



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-64-16-5
(Northern Commercial PUD)
January 17, 2017**

Alhambra Village Planning Committee Meeting Date January 24, 2017
Planning Commission Hearing Date February 2, 2017
Request From: R-3 (3.68 acres) and C-1 (1.84 acres)
Request To: PUD (5.52 acres)
Proposed Use Planned Unit Development to allow commercial and retail uses.
Location Approximately 168 feet east of the southeast corner of 21st Avenue and Northern Avenue
Owner Next Gen North Central, LLC
Applicant/Representative Adam Baugh, Withey Morris, PLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10 to 15 du/acre Commercial	
Street Map Classification	Northern Avenue	Arterial	40-foot south half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EMPLOYERS (JOB CREATION); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.</i></p> <p>The proposed project will encourage employment generating uses near the North I-17 Major Employment Corridor in close proximity to existing transit and other transportation alternatives.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The proposal encourages redevelopment of an underutilized parcel to be consistent with the city council adopted 2016 Transit Oriented Development (TOD) Strategic Policy Framework.

CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; DESIGN PRINCIPLE: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.

The proposed development will provide several design features to encourage walking and bicycling inclusive but not limited to: detached sidewalks, shade trees, bicycle parking, and an active frontage environment along Northern Avenue.

Area Plan

Transit Oriented Development (TOD) Strategic Policy Framework – see # 4 through 8 below. Tree and Shade Master Plan – see #9 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R-3, C-1
North (across Northern Avenue)	Commercial	C-2
South	Multifamily residential and Office	R-3 and C-O/G-O
East	Vacant	C-1
West	Office	C-O

Background/Issues/Analysis

1. This request is to rezone a 5.52-acre site located approximately 168 feet east of the southeast corner of 21st Avenue and Northern Avenue from R-3 (3.68 acres) and C-1 (1.84 acres) to PUD (Planned Unit Development) (5.52 acres) to allow commercial and retail uses.



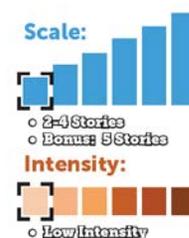
2. The subject site is currently vacant and underutilized. To the north (across Northern Avenue) are commercial uses. To the east is a vacant underutilized site. To the west and southeast are office uses. To the south and southwest are multifamily residential uses.
3. The General Plan Land Use Map designation for this property is Residential 10 to 15 du/acre and Commercial. The proposal is consistent with the General Plan designation and land uses in the area.



4. The Transit Oriented Development (TOD) Strategic Policy Framework was adopted in 2013 and revised in 2016 as an amendment to the City of Phoenix General Plan. The Policy Framework is intended to guide community investment around key nodes in the Phoenix transit network and encourage sustainable urban development to benefit all residents. The Transit Oriented Development Strategic Policy Framework promotes more compact development, when focused near transit stations, helps increase public transit fare recovery and requires fewer roads, utility lines, parks, police stations and other infrastructure. Other benefits to compact development near transit include improved public health and creating new markets for business formation.

5. The TOD Policy Framework mentioned in background item #4 established TOD place types for existing and planned light rail station areas to establish a citywide framework to improve the linkage between land use and transportation. The place types help to describe urban environments by categorizing related characteristics to avoid a one-size-fits-all approach to planning. The place types are intended to accomplish these basic objectives: specify a general range of possibilities for new development near light rail stations; provide guidance for rezoning decisions; and guidance for transit system planning by coordinating land use intensity with regional transit accessibility.

6. The place type policy established for 19th Avenue and Northern Avenue station is the Neighborhood Center. The Neighborhood Center envisions a primarily residential destination with a large variety of housing types including apartments, row houses, live/work units and townhouses in the 2 to 4 story range.



7. The site is located along the recently opened Northwest Phase I Light Rail Extension. The site is not within the recently adopted TOD policy plan areas which provided a blueprint for fully achieving the transformative potential of light rail in a sustainable manner, as these policy plan areas were established prior to the completion of the Northwest Phase I Extension. In order to realize the implementation of the Vision and Master Plan for the TOD Districts, one key recommendation is the implementation of a form-based zoning code.
8. The Walkable Urban (WU) Code is a form based code with its applicability presently limited to adopted TOD districts along the existing light rail, prior to the Northwest Phase I extension. The Planned Unit Development (PUD) option that incorporates standards of the WU Code is appropriate at this location based on several factors. The subject site is directly adjacent to the Northern Avenue and 19th Avenue light rail station. Commercial and multifamily zoning exist on all boundaries of the subject property and across the street to the north. The PUD is written to incorporate similar standards as the WU Code.
9. A policy recommendation of the Tree and Shade Master Plan is to develop regulations and incentives for the preservation, protection and increase of the urban forest and shade resources. The regulations outlined in the Northern Commercial PUD, including the planting of trees in strategic locations and the detaching of the Northern Avenue sidewalk, are consistent with this policy. Additionally, the requirement that the signage for the site be coordinated with the landscape plan in order to ensure the maintenance and preservation of shade trees, is also consistent with the policy. This is addressed in Stipulation 1.a.

Proposal

10. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
11. The PUD is based on the WU Code and the T5:3 transect. It will allow development of a 48-foot high, commercial, office, or mixed use (multifamily residential and retail) building or buildings. Examples of standards that promote a more pedestrian friendly environment are:
 - The ground floor facing Northern Avenue is proposed with commercial uses that encourage an active street frontage environment.
 - A portion of the sidewalk along Northern Avenue will be detached from the curb so shade trees can be planted.
 - A centralized pedestrian access way encourages pedestrian access to the site from Northern Avenue.
 - A minimum 12-foot landscape setback encourages additional shade and cooling of the pedestrian environment along the Northern Avenue frontage.
12. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped January 12, 2017.

Land Use

The narrative proposes allowing primarily commercial land uses. All T5:3 land uses specified in the WU Code will be allowed with the addition of hospital/urgent care facility, minor motor vehicle service and repair, professional office, and self-service storage facility.

Development Standards (based on WU Code)

The development standards proposed for the site are predominantly based on the T5:3 transect of the WU Code. Examples of exceptions to the WU Code are:

- Drive-through and related queuing are permissible between the building and street frontage (***not permissible by the WU Code Section 1306.G.4.b***)
- Primary Frontage of 12-feet maximum for a minimum of 30% of buildings facing the Northern Avenue frontage (***12-foot maximum for 100% of buildings required by the WU Code Section 1303.2***)
- Parking Standards for self-service storage 1 space for each 40 units (***1 space for each 35 units required by the Phoenix Zoning Ordinance Section***)

702.C)

- Minimum Glazing on Building Facing Right of way is 60% with minimum 40% of the required shall utilize clear windows to allow a minimum 75% of visible light. ***(75% with 100% clear windows required by the WU Code Section 1305.B.2.a.(1))***
- Blank Walls without doors and windows shall not occupy over 30% of principal frontage for non-residential buildings ***(ground floor blank walls visible from the public sidewalk should not exceed 20 linear feet per the WU Code Section 1305.B.2.a.(2))***
- A minimum 12-foot landscape setback is required along the right-of-way frontage ***(no requirement per the WU Code)***
- A minimum 5% open space calculated based upon the net site area ***(a minimum 5% open space based off of the gross lot area is required by the WU Code Section 1310.A.2.a)***

Vehicular Parking

The narrative proposes parking standards in conformance with table 1307.1 of the WU code (minimum required parking). An exception of 1 space for each 40 storage unit for self-service storage use is also proposed. The narrative does specifically reference parking design guidelines found in Section 1307. Staff is recommending the narrative be amended to be in conformance with Section 1307 of the Phoenix Zoning Ordinance for inclusion of all subsections along with the minimum required parking table. This provision is addressed in Stipulation #1. A.

Landscaping

The narrative proposes a minimum 12-foot landscape setback along Northern Avenue. The conceptual development plan depicts a detached sidewalk centered along the Northern Avenue frontage. Staff is recommending the narrative be amended to include language to ensure that a detached sidewalk is provided for this portion of the Northern Avenue frontage. This provision is addressed in Stipulation #1. B.

Bicycle Parking

Bicycle parking spaces will adhere to the non-residential uses over 5,000 square feet standards of the WU Code. Additionally, there will be a minimum of (4) inverted-U bicycle racks for the public. Staff is recommending the narrative be amended to be in conformance with Section 1307.H of the Phoenix Zoning Ordinance for inclusion bicycle standards for multifamily, commercial over 100,000 square feet, and dining and drinking establishments less than 5,000 square feet. This provision is addressed in Stipulation #1. C.

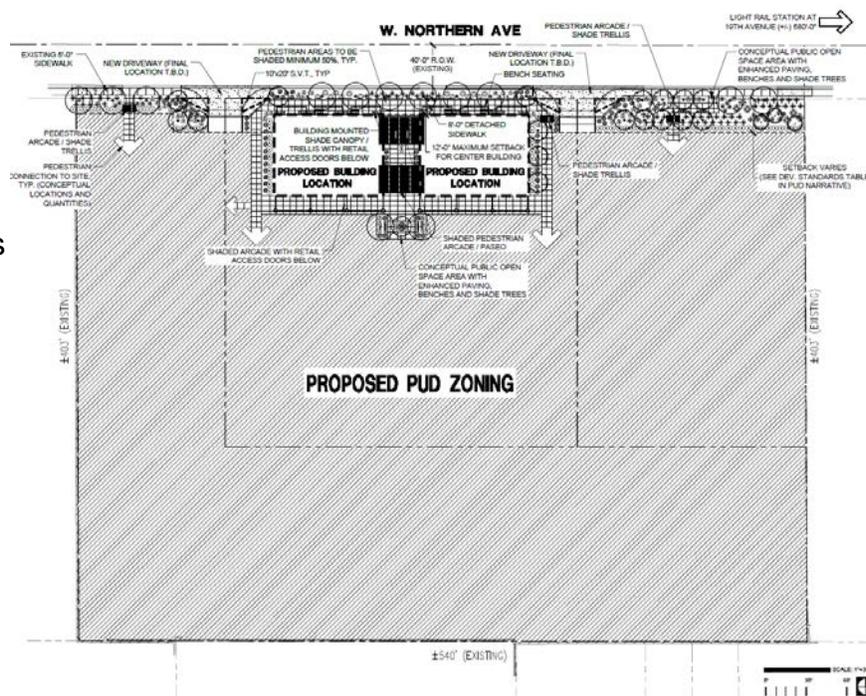
Vehicular and Pedestrian Access

The vehicle parking area will be accessed by two driveways along Northern Avenue. The conceptual site plan shows these access points accommodating two-way traffic.

The pedestrian access ways from Northern Avenue to the interior of the site are to include a minimum of 3 of the following elements: pedestrian arcade/shaded trellises, bollard light path, public art, decorative directional signage, building design elements that emphasize the entrance to into the project.

Amenities

A unique feature of the project is the flexibility of the center building which can either be designed as a single building, or two separate buildings with a central paseo and open space patio area. Currently the conceptual plan depicts two buildings connected via an overhead structure that flanks an open pedestrian corridor/paseo providing access to the interior of the site.



Design Guidelines and Sustainability

The commercial development plans follow most of the standards of the WU Code, which provide for shade and connectivity. The design guidelines emphasize the ability to provide an active frontage along Northern Avenue. An emphasis on design continuity with respect to materials, shade canopies, orientation of buildings, and window and balcony features. Sustainability elements include low water use / drought tolerant landscaping, internal pedestrian ways, low flow plumbing fixtures, lighting for safety and security, and alternative paving materials.

Signage

The development is required to review the signage plan in conjunction with the landscape plan to ensure there are no conflicts between shade canopy and views to signage. The signage standards are based on standards found in Section 705. The proposal requests additional wall signage for the northern elevations of the buildings due to the depth of the project site.

Phasing

The project will be completed as the market conditions warrant.

STREETS

13. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. Stipulation #2 has been recommended to address this request.

FLOOD

14. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

15. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

ARCHAEOLOGY

16. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

WATER

17. The Water Services Department has commented that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

OTHER

18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will allow additional employment generating uses near the North I-17 Major Employment Corridor in close proximity to existing transit and other transportation alternatives.
2. The request is consistent with the Neighborhood Center Place Type designation from the Transit Oriented Development Strategic Policy Framework of the General Plan.
3. The proposal requests a reasonable level of increased intensity compatible with the surrounding land use pattern.

Stipulations

1. An updated Development Narrative for Northern Commercial PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped January 12, 2017, as modified by the following stipulations:
 - A. Amend the Development Standards Table, Parking Standards to add:

Per Section 1307 of the Phoenix Zoning Ordinance
 - B. Amend the Development Standards Table, Landscape Standards to add:

The sidewalk on Northern Avenue shall be detached from the curb by a minimum of five (5) feet and landscaping, and trees to provide shade, shall be planted between the curb and the sidewalk for a minimum of 30 percent of the frontage.
 - C. Amend the Development Standards Table, Bicycle Standards to add:

Per Section 1307.H of the Phoenix Zoning Ordinance.
2. The developer shall update all existing off-site street improvements (sidewalk, curb ramps, and driveways) to current ADA guidelines, as approved by Planning and Development Department.

Writer

Joél Carrasco

January 17, 2017

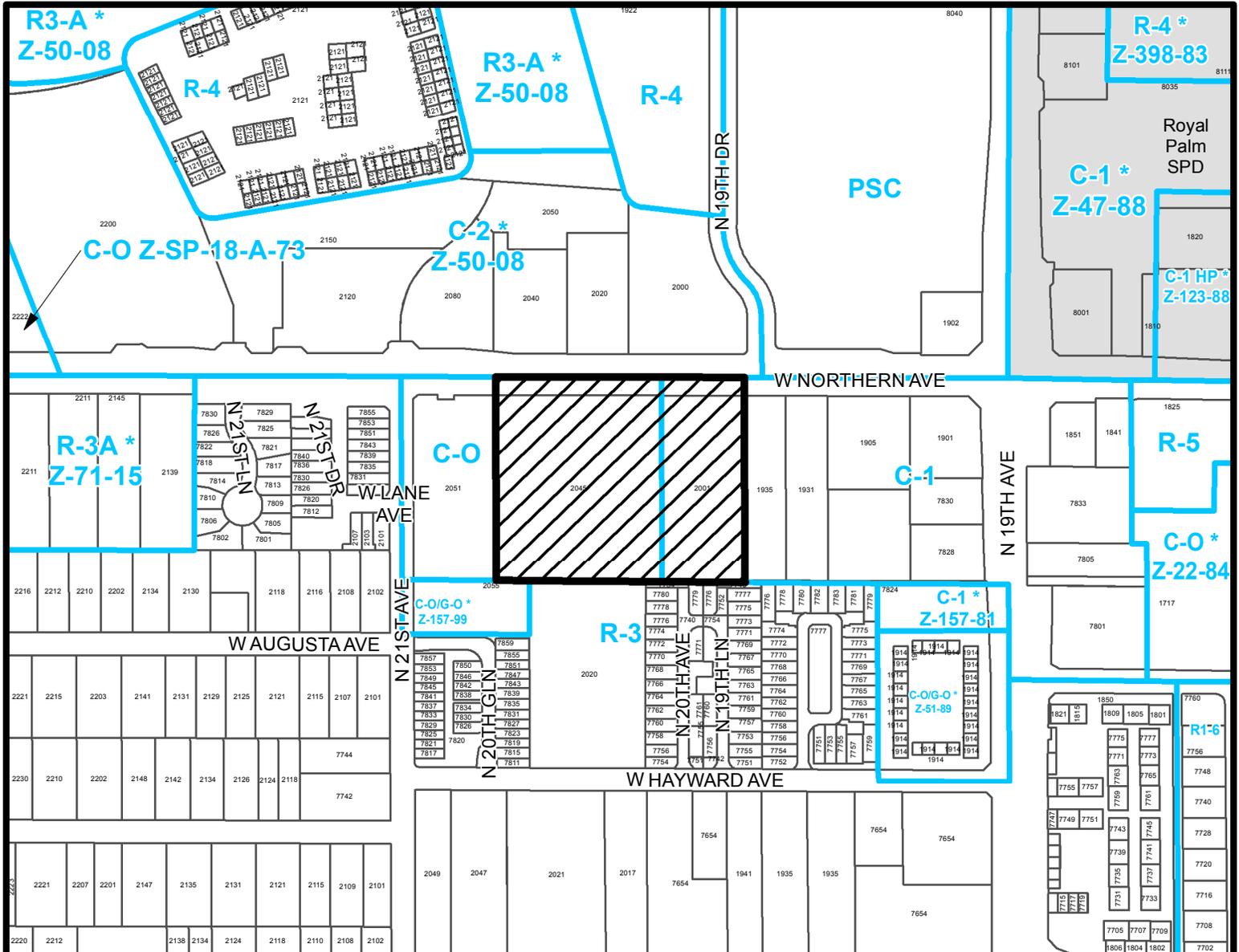
Joshua Bednarek

Exhibits

Zoning sketch

Aerial

Northern Commercial PUD Narrative date stamped January 12, 2017.



Feet

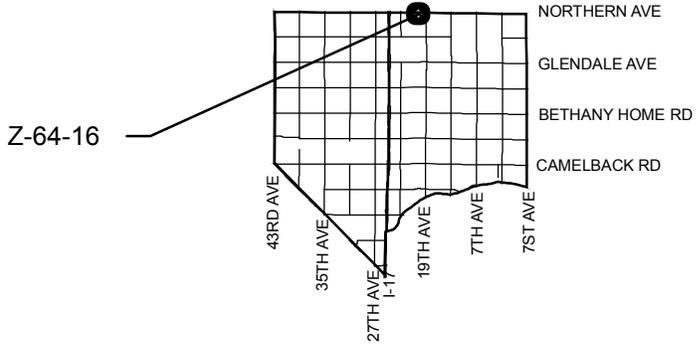


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



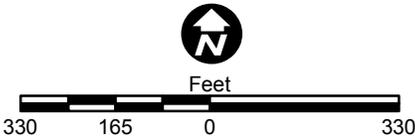
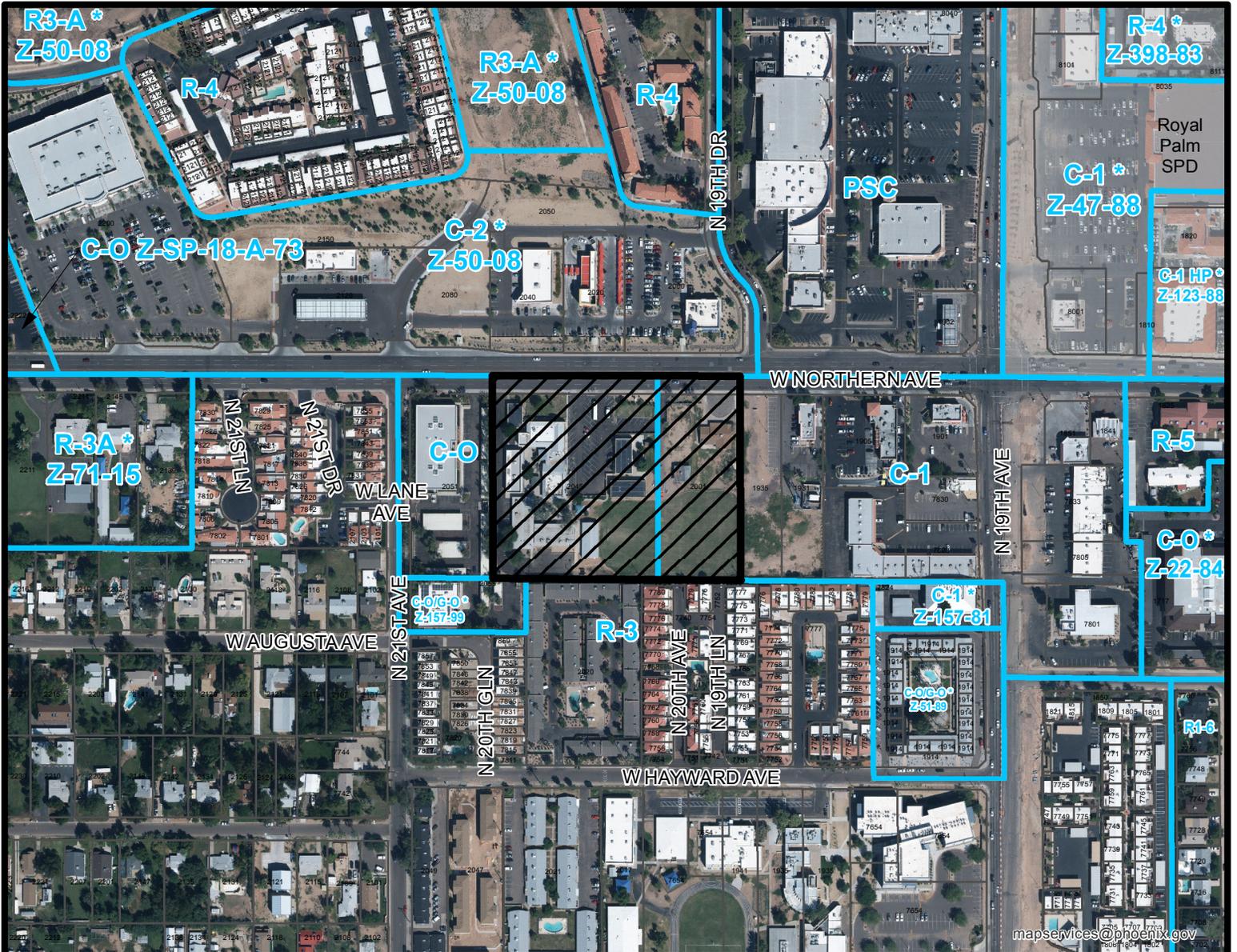
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PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Adam Baugh (Withey Morris, PLC)		REQUESTED CHANGE: FROM: R-3, (3.68 a.c.) C-1, (1.84 a.c.) TO: PUD, (5.52 a.c.)	
APPLICATION NO. Z-64-16		DATE: 9/27/16 REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.52 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 24-24 ZONING MAP J-7	
MULTIPLES PERMITTED R-3, C-1 PUD		CONVENTIONAL OPTION 53, 26 77	
		* UNITS P.R.D. OPTION 64, 32 96	

* Maximum Units Allowed with P.R.D. Bonus

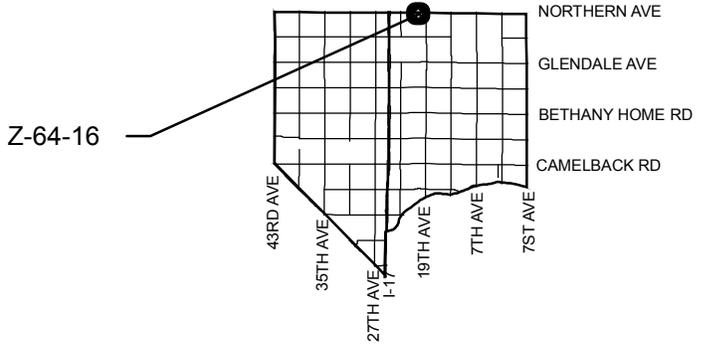


ALHAMBRA VILLAGE
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