

Project Narrative: P-23-108-PDR Julian's Apartments Multi-Family Residential Development - Pre-Application

Project Overview:

Julian's Apartments proposes to increase the residential density at 282 N. Palo Verde Drive (APN 101-02-0050) by replacing an existing west building with a new five-unit apartment building. This addition will raise the total number of residential units on the 0.61-acre property from five to nine*, achieving a density of 14.75* units per acre.

Current Zoning and Required Rezoning:

The property is currently zoned as "RS-10M" Medium Density Single-Family Detached Residential, which only allows one single-family unit. Existing duplexes and multiple units on the property are considered lawful non-conforming uses. To proceed with new construction, we are proposing a rezoning to "RM-2 High-Density Multiple-Family Residential,*" suitable for the project's density requirements. Additionally, a Planned Development Overlay (PD) will address non-conforming setbacks and other deviations necessary for project compatibility.

Purpose of Request:

The rezoning request aims to increase local housing availability with a new multi-family residential building that complements the existing neighborhood. The planned development approach will enable design flexibility, accommodating community needs while meeting city standards.

Site Conditions:

The property is located in a residential area with single-family homes and multiple-unit dwellings nearby. The site, which is relatively flat, currently has duplexes and a non-conforming multiple dwelling building and is already connected to necessary utilities and infrastructure.

Development Plan:

The development includes the following key elements:

1. Site Plan: The site plan outlines the layout of the new five-unit apartment building, parking areas, landscaping, and access points, ensuring compliance with city safety and accessibility standards.

- Guest Parking: Two guest parking spaces will be provided.
- Bicycle Parking: Included per city code.
- Accessible Sidewalk: An accessible sidewalk route to the south side mailbox.
- No Front Signage: No signage will be placed at the front of the property.

2. Building Elevations: Architectural designs, materials, and colors will ensure the new building complements the neighborhood. Elevation details will be provided in the plan set.

- HVAC Units: Placement to be determined with input from the architect.
- Trash Exhibit: A dumpster is planned for the southeast side near the street or south wall.

3. Conceptual Floor Plans: The floor plans will show unit layout details, including bedroom and living space allocations.

4. Landscape Plan: A landscape plan will include low-water, drought-tolerant plants as per Arizona Department of Water Resources guidelines. Dark-sky-compliant lighting will be installed.

Justification for Rezoning and Planned Development:

1. Better Design Achieved: The planned development approach allows for a balanced, functional design that integrates well with the neighborhood while optimizing property use.

2. Health, Safety, and Welfare: The new building will comply with modern building codes, ensuring the health and safety of future residents and neighboring community members.

3. Impact on Property Values: By introducing quality housing options and enhancing the area's visual appeal, this development is expected to support or increase nearby property values.

4. Minor General Plan Amendment Finding of Fact:

1. Does the amendment propose a land use designation that the Land Use Plan Map doesn't adequately provide?

Yes, the amendment will allow for higher-density residential development, which the current plan doesn't fully accommodate.

2. Is the amendment an improvement to the General Plan and consistent with its overall intent?

Yes, the amendment supports the city's goal of providing more diverse housing options and is not just for the benefit of one landowner.

3. Is the proposed amendment justified by an error in the General Plan?

No, there is no error in the General Plan. The change is needed to allow higher-density housing. (Allow more housing.)

4. Is the proposed change consistent with the goals of the General Plan?

Yes, it aligns with the General Plan's objectives for providing more housing options and supporting sustainable development.

5. Is the change justified by changes in community conditions or neighborhood characteristics since the Plan was adopted?

Yes, there has been an increase in population and housing demand, which justifies the need for higher-density residential development.

6. Will the amendment adversely impact the community by:

a. Significantly altering existing land use patterns?

No, the development will fit well with the surrounding mixed residential area.

b. Reducing the housing-to-jobs balance?

No, it will provide more housing close to local jobs.

c. Decreasing water supplies?

No, water supply will not be significantly affected.

d. Replacing employment with residential uses?

No, the site is already residential, so it's not replacing any employment areas.

e. Requiring costly infrastructure upgrades?

No, this project should not require expensive upgrades to things like roads, water, or sewer systems. The existing infrastructure in the area is enough to support the new apartments.

f. Increasing traffic beyond planned levels?

No, traffic impact will be minimal.

g. Affecting the existing character of the area?

No, the development will blend with the existing neighborhood character.

h. Increasing exposure to aviation noise or safety risks?

No, the site is not near an airport or flight path.

i. Diminishing environmental quality?

No, the project will comply with environmental regulations.

j. Alter recreational amenities like parks or trails?

No, the project will not affect recreational amenities.

5. Bedroom Count of the Proposed Apartment Units:

5 units with 2 bedrooms = 10 Bedrooms

Community Impact:

The development will include provisions to mitigate community impacts, including sufficient parking, open space preservation, and measures to align with neighborhood character. A neighborhood meeting will invite resident feedback and provide further insight into the project.

Conclusion:

The Julian's Apartments Multi-Family Residential Development is a carefully planned project aimed at increasing the area's housing options while respecting neighborhood character. By rezoning to RM-2 and incorporating a Planned Development Overlay, this project supports the

city's growth goals and aligns with long-term planning objectives, representing a beneficial addition to the community.