



TO: Elizabeth A. Pauli, City Manager
FROM: Jeff H. Capell, Hearing Examiner
Shirley Schultz, Principal Planner *SSS JAC*
COPY: City Council and City Clerk
SUBJECT: Ordinance Request No. 20-0014 - Rezone (LU19-0163) - January 28, 2020
DATE: 1/9/2020

SUMMARY & PURPOSE:

An ordinance rezoning a single parcel of real property, addressed as 4501 6th Avenue, from R-3 Two-Family Dwelling District to R-4-L Low Density Multiple-Family Dwelling District for the eventual construction of four 4-plexes (total of 16 units) on the 24,300 square-foot site. The intended development will include demolition of the existing buildings and redevelopment of the overall site.

BACKGROUND:

The Hearing Examiner’s recommendation is based on the evidence and testimony presented at the public hearing held on the matter on November 21, 2019, which showed that the criteria for approving the requested rezone has been met. The subject property is located at the northwest corner of 6th Avenue between North Verde Street and is currently used as a church and parking. The present R-3 Two-Family Dwelling District zoning classification would allow for redevelopment as duplexes. The targeted R-4-L Low-Density Multiple-Family Dwelling District would allow the applicant’s intended greater density of 16 units in four separate 4-plexes. Both the existing zoning and the targeted classification are in keeping with the City’s Comp Plan’s Land Use Map.

COMMUNITY ENGAGEMENT/ (CUSTOMER RESEARCH):

A public hearing was held on the matter on November 21, 2019, at which members of the community could attend and speak to express their concern with, and/or support for the proposed rezone. The rezone will benefit the Applicant 4501 6TH AVENUE, LLC, by allowing it to develop its property with greater density than what is currently allowed. When the project is complete it will offer the benefit of additional affordable housing in the City. Four members of the public testified primarily expressing concerns regarding parking, traffic, and safety if the greater density is allowed.

2025 STRATEGIC PRIORITIES:

Economy/Workforce: *Equity Index Score:* Moderate Opportunity

Increase the percentage of people relocating to the city and affordability of housing compared to neighboring jurisdictions. 50%

Livability: *Equity Index Score:* Moderate Opportunity

Increase the number of Complete Compact Communities/ 20-Minute Neighborhoods throughout the city. 50%

ORIGINAL



ALTERNATIVES:

| Alternative | Positive Impacts | Negative Impacts |
|--|--|--|
| 1. The Council could approve the rezone under conditions different than those recommended. | Any positive impacts would depend on the revised/ additional conditions. | Likewise negative impacts would depend on the revised/ additional conditions proposed. |
| 2. The Council could deny the rezone. | At least some neighborhood sentiment leans toward a denial and would be viewed favorably. This is true in nearly all rezone proceedings. | Eight fewer housing units will result. |

EVALUATIONS AND FOLLOW UP:

The recommended rezone is subject to conditions listed in the Hearing Examiner’s Report and Recommendation issued on December 30, 2019. All evaluations and follow up should be coordinated between the Applicant and appropriate State and City Agencies referenced in the Report and Recommendation.

STAFF RECOMMENDATION:

The Hearing Examiner recommends approval of the requested rezone, subject to the listed conditions in the Hearing Examiner’s Report and Recommendation issued on December 30, 2019.

FISCAL IMPACT:

There is no apparent fiscal impact with this rezone.

ATTACHMENTS:

The following attachments can be found in Legistar:

- The Hearing Examiner’s City Council Action Memorandum, dated January 9, 2020.
- The Hearing Examiner’s Report and Recommendation to the City Council, entered on December 30, 2019.
- The City’s Exhibit List and City Exhibits C-1 though C-12.
- Public Comment Submission from Megan Ricks.

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