



CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION

Meeting Date: 08/13/2019
Agenda Item:

ACTION: Introduce and hold a first public hearing for a major amendment to General Plan 2040 1) A Projected Land Use Map Amendment from various land use categories to Mixed-Use and a new Mixed-Use/Industrial category, with a General Plan text amendment; 2) A Projected Residential Density Map Amendment from various density categories to Medium Density (up to 15 du/ac), Medium-to-High Density (up to 25 du/ac), High Density (up to 65 du/ac), and High Density – Urban Core (more than 65 du/ac); 3) Adopted the Urban Core Master Plan; 4) A Zoning Map Amendment and Code Text Amendment in the Tempe Zoning and Development Code with a new District with specific zones in certain areas, on approximately 948 acres for the URBAN CORE MASTER PLAN, AND TOD, located within the area generally bounded by Hardy Drive to the west, Union Pacific Railroad to the south, Loop 101 and City limits to the east, and Loop 202 to the north. The applicant is the City of Tempe. The second public hearing with action taken by the Commission is scheduled for August 26, 2019.

FISCAL IMPACT: .N/A

RECOMMENDATION: Approve

BACKGROUND INFORMATION: URBAN CORE MASTERPLAN AND TOD (PL190112) is a request to modify General Plan 2040 Projected Land Use and Density Maps and a Zoning Map Amendment and Code Text Amendment to add a new Part 5A, Chapter 1, URBAN CODE DISTRICT within the Tempe Zoning and Development Code. The Urban Code District (UCD) will be the new name for the updated Transportation Overlay District (TOD). The request includes the following:

- GPA190002
1. A Projected Land Use Map Amendment from various land use categories to Mixed-Use and a new category for "Mixed-Use/Industrial" ;
 2. A Projected Residential Density Map Amendment from various density categories to Medium Density (up to 15 du/ac), Medium-to-High Density (up to 25 du/ac), High Density (up to 65 du/ac), and High Density – Urban Core (more than 65 du/ac);
 3. Adoption of the 2019 Urban Core Master Plan
- ZON190004 A Zoning Map Amendment and Code Text Amendment to add a new Part 5A, Special Districts, Chapter 1, "URBAN CODE DISTRICT" a new zoning district to which property owners can opt in.

ATTACHMENTS: Resolution, Ordinance

STAFF CONTACT(S): Ambika Adhikari, Principal Planner (480) 350-8367

Department Director: Chad Weaver, Community Development Director

Legal review by: N/A

Prepared by: Robbie Aaron, Planner II

Reviewed by: Ryan Levesque, Deputy Community Development Director - Planning

COMMENTS:

This Urban Core Master Plan (UCMP) area is approximately 6.15 square miles located within the area generally bounded by Hardy Drive to the west, Union Pacific Railroad to the south, Loop 101 and City limits to the east, and Loop 202 to the north. The proposed planning area consists of multiple zoning districts and includes most parts of the existing Transportation Overlay District (TOD). The updated version of the Transportation Overlay District will be called URBAN CODE DISTRICT (UCD) to be added as Chapter 1 of new Part 5A - Special Districts in the Tempe Zoning and Development Code. The UCD will be available for opt in by the property owners within the UCD boundaries.

To support the visions of the UCMP and the UCD, the request to modify General Plan 2040 Projected Land Use and Residential Density maps is as follows:

1. General Plan Projected Land Use Map Amendment from Commercial to Mixed-Use for approximately 98 acres.
2. General Plan Projected Land Use Map Amendment from Industrial to Mixed-Use for approximately 49 acres.
3. General Plan Projected Land Use Map Amendment from Industrial to Mixed-Use Industrial for approximately 99 acres.
4. General Plan Projected Land Use Map Amendment from Residential to Mixed-Use for approximately 235 acres.
5. General Plan Projected Residential Density Map Amendment adding Medium Density (up to 15 du/ac) to approximately 92 acres.
6. General Plan Projected Residential Density Map Amendment adding High Density (up to 65 du/ac) to approximately 7 acres.
7. General Plan Projected Residential Density Map Amendment adding High Density - Urban Core (more than 65 du/ac) to approximately 12 acres.
8. General Plan Projected Residential Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-to-High Density (up to 25 du/ac) for approximately 4 acres.
9. General Plan Projected Residential Density Map Amendment from Medium Density (up to 15 du/ac) to Medium-to-High Density (up to 25 du/ac) for approximately 8 acres
10. General Plan Projected Residential Density Map Amendment from Medium-to-High Density (up to 25 du/ac) to High Density (up to 65 du/ac) for approximately 167 acres
11. General Plan Projected Residential Density Map Amendment from Medium-to-High Density (up to 25 du/ac) to High Density - Urban Core (more than 65 du/ac) for approximately 8 acres
12. General Plan Projected Residential Density Map Amendment from High Density (up to 65 du/ac) to High Density - Urban Core (more than 65 du/ac) for approximately 100 acres
13. General Plan Projected Residential Density Map Amendment from High Density (up to 65 du/ac) to Medium-to-High Density (up to 25 du/ac) for approximately 2 acres

The applicant is requesting the Development Review Commission to provide recommendations to City Council for all the above items.

PUBLIC INPUT

Neighborhood meeting is required. The required neighborhood meeting was held on July 8, 2019 at 6 p.m. at the Escalante Community Center. In addition to Community Development staff, approximately fifty-three members from the public attended the meeting. Some of the questions raised by the public at the meeting included concerns about traffic, parking, affordable housing, historic preservation, density, and the anticipated timeline of adoption.

In addition to the required neighborhood meeting, Community Development staff held a second Neighborhood Meeting on July 22, 2019, at 6 p.m. at the Northwest Multi-Generational Center. In addition to Community Development staff, approximately 25 members from the public attended the meeting. Some of the questions raised by the public at the meeting included development bonus program, suitability, and the anticipated timeline of adoption.

Community Development staff also held a series of Public Meetings, workshops and other outreach throughout this effort. Through that outreach over 340 comments were collected, and many were individually responded to.

Documents with the summaries of major public input on the UCMP and TOD (UCD) and related General Plan amendment

efforts are available at the link below:

<https://www.tempe.gov/government/community-development/urban-core-masterplan>

PROJECT ANALYSIS

GENERAL PLAN AND ZONING

The UCMP and UCD respectively establish guidelines, and regulations which promote sustainable practices and enhance the quality of life through the creation of street environments which promote walking and transit ridership. The UCMP planning and design guidelines, and the UCD standards provide planning and design flexibility to protect neighborhood character and ensuring a balance of housing types. With a focus on increasing the amount of mixed-use areas, this GPA will also increase the efficiency of the built environment by providing local services on neighborhood scales playing an important role in promoting the General Plan's 20-minute City goal.

Second, through the implementation of the UCMP and UCD, this GPA will ensure that the design of buildings is of the highest quality and that for new developments, transitions to Historic neighborhoods and Cultural Resource Areas is appropriate. The UCMP and UCD will also ensure that properties listed on the Tempe Historic Property Register and National Register of Historic Places, and those listed as Historic Eligible are given the best chance to be preserved in place.

Third, the UCMP and UCD both will encourage the use of incentives and bonuses to increase the amount of affordable housing found throughout the area. Parallel to the UCMP and UCD efforts, an Affordable Housing Strategy (AHS) was also created, which provides the City with a defined set of strategies aimed at increasing affordable housing stock. The AHS document was adopted by the city Council on 07/31/2019.

A development bonus and incentive program is being developed as part of the UCMP and UCD, which will create incentives to include affordable housing, sustainability elements, historic preservation and public amenities in projects throughout the areas covered by UCMP and UCD.

In conclusion, this GPA will help the UCMP area to grow in a more sustainable and efficient manner. Increasing the amount of mixed-use land use will enable the creation of hubs, allow for enhanced connectivity to transit and enhance connectivity for bicycles and pedestrians to the destinations, improve the visual quality, urban form, and functionality towards a high quality of life for future generations. The UCMP will help streamline future development in the Urban Core area and help to obtain better design and street environment. The UCD will provide an opt in opportunity for property owners within the UCD boundaries to achieve transit and pedestrian friendly and sustainable developments.

REASONS FOR APPROVAL:

1. The requested General Plan Amendment will help in creating a more pedestrian-friendly and compact development in the urban core.
2. The proposed GPA will allow for accommodating the projected growth in the Urban Core area in a sustainable manner.
3. THE UCMP will help further the goals of Tempe General Plan 2040, and help streamline future development and growth, and obtain better design, and street environment.
4. The UCD, through an opt in mechanism, will help create a more transit friendly and pedestrian friendly environment consistent with the objectives of the General Plan 2040.

Based on the information provided and the above analysis, staff recommends approval of the requested General Plan Amendment, Code Text Amendment, and the adoption of UCMP.

CONDITIONS OF APPROVAL:

1. NONE.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-302, General Plan Amendment
Section 6-304, Zoning Map Amendment