

Earl & Curley has recently filed a rezoning request for an approximately 2.21-acre site located at 2532 E. Washington Street, rezoning case number Z-86-22. The request is to rezone from A-1 (Light Industrial) & R-4 (Multiple Family Residential (Detached SF 5 to 6.5) or (Attached 29 to 30.45) to Walkable Urban Code, Transects T4:3 & T5:5 (WU CODE T4:3 & T5:5). The T5:5 would allow building heights up to 56-feet, our project would have 40-foot-tall buildings. This site is within the Light Rail Corridor which is where higher density and intensity is intended to be located. The site is also adjacent light rail and will act as a catalyst for future development in this area.

The property is located within the Central City District and is part of the Gateway TOD Policy Plan. The project includes the assemblage of 2.21 gross acres of mostly vacant parcels and would provide 96 new affordable apartment units, comprised of studio, one-bedroom and two-bedroom apartments. The proposed density of approximately 43 dwelling units per acre with a lot coverage of 27% is within the allowable requirements for the proposed zoning district. The project complies with the Phoenix General Plan, along a light rail transit line, within 1320 feet of a light rail station.

The proposed zoning will allow for the development of an affordable housing infill project on a portion of Washington Streets frontage along the light rail line. The street frontages along both Adams and Washington Streets will be improved, with updated architecture, landscape, and site amenities. The project will improve the quality of the area and quality of life of the residents and businesses in the area. The proposed project will provide affordable housing in area that is lacking in high quality, inexpensive housing. The existing zoning is a mix of industrial and residential.