



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-27-14-8**  
**(The Liberty PUD)**  
October 31, 2014

**Central City Village Planning Committee Meeting Date** November 10, 2014

**Planning Commission Hearing Date** December 9, 2014

**Request From:** C-3 TOD-1 (0.44 acre), P-1 TOD-1 (0.31 acres), R-5 RI TOD-1 (0.36 acres)

**Request To:** PUD (1.11 acres)

**Proposed Use** Planned Unit Development to allow a mix of uses including multifamily residential and commercial/retail

**Location** Northeast corner of 12th Street and Washington Street

**Owner** Michael J Lafferty, Revocable Trust

**Applicant/Representative** Connie Jiang, Archicon

**Staff Recommendation** Approval, subject to stipulations

<b>General Plan Conformity</b>		
<b>General Plan Land Use Designation</b>	10 to 15 du/acre – Residential Commercial	
<b>Street Map Classification</b>	12th Street - local	40-foot east half
	Washington Street – arterial w/LRT	50-foot north half
<p><b><i>LAND USE ELEMENT GOAL 3: Infill: Developing or redeveloping vacant and underdeveloped land in the older parts of the city so that it may be compatible with existing development and the long term character and the goals for the area.</i></b></p> <p>The Liberty will develop parcels that have been vacant since 2007. Several years ago, a request for high rise zoning on the site was withdrawn. This proposal is consistent with the long term character and goals for the area.</p>		
<p><b><i>TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK – MINOR URBAN CENTER: Balanced commercial &amp; residential, retail destination, entertainment destination, some employment. Mid-rise, apartment, town house, row house, live/work. Medium-low intensity, 2-5 stories.</i></b></p>		
<p>The proposal is consistent with the Minor Urban Center Place Type for the 12<sup>th</sup> Street station area as it is a combination of retail and residential, and the proposed height falls within the range of 2 to 5 stories.</p>		

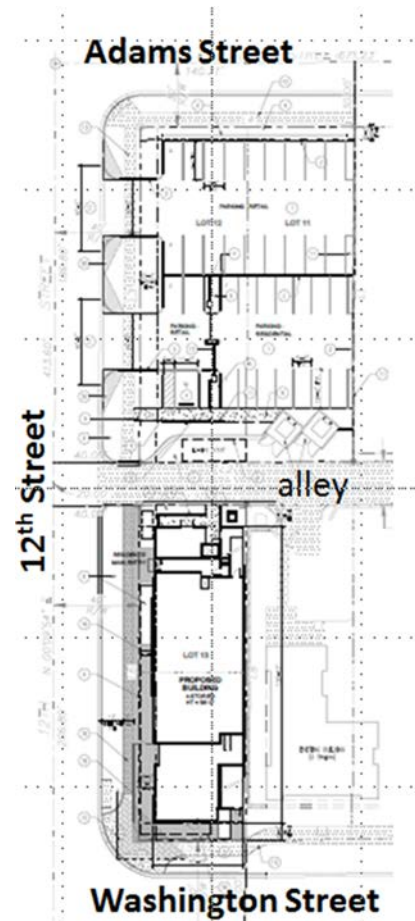
Area Plans
Eastlake Garfield Transit Oriented Development District Plan (draft). Addressed in Background item 3 below.
Eastlake Park Neighborhood Plan – Consistent. See discussion in Background item 4 below.

## BACKGROUND

1. The approximately 1.11 acre site is located at the northeast corner of 12th Street and Washington Street in the Eastlake Park neighborhood. The site consists of one parcel with frontage on Washington Street and another, larger parcel to the north, across the alley on Adams Street. The site is located across from the westbound 12<sup>th</sup> Street light rail station. The PUD proposes to develop a four story, mixed use building on Washington Street and surface parking on the parcel to the north. Approval of this PUD will serve to allow the site to develop with 13 residential units, including a 3 bedroom executive unit on the third and fourth floors, 12 studio units ranging from 490 to 600 square feet, and ground floor retail.

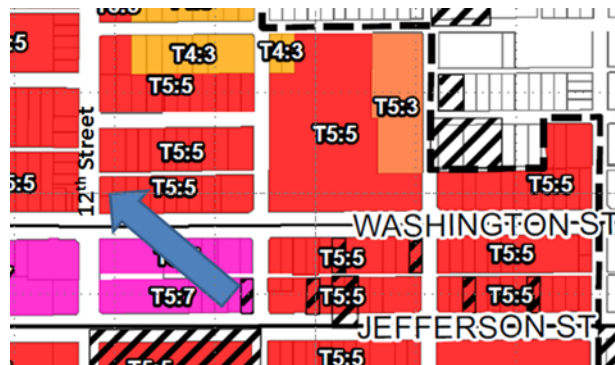
The parking area will be accessed from 12<sup>th</sup> Street, minimizing the impacts to the residential properties on Adams Street. The northern portion of the lot will accommodate parking for the retail/restaurant uses and the southern portion of the lot will be for the building's residents.

Refuse collection and the loading area are adjacent to the alley along the southern portion of the parking lot.



2. The subject site has been vacant since 2007. A zoning case (Z-52-07) was considered for a request to rezone the site to C-2 with a High Rise overlay. The proposal envisioned abandoning the alley between the parcels and developing an eight story building with 100 condominium units and retail space on the ground floor. The request was withdrawn before it was heard by the City Council.

3. The site is located within the Eastlake Garfield Transit Oriented Development District. The conceptual regulating map for the area around the 12<sup>th</sup> Street light rail station identifies desired transect zoning districts within the Walkable Urban Code. The Walkable Urban Code is currently in draft form and upon adoption, work will be done with property owners to rezone properties based on the recommendations of the conceptual regulating map. The subject site is shown on the conceptual map with a transect designation of T5:5. In order to achieve the desired residential density with the current zoning code on the property with the Washington Street frontage, the applicant would have had to have asked for a High Rise (HR) overlay. The HR overlay allows a density of approximately 96 units an acre. The Transit Oriented Development Strategic Policy Framework for the 12<sup>th</sup> Street light rail station area does not support an HR overlay. The applicant decided to utilize the Planned Unit Development rezoning mechanism to write a zoning document which mirrors the provisions of the draft Walkable Urban Code which is planned for implementation in this area in 2015.



*Subject site on the conceptual regulating map within the draft Eastlake Garfield Transit Oriented Development District Plan.*

4. The proposal is consistent with these objectives of the Eastlake Park Neighborhood Plan:
- promoting compatible land uses within and around the area;
  - encouraging the redevelopment of underutilized, vacant and cleared properties;
  - promoting the development and retention of decent, safe and affordable housing in the area;
  - encouraging a variety of services and retail establishments;
  - encouraging appropriate commercial uses along the major thoroughfares
  - encouraging development which will prevent the reoccurrence of blighted conditions;
  - maximizing opportunities to create a safe and pleasing environment;
  - encouraging and promoting an upgraded visual image of the area.
5. The Washington Street frontage for this property has a detached sidewalk. A storm sewer exists under the area between the back of curb and the sidewalk. The storm sewer precludes the planting of shade trees in this location which affects the ability to shade the sidewalk with landscaping. Conflicts between the proposed landscaping shade standards and any public utilities/infrastructure, should allow for placement of a shade structure rather than a tree.

## **PLANNED UNIT DEVELOPMENT**

6. The PUD zoning category allows an applicant to propose uses, development standards and design guidelines for the site. The PUD category allows an applicant to develop standards that respond to the surrounding environment better than conventional zoning districts allow. PUD parcels are zoned with standards specifically crafted and tailored for those sites. The PUD zoning category specifically defines such things as height, uses, setbacks and boundaries. Major deviation from the approved PUD standard is considered to be a major amendment and, as such, will follow the rezoning and public hearing approval process for a rezoning request.

## **DEVELOPMENT STANDARDS & GUIDELINES**

7. Below is a summary of the proposed standards for the subject site, as described in the PUD hearing draft narrative date stamped October 31, 2014.

**Land Use Standards** – The proposal is for an approximately 1.11 acre vacant site to develop with a four story mixed use building with restaurant/retail space on the ground floor, and residential on the upper floors. Uses allowed encompass those typically associated with a mixed use district such as residential, assembly, retail, lodging, health and support services, offices, and services. Conditional uses are associated with motor vehicle uses, outdoor entertainment and storage.

**Development Standards** – The Liberty development standards and guidelines are consistent with the vision for walkability in the light rail station area.

- Building setbacks are reduced and allowable lot coverage is increased to allow placement of structures closer to property lines, more in keeping with the historic commercial development pattern on Washington Street.
- Building height is a maximum of 60 feet which is consistent with the adopted General Plan place type of Minor Urban Center.

**Landscape Standards** – Trees on site will be a mix of 2- and 3-inch caliper and selected from the tree species matrix. Landscaping will be provided on all perimeters depending on building setbacks.

**Shade Standards** – A minimum of 75% of public sidewalks will be shaded by a combination of shade trees (at full maturity), buildings and/or structures.

**Sustainability Guidelines** – The developer is encouraged to incorporate current Leadership in Energy and Environmental Design (LEED) standards for New Commercial construction.

**Bicycle Parking** – Parking is established with separate standards for residential uses and dining and drinking establishments.

**Signs** – Signage standards are appropriate to a site adjacent to the light rail transit system.

## **GENERAL COMMENTS**

8. Off-site street improvements (sidewalks, curb ramps and driveways) will need to meet current ADA guidelines.
9. **Aviation** - The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required.
10. The Planned Unit Development only modifies zoning ordinance regulations and does not modify other city codes or requirements. The Liberty PUD submittal follows City of Phoenix processes.
11. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

## **Findings**

1. The request is consistent with the General Plan land use designation of Commercial for the mixed use portion. The request is not consistent with the designation of Higher density attached townhouses, condos or apartments, 10 to 15 du/acre for the surface parking area, however due to the site size a General Plan Amendment is not required.
2. This proposal will allow development consistent with the Minor Urban Center place type in the General Plan.
3. This proposal is generally consistent with and will further the goals of the draft Eastlake Garfield Transit Oriented Development District Plan and the Eastlake Neighborhood Plan.

## **Stipulations**

1. An updated Development Narrative for The Liberty 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 Development Narrative date stamped October 31, 2014, as modified by the following stipulations:

The Development Narrative shall be amended to reflect these changes:

- a. Amend Section F. List of Uses under the heading Industrial, Manufacturing, and Assembly Uses to delete: Building Materials, Contractor's Yards, and Outdoor Storage.
- b. Amend Section F. List of Uses under the heading Storage and Wholesaling Uses to delete: Self Service Storage Facility and Storage/Warehousing (indoor).
- c. Insert this paragraph below the section title Section G. Development Standards Table – Buildings & Structures:

Unless specifically modified by the text below, all standards of applicable areas of the City of Phoenix Zoning Ordinance shall apply to this PUD. Where different standards (more or less restrictive) are specified below, these standards shall prevail over the standards in the Ordinance.

- d. The below language shall be added as a preamble statement on a blank page prior to the Table of Contents within the Development Narrative. This additional language and any modifications to the narrative made through the public hearing process shall be completed and a final written PUD Development Narrative and electronic PUD Development Narrative shall be submitted within 30 days of final City Council approval.
    - i). A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as but not limited to right-of-way abandonments.
  - e. Section J, Wall Mural Sign, replace "square feet" with "linear feet".
2. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

**Writer**

K. Coles  
10/29/14

**Attachments**

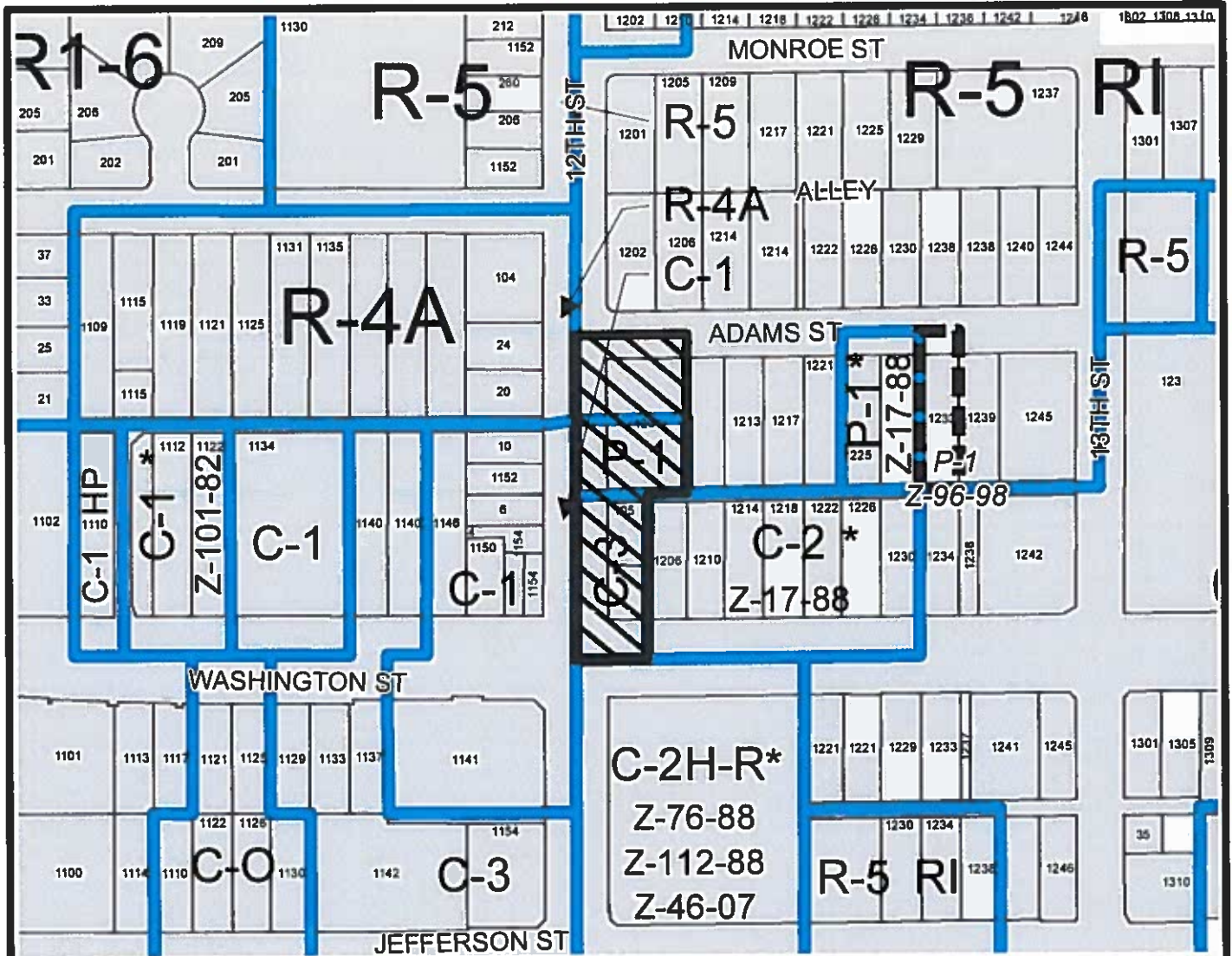
Sketch Map

Aerial

Site Plan

Elevations

The Liberty PUD Development Narrative date stamped October 31, 2014



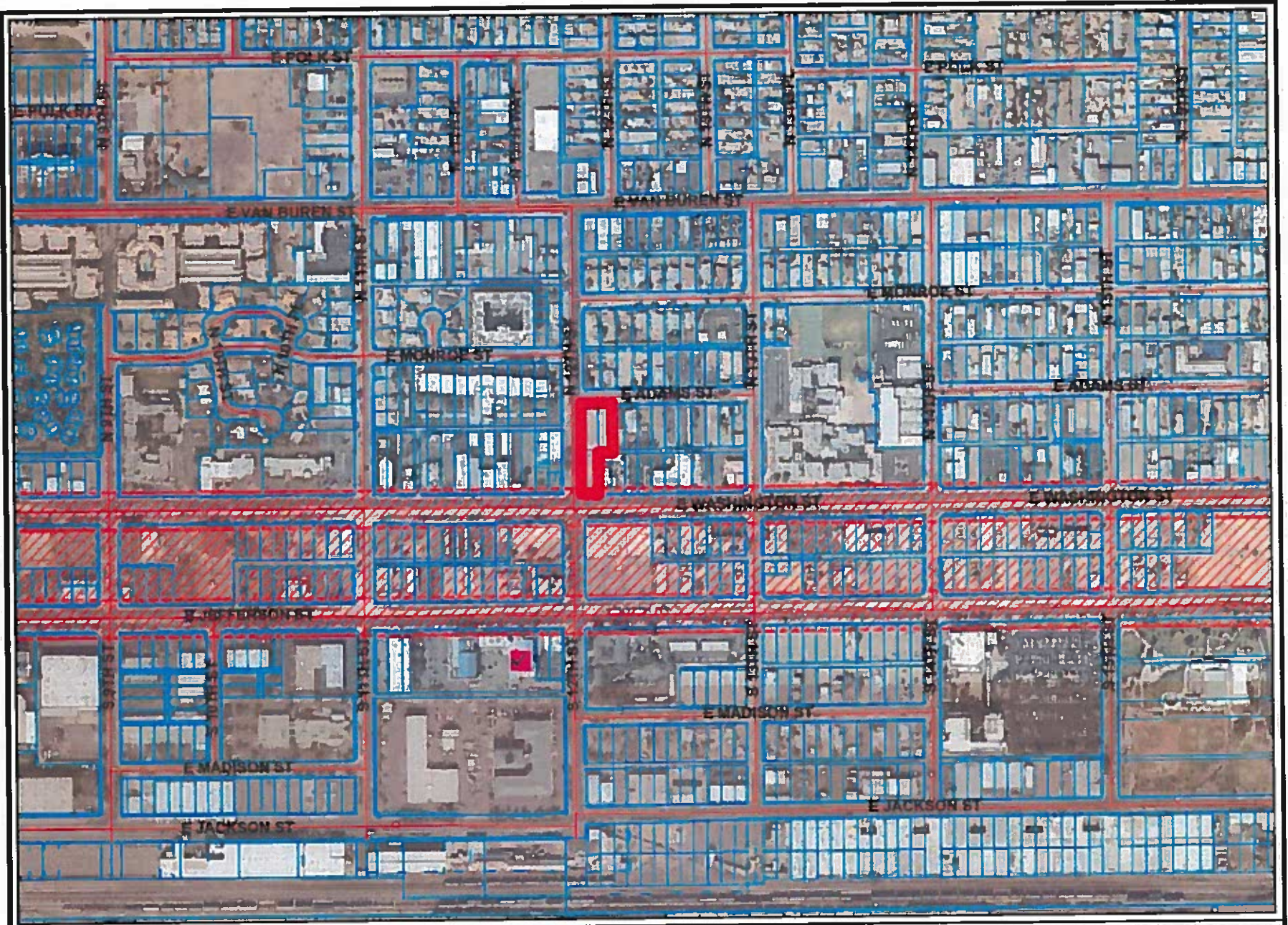
CITY OF PHOENIX PLANNING DEPARTMENT  
**CENTRAL CITY VILLAGE**  
 CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Connie Jiang		<b>REQUESTED CHANGE:</b> FROM C-3 TOD-1, (.44 a.c.) P-1 TOD-1, (.31 a.c.) R-5 RI TOD-1, (.36 a.c.) TO PUD, (1.11 a.c.)	
<b>APPLICATION NO.</b> Z-27-14	<b>DATE:</b> 10/17/14 <small>REVISION DATES</small>	<small>AERIAL PHOTO &amp; QUARTER SEC NO</small> QS 10-30	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX</small> 1.11 Acres		<small>ZONING MAP</small> F-9	
<b>MULTIPLES PERMITTED</b> C-3, P-1, R-5 PUD		<b>CONVENTIONAL OPTION</b> 6, N/A, 15 83	
		<b>UNITS P.R.D. OPTION</b> 7, N/A, 19 N/A	

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

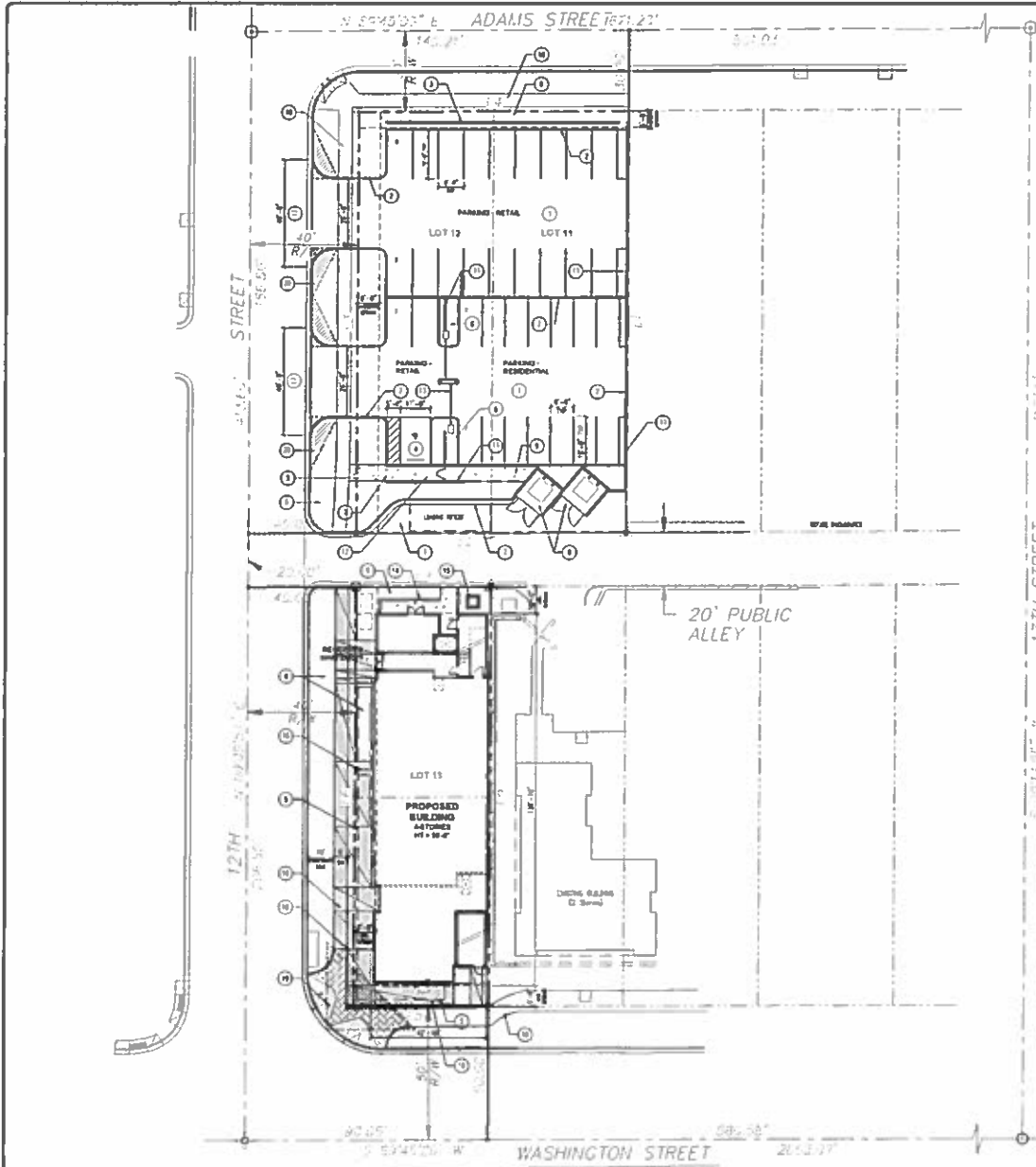




City of Peoria  
 N  
 1 inch = 454.747 ft.  
 0 155 310  
 ESRI Plot

# Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.



1 CONCEPTUAL SITE PLAN

**PROPOSER/OWNER:**  
MICHAEL J. LAFFERTY REVOCABLE TRUST  
3008 E. LINCOLN DR.  
PHOENIX, ARIZONA 85026  
CONTACT: MIKE LAFFERTY  
P. 602.973.7723  
F. 602.228.8717  
E. MIKE@LAFFERTYTRUST.COM

**ARCHITECT:**  
ARCHICON ARCHITECTURE & INTERIORS  
8808 E. WASHINGTON ST., SUITE 200  
PHOENIX, ARIZONA 85024  
CONTACT: CORINNE SANDS  
P. 602.322.0200  
F. 602.775.6388  
E. CSANDS@ARCHICON.COM

**PROJECT NAME:** LAFFERTY BUILDING  
**SITE ADDRESS:** 1200 E. WASHINGTON STREET  
PHOENIX, AZ 85004

**LEGAL DESCRIPTION:** LOTS 11, 12 AND 13 BLK 12 E OF COLORADO ACQUISITION ACCORDING TO THE PLAN OF RECORD IN THE OFFICE OF THE COUNTY RECORDER A OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1 OF SAPE, PAGE 14.

**GROSS SITE AREA:** LOT 11+12: 15,790 SF (45.81 AC)  
LOT 13: 7,811 SF (22.41 AC)

**NET SITE AREA:** 23,601 SF (68.54 AC)

**ZONING:** LOT 11+12: R-1  
LOT 13: C-3

**PROPOSED BUILDING USE:** RETAIL (R-1) RESIDENTIAL (R-1)  
**DISTANCE TO LIGHT RAIL STATION:** + 389 FT

**PARKING LOT AREA (NET TOTAL):** 853 SF

**BUILDING AREA (G.F.):**  
TOTAL BUILDING AREA: 18,720 SF

**GROUND FLOOR:** 8,750 SF  
**2ND FLOOR:** 8,750 SF  
**3RD FLOOR:** 1,220 SF

**BUILDING HEIGHT:** 4.01 FT

**FLOORS OF STORES:** 4 STORES  
**HEIGHT:** 13.00 FT (4) DUMAC

**LOT COVERAGE:** .73 (73%)

**BUILDING SETBACKS (PER PROPOSED):**

FRONT (NORTH)	0'-0"	0'-0"
REAR (SOUTH)	0'-0"	0'-0"
SIDE (EAST)	0'-0"	0'-0"
REAR (WEST)	0'-0"	10'-0"

**PARKING CALCULATIONS (PER PROPOSED):**

REQUIRED PARKING FOR RESIDENTIAL USE (40' x 10'-0")	14 SP
MINIMUM 1 SP PER GARAGE UNIT (40' x 10'-0")	14 SP
REQUIRED PARKING FOR COMMERCIAL USE (17'-0" x 10'-0")	13 SP
MINIMUM 1 SP PER 1000 SF (4,000 SF)	4 SP
<b>TOTAL PARKING REQUIRED</b>	<b>27 SP</b>

**PARKING PROVIDED:** 20 SP (10' x 10' STALLS + 10 SP x 8' x 10' STALLS + 0 SP x 8' x 10' STALLS)

**TOTAL PARKING PROVIDED:** 20 SP

**ACCESSIBLE PARKING (PER PROPOSED):**

TOTAL ACCESSIBLE PARKING REQUIRED (PER ADA SPECIFIC STANDARDS)	1 SP
TOTAL ACCESSIBLE PARKING PROVIDED	1 SP

**BICYCLE PARKING (PER PROPOSED):**

REQUIRE 1 SP PER 1,000 SF (4,000 SF)	4 SP
REQUIRE 1 SP PER 100 SF (1,000 SF)	10 SP
<b>TOTAL BICYCLE STALLS REQUIRED</b>	<b>14 SP</b>
<b>TOTAL BICYCLE STALLS PROVIDED</b>	<b>14 SP</b>

2 PROJECT TEAM

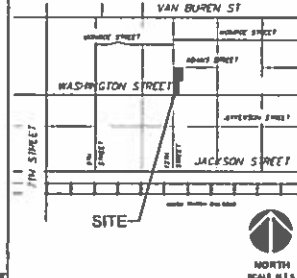
**PROJECT DESCRIPTION:**  
NEW CONSTRUCTION FOR A 4-STORY MIXED-USE BUILDING ON LOTS 11. PARKING FOR THE BUILDING WILL BE PROVIDED ON THE ADJACENT PROPERTY TO THE NORTH LOTS 11. THE GROUND FLOOR WILL BE A SINGLE LEVEL SPACE FOR A FUTURE GROCERY STORE AND FUTURE RESTAURANT WITH OUTDOOR DINING. RESIDENTIAL LEASING UNITS WILL OCCUPY FLOORS 2 THRU 4 AS FOLLOWS FOR A TOTAL OF 15 DWELLING UNITS.

Occupancy Type	Suite Area	# Units	Total Area
EXECUTIVE OFFICES (20' x 10' FLOOR)			8,800 SF
STUDIO A	481 SF	1	1473 SF
STUDIO B	118 SF	1	318 SF
STUDIO C	530 SF	2	1075 SF
STUDIO D	689 SF	2	1388 SF
PRIVATE RESIDENCE (1 BEDROOM, 100' x 100' FLOOR)			2,000 SF
RETAIL			3,200 SF
RESTAURANT (10' x 10' FLOOR)			1,200 SF

3 PROJECT DESCRIPTION

- ASPHALT PAVING.
- CONCRETE CURB.
- PAVED PARKING SURFACE.
- ACCESSIBLE PARKING STALL WITH PAVED STOP AND ACCESSIBLE PARKING SIGN.
- LINE OF CANOPY OVERHANG ABOVE.
- LANDSCAPE AREA.
- ACCESSIBLE ASBLE PAVING FLUSH WITH SIDEWALK.
- TRASH BIN AND REFUSE ENCLOSURE PER CITY OF PHOENIX REQUIREMENTS REFER TO DETAIL, W/19'S.
- CONCRETE SIDEWALK, MATCH EXISTING SIDEWALK GRADE.
- EXISTING SIDEWALK TO REMAIN.
- 2" SLOPE SIDEWALK.
- PRIVATE PEDESTRIAN ACCESS GATE.
- PRIVATE VEHICULAR ACCESS GATE WITH ENTRY KEYPAD.
- 40" HIGH SIGN WALL.
- ELECTRICAL TRANSFORMER.
- BICYCLE RACK (10 BIKES PER 100' x 10' STALL).
- NEW CURB CUT PER CITY OF PHOENIX STANDARD DETAIL.
- SHADING INDICATED PAVED AREA LANDSCAPE TO EXTEND TO EXISTING SIDEWALK, MATCH EXISTING GRADE.
- 3' x 3' INTERSECTION SIGN VISIBILITY TRIANGLE.
- 10' x 3' DRISPEY SIGN VISIBILITY TRIANGLE.

4 SITE PLAN KEYNOTES



6 VICINITY MAP

5 PROJECT DATA

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PHOENIX, AZ 85004

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LOT 13: C-3

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TOTAL BUILDING AREA: 18,720 SF

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**2ND FLOOR:** 8,750 SF  
**3RD FLOOR:** 1,220 SF

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**FLOORS OF STORES:** 4 STORES  
**HEIGHT:** 13.00 FT (4) DUMAC

**LOT COVERAGE:** .73 (73%)

**BUILDING SETBACKS (PER PROPOSED):**

FRONT (NORTH)	0'-0"	0'-0"
REAR (SOUTH)	0'-0"	0'-0"
SIDE (EAST)	0'-0"	0'-0"
REAR (WEST)	0'-0"	10'-0"

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7 CITY APPROVAL STAMP



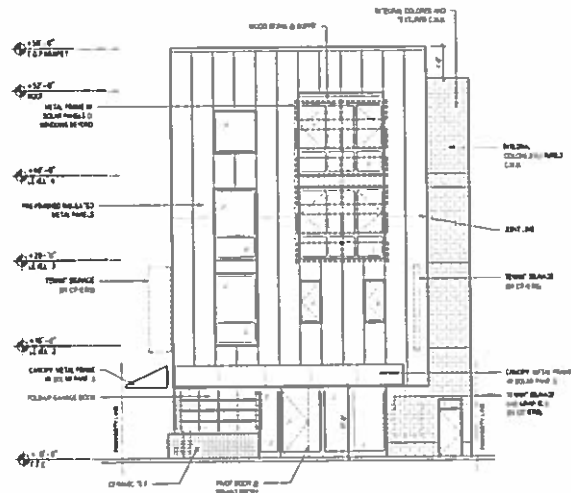
**THE LIBERTY**  
1200 E. WASHINGTON ST.  
NEC 12TH ST. & WASHINGTON  
PHOENIX, AZ 85004

Sheet No.	C-3043
Issue No.	C-3043
Project No.	1200W
Revision	0.35.2018

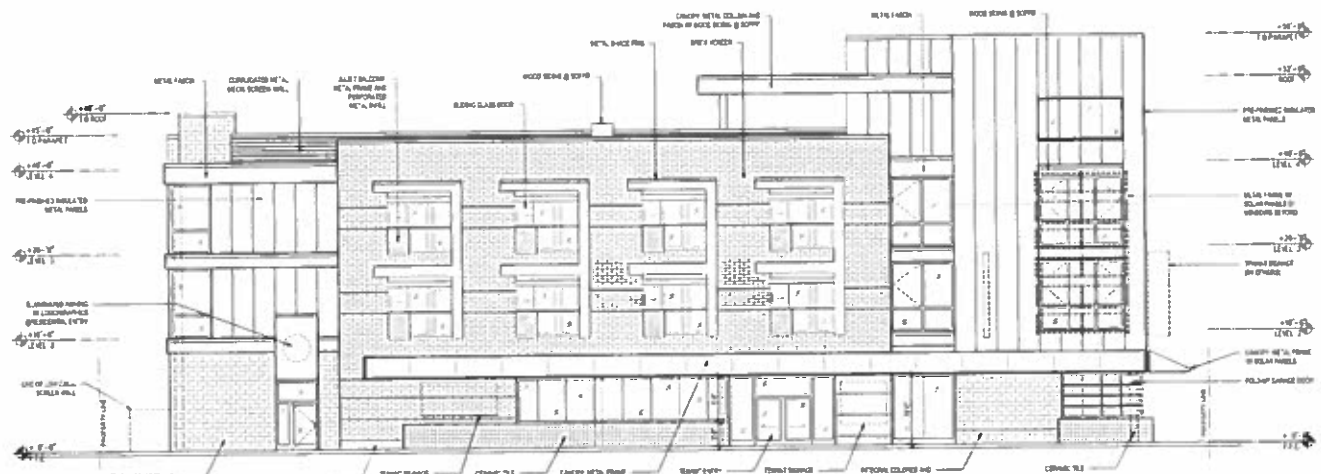
SHEET TITLE  
CONCEPT PLAN  
SITE PLAN

PROJECT NO.  
1200W-01

PA.1



1 SOUTH ELEVATION - FRONT



2 WEST ELEVATION - SIDE (12TH ST.)

**ARCHICON**  
Architects & Interiors, LLC  
888 E. WASHINGTON STREET  
SUITE 300  
PHOENIX, ARIZONA 85004  
PH: 602-448-1800  
FAX: 602-274-9200  
www.archicon.com

**LAFFERTY**  
ARCHITECTS  
1000 N. CENTRAL AVENUE  
SUITE 1000  
PHOENIX, AZ 85004  
PH: 602-254-1100  
FAX: 602-254-1101  
www.lafferty.com

**THE LIBERTY**  
1200 E. WASHINGTON ST.  
NEC 12TH ST. & WASHINGTON  
PHOENIX, AZ 85034

Project No. C-3493  
Drawn by C-3493  
Scale 1/8\"/>

NO.	REVISION

SHEET TITLE  
SOURCE PITAL  
BUILDING  
ELEVATIONS

PROJECT NO.  
DATE PLOTTED

**PA.2**