



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report Z-32-19-6 (Clarendale Arcadia PUD) December 30, 2019

Camelback East [Village Planning Committee](#) Meeting Date January 7, 2020  
 Planning Commission Hearing Date February 6, 2020

Request From: [C-O / M-O SP](#) (5.86 acres)  
 Request To: [PUD](#) (5.86 acres)  
 Proposed Use Planned Unit Development to allow assisted living, memory care and accessory uses

Location Approximately 360 feet south of the southeast corner of 32nd Street and Camelback Road

Owner Lako Limited Partnership  
 Applicant Ryan Companies Senior Living  
 Representative Stephen C. Earl, Earl, Curley & Lagarde  
 Staff Recommendation Approval, subject to stipulations

| <a href="#">General Plan Conformity</a>  |                |            |  |
|--|----------------|------------|--|
| <a href="#">General Plan Land Use Map Designation</a>  |                | Commercial |  |
| <a href="#">Street Map Classification</a>  | 32nd Street    | Arterial   | Varies, 40- to 65-foot east half street  |
|  | Camelback Road | Arterial   | Varies, 65- to 70-foot south half street |
|  | 32nd Place     | Local      | 58.99-foot full street                   |
| <p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</b></p> <p>The development introduces additional options for senior living within the Camelback East Village. The site's location, adjacent to the Camelback Road commercial corridor and local bus routes on both 32nd Street and Camelback Road, will offer residents convenient access to area amenities.</p> |                |            |  |

**CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE:** *In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.*

The development narrative includes enhanced standards for detached sidewalks, shaded pedestrian accessways, pedestrian-scaled lighting and bicycle parking that will serve on site residents, employees and those traveling past the site.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE:** *Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design and appearance.*

The proposed senior living facility is consistent in scale with other commercial buildings in the vicinity. The development standards contained in the Planned Unit Development provide an enhanced buffer from adjacent residential properties with building design features that are in keeping with the character of nearby residential areas.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE:** *Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.*

The proposal includes heightened shade standards for public sidewalks, on-site pedestrian accessways, surface parking areas and the main building entrance, thereby providing increased trees and shade throughout the site.

### **Area Plans, Overlay Districts, and Initiatives**

**[Tree and Shade Master Plan](#)** – The Tree and Shade Master Plan is a roadmap for creating a healthier, more livable and prosperous 21st Century desert city. The goal is to treat the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. See Background Item No. 7.

**[Complete Streets Guiding Principles](#)** – The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourages active transportation such as walking, bicycling, transportation choices and increased connectivity. Through this policy, the primary focus of street design will no longer be solely

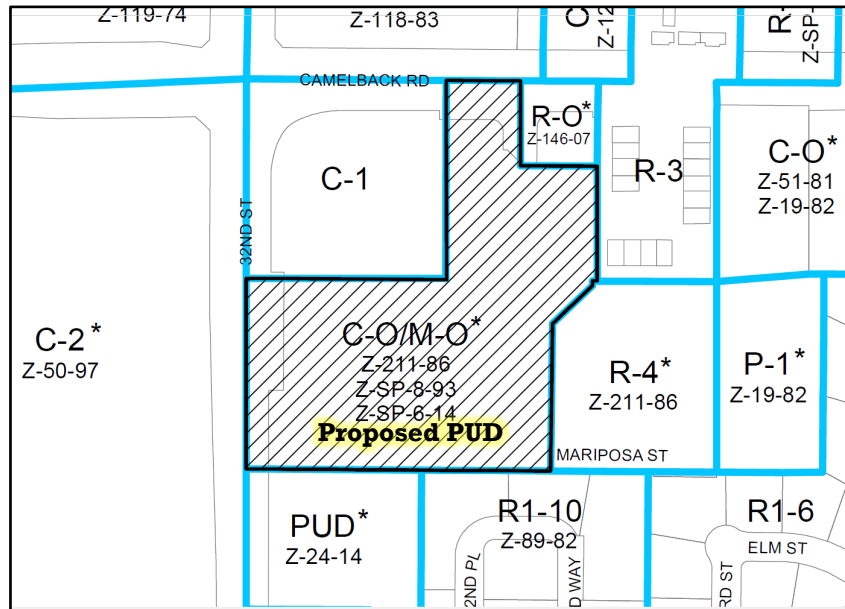
on the speed and efficiency of automobile travel, but on the safety and comfort of all users. See Background Item No. 8.

**Reimagine Phoenix** – Reimagine Phoenix is the city’s initiative to increase the city’s waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. See Background Item No. 9.

### **Background/Issues/Analysis**

#### SUBJECT SITE

1. This request is to rezone an approximately 5.86-acre site located approximately 360 feet south of the southeast corner of 32nd Street and Camelback Road from C-O / M-O SP (Commercial Office, Major Office option, Special Permit) to PUD (Planned Unit Development) to allow assisted living, memory care and accessory uses.

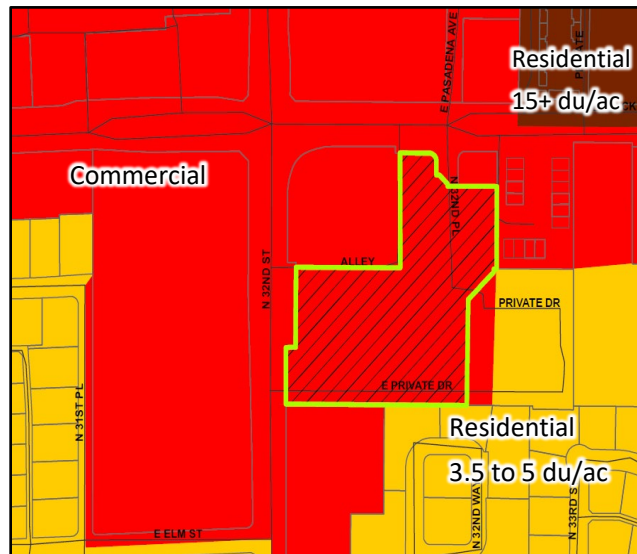


**Zoning Sketch Map, Source: City of Phoenix Planning and**

2. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the Commercial land use map designation, which accommodates office, retail, service and multifamily development at varying scales and intensity of uses. The surrounding General Plan Land Use Map designations are as follows:

**North, East and West:** Commercial

**South:** Commercial and Residential  
 3.5 to 5 dwelling  
 units per acre

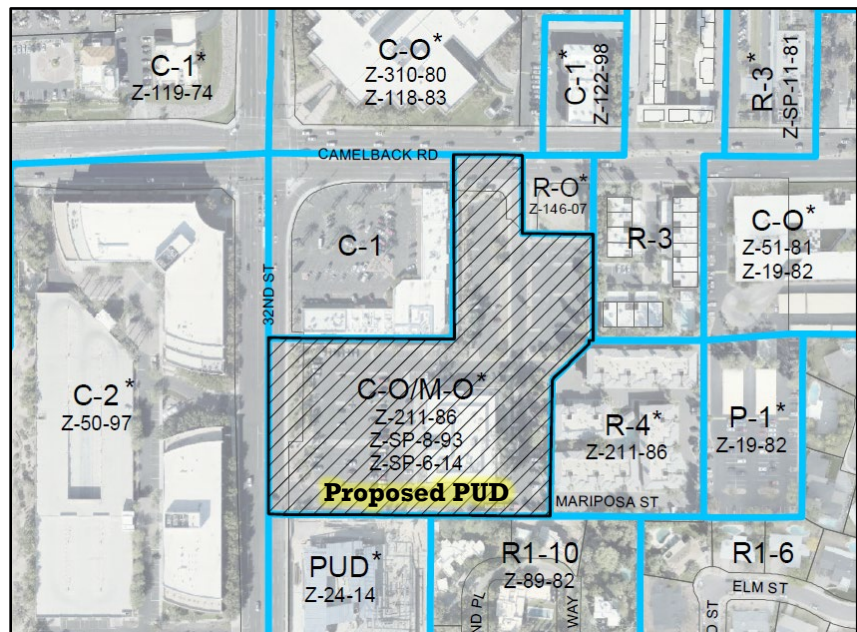


*General Plan Land Use Map, Source: City of Phoenix Planning and Development Department*

**EXISTING CONDITIONS & SURROUNDING ZONING**

3. A single building, previously used as an athletic club, occupies the southeastern portion of the site. The remainder of the site has been utilized for surface parking. The surrounding area is zoned for a variety of commercial, multifamily and single-family residential purposes.

The zoning surrounding the subject site is as follows:



*Aerial Sketch Map, Source: City of Phoenix Planning and Development Department*

**NORTH**

Northwest of the subject site, across Camelback Road, is a 3-story office building zoned C-O (Commercial Office). Northeast of the subject site is a vacant property zoned R-O (Residential Office).

**SOUTH**

Southwest of the subject site is a 1- and 2-story office building zoned PUD

(Planned Unit Development). This site is currently being developed as the Helios Education Foundation. Southeast of the subject site are single-family residences zoned R1-10 (Single-Family Residence District).

**EAST**

East of the subject site is a vacant property zoned R-O (Residential Office), townhomes zoned R-3 (Multifamily Residence District) and a multifamily development zoned R-4 (Multifamily Residence District).

**WEST**

West of the subject site is a single-story retail commercial center zoned C-1 (Neighborhood Retail). Also west of the site, across 32nd Street, is an office development zoned C-2 (Intermediate Commercial) with a height waiver for a maximum height of 56 feet.

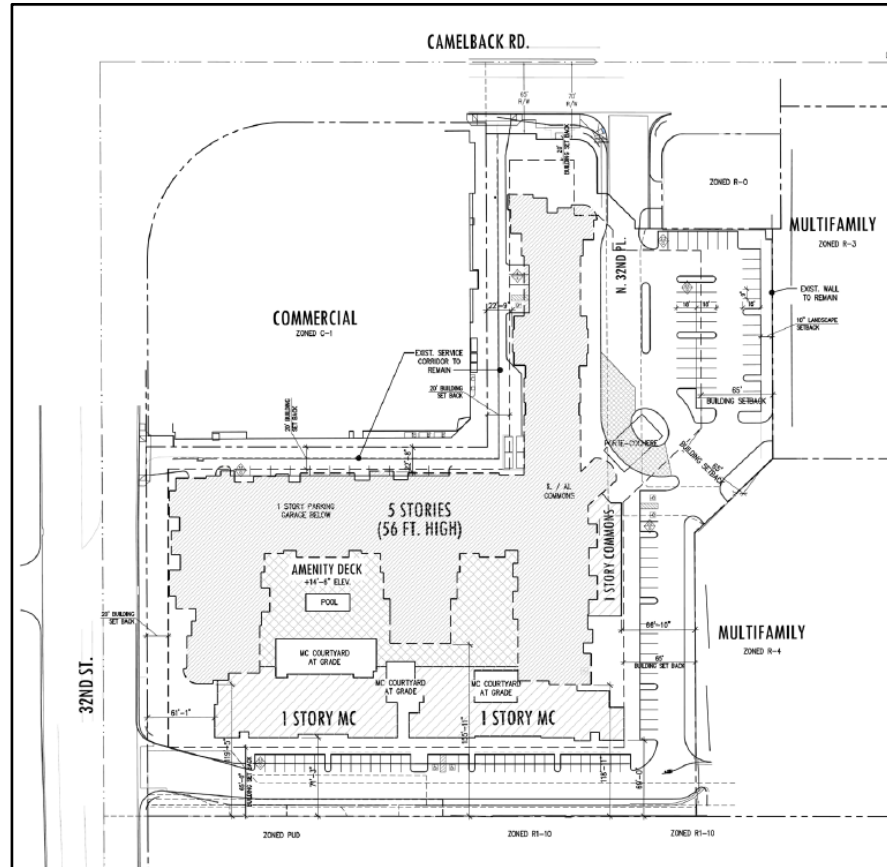
**ZONING HISTORY**

4. The subject site was rezoned to C-O / M-O via Rezoning Case No. Z-211-86 to allow for an office development. The office development was not constructed and a Special Permit to allow a health club was subsequently approved in 1993 via Rezoning Case No. Z-SP-8-93. In 2014, the Special Permit was amended to allowing underlying C-O / M-O uses through Rezoning Case No. Z-SP-6-14.

**PROPOSAL**

5. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped December 26, 2019. The PUD would allow the development of an assisted living and memory care facility. The comparative zoning district utilized in this staff report is C-O / M-O (Commercial Office, Major Office option), based on the current entitlements of the property.



**Conceptual Site Plan, Source: ORB Architecture**

a. **Land Use Plan**

The proposed PUD does not propose a separation of land uses on the subject parcel.

b. **Permitted Land Uses**

The PUD proposes both permitted principal uses and permitted accessory uses. Permitted principal uses are limited to a community residence center and nursing home, independent living residential units and office uses. The permitted accessory uses include parking, hospice care, physical therapy, beauty services and other on site amenities for residents. Permitted accessory uses are not available to the general public and are to be accessible from within the building.

c. **Development Standards**

**Density**

The PUD proposes a maximum density of 25 dwelling units per acre. The density proposed is intended to be utilized for the independent living units. In addition to the independent living units, a maximum of 115 beds are proposed for the assisted living and memory care portions of the development.

The C-O / M-O zoning district does not permit multifamily residential uses. However, the density proposed for the independent living units is most comparable with the R-3A (Multifamily Residence District) zoning district which permits a maximum of 26.4 dwelling units per acre with bonus.

#### Building Height

The proposed building height is 56 feet, with stepback provisions for areas of the building over 20 feet in height along the east and south. This proposed height is consistent with the C-O / M-O zoning district, which permits a maximum height of 56 feet with additional setback requirements for properties within 75 feet of single-family residential zoning districts.

#### Building Setbacks

A 20-foot setback is required along the north and west property lines and a 65-foot setback is required along the south and east property lines. For portions of buildings in excess of 20 feet, the setback will increase to 62 feet along the northeast, 160 feet along a portion of the east property line and 117 feet from the southern property line. An encroachment exception is provided for balconies within 75 feet of the north property line. The proposed building setbacks can also be found in Exhibit C of the PUD Development Narrative.

The proposed setbacks along the northern and western perimeter property lines are consistent with the C-O / M-O zoning district and exceed the C-O / M-O setback of 10 feet for interior property lines. The proposed setbacks along the eastern and southern property lines also exceed the C-O / M-O zoning district setbacks which require a 10-foot setback for side and rear property lines. The C-O / M-O zoning district also requires a 93-foot setback from property lines adjacent to single-family residential districts to achieve a building height of 56 feet. The proposed 117-foot setback along the southern property line also exceeds this standard.

#### Lot Coverage

The PUD proposes a maximum lot coverage of 45 percent. This provision is more restrictive than the C-O / M-O zoning district which permits a maximum lot coverage of 50 percent of the net lot area.

#### Landscape Setbacks

The proposed north and west streetscape landscape setbacks are 20 feet, which is consistent with the C-O / M-O standard. Additional landscape setbacks of 10 feet are proposed along the south and east property lines. Greenscreen plantings are also proposed adjacent to the interior north and west property lines and exceed the C-O / M-O district standards.

#### Planting Standards

The PUD Development Narrative includes standards for enhanced landscaping throughout the site. Streetscape areas will be planted with a mixture of 2-, 3- and 4-inch caliper trees in addition to 5-gallon shrubs. The C-O / M-O district is silent

on planting standards; however, Section 507 Tab A of the Phoenix Zoning Ordinance has a presumption noting that 1- and 2-inch caliper trees be provided as part of the landscape palette. The proposed standards in the PUD are consistent with the streetscape landscaping requirements in the commercial zoning districts of C-1 (Neighborhood Retail), C-2 (Intermediate Commercial) and C-3 (General Commercial).

Planting standards for the eastern property line include 1- and 2-inch caliper trees and 5-gallon shrubs. This standard is consistent with the requirement for plantings adjacent to residential districts in commercial zoning districts.



In order to provide an additional buffer and enhanced screening for the single-family properties to the south, the southern 10-foot landscape setback will be planted with 3-inch caliper Tipu trees in addition to shrubs designed to reach a mature height of 3 to 6 feet in height. This standard exceeds the requirements of both C-O and commercial zoning districts.

***Conceptual Landscape Plan, Source: ORB Architecture***

The PUD also contains planting standards for interior property lines adjacent to commercial districts, planting areas adjacent to buildings and surface parking areas. These standards all exceed typical commercial district standards.

**Open Space**

A minimum of 9 percent of the gross site area is proposed to remain as open space. The open space will be provided through the use of courtyards and a resident amenity deck.

**Detached Sidewalks**

The PUD includes requirements for detached sidewalks along both the 32nd Street and Camelback Road frontages with a minimum sidewalk width of 5 feet. In addition, a minimum 5-foot wide landscape strip located between the sidewalk and back of curb is required and will be planted with a mixture of 2-, 3- and 4-inch caliper trees, shrubs and groundcover.



### Shading

The PUD includes a requirement that a minimum of 75 percent of public sidewalks and pedestrian pathways be shaded. Similarly, a requirement for shading of 50 percent of surface parking areas is also included.

### Fences/Walls

The PUD proposes a 9-foot 8-inch masonry screen wall along the southern property line. The wall will be constructed so that it does not disrupt the existing sewer line.

### Lighting

The PUD proposes conformance with Section 507 Tab A of the Phoenix Zoning Ordinance.

### Parking

The Development Narrative includes a parking ratio of 0.8 parking spaces per bed or residential unit for residents and guests of the facility. This requirement is modified from the Zoning Ordinance standard that requires 1.5 spaces for a 1 or 2 bedroom residential unit and 0.5 spaces per bed for an assisted living facility.

Parking standards are also included for bicycle parking. A minimum of 0.1 bicycle parking spaces per residential unit will be provided throughout the site. In addition, a minimum of 20 spaces will be provided as secured bicycle parking.

## d. Design Guidelines

### Permeable Hardscape Materials

The PUD Development Narrative encourages the use of permeable hardscape materials throughout the site to encourage stormwater management. Interlocking concrete pavers are to be provided at the entry to the building and for a minimum of 60 percent of the porte-cochere area.

### Façade Articulation

The design guidelines include requirements for 4-sided architecture, multiple exterior building materials and colors in addition to other façade articulation techniques. Guidelines are also provided for 3 curved architectural features to



**Conceptual South Elevation, Source: ORB Architecture**

accentuate prominent building locations. Similarly, standards are provided for the planned porte-cochere element that will provide a shaded entry at the development's main entrance. The proposed building's design, through the use of articulation and quality design materials, is consistent with the character of nearby residential properties.

### Lighting

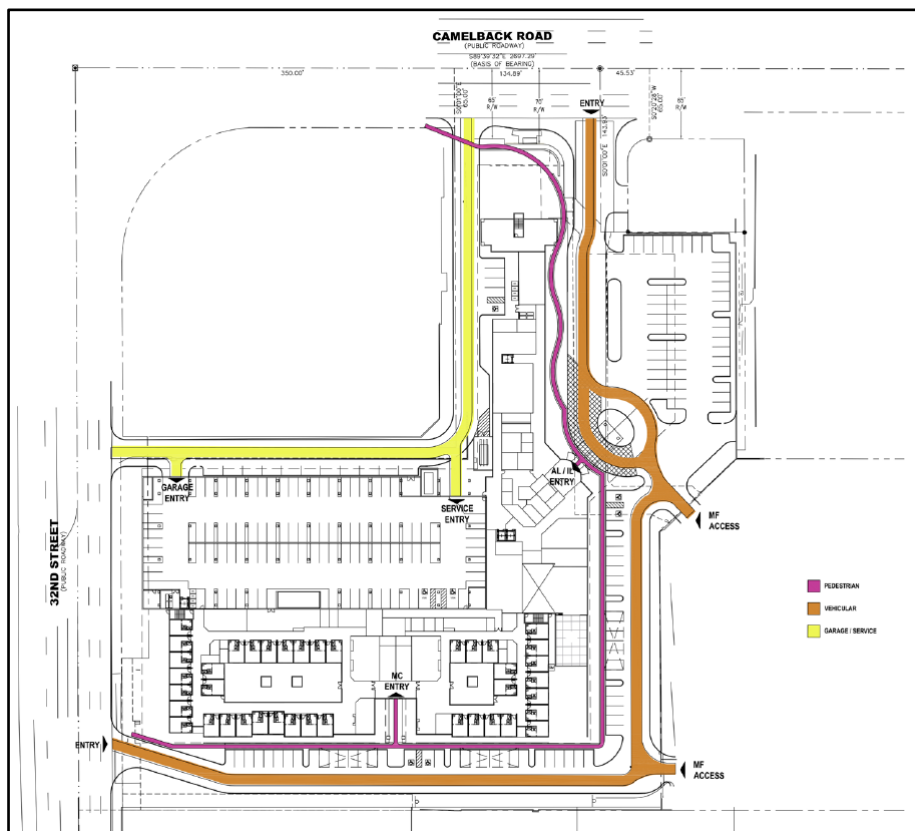
Lighting standards are included to provide for safety, security, wayfinding and aesthetic purposes.

### Amenities

A list of amenities is proposed for the open space areas for use of property residents. A minimum of 5 of the following amenities are to be provided: swimming pool, dining patio, exercise turf area, group seating nodes, outdoor fireplaces, outdoor kitchen and other seating areas.

### Landscaping

Vegetation within the development area will be provided in accordance with Phoenix AMA Low Water Use/ Drought Tolerant Plant List. The palette will consist of shade trees, ornamental flowering trees, shrubs and groundcovers that will serve to provide visual interest.



**Conceptual Circulation Plan, Source: ORB Architecture**

Pedestrian Ways

A 5-foot wide pedestrian way will be provided from Camelback Road to the main building entrance. The pedestrian way will include adjacent landscape planting areas to provide a minimum of 75 percent shade along the pathway.

e. Signage

The PUD proposes conformance with the commercial land use requirements in Section 705 of the Phoenix Zoning Ordinance.

f. Sustainability

The Development Narrative proposes a variety of sustainability features to be enforced by the City including provisions for a dedicated rideshare area, bicycle storage, use of light colored roofs and drought tolerant landscaping. A variety of non-City enforced standards are also proposed for the development such as education on local transit options, low-water use plumbing fixtures, energy rated windows and use of low-VOC paints.

PLANS AND INITIATIVES

7. Tree and Shade Master Plan

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. The proposal includes enhanced landscape planting standards along 32nd Street and Camelback Road and throughout the site. Trees help to reduce the urban heat island effect and will provide thermal comfort for residents and guests.

8. Complete Streets Guiding Principles

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal includes enhanced landscape planting standards along both street frontages and minimum 75 percent shade along public sidewalks and private pedestrian ways. In addition, bicycle parking will be provided on site for the use of residents, employees and guests. These improvements will encourage the use alternative modes of transportation.

9. Reimagine Phoenix

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The PUD does not address recycling as part of the proposal.

#### STIPULATED REVISIONS FOR THE PUD HEARING DRAFT

10. Stipulations not otherwise addressed in the staff report were formulated to address formatting and technical corrections to text within the Clarendale Arcadia PUD hearing draft dated December 26, 2019. Changes to the text include updating or rewording to provide clarification regarding the development proposal.

#### COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff had not received any community correspondence regarding the request.

#### INTERDEPARTMENTAL COMMENTS

12. The Phoenix Fire Department has noted that they do not anticipate any problems with the request but noted that the site and/or buildings shall comply with the Phoenix Fire Code.
13. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate Maps (FIRM) dated April 7, 2017.
14. The Public Transit Department has requested removal of the existing right-turn deceleration lane on Camelback Road at 32nd Place so that a bus stop pad can be constructed along Camelback Road. This request is addressed in Stipulation Nos. 2 and 3.
15. The Street Transportation Department has reviewed and approved a Traffic General Statement for the proposed development. In addition, the Street Transportation Department supports the requested removal of the deceleration lane along Camelback Road as it does not meet current design guidelines for length. A stipulation requiring construction of all streets adjacent to the development is included in Stipulation No. 4.

#### MISCELLANEOUS

16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 5.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

## **Findings**

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial and is consistent in scale and character with developments in the vicinity.
2. The proposed senior living facility provides additional housing opportunities in the Camelback East Village. The development's location along Camelback Road will provide residents access to area amenities and alternative transportation options.
3. The proposal includes several development standards that exceed conventional Zoning Ordinance standards and serve to provide increased buffers to adjacent residential properties.

## **Stipulations**

1. An updated Development Narrative for the Clarendale Arcadia 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 the Development Narrative date stamped December 26, 2019, as modified by the following stipulations:
  - a. Front Cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
  - b. Page 11, Landscape Standards Table: Add verbiage indicating that all landscape areas be provided with a minimum of 50 percent live cover.
  - c. Page 12, Additional Development Standards Table, Shade: Update verbiage to indicate that 75 percent of public sidewalks and pedestrian ways be shaded.
2. The developer shall remove the right turn deceleration lane on Camelback Road at 32nd Place, as approved by the Planning and Development Department.
3. The right-of-way shall be dedicated and a bus stop pad (City of Phoenix Standard Detail P1260) shall be constructed with a minimum depth of 10 feet along Camelback Road, east of 32nd Street, as approved by the Planning and Development Department.
4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and

Development Department. All improvements shall comply with all ADA accessibility standards.

5. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer / Team Leader**

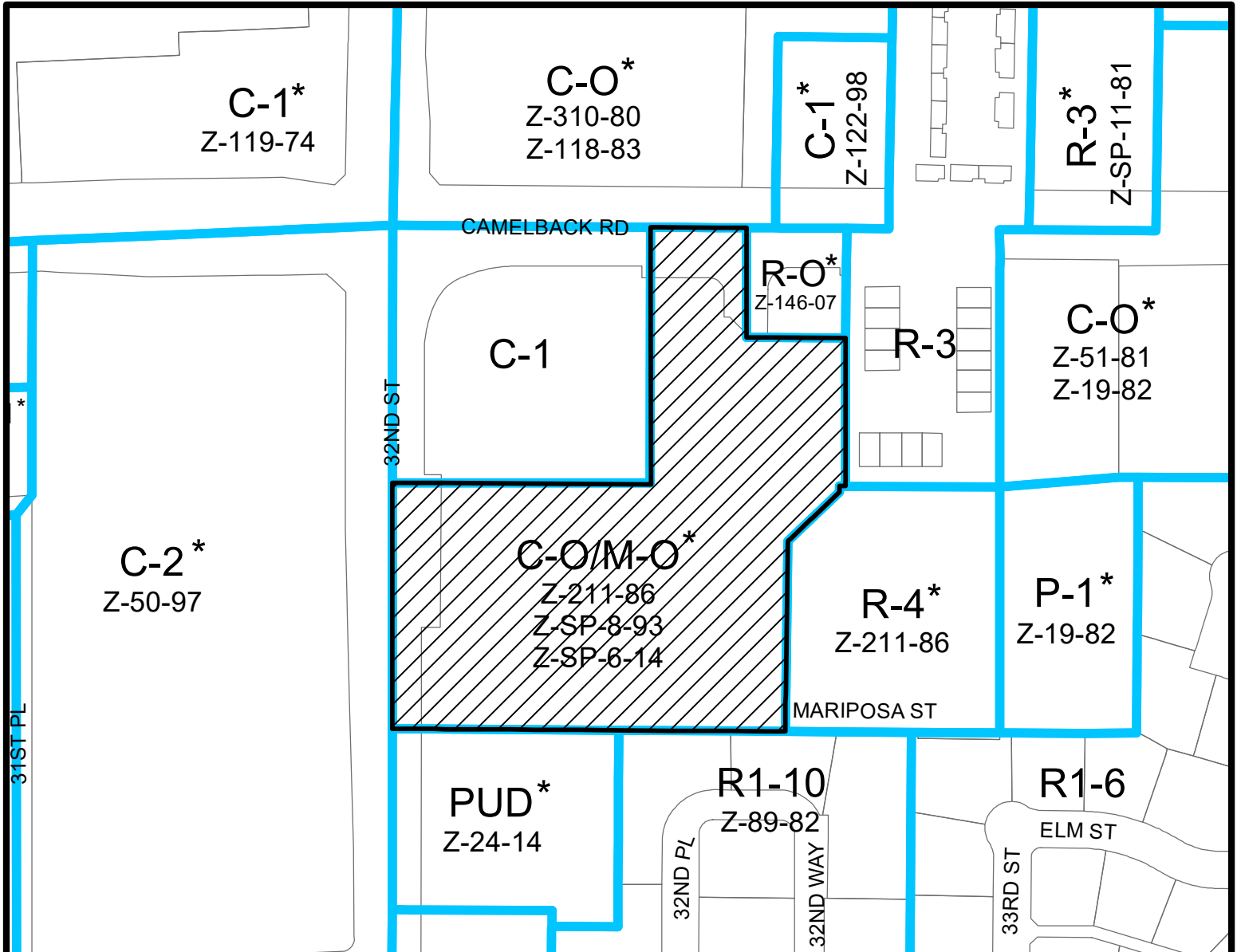
Samantha Keating

**Exhibits**

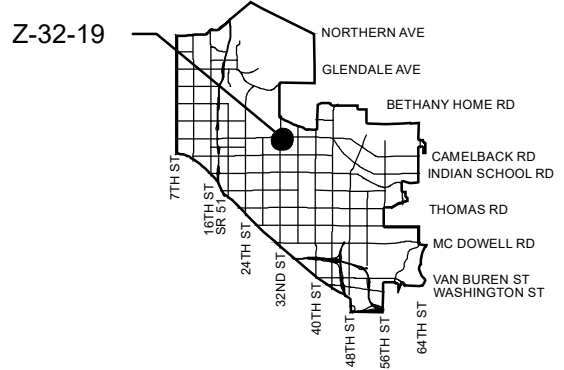
Sketch Map

Aerial

[Clarendale Arcadia PUD](#) date stamped December 26, 2019

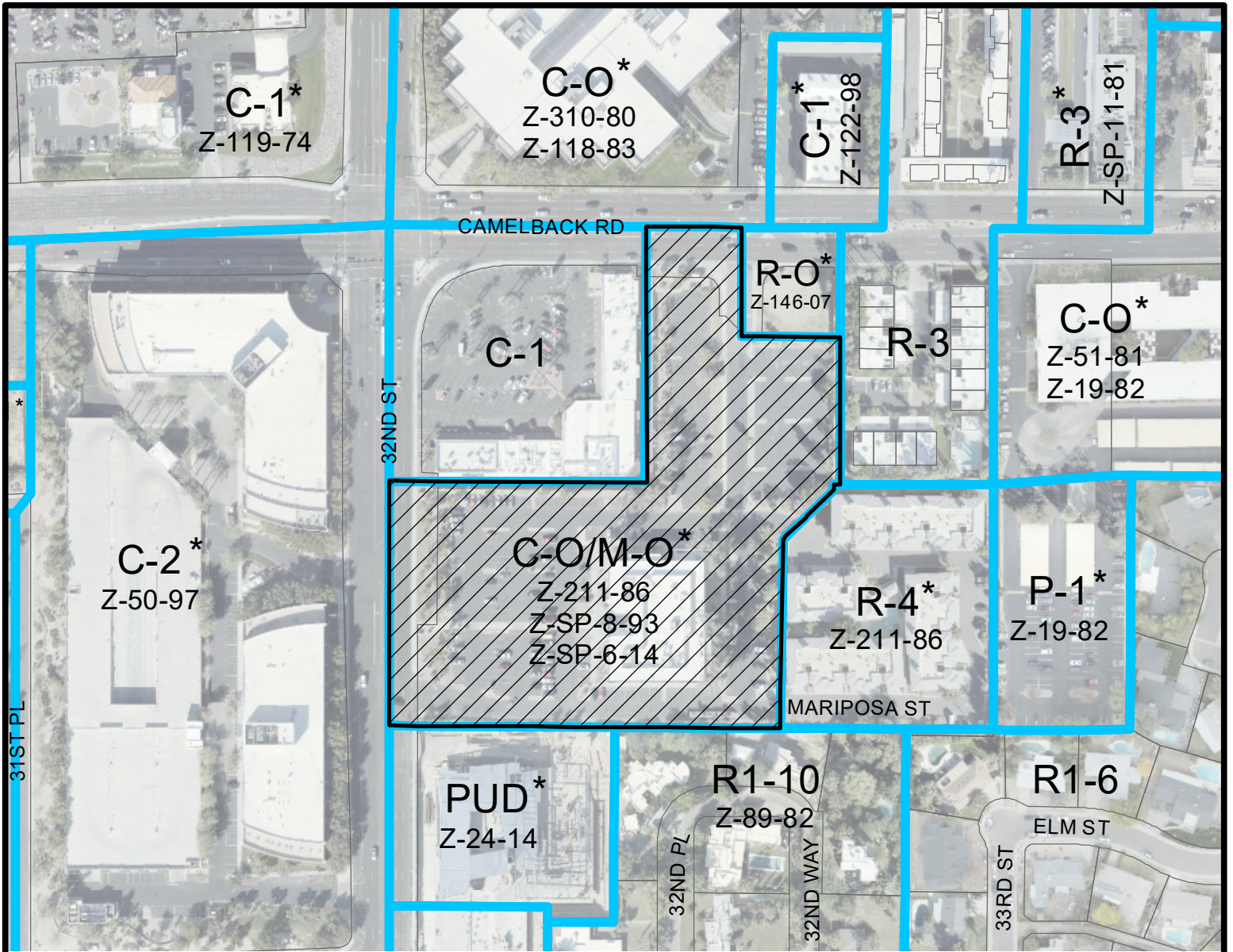


**CAMELBACK EAST VILLAGE**  
CITY COUNCIL DISTRICT: 6

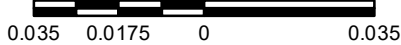


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|--|---|---|--|
| <b>APPLICANT'S NAME:</b> Ryan Companies Senior Living                                    |   | <b>REQUESTED CHANGE:</b><br>FROM: CO/MO SP ( 5.86 a.c.)<br><br>TO: PUD ( 5.86 a.c.) |  |
| <b>APPLICATION NO.</b> Z-32-19   | <b>DATE:</b> 7/3/2019<br><b>REVISION DATES:</b><br>10/8/2019   12/18/2019 |   |  |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.<br><br><b>5.86 Acres</b> | <b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b><br>QS 18-35                    | <b>ZONING MAP</b><br>H-10   |  |
| <b>MULTIPLES PERMITTED</b><br>CO/MO SP<br>PUD  | <b>CONVENTIONAL OPTION</b><br>N/A<br>147                                  |   | <b>* UNITS P.R.D. OPTION</b><br>N/A<br>N/A |

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



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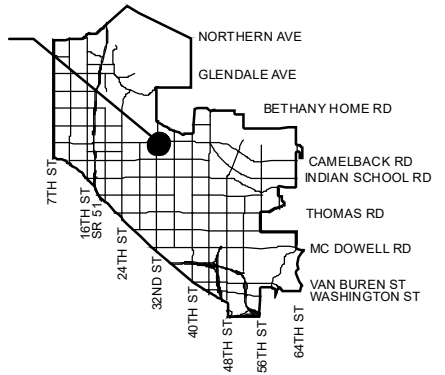


**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 6



Z-32-19



|   |  |                                    |  |
|---|--|------------------------------------|--|
| <b>APPLICANT'S NAME:</b> Ryan Companies Senior Living   |  | <b>REQUESTED CHANGE:</b>           |  |
| <b>APPLICATION NO.</b> Z-32-19  |  | <b>FROM:</b> CO/MO SP ( 5.86 a.c.) |  |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small><br><b>5.86 Acres</b> |  | <b>TO:</b> PUD ( 5.86 a.c.)        |  |
| <b>MULTIPLES PERMITTED</b>  |  | <b>* UNITS P.R.D. OPTION</b>       |  |
| CO/MO SP  |  | N/A                                |  |
| PUD   |  | N/A                                |  |
| <b>CONVENTIONAL OPTION</b>  |  | <b>* UNITS P.R.D. OPTION</b>       |  |
| N/A   |  | N/A                                |  |
| 147   |  | N/A                                |  |

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