



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-36-16-2**  
**(Union Hills Vista PUD)**  
January 25, 2017

**Paradise Valley Village Planning Committee Meeting Date:** February 6, 2017

**Planning Commission Hearing Date:** March 2, 2017

**Request From:** R1-8 (1.99 acres)

**Request To:** PUD (1.99 acres)

**Proposed Use:** Planned Unit Development to allow multifamily residential

**Location:** Northeast corner of 30<sup>th</sup> Street and Union Hills Drive

**Owner:** D. Schirripa, L. German, D. Rifley

**Applicant:** GCHI Landholdings LLC

**Representative:** Jenifer Corey, Zoning Strategies LLC

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 3.5 to 5 du/acre	
<b>Street Map Classification</b>	30 <sup>th</sup> Street	Local	30-foot east half street
	Union Hills Drive	Arterial	55-foot north half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; CERTAINTY &amp; CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></b></p> <p>The proposed development is sensitive to surrounding single-family residences, thereby warranting the reasonable levels of increased intensity required for the project.</p> <p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS, CLEAN NEIGHBORHOODS LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></b></p>			

The subject site is currently vacant. The proposed development of this parcel will greatly improve site conditions and provide new housing options in the area.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS, LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.***

The proposed detached multifamily development will provide a mix of housing and densities near commercial uses and the Paradise Valley Community College.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	R1-8
<b>North</b>	Single-Family Residential	R1-8
<b>South</b>	Single-Family Residential	R-3
<b>West</b>	Single-Family Residential	R1-8
<b>East</b>	Single-Family Residential	R1-8

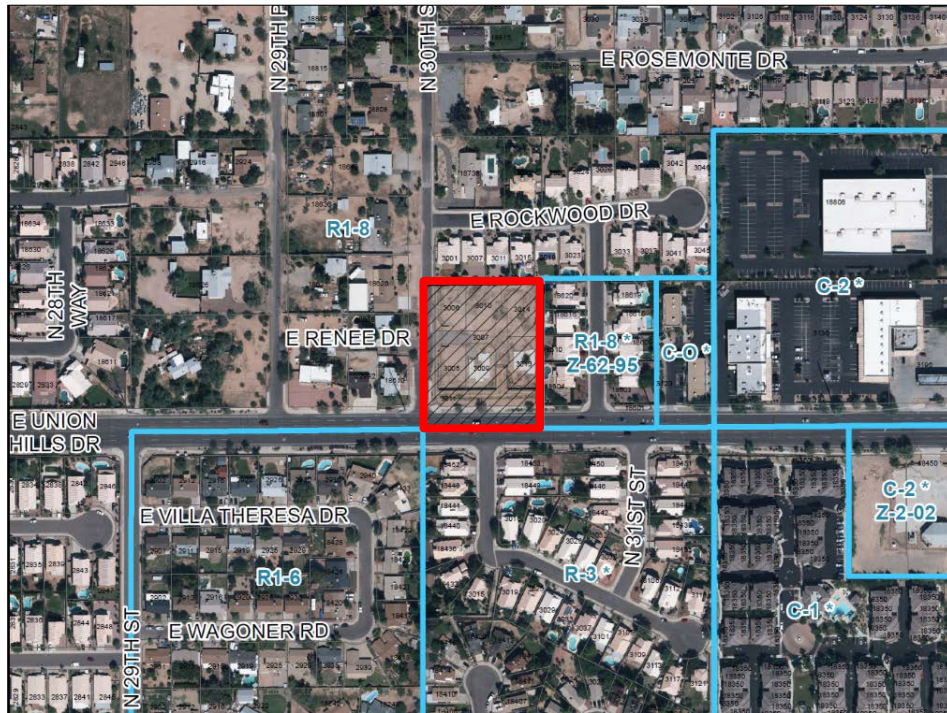
### **Background/Issues/Analysis**

#### SUBJECT SITE

1. This is a request to rezone a 1.99 acre site located at the northeast corner of 30<sup>th</sup> Street and Union Hills Drive. The request is to rezone from R1-8 (Single-family Residence District) to PUD (Planned Unit Development) to allow multifamily residential.

#### SURROUNDING USES, GENERAL PLAN & ZONING

2. The subject site is currently vacant and is zoned R1-8. Single-family residential, zoned R1-8, is located to the north, east, and west and single-family residential, zoned R-3, is located to the south of the subject site.



3. The proposal is not consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 du/acre. However, the subject site is less than 10 acres and therefore a General Plan Amendment is not required.
4. Due to the close distance of the subject site to the Paradise Valley Community College, a park and ride location, bus stops, commercial development, and State Route 51; the proposed density is appropriate in this location and will provide residents walkable access to many of these amenities.

## PROPOSAL

5. The proposal was developed using the PUD zoning designation which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is a site rezoned with standards crafted specifically for the site.

The Union Hills Vista PUD provides a framework for development within the PUD area. However, specific development projects will be required to go through the Planning and Development Department review process.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped January 18, 2017 (attached).

**List of Uses**

- Permitted Uses: Multifamily Residential
- Temporary Uses: Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.
- Accessory Uses: Accessory uses shall be subject to Section 608 of the Phoenix Zoning Ordinance. Accessory uses shall also include storage sheds.

**Development Standards**

The proposed development standards are outlined in the table below.

Standard	Proposed
Maximum Overall Site Density	10.05 du/acre
Perimeter Building Setbacks:	
North	25-foot minimum
East	5-foot minimum for south 100 feet, 25-foot otherwise
30th Street	5-foot minimum, 10-foot average
Union Hills Drive	10-foot minimum
Individual Unit Setbacks	5-foot minimum between units
Maximum Building Height	2-stories or 30 feet
Maximum Lot Coverage	35%
Accessory Building Height	Structure height may not exceed the height of the adjacent fence.

**Parking Standards**

The development of the site shall comply with the parking standards below.

Standard	Proposed
Parking per unit	2.0 spaces per unit, located in garage
Guest parking per unit	0.5 spaces per unit located within project boundaries

**Landscape Standards**

The PUD proposes landscape standards outlined in the table below.

Standard	Proposed
Perimeter Landscape Setbacks:	
North	5-foot minimum
East	5-foot minimum
30th Street	10-foot minimum
Union Hills Drive	10-foot minimum
Minimum Common Open Space	5%

	Project must include a minimum of two active amenities, or as determined to be a comparable amenity as determined by Planning and Development Department: gathering area, cooking space, or seating area.
Perimeter Planting Requirements	2-inch caliper for 50% of trees and 3-inch caliper for 25%, and 4-inch for 25% of trees to be planted a minimum 20 foot on center or in equivalent groupings.  There shall be a minimum of five 5-gallon shrubs for each tree.
Interior Street Landscaping	Interior pedestrian route shall be shaded a minimum of 50%. Shading may be a combination of landscaping and /or building shading as measured based on the summer solstice at 12:00 p.m.  Individual property entrances shall include a minimum of one 2-inch caliper tree and two 5-gallon shrubs.
Planting Requirements	Shade trees planted shall be comprised of the list included in Section 507 Tab A, Table 1 of the Phoenix Zoning Ordinance.  All onsite trees and shrubs shall incorporate a mix of low-water use desert and ornamental shrubs and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Automatic watering systems for water conservation are proposed.
Shade Requirements	The sidewalk on Union Hills Drive and 30th Street shall be shaded along 50% of frontage, excluding driveways, and visibility triangles.  An interior pedestrian path of not less than 3-foot in width shall be provided on one side of each residential block. The path shall have a minimum of 50% shading.  Shade calculations shall be based on the summer solstice at 12:00 p.m. Shade caused from a building may count towards shade calculations.

**Perimeter Walls and Fencing Standards**

The PUD proposes wall and fencing standards outlined in the table below.

Standard	Proposed
Perimeter Walls / Fences	6-foot minimum fence shall be erected along the south, west, north and east property lines.  Perimeter fencing located on Union Hills Drive with units backing up shall be located a minimum 12-foot from property line.

	Perimeter fencing located on 30th Street with units siding shall be located a minimum 15 feet from the property line.
--	---

**Lighting**

Lighting shall comply with the “Environmental Performance Standards” Section 704 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code.

**Design Guidelines and Standards**

The Union Hills Vista PUD design guidelines and standards are summarized below. All of the design guidelines can be found in the PUD Development Narrative.

The design guidelines in the PUD will create a cohesive development that complements the surrounding neighborhood. Guidelines include adding building accents, such as offsets, reveals, recesses, projections, paint, columns, and graphics. The PUD includes fence and wall design standards to provide architectural embellishments that are visually appealing, such as fence articulations and varying colors that match the housing units. In addition, design guidelines for pedestrian access within the development and to 30<sup>th</sup> Street are included.

**Signs**

All signs shall comply with Section 705 of the Phoenix Zoning Ordinance.

**Sustainability**

City enforceable standards:

1. Water conservation through the selection of drought tolerant landscaping materials.
2. Water conservation through efficient drip irrigation system.
3. Reduce heat island effect with 80% parking within covered garages.
4. Encourage recycling through the inclusion of a recycling bin to each unit.

Other standards:

1. Each home will utilize energy efficient mechanical equipment, energy star rated appliances and dual glazed windows.
2. Zero BOC interior paints, reduced flow toilets, and enhanced thermal performance of the building envelope.
3. A shaded walkway, (50% at landscape maturity) to reduce heat gain.

**MISCELLANEOUS**

7. The City of Phoenix Streets Transportation Department is requesting that the developer construct all streets within and adjacent to the site with all necessary improvements and comply with ADA accessibility standards, as per plans approved by the Street Transportations Department. This is included as a stipulation.
8. The Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. Therefore, there is a stipulation is included requiring that a Notice to Prospective

Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Deer Valley Airport.

9. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
10. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. The City of Phoenix Water Services Department has noted the proposed PUD has an existing sewer main that can potentially serve the development on 30<sup>th</sup> Street. The water main will be required to be extended from the north end of the property on 30<sup>th</sup> Street and run south on 30<sup>th</sup> Street to Union Hills Drive and connect to the existing water main on Union Hills Drive.
12. The City of Phoenix Archaeology Office has noted that no archaeological work is necessary for this project. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
13. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

### **Findings**

1. The proposed development is in conformance with several General Plan goals and policies.
2. The proposal would develop a vacant parcel for multifamily residential uses along an arterial road.
3. The proposed development will provide additional housing options located near commercial uses and within 0.25 miles of the Paradise Valley Community College.

### **Stipulations**

1. An updated Development Narrative for the Union Hills Vista 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 January 18, 2017, as modified by the following stipulations:

- a. Page 5, Land Use Plan: Change “single-family residential” to “multifamily residential”.
  - b. Page 9, List of Uses, Permitted Uses: Delete “detached only”.
  - c. Page 9, Development Standards, Individual Unit Setbacks: Add “minimum” after “5 foot”.
  - d. Page 11, Design Guidelines: Delete “Section 507 A 11.C.8 shall not apply”.
  - e. Exhibit 1, Vicinity Map: Replace the vicinity map to a version that is more clear and the road names and highways are easy to see.
  - f. Exhibit 13, Proposed PUD Standards, Allowed Uses: Change “detached residential” to “multifamily residential”.
  - g. Exhibit 13, Proposed PUD Standards, Landscape Standards: Update the landscape standards to be consistent with what is found on Page 10 in the PUD narrative.
2. 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 Street Transportation Department. All improvements shall comply with all ADA accessibility standards.
  3. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.

**Writer**

Hannah Oliver

January 25, 2017

**Team Leader**

Craig Mavis

**Attachments**

Zoning Sketch

Aerial Map

PUD Development Narrative date stamped January 18, 2017