



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-57-16-8
January 27, 2017

Village Planning Committee Meeting Date: February 7, 2017
Planning Commission Hearing Date: March 2, 2017
Request From: C-O (3.18 acres)
Request To: PUD (3.18 acres)
Proposed Use: Planned Unit Development to allow a mix of uses including retail and multi-family residential
Location: Approximately 639 feet south of the southwest corner of 44th Street and Thomas Road
Owner: Stockdale Capital
Applicant/Representative: Withey Morris PLC
Staff Recommendation: Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use (MU)	
Street Map Classification	44 th Street	Arterial	50 feet of right-of-way
<p>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS AND CORRIDORS; LAND USE AND DESIGN PRINCIPLES:</p> <p>Land Use: Locate land uses with the greatest height and most intense uses within villages cores, centers and corridors based on village character, land use needs, and transportation system capacity.</p> <p>Land Use: Plan cores, centers and corridors to include a variety of land uses.</p> <p>Design: Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking, and vehicle parking in architecturally disguised structures or underground where feasible.</p>			

Design: Promote development in cores, centers and corridors that is connected by roads and transit, and designed to encourage walking and bicycling.

The proposed mixed-use development is within the Camelback East Village Secondary Core and Gateway Employment Center, provides bicycle parking, and is in close proximity to a future Bus Rapid Transit Route on Thomas Road.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLE; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposal includes minimum standards for bicycle parking for both residential and commercial uses and requires that the parking shall be located within 100 feet of a building entry point.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.

The proposal is located in the Camelback East Village Secondary Core on an arterial street with transit services.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.

Proposal includes a requirement that a minimum of 75% of the required spaces shall be covered or located within a parking structure.

Area Plan

44th Street Corridor Specific Plan (See item #3)

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Office	C-O
North	Retail, Office	C-1 MR
South	Multi-Family Residential	PAD-15

East	Retail, Restaurants	C-2
West	Surface Parking	P-1

Background/Issues/Analysis

1. This is a request to rezone a 3.18-acre site located approximately 639 feet south of the southwest corner of 44th Street and Thomas Road from Commercial Office (C-O) to Planned Unit Development (PUD) to allow a mix of uses including retail and multi-family residential.

GENERAL PLAN / 44TH STREET CORRIDOR SPECIFIC PLAN / PUBLIC TRANSIT

2. The property is located within the Camelback East Village Secondary Core and is designated Mixed Use (MU) on the General Plan Land Use Map. The request is consistent with the MU land use designation.
3. The property is within the boundaries of the 44th Street Corridor Specific Plan (Specific Plan). The Specific Plan is a policy plan adopted in 1991 that established a framework so that development projected in the corridor would occur in a manner compatible with the many residential neighborhoods within the corridor. The Specific Plan designated the subject site as Mixed Use 1 (MU1). The Specific Plan calls for MU1 properties to have a variety of uses including retail and multi-family residential. MU1 calls for a maximum building height of 90 feet. The proposal for a mixed use building with a maximum building height of 56 feet and an allowance for building height up to 70 feet for a portion of the site towards 44th Street is consistent with the Specific Plan's recommendation.
4. The subject site is currently served by a public bus route on 44th Street. In addition, there are plans to implement a Bus Rapid Transit (BRT) route on Thomas Road as part of the Transportation 2050 program.

EXISTING CONDITIONS AND ZONING

5. The subject site is occupied by a commercial office building. To the north of the site is a 10-story office tower zoned C-1 MR and a mix of retail uses zoned C-1. To the south is a multi-family residential development zoned PAD-15. East of the site, across 44th Street, is the Arcadia Crossing shopping center zoned C-2. Immediately to the west of the site is surface parking lot zoned P-1. There is a single-family neighborhood zoned R1-6 located west of the P-1 surface parking lot.

PROPOSAL

6. The proposal was developed utilizing 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 property rezoned with standards crafted specifically for the site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

7. Below is a summary of some of the proposed standards for the development as described in the attached PUD Narrative date stamped January 27, 2017.

Development Standard	Proposed
Building Height	Maximum 56 feet, except a maximum of 70 feet is permitted within 200 feet of the east property line and may occupy no more than twenty percent (20%) of the roof area
Dwelling Unit Density	Maximum 55 du / acre
Building Setbacks	
<ul style="list-style-type: none"> • Street (east) • Interior (north / south) • Interior (west) 	50 ft. min. 15 ft. min. 60 ft. min.
Landscape Setbacks	
<ul style="list-style-type: none"> • Street (east) • Interior (west) 	10ft. min. 10 ft. min
Lot Coverage	50% max
Parking	
<ul style="list-style-type: none"> • Off-street parking 	1.5 spaces per unit (min.) 1 space per 300 square feet of commercial / retail (min.)
<ul style="list-style-type: none"> • Bicycle 	1 space every 10 residential units. 50 spaces maximum required. 1 space per every 1,000 square feet of commercial / retail space.
Open Space	
<ul style="list-style-type: none"> • Net site area 	10% min.

8. The proposed development standards provide a variety of measures to ensure an appropriate transition from the development to the existing single-family homes located on the other side of the the P-1 surface parking lot to the west. The parking lot to the west is approximately 177 feet wide. Combine this distance with the minimum building setback for the west property line (60ft min.) and there will be an area in excess of 230 feet where no building will be located.

In addition, building height in excess of 56 feet can only be developed a maximum of 200 feet from the east property line and only for a maximum of 20% of the roof area. This will limit the amount of building in excess of 56 feet and concentrate it closer to 44th Street.

9. The proposed development standards call for a pedestrian and bike friendly development. Requirements for bicycle parking, shade on sidewalks, and enhanced pedestrian crossings are included in the PUD Narrative. A stipulation has been included that requires the sidewalk on 44th Street to be detached. The detached sidewalk will contribute to the pedestrian friendly design of the project.

DESIGN GUIDELINES

10. In addition to the applicable design guidelines detailed in the Phoenix Zoning Ordinance, the PUD Narrative proposes additional design standards intended to offer increased architectural enhancements. Design guidelines detailing acceptable methods of building articulation and exterior building materials are included to ensure high-quality design. Exhibit 10 of the PUD Narrative provides conceptual elevations for the proposed multi-family development.

MISCELLANEOUS

11. 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. A stipulation has been included to address this requirement.
12. The site is within PHX traffic pattern airspace and the proposed use is commercial, retail/multifamily residential. The Aviation Department has included two stipulations if the application is approved.
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 proposal helps to implement several General Plan Land Use and Design Principles
2. The development is consistent with the General Plan Land Use Map designation of Mixed Use (MU) and the 44th Street Corridor Specific Plan designation of Mixed Use 1 (MU1).
3. Development of this scale and mix of uses is appropriate in a village core.
4. The proposal will allow for the development of additional residential and commercial uses on an existing transit line and in close proximity to a future BRT route on Thomas Road.

Stipulations

1. An updated Development Narrative for the Pinnacle 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 January 27, 2017 as modified by the following stipulations.
 - a. Revise commercial parking on page 17 to read as follows:
 - Off street parking:
 - o 1 space per 300 square feet commercial
 - o 1 space per 50 square feet restaurant (including outside dining/sales) exclusive of kitchen, rest rooms, storage, etc.
2. The sidewalk along 44th Street shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along either side of the sidewalk, as approved by the Planning and Development Department.
3. 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.
4. The developer 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 (PHX) to future owners or tenants of the property.

5. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the Federal Aviation Administration (FAA). If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
6. 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.

Writer

J. Bednarek

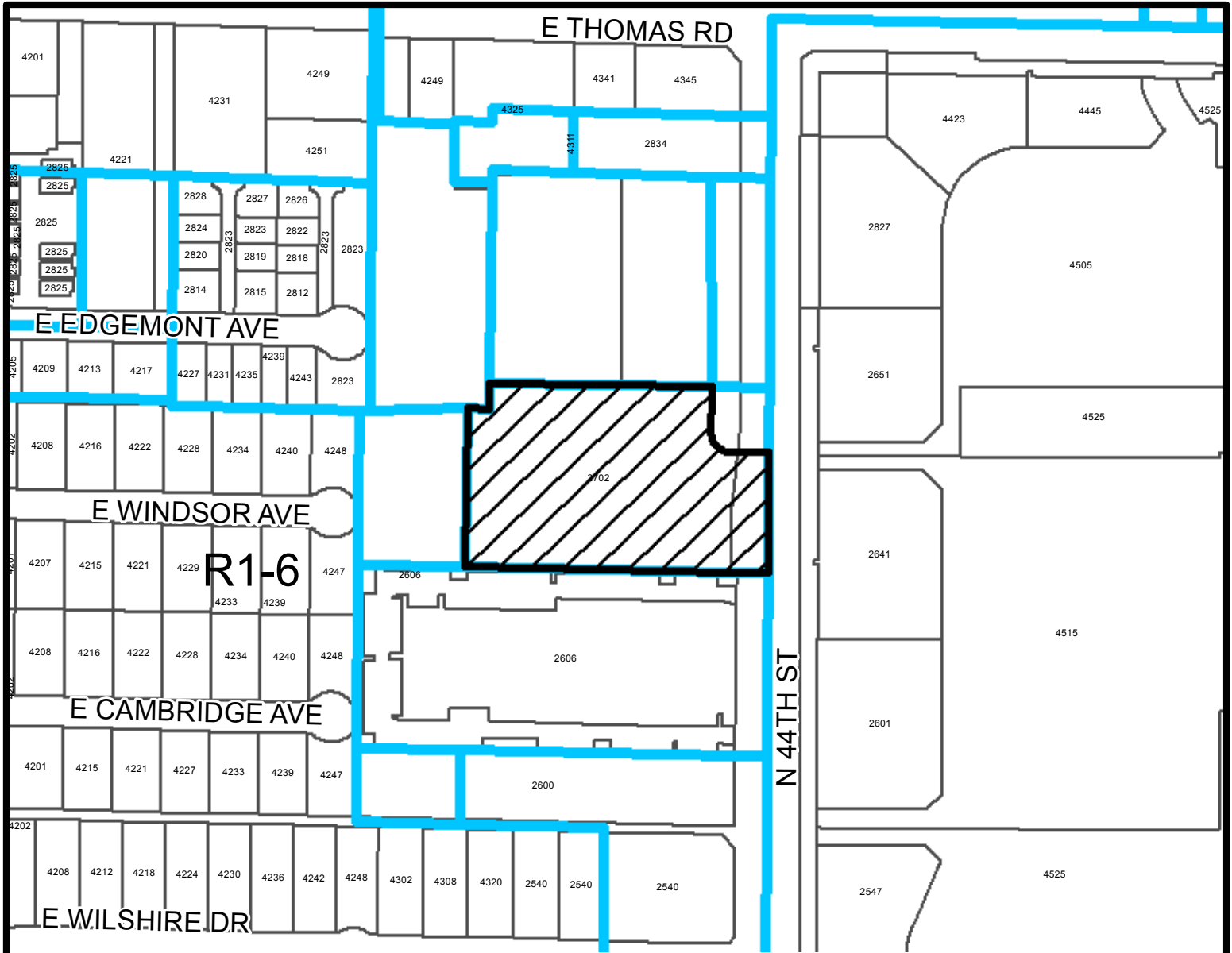
January 27, 2017

Exhibits

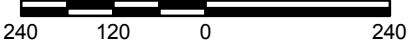
Zoning sketch

Aerial

PUD Narrative date stamped January 27, 2017



Feet



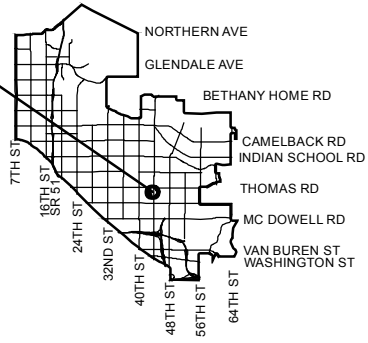
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 8



City of Phoenix

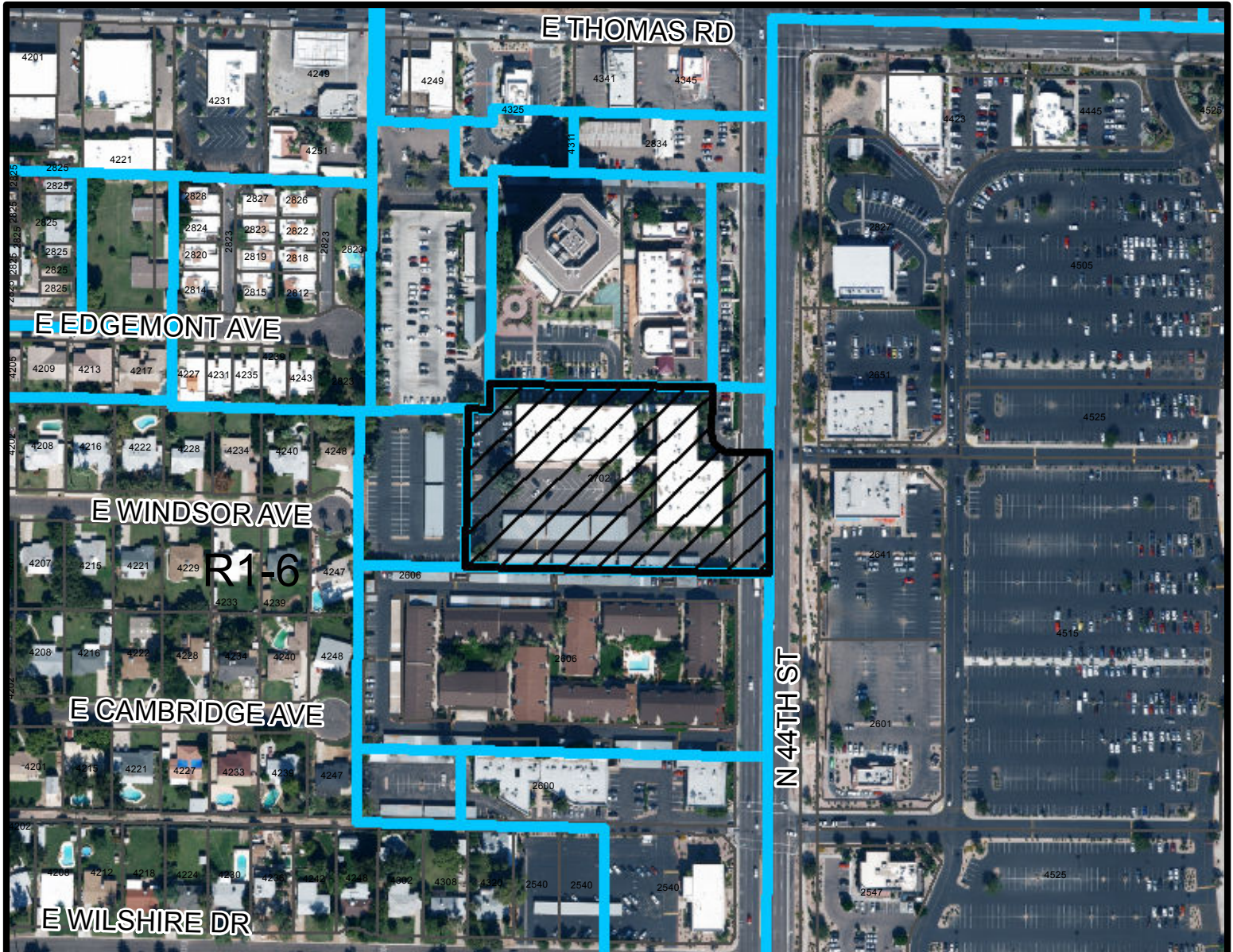
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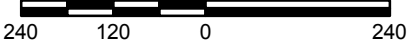


APPLICANT'S NAME: George Pasquel III - Withey Morris PLC		REQUESTED CHANGE: FROM: C-O, (3.18 a.c.) TO: PUD, (3.18 a.c.)	
APPLICATION NO. Z-57-16	DATE: 10/3/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.18 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 14-37	ZONING MAP G-10	
MULTIPLES PERMITTED C-O PUD	CONVENTIONAL OPTION N/A 175	* UNITS P.R.D. OPTION N/A 175	

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



Feet



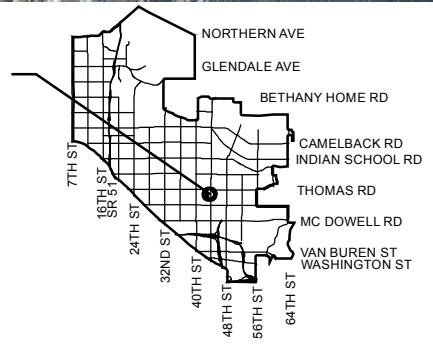
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