



**City of Phoenix**  
 Planning Department

**Staff Report Z-14-08-4**  
 April 15, 2008

**Camelback East Village Planning Committee Meeting Date** Chose not to review  
**Zoning Hearing Officer Date** April 21, 2008  
**Request From:** R-5 (6.90 Acres)  
**Request To:** R-4A (6.90 Acres)  
**Proposed Use** Multifamily residential, condominiums  
**Location** Northwest corner of 15th Street and Highland Avenue  
**Owner** Tony LaRuffa  
**Applicant/Representative** Earl, Curley & LaGarde  
 Kirste Kowalsky  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		15+ dwellings per acre	
<b>Street Map Classification</b>	Highland Avenue	Local	30 feet, north half
	Pierson Street	Local	25 feet, south half
	15th Street	Local	25 feet, west half
<p><b>LAND USE ELEMENT, GOAL 9: Policy 2 – Within each village, residential land use should be designated in at least four of the seven residential categories and at least one of those categories should be for 10 to 15 or 15+ dwelling units per acre.</b></p> <p>The proposal, on a site adjacent to the Primary Core, offers density compatible with Core development and with the zoning pattern of the surrounding area.</p> <p><b>LAND USE ELEMENT, GOAL 9: Policy 2 – A broader range of housing types and price ranges within the village will attract employers and help stabilize school and recreation facility demands. Opportunities for both owner and renter housing in various prices, housing types, densities, and sizes provide greater opportunities for residents to remain in the village close to their families, friends and jobs.</b></p> <p>The proposal provides a high density housing type for ownership in an area that has not had new housing investment for many years.</p>			

**NEIGHBORHOOD ELEMENT, GOAL 2 Compatible Neighborhood Development – 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.**

The site is designated for greater than 15 dwelling units per acre by the General Plan. The surrounding area is developed with low and high density multi-family uses and some single family uses.

**NEIGHBORHOOD ELEMENT, GOAL 2 – Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporate adequate development standards to prevent negative impact(s) on the residential properties. Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.**

The design of the proposed buildings and landscape are sensitive to the scale and character of surrounding multi-family properties. The perimeter of the site offers a pleasant environment to the pedestrian.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Multi-family residential	R-5
<b>North</b>	Commercial	C-2
<b>South</b>	Multi-family residential	R1-6, R-4
<b>East</b>	Multi-family residential	R-3, R-5
<b>West</b>	Single and multi-family residential	R-4

Multi-Family		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	N/A	6.90
Total Number of Units	315, 360 with bonus	285
Density	45.68, 52.20 with bonus	43.23 dwellings per acre
Lot Coverage	50%	*Not met – 55%
Building Height/Stories	48 feet/4 stories	*Not met - 56
Front	20 ft	Met – 20 ft
Side	5 ft	Met – 7 ft 6 inches
Landscaping		
Perimeter	20 ft adjacent to public street; 10 ft adjacent to property line	Met – 20 ft *Not met – 7 ft 6 inches
Open space	5%	Met - 13%
Amenities	2 amenities	Pool, spa, BBQ, seating areas
Parking	455	Met – 541

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

1. The site was the subject of a rezoning request in 2006 (Z-134-06-4) in which the parcel was rezoned from R-4 (multi-family residential) to R-5 (multi-family residential). The R-5 district allows multi-family residential and some limited commercial uses. The R-5 portion of the ordinance allows a maximum of 56 feet in height, a provision desired by the applicant for this project. In order to restrict the use to multi-family residential, there was a community preference indicated to utilize the R-4A district, which allows a commensurate density as R-5, but no commercial uses. However, at the time of the request, the R-4A district restricted height to a maximum of 48 feet and had a provision stating that this requirement could not be varied by the Board of Adjustment. The applicant agreed to return to the rezoning process with a request to zone the property to R-4A if the R-4A section of the ordinance was amended to remove the language denying the ability to pursue variance relief for the height.
2. No changes are proposed to the project submitted and approved for zoning with case Z-134-06-4. The stipulations of approval provided below are verbatim from the case approved by City Council on June 20, 2007. Please refer to the staff recommendation for Z-134-06-4 for more information.

### **Findings**

1. The proposal for R-4A is consistent with the previously approved proposal for R-5 on the subject property.
2. Development of high density residential at this location is consistent with the General Plan Land Use Map designation of 15+ dwellings per acre, and the adjacent high density zoning districts.
3. The proposed development will contribute to the range of housing choice in the Camelback East Village.
4. The proposed development lies just west of the Core Gradient as identified in the Camelback East Primary Core Specific Plan.

### **Stipulations**

1. That the development be in strict conformance to the site plan and elevations date stamped April 10, 2007, with a maximum height of 52 feet, subject to obtaining a variance, and the canopy locations exhibit date stamped December 21, 2006, as may be approved or modified by the Development Services Department, with specific regard to:
  - colors and materials utilized to provide relief on all elevations
  - design elements utilized to screen the first level of parking shall be a continuation of the window designs of units on higher floors
  - the number of resident pedestrian access points to/from the building

2. That except for screening required for parking areas on the western and southern portions of the site, a solid perimeter wall shall be prohibited.
3. That the sidewalk along Highland Avenue shall be detached and that desert adapted shade trees, a mix of 2- and 3-inch caliper shall be planted between the curb and the sidewalk.
4. That the mature trees along the northern and eastern property lines shall be retained in place as may be approved or modified by the Development Services Department.
5. That trees, the foliage of which provides screening year round, in the landscaped area/planters along the western property line shall be a minimum 3-inch caliper.
6. That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, as revised December 6, 2006, which have been reviewed and approved by the City Attorney.
7. That prior to preliminary site plan approval, the land owner shall execute a Proposition 207 waiver of claims utilizing the provided template. The waiver shall be recorded with the Maricopa County's Recorder's Office and a copy shall be provided to the Development Services and Planning Department for the case files.

**Writer**

K. Coles

3/11/2008

JB

**Attachments**

Sketch map

Aerial

Site plan (4/10/07), 1 page

Elevations (4/10/07), 1 page

Photo simulation (12/18/06), 1 page

Canopy Locations, west elevation (12/21/06), 1 page

