



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

October 11, 2024

Stephen Anderson
Gammage & Burnham, PLC
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004

**Re: Administrative Review of Willowick PUD (Z-9-20-6) Southwest corner of
16th Street and Colter Street**

Dear Mr. Anderson:

Thank you for your letter dated September 23, 2024, requesting an administrative review to the Willowick Planned Unit Development. You requested confirmation that the proposed site plan dated August 20, 2024, conforms to the current PUD approval for this site, pursuant to Section 671.E.3.a of the Zoning Ordinance. The Willowick PUD was approved on March 3, 2021, in Case No. Z-9-20-6. A revised site plan, date stamped March 30, 2023, for the PUD was approved on June 28, 2023, in Case No. PHO-1-23--Z-9-20-6.

Density. The approved density for the Willowick PUD is 68.7 dwelling units per acre, or 237 units. The proposed site plan dated August 20, 2024, shows 237 units.

Building Height. The approved height for the Willowick PUD is 65 feet. The site plan date stamped March 30, 2023, showed a height of four stories, with no height by feet, but did not amend Exhibit 12: Building Height. The proposed site plan dated August 20, 2024, shows a height of 5 stories/56 feet-8 inches, which is below the approved 65-foot height limit.

Garage Height. The approved height for the Willowick PUD is 65 feet. The March 30, 2023, site plan showed a height of six levels/60 feet. The proposed site plan dated August 20, 2024, shows a height of 6 levels/55 feet-4 inches, which is below the PUD's approved 65-foot height limit.

External Open Space and Ground Floor Communal Uses. The site plan date stamped March 30, 2023, called out no ground floor uses, depicting only a small courtyard leading to an interior leasing office. The proposed site plan dated August 20, 2024, depicts a large external courtyard surrounded by community spaces, as well as a retail space, with a linear external open space connecting these uses. The external open space in the Willowick PUD Exhibit 16a is 5,000 square feet, while the external open space in the proposed site is 7,750 square feet. The total communal and external open space in the Willowick PUD Exhibit 16a is 15,706 square feet, and the total communal and external open space in the proposed site plan is 15,760 feet, which is an increase of external open space.

Section 671.E.3.a of the Phoenix Zoning Ordinance allows the Planning and Development Department to administratively approve modifications to site plans and/or elevations that result in one or more of the following: (1) an increase in building height less than five percent; (2) any change in density less than five percent; (3) a change in building or landscape setbacks less than five percent; (4) any increase in open space; (5) any change in traffic circulation that positively impacts traffic circulation or increases traffic or pedestrian safety; or (6) an increase in building footprint less than five percent. After review of your request, I have determined that an administrative review is appropriate since as depicted on the proposed site plan dated August 20, 2024, the building height has not increased; there was no change in density, building or landscape setbacks; there was an increase in open space; no change in traffic circulation and no increase in the building footprint.

Should you have any questions, please contact the Camelback East Village Planner, John Roanhorse, at john.roanhorse@phoenix.gov or 602-261-8817.

Sincerely,



Tricia Gomes
Planning and Development Deputy Director

Attachment

Letter dated September 23, 2024, from Gammage & Burnham

c: John Roanhorse, Camelback East Village Planner
File

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

Stephen W. Anderson
sanderson@gblaw.com

TELEPHONE (602) 256-0566
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE
(602) 256-4422

September 23, 2024

Via Email: (tricia.gomes@phoenix.gov)

Ms. Tricia Gomes
Zoning Administrator
Planning Department
City of Phoenix
City Hall
200 W. Washington Street, 3rd Floor
Phoenix, AZ 85003

Re: SWC 16th Street and Colter – Willowick PUD

Dear Ms. Gomes:

We represent Lincoln Property Company, which plans to redevelop the vacant property at the southwest corner of 16th Street and Colter in the City of Phoenix. The purpose of this letter is to seek your administrative approval and confirmation that Lincoln's proposed site plan conforms to the current PUD approval for this site, pursuant to Section 671.E.3.a of the Zoning Ordinance. I have enclosed a copy of Lincoln's site plan here as **Exhibit 1**.

The City approved the Willowick PUD on March 3, 2021, in Case No. Z-9-20-6. The City approved a revised site plan, date stamped March 30, 2023, for the PUD on June 28, 2023, in Case No. PHO-1-23 – Z-9-20-6. Lincoln's goal is to improve the site plan to reflect its design intent for this site while doing so in a manner that conforms to current PUD approval and stipulations. Our KIVA # is 24-691, and our Team Leader is David Goodman.

Density. The approved density for the Willowick PUD is 68.7 dwelling units per acre, or 237 units. Lincoln's site plan shows 237 units. Because Lincoln's proposed density matches the PUD's approved density, you are authorized to administratively approve Lincoln's site plan modification pursuant to Section 671.E.3.a.2.

Building Height. The approved height for the Willowick PUD is 65 feet, as reflected by Table 1, the Development Standards of the PUD, as well as Exhibit 12 to the PUD. There is no height by stories listed in Table 1 or Exhibit 12. The March 30, 2023 site plan illustrates a height of four stories, with no height by feet listed, but did not amend either Table 1 or Exhibit 12. Lincoln's site plan lists a height of 5 stories, to a height of 56 feet-8 inches, which is below the approved 65 foot height limit. Because Lincoln's height is below the PUD's approved height limit, you are authorized to administratively approve Lincoln's site plan modification pursuant to Section 671.E.3.a.1.

Garage Height. The approved 65 foot height limit for the Willowick PUD also applies to the Willowick parking structure; there is no separate height limit for parking structures identified in either Table 1 or Exhibit 12. The March 30, 2023 site plan illustrates a height of six levels at 60 feet. Lincoln's site plan also shows a height at 6 levels, but at a height of 55 feet-4 inches, below the PUD's approved 65 foot limit. Because Lincoln's height is below the PUD's approved height limit, here again you are authorized to administratively approve Lincoln's site plan modification pursuant to Section 671.E.3.a.1.

External Open Space and Ground Floor Communal Uses. Lincoln's site plan meets and exceeds the PUD in terms of the ground floor face we will present to 16th Street. The original PUD depicted ground floor uses on Exhibits 10 and 16a, specifically a clubhouse, retail space, and bike storage space, and an external open space area in front of the retail space. The March 30, 2023 site plan called out no ground floor uses, depicting only a small courtyard leading to an interior leasing office. The Lincoln site plan depicts a large external courtyard surrounded by community spaces, as well as a retail space, with a linear external open space connecting these uses. Lincoln has analyzed Exhibit 16a of the PUD and its site plan; our two pages of analysis are attached here as **Exhibit 2**. The external open space in Exhibit 16a is 5,000 square feet, while the external open space in the Lincoln site plan is 7,750 square feet, a significant increase. The total communal and external open space in Exhibit 16a is 15,706 square feet, and the total communal and external open space in the Lincoln site plan is 15,760 feet, larger than Exhibit 16a. Because Lincoln's external open space is significantly larger than the PUD's approved external open space, you are authorized to administratively authorized to approve Lincoln's site plan modification pursuant to Section 671.E.3.a.4.

Lincoln's site plan proposes no meaningful modifications to the other items listed in Section 671.E.3.a, including setbacks (subsection 3), traffic circulation (subsection 5), and building footprint (subsection 6).

We would appreciate it if you could issue an administrative approval to us for Lincoln's revised site plan for the Willowick PUD pursuant to Section 371.E.3.a, specifically approving our density, building height, garage height, and external open space and ground floor communal uses. Thank you for your consideration of this request.

Sincerely,

GAMMAGE & BURNHAM

By

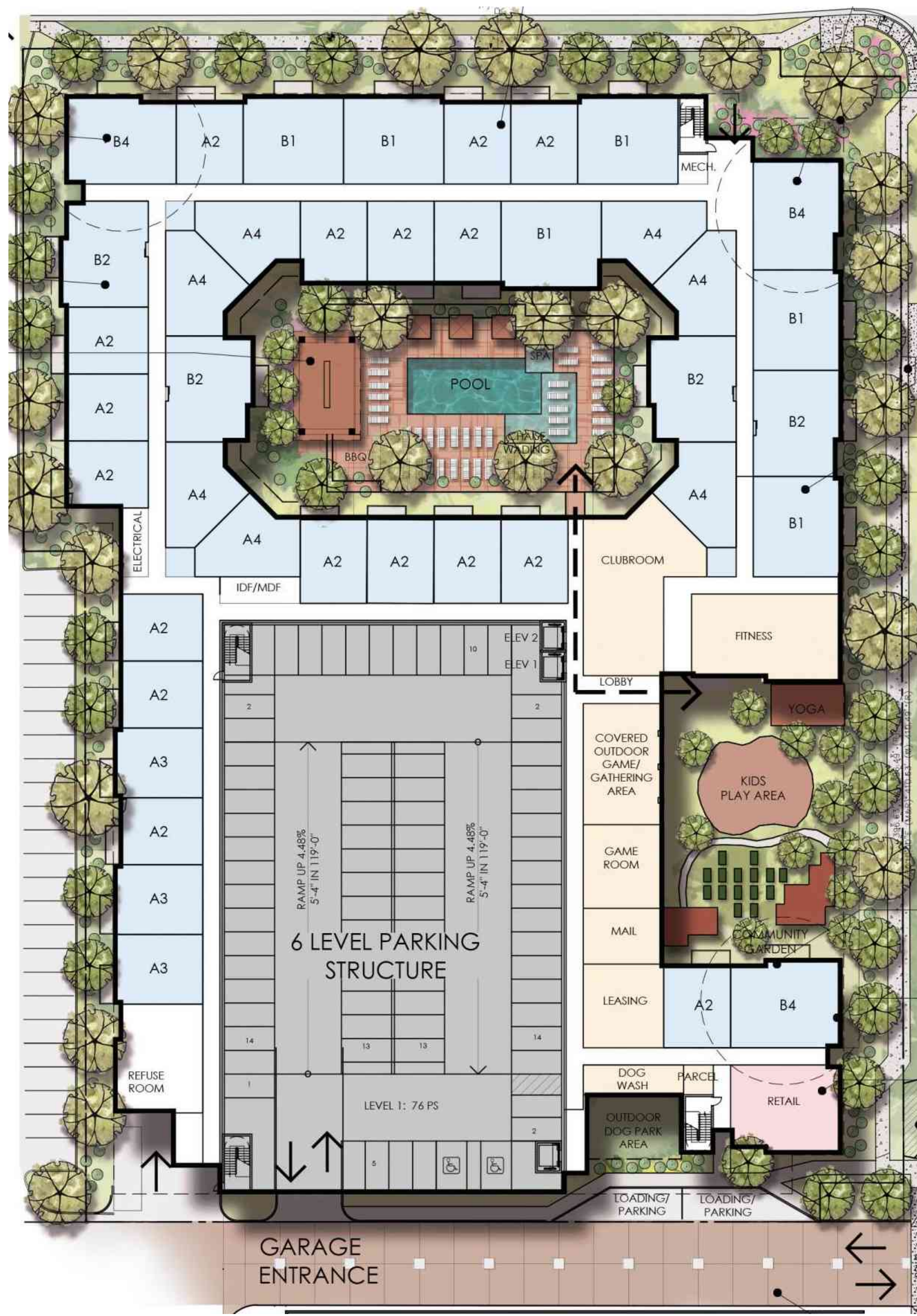


Stephen W. Anderson

SWA/bbb

Attachments

Exhibit 1



SHEET INDEX

ARCHITECTURAL:

- A0 COVER SHEET
- A1 CONTEXT A PHOTOGRAPHS
- A2 CONTEXT B PHOTOGRAPHS
- A3 CONTEXT C PHOTOGRAPHS
- A4 CONTEXT D PHOTOGRAPHS
- A5 CONTEXT E PHOTOGRAPHS
- A6 CONTEXT F PHOTOGRAPHS
- A7 CONCEPTUAL SITE PLAN
- A8 LEVEL 1 & 2 FLOOR PLANS
- A9 LEVEL 3 & 4 FLOOR PLANS
- A10 LEVEL 5 & 6 FLOOR PLAN

PROJECT

APARTMENTS SWC 16th ST. AND COLTER RD.

PHOENIX, AZ

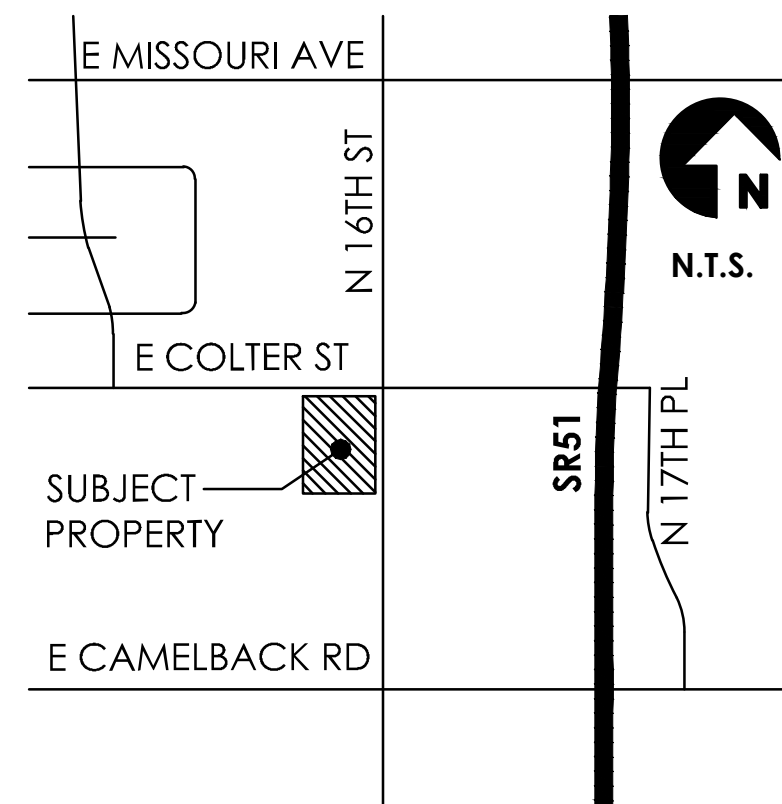
Project No. 24-2004-01
 Project Log No.

Date MAY 13, 2024

PRE-APPLICATION OPTION #1 SUBMITTAL

Client:
LINCOLN PROPERTY COMPANY
 3131 E. CAMELBACK ROAD, SUITE 318
 PHOENIX, AZ 85016
 480.371.6131

VICINITY



CONSULTANTS

Architectural:
 Todd & Associates, Inc.
 4019 N. 44th St.
 Phoenix, AZ 85018
 (602) 952-8280
 (602) 952-8995 FAX
 Scott Garvin

NOTES

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 APARTMENTDISCLAIMER

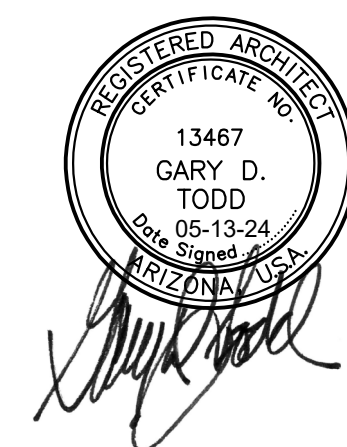
KIVA NO:
 SDEV:
 ZONING MAP: H-9
 QS NO: 19-30

TODD + ASSOCIATES
 4019 NORTH 44TH ST., PHOENIX, AZ 85018
 602-952-8280 / TODDASSOC.COM
 24-2004-01

Lincoln
 bh

APARTMENTS AT THE SW CORNER OF 16TH ST. & COLTER ST.
 PHOENIX, AZ
 PRE-APPLICATION OPTION #1 SUBMITTAL
 05/13/2024

COVER SHEET
 Preliminary Not For Construction



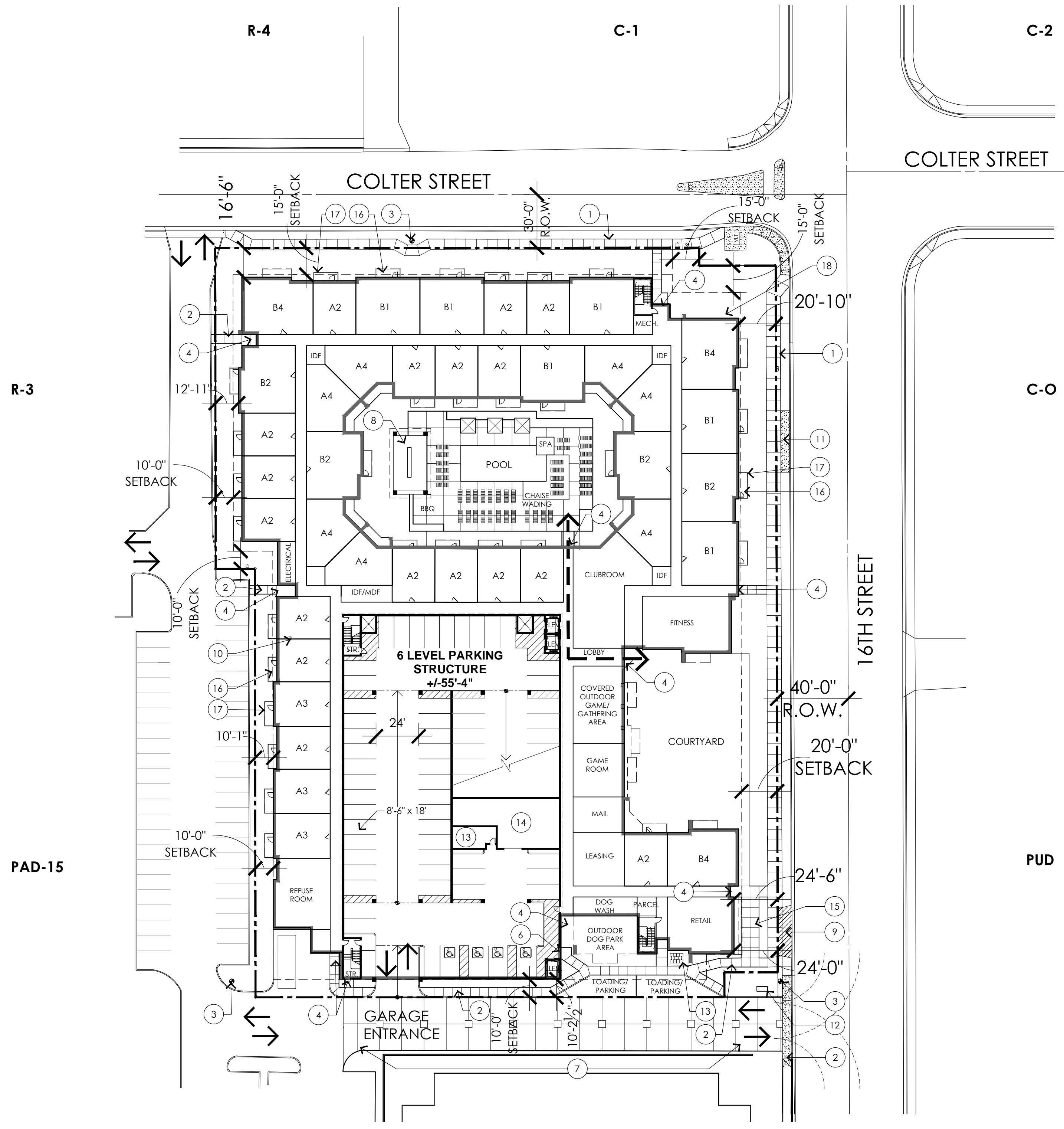
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KEYNOTES

1. NEW DETACHED SIDEWALK
2. NEW CONCRETE SIDEWALK
3. EXISTING FIRE HYDRANT TO REMAIN
4. BUILDING ENTRY/EXIT LOCATION
5. VEHICLE ENTRY/EXIT AT PARKING GARAGE
6. PEDESTRIAN ENTRY/EXIT AT PARKING GARAGE
7. NEW ENHANCED DRIVEWAY WITH EXISTING ISLANDS REMOVED
8. SHADE RAMADA
9. CURRENT DRIVE ENTRY TO BE REMOVED
10. EXISTING FIRE HYDRANT TO BE REMOVED
11. EXISTING BUS STOP TO REMAIN
12. EXISTING MONUMENT SIGN TO REMAIN, OWNED BY ADJACENT PROPERTY
13. BIKE PARKING
14. MAINTENANCE ROOM
15. RETAIL PLAZA WITH INCREASED LANDSCAPE SET BACK
16. CONCRETE PATIO SLAB
17. EDGE OF CANTILEVERED BALCONY ABOVE
18. CORNER FEATURE

SYMBOLS

- PROPERTY LINE
- FIRE LANE TO HAVE RED PAINTED CURB WITH WHITE LETTERS
- FIRE TRUCK TURNING RADIUS INSIDE TURNING RADIUS 28'-0" MIN. OUTSIDE TURNING RADIUS 48'-0" MAX.
- ACCESSIBLE PARKING SPACE
- TRANSFORMER
- FIRE HYDRANT
- NEW F.D.C. CONNECTION
- BICYCLE PARKING



UNIT MIX

UNIT TYPE	#DU	RATIO (%)
A 1BR/1BA	161	68
B 2BR/2BA	76	32
TOTAL	237	100.0

LOT COVERAGE

MAXIMUM ALLOWED LOT COVERAGE:	75%
PROVIDED:	74.9%
BUILDING:	94,090 SF
RAMADA:	665 SF
TOTAL BLDG SF:	94,782 SF
TOTAL BLDG SF ÷ NET LOT SF	(94,782 SF ÷ 126,370 SF)

OPEN SPACE:

MINIMUM REQUIRED:	5% OF GROSS AREA
PROVIDED:	(0.05 x 150,282 SF = 7,514.1 SF)
	6.30% OF GROSS AREA
	(94,782 SF ÷ 150,282 SF)
OPEN SPACE AT GROUND LEVEL:	55,500 SF

PARKING

REQUIRED PARKING:

UNIT TYPE	REQ. P.S.
A 1BR/1BA (1.5 P.S./D.U. x 161 D.U.)	= 242 P.S.
B 2BR/2BA (1.5 P.S./D.U. x 76 D.U.)	= 114 P.S.
TOTAL REQUIRED PARKING:	356 P.S.

REQUIRED UNRESERVED PARKING:

UNIT TYPE	REQ. P.S.
A 1BR/1BA (0.5 P.S./D.U. x 161 D.U.)	= 81 P.S.
B 2BR/2BA (0.5 P.S./D.U. x 76 D.U.)	= 38 P.S.
TOTAL UNRESERVED PARKING:	119 P.S.

NOTE:
UNRESERVED PARKING SPACES ARE INCLUDED IN THE TOTAL REQUIRED PARKING COUNT.
(356 P.S. REQ'D - 119 UNRESERVED P.S. = 237 RESERVED P.S.)

PROVIDED PARKING:

STANDARD GARAGE PARKING SPACES:	378 P.S.
ACCESSIBLE GARAGE PARKING:	12 P.S.
(378 P.S. x 0.02 = 8 ACCESSIBLE SPACES REQUIRED)	
TOTAL PROVIDED PARKING:	392 P.S.

NOTE: PARKING STRUCTURE (6 LEVELS: 1 AT GRADE AND 5 ABOVE)

BICYCLE PARKING:

REQUIRED BICYCLE PARKING:	0.25 P.S. PER UNIT, MAXIMUM OF 50 SPACES
PROVIDED BICYCLE PARKING:	50 P.S.

SITE AREA

ASSESSOR PARCEL #	APN 162-12-009
TOTAL SITE GROSS AREA	±150,282 SF, ± 3.45 AC
TOTAL SITE NET AREA	±126,370 SF, ± 2.90 AC

PROJECT DESCRIPTION
THIS PROJECT IS A MULTI-FAMILY DEVELOPMENT LOCATED AT THE SWC OF 16th STREET AND COLTER ROAD. PROJECT CONSISTS OF 243 UNITS ON 2.90 GROSS ACRES. BUILDING WILL CONSIST OF 5 STORIES OF RESIDENTIAL WRAPPING 6 LEVELS OF PARKING. UNITS CONSIST OF 1-BEDROOM, AND 2-BEDROOM UNITS.

GENERAL BUILDING CODE ANALYSIS:

PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
OCCUPANCIES:	
RESIDENTIAL:	R-2 TYPE IIIA CONSTRUCTION
PARKING STRUCTURE:	S-2 TYPE I CONSTRUCTION
FIRE SPRINKLER SYSTEM:	NFPA 13

ZONING

EXISTING:	PUD
	CASE 7-9-20-6
	APPROVED 3-3-2021 PUD

DENSITY

PUD	
MAXIMUM ALLOWED DENSITY	68.7 DU/AC (GROSS)
PUD ACREAGE:	3.45 AC (GROSS)
PROPOSED 237 D.U.	68.7 D.U. / AC (GROSS)

MINIMUM LOT SIZE
PHOENIX ZONING ORDINANCE SECTION 631.8.2: "FOR ANY SITE DEVELOPMENT IN EXCESS OF FOUR STORIES OR FIFTY-SIX FEET, THERE SHALL BE A LOT AREA OF NOT LESS THAN FOUR HUNDRED FIFTY SQUARE FEET FOR EACH DWELLING UNIT, THREE HUNDRED SQUARE FEET FOR EACH EFFICIENCY APARTMENT OR ROOMING UNIT, AND TWO HUNDRED SQUARE FEET FOR EACH GUEST ROOM."

REQUIRED MIN. LOT SIZE:
161 ONE BEDROOM APARTMENTS 161 x 450 SF = 72,450 SF
76 TWO BEDROOM APARTMENTS 76 x 450 SF = 34,200 SF
TOTAL REQUIRED: 106,650 SF

LOT AREA PROVIDED: 150,282 SF

BUILDING HEIGHT

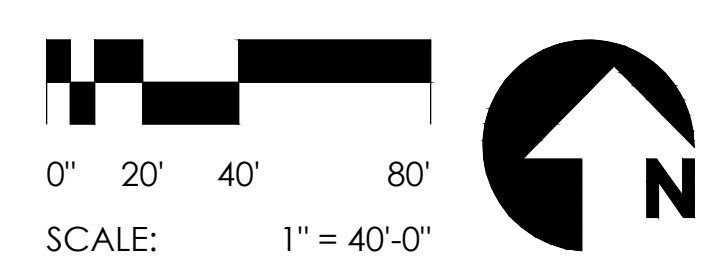
MAXIMUM ALLOWED:	65"
PROPOSED RESIDENTIAL STRUCTURE: (5 STORIES) +/-56'-8"	
PROPOSED PARKING STRUCTURE: (6 LEVELS) +/-55'-4"	

BUILDING DEFINITION:
"THE VERTICAL DISTANCE MEASURED FROM THE HIGHER OF THE NATURAL GRADE OR THE FINISHED GRADE LEVEL ESTABLISHED BY THE PLANNING & DEVELOPMENT DEPARTMENT TO THE HIGHEST LEVEL OF THE ROOF SURFACE OF FLAT ROOFS; OR THE MEAN HEIGHT BETWEEN EAVES AND RIDGE OR GABLE, GAMBREL OR HIP ROOF."

SETBACKS

	REQ.	PROV.
16th ST. EAST BLDG. SETBACK	20'	MIN. 20'
COLTER RD. NORTH BUILDING SETBACK	15'	MIN. 15'
SOUTH BUILDING SETBACK	10'	MIN. 10'
WEST BUILDING SETBACK	10'	MIN. 10'

KIVA NO:
SDEV:
ZONING MAP: H-9
QS NO: 19-30

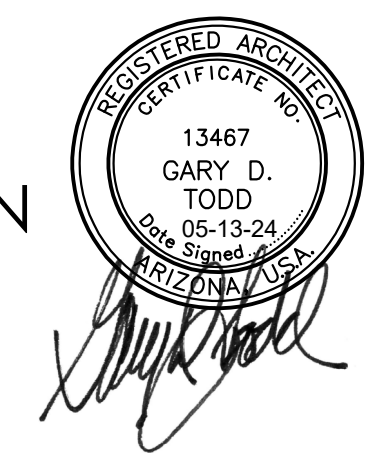


TODD + ASSOCIATES
602-952-8280 / TODDASSOC.COM
24-2004-01

Lincoln
bh.

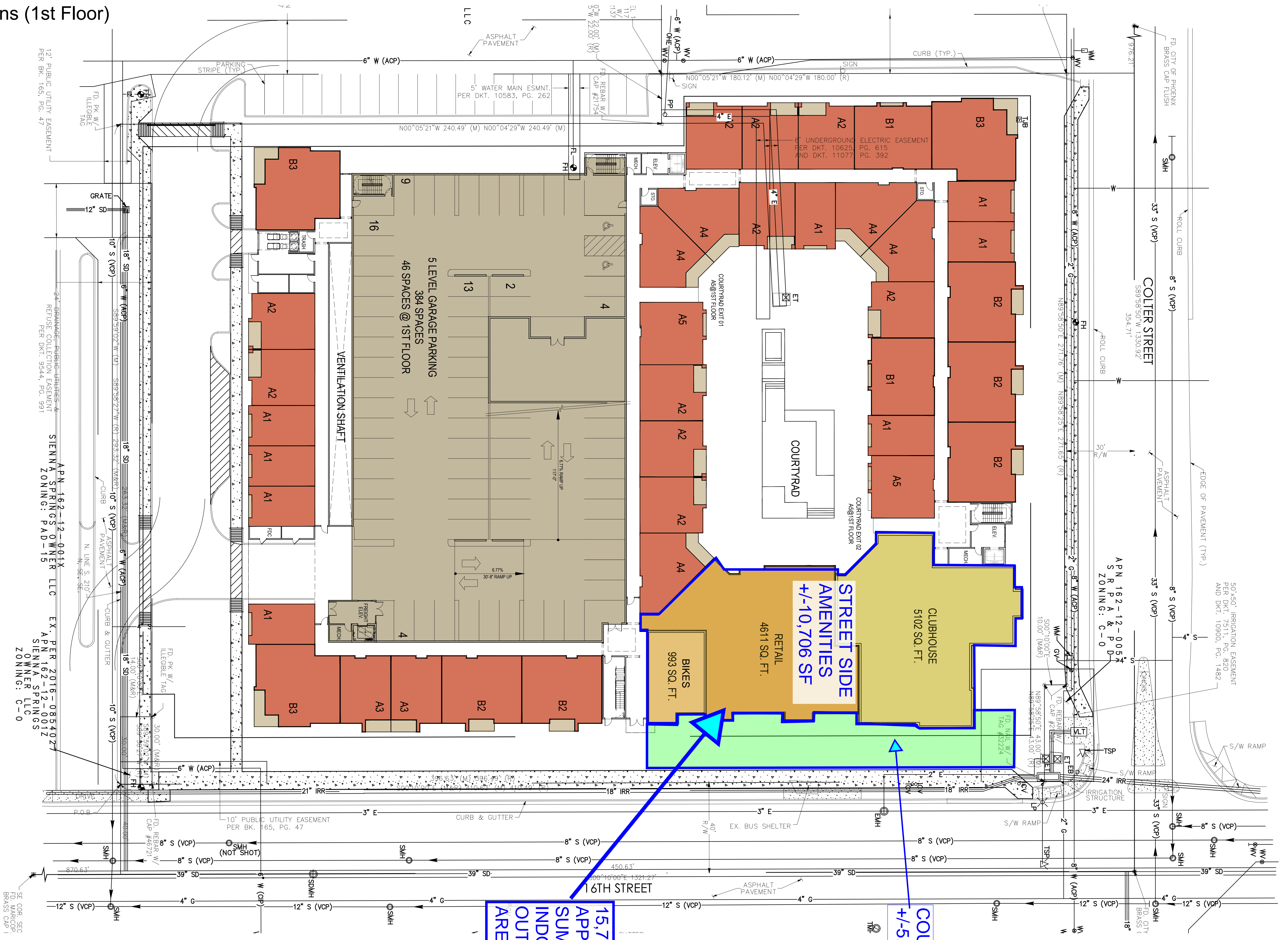
APARTMENTS AT THE SW CORNER OF 16TH ST. & COLTER ST.
PHOENIX, AZ
PRE-APPLICATION OPTION #1 SUBMITTAL
08/20/2024

CONCEPTUAL SITE PLAN
Preliminary Not For Construction



A7

Exhibit 2



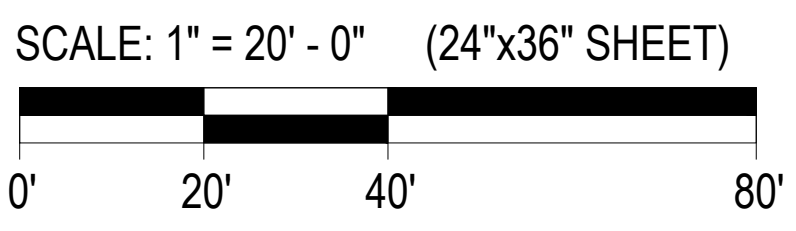
TAI 8-22-2024
STREETSIDE AMENITY
COMPARISON

15,706 SF
APPROXIMATE
SUM OF
INDOOR/
OUTDOOR
AREA

COURTYARD
+/-5,000 SF

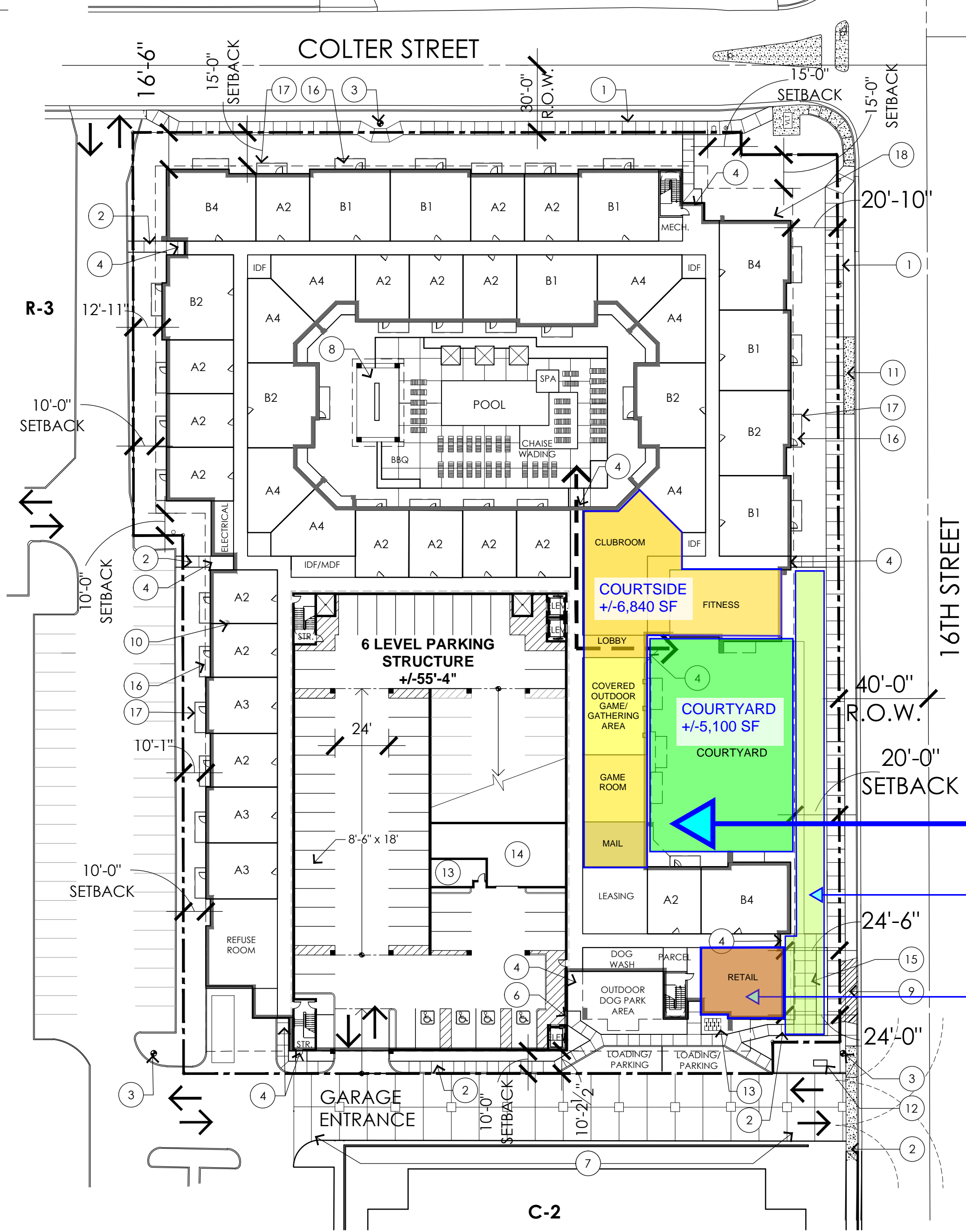
STREET SIDE
AMENITIES
+/-10,706 SF

BUILDING FLOOR PLAN - FIRST FLOOR PLAN



KEYNOTES

1. NEW DETACHED SIDEWALK
2. NEW CONCRETE SIDEWALK
3. EXISTING FIRE HYDRANT TO REMAIN
4. BUILDING ENTRY/EXIT LOCATION
5. VEHICLE ENTRY/EXIT AT PARKING GARAGE
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16. CONCRETE PATIO SLAB
17. EDGE OF CANTILEVERED BALCONY ABOVE
18. CORNER FEATURE



C-O

STREET SIDE AMENITIES

COURTSIDE	+/-6,840 SF
RETAIL	+/-1,170 SF
COURTYARD	+/-5,100 SF
TOTAL	+/-13,110 SF

LANDSCAPE+	
RETAIL COURT	+/-2,650 SF
GRAND TOTAL	+/-15,760 SF

13,110 SF: APPROXIMATE SUM OF INDOOR/OUTDOOR AREA

LANDSCAPE + RETAIL COURT +/-2,650 sf

RETAIL +/-1,170 sf

PUD

0" 20' 40' 80'
SCALE: 1" = 40'-0"