



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-126-14-3
(View 32 PUD)
June 2, 2015

Paradise Valley Village Planning Committee Meeting Date	May 4, 2015
Planning Commission Hearing Date	June 9, 2015
Request From	C-O (Commercial Office), Approved C-2 (Intermediate Commercial): 1.96 acres; C-1 (Commercial – Neighborhood Retail): 1.67 acres; C-1, Approved C-2: 0.25 acre; and C-O: 0.18 acre
Request To	PUD: 4.06 Acres
Proposed Use	Planned Unit Development to allow multi-family residential
Location	Approximately 600 feet north of the northeast corner of 32nd Street and Shea Boulevard
Representative	Ed Bull, Burch & Cracchiolo, P.A.
Staff Recommendation	Approval, subject to a stipulations

The applicant requested a continuance at the May 12, 2015 Planning Commission hearing in order to hold another neighborhood meeting. The applicant has proposed modifications to accommodate concerns from the neighborhood. The changes include the following:

1. Building elevation revisions (see attached Exhibits 6-9):
 - a. The northwest and southwest corners of the building have been stepped down from four (4) stories to three (3) stories,
 - b. A portion of the building on the north elevation, between the two plaza areas (on top of the podium) has been stepped down from four (4) stories on top of podium to three (3) stories on top of podium, and
 - c. The staircase at the northeast corner of the building has been relocated which results in a step down from four (4) stories on top of podium to podium level, with an addition of a third plaza area over the podium.
2. The above changes caused a reduction in units from 147 to 146 units.
3. The above changes has also caused a revision in the unit mix, as follows:

From: 89, one-bedroom units
58, two-bedroom units

To: one studio unit
90, one-bedroom units
55, two-bedroom units

4. Additional landscaping is proposed in the form of a double row of trees along the north property line (see Exhibit 11).
5. The use of the plazas above the podium on the north side of the building will be restricted as follows:

Sunday – Thursday, no later than 10:00 p.m.

Friday – Saturday, no later than midnight

The above changes will require modification throughout the Development Narrative. Staff is recommending the addition of stipulation nos. 1.a – g, i – l, n – q, and a modification to 1.m. to address the proposed changes.

Revised Stipulations:

1. An updated Development Narrative for the View 32 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 April 22, 2015, as modified by the following stipulations:
 - A. PAGE 1, SECTION A. PURPOSE AND INTENT: APPLICANT SHALL REVISE THE NUMBER OF DWELLING UNITS FROM 147 TO 146.
 - B. PAGE 3, SECTION C. NORTH 32ND POLICY PLAN & ULI'S AZTAP, INTRODUCTION SECTION, PAGE VII: APPLICANT SHALL REVISE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 147 TO 146.
 - C. PAGE 4, SECTION C. NORTH 32ND POLICY PLAN & ULI'S AZTAP, PAGE 13 – STRATEGIES FOR ACTION: APPLICANT SHALL ADD ONE STUDIO UNIT TO THE MIX OF RESIDENTIAL UNITS.
 - D. PAGE 6, SECTION C. NORTH 32ND POLICY PLAN & ULI'S AZTAP, PAGE 22 – STRATEGY – HOUSING: APPLICANT SHALL REVISE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 147 TO 146.
 - E. PAGE 7, SECTION E. DEVELOPMENT PLAN:
 - 1) APPLICANT SHALL REVISE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 147 TO 146.

- 2) APPLICANT SHALL REVISE THE NUMBER OF ONE BEDROOM UNITS FROM 89 TO 90, TWO-BEDROOM UNITS FROM 58 TO 55 AND ADD ONE STUDIO UNIT TO THE MIX OF RESIDENTIAL UNITS.
- F. PAGE 8, SECTION F. LIST OF USES: APPLICANT SHALL ADD THE FOLLOWING AS A SECOND PARAGRAPH: "THE USE OF THE PLAZAS ABOVE THE PODIUM ON THE NORTH SIDE OF THE BUILDING WILL BE RESTRICTED AS FOLLOWS:
- SUNDAY – THURSDAY, NO LATER THAN 10:00 P.M.
FRIDAY – SATURDAY, NO LATER THAN MIDNIGHT"
- G. PAGE 8, SECTION G. DEVELOPMENT STANDARDS, TABLE 1: APPLICANT SHALL REVISE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 147 TO 146.
- a.H. Page 8, Section G. Development Standards, Table 1: Applicant shall revise the front building and landscape setbacks from "25 feet (25 feet includes easement area)" to "35 feet (25 feet includes easement area)"
- I. EXHIBIT 6, ARCHITECTURAL CHARACTER STUDIES: APPLICANT SHALL REPLACE WITH ARCHITECTURAL CHARACTER STUDIES PLAN DATE STAMPED MAY 29, 2015.
- J. EXHIBIT 7, CONCEPTUAL SITE PLAN: APPLICANT SHALL REPLACE WITH CONCEPTUAL SITE PLAN DATE STAMPED MAY 29, 2015.
- K. EXHIBIT 8, CONCEPTUAL BUILDING ELEVATIONS: APPLICANT SHALL REPLACE WITH CONCEPTUAL BUILDING ELEVATIONS DATE STAMPED JUNE 1, 2015.
- L. EXHIBIT 9, CONCEPTUAL FLOOR PLANS: APPLICANT SHALL REPLACE WITH CONCEPTUAL FLOOR PLANS DATE STAMPED MAY 29, 2015.
- bM. Exhibit 10, View 32 Column: ~~Applicant shall revise the front building and landscape setbacks from "25 feet (25 feet includes easement area)" to "35 feet (25 feet includes easement area)"~~
- 1) APPLICANT SHALL REVISE THE FRONT BUILDING AND LANDSCAPE SETBACKS FROM "25 FEET (25 FEET INCLUDES EASEMENT AREA)" TO "35 FEET (25 FEET INCLUDES EASEMENT AREA)"
 - 2) APPLICANT SHALL REVISE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 147 TO 146.

- 3) APPLICANT SHALL REVISE THE MAXIMUM DENSITY FROM 36.19 DWELLING UNITS PER GROSS ACRE TO 35.96 DWELLING UNITS PER GROSS ACRE.

- N. EXHIBIT 11, LANDSCAPE PLAN: APPLICANT SHALL REVISE THE CONCEPTUAL LANDSCAPE PLAN TO ADD A DOUBLE ROW OF TREES ON THE NORTH PERIMETER OF THE SITE AS SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN DATE STAMPED MAY 29, 2015.

- O. APPENDIX A, PAGE 2, GOALS AND POLICIES OF THE GENERAL PLAN – LAND USE ELEMENT GOAL 3, POLICY 5: APPLICANT SHALL ADD ONE STUDIO UNIT TO THE MIX OF RESIDENTIAL UNITS.

- P. APPENDIX A, PAGE 2, GOALS AND POLICIES OF THE GENERAL PLAN – LAND USE ELEMENT GOAL 5, POLICY 2: APPLICANT SHALL REVISE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 147 TO 146.

- Q. APPENDIX A, PAGE 3, GOALS AND POLICIES OF THE GENERAL PLAN – CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT GOAL 4, POLICY 5: APPLICANT SHALL ADD ONE STUDIO UNIT TO THE MIX OF RESIDENTIAL UNITS.

Attachments

- Revised Exhibit 6 (1 page)
- Revised Exhibit 7 (1 page)
- Revised Exhibit 8 (2 pages)
- Revised Exhibit 9 (5 pages)
- Revised Exhibit 10 (1 page)
- Revised Exhibit 11 (1 page)

EXHIBIT 6



ARCHITECTURAL CHARACTER STUDIES

VIEW 32

Phoenix, Arizona
4th PUD Submittal
Project No. 14-2028-01 Date May 29, 2015

TODD & ASSOCIATES, INC.
ARCHITECTURE PLANNING LANDSCAPE ARCHITECTURE
402 932 8200 www.toddai11oc.com

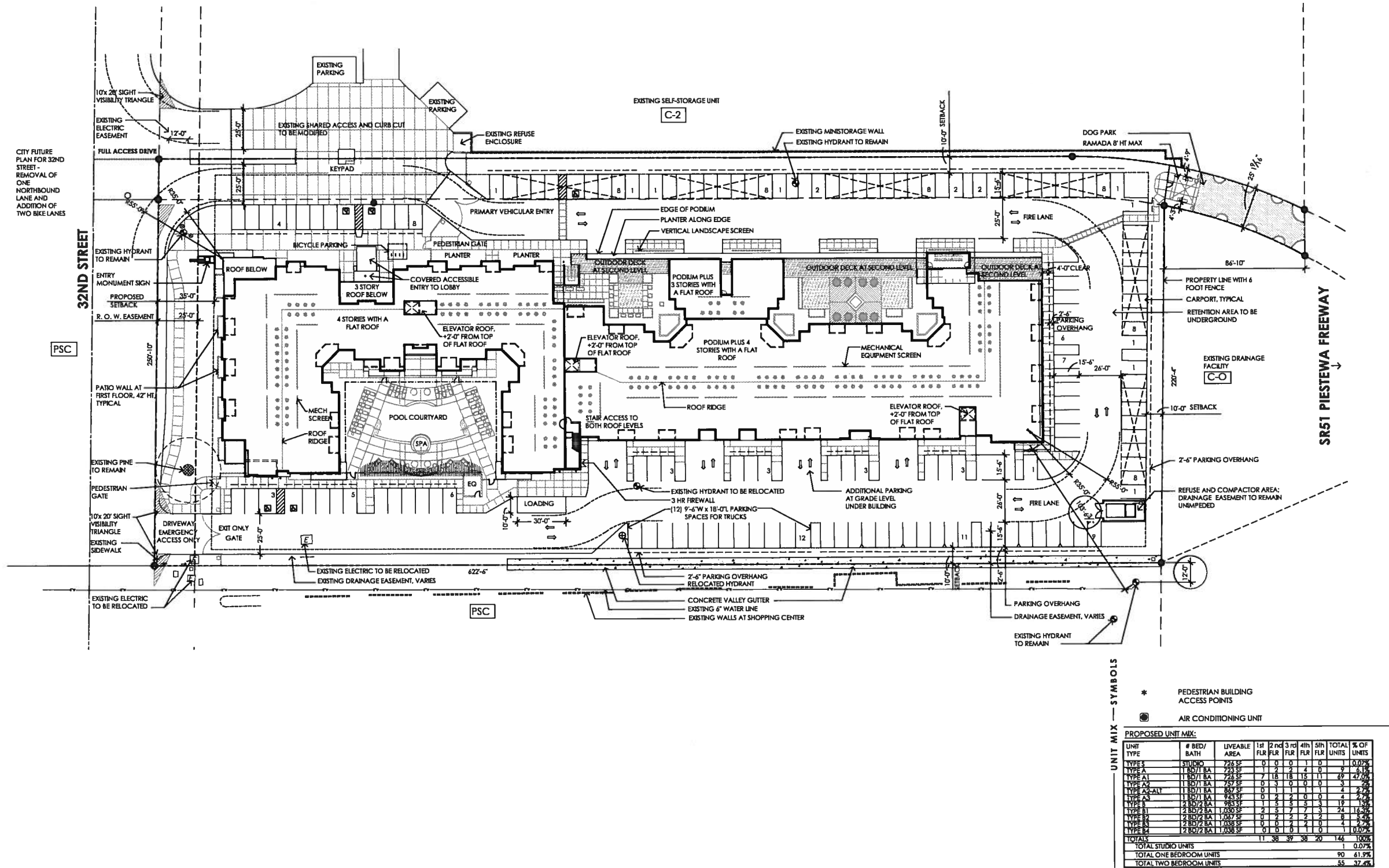


CITY OF PHOENIX

MAY 29 2015

**Planning & Development
Department**

EXHIBIT 7



PROJECT NAME & ADDRESS:
APARTMENTS NEAR NORTHEAST CORNER OF 32ND & SHEA BLVD PHOENIX, ARIZONA

PROJECT DESCRIPTION:
THE PROJECT PROPOSAL IS A 146 UNIT DEVELOPMENT WHICH CONSISTS OF 4 STORIES RESIDENTIAL ON GRADE, WOOD FRAME CONSTRUCTION (TYPE V/1 HR) AND 4 STORIES RESIDENTIAL ON PODIUM, WOOD FRAME CONSTRUCTION. THE UNITS CONSIST OF 1 & 2 BEDROOM RESIDENCES RANGING FROM 41-723 TO 41-1047 SQUARE FEET. PARKING IS ON GRADE UNDER PODIUM.

GENERAL ZONING ANALYSIS:
SITE AREA: (PER ALTA SURVEY) GROSS ACRES: 4.062 ACRES (176,957 SF) NET ACRES: 3.634 ACRES (158,317 SF)
ZONING: C-2/C-1
EXISTING: PUD
PROPOSED: PUD
DENSITY: 35.94 DWELLING UNITS PER GROSS ACRE
BUILDING HEIGHT: PROPOSED MAX BUILDING HEIGHTS WITHIN 240 FEET OF THE WEST PROPERTY LINE: 48'-0" ALL OTHER AREAS OF THE SITE: 60'-0"

GROSS BUILDING AREA:
BUILDING AREA: 59,729 SF
LOT COVERAGE: PROPOSED TOTAL: (61,773 SF / 158,317 SF) 39%
COVERED PARKING: 1170.23 SF x 4 = 7021.3 SF
RAMADA AT DOG PARK: 256 SF

SETBACKS: PROPOSED
FRONT: 35'-0"
SIDE: 10'-0"
SIDE: 10'-0"
REAR: 10'-0"

PARKING STANDARDS:
PARKING STALL: 18'-0" X 8'-6"
ACCESSIBLE STALL: 18'-0" X 11'-0"
PODIUM PARKING ASLE WIDTH: 24'-0"
SINGLE LOADED ASLE WIDTH: 25'-0"
DOUBLE LOADED ASLE WIDTH: 26'-0"
LOADING ZONE: 30'-0" X 10'-0"

REQUIRED PARKING:
STUDIO (1.3 PS X 1 DWELLING UNIT) 2 P.S.
1 BEDROOM (1.5 PS X 90 DWELLING UNITS) 135 P.S.
2 BEDROOM (1.5 PS X 55 DWELLING UNITS) 83 P.S.
TOTAL 220 P.S.

PROVIDED PARKING:
CARPORT PARKING: 48 P.S.
SURFACE PARKING: 99 P.S.
PODIUM PARKING: 100 P.S.
TOTAL 247 P.S.

PROVIDED PARKING RATIO:
(247 P.S./146 DWELLING UNITS) 1.69 P.S./D.U.

ACCESSIBLE PARKING:
REQUIRED: (FOR 201 TO 300) 7 P.S.
PROVIDED SURFACE: (2% OF 99) 4 P.S.
PROVIDED AT PODIUM: (2% OF 102) 2 P.S.
PROVIDED AT CARPORT: (2% OF 48) 1 P.S.
TOTAL PROVIDED: 7 P.S.

**UNRESERVED (144 X 0.5=72) 73 P.S.
RESERVED 174 P.S.
TOTAL PROVIDED: 247 P.S.**

BICYCLE PARKING:
PROVIDED: 30 SPACES

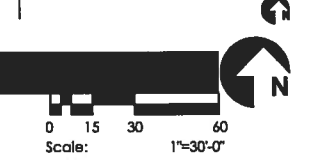
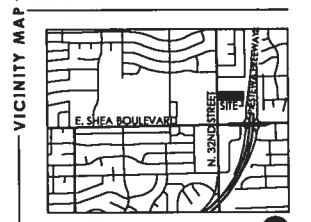
TRASH COLLECTION:
THERE WILL BE 2 TRASH ROOMS WITH 2 TRASH CHUTES. THE TRASH WILL BE TAKEN TO THE COMPACTOR WHICH IS LOCATED IN THE PARKING AREA.

UNIT MIX — SYMBOLS

- * PEDESTRIAN BUILDING ACCESS POINTS
- AIR CONDITIONING UNIT

PROPOSED UNIT MIX:

UNIT TYPE	# BED/ BATH	LIVEABLE AREA	1st FLR	2nd FLR	3rd FLR	4th FLR	5th FLR	TOTAL UNITS	% OF TOTAL UNITS
TYPE S	1/1 BDR	728 SF	0	0	0	1	0	1	0.7%
TYPE A	1 BDR/1 BA	728 SF	1	2	3	4	0	9	6.1%
TYPE A1	1 BDR/1 BA	728 SF	7	18	18	15	0	48	33.0%
TYPE A2	1 BDR/1 BA	757 SF	0	3	0	0	0	3	2.1%
TYPE A2 ALT	1 BDR/1 BA	867 SF	0	2	2	0	0	4	2.7%
TYPE A3	1 BDR/1 BA	945 SF	0	1	2	0	0	3	2.1%
TYPE B	2 BDR/2 BA	983 SF	1	5	5	5	3	19	13.0%
TYPE B1	2 BDR/2 BA	1030 SF	2	5	7	7	3	24	16.4%
TYPE B2	2 BDR/2 BA	1067 SF	0	2	3	2	2	7	4.8%
TYPE B3	2 BDR/2 BA	1038 SF	0	0	2	2	0	4	2.7%
TYPE B4	2 BDR/2 BA	1038 SF	0	0	0	1	0	1	0.7%
TOTALS			11	38	37	38	20	146	100%
TOTAL STUDIO UNITS								1	0.7%
TOTAL ONE BEDROOM UNITS								90	61.6%
TOTAL TWO BEDROOM UNITS								55	37.4%



CONCEPTUAL SITE PLAN

VIEW 32

Phoenix, Arizona
4th PUD Submittal
Project No. 14-2028-01 Date May 29, 2015



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EXHIBIT 8



CONCEPTUAL NORTH ELEVATION



CONCEPTUAL SOUTH ELEVATION

0 8 16 32
Scale: 1/16"=1'-0"

LOCATION	MATERIAL / COLOR
A PRIMARY STUCCO	AKAMINA CLW 1013W
B ACCENT STUCCO	ROSEMARY CL 1946D
C AWNINGS	ROLLFAB: SILVER METALLIC
D METAL CLADDING	ROLLFAB: SILVER METALLIC
E WINDOW FRAMES	ARCADIA: BRONZE
F METAL RAILINGS	ABALON CL 3174D



VIEW 32

Phoenix, Arizona
4th PUD Submittal
Project No. 14-2028-01 Date June 01, 2015

EXHIBIT 8

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JUN 01 2015

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COLOR SCHEDULE	LOCATION	MATERIAL / COLOR
A	PRIMARY STUCCO	AXAMINA CLW 1013W
B	ACCENT STUCCO	ROSEMARY CL 1946D
C	AWNINGS	ROLLFAB: SILVER METALLIC
D	METAL CLADDING	ROLLFAB: SILVER METALLIC
E	WINDOW FRAMES	ARCADIA: BRONZE
F	METAL RAILINGS	ABALON CL 3174D

VIEW 32

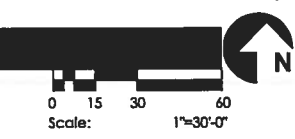
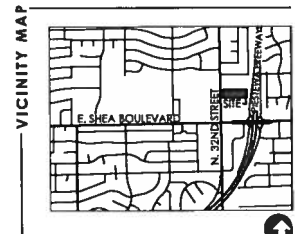
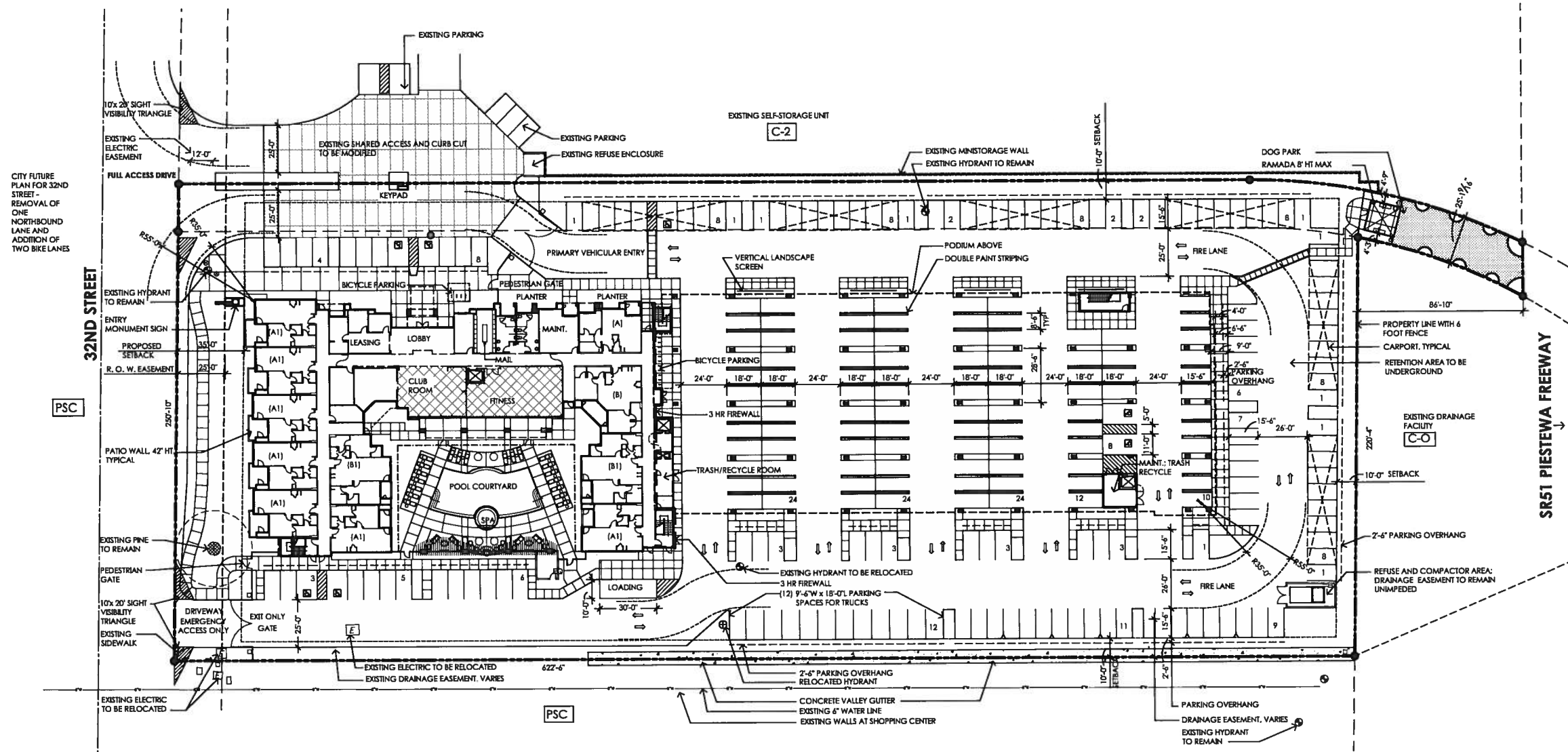
Phoenix, Arizona

4th PUD Submittal

Project No. 14-2028-01 Date June 01, 2015



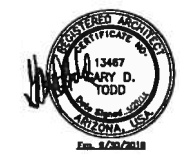
EXHIBIT 9



CONCEPTUAL FIRST FLOOR PLAN

VIEW 32

Phoenix, Arizona
 4th PUD Submittal
 Project No. 14-2028-01 Date May 29, 2015

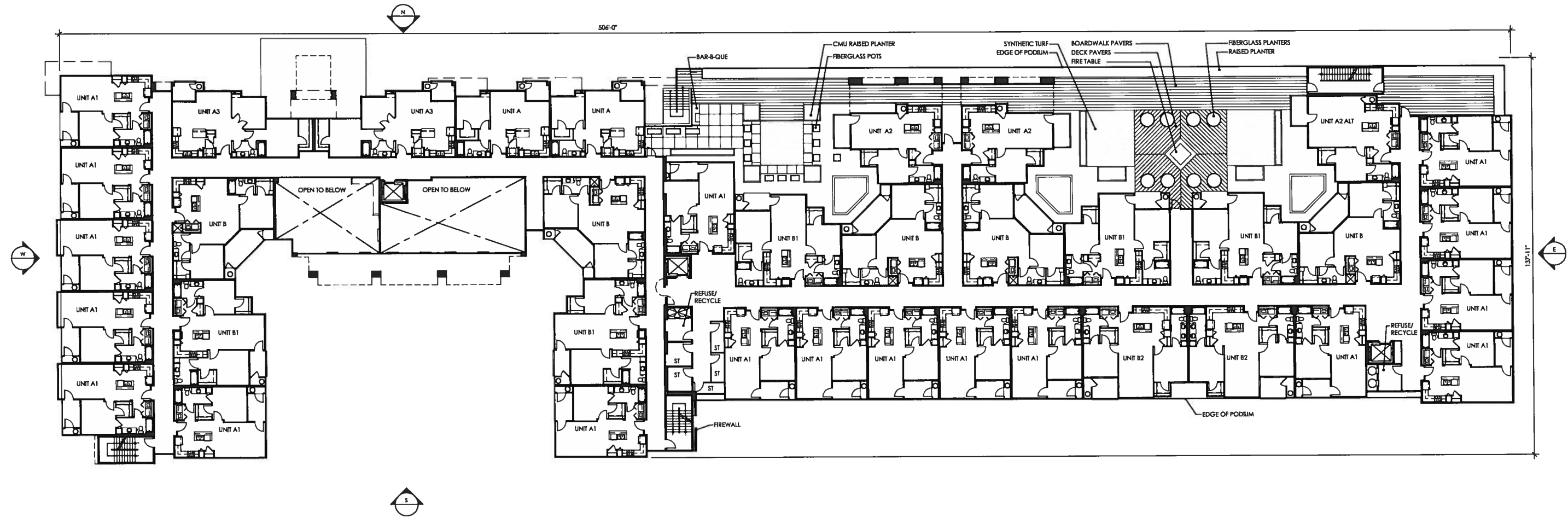


CITY OF PHOENIX

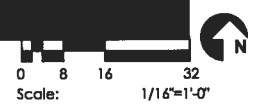
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EXHIBIT 9



CONCEPTUAL SECOND LEVEL PLAN



VIEW 32

Phoenix, Arizona
4th PUD Submittal
Project No. 14-2028-01 Date May 29, 2015

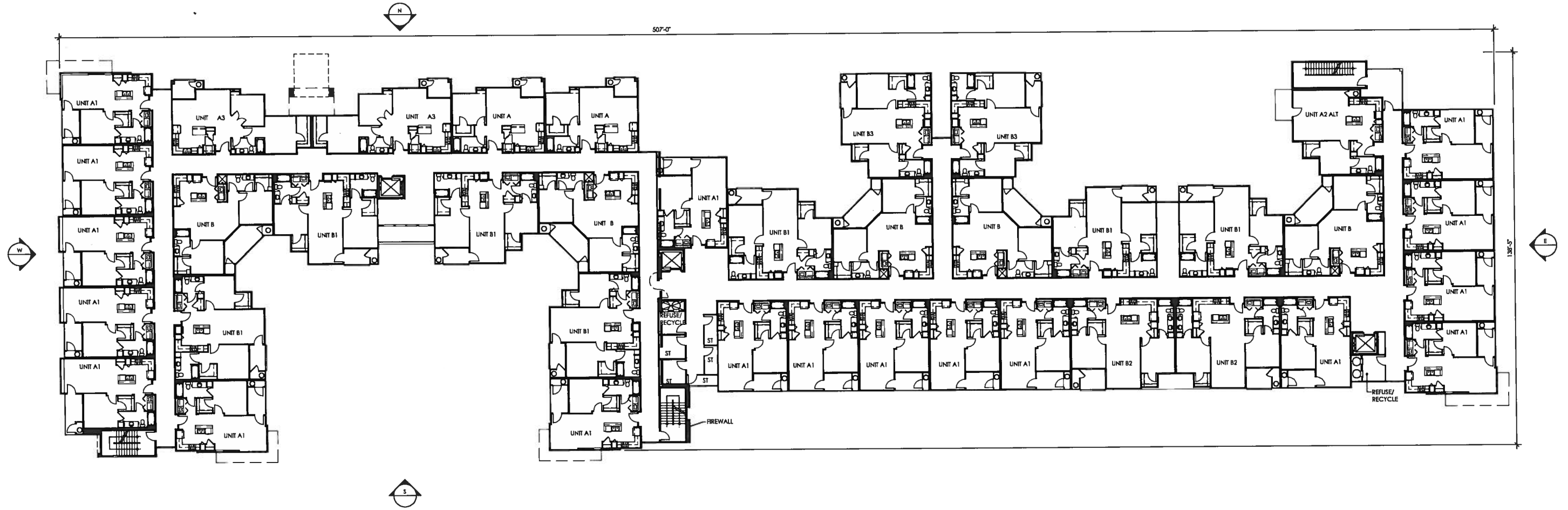


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EXHIBIT 9

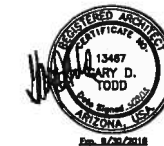


CONCEPTUAL THIRD LEVEL PLAN



VIEW 32

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4th PUD Submittal
Project No. 14-2028-01 Date May 29, 2015

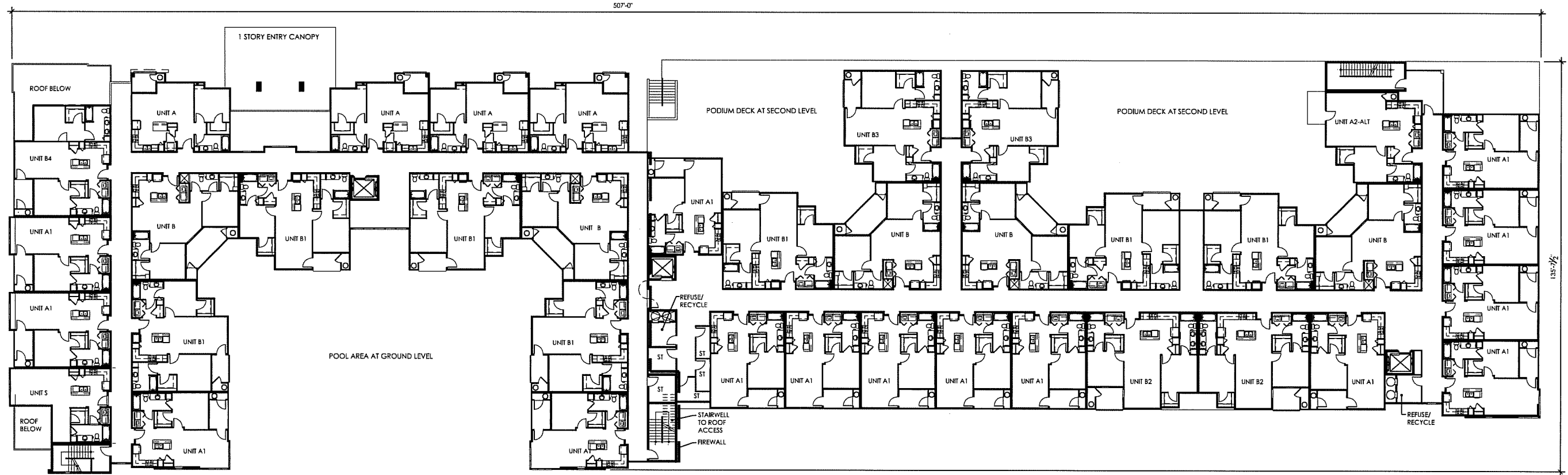


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EXHIBIT 9



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CONCEPTUAL FOURTH LEVEL PLAN

VIEW 32

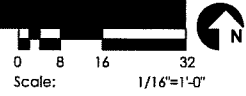
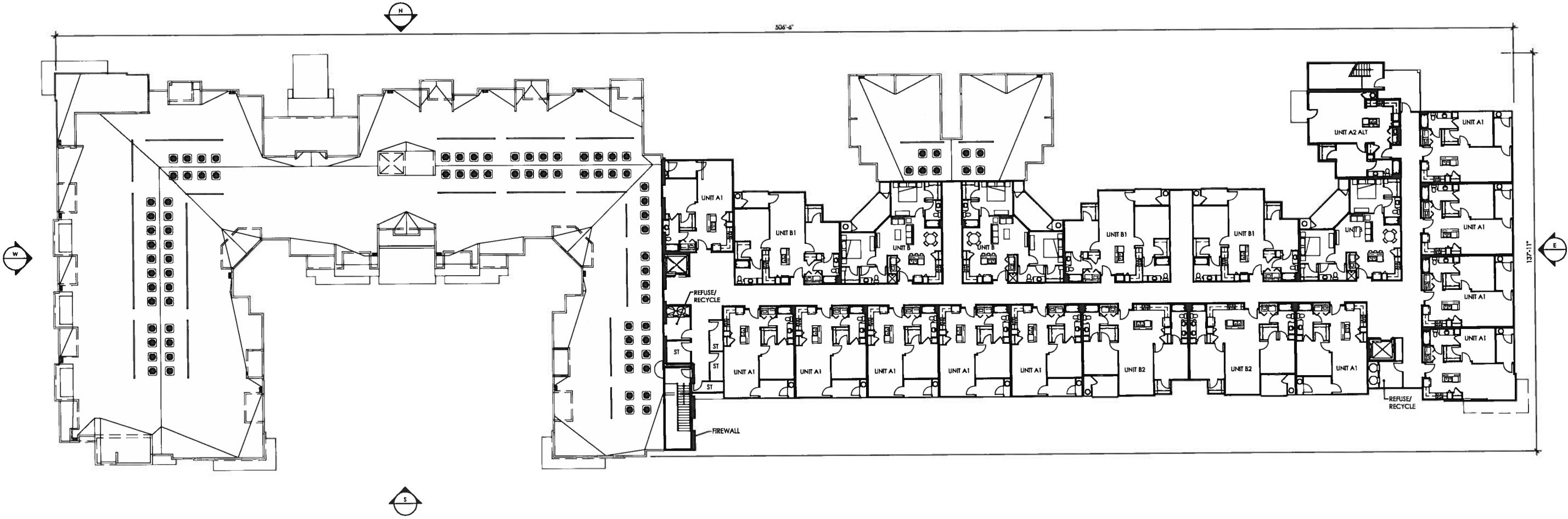
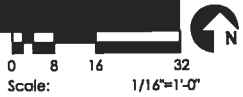


EXHIBIT 9



CONCEPTUAL FIFTH LEVEL PLAN



VIEW 32

Phoenix, Arizona
4th PUD Submittal
Project No. 14-2028-01 Date May 29, 2015



CITY OF PHOENIX

MAY 29 2015

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EXHIBIT 10

DEVELOPMENT STANDARDS COMPARISON TABLE

	VIEW 32	R-5
Building Setbacks	<p>Front (from West Property Line) - Minimum of 25' (25' includes easement area)</p> <p>Rear (from East Property Line) - Minimum of 10'</p> <p>Sides (from North and South Property Lines) - Minimum of 10'</p>	<p>Adjacent to public street: 20 feet</p> <p>Adjacent to property lines: 10 feet</p>
Landscape Setbacks	<p>Front (from West Property Line) - Minimum 25' (25' includes easement area)</p> <p>Rear (from East Property Line) - Minimum 10'</p> <p>Sides (from North and South Property Lines) - Minimum 10'</p>	<p>Adjacent to public street: 20 feet</p> <p>Adjacent to property lines: 5 feet</p>
Building Height	<p>Within 240 feet of west property line: 4 stories, maximum of 48' of building height</p> <p>All other areas of the Site: 4 stories (on top of podium), maximum of 60' of building height</p>	<p>Maximum of 4 stories or 48'</p> <p>There shall be a 15-foot maximum height within ten feet of a single-family zoned district, which height may be increased one foot for each additional one foot of building setback to the maximum permitted height.</p>
Maximum Lot Coverage	50% of net lot area	50%
Maximum Density	35.94 dwelling units per gross acre	45.68 dwelling units per gross acre
Maximum Number of Units	146 dwelling units	185 dwelling units
Minimum Open Space	5% of the gross lot area	5% of the gross lot area

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MAY 29 2015

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EXHIBIT 11

NOTES:

- SEE: CONCEPTUAL 'LANDSCAPE PLAN- PODIUM' SHEET FOR PLANT LEGEND

PLANTING STANDARDS:

32ND STREET - STREETScape

- 1 TREE / 500 SF LANDSCAPE AREA
 - 2" CAL PER - 50%
 - 2" CAL PER OR MULTI - 25%
 - 4" CAL PER OR MULTI - 25%
- 3 - 5 GALLON SHRUBS PER TREE

PARKING LOT PLANTING

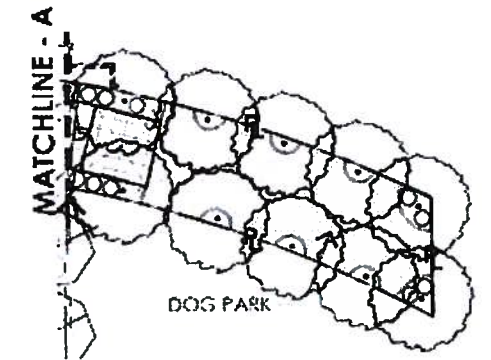
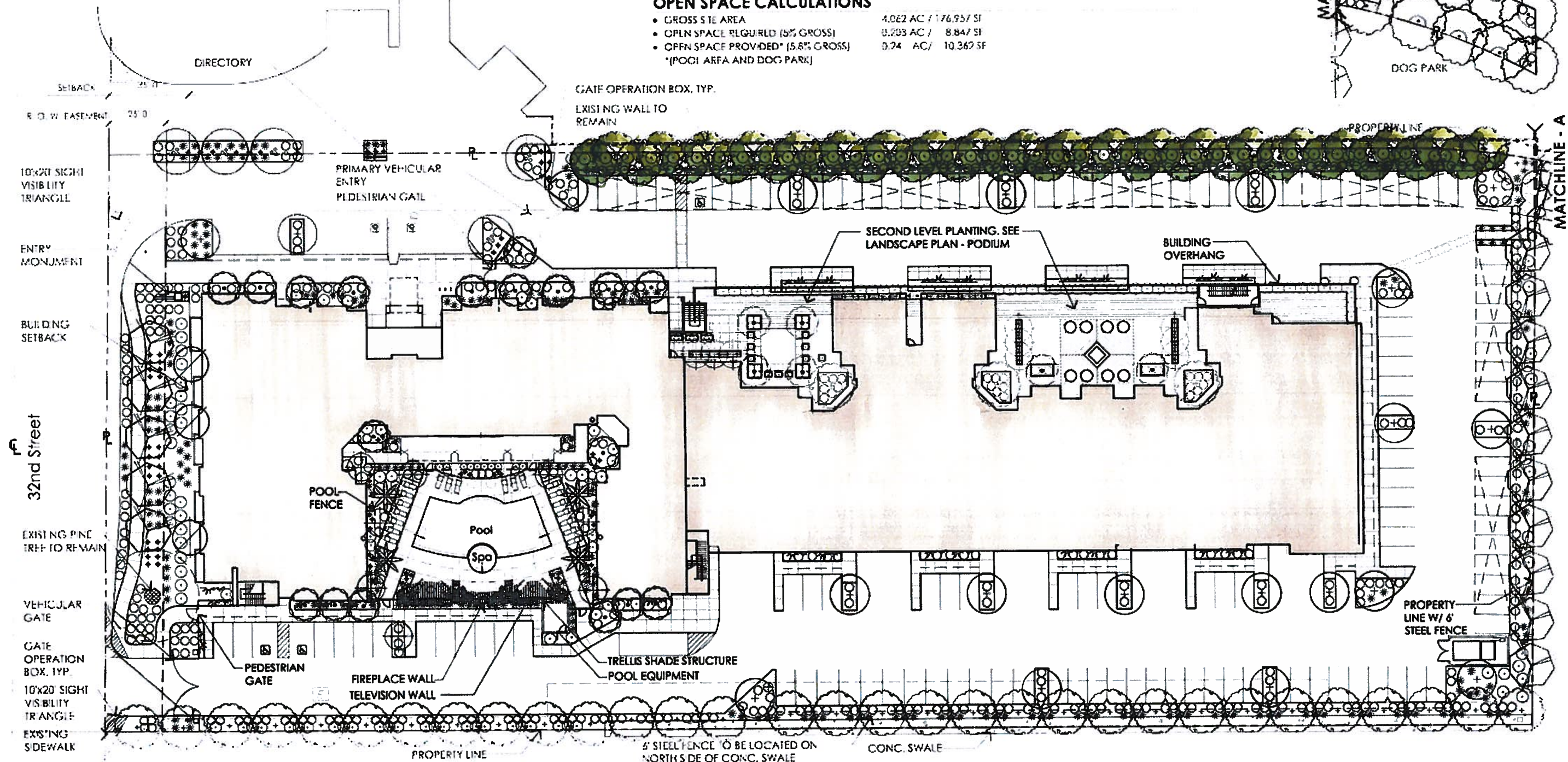
- 1 TREE AT END OF EA. ROW (APPROX. 110')
- 2 CAL PER - 60%
- 1 CAL PER OR MULTI - 40%
- SHRUBS RLQRILD - 5 - 5 GALLON SHRUBS PER TREE

NORTH, SOUTH AND EAST PROPERTY LINES

- 1 TREE / 20 LF
- MIN. 2" CAL PER - 60%
- 1" CAL PER OR MULTI - 40%
- 5 - 5 GALLON SHRUBS PER TREE

OPEN SPACE CALCULATIONS

- GROSS SITE AREA: 4.062 AC / 176,957 SF
 - OPEN SPACE REQUIRED (5% GROSS): 0.203 AC / 8,847 SF
 - OPEN SPACE PROVIDED* (5.6% GROSS): 0.24 AC / 10,362 SF
- * (POOL AREA AND DOG PARK)



CONCEPTUAL LANDSCAPE PLAN

VIEW 32

CITY OF PHOENIX

MAY 29 2015

TODD & ASSOCIATES, INC.

4th PUD Submittal
Project No. 14-2028-01 Date May 29, 2015

Planning & Development Department

