



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### **ADDENDUM A** **Staff Report: Z-14-15-3** August 25, 2014

<b>Deer Village Planning Committee Meeting Date:</b>	August 20, 2015
<b>Planning Commission Date:</b>	September 8, 2015
<b>Request From:</b>	CP/BP (34.32 acres)
<b>Request To:</b>	R-2 (8.16 acres), R-3A (5.70 acres), R-4A (12.46 acres) and C-2 (8.00 acres)
<b>Proposed Use:</b>	Single-Family Residential, Multifamily Residential, and Commercial
<b>Location:</b>	Northwest corner of 12th Street and Bell Road
<b>Owner:</b>	Evergreen 12th & Bell, LLC
<b>Applicant/Representative:</b>	Ed Bull, Burch & Cracchiolo, P.A.
<b>Staff Recommendation:</b>	Denial as filed, approval as 13.86 acres of R-2, 12.46 acres of R-4A, and 8.00 acres of C-2, subject to stipulations

The applicant has provided an updated site plan that revises the single-family portion of the proposed development. The applicant has requested to remove the proposed R-3A zoning and replace it with R-2 zoning. The revised plans do not show a layout for the proposed single-family portion of the development, other than potential access points, because there has not been a builder identified at this time. There is not sufficient time to change the rezoning application to request R-2, R-4A, and C-2 zoning prior to the Planning Commission hearing due to advertising requirements, therefore staff is recommending that the request be denied as filed and approved as R-2, R-4A, and C-2, subject to stipulations. A stipulation has been recommended to maintain internal connectivity between the developments.

Additionally, the applicant has requested that a tot lot not be required as an amenity within the proposed multifamily development to allow flexibility with the amenities offered. Amenities will be provided to suit the future tenants of the residential development.

Staff is supportive of the updated site plan per the modified stipulations, as well as the removal of the required tot lot and is recommending that the request be denied as filed and approved as 13.86 acres of R-2, 12.46 acres of R-4A, and 8.00 acres of C-2, subject to stipulations.

### **Revised Stipulations**

1. The development shall be in general conformance with the site plan date stamped ~~June 19, 2015~~ August 20, 2015, as approved by the Planning and Development Department, ~~with specific regard to the pedestrian connection internal to the site on the R-2 portion of the development that connects to the existing pedestrian pathway on the south side of Turtle Rock Park.~~
2. A PEDESTRIAN CONNECTION SHALL BE PROVIDED INTERNAL TO THE SITE ON THE R-2 PORTION OF THE DEVELOPMENT THAT CONNECTS TO THE EXISTING PEDESTRIAN PATHWAY ON THE SOUTH SIDE OF TURTLE ROCK PARK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
23. A pedestrian path shall be shaded (minimum 50% at maturity) and be provided internal to the site that connects the residential portions of the development to the commercial portion, as approved by the Planning and Development Department.
34. At minimum, the following amenities shall be provided on the multifamily residential, R-4A portion of the development:
  - Centrally located pool courtyard
  - ~~Tot lot~~
  - Fitness center
  - Common indoor gathering area
45. The development shall be in general conformance with the multifamily residential development elevations date stamped April 3, 2015 for the R-4A portion, as approved by the Planning and Development Department and with specific regard to the architectural detail, pop-outs and recesses.
56. The development shall be in general conformance with the commercial development elevations date stamped April 3, 2015 for the C-2 portion, as approved by the Planning and Development Department and with specific regard to the architectural detail, pop-outs, recesses, and a variety of colors and materials.
67. The existing bus shelter/pad at Bell Road, near 12th Street shall remain as is, or as approved or modified by the Public Transit Department.
78. The property owner shall record documents that disclose the existence and operational characteristics of the Phoenix Deer Valley 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 which have been reviewed and approved by the City Attorney.
89. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.

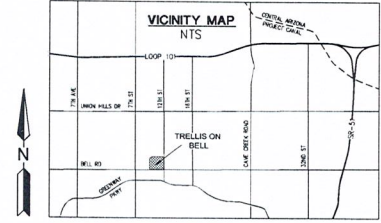
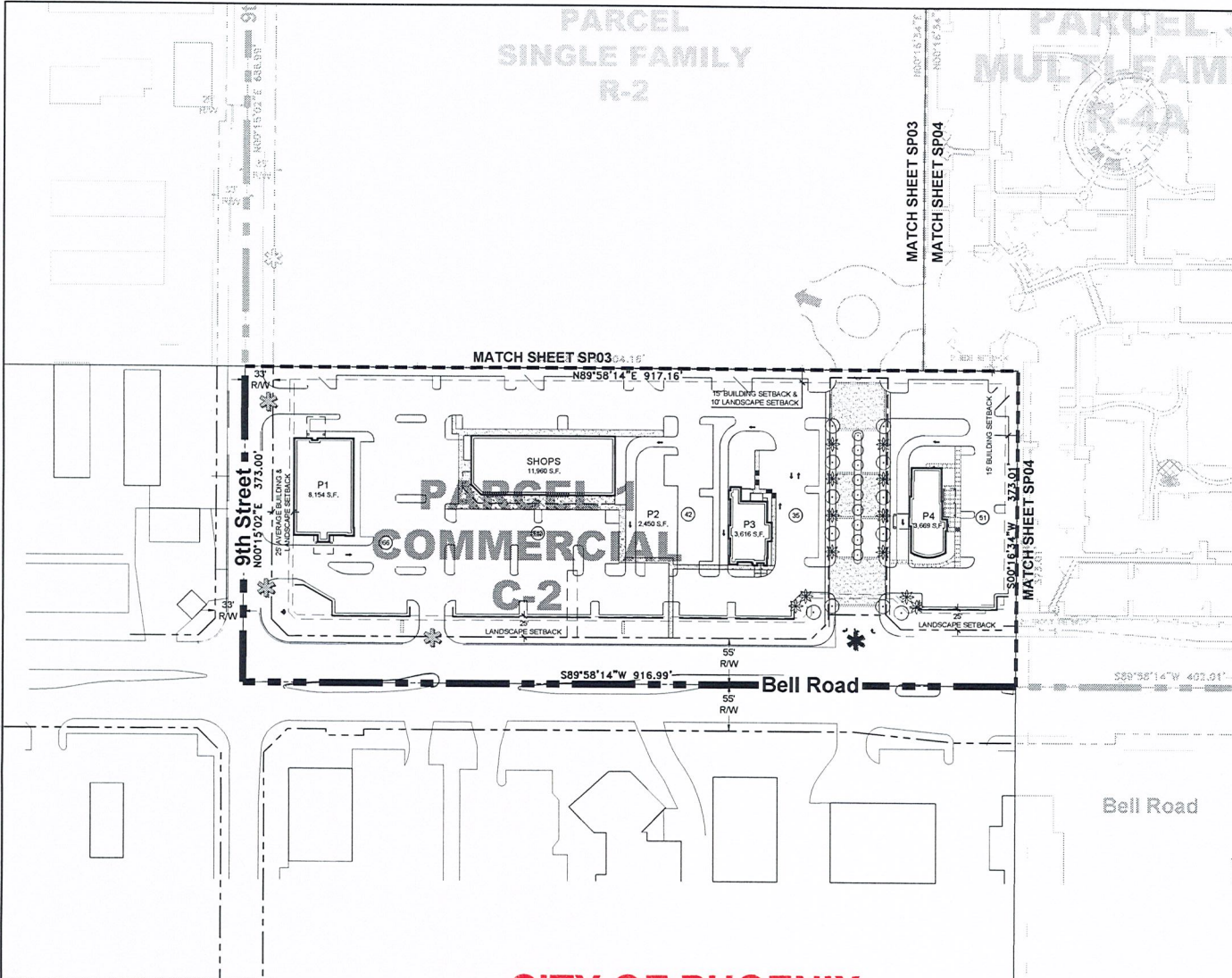
Addendum A to the Staff Report Z-14-15-3  
August 25, 2015  
Page 3 of 3

**Attachments**

Site Plan, date stamped August 20, 2015 (4 pages)  
Sketch Map, per staff recommendation







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 HILGARTWILSON  
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 SUITE 200  
 PHOENIX, AZ 85016  
 PH: (602) 490-0535  
 FAX: (602) 325-0161  
 CONTACT: ZACHARY HILGART, P.E.

**APPLICANT:**  
 EVERGREEN 12TH & BELL, LLC  
 2390 EAST CAMELBACK ROAD  
 SUITE 410  
 PHOENIX, AZ 85016  
 PH: (602) 808-8600  
 CONTACT: ANDREW CALL

- LEGEND:**
- ZONING BOUNDARY
  - PARCEL BOUNDARY
  - 8' PUBLIC UTILITY EASEMENT
  - EXISTING RIGHT-OF-WAY
  - EXISTING ACCESS POINT
  - PROPOSED ACCESS POINT
  - KEY ACCESS POINT

**SITE DATA:**  
 GROSS AREA: 7.85AC

Standards	Provisions on the Proposed Site Plan
<b>Building Setbacks</b>	
Street	Minimum 20' with an average greater than 25'
Side & Rear	Minimum 15'
<b>Landscaped Setbacks</b>	
Street	Minimum 20' with an average greater than 25'
Side & Rear	Minimum 10'
Lot Coverage	Less than 50%
F.A.R.	18% or less
Building Height	Not to exceed 2 stories with a maximum of 30'
Parking (Required & Provided)	Total Parking: 300 spaces Accessible Parking: 8 spaces Loading Spaces: 0

**PROJECT DESCRIPTION:**  
 THE PROPERTY OWNER PROPOSES TO DEVELOP AND SUBDIVIDE THE PARCEL OF LAND KNOWN AS TRELLIS ON BELL ROAD. THE PROPOSED ZONING IS C-2, R-4A, AND R-2. THE C-2 PARCEL IS PLANNED TO BE DEVELOPED WITH A VARIETY OF RETAIL AND POTENTIAL RESTAURANT. THE R-4A PARCEL IS PLANNED TO BE DEVELOPED AS MULTI-FAMILY WITH A MAXIMUM OF 300 UNITS. THE R-2 PARCEL IS PLANNED TO BE DEVELOPED AS SINGLE FAMILY DETACHED. NOT TO EXCEED 12 DWELLING UNITS PER ACRE. THE PROJECT FITS THE CHARACTER AND DENSITY OF THE NEIGHBORHOOD. LANDSCAPE AND OPEN SPACES WILL CONFORM TO THE CITY OF PHOENIX GUIDELINES.

**NOTES:**  
 1) THIS SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE THROUGH THE DESIGN AND DEVELOPMENT PROCESS.  
 2) EXISTING CELL TOWER IS PART OF THE DEVELOPMENT, BUT IS NOT A PART OF THE REZONE.

**CITY OF PHOENIX**  
 AUG 20 2015

**Planning & Development  
 Department**

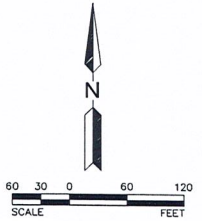
KVA# 14-3107  
 Z: R-4, C-2  
 QS: 37-29

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**TRELLIS ON BELL  
 1001 E BELL MIXED-USE REDEVELOPMENT  
 PHOENIX, ARIZONA  
 REZONE SITE PLAN**

PROJ#: 1486-01  
 DATE: AUGUST 2015  
 SCALE: 1" = 60'  
 DRAWN: CK  
 DESIGNED: AP  
 APPROVED:

DWG. NO.  
**SP02**  
 SHEET 2 OF 4

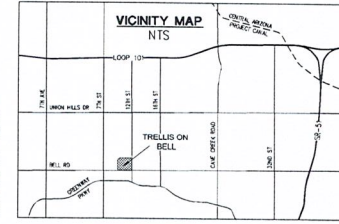
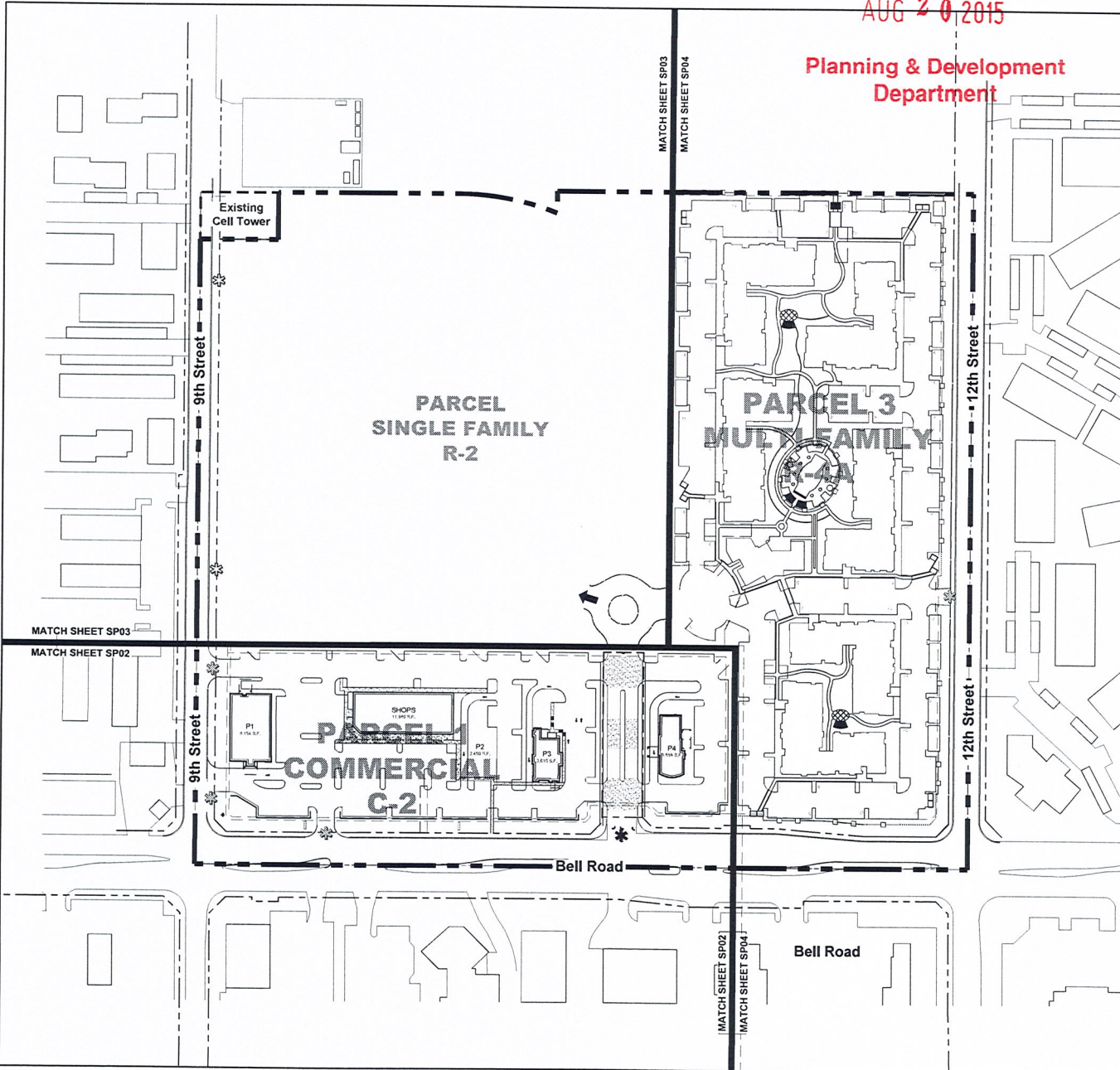




# CITY OF PHOENIX

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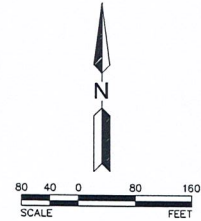
**APPLICANT:**  
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**LEGEND:**

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<p><b>HILGARTWILSON</b> ENGINEER   PLANNING   SURVEY   MANAGEMENT 2141 E. HIGHLAND AVE., STE. 250   PH: 602.490.0535 / F: 602.325.0161 PHOENIX, AZ 85016   www.hilgartwilson.com</p>	
<p>PROJECT: TRELLIS ON BELL 1001 E BELL MIXED-USE REDEVELOPMENT PHOENIX, ARIZONA</p>	
<p>REZONE SITE PLAN</p>	
<p>PROJ#: 1486.01 DATE: AUGUST 2015 SCALE: 1" = 80' DRAWN: CK DESIGNED: AP APPROVED:</p>	<p>DWG. NO. <b>SP01</b> SHT. 1 OF 4</p>

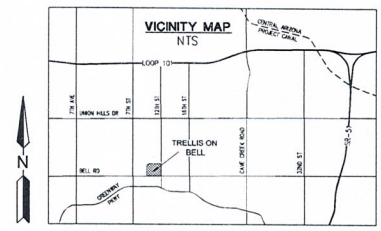
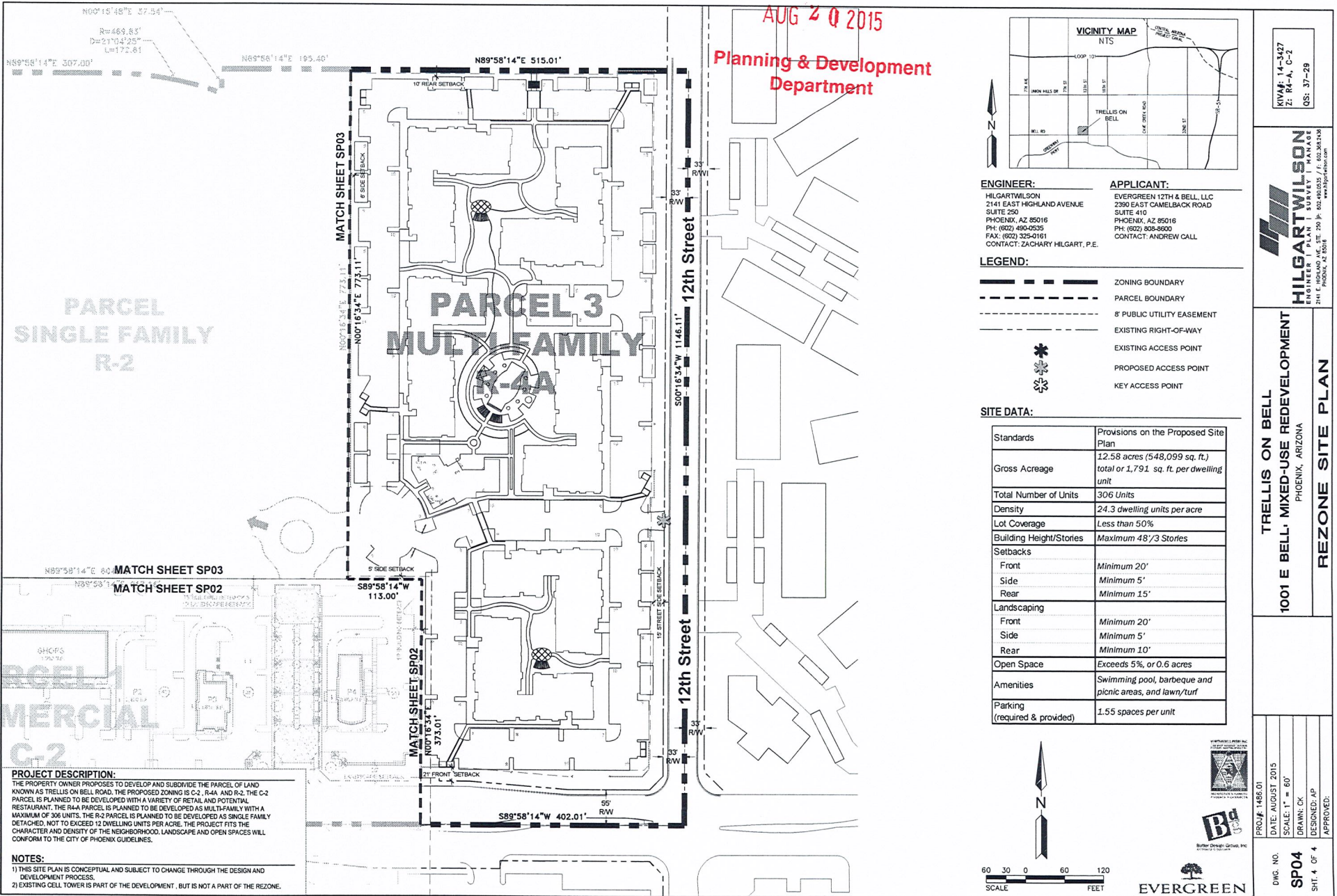
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**SITE DATA:**

Standards	Provisions on the Proposed Site Plan
Gross Acreage	12.58 acres (548,099 sq. ft.) total or 1,791 sq. ft. per dwelling unit
Total Number of Units	306 Units
Density	24.3 dwelling units per acre
Lot Coverage	Less than 50%
Building Height/Stories	Maximum 48/3 Stories
Setbacks	
Front	Minimum 20'
Side	Minimum 5'
Rear	Minimum 15'
Landscaping	
Front	Minimum 20'
Side	Minimum 5'
Rear	Minimum 10'
Open Space	Exceeds 5% or 0.6 acres
Amenities	Swimming pool, barbeque and picnic areas, and lawn/turf
Parking (required & provided)	1.55 spaces per unit

PARCEL  
SINGLE FAMILY  
R-2

PARCEL 3  
MULTI-FAMILY  
R-4A

MATCH SHEET SP03  
MATCH SHEET SP02

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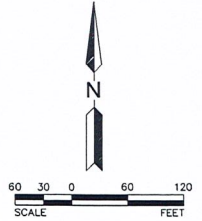
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Z: R4-A, C-2  
QS: 37-29

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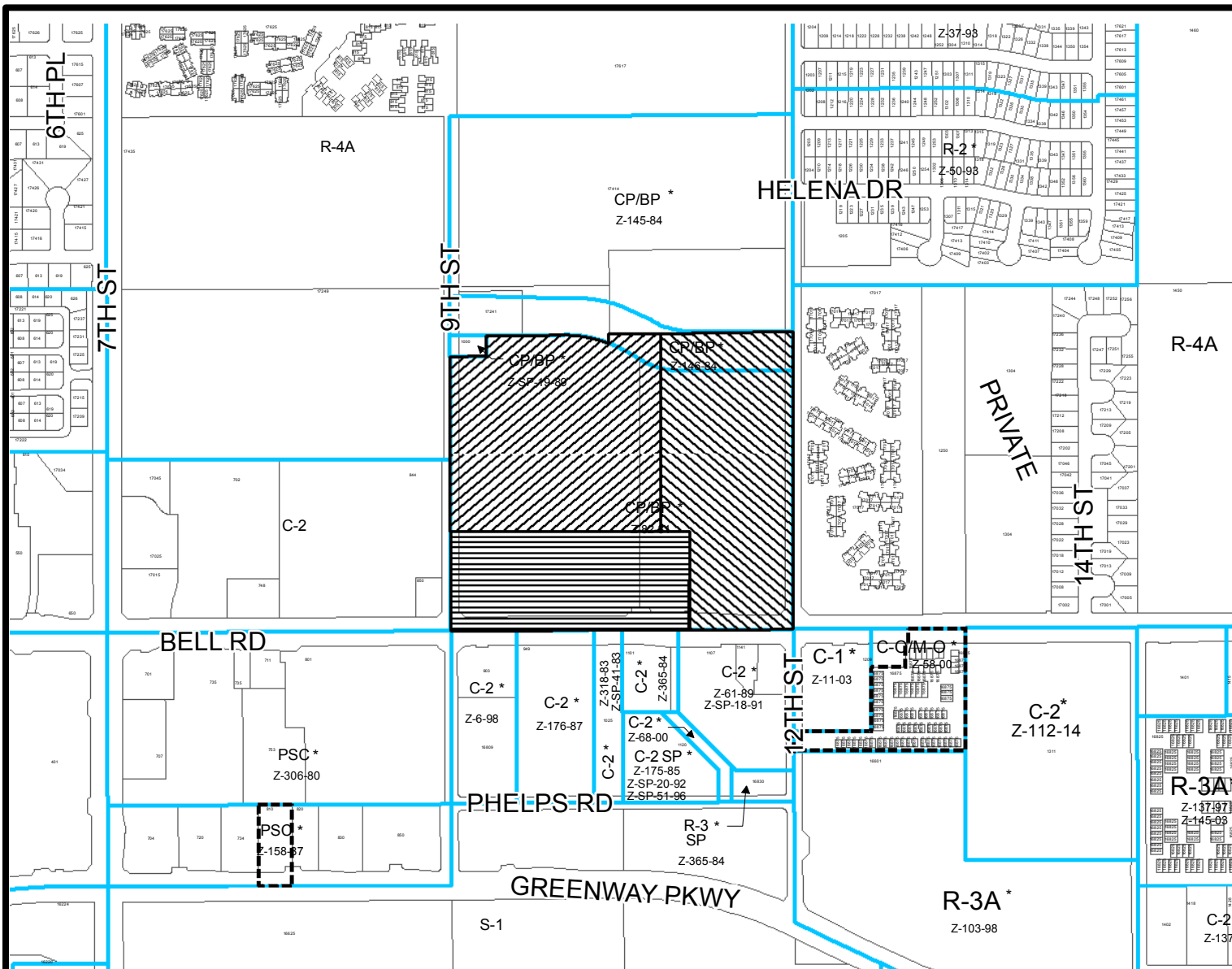
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SCALE: 1" = 60'  
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SP04  
SHT. 4 OF 4



**EVERGREEN**

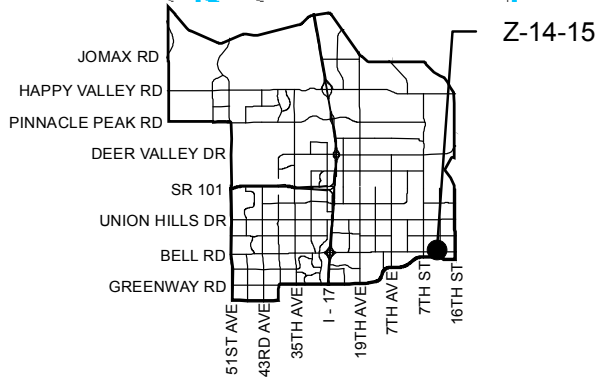


600 300 0 600 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

**DEER VALLEY VILLAGE**

CITY COUNCIL DISTRICT: 3



<b>APPLICANT'S NAME:</b> Ed Bull, Burch & Cracchiolo, P.A.		<b>REQUESTED CHANGE (AS RECOMMENDED BY STAFF):</b> FROM: CP/BP, (34.32 a.c.) TO: R-2, (13.86 a.c.) <input checked="" type="checkbox"/> R-4A, (12.46 a.c.) <input checked="" type="checkbox"/> C-2, (8.00 a.c.) <input type="checkbox"/>	
<b>APPLICATION NO.</b> Z-14-15	<b>DATE:</b> 4/20/15 <b>REVISION DATES:</b> 6/22/15    8/25/15	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 37-29    M-8	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 34.32 Acres		<b>ZONING MAP</b> M-8	
<b>MULTIPLES PERMITTED</b> CP/BP R-2, R-4A, C-2		<b>CONVENTIONAL OPTION</b> N/A 138, 542, 116	
<b>* UNITS P.R.D. OPTION</b> N/A 166, N/A, 139			

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