



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-17-16-8
 (Encore PUD)
 September 2, 2016**

Village Planning Committee Meeting Date: September 13, 2016
Planning Commission Hearing Date: October 6, 2016
Request From: A-2 (6.90 Acres)
Request To: PUD (6.90 Acres)
Proposed Use: Planned Unit Development to allow a mix of uses including multifamily residential
Location: Approximately 359 feet west of the southwest corner of 48th Street and Van Buren Street
Owner: Risi Chris Trust
Applicant/Representative: Withey Morris, PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use, Transportation	
Street Map Classification	Van Buren Street	Arterial	50ft half street
	Washington Street	Arterial	50ft half street
<i>Connect People and Places Core Value; Cores Centers and Corridors; Land Use and Design Principles:</i>			
<ul style="list-style-type: none"> - <i>Land Use: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs and transportation system capacity.</i> - <i>Land Use: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment, housing, hotel, and resort.</i> - <i>Design: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage</i> 			

walking and bicycling.

The proposal provides for a mix of uses and housing in one of the Camelback East Village Cores and within the light rail corridor and Gateway Employment corridor.

Connect People and Places Core Value; Transit Oriented Development; Land Use Principle: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.

The proposed PUD would allow for multi-family development within 0.5 miles of two light rail stations.

Area Plan

44th Street Corridor Specific Plan. See background item #6

Background/Issues/Analysis

1. This is a request to rezone a 6.90 acre site located approximately 359 feet west of the southwest corner of 48th Street and Van Buren Street from A-2 (Industrial District) to PUD (Planned Unit Development) to allow for a mix of uses including multifamily residential.
2. The subject site is adjacent to the State Route 143 Freeway with its primary frontage on Van Buren Street, with a narrow portion of the property extending south to Washington Street.

GENERAL PLAN AND 44th STREET SPECIFIC PLAN

3. The General Plan Land Use Map designations for the site are Mixed Use and Transportation. While the proposed mix of uses included in the PUD is not consistent with the Transportation designation, a General Plan map amendment is not required because this portion of the site is less than 10 acres.
4. The property falls within the boundaries of one of the Camelback East Village's Primary Cores. The proposal for a 4-story building with a mixture of uses and multi-family residential is consistent with several General Plan principles regarding the location of buildings with the greatest height and mix of uses within village cores and within the light rail corridor.
5. The project falls within 0.5 miles of both the 44th Street light rail station and the newly adopted 50th Street light rail station. The *Transit Oriented Development*

Strategic Policy Framework designates the 44th Street station area as a Major Urban Center and the 50th Street station as a Minor Urban Center. Both the Major and Minor Urban Center designations provide policy support for development in excess of 4 stories. The proposed PUD has a maximum building height of 60 feet and proposes a 4-story apartment complex. The proposal is consistent with both the Major and Minor Urban Center place type designations.

6. The proposal falls within the boundaries of the 44th Street Corridor Specific Plan. The Specific Plan was adopted in 1991 to establish a framework so that development projected in the Corridor would occur in a manner compatible with existing residential neighborhoods. Only a portion of the property was addressed in the land use section of the Specific Plan. This portion of the subject site was designated Mixed Use 1 (MU 1). The Specific Plan defined MU 1 as a mix of uses that included multifamily residential (15+ dwelling units / acre). The proposed PUD is consistent with the MU 1 designation.

SURROUNDING USES, ZONING, ZONING HISTORY

7. To the north of the site across Van Buren Street are a variety of uses from a restaurant to commercial offices all zoned C-3. To the south of the site across Washington Street is vacant property zoned A-2. To the east is a six-story office building situated between two vacant lots on Van Buren and Washington streets all zoned A-2, but with approved C-2 Mid-Rise (MR) zoning. To the west of the site is the State Route 143 Freeway.
8. A small portion of the northeast corner of the site was rezoned from A-2 Special Permit to A-2 in 2004 via rezoning case Z-83-04. The case removed the Special Permit for a heliport to allow for office and retail uses. The proposed office and retail uses were never developed.
9. The subject site was rezoned to C-2 MR in 1985 via rezoning case Z-106-85-8 to allow for a commercial and office complex. The commercial and office complex never developed and the C-2 MR zoning never vested. In 2012, a representative of the property owner submitted a letter to the Planning and Development Department electing to utilize the A-2 zoning. As a result of this request, the C-2 MR zoning was no longer effective.

PROPOSAL

10. 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.

11. Due to its proximity to the light rail line and stations on Washington Street, the PUD utilizes the Walkable Urban (WU) Code from the Phoenix Zoning Ordinance as foundation for its allowed uses and development standards. Specifically, the PUD refers to the WU Code's T5:5 transect district. The PUD's development standards deviate from those found in the T5:5 transect for multifamily development.

DEVELOPMENT STANDARDS

12. Below is a summary of some of the proposed standards for the multi-family development as described in the attached PUD Development Narrative date stamped August 16, 2016 (Attachment C). All other uses, if or when they develop, will be in accordance with Section 1303 (T5:5 transect district) of the Phoenix Zoning Ordinance.

Development Standard	Proposed
<i>Building Height</i>	
<ul style="list-style-type: none"> • Multifamily development 	60 ft. max.
<i>Dwelling Unit Density</i>	
<ul style="list-style-type: none"> • Multifamily development 	39.13 du / acre max.
<i>Building Setbacks</i>	
<ul style="list-style-type: none"> • Van Buren Street • Washington Street • Interior – east and west property lines 	15 ft. min. / 40 ft. max. 20 ft. min. 10 ft. min.
<i>Landscape Setbacks</i>	
<ul style="list-style-type: none"> • Van Buren Street • Washington • Interior - east and west property lines 	15ft. min 10 ft. min 5 ft. min
<i>Lot Coverage</i>	
<ul style="list-style-type: none"> • All buildings 	80% max.
<i>Parking</i>	
<ul style="list-style-type: none"> • Off-street parking 	1 space per bedroom with a maximum of 1.5 spaces per unit Guest parking: 0.3 spaces per unit of unreserved parking
<ul style="list-style-type: none"> • Bicycle 	1 space per every 4 units. 50

	spaces max.
Open Space	
<ul style="list-style-type: none"> • Gross site area 	15% min.

DESIGN GUIDELINES

13. In addition to the applicable design guidelines detailed in the Phoenix Zoning Ordinance, the Development 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 6 of the PUD Narrative provides conceptual elevations for the proposed multi-family development.

SIGNS

14. The PUD proposes compliance with Section 1308 (Signage Standards) of the Phoenix Zoning Ordinance and establishes a maximum height for grounds signs of eight feet.

MISCELLANEOUS

15. The site is approximately 0.84 miles from the Phoenix Sky Harbor International Airport. The Aviation Department has reviewed the rezoning application and requests that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

In addition to the notification requirement the Aviation Department has made two additional requests. The first is that the developer provide documentation prior to final site plan approval that the developed received a “No Hazard Determination” from the Federal Aviation Administration. The second request is that if temporary equipment used during construction exceeds the height of the permanent structure another set of documentation noting a “No Hazard Determination” shall be submitted. Stipulations have been included that address the Aviation Department’s requests.

16. The Street Transportation Department has submitted several requests for the development:
- A 10 ft. sidewalk easement shall be dedicated along the south side of Van Buren Street
 - The applicant shall submit a Traffic Impact Statement for review and approval.
 - The developer shall update all existing off-site street improvements to

current ADA guidelines.

Stipulations have been included that address the Street Transportation Department's requests.

17. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2195 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
18. The Water Services Department has noted the following regarding the request:
 - A water main extension will be required
 - The Phoenix Fire Department may ask the developer to install a public fire hydrant.
 - A public sewer easement will need to be dedicated for the existing sewer main that runs north and south along the west property line.
19. 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 is consistent with several General Plan policies related to development within a village core and within the light rail corridor.
2. The proposal will provide additional housing options within 0.5 miles of two light rail stations.
3. The proposed development standards in the PUD are compatible with the surrounding land use pattern.

Stipulations

1. An updated Development Narrative for the Encore 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 August 16, 2016 as modified by the following stipulations:
 - a. Page 16, Development Standards Table: Remove "Maximum: 270 units".

2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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 viewed and approved by the City Attorney.
3. The developer shall provide documentation to the Planning and Development and Aviation departments 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.
4. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the Federal Aviation Administration (FAA) and a “No Hazard Determination” obtained prior to the construction start date.
5. The developer shall dedicate a 10-foot sidewalk easement along the south side of Van Buren Street as approved by the Street Transportation and Planning and Development Departments.
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.
7. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.

Writer

J.Bednarek

September 2, 2016

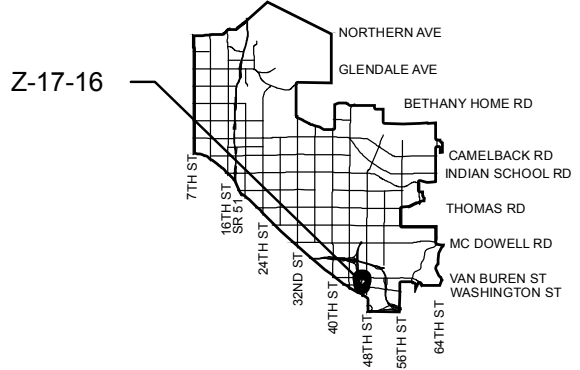
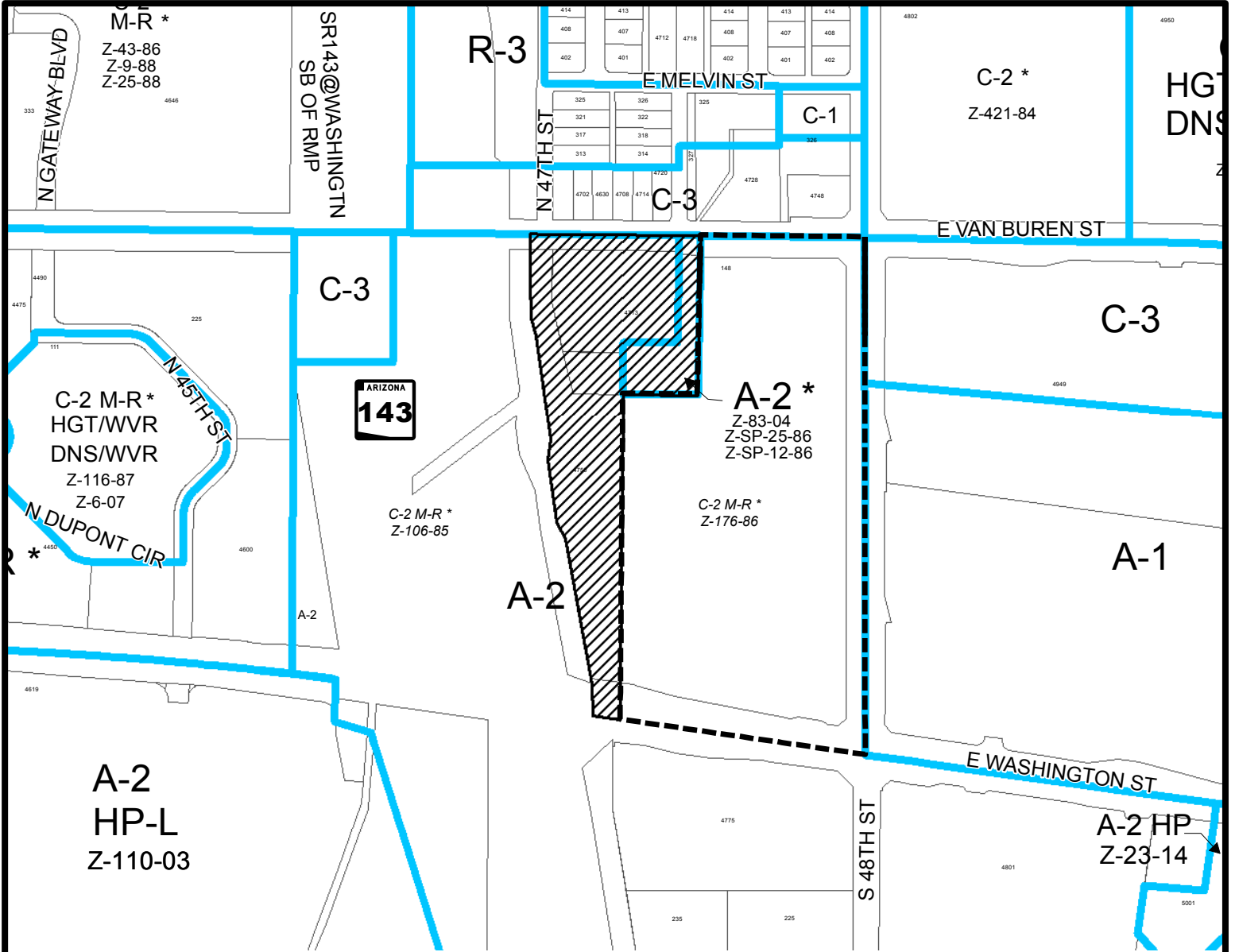
Attachments


Attachment A: Zoning sketch

Attachment B: Aerial


Attachment C: PUD Narrative Hearing Draft – August 16, 2016

Attachment A



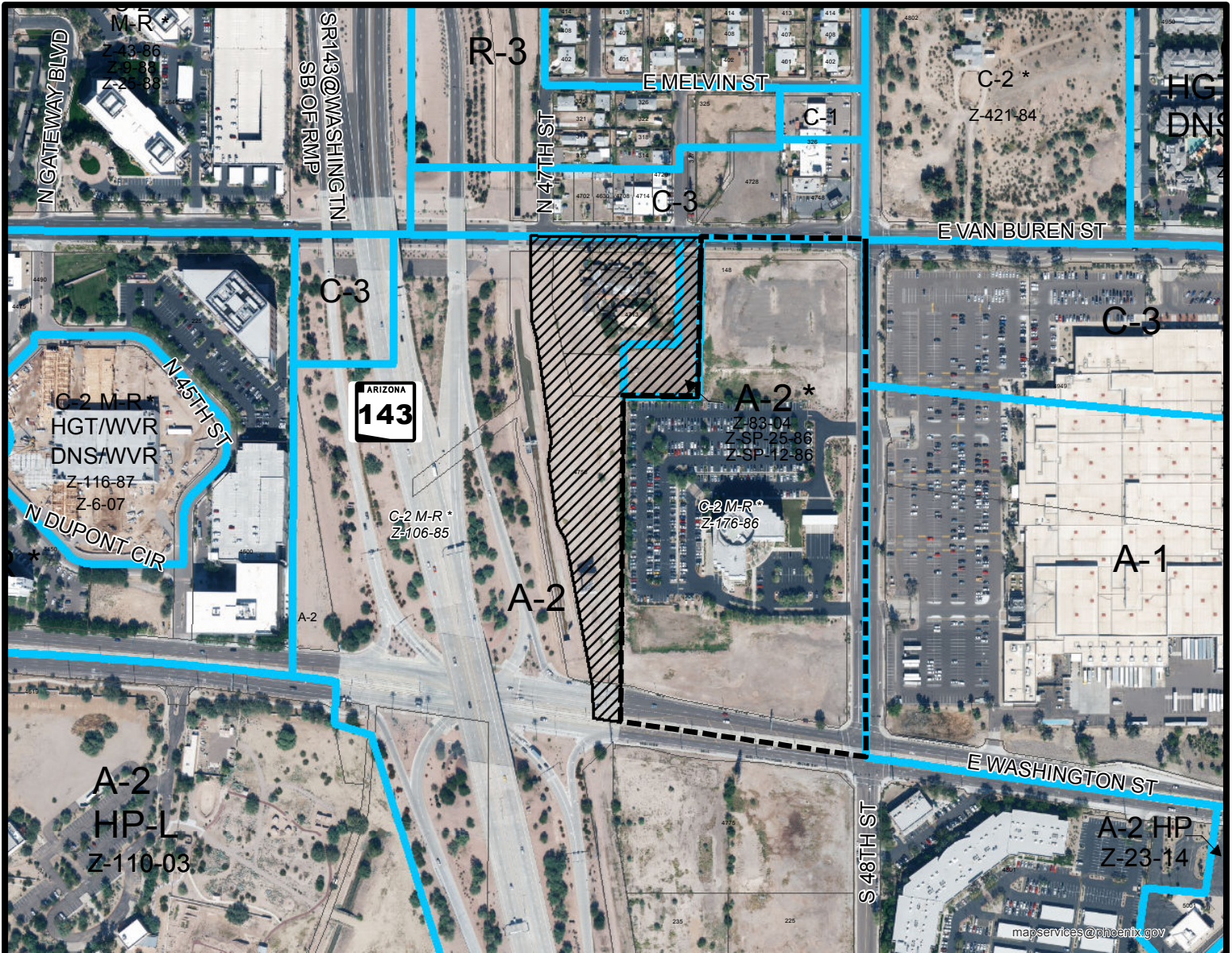

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CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 8

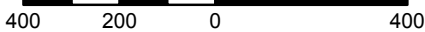

City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Withey Morris, PLC George Pasquel III		REQUESTED CHANGE: FROM: A-2, (6.90 a.c.) TO: PUD (6.90 a.c.)	
APPLICATION NO. Z-17-16	DATE: 4/12/16 REVISION DATES: 9/8/16		AERIAL PHOTO & QUARTER SEC. NO. QS 10-38
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.90 Acres		ZONING MAP F-11	
MULTIPLES PERMITTED A-2 PUD		CONVENTIONAL OPTION N/A 270	
* UNITS P.R.D. OPTION N/A 270			

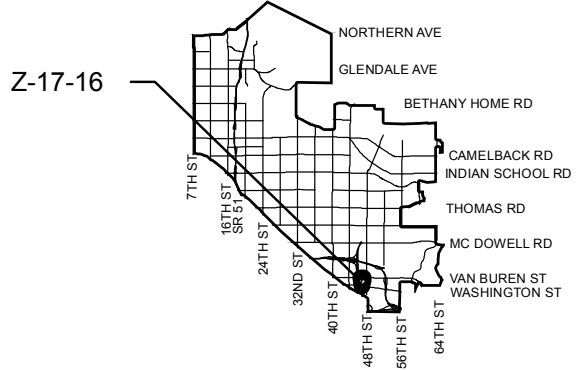
* Maximum Units Allowed with P.R.D. Bonus



Feet



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