



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-2-19-4
May 24, 2019

Camelback East [Village Planning Committee](#) Hearing Date June 4, 2019
[Planning Commission](#) Hearing Date August 1, 2019
Request From: [C-2](#) (1.43 acres)
[P-1](#) (0.30 acres)
Request To: [C-2 HGT/WVR DNS/WVR](#) (1.73 acres)
Proposed Use Multifamily Residential
Location Northeast corner of 12th Street and Highland Avenue
Owner Max Frenkel, Clayton 12th Street, LLC
Applicant/ Representative Kristjan Sigurdsson, K&I Homes, LLC
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial and Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>	12th Street	Collector	33-foot east half street
	Highland Avenue	Local	30-foot north half street
	Elm Street	Local	25-foot south half street
<p><i>CONNECT PEOPLE & PLACES CORE VALUE; INFILL DEVELOPMENT, LAND USE PRINCIPLE: Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</i></p> <p>The subject site is currently a vacant office building with surface parking. The proposal will provide additional housing opportunities in the Village within close proximity to the established commercial corridor along Camelback Road and the Camelback Corridor Major Employment Center.</p>			

CONNECT PEOPLE AND PLACES; COMPLETE STREETS; DESIGN PRINCIPLE: *Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.*

As stipulated and as shown on the conceptual site plan, the site will provide all surface parking behind the building on the east portion of the site. This design principal will promote and improve the pedestrian environment. In addition, the development will provide an increased setback and screening in the form of landscaping to mitigate any negative impacts on the surrounding neighborhood to the east.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: *Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development*

As stipulated, the conceptual elevation will include balconies and a decorative wall along the community open space area, 10% of shade for the surface parking lot area and detached sidewalks with shade trees along both sides of the sidewalk. These features are pedestrian-friendly and contribute to a walkable environment.

Applicable Plans, Overlays, and Initiatives

[Complete Streets Guiding Principles](#) – See Item No. 6 below.

[Tree and Shade Master Plan](#) – See Item No. 7 below.

[Comprehensive Bicycle Master Plan](#) – See Item No. 8 below.

[Reimagine Phoenix](#) – See Item No. 16 below.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Vacant Office Building and Surface Parking	C-2 and P-1
North	Automotive Repair Shop and Computer Academy	C-2 and R-5
South	Office Complex and Single-Family Residential	C-2 and R1-6
East	Computer Academy and Single-Family Residential	R-5 and R1-6
West	Commercial Complex and Adult Entertainment	C-2

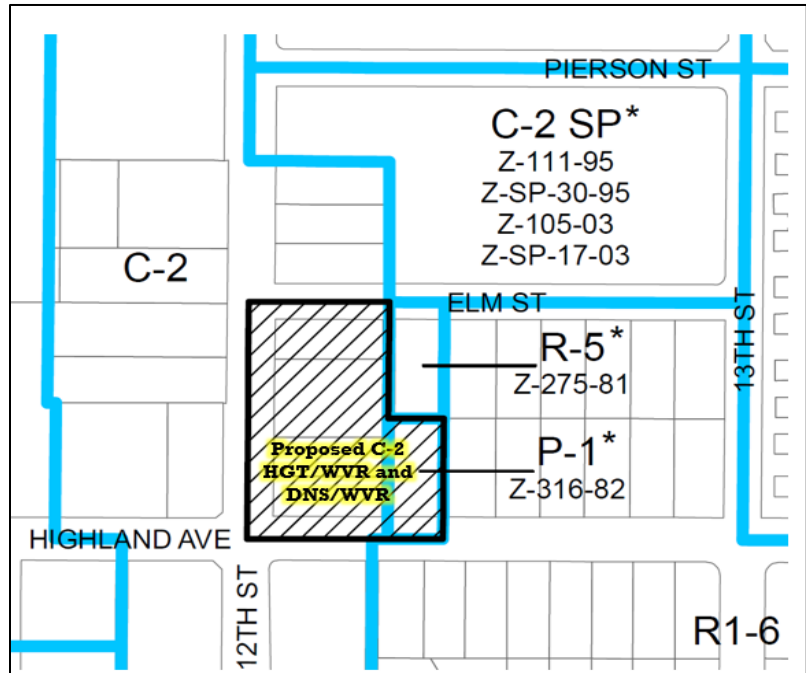
R-4 Multifamily Residential (Subdivision Development Option) *		
<i>**if variance required</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	1.73 acres
Total Number of Units	50 Maximum	34 units
Density (dwelling units/acre)	29 Maximum	19.65 (Met)
Typical Lot Size	60 feet width; 94 feet depth Minimum	220 feet; 277 feet (Met)
<u>Standards</u>		
Building Height	3 stories and 40 feet Maximum	3-stories, 36 feet (Met)
Lot Coverage	50% Maximum	45.9% (Met)
Open Space	5% Minimum of gross area (Per Section 703.B)	8.4% (Met)
Parking	68 required	69 provided (Met)
<u>Building Setbacks</u>		
Front: Elm Street	Front: 20 feet Minimum	Front: 20 feet (Met)
Rear: Highland Avenue	Rear: 15 feet Minimum	Rear: 20 feet (Met)
Sides: 12th Street and East property line	12th Street: 10 feet Minimum East Property Line: 3 feet Minimum	12th Street: 12.5 feet (Met) East Property Line - Adjacent to alley and single-family home: 8 feet (Met); Adjacent to academy: 5 feet (Met)
<u>Landscape Setbacks</u>		
Adjacent to Street (North, South and West)	North: 20 feet Minimum South: 15 feet Minimum West: 10 feet Minimum	North and South: 20 feet (Met) West: 12 feet (Met)
Adjacent to Property Line (East and North)	5 feet Minimum	East - Adjacent to single-family home: - 5 feet (Met) Adjacent to alley: 0 feet (Not Met) ** North: Adjacent to academy 5 feet (Met)

* The C-2 zoning district permits multifamily zoning by right within the development parameters of the R-3 zoning district. Increased yard, height, area and density may be permitted through a waiver up to the R-5 standards. Staff is recommending that the R-4 zoning district standards shall be utilized for the Yard, Height, Area and Density Waiver.

Background/Issues/Analysis

REQUEST

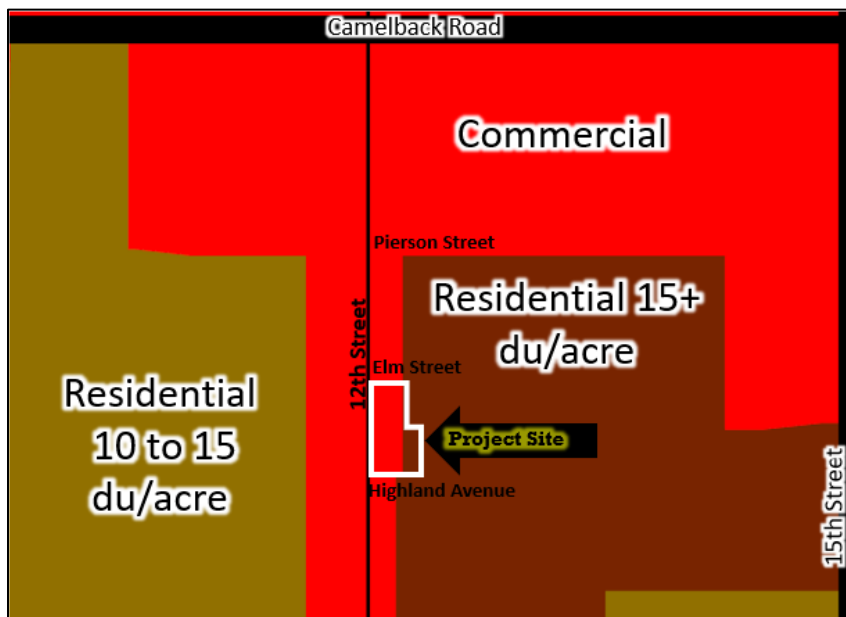
1. This is a rezoning request for a multifamily residential development on a 1.73-acre site located at the northeast corner of 12th Street and Highland Avenue. The request is to rezone the entire site from C-2 (Intermediate Commercial District) and P-1 (Parking District) to C-2 HGT/WVR DNS/WVR (Intermediate Commercial District with a Height Waiver and Density Waiver) to allow a multifamily residential development with a height waiver up to 3 stories and 36 feet, and a density waiver for up to the R-4 zoning district standards.



Source: City of Phoenix Planning and Development Department

GENERAL PLAN

2. The General Plan Land Use Map designation for the subject site is Commercial and Residential 15 plus dwelling units per acre. The proposed rezoning request is consistent with the General Plan Land Use Map designation of Commercial which permits multifamily development at varying scales and intensity of uses. The proposed rezoning



Source: City of Phoenix Planning and Development Department

request is also consistent with the Residential 15 plus dwelling units per acre General Plan Land Use Map designation. The surrounding General Plan Land Use Map designations are Residential 15 plus dwelling units per acre to the east and Commercial to the north, south and west.

SURROUNDING LAND USE AND ZONING

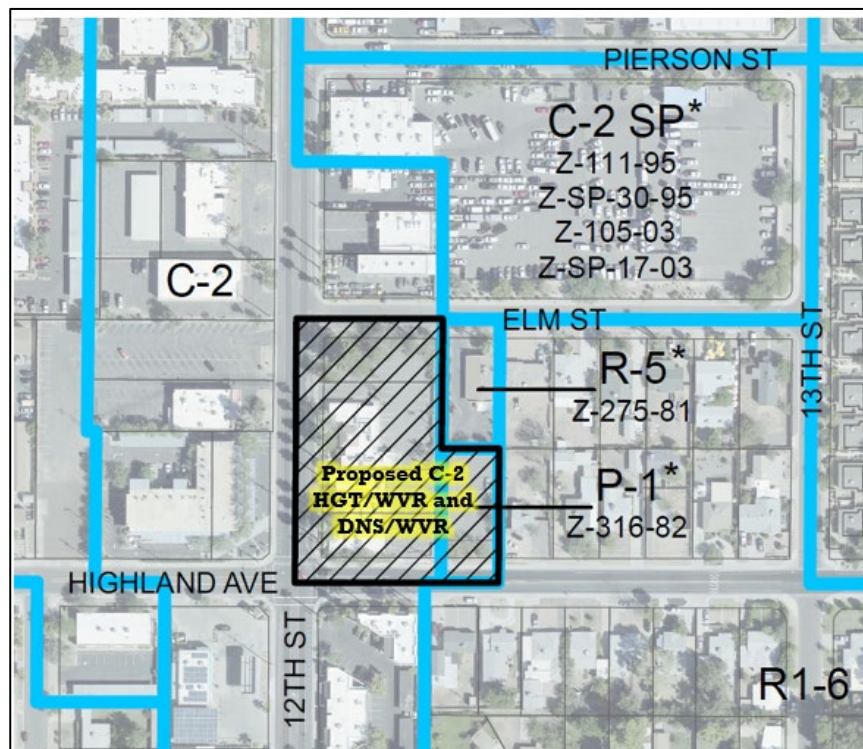
3. The subject site is currently improved with a vacant commercial building and a surface parking lot.

North:

Directly to the north of the subject site, across Elm Street, is a C-2 (Intermediate Commercial District) zoned property with an automotive repair shop. To the north on the eastern end of the site is Phoenix Computer Academy zoned R-5 (Multifamily Residence District).

South:

Directly to the south of the subject site, across Highland Avenue, are single-family residential homes zoned R1-6 (Single-Family Residence District) and an office complex zoned C-2 (Intermediate Commercial District).



Source: City of Phoenix Planning and Development Department

East:

Directly to the east of the subject site on the southern end is a single-family residence zoned R1-6 (Single-Family Residence District). To the east of the northern

end of the site is a 16-foot wide alley and across the alley is Phoenix Computer Academy zoned R-5 (Multifamily Residence District).

West:

Directly to the west of the subject site, across 12th Street is a commercial center containing a mix of uses and an adult entertainment establishment zoned C-2 (Intermediate Commercial District).

YARD, HEIGHT, AREA AND DENSITY WAIVER

4. The proposal includes a maximum building height of 3 stories and 36 feet at a density of 19.65 dwelling units per acre. The underlying C-2 zoning designation permits multifamily uses per the R-3 zoning district standards. The R-3 zoning district permits the following maximum building heights and densities:

Standard	Subdivision Development Option	Planned Residential Development Option
Density (dwelling units/acre)	14.5 Maximum	15.23; 17.40 with bonus Maximum
Building Height	2 stories and 30 feet Maximum	2 stories and 30 feet for first 150-foot building setback; 1-foot additional increase in height for every five feet of additional building setback to a 4 story and 48 feet Maximum

The R-4 zoning district permits the following maximum building heights and densities:

Standard	Subdivision Development Option	Planned Residential Development Option
Density (dwelling units/acre)	29.0 Maximum	30.45; 34.80 with bonus Maximum
Building Height	2 stories and 30 feet Maximum	3 stories or 40 feet for the first 150-foot building setback; 1-foot additional increase in height for every 5 feet of additional building setback to a 4 story and 48 feet Maximum

The surrounding area contains a mixture of zoning designations that include commercial, multifamily and single-family. The R-5 zoning adjacent to the site on the north and east permits a maximum height of 4 stories and 48 feet. The applicant has requested that the development comply with the R-4 development standards and that the maximum building height be limited to 36 feet for the height waiver. These are addressed in Stipulation Nos. 1 and 2. Buildings adjacent to the site along portions of the southern and western end are two stories. Other surrounding

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

COMPLETE STREETS GUIDING PRINCIPLES

6. In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The Street Transportation Department has requested that the sidewalks adjacent to the site be upgraded to meet ADA requirements. This is addressed in Stipulation No. 13.

TREE AND SHADE MASTER PLAN

7. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending that trees planted along the eastern property line adjacent to the single-family home be a larger caliper size, a minimum 400 square feet of the open space area be shaded at 75%, that detached sidewalks be provided along all street frontages with shade trees along the sidewalk and 10% shade for the surface parking lot. These are addressed in Stipulation Nos. 4, 7, 8 and 10.

COMPREHENSIVE BICYCLE MASTER PLAN

8. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. It is recommended that two types of parking be provided on the property: secured parking for residents, and short-term rack parking for guests. Providing secure bicycle parking for residents and parking for guests of the development is supportive of multimodal travel options. Secured bicycle parking can be provided in bicycle lockers or via garage entry into each unit. The short-term bicycle racks should be an inverted-u design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code. This provision is addressed in Stipulation No. 11.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.



Secured bicycle parking can be accomplished through the use of individual lockers and/or the establishment of secured bicycle rooms.



COMMUNITY INPUT SUMMARY

9. At the time this staff report was written, staff has not received correspondence regarding the request.

INTERDEPARTMENTAL COMMENTS

10. The City of Phoenix Street Transportation Department has determined that the developer must construct all adjacent improvements to ADA standards and that a 20-foot-wide right-of-way radius be provided at the northeast intersection of 12th Street and Highland Avenue. These are addressed in Stipulation Nos. 12 and 13.
11. The Public Transit Department has determined that a new bus pad is needed northbound along 12th Street and Highland at a minimum depth of 10 feet. This is addressed in Stipulation No. 14.
12. The Aviation Department has noted that the developer shall provide notice to prospective purchasers of the existence and operational characteristics of the Phoenix Sky Harbor International Airport (PHX). This is addressed in Stipulation No. 15.
13. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
14. The City of Phoenix Floodplain Management division of the Public Work 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 1745 L of the Flood Insurance Rate Maps (FIRM) dated April 7, 2017.
15. Fire Prevention division of the Fire Department does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code. However, the water supply to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

16. As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in this development.

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 16.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment me be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designations that accommodate multifamily residential development.
2. The proposal will allow for additional housing opportunities in the village.
3. As stipulated, the proposal adequately mitigates potential impacts on existing developments in the surrounding area.
4. The proposed development will improve and enhance underutilized parcels, which will contribute to enhancing the area.

Stipulations

1. The development shall utilize the R-4 development standards.
2. The maximum building height shall be limited to 36 feet.
3. A minimum 80-foot building setback shall be provided along the eastern property line adjacent to the single-family zoning district.
4. A minimum 8-foot landscape shall be provided along the eastern property line adjacent to single-family zoning and shall be planted with minimum 3-inch caliper trees to provide screening, as approved by Planning and Development Department.
5. The building shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
6. The development shall include the following elements on the western frontage side along 12th Street, as approved by the Planning and Development Department:
 - a. There shall be decorative view fencing along the open space area that is consistent with the balcony railings as depicted on the elevations and renderings date stamped May 1, 2019 and May 22, 2019.

- b. A minimum of 40% of the perimeter wall shall be decorative breeze block.
 - c. All individual units shall contain balconies that are a minimum of 8 feet in depth and a minimum of 12 feet in width.
7. A minimum of 400 square feet of the centralized open space area shall be shaded at a minimum of 75% as measured on the summer solstice at noon, and as approved by the Planning and Development Department.
 8. The sidewalks along Highland Avenue, Elm Street and 12th Street shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include minimum 3-inch caliper shade trees planted a minimum of 20 feet on center, or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. Palm trees may be planted between the shade trees within the detached landscape strip along Highland Avenue, Elm Street and 12th Street.
 9. Any off street surface parking adjacent to 12th Street must be located behind a building, as approved by Planning and Development.
 10. A minimum of 10% of the interior surface parking lot area shall be shaded with landscaping, as measured on the summer solstice at noon, and as approved by the Planning and Development Department.
 11. The developer shall install secured bicycle parking at 0.25 spaces for each residential unit and a minimum of four inverted U-bicycle racks for guests located near entrances to the building, installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
 12. A 20-foot-wide radius right-of-way shall be provided at the northeast intersection of 12th Street and Highland Avenue.
 13. 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.
 14. The developer shall dedicate right-of-way and construct a bus pad along northbound 12th Street, north of Highland Avenue. The bus stop pad shall be constructed in accordance with City of Phoenix Standards Detail P1260 with a minimum depth of 10 feet, as approved by the Public Transit Department.
 15. The property owner shall record documents that disclose the existence, and operational characteristics 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 reviewed and approved by the City Attorney.

16. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Maja Brkovic

May 24, 2019

Team Leader

Samantha Keating

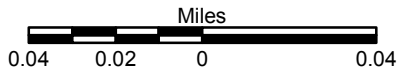
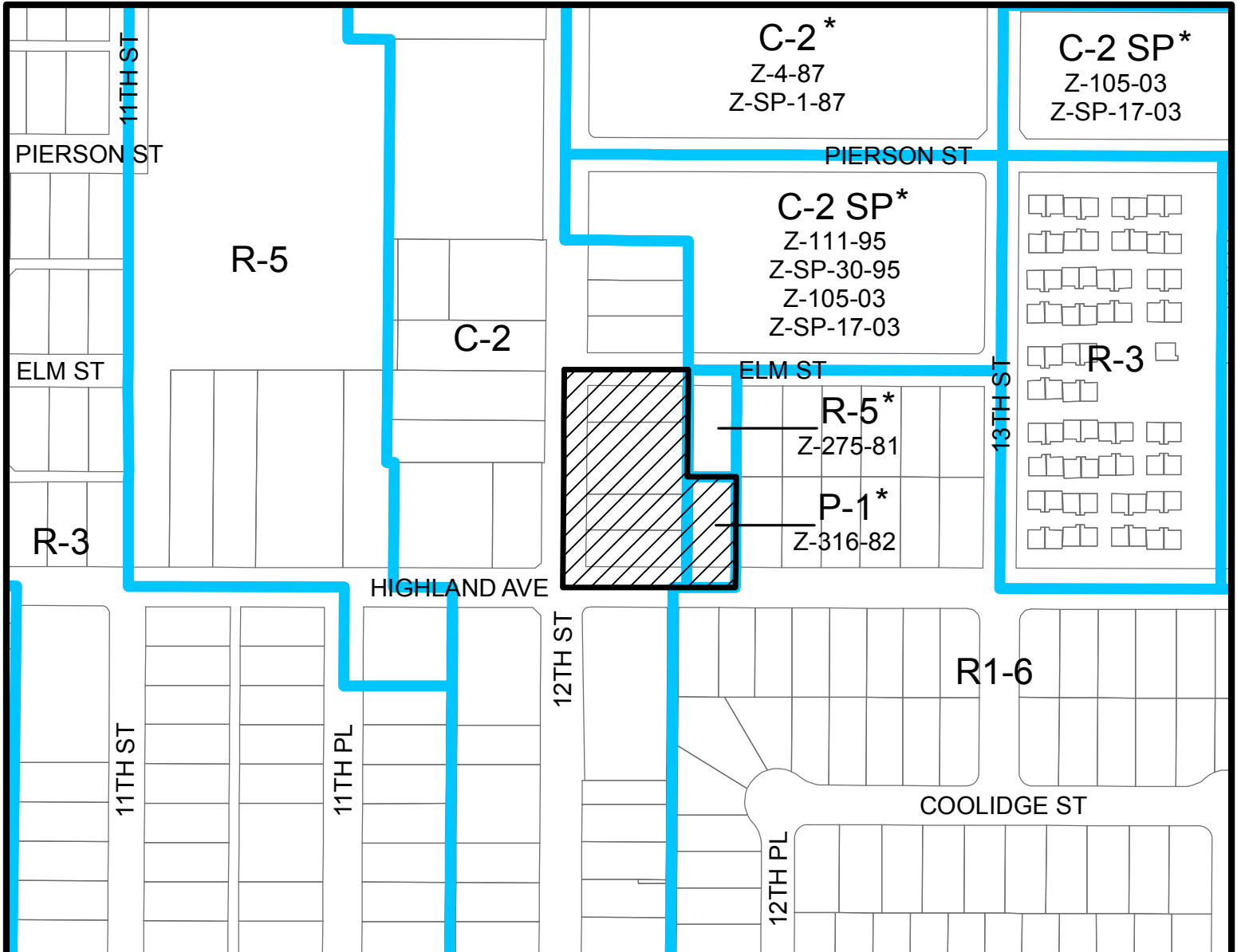
Exhibits

Sketch Map

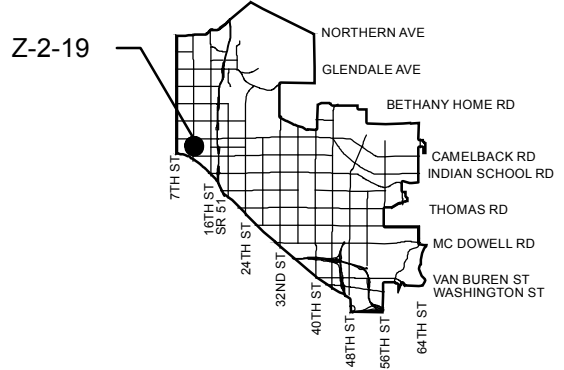
Aerial

Site Plan date stamped May 1, 2019

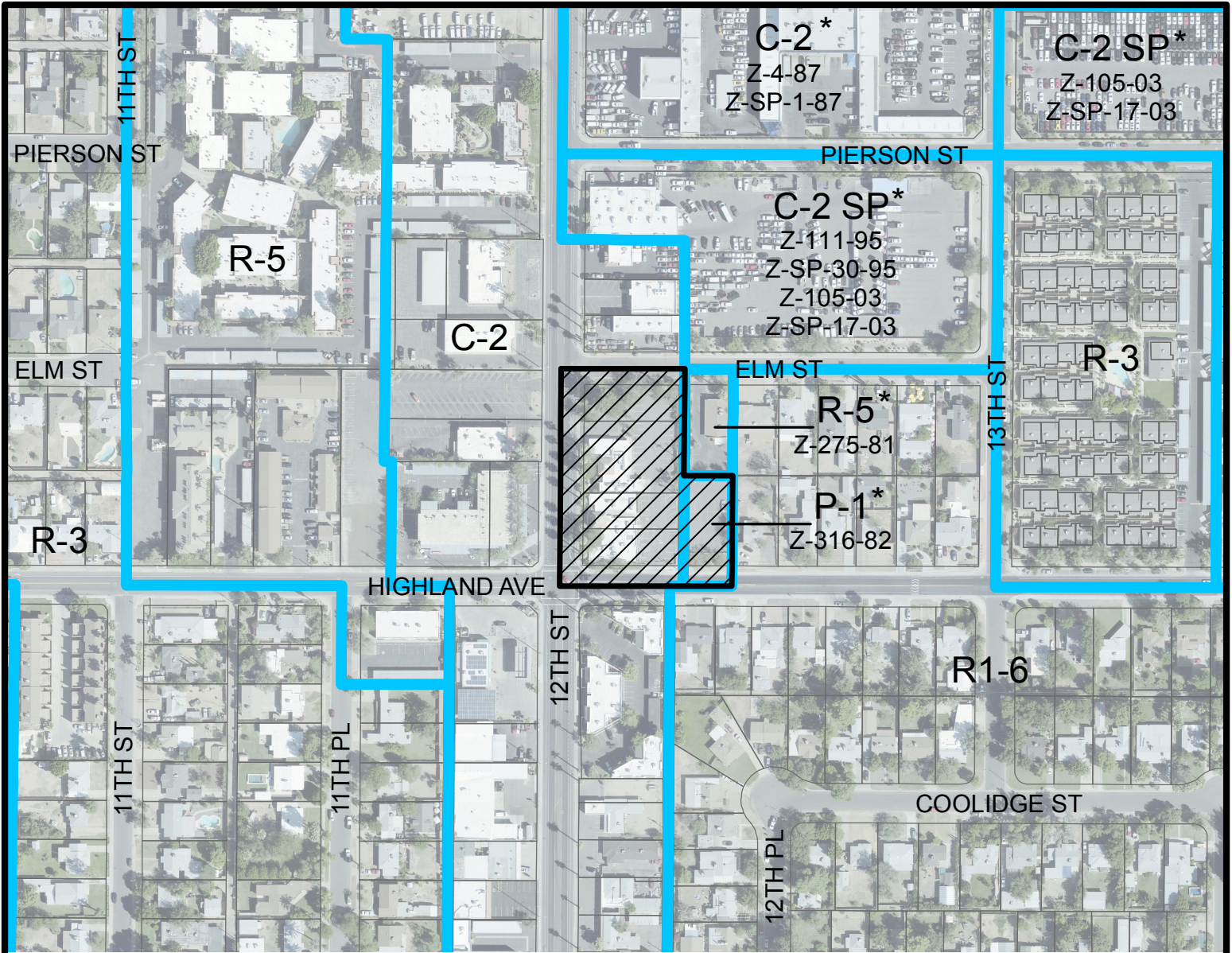
Elevations and Renderings date stamped May 1, 2019 and May 22, 2019 (3 pages)



CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Kristjan Sigurdsson, K&I Homes, LLC		REQUESTED CHANGE:					
APPLICATION NO. Z-2-19	DATE: 2/6/2019 <small>REVISION DATES:</small>	FROM: C-2 (1.43 a.c.) P-1 (0.30 a.c.)					
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.73 Acres	<table border="1"> <tr> <td>5/8/2019</td> <td>5/21/2019</td> <td></td> <td></td> </tr> </table>	5/8/2019	5/21/2019			TO: C-2 HGT/WVR DNS/WVR (1.73 a.c.)	
5/8/2019	5/21/2019						
	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 18-30	<small>ZONING MAP</small> H-9					
MULTIPLES PERMITTED C-2, P-1 C-2 HGT/WVR DNS/WVR	CONVENTIONAL OPTION 20, N/A 50		* UNITS P.R.D. OPTION 25, N/A 60				
* Maximum Units Allowed with P.R.D. Bonus							



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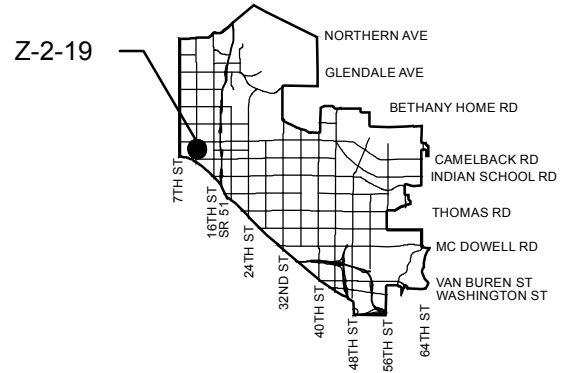
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CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Kristjan Sigurdsson, K&I Homes, LLC**

APPLICATION NO. **Z-2-19**

DATE:	2/6/2019		
REVISION DATES:	5/8/2019	5/21/2019	

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.73 Acres

AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 18-30	H-9

REQUESTED CHANGE:

FROM: **C-2 (1.43 a.c.)
P-1 (0.30 a.c.)**

TO: **C-2 HGT/WVR DNS/WVR (1.73 a.c.)**

MULTIPLES PERMITTED

C-2, P-1

C-2 HGT/WVR DNS/WVR

CONVENTIONAL OPTION

20, N/A

50

*** UNITS P.R.D. OPTION**

25, N/A

60

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



MATERIAL / COLOR SCHEDULE

MATERIAL:

COLOR:

MATERIALS / KEY NOTES

1. STUCCO OVER BRASS BOARDS METAL LATH ON EXT. GARAGE FINWOOD SHEATHING
2. STUCCO OVER METAL LATH AND T-FRAM ON EXT. GARAGE FINWOOD SHEATHING
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CITY OF PHOENIX
 MAY 01 2019
 Planning & Development
 Department

1 East Elevation
3/22' = 1/4'

2 South Elevation
3/22' = 1/4'

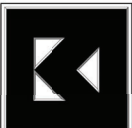
3 West Elevation
3/22' = 1/4'

4 North Elevation
3/22' = 1/4'

GS: KIVA# 18-3896 SEDEV# PAPP# 1807848



The Clayton
 1200 E Highland Ave
 Phoenix, AZ

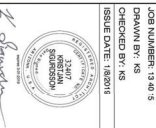


K & I HOMES, LLC
 6125 E INDIAN SCHOOL RD
 SUITE 2005
 SCOTTSDALE, AZ 85251
 PH: 602-505-2825

Revisions

#	Description	Date

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 JOB NUMBER: 18-389-3
 DRAWN BY: NS
 CHECKED BY: NS
 ISSUE DATE: 1/28/2019



SHEET TITLE
 Exterior Elevations
SHEET NUMBER
A3

REZONE / PSP

View from SouthWest



View from NorthWest

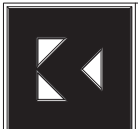


View from SouthEast



K & I HOMES, LLC

6125 E. INDIAN SCHOOL RD
SUITE 2005
SCOTTSDALE, AZ 85251
PH: 602-505-2525



The Clayton
1200 E Highland Ave
Phoenix, AZ

#	Description	Date

CONSPONSOR OF DOCUMENTS:
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1200 E. HIGHLAND AVENUE
PHOENIX, AZ 85014
PHONE: 602.505.2525
WWW.KIHOMES.COM

DESIGNED BY: NS
CHECKED BY: NS
ISSUE DATE: 4/20/19
JOB NUMBER: 13-20-15
DRAWN BY: NS

SHEET NUMBER:
A0
SHEET TITLE:
3D VIEWS

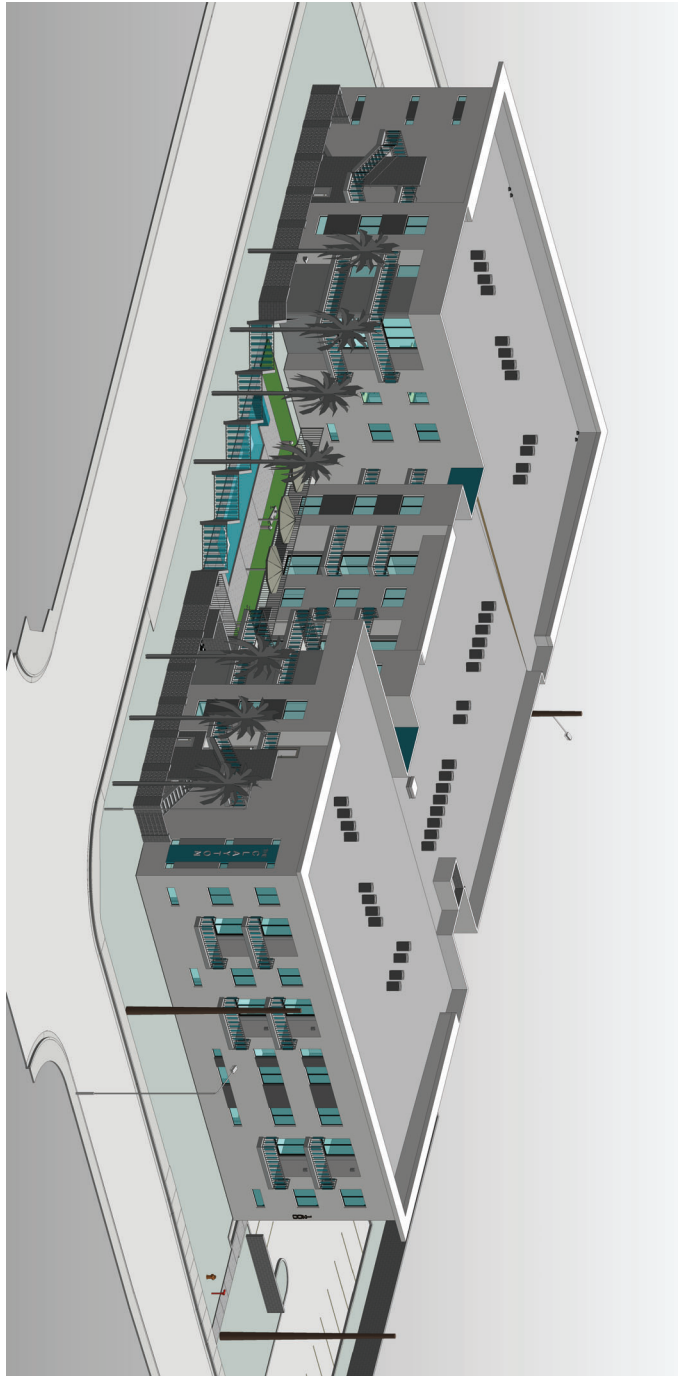
A0

REZONE / PSP

CITY OF PHOENIX

MAY 22 2019

Planning & Development
Department



1 3D View - Overall from SW
1/2" = 1'-0"



2 3D View - Brezze Block and Pool Fence - from SW
1/2" = 1'-0"

CITY OF PHOENIX

MAY 22 2019

Planning & Development
Department

#	Description	Date

CONVEYERS OF DOCUMENTS:
 I, the undersigned, being a duly licensed Professional Engineer in the State of Arizona, do hereby certify that the above is a true and correct copy of the plans as submitted to me for record and filing. I am a duly licensed Professional Engineer in the State of Arizona, No. 13307, and my commission expires on 03/31/2021.
 JOHN NUMBER 13 3015
 DREWING BY: NS
 CHECKED BY: NS
 ISSUE DATE: 05/20/19



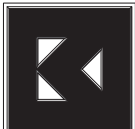
SHEET NUMBER: *13*
 SHEET TITLE: *12 High/12High-ReZonePHO*
 SD VIEWS

A4

REZONE / PSP

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