



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report Z-2-21-4
July 20, 2021

Estrella <u>Village Planning Committee Meeting Date</u>	July 20, 2021
<u>Planning Commission Hearing Date</u>	August 5, 2021
Request From:	R1-6 (6.98 acres) and R-5 (2.41 acres)
Request To:	C-2 (3.72 acres) and R-4A (5.67 acres)
Proposed Use	Multifamily and commercial uses including a convenience store with fuel station
Location	Southeast corner of 35th Avenue and Interstate 10
Owner	Eplex Realty, LLC
Applicant	QuikTrip Corporation
Representative	Huellmantel & Affiliates, Charles Huellmantel
Staff Recommendation	Approval, subject to stipulations

On July 14, 2021, the applicant submitted a revised site plan for Lot 1, the proposed convenience store site, removing a pedestrian pathway segment northeast of the proposed convenience store building that connects Lots 1 and 3, the proposed multifamily zoned portion of the site. The applicant proposes to maintain a centralized pedestrian connection between 34th Avenue and 35th Avenue via a centralized pedestrian pathway as depicted on the revised conceptual site plan for Lot 1, date stamped July 14, 2021 and the overall site plan date stamped June 30, 2021.

Due to a change in the conceptual site plan for Lot 1 as described previously, the following stipulation is recommended to be modified:

- **Stipulation No. 17** regarding the conceptual site plan for Lot 1 date stamped July 14, 2021;

Staff recommends approval per the modified stipulations in bold font below:

R-4A ZONED AREA

1. For the R-4A portion of the site, the maximum building height and density shall not exceed 30 feet and 98 dwelling units. If the following conditions are met, the maximum height and density shall be 40 feet and 200 dwelling units. The conditions must be met prior to or in conjunction with the Final Site Plan Review.
 - a. A minimum of 75 percent of the housing units are dedicated for long-term affordability, as approved by the Phoenix Housing Department.
 - b. The applicant shall submit a copy of the draft Declaration of Affirmative Land use and Restrictive Covenants agreement (LURA), for review and approval by the Phoenix Housing Department.
 - c. The applicant shall submit a copy of the Proforma, for review and approval by the Phoenix Housing Department.
2. Prior to the issuance of building permits for the R-4A portion of the site, the applicant shall submit a copy of the Recorded Declaration of Affirmative Land use and Restrictive Covenants agreement (LURA), as approved by the State Housing Department, if conditions listed in Stipulation No.1 for additional height and density are pursued.
3. An average building setback of 40 feet, minimum 20 feet for up to 25 percent of the frontage, shall be provided along 34th Avenue.
4. A minimum 20-foot building setback shall be provided along the north property line of the residentially zoned portion of the site.
5. Residential building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such as brick, stone, colored textured concrete, stucco, painted steel or other materials to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.
 - b. Building elevations adjacent and oriented to a public park or street, shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material that exhibits quality and durability.

- c. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, pop-outs, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department
 - d. Balconies and windows shall be provided for residential units adjacent to a public park.
6. There shall be no balconies on the upper floors of residential buildings located within 60 feet of the front property line which are oriented toward single-family residential homes not part of this development, as approved by the Planning and Development Department.
7. An average landscape setback of 10 feet, minimum 5 feet for up to 50 percent of the property line, shall be provided along the north property line.
8. The required landscape setbacks for the residentially zoned portion of the site shall be planted with minimum 50-percent 2-inch caliper and 50-percent 3-inch caliper large canopy drought-tolerant evergreen trees, 20 feet on center or in equivalent groupings, and five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
9. A central amenity and open space area shall be provided within close proximity to the primary vehicular entrance into the development. The following amenities shall be provided at a minimum and may be dispersed throughout the development, as approved by the Planning and Development Department:
 - a. Tot lot;
 - b. Clubhouse or community room;
 - c. Two picnic areas each with a barbeque grill, shade ramada and a picnic table; and
 - d. Two benches or seating features.
10. Vehicular entryways to the residential portion of the development along 34th Avenue shall include the following elements, as approved or modified by the Planning and Development Department:
 - a. Pedestrian pathways connecting the interior of the development to the public sidewalks on one side of the vehicular driveway at minimum.
 - b. The pedestrian pathways shall be lined with landscape areas on both sides and planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.

- c. A mix of ornamental shrubs and flower beds that will maintain a constant bloom throughout the year and 75 percent live cover, shall be provided along the entryway.
 - d. The driveway surface shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department.
- 11. A perimeter wall no less than 6 feet in height shall be provided along the Interstate 10 freeway within the residentially zoned portion of the site. This wall shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
- 12. Except where required by the Zoning Ordinance, perimeter walls adjacent to a public street or public park shall be limited to open view wrought iron fencing or a combination of 2-foot solid masonry topped by wrought iron open view fencing, as approved by the Planning and Development Department.
- 13. The indoor noise levels of residential units shall not exceed a decibel day night-level (DNL) of 45 decibels and that along with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.
- 14. A minimum five-foot-wide sidewalk along 34th Avenue shall be detached with a minimum five-foot-wide landscape strip located between the sidewalk and back of curb and shall include minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees planted a minimum of 20 feet on center or in equivalent groupings between the sidewalk and back of curb, as approved by the Planning and Development Department.
- 15. The developer shall dedicate minimum 25-feet of right-of-way and construct the west side of 34th Avenue for the full limits of the project, as approved or modified by the Planning and Development Department.
- 16. If the portion of 34th Avenue north of Moreland Street is not approved to be abandoned through a separate process, the developer shall provide a 50-foot radius cul-de-sac termination at 34th Avenue, north of Moreland Avenue, as approved or modified by the Planning and Development Department.

C-2 ZONED AREA

17. The development shall be in general conformance with the conceptual site plan date stamped ~~June 30, 2021~~ **JULY 14, 2021** and building elevations date stamped May 16, 2021 for the C-2 portion of the site, except as described below and as approved by the Planning and Development Department.
18. The conceptual site plan and elevations for Lot 2, as depicted in the site plan for the overall site date stamped June 30, 2021, shall be administratively reviewed by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
 - a. Location and orientation of buildings and trash receptacles in relation to the residentially zoned property to the east.
 - b. Accessible pedestrian pathways that connect building entrances, public sidewalks, and the pedestrian pathway connecting the commercially zoned property to the residentially zoned property to the east using the most direct route for pedestrians.
 - c. Pedestrian connection between adjacent commercial parcels.
 - d. All elevations of the building/s shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, or similar features.
19. A minimum 20-foot wide landscape setback shall be provided along the east side of the site where adjacent to a residential zoning district. This landscape setback shall be planted with a minimum 2-inch caliper large canopy evergreen trees, 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
20. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.
21. A landscaped gateway entry feature shall be provided on the southeast corner of 35th Avenue and Interstate 10 as described below and as approved by the Planning and Development Department:
 - a. An average 75-foot by 75-foot landscape entryway that adheres to the landscape palette for gateway entry features in the Estrella Village Arterial Street Landscaping Program.

- b. A minimum 300-square foot landscaped accent area shall be provided. The landscaped accent area shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover.
 - c. The gateway entry feature shall utilize accents, colors and materials consistent with the theme of the commercial uses on the same site, as approved by the Planning and Development Department.
- 22. The bus stop pad along 35th Avenue shall be shaded to a minimum of 50 percent using shade trees at full maturity, as approved or modified by the Planning and Development Department.
- 23. Public Transit Department shall retain right-of-way and bus stop pads on northbound 35th Avenue, as approved by the Planning and Development Department.
- 24. All sidewalks along 35th Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide shade to a minimum 75 percent at maturity.
 - b. Drought tolerant vegetation designed to grow to a maximum mature height of 24 inches and achieve 75 percent live coverage.
 - c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

- 25. The developer shall dedicate minimum 50-feet of right-of-way and construct the east half of 35th Avenue for the full limits of the project, per Cross Section D standards identified on the City of Phoenix Street Classification Map, as approved by the Planning and Development Department.
- 26. Driveway access control to the site will be permitted as approved by the Traffic Impact Study submitted to the Street Transportation Department by providing a sealed Traffic Impact Study analyzing access control and proposed mitigation for conflicting turning movements along 35th Avenue.

27. The site shall provide recorded cross-access agreements between lots one and two as depicted on the conceptual site plan date stamped June 30, 2021, as approved by the Planning and Development Department.
28. Prior to preliminary site plan approval, the developer shall work with the Office of Pedestrian Safety in the Street Transportation Department to evaluate a HAWK crossing at the southern boundary of the site within 35th Avenue. The developer shall be responsible for funding any identified improvements including the HAWK crossing, as determined by the Street Transportation Department, but generally to be located between Moreland Street and Portland Street.

R-4A AND C-2 ZONED AREAS

29. All perimeter walls visible from street right-of-way and adjacent to the public park shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs or other alternatives if full view fencing is proposed, as approved by the Planning and Development Department.
30. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
31. Pedestrian walkways connecting the commercial sites and residentially zoned property to the east, public sidewalks, and walkways within the residentially zoned portion of the site shall be shaded to a minimum of 75 percent using shade trees at maturity and/or architectural shade, as approved by the Planning and Development Department.
32. A system of pedestrian thoroughfares shall be provided as described below and as approved or modified by the Planning and Development Department:
 - a. The developer shall provide a minimum of one centralized pedestrian pathway connecting the public sidewalk along 35th Avenue passing through Lot 1 to the public sidewalk along 34th Avenue passing through Lot 3, as depicted in the site plan for the overall site date stamped June 30, 2021. Each phase of the project will construct the portion of the pedestrian path along their development.
 - b. Illuminated pedestrian scale lighting per Section 1304.H.5 for the centralized pedestrian pathway.

- c. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.
 - d. Connections to/between via the most direct route:
 - (1) All building entrances;
 - (2) Active open space areas;
 - (3) Adjacent public sidewalks; and
 - (4) Bus stop along 35th Avenue.
33. The development shall incorporate bicycle infrastructure as described below and as approved by the Planning and Development Department.
- a. "Secure/Covered Facilities" bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit on the residential portion of the site, up to a maximum of 20 spaces, as defined in Appendix K of the Comprehensive Bicycle Master Plan.
 - b. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance of each enclosed commercial and residential building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 - c. One bicycle repair station ("fix it station") shall be provided and maintained in the residentially zoned portion of the site within a central amenity area or along a centralized pedestrian pathway. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

34. 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.
35. A Red Border Letter shall be processed for this development, as determined by the Planning and Development Department.
36. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
37. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
38. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
39. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
40. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

Writer

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Exhibits

Conceptual Site Plan for Lot 1 date stamped July 14, 2021

