



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-25-18-8
 May 21, 2018

Camelback East [Village Planning Committee](#) Meeting Date: June 5, 2018
[Planning Commission](#) Hearing Date: August 2, 2018
 Request From: [R-3](#) (5.11 acres)
 Request To: [R-3A](#) (5.11 acres)
 Proposed Use: Multifamily Residential
 Location: Northwest corner of 44th Street and Belleview Street
 Owner: Brock Danielson, Plaza de Vista, LLC
 Applicant/Representative: Brian Greathouse, Burch & Cracchiolo, PA
 Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 5 to 10 dwelling units per acre Commercial	
Street Map Classification	44th Street	Arterial	Varies, 50- to 59.55-foot west half
	Belleview Street	Local	30-foot north half
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: LAND USE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The vacant portion lot within the project is currently underutilized. The proposal will provide infill development and expand an existing multifamily development. The proposed density of 20.74 dwelling units per acre is an increase in density, but is still appropriate given the location along an arterial street.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The request proposes to develop a vacant parcel. The subject site is surrounded by commercial, multifamily, and some single-family residential to the west. The development is compatible with the adjacent neighborhood character and is consistent with the 44th Street Corridor Specific Plan.

Applicable Plans, Overlays, and Initiatives
44th Street Corridor Specific Plan – see #4, Background/Issues/Analysis
Tree and Shade Master Plan – see #5, Background/Issues/Analysis
Complete Streets Guiding Principles – see #6, Background/Issues/Analysis
Reimagine Phoenix – see #15, Background/Issues/Analysis

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Multifamily Residences Vacant Lot	R-3
North	Hotel	C-2
South	Elementary School	R-3
East (across 44th Street)	Multifamily Residences Hotel	R-3 R-5
West	Single-Family Homes	R1-6

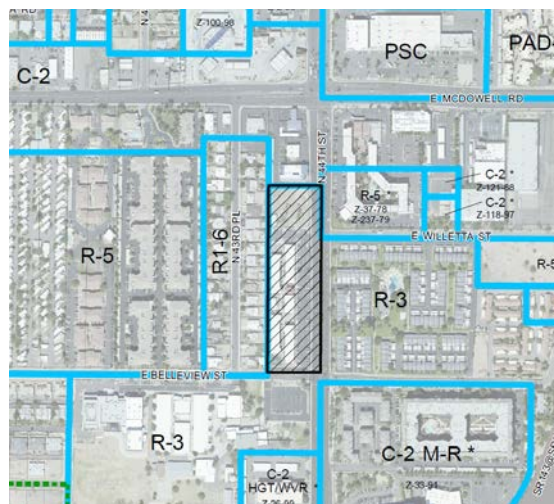
R-3A Multifamily (PRD Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Total Number of Units	-	106 units
Dwelling Unit density (units/gross acre)	23.10; 26.40 with bonus	Met – 20.74
Lot Coverage	45%	Met – 29%

Maximum Building Height	3-stories or 40 feet for first 150 feet, 4-story maximum or 48 feet	Met – 20 feet (existing) and 30 feet (proposed)
Building Setbacks		
Front	10 feet minimum	N/A
Perimeter Standards		
Adjacent to Public Street	20 feet minimum	Not Met* – 0 feet along 44th Street (*Variance approved, ZA-746-73) Met – 20 feet Belleview Street
Adjacent to property line	15 feet minimum	Met – 15 feet
Common Area	5% of gross area	Met – 6.4%
Parking Requirements	1.3 space per efficiency unit and 1.5 spaces per 1 and 2-bedroom unit and 2 spaces per 3 or more-bedroom unit, 1.0 space per unit of less than 600 square feet regardless of number of bedrooms 163 spaces required	Met – 163 spaces provided

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 5.11 acres located at the northwest corner of 44th Street and Belleview Street from R-3 to R-3A to allow multifamily residential.



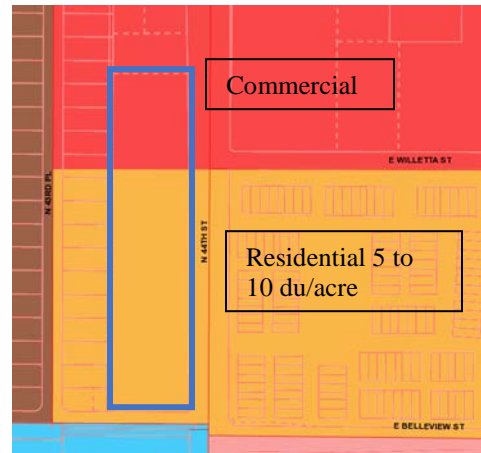
Source: City of Phoenix Planning and Development Department

ZONING AND LAND USE

2. The subject site is currently zoned R-3. There is an existing multifamily development on the southern portion of the site. This request will expand the existing development to the north and develop the vacant lot. Single-family homes are located to the west of the site and multifamily residences and a hotel are located to the east of the site across 44th Street. To the south of the site is Balsz Elementary School and to the north is a hotel.

GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Residential 5 to 10 dwelling units per acre and Commercial. The requested zoning is not consistent with the General Plan designation of Residential 5 to 10 dwelling units per acre and Commercial; however, an amendment is not required because the parcel is less than ten acres.



44TH STREET CORRIDOR SPECIFIC PLAN

4. The site is located within the boundaries of the 44th Street Corridor Specific Plan. Completed in 1991, the 44th Street Corridor Specific Plan established a framework to provide compatibility of new development along 44th Street from McDonald Drive to Sky Harbor International Airport. The Land Use Plan within the Specific Plan designates the subject property for multifamily residential, which is consistent with the request.

TREE AND SHADE MASTER PLAN

5. 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. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending a stipulation for enhanced landscaping within the surface parking lot area. Trees within the surface parking lot area will help to reduce the urban heat island effect and will provide thermal comfort for residents and guest going to and from their vehicles. This is addressed in Stipulation #2.

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. To support these principles related to pedestrian connectivity and safety, staff has added stipulations to require that the developer construct a detached sidewalk, with the addition of landscaping between the sidewalk and the street, on the northern portion of the site along 44th Street. This is addressed in Stipulation #1.

ANALYSIS OF PROPOSAL

7. The conceptual site plan proposes a 106-unit multifamily development that includes an expansion of an existing multifamily development. The development will add 32 new units to the existing 74 units. The main access point to the site is through an existing driveway located on 44th Street. Parking for the site is located along the eastern side of the development and adjacent to 44th Street.
8. The proposed development is an expansion of an existing apartment complex. The new development should be compatible and harmonious with the existing development. Staff has included a stipulation that notes that architecture, design, color and building materials shall be similar. This is addressed in Stipulation #3.

COMMUNITY INPUT

9. At the time this staff report was written, staff had not received any correspondence from the public regarding the request.

INTERDEPARTMENTAL COMMENTS

10. The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #7.
11. The Street Transportation Department did not have comments on this proposed rezoning request.
12. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2230 L of the Flood Insurance Rate Maps (FIRM) dated December 5, 2014.
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. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

15. 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 is included on the proposed site plan.
16. The site is located in an area identified as being archaeologically sensitive. If no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Stipulations #4, #5, and #6.
17. 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 abandonments, may be required. The site plan and elevations submitted are for conceptual purposes only with final plans to be approved through the site development process and the Planning Hearing Officer process. Through these processes additional entitlements such as variances or use permits may be required.

Findings

1. The proposal is not consistent with the General Land Use Map designation of Residential 5 to 10 dwelling units per acre and Commercial. However, the site is under 10 acres, and therefore an amendment is not required.

2. The development is consistent with the 44th Street Corridor Specific Plan land use designation of multifamily.
3. The proposed project will expand an existing development on a vacant lot that is currently underutilized.

Stipulations

1. The sidewalk along the 44th Street frontage along the expansion area located in the northern part of the site shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, as approved by the Planning and Development Department.
2. Surface parking lot area must be landscaped with a minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area, as approved by Planning and Development Department.
3. The architecture, design, color, and building materials shall be compatible for all of the buildings within the development, as approved by the Planning and Development Department.
4. 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
5. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.
6. 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.
7. The property owner shall record a Notice to 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. 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.

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Writer

Hannah Bleam

May 21, 2018

Team Leader

Samantha Keating

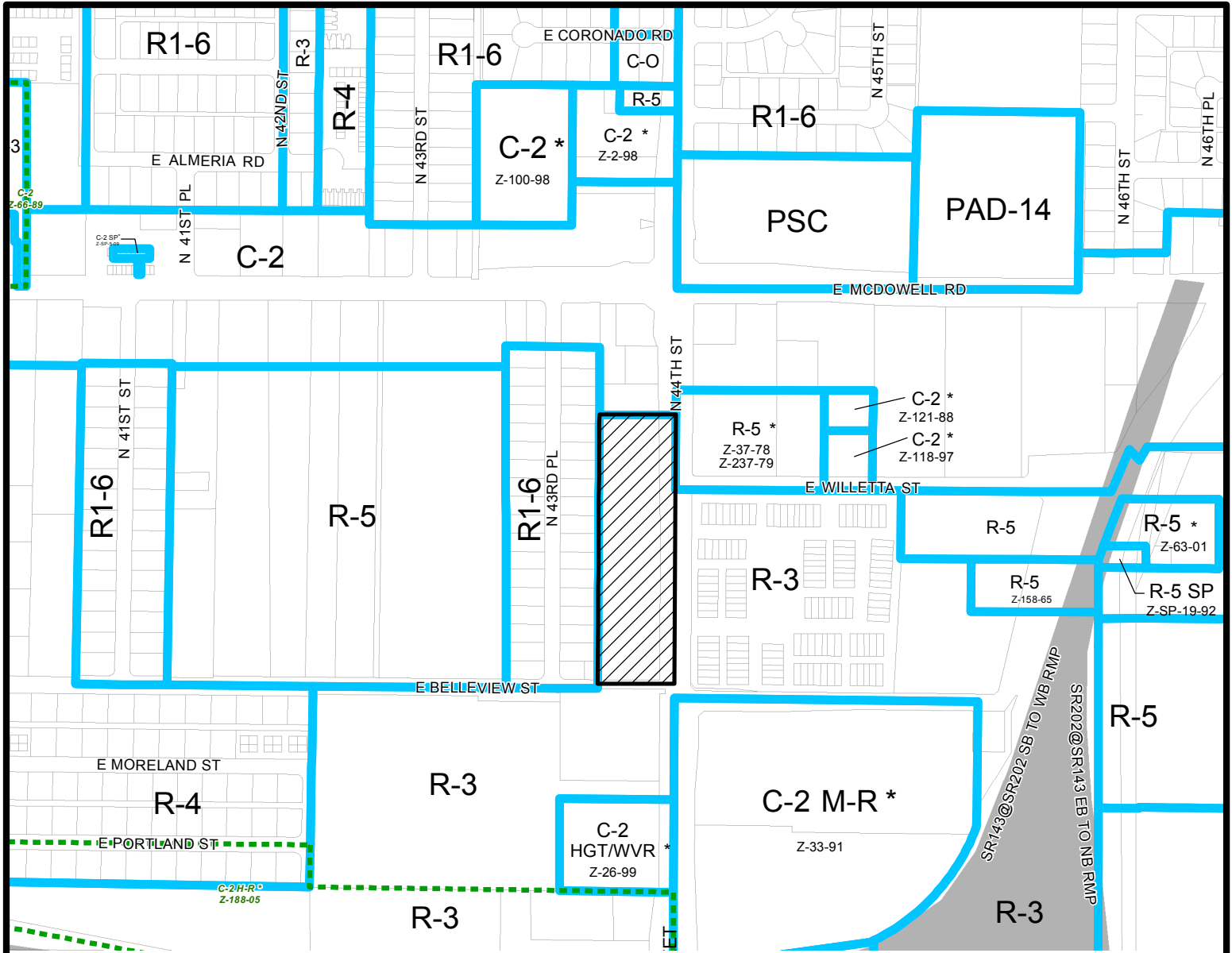
Exhibits

Sketch Map

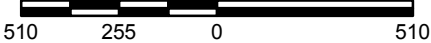
Aerial

Site Plan date stamped April 3, 2018

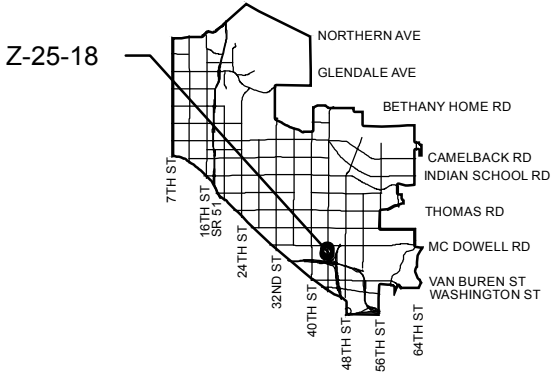
Elevations Date Stamped April 3, 2018 (2 pages)



Feet

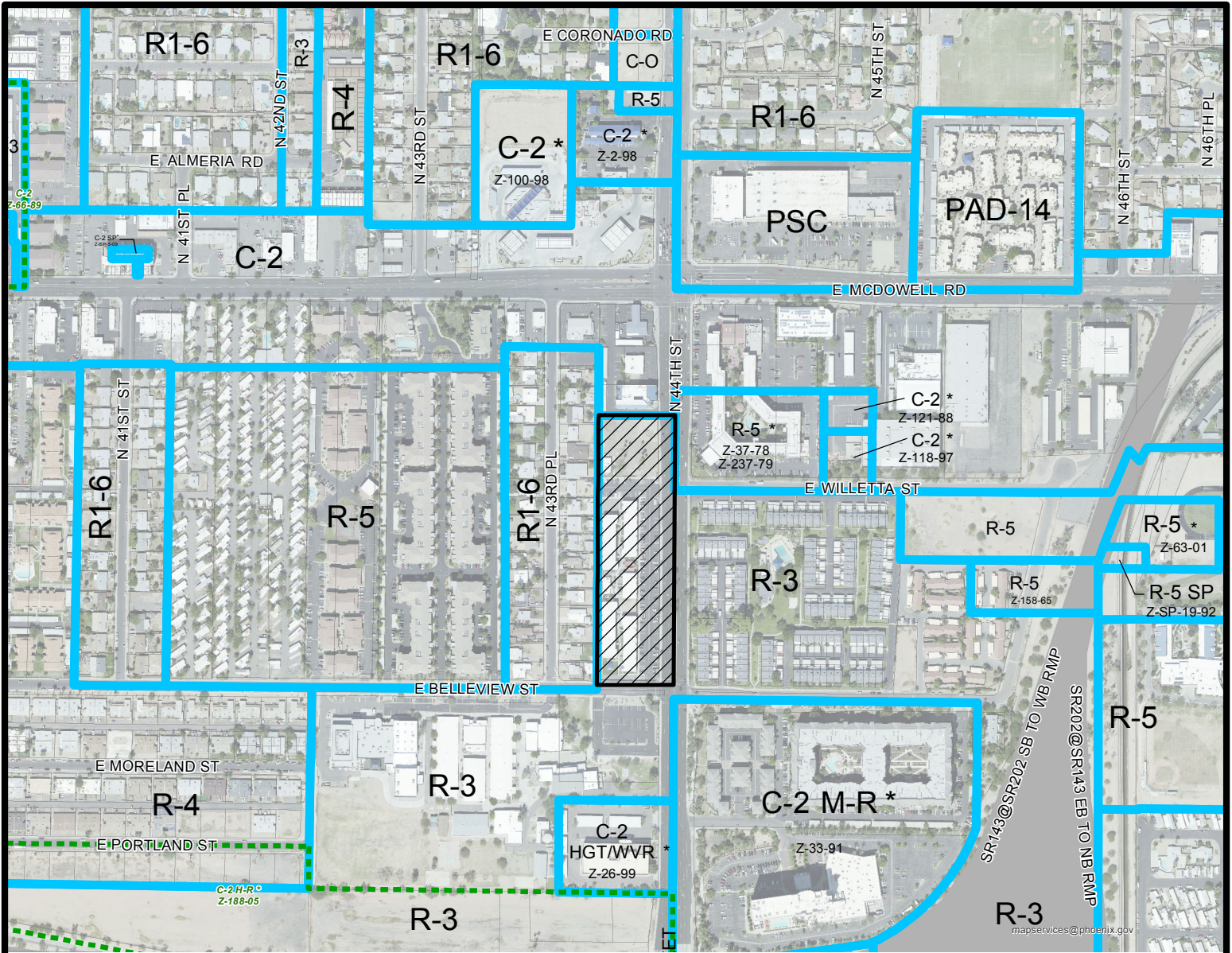


CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Brian Greathouse, Burch & Cracchiolo		REQUESTED CHANGE: FROM: R-3 (5.11 a.c.) TO: R-3A (5.11 a.c.)	
APPLICATION NO. Z-25-18	DATE: 4/10/2018 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.11 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 12-37	ZONING MAP G-10	
MULTIPLES PERMITTED R-3 R-3A	CONVENTIONAL OPTION 74 112	* UNITS P.R.D. OPTION 89 135	

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

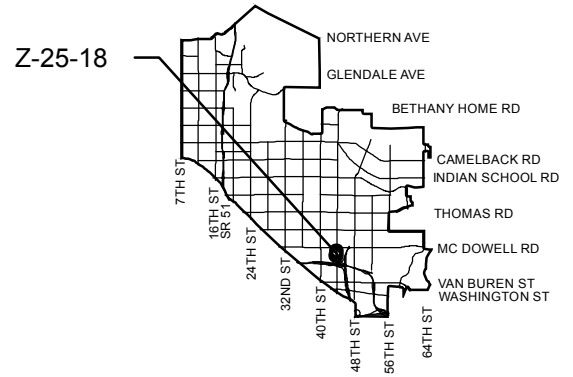


Feet

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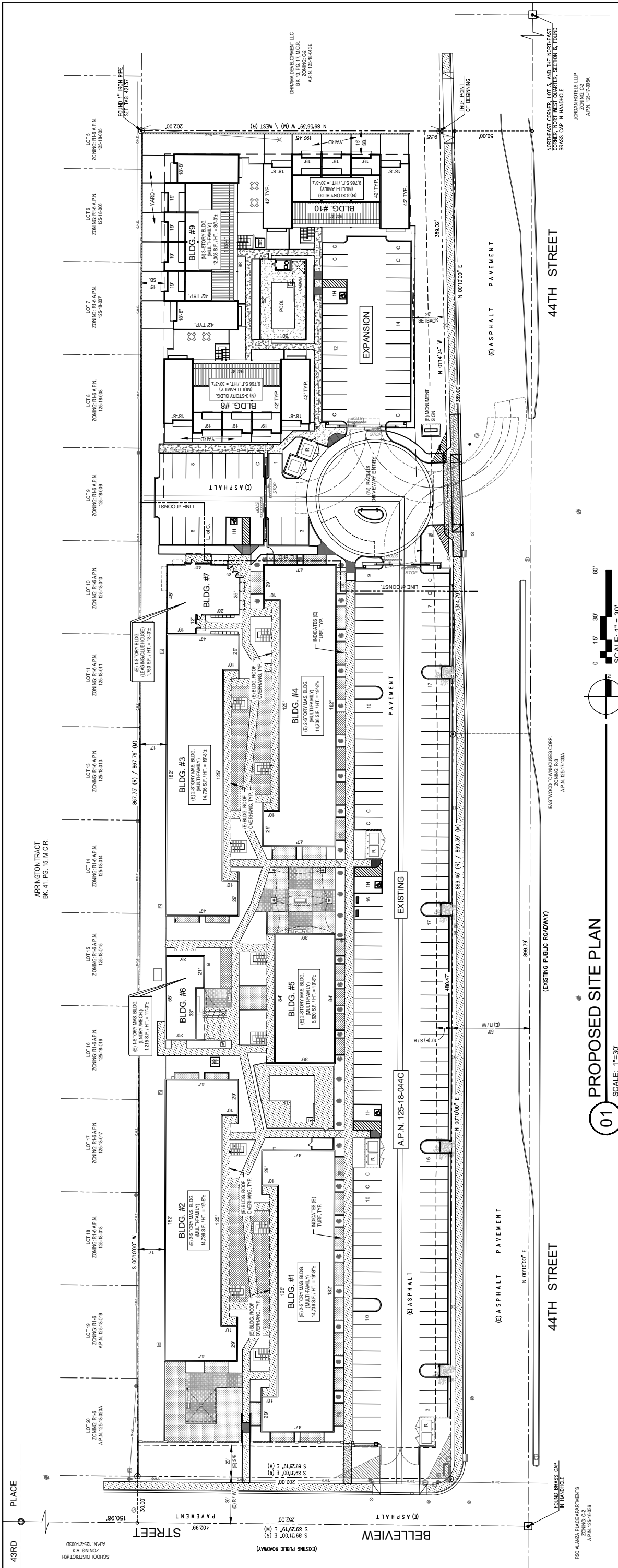
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



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<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.11 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 12-37	<small>ZONING MAP</small> G-10
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R-3		89	
R-3A		135	
CONVENTIONAL OPTION			
74			
112			

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



01 PROPOSED SITE PLAN
SCALE: 1" = 30'

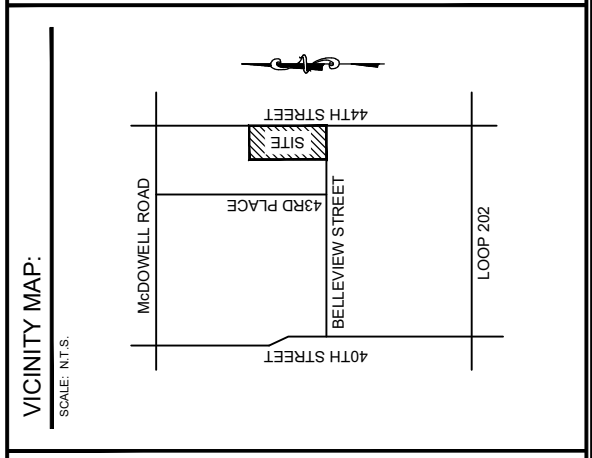
CITY OF PHOENIX
APR 03 2018
Planning & Development
Department

KIVA: #00-7764
PAPP: #1500921
SDEV: #1500110
Q.S.: #12-37

CITY APPROVAL BLOCK

PROJECT / OWNER DATA:

PROJECT NAME: URBAN CONNECTED APARTMENTS - SITE EXPANSION PHASE 1
ADDRESS: 125 N 44TH STREET PHOENIX, ARIZONA 85008
OWNER/DEVELOPER: PLAZA DE VISTA, LLC 125 N 44TH STREET TEMPE, ARIZONA 85284 TEL: (602) 884-8852 OWNER: WAINWATER APARTMENTS, PRESIDENT CONTACT: BROCK@WAINWATER.COM EMAIL: brock@wainwater.com
ARCHITECT: NOTCH ENTERPRISES, LLC 1540 E MARYLAND AVENUE, SUITE 101 PHOENIX, ARIZONA 85014 ARCHITECT OF RECORD: JAMES DAVID RUSH CONTACT: DWAYNE L. GRIFFIN



SITE DATA (EXISTING + EXPANSION)

A.P.N.:	125-18-044C
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-3A (PRD) - EXISTING + EXPANSION
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
OVERALL SITE AREA (GROSS):	226,465 SF / 5.26 AC
OVERALL SITE AREA (NET):	173,598 SF / 3.98 AC
MAX. DWELLING UNIT DENSITY PER CODE (R-3A):	23.1 DU / AC
PROPOSED DWELLING UNIT DENSITY PER ACRE:	46.5
(DWELLING UNITS) / (GROSS ACRES) = UNITS PER ACRE	26.38 DU / AC
(E) 14 - (R) 32 (TOTAL) 52 = 26.38	
MAX. LOT COVERAGE ALLOWED PER CODE:	46%
LOT COVERAGE	46%
(TOTAL BUILDING AREA SF) / (TOTAL NET SITE AREA SF) * 100% = 46.76% * 100 = 46.76%	
IMPROVED COMMON AREA CALCULATIONS:	SEE SHEET A52
NOTE:	1. ALL LOT COVERAGE CALCULATIONS ARE BASED ON THE PLANNED RESIDENTIAL DEVELOPMENT TABLE (R) - PLANNED RESIDENTIAL DEVELOPMENT.

PARKING DATA

REQUIRED PARKING RATIO:	PER C.O.P. - SEC. 702C
EFFICIENCY UNIT LESS THAN 600 SF REGARDLESS OF NUMBER OF BEDROOMS	10 SPACES
1,000 MORE BEDROOMS/UNIT	20 SPACES
REQUIRED PARKING STALLS:	PER C.O.P. - SEC. 702C
(N) 2071 - BEDROOM UNITS x 15 = 31,065	30 SPACES
(E) 1031 - BEDROOM UNITS x 15 = 15,465	15 SPACES
(E) 1482 - BEDROOM UNITS x 15 = 22,230	72 SPACES
(E) 1610 - BEDROOM UNITS x 20 = 32,200	32 SPACES
PARKING REDUCTION FOR (4) NEW RECYCLING CONTAINERS	4 SPACES
(PER C.O.P. - SEC. 702.E.7.A.8.2)	
REDUCTION & SUPPLEMENTARY PARKING PROVIDED:	163 SPACES
TOTAL PARKING REQUIRED:	163 SPACES
TOTAL PARKING PROVIDED:	163 SPACES
ADA PARKING PROVIDED:	PER C.O.P. - SEC. 702.G.1.1(1)
(18) TOTAL RECYCLING STALLS (10% OF TOTAL PARKING PROVIDED) = 16.3	4 SPACES
ADA PARKING PROVIDED:	PER C.O.P. - SEC. 702.B.2.(2)
COMPACT PARKING ALLOWED:	PER C.O.P. - SEC. 702.B.2.(2)
(18) TOTAL RECYCLING STALLS = 16.3	16 SPACES
COMPACT PARKING PROVIDED:	13 SPACES
NOTE:	BASED ON CITY OF PHOENIX ZONING ORDINANCE, SECTION 702 - OFF STREET PARKING AND LOADING

R-3A ZONING COMPARISON

DEVELOPMENT STANDARDS	R-3A (PRD) Table B	PROPOSED DEVELOPMENT
MINIMUM LOT DIMENSIONS:	NA	NA
DWELLING UNIT DENSITY (UNITS/GROSS ACRES):	23.1 (MAX) 22.4 WITH BONUS	20.38
PERIMETER STANDARDS:	20 FT. (MIN) 20 FT. ALONG 44TH STREET ¹ 20 FT. OTHER AREAS	15 FT. 10 FT. (MIN)
BUILDING SETBACKS:	15 FT. (MIN) 10 FT. (MIN)	24.3 STORY - 30'-3" INCREASE TO 48 FT. SEBACK FROM R16 PROPERTY TO WEST
MAXIMUM HEIGHT:	4 STORY MAXIMUM	29%
LOT COVERAGE:	45%	64%
COMMON AREAS:	5% OF GROSS AREA (MIN)	MULTI-FAMILY
ALLOWED USES:	SINGLE FAMILY ATTACHED AND MULTI-FAMILY	

1 VARIANCE APPROVED PER AZ-26-73
2 THERE SHALL BE A 15-FOOT MAXIMUM HEIGHT WITHIN TEN FEET OF A SINGLE FAMILY ZONED DISTRICT, WHICH HEIGHT MAY BE INCREASED ON FOOT FOR EACH ADDITIONAL ONE FOOT OF BUILDING SETBACK TO THE MAXIMUM PERMITTED HEIGHT.

Notch ENTERPRISES LLC
PLANNING - DESIGN - DRAFTING
1540 E Maryland Ave #101
Phoenix Arizona 85014
ph 602.264.5454 fax 602.264.5471

REGISTERED ARCHITECT
CALIFORNIA #18733
JAMES DAVID RUSH
Date: 3/19/18
EXP. 3/31/19

REVISIONS:

DRAWN BY:	NR
CHECKED BY:	JDR/DLG
DATE:	03/19/18

JOB NO: 15-07
SHT. NO: AS1

SHEET TITLE:
PROPOSED SITE PLAN

**URBAN CONNECTED APARTMENTS
SITE EXPANSION**
1220 NORTH 44TH STREET
PHOENIX, ARIZONA 85008

This drawing is NOT TO BE SCALED.
00000.DWG

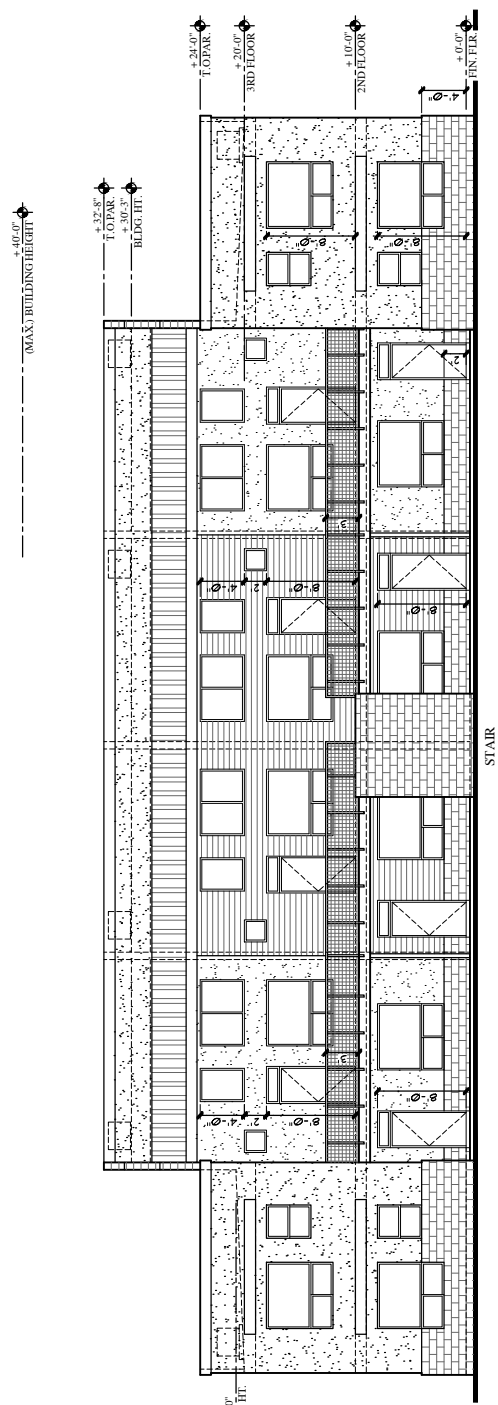


Notch
 ENTERPRISES LLC
 EXP. 3/19/18
 1540 E Maryland Ave #101
 Phoenix Arizona 85014
 ph 602.264.5454 fax 602.264.5471

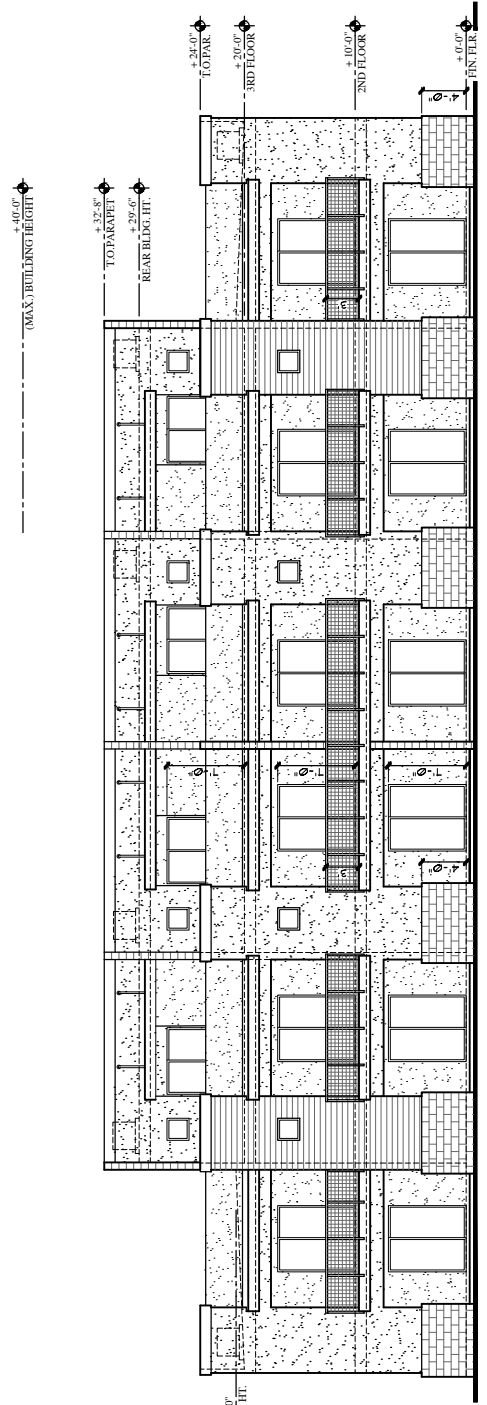
URBAN CONNECTED APARTMENTS
 1220 N 44TH STREET
 PHOENIX AZ 85008

SHEET TITLE:
 BUILDING F, G & H
 ELEVATIONS

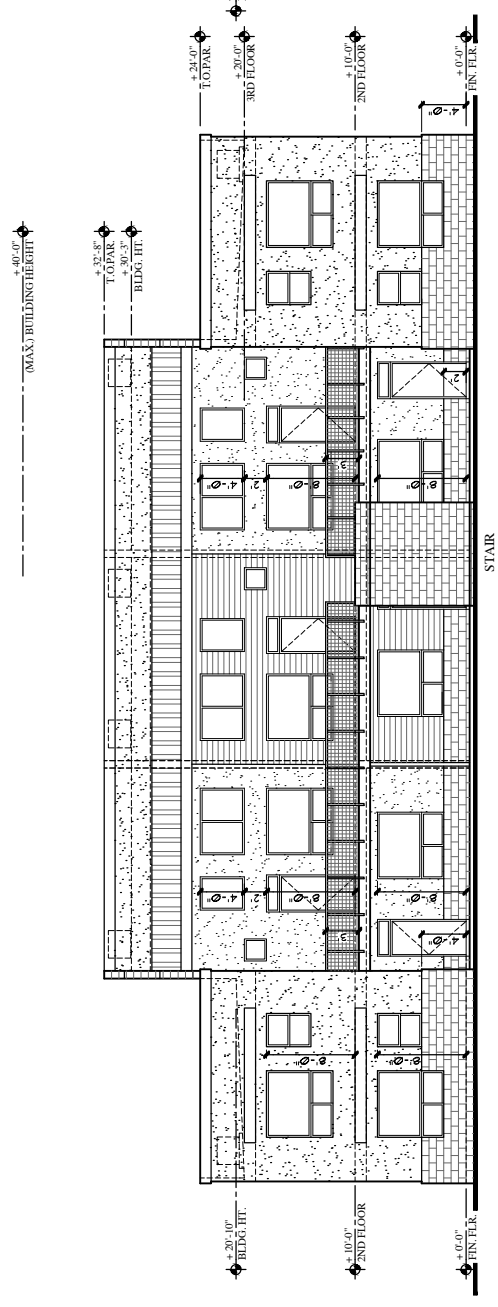
DRAWN BY: QF
CHECKED BY: DIG
DATE: 3/19/18
REVISION:
15-07
A3



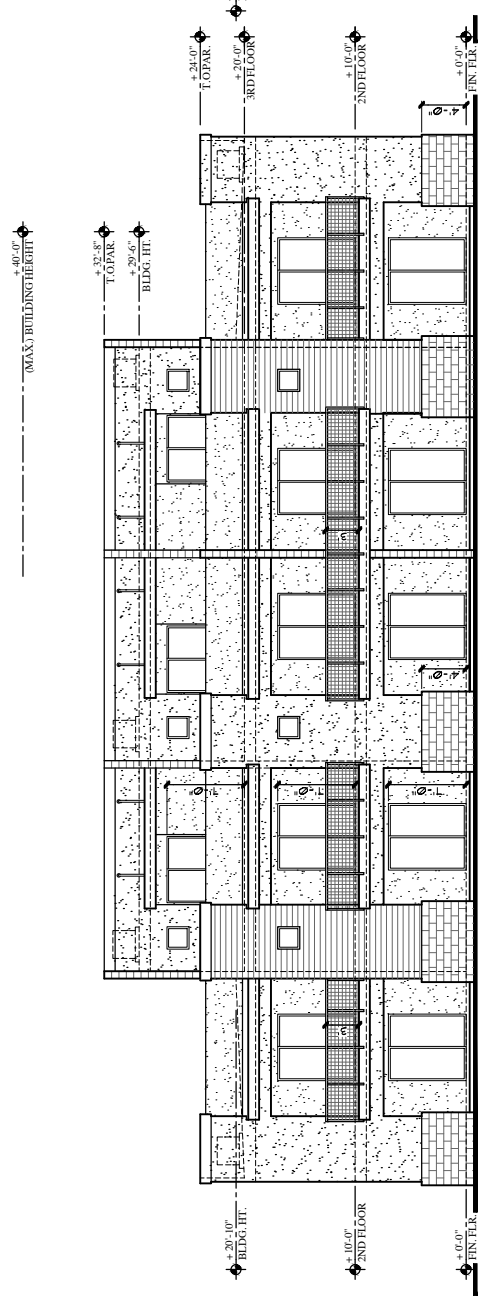
FRONT ELEVATION - BLDG G
 SCALE: 1/8" = 1'-0"



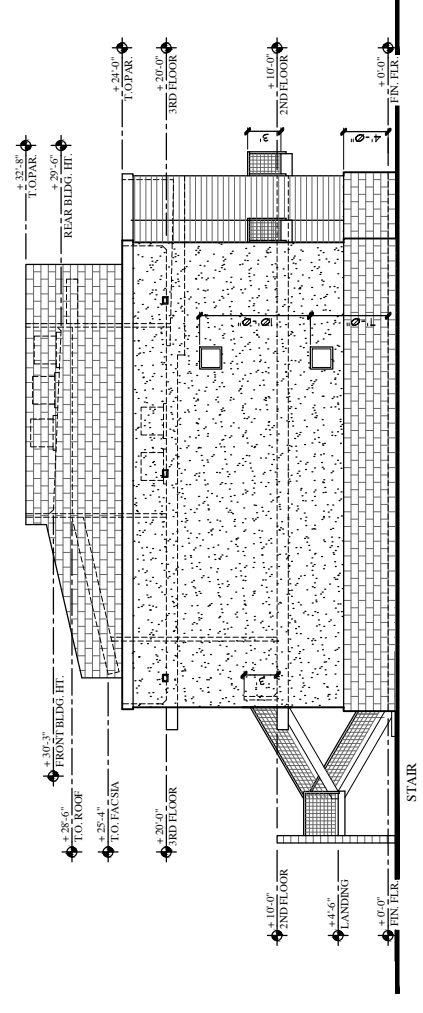
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FRONT ELEVATION - BLDG F & H
 SCALE: 1/8" = 1'-0"



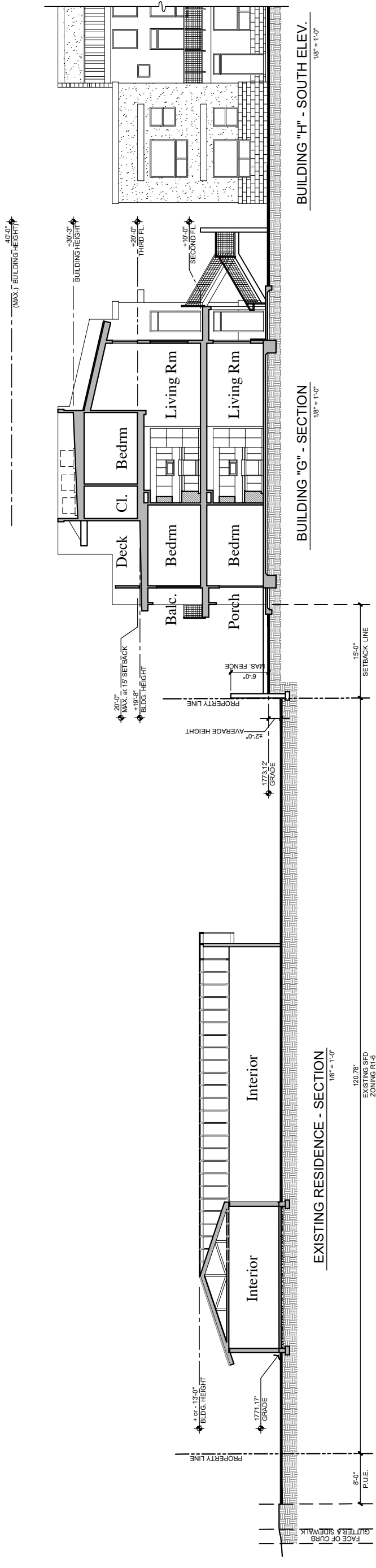
REAR ELEVATION - BLDG F & H
 SCALE: 1/8" = 1'-0"



SIDE ELEVATION - TYPICAL
 SCALE: 1/8" = 1'-0"

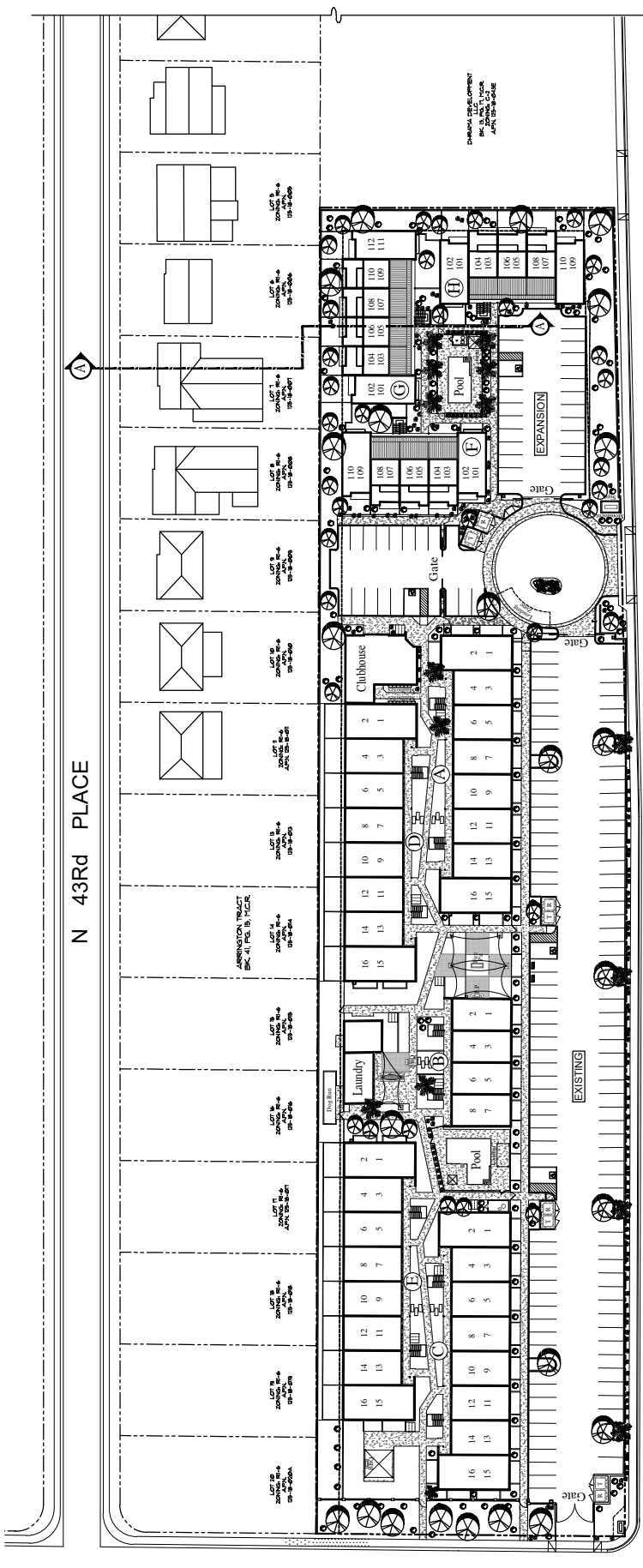
CITY OF PHOENIX
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14-64 ALDWS
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ARRINGTON TRAIL SUBDIVISION

URBAN CONNECTED APARTMENTS EXPANSION



CITY OF PHOENIX
 APR 03 2018
 Planning & Development
 Department

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