



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-46-16
 September 3, 2016

Camelback East Village Planning Committee Hearing Date	October 18, 2016
Planning Commission Hearing Date	November 3, 2016
Request From:	R-3 (0.69 acres) R1-6 (3.84 acres)
Request To:	R-3 (4.53 acres)
Proposed Use	Multi-Family Residential
Location	Northeast corner of 38th Street and Osborn Road
Owner	Empire Residential Communities
Applicant's Representative	Larry Lazarus, Lazarus Silvyn & Bangs PC
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du / acre	
Street Map Classification	38 th Street	Local	30-foot half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>While increased intensity is requested by the proposed development, the additional multi-family residences are designed to be compatible with the surrounding single-family and multi-family developments.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</p> <p>As stipulated, the proposed multi-family attached subdivision will include similar lot sizes, setbacks and heights that are in keeping with the scale of the adjacent neighborhood to the west and south.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding</p>			

neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

As stipulated, the proposal will be limited to 52 units and will complement the adjacent PAD-13 zoning/development to the south of the subject site.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family Residence/Vacant	R-3/ R1-6
North	Single-Family Residential	R1-6
South	Single-Family Attached Residential	PAD-13
East	Single-Family Residential	R1-6
West	Multi-Family Residential	R-3

R-3 Multi-Family Single Family Attached		
		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Gross Acreage	-	4.35 acres
Total Number of Units	-	53
Density	17.40 du/ac allowed	Met – 12.18 du/ac
SFA REQUIREMENTS PER SECTION 615 TABLE B.		
Subject to single-family design review		Yes
Minimum lot dimensions		Met – 30 x 65 feet
Setbacks		
Perimeter		
- Fronting right-of-way	20 feet	Met – 20 feet
- Siding right-of-way	15 feet	Met – 15 feet
- Adjacent to property line	15 feet	Met – 17 feet
Building height	2 stories or 30 feet maximum	Met - 30 feet maximum
Parking	2 spaces per unit 0.25 spaces per unit (guest)	Met - 106 Met - 11
Lot coverage	45% maximum	NOT PROVIDED
Common areas	5% gross area minimum	Met – 15%

Background/Issues/Analysis

1. This is a request to rezone a 4.53 acre parcel from R1-6 (Single-Family Residence District) and R-3 (Multi-Family Residence District) to R-3 (Multi-Family Residence District) to allow for a 53 unit multi-family residential development.
2. The General Plan Land Use Map designation for the parcel is Residential 3.5 to 5 dwelling units per acre. The proposal is not consistent with the General Plan Land Use Map designation however; an amendment is not required as the parcel is less than 10 acres in size.

3. The site is currently developed with one single-family home in the southeastern corner of the parcel. The remainder of the parcel is vacant. Existing single-family residential development, zoned R1-6 (Single-Family Residence District), is located to the north and east. Additional single-family attached residential development, zoned PAD-13 (Planned Area Development) Residence District) is located to the south. Multi-family residential developments zoned R-3 are located to the west across 38th Street.



4. The proposed site plan depicts a private access way connection with 38th Street, leading to 53, single-family attached units with an average lot size of 30x63 feet. The site plan includes 11 guest parking



spaces, a pool amenity for residents, 17-foot landscape and building setbacks along the north, south and eastern property lines and 20 foot setbacks along 38th Street. A stipulation of general conformance to the site plan and elevations has been included to ensure the proposed building and landscape setbacks are adhered to.

6. The building elevations depict heights of two stories and 30 feet for all units with the six units along 38th Street having porches, balconies and front doors facing the streetscape. The proposal will be subject to single family design review and will complement the existing development in the surrounding neighborhood and the new single family subdivisions to the north and east. A stipulation limiting the maximum building height to two stories and 30 feet has been included to ensure the proposed heights are compatible with the surrounding development pattern in the area.
7. The subject parcel and proposed development will serve as a transition between the lower density single family subdivisions zoned R1-6 to the north and east and the PAD-13 single family attached subdivision to the south. The R1-6 zoning district allows up to 5 dwelling units per the acre using the PRD development option and PAD-13 allows up to 14.5 dwelling units per the acre. The R-3 zoning district could allow up to 17 dwelling units per the acre using the PRD development option. As such staff is recommending restricting the number of units to 52 to average 12 dwelling units per the acre and therefore serve as the transition between the R1-6 and PAD-13 zoning districts.
8. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.

9. 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. This is addressed in Stipulation #5.
10. 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).
11. Development of the parcel will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards. This is addressed in Stipulation #4.
12. 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 may be required.

Findings

1. The proposal is not consistent with the General Plan map however a General Plan amendment is not required.
2. The proposed zoning is consistent with the surrounding entitlements and land uses.
3. As stipulated, the development is compatible with the scale and character of the existing residential development in the vicinity.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped September 30, 2016, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be limited to a maximum of 52 units, as approved by the Planning and Development Department.
3. The development shall be limited to a maximum height of two stories or 30 feet, as approved by the Planning and Development Department.
4. 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.

5. 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 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.

Writer

Marc Thornton

10/3/16

Team Leader

Joshua Bednarek

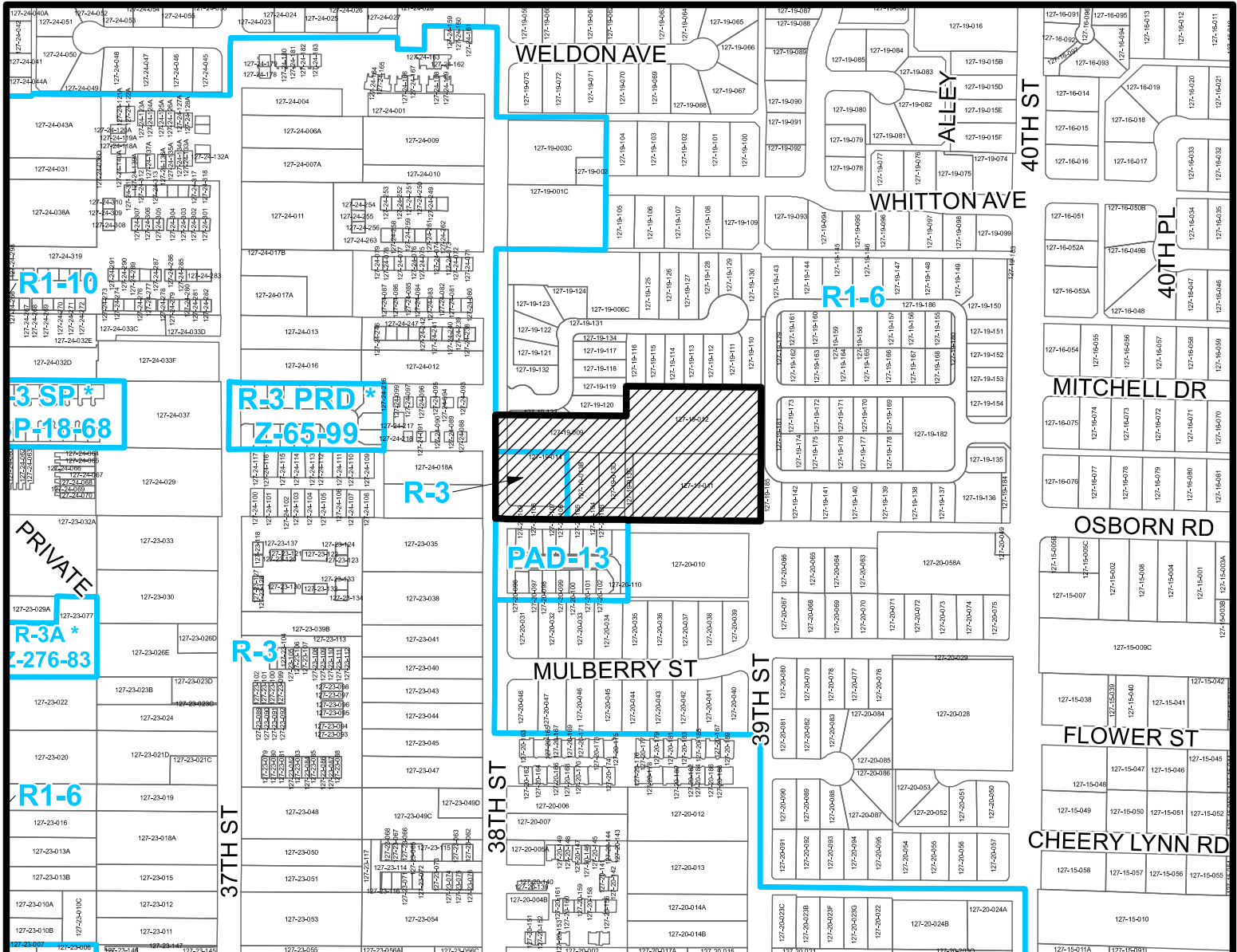
Attachments

Sketch Map

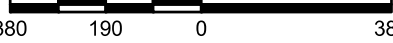
Aerial

Site Plan date stamped 10/3/16 (1 page)

Elevations date stamped 7/20/16 (1 page)



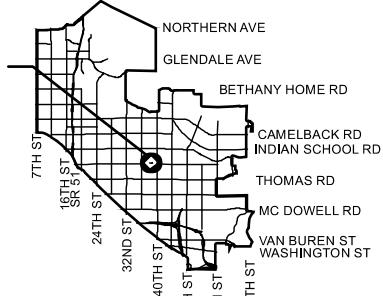
Feet



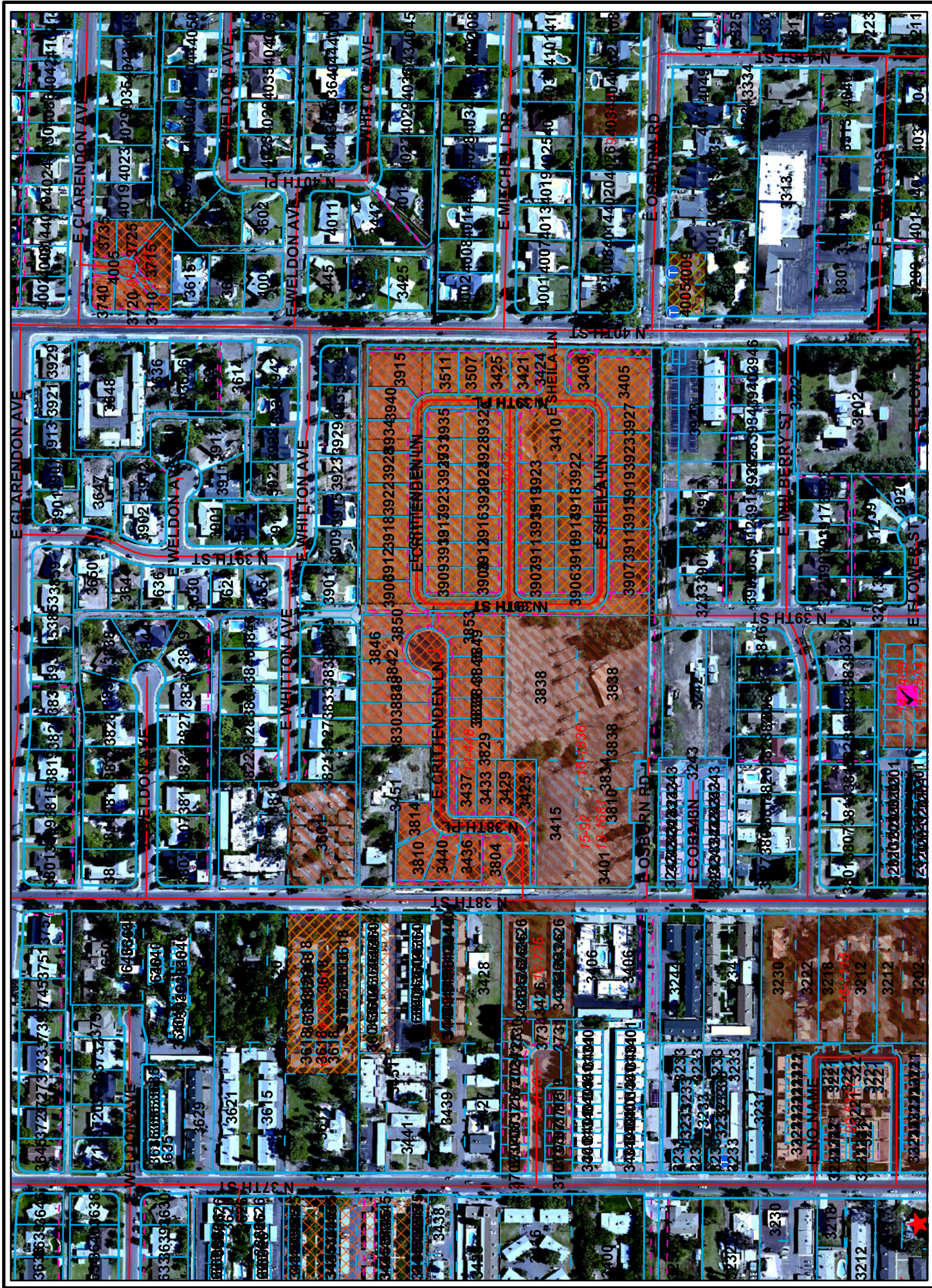
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



Z-46-16



APPLICANT'S NAME: Chomichuk LP		REQUESTED CHANGE: FROM: R-3, (0.69 ac) R1-6, (3.84 ac)	
APPLICATION NO. Z-46-16	DATE: 9/22/2016	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.53 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 16-36	ZONING MAP H-10	TO: R-3, (4.53 ac)
MULTIPLES PERMITTED R-3, R1-6 R-3	CONVENTIONAL OPTION 10, 20 65	* UNITS P.R.D. OPTION 12, 25 79	
* Maximum Units Allowed with P.R.D. Bonus			



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

Planning and Development

VICINITY MAP

SITE PLAN DATA

438 AC (186,616 SQ. FT.)
 NET DEVELOP. AREA: 4.19 AC (182,485 SQ. FT.)
 NET PARCEL AREA: 127-19-012, 127-19-011, 127-19-012, 127-19-013B, 127-19-013C, 127-19-013D, 127-19-014

ZONING (EXISTING): R1-6, R3
 ZONING PROPOSED: R-3
 DEVELOPMENT OPTION: PRD
 LOTS PROPOSED: 53
 DENSITY (GROSS): 12.18 DU/AC
 TYPICAL LOT SIZE: 30' X 65'
 MAX. BLDG. HT.: 30' TWO-STORIES
 PROPOSED OPEN SPACE: 27,374 SQ. FT. OR 15% OF NET
 LOT SALES PROPOSED: YES

TYPICAL PRIVATE ACCESSWAY SECTION A-A



CONCEPTUAL SITE/LANDSCAPE PLAN

La Grandia

CITY OF PHOENIX
 Planning & Development Department
 SEP 30 2015

LVA urban design studio
 land planning • development entitlements • landscape architecture
 720 south 4th avenue • tempe, arizona 85281 • 480.994.0994

APPROX. SCALE: 1"=30'

1634 DRAWN BY: LAM 9/30/15

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CITY OF PHOENIX

JUL 20 2016

Planning & Development
Department



PRELIMINARY WEST ELEVATION - 38TH STREET SIDE

BY: NLS 10/17
PRELIMINARY - NOT FOR CONSTRUCTION



BY: NLS 10/17
PRELIMINARY - NOT FOR CONSTRUCTION



PRELIMINARY EAST ELEVATION - GARAGE SIDE

BY: NLS 10/17
PRELIMINARY - NOT FOR CONSTRUCTION



BY: NLS 10/17
PRELIMINARY - NOT FOR CONSTRUCTION

**ARCADIA
TOWNHOME
COMMUNITY**
1600 38TH ST + OSBORN
PHOENIX, ARIZONA

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ARCHITECTURE AND PLANNING