



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-55-15-6
November 17, 2015

| | |
|---|--|
| Camelback East Village Planning Committee Hearing Date | December 1, 2015 |
| Planning Commission Hearing Date | December 8, 2015 |
| Request From: | C-O (2.15 acres) |
| Request To: | R-2 (2.15 acres) |
| Proposed Use | Single-Family attached homes |
| Location | Approximately 290 feet west of the southwest corner of 12th Street and Missouri Avenue |
| Owner | 1121 Missouri Development, LLC |
| Applicant's Representative | Stephen Earl, Earl, Curley & Lagarde |
| Staff Recommendation | Approval, subject to stipulations |

| General Plan Conformity | | | |
|---|-----------------|------------|---------------------------|
| General Plan Land Use Designation | | Commercial | |
| Street Map Classification | 11th Street | Local | 25-foot east half street |
| | Missouri Avenue | Collector | 33-foot south half street |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.</i></p> <p>The proposed development incorporates design provisions that provide both sensitivity and connectivity to the adjacent neighborhood, which will ensure the proposed development's compatibility with the surrounding residential properties.</p> | | | |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles</i></p> <p>The proposed single-family attached development will provide an additional housing product type for the area that supports the varied mix of residential options for Camelback East Village residents.</p> | | | |

| Surrounding Land Uses/Zoning | | |
|-------------------------------------|--|----------------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Office | C-O |
| North | Office | C-O |
| South | Multifamily Residential, Office | R-3, C-O |
| East | Office | R-5 |
| West | Office, Parking, Single-Family Residential | C-O, P-1, R1-6 |

| R-2 (Multifamily Residence District), Single-Family Attached Development Option | | |
|--|--|--|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| Typical Lot Size | 20 feet lot width for individual dwelling lots | Met – Varies (67 feet x 22 feet minimum) |
| Maximum Density | 10.5 (12.0 with bonus) du/acre | Met – 9.35 du/acre |
| Minimum Perimeter Building Setbacks | | |
| <i>Units fronting street</i> | 10 feet | Met – 11 feet |
| <i>Units siding street</i> | 15 feet | Not Met*- 10 feet |
| <i>Interior property line</i> | 10 feet | Met – 35 feet |
| Minimum Individual Unit Lot Setbacks | None | Met |
| Height | 3 stories (40 feet) | Met – 2 stories with roof deck option (27 feet to parapet and 34 to top of building) |
| Lot Coverage | 100% | Met |
| Common Area | 5% of gross area | Met – 8.8% |

Background/Issues/Analysis

1. This is a request to rezone a 2.15 acre parcel from C-O (Commercial Office District) to R-2 (Multifamily Residence District) to allow for a single-family attached development.
2. The General Plan Land Use Map designation for this property is Commercial. Although the proposal is not consistent with the General Plan Land Use designation, an amendment is not required as the subject parcel is less than 10 acres.
3. Currently, the subject site is developed with two professional office buildings. The majority of the surrounding properties are zoned C-O (Commercial Office

District) and developed with professional office uses. The parcel located to the east of the subject site is also used for office purposes, but zoned R-5 (Multifamily Residence District). Adjacent properties to the southwest are used for residential purposes and zoned R1-6 (Single-Family Residence District) and R-3 (Multifamily Residence District).



- The proposed development intends to use the Single-Family Attached (SFA) Development option. The SFA development option allows for individual land ownership of townhouse or row house housing products that are appropriate in the city's urban areas. The subject property is located within the defined SFA applicable area, where use of the SFA development option is available with Use Permit approval.

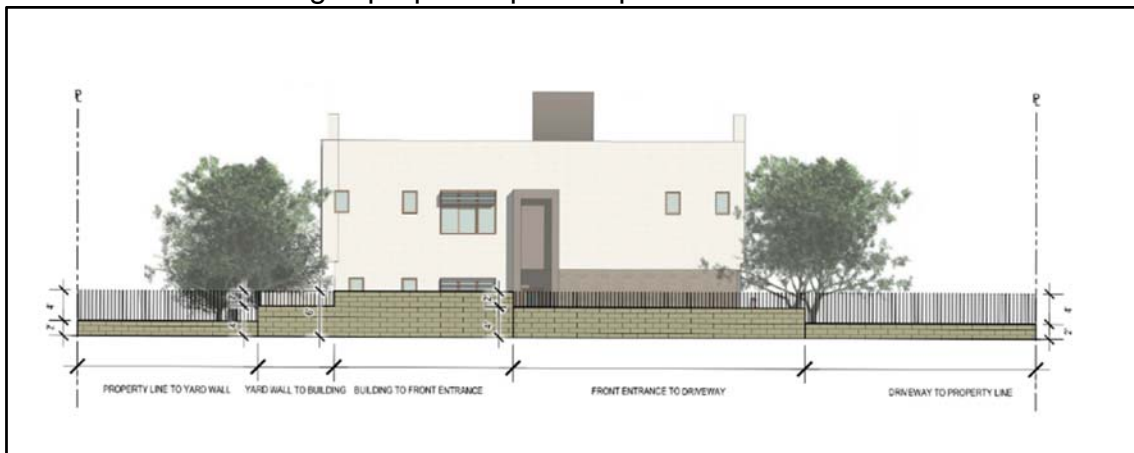
5.



The conceptual site plan depicts a 20 lot attached home development with a central open space amenity area. Each lot is provided with individual outdoor patio areas located adjacent to each residence. In addition to each unit's two-car garage, six guest parking spaces are located along the eastern portion of the development. Primary access is provided via a single entrance off Missouri Avenue with a secondary egress point at the southeastern portion of the site. The gated

secondary egress point connects to the existing shared accessway located along the eastern portion of the property.

6. Landscaping is provided both along the majority of the development's perimeter as well as adjacent to internal walkways. Due to the existing shared accessway, perimeter landscaping is not proposed along the eastern property line. In addition, the common landscape setback adjacent to 11th Street along the west property line is depicted as a 10 foot setback, where 15 feet is required. Variances will need to be obtained to modify the eastern and western setback areas to those depicted on the conceptual site plan.
7. Pedestrian access to the eastern property line is depicted on the conceptual site plan. In order to provide increased connectivity between the proposed project and the surrounding community, a stipulation has been added to provide pedestrian and bicycle access along both the eastern and western property lines. Similarly, in order to provide visual integration between the proposed development and the adjacent residential neighborhood, view fencing is recommended where the subject property is adjacent to a residential zoning district. In order to maintain privacy for the western-most unit, a combination of solid and view fencing is proposed per the provided wall exhibit.



8. In order to provide additional sensitivity to the adjacent single-family residences, stipulations are proposed regarding height, roof deck amenities, landscaping and access within the southwestern portion of the site. Stipulations are also proposed regarding the number of lots as well as general conformance to the proposed building elevations to ensure that the development is compatible to the surrounding community.
9. The Street Transportation Department is requesting that all off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project, be updated. A stipulation has been added addressing this request.
10. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.

11. 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 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
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 development will provide additional housing choices for Camelback East Village residents.
2. The proposal is compatible with the surrounding residential and commercial development patterns.
3. As stipulated, the development will provide enhanced connectivity to the surrounding neighborhood, while providing adequate buffering to the adjacent single-family residences.

Stipulations

1. The development shall be in general conformance with the typical elevations date stamped November 13, 2015, with the specific regard to the sample wall elevation for the 11th Street frontage, as approved by the Planning and Development Department.
2. The development shall be limited to a maximum of 20 lots, as approved by the Planning and Development Department.
3. Pedestrian and bicycle access point shall be provided along each of the eastern and western property lines, as approved by the Planning and Development Department.
4. No vehicular access shall be permitted along 11th Street.
5. The developer shall provide 50% minimum 3-inch caliper trees and 50% minimum 2-inch caliper trees in the required landscape setbacks along the south and west property lines, where adjacent to residential zoning districts, as approved by the Planning and Development Department.
6. Lots 16-20 shall be limited to a maximum height of 30 feet.
7. No roof top deck shall be permitted for lot 20.

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8. The developer shall update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department.

Writer

Samantha Keating

11/13/15

Team Leader

Joshua Bednarek

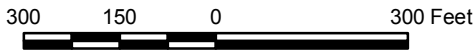
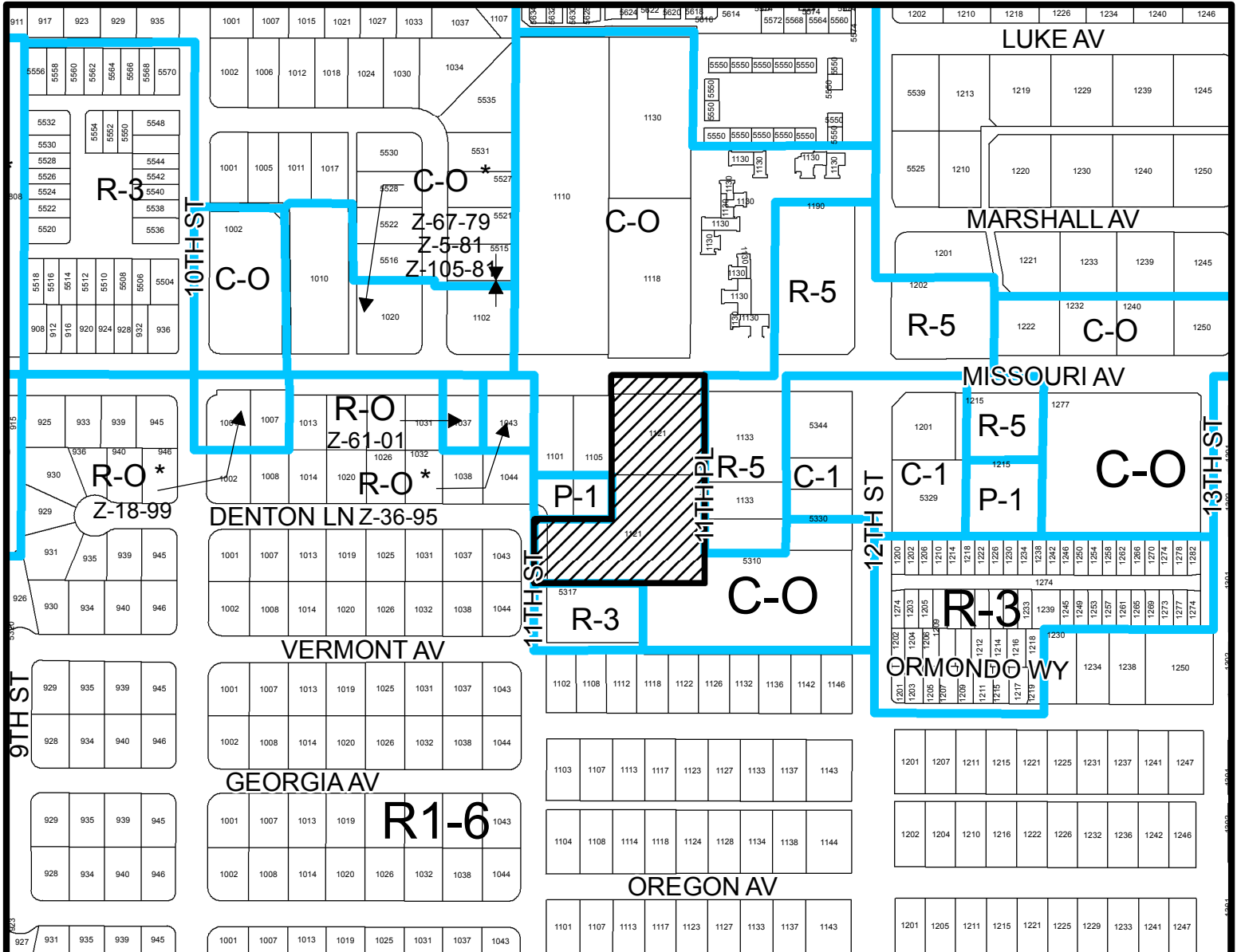
Attachments

Sketch Map

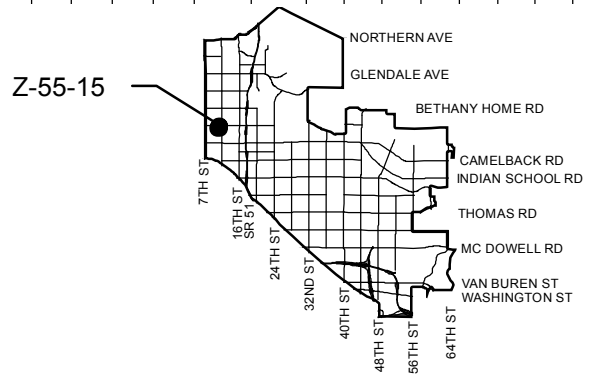
Aerial

Site Plan date stamped 11/13/2015 (1 page)

Elevations date stamped 11/13/2015 (2 pages)



CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6



| | | | |
|---|--|--|--|
| APPLICANT'S NAME: Earl, Curley & Lagarde, Steve Earl | | REQUESTED CHANGE: FROM: C-O (2.15 a.c.) TO: R-2 (2.15 a.c.) | |
| APPLICATION NO. Z-55-15 | | DATE: 9/29/15 REVISION DATES: | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.15 Acres | | AERIAL PHOTO & QUARTER SEC. NO. QS 19-29 | |
| MULTIPLES PERMITTED C-O R-2 | | CONVENTIONAL OPTION N/A 21 | |
| * UNITS P.R.D. OPTION N/A 25 | | | |

* 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

City of Phoenix

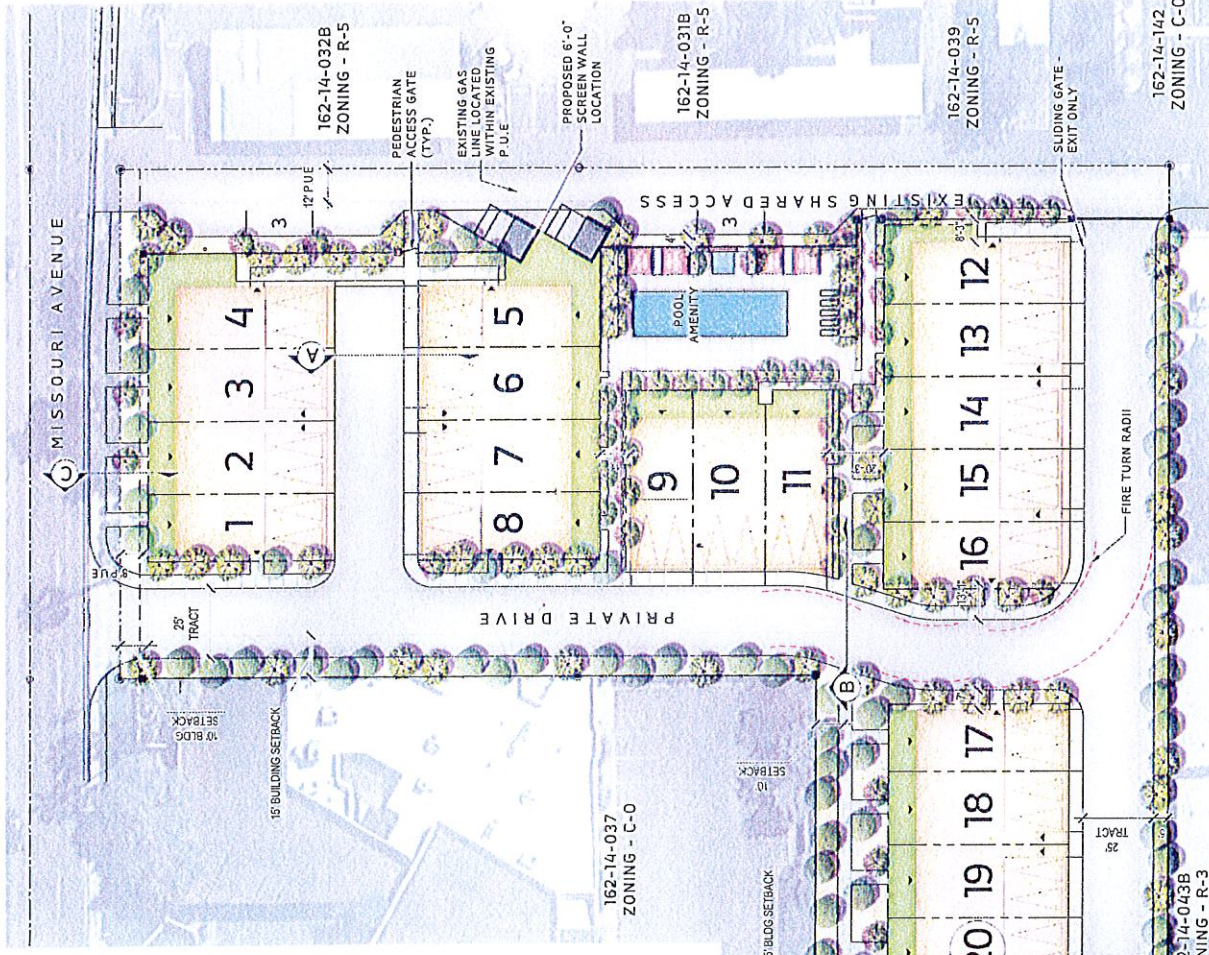
N

1 inch = 215.88 ft.

0 75 150 300 Feet

NOV 13 2015

Planning & Development Department



client:
k. hovanian homes
20830 north latham boulevard, suite 250
phoenix, az 85050
p. 480.824.4188
f. 480.824.4201
contact: heath reed

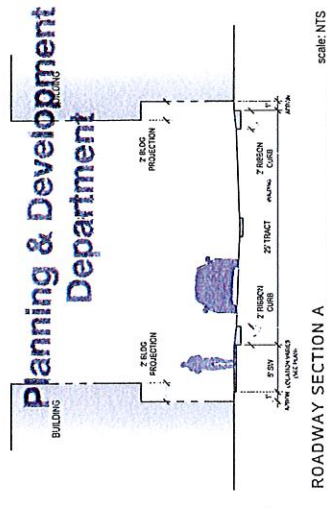
consultant team
planner / landscape architect:
andersonbaron landscape architecture, llc
50 n. mcclintock dr, suite 1
chandler, arizona 85226
p. 480.699.7956
f. 480.699.7986
contact: chris jones

engineer:
hobasht
6245 n. 24th pathway, suite 100
phoenix, arizona 85016
p. 602.252.6364
contact: paul haas

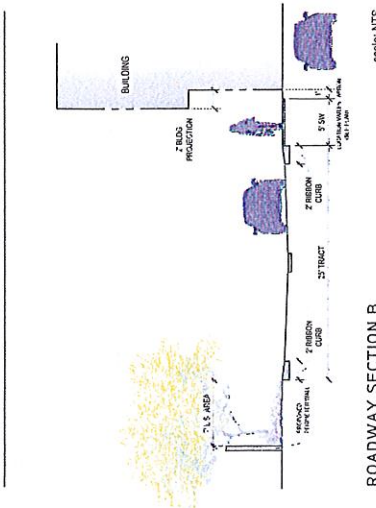
attorney:
earl, curley & lagarde
3101 n. central avenue, suite 1000
phoenix, arizona 85012
p. 602.265.0094
contact: kirstie kowalsky



VICINITY MAP



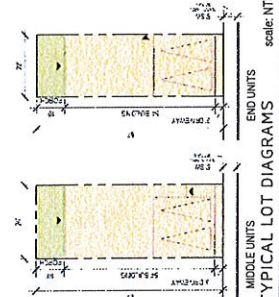
ROADWAY SECTION A



ROADWAY SECTION B

| Site Data | |
|-----------------|------------|
| Gravel A.C. | 2.14 AC |
| Net A.C. | 1.93 AC |
| Proposed A.C. | 0.17 AC |
| Current Zoning | C-0 |
| Proposed Zoning | R-3 RA |
| Lot Area | 8,350 S.F. |
| Lot Area | 8,350 S.F. |

| PARKING DATA | |
|---------------------------|----|
| Permits Required (R-3-RA) | 40 |
| Revised Parking | 40 |
| Guest Parking | 5 |
| Parking Unreserved | 40 |
| Reserved Parking (Garage) | 40 |
| Reserved Parking (Garage) | 5 |



TYPICAL LOT DIAGRAMS



andersonbaron
plan · design · achieve
2000 North Central Avenue, Suite 100
Phoenix, Arizona 85004
PH 480.699.7956
FX 480.699.7986

Site Plan

Scale: 1/8" = 1'-0"
Plan Scale: 1/20"
Date: 11.12.15

UPTOWNE 11

NOTE: THIS IMAGE IS CONCEPTUAL AND SHALL BE USED FOR DESIGN INTENT ONLY. THE DEVELOPER RESERVES THE RIGHT TO CHANGE ANY AREA SHOWN IN THIS GRAPHIC AND OTHER ASPECTS OF THE DEVELOPMENT AT ANY TIME.



HammGlobal Partner
 Otak, Inc
 51 West
 Tempe, AZ 85281
 Phone 480.557.6670
 Fax 480.557.6585

**Uptowne 11
 Townhomes**
 11th Street
 & Missouri Ave
 Phoenix, AZ

K. Hovnanian
 Homes

Exterior
 Elevations
 5-plex Building 1
 Type A

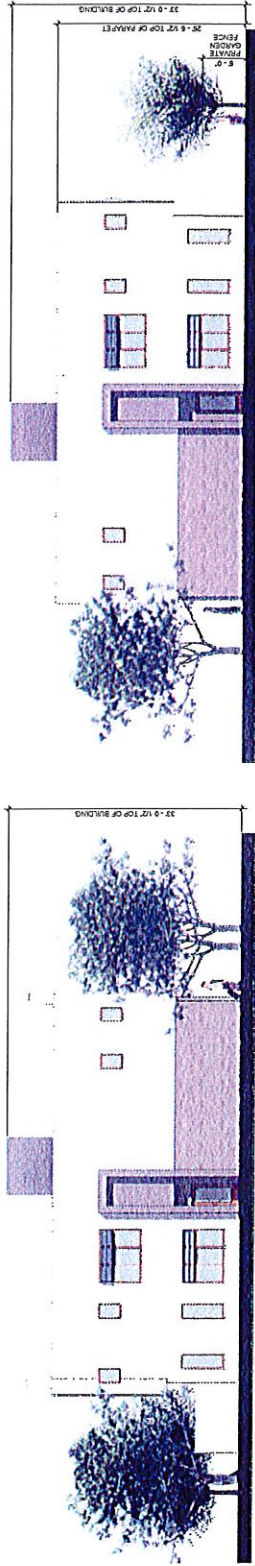
| | |
|------------------|-------------|
| Date | Drawings |
| Revision | |
| November 5, 2015 | |
| Date | |
| PP | Designed By |
| TT | Drawn By |
| CC | Checked By |
| 17746 | |

Project Number
SD-01.0
 Sheet Number
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Schematic Design - Progress Printing - November 10, 2015



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



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

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

CITY OF PHOENIX

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 Department**



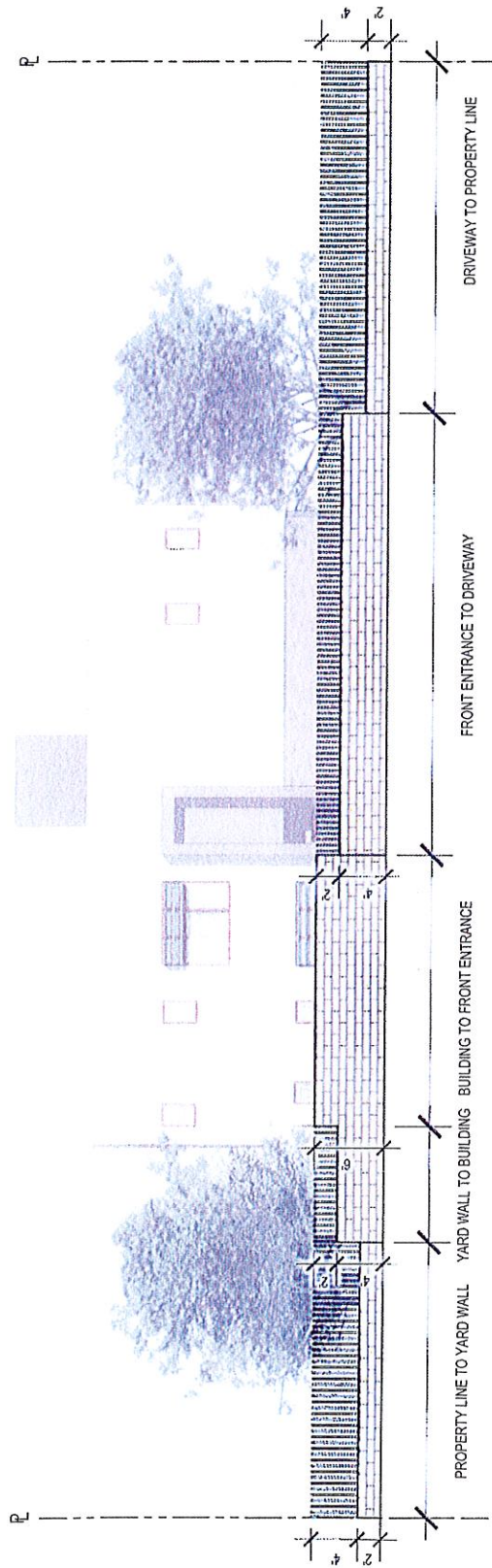
REAR ELEVATION
 SCALE: 1/8" = 1'-0"



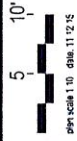
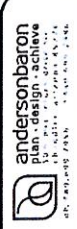
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NOV 13 2015

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UPTOWNE 11 Sample Wall Elevation

PPH-1008-110 Date: 11/12/15