



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

June 23, 2017

Mr. George Pasquel III
Withey Morris PLC
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

Re: Minor Amendment of Pinnacle Club PUD (Z-57-16-8)

Dear Mr. Pasquel,

Thank you for your letter dated June 12, 2017 requesting a minor amendment to the Pinnacle Club Planned Unit Development. Your request included revisions to Section G.2 of the Development Standards Table in Section G.2 regarding parking space dimensions.

Section 671.E of the City of Phoenix Zoning Ordinance includes provisions to allow for major and minor amendments to Planned Unit Developments. The amendment will be deemed minor if the Planning and Development Director determines the amendment does not meet the criteria established for major amendments. The Planning and Development Director has the authority to administratively approve the minor amendment. After review of your minor amendment request and discussion with staff, I have determined that a minor amendment is appropriate as stipulated below.

This minor amendment shall be approved, subject to the following:

- 1) An updated Development Narrative for the Pinnacle Club PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of approval of this request. The updated Development Narrative shall be consistent with the Development Narrative dated April 5, 2017, as modified by the following stipulations:
 - a. Page 17, Section G.2, Parking Standards Table, Residential Parking: Insert a new row immediately following Row 1 as follows:

Parking Space Dimensions	<ul style="list-style-type: none">• Minimum 8.5 feet width• Minimum 18 feet depth
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	<ul style="list-style-type: none">• Dimensions shall apply to single and tandem parking spaces• No setback required from walls or columns
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- b. Page 17, Section G.2 Parking Standards Table, Commercial Parking: Add a new row immediately following Row 2 as follows:

Parking Space Dimensions	<ul style="list-style-type: none">• Minimum 9.5 feet width• Minimum 18 feet depth• No setback required from wall or columns
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Should you have any questions, please contact the Camelback East Village Planner, Adam Stranieri, at adam.stranieri@phoenix.gov or (602) 534-5829.

Sincerely,

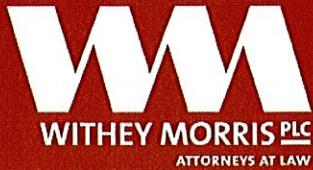


Alan Stephenson
Planning and Development Director

Attachments:

Minor Amendment Request Letter, dated June 12, 2017

cc: Z-57-16-8
Adam Stranieri, Camelback East Village Planner



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

June 12, 2017

Via Hand Delivery

Mr. Alan Stephenson
City of Phoenix, Zoning Administrator
Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

**Re: Minor Amendment to Approved Planned Unit Development Z-57-16-8
("Pinnacle Club") – South of SWC of 44th Street & Thomas Road, Phoenix**

Dear Alan:

Thank you for taking the time recently to discuss this exciting project. As you know, our client, Stockdale Capital was the applicant on the recently approved PUD (**Case No. Z-57-16-8**) for this 3.2 acre site to allow for a new, multi-family residential project with ground level commercial / retail uses. The project also incorporates an enclosed 2-level parking garage as seen in the enclosed exhibits. The purpose of this letter is to request approval of a minor modification regarding parking space setback dimensions within this garage. The request will simply delete the 18" setback from columns and walls for parking spaces within the garage and adjust the width of tandem parking spaces to match that of regular parking spaces. No changes are required for the surface parking spaces located outside of the garage and no other changes to the PUD are being requested.

Parking Garage & Parking Space Dimensions

The parking garage consists of an at-grade level and a below grade level. The below grade level is strictly for residents, while the at-grade level is separated into residential and commercial parking spaces. The City of Phoenix Parking Ordinance Section 702.B requires parking spaces to have a width of 8.5 feet for residential use and 9.5 feet for commercial use. However, when two residential spaces are placed together for tandem parking, the code requests 9.5 feet of width.

The garage, as currently designed, provides adequate space to accommodate both the residential (including tandem) and commercial parking space widths. However, Ordinance Section 702.B.2.a.(2) requires an additional 18" setback from interior wall or columns for parking garage spaces. This extra 18" is possible for the individual residential spaces (which make up the majority of the garage), but not possible for all of the commercial spaces or all of the tandem spaces.

Garage Design & Columns Spacing

The discrepancy in residential, tandem residential and commercial parking space widths creates challenges when designing multi-level parking garages for a mix of uses. This is especially true with regard to column alignment and spacing. This garage, for example, has 18" square columns at 30 feet on center. As noted above, this is adequate space to meet the code requirement for residential, tandem residential and commercial parking space widths. However, the extra 18" setback request from the occasional column creates a conflict for some of the tandem residential and commercial spaces.

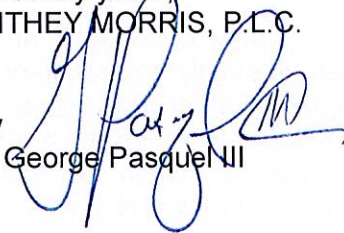
Considering the majority of the garage is for individual residential spaces, redesigning the garage to accommodate an extra 18" width for tandem residential and commercial spaces which abut columns would create an abundance of wasted, extra space. Moreover, incorporating the extra 18" would reduce the overall number of parking provided in the garage and/or require an additional below grade level to accommodate the needed spaces. Neither of these scenarios is beneficial to the surrounding properties or the property owner.

Conclusion

As noted above, the parking spaces in the garage meet the required width for residential, tandem residential and commercial uses and the vast majority of spaces could also adhere to the extra 18" setback requirement from columns and walls. It is only the residential tandem and commercial spaces which are adjacent to columns or walls where the extra 18" setback provision creates and issues. For simplicity sake and to enable flexibility should the garage need to be adjusted in the future, we are requesting elimination of the 18" setback dimension for the full garage (both residential and commercial parking spaces) and that all residential spaces (tandem or single) have the same minimum width of 8.5 ft. We respectfully request your approval of this minor amendment.

Thank you for your prompt attention to this matter. Please feel free to contact me if you have any questions, or if you need any additional information.

Sincerely yours,
WITHEY MORRIS, P.L.C.

By 
George Pasquel III

cc: Josh Bednarek, City of Phoenix
Adam Stranieri, City of Phoenix
Boyce O'Brien, Stockdale Capital
Jason Morris, Withey Morris, PLC

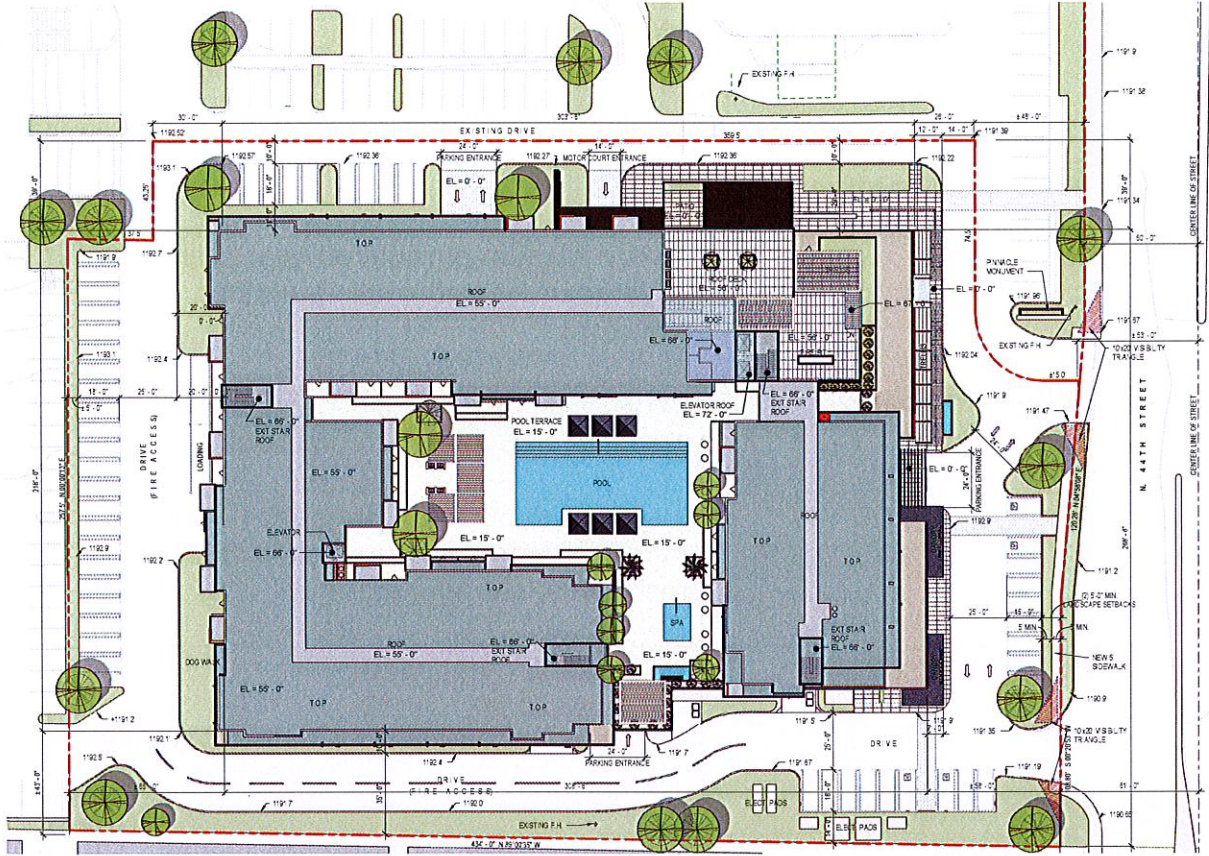
Attachments

Proposed Changes underlined in red below:

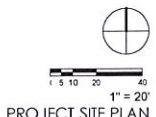
2. PARKING STANDARDS TABLE

Residential Parking	
Off street parking	Minimum 1.5 spaces per unit
<u>Parking space dimensions</u>	<u>Minimum 8.5 feet width</u> <u>Minimum 18 feet depth</u> <u>No setback required from walls or columns</u> <u>The above dimensions shall also apply to each tandem parking space</u>
Off street loading spaces	1 minimum
Covered parking	75% minimum of required spaces shall be covered or located within a parking structure
Commercial Parking	
Off street parking	1 space per 300 sqft commercial 1 space per 50 sqft restaurant (including outside dining/sales) exclusive of kitchen, restrooms, storage, etc.
<u>Parking space dimensions</u>	<u>Minimum 9.5 feet width</u> <u>Minimum 18 feet depth</u> <u>No setback required from wall or columns</u>
Bicycle Parking	
Spaces required	1 space per every 10 residential units. 50 spaces maximum required 1 space per every 1000 sqft of commercial/retail space. 10 spaces maximum required.
Location of spaces	Residential and commercial bicycle spaces may be combined in same location Spaces shall be located within 100 feet maximum of a building entry point

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- NOTES:**
1. SEE SHEET 1.03 FOR VICINITY MAP & CONTEXT BOARD
 2. SEE SHEET 1.00 FOR ZONING SUMMARY AND PROJECT DATA



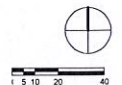
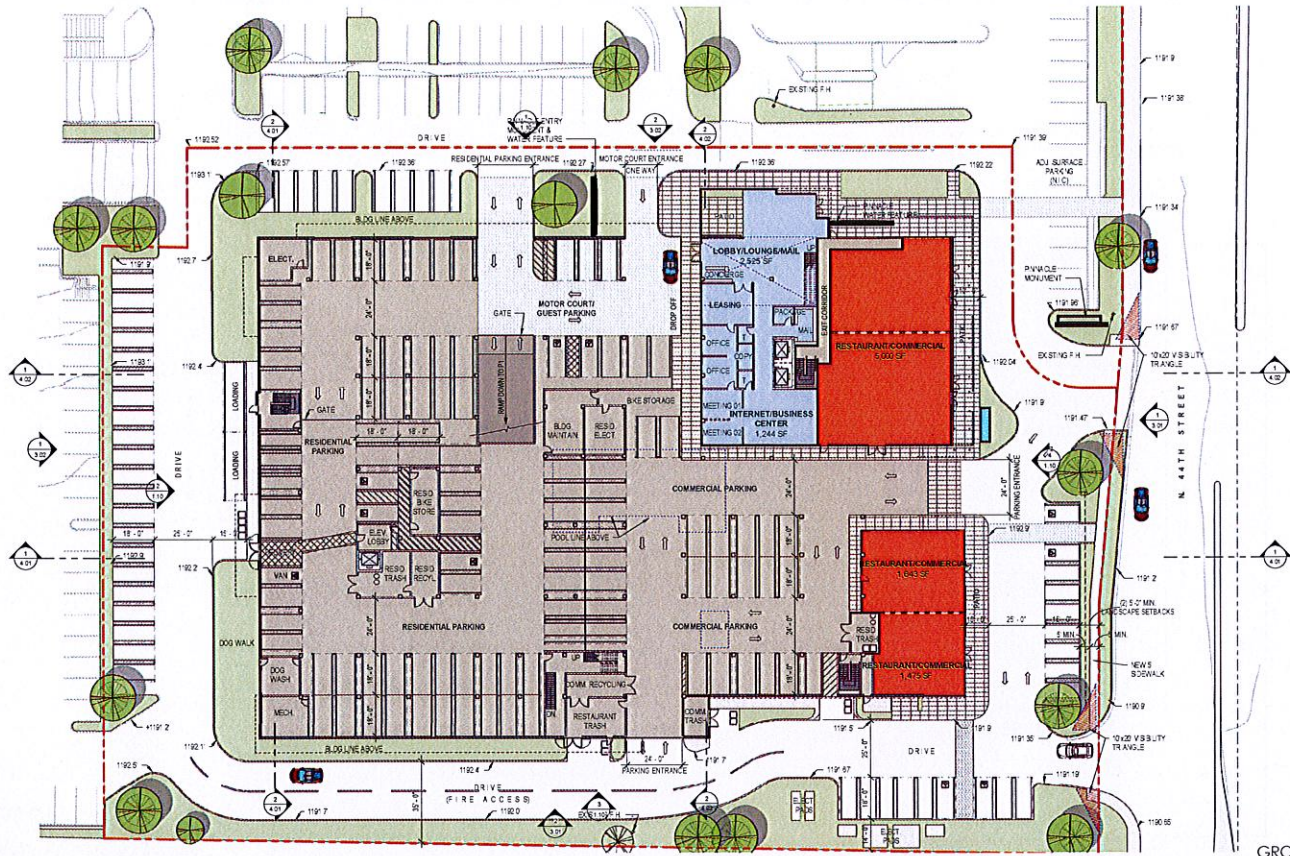
PROJECT SITE PLAN
1.02

1/24/2017
GMP ARCHITECTS, L.L.P.
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 LEAS AVENUE, S.A. 80017
 P: 313.373.9119
 F: 313.373.9119
 www.gmp-llp.com

PINNACLE CLUB - PHOENIX
 2702 N. 44TH ST., PHOENIX, AZ

STOCKDALE CAPITAL PARTNERS, L.L.C.

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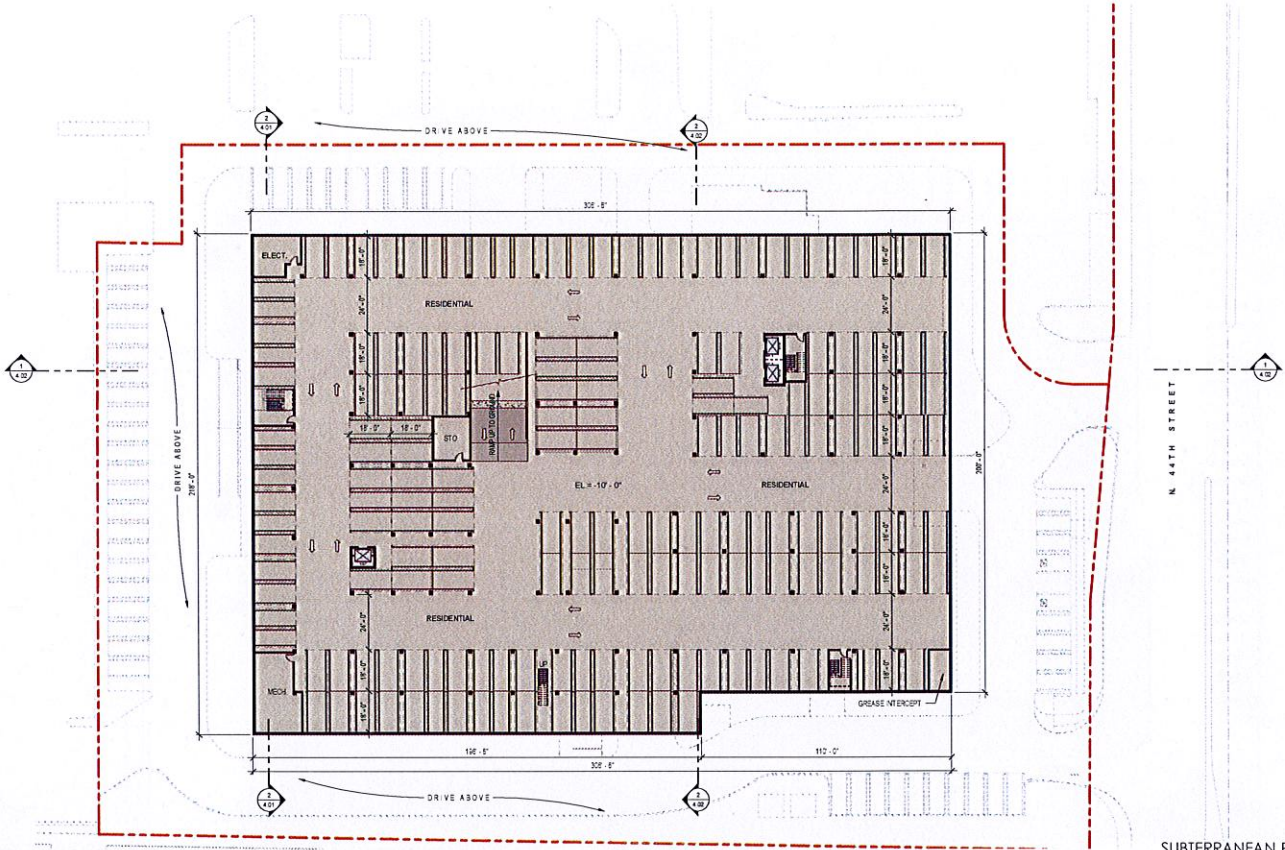
GROUND/STREET LEVEL
2.00

1/24/2017
GMP ARCHITECTS - LA
1811 WALSH BLVD SUITE 200
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F 813.934.8119
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STOCKDALE CAPITAL PARTNERS LLC

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SUBTERRANEAN PARKING P1 LEVEL
2.06

PINNACLE CLUB - PHOENIX

2702 N. 44TH ST., PHOENIX, AZ

10/20/2016
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