



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-60-15-6**  
 December 23, 2015

**Camelback East Village Planning Committee Hearing Date** January 5, 2016  
**Planning Commission Hearing Date** January 14, 2016

**Request From:** C-O (1.15 acres)  
 R-4 (0.14 acres)

**Request To:** R-5 (1.15 acres)  
 C-2 (0.14 acres)

**Proposed Use** Single-Family residential  
**Location** Approximately 167 feet east of the northeast corner of 7th Street and Marlette Avenue

**Owner** Irwin Pasternack,  
 Christo Panagiotakopoulos

**Applicant’s Representative** Stephen Earl, Earl, Curley & Lagarde  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 15+ du/acre	
<b>Street Map Classification</b>	Marlette Avenue	Local	25-foot north half street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b></p> <p>The proposed zoning will allow for development of a single-family community and provide additional parking for an existing retail development that is compatible with the surrounding neighborhood.</p>			
<p><b>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.</b></p> <p>The proposed residential 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>			

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Single-Family Residential, Vacant	R-4, C-O
<b>North</b>	Single-Family Residential, Office	R-4, C-O
<b>South</b>	Multifamily Residential, Single-Family Residential	R-4
<b>East</b>	Multifamily Residential	R-4A
<b>West</b>	Retail	C-2

<b>R-5 (Multifamily Residence District, Planned Residential Development Option)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
Density (dwelling units/acre)	Maximum 45.68 du/acre (52.20 du/acre with bonus)	Met – 9.57 du/acre
<i>Building Setbacks</i>		
Perimeter Street	Minimum 20 feet	Met – 20 feet
Perimeter Interior	Minimum 10 feet	Met – 17 feet
<i>Landscape Setbacks</i>		
Perimeter Street	Minimum 20 feet	Met – 20 feet
Perimeter Other	Minimum 5 feet	Met – 5 feet minimum
Height	Maximum 48 feet	Met – 40 feet to top of parapet
Lot Coverage	Maximum 50%	*Met – 47.7% (for entire development area)
Common Area/Open Space	Minimum 5% gross area	*Met – 11.1% (for entire development area)
*See background item 3		

**Background/Issues/Analysis**

1. This is a request to rezone a 1.15 acre parcel from C-O (Commercial Office District) to R-5 (Multifamily Residence District) to allow for a single-family townhome development and a request to rezone a 0.14 acre parcel from R-4 (Multifamily Residence District) to C-2 (Intermediate Commercial) to allow for surface parking for adjacent commercial businesses.
2. The General Plan Land Use Map designation for both properties is Residential 15+ dwelling units per acre. The proposed single-family development is consistent with the General Plan designation, while the additional surface parking is not. Although the parking 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 eastern portion of the subject site, the R-5 request area, is vacant land. The western portion, the C-2 request area, is a recently abandoned alley as well as a portion of two single-family residential lots. The property between the two request areas, zoned R-4, is developed with additional single-family residences. The overall development plan calls for the removal of the twelve single-family residences to make way for a larger single-family townhome community on both the existing R-4 portion and the requested R-5 portion of the site. The area requested for C-2 zoning will be utilized as additional surface parking for the adjacent retail uses off 7th Street.



4. Surrounding properties are zoned for both commercial and multifamily residential uses. The parcel located to the north of the vacant subject site is zoned C-O (Commercial Office) and developed as a professional office complex. The property to the east is zoned R-4A (Multifamily Residence – General) and is developed as a two-story multifamily apartment community. To the west of the subject site, adjacent to 7th Street, is a retail shopping center zoned C-2 (Intermediate Commercial). Properties to the south, across Marlette Avenue, are zoned R-4 (Multifamily Residence District) and are developed as 1- and 2-story single-family and multifamily residence. Single-family residences zoned R-4 (Multifamily Residence District) are located between the two rezoning request areas.
5. The R-5 zoning designation is requested for the eastern parcel to retain professional offices as a permitted use, although the proposed development meets the standards of a less intense multifamily zoning designation.

Therefore, in order to match the character of the surrounding neighborhood, stipulations have been added limiting the height and density of the project.

6. The conceptual site plan depicts a 58 unit single-family townhome development with a central open space amenity area. Units 48 through 58 are the subject of the rezoning action requested. Each unit is provided with



individual outdoor patio area located at the ground level. In addition, roof top patio areas are planned on some units. The typical elevations provided depict a three-story, plus roof top patio area at a maximum height of 40 feet to the top of the parapet and 44 feet to the top of the patio stair enclosure. The conceptual elevations include the use of multiple exterior building materials in addition to architectural offsets to ensure a high-quality design. A stipulation regarding general conformance to typical elevations presented has been included.

7. Primary access to the site is provided via a single gated entrance off Marlette Avenue with pedestrian access provided along the western and southern portions of the project. Each unit is provided with two parking spaces in a private, attached garage. In addition to the private garages, 32 guest parking spaces are proposed throughout the development. In order to ensure guest parking is accommodated on the subject site, a stipulation has been added to provide an additional 0.25 parking spaces for guests for each unit.
8. Landscaping is provided along the perimeter of the overall site as well as dispersed throughout the groupings of individual units. A 20 foot landscape setback is planned along the project's street side perimeter, adjacent to Marlette Avenue. Staff is recommending a stipulation to provide increased landscape in the required street side setback area as it is adjacent to the main entrance of the development.
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. Similarly, a right-of-way dedication to provide tapering on

Marlette Avenue is also requested. Stipulations have been added addressing these requests.

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 1740 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 proposed single-family residential development is consistent with the General Plan Land Use Map designation of 15+ dwelling units per acre.
2. The proposal will provide for additional housing choices for Camelback East Village residents and additional parking for an existing retail development.
3. As stipulated, the proposal is compatible with the surrounding residential and commercial development pattern.

### **Stipulations**

1. The development shall be in general conformance with the typical elevations date stamped December 15, 2015, as approved by the Planning and Development Department.
2. The development shall be limited to a density of 10 dwellings units per acre, as approved by the Planning and Development Department.
3. Units shall be limited to a maximum height of 40 feet, as approved by the Planning and Development Department.
4. A minimum of 0.25 unreserved guest parking spaces per unit shall be provided, as approved by the Planning and Development Department.
5. The developer shall provide minimum 2-inch caliper trees planted a minimum of 20 feet on center, or in equivalent groupings, in the required landscape setback along the south property line, as approved by the Planning and Development Department.
6. Right-of-way totaling 30 feet shall be dedicated for north half of Marlette Avenue on the west side of the property, tapering to 25 feet on the east side of the property, as approved by the Planning and Development Department.

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7. 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

12/15/15

**Team Leader**

Joshua Bednarek

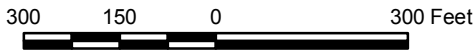
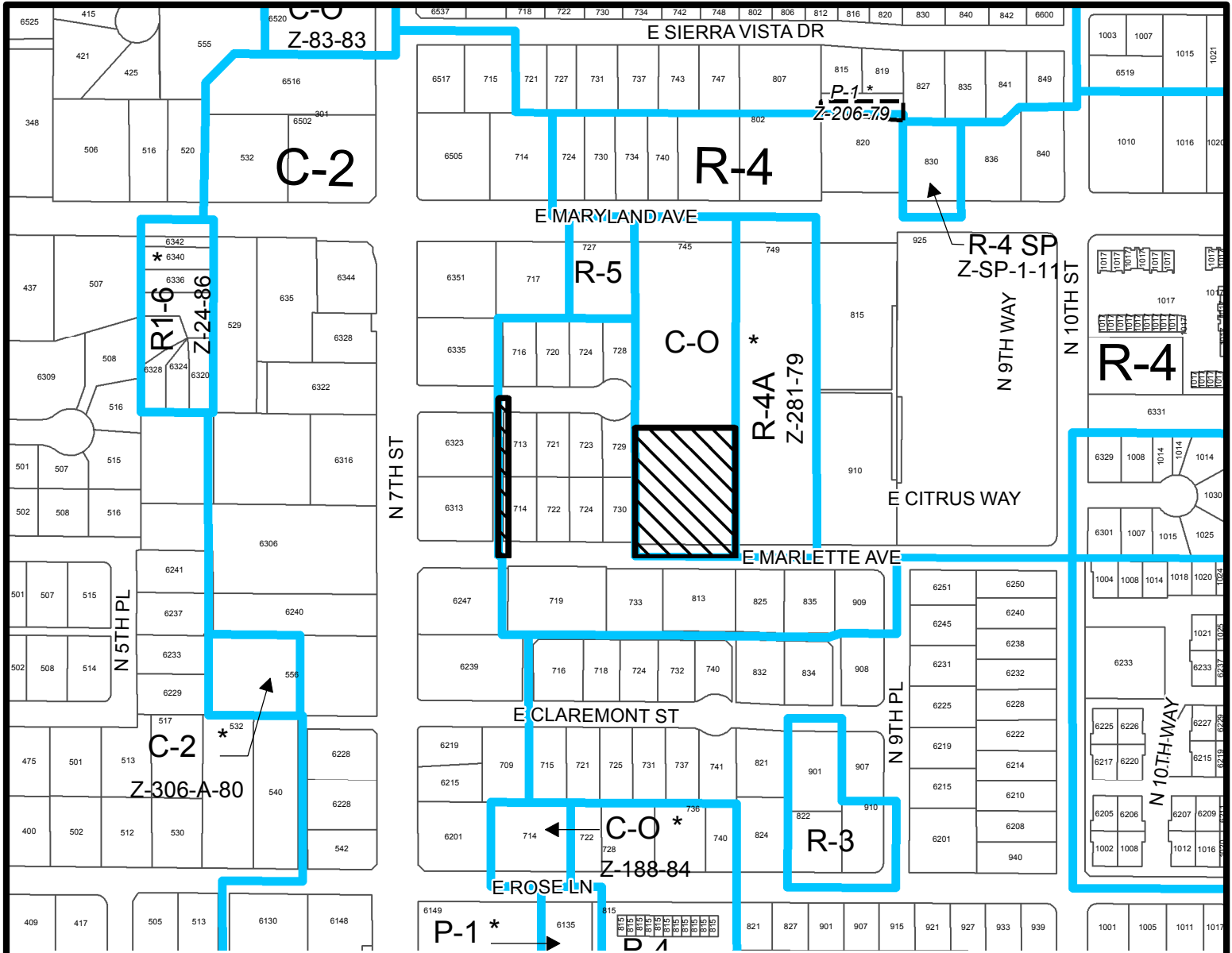
**Attachments**

Sketch Map

Aerial

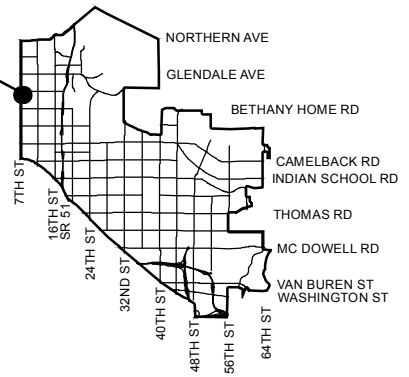
Site Plan date stamped 10/2/2015 (1 page)

Elevations date stamped 12/15/2015 (1 page)



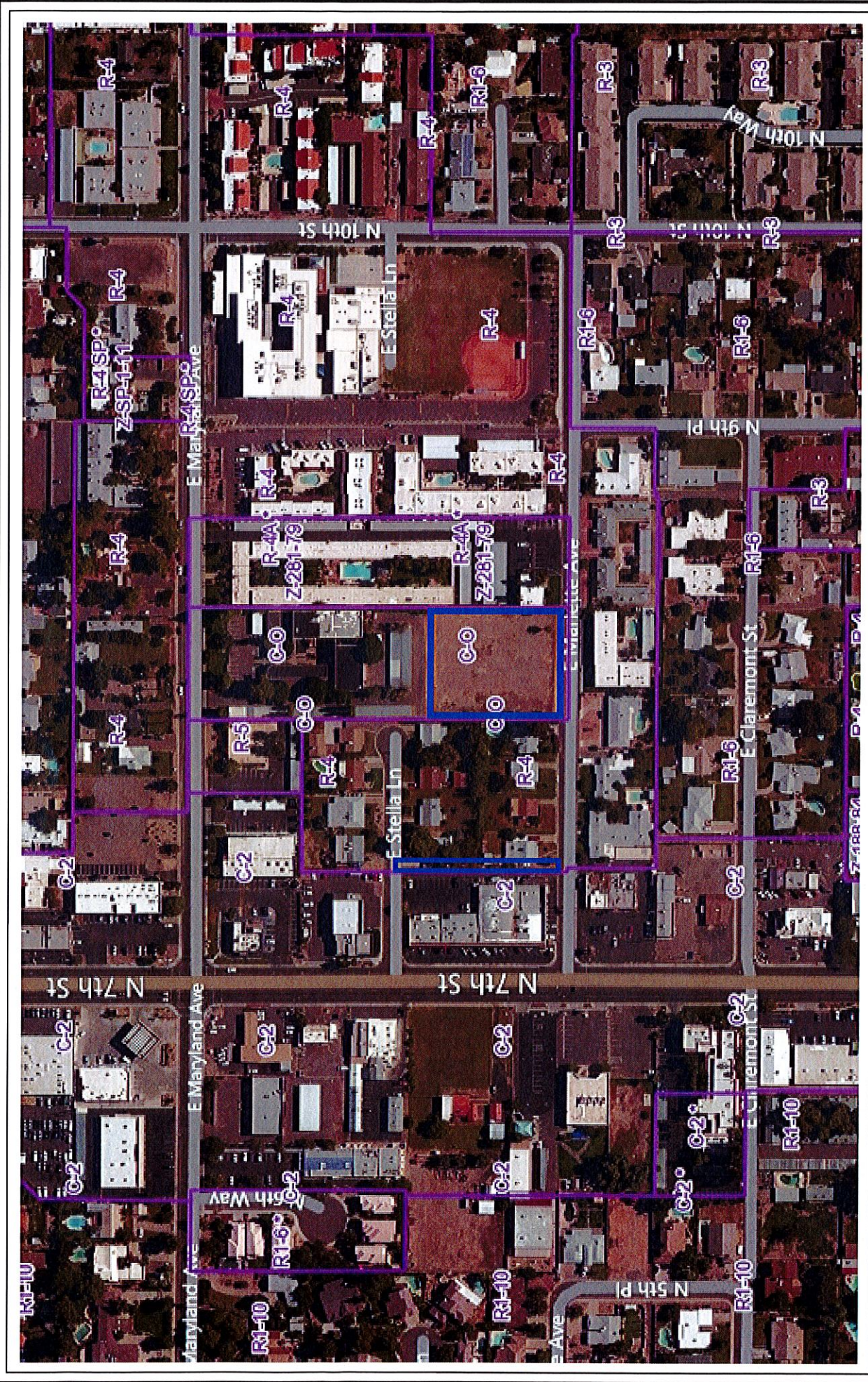
CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT: 6

Z-60-15



<b>APPLICANT'S NAME:</b> Steve Earl, Earl, Curley, & Lagarde, PLC		<b>REQUESTED CHANGE:</b> FROM: C-O (1.15 a.c.) R-4 (0.14 a.c.)  TO: R-5 (1.15 a.c.) C-2 (0.14 a.c.)	
<b>APPLICATION NO.</b> Z-60-15	<b>DATE:</b> 11/13/15 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  1.29 Acres	<b>AERIAL PHOTO &amp;          QUARTER SEC. NO.</b> QS 21-29	<b>ZONING MAP</b> I-8	
<b>MULTIPLES PERMITTED</b> C-O, R-4 R-5, C-2	<b>CONVENTIONAL OPTION</b> N/A, 4 50, 2	<b>* UNITS P.R.D. OPTION</b> N/A, 5 60, 2	

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



# Planning and Development

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.

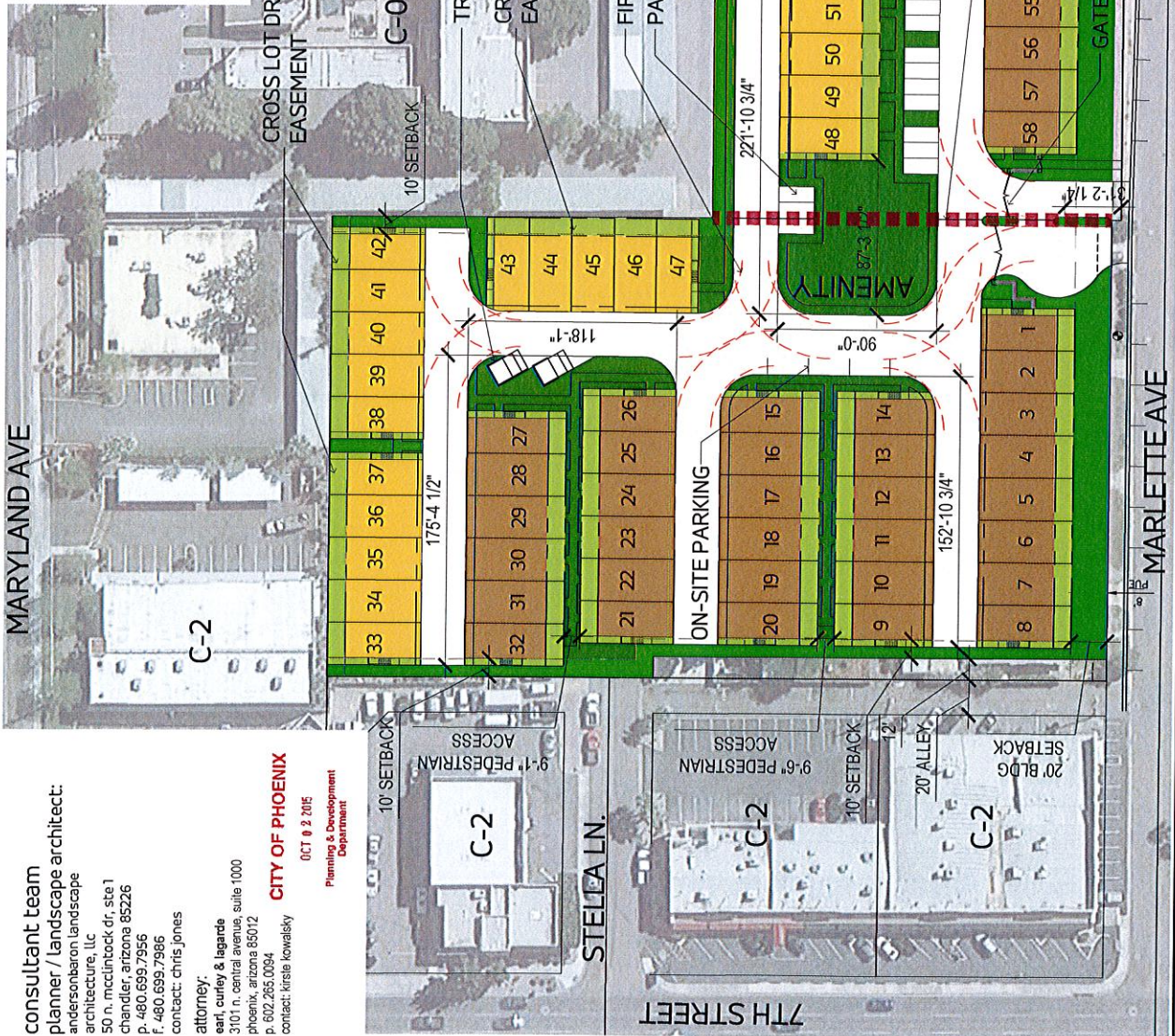


consultant team  
 planner / landscape architect:  
 andersonbaron landscape  
 architecture, llc  
 50 n. mcclintock dr, ste 1  
 Chandler, Arizona 85226  
 p. 480.699.7956  
 contact: chris jones

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

**CITY OF PHOENIX**  
 OCT 8 2 015  
 Planning & Development  
 Department

Lot Coverage (Total Area)	
Total Area Net	110,996 S.F.
Lot Coverage	20%
Area of Coverage Allowed	55,497 S.F.
Pool Deck	5,000 S.F.
Remaining Area of Coverage Allowed	50,497 S.F.
20' x 15' unit	30,000 S.F.
24' x 15' unit	36,497 S.F.
Remaining Area of Coverage Allowed	14,497 S.F.
Percent of Lot Coverage	47.69%



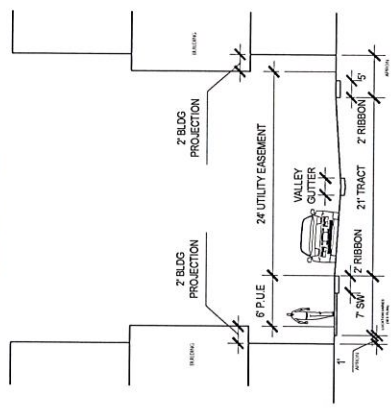
Development Standards		Changes
Minimum lot dimensions (width and depth) *4	None	no change
Dwelling unit density (units/gross acre)	30.45; 34.80 with bonus	no change
Perimeter Standards	20' adjacent to a public street; this area is to be in common ownership unless lots front on perimeter public streets; 10' adjacent to property line *3	no change
Building Setbacks	10' front	0' front
Maximum height	3 stories or 40' for first 150'; 1 in 5 increase to 48' high, 4-story maximum*	no change
Lot coverage	50%	no change
Common areas	Minimum 5% of gross area (3)	no change
Allowed uses	Single-family attached and multifamily *8	no change
Required review	Development review per Section 507 *8	no change
Street standards	Public street or street accessibility	Private drive built to non-public standards with off street parking

SITE DATA	
Approximate Gross Ac.	3.50 Ac.
Approximate Net Ac.	3.59 Ac.
Open Space	0.80 Ac.
Common Open Space	22.28%
Current Zoning	R-4, C-0
Proposed Zoning	R-4 - PRD/R-5 - PRD
Units	Qty: DU/Ac.
24' x 15' / 20' x 15'	58
24' x 15' / 20' x 15'	58

\* Net of required landscape buffers

PARKING DATA	
Parking Required (R-4-PRD) (S.F. Attached)	2 Bedroom (2 sp / unit) 116
Parking Provided	116
Reserved Parking (Garage)	32
Guest Parking	17
On-Star Parking	17
Off-Star Parking	15

\* All units have 2 car garage.



TYPICAL ROADWAY SECTION - A plan scale: NTS

andersonbaron  
 plan · design · achieve  
 Chandler, Arizona 85226  
 p. 480.699.7956

Plan scale: 1/32  
 Date: 09.30.15

**7TH & MARLETTE**  
 SITE PLAN



MiamiGlobal Partner  
 Otak, Inc  
 51 West Third Street  
 Tempe, AZ 85281  
 Phone: 480.557.6670  
 Fax: 480.557.6666

Arteso off 7th.  
 Townhomes  
 7th St. & Markle  
 Ave.  
 Phoenix, AZ

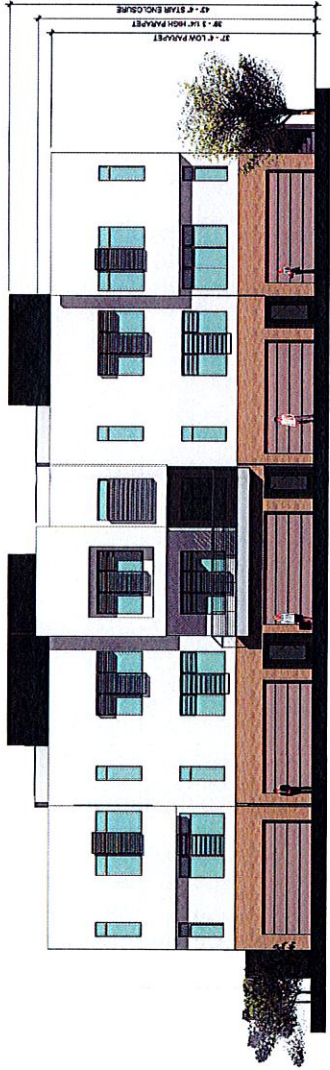
K. Hovnanian  
 Homes  
 20630 N Tatum Blvd  
 Suite 250  
 Phoenix, AZ 85009

CITY OF PHOENIX  
 DEC 16 2018  
 Planning & Development  
 Department

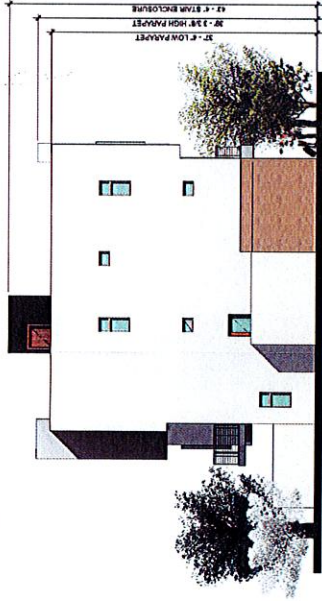
Exterior Elevations  
 S-Plex Building  
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#	Date	Description
1	December 15, 2018	Revisions
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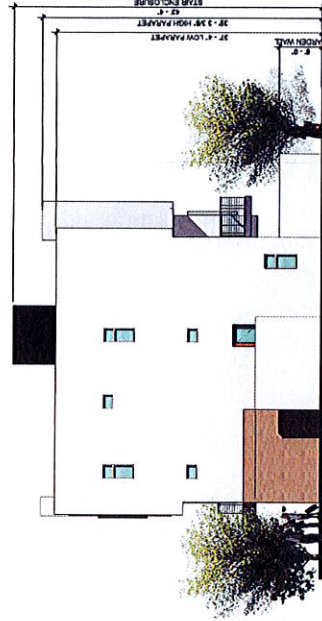
Project Number  
 SD-09.0  
 City of Phoenix  
 Planning & Development  
 Department



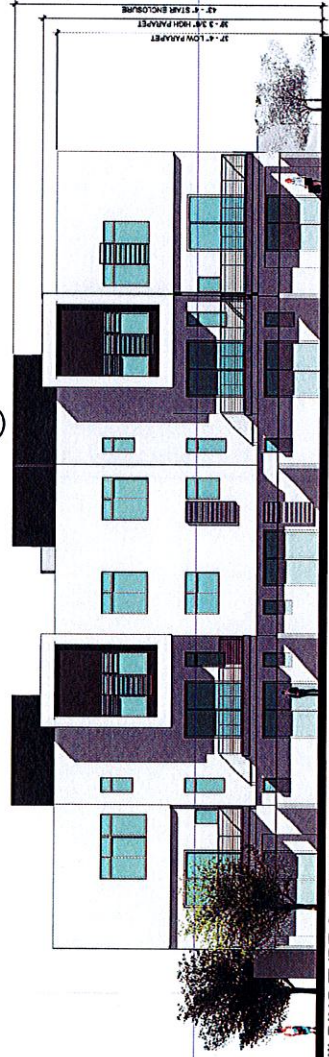
1. BUILDING TYPE S - FRONT ELEVATION  
 SCALE: 1/8" = 1'-0"



2. BUILDING TYPE S - LEFT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



3. BUILDING TYPE S - RIGHT SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"



4. BUILDING TYPE S - REAR ELEVATION  
 SCALE: 1/8" = 1'-0"