



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-61-21-6
 October 26, 2021

<u>Camelback East Village Planning Committee Meeting Date</u>	November 2, 2021
<u>Planning Commission Hearing Date</u>	December 2, 2021
Request From:	<u>R1-10</u> (Single-Family Residence District) (1.15 acres)
Request To:	<u>R-O</u> (Residential Office – Restricted Commercial District) (1.15 acres)
Proposed Use	Residential office
Location	Approximately 150 feet north of the northeast corner of 44th Street and Earll Drive
Owner	1024 Investments, LLC and Hen Consulting
Applicant	Brendan Morrow
Representative	Nate Sonoskey
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	44th Street	Major Arterial	40-foot east 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>The proposal seeks to convert two existing single-family residences into office uses. The proposed office use will have a minimal impact on the surrounding neighbors as no new construction is currently proposed, there will be a reduction in driveways, and buffer landscaping will be provided to shield the offices from adjacent single-family homes.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL & SMALL BUSINESS, LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The conversion of the existing residential buildings to office uses will encourage the growth of local businesses that are appropriately located along a major arterial street.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

As stipulated, the development will provide mature shade trees along its 44th Street frontage, as well as throughout its surface parking lot, for both properties.

Applicable Plan, Overlays, and Initiatives

[44th Street Corridor Specific Plan](#) – See Background Item No. 7.

[44th Street Corridor Residential Office Study](#) – See Background Item No. 8.

[Tree and Shade Master Plan](#) – See Background Item No. 9.

[Complete Streets Guiding Principles](#) – See Background Item No. 10.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 11.

[Zero Waste PHX](#) – See Background Item No. 12.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residences	R1-10
North	Single-family residence	R1-10
South	Administrative office	R-O
East	Single-family residences	R1-10
West (Across 44th Street)	Photography studio, single-family residences	R-O, R1-6

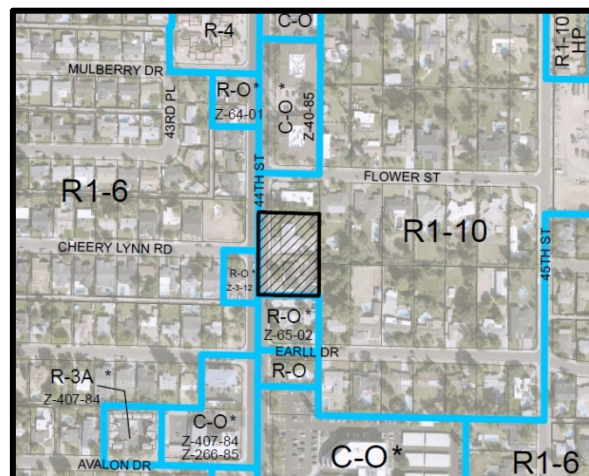
R-O (Residential Office)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Building Setbacks</i>		
Front	20 feet	North building: 34 feet – Met South building: 44 feet – Met
Side	10 feet	North building: 34 feet (north) – Met 28 feet (south) – Met South building: 25 feet (north) – Met 28 feet (south) – Met
Rear	25 feet	North building: 82 feet – Met South building: 68 feet – Met
<i>Lot Coverage</i>	30%	14% – Met
<i>Building Height</i>	15 feet, plus 1 foot in height per 1 foot additional setback to a maximum height of 25 feet	15 feet – Met
<i>Parking</i>	1 per 250 square feet net floor area (19 spaces)	22 spaces – Met

**if modifications or variance required*

Background/Issues/Analysis

SUBJECT SITE

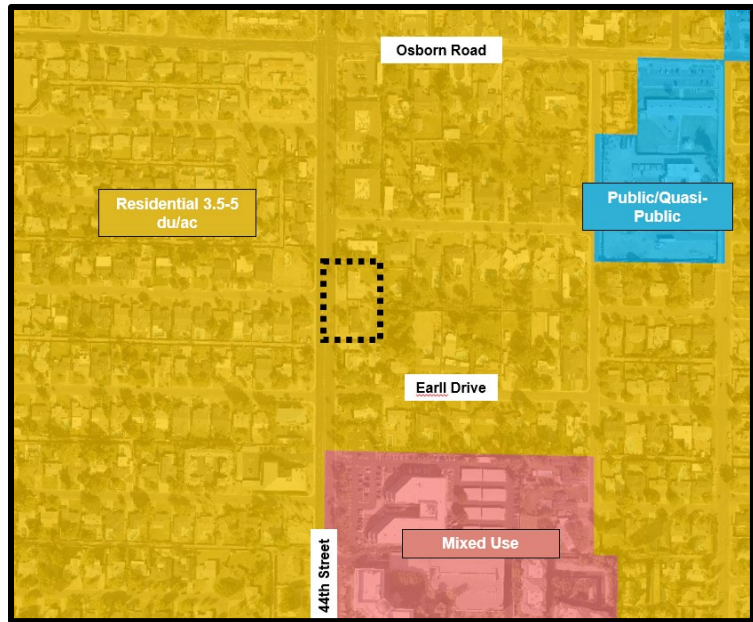
1. This request is to rezone a 1.15-acre site located approximately 150 feet north of the northeast corner of 44th Street and Earll Drive from R1-10 (Single-Family Residence District) to R-O (Residential Office – Restricted Commercial District) to allow office uses.



Aerial Map

Source: City of Phoenix Planning and Development Department

2. The site has a General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. The same designation exists on all sides of the site and extends to all four directions. The proposal is not consistent with the Residential 3.5 to 5 dwelling units per acre designation. However, as the site is under 10 acres, a General Plan Amendment is not required.



General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The site consists of two single-family residences, which have been remodeled and updated, but no major structural changes were made. The proposal seeks to convert these two existing homes into professional offices, with no changes to the current condition of the two buildings being proposed at this time.



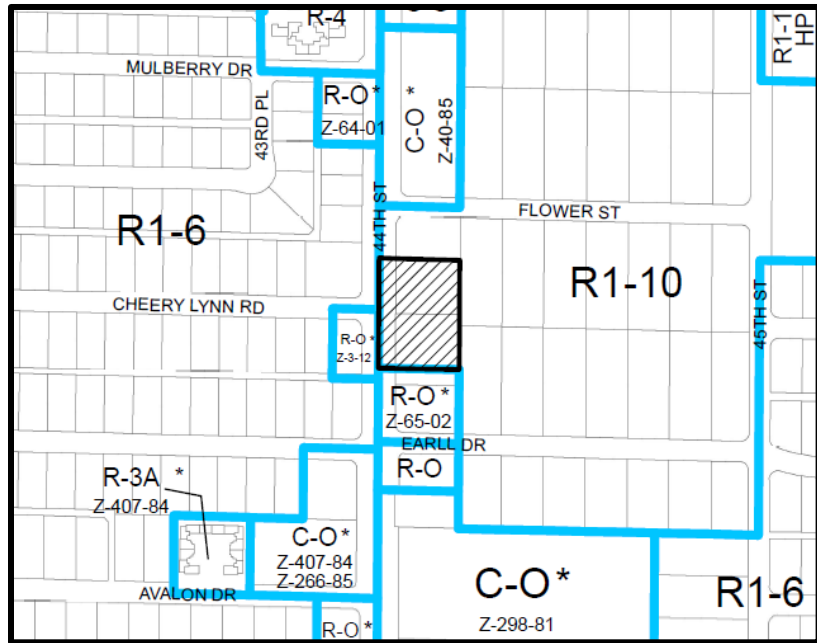
Street View Photos and Aerial Image

Source: Google, City of Phoenix Planning and Development Department

4. The current zoning of the subject site is R1-10 (Single-Family Residence District). The properties to the north and east of the site share the same zoning designation and are developed with single-family homes.

The two properties directly to the south of the subject site are zoned R-O (Residential Office – Restricted Commercial District), and a property to the west,

across 44th Street, is zoned R-O (Residential Office – Restricted Commercial District). Single-family homes zoned R1-6 (Single-Family Residence District) also exist to the west of the site, across 44th Street.



Zoning Map

Source: City of Phoenix Planning and Development Department

PROPOSAL

5. **Overall site**

The proposal is consistent with the gradual transition of land uses along 44th Street to low intensity office uses. The site plan submitted with this request depicts the two existing buildings converted to offices. No significant changes are proposed to the existing conditions of the two sites, other than the combined driveway and parking area to the rear of the site. The existing building on the northern parcel is approximately 3,000 square feet and is situated on the western half of the site, set back approximately 34 feet from the 44th Street property line. The building on the southern parcel is approximately 2,500 square feet in size and situated roughly 44 feet from the 44th Street property line. Staff is recommending general conformance to this site plan, per Stipulation No. 1, to ensure that any modifications to the footprint of the buildings or major changes to the site design will require approval through the Planning Hearing Officer public hearing process.

Shared driveway

The only significant change proposed to the current site layout is the reduction in number of driveways, as vehicular access to the site will be provided via a single shared driveway between the two buildings. This driveway will connect to each site's surface parking areas to the rear of the buildings. Both properties have

ample room on their rear (east) portions to accommodate new parking spaces and, although they will share a single driveway, they will remain two individual parcels, owned and operated by different parties.

Streetscape

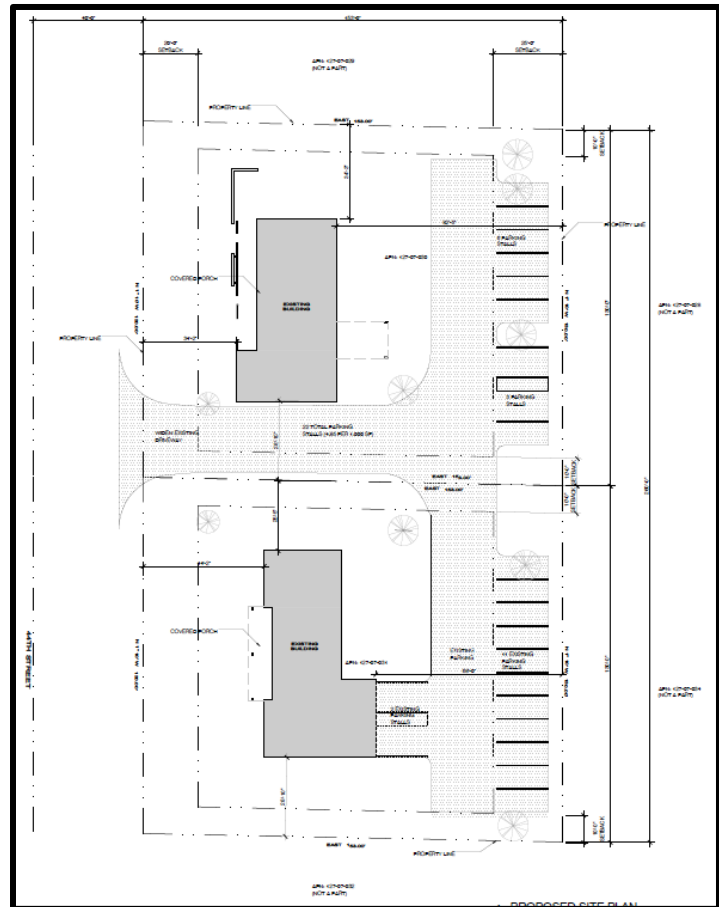
To increase pedestrian safety along the sidewalk, staff is recommending that there be a maximum of one driveway along 44th Street for both sites, per Stipulation No. 15. Staff is also recommending that the sidewalk along the front of both properties be detached per the most recent Cross Section of the Street Classification Map to improve the pedestrian realm along 44th Street. The landscape area between the curb and back of sidewalk is Recommended to be landscaped with trees to provide shade on the public sidewalk. This is addressed in Stipulation Nos. 4 and 13.

Signage

Although no signage is currently proposed, a stipulation prohibiting internally lit signs is recommended to help maintain the residential character of the area. This is addressed in Stipulation No. 8. Non-internally illuminated signage is also a recommended design feature of the 44th Street Corridor Residential Office Study, which is further discussed in Background Item No. 8.

Landscaping

The site plan depicts large front yard building setbacks along 44th Street, which correspond to the existing conditions of the site. Staff is recommending that a minimum 20-foot landscape setbacks be provided within those building setbacks along 44th Street, per Stipulation No. 2, to allow for robust tree plantings. Within these landscape setbacks, staff is recommending that trees be planted 20 feet on center or in equivalent groupings, and that they consist of a mix of 75 percent



Proposed Site Plan
Source: Blue Lantern Development

minimum three-inch caliper and 25 percent minimum four-inch caliper. Additional shrubbery and live groundcover are also being recommended. This is addressed in Stipulation No. 3.

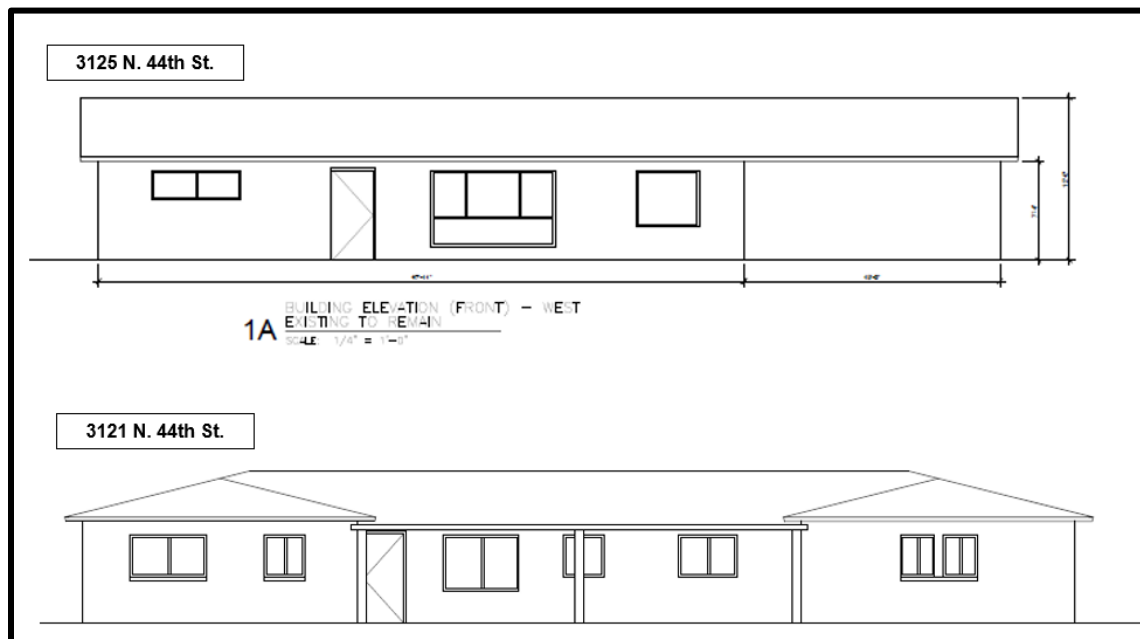
Buffering

Staff is also recommending minimum landscaping to provide vegetative buffers to the single-family residences to the north and east of the site, per Stipulation Nos. 5 and 6.

Surface parking

Finally, staff is also recommending that the surface parking areas be shaded with minimum two-inch caliper trees to provide minimum 25 percent shade throughout the parking lots. This is addressed in Stipulation No. 7.

- 6. The building elevations depict the existing conditions of the two buildings which, as explained in Background Item No. 3, have been remodeled aesthetically without major structural changes. Both buildings are residential in scale and character and have a maximum building height of one story. Staff is recommending general conformance to these elevations to ensure that any major changes or redesign will require a public hearing process. Additionally, staff is recommending that this general conformance be in specific regard to the existing building height and that the development retain its residential character. This is addressed in Stipulation No. 1.



***Proposed Building Elevations
Source: Blue Lantern Development***

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. [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 plan acknowledges that existing conditions are not favorable for single-family residential land use along 44th Street due to increasing traffic. Similarly, these properties are candidates for change of use in order to create a physical buffer between the established residential neighborhood and the street.

Design guidelines contained in the plan recommend providing a 10-foot minimum landscape setback along 44th Street between Osborn and McDowell Roads. As stipulated, the proposed development exceeds this recommendation, providing a minimum 20-foot landscape setback. In addition, implementation strategies encourage providing increased pedestrian connectivity along the corridor in addition to the canal edges. By detaching the sidewalk along 44th Street and providing mature trees to shade the sidewalk, the project is consistent with the recommendations of the plan.

8. [44th Street Corridor Residential Office Study](#)

The 44th Street Corridor Residential Office Study was completed in 1997 to determine the applicability of the Residential Office Zoning District for properties within the 44th Street Corridor. The plan details that a combination of high traffic volumes, closeness of houses to the street and difficulty of driveway access are poor livability factors for the continuation of residential uses adjacent to 44th Street.

A property inventory and analysis was completed as part of the study. The 111 residential properties along 44th Street were assigned a score level of 1 through 3. A level 1 score indicated that the site was suitable for standalone office. Level 2 specified that a consolidation of two or more properties would be necessary for R-O development, whereas a score of level 3 indicated that a site was not suitable for conversion to office development. The subject properties were assigned a level 1 score, with a note that the size of the lots can accommodate parking needs. The Study encourages the use of shared driveways to ultimately reduce the number of driveways along 44th Street. The proposal is consistent with this recommendation, with the removal of the southernmost driveway and a new, shared driveway with the property to the north.

The 44th Street Residential Office Study also outlines recommended design guidelines for R-O properties, which include enhancing the appearance of the property while still conforming to the character and size of adjacent residential properties and limiting the visible commercial aspects of the R-O site. The project

will adaptively reuse the two single-story buildings on the site, maintaining the residential character and compatibility with the surrounding neighborhood.

9. **Tree and Shade Master Plan**

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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending that robust landscaping be planted along 44th Street, along with vegetative groundcovers to provide a minimum of 75 percent ground coverage. Staff is also recommending that the surface parking lot area be planted with trees to provide minimum 25 percent shade at maturity, with the flexibility to utilize structural shade where trees can't be planted. Finally, staff is recommending that additional landscaping be provided along the north and east property lines, where adjacent to single-family residential zoning. These recommendations are addressed in Stipulation Nos. 3 through 7.

10. **Complete Streets Guiding Principles**

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 provide a safe pedestrian streetscape along 44th Street, staff is recommending detached sidewalks shaded with trees on both sides, as well as bicycle parking located near the building entrance. These are addressed in Stipulation Nos. 4 and 9.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will incorporate bicycle parking spaces for both buildings and installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation No. 9.

12. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. 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 proposal will utilize regular trash and recycling bins.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff did not receive any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

14. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
15. The Public Transit Department has requested that the developer provide clearly defined, accessible pathways that connect all building entrances and exits, and public sidewalks, and, where pedestrian paths cross drive aisles, that they be constructed of materials that visually contrast with parking and drive aisle surfaces. These are addressed in Stipulation Nos. 10 and 11.
16. The Street Transportation Department has required that the developer provide a 10-foot sidewalk easement along the east side of 44th Street, that a minimum 5-foot-wide detached sidewalk be provided along the east side of 44th Street, that a shared access agreement be recorded for the shared drives, that there be a maximum of one driveway, and that all streets be constructed with all required improvements and comply with current ADA standards. These are addressed in Stipulation Nos. 12 through 16.

OTHER

17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet 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 Stipulation No. 17.
18. 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.

Findings

1. The proposal is consistent with recommendations of the 44th Street Corridor Specific Plan and the 44th Street Corridor Residential Office Study.
2. The proposal will provide an opportunity for new small businesses to locate in the Camelback East Village and serve the surrounding neighborhood.
3. The proposed rezoning will allow for conversion of two residential properties adjacent to a major arterial to viable office uses.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped September 2, 2021, with specific regard to the following and as approved by the Planning and Development Department.
 - a. There shall be a maximum building height of 1 story and 15 feet.
 - b. The development shall be at a scale and intensity that reflects adjacent residential uses and incorporates architectural features and detailing that are consistent and compatible with existing residential uses in the surrounding area.
2. There shall be a minimum 20-foot landscape setback along 44th Street for both properties.
3. The required landscape setback along 44th Street shall include large canopy shade trees 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum four-inch caliper and 75 percent of the trees shall be minimum three-inch caliper. Five, five-gallon shrubs per tree, and additional shrubs or live groundcover shall provide minimum 75 percent live cover at maturity, as approved by the Planning and Development Department.
4. The public sidewalk along 44th Street shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
 - b. Drought tolerant vegetation maintained at a maximum mature height of 24 inches and achieve minimum 75 percent live coverage.
5. The required landscape setback along the northern property line of the northern parcel shall be planted with minimum 2-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. A minimum 5-foot landscape setback shall be required along the eastern property line. This setback shall be planted with minimum 8-foot-tall shrubs or plants to provide a tall vegetative buffer from adjacent single-family residences to the east, as approved by the Planning and Development Department.

7. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department. Shade may be provided with a combination of trees and structural shade.
8. There shall be no internally lit signs on the site. Signage shall be approved by the Planning and Development Department.
9. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances for each of the existing buildings. These parking spaces shall be installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
10. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
11. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
12. The developer shall dedicate a minimum 10-foot-wide sidewalk easement and construct the east side of 44th Street, as approved by the Planning and Development Department.
13. The developer shall construct a minimum 5-foot-wide detached sidewalk and a minimum 5-foot-wide landscape area located between the back of curb and sidewalk, as approved by the Planning and Development Department.
14. The developer shall record a cross-access agreement for any shared access drives along 44th Street, as approved by the Planning and Development Department.
15. There shall be a maximum of one driveway along 44th Street.
16. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with the current ADA Guidelines.
17. 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.

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October 26, 2021

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Writer

Sofia Mastikhina

October 18, 2021

Team Leader

Samantha Keating

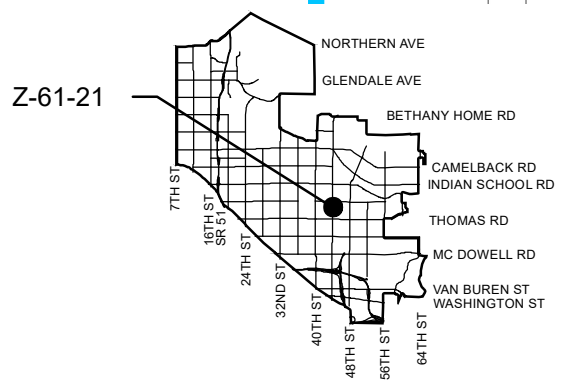
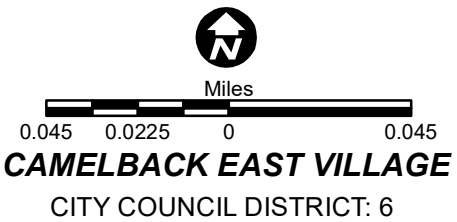
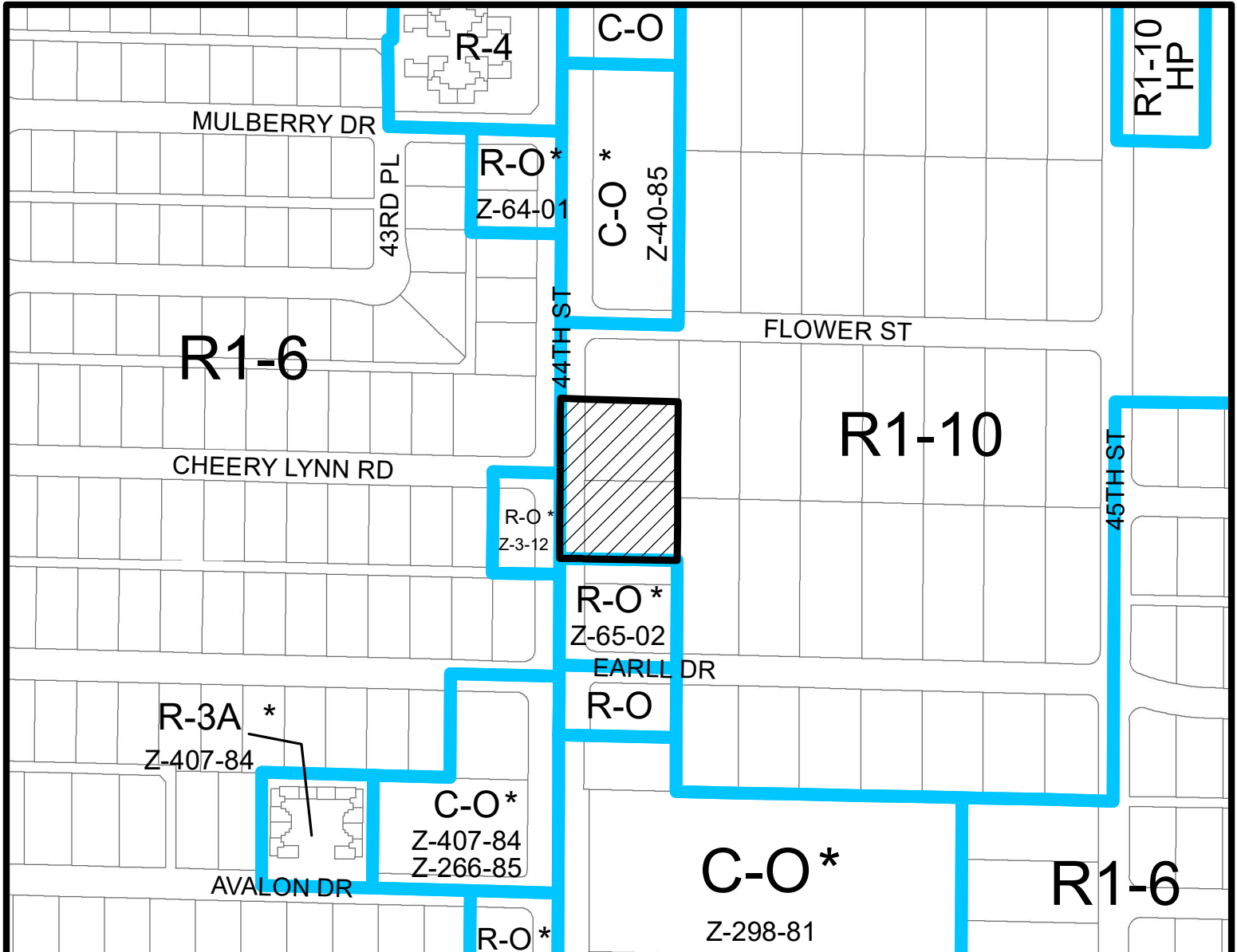
Exhibits

Sketch Map

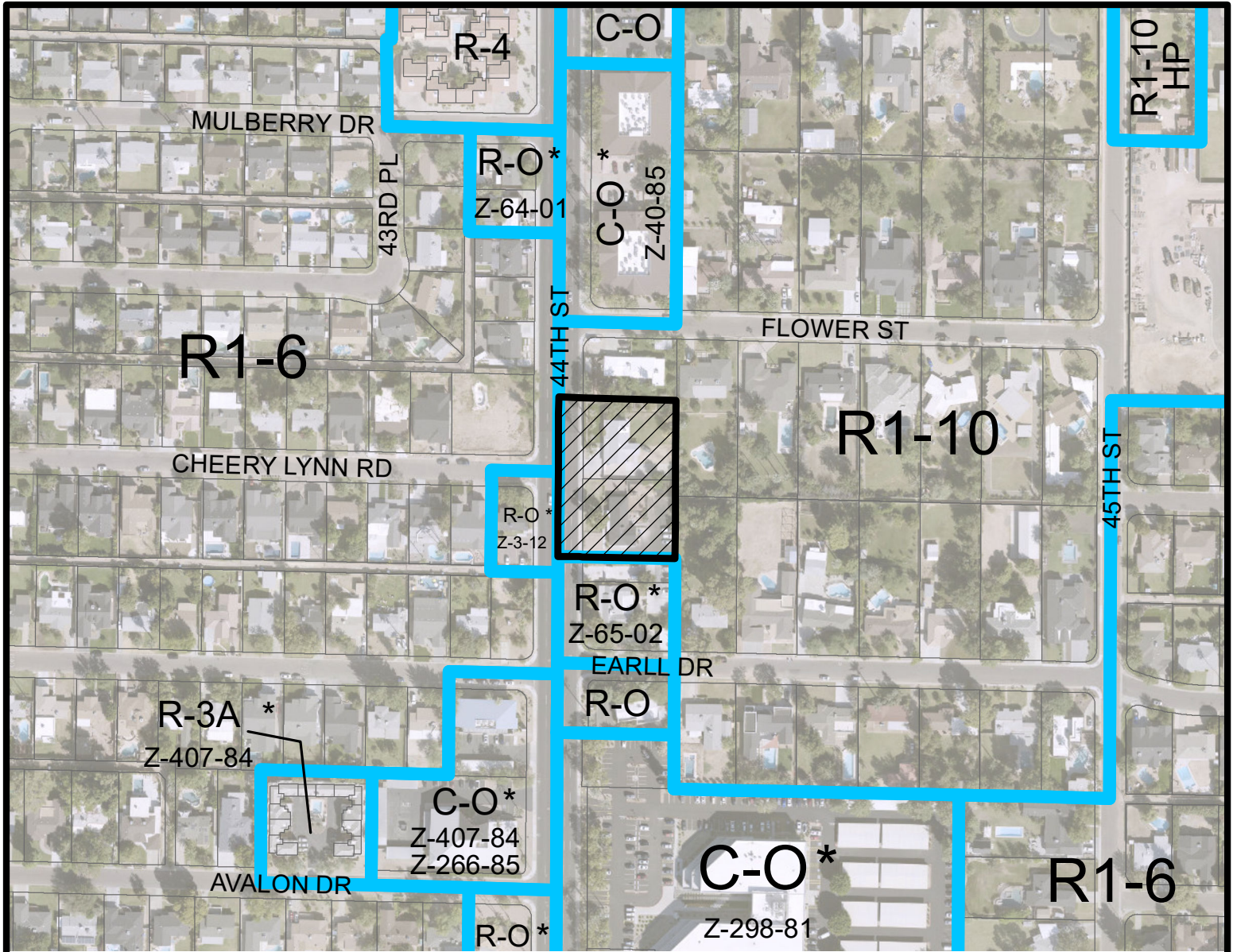
Aerial

Site plan date stamped September 2, 2021

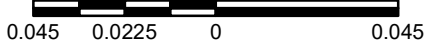
Elevations date stamped September 2, 2021 (2 pages)



APPLICANT'S NAME: Brendan Morrow		REQUESTED CHANGE:	
APPLICATION NO. Z-61-21		FROM: R1-10 (1.15 a.c.)	
DATE: 9/24/2021 <small>REVISION DATES:</small>		TO: R-O (1.15 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.15 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 15-38		<small>ZONING MAP</small> G-11	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-10		5	
R-O		N/A	
CONVENTIONAL OPTION		* Maximum Units Allowed with P.R.D. Bonus	
4			
1/development			



Miles

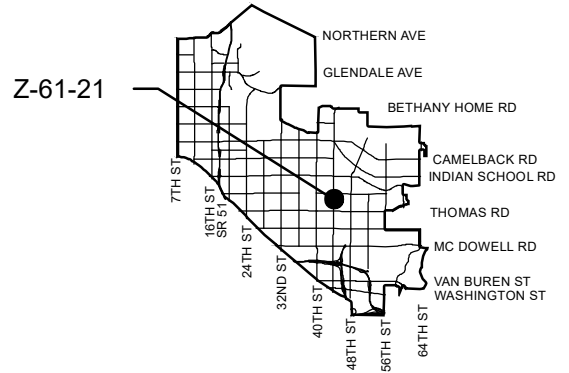


CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6

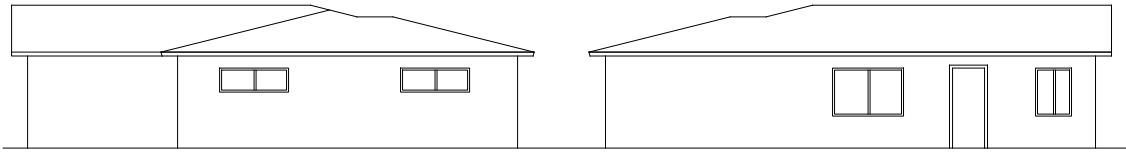


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R-O		N/A	
CONVENTIONAL OPTION			
4			
1/development			

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



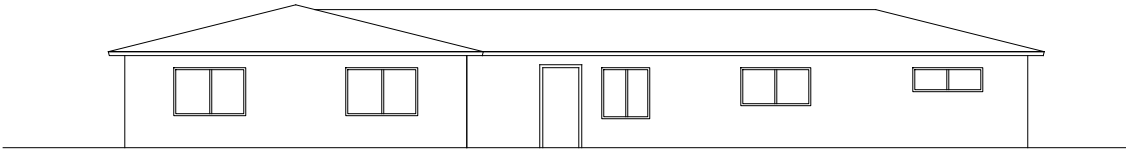
4 BUILDING ELEVATION (SIDE) - NORTH
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"

3 BUILDING ELEVATION (SIDE) - SOUTH
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"

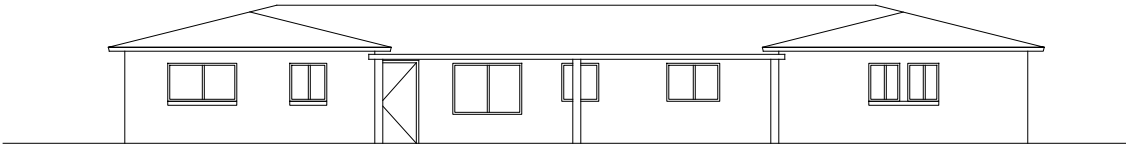
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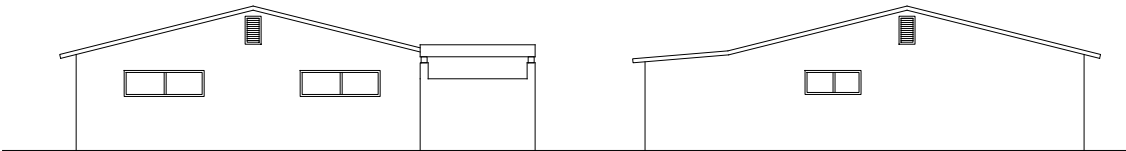
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Department



2 BUILDING ELEVATION (REAR) - EAST
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"

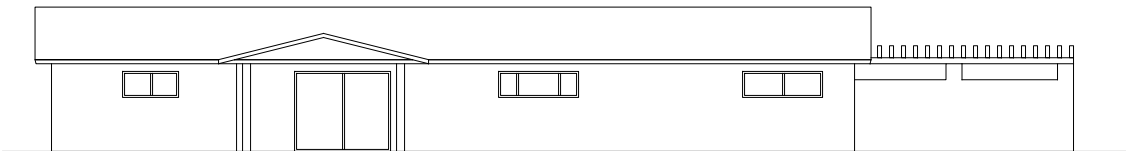


1 BUILDING ELEVATION (FRONT) - WEST
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"

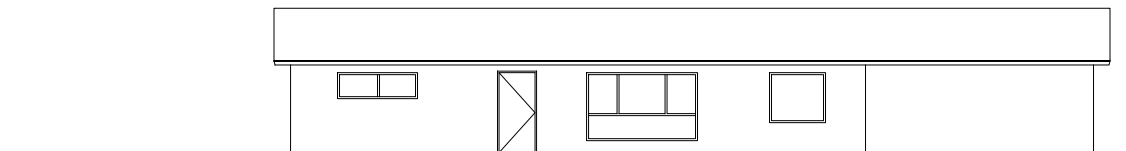


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EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"

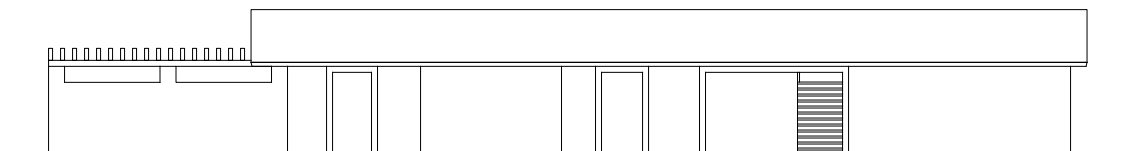
3 BUILDING ELEVATION (SIDE) - SOUTH
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"



2 BUILDING ELEVATION (REAR) - EAST
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"



1A BUILDING ELEVATION (FRONT) - WEST
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"



1 BUILDING ELEVATION (FRONT) - WEST
EXISTING TO REMAIN
SCALE: 1/4" = 1'-0"

