



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-79-23-4 (Wonderview at Highland PUD) May 3, 2024

Camelback East [Village Planning Committee Meeting](#) Date: May 7, 2024
[Planning Commission](#) Hearing Date: June 6, 2024

Request From: [R1-6](#) (Single-Family Residence District) (2.49 acres)
Request To: [PUD](#) (Planned Unit Development) (2.49 acres)
Proposal: Planned Unit Development to allow mixed use development with office, commercial and multifamily residential
Location: Southwest corner of 14th Place and Highland Avenue
Owner: Wonderview Partners, LLC
Applicant: Lorenzo Perez, Venue Projects
Representative: William Allison, Withey Morris Baugh, PLC
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 10 to 15 dwelling units per acre and Residential 15+ dwelling units per acre	
Street Map Classification	Highland Avenue	Local Street	30-foot south half street
	14th Place	Local Street	0-foot west half street
	Meadowbrook Avenue	Local Street	25-foot north half street
CONNECT PEOPLE AND PLACES CORE VALUE; INFILL; LAND USE PRINCIPLE: <i>Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</i>			

The proposal will redevelop a vacant property with residential and appropriately scaled office and commercial uses. This proposed mixed use project will be supporting the nearby 12th Street and 20th Street bicycle corridors.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The scale, height, massing, and density of the project is compatible with the character of the existing neighborhood. The small-scaled office and commercial component would provide the surrounding residential properties with commercial services and would be oriented towards the northern 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.

The proposal is providing enhanced landscaping within the setbacks, along the streetscape, and in and around the parking areas, which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays and Initiatives

[Housing Plan Phoenix](#): Background Item No. 6.

[Complete Streets Guiding Principles](#): Background Item No.7.

[Comprehensive Bicycle Master Plan](#): Background 8.

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

[Zero Waste PHX](#): Background Item No. 10.

[Transportation Electrification Action Plan](#): Background Item No. 11.

[Conservation Measures for New Development](#): Background Item No. 12.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Vacant land	R1-6
North (across Highland Avenue)	Multifamily residential	R-4A
South (across Meadowbrook Avenue)	Single-family residential	R-3

East (across 14th Place)	Multifamily and single-family residential	R-4 and R-3
West	Post acute care and rehabilitation center, duplexes and single-family residential	R-5, R-3 and R1-6,

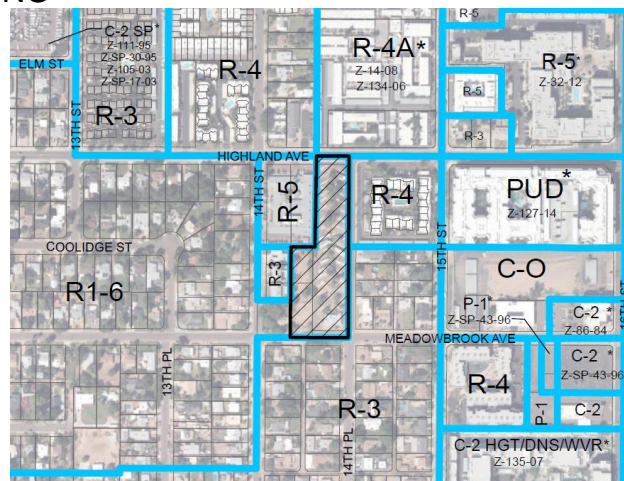
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.49 acres located at the southwest corner of 14th Place and Highland Avenue from R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) to allow mixed use development with office, commercial and multifamily residential uses. The subject site is currently vacant.

SURROUNDING LAND USES AND ZONING

2. The property to the north, across Highland Avenue, is multifamily residential zoned R-4A (Multifamily Residence – General). To the east, across 14th Place, is multifamily and single-family residential zoned R-4 (Multifamily Residence District) and R-3 (Multifamily Residence District). To the south, across Meadowbrook Avenue, is single-family residential zoned R-3 (Multifamily Residence District). To the west are single-family residential uses zoned R1-6 (Single-Family Residence District), single-family residence and duplexes zoned R-3 (Multifamily Residence District), and a post acute care and rehabilitation center zoned R-5 (Multifamily Residence District – Restricted Commercial).

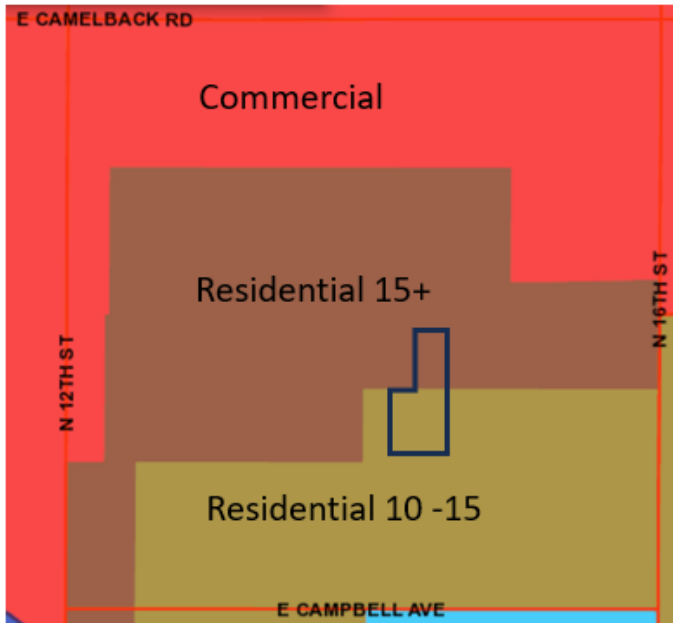


Existing Zoning Aerial Map

Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site has two General Plan Land Use Map designations. The north portion of the site is designated Residential 15+ dwelling units per acre. The south portion of the subject site is designated Residential 10 to 15 dwelling units per acre. To the east and west, the designation is Residential 15+ dwelling units per acre and Residential 10 to 15 dwelling units per acre.



General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

To the north is designated Residential 15+ dwelling units per acre and to the south is designated Residential 10 to 15 dwelling units per acre.

The requested PUD zoning is not consistent with the existing General Plan Land Use Map designations. A General Plan Land Use Map amendment is not required since the site is less than 10 acres in size.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped April 17, 2024. The proposed standards were designed to allow a mixed-use development with office, commercial and multifamily residential uses.

List of Uses

The PUD Development Narrative lists all allowable uses in the R-3A Multifamily Residence District for the entire property. In addition, it lists uses permitted in the C-1 Neighborhood Retail zoning district in the north part of the site (Parcel A) with many prohibited uses identified in the PUD which would not be compatible with the surrounding neighborhood character.

Land Use Exhibit



Development Standards

The PUD proposes development standards based on the R-3A and C-1 zoning districts.

Development Standards	
Maximum Building Height	2 stories or 35 feet
Maximum Lot Coverage	50%
Maximum Density	23.1 dwelling units per acre
Minimum Building Setbacks	
Highland Avenue	20 feet
Meadowbrook Avenue	20 feet
14th Place	8 feet
Interior	5 feet
Minimum Open Space	6%

The proposal is adding flexibility with the development standards such as reducing the building setbacks along the interior and 14th Place and limiting the overall building height to two stories, but including five additional feet than the Zoning Ordinance allows. The proposal is providing more open space than the Zoning Ordinance requires.

Landscape Standards

The PUD proposes increased planting size in the landscape areas (50 percent 2-inch and 50 percent 3-inch caliper trees) and enhanced parking lot landscape standards by providing 25 percent shade in surface parking areas.

Landscape Standards	
Minimum Landscape Setbacks	
Highland Avenue	20 feet
Meadowbrook Avenue	20 feet
14th Place	8 feet
Interior	5 feet

Staff is recommending a modification to the PUD Narrative to move the pedestrian walkways provision from the landscape standards table and into the development standards table. This is addressed in Stipulation No. 1.b.

Streetscape Standards

The PUD proposes both attached and detached sidewalks with enhanced landscape planting standards and shade coverage. The proposed detached sidewalk is along Highland Avenue and attached sidewalks are planned along 14th Place and Meadowbrook Avenue.

Amenities

The PUD proposes a minimum of three amenities, ranging from a community pool, shade pavilion, bicycle “fix-it” station, shared courtyards, micro-retail store and/or food/beverage facility, and a barbeque area.

Open Space

The PUD Narrative notes the open space areas will not consist of lawn/turf and will be hardscaped with trees.

The residential open space areas will be a minimum of 200 square feet.

Parking

The vehicle parking for the development will utilize a shared parking model, with the multifamily residential development utilizing the following standards.

Vehicle Parking
1.3 spaces per efficiency unit
1.5 spaces per 1 or 2 bedroom units
2 spaces per 3 bedroom or more unit
1 space per unit of less than 600 square feet regardless of number of bedroom

The development will share one ride share/package drop off and delivery zone and a minimum of two of the required parking spaces will contain EV Ready Infrastructure.

The bicycle parking proposed is one bicycle space per 10 vehicle parking spaces and be distributed throughout the property and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Also, a bicycle repair station shall be provided on site and all bicycle infrastructure shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum 75 percent shade.

Shade

The Development Narrative requires public sidewalks to have a minimum of 75 percent shade at tree maturity. This is an enhancement from the Zoning Ordinance requirement of 50 percent.

Lighting

The PUD Narrative states lighting standards are per the Zoning Ordinance and City Code.

Fences and Walls

The proposal requires fences and walls to comply with all applicable requirements in Section 703 of the Zoning Ordinance.

Design Guidelines

The Development Narrative includes design standards that promote quality site design and architecture. The design will incorporate inspiration from Central Phoenix mid-century modern architecture and a minimum 20 percent of the facade will be glazing. A minimum of three outdoor gathering spaces will also be provided and a minimum of two green infrastructure techniques for stormwater management will be used throughout the site.

Signs

The PUD Narrative states signage of the residential component to comply with Section 705 of the City of Phoenix Zoning Ordinance. Signage of non-residential development shall be governed by Section 705, specific to nonresidential uses in a residential area.

Wall signs for office and commercial uses may include projecting/blade signs perpendicular to the building facade and placed no closer to the roofline than one-half the vertical dimension of the sign, subject to the area limitations for wall signs in Section 705 of the Phoenix Zoning Ordinance.

Sustainability

The Development Narrative proposes several options to incorporate sustainability principles. Below is a highlight of some of the provisions:

- Reduce heat island effect with shade
- Encourage recycling
- Water conservation measures in line with the City of Phoenix Water Conservation policy

AREA PLANS, OVERLAY DISTRICT, AND INITIATIVES

6. [Housing Phoenix Plan](#)

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing.

The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace while using underutilized land in a more sustainable fashion.

7. [Complete Streets Guiding Principles](#)

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Detached sidewalks will be provided along Highland Avenue to promote a safe pedestrian atmosphere. Additionally, the Development Narrative requires that pedestrian pathways will visually contrast the drive aisles to enhance pedestrian safety.

8. [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. The Development Narrative requires bicycle parking and a bicycle repair station which will support use of the nearby bicycle corridors.

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. In addition, a vision in the master plan is to raise awareness by leading by example. The Development Narrative requires a minimum of 75 percent shade on all adjacent public sidewalks, in addition to larger tree sizes. These standards exceed the minimum Zoning Ordinance requirements and will ensure a comfortable pedestrian experience.

10. [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 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 PUD narrative promotes trash and recycling collection on site.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in the PUD Narrative with two spaces requiring EV Ready Infrastructure.

12. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "Build the Sustainable Desert City". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. Several conservation measures are included in the PUD Narrative under the city enforceable standards of the Sustainability Section.

COMMUNITY INPUT SUMMARY

13. As of the writing of this report, staff has not received letters of support or opposition to this rezoning application.

INTERDEPARTMENTAL COMMENTS

14. The Fire Department indicated the site and buildings shall comply with the current edition of the Phoenix Fire Code.
15. The Street Transportation Department has indicated that any access point onto Highland Avenue is required to meet the following standards for Minor Collector access spacing:

- Minimum clearance between driveways and/or street intersections on an undivided (no median) minor collector roadway is a minimum of 100-feet for drives on the same side of the road.
- Driveways must align with an existing driveway on the opposite side of the roadway or spaced a minimum 100-feet.
- A minimum 2.5-foot spacing between top wing of the driveway and the property line.

Additionally, the Street Transportation Department indicated that bicycle/pedestrian infrastructure supporting the nearby 12th Street and 20th Street established bicycle corridors should be provided. The 20th Street improvement project is currently under construction and is designed to greatly enhance connectivity with existing and planned bicycle and pedestrian infrastructure and transit service for this transportation corridor and throughout the Camelback East Village Core. On-site bicycle lockers, fix-it stations, and other infrastructure should be considered.

Stipulations 2 through 6 identify requirements of the Street Transportation Department including the dedications of rights-of-ways, undergrounding of electrical utilities, and replacing and/or constructing street improvements and incidentals in compliance with city and ADA guidelines.

OTHER

16. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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. 7.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 8.
18. Development and use of the site are 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 compatible with the existing land use pattern in the area, providing new housing supply with a mix of uses and opportunities for small businesses.

2. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment such as increased shade which will help to reduce the urban heat island effect.
3. The proposal will provide additional employment options and housing opportunities within the neighborhood.

Stipulations

1. An updated Development Narrative for the Wonderview at Highland PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 17, 2024, as modified by the following stipulations:
 - a. Front Cover, add "City Council adopted: [Insert Adoption date]."
 - b. Page 11, Landscape Standards Table: Move the Pedestrian Walkways row to the Development Standards table, after the open space requirement.
 - c. Page 23: Revise the legal description to correct the scrivener's error with the size of the property.
2. A minimum 25-feet of right-of-way shall be dedicated for the west side of 14th Place, adjacent to the development.
3. A minimum 25-feet of right-of-way shall be dedicated for the north side of Meadowbrook Avenue, adjacent to the development.
4. All existing electrical utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with the affected utility companies for their review and permitting.
5. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
6. All streets within and adjacent to the development shall be constructed 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.
7. 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.

8. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Matteo Moric

May 3, 2024

Team Leader

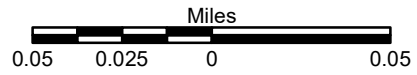
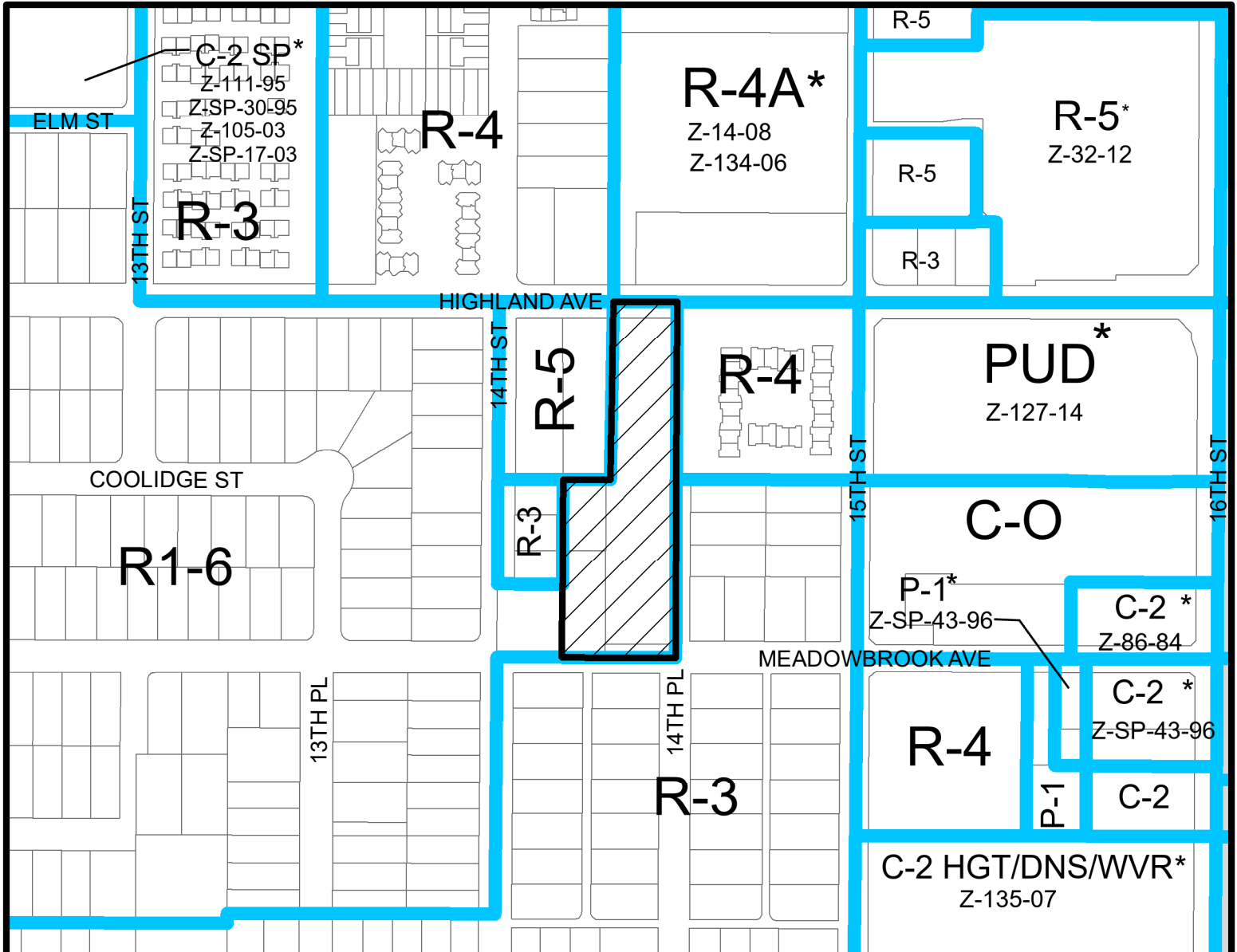
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Exhibits

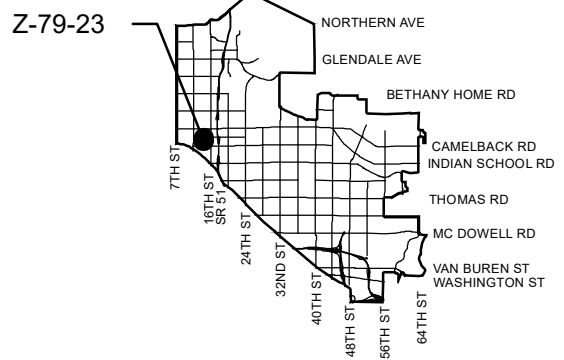
Sketch Map

Aerial Map

[Wonderview at Highland PUD](#) date stamped April 17, 2024

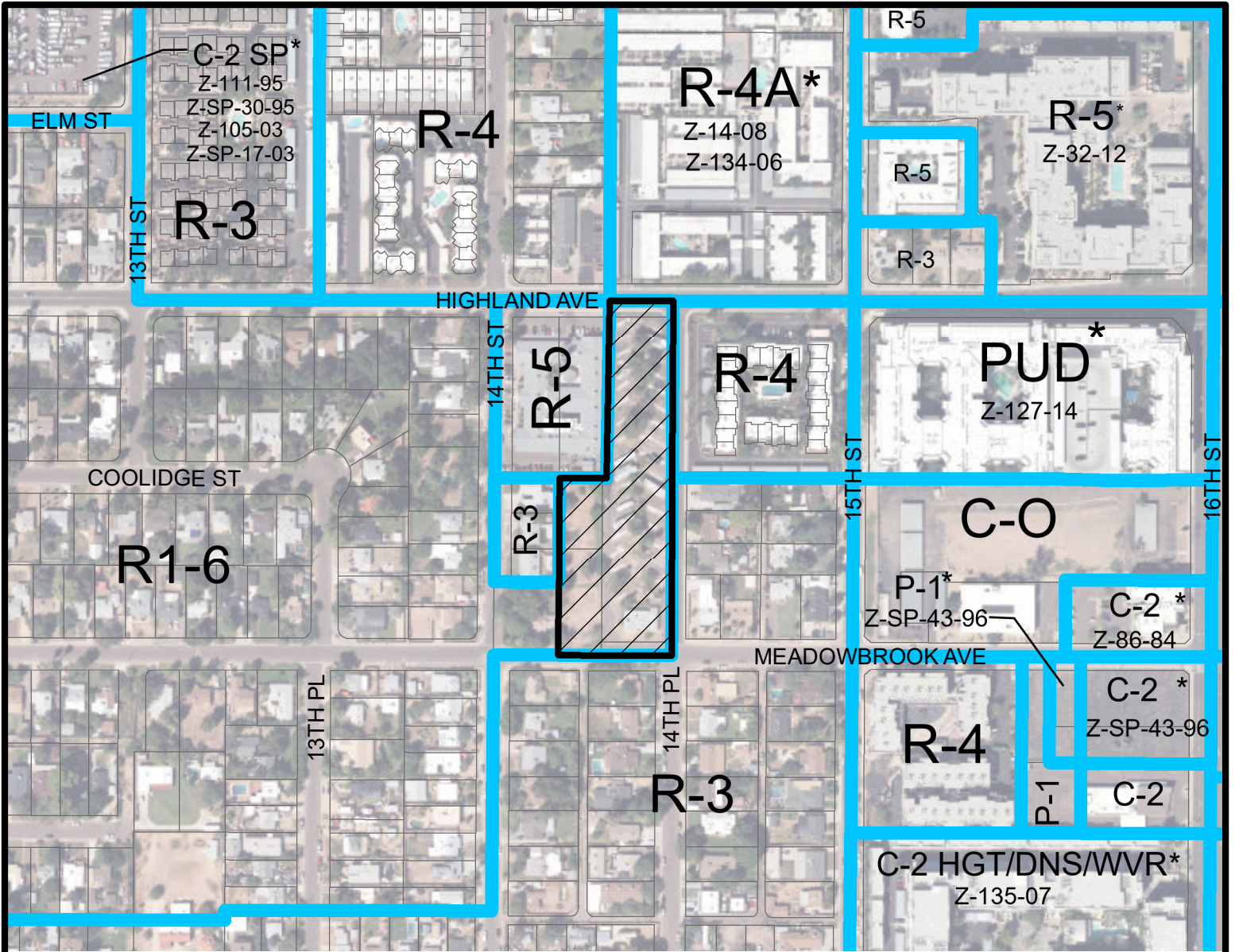


CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: VENUE PROJECTS LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-79-23		FROM: R1-6 (2.49 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.49 Acres		<small>DATE:</small> 10/17/2023 <small>REVISION DATES:</small> 4/16/2024 4/29/2024	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 18-30		<small>ZONING MAP</small> H-9	
MULTIPLES PERMITTED R1-6 PUD		CONVENTIONAL OPTION 13 57	
		* UNITS P.R.D. OPTION 16 N/A	

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



Miles

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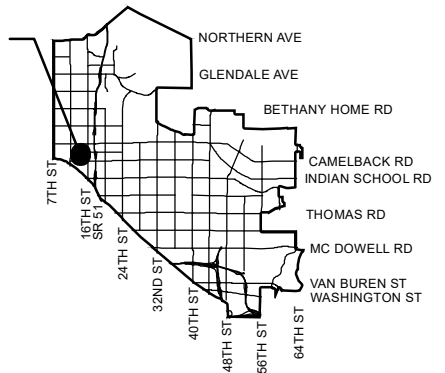
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-79-23



APPLICANT'S NAME: **VENUE PROJECTS LLC**

REQUESTED CHANGE:

FROM: R-1-6 (2.49 a.c.)

APPLICATION NO. **Z-79-23**

DATE: **10/17/2023**
REVISION DATES:

4/16/2024 4/29/2024

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

2.49 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 18-30**

ZONING MAP **H-9**

TO: **PUD (2.49 a.c.)**

MULTIPLES PERMITTED

R1-6
PUD

CONVENTIONAL OPTION

13
57

*** UNITS P.R.D. OPTION**

16
N/A

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