



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-44-12-6
January 25, 2013

Camelback East Village Planning Committee Meeting Date	February 5, 2013
Planning Commission Hearing Date	February 12, 2013
Request From:	C-O/M-O (6.14 acres)
Request To:	PUD (6.14 acres)
Proposed Use	Planned Unit Development with Multi-family residential development
Location	Approximately 250 feet east of the southeast corner of 16th Street and Morten Avenue
Owner	SPV Investments, LLC
Applicant/Representative	Withey Morris, PLC
Staff Recommendation	Approval subject to stipulations

General Plan Conformity

General Plan Land Use Designations				Commercial
Street Map Classification	Morten Avenue	Collector	40 foot south half street	
	16th Street	Arterial	50 foot east half street	
<p>LAND USE ELEMENT: GOAL 2, INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</p> <p>The project is proposed on a vacant underutilized lot among an area commonly referred to as the Pointe Squaw Peak Corridor. The area consists of hotels/resorts, multi-family developments and office uses that are compatible with the proposal.</p>				
<p>HOUSING ELEMENT, GOAL 1, HOUSING DEVELOPMENT: ALL HOUSING SHOULD BE DEVELOPED AND CONSTRUCTED IN A QUALITY MANNER.</p> <p>The proposed building construction is of quality design and includes a number of amenities and open space for the residents on site.</p>				
<p>LAND USE ELEMENT, GOAL 1, NEIGHBORHOOD POLICY 1: INCLUDE A MIX OF HOUSING TYPES AND DENSITIES THAT SUPPORT A BROAD RANGE OF LIFESTYLES.</p> <p>This proposal is designed to attract young professionals, empty nesters, working couples with easy access to SR-51 and key employment centers.</p>				

BACKGROUND

1. The site was originally developed to include a series of office buildings that were built as part of the Squaw Peak Planned Community District (PCD), which was approved by City Council in 1976. The original PCD involved approximately 202 acres bounded by 16th Street to SR-51 and Myrtle to Northern Avenues. Approved zoning within the PCD includes a variety of residential densities, commercial development, and a special permit to allow a tennis club and riding stables.

The site was previously zoned C-O and P-1 in the original Squaw Peak PCD. At that time, offices and a parking lot were constructed. In 2005, a rezoning case was approved (Z-123-05-6) to allow for the development of a 104 unit multi-family residential development. The existing office buildings were demolished and the property was cleared. The approved condominiums were never constructed. In 2011, the site was rezoned for a 3-story/45-foot office complex (Z-28-10-6). The office complex was never built as well.

2. The proposed PUD area encompasses 6.14 acres. The site's orientation and point of access is north to Morten Avenue and south to Orangewood Avenue.
3. The General Plan designation for the parcel and surrounding parcels is Commercial. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.

SURROUNDING USES & ZONING

4. **North**
Directly north of the parcel is the Pointe Hilton Squaw Peak Resort zoned C-2 PCD.

West
The parcel directly to the west of the subject site is a retail strip shopping center with PSC PCD zoning. The center was built with a pedestrian breezeway connecting the center with the subject property.

South
To the south of this parcel is a single-family residential development zoned R1-10.

East
Office developments are to the east of the subject parcel and is zoned C-O PCD.

PROPOSAL

5. The proposal includes five separate buildings comprising a total of 220 units of studios to two-bedroom units. The unit sizes range from approximately 600 square feet to 1,100 square feet with a mix of 31 studio and loft carriage units,

103 one-bedrooms and 86 two bedrooms. Each building will have some ground floor units with “tuck under” garage spaces.

The separate buildings are oriented in a way to create a “Main Street” style entrance with amenities to be used by the residents, such as a leasing office and exercise room.

Other unique amenities to the site are a pool, conference room, dog wash, pet walk area, post office, bike share program and storage, and a community garden. A pedestrian spine that features opens space amenities connects the Main Street to an existing breezeway providing access from the rear of the adjacent retail to the west.

There are also smaller buildings throughout the site that are one-story detached garage structures that will feature single car garages and single-story loft-style carriage units above.

Parking for the residents and their guests will be a mix of spaces situated under the buildings on the first floor, detached private garages, and surface level parking canopies.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped January 14, 2013, Attachment B.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.

Land Use

The narrative proposes permitted uses that are limited to multi-family residential and accessory uses only for facility related amenities and events. Unlike R-5 conventional zoning, the narrative does not propose additional commercial and office uses.

Development Standards

The building height is a maximum of 58 feet. Three of the buildings have a height of 48 feet and two buildings have a maximum of 51 feet. The three buildings also will increase to a maximum height of 58 feet for a mezzanine. Staff has stipulated that the Development Narrative delete the option for the 58 feet and lower the overall maximum height to 51 feet.

The building setbacks are listed with a minimum and maximum because of the differentiating of buildings and the meandering of Morten Avenue. Morten Avenue setbacks are 7 feet minimum and 19 feet maximum. Orangewood Avenue setbacks are 8 feet minimum and 21 feet maximum.

The overall density is at 36.6 units per acre. This is consistent with R-4A conventional zoning district density.

Landscape Standards

Landscape standards vary throughout the project from the project entry, Morten Avenue, Orangewood Avenue and the internal open space. The landscaping is described in detail along with a plant palette in the date stamped Development Narrative.

Parking

Sufficient parking has been proposed for the site by meeting the minimum parking requirements for the individual uses. The proposed parking ratio is at 7.67 parking spots per unit for a grand total of 367 parking spaces.

Shade

The narrative proposes that parking areas will be shaded by trees that will achieve a shade factor not less than 50% of the parking area at maturity. Courtyard areas will exceed 50% of open space area shaded calculated on the summer solstice through a combination of buildings, structures and mature shade trees.

Design Guidelines

The Development Narrative does not propose any new design guidelines, therefore, all applicable design guidelines set forth in Section 507 Tab A of the Zoning Ordinance will apply. The Development Narrative does explain in detail how the project is meeting many of the standards set forth in Section 507 Tab A, as well as exceeding some of the standards.

Phase

Specific phases are currently not being considered by the applicant.

Signage

Exhibit 18 and page 31 of the Development Narrative describes in detail the sign package for this request. In the event of a conflict between a provision of the PUD and a provision of Section 705 of the city of Phoenix Zoning Ordinance, the PUD prevails. In the event that the PUD is silent regarding a specific sign standard, the city of Phoenix Zoning Ordinance prevails.

Sustainability

The narrative proposes several options to incorporate sustainability principles. Where feasible, the development will adopt a number of important sustainability criteria as set for the in the LEED certification program and the city of Phoenix Green Construction Code.

The narrative explains a number of water conservation techniques that are to be considered.

The buildings will be constructed with sustainable wood framing materials, which are renewable products that promote healthier buildings. Other recycled materials are available in building products such as drywall, carpet and floor tile. Modern energy saving appliances and HVAC systems will be used to minimize energy inefficiencies within the buildings. Low-e windows will be installed and appropriately sealed within the units and common areas.

MISCELLANEOUS

7. Water and wastewater infrastructure requirements are determined at the time of site plan review by the Water Services Department when final land uses and urban design of the property have been clearly identified and proposed water demands and wastewater generation and infrastructure locations and attributes have been established. While some information on infrastructure issues may be provided as part of the PUD application process, access to water and wastewater services is granted as part of the site plan approval process.

The parcel may be served by the existing city of Phoenix water and sewer system pending capacity review and approval during the site plan review process. Design and construction of any needed facilities will be the responsibility of the developer.

8. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal would provide a high quality residential development on a vacant underutilized lot.
2. The proposal provides a mix of housing to support various lifestyles.
3. The proposed building construction is of quality design and includes a number of amenities and open space for the residents on site.

Stipulations

1. An updated Development Narrative for the H2O Urban Apartments PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped January 14, 2013, as modified by the following stipulations.
2. The Development Narrative shall be modified as follows:

- a. Development Standards – F.) Building Height(s), Page 19 - The building height shall be a maximum of 51 feet. The following language shall be deleted:
~~*(Building A, B, and C – 25% of 4th Floor height will increase to 58 feet to allow for mezzanine as noted on “levels 2-4” sheet). See attached Site Plan and page 2 – Levels 2-4.~~
 - b. Exhibit 6 – page 2 – The site plan shall reflect the maximum height of 51 feet and delete reference to mezzanine level at 58 feet.
3. The applicant shall complete a Red Border Letter to notify ADOT of development adjacent to its freeway corridor and submit it to Alan Hilty in the Street Transportation Department 602-262-6193, with a copy to the Traffic Engineer and Civil Plans Reviewer.
 4. The developer shall construct all streets within and adjacent to the development 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.

Writer

Jacob Zonn

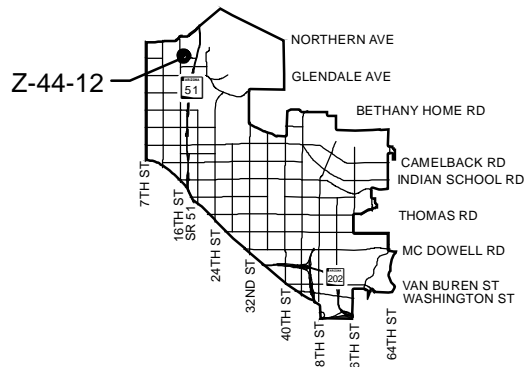
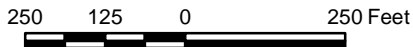
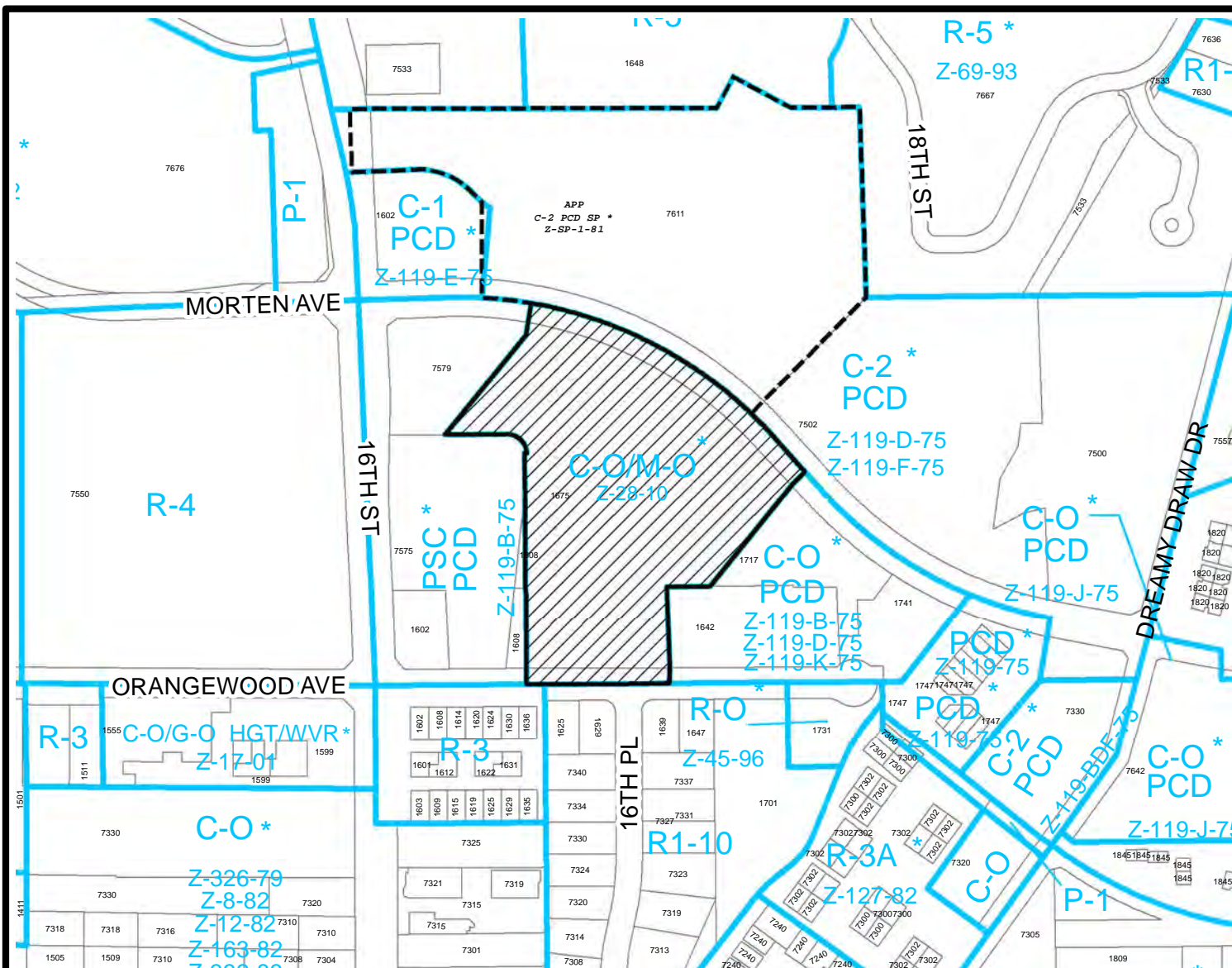
01/25/13

Joshua Bednarek

Attachments

Attachment A: Sketch Map

Attachment B: H2O Apartments PUD Narrative date stamped January 14, 2013



CITY OF PHOENIX PLANNING DEPARTMENT

CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6

APPLICANT'S NAME: The Frank Development Group, Inc.		REQUESTED CHANGE: FROM: C-O/M-O, (6.14 a. c.) TO: PUD, (6.14 a. c.)	
APPLICATION NO. Z-44-12	DATE: 10/26/12	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 6.14 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q24-31	ZONING MAP J-9	
MULTIPLES PERMITTED C-O/M-O PUD	CONVENTIONAL OPTION N/A 220		* UNITS P.R.D. OPTION C/O 220

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