



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-48-12-6
January 25, 2013

Camelback East Village Planning Committee Meeting Date February 5, 2013

Planning Commission Hearing Date March 12, 2013

Request From: C-O (2.65 acres), P-1 (.65 acres)

Request To: PUD (3.30 acres)

Proposed Use Planned Unit Development with various uses (Multi-family residential, restaurant and retail)

Location Southeast corner of 16th Street and Georgia Avenue

Owner Smithfield Properties, LLC

Applicant/Representative Michael Curley, Earl, Curley and Lagarde

Staff Recommendation Approval subject to stipulations

General Plan Conformity			
General Plan Land Use Designations		Commercial	
Street Map Classification	Georgia Avenue	Local	30 foot south half street
	16th Street	Major Arterial	40 foot east half street
<p>NEIGHBORHOOD ELEMENT: GOAL 1, POLICY 22: PROTECT AND ENHANCE THE CHARACTER OF EACH NEIGHBORHOOD AND ITS VARIOUS HOUSING LIFESTYLES THROUGH NEW DEVELOPMENT THAT IS COMPATIBLE IN SCALE, DESIGN AND APPEARANCE</p> <p>The proposed residential development and restaurant is consistent with the adjacent zoning pattern for higher density residential units. Building design and layout techniques have been incorporated into the design of the plan to ensure compatibility with the surrounding area.</p>			
<p>LAND USE ELEMENT – GOAL 3, 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 proposed development will redevelop a 3.3-acre property with a unique multi-family development. The existing offices are dilapidated and in need of redevelopment. The redevelopment of this site will promote the long-term success of the surrounding community and viability of the area.</p>			
<p>LAND USE ELEMENT, GOAL 4 – MIXED LAND USE DEVELOPMENT: MIXED LAND USE PATTERNS SHOULD BE DEVELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIZE THE NUMBER AND LENGTH OF TRIPS.</p> <p>This proposal provides opportunities for a mix of uses including multi-family residential, retail and a restaurant.</p>			

BACKGROUND

1. The 3.3-acre subject site is a rectangular shaped property that is currently developed with several older office buildings. There is also a vacant one story building, formerly occupied by a charter school, and has remained vacant for over a year. The site has regional access due to its location just off the SR-51 Freeway. The SR-51 access is provided via interchanges at Colter Street and Bethany Home Road.
2. The site currently takes access from multiple driveway locations along 16th Street and Georgia Avenue.
3. The General Plan designation for the parcel is Commercial. Although the entire proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.
4. Initiated in 1988, the *Squaw Peak Parkway Specific Plan* is a non-regulatory policy document for approximately ½ mile width, just over five miles in length, and includes the Freeway from interstate 10 to Glendale Avenue. The subject site is part of Segment 5 – Camelback Road to Bethany Home Road. This proposal is consistent with the land use recommendation of the plan. The plan states “That the vacant lot on the northeast corner of 16th Street and Colter Street, and the site of the fourteen homes be designated for multiple-family residential at 30+ dwelling units per acre.” “Excluding the drainage facility, the remainder of this land should develop according to this recommendation.” The reference to the 14 homes is currently occupied by a drainage basin and park owned by the City of Phoenix.

SURROUNDING USES & ZONING

5. **North**
Across Georgia Avenue to the north are parcels zoned C-2 and R-4 for commercial-automotive parts sales and repair and a multi-family residential development.

West

The parcel to the west of the subject site, across 16th Street, is offices and a restaurant zoned R-5.

South

An extended stay hotel is to the south of this parcel and is zoned C-2.

East

The City of Phoenix Desert Storm Park and retention basin is adjacent to the east. The property is zoned R1-6. From 16th Street, traveling east bound on Georgia Avenue, the street dead ends into a cul-de-sac at about 450 feet. This cul-de-sac currently services only two very small multi-family projects and serves

as the primary access to the park. The Development Narrative goes into detail on how the project would activate and improve this open space.

At the time of this staff report, the applicant is in discussions with the city's Parks and Recreation Department to improve Desert Storm Park.

PROPOSAL

6. The proposal includes a 183 unit multi-family residential development on approximately 3.3 acres. The multi-family development includes residential units and a centrally located above grade parking structure with a restaurant at the corner of 16th Street and Georgia Avenues. The multi-level garage creates a visual barricade for the over 135 units from the traffic of 16th Street, while presenting a graphic presence and identity for the restaurant.

The top of the parking structure will include amenities as a fitness center, cyber café, social room and a roof top pool. The restaurant design will incorporate a separate designated elevator to allow the roof pool to double as a dining and outdoor recreation space. The restaurant is an integral part of the overall design concept and will even offer delivery service to the residents.

The 4-story residential development includes a variety of studio, one bedroom, and two bedroom units. The building and landscape setbacks provide for a comfortable, safe pedestrian environment along 16th Street.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative date stamped January 18, 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 including multi-family residential, restaurant and other neighborhood scale retail uses.

Performance Standards

Performance standards are provided to address additional requirements for specific land uses. The performance standards may include a requirement for a use permit through the public hearing process, limit hours of operation, or provide a buffer.

Development Standards

The maximum building height is 70 feet.

The building setback along 16 Street is at 0 feet. Georgia Avenue setback is at 7 feet for the building and 0 feet for the restaurant canopy. The south property line setback is 25 feet.

Landscape setbacks are to be consistent with perimeter building setbacks other than a few exceptions along 16th Street where the building undulates. Page 33, Exhibit 3 of the Development Narrative shows the landscape concept in coordination with the perimeter landscape setbacks.

Landscape Standards

Landscape standards vary throughout the project and are described in detail in the date stamped Development Narrative. An appropriate mix of canopy trees, groundcovers, and shrubs provided between street and sidewalk, and between the sidewalk and parking or building areas will be provided.

Parking

Sufficient parking has been proposed for the site by meeting the minimum parking requirements for the individual uses. 189 parking spaces are provided for the 183 residential units and 104 spaces are provided for the restaurant and pool deck lounge for a total of 293 spaces.

Shade

A shading program has been implemented as part of the overall comprehensive design. Awnings and canopies that suspend over sidewalks may be anchored to an architectural element and may be incorporated into the architectural design.

Design Guidelines

All applicable design guidelines set forth in Section 507 Tab A of the Zoning Ordinance will apply. The Development Narrative describes how the design parameters meet and exceed Section 507 Tab A.

Phase

The multi-family residential portion will be developed in one phase. The commercial restaurant will be developed as a separate phase and will occur depending upon timing of the end users, market conditions and available financing.

Signage

Sign Matrix on page 43 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, which include the use of Low E double pane windows, high roof solar reflective index and the use of water based adhesives on all VCT and Vinyl flooring to minimize VOC.

MISCELLANEOUS

8. 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.

9. 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 mix of high quality residential and retail adjacent to the SR-51 and the Camelback employment corridor.
2. The proposal provides a mix of high quality housing to support various lifestyles and utilizes an underdeveloped infill parcel.
3. The development is consistent to the Squaw Peak Parkway Specific Plan.

Stipulations

1. An updated Development Narrative for the Domus 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 18, 2012, as modified by the following stipulations.
2. Any proposed changes to the SR-51 retention basin adjacent to the development shall require review and approval by the Street Transportation Department Stormwater Management Section and the Planning and Development Department.
3. A traffic statement shall be submitted to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review.

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

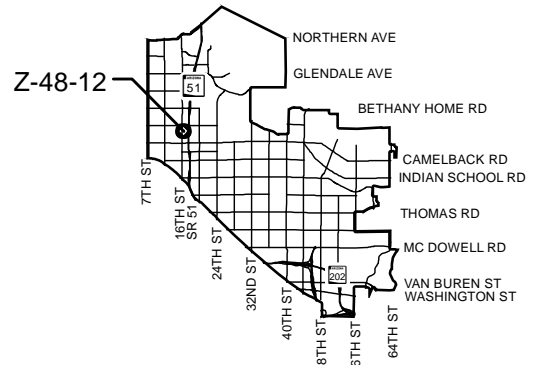
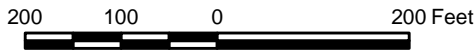
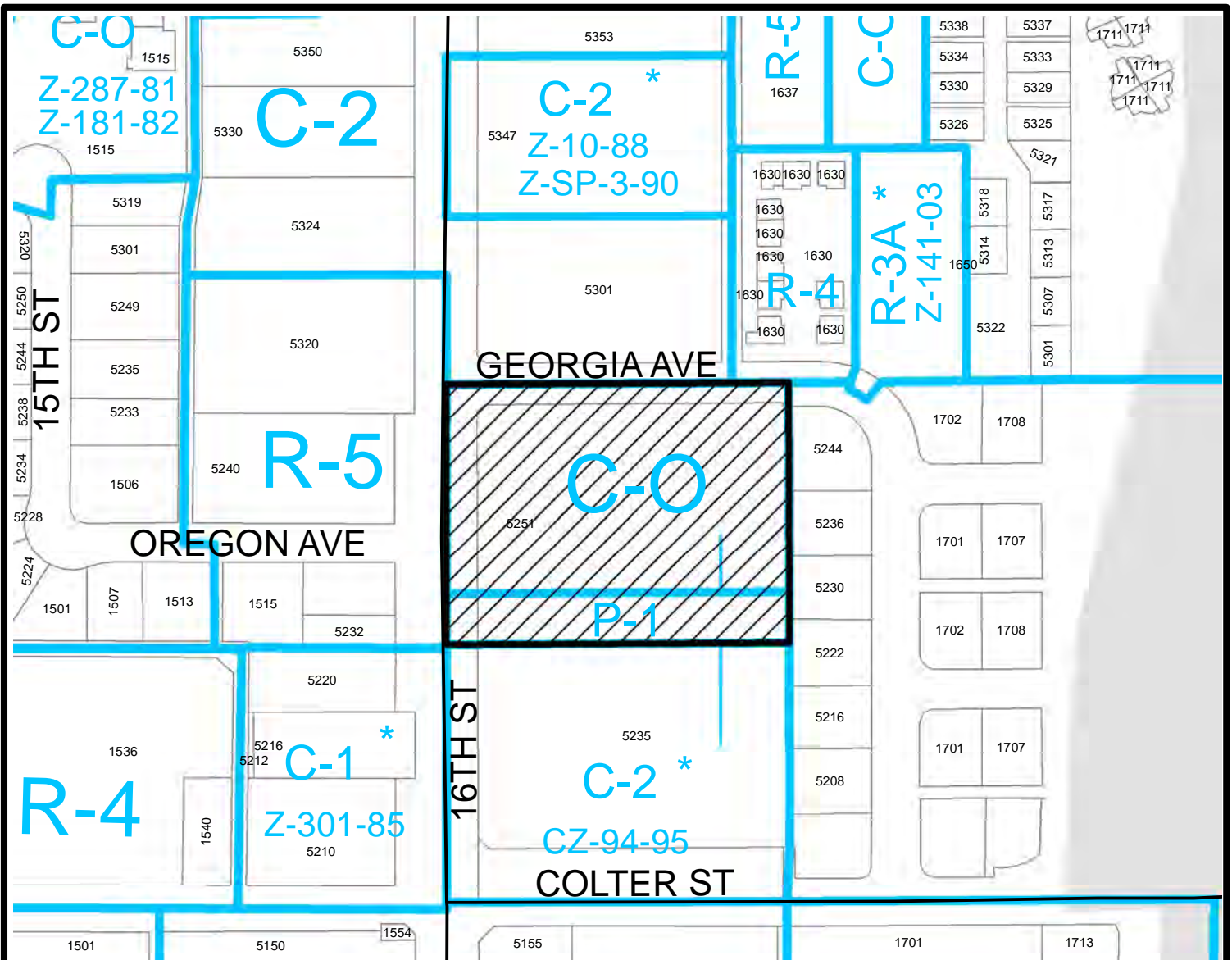
01/25/13

Joshua Bednarek

Attachments

Attachment A: Sketch Map

Attachment B: Domus 51 PUD Narrative date stamped January 18, 2013



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

APPLICANT'S NAME: Michael J. Curley of Earl, Curley & Lagarde		REQUESTED CHANGE: FROM: C-O, (2.65 a. c.) P-1, (0.65 a. c.) TO: PUD, (3.30 a. c.)	
APPLICATION NO. Z-48-12	DATE: 12/5/12	REVISION DATES:	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.30 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q19-31	<small>ZONING MAP</small> H-9	
MULTIPLES PERMITTED C-O/P-1 PUD	CONVENTIONAL OPTION N/A 183		* UNITS P.R.D. OPTION N/A 183

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