



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-6-14-4**  
April 23, 2014

<b>Camelback East Village Planning Committee Hearing Date</b>	May 6, 2014
<b>Planning Commission Hearing Date</b>	May 13, 2014
<b>Request From:</b>	R-3 (2.27 acres), R-3 (Approved C-2 SP) (2.67 acres), C-3 (1.73 acres), & C-3 (Approved C-2 SP) (0.36 acres)
<b>Request To:</b>	R-5 (7.03 acres)
<b>Proposed Use</b>	Multifamily residential
<b>Location</b>	Northeast corner of 19 <sup>th</sup> Street and Indian School Road
<b>Owner</b>	Walter Spitz
<b>Applicant's Representative</b>	Michael J. Curley
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Commercial / Residential 5 to 10 du / acre		
<b>Street Map Classification</b>	19 <sup>th</sup> Street	Local	Varies, 10-20 foot east half street
	20 <sup>th</sup> Street	Minor Collector	Varies, 33-40 foot west half street
	Indian School Road	Major Arterial	50-foot north half street
	Devonshire Avenue	Local	Half street is not dedicated

**LAND USE ELEMENT, GOAL 1, NEIGHBORHOOD POLICY 3: LOCATE HIGHER DENSITY HOUSING IN OR NEAR THE CORE, AND MEDIUM DENSITY HOUSING NEAR EMPLOYMENT, SHOPPING, AND TRANSPORTATION FACILITIES, TO SUPPORT AND ENCOURAGE PEDESTRIAN, BICYCLE, AND TRANSIT TRIPS.**

This proposal will locate a medium to higher density multifamily residential development near the Camelback East Village core and a short distance from major employment and shopping hubs and regional transportation facilities.

**CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT, GOAL 5: PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND INVESTMENT.**

The proposed development will consolidate several blighted, underutilized properties and nonconforming parcels and redevelop them into an asset for the community.

**Area Plan**

Squaw Peak Parkway Specific Plan. The proposed use is consistent with the Specific Plan by not expanding the area zoned for multifamily residential or commercial development and supporting the preservation of the single-family neighborhood to the north and west.

**R-5 PRD (Multi-family Residential Planned Residential Development)**

<b>Standards</b>	<b>Requirements</b>	<b>Proposed</b> (*Variance required)
<i>Building Setbacks</i>		
Perimeter landscape standards	20 feet (east) 20 feet (south) 20 feet (north) 20 feet (west)	*Not met – 0 feet *Not met – 10 feet Met – 20 feet *Not met – 10 feet
Interior landscape standards	10 feet (east) 10 feet (south)	*Not met – 5 feet *Not met – 5 feet
Lot Coverage	Maximum 50%	Met – 27%
Building Height	Maximum 48 feet	*Not met – 53 feet
Parking	Minimum 340 required	Met – 362 provided

**Background**

1. This is a request to rezone 7.03 acres from R-3 (Multifamily Residential), R-3, approved C-2 SP (Multifamily Residential, approved Intermediate Commercial Special Permit), C-3 (General Commercial), & C-3, approved C-2 SP (General Commercial, approved Intermediate Commercial Special Permit) to R-5 (Multifamily Residential) to allow for an apartment project.
2. The site is developed with multiple uses. A small two story office building sits at the southwest corner of the site along the Indian School Road frontage. East of the office building along the Indian School Road frontage is a small used car lot, which provides

access to a large auto storage lot behind the Indian School Road properties. The auto storage lot makes up the bulk of the parcel and has secondary access to 20<sup>th</sup> Street. Continuing east along the Indian School Road frontage, the final parcel occupied by auto service facility. The northern end of the property is occupied by a mobile home park which has access through a driveway along 19<sup>th</sup> Street. The mobile home park has been developed with approximately 36 units.

3. The General Plan designation for the southern portion of the parcel along Indian School Road is Commercial. The General Plan designation for the remainder of the property is Residential 5 to 10 du/acre. While the proposal is not consistent with the Residential 5-10 du/acre designation, the proposed multifamily development does meet the intent of the designation to keep the property residential while the existing commercial development does not. In addition, the existing mobile home park does not conform with the City's Zoning Ordinance and the development will bring the entire property into compliance. The proposed development would not increase the parcel's nonconformity with the General Plan's residential designation. 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.

**Legend**

- 3.5 to 5 du/acre
- 10 to 15 du/acre
- 5 to 10 du/acre
- Transportation
- Commercial



**Surrounding Land Uses & Zoning**

4. **North**  
To the north across Devonshire Avenue are parcels zoned R1-6 which are occupied by single family homes.

**West**

To the west across 19<sup>th</sup> Street are several single family homes zoned R-3 and a small office building zoned C-2.

**South**

The parcels to the south across Indian School Road are occupied by a small used car dealer zoned C-3, and a fire station zoned C-2. The parcel located directly south of the eastern leg of the subject site is zoned C-O and is occupied by a small office building.

**East**

The parcels to the east across 20<sup>th</sup> Street are occupied by a multifamily condo property zoned R-4A and a small office complex zoned C-O. The parcels located immediately east of the southern leg of the property are occupied by a mini-storage facility zoned C-3 and a small office building zoned C-O.

**Design**

5. The adjacent land uses to the north and west of the site consist primarily of single family development. To help buffer these land uses from the apartment complex, the applicant has agreed to large north and west setbacks for the four story building, with carriage houses and covered parking as the only structures within this space. Stipulations have been added to address this provision.
6. The applicant has also agreed to incorporate several other design elements into the development plans to further buffer the property from the single-family residential to the north and west. These design elements include providing a pitched roof for the carriage house units, trees throughout the north and west landscape strips, and no carriage unit balconies facing the surrounding single-family neighborhood. Stipulations have been added to address these provisions.
7. The proposed development is separated into two types of buildings, the carriage houses, and the primary building. Although the two building types are different in function and basic design, they should maintain a similar architectural theme including consistent color and other design elements. A stipulation has been added to address this issue.
8. While the R-5 zoning could potentially allow for a total of 367 units, the applicant has agreed to limit the number of units to 220, a significantly lower number of units than would be allowed in the R-5 zoning district. The property would be required to go through the Planning Hearing Officer public hearing process to increase the number of units on the property. A stipulation has been added to address this limitation.
9. While the site has direct access to Indian School Road, a major arterial, and 20<sup>th</sup> Street, a minor collector, the site is also adjacent to single-family homes. In an effort to protect the surrounding neighborhood from the negative impact of traffic generated by the proposed apartment complex, the applicant has agreed to restrict the 19<sup>th</sup> Street

driveway to right-in / left-out and restrict any vehicle access to Devonshire Avenue. These restrictions should limit traffic into the neighborhood. Stipulations have been added to address these restrictions.

10. The subject site is located near major bike, pedestrian and transit facilities and residents should have an effective, safe route to access sidewalks along Indian School Road and 20<sup>th</sup> Street. The applicant has agreed to provide accessible routes from the building entrance to both of these streets. Stipulations have been added to address these routes.
11. The subject parcel is located in an older part of town where the street infrastructure has not necessarily been developed to today's standards. Both 19<sup>th</sup> Street and Devonshire Avenue are missing sidewalks, curbs or and some of ADA infrastructure. The intersection of 19<sup>th</sup> Street and Devonshire Avenue was also not developed at one time, creating unusual approaches for the incoming streets. The applicant has agreed to update the street infrastructure to meet today's standards. Stipulations have been added to address this request.

### **Miscellaneous**

12. 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 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. 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 me be required.

### **Findings**

1. The proposal would consolidate and redevelop several smaller parcels into one larger development.
2. The proposal would be appropriately buffered from the surrounding single family residential development.
3. Increased traffic to the site would be directed away from the single family neighborhood, limiting the impact on the surrounding homes.

### **Stipulations**

1. The development shall be in general conformance with the site plan and elevations date stamped April 15, 2014, with specific regard to the use of additional architectural embellishments on the carriage house elevations such as window pop-outs, fenestration, the pitched roof and other decorative accent material to create a diverse and enhanced building design, except as modified by

the following stipulations and approved by the Planning and Development Department.

2. Building height shall be limited to a maximum of 22 feet within 95 feet of the north property line as approved by the Planning and Development Department.
3. Building height shall be limited to a maximum of 22 feet within 88 feet of the west property line as approved by the Planning and Development Department.
4. The property owner shall provide a minimum of 50%, 1-inch caliper trees and 50%, 2-inch caliper trees placed 20 feet on center within the required landscape setback along the west and north property lines as approved by the Planning and Development Department.
5. All buildings on the site shall be developed with similar and consistent design/color elements as approved by the Planning and Development Department.
6. No balconies shall open along the northern and western sides of the carriage houses along the northern and western property lines as approved by the Planning and Development Department.
7. The development shall be limited to a maximum of 220 residential units, as approved by the Planning and Development Department
8. The driveway access along 19<sup>th</sup> Street shall be restricted to right-in/left-out only as approved by the Planning and Development Department.
9. A one-foot non-vehicular access easement shall be provided along the north property line, as approved by the Planning and Development Department.
10. An accessible route shall be provided from the building entrance to the public sidewalk along Indian School Road, as approved by the Planning and Development Department.
11. An accessible route shall be provided from the building entrance to the public sidewalk along 20<sup>th</sup> Street, as approved by the Planning and Development Department.
12. The applicant shall submit a Traffic Impact Statement to address access to the proposed site. Contact Mr. Chris Kowalsky, (602) 495-3697, in the Street Transportation Department (or his designee) to set up a meeting to discuss the requirements of the statement.
13. The applicant shall construct Devonshire Avenue and 19th Street to have a 24 foot pavement section to facilitate two way traffic as approved by the Planning

and Development Department. The applicant must provide curb, gutter, five foot sidewalk, paving and incidentals for the length of the project.

14. A minimum 100 foot transition taper shall be dedicated and constructed on Devonshire Avenue from 19<sup>th</sup> Street eastward as approved by the Planning and Development Department.
15. The property owner shall dedicate a 10 foot sidewalk easement on the north half of Indian School Road for the length of the project as approved by the Planning and Development Department.
16. The property owner shall dedicate a 20 foot radius for property returns at the corners of all local street intersections to accommodate sidewalk ramps as approved by the Planning and Development Department.
17. The property owner shall complete a Red Border Letter to notify ADOT of development adjacent to its freeway corridor and submit it to Megan Sheets (or her designee) in the Street Transportation Department 602-262-6782, with a copy to the Traffic Engineer and Civil Plans Reviewer.
18. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

**Writer**

Xandon Keating

04/23/14

**Team Leader**

Joshua Bednarek

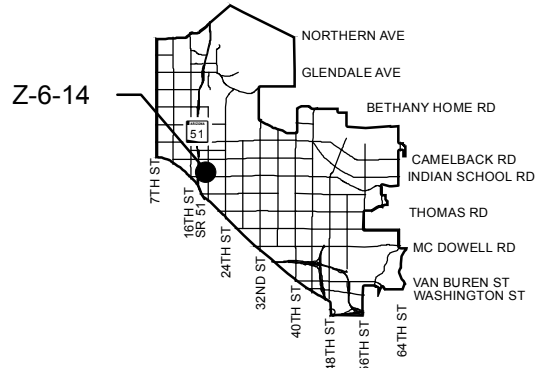
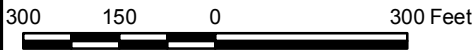
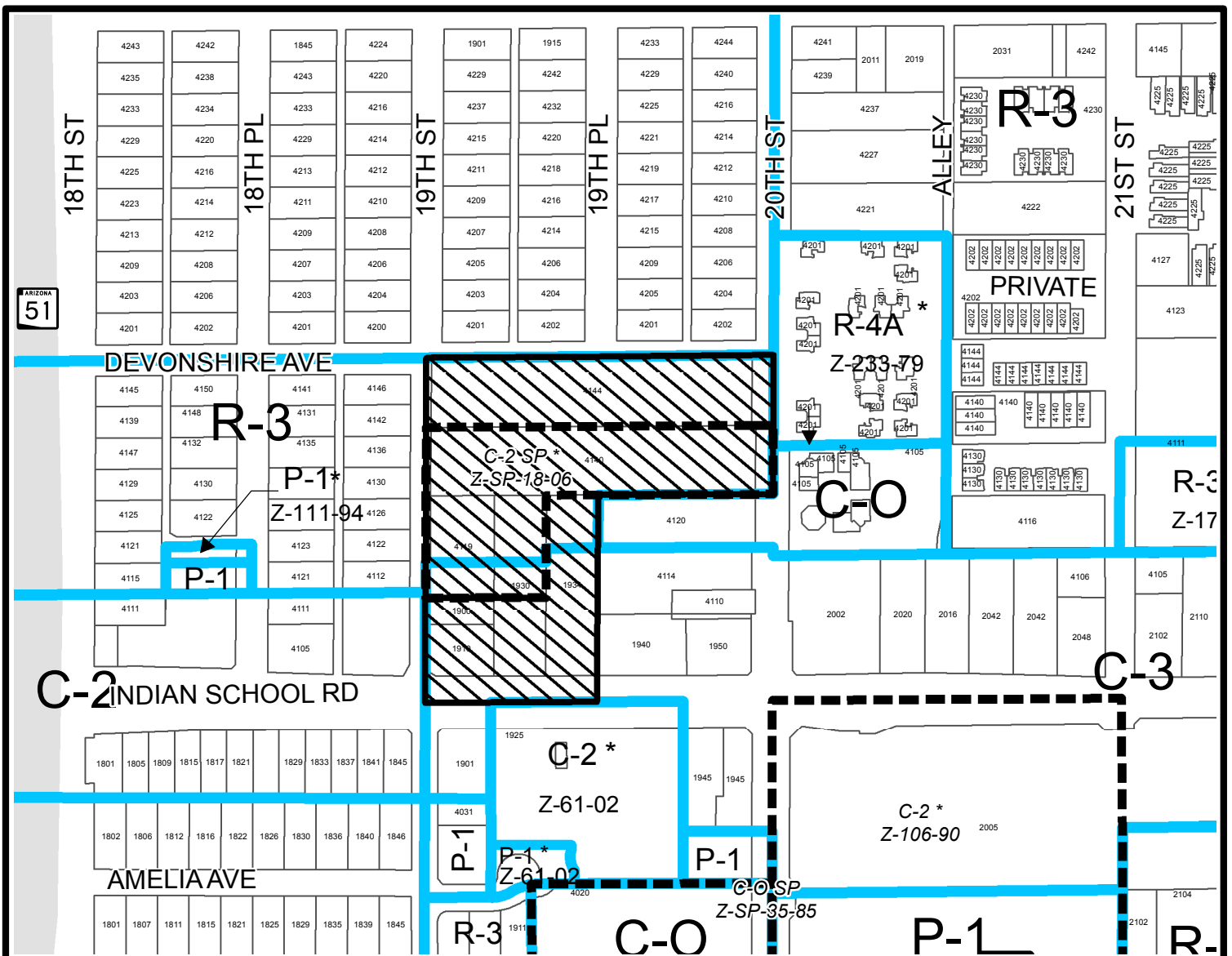
**Attachments**

Sketch Map

Aerial

Site Plan (date stamped 4/15/14)

Elevations (date stamped 4/15/14)



CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT: 4

<b>APPLICANT'S NAME:</b> Michael J. Curley		<b>REQUESTED CHANGE:</b> FROM: R-3, (2.27 a.c.) R-3 (Approved C-2 SP), (2.67 a.c.) C-3 (1.73 a.c.) C-3 (Approved C-2 SP), (.36 a.c.) TO: R-5, (7.03 a.c)	
<b>APPLICATION NO.</b> Z-6-14	<b>DATE:</b> 2/20/14 <b>REVISION DATES:</b>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 7.03 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 17-31	<small>ZONING MAP</small> H-9	
<b>MULTIPLES PERMITTED</b> R-3, R-3 (C-2 SP), C-3, C-3 (C-2 SP) R-5	<b>CONVENTIONAL OPTION</b> 33, 38, (38), 25, 5, (5) 305	<b>* UNITS P.R.D. OPTION</b> 39, 46, (46), 30, 6, (6) 367	

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







**20TH ST & INDIAN SCHOOL  
APARTMENTS**  
8100 OF 20TH STREET AND INDIAN SCHOOL RD  
PHOENIX, ARIZONA 85014

**Office of Rich Barber Architecture, LLC**  
WORKING@RBARCH.COM



**CARRIAGE BUILDING PERSPECTIVE**

**CITY OF PHOENIX**

APR 15 2014

**Planning & Development  
Department**



43'-0" FINISH  
2'-11" FINISH  
140' ROOF FIN  
18'-3 1/2" FIN  
10' PLATE  
5'-3 1/2" FIN  
240' FIN FLOOR  
8'-0" FIN  
0'-0" FIN  
1ST FIN FLOOR

**WEST ELEVATION**



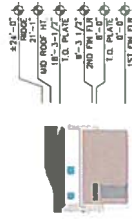
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240' FIN FLOOR  
8'-0" FIN  
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**EAST ELEVATION**



43'-0" FINISH  
2'-11" FINISH  
140' ROOF FIN  
18'-3 1/2" FIN  
10' PLATE  
5'-3 1/2" FIN  
240' FIN FLOOR  
8'-0" FIN  
0'-0" FIN  
1ST FIN FLOOR

**SOUTH ELEVATION**



43'-0" FINISH  
2'-11" FINISH  
140' ROOF FIN  
18'-3 1/2" FIN  
10' PLATE  
5'-3 1/2" FIN  
240' FIN FLOOR  
8'-0" FIN  
0'-0" FIN  
1ST FIN FLOOR

**NORTH ELEVATION**

**CARRIAGE BUILDING ELEVATIONS**

SCALE: 1/8" = 1'-0"

**REVISIONS**


DATE: APRIL 08, 2014 08:00 AM 13-214

**A4.11**

ELEVATIONS  
PRELIMINARY

