



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-9-14-2
April 23, 2014

Paradise Valley Village Planning Committee Meeting Date May 5, 2014

Planning Commission Hearing Date May 13, 2014

Request From: R1-8 (2.60 acres)
R-4A (1.73 acres)
P-1 (0.48 acre)
C-3 (0.60 acre)
C-2 (0.44 acre)

Request To: R-4A (5.85 acres)

Proposed Use Multifamily Residential

Location Approximately 528 feet east and 300 feet north of the northeast corner of Cave Creek Road and Union Hills Drive

Representative Larry Lazarus (Lazarus, Silvyn & Bangs, PC)

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential (15+ du/acre)	
Street Map Classification	Cave Creek Road	Major Arterial	40 feet+ half street width
	Union Hills Drive	Arterial	33 feet+ half street width
<p>HOUSING ELEMENT, GOAL 2: HOUSING CHOICE: A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.</p> <p>The proposal will transform the subject, vacant site into a multifamily residential development that will add diversity to the housing stock in the Village.</p>			
<p>NEIGHBORHOOD ELEMENT: GOAL 2: COMPATIBLE NEIGHBORHOOD DEVELOPMENT: NEW DEVELOPMENT AND EXPANSION OF REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.</p> <p>The proposed development will be compatible with the adjacent multifamily and single-family residential developments. The proposed site plan provides substantial building setbacks from the adjacent single-family communities. The development will act as a buffer between the commercial and single-family residential uses.</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant, undeveloped land	R1-8, R-4A, P-1, C-3, C-2
North	Single-Family Residential	R1-6
South	Adult live entertainment, fuel station	C-3, P-1, C-2
East	Single-Family Residential	R-4A
West	MultiFamily Residential	R-5

R-4A District – Multiple Family		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage		5.85 gross acres
Total Number of Units		140
Minimum building setbacks		
Front	20 feet	30 feet 1 inch to 147 feet 4 inches (met)
Side	5 feet	10 feet to 128 feet (met)
Rear	15 feet	29 feet 10 inches to 145 feet 6 inches (met)
Parking	253	255 (met)
Open Space	5%	30.04% (met)
Density		23.93 du/acre (met)
Building Height	4 stories / 48 feet	4 stories / 48 feet

Background/Issues/Analysis

1. This is a request to rezone a vacant, undeveloped site from R1-8 (Single-Family Residence), R-4A (Multifamily Residence), P-1 (Parking), C-3 (General Commercial) and C-2 (Intermediate Commercial) to R-4A to allow a new multifamily residential development consisting of 140 units. The units will be a range of studio up to three bedroom units.
2. The General Plan Land Use Map designation for this property is Residential 15+ dwelling units per acre. The proposed residential development has a density of 23.93 dwelling units per acre. The proposal is consistent with the Land Use Map designation; therefore a General Plan Amendment is not required.
3. The subject 5.85 acre property is located approximately 585 feet east and 300 feet north of the northeast corner of Union Hills Drive and Cave Creek Road. The site is located between single family residential uses to the north (zoned R1-6 and R-4A) and to the south is an adult live entertainment business (zoned C-3) and fuel station (zoned C-2). To the west of the site is a multifamily residential development zoned R-5.

4. The site plan shows gated access from both Cave Creek Road and Union Hills Drive. Two separate four story buildings built to a height of 48 feet are depicted on the site plan. The two structures will have a total residential unit count of 140 units. These units will be studio with one bath (20 units); one bedroom with one bath (35 units); two bedrooms with one bath (20 units); two bedrooms with two bath (51 units); three bedrooms with two baths (14 units). The total number of parking spaces provided is 255 spaces whereas 253 are required. The parking fields are located along the eastern and northern property lines, creating a building setback varying from 84 feet to 147 feet. The placement of the buildings and the parking fields creates a substantial buffer from the adjacent single family homes. To protect the adjacent residences and maintain the large building setbacks, staff is proposing a stipulation to general conformance to the site plan with specific regard to the building setbacks.
5. The proposed landscaping plan shows significant vegetation along the property lines, street frontages, building footprints and throughout the parking field. Staff is proposing a stipulation to general conformance to the conceptual landscape plan date stamped March 21, 2014. The proposed landscaping plan will provide adequate shade and will buffer the buildings from the adjacent residential uses.

The applicant has agreed to pursue a variance to allow an eight foot high wall along the eastern portion of the site adjacent to the R-4A (mobile home subdivision) to the east. This wall will replace an existing chain link fence and provide additional privacy to the single-family homes. A stipulation has been added to address this.
6. The Water Services Department has noted that adequate infrastructure exists to support the proposed residential development.
7. The Floodplain Management division of the Street Transportation Department determined that the parcel/location is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
8. 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 proposed development is consistent with the General Plan Land Use Map designation of Residential 15+ dwelling units per acre.
2. The development will provide additional housing choices for area homebuyers.
3. The proposal is compatible with the existing residential and commercial developments surrounding the site.

Stipulations

1. The development shall be in general conformance with the site plan date stamped March 21, 2014, with specific regard to the building setbacks to the east and north of the site, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the conceptual landscape plan date stamped March 21, 2014, as approved by the Planning and Development Department.
3. The development shall be in general conformance with the building elevations date stamped April 21, 2014, as approved by the Planning and Development Department.
4. The applicant shall pursue a variance to allow an eight foot wall along the eastern property line measuring 304.22 feet; the northern property line measuring 335.86 feet; and the eastern property line measuring 301.63 feet, per the site plan date stamped March 21, 2014, as approved by the Planning and Development Department.
5. The developer shall dedicate 55 feet of right-of-way for the north half of Union Hills Drive for the entire length of the property, as approved by the Planning and Development Department.
6. The developer shall dedicate a 10 foot sidewalk easement along the east half of Cave Creek Road, as approved by the Planning and Development Department.
7. The developer shall update all existing off-site street improvements adjacent to the project (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.

Writer

Craig Mavis

4/23/14

Team Leader

Joshua Bednarek

Attachments

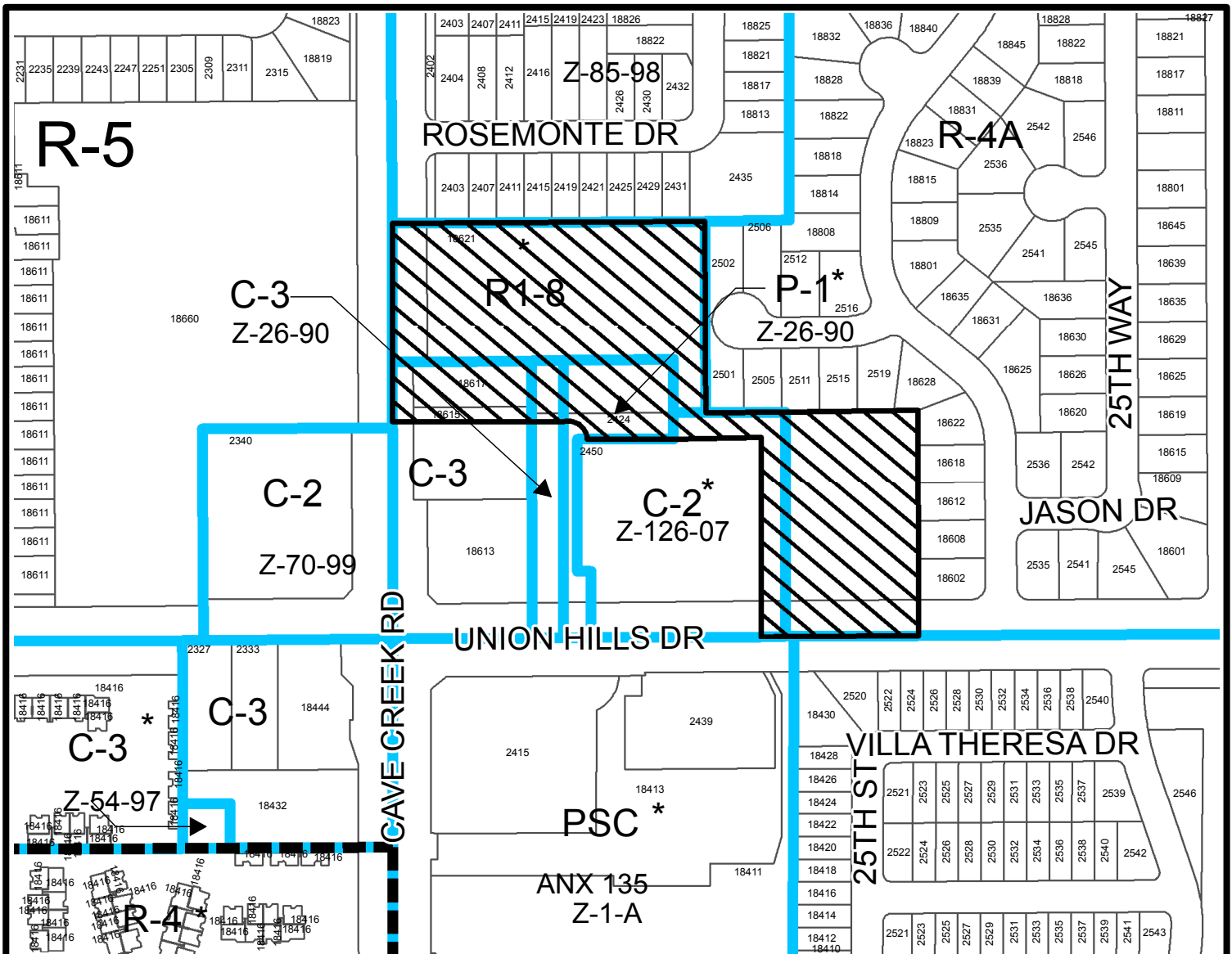
Sketch Map

Aerial

Site Plan (date stamped March 21, 2014)

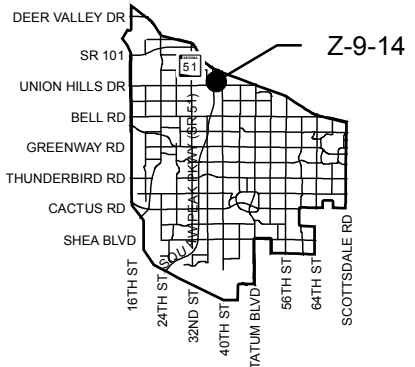
Conceptual Landscape Plan (date stamped March 21, 2014)

Building Elevations (date stamped April 21, 2014)



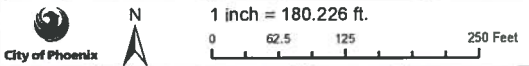
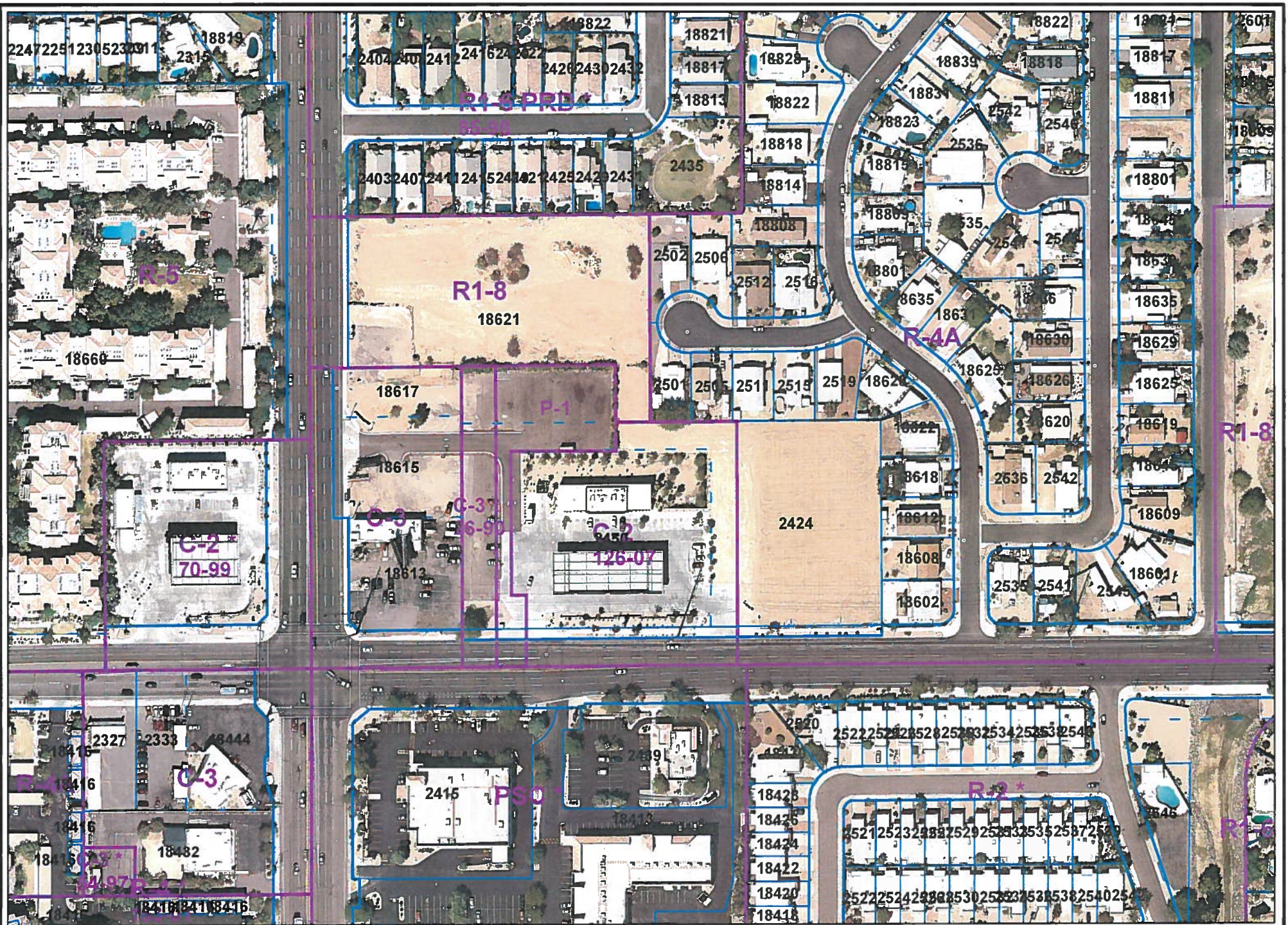
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CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 2



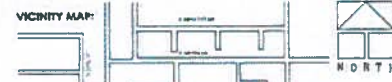
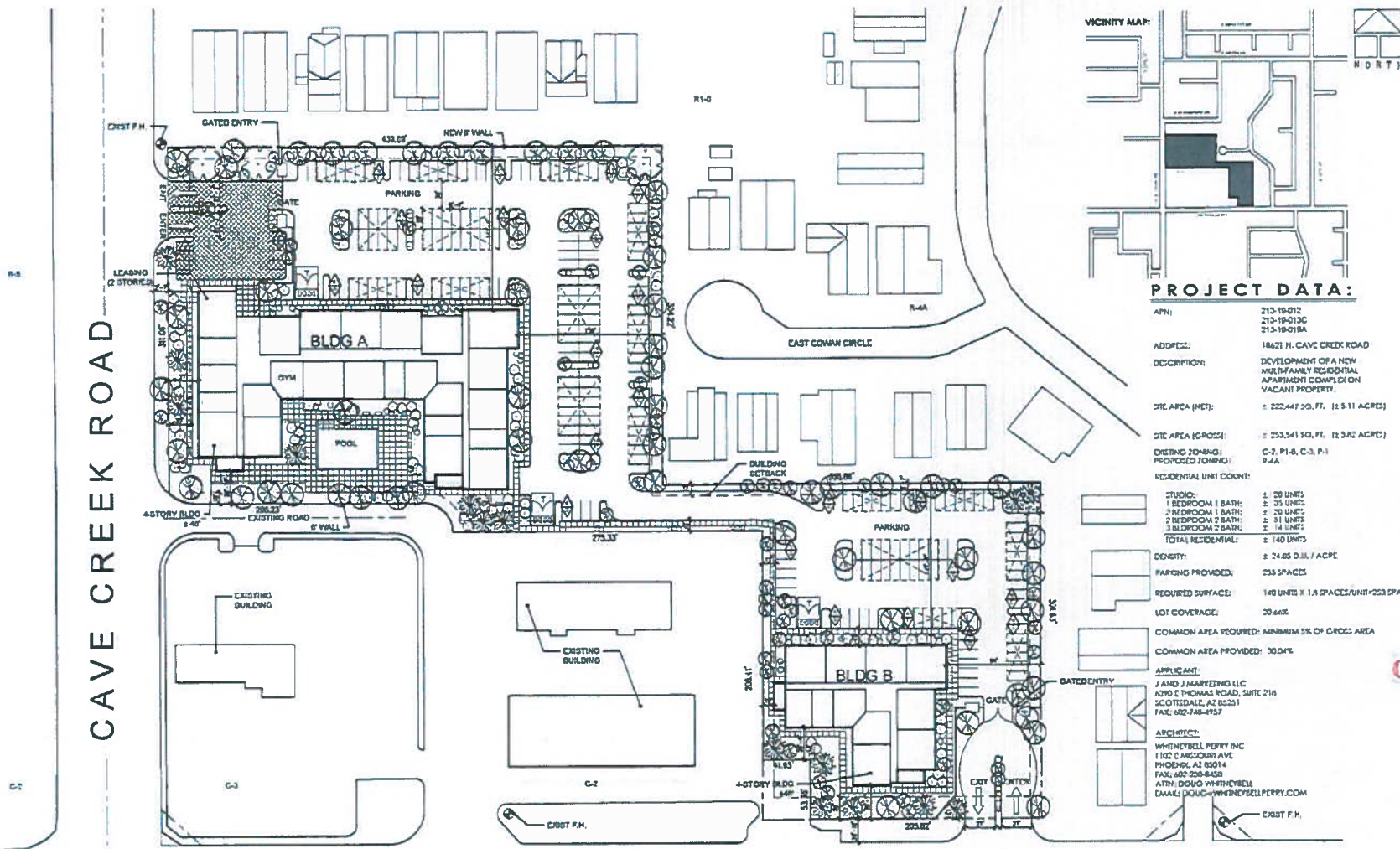
APPLICANT'S NAME: J & J Marketing, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-9-14	DATE: 4/4/14 <small>REVISION DATES:</small>	FROM: R1-8, (2.60 a.c.) R-4A, (1.73 a.c.) P-1, (0.48 a.c.) C-3, (0.60 a.c.) C-2, (0.44 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.85 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 39-33	<small>ZONING MAP</small> M-9	TO: R-4A, (5.85 a.c.)
MULTIPLES PERMITTED R1-8, R-4A, P-1, C-3, C-2 R-4A	CONVENTIONAL OPTION 10, 75, N/A, 8, 6 254	* UNITS P.R.D. OPTION 13, N/A, N/A, 10, 7 N/A	

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



Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary



PROJECT DATA:

APN: 213-18-012
 213-18-013C
 213-18-018A

ADDRESS: 18627 N. CAVE CREEK ROAD

DESCRIPTION: DEVELOPMENT OF A NEW MULTIFAMILY RESIDENTIAL APARTMENT COMPLEX ON VACANT PROPERTY.

SITE AREA (NET): ± 222,447 SQ. FT. (5.11 ACRES)

SITE AREA (GROSS): ± 253,341 SQ. FT. (5.82 ACRES)

EXISTING ZONING / PROPOSED ZONING: C-2, R1-8, C-3, P-1 / P-4A

RESIDENTIAL UNIT COUNT:

STUDIO:	± 20 UNITS
1 BEDROOM 1 BATH:	± 35 UNITS
2 BEDROOM 1 BATH:	± 20 UNITS
2 BEDROOM 2 BATH:	± 31 UNITS
3 BEDROOM 2 BATH:	± 14 UNITS
TOTAL RESIDENTIAL:	± 140 UNITS
DEGITY:	± 24.85 D.U./ACRE
PARKING PROVIDED:	253 SPACES
REQUIRED SURFACE:	140 UNITS X 1.8 SPACES/UNIT + 253 SPACES
LOT COVERAGE:	30.60%
COMMON AREA REQUIRED: MINIMUM 5% OF GROSS AREA	
COMMON AREA PROVIDED:	30.04%

APPLICANT:
 J AND J MARKETING LLC
 4390 E THOMAS ROAD, SUITE 218
 SCOTTSDALE, AZ 85251
 FAX: 602-748-4937

ARCHITECT:
 WHITNEYBELL PERRY INC
 1102 E MISSOURI AVE
 PHOENIX, AZ 85014
 FAX: 480-200-8458
 ATRN: DOUG WHITNEYBELL
 EMAIL: DOUG@WHITNEYBELLPERRY.COM

LA DULCERIA APARTMENTS
 NEC CAVE CREEK AND UNION HILLS
 PHOENIX, ARIZONA

NOT FOR CONSTRUCTION
 WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-2794
 (602)265-1891



ARCHITECTURE AND PLANNING

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 29 SEP 2014

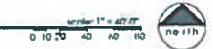
PRELIMINARY SITE PLAN

CONCEPT MASTER PLAN

WPI No. 1356

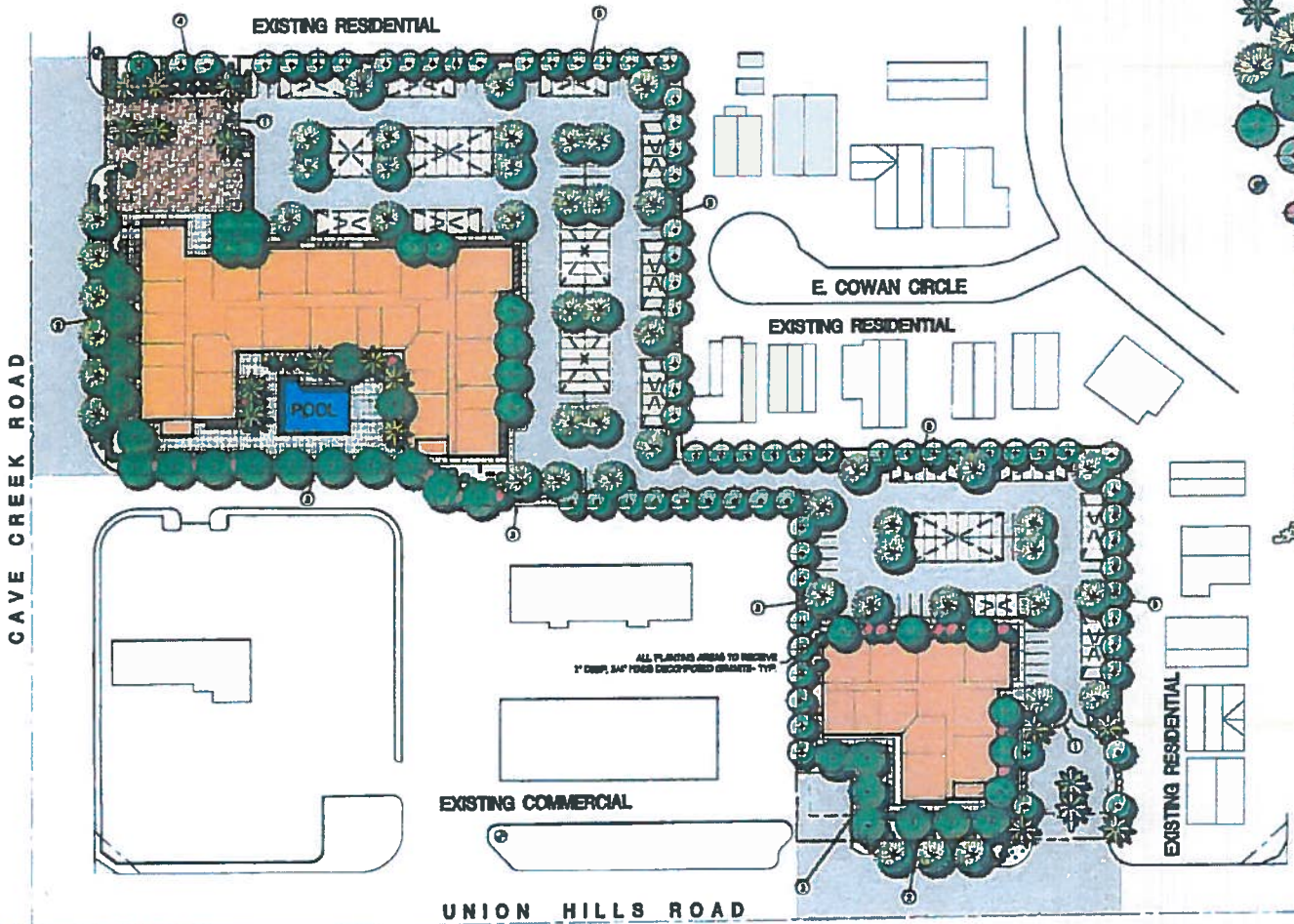
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CITY OF PHOENIX



MAR 21 2014

Planning & Development
 Department

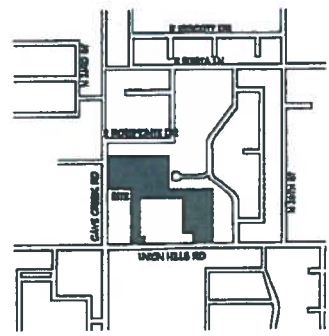


PLANT SCHEDULE

PHOTOS: DACTYLOPIA DATE PALM	20' TREAS, MATCHBARS	8 TOTAL
① CIRCOCORON FLOREUS 'TOM'	20' BOX PRUNERY 8' HT, 8' SP, 2" CAL.	8 TOTAL
② CIRCOCORON FLOREUS 'TOM'	20' BOX PRUNERY 10' HT, 8' SP, 2" CAL.	4 TOTAL
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PLAN KEY NOTES:

- ① GATED ENTRY
- ② 8' HIGH DECORATIVE WALL OF VINE-FREE PANELS
- ③ 8' HIGH DECORATIVE SOLID WALL
- ④ DECORATIVE STONE FINISH
- ⑤ EXISTING 8' HIGH CPIS WALL



Vicinity Map

phillip r. ryan
 landscape architect p.c.
 875 N. Chandler Blvd., Suite 122
 Phoenix, Arizona 85022
 (602) 944-1222

LA DULCERIA APARTMENTS

875 N. CAVE CREEK ROAD
 PHOENIX, ARIZONA

WHITNEYBELL PERRY INC
 1102 East Missouri Avenue
 Phoenix, Arizona 85014-7781
 (602) 262-1891



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LANDSCAPE PLAN

875 AREA (NET) : 22,384 SQ. FT. (1/2 ACRE)
 875 AREA (GROSS) : 240,000 SQ. FT. (1/2 ACRE)
 BUILDING FOOTPRINT APPROX. : 0-1, 2-1, 3-1, 4-1, 5-1

APPLICANT:
 J AND J INVESTMENTS LLC
 4500 N THOMAS ROAD, SUITE 100
 SCOTTSDALE, AZ 85258
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 FAX: 480-350-0458

ARCHITECT:
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 PHOENIX, AZ 85014
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 FAX: 602-262-1891

CITY OF PHOENIX

MAR 21 2014

Planning & Development Department





**CONCORD
STATION**
NEC CAVE CREEK AND UNION HILLS
PHOENIX, ARIZONA

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Phoenix, Arizona 85014-2791
602.755-1891



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PRELIMINARY ELEVATION

CITY OF PHOENIX

APR 21 2014

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PRELIMINARY NORTH ELEVATION

WPI No. 1356

04.17.14