

Chanen Camelback PUD

Development Narrative



Located at the northwest corner of Camelback Road and 34th Street

CASE No. Z-65-22-6

First Submittal: September 13, 2022

Second Submittal: December 8, 2022

Hearing Draft June 20, 2023

CITY OF PHOENIX

JUN 22 2023

**Planning & Development
Department**

Principals and Development Team

Owner/Developer

Chanen Construction Company, Inc.
Steve Chanen
3352 E. Camelback Road, Phoenix, AZ 85018
SRCHANEN@chanen.com
602-266-3600



Architect

Deutsch Architecture Group
Randy Hilleboe
4600 E. Indian School Road, Phoenix, AZ 85018
RHILLEBOE@2929.com
602-840-2929



Landscape Architect

G. K. Flanagan Associates
Gregory K. Flanagan, RLA, ASLA
4626 N. 44th Street, Phoenix, AZ 85018
Greg@GKFAssociates.com
602-912-9691



Traffic Engineer

Kimley Horn
Charles R. Wright, PE
7740 N. 16th Street, Suite 300, Phoenix, AZ 85020
Chuck.Wright@kimley-horn.com
602-944-5500



Zoning Attorney

Lazarus & Silvyn P.C.
Larry Lazarus
206 E. Virginia Avenue, Phoenix, AZ 85004
LLazarus@lslawaz.com
602-340-0900



Regulatory Statement

The Planned Unit Development (“PUD”) zoning district is authorized by Chapter 6, Section 671 of the Zoning Ordinance of the City of Phoenix (“Phoenix Zoning Ordinance”). A PUD is intended to be a stand-alone document that sets forth the regulatory framework, including permitted uses, development standards and design guidelines, for a particular project (“PUD Regulations”). The PUD may only modify provisions within the Phoenix Zoning Ordinance and does not modify other City of Phoenix codes, regulations, or requirements. A PUD may include substantial background information and narrative discussion, including purpose and intent statements, which are intended to illustrate the overall character and vision for the development. Such statements are not regulatory and not requirements to be enforced by the City of Phoenix.

The PUD regulations apply to all property within the PUD project boundary. The PUD regulations supersede and replace all applicable Phoenix Zoning Ordinance requirements. If there is a conflict between PUD regulations and the Phoenix Zoning Ordinance, including the design guidelines within the Phoenix Zoning Ordinance, the terms of this PUD shall apply. If a provision is not addressed by the PUD, then the Phoenix Zoning Ordinance controls. The purpose and intent statements are not requirements that will be enforced by the City of Phoenix.

TABLE OF CONTENTS

A. Purpose and Intent	5
B. Land Use Plan.....	6
B.1 Land Use Categories.....	6
B.2 Conceptual Site Plan	6
C. List of Uses	7
C.1. Permitted Uses	7
C.2. Temporary Uses	7
C.3. Accessory Uses.....	7
C.4. Special Permit Uses.....	7
D. Development Standards	8
D.1. Development Standards Table.....	8
D.2. Landscape Standards	8
D.3. Fences/walls	8
D.4. Amenities.....	9
D.5. Shade	9
D.6. Lighting Plan.....	9
E. Design Guidelines.....	9
F. Signs	9
G. Sustainability	9
H. Infrastructure	9
H.1. Grading and Drainage.....	10
H.2. Water and Wastewater.....	10
H.3. Circulation Systems.....	10
H.4. Traffic Impact.....	10
H.5. Complete Streets.....	10
I. Comparative Zoning Standards Tables.....	11
J. Legal Description.....	11

LIST OF EXHIBITS

Exhibit 1 Assessor Map

Exhibit 2 Vicinity Map

Exhibit 3 Site Plan

Exhibit 4 Elevations

Exhibit 5 Landscape Plan

Exhibit 6 Photographs

Section A: Purpose and Intent

This PUD development narrative outlines zoning regulations that will apply to the 0.948 gross acre site located at 3352 E. Camelback Road. These regulations are based on the existing conditions that presently exist with respect to setback, height and landscaping.

The site was rezoned to R-4 and developed with a 2-story office building in the early 1960's, rendering the current building a legal, non-conforming use. The purpose and intent of this PUD is to bring it into conformity and make the use legal. The assessor parcel number is 170-13-029B. See **Figure 1 Project Location Map**, **Exhibit 1 Assessors Map** and **Exhibit 2 Vicinity Map**.



Figure 1 Project Location Map

It is the purpose and intent of the provisions defined within this PUD to recognize the legal non-conforming use of this property as developed in the 1960's. Any development on this property will be in compliance with the standards defined by the existing building and set forth in this PUD. The provisions of this PUD will ensure compatibility with surrounding properties.

Section B: Land Use Plan

B.1. Land Use Categories

The primary land use category is office. All other uses permitted in the C-O G-O zoning district are allowed.

B.2. Conceptual Site Plan

The Chanen Construction Company building is a two-story building off Camelback Road which is office space. The building maintains a residential appearance, with a courtyard, patios, staircases, and other domestic-scaled elements. The original brick exterior has now been covered in a dark grey colored stucco.

The building exhibits a unique and irregular form that stands out in its context. The plan of the building is a jagged circle from which balconies and large angular canopies protrude. The current aesthetic of the architecture could be placed somewhere between a post-modernism and eco-brutalism.

The exterior and site are decorated with green foliage, which is found in large planters around the perimeter. Mature landscaping provides shade along Camelback Road and 34th Street, as well as within the patio areas. Photos of some of the bricked patio areas located outside several of the first-floor offices, the kitchen and the conference room are included in [Exhibit 6](#). The building's exterior entrance features a bricked, gated-entry; a photo is included in [Exhibit 6](#).

Vehicular access is limited to two entry/exit points along 34th Street. There is no access from Camelback Road. Twenty-six of the total 35 parking spaces are covered, with 9 uncovered spaces.

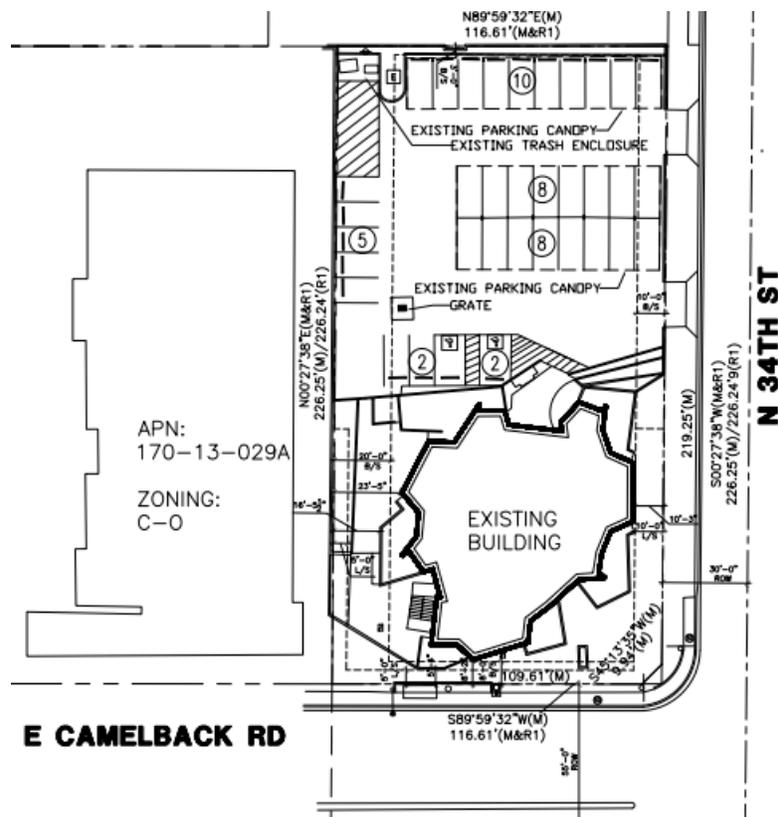


Figure 2 Site Plan

Section C: List of Uses

C.1. Permitted Uses

All uses as allowed in the C-O G-O zoning district.

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

C.2. Temporary Uses

All temporary uses shall comply with the City of Phoenix Zoning Ordinance, Section 708.

C.3. Accessory Uses

All accessory uses as allowed in the C-O G-O zoning district.

C.4 Special Permit Uses

No Special Permit uses will be allowed.

Section D: Development Standards

Development, including modifications to the existing building will comply with the Development standards in the Table in paragraph D.1 below.

D.1. Development Standards Table

Zoning Standard	Development Standards
Lot Size, minimum	60' minimum width 225' minimum depth 41,283 sq. ft. minimum lot size
Building Setback Front Side Rear	8' minimum 10' East minimum and 5' West minimum 110' minimum
Building Height	2 stories, 40 feet
Lot Coverage	20% maximum
Landscape Setbacks Front Side Rear	5' minimum West: 49% @ 5' and 51% at 0' and East: 46% @ 10' and 54% at 0' 3'
Parking	1 space/300 sq. ft. floor area

D.2. Landscape Standards

Landscaping will comply with Section 703. of the City of Phoenix zoning ordinance with the following modifications.

Landscape	Development Standards
34 th Street Frontage	4 Trees a minimum of 2-inch caliper
Camelback Frontage	Minimum 3 5-gallon shrubs

D.3. Fences/Walls

Fences shall be a maximum of 77" tall. Any development that results in a change in the building footprint of 2,000 square feet or more will comply with Section 703 of the City of Phoenix Zoning Ordinance.

D.4. Amenities

- Minimum of 100 square feet of outdoor patio space.

D.5. Shade

- Provide a minimum of 4 shade trees along 34th Street.
- Provide Shade for a minimum of 26 parking spaces.

D.6. Lighting

- Shall comply with Section 704 of the City of Phoenix Zoning Ordinance.

Section E: Design Guidelines

The following project design guidelines shall apply to existing development under this PUD.

SITE

- Access to the property will be from 34th Street.

BUILDING DESIGN

Elevations shall meet the following minimum standards:

- 4-sided architecture shall be required.
- All sides of a structure shall exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.
- Visible side and rear building facades shall have a level of trim and finish compatible with the front façade.
- Monotonous building elevations shall be avoided, building accents shall be expressed through differing materials or architectural detailing rather than applied finishes such as paint, graphics, or forms of plastic or metal panels.

Section F: Signs

All signs shall comply with the City of Phoenix sign codes including Section 705. All signs will require a sign permit from the City of Phoenix prior to installation.

Section G: Sustainability

Existing development will comply with the current As-built Development standards related to sustainability.

Section H: Infrastructure

H.1. Grading and Drainage

Existing development will comply with the current As-built Development standards for grading and drainage.

H.2. Water and Wastewater

Existing development will comply with the current As-built Development standards for water and wastewater. Water and wastewater facilities are connected to existing facilities adjacent to the site in Camelback Road and in 34th Street.

H.3. Circulation Systems

There is currently no vehicular access from Camelback Road and no future access will be allowed from Camelback Road. There are two driveways from 34th Street.

H.4. Traffic Impact

Existing development under this PUD will result in no change the trips generated by the current office use.

H.5. Complete Streets

If the building is destroyed and requires redevelopment that increases 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, the following additional standards will apply to implement complete streets policy.

These standards are intended to encourage comfortable multi-modal transportation options and are consistent with the City of Phoenix Complete Streets Guidelines.

Zoning Standard	Development Standards
Sidewalk Camelback	The developer shall be required to dedicate a 10-foot-sidewalk easement and construct a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip along the north side of Camelback Road, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
Sidewalk 34 th Street	Minimum 5-foot sidewalk as approved by Planning and Development Department
Landscaping Camelback	A minimum of 3-inch caliper trees will be planted 20 feet on center in the required 10-foot landscape strip.
Bicycle Parking	1 Bicycle parking space per 20 vehicle spaces

Section I: Comparative Zoning Standards Table

Zoning Standard	Column A: R-4 Zoning Current Standards	Column B: PUD Standards
Lot Size, minimum	55' minimum width; 110' minimum depth (when adjacent to arterial)	60' minimum width; 225' minimum depth 41,283 sq. ft. minimum lot size
Building Setbacks Front Side Rear	15' 10' (1-story) 15' (2-story) 15' (1-story) 20' (2-story)	8' minimum 5' minimum 110' minimum
Building Height	2 stories, 40 feet maximum	2 stories, 40 feet maximum
Lot Coverage, maximum	50%	20%
Landscape Standards Front Side Rear	<i>Zoning Ordinance Section 703</i>	5' minimum West: 49% @ 5' and 51% at 0' and East: 46% @ 10' and 54% at 0' 3'
Parking	1 space/300 sq. ft. floor area	1 space/300 sq ft. floor area

Section J: Legal Description

A parcel of land situated in the Southeast quarter of the Southwest quarter of the Southwest quarter of Section 13, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southeast corner of Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 13;

THENCE North 0 degrees 27 minutes 38 seconds East along the East line thereof, 281.24 feet to a point;

THENCE West along the line which is parallel with and 281.24 feet North of the South line of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 13, 30.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing West along a line which is parallel with and 281.24 feet North of the South line of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 13, 116.61 feet to a point;

THENCE South 0 degrees 27 minutes 38 seconds West 226.24 feet to a point on a line which is 55 feet North of and parallel with the South line of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 13;

THENCE East along a line which is 55 feet North of and parallel with the South line of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 13, 116.61 feet;

THENCE North 0 degrees 27 minutes 38 seconds East along a line which is parallel with and 30 feet West of the East line of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 13, 226.24 feet to the POINT OR PLACE OF BEGINNING;

EXCEPT that part of the Southeast quarter of the Southwest quarter of the Southwest quarter of said Section 13, described as follows:

BEGINNING at the Northwest corner of the East 30 feet of the South 55 feet of the Southwest quarter of the Southwest quarter of said Section 13;

THENCE Northerly along the West line of the East 30 feet of said Southwest quarter of the Southwest quarter, a distance of 7 feet;

THENCE Southwesterly to a point on the North line of the South 55 feet of said Southwest quarter of the Southwest quarter which is 7 feet West of the point of beginning;

THENCE Easterly, a distance of 7 feet to the POINT OF BEGINNING.

Assessor Parcel Number: 170-13-029B

EXHIBIT 1 – ASSESSOR MAP



EXHIBIT 2 – VICINITY MAP



EXHIBIT 4 – ELEVATIONS OF EXISTING BUILDING



North elevation



South elevation



East elevation



EXHIBIT 5 – LANDSCAPE PLAN

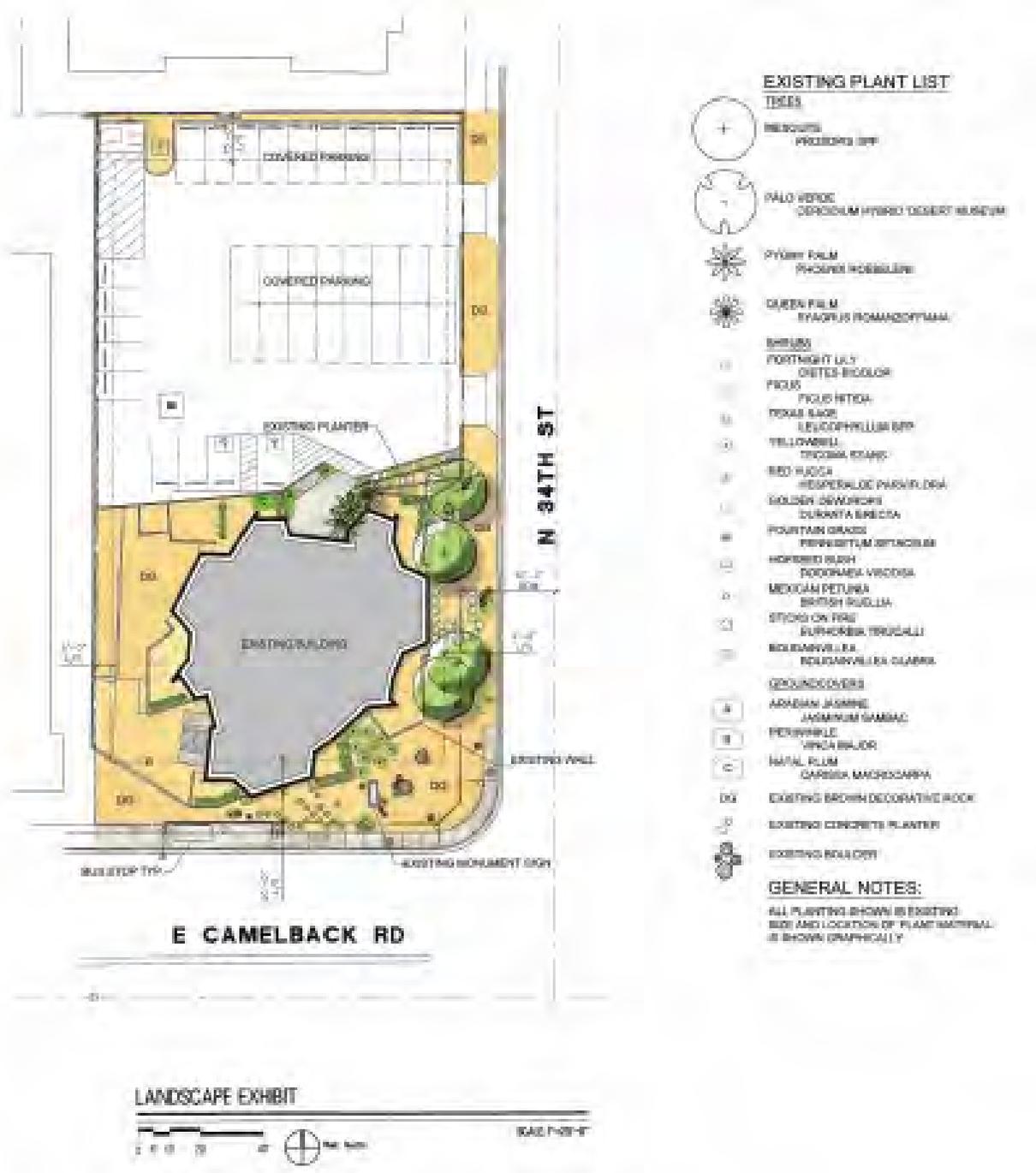


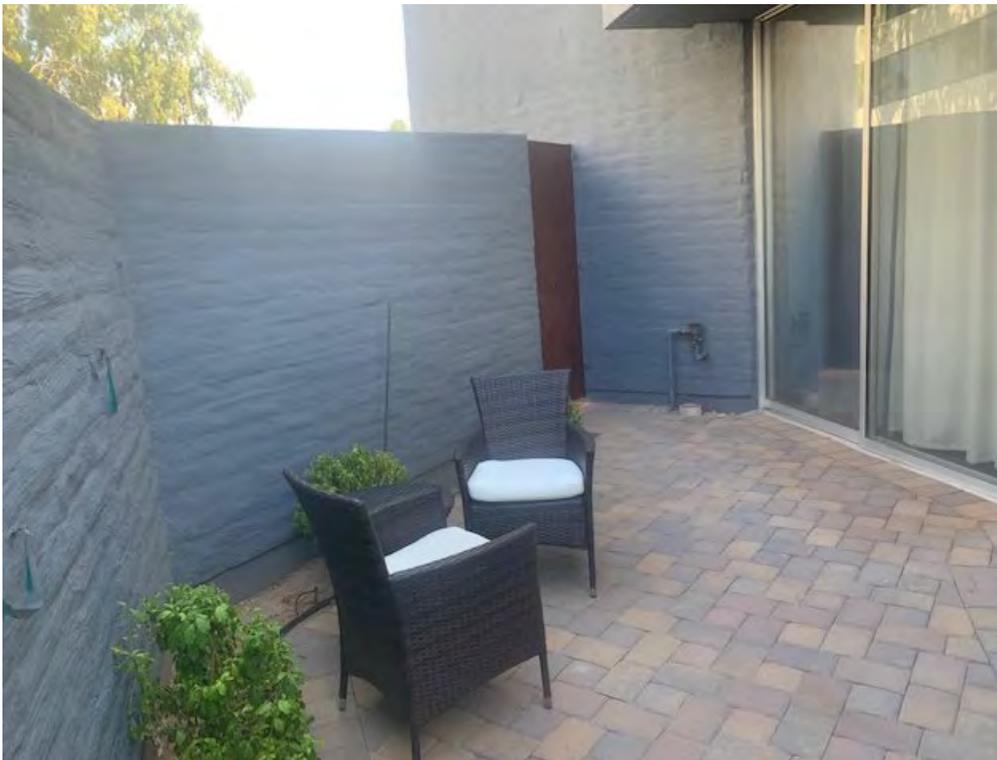
EXHIBIT 6 - PHOTOGRAPHS



Gated entry



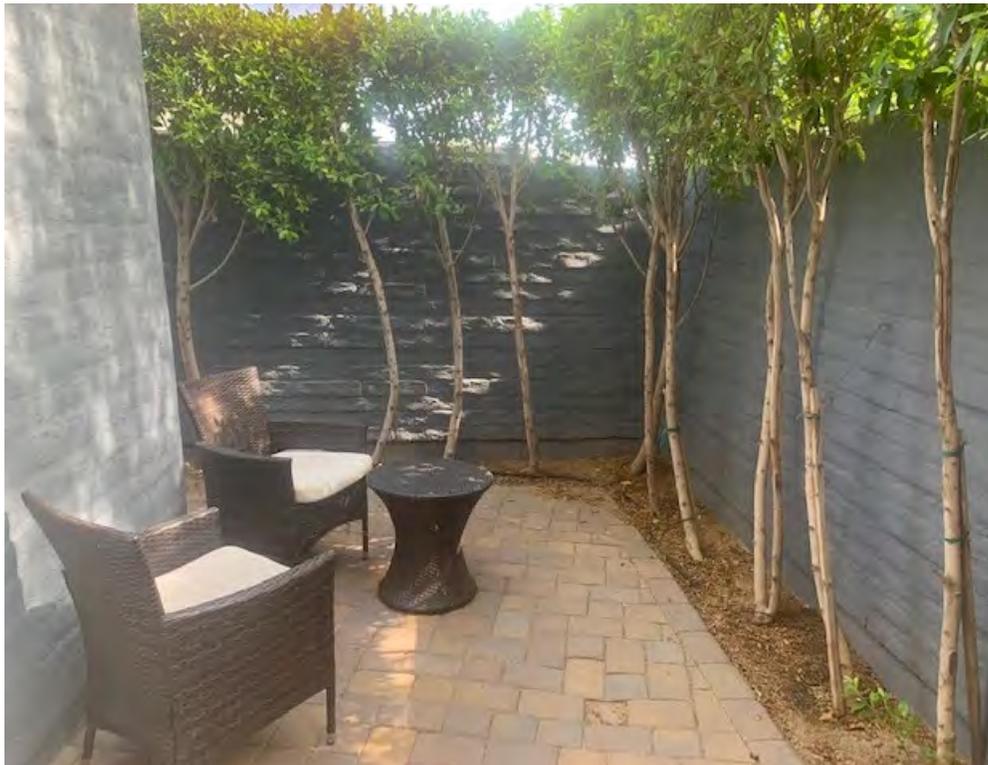
Patio outside office



Patio outside office



Patio outside office



Patio outside office



Conference room with wrap-around patio



Kitchen with wrap-around patio

CITY OF PHOENIX

JUN 22 2023

**Planning & Development
Department**