



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report Z-38-15-6 (Peak 16 PUD)

November 23, 2015

**Camelback East Village Planning Committee Meeting Date** December 1, 2015

**Planning Commission Hearing Date** December 8, 2015

**Request From:** C-O (1.10 acres)  
C-2 (3.20 acres)

**Request To:** PUD (4.30 acres)

**Proposed Use** Planned Unit Development to allow for a multifamily residential development

**Location** Approximately 99 feet east of the southeast corner of 16th Street and Colter Street

**Owner** Arbor Court Investment Inc.

**Applicant/Representative** Earl, Curley & Lagarde P.C.

**Staff Recommendation** Approval, subject to a stipulations

| General Plan Conformity   |               |            |                           |
|---|---------------|------------|---------------------------|
| <b>General Plan Land Use Designation</b>  |               | Commercial |                           |
| <b>Street Map Classification</b>  | 16th Street   | Arterial   | 40-foot east half street  |
|   | Colter Street | Collector  | 30-foot south half street |
| <p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.</i></b></p> <p>The proposed multifamily community includes development standards and design guidelines that ensure its compatibility with the surrounding commercial and multifamily residential development patterns.</p> |               |            |                           |
| <p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</i></b></p>  |               |            |                           |

The proposed development revitalizes an underutilized site to offer additional multifamily residential housing options. The project's location allows for convenient access to multiple transportation options as well as the commercial and employment opportunities found within the nearby Camelback East Village Core.

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone a 4.30 acre site located approximately 99 feet east of the southeast corner of 16th Street and Colter Street from C-O (Commercial Office) and C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow for a multifamily residential development.
2. The site is an assemblage of two separate parcels, both previously used as professional office developments. The southern parcel, once developed with two office buildings, is currently vacant. An unoccupied, two-story office building remains on the northern parcel.
3. The site is well served by transportation infrastructure and is located within close proximity to the Camelback East Village Core. The site fronts on 16th Street, an arterial street, and provides convenient access to Camelback Road, with local bus service, and State Route 51. The site is situated less than one-half mile from the Camelback East Village Core, providing both employment opportunities and commercial amenities.
4. The General Plan Land Use designation for the parcel 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.

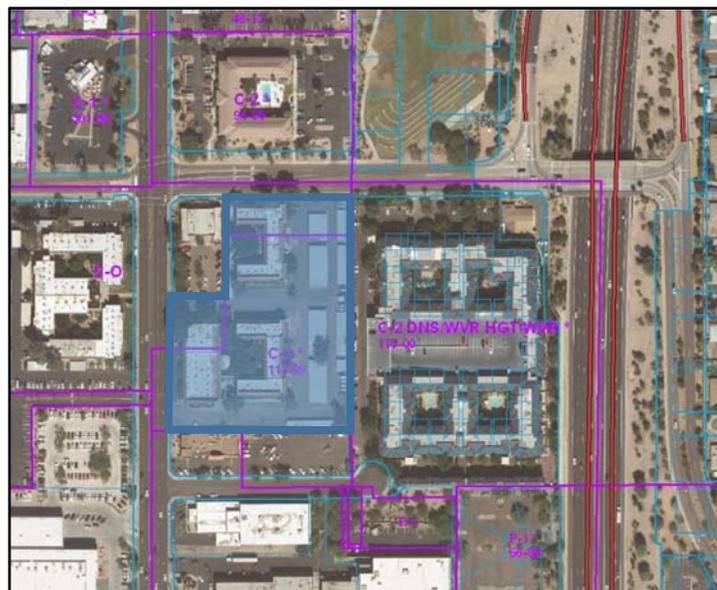
### **SURROUNDING USES & ZONING**

#### **5. North**

A three-story hotel is located to the north of the subject site, across Colter Street. The property is zoned C-2 (Intermediate Commercial).

#### **West**

A two-story office complex is located across 16th Street to the west. An existing dental office is located at the southeast corner of 16th Street and Colter Street, immediately adjacent to the site. Both properties are zoned C-O (Commercial Office).



**South**

The property to the south of the subject property is zoned C-2 (Intermediate Commercial) and is developed as a restaurant.

**East**

A four-story multifamily condominium development is located to the east of the subject parcel. The property is zoned C-2 DNS/WVR HGT/WVR (Intermediate Commercial, Density Waiver, Height Waiver).

**PROPOSAL**

6. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped October 30, 2015, Attachment C. Many of the proposed standards were designed to allow for a high-density, urban multifamily development located within close proximity to transportation infrastructure, multiple employment centers and significant commercial amenities.

**Table of Proposed Development Standards**

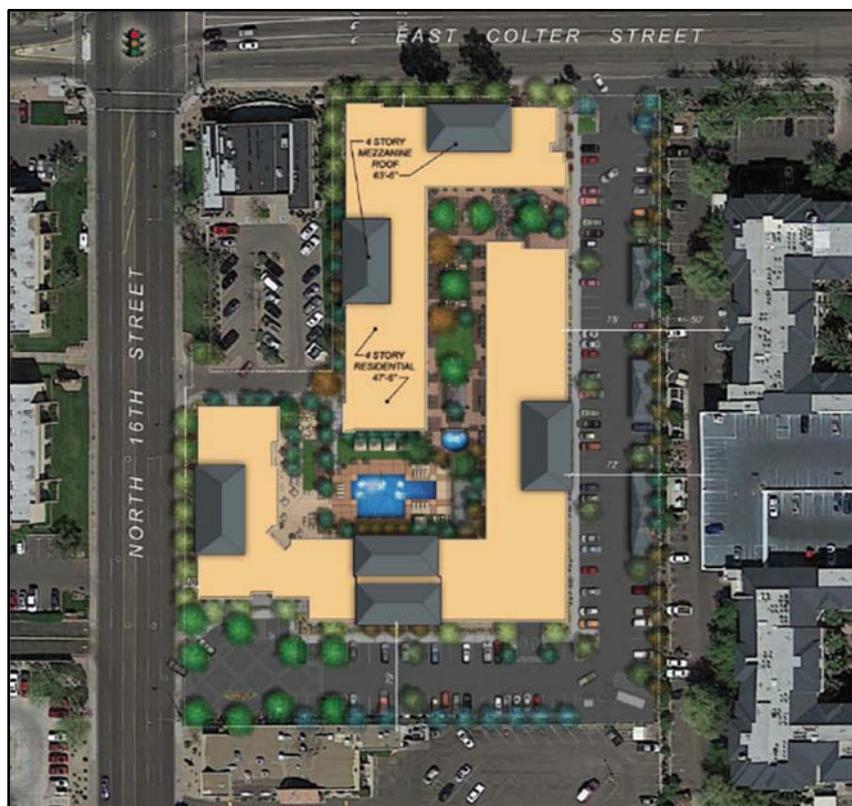
| <b>Standard</b>                             | <b>Proposed</b>  |
|---|--|
| <i>Building Height</i>                      | 64 feet maximum  |
| <i>Density</i>                              | 55 dwelling units per acre (234 units proposed)          |
| <i>Minimum Building Setbacks</i>            |  |
| Street – 16 <sup>th</sup> Street            | 7 feet   |
| Street - Colter Street                      | 7 feet   |
| Interior - west property line               | 5 feet   |
| Interior – north property line              | 30 feet  |
| Interior - east property line               | 70 feet for main structure / 5 feet for parking canopies |
| Interior - south property line              | 77 feet  |
| <i>Minimum Landscape Setbacks</i>           |  |
| Street – 16 <sup>th</sup> Street            | 7 feet   |
| Street - Colter Street                      | 7 feet   |
| Interior property lines (east, west, south) | 5 feet   |
| Interior property line (north)              | 0 feet   |
| <i>Maximum Lot Coverage</i>                 | 42%  |
| <i>Parking</i>                              |  |
| Reserved                                    | 1 space per unit   |

|            |  |
|------------|--|
| Unreserved | 0.3 spaces per studio unit<br>0.5 spaces per 1 or 2 bedroom unit |
| Bicycle    | 20 spaces minimum  |

**Development Standards**

The PUD proposes to develop a four-story multifamily development with a maximum building height of 64 feet. The maximum density for the project will not exceed 55 dwelling units per acre. The conceptual site plan, included within the Development Narrative, depicts 234 total studio, one bedroom and two bedroom units. Lot coverage will be limited to a maximum of 42%. The applicant proposes reduced street side building setbacks of a minimum of 7 feet in order to encourage pedestrian interaction. Building setbacks will be varied in order to provide articulation in design.

A setback of 5 feet will be provided along the west property line, adjacent to the existing office property. Building setbacks of 77 feet and 70 feet will be provided for the south and east property lines, respectively, to accommodate the surface level parking and access drive. The northern interior property line will provide a 30 foot setback to allow for the continuation of access drive servicing the existing dental office building.



**Land Use**

The Development Narrative proposes to allow multifamily residential use for the entire site, but would also allow accessory uses customarily incidental to a multifamily residential development as outlined in the Zoning Ordinance.

**Landscaping Standards**

The applicant will be required to provide landscaping on all sides the property. The proposed street side landscaping areas are limited to allow the building to be located closer to the street frontages in order to provide a more pedestrian-friendly environment. Minimum landscape setbacks of 7 feet will be provided along both 16th Street and Colter Street, whereas all interior property lines along the south, east and west will be provided with 5-foot wide landscape setbacks. The street side

setbacks will be planted with a minimum of 50% 2-inch caliper trees and 50% larger caliper trees, planted 20 feet on center. In addition, the interior property line landscape setbacks will be planted with minimum 2-inch caliper trees. All landscape setbacks will also be provided with shrubs and living groundcover.

### **Parking**

The narrative proposes both resident and unreserved visitor parking for the development. Resident parking will be provided at a rate of 1 space per unit. Unreserved guest parking will be provided at a rate of 0.3 spaces per studio unit and 0.5 spaces per one or two bedroom unit. Parking will be accommodated through a combination of surface level parking along the interior of the site in addition to a subsurface parking structure. Parking will be accessed via a curb cut along each street frontage. While the majority of the parking is gated, ancillary ungated guest parking is provided adjacent to the 16th Street entrance to the property. In addition to vehicle parking, a minimum of 20 bicycle parking spaces will be provided for the project.

### **Shading**

Shading will be provided for both public and internal pedestrian ways and sidewalks. Development standards are proposed to ensure that a minimum of 75% of the public sidewalk and minimum 50% of the internal pedestrian routes are shaded. While the majority of the shading will be provided through landscaping, internal public areas will benefit from the shading provided by additional structural shade amenities.

### **Hardscape**

Standards are proposed to distinguish driveway and pedestrian areas. Specialty paving will be provided whenever driveways cross sidewalks. In addition, garage openings will be provided with lighting or other hardscape materials to ensure pedestrians are able to identify the possible presence of automobiles.

### **Design Guidelines**

In addition to the applicable design guidelines detailed in the city of Phoenix Zoning Ordinance, the Development Narrative proposes many additional design standards intended to activate the street frontages of the project. Design guidelines detailing acceptable methods of building articulation as well as enhanced building, roofing and pavement materials are proposed to ensure high-quality design.

### **Phasing**

The project will be constructed in one phase.

### **Signage**

All signs proposed for the project will be in conformance with the multifamily guidelines as specified in the Sign section of the Zoning Ordinance.

### **Sustainability**

Several elements to incorporate sustainability principles are proposed for the project. Principally, the overall design of the development, with its limited surface parking design, promotes environmental responsiveness. In addition, the project proposes to utilize water efficient landscaping and plumbing fixtures, energy efficient windows, and several environmentally sensitive building design features.

#### STREETS AND TRAFFIC

8. The Street Transportation Department has indicated that a ten foot sidewalk easement and detached sidewalk will be required along both the east side of 16th Street and the south side of Colter Street adjacent to the property to comply with the City's Complete Streets Policy. A stipulation has been added addressing this requirement as well as a stipulation regarding improvement of all streets within and adjacent to the overall development.
9. A Traffic Study has been submitted to the Street Transportation Department and is currently under review. The Street Transportation Department does not anticipate a negative impact from the development, however a stipulation has been added addressing the review and approval of the traffic study prior to preliminary site plan approval.

#### MISCELLANEOUS

10. The Water Services Department has noted that existing water and sewer services serve the site, but capacity will be verified during site plan application review.
11. 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 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. 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 development proposal is consistent with surrounding land uses.
2. The proposed height and development standards are compatible with the scale and character of surrounding properties.
3. The proposal would redevelop an underutilized property to provide additional housing choices for area residents within close proximity to transportation infrastructure and the employment and commercial amenities of the Camelback East Village Core.

#### **Stipulations**

1. An updated Development Narrative for the Peak 16 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 the Development Narrative date stamped October 30, 2015 as modified by the following stipulations.

- a. Page 6, Regulatory Provisions: Applicant shall add “of the Phoenix Zoning Ordinance” to the end of the fifth sentence.
- b. Page 6, Zoning Ordinance Applicability: Applicant shall replace the last sentence to read “Similarly, where the PUD narrative is silent on a requirement, the applicable Phoenix Zoning Ordinance provision shall control.”
- c. Page 8, Development Plan: Applicant shall replace “approximately” with “approximate” in the first sentence of the seventh paragraph in this section.
- d. Page 15, General Plan Conformance, Growth Area Element: Applicant shall replace “just one mile” with “less than one mile” when addressing distance from village core. Applicant shall also revise “Camelback core” to “Camelback East Village Core.”
- e. Page 22, List of Uses, Permitted Accessory Use: Applicant shall add “as specified in Section 608.G of the Phoenix Zoning Ordinance” to this section.
- f. Page 22, List of Uses: Applicant shall add a double asterisk to the “Home Office” use category and add the following language: “Permitted as specified in Section 608.E of the Phoenix Zoning Ordinance.”
- g. Page 22, List of Uses: Applicant shall remove “Residential – Time Share Units” as permitted uses.
- h. Page 23, List of Uses: Applicant shall revise the Temporary Uses sentence to read “Temporary uses shall be permitted in accordance with Section 708 of the Phoenix Zoning Ordinance.”
- i. Page 24, Development Standards Table: Applicant shall revise Number of Dwelling Units and Density section to read “55 du/ac” instead of “234 dwelling units.”
- j. Page 24, Development Standards Table, Building Setbacks: Applicant shall add “Interior (North Property Line)” to the table with a 30-foot setback requirement.
- k. Page 24, Development Standards Table, Building Setbacks: Applicant shall add “5-feet for parking area canopies” in the East property line building setback standards to account for potential carport structures.
- l. Page 24, Development Standards Table, Landscape Setbacks: Applicant shall add “Interior (North Property Line)” to the table with a 0-foot setback requirement.
- m. Page 25, Landscape Standards: Applicant shall revise the last sentence of the first paragraph to read “Landscaping treatment shall be provided for the entire site as addressed herein.”

- n. Page 25, Landscape Standards, Landscape Standards Table: Applicant shall add a title to the table which reads “Landscape Standards.”
- o. Page 25, Landscape Standards, Landscape Standards Table: Applicant shall delete “Perimeter (South Property Line)” row.
- p. Page 25, Landscape Standards, Landscape Standards Table: Applicant shall revise the “Perimeter (16<sup>th</sup> Street and Colter Street)” requirements as follows:

| Perimeter (16th Street and Colter Street) |  |
|---|--|
| Trees                                     | Minimum 2 inch caliper trees (50% of required trees)<br><br>Minimum 3 inch caliper trees (25% of required trees)<br><br>Minimum 4 inch caliper trees (25% of required trees) |
| Shrubs                                    | Minimum five 5-gallon shrubs per tree  |
| Spacing                                   | Trees shall be placed 20 feet on center or in equivalent groupings   |

- q. Page 26, Landscape Standards, Landscape Standards Table: Applicant shall revise the “Perimeter (not adjacent to a street)” section as follows:

| Perimeter (not adjacent to a street) |  |
|--------------------------------------|--|
| Trees                                | Minimum 2 inch caliper trees (100% of required trees)              |
| Shrubs                               | Minimum five 5-gallon shrubs per tree                              |
| Spacing                              | Trees shall be placed 20 feet on center or in equivalent groupings |

- r. Page 26, Landscape Standards, Landscape Standards Table: Applicant shall delete the “Internal pedestrian routes” row.
- s. Page 26, Landscape Standards, Landscape Standards Table: Applicant shall remove the first sentence in the last row of the table that reads “1 tree and 5 shrubs per tree every 20-feet shall be incorporated along all property lines.”
- t. Page 27, Shade Standards: Applicant shall replace “ 20’ ” with “20 feet” in the fourth bullet point.
- u. Page 27, Hardscape Standards: Applicant shall remove “or bollards” from the first bullet point.
- v. Page 27, Parking Standards: Applicant shall add a requirement for loading spaces as follows, “Loading shall be provided per Section 702 of the Phoenix Zoning Ordinance.”

- w. Page 31, Signs: Applicant shall revise this section to read “All signage shall comply with the multifamily residential guidelines of Section 705 of the Phoenix Zoning Ordinance.”
- x. Page 31, Sustainability: Applicant shall revise the section to differentiate between enforceable and non-enforceable features. The list of features shall be revised as follows:

This PUD will utilize the following standards that are enforceable by the city:

- Water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system to minimize water waste.
- Reduce heat island with light colored roof and subterranean parking.

This PUD will utilize the following standards that are not enforceable by the city:

- Utilize low water plumbing fixtures.
- Utilize low “e” double pane windows.
- Encourage a recycling program.
- Encourage design of building HVAC systems to eliminate the usage of CFC’s and CFC based refrigerants.
- Encourage the use of water based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.

- y. Page 32, Infrastructure: Applicant shall replace “Development Service Department” with “Planning and Development Department.”
2. A traffic impact study for the development shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval.
  3. The property owner shall dedicate a 10 foot sidewalk easement along the east side of 16th Street and the south side of Colter Street, or as otherwise approved by the Planning and Development Department.
  4. The property owner shall construct a 5 foot wide sidewalk along 16th Street and Colter Street which shall be detached with a minimum five foot wide landscaped strip located between the sidewalk and back of curb as approved by the Planning and Development Department.
  5. The property owner 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 or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.

**Writer**

Samantha Keating  
November 19, 2015

**Team Leader**

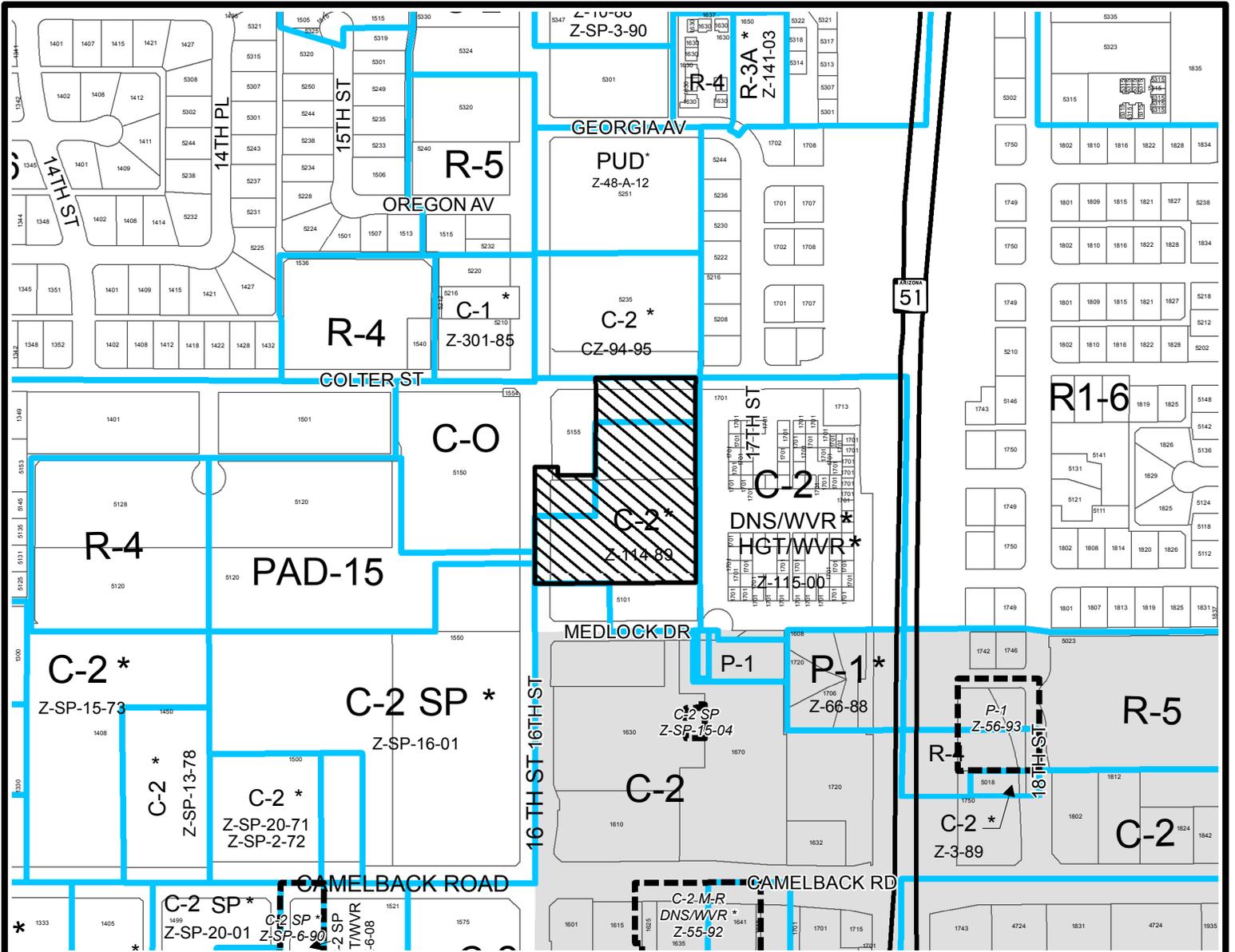
Josh Bednarek

**Attachments**

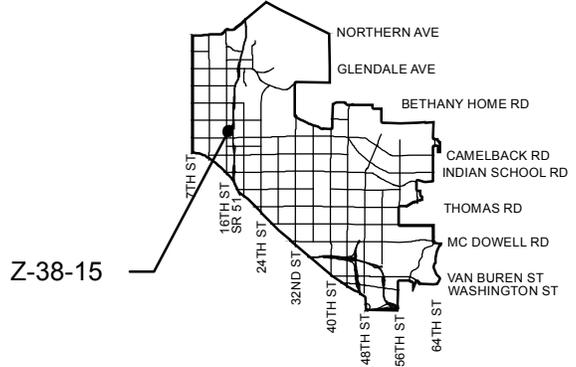
Attachment A: Sketch Map

Attachment B: Aerial

Attachment C: Peak 16 PUD date stamped October 30, 2015

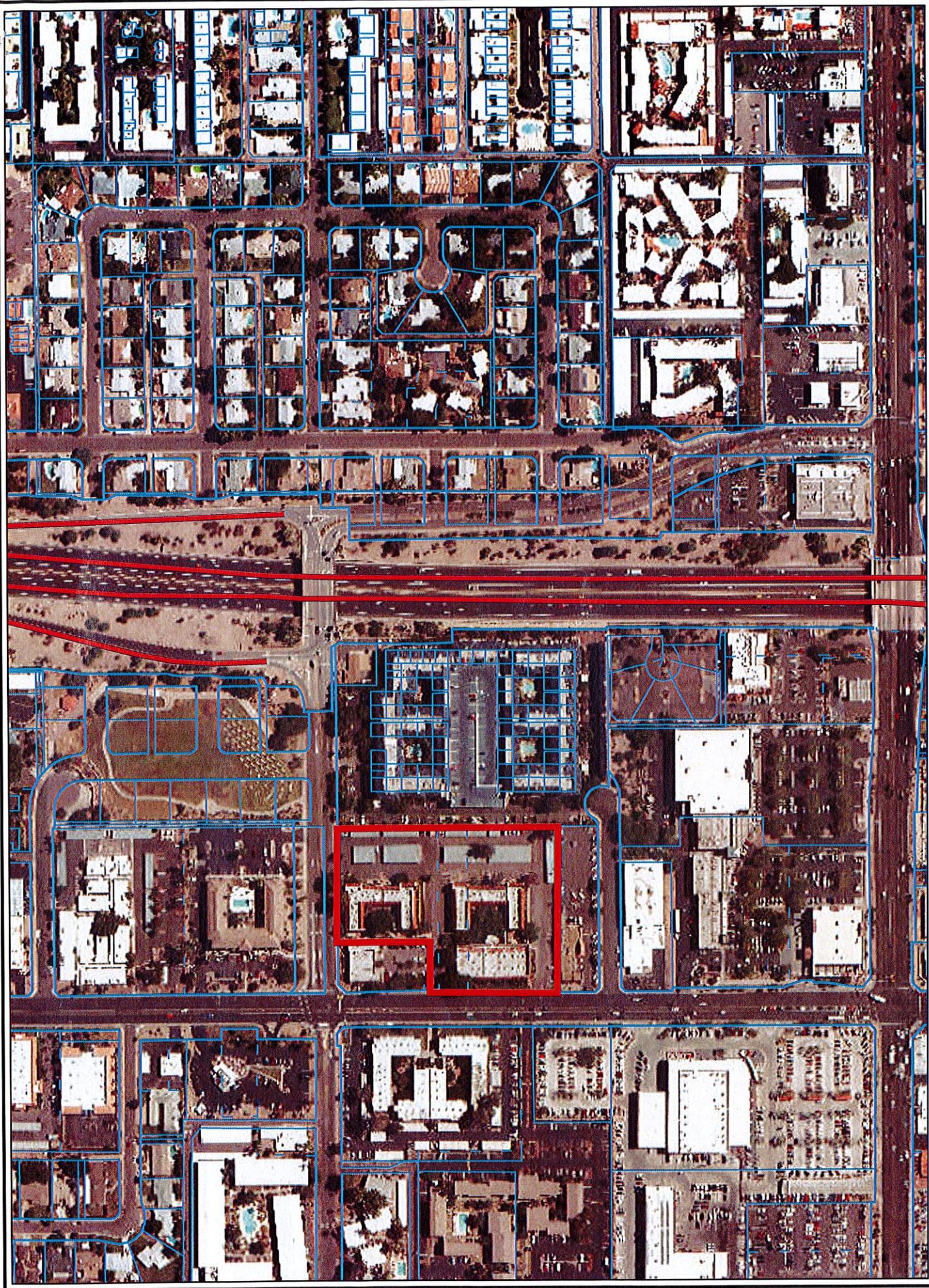


CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT: 6



|  |  |   |  |
|--|--|---|--|
| <b>APPLICANT'S NAME:</b><br>Steve Earl c/o Earl, Curley & Lagarde                |  | <b>REQUESTED CHANGE:</b><br>FROM: C-O (1.10 a.c.)<br>C-2 (3.20 a.c.)<br>TO: PUD (4.30 a.c.) |  |
| <b>APPLICATION NO.</b><br>Z-38-15  | <b>DATE:</b><br>7/13/15<br><b>REVISION DATES:</b>      |   |  |
| GROSS AREA INCLUDING 1/2 STREET<br>AND ALLEY DEDICATION IS APPROX.<br>4.30 Acres | <b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b><br>QS 19-31 | <b>ZONING MAP</b><br>H-9  |  |
| <b>MULTIPLES PERMITTED</b><br>C-O, C-2<br>PUD                                    | <b>CONVENTIONAL OPTION</b><br>N/A, 46<br>236           | <b>* UNITS P.R.D. OPTION</b><br>N/A, 55<br>236  |  |

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



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.

# Planning and Development

1 inch = 287.841 ft.  
0 100 200 400 Feet

