



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report Z-13-15-6

August 21, 2015

**Camelback East Village Planning Committee Meeting Date** September 1, 2015  
**Planning Commission Hearing Date** September 8, 2015  
**Request From:** R1-6 (3.29 Acres)  
**Request To:** PUD (3.29 Acres)  
**Proposed Use** Planned Unit Development to allow single family residential  
**Location** Southwest corner of 16th Street and Ocotillo Road  
**Owner** Steve Pritulsky, Watt New Leaf  
**Applicant/Representative** Ed Bull  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 3.5 to 5 du / acre	
<b>Street Map Classification</b>	16th Street	Arterial	40 foot west half street
	Ocotillo Road	Local	20 foot south half street
<b><i>NEIGHBORHOOD ELEMENT. GOAL 2. POLICY 3: CREATE NEW DEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACT(S) ON THE RESIDENTIAL PROPERTIES.</i></b>			
The density of the proposed development is very similar to the single family neighborhood to the west, and the development will act as a buffer from 16th Street and the multi-family residential to the east.			
<b><i>HOUSING ELEMENT: GOAL 1, POLICY 2: ENCOURAGE QUALITY DESIGN OF NEW HOUSING AND HOUSING DEVELOPMENTS.</i></b>			
The proposed development incorporates several design elements that provide a high quality housing product that is compatible with the surrounding neighborhood.			

**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 would redevelop a vacant lot, previously occupied by a vacant deteriorating single family home into a new development that will be an asset for the community.

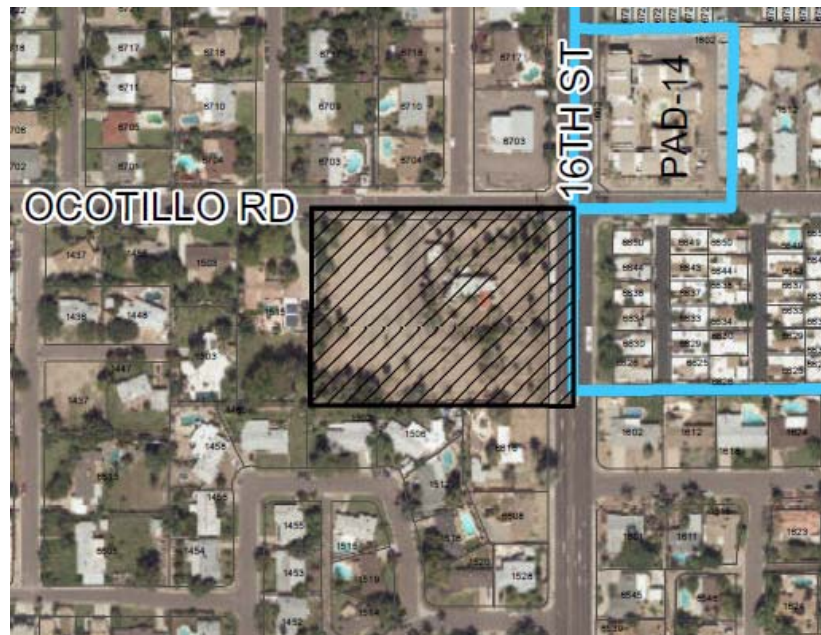
**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone a 3.29 acre site located at the southwest corner of 16<sup>th</sup> Street and Ocotillo Road from R1-6 (Single Family Residential) to PUD (Planned Unit Development) to allow single family residential.
2. The site is currently a vacant, undeveloped property zoned R1-6. Previously, the site was occupied by one single family home which has been vacant several years. A previous property owner removed the home and cleaned up the site for redevelopment.
3. The General Plan designation for the parcel is Residential 3.5 to 5 du/acre. 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**

4. **North**  
The properties to the north of the subject site are all zoned R1-6 (single family residential) and developed with two single family homes and a small church.



**West**

West of the subject site is one single family residential home zoned R1-6 (single family residential).

**South**

The southern boundary is bordered by several single family homes zoned R1-6 (single family residential).

**East**

To east across 16<sup>th</sup> Street is a single story multi-family residential development zoned R-3 (multi-family residential).

**PROPOSAL**

5. 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.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped August 19, 2015, Attachment B. Many of the proposed standards were designed to allow for a single family residential neighborhood with unusual lot shapes and sizes.

**Land Use**

The Development Narrative proposes to allow only the single-family residential use and associated uses. The two story homes would be located in a gated neighborhood with amenities such as a small park and other common open space features.

**Development Standards**

The proposed development standards would limit the maximum building height to 30 feet and two stories with lot coverage for the development limited to a maximum of 40% with an allowance of an additional 10% for shade structures. Building setbacks will be a minimum of 5 feet from each side, and additional landscape setbacks of 5 feet will be provided along the street frontage. Individual lots will be 50 feet by 65 feet, allowing for a unique housing type.

**Landscaping Standards**

The applicant will be required to provide a five foot landscape setback along the street frontage of the property. The landscape setback will include trees placed between 20 and 30 feet on center. In addition, the applicant will be required to provide a five foot landscaped area between the curb and the sidewalk along 16<sup>th</sup> Street.

**Parking**

The applicant is providing adequate parking for residents on site. Each unit will have two covered parking spaces. Individual lots will have an average of one additional

guest space per unit. In addition, a minimum of 0.75 spaces for unreserved guest spaces will be provided per unit throughout the development and adjacent street frontage.

**Shading**

The applicant has agreed to provide 50% shading for the walkways along the adjacent streets.

**Design Guidelines**

The Development Narrative includes several design elements created to position the development as a distinctive project for the area, while blending in with the existing neighborhood. Design elements include a unusually shaped lots, architectural articulations on the front elevations of the homes, roofline variations to minimize massing and enhanced view corridors and concentrated active common space

**Phasing**

The project will be constructed in one phase.

**Signage**

Signs for this PUD will be in conformance with the Sign section outlined in the Zoning Ordinance.

**Sustainability**

The applicant has incorporated several sustainable elements into the proposal, including a synthetic turf zero water-use system, common area xeriscape, shading, and low flow water features.

**STREETS AND TRAFFIC**

7. The Street Transportation Department has indicated a ten foot sidewalk easement along 16th Street and a five foot sidewalk easement along Ocotillo Road will be required. The Street Transportation Department has also indicated that a 6 foot wide, detached sidewalk will be required along 16th Street to comply with the City's Complete Streets Policy. Stipulations have been added to address these requirements. In addition, the applicant has agreed to build a 5 foot sidewalk along Ocotillo Road.
8. A Traffic Statement has been submitted to the Street Transportation Department. The traffic statement has not yet been approved, however the Street Transportation Department does not anticipate a negative impact from the development.

**MISCELLANEOUS**

9. 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.
10. 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 is consistent with the General Plan designation.
2. The proposal is compatible with existing residential developments in the area.
3. The proposed development would redevelop a blighted and deteriorating property into an asset for the community.

### **Stipulations**

1. An updated Development Narrative for the 16th & Ocotillo 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 August 19, 2015.
2. The property owner shall dedicate a 10 foot sidewalk easement on the west half of 16<sup>th</sup> Street for the length of the project as approved by the Planning and Development Department.
3. The property owner shall dedicate a 5 foot sidewalk easement on the south half of Ocotillo Road for the length of the project as approved by the Planning and Development Department.
4. The property owner shall construct a 6 foot wide sidewalk along 16<sup>th</sup> 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.

### **Writer**

Xandon Keating  
August 19, 2015

### **Team Leader**

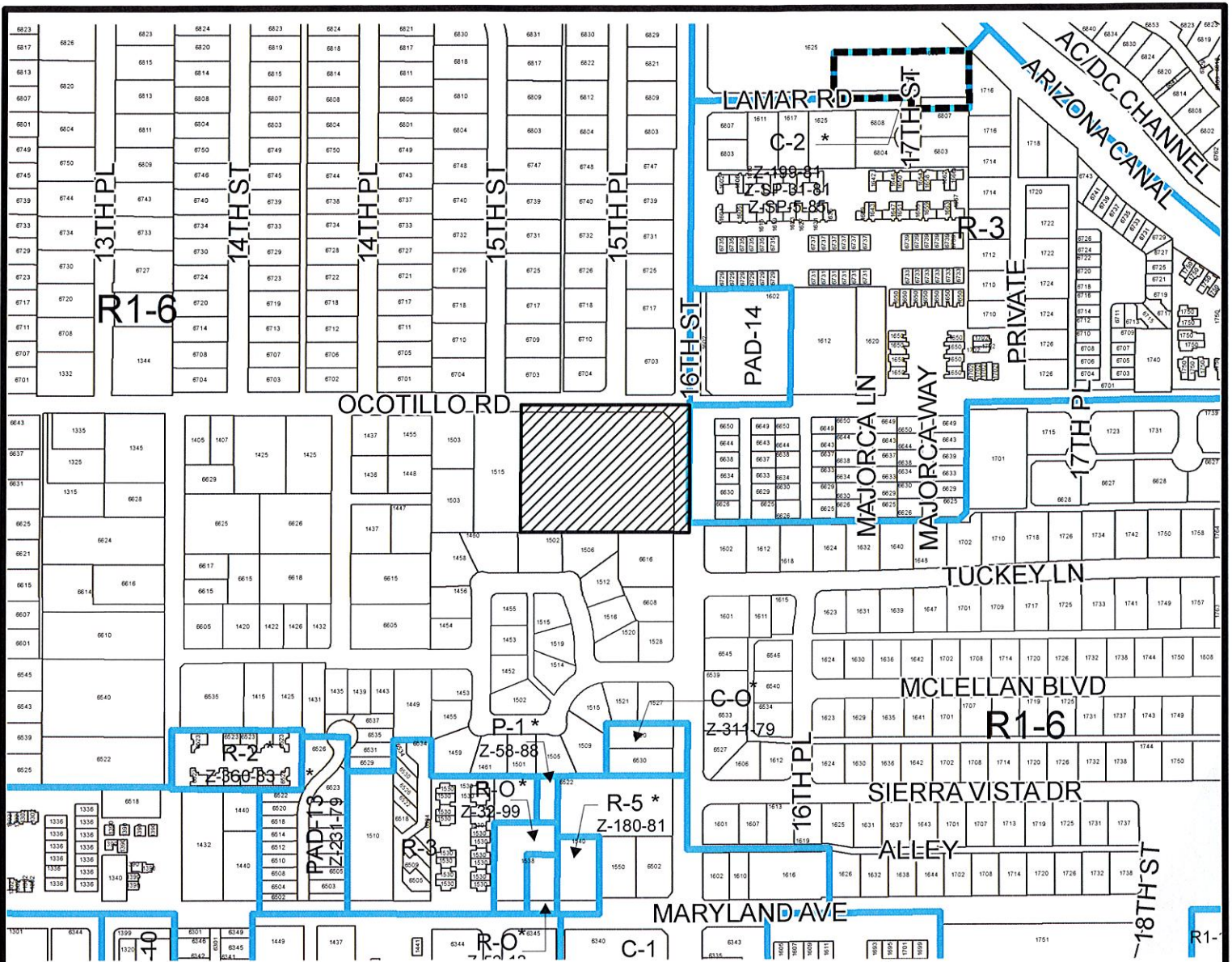
Josh Bednarek

### **Attachments**

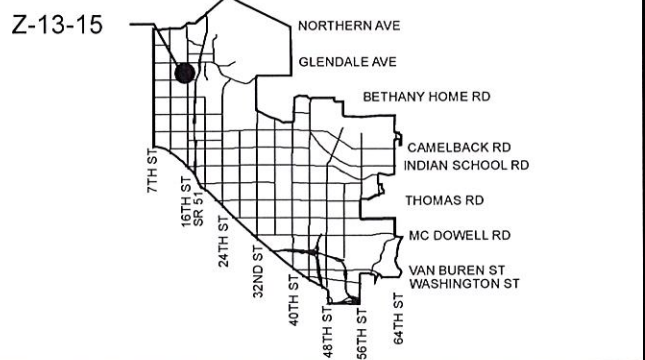
Attachment A: Sketch Map

Attachment B: 16th & Ocotillo PUD date stamped August 19, 2015





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



<b>APPLICANT'S NAME:</b> Ed Bull		<b>REQUESTED CHANGE:</b> FROM: R1-6, (3.29 a.c.) TO: PUD, (3.29 a.c.)	
<b>APPLICATION NO.</b> Z-13-15	<b>DATE:</b> 4/14/15 <small>REVISION DATES:</small>	<b>* UNITS P.R.D. OPTION</b> 21 22	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.29 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 22-30		
<b>MULTIPLES PERMITTED</b> R1-6 PUD		<b>CONVENTIONAL OPTION</b> 16 22	

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