



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-65-22-6
June 29, 2023

Camelback East Village Planning Committee Meeting Date: July 11, 2023

Planning Commission Hearing Date August 3, 2023

Request From: R-4 (Multifamily Residence District) (0.93 acres)

Request To: PUD (Planned Unit Development) (0.93 acres)

Proposal: Planned Unit Development to allow office use

Location: Northwest corner of 34th Street and Camelback Road

Owner: Chanen Construction Company, et al.

Applicant/Representative: Larry S. Lazarus, Lazarus & Silvyn, PC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Residential 15+ dwelling units/acre	
<u>Street Map Classification</u>	Camelback Road	Arterial	55-foot north half street
	34th Street	Local	30-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable level of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposal will allow for an existing office use which will serve as a buffer between the intensity of an arterial street and residential uses to the north and east. The proposed use and architectural appearance of the existing office building is complementary to the surrounding residential district.</p>			
<p>CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.</p>			

The proposed PUD narrative incorporates streetscape and design standards to promote a pedestrian-oriented environment along adjacent street frontages.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY AND CHARACTER DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate develop standards to prevent negative impact(s) on the residential properties.

The proposed PUD includes a two-story building that has frontage on Camelback Road with landscaping around the perimeter that screens the building and parking.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The existing conditions provide trees and shade within the site and along adjacent street frontages which reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plan, Overlays, and Initiatives

[Camelback Corridor Major Employment Center](#) – See Background Item No. 9

[Tree and Shade Master Plan](#) – See Background Item No. 10.

[Complete Streets Guiding Principles](#) – See Background Item No. 11.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 12.

[Zero Waste PHX](#) – See Background Item No. 13.

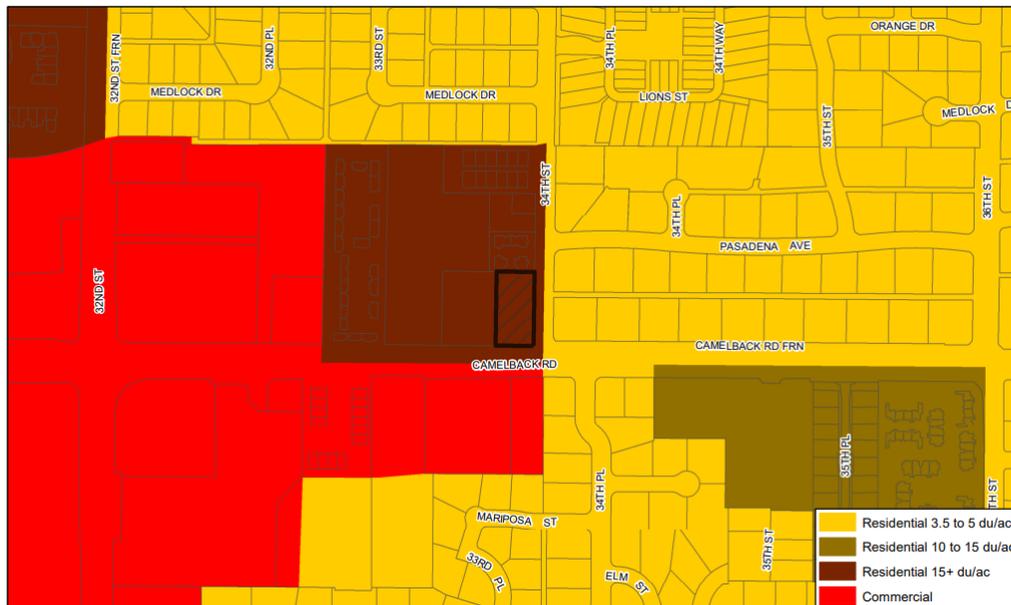
Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Office	R-4
North	Multifamily Residential	R-3
South (across Camelback Road)	Office	C-O
East (across 34th Street)	Single-family residences	R1-10
West	Office	C-O

Background/Issues/Analysis

SUBJECT SITE

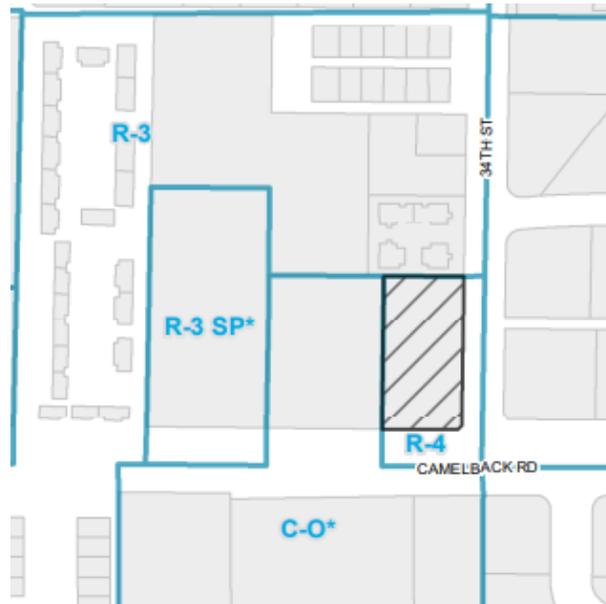
1. This request is to rezone a 0.93-acre site located at the northwest corner of 34th Street and Camelback Road from R-4 (Multifamily Residence District) to PUD (Planned Unit Development) to allow an office use. The site was rezoned to R-4 and developed with a medical office building in 1964 through Case No. Z-4-64-6. In 1997 a use permit was approved to allow the site to change from medical office to professional office as a non-conforming use through Case No. ZA-560-97-6. This proposal is intended to permit the existing use, and no construction is planned on the site.
2. The General Plan Land Use Map designation for the subject site is Residential 15+ dwelling units per acre. The Residential 15+ land use category accommodates higher density attached townhomes, condos or apartments. This request is not consistent with General Plan Land Use Map designation however a general plan amendment is not required as the site is under 10 acres in size. The Land Use Map designations to the north and west of the subject site are Residential 15+ dwelling units per acres. To the east across 34th Street is designated as Residential 3.5 to 5 dwelling units per acre. The Land Use Map designation to the south, across Camelback Road is Commercial.



General Plan Land Use Map; Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. As shown on the Zoning Sketch Map (as attached) the site is zoned R-4 and is currently an office.



Zoning Map, Source: City of Phoenix Planning and Development Department

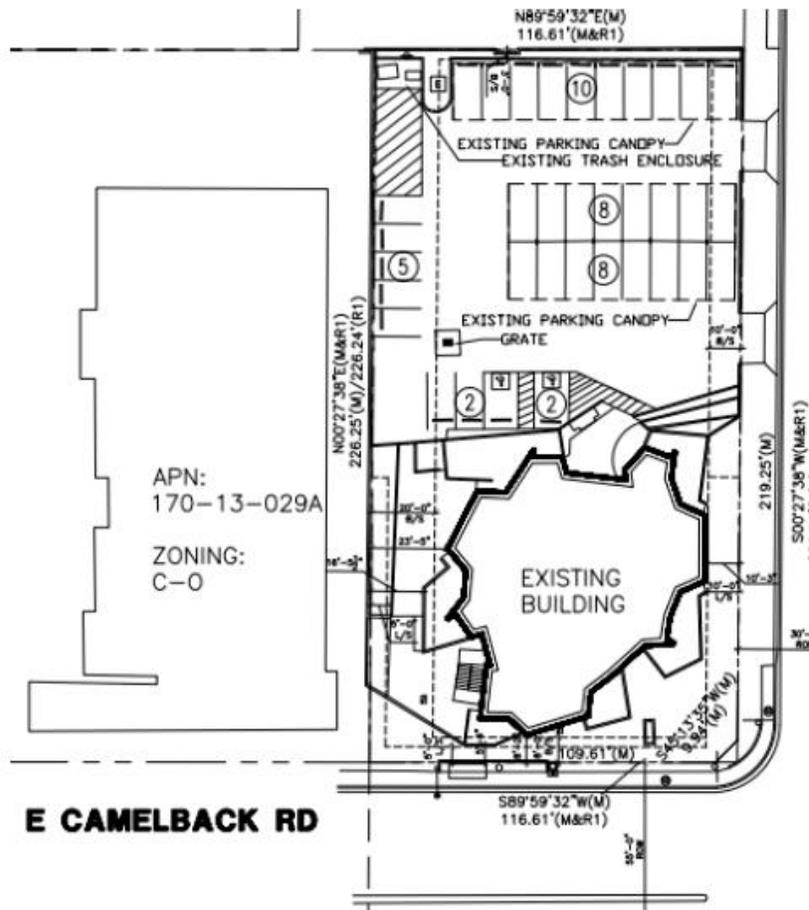
To the north is a multifamily residential development zoned R-3 (Multifamily Residence District). To the south, across Camelback Road, is an office building zoned C-O (Restricted Commercial). Across 34th are single-family residences zoned R1-10 (Single-Family Residence District). To the west is an office building, zoned C-O.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. **Land Use**
The PUD proposes an office use, and all uses in the C-O/G-O zoning district in addition to accessory and temporary uses.

6. **Development Standards**

The PUD proposes an office building with a maximum building height of 40 feet and a maximum lot coverage of 20 percent. Parking will be provided on site. The proposal will include landscaping along Camelback Road and 34th and Street and 100 square feet of outdoor patio space.



Development Standards	
Minimum Lot Size	60 width, 225 feet depth
Minimum Building Setbacks	
Front (Camelback Road)	8 feet
Side	10 feet (east) and 5 feet (west)
Rear	110 feet
Maximum Building Height	20 stories, 40 feet
Maximum Lot Coverage	20%
Minimum Landscape Setbacks	
Front	5 feet
Side	West: 49% at 5-feet and 51% at 0-feet East: 46% at 10-feet and 54% at 0-feet
Rear	3 feet
Minimum Parking	1 space per 300 square feet of floor area

7. **Landscape Standards**

The PUD sets forth requirements to capture the existing conditions on the site and to maximize the landscaping along Camelback Road and 34th Street. Landscaping will comply with Section 703 of the City of Phoenix Zoning Ordinance with the following modifications.

<u>Landscape</u>	<u>Development Standard</u>
34th Street Frontage	Four Trees a minimum of 2-inch caliper
Camelback Road Frontage	Minimum three 5-gallon shrubs

8. **Design Guidelines**

The PUD proposes enhanced design guidelines to ensure the building is compatible with the surrounding area. The PUD sets forth the following requirements for building design:

- Four-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.

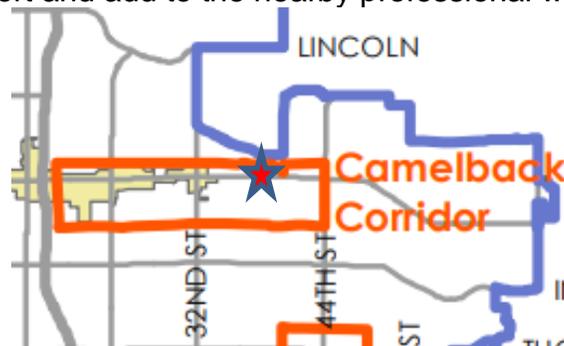


North Elevation, Source: PUD Narrative

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

9. Camelback Corridor Major Employment Center

The subject site falls within the boundaries of the Camelback Corridor Employment Center identified by the City of Phoenix. The Camelback Biltmore profile provided by the Community and Economic Development Department states that the Biltmore area hosts a dynamic mix of premier office, high-end retail and hotel developments that serve as the focal point for business and entertainment activity. In addition, the area has access to a large executive and professional workforce. The proposal for office development will support and add to the nearby professional workforce.



10. Tree and Shade Master Plan

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The PUD includes shading standards to reduce the urban heat island effect.

11. Complete Streets Guiding Principles

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. 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, additional standards will apply to implement complete streets policy, such improvements to sidewalk, streetscapes landscaping, and bicycle parking.

12. Comprehensive Bicycle Master Plan

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations.

The proposal incorporates requirements for bicycle parking if the building redevelops as noted above.

13. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The PUD narrative does not incorporate any sustainability or recycling requirements.

COMMUNITY INPUT SUMMARY

14. At the time this staff report was written, staff has not received any letters in support or opposition to this request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department requested that upon redevelopment of the site that increases and or modifies 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 developer shall be required to do the following:
- Dedicate a 10-foot-sidewalk easement and construction of a minimum six-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip along the north side of Camelback Road.
 - Construct a minimum 5-foot-wide sidewalk shall be constructed along the west side of 34th Street.
 - Provide a Traffic Impact Study shall be provided to the City.
 - Construct all streets within and adjacent to the development with all required elements and to ADA accessibility standards.

These are addressed in stipulations 3 through 5.

16. The Water Services Department commented that the site has existing water and sewer mains that can serve the development. The Department added their standard comment that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time.

17. The Aviation Department commented that the property owner shall record a Notice to Perspective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHS) to future owners or tenants of the property. This is addressed in Stipulation No. 6.

OTHER

18. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 7.
19. 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 PUD provides a regulatory framework that will allow an office use as a transition between commercial and residential uses that support a dynamic mix for business activity.
2. The proposal promotes employment-generating uses within an Employment Center at an appropriate location with access to an arterial street.
3. The proposed PUD sets forth design and development standards that will promote a safer walking environment and is compatible with the surrounding neighborhood.

Stipulations

1. An updated Development Narrative for the Chanen Camelback 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 June 22, 2023 as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:

City Council Adopted: [Add Adoption Date]
 - b. Page 8, Section D: Development Standards, D.1. Development Standards Table: Add the following language above the table: "Development shall be consistent with the site plan dated June 22, 2023.

- c. Page 9, Section D: Development Standards, D.6. Lighting: Revise the language to the following: "Lighting standards from Section 704 and Section 507.Tab A.II.8 of the Phoenix Zoning Ordinance and Section 23-100 of the City Code shall apply."
2. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a 10-foot-sidewalk easement shall be dedicated and a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip along the north side of Camelback Road shall be constructed, as approved by the Planning and Development Department.
3. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a minimum 5-foot-wide sidewalk shall be constructed along the west side of 34th Street, as approved by the Planning and Development Department.
4. If the existing building is destroyed, any redevelopment of the site that increases and or modifies 2,000 square feet of building footprint, excluding interior building renovations not affecting the overall size or exterior layout/footprint of the existing structure, a Traffic Impact Study shall be provided to the City. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
5. If development of the site increases and or modifies 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 developer 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 by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
7. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Staff Report: Z-65-22-6

June 29, 2023

Page 11 of 11

Writer

John Roanhorse

June 29, 2023

Team Leader

Racelle Escolar

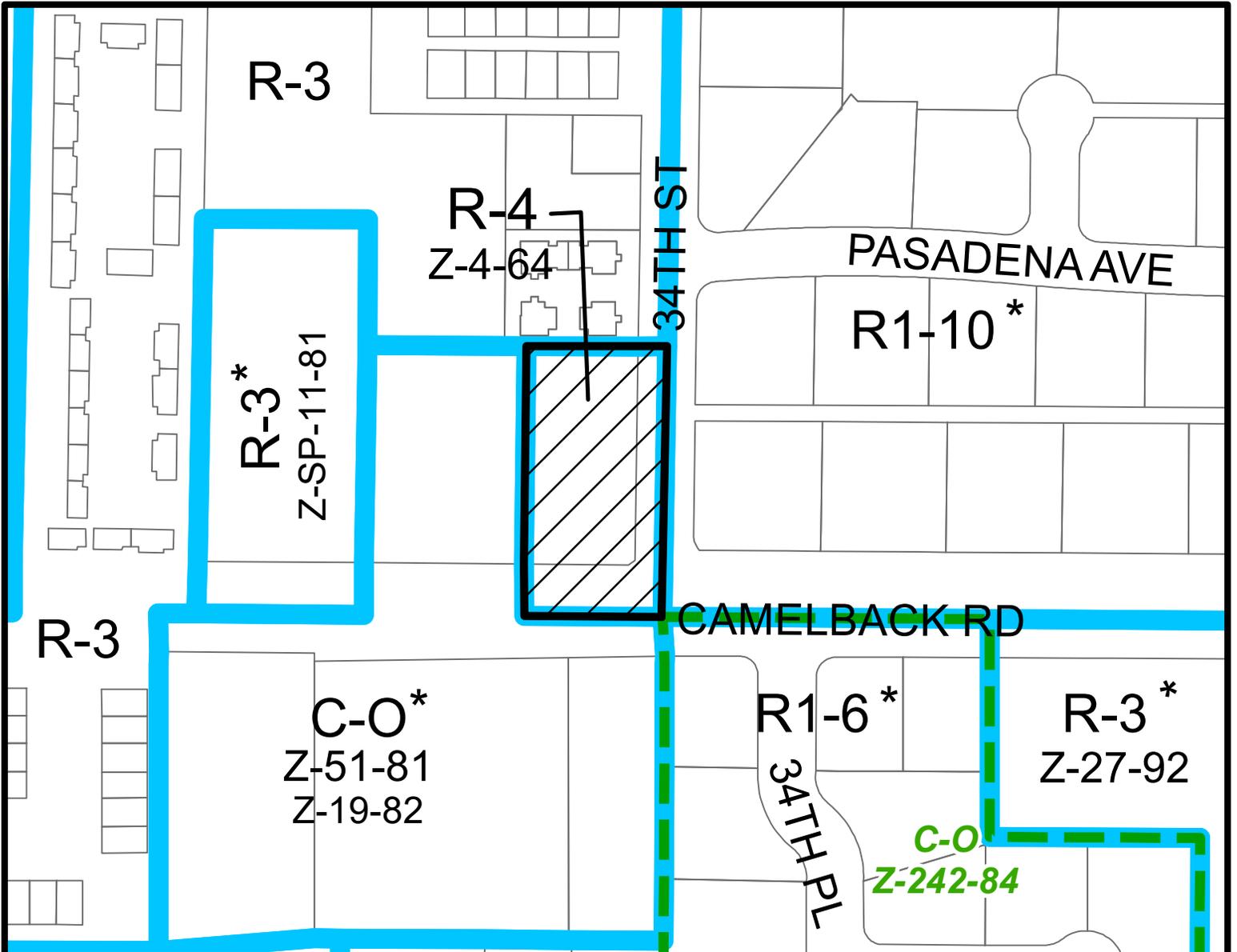
Exhibits

Sketch Map

Aerial Map

Conceptual Site Plan date stamped June 22, 2023

[Chanen Camelback PUD](#) development narrative date stamped June 22, 2023



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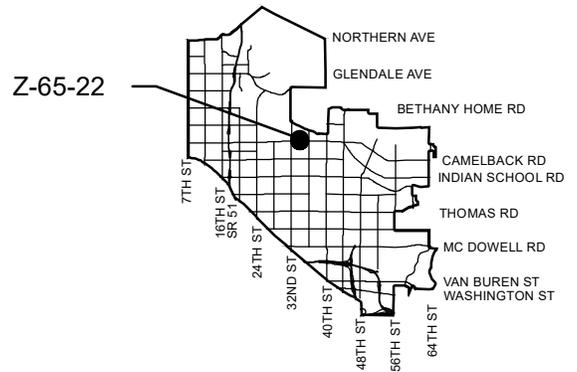
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CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Larry S. Lazarus, Lazarus & Silvyn PC**

REQUESTED CHANGE:

FROM: **R-4 (0.93 a.c.)**

APPLICATION NO. **Z-65-22**

DATE: **10/07/2022**
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

0.93 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 19-35

ZONING MAP
H-10

TO: **PUD (0.93 a.c.)**

MULTIPLES PERMITTED

R-4
PUD

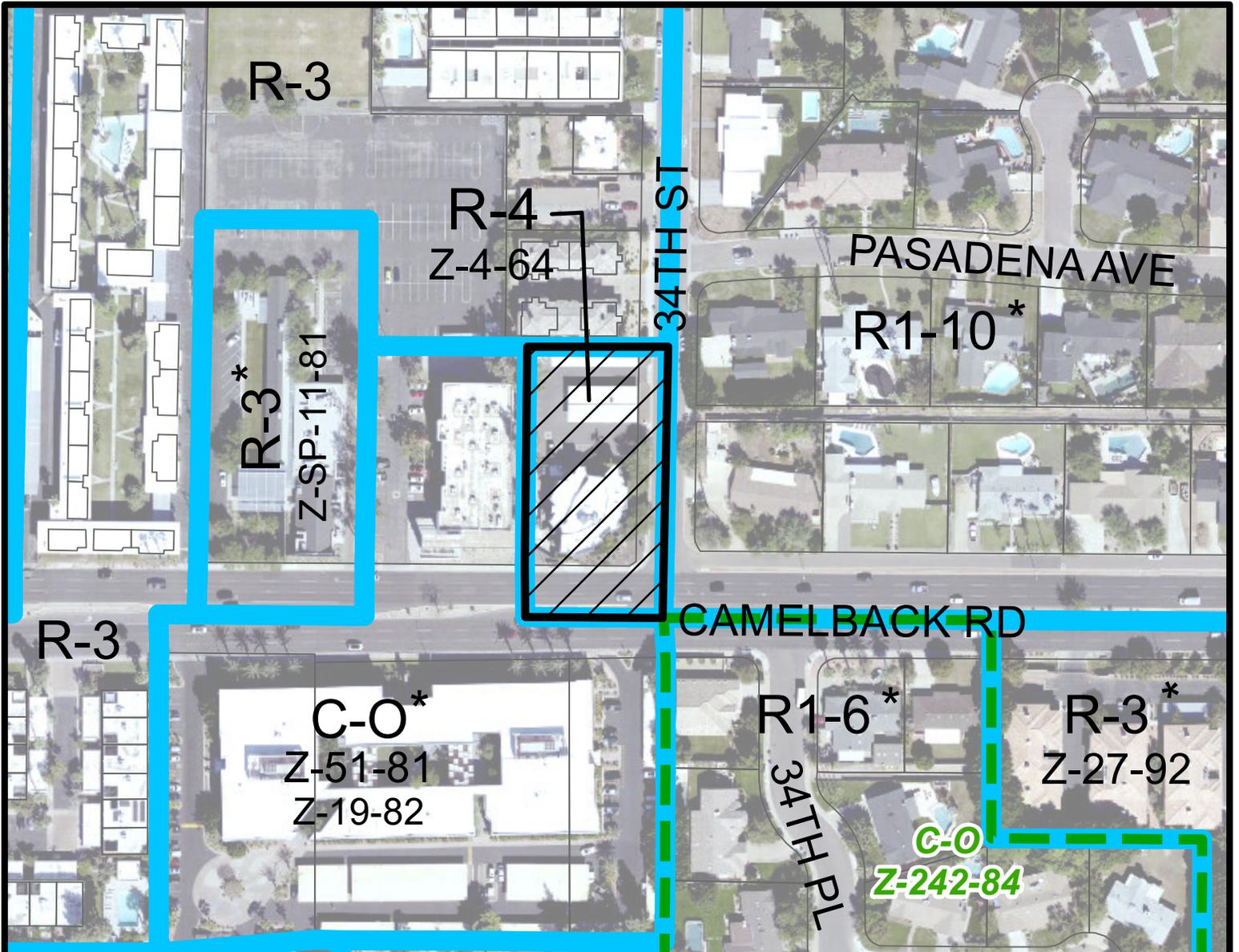
CONVENTIONAL OPTION

27
N/A

*** UNITS P.R.D. OPTION**

32
N/A

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



Miles

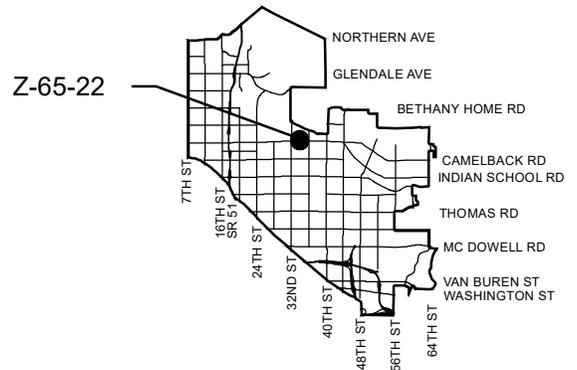
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CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Larry S. Lazarus, Lazarus & Silvyn PC**

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TO: **PUD (0.93 a.c.)**

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