



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

November 27, 2013

Michael Curley
Earl, Curley & Lagarde, P.C.
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012

RE: Z-78-08 - Jackson Street Entertainment District PUD, Minor Amendment Request

Dear Mr. Curley:

I have had the opportunity to review your request for a Minor Amendment to the Jackson Street Entertainment District PUD (Ord. G-5417) that you submitted on behalf of your client – Ballpark Apartments. Section 671 Planned Unit Development of the Zoning Ordinance, states that amendments not meeting the criteria for a major amendment shall be deemed to be minor amendments and may be administratively approved by the Planning and Development Director. I have determined that based on the following, your request is a Minor Amendment. Within this request, you have proposed minor amendments to language requiring rooftop gardens or pools, the percentage of open space, gathering areas and street improvements, parking, loading bays, use of stucco, ground floor street facades and the area to be designated for occupiable or green rooftops, applicable to the Ballpark Apartments, proposed for Block 11 and the northern half of Block 12 within the Jackson Street Entertainment District PUD.

Specifically, you have requested the following changes to the existing PUD, described as follows:

1. Replace the requirement for occupiable roof tops (Section G., p. 21) with revised language.

There will be an open space pool area in both phases of the project. Northern courtyard amenities will include a pool, covered ramada with barbeques, spa, fire-pit and/or outdoor fireplace, with extensive seating areas, and two passive recreational areas. The north half will also accommodate a clubhouse with a social gathering area and a fitness center in the historic building. Southern courtyard podiums will feature a covered ramada with barbeques, spa or a small pool (spool), fire-pit, and/or outdoor fireplace and on-deck landscaping.

2. Replace the requirement for 15% open space (Section G., p. 19) with the commitment to open space and amenities outlined in #1, above and per the site plan dated September 17, 2013 and email dated November 13, 2013.
3. Define proposed gathering areas (Section G., p.23) as the open space areas provided on the site plan dated September 17, 2013 for north and south of Buchanan Street, as well as three public gathering areas within the right-of-ways at 3rd, 4th and Buchanan Streets.

These areas will include, at a minimum, three amenities which could include benches, bike racks and landscaping which may meet or exceed the minimum standards, and/or other amenities with the approval of the Planning and Development Department. Proposed improvements to Buchanan Street are subject to approval by the Street Transportation Department, including:

- a) *enhanced paving treatments at the 3rd Street and 4th Street intersection crosswalks*
 - b) *a pedestrian crosswalk midblock that connects the north/south parcels*
 - c) *street furniture on both sides of Buchanan Street.*
4. Replace language defining percentage allocation of parking space sizes for garage parking (Section G., p.27).
100% of the garage parking spaces will have a minimum dimension of 8'6"x18'.
 5. Replace language defining requirements for loading bays (Section G., pp.29-30).
Two standard (10'x30') loading bays will be provided within the parking structures, one for the northern phase and one for the southern phase.
 6. Replace language limiting the use of stucco on the façade to 25% (Section H., p.33).
Stucco finishes shall be limited to no more than 25% of street-facing facades for a height of 26 feet. At greater than 26 feet, the stucco finish for street-facing facades may be increased to 50% provided that materials elements from the lower level are incorporated in a manner to provide articulation/modulation per the building articulation requirements noted on p.32.
 7. Remove the requirement for 50% of the ground floor street front façade transparency (Section H. p.36).
In lieu of 50% of the ground floor street front façade being developed as transparent, the street front will have private patios with metal railings, and individual sidewalk connections where possible. The patios will have canopy covers and ample fenestration directed toward the street front.

Michael Curley
Earl, Curley & Lagarde, P.C.
November 27, 2013
Page 3

Upon review of this material and through consultation with other Planning and Development staff, I have determined that this request is a reasonable modification to the existing PUD ordinance and I therefore approve the amendment described herein.

If you have any additional questions please feel free to contact me at 602-262-6656 or alan.stephenson@phoenix.gov.

Sincerely,



Alan Stephenson
Acting Planning and Development Director

Attachments: Conceptual Site Plan, dated September 17, 2013
Preliminary Site Plan, dated September 17, 2013
Description of Common Open Space, dated November 13, 2013

c: Katherine Coles, Central City Village Planner
Case File Z-78-08



CITY OF PHOENIX



SEP 17 2013

PLANNING & DEVELOPMENT
DIRECTOR'S OFFICE



BALLPARK APARTMENTS

conceptual site plan





William architecture
compartments

PRELIMINARY
CONSTRUCTION
NOT FOR CONSTRUCTION

BALLPARK APARTMENTS
310 STREET AND BUCHANAN STREET
Fore Property Company
1741 VILLAGE CENTER CIRCLE, LAS VEGAS, NEVADA 89164
OFFICE: 702.438.4383 FAX: 702.682.2518

REVISION	DATE	BY	CHK'D BY	APP'D BY

A1.1

© 2013 FORE PROPERTY COMPANY, INC.

PROJECT DATA
SITE DATA:
ADDRESS: 310 STREET AND BUCHANAN STREET
CITY: PHOENIX, AZ
COUNTY: MARICOPA
PROPOSED PLANNING HEIGHT: 4-10 STORIES
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
LOT CORNER: 746' / 1114' 31" / 1114' 31" / 746'
ZONING: R2-10
WITH MAJOR ADJACENTING ADMINISTRATORS

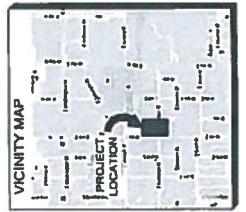
BLOCK 1
UNIT MIX:

UNIT 1-1	1
UNIT 1-2	1
UNIT 1-3	1
UNIT 1-4	1
UNIT 1-5	1
UNIT 1-6	1
UNIT 1-7	1
UNIT 1-8	1
UNIT 1-9	1
UNIT 1-10	1
UNIT 1-11	1
UNIT 1-12	1
UNIT 1-13	1
UNIT 1-14	1
UNIT 1-15	1
UNIT 1-16	1
UNIT 1-17	1
UNIT 1-18	1
UNIT 1-19	1
UNIT 1-20	1
UNIT 1-21	1
UNIT 1-22	1
UNIT 1-23	1
UNIT 1-24	1
UNIT 1-25	1
UNIT 1-26	1
UNIT 1-27	1
UNIT 1-28	1
UNIT 1-29	1
UNIT 1-30	1
UNIT 1-31	1
UNIT 1-32	1
UNIT 1-33	1
UNIT 1-34	1
UNIT 1-35	1
UNIT 1-36	1
UNIT 1-37	1
UNIT 1-38	1
UNIT 1-39	1
UNIT 1-40	1
UNIT 1-41	1
UNIT 1-42	1
UNIT 1-43	1
UNIT 1-44	1
UNIT 1-45	1
UNIT 1-46	1
UNIT 1-47	1
UNIT 1-48	1
UNIT 1-49	1
UNIT 1-50	1
UNIT 1-51	1
UNIT 1-52	1
UNIT 1-53	1
UNIT 1-54	1
UNIT 1-55	1
UNIT 1-56	1
UNIT 1-57	1
UNIT 1-58	1
UNIT 1-59	1
UNIT 1-60	1
UNIT 1-61	1
UNIT 1-62	1
UNIT 1-63	1
UNIT 1-64	1
UNIT 1-65	1
UNIT 1-66	1
UNIT 1-67	1
UNIT 1-68	1
UNIT 1-69	1
UNIT 1-70	1
UNIT 1-71	1
UNIT 1-72	1
UNIT 1-73	1
UNIT 1-74	1
UNIT 1-75	1
UNIT 1-76	1
UNIT 1-77	1
UNIT 1-78	1
UNIT 1-79	1
UNIT 1-80	1
UNIT 1-81	1
UNIT 1-82	1
UNIT 1-83	1
UNIT 1-84	1
UNIT 1-85	1
UNIT 1-86	1
UNIT 1-87	1
UNIT 1-88	1
UNIT 1-89	1
UNIT 1-90	1
UNIT 1-91	1
UNIT 1-92	1
UNIT 1-93	1
UNIT 1-94	1
UNIT 1-95	1
UNIT 1-96	1
UNIT 1-97	1
UNIT 1-98	1
UNIT 1-99	1
UNIT 1-100	1

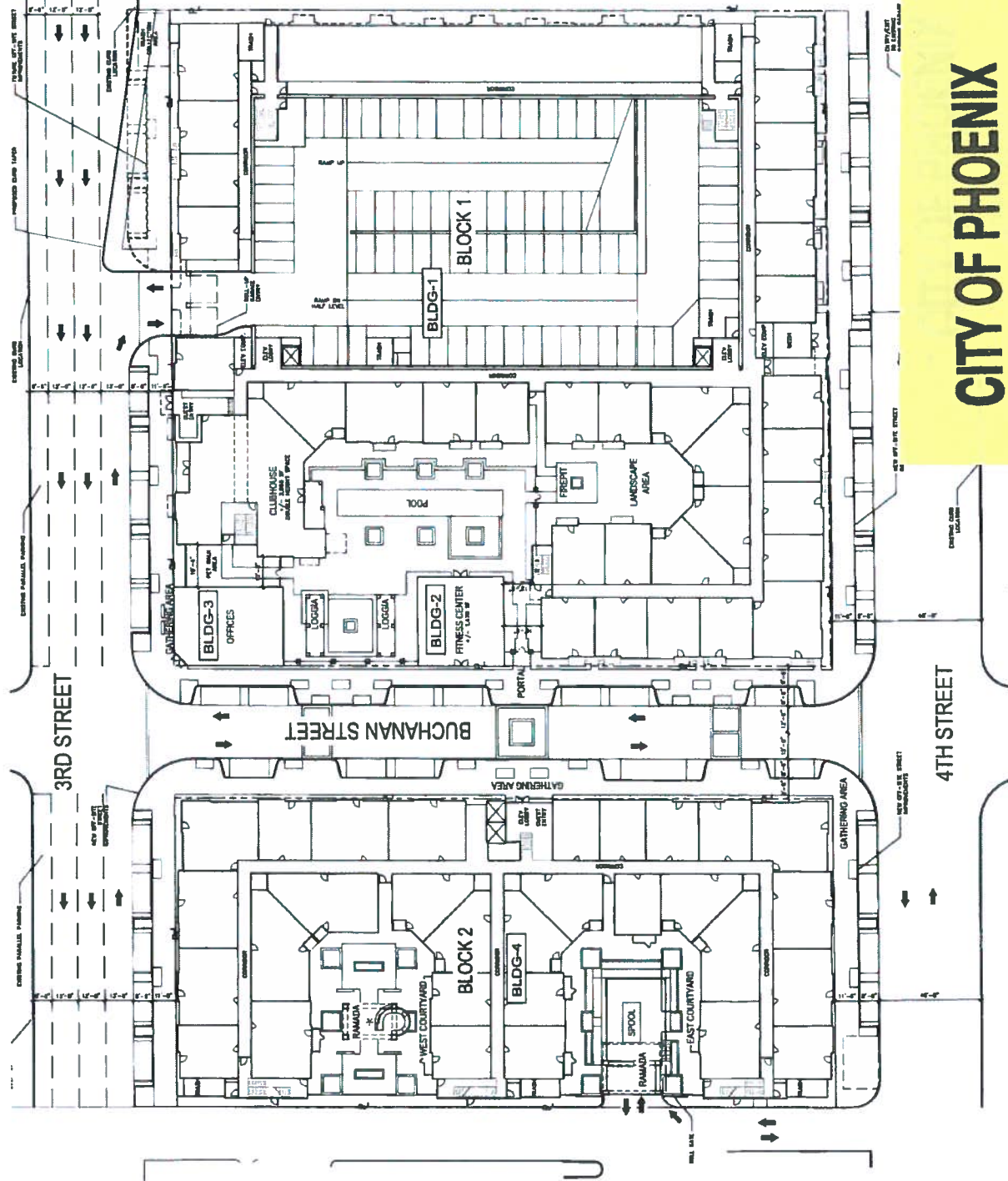
BLOCK 2
UNIT MIX:

UNIT 2-1	1
UNIT 2-2	1
UNIT 2-3	1
UNIT 2-4	1
UNIT 2-5	1
UNIT 2-6	1
UNIT 2-7	1
UNIT 2-8	1
UNIT 2-9	1
UNIT 2-10	1
UNIT 2-11	1
UNIT 2-12	1
UNIT 2-13	1
UNIT 2-14	1
UNIT 2-15	1
UNIT 2-16	1
UNIT 2-17	1
UNIT 2-18	1
UNIT 2-19	1
UNIT 2-20	1
UNIT 2-21	1
UNIT 2-22	1
UNIT 2-23	1
UNIT 2-24	1
UNIT 2-25	1
UNIT 2-26	1
UNIT 2-27	1
UNIT 2-28	1
UNIT 2-29	1
UNIT 2-30	1
UNIT 2-31	1
UNIT 2-32	1
UNIT 2-33	1
UNIT 2-34	1
UNIT 2-35	1
UNIT 2-36	1
UNIT 2-37	1
UNIT 2-38	1
UNIT 2-39	1
UNIT 2-40	1
UNIT 2-41	1
UNIT 2-42	1
UNIT 2-43	1
UNIT 2-44	1
UNIT 2-45	1
UNIT 2-46	1
UNIT 2-47	1
UNIT 2-48	1
UNIT 2-49	1
UNIT 2-50	1
UNIT 2-51	1
UNIT 2-52	1
UNIT 2-53	1
UNIT 2-54	1
UNIT 2-55	1
UNIT 2-56	1
UNIT 2-57	1
UNIT 2-58	1
UNIT 2-59	1
UNIT 2-60	1
UNIT 2-61	1
UNIT 2-62	1
UNIT 2-63	1
UNIT 2-64	1
UNIT 2-65	1
UNIT 2-66	1
UNIT 2-67	1
UNIT 2-68	1
UNIT 2-69	1
UNIT 2-70	1
UNIT 2-71	1
UNIT 2-72	1
UNIT 2-73	1
UNIT 2-74	1
UNIT 2-75	1
UNIT 2-76	1
UNIT 2-77	1
UNIT 2-78	1
UNIT 2-79	1
UNIT 2-80	1
UNIT 2-81	1
UNIT 2-82	1
UNIT 2-83	1
UNIT 2-84	1
UNIT 2-85	1
UNIT 2-86	1
UNIT 2-87	1
UNIT 2-88	1
UNIT 2-89	1
UNIT 2-90	1
UNIT 2-91	1
UNIT 2-92	1
UNIT 2-93	1
UNIT 2-94	1
UNIT 2-95	1
UNIT 2-96	1
UNIT 2-97	1
UNIT 2-98	1
UNIT 2-99	1
UNIT 2-100	1

PARKING:
TOTAL PARKING: 131 SPACES PER UNIT 131 P.S.
TOTAL PROVIDED: 131 SPACES PER UNIT 131 P.S.



PRELIMINARY SITE PLAN



CITY OF PHOENIX
SEP 17 2013
Planning & Development
Department



Kirste Kowalsky
<kkowalsky@ecllaw.com>

11/13/2013 03:06 PM

To: Katherine Coles/PLN/PHX@PHXENT
cc: Alan Stephenson/PLN/PHX@PHXENT
bcc:

Subject: Ballpark Apartments - Common Open Space

Katherine – below is a description of the open space areas for the project regarding the PUD amendment. Let me know if you need further information/clarification.

Thanks, Kirste

There are (3) distinct common open areas proposed for the Ballpark Apartments which include the primary 12,532 square feet open space area for the portion of the project north of Buchanan Street and (2) courtyard areas which total 8,649 square feet in the southern portion of the project.

The northern area has an open flow to the adjacent clubhouse, overlooking a swimming pool with extra length for swimming laps. Dwelling units at the first floor have private patios overlooking this space, while projected metal balconies at the upper floors also provide views to below. An ample pool deck area allows sunbathing and opportunities for sitting in shade, both under structure and a canopy of trees. A grid of monumental date palms provides a resort-like feel to this space. Further to the east of the pool deck area is a more intimate seating area around a fire pit, surrounded by oasis landscaping. Between the two restored historic brick buildings is another outdoor space defined on the east and west sides by two loggia-like ramada structures. These covered areas will have bar seating, open tables and barbeque grills. This outdoor space will be visible outside the project through fencing between brick columns, giving the appearance of a private garden to pedestrians walking down Buchanan Street. Additionally, an enclosed pet walk area is located between the north side of the west historic building, and the new apartment building to the north.

On the south parcel, the common open space is divided between two courtyards. These areas are on the podium level, approximately one-half level above grade. As with the north parcel, dwelling units at the first floor have private patios overlooking this space, while projected metal balconies at the upper floors also provide views to below. In both spaces a grid of square-shaped planters will have shade trees, and smaller planters with palms and other oasis-like landscaping. The east courtyard will have an elevated deck with a small pool, areas for sunbathing, and a ramada equipped with a bar area and barbeque grills. Both courtyards will have plenty of movable seating and tables, allowing flexibility and the opportunity to enjoy the sun or shade.