

MAY 01 2023

Planning & Development  
Department



Planned Unit Development (PUD) Narrative

# Urban Housing Solutions

**KIVA No. 22-3187**

Northeast Corner of 35th Street & Thomas Rd.

April 12, 2023

First Submittal



## **PLANNED UNIT DEVELOPMENT DISCLAIMER**

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements.

# DEVELOPMENT TEAM

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# DEVELOPMENT TEAM

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## Land Owner

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# Narrative

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# A. Purpose and Intent

## 1. PROJECT OVERVIEW

Urban Housing Solutions in Phoenix is a proposed 201-unit workforce housing multi-family development on approximately 3.5 acres, located at the northeast corner of 35th St. and Thomas (the "Property"). Please see **Exhibits 1 & 2** for Area Vicinity and Parcel Aerial Maps. The Project is the result of thoughtful reflection of how to meet housing needs in this area of Phoenix for individuals with existing jobs or seeking future employment opportunities. The development not only meets the practical needs of future residents, but also provides a modern, unique, and community-focused living experience. This is achieved with project design features and amenities including outdoor and indoor common space areas to provide adequate open space and places for community activities. UHS will have strict resident screening while also providing 24-hour security, valet trash pickup, and community social services.

This Development Narrative outlines the vision that Urban Housing Solutions (the "Developer" or "UHS") has for the Property and supports the subject request to rezone from Multi-Family Residence ("R-4") and Intermediate Commercial ("C-2") to Planned Unit Development ("PUD"). The Property consists of two (2) separate parcels – APN 127-30-039A (southern parcel – zoned C-2) and APN 127-30-040A (zoned R-4). The parcels will be combined as part of the site plan review process. Current use of the site is the Mount of Olives Lutheran Church.

The UHS development will have a comprehensive community center for its residents that will be administered through local non-profit service providers at no cost to the qualified residents. This could include after school activities such as computer training coordinated with local schools, health screenings, service referral sources for military veterans, GED and ESL classes, etc.

The PUD allows UHS to create an inviting community with a purpose to provide more affordable housing options where standard zoning classifications are incompatible. The PUD zoning option also allows the project to create tailor-made development standards specific to this development and allow flexibility based on the proposed conceptual design and future site layout.

## 2. OVERALL DESIGN CONCEPT

UHS will provide a maximum 4-story, approximately 46,000 sq. ft. multi-family building at 48' in height, comprising several options of living spaces including studios and 1-3 bedroom units. The residential building will be placed closer to the intersection of Thomas Road and 35th Street to showcase the modern design and architectural elements that will add a visual appearance of the proposed development from the main roadways adjacent to the Property. The new building will feature a central outdoor common area concept surrounded by the residential units to foster community gatherings and add to site's livability in an approximately 11,400 sq. ft. open space area.

In addition to the large outdoor common space area, the multi-family building will include indoor common spaces near the lobby area that residents will be able to use for additional gathering spaces, the indoor community areas will equate to approximately 2,210 sq. ft. This area along with the outdoor common area is within close proximity to the residential units, rendering the future development as a

close-knit style community with easy access from the adjacent streets and to help promote walkability.

In addition to the interconnectivity within the development, UHS will provide an outdoor surface parking lot utilized at the rear (north) area of the site, with two ingress/egress driveways from 35 Street to the west. This design has the intention of limiting immediate access to the collector street instead of the hectic Thomas Road to the south for safety purposes, and also adds to the aesthetically pleasing layout with the new building adjacent to the main arterial roadway.

There will be a total of 146 parking spaces including 5 spaces designated for ADA/handicap parking situated closest to the front of the building as required. With the development marketed and financially funded for workforce housing, many residents are anticipated to not own their own vehicles, thus utilizing the City of Phoenix options for nearby bus transit services, with bicycle and walking options to support a more active community. To promote this active lifestyle, UHS will provide 51 bicycle rack spaces or bicycle storage for 25% of the units.

### **3. PROJECT COMPATIBILITY**

The Property is located within the Camelback East Village and is designated as Higher Density Residential at 15+ d.u. / acre under the City of Phoenix General Plan, which also matches the surrounding properties. The site is not subject to any specific Area Plans, Overlays, or Special Planning Districts. The site currently consists of a church property (Mount of Olives Lutheran Church) which includes church buildings and a parking lot.

This particular area of Camelback East Village is a lively area with its adjacency to this particular section of Thomas Road. There are several restaurants, bars, and retail businesses, which creates a dynamic and urbanized live-work-play environment. This adds to the concept of having more workforce housing options to establish a multi-family development that is walkable to existing establishments and area amenities while also being within close proximity to City of Phoenix bus transit lines. The area is redeveloping with existing multi-family development apartments already adjacent to the Property.

This PUD satisfies multiple planning concepts by allowing for strategic land uses. Notably, the Phoenix City Council adopted the Housing Phoenix Plan on June 16, 2020. The Housing Phoenix Plan identified that the City of Phoenix currently lacks more than 163,000 housing units and sets forth a goal of creating or preserving 50,000 units by 2030 and increasing the overall supply or market, workforce and affordable housing opportunities. This proposal promotes the prosperity of the City and the Housing Phoenix Plan by providing an additional 201 units to address the much-needed demand, especially for individuals and families that cannot typically afford higher priced, luxury multi-family options. However, the proposed development will provide a brand new, modern and architecturally pleasing design for the surrounding community and future residents of UHS. Please see **Exhibits 10 & 11** for architectural exhibits and renderings of the proposed modern multi-family residential building.

The surrounding existing land uses, Phoenix General Plan designations, and zoning districts are as follows:

Direction	General Plan Designation	Zoning Designation(s)	Existing Use
Site	15+ du/ac – Higher density attached townhouses, condos, or apartments	R-4 (North portion) C-2 (South portion)	Lutheran Church One Single-Family Residence
North	15+ du/ac – Higher density attached townhouses, condos, or apartments	R-4 SP	Multi-Family Apartment Complex
South	15+ du/ac – Higher density attached townhouses, condos, or apartments	Thomas Road then C-2	Commercial Retail Businesses (Pet Grooming and Insurance Company)
East	15+ du/ac – Higher density attached townhouses, condos, or apartments	R-5 (North property) C-2 (South property)	Multi-Family Apartment Complex Sporting Goods Retail Store
West	15+ du/ac – Higher density attached townhouses, condos, or apartments	35th Street then R-4 C-2	Multi-Family Apartment Complex Restaurant Parking Lot and Commercial Print Shop

Please see **Exhibits 4 & 5** for General Plan and Zoning Maps.

In short, this PUD is consistent with the existing surrounding land uses and allowed density per the City’s General Plan designation. The proposal will create a unique housing opportunity to match the vibrancy and established character of the area, while providing much needed housing for the City’s workforce population. There are also many job opportunities in the area for the future residents of UHS. Please see **Exhibit 6** for the Workforce Proximity Map, showing employment centers within a 2-mile radius of the Property. Providing for new housing proximate to existing and future employment opportunities leads to a decreased cost of living. Developing an infill location also lessens the cost for the City by utilizing existing infrastructure and negating the expansion of city services (such as infrastructure and related maintenance, emergency services and others) that would be needed for outlying areas of the City.

## B. Land Use Plan

The approximately 3.5 gross acre site will allow for a total of 201, attached units with a central corridor common area and parking for residents. Although, it is anticipated with workforce housing that many individuals will not have personal vehicles and will utilize City provided transit options and bike/walking with the wide array of businesses in the vicinity of the Property.

Please see Conceptual Site Plan at **Exhibit 7**.

## C. List of Uses

### 1. PERMITTED USES

Permitted Uses

- Multifamily residential

Both uses will adhere to the development standards set forth in the PUD narrative.

### 2. TEMPORARY USES

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

### 3. ACCESSORY USES

Accessory Uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

## D. Development Standards

Inclusion of Development Standards within the UHS development protects not only the adjacent property owners, but creates standards reflective of a high-quality site and development. These standards permit greater flexibility in the development of a higher quality living environment, as well as benefit public health, safety, and the general welfare of the citizens of the City of Phoenix. They also promote an appropriate transition and compatible land use relationships with the adjacent properties.

## Development Standards Table

Density	
Maximum Dwellings Maximum Density	201 Dwelling Units 58 d.u./acre
Maximum Lot Coverage (%)	33% based on net lot area
Maximum Height (feet/stories)	4 Stories and 48-feet (up to 56-feet for parapets above roof)
Minimum Building Setbacks	
Front: Rear: Side:	20-feet from south lot line* 10-feet from north lot line 10-feet from east lot line* 15-feet from west lot line* 0-feet from adjacent/attached units
*resident balconies may encroach up to 6' into building setback	
Landscape Setback:	
Street side:	20-feet (front/south) 15-feet (side/west)
Non-street	10-feet (side/east)
Minimum Open Space/Outdoor Common Area	8% of total net site area
Minimum Parking	0.72 spaces per unit, 141 standard parking spaces, and 5 accessible parking spaces – total of 146 parking spaces.  Parking will be provided on an outdoor surface lot.
Bicycle Parking	.25 spaces or racks for each residential unit.

## E. Design Guidelines

UHS promotes a modern designed community with the benefit of providing affordable housing for the workforce population. The intent of the guidelines and standards is to ensure that development is consistent with the character of the context area. The City's general design review guidelines (Section 507 Tab A) within the Zoning Ordinance shall apply to the development to the extent the design guidelines do not conflict with the following standards.

### 1. SITE DESIGN

The landscape architecture design for this development will include a lush plant palette that will shade pedestrian walkways and provide a strong landscape character along streetscapes. Landscape Plant Palette consist of low water use plant material such as *Quercus virginiana* 'Heritage', *Pistacia chinensis* 'Red Push', *Parkinsonia* 'Desert Museum', *Vitex agnus-cactus* and *Acacia* species. Artificial turf will be introduced at the outdoor open space for water conservation. Decomposed granite and irrigation coverage will be provided at all new landscape areas. All landscape items will adhere to the City of Phoenix Zoning Ordinance established within Chapter 7 section 703 (Landscaping, Fences and Walls). In addition, all landscape items will meet all City of Phoenix landscape minimum tree caliper sizes, tree spacing and shrub quantities and landscape requirements.

- a. Main entrance will use vegetation, trees and signage to provide an aesthetically pleasing Front Porch entrance into the development.
- b. Pedestrian connectivity will be provided to all open space and community gathering places.
- d. The development will include decorative site lighting to enhance the landscaping and architecture.
- e. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.

### 2. ARCHITECTURAL DESIGN

UHS Workforce housing will inject new life and vibrancy into the neighborhood with a modern, dynamic design. The PUD shall comply with the development standards in the City of Phoenix Zoning Ordinance Section 507, Tab A (Guidelines for Design Review).

Materials for the external facade must include a minimum of four building materials:

- a. Concrete
- b. Masonry
- c. Brick or Stone Veneer
- d. Non-reflective coated metals
- e. Stucco
- f. Wood, painted or stained
- g. Tile

- h. Fiber Cement Sliding
- i. Metal panels
- j. Smooth finish EIFS synthetic stucco
- k. Hot-rolled black steel
- l. Steel or aluminum shade fins

### **3. SIGNAGE**

All permanent signs shall be compatible with the design of buildings and sites, reflecting the architectural style, building materials, textures, colors, and landscape elements of the project. Signage will also be utilized for the purpose of way-finding onsite. All signage shall comply with the Section 705.

### **4. SUSTAINABILITY**

UHS will incorporate a number of voluntary standards where practical. The concept of sustainability recognizes that projects should seek to integrate within and conform to the character of the surrounding area. Fundamental principles of energy efficient building design and indoor environmental quality will be considered for the development.

### **5. INFRASTRUCTURE**

#### **a. Water and Sewer**

Water and wastewater service will be provided by City. The infrastructure requirements will be determined at the time of the Preliminary Site Plan, when the final land-use and design of the property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

#### **b. Circulation**

The proposed development is not anticipated to generate significant traffic. There are two proposed driveways on the western perimeter to serve access to 35th Street. The driveway widths are proposed at 26' including the dedicated drive aisles. The parking lot layout provides for a loop design with center aisle to offer for multiple two-way traffic options to also enter and exit the Property.

## F. Comparative Zoning Standards Table

STANDARDS	R-5/MR OPTION	PUD ZONING
Density Maximum Dwellings Maximum Density	No Maximum No Maximum	201 58 du/acre
Maximum Lot Coverage (%)	No Maximum	33% based on net lot area
Maximum Height (feet/stories)	190-feet	4 Stories and 48-feet (up to 56-feet for parapets above roof)
Minimum Building Setbacks		
Front:	25-feet	20-feet from south lot line
Rear:	15-feet	10-feet from north lot line
Side:	15-feet	10-feet from east lot line 15-feet from west lot line  0-feet from adjacent/ attached units
Landscape Setback:		
Street side:	25-feet (front) 15-feet (side)	20-feet (front/south) 15-feet (side/west)
Non-street	15-feet (rear)	10-feet (side/east)
Minimum Open Space/Common Area	30% (net area)	8% of total net site area
Minimum Parking	1.3 spaces per efficiency unit, 1.5 spaces per 1 or 2 bedroom unit, 2 spaces per 3 bedroom unit	0.72 spaces per unit, 141 standard parking spaces, and 5 accessible parking spaces – total of 146 parking spaces.  Parking will be provided on an outdoor surface lot.
Bicycle Parking	N/A	.25 spaces / racks for each residential unit.

## G. Legal Description

**APN's: 127-30-039A and 127-30-040A**

### **Legal Description (Gross Acreage)**

A parcel of land located in the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 25, Township 2 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, also being that parcel of land described in Docket 1152, Page 435, records of Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of said Section 25, from which the South Quarter corner of said Section 25, bears South 89 degrees 42 minutes 19 seconds East, a distance of 2654.53 feet;

**THENCE** along the South line of the Southwest Quarter of said Section 25, South 89 degrees 42 minutes 19 seconds East, a distance of 1990.90 feet to the Southwest Corner of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 25 and the Point of Beginning;

**THENCE** along the West line of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 25, North 00 degrees 02 minutes 47 seconds West, a distance of 454.40 feet;

**THENCE** leaving said West line, South 89 degrees 40 minutes 46 seconds East, a distance of 332.00 feet to the East line of the West half of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter of said Section 25;

**THENCE** along said East line, South 00 degrees 01 minutes 24 seconds East, a distance of 454.25 feet to the South line of the Southwest Quarter of said Section 25;

**THENCE** along said South line, North 89 degrees 42 minutes 19 Seconds West, a distance of 331.82 feet to the Point of Beginning.

Said parcel contains 150,791 square feet, or 3.462 acres, more or less.

**CITY OF PHOENIX**

**MAY 01 2023**

**Planning & Development  
Department**

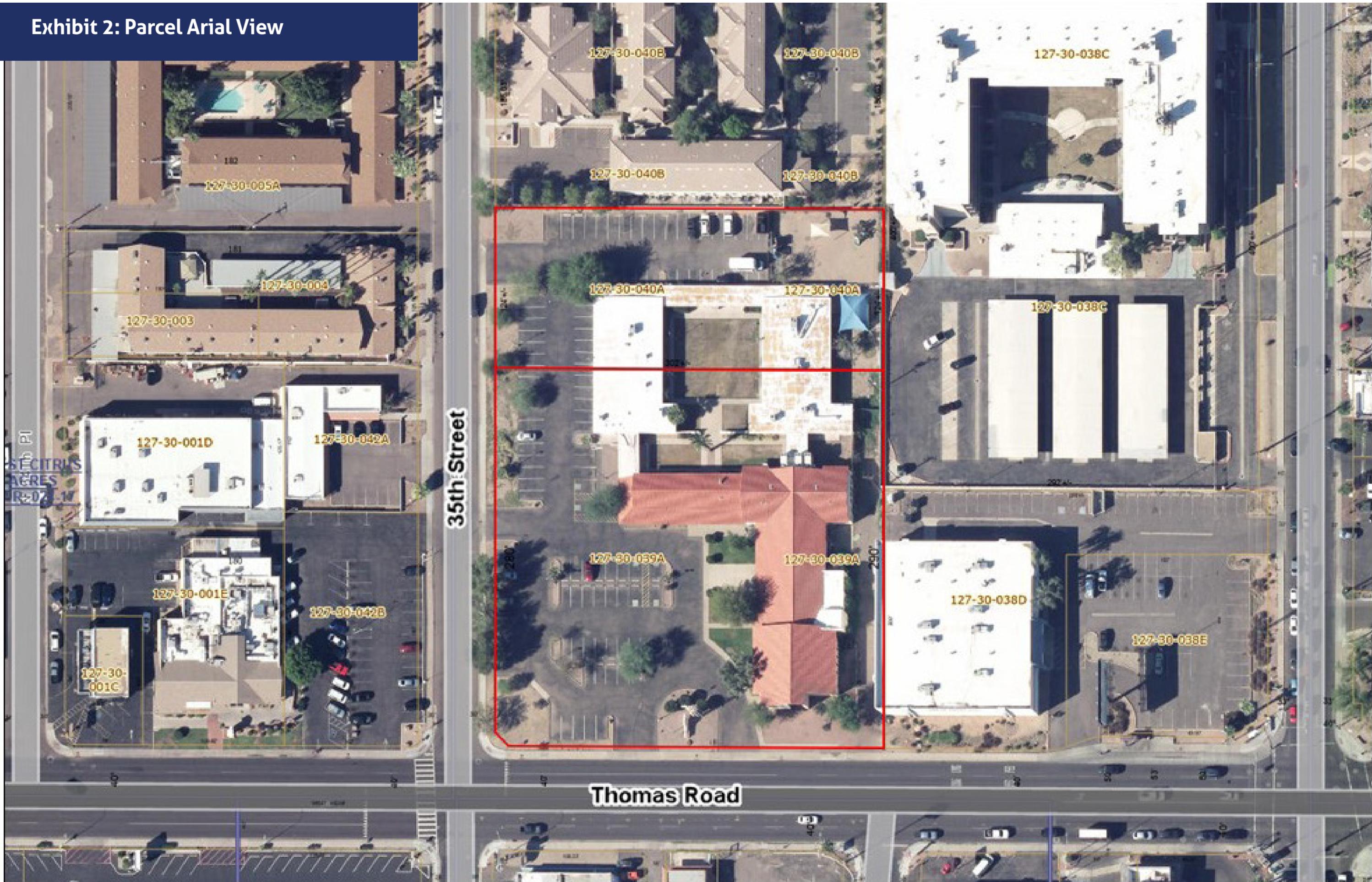
# Exhibits

3

Exhibit 1: Area Vicinity Map



Exhibit 2: Parcel Arial View



# Exhibit 3: My Community Map

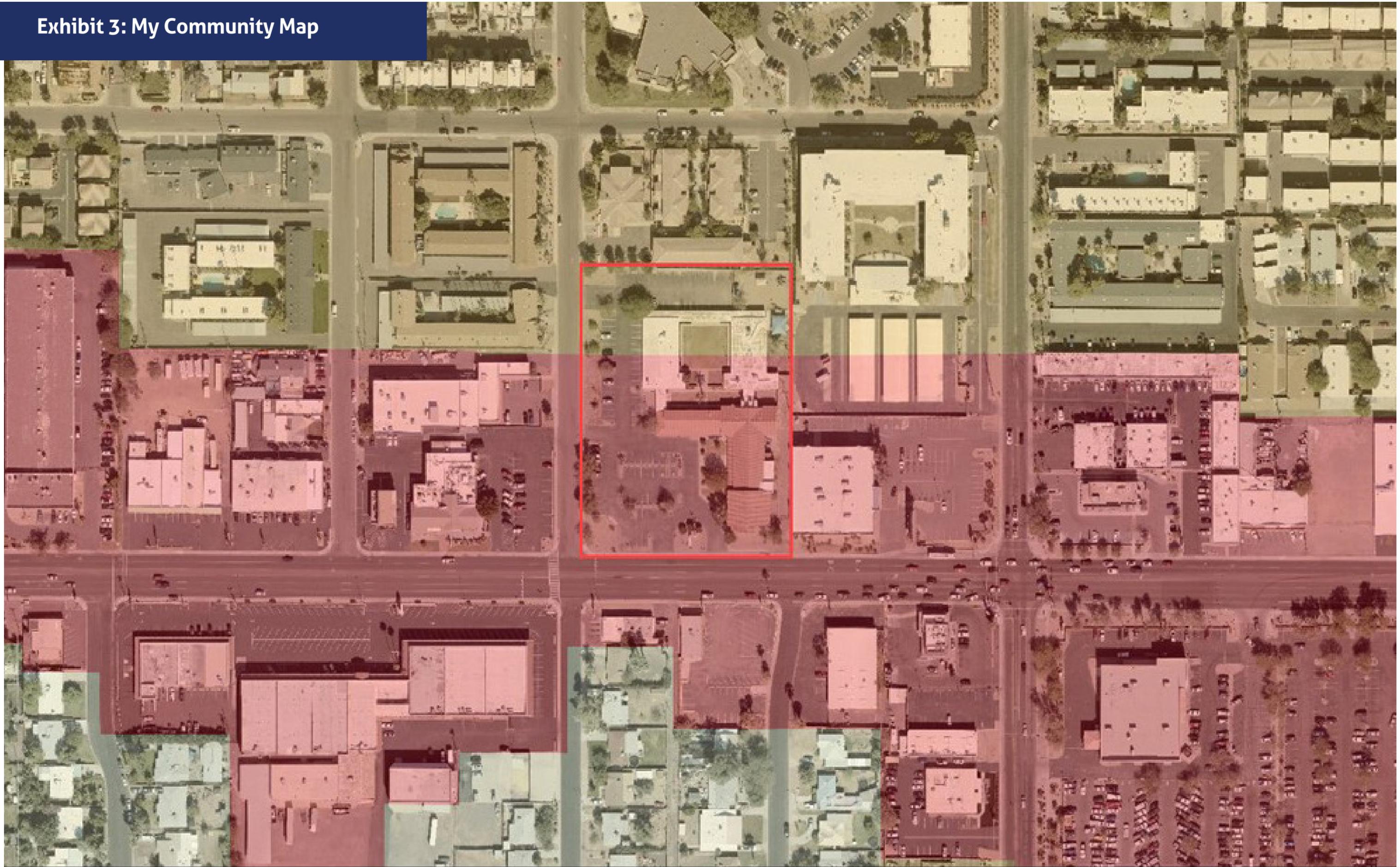
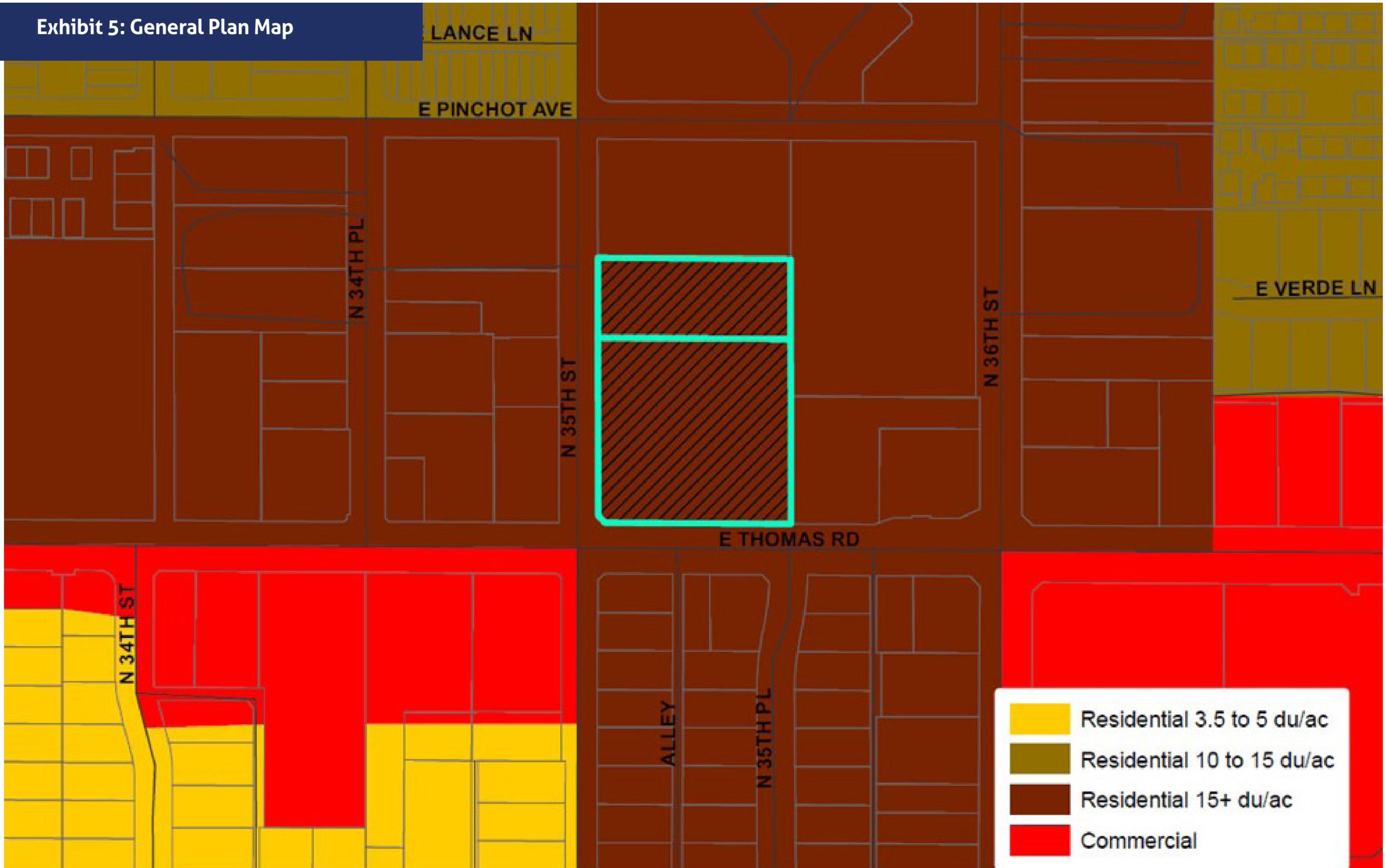


Exhibit 4: Zoning Map



Exhibit 5: General Plan Map



## Exhibit 6: Workforce Proximity Map



## CONCEPTUAL SITE PLAN

This new multi-family development by Urban Housing Solutions fills housing needs for low to mid-income workers, such as school, healthcare, and retail workers, thanks to its close proximity to numerous employment centers.

# Exhibit 7: Conceptual Site Plan



## CONCEPTUAL SITE PLAN

### PROJECT INFO:

APN: 127-30-039A / 127-30-040A  
 CURRENT ZONING: C-2 / R-4  
 PROPOSED ZONING: PUD  
 PROJECT: UHS WORKFORCE HOUSING  
 ADDRESS: 3502 E THOMAS RD PHOENIX 85018

### SITE DATA:

NET AREA	124,666sf	2.86 acres
GROSS AREA:	150,728sf	3.46 acres

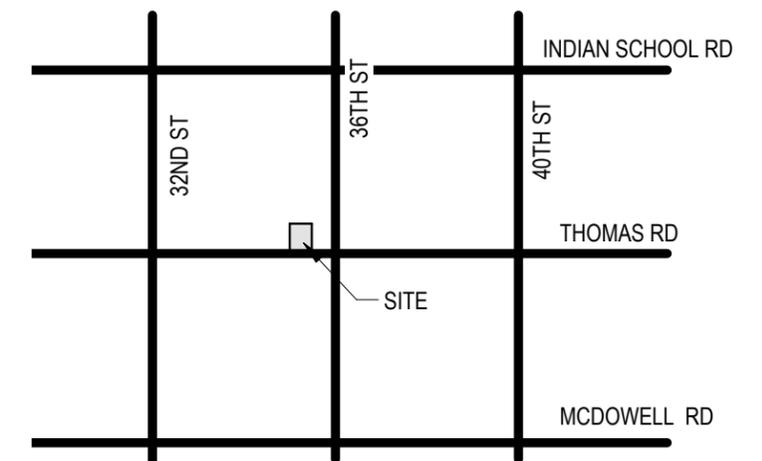
APPROXIMATE OUTDOOR COMMON SPACE: 11,400sf

### BUILDING DATA:

APPROXIMATE GROSS BUILDING FOOTPRINT:	46,600sf
LOT COVERAGE:	33%
TOTAL UNITS:	201
UNIT DENSITY:	58 unit/acre
APPROXIMATE INDOOR COMMON AREAS:	2,210sf
ROOF HEIGHT:	48 feet
NUMBER OF STORIES:	4

### PARKING DATA:

STANDARD PARKING STALLS:	141
ACCESSIBLE PARKING STALLS:	5
PARKING RATIO:	.72



# Exhibit 8: Conceptual Elevations: East and West

## CONCEPTUAL ELEVATIONS

- 1 BENCH
- 2 INSULATED METAL PANELS, BLUE
- 3 INSULATED METAL PANELS, GREY
- 4 INTEGRAL COLOR STUCCO, WHITE
- 5 INTEGRAL COLOR STUCCO, DARK BLUE
- 6 INTEGRAL COLOR STUCCO, LIGHT BLUE
- 7 INTEGRAL COLOR STUCCO, YELLOW
- 8 MASONRY VENEER
- 9 SHADE FIN
- 10 TRASH ENCLOSURE



**2 WEST ELEVATION**  
1/16" = 1'-0"



**4 EAST ELEVATION**  
1/16" = 1'-0"

# Exhibit 9: Conceptual Elevations: North and South

## CONCEPTUAL ELEVATIONS

- 1 BENCH
- 2 INSULATED METAL PANELS, BLUE
- 3 INSULATED METAL PANELS, GREY
- 4 INTEGRAL COLOR STUCCO, WHITE
- 5 INTEGRAL COLOR STUCCO, DARK BLUE
- 6 INTEGRAL COLOR STUCCO, LIGHT BLUE
- 7 INTEGRAL COLOR STUCCO, YELLOW
- 8 MASONRY VENEER
- 9 SHADE FINIS
- 10 TRASH ENCLOSURE



1 SOUTH ELEVATION  
1/16" = 1'-0"



3 NORTH ELEVATION  
1/16" = 1'-0"

**Exhibit 10: Conceptual Rendering**  
Looking at the corner of Thomas and 35th Street



**Exhibit 11: Conceptual Rendering**  
Looking South along 35th Street



# Exhibit 12: Existing Site Photos



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14

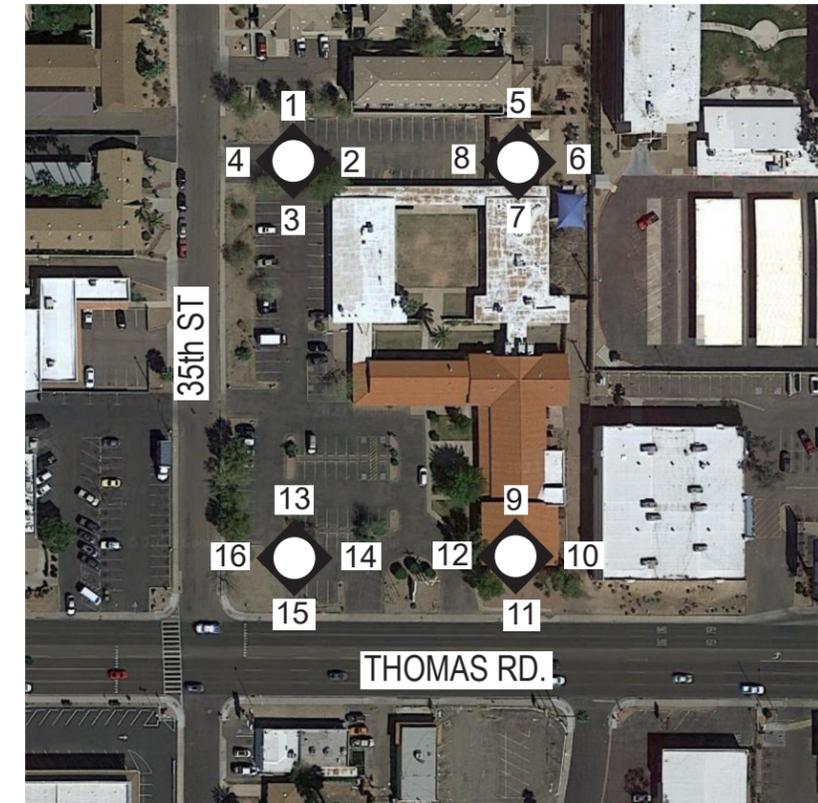


PHOTO 15



PHOTO 16

# EXISTING CONTEXT PHOTOS





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orcutt | winslow

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