



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report Z-20-21-4
(Uptown Residential Community PUD)
February 3, 2022

Encanto [Village Planning Committee](#)
Meeting Date:

September 13, 2021

[Planning Commission](#) Hearing Date:

October 7, 2021
November 4, 2021
December 2, 2021
January 6, 2022
February 3, 2022

Request From:

[UR TOD-1](#) (Urban Residential, Transit-Oriented Zoning Overlay One) (4.34 acres)

Request To:

[PUD](#) (Planned Unit Development) (4.34 acres)

Proposed Use:

PUD to allow multifamily and single-family attached residential

Location:

Approximately 1,300 feet north of the northeast corner of Central Avenue and Indian School Road

Owner:

Midtown Central Hotel Corporation

Applicant:

Cresleigh Homes Arizona, LLC

Representative:

Norris Design, Alan Beaudoin

Staff Recommendation:

Approval, subject to stipulations

The proposal requests to rezone the subject site from UR TOD-1 (Urban Residential, Interim Transit-Oriented Zoning Overlay District One) to PUD (Planned Unit Development) to allow multifamily and single-family attached residential. The subject site has been vacant since 2008.

On June 7, 2021, the Encanto Village Planning heard an Information Only presentation on the proposal. On September 13, 2021, the Encanto Village Planning Committee heard the case and recommended approval per the staff recommendation by a vote of 11 to 3.

On October 7, the Planning Commission heard the case and commissioners expressed the desire for enhancements and revisions related to architecture, frontage types, walkability, the interface to Steele Indian School Park, and perimeter walls. To refine the plans to accommodate this guidance, the applicant requested continuances at the Planning Commission's October 7, 2021, November 4, 2021, December 2, 2021, and January 6, 2022, meetings.

Since the Planning Commission meeting on October 7, 2021, the applicant has worked to make several updates to their proposal. The revised proposal includes changes related to wall standards, architectural design, frontage types, walkability, and the interface to Steele Indian School Park.

Walls and Fences:

The applicant is proposing two changes to the perimeter wall section.

- The first is a minor change to the text to more clearly state that the development will be constructed in accordance to the wall exhibit date stamped February 1, 2022. To formalize this change, staff is recommending Stipulation No. 1.e..
- The second is a revision to the development standards that would reduce the maximum height of perimeter walls adjacent to the private parcels from eight feet to six feet. To formalize this change, staff is recommending Stipulation No. 1.f..

Architecture, Frontage Types, and Park Interface:

The applicant has revised the architecture throughout the site to better reflect the urban context and character of the area while also generating greater visual interest. In addition to the overall architectural design to the building, the applicant has also revised their frontage types along Central Avenue and several units located adjacent to the ungated portion of Steele Indian School Park. This change will add visual interest and a more dramatic interface with the adjacent sidewalk and its connection to the adjacent park.

To address the revised architecture:

- Staff is recommending Stipulation No. 1.l. to require the project be constructed with architecture in general conformance to the Conceptual Building Renderings date stamped February 1, 2022.
- Staff is also recommending Stipulation Nos. 1.k. and 1.m. to update the figures in the Development Narrative to be consistent with those date stamped February 1, 2022 and to add the architectural rendering figures date stamped February 1, 2022.

Conceptual Building Renderings date stamped February 1, 2022, View from Central Avenue, Source: Norris Design



Conceptual Site Plan from February 1, 2022 with stoop frontage types annotated. Source: Norris Design



To address the revised frontage types, staff is recommending revised stipulations to reflect the shift from “porch” to “stoop” frontages. Specifically, the revised conceptual site plan depicts Units 1 through 8, adjacent to Central Avenue, and Units 9 through 14, adjacent to Steele Indian School Park and connected to Central Avenue by a pedestrian

pathway. The revised plan necessitates the below stipulations to reflect the proposed changes:

- Stipulation No. 1.a. is revised to require that all dwelling units with a required frontage type be connected to Central Avenue by a direct pedestrian pathway. The purpose of this stipulation is to ensure the south-facing units adjacent to the ungated portion of Steele Indian School Park will be connected to Central Avenue by a sidewalk.
- Stipulation No. 1.g. requires that all units oriented to Central Avenue and several along the ungated portion of Steele Indian School Park include a “stoop” frontage type, specifically Units 1 through 8 and units 9 through 14 as depicted on the Conceptual Site Plan date stamped February 1, 2022.
- Stipulation No. 1.h. through 1.j. to make additional technical corrections pertaining to the shift from “porch” to “stoop” frontage types.

Walkability:

The applicant has revised their plans in multiple ways to improve the walkability of the site, both for residents and passersby. These include the addition of “stoops” along Central Avenue which will add character to the public realm, the re-orientation of Units 9 through 14 with the inclusion of south-facing stoops with a direct connection to Central Avenue, and a narrower point of vehicular ingress/egress. Staff is recommending Stipulation No. 12 to require a maximum dimension of no greater than 30 feet for the main vehicular entrance to create a strong pedestrian environment with as few vehicular interruptions as possible.

Staff is supportive of the proposed changes and recommends approval subject to the following revised stipulations:

1. An updated Development Narrative for Uptown Residential Community 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 July 12, 2021, as modified by the following stipulations:
 - a. Page 12, PUD Development Standards Table (Single-Family Attached), Add a row titled “Pedestrian connections to Central Avenue” with the following development standard: “Two pedestrian connections to the Central Avenue sidewalk from a system of interior pedestrian pathways. ALL UNITS WITH A REQUIRED STOOP FRONTAGE TYPE SHALL BE CONNECTED TO CENTRAL AVENUE BY A DIRECT PEDESTRIAN PATHWAY. The pedestrian connections to the public sidewalk shall be a minimum 5 feet wide.”

- b. Page 12, PUD Development Standards Table (Single-Family Attached), Add a row titled "Pedestrian system standards" with the following:
 - "Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, public sidewalks, and amenity areas, using the most direct route for pedestrians."
- c. Page 14, 4. Shade. Replace with the following language and formatting:
 - 75 percent minimum shade shall be provided on public sidewalk along Central Avenue.
 - 75 percent minimum shade shall be provided on private walkways through a combination of vegetative and architectural shade but architectural shade shall not comprise more than 30 percent of the total shade.
 - All interior pedestrian pathways shall be shaded to a minimum of 75 percent
- d. Page 12, PUD Development Standards Table (Single-Family Attached), Add a row titled "Pedestrian system standards" with the following:
"Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, public sidewalks, and amenity areas, using the most direct route for pedestrians."
- e. PAGE 15, 6. WALLS AND FENCES, REPLACE THE FIRST SENTENCE WITH THE FOLLOWING "WALLS WILL BE IN ACCORDANCE WITH THE WALL EXHIBITS HEREIN"
- f. PAGE 15, PUD WALL & FENCE DESIGN STANDARDS TABLE, REPLACE THE DEVELOPMENT STANDARDS FOR ALL PERIMETERS ADJACENT TO PRIVATE PARCELS LOCATED NEAR THE NORTHWEST AND NORTHEAST CORNERS OF THE PUD FROM "6' MINIMUM; 8' MAXIMUM" TO "MAXIMUM HEIGHT OF 6 FEET."
- g. PAGE 12, PUD DEVELOPMENT STANDARDS TABLE (SINGLE-FAMILY ATTACHED), REPLACE THE DEVELOPMENT STANDARDS LANGUAGE FOR "WU FRONTAGE TYPES" WITH THE FOLLOWING:
"ALL UNITS ADJACENT TO CENTRAL AVENUE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1305, TABLE 1305.1. FOR STOOP. UNITS 1 THROUGH 14 AS DEPICTED ON THE ILLUSTRATIVE LANDSCAPE PLAN DATE STAMPED FEBRUARY 1, 2022 SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1305, TABLE 1305.1. FOR STOOP WITH THE FRONTAGE ORIENTED TO THE SOUTH. MINIMUM WIDTH: 60% OF BUILDING FAÇADE"
- h. PAGE 11, PUD DEVELOPMENT STANDARDS TABLE (SINGLE-FAMILY ATTACHED), UPDATE "MAXIMUM PROJECTION BY PORCHES, PATIOS, BALCONIES OR PORT-COCHERES INTO REQUIRED PERIMETER SETBACKS" TO ADD "STOOPS."

- i. PAGE 15, 7. CENTRAL AVENUE FRONTAGE, REPLACE “PORCH” WITH “STOOP.”
 - j. PAGE 8. B. LAND USE PLAN. REPLACE ALL DESCRIPTIONS OF “PORCH” FRONTAGE TYPES WITH “STOOP.”
 - k. PAGES 9-10, 17, 22, 24, 25, AND 30 - 34. UPDATE THE FIGURES AND EXHIBITS CONTAINED IN THE NARRATIVE TO BE CONSISTENT WITH THE ILLUSTRATIVE LANDSCAPE PLAN DATE STAMPED FEBRUARY 1, 2022 AND ADD THE ARCHITECTURAL RENDERING FIGURES DATE STAMPED FEBRUARY 1, 2022, TO REFLECT THE CHANGE FROM “PORCH” TO “STOOP” FRONTAGES AND THE ADDED PEDESTRIAN PATHWAY ALONG THE SOUTH PROPERTY LINE.
 - l. PAGE 26, SECTION E.2. ARCHITECTURAL DESIGN. ADD THE FOLLOWING TO THE BEGINNING OF THE LIST AND RENUMBER THE REMAINING ENTRIES: “THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ARCHITECTURAL RENDERINGS WITH SPECIFIC REGARD TO PARAPET DESIGN, FOUR-SIDED ARCHITECTURE, AND MULTIPLE COLORS AND MATERIALS ON EACH BUILDING FACE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.”
 - m. PAGE 3, TABLE OF CONTENTS. UPDATE THE TABLE OF CONTENTS TO INCLUDE THE ARCHITECTURAL RENDERINGS AND RENUMBER PAGES ACCORDINGLY.
- 2. The developer shall dedicate a 12-foot Image Enhancement Easement along the east side of Central Avenue, as approved by the Planning and Development Department.
 - 3. The developer shall provide improvements on Central Avenue in compliance with the Central Avenue Image Enhancement guidelines, as approved by the Planning and Development Department.
 - 4. The developer shall dedicate a public access easement along the northern site boundary to provide legal access to APN 155-25-001L, as approved by the Planning and Development Department.
 - 5. 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. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. A MAXIMUM ONE POINT OF INGRESS/EGRESS SHALL BE ALLOWED ONTO CENTRAL AVENUE, NOT INCLUDING THE SHARED EASEMENT LOCATED ALONG THE NORTH BOUNDARY OF THE SUBJECT SITE. THE WIDTH OF THE VEHICULAR INGRESS/EGRESS SHALL BE NO GREATER THAN 30 FEET, AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Exhibits

Conceptual Building Renderings date stamped February 1, 2022 (3 pages)

Conceptual Illustrative Landscape Plan date stamped February 1, 2022 (1 page)

[Uptown Residential Community](#) date stamped July 12, 2021

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FIGURE 5A

ILLUSTRATIVE
LANDSCAPE PLAN



SCALE: NTS

DATE: 01.24.2022

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