

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-38-22-6

July 29, 2022

<u>Camelback East Village Planning Committee</u> Meeting Date	August 2, 2022
<u>Planning Commission</u> Hearing Date	September 1, 2022
Request From:	<u>P-1</u> (Passenger Automobile Parking, Limited) (0.72 acres)
Request To:	<u>R-4</u> (Multifamily Residence District) (0.72 acres)
Proposed Use	Single-family attached
Location	Southeast corner of 10th Street and Pasadena Avenue
Owner	Brian R. Puziss
Applicant	Andrew Nametz, Pasadena 1 Zero, LLC
Representative	William F. Allison, Withey Morris, PLC
Staff Recommendation	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	10th Street	Local	30-foot east half street
	10th Place	Local	30-foot west half street
	Pasadena Avenue	Local	30-foot south half street

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: *Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.*

The proposal provides a single-family attached development in an area that will buffer single-family detached residences from commercial uses and Camelback Road, an arterial, to the south. The proposal will also add an additional housing type to the area that helps support a broad range of lifestyles in the Village.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: *Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.*

The request proposes a single-family attached infill project on two small lots directly adjacent to commercial parking lots and across from single-family residences. There is a single home on the site currently, but the proposed development will allow the development of additional dwelling units on the site and incorporate landscaping to mirror existing residential properties.

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 proposal, as stipulated, will provide shade along the sidewalk on Pasadena Avenue. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians and alternative transportation users along the sidewalks.

Applicable Plans, Overlays, and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 6.

[Tree and Shade Master Plan](#) – See Background Item No. 7.

[Complete Streets Guiding Principles](#) – See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence, vacant land	P-1
North (across Pasadena Avenue)	Single-family residences	R-3
South	Commercial uses, parking lot	C-2, P-1
East (across 10th Place)	Parking lots	C-2, P-1
West (across 10th Street)	Commercial uses	C-2, P-1

R-4 – Multifamily Residence District (Single-Family Attached Development Option)		
<u>Standards</u>	<u>R-4 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	0.72
Maximum Total Number of Units	22; 25 with bonus	8 units (Met)
Dwelling Unit density (units/gross acre)	30.45; 34.80 with bonus	11.11 (Met)
Maximum Lot Coverage	100%	50% (Met)
Maximum Building Height	3 stories or 40 feet for first 150 feet; height may be increased by 1 foot for every 1 feet of increased setback to a maximum of 4 stories or 48 feet	30 feet (Met)
MINIMUM BUILDING SETBACKS		
Perimeter Adjacent to a Public Street: (North, East, and West)	North: 10 feet East and West: 15 feet	North: 11.5 feet (Met)* East: 20 feet (Met) West: 20 feet (Met)
Perimeter Adjacent to a Property Line: (South)	10 feet	10 feet (Met)

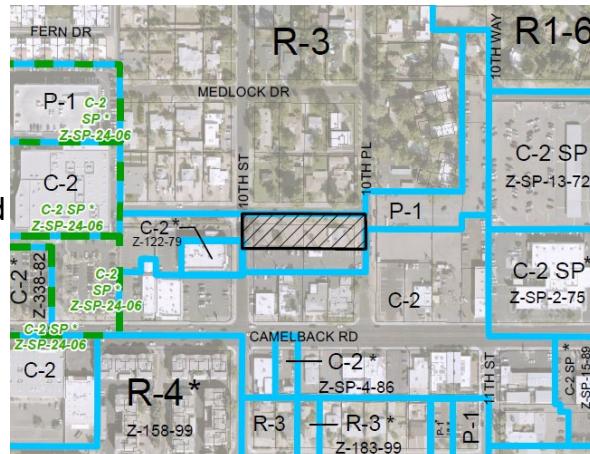
<u>Standards</u>	<u>R-4 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Adjacent to a Public Street: (North, East, and West)	North: 10 feet East and West: 15 feet	North: 11.5 feet (Met)* East: 4.5 feet (Not Met)* West: 20 feet (Met)
Adjacent to a Property Line: (South)	5 feet	5 feet (Met)
Minimum Common Area	5.0%	5.4% (Met)
PARKING REQUIREMENTS		
Parking Requirements	2 spaces per 3 or more bedroom unit and additional unreserved guest parking at a rate of 0.25 spaces per unit: Eight 3-bedroom units proposed 18 spaces required	18 (Met)

* Variance or Site Plan modification needed

Background/Issues/Analysis

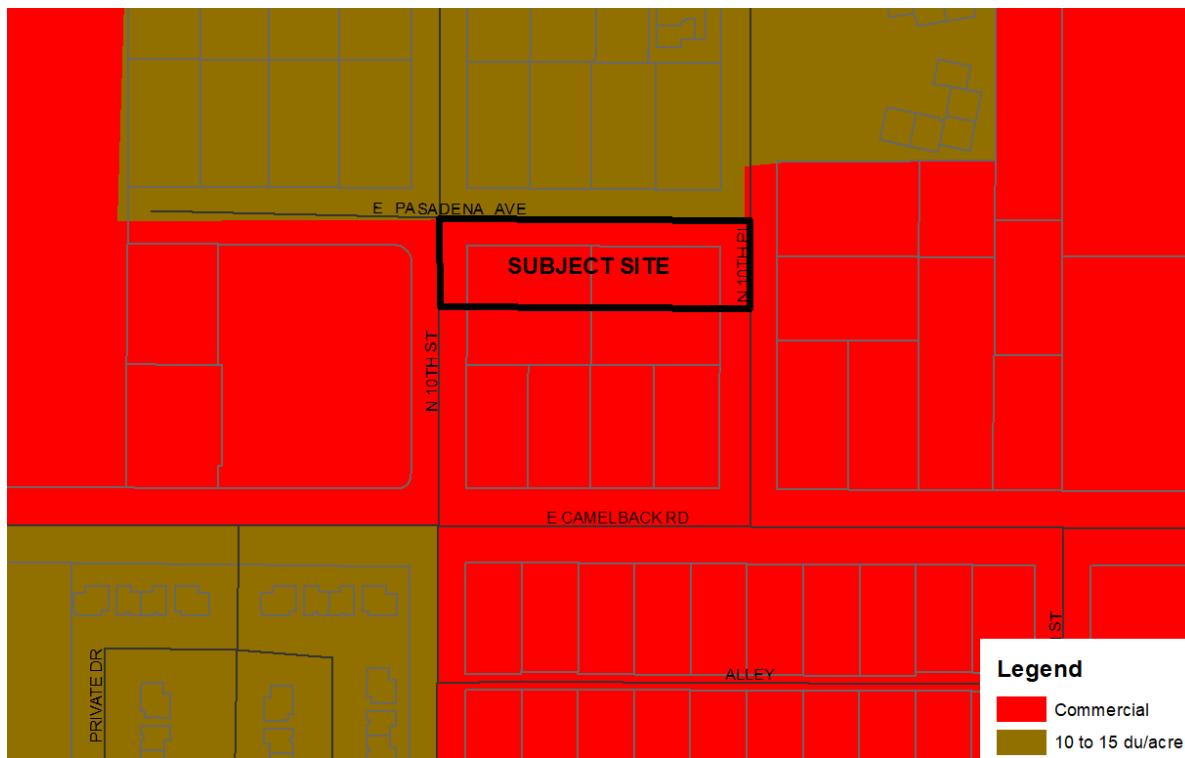
SUBJECT SITE

1. This request is to rezone 0.72 acres located at the southeast corner of 10th Street and Pasadena Avenue from P-1 (Passenger Automobile Parking, Limited) to R-4 (Multifamily Residence District) to allow a single-family attached development.



Zoning Sketch Map; Source: City of Phoenix Planning and Development Department

2. Per the General Plan Land Use Map, the subject site is designated as Commercial. The proposal is not consistent with the designation, but since the site is less than 10 acres, a General Plan Map Amendment is not necessary.



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

The proposal is compatible with the General Plan Land Use Map designations adjacent to the site. The surrounding designations are as follows:

North

10 to 15 dwelling units per acre

East, South, and West

Commercial

EXISTING CONDITIONS & SURROUNDING ZONING

3. The west side of the subject site is vacant, and the east side is developed with a single-family residence. Both parcels are zoned P-1 (Passenger Automobile Parking, Limited) and the request proposes to rezone the site to R-4 (Multifamily Residence District). There are single-family residences to the north, across Pasadena Avenue, zoned R-3 (Multifamily Residence District). To the east, across 10th Place, is a parking lot, zoned C-2 (Intermediate Commercial) and P-1. South of

July 29, 2022

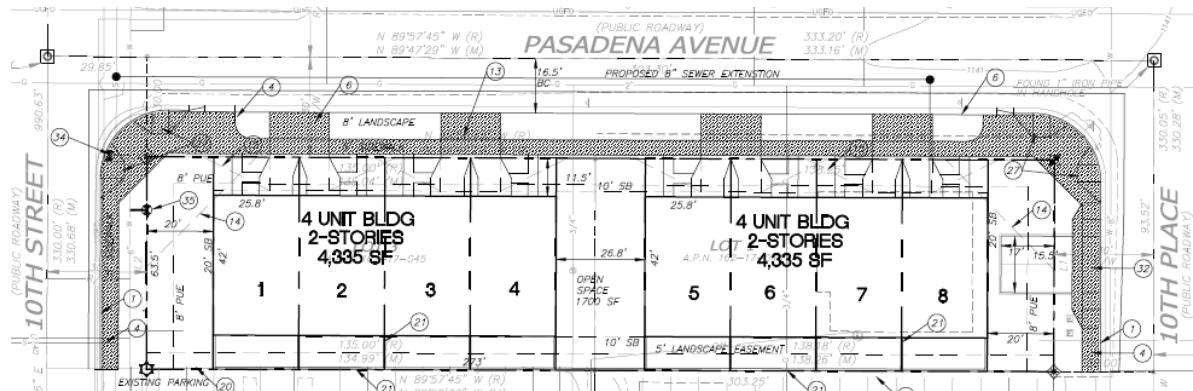
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the site is a parking lot zoned P-1. And west, across 10th Street, is parking and commercial uses, zoned P-1 and C-2, respectively.

PROPOSAL

4. The conceptual site plan proposes an eight-unit single-family attached development; two buildings with four units each at a maximum height of two stories and 30 feet. The surrounding commercial and residential structures are one story, but the development proposes a height consistent with the maximum height for single-family residential districts. This ensures that the proposal is sensitive to the scale of surrounding uses. The site plan also depicts 1,700 square feet of open space at the center of the site. Additionally, each unit will have tandem parking and a shared driveway onto Pasadena Avenue.

Staff does not recommend general conformance to the proposed site plan provided by the applicant as variances may be required to accommodate the location of guest parking and landscape setbacks. Variances undergo the Zoning Adjustment hearing process following the rezoning process. However, to maintain compatibility with the adjacent single-family residences north of the site, staff recommends the maximum building height to be 30 feet and maximum density not to exceed 12 dwelling units per acre. This is addressed in Stipulation Nos. 2 and 3.



Conceptual Site Plan; Source: RCC Design Group, LLC

Additionally, the proposal will use the Single-Family Attached (SFA) development option. The site is within the applicable area for the SFA development option and a use permit will be required to develop under this option.

5. The conceptual building elevations depict modern architectural features unique to the surrounding area. The variety of building materials (fiber cement siding, stucco, steel, masonry veneer, wood) and color palette are consistent with a high-quality development. This proposal will be consistent with the scale of the surrounding neighborhood and staff is recommending general conformance to the elevations submitted, per Stipulation No. 1.



Conceptual Elevation; Source: Felten Group

PLANS, OVERLAYS, AND INITIATIVES

6. Housing Phoenix Plan

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by

providing an opportunity for single-family attached residential units in close proximity to commercial uses.

7. **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. Staff is recommending enhanced tree plantings along Pasadena Avenue to provide minimum 75 percent shade on the sidewalk. This is addressed in Stipulation No. 4.

8. **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. In addition to the enhanced landscaping standards, staff is recommending that the sidewalks along Pasadena Avenue be detached. This is addressed in Stipulation No. 4.

9. **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. As stipulated, the development will provide a minimum of four bicycle parking spaces. This is addressed in Stipulation No. 6.

10. **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 Section 716 of the Phoenix Zoning Ordinance 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 applicant indicated in their submittal documents that the development will participate in the City's curbside recycling program.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff had not received any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

12. **Fire Prevention Division, Fire Department**

Fire Prevention does not anticipate any problems with the referenced case. The site and or building(s) shall comply with the 2018 International Fire Code with Phoenix Amendments. Currently, the water supply (GPM and PSI) for the referenced case is unknown. The water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendments.

13. **Water Services Department**

The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is a potential need to up size existing sewer infrastructure mains to meet specific City Code requirements. Additionally, the department noted that water and sewer services are not permitted to cross through property lines.

14. **Street Transportation Department**

The Street Transportation Department provided the following comments:

- A minimum five-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between back of curb and sidewalk shall be constructed along all street frontages. The detached sidewalks and landscaping will help mitigate impacts onto existing single-family homes to the north and mitigate noise and visual impacts onto future residents from adjacent commercial uses to the east and west. This is addressed in Stipulation No. 4.
 - After discussions regarding conflicts, the Street Transportation Department and applicant agreed to providing attached sidewalks along 10th Street and 10th Place. This is addressed in Stipulation No. 5.
- The existing irrigation facilities along Pasadena Avenue are to be undergrounded and relocated outside of City right-of-way. This is addressed in Stipulation No. 7.
- The developer shall provide appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation No. 8.

OTHER

15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of

Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 9.

16. 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. 10.
17. 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 development is consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre to the north of the subject site.
2. The proposal will provide a high quality Single-Family Attached (SFA) residential development within the applicable area for the SFA development option, which will help alleviate the housing shortage in Phoenix.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations

1. The development shall be in general conformance to the elevations date stamped May 6, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be 30 feet.
3. The maximum density for the project shall not exceed 12 dwelling units per acre.
4. The developer shall construct a minimum 5-foot-wide detached sidewalk along the south side of Pasadena Avenue with a minimum 8-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:
 - a. Minimum 2-inch caliper, large canopy, single-trunk, shade trees placed to provide a minimum of 75% shade on adjacent sidewalks.

- b. Drought tolerant shrubs and vegetative maintained to a maximum height of 24 inches to provide a minimum of 75% live coverage at maturity.
 - c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
- 5. The developer shall construct a minimum 5-foot-wide sidewalk along the east side of 10th Street and west side of 10th Place, as approved by the Planning and Development Department.
- 6. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances or open space areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
- 7. Existing irrigation facilities along Pasadena Avenue are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
- 8. 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.
- 9. 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.
- 10. 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.

Writer

Julianna Pierre

July 29, 2022

Team Leader

Racelle Escolar

Exhibits

Sketch map

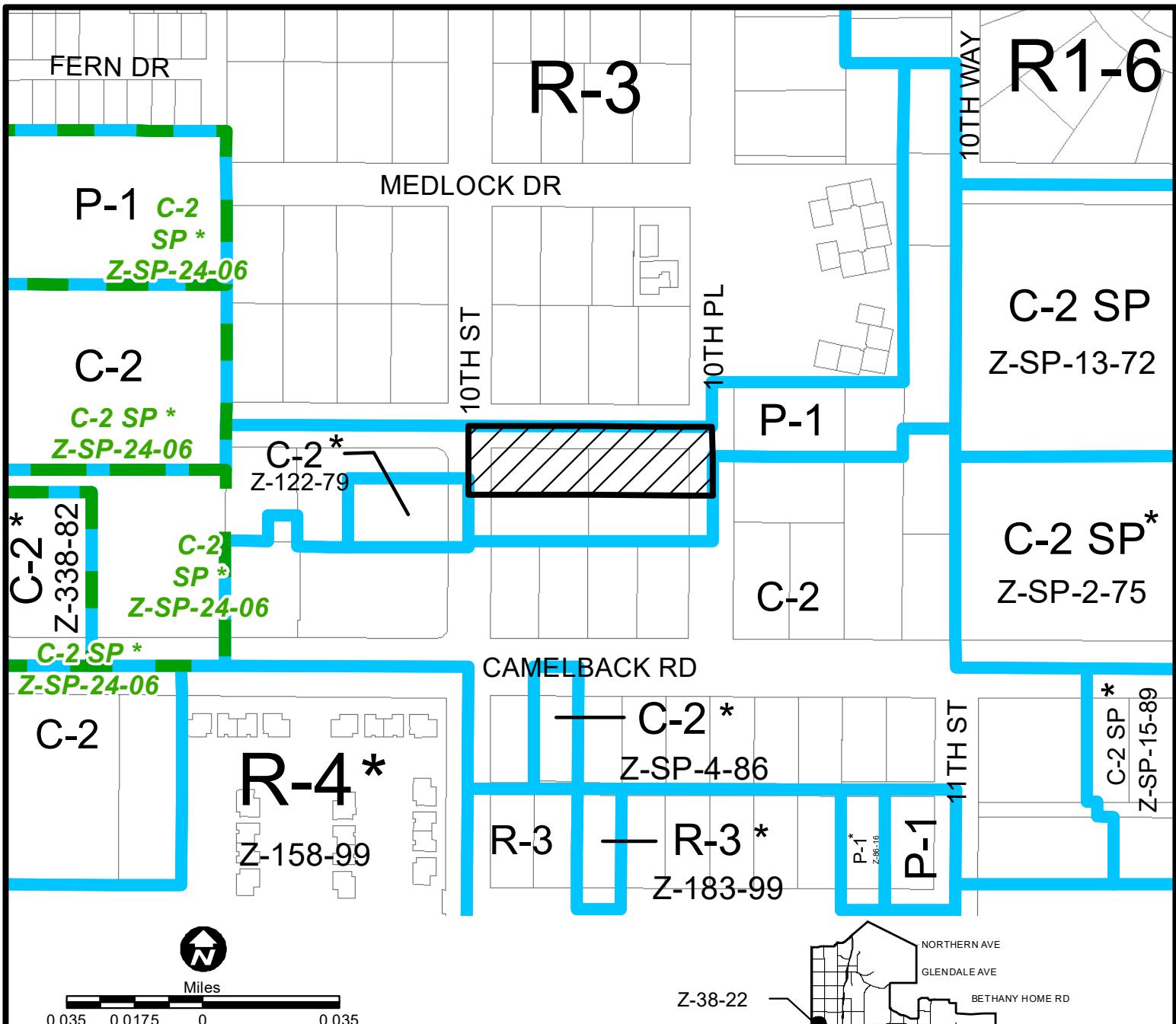
Aerial map

Conceptual site plan date stamped May 6, 2022

Floor plans date stamped May 6, 2022 (2 pages)

Conceptual elevations date stamped May 6, 2022 (6 pages)

Color scheme date stamped May 6, 2022



APPLICANT'S NAME: Pasadena 1 Zero, LLC/Andrew Nametz

APPLICATION NO. Z-38-22

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

0.72 Acres

DATE: 7/8/2022
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 19-29

ZONING MAP

H-8

REQUESTED CHANGE:

FROM: P-1 (0.72 a.c.)

TO: R-4 (0.72 a.c.)

MULTIPLES PERMITTED

P-1

R-4

CONVENTIONAL OPTION

N/A

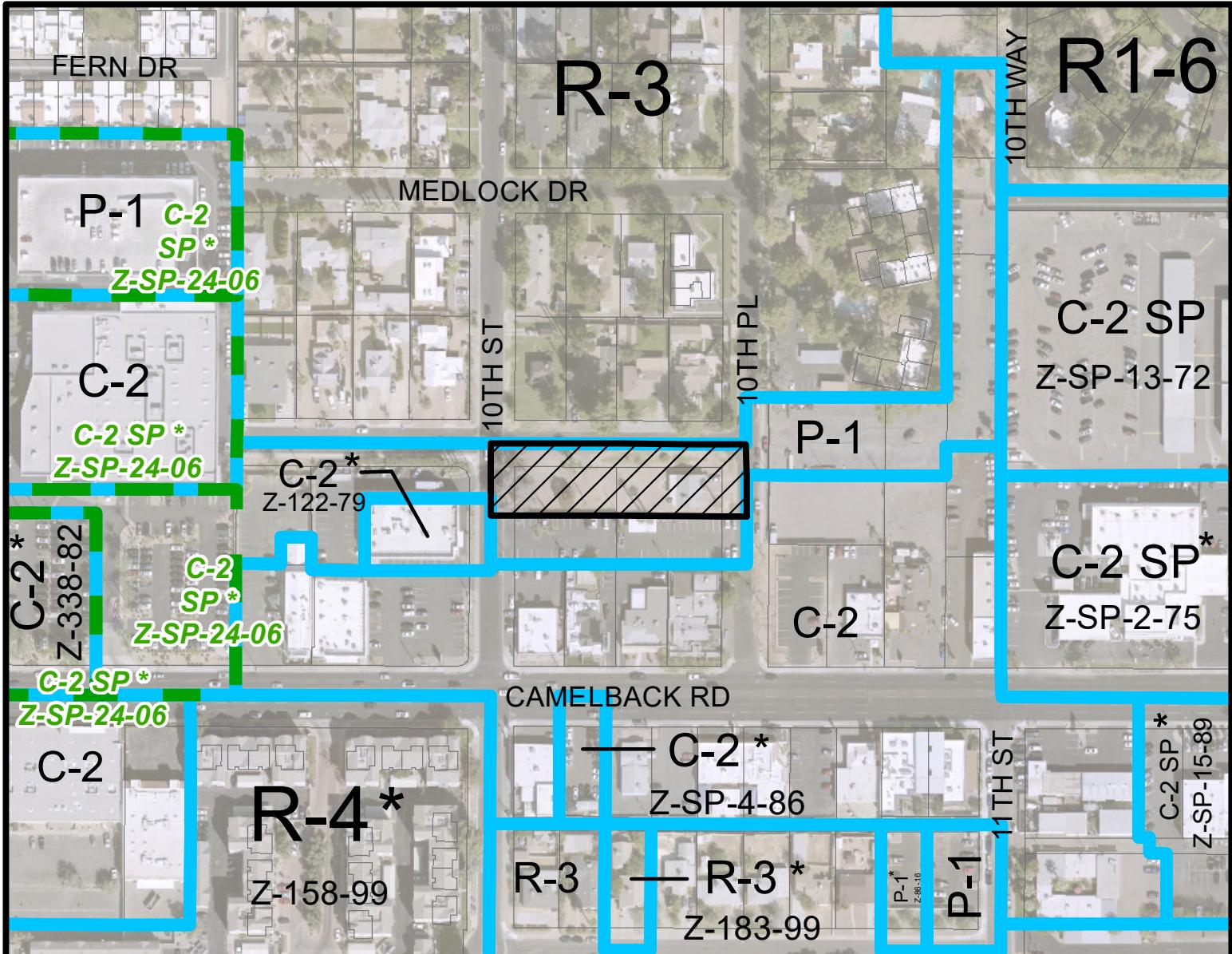
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* UNITS P.R.D. OPTION

N/A

25

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



Miles

0.035 0.0175 0 0.035

CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:

Pasadena 1 Zero, LLC/Andrew Nametz

APPLICATION NO.

Z-38-22

DATE: 7/8/2022

REVISION DATES:

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

0.72 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 19-29

ZONING MAP

H-8

REQUESTED CHANGE:

FROM: P-1 (0.72 a.c.)

TO: R-4 (0.72 a.c.)

MULTIPLES PERMITTED

P-1

R-4

CONVENTIONAL OPTION

N/A

21

* UNITS P.R.D. OPTION

N/A

25

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



NORTH ELEVATION

CITY OF PHOENIX

MAY 06 2022

Planning & Development
Department

SASQUATCH DEVELOPMENT | 10th & PASADENA | PHOENIX, ARIZONA

4-6-2022



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WEST ELEVATION
1/6" = 1'-0"



EAST ELEVATION
1/6" = 1'-0"



SASQUATCH DEVELOPMENT | 10th & PASADENA | PHOENIX, ARIZONA

4-4-2022

CITY OF PHOENIX

MAY 06 2022
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SOUTH ELEVATION
1/8" = 1'-0"



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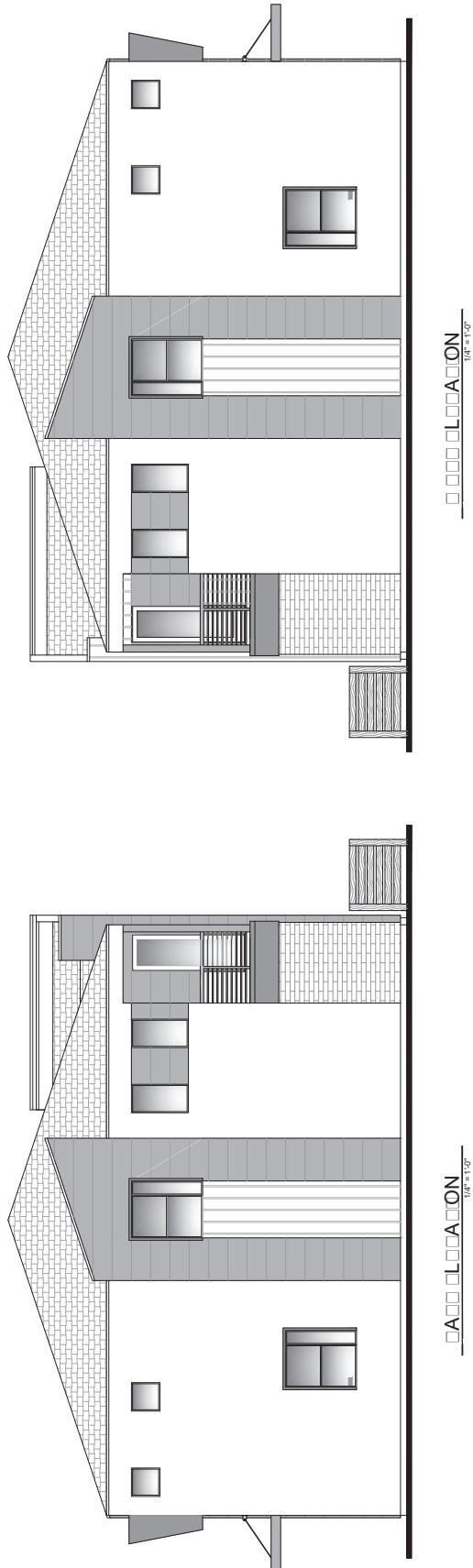
MAY 06 2022

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MAY 06 2022

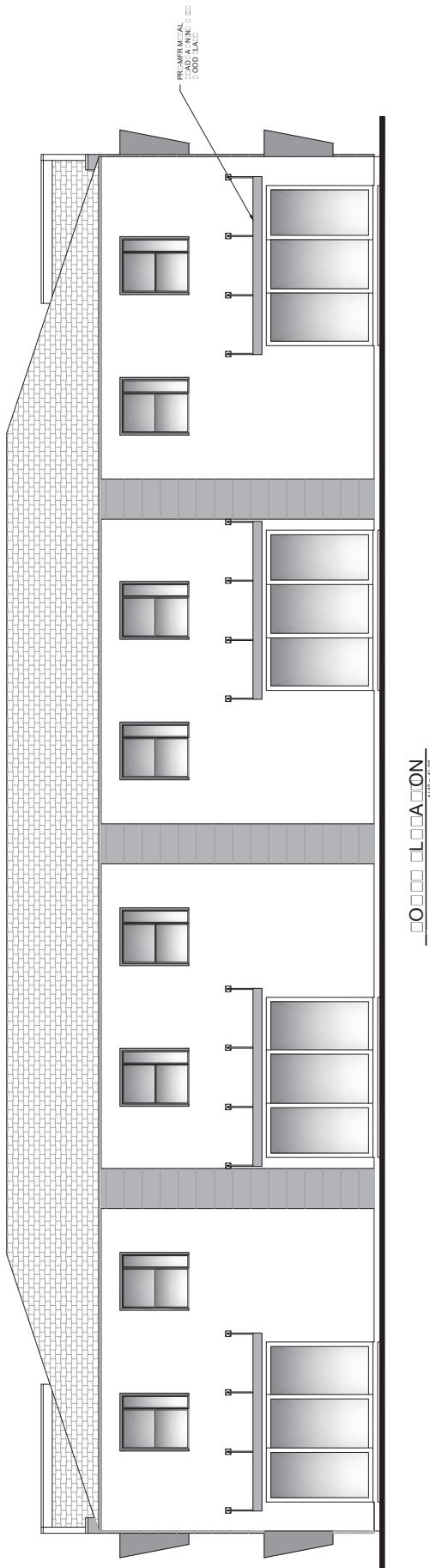
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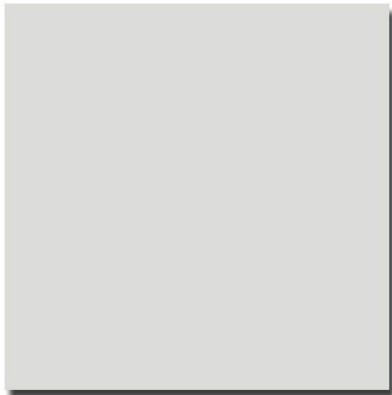
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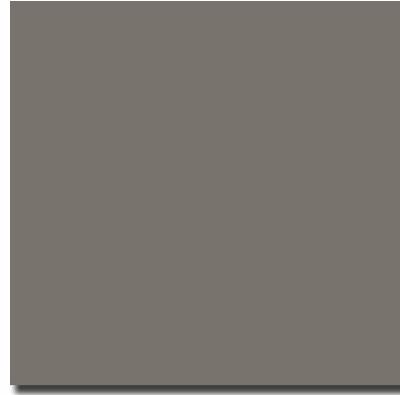
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COLOR SCHEME-1



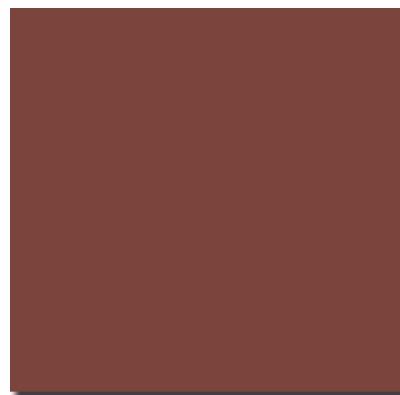
Main Body:
Fleur de Sel (SW 7666)
Mfg: Sherwin Williams



Accent Body:
Gauntlet Gray (SW 7019)
Mfg: Sherwin Williams



Garage Door & Wrought Iron:
Tricorn Black (SW 6258)
Mfg: Sherwin Williams



Front Doors & Metal Shrouds
IRed Barn (SW 7591)
Mfg: Sherwin Williams



Roof:
Landmark Driftwood
Mfg: CertainTeed Shingles



Brick:
Wirecut Brick - Wolf Grey
Mfg: Coronado Stone