Attachment B



Staff Report Zoning Ordinance Text Amendment Z-TA-1-20-8 August 25, 2020

Application No. Z-TA-1-20-8: Amend Section 1202.D. (Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to replace the Downtown Code Density Map to amend density provisions from 218 maximum dwelling units per acre to No Density Limit at the southeast corner of 6th Street and Garfield Street and amend Section 1214.B. (Evans Churchill East, Development Standards) to allow for a height bonus up to ten percent and to increase the maximum lot coverage south of Garfield Street from 50 percent to 90 percent.

<u>Staff Recommendation</u>: Staff recommends approval of Z-TA-1-20-8 as shown in the recommended text in Exhibit A.

Background

This request is to amend the following:

- Allowable density to no density limit
- Allow for a height bonus to increase height up to 10 percent
- Increase the maximum lot coverage to 90 percent south of Garfield Street

The proposed development is located at the southeast corner of 6th Street and Garfield Street in the Evans Churchill East Character Area. The Evans Churchill East Character Area is primarily intended to be a continuously evolving arts-oriented mixed-use community where new mixed-use development shares space with old bungalows and historic homes, and new live-work units provide additional commercial spaces to cater to the needs of artists. The site is located south of Garfield Street, which is a part of the Evans Churchill



Source: City of Phoenix Planning and Development Department

East Character Area bordered by the Bio Med Character Area to the south and west. The area bordered by Garfield Street to the north, 6th Street to the west, McKinley

Street to the south and 7th Street to the east serves as an area for transition between the higher scale and intensity envisioned for the Bio Med Character Area and the lower-scale arts-oriented community and historic bungalows north of Garfield Street in the Evans Churchill East Character Area.

The subject site is currently vacant. To the north, across Garfield Street, is an APS substation. To the east are two multifamily buildings and a singlefamily residence. To the south is a single-family residence. To the west, across 6th Street, is a vacant lot proposed to be a temporary parking lot for the Arizona State University Phoenix Biomedical Campus Innovation Center under construction at 5th Street and Garfield.

The current regulating maps of the Downtown Code permit a maximum density of 218 dwelling units per acre and maximum height of 250 feet on the proposed development site, as shown in Figure C below. The current maximum density and height was determined by the previous zoning, R-5 HRI (Multifamily Residence District, Figure B: Site Context



Source: City of Phoenix Planning and Development Department

High Rise and Mixed-Use District), prior to the adoption of the Downtown Code in 2010. The properties surrounding the subject site are also permitted a maximum density of 218 dwelling units per acre and maximum height of 250 feet. The current development standards of the Evans Churchill East Character area permit a maximum lot coverage of 50 percent with the option to increase to 100 percent using the sustainability bonus provisions.



Figure C: Height and Density Designations

Source: City of Phoenix Planning and Development Department

Background: Urban Form Project and the Downtown Code

The Downtown Urban Form Project was initiated in 2006. The Downtown Phoenix Plan is a product of the Downtown Phoenix Urban Form Project and was prepared to provide direction for implementation of the community vision for an active, pedestrian-oriented and sustainable Downtown. The Downtown Phoenix Plan was adopted by City Council in 2008 and served as a precursor to the Downtown Code, adopted in 2010, which is now Chapter 12 of the Phoenix Zoning Ordinance.

The site is included in the Bio Med Character Area in the Downtown Phoenix Plan and was then included in the Evans Churchill East Character Area when the Downtown Code was adopted. The vision for how the Bio Med Figure D: Downtown Phoenix Plan Character Area



Source: City of Phoenix Planning and Development Department

Character Area will develop as listed in the Downtown Phoenix Plan is as a major educational, medical and technological employment center. The Bio Med Character Area will be a key economic engine in Downtown, in an increasingly high-tech Arizona. It was envisioned to be a high-tech hub surrounded by comfortable pedestrian-oriented streets that connects workers, researchers, and students to restaurants, shops and galleries in the arts-oriented Evans Churchill neighborhood, and to the fine dining,

music, sports, and convention venues in the Business Core (pg. 3-33). The Downtown Phoenix Plan lists two policies that address specific issues or opportunities unique to the planning area. The two policies for the Bio Med Character Area are:

Policy 3-28: Maintain the existing block structure and street grid between Garfield and Fillmore Streets.

Policy 3-29: Develop height transition strategies to ensure compatibility between new high-rise and high-density development south of Garfield Street and the bungalow row north of Garfield Street.

Staff Analysis

Density

The proposal to increase the allowable density to no density limit is consistent with the Walkable Urban Code applicability. As part of the Reinvent PHX project, the Walkable Urban Code was adopted by City Council in 2015 as a new urban and transit-oriented zoning code. The code regulates development in proximity to light rail stations and is Chapter 13 of the City of Phoenix Zoning Ordinance. The Walkable Urban Code is a zoning option applicable to properties outside of the Downtown Code that are within the Transit Oriented District Policy Plan areas typically encompassing a half-mile radius around station locations. The subject site is located approximately 0.46 miles from the Roosevelt/Central Avenue light rail station. If the project was not within the Downtown Code zoning district, the Walkable Urban Code applicability may have been extended to include the subject site and would allow the physical form, building design, and lot standards to dictate the allowable density on the site without the need to specify a maximum allowable density. The site is also located within walking distance of the Phoenix Biomedical Campus. Increasing the scale and intensity for projects in this area is also consistent with the General Plan transit-oriented development goals and principles which are to ensure that downtown housing is dense, and to encourage highdensity housing and high intensity employment uses located adjacent or close to transit stations.



Figure E: Maximum Density Existing and Proposed

Source: City of Phoenix Planning and Development Department

Lot Coverage

The request to increase lot coverage to 90 percent south of Garfield Street and maintain the 50 percent lot coverage north of Garfield Street contributes to the transitional nature of the site, as it is bordered by Bio Med Character Area which allows for 100 percent maximum lot coverage. Further, the request would allow for the option to increase lot coverage by using the sustainability bonus point provisions in the Downtown Code which requires projects to include community benefits in the site design.

Height

The request does not increase the height allowed in the Evans Churchill East Character Area by right, rather it creates the opportunity for projects to achieve more height by providing community benefits through sustainability bonus points. The proposal to increase the allowable height by a sustainability bonus provision is consistent with the Downtown Phoenix Plan policies and provides for a public benefit that is sensitive to the surrounding area.

The proposed amendment meets the policies in the Downtown Phoenix Plan for the Evans Churchill East Character Area.

> Policy 3-29: Develop height transition strategies to ensure compatibility between new high-rise and high-density development south of Garfield Street and the bungalow row north of Garfield Street.

The proposed amendment is to allow for a height increase up to 10 percent for sites south of Garfield Street. The proposal would create a more appropriate height transition from properties in the adjacent Bio Med Character Area to the south with significantly higher height designations and the height designations north of Garfield Street. A height transition strategy south of Garfield Street developed by the proposed text amendment





Source: City of Phoenix Planning and Development Department

provides the opportunity for projects to incorporate community benefits through the Downtown Code's sustainability bonus point system.

Conclusion

Staff recommends approval of Z-TA-1-20-8 to amend the density map and Evans Churchill East Character Area text as shown in Exhibit A of the staff report.

The proposal for additional density and option for more lot coverage and height is warranted given the proposed development's proximity to the Bio Med Character Area and public transit. The proposal is in line with the policies of the Downtown Phoenix Plan, the General Plan, and transit-oriented development goals and principles. The sustainability bonus option develops a height and lot coverage transition strategy for the area south of Garfield Street and offers community benefits in exchange for the option for additional height and lot coverage.

<u>Writer</u>

Sarah Stockham August 25, 2020

<u>Team Leader</u>

Samantha Keating

Exhibits

Exhibit A: Proposed Language (4 pages) Exhibit B: Applicant Narrative and Site Plan (8 pages)

Sketch Map

EXHIBIT A

Application No. Z-TA-1-20: Amend Section 1202.D. (Regulating Maps, Density Map) of the Phoenix Zoning Ordinance to replace the Downtown Code Density Map to amend density provisions from 218 maximum dwelling units per acre to No Density Limit at the southeast corner of 6th Street and Garfield Street and amend Section 1214.B. (Evans Churchill East, Development Standards) to allow for a height bonus and increase the maximum lot coverage south of Garfield Street from 50 percent to 90 percent.

Staff Proposed Language That May Be Modified During the Public Hearing Process is as follows:

Amend Chapter 12, Section 1202 (Regulating Maps) by removing the old map, and inserting the new map as follows:

EXHIBIT A Z-TA-1-20-8 Page 2

D. The density for any parcel in the Downtown Area shall not exceed the following unless a density bonus is allowed by the Character Area and approved by the Planning and Development Department staff or an appeal is approved by the Design Review Committee (DRC) pursuant to Section 1223 requirements:



EXHIBIT A Z-TA-1-20-8 Page 3



Amend Chapter 12, Section 1214 (Evans Churchill East) to read as follows:

B. **Development Standards.**

1. Maximum height.

- a. *Main building:* Governed by the height map, Section 1202.C.
 - (1) Height bonus: None. NORTH OF GARFIELD STREET: NONE.
 - (2) HEIGHT BONUS SOUTH OF GARFIELD STREET: MAXIMUM 10%.

2. Maximum density.

- a. Governed by the density map, Section 1202.D.
 - (1) *Bonus:* Maximum 50% increase in density

3. Maximum lot coverage.

- a. Lot coverage: 50% NORTH OF GARFIELD STREET: 50%
- b. LOT COVERAGE SOUTH OF GARFIELD STREET: 90%
- C. (1) Bonus, ALL AREAS: maximum 100% lot coverage.

Exhibit B



LAW OFFICES

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CITY OF PHOENIX

MAY 11 2020

Planning & Development Department

ALBUQUERQUE BOISE DENVER LAS VEGAS LOS ANGELES LOS CABOS ORANGE COUNTY PHOENIX PORTLAND RENO SALT LAKE CITY SEATTLE TUCSON WASHINGTON DC

May 8, 2020

Sarah Stockham Central City Village Planner Planning and Development Department City of Phoenix 200 W. Washington Street Phoenix, Arizona 85004

> Re: Text Amendment Application to (i) the Downtown Code's Density Regulating Map, Section 1202.D, (ii) the Maximum Lot Coverage Standard, Section 1214.B.3, and (iii) the Maximum Height Standard, Section 1214.B.1.a of the City of Phoenix Zoning Ordinance for a Limited Area of the Evans Churchill East Character Area

Dear Sarah:

On behalf of Hubbard Street Group ("Hubbard"), we are pleased to submit this application to amend Chapter 12 of the City of Phoenix Zoning Ordinance ("Ordinance"), specifically Section 1202.D, the Maximum Density Map, Section 1214.B.2.a, Maximum Lot Coverage Standard and Section 1214.B.1.a, Maximum Height Standard for the Evans Churchill East Character Area.

This request pertains to the property located at the southeast corner of 6th Street and Garfield Street, otherwise known as Maricopa County Assessor's Parcel Numbers 111-44-119, 111-44-120 and 111-44-121 (the "Property") (<u>Exhibit A</u>), which will support development of a 26 story, 265-foot-tall, 309 dwelling luxury apartment high-rise with ground floor retail/commercial space (the "Project"). Initial conceptual images of the Project are attached as <u>Exhibit B</u>.

The objective of this amendment is to establish development standards for these parcels that are consistent with modern development requirements as well as the specific site context conditions not fully addressed when the Ordinance was originally adopted. These development standards modifications are necessary for Hubbard (and other property owners on the block) to develop a high-quality urban residential project that will create activity at the street level and provide another housing choice for those that desire to live in Downtown Phoenix.

A. <u>Section 1202.D – Density Regulating Map</u>. The Downtown Code provides a regulating map for density levels. The Property is currently permitted a maximum of 218 dwelling units per

MAY 11 2020

Planning & Development Department

Sarah Stockham May 8, 2020 Page 2

Snell & Wilmer

acre, and through this request we are seeking an amendment to the Regulating Map to No Density Limit (<u>Exhibit C</u>). We are requesting this designation due to the Downtown Code's lack of additional density classifications above 218 dwelling units per acre. Because of the smaller unit mix, the actual project density will be 443 dwelling units per acre.

This request reflects the changing dynamics in Downtown Phoenix. The lack of available land within the area has driven development of the remaining smaller and smaller parcels. As the size of parcels under development continues to decrease, the actual density proposed on those parcels will increase. In Hubbard's instance, the Property consists of only 0.41 buildable acres – a site that is a fraction of the average site area at the time of the Downtown Code's implementation, when larger groups of parcels were readily available.

In addition, today's residents demand smaller, more cost-effective dwelling units in a building that offers significant resident amenities and an exciting, active ground floor. Smaller units equates to more units per acre; the Downtown Code simply did not foresee the movement to smaller unit sizes.

Further, the Property exists in a unique location – bounded by the APS substation to the north and the Bio Med Character Area to the west and south. This results in an assurance that there will be, for the foreseeable future, a lack of residential density adjacent to the Property. The APS substation will continue to exist and serve Downtown Phoenix for many years into the future, and the Biomedical Campus is intended to develop primarily as laboratory or research space, consistent with the goals of the City. This creates a lack of residential density and intensity on the surrounding blocks. The lack of units results in fewer residents in the immediate area, which makes attracting and retaining restaurants and supporting retail more challenging for this part of Downtown. By allowing for more people to reside on the Property, the lack of available residential dwellings in the immediate area will be alleviated.

In summary, the limited supply of available land for residential development in the area, the changes in resident preferences for smaller, more economical homes, and the need to ensure density levels to support nearby businesses results in a need to reclassify the Property as "No Density Limit."

B. <u>Section 1214.B.3</u> - <u>Maximum Lot Coverage Standard</u>. The Evans Churchill East Character Area allows up to 50% lot coverage "byright" and, with bonus, up to 100% lot coverage. Given the height in the area (up to 250 feet), the 50% lot coverage is in clear conflict with the intent of the area to support tall, dense residential buildings. As it relates to the Property, these parcels (and the overall block) are located in a "dog-leg" type of condition, with the Bio Med Character area to the west and south (note east is 7th Street, the edge of the Downtown Code).



1

MAY 11 2020

Planning & Development Department

Sarah Stockham May 8, 2020

Page 3

Snell & Wilmer

The Bio Med Character area permits up to 100% lot coverage "by-right" (Section 1208.B.3.a), while allowing the same (west) or more (south) height immediately adjacent to the Property. As a transitional area between these two Character Areas, it is appropriate to provide a lot coverage transition on this block.

This request is to amend Section 1214.B.3 to read as follows:

3. Maximum lot coverage.

a. Lot coverage, NORTH OF GARFIELD STREET: 50%

b. Lot coverage, SOUTH OF GARFIELD STREET: 90%

(1) Bonus, ALL AREAS: maximum 100% lot coverage.

This will permit the block, inclusive of the Property, to enjoy a transitional "by-right" base lot coverage of 90% (less than the abutting Bio Med) while maintaining the bonus provisions that allow up to 100% (via a 10% bonus under Section 1223.B.1.(c)). For those areas north of Garfield Street, the standards will remain the same, encouraging a transitional development pattern northward through the Character Area.

<u>C. Section 1214.B.1.a.(1) – Maximum Height Standard</u>. The Evans Churchill East Character Area allows heights up to the limits of the "Height Map" (Section 1202.C) without any bonus provisions.

The block (inclusive of the Property) is made up of a number of smaller parcels and is also one of the few blocks in the area that does not benefit from an alleyway. Some additional height is necessary and appropriate for development to maximize density and square footages to support a vibrant mixed-use area. As with the density map amendment discussed in Section A, the surrounding context of the block results in fewer residential development opportunities due to existing and planned development.

To provide opportunity to achieve additional height, which for the project requires an increase of only 10%, an amendment to permit a project to earn additional "bonus" height is proposed that would be limited to the block (areas south of Garfield only) to utilize the provisions of Section 1223.B.1.(a). A maximum 10% bonus would require 30 sustainability bonus points. As always, any height would be limited by the Airport Height Zoning Article, City Code Chapter 4, Article XIII.

This request is to amend Section 1214.B.1.a.(1) to read as follows:

1. Maximum height.

a. Main building: Governed by the height map, Section 1202.C.

MAY 11 2020

Planning & Development Department

(1) Height bonus, NORTH OF GARFIELD STREET: None.

(2) HEIGHT BONUS, SOUTH OF GARFIELD STREET: MAXIMUM 10%.

This will allow for parcels on the block to utilize up to 10% additional height, if necessary, to develop buildings of size required for modern high-rise development, particularly due to taller heights between floor plates in today's construction.

D. <u>Summary</u>. This is a request for approval of a text amendment Chapter 12 of the City of Phoenix Zoning Ordinance to modify (i) the Density Regulating Map of Chapter 12, Downtown Code, to allow for sufficient density to support modern residential high rise development, (ii) Section 1214.B.3 to provide sufficient base lot coverage for the area south of Garfield Street and (iii) Section 1214.B.1.a to allow for a bonus allotment up to 10% additional height for the area south of Garfield Street.

These changes provide for underlying development standards that are consistent with modern residential high-rise development, encourage development on the block of significant residential density to support retail and commercial uses envisioned for the Character Area and is in alignment with the overall goals of the Downtown Code.

Respectfully submitted,

Snell & Wilmer

Nicholas J. Wood

Sarah Stockham May 8, 2020 Page 4

Snell & Wilmer



Sarah Stockham May 8, 2020 Page 5

CITY OF PHOENIX

MAY 11 2020

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Exhibit A – Site Aerial



MAY 1 1 2020

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Sarah Stockham May 8, 2020 Page 6

Exhibit B - Conceptual Project Images





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Sarah Stockham May 8, 2020 Page 7

CITY OF PHOENIX

MAY 1 1 2020

Planning & Development Department





BONUS CREDIT MATRIX Section 1223.c

3. OUTPERFORMS THE CURRENTLY A ENERGY CODE BY THE FOLLOWING F		6 TYPES OF AMENITIES	4	6 TYPES OF AMENITIES (WASTE RECEPTACLES*, BENCHES		
3. OUTPERFORMS THE CURRENTLY A ENERGY CODE BY THE FOLLOWING F MEASURED BY THE PERCENT (%) OV				SWIMMING POOL, BBQ GRILLS, FIREPIT, LOUNGE)		
ENERGY CODE STANDARD.	3. OUTPERFORMS THE CURRENTLY ADOPTED ENERGY CODE BY THE FOLLOWING PERCENTAGES. MEASURED BY THE PERCENT (%) OVER REQUIRED		15	*ped amenities will be provided on Garfield street, in addition to the standard pedestrian amenities BUILDING INFO DETAILING COMPLIANCE WILL BE PROVIDED PRIOR TO PRELIMINARY APPROVAL		
4. PROVIDE ADDITIONAL BICYCLE AMI SHALL BE LOCATED IN COMMON ARE	AS OF THE SITE,		4	UNDER SEPERATE COVER. ADDITIONAL BICYCLE AMENITIES PROVIDED FOR RESIDENTIAL IN PARKING GARAGE AREAS, COMMERICAL		
AND MAY INCLUDE THE FOLLOWING: 5. COMMERCIAL USE: LOCKER, SHOWER, AND/OR TIRE AIR-UP FACILITIES.		+3 TYPES OF AMENITIES SHOWER	5 10	AMEN. AT GARFIELD ST AND BACK OF HOUSE COMMON AREA. AIR PUMP. TOOL SHARE,WASH STATION SHOWER PROVIDED IN AREA EASILY ACCESSED BY		
6. RESIDENTIAL: PROVIDE BICYCLE A TENANTS. NUMBER OF AMENITIES B PERCENT OF TOTAL NUMBER OF DW	ASED ON	2 TYPES OF AMENITIES FOR 20% OF DWELLING UNITS	10	EMPLOYEES SECURE STORAGE, AIR PUMPS, WASH STATION, REPAIR ROOM		
7. EXCEED THE MINIMUM LANDSCAPI REQUIREMENTS BY PROVIDING THRE CALIPER OR LARGER SIZE TREES. LA	NG EE-INCH .NDSCAPING	MINIMUM 3" CALIPER SIZE TREES	5	WILL PROVIDE 4" CALIPER TREES OR BETTER ALONG GARFIELD AND 6TH STREETS.		
MUST BE VISIBLE AND ACCESSIBLE B B. PROVIDE PERMEABLE PAVING, STF SOIL/GRASS, OPEN GRID PAVING OR MATERIAL WHICH ALLOWS FOR WATI PERMEATE THE SURFACE TO PROMO DRAINAGE AND FILTRATION. THE CAL SHALL INCLUDE ON-SITE PEDESTRIAI PRIVATE SURFACE DRIVEWAYS AND	RUCTURED SIMILAR ER TO DTE NATURAL CULATION N WALKWAYS,	41-60% HARDSCAPE SURFACE AREA	4	45% OF ON-SITE PEDESTRIAN WALKWAYS AND DRIVEWAY WITHIN PROPERTY LINES		
STALLS. SHALL NOT INCLUDE LOADIN Allowed Lot Coverage Bonus (1 Allowed Parking Reduction Bon	IG AREAS. 0%)* : NUS (50%):	CREDITS REQUIRED	20 15			
NCREASED BUILDING HEIGHT BONU PROPOSED CHANGE TO SECTION 12 CASE Z-TA-1-20		CREDITS REQUIRED	30 65			
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PARKING SPACES						
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2.18		resident entry				
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	ICATIO	N SITE PLAN		0 20' 40' 60'		

FRONTAGE TYPE

6TH STREET:	
(PEDESTRIAN)	

GARFIELD STREET:

(SIDE)

STOREFRONT

- 75% MIN GLAZING BETWEEN 3' & 8' ABOVE GRADE - CANTILEVERED AWNING MIN 5' DEPTH

SIDE STREET - MIN. 50% OF GROUND FLOOR BUILDING FACADE MUST INCLUDE TWO OR MORE FACADE TREATMENTS - PERMANENT SEATING (BENCHES), GREEN SCREEN, CANOPY

*FRONTAGE REQUIREMENTS WILL BE PROVIDED IN FINAL ELEVATIONS

PARKING DATA

TOTAL PARKING REQUIRED:	316 MIN/ 645 MAX (RES + NON-RES)
REQUIRED RESIDENTIAL TOTAL MIN REQUIRED TOTAL MAX REQUIRED	1 PER UNIT MIN / 2 PER UNIT MAX 309 618
REQUIRED NON-RESIDENTIAL TOTAL MIN REQUIRED TOTAL MAX REQUIRED	1 PER 1,000 SF MIN / 4 PER 1,000 SF MAX 7 (6,602 / 1,000) 27 (6,602 / 1,000) x 4
LOADING SPACES (10'X30') 120	06.D.1
REQUIRED COMMERCIAL <40,0000 SF RESIDENTIAL >160,000SF	NOT REQUIRED 1
TOTAL PARKING PROVIDED:	
RESIDENTIAL PROVIDED: STANDARD (8'6"x18'): ACCESSIBLE (2% OF PRV'D): COMPACT (8'x16'):	201* 186 4 11
TOTAL COMMERCIAL ON-STREET PARKING PROVID	ED: 4*
TOTAL LOADING PROVIDED	1 (ON-SITE 10'X30')
*REDUCTION PURSUED THRO CREDITS	UGH SECTION 1223 SUSTAINABILITY BONUS
APPLIED CODES: PHX ZONING ORDINANCE SEC	TION 702.B.2 + SECTION 1206
BICYCLE PARKING: REQUIRED RESIDENTIAL:	77 SPACES (309 UNITS X .25 SPACES/UNIT)

UTILITIES

REQUIRED COMMERCIAL:

TOTAL REQUIRED:

PROVIDED:

WATER SEWER GAS ELECTRICITY TELEPHONE CABLE POLICE FIRE

CITY OF PHOENIX CITY OF PHOENIX SOUTHWEST GAS ARIZONA PUBLIC SERVICE CO. VERIZON COX COMMUNICATIONS CITY OF PHOENIX CITY OF PHOENIX

1 SPACES (1 PER 40 PARKING)

125 SPACES (ON GRADE, IN BUILDING)

78 SPACES

KEY NOTE LEGEND

NUM. DESCRIPTION

- 1.1 BUILDING ABOVE
- 2.1 33'x33' TRAFFIC VISIBILITY TRIANGLE. NO ITEMS (WALLS, LANDSCAPE PLANTING, ETC.) EXCEEDING 36" IN HEIGHT SHALL BE LOCATED IN THIS AREA.
- 2.2 10'x20' VISIBILITY TRIANGLE. NO ITEMS (WALLS, LANDSCAPE PLANTING, ETC.) EXCEEDING 36" IN HEIGHT SHALL BE LOCATED IN THIS AREA.
- 2.3 EXISTING FIRE HYDRANT TO REMAIN
- 2.9 OUTDOOR BENCH SEATING
- 2.18 FIRE DEPARTMENT CONNECTION 2.40 EXISTING DRIVEWAY TO BE REMOVED
- 2.42 PROPOSED NEW FIRE HYDRANT, NO PARKING WITHIN 15'
- 2.43 CANTILEVERED STEEL CANOPY ELEMENT
- 2.45 OPERABLE EQUIPMENT SCREENING
- 2.46 BICYCLE AMENITIES: PARKING, AIR PUMP, TOOL KIT AND WASH STATION

PROJECT DATA

PROJECT ADDRESS: 813-821 N. 6TH STREET, PHOENIX, AZ 85004

LEGAL DESCRIPTION:

FOR ALL OF LOTS 4 - 6 OF BLOCK 48 AS SHOWN ON THE PLAT OF CHUCHILL'S ADDITION TOTHE CITY OF PHOENIX RECORDED IN BOOK 2, PAGE 69 MARICOPA COUNTY RECORDS AND LYING IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA & SALT MERIDIAN, CITY OF PHOENIX, MARICOPA COUNTY, ARIZONA.

APN: 111-44-121 111-44-120 111-44-119

PROJECT DESCRIPTION: THE PROJECT CONSISTS OF 26 STORY RESIDENTIAL BUILDING WITH INTEGRATED STRUCTURED PARKING (ABOVE GRADE), COMMON AMENITY AREAS AND GROUND FLOOR COMMERCIAL SPACE.

BUILDING CODES: ASME ELEVATOR CODES

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC) 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPSC)
- 2017 NATIONAL ELECTRICAL CODE (NEC) 2009 ICC A117.1-2009
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

ZONING: EXISTING: PROPOSED

LOT AREA:

GROSS AREA: NET AREA: BUILDING COVERAGE

LOT COVERAGE :

MAX: PROPOSED:

*SUBJECT TO APPROVAL OF PROPOSED TEXT AMENDMENT (SEE CASE Z-TA-1-20) **INCREASE PURSUED THROUGH SECTION 1223 SUSTAINABILITY BONUS CREDITS

90%*

1-A

RETAIL

202,783

88,143

12,250

6,602

100%**

DTC - EVANS CHURCHILL EAST

DTC - EVANS CHURCHILL EAST

0.70 ACRES (30,365 SF)

0.41 ACRES (18,000 SF)

0.41 ACRES (18,000 SF)

CONSTRUCTION TYPE: EXISTING AND NEW:

BUILDING USE: GROUP A-3:

GROUP M: GROUP R-2: GROUP S-2:

BUILDING HEIGHT: ALLOWED: PROPOSED:

250'-0' 265'-0"* (285'-0" TOP OF MECHANICAL SCREEN)

AMENITY SPACE > 49 OCCUPANTS NOT

(SWIMMING POOLS, DECKS, LOUNGES)

CLASSIFIED ELSEWHERE IN GROUP A

*INCREASE PURSUED THROUGH SECTION 1223 SUSTAINABILITY BONUS CREDITS (SEE CASE Z-TA-1-20)

APARTMENT UNITS

ENCLOSED PARKING

BUILDING SQUARE FOOTAGES: RESIDENTIAL: PARKING LEVELS: AMENITY: RETAIL:

NEW CONSTRUCTION PROJECT TOTAL:

IDENTIAL UNITS)*

*AMENDMEI PROPOSED. (SEE CASE Z-TA-1-20) BUII DING STANDARDS

		<u>BUILDING</u> SETBACKS			<u>SIDEWALK</u> <u>WIDTH</u>	<u>STREETSCAPE</u> ZONE WIDTH
	LOCATION	REQ'D MIN	MAX	PROVIDED	MIN	MIN
	GARFIELD:	5'	15'	0'*	5'	7'*
	6TH STREET:	5'	15'	0'*	5'	15'
	SOUTH PROP LINE (REAR):	15'		0'*	N/A	N/A
	EAST PROP LINE (SIDE):	5'		0'*	N/A	N/A

* approved per ZA-150-20

SITE GRAPHIC LEGEND

LINE OF BUILDING ABOVE EXISTING CONTEXT — — — PROPERTY LINE

SET BACK LINE

VARIANCE - ZA-150-20

REQUEST: 1. VARIANCE TO DECREASE THE MINIMUM BUILDING SETBACK (NORTH) GARFIELD STREET TO 0 FEET. APPROVED

2. VARIANCE TO DECREASE THE MINIMUM BUILDING SETBACK (WEST) 6TH STREET TO 0 FEET. APPROVED

3. VARIANCE TO REDUCE THE MINIMUM STREETSCAPE ZONE WIDTH ALONG 6TH STREET TO 7 FEET.

APPROVED 4. VARIANCE TO REDUCE THE SIDE YARD (EAST) SETBACK TO 0 FEET.

APPROVED 5. VARIANCE TO REDUCE THE REAR YARD (SOUTH) SETBACK TO 0 FEET.

APPROVED 6. VARIANCE TO REDUCE THE MANUEVERING AISLES FOR TWO-WAY TRAFFIC WITHIN A PARKING STRUCTURE TO 22 FEET. APPROVED

STIPULATIONS: 1. 2 YEARS TO APPLY AND PAY FOR BUILDING PERMITS.

PROJECT TOTAL:	359,752
FIRE SAFETY: FIRE SPRINKLERS: FIRE ALARM: EMERGENCY LIGHTING:	YES YES YES
DENSITY: DENSITY ALLOWABLE: DENSITY PROPOSED:	218.0 DU/AC 443 DU/AC (309 RESID
*AMENDMENT TO DENSITY M	AP, SECTION 1202.D IS

PROJECT TEAM

OWNER

HUBBARD STREET GROUP 225 W. HUBBARD STREET, SUITE 401 CHICAGO, IL 60654 CONTACT: KAGE BROWN EMAIL: KBROWN@HUBBARDSTREETGROUP.COM

ARCHITECT SHEPLEY BULFINCH 3443 NORTH CENTRAL AVE, S. ROTUNDA PHOENIX, AZ 85012 T: 602.507.4414 CONTACT: JONAH BUSICK EMAIL: JBUSICK@SHEPLEYBULFINCH.COM

LOT SALES: Y___ N__X

GEN. SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE
- MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE
- SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT. 10. ALL SERVICES AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- 11. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS. 12.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH 13 REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH 14. TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT. THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY 15.
- LINE, SHALL NOT EXCEED 55 dB (1dn) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY. EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE): 16. CERTIFICATION SHALL BE PROVIDED BY THE PHOENIX FIRE
- DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU. THE SANITARY SEWER COLLECTION SYSTEMS WITHIN THIS 17.
- PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES 18. SUBJECT TO THE PHOENIX PLUMBING CODE.

Revocable Permit # *RP*-2020101 Maintenance Agreement # MH-2020101

KIVA: 19-2533 FACT: 1909966 SDEV:1900419

QS: 11-28 LPRN: SCMJ:

SHEPLEY **BULFINCH**

3443 North Central Ave, South Rotunda Phoenix, AZ 85012 T:602.430.3223 | F:800.934.9691 shepleybulfinch.com





NO. DATE DESCRIPTION

VICINITY MAP



Garfield and Sixth

813-821 N. 6TH STREET PHOENIX, AZ 85004 JOB NO: 4148.000

PRE-APPLICATION SITE PLAN

PA001

06.19.2020 PRE APPLICATION

Text Amendment

 CITY OF PHOENIX ◆ PLANNING & DEVELOPMENT DEPARTMENT ◆ 200 W WASHINGTON ST ◆ PHOENIX, AZ ◆ 85003 ◆ (602) 262-6882

 APPLICATION NO: TA-1-20
 ACRES: 0.70 +/

 VILLAGE: Central City
 COUNCIL DISTRICT: 8

APPLICANT: Nick Wood, Esq.-Snell & Wilmer, LLP

EXISTING:

218 Dwelling Units Per Acre (0.70 +/- Acres)

Proposed Change Area

Maximum Density

Dwelling Units Per Acre

218



PROPOSED CHANGE:

No Density Limit (0.70 +/- Acres)

Proposed Change Area

