

Attachment B



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-43-17-6
August 28, 2017

Camelback East Village Planning

Committee Meeting Date:

September 12, 2017

Planning Commission Hearing Date:

October 3, 2017

Request From:

R-3 (0.65 acres)

Request To:

R-4A (0.65 acres)

Proposed Use:

Multifamily Residential

Location:

Approximately 480 feet west of the southwest corner of 16th Street and Orangewood Avenue

Owner:

D. Wood Family Trust

Applicant/Representative:

Wendy Riddell, Berry Riddell, LLC

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 10 to 15 du/acre	
Street Map Classification	Orangewood Avenue	Local	25-foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The proposed development will be compatible with the neighborhood as all parcels surrounding the site are zoned to allow multifamily and commercial uses.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLES: Establish design standards and guidelines for parking lots and structures, setbacks, and build-to-lines, blank wall space, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.</i></p> <p>The proposed development, as stipulated, will provide a detached sidewalk and shade trees to encourage walking, biking and an active frontage along Orangewood Avenue for pedestrians.</p>			

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

This proposal provides an opportunity to contribute to the mix of multifamily housing in the area while remaining complementary to the surrounding allowed building heights.

Applicable Plan and Principles

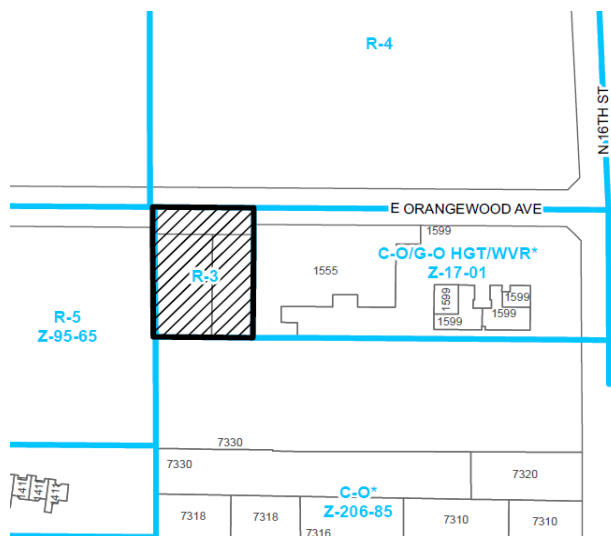
Tree and Shade Master Plan – see # 6 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence (1-story)	R-3
North	The Terraces, Independent Living Apartments (3-story)	R-4
South	Commercial Office (3-story)	C-O
East	Commercial Office (1 and 2-story)	C-O / G-O HGT/WVR
West	Nursing home (1-story)	R-5

Background/Issues/Analysis

1. This is a request to rezone a 0.65-acre site located approximately 480 feet west of the southwest corner of 16th Street and Orangewood Avenue from R-3 (Multifamily Residence District) to R-4A (Multifamily Residence District), to allow a three-story multifamily residence.



2. The subject site is an assemblage of two parcels under the same ownership. This site was annexed to the City of Phoenix in 1959 per Annexation No. 45. Over the years the surrounding area has matured and many of the parcels have been rezoned to commercial office and higher-density residential zoning districts. As a result, a wide range of uses and densities are permitted surrounding the site. The site is currently occupied by a single-family residential home and Maricopa County

Historical Aerials indicate that the home existed as of 1969. The western parcel of the site is predominately comprised of a wash running through the center.



Source: Maricopa County Historical Aerial Photography (1969)



Wash corridor runs through west portion of site.

3. The General Plan Land Use Map designation for the subject site is Residential 10 to 15 dwelling units per acre. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject site is less than 10 acres.

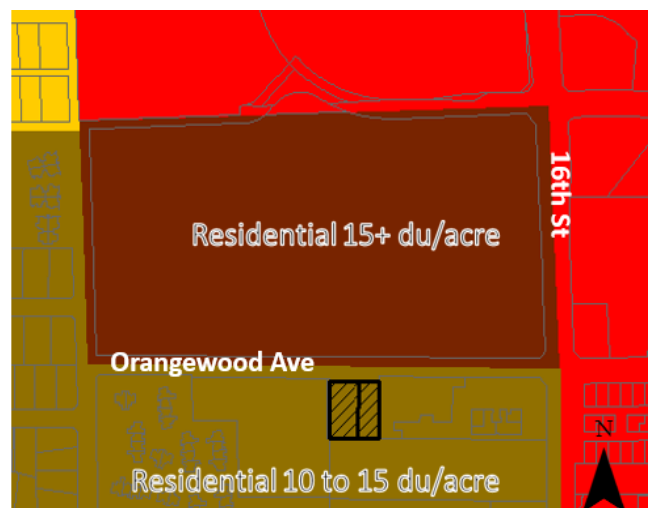
The following General Plan Land Use Map designations are surrounding the site:

North: Residential 15+ du/acre

East: Residential 10 to 15 du/acre

South: Residential 10 to 15 du/acre

West: Residential 10 to 15 du/acre



General Plan Map designation.

4. The conceptual site plan proposes a 22-unit multifamily development with a mixture of one and two bedroom units with a proposed height of 4-stories and 48 feet. The site plan indicates a total of 44 vehicular parking spaces, 22 parking spaces will be provided on the eastern parcel and on the first floor of the multifamily development, the remainder of the parking spaces will be on the western parcel provided as surface parking. The main access point is located at the center of the site and all ingress and egress is along Orangewood Avenue. The intent of the project is to later combine the two parcels and re-plat the site as a condominium complex. The proposed development offers a use that will be compatible in the area and provides a mixture of multi-family zoning.



Conceptual plan showing residential units (over parking) on the east and surface parking on the west.

5. The conceptual elevations provided do not depict details of architectural features for the multifamily development. Staff is proposing a stipulation to require that the elevations be administratively approved by the Planning Hearing Officer to ensure that the following is included: variations in roofline, window size, textural changes, offsets and recesses. The provision of these elements will create visual interest for the site and help mitigate the impacts of the building massing on adjacent properties.
6. 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. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff has added stipulations to require that the developer construct the first detached sidewalk between 14th and 16th Street along Orangewood Avenue and to add landscaping that is oriented toward the sidewalk to provide thermal comfort for pedestrians.
7. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family,

commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

STREETS

8. The Street Transportation Department has indicated that the developer shall update all existing off-street improvement to current ADA guidelines.

FLOODPLAIN

9. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not is a Specific Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

WATER

10. 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 potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FIRE

11. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

ARCHAEOLOGY

12. No known archaeological work is necessary for this project. 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.

OTHER

13. 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 proposal does not conform to the current General Plan Land Use Map designation; however, a General Plan Amendment is not required because the rezoning request is for less than 10 acres.
2. The proposed rezoning serves to further several General Plan goals and policies.
3. The proposed rezoning is compatible with the surrounding zoning districts.

Stipulations

1. The conceptual elevations shall be revised and administratively approved by the Planning Hearing Officer prior to Planning and Development preliminary site plan approval to include the following:
 - a. Variation in roofline
 - b. Variation in window size
 - c. Textural changes
 - d. Offsets and recesses
2. The developer shall provide a minimum of 50% 2-inch and 50% 3-inch caliper trees planted 20-feet on center or in equivalent groupings and a minimum of five 5-gallon shrubs per tree within the landscape setback along Orangewood Avenue to provide shade/thermal comfort for pedestrians, as approved by the Planning and Development Department.
3. The sidewalk along Orangewood Avenue shall be detached with a minimum 3-foot wide landscaped strip located between the sidewalk and back of curb, as approved by the Planning and Development Department.
4. 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.

Writer

Maja Brkovic

August 28, 2017

Team Leader

Joshua Bednarek

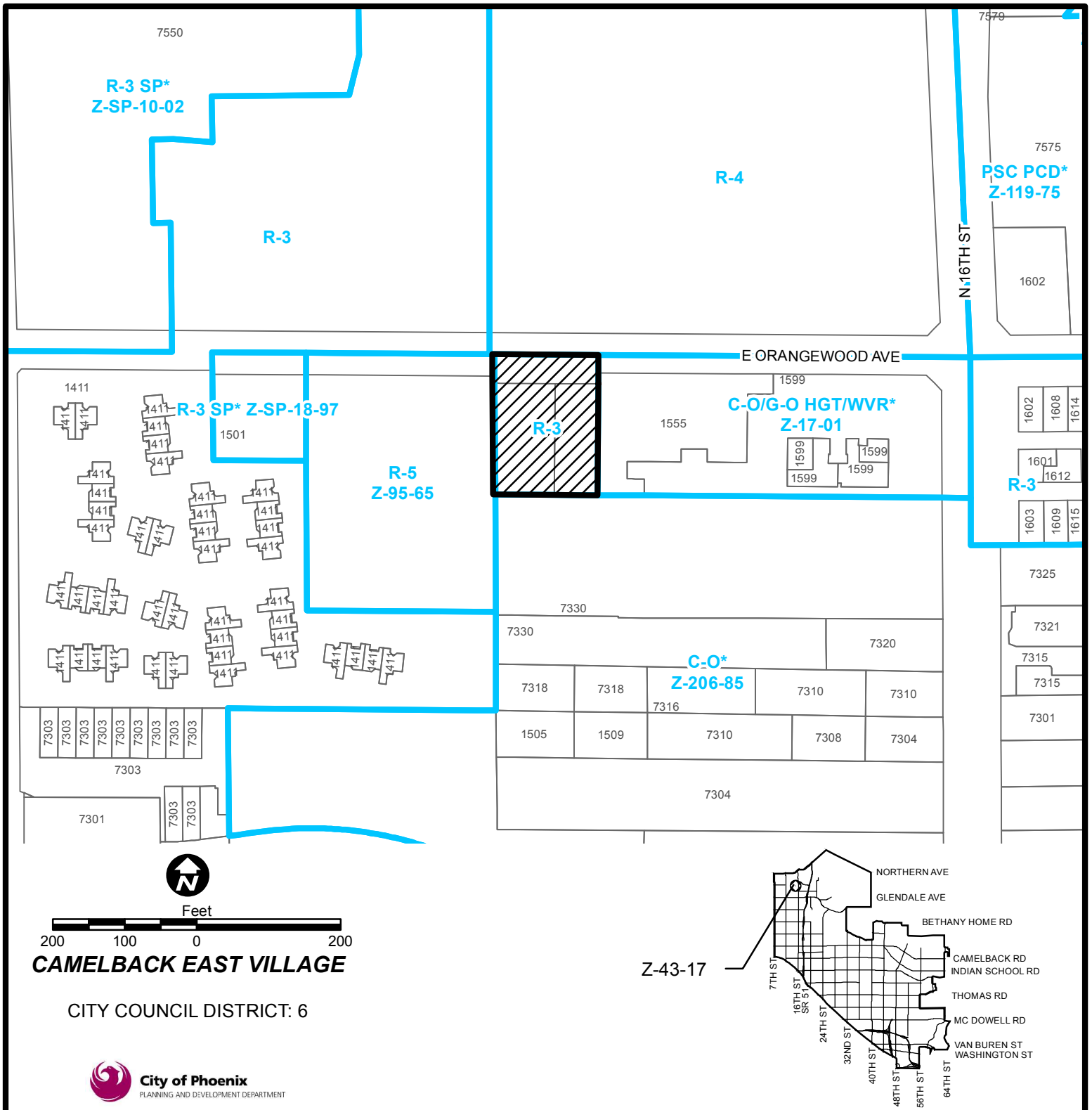
Exhibits

Zoning sketch

Aerial

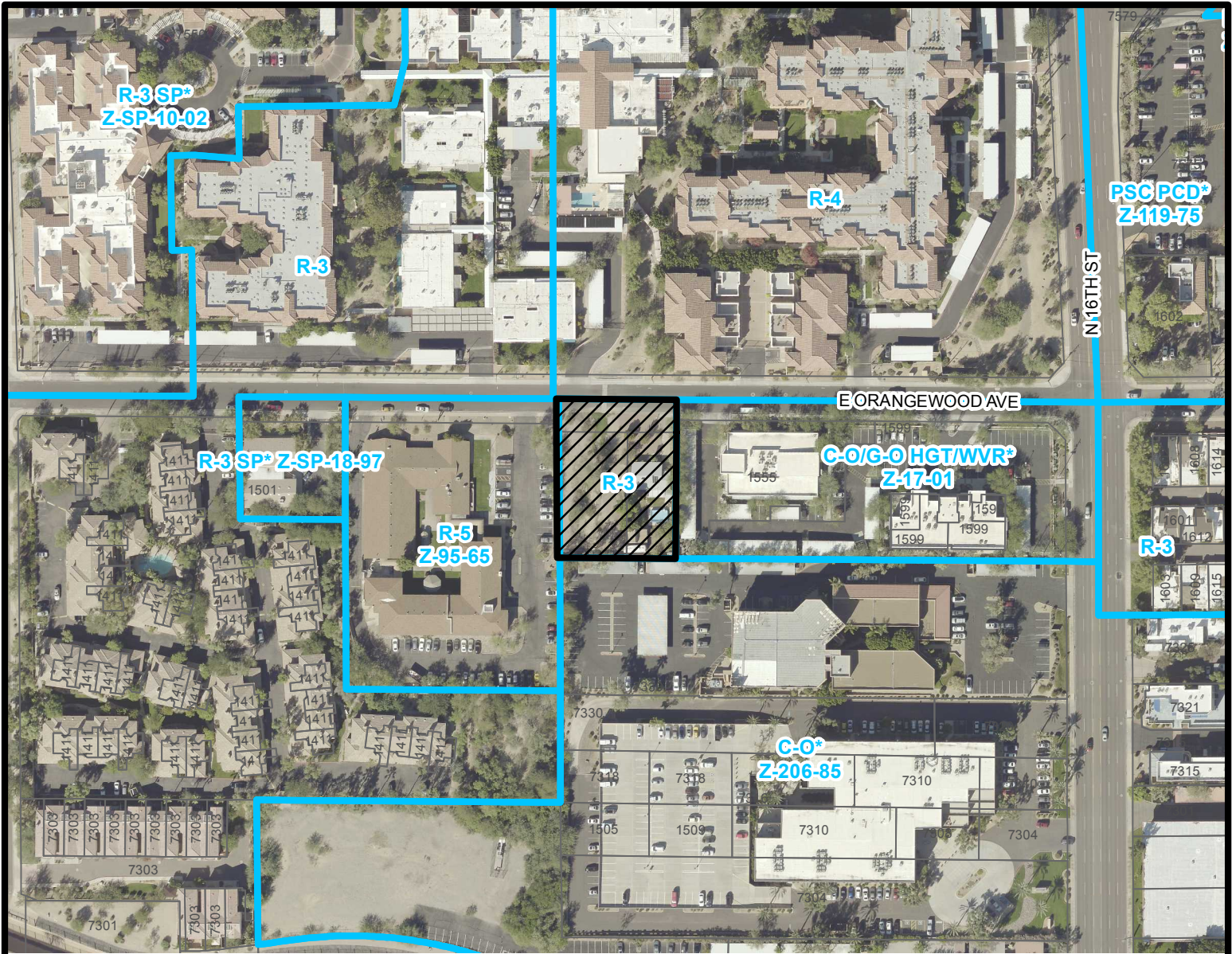
Conceptual Site Plan date stamped August 9, 2017

Conceptual Elevations date stamped August 9, 2017



APPLICANT'S NAME: Elva D. Wood Family Trust		REQUESTED CHANGE:	
APPLICATION NO. Z-43-17		FROM: R-3 (0.65 a.c.)	
DATE: 07/19/2017 REVISION DATES:		TO: R-4A (0.65 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.65 Acres		08/15/2017	
AERIAL PHOTO & QUARTER SEC. NO. QS 23-30		ZONING MAP I-9	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-3		9	
R-4A		56	
		* UNITS P.R.D. OPTION	
		11	
		N/A	

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



Feet

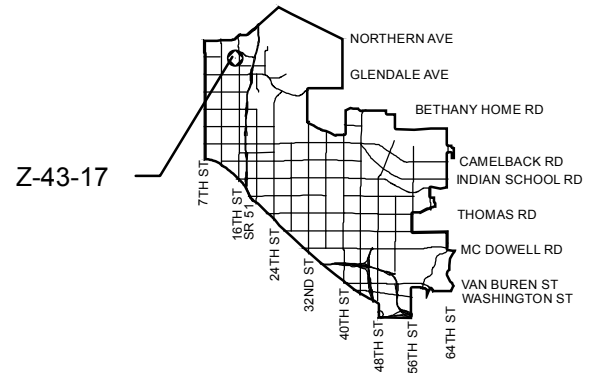
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CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Elva D. Wood Family Trust

APPLICATION NO. Z-43-17

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AND ALLEY DEDICATION IS APPROX.

0.65 Acres

DATE: 07/19/2017

REVISION DATES:

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AERIAL PHOTO &
QUARTER SEC. NO.
QS 23-30

ZONING MAP
I-9

REQUESTED CHANGE:

FROM: R-3 (0.65 a.c.)

TO: R-4A (0.65 a.c.)

MULTIPLES PERMITTED

R-3

R-4A

CONVENTIONAL OPTION

9

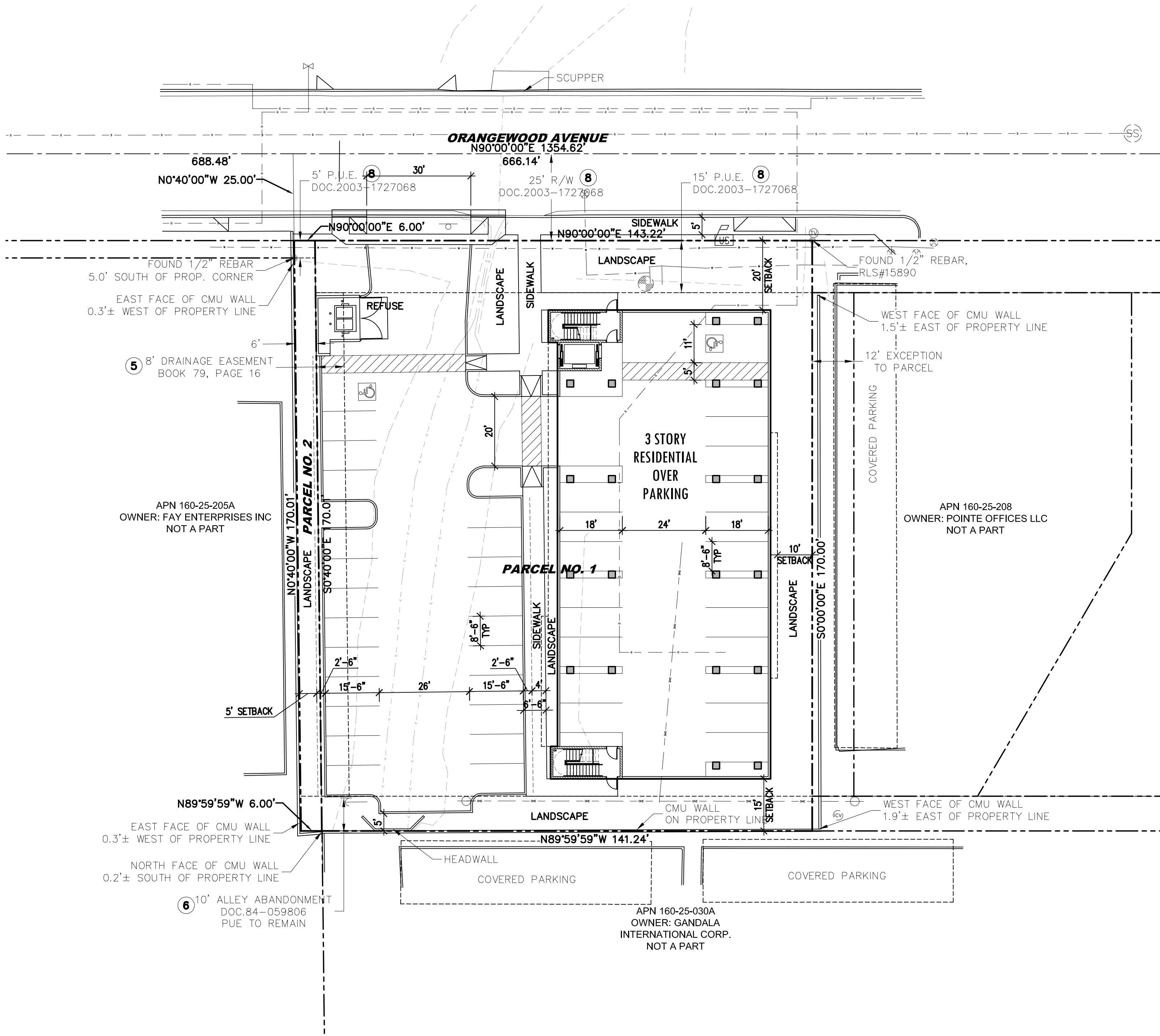
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*** UNITS P.R.D. OPTION**

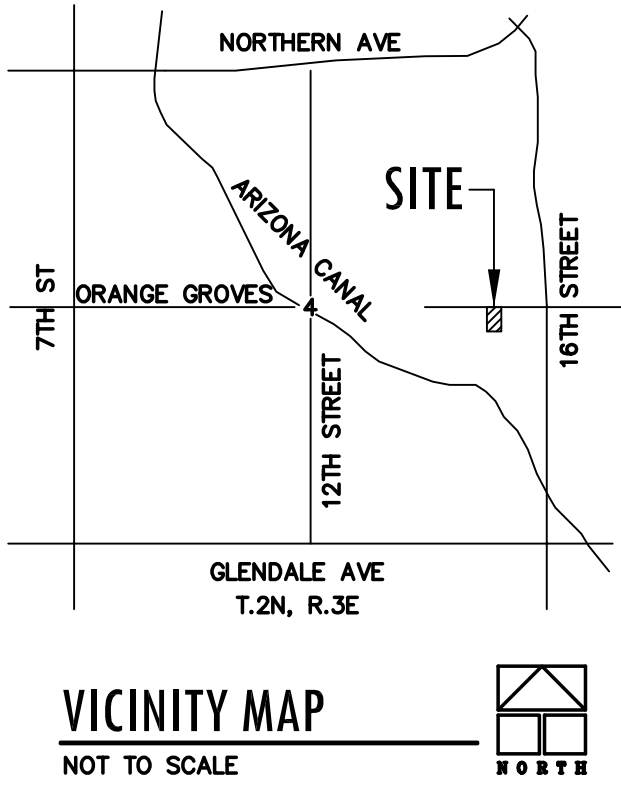
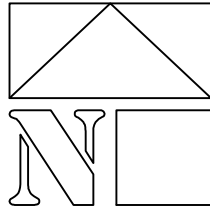
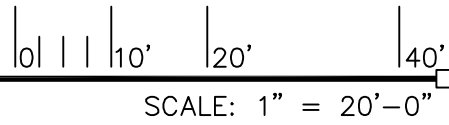
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N/A

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



PRELIMINARY SITE PLAN



DEVELOPMENT DATA

PROJECT DESCRIPTION :

MIRMOR INTENDS TO DEVELOP THE "ORANGEWOOD" EXCEPTIONAL MULTI-FAMILY RESIDENTIAL ON ORANGEWOOD AVENUE JUST WEST OF 16TH STREET.

ZONING :

EXISTING: R-3
PROPOSED: R-4A

LOT AREA :

GROSS: 27,745 S.F. (0.6369 AC.)
NET: 22,026 S.F. (0.5056 AC.)

BLDG HEIGHT :

PROPOSED: 48' MAX.

DENSITY :

ONE BEDROOM	2 DU
TWO BEDROOM	20 DU
TOTAL (1,012 SF AVERAGE)	22 DU
DENSITY	34.5 DU/AC

PARKING :

REQUIRED:
1.5 PER DU 22 x 1.5 = 33

PROVIDED:
OPEN STRUCTURE 23
TOTAL PARKING PROVIDED 44
DEDICATED GUEST PARKING: 10 (INCL. IN TOTAL)

PARKING RATIO:
PROVIDED/UNIT COUNT 44/22 = 2.0

ACCESSIBLE PARKING: (2% OF PARKING PROVIDED)

REQUIRED: 42 x .02 = 1
PROVIDED: 2 (1 VAN ACCESSIBLE)

CITY OF PHOENIX

AUG 09 2017

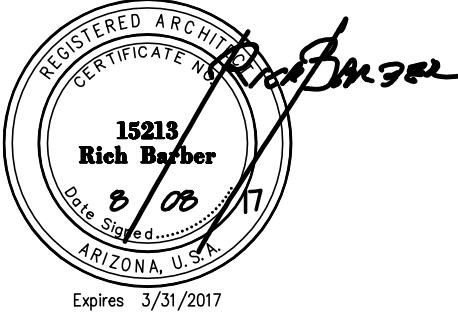
Planning & Development
Department

ORANGEWOOD

1511 EAST ORANGEWOOD
PHOENIX, ARIZONA

Office of Rich Barber
ORB
Architecture, PLLC

WorldHQ@ORBArch.com



MIRMOR

DEVELOPMENT AND
CONSULTING SERVICES

DATE: AUGUST 8, 2017 ORB # 16-229

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SITE PLAN
PRELIMINARY

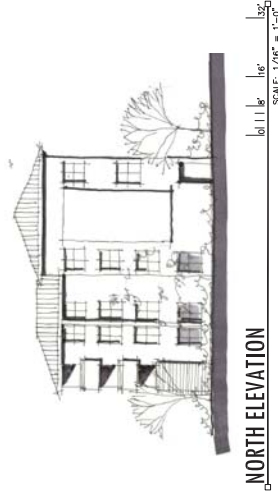
ORANGEWOOD

1511 EAST ORANGEWOOD
PHOENIX, ARIZONA

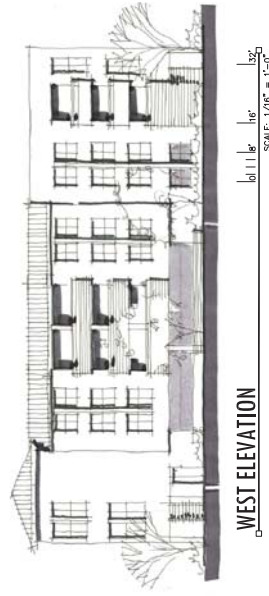
Office of Rich Barber
Architecture, LLC
WorldH0@0RBArch.com



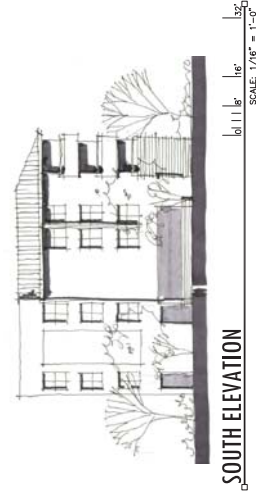
MIRMOR
DEVELOPMENT AND
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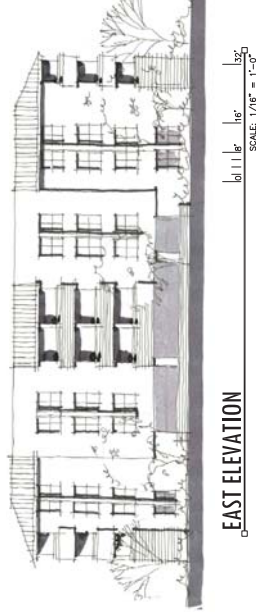
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

CITY OF PHOENIX
AUG 09 2017
Planning & Development
Department

DATE: JULY 10, 2017
JOB # 16-229
A3.40
BUILDING ELEVATIONS
PRELIMINARY