

ATTACHMENT C

PLEASE RESPOND ELECTRONICALLY TO CHASE HALE 2ND FLOOR, 602-262-4544



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: April 11, 2023
Subject: **P.H.O. APPLICATION NO. PHO-1-23--Z-9-20-6** – Notice of Pending Actions
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **May 17, 2023**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **April 18, 2023**.

DISTRIBUTION

Mayor's Office (Tony Montola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
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Light Rail (Joel Carrasco/Special TOD Only)
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Natasha Hughes), 16th Floor
Public Transit (Michael Pierce)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor
Street Transportation - Floodplain Management (Kristina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Adam Stranieri, Chase Hales), 2nd Floor
Village Planner (John Roanhorse, Camelback East Village)
Village Planning Committee Chair (Jay Swart, Camelback East Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-23--Z-9-20

Council District: 6

Request For: Stipulation Modification

Reason for Request: Request to review and approve approved modifications to a conceptual site plan (building footprint and south building setback) that does not meet the criteria for administrative review per Section 671.E.3.b..

Owner	Applicant	Representative
Willowick Square Owner, LLC	Trinsic Residential Group	Benjamin Tate, Withey Morris Baugh PLC
286 Madison Avenue, Suite 401	5080 N. 40th Street, Ste 410	2525 E, Arizona Biltmore Circle Ste A212
New York NY 10017	Phoenix AZ 85018	Phoenix AZ 85016
(602) 256-4422	(480) 448-0985	P: (602) 346-4610 F:
	tgosselink@trinsicres.com	ben@witheymorris.com

Property Location: Southwest corner of 16th Street and Colter Street

Zoning Map: <u>H-9</u>	Quarter Section: <u>19-30</u>	APN: <u>162-12-009</u>	Acreage: <u>3.48</u>
Village: <u>Camelback East</u>			
Last Hearing: <u>CC HEARING</u>			
Previous Opposition: <u>No</u>			
Date of Original City Council Action: <u>05/05/2021 230 PM</u>			
Previous PHO Actions: _____			
Zoning Vested: <u>C-O, PUD</u>			
Supplemental Map No.: _____			
Planning Staff: <u>084357</u>			

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	03/30/2023	23-0023667	Original Filing Fee

Signature of Applicant: _____ DATE: _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>05/17/2023</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	
Action: _____	Action: _____	Action: _____



March 30, 2023

Planning Hearing Officer
City of Phoenix
Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Request Modify Conceptual Site Plan – Willowick PUD (Z-9-20-6)

Dear Planning Hearing Officer,

This application is being submitted on behalf of Trinsic Residential Group, the developer of approximately 3.45 gross acres located at the southwest corner of 16th Street and Colter Street as shown on the Aerial Map at **Tab 1**. The purpose of this request is to facilitate a decrease in the size of the southern building setback and an increase in the building footprint in order to eliminate a redundant private driveway and reduce the overall height of the development from five stories to four stories. It is important to note that the application still complies with the development standards within the approved Willowick PUD and in some cases improving upon the conditions illustrated in the original conceptual site plan and elevations. The proposed site plan will increase the overall open space provided by ___ percent and decrease the height of the development from five stories to four stories.

BACKGROUND

The Property was rezoned from C-O (Commercial Office) to PUD (Planned Unit Development) on March 3, 2021 in Zoning Case number Z-9-20-6. See Willowick PUD Approval Letter at **Tab 2**. Prior to the City Council's approval, the proposed Willowick PUD was unanimously recommended for approval by both the Camelback East Village Planning Committee (18-0) and the Phoenix Planning Commission (8-0). The conceptual plans for the Willowick PUD illustrated a five-story, 237-unit multi-family residential development with a ground-floor retail suite. See Approved Conceptual Site Plan at **Tab 3**. The approved site plan incorporated a separate private drive on the south side of the property – adjacent to an existing private drive – to provide access to the internal parking structure from 16th Street.

Since the original approval two years ago, the proposed project has not been constructed and the existing two-story commercial office building remains standing. Trinsic Residential Group now seeks to develop the site in conformance with the approved Willowick PUD, but adjustments to the original conceptual site plan are necessary. Trinsic proposes eliminating the redundant private drive on the south side of the Property and expanding the principal building into that area. This seemingly minor adjustment to the site plan will allow the entire principal building to be reduced in height from five stories to four

stories while maintaining conformance to the approved Willowick PUD narrative, including the approved residential density of 237 units. See Proposed Conceptual Site Plan at **Tab 4**.

PROPOSAL

PHO Action Requested

Section 671.E of the Zoning Ordinance outlines the criteria and thresholds for modifications to an approved PUD narrative and its corresponding conceptual site plan and elevations. More specifically, Section 671.E.3.a provides the criteria by which the Planning Hearing Officer may administratively review and approve modifications to the conceptual site plan and elevations. This section notes that changes in building setbacks of more than five percent and increases in building footprint of more than five percent must be reviewed and approved through the Planning Hearing Officer public process pursuant to Section 671.E.3.b.

In order to eliminate the redundant private drive and reduce the height of the development from five stories to four stories, the building footprint must be increased by approximately 6.6% and the southern building setback must be reduced from 57 feet to 15 feet. The resulting overall lot coverage on the proposed conceptual site plan is approximately 66% and the building setback provided on the south side of the Property is 15 feet. These modifications are well within the development standards in the Willowick PUD for maximum lot coverage (75%) and minimum building and landscape setbacks (10 feet/13 feet).

Although the proposed conceptual site plan complies with the underlying Willowick PUD development standards, because the increase in building footprint and decrease in the southern building setback are greater than 5%, a public process via the Planning Hearing Officer is required.

Justification

The overarching purpose of this request is to reduce the overall impact of the development by reducing the building height from five stories to four stories. As noted above, this is accomplished by eliminating a proposed private driveway on south side of the Property that runs parallel with the existing private driveway with access to 16th Street. By deleting the redundant driveway, the building footprint can be extended southward – providing enough floor area to eliminate the need for a fifth floor while maintaining the same residential density. The extension of the building also provides the flexibility to increase the size of the primary courtyard and amenity area by approximately 3,300 square feet, improving the open space and overall livability of the project. See Footprint Comparison at **Tab 5**.

No Negative Impact

This request will not have any negative impact on adjacent properties or property owners, and on balance will have positive impact relative to the previous conceptual site plan. If approved, the resulting project will be one story lower than the currently approved plan and will provide more open space while still remaining at the same residential density. The Property is bounded by multifamily residential

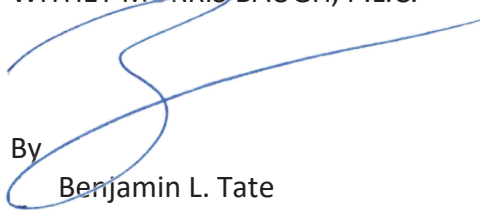
development to the west, a restaurant and collector street to the north, a major arterial and multifamily residential development to the east, and a car dealership parking lot to the south. The proposed changes will have no discernible impact on surrounding properties, particularly in light of the current land uses. Traffic and access remain unchanged from the previous plan and will circulate to and from 16th Street via the existing private driveway.

SUMMARY

The proposed site plan modifications are intended to improve upon the existing conceptual site plan by lowering the overall height, eliminating an unnecessary private driveway, and increasing usable open space. The requested changes stay within the bounds of the development standards set forth in the approved Willowick PUD narrative and remain faithful to the intent of the original PUD and the Phoenix Zoning Ordinance. Approval of this request will allow Trinsic to move forward with the development of a modern, high-quality multifamily residential development that will further the growth and improvement of the 16th Street corridor.

Sincerely yours,

WITHEY MORRIS BAUGH, P.L.C.



By

Benjamin L. Tate

Enclosures

TAB 1

Aerial Map



SWC 16th Street & Colter Street - Phoenix, AZ



TAB 2



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

March 17, 2021

Stephen W. Anderson
Gammage and Burnham
2 North Central Avenue, 15th Floor
Phoenix, Arizona 85004

Dear Applicant:

RE: Z-9-20-6 – Southwest corner of 16th Street and Colter Street

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on March 3, 2021, approved Zoning Ordinance # G-6816.

Development and use of the site are subject to compliance with all applicable codes and ordinances.

Sincerely,

Joshua Bednarek, LEED AP ND
Planning and Development Deputy Director

Attachment: Signed Ordinance

c: Willowick Square Owner, LLC, 286 Madison Avenue, # 401, New York, NY 10017
File
Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)
Racelle Escolar, PDD–Planning–Planner III (Electronically)
Sofia Mastikhina, PDD–Planning–Village Planner (Electronically)
Ben Kim, PDD–GIS (Electronically)
Craig Mavis, PDD–Development (Electronically)
Matthew Heil, City Council (Electronically)

ORDINANCE G-6816

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-9-20-6) FROM C-O (COMMERCIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.45 acre site located at the southwest corner of 16th Street and Colter Street in a portion of Section 16, Township 2 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “C-O” (Commercial Office – Restricted Commercial District) to “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

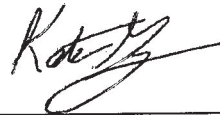
SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Willowick 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 December 21, 2020, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft: December 21, 2020; City Council adopted: [Add adoption date].
2. The developer shall retain the right-of-way and bus stop pad on southbound 16th Street south of Colter Street. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 16th Street and Colter Street as per City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
3. The developer shall utilize the existing driveway along 16th Street on Parcel No. APN 162-12-001X to access the site. The developer shall record a cross access easement between Parcel Nos. 162-12-001X and 162-12-009, to allow for ingress from the existing driveway south of the site. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
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. 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.

7. 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.


SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of March, 2021.



MAYOR

ATTEST:


Denise Archibald, City Clerk

03-11-2021

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: David Benton
David Benton, Chief Counsel

Pml

REVIEWED BY:

Ed Zuercher
Ed Zuercher, City Manager

Exhibits:

- A – Legal Description (2 Pages)
- B – Ordinance Location Map (1 Page)

PL:tml:LF21-0310:3-3-2021:2238987v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-9-20-6

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE 40 FOOT STRIP OF LAND CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED FEBRUARY 13, 1970 IN DOCKET 7998, PAGE 117 AND THE NORTH LINE OF THE SOUTH 210.00 FEET OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST 293.32 FEET;

THENCE PARALLEL WITH THE WEST LINE OF SAID NORTH HALF, NORTH 0 DEGREES 04 MINUTES 29 SECONDS WEST 240.49 FEET;

THENCE PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89 DEGREES 58 MINUTES 25 SECONDS WEST 22.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 1, AS DESCRIBED IN THE DEED TO THE CITY OF PHOENIX, AS RECORDED IN DOCKET 8661, PAGE 117;

THENCE ALONG THE EASTERLY LINE OF PARCEL 1 AND ITS NORTHERLY PROLONGATION, NORTH 00 DEGREES 04 MINUTES 29 SECONDS WEST 180.00 FEET TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID NORTH HALF;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST 271.65 FEET TO THE WEST LINE OF THE EAST 83.00 FEET OF SAID NORTH HALF;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST 10.00 FEET TO THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID NORTH HALF;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST 43.00 FEET TO THE WEST LINE OF SAID 40 FOOT STRIP OF LAND AS DESCRIBED IN DEED RECORDED IN SAID DOCKET 7998, PAGE 117;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 10 MINUTES 00
SECONDS EAST 410.49 FEET TO THE POINT OF BEGINNING;

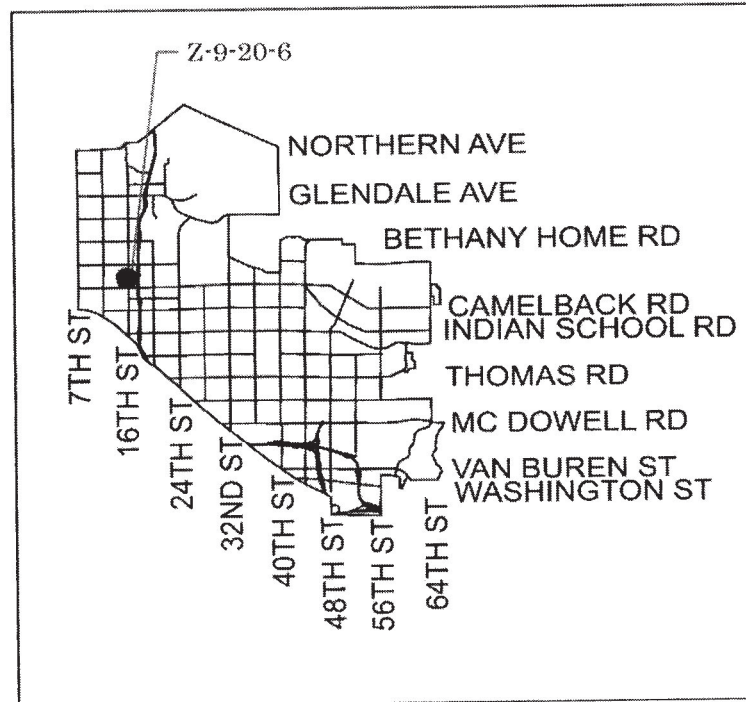
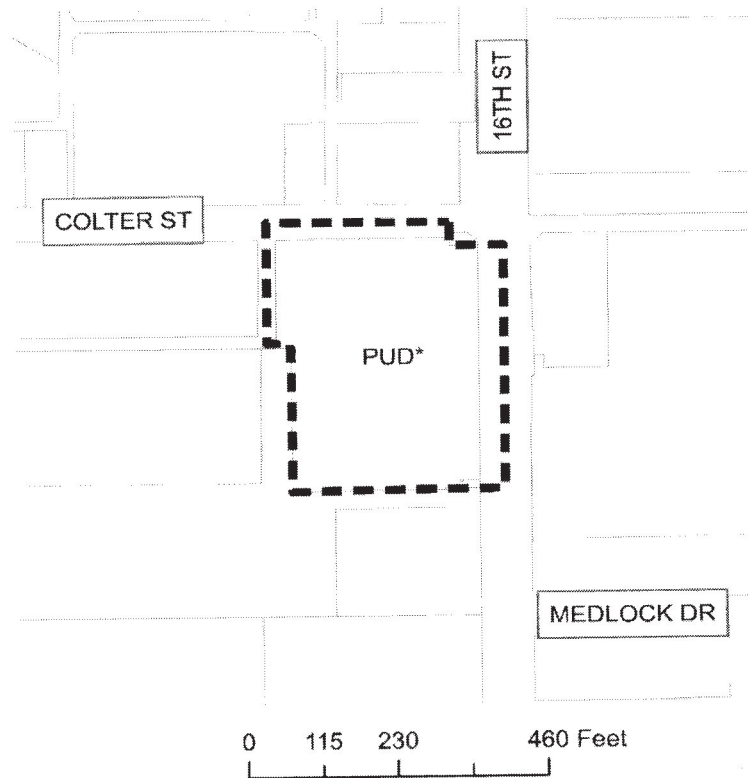
EXCEPT THAT PORTION CONVEYED TO LIV CAMELBACK AT 16TH, LLC IN
RECORDING NO. 20160854027, RECORDS OF MARICOPA COUNTY, ARIZONA.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-9-20-6
Zoning Overlay: N/A
Planning Camelback East



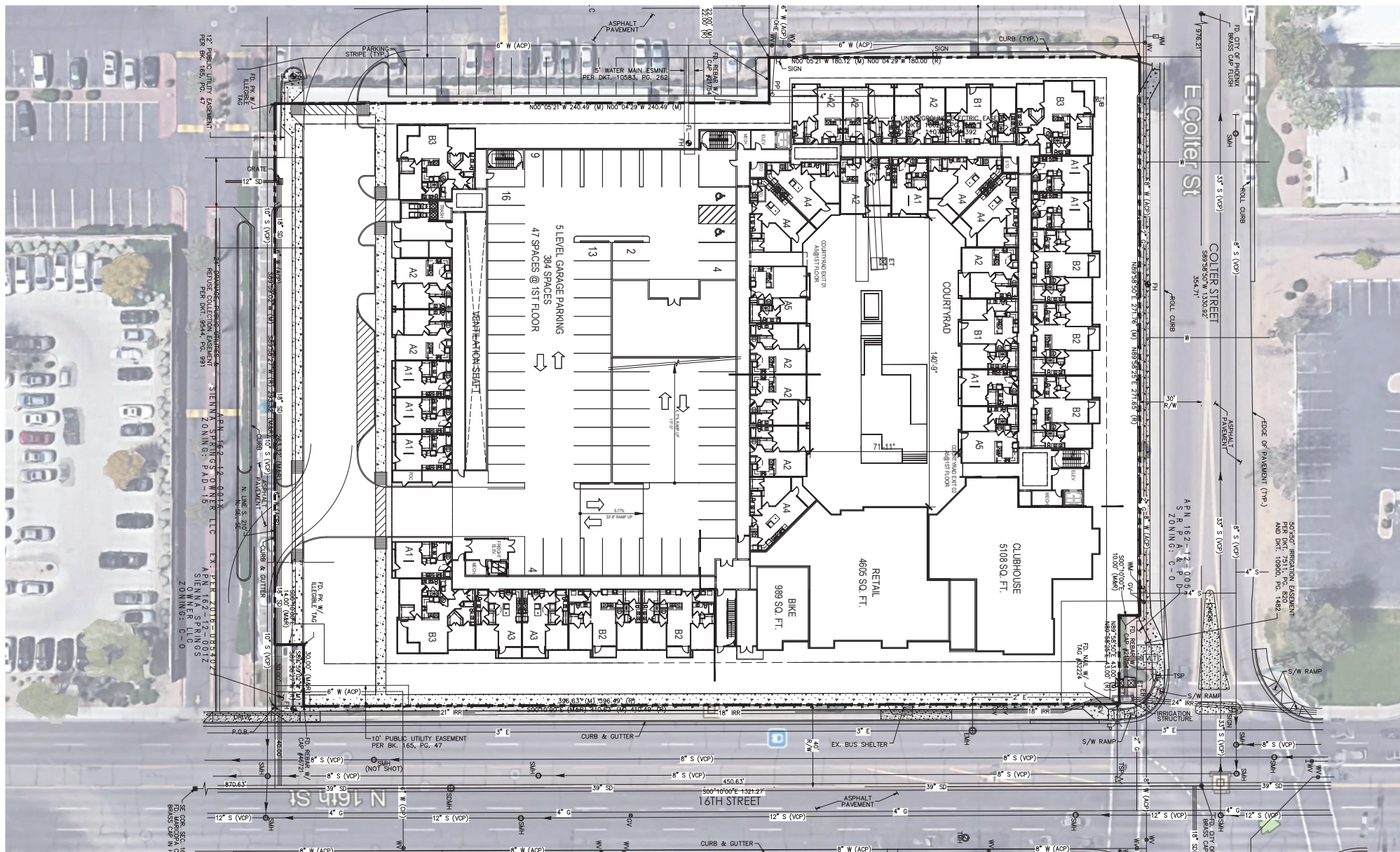
NOT TO SCALE



Drawn Date: 2/4/2021

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2021 Ord\3-3-21\Z-9-20-6.mxd

TAB 3



SCALE: 1" = 20' - 0" (24"x36" SHEET)



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

ATTICUS REAL ESTATE

ARCHITECTURAL SITEPLAN
SCHEME 03
September 22, 2020

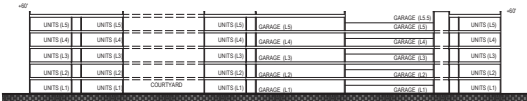
A201
WILLOWICK
PHOENIX, AZ
HPA# 18547

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16TH STREET AND COLTER STREET						ATTICUS REAL ESTATE		2018547
UNIT TABULATION: BLDG TYPE I, 5 STORY WRAP								12/9/20
UNIT NAME	UNIT TYPE	HUD GROSS AREA(SF)	HUD NET AREA(SF)	UNIT COUNT	PERCENTAGE	TOTAL HUD GROSS AREA	TOTAL HUD NET AREA	% BREAKDOWN
A1	1br/1ba	499	464	48	20%	23,952	22,272	67%
A2	1br/1ba	638	598	54	23%	34,452	32,292	
A3	1br/1ba	653	611	18	8%	11,754	10,998	
A4	1br/1ba	726	677	37	16%	26,862	25,049	
A5	1br/1ba	775	730	2	1%	1,550	1,460	
B1	2br/2ba	959	908	22	9%	21,098	19,976	33%
B2	2br/2ba	1,040	986	37	16%	38,480	36,482	
B3	2br/2ba	1,193	1,130	19	8%	22,667	21,470	
TOTALS				237	100.00%		169,999	
UNIT AVERAGE NET SF :						717.30		
* NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.								
PROJECT DATA								
UNIT AVERAGE NET SF :				717.30 S.F.				
ACREAGE:				3.450 ACRES				
DENSITY:				68.70 UNITS/ACRE				
CLUBHOUSE:				5,108 S.F.				
RETAIL:				4,605 S.F.				
OFF-STREET VEHICULAR PARKING:								
Residential: 1.5 spaces per unit								
General Office: 1 space / 350 square feet of indoor Gross Floor Area								
General Retail: 1 space / 350 square feet of total (indoor and outdoor) Gross Floor Area x 80%								
Restaurants / Bars: (1 space / 150 square feet of indoor Gross Floor Area x 65%) + (1 space / 250 square feet of outdoor Gross Floor Area minus landscaped square footage x 65%)								
Fitness: 1 space / 250 square feet of indoor Gross Floor Area								
BUILDING HEIGHT: 65'								
LOT COVERAGE: 61.35%								

Density	Maximum 67.5 du /ac
Streetscape and Building Setback Standards: 16th Street	25-foot building setback from back of curb 20-foot building setback from property line Minimum 5-foot wide landscaped area between back of curb and sidewalk Minimum 8-foot wide sidewalk Minimum 15-foot wide landscaped area between back of sidewalk and building, including hardscape pedestrian and retail plaza areas and water feature (see below), except that a minimum of 25% of this area must be landscaped with non-hardscape materials. See Exhibit 10a, Exhibit 10b, and Exhibit 10e.
Streetscape and Building Setback Standards: Colter Street	20-foot building setback from back of curb 15-foot building setback from property line Minimum 5-foot wide landscaped area between back of curb and sidewalk Minimum 6-foot wide sidewalk Minimum 15-foot wide landscaped area between back of sidewalk and building See Exhibit 10c and Exhibit 10f.

Open Space Area	Description of Amenity	Square Footage	Percentage of Site (Gross)(153,707 square feet)
Courtyard	Pool Ramada Grills	10,385	6.76%
West Side Open Space	Dog Run	1,312	0.85%
Open Space from Back of Sidewalk to Building on 16th Street and Colter	Bonus Landscape and Shade Area	14,603	9.50%
TOTAL		26,300	17%



SECTION

TAB 4



- 1 Development and use of this site will conform with all applicable codes and ordinances
- 2 All new or renovated utilities will be placed underground
- 3 "Structures and landscaping within a three-acre measured 35' x 100' from the property line and 20' along the property line will include the driveway entrance and exit, a maximum height of 25'.
- 4 Structures and landscaping within a triangle measuring 35' x 35' along the property line will be maintained at a maximum of 10'.
- 5 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 existing in the area in which the property is located.
- 6 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.
- 7 All roofing equipment and other materials used in the construction of the building will be stored in the yard.
- 8 All service areas will be screened to conceal trash containers, loading docks, transformers, backflow preventers and all other equipment or electrical equipment located within the property line of the public streets.
- 9 All signs, billboards, or commercial advertising signs shall not be located on this property or on public streets.
- 10 Barbed, razor, or concertina wire shall not be used on this property or on public streets from public streets or adjacent residential districts.
- 11 All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.
- 12 Gates are to remain open, and are to open to accommodate both directions of traffic.

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

Rich Barber 03/30/2023
 SIGNATURE OF COPYRIGHT OWNER DATE
 Rich Barber
 PRINTED NAME OF COPYRIGHT OWNER

KEYNOTES

- | | |
|------|-----------------------------------------------------------------------------------|
| 1008 | LOADING AREA |
| 1101 | PROPERTY LINE |
| 1111 | 33x33 SIGHT VISIBILITY TRIANGLE |
| 1120 | 20x10' SIGHT VISIBILITY TRIANGLE AT DRIVEWAY PER CITY OF PHOENIX ZONING ORDINANCE |
| 1401 | ELECTRICAL TRANSFORMER ON CONCRETE PAD. |
| 1405 | ELECTRICAL SWITCH CABINET |

PROJECT DESCRIPTION

TRINISC RESIDENTIAL GROUP INTENDS TO DEVELOP A 237 UNIT MULTI-FAMILY RESIDENTIAL (FOR-RENT) PROPERTY. PROPERTY WILL CONSIST OF A NEW 4-STORY "WRAP" STYLE BUILDING. THE PROJECT PARKING WILL BE SUPPORTED BY A 6-STORY PRECAST PARKING GARAGE. THE AMENITIES INCLUDE: POOL, SPA, FITNESS, GAME ROOM, BIKE STORAGE AND AN EXTERIOR COVERED AREA ON N. 16TH STREET.

SITE AREA

TOTAL GROSS AREA:	3.45 ac.	150,369 sq. ft.
TOTAL NET AREA:	2.90 ac.	126,355 sq. ft.

BUILDING AREA

LEVEL L1	83,191 SF
LEVEL L2	81,375 SF
LEVEL L3	85,613 SF
LEVEL L4	85,613 SF
LEVEL L5	21,950 SF
LEVEL L6	11,148 SF

LOT COVERAGE

AREA PROVIDED	SITE NET AREA	PERCENT PROVIDED
83,101 SF	128,366 SF	64%

OPEN AREA PERCENTAGE

Area Type	NAME	AREA	PERCENTAGE	SITE GROSS AREA	PERCENTAGE GROSS AREA
PRIVATE OPEN AREA					
Exterior Area:	COURTYARD	13,618 SF	34%	153,360 SF	8.88%
PRIVATE OPEN AREA: 1		13,618 SF			8.88%
PUBLIC OPEN AREA					
Exterior Area:	PERIMETER COVERAGE	11,814 SF	30%	153,360 SF	7.70%
Exterior Area:	STREET FRONTAGE	14,428 SF	36%	153,360 SF	9.45%
PUBLIC OPEN AREA: 2		26,310 SF			17.15%
TOTAL		39,928 SF			26.03%

UNIT MIX

UNIT TYPE	# OF UNITS	PERCENT
STUDIO	58	24%
1 BEDROOM	123	52%
2 BEDROOM	56	24%
TOTAL	237	100%

UNIT NAME	BED/ BATH	# OF UNITS	UNIT LIVABLE	UNIT CONDO/ UNIT TOTAL	PROJECT LIVABLE	PROJECT CONDO/ PROJECT TOTAL
STUDIO						
UNIT S1	0/1	58	604 SF	64 SF	35,047 SF	3,702 SF
		58			36,043 SF	38,749 SF

1 BEDROOM		38,947 SF	3,754 SF	38,749 SF				
UNIT A1	1/1	58	662 SF	65 SF	726 SF	38,390 SF	3,754 SF	42,134 SF
UNIT A1sm1	1/1	1	851 SF	87 SF	938 SF	851 SF	87 SF	938 SF
UNIT A2	1/1	28	749 SF	78 SF	827 SF	20,682 SF	2,179 SF	23,161 SF
UNIT A3	1/1	36	830 SF	54 SF	884 SF	29,682 SF	1,958 SF	31,840 SF

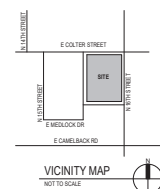
		123			90.05 F	7.576 F	96.075 F
2 BEDROOM							
UNIT B1	2/2	9	1.069 SF	87 SF	1.155 SF	0.620 SF	779 SF
UNIT B1L	2/2	3	1.069 SF	87 SF	1.155 SF	3.207 SF	260 SF
UNIT B1m1	2/2	3	1.062 SF	73 SF	1.134 SF	3.186 SF	218 SF
UNIT B1m1L	2/2	19	1.055 SF	71 SF	1.127 SF	2.050 SF	1,351 SF
UNIT B2	2/2	19	1.055 SF	71 SF	1.127 SF	2.050 SF	1,351 SF
UNIT B2L	2/2	7	1.055 SF	71 SF	1.127 SF	7.381 SF	506 SF
UNIT B3	2/1	14	1.069 SF	170 SF	1.239 SF	14.905 SF	2,375 SF
		58				50.479 SF	5,572 SF
		257				17.263 SF	65,051 SF
		1821				17,263 SF	201,873 SF

PARKING REQUIRED

UNIT TYPE	# OF UNITS	PARKING UNIT RATIO	GUEST PARKING RATIO	PARKING REQUIRED	BICYCLE PARKING RATIO	REQUIRED BIKE PARKING
STUDIO	56	1	0.5	57	0.25	14.5
1 BEDROOM	123	1	0.5	185	0.25	30.75
2 BEDROOM	56	1	0.5	84	0.25	14
TOTAL	235			356		59.25

PARKING PROVIDED

GARAGE L1	43
GARAGE L2	67
GARAGE L3	67
GARAGE L4	67
GARAGE L5	67
GARAGE L6	24
GARAGE L6.5	22
TOTAL PROVIDED	353



KIVA NUMBER:	2030
SDEV NUMBER:	2007
PAPP NUMBER:	2201
LPRN NUMBER:	
PRELM NUMBER:	
SCMJ NUMBER:	
QIS NUMBER:	16-N

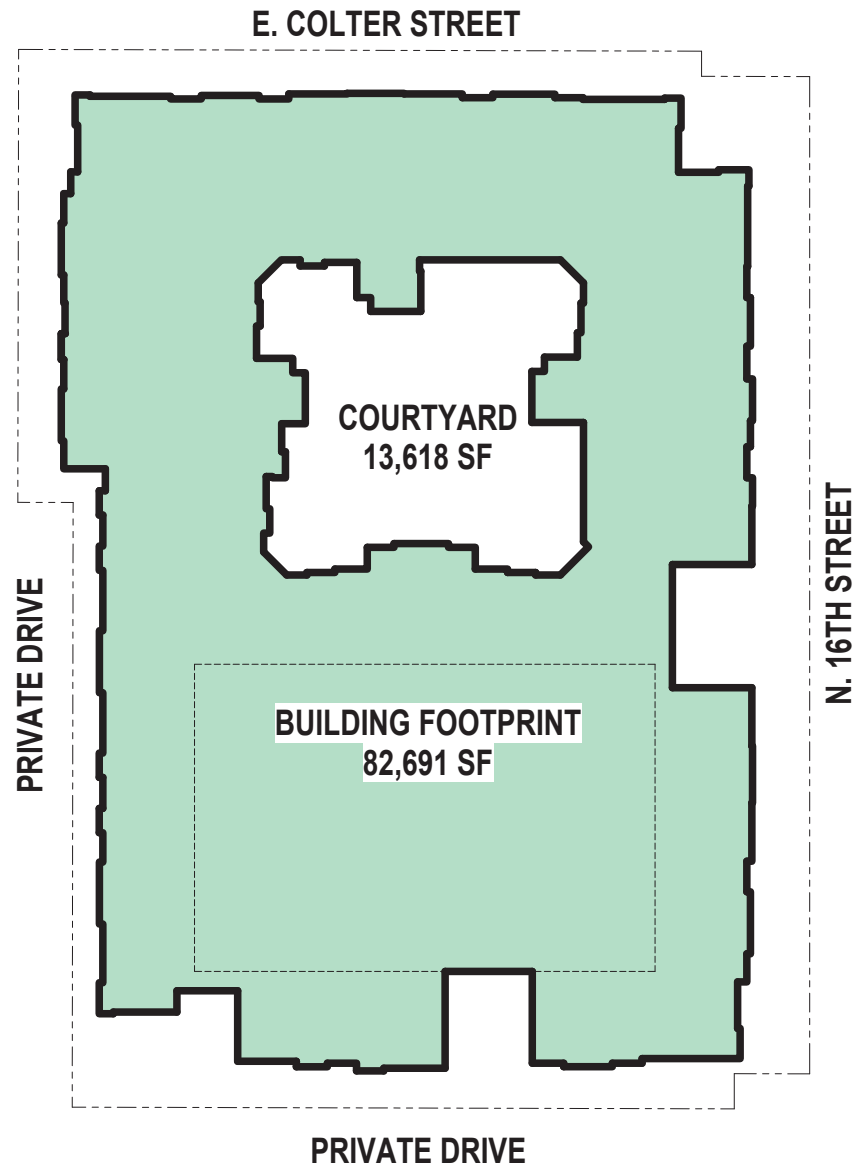
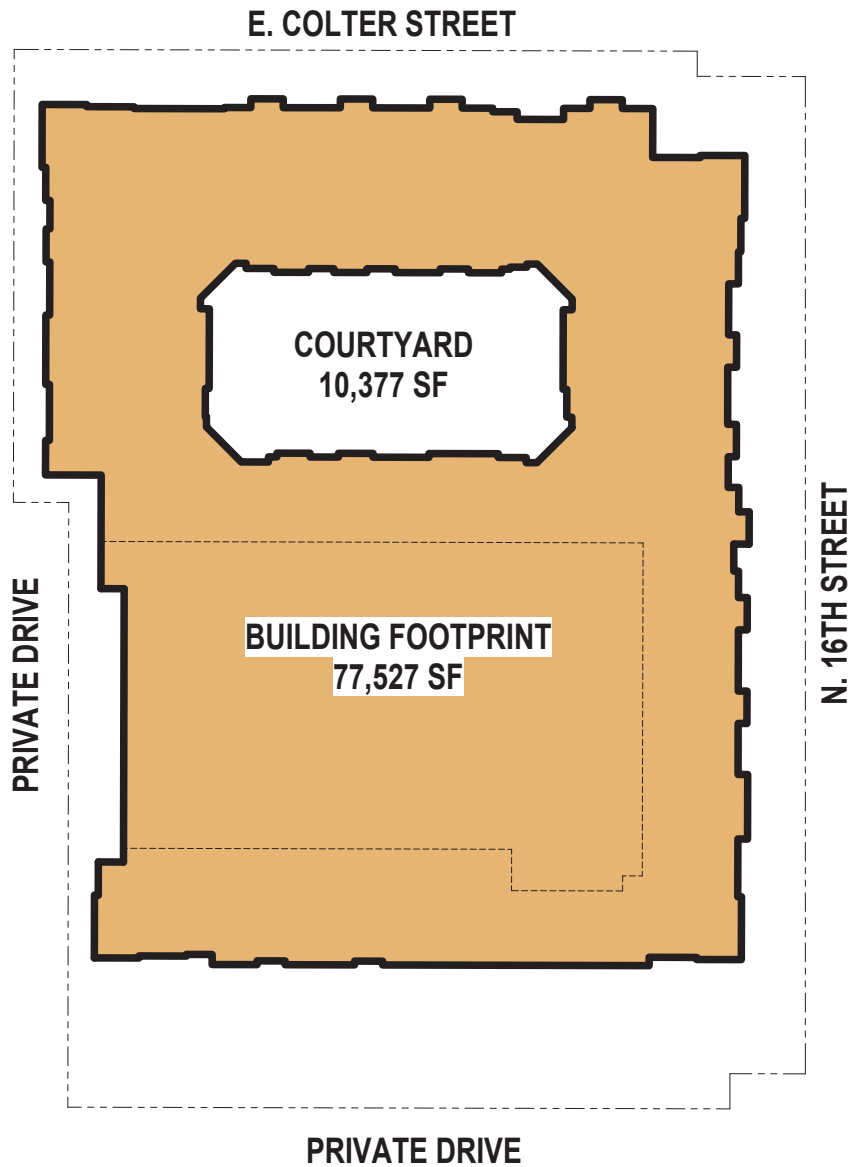
DATE: MARCH 30, 2023 ORB #: 21-216

A1.10

PRELIMINARY SITE PLAN



TAB 5



BUILDING FOOTPRINT COMPARISON

CURRENTLY APPROVED FOOTPRINT =	77,527 SF BUILDING AREA
PROPOSED FOOTPRINT =	82,691 SF BUILDING AREA
PROPOSED INCREASE =	82,691 - 77,527 = 5,164 SF (6.6%)
CURRENTLY APPROVED COURTYARD =	10,377 SF COURTYARD
PROPOSED COURTYARD =	13,618 SF COURTYARD
PROPOSED INCREASE =	13,618 - 10,377 = 3,241 SF (31%)

AURA
WILLOWICK
5150 N. 16TH STREET
PHOENIX, ARIZONA 85016

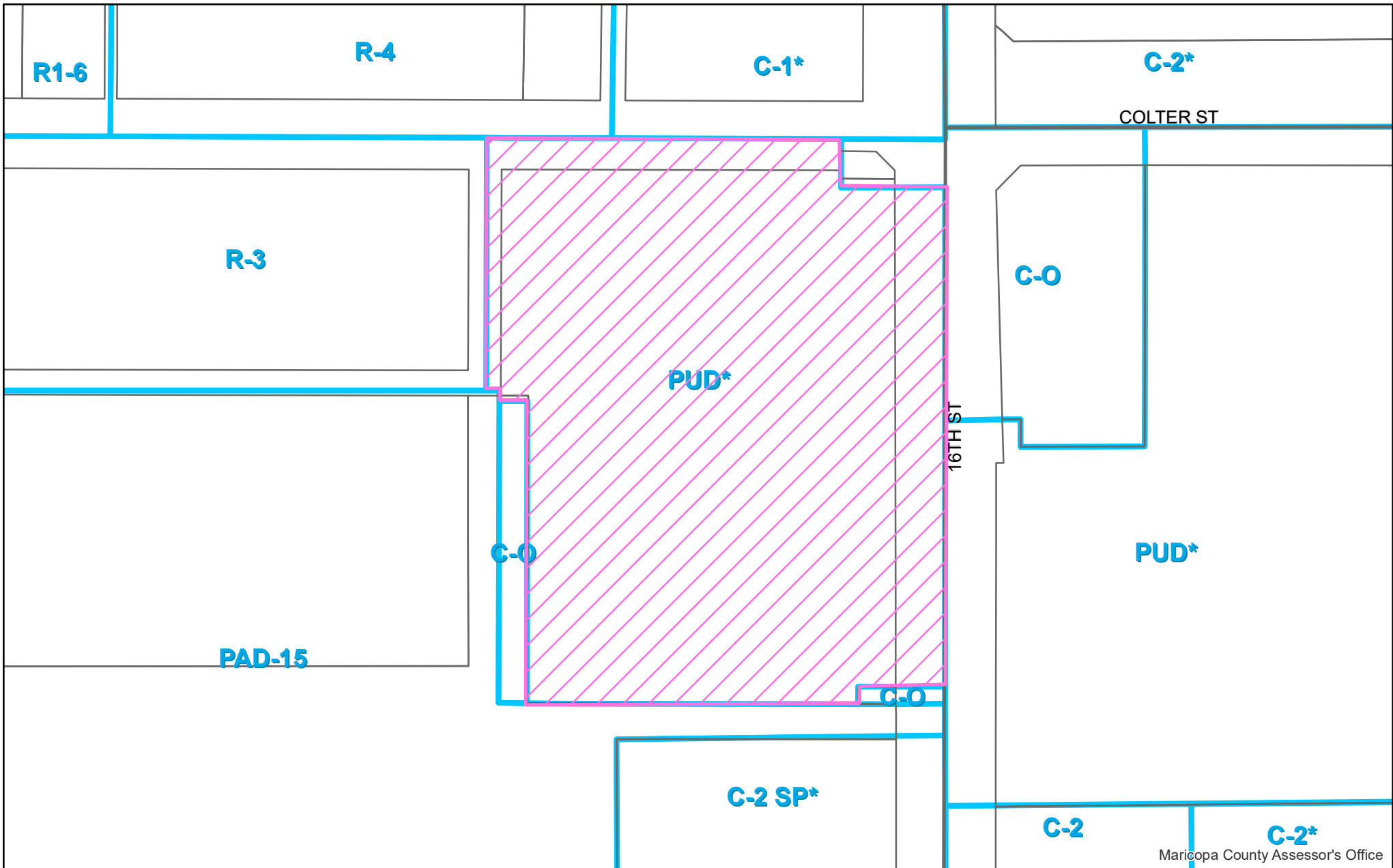
Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

PROFESSIONAL
CONSTRUCTION
Stamp

TRG

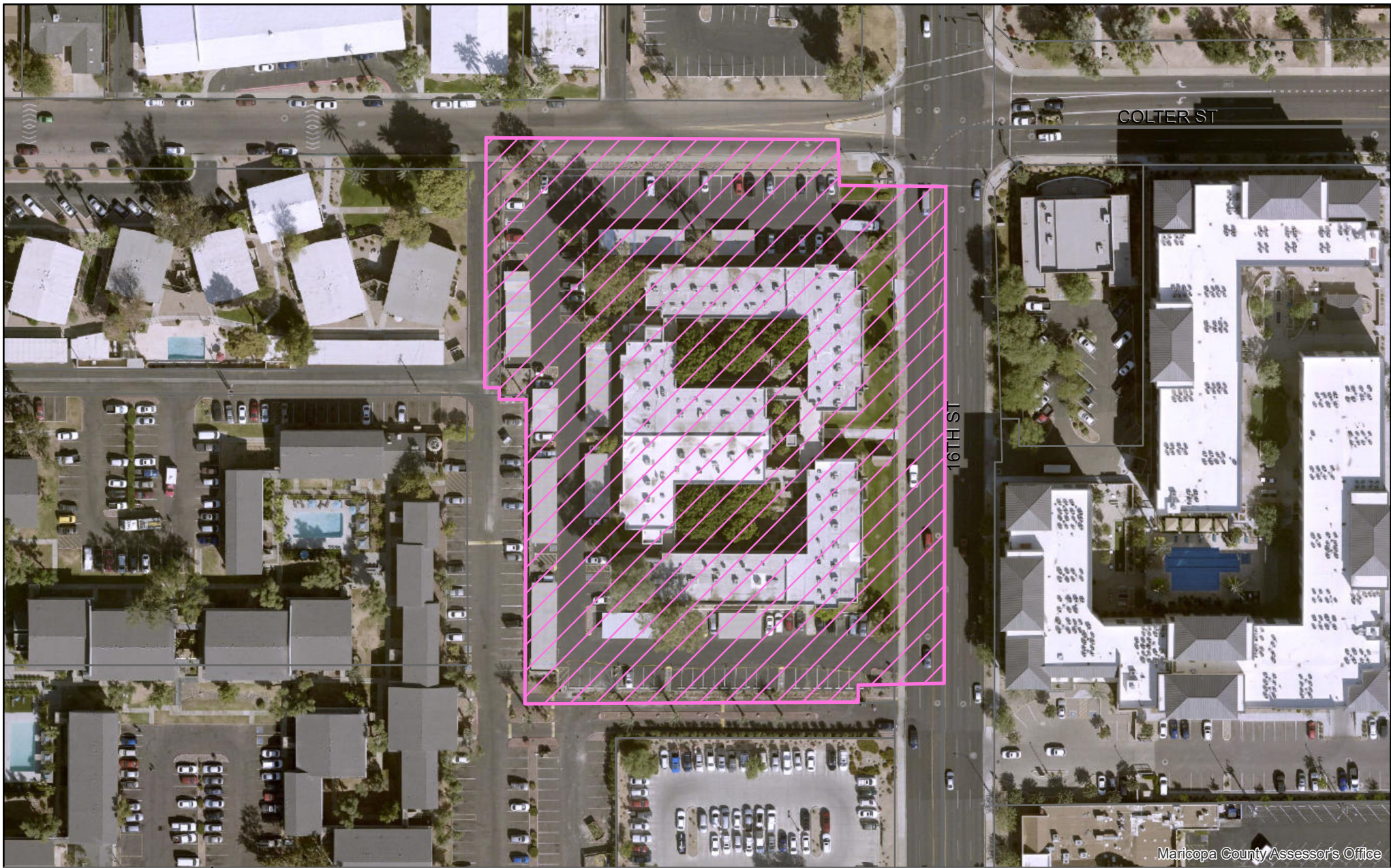
DATE: MARCH 30, 2023 ORB #: 21-216

A1.11
BLDG FOOTPRINT
COMPARISON



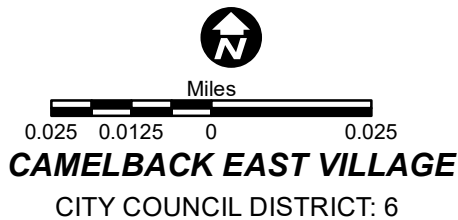
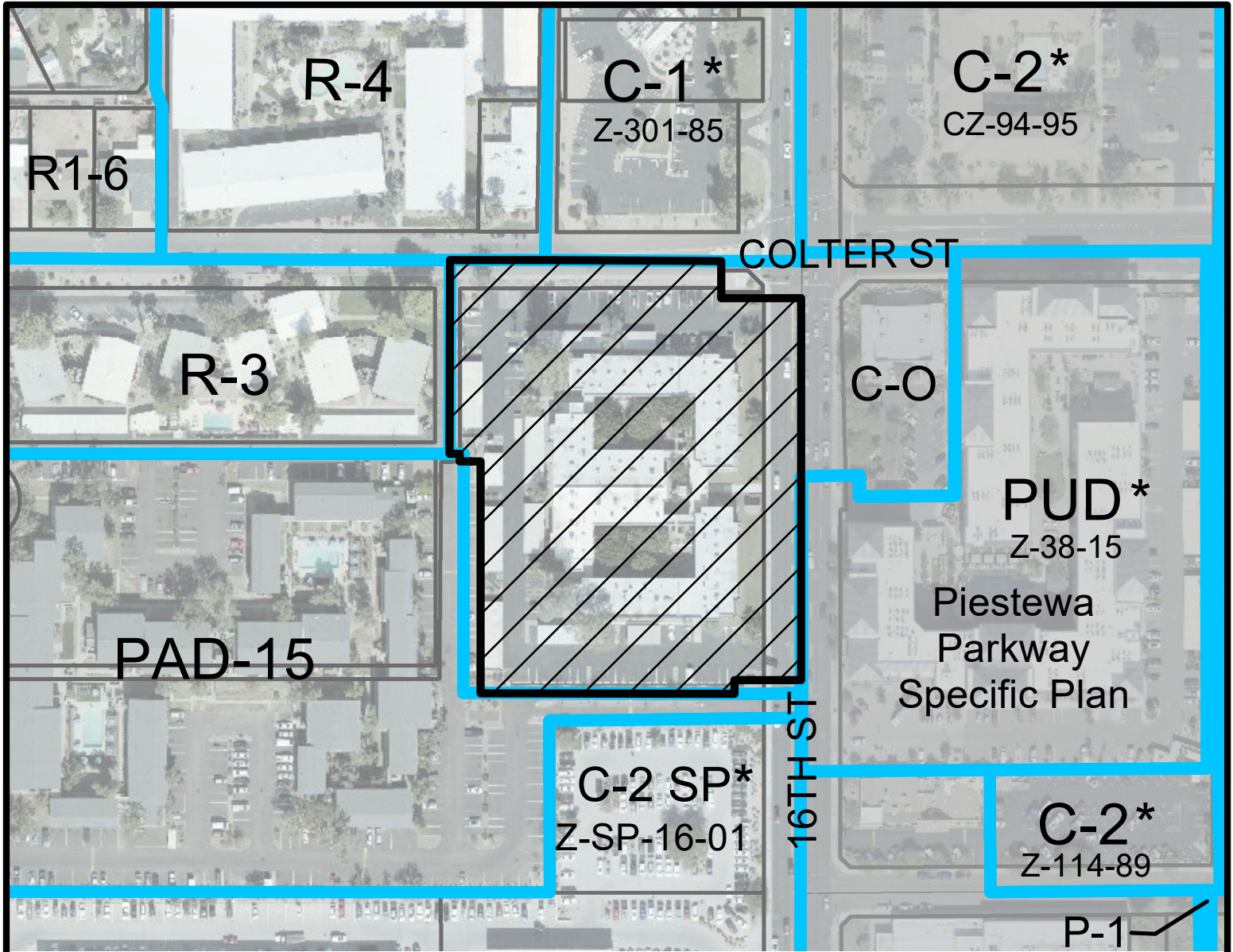
PHO-9-20--Z-9-20-6

Property Location: Southwest corner of 16th Street and Colter Street

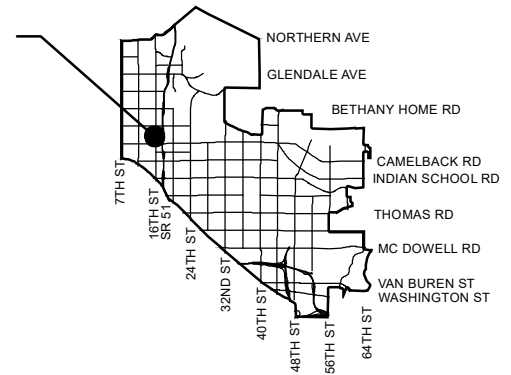


PHO-9-20--Z-9-20-6

Property Location: Southwest corner of 16th Street and Colter Street



Z-9-20_correction_purposes



APPLICANT'S NAME: Stephen W, Anderson		REQUESTED CHANGE:	
APPLICATION NO. Z-9-20 correction purposes		FROM: C-O (3.48 a.c.)	
DATE: 4/07/2020 REVISION DATES:		TO: PUD (3.48 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.48 Acres			
AERIAL PHOTO & QUARTER SEC. NO. QS 16-30			
ZONING MAP H-9		* UNITS P.R.D. OPTION	
MULTIPLES PERMITTED C-O PUD		N/A N/A	
CONVENTIONAL OPTION N/A 237			

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



CITY OF PHOENIX SITE PLAN NOTES

- Development and use of this site will conform with all applicable codes and ordinances
- 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
- All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment
- All service 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
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas
- All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.
- Gates are to remain open, or are to open automatically, between the hours of _____ and _____
- Please consider placing the following note (signed and dated) on the site plan to authorize minor amendment to the plan in the future.

I consent to the reproduction of this site plan provided that if modifications are made, the professionals who make such changes assume full responsibility and liability for the modified portions of the plan.

Richard Barber 03/30/2023
SIGNATURE OF COPYRIGHT OWNER DATE

Richard Barber
PRINTED NAME OF COPYRIGHT OWNER

KEYNOTES

- 1008 LOADING AREA
- 1101 PROPERTY LINE
- 1111 33'x33' SIGHT VISIBILITY TRIANGLE
- 1120 20'x10' SIGHT VISIBILITY TRIANGLE AT DRIVEWAY PER CITY OF PHOENIX ZONING ORDINANCE
- 1401 ELECTRICAL TRANSFORMER ON CONCRETE PAD
- 1405 ELECTRICAL SWITCH CABINET

PROJECT DESCRIPTION

TRINSC RESIDENTIAL GROUP INTENDS TO DEVELOP A 237 UNIT MULTI-FAMILY RESIDENTIAL (FOR-RENT) PROPERTY. PROPERTY WILL CONSIST OF A NEW 4-STORY "WRAP" STYLE BUILDING. THE PROJECT PARKING WILL BE SUPPORTED BY A 6-STORY PRECAST PARKING GARAGE.

THE AMENITIES INCLUDE: POOL, SPA, FITNESS, GAME ROOM, BIKE STORAGE AND AN EXTERIOR COVERED AREA ON N. 16TH STREET.

SITE AREA

TOTAL GROSS AREA:	3.45 ac.	150,369 sq. ft.
TOTAL NET AREA:	2.90 ac.	126,355 sq. ft.

BUILDING AREA

LEVEL L1	83,191 SF
LEVEL L2	81,375 SF
LEVEL L3	85,613 SF
LEVEL L4	85,613 SF
LEVEL L5	21,950 SF
LEVEL L6	11,148 SF
TOTAL	368,890 SF

LOT COVERAGE

MAX ALLOWED = 94.766 SF
(75% OF NET LOT AREA)

AREA PROVIDED	SITE NET AREA	PERCENT PROVIDED
83,191 SF	126,355 SF	66%

OPEN AREA PERCENTAGE

Area Type	NAME	AREA	PERCENTAGE	SITE GROSS AREA	PERCENTAGE GROSS AREA
PRIVATE OPEN AREA					
Exterior Area	COURTYARD	13,618 SF	34%	153,369 SF	8.88%
PRIVATE OPEN AREA: 1					
PUBLIC OPEN AREA					
Exterior Area	PERIMETER COVERAGE	11,814 SF	30%	153,369 SF	7.70%
Exterior Area	STREET FRONTAGE	14,496 SF	36%	153,369 SF	9.45%
PUBLIC OPEN AREA: 2					
TOTAL				39,928 SF	26.03%

UNIT MIX

UNIT TYPE	# OF UNITS	PERCENT
STUDIO	58	24%
1 BEDROOM	123	52%
2 BEDROOM	56	24%
TOTAL	237	100%

UNIT NAME	BED/ BATH	# OF UNITS	UNIT LIVABLE	UNIT BALCONY	UNIT TOTAL	PROJECT LIVABLE	PROJECT BALCONY	PROJECT TOTAL
STUDIO	0/1	58	604 SF	64 SF	668 SF	35,047 SF	3,702 SF	38,749 SF
UNIT S1	0/1	58	604 SF	64 SF	668 SF	35,047 SF	3,702 SF	38,749 SF

1 BEDROOM								
UNIT A1	1/1	58	662 SF	65 SF	726 SF	38,380 SF	3,754 SF	42,134 SF
UNIT A1m1	1/1	1	851 SF	87 SF	938 SF	851 SF	87 SF	938 SF
UNIT A2	1/1	28	749 SF	78 SF	827 SF	20,982 SF	2,179 SF	23,161 SF
UNIT A3	1/1	36	830 SF	54 SF	884 SF	29,882 SF	1,958 SF	31,840 SF
TOTAL								
				123		90,095 SF	7,978 SF	98,073 SF

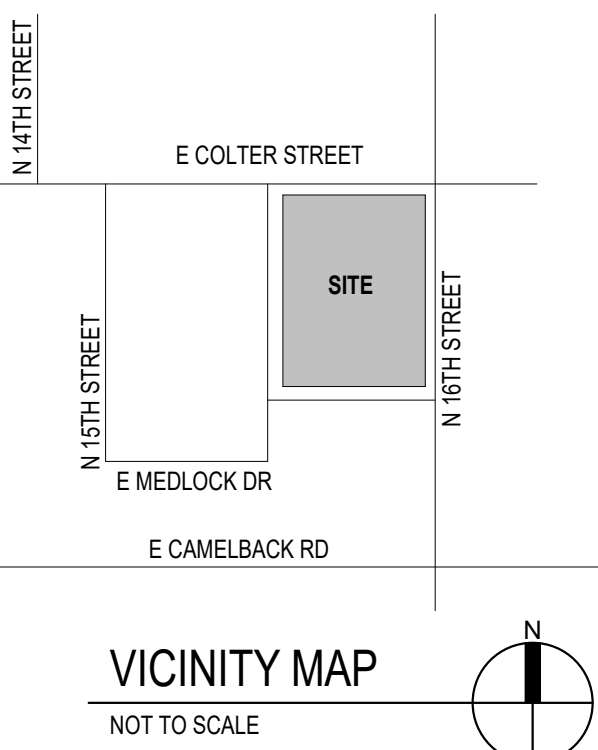
2 BEDROOM								
UNIT B1	2/2	9	1,069 SF	87 SF	1,155 SF	9,620 SF	779 SF	10,398 SF
UNIT B1L	2/2	3	1,069 SF	87 SF	1,155 SF	3,207 SF	260 SF	3,466 SF
UNIT B1m1	2/2	3	1,062 SF	73 SF	1,134 SF	3,186 SF	218 SF	3,403 SF
UNIT B1m1L	2/2	1	1,066 SF	85 SF	1,151 SF	1,066 SF	85 SF	1,151 SF
UNIT B2	2/2	19	1,055 SF	71 SF	1,127 SF	20,050 SF	1,357 SF	21,407 SF
UNIT B2L	2/2	7	1,055 SF	71 SF	1,127 SF	7,387 SF	500 SF	7,887 SF
UNIT B3	2/1	14	1,069 SF	170 SF	1,239 SF	14,965 SF	2,375 SF	17,340 SF
TOTAL								
				56		59,479 SF	5,572 SF	65,051 SF
				237		184,621 SF	17,253 SF	201,873 SF
				AVERAGE		778.99 SF	72.79 SF	851.78 SF

PARKING REQUIRED

UNIT TYPE	# OF UNITS	PARKING UNIT RATIO	GUEST PARKING RATIO	PARKING REQUIRED	BICYCLE PARKING RATIO	REQUIRED BIKE PARKING
STUDIO	58	1	0.5	67	0.25	14.5
1 BEDROOM	123	1	0.5	185	0.25	30.75
2 BEDROOM	56	1	0.5	84	0.25	14
TOTAL	237			356		59.25

PARKING PROVIDED

GARAGE L1	43
GARAGE L2	67
GARAGE L3	67
GARAGE L4	67
GARAGE L5	67
GARAGE L6	24
GARAGE L6.5	22
TOTAL PROVIDED	357



CITY OF PHOENIX

MAR 30 2023

Planning & Development
Department

DATE: MARCH 30, 2023 ORB #: 21-216

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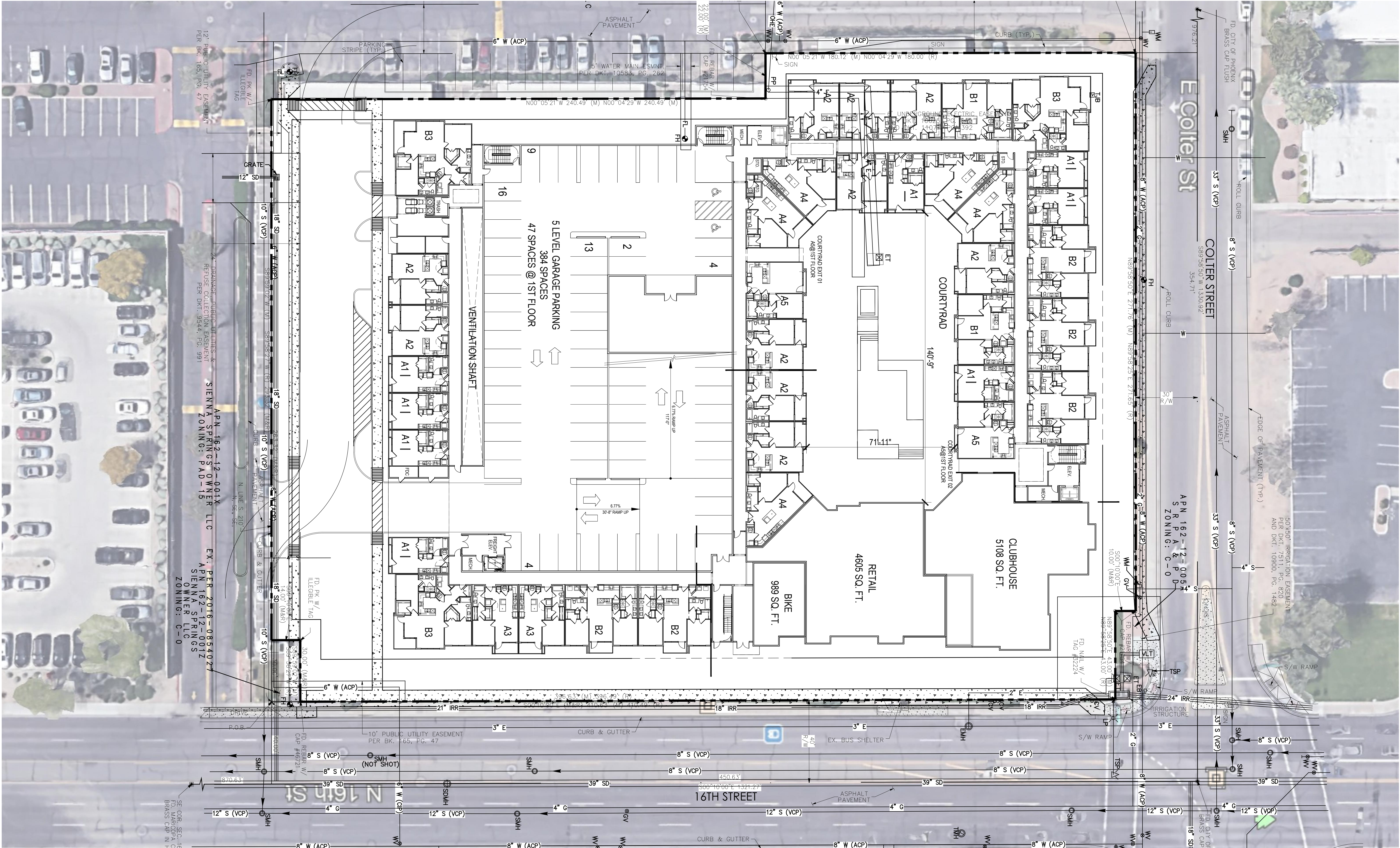
PRELIMINARY SITE PLAN

Hearing Date: 5/17/2023

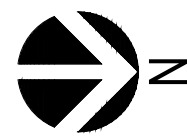
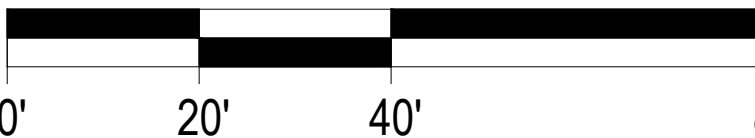


Willowick (Z-9-20-6)

The complete text of the PUD Development Narrative can be accessed at
<https://www.phoenix.gov/pdd/planning-zoning/pzservices/pud-cases>.



SCALE: 1" = 20' - 0" (24"x36" SHEET)



ORDINANCE G-6816

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-9-20-6) FROM C-O (COMMERCIAL OFFICE – RESTRICTED COMMERCIAL DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 3.45 acre site located at the southwest corner of 16th Street and Colter Street in a portion of Section 16, Township 2 North, Range 3 East, as described more specifically in Exhibit “A,” is hereby changed from “C-O” (Commercial Office – Restricted Commercial District) to “PUD” (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B.”

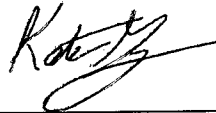
SECTION 3. Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Development Narrative for the Willowick 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 dated December 21, 2020, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft: December 21, 2020; City Council adopted: [Add adoption date].
2. The developer shall retain the right-of-way and bus stop pad on southbound 16th Street south of Colter Street. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 16th Street and Colter Street as per City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
3. The developer shall utilize the existing driveway along 16th Street on Parcel No. APN 162-12-001X to access the site. The developer shall record a cross access easement between Parcel Nos. 162-12-001X and 162-12-009, to allow for ingress from the existing driveway south of the site. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
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. 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.

7. 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.


SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of March, 2021.



MAYOR

ATTEST:


Denise Archibald, City Clerk

03-11-2021

APPROVED AS TO FORM:
Cris Meyer, City Attorney

By: David Benton
David Benton, Chief Counsel

Pml

REVIEWED BY:

Ed Zuercher
Ed Zuercher, City Manager

Exhibits:

- A – Legal Description (2 Pages)
- B – Ordinance Location Map (1 Page)

PL:tml:LF21-0310:3-3-2021:2238987v1

EXHIBIT A

LEGAL DESCRIPTION FOR Z-9-20-6

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE 40 FOOT STRIP OF LAND CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED FEBRUARY 13, 1970 IN DOCKET 7998, PAGE 117 AND THE NORTH LINE OF THE SOUTH 210.00 FEET OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16;

THENCE ALONG SAID NORTH LINE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST 293.32 FEET;

THENCE PARALLEL WITH THE WEST LINE OF SAID NORTH HALF, NORTH 0 DEGREES 04 MINUTES 29 SECONDS WEST 240.49 FEET;

THENCE PARALLEL WITH THE NORTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 16, SOUTH 89 DEGREES 58 MINUTES 25 SECONDS WEST 22.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 1, AS DESCRIBED IN THE DEED TO THE CITY OF PHOENIX, AS RECORDED IN DOCKET 8661, PAGE 117;

THENCE ALONG THE EASTERLY LINE OF PARCEL 1 AND ITS NORTHERLY PROLONGATION, NORTH 00 DEGREES 04 MINUTES 29 SECONDS WEST 180.00 FEET TO THE SOUTH LINE OF THE NORTH 30.00 FEET OF SAID NORTH HALF;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST 271.65 FEET TO THE WEST LINE OF THE EAST 83.00 FEET OF SAID NORTH HALF;

THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST 10.00 FEET TO THE SOUTH LINE OF THE NORTH 40.00 FEET OF SAID NORTH HALF;

THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 58 MINUTES 25 SECONDS EAST 43.00 FEET TO THE WEST LINE OF SAID 40 FOOT STRIP OF LAND AS DESCRIBED IN DEED RECORDED IN SAID DOCKET 7998, PAGE 117;

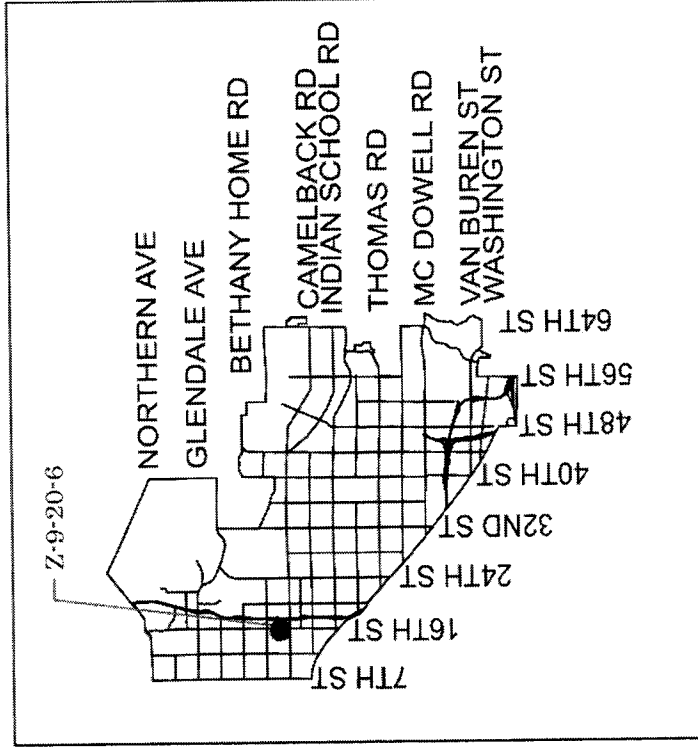
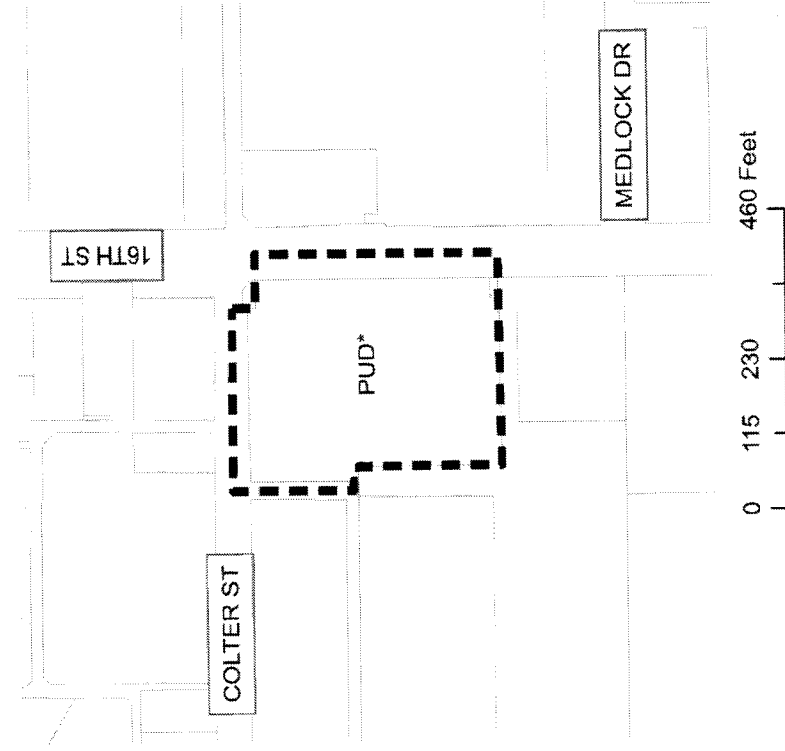
THENCE ALONG SAID WEST LINE, SOUTH 00 DEGREES 10 MINUTES 00
SECONDS EAST 410.49 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO LIV CAMELBACK AT 16TH, LLC IN
RECORDING NO. 20160854027, RECORDS OF MARICOPA COUNTY, ARIZONA.

ORDINANCE LOCATION MAP

Zoning Case Number: Z-9-20-6
 Zoning Overlay: N/A
 Planning Camelback East

ZONING SUBJECT TO STIPULATIONS: *
 SUBJECT AREA: - - - - -



NOT TO SCALE



Drawn Date: 2/4/2021

\\oneipdd\Shared\Department Share\Information Systems\PL GIS\IS_ Team\Core_Functions\Zoning\SuppMaps_ OrdMaps2021 Ord\3-21\Z-9-20-6.mxd

- 68 Amend City Code - Ordinance Correction for Z-9-20-6 Willowick PUD - Southwest Corner of 16th and Colter Street (Ordinance G-6848)

This item was adopted.

- 69 Amend City Code - Ordinance Adoption - Rezoning Application Z-61-20-8 - Northeast Corner of 16th Street and Chipman Road (Ordinance G-6846)

This item was withdrawn.

- 70 Amend City Code - Ordinance Adoption - Rezoning Application Z-62-20-8 - Northeast Corner of 16th Street and Chipman Road (Ordinance G-6847)

This item was withdrawn.

- 16 Ignazio Edward Genna

A motion was made by Vice Mayor Garcia, seconded by Councilwoman Stark, that this item be adopted. The motion carried by the following vote:

Yes: 6 - Councilwoman Ansari, Councilwoman Guardado, Councilwoman O'Brien, Councilwoman Stark, Vice Mayor Garcia and Mayor Gallego

No: 2 - Councilman DiCiccio and Councilman Waring

Absent: 1 - Councilwoman Pastor

- 19 Maricopa Association of Governments

A motion was made by Vice Mayor Garcia, seconded by Councilwoman Guardado, that this item be adopted. The motion carried by the following vote:

Yes: 5 - Councilwoman Ansari, Councilwoman Guardado, Councilwoman O'Brien, Vice Mayor Garcia and Mayor Gallego

No: 3 - Councilman DiCiccio, Councilwoman Stark and Councilman Waring

Absent: 1 - Councilwoman Pastor

- 21 Reopening City Services in the Parks and Recreation and Human Services Departments

A motion was made by Vice Mayor Garcia, seconded by Councilwoman Stark, that this item be approved as amended to have

10. **Application #:** **Z-9-20-6 (Willowick PUD)**
From: C-O
To: PUD
Acreage: 3.45
Location: Southwest corner of 16th Street and Colter Street
Proposal: Planned Unit Development (PUD) to allow multifamily, retail, and office.
Applicant: Stephen W. Anderson
Owner: Willowick Square Owner, LLC
Representative: Stephen W. Anderson

Ms. Racelle Escolar stated that Item No. 10 is Z-9-20-6, the Willowick PUD (Planned Unit Development). This is a request to rezone 3.45 acres located at the southwest corner of 16th Street and Colter Street from C-O (Commercial-Office District) to PUD for a Planned Unit Development to allow multifamily, retail, and office.

The Camelback East Village Planning Committee recommended approval, per the staff recommendation by an 18-0 vote.

Staff recommends approval, per the Camelback East Village Planning Committee recommendation, with the addition of the standard Proposition 207 waiver of claims stipulation as follows:

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.

Ms. Escolar stated that the applicant and a speaker in support are present. There were no registered speakers in opposition for this item.

Chairwoman Shank was happy to entertain a motion or take questions by Commissioners.

Commissioner Howard MOTIONED to approve Z-9-20-6, per the Camelback East Village Planning Committee recommendation, with the additional stipulation as read into the record.

Commissioner Montalvo SECONDED.

There being no further discussion, Chairwoman Shank called for a vote and the MOTION PASSED 8-0 (Johnson absent).

Stipulations:

1. An updated Development Narrative for the Willowick 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 December 21, 2020, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft: December 21, 2020; City Council adopted: [Add adoption date].
2. The developer shall retain the right-of-way and bus stop pad on southbound 16th Street south of Colter Street. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 16th Street and Colter Street as per City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department
3. The developer shall utilize the existing driveway along 16th Street on Parcel No. APN 162-12-001X to access the site. The developer shall record a cross access easement between Parcel Nos. 162-12-001X and 162-12-009, to allow for ingress from the existing driveway south of the site. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
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. 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.

7. 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

Vote: 18-0

Motion passes with committee members Swart, Fischbach, Abbott, Augusta, Bair, Thraen, Crawford, Eichelkraut, Grace, McKee, Miller, Nye, O'Malley, Paceley, Rush, Scher, Sharaby, and Tribken in favor.

- 5) **Z-9-20-6:** Presentation, discussion, and possible recommendation regarding a request to rezone approximately 3.45 acres located at the southwest corner of 16th Street and Colter Street from C-O (Commercial Office – Restricted Commercial District) to PUD (Planned Unit Development) to allow multifamily, retail, and office uses.

Ms. Sofia Mastikhina, staff, provided an overview of the request, including the location, current and surrounding zoning, current and surrounding General Plan Land Use Map designations, and surrounding land uses. She explained that the proposal is to redevelop the site, which is currently home to an outdated office building, into a mixed-use residential development with a retail component. The proposal is consistent with the surrounding land uses and with the General Plan Land Use Map designation of commercial. She presented the proposed conceptual site plan, which depicts a 2371-dwelling-unit, five-story building with ground floor retail space and ground floor walk-up residential units, as well as a concealed parking garage structure that will not be visible from the public right-of-way. She highlighted the vehicular access on the site, noting that the applicant had agreed to staff's request to remove both existing driveways along 16th Street and provide sole access to the site from the driveway on the property to the south, which will require a shared use agreement. This will greatly improve pedestrian safety on the sidewalks and overall circulation on the site. She explained that the overall intent of the proposed PUD is to create a vibrant outdoor pedestrian environment with active uses along both street frontages. The PUD proposes to accomplish this through a mix of permitted uses including outdoor dining and retail, enhanced streetscape landscaping standards, and high-quality design standards. **Ms. Mastikhina** outlined staff's findings, recommendation for approval, and recommended stipulations.

Mr. Stephen Anderson, representative with Gammage and Burnham, provided an overview of the proposed PUD and summarized the main features of the development, which was discussed at the informational PUD presentation, and also outlined in staff's presentation. He presented the site plan, landscape plan, and conceptual streetscape renderings that show the configuration of shade trees with special attention to the utility conflicts located between the sidewalk and back of curb. He then addressed the vehicular circulation, pointing out the deleted driveways and the new, singular shared access from the driveway to the south. As noted in the staff report, this proposal also addresses the City Council-approved Housing Plan by adding high density housing at this location. Finally, the applicant had not received any inquiries from the public. **Mr. Anderson** concluded his presentation with a request for approval from the committee.

PUBLIC COMMENT

Mr. Larry Whitesell, co-chair of the Peak Neighborhood Association, stated that he was involved with the neighborhood meetings and that he had not received any negative feedback from the neighbors. He praised Mr. Anderson on the level of community outreach conducted and recommended that the committee approve this case.

Ms. Sandy Grunow, co-chair of the Phoenix Midcentury Modern Neighborhood Association, stated that she was involved with all of the neighborhood meetings and that she was extremely pleased with the changes made to the proposal based on the community's feedback.

Motion:

Mr. Marc Scher made a motion to approve the request per the staff recommendation. **Mr. Daniel Sharaby** seconded the motion.

Vote: 18-0

Motion passes with committee members Swart, Fischbach, Abbott, Augusta, Bair, Thraen, Crawford, Eichelkraut, Grace, McKee, Miller, Nye, O'Malley, Paceley, Rush, Scher, Sharaby, and Tribken in favor.

- 6) **Z-13-20-8 (Companion Case Z-TA-6-20-8):** Presentation, discussion, and possible recommendation regarding a request to rezone approximately 1.75 acres located at the northwest corner of State Route 143 and Washington Street from A-2 TOD-1 (Industrial District, Interim Transit-Oriented Zoning Overlay District One) to A-2 (Industrial District) to remove the TOD-1 zoning overlay.

Vice Chair William Fischbach declared a conflict of interest and recused himself from this agenda item.

This item was heard concurrently with Item No. 7, Z-TA-6-20-8.

Ms. Sofia Mastikhina, staff, provided an overview of the requests, including the location, current zoning and General Plan Land Use Map designation, and surrounding land uses and zoning districts. She explained that the site is designated as Mixed Use on the General Plan Land Use Map and is also located within the boundaries of the Village Core. The proposal to remove the TOD overlay from the site to allow all uses of the underlying A-2 district is not consistent with either, as it would allow outdoor uses such as junk yards, car washes, outdoor storage, and billboards. She explained that the purpose of the TOD overlay district is to encourage an appropriate mixture and density of activity around transit stations to increase ridership along the Central Phoenix/East Valley Light Rail Corridor and promote alternative modes of transportation to the automobile, and to decrease auto-dependency and mitigate the effects of congestion and pollution. The overlay achieves these goals by outlining development standards that promote a pedestrian-friendly environment and encourage a mix of uses on sites adjacent to the light rail. The site is also located in the Gateway TOD Policy Plan, which provides guidance for development along and in close proximity to the light rail line. In