

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-69-19-5 March 30, 2020

Village Planning Committee Meeting Date: April 8, 2020

Planning Commission Hearing Date: May 7, 2020

Request From: S-1 SP (Ranch or Farm Residence, Special Permit) (17.81 acres) and S-1 (Ranch or Farm Residence) (0.21 acres)

Request To: R-2 (Multifamily Residence District) (18.02 acres)

Proposed Use: Multifamily residential

Location: Approximately 315 feet west of the northwest corner of Ball Park Boulevard and Camelback Road

Owner: RLD II Loan LLC, et al

Applicant: EMC Management

Representative: Shelby Duplessis

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Current: Parks/Open Space-Publicly Owned	
		Pending (GPA-MV-1-19-5): Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	Ball Park Boulevard	Minor Collector	50-foot west half street
	Camelback Road	Arterial	75-foot north half street

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

The subject site has long been vacant and its development, as stipulated, would contribute to a clean and vibrant neighborhood through enhanced landscape and architectural standards.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

As stipulated, the proposed development is consistent with the scale, design, and appearance of the surrounding area and provides additional housing options for Maryvale residents. The proposal, as stipulated, provides architectural standards to ensure design compatibility with the surrounding neighborhood and provides a reasonable level of intensity that is respectful to local conditions and surrounding neighborhoods.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The development, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays, and Initiatives

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

[Complete Streets Guidelines](#): See Background Item No. 8 below.

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

[Reimagine Phoenix](#): See Background Item No. 10 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1, S-1 SP
North	Vacant	S-1 SP
South	Single-Family Residential	R1-6 PCD
East	Vacant	S-1 SP
West	Vacant/Lift Station	S-1, S-1 SP

R-2 (Multifamily Residential) Planned Residential Development Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions Proposed</u>
Gross Acreage	-	18.02
Total Number of Units	189 to 216 with bonus	194
Density (units/gross acre), Maximum	10.50; 12.00 with bonus	10.77 (met with bonus)
Lot Coverage	45% maximum	31% (met)
Building Height, Maximum	2 stories and 30 feet maximum for first 150 feet; 1 foot in 5 foot increase to 48 foot high and 4 stories	1 story and 19 feet (met)
Common Area/Open Space	Minimum 5% of gross area	7.5% (met)
Perimeter Building Setbacks		
Street – Camelback Road	20 feet minimum	Approximately 55 feet (met)
Street – Ball Park Boulevard	20 feet minimum	Not Shown
Property Line (<i>side</i>) – <i>East</i>	10 feet minimum	15 feet (met)
Property Line (<i>side</i>) – <i>West</i>	10 feet minimum	15 feet (met)
Property Line (<i>rear</i>) – <i>North</i>	10 feet minimum	15 feet (met)
Perimeter Landscape Setbacks		
Adjacent to Public Street	20 feet minimum	Not Shown
Adjacent to Property Line	5 feet minimum	Not Shown
Parking		
Total required parking	298 spaces minimum (270 spaces for 1 or 2 bedroom units, 28 spaces for 3 bedroom units)	336 spaces provided (met)

Background/Issues/Analysis

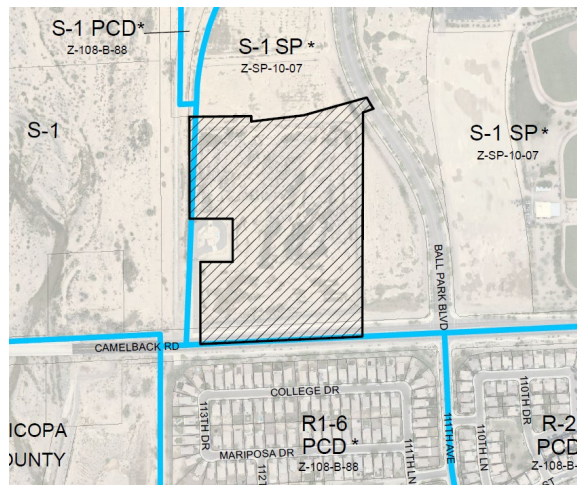
SUBJECT SITE

1. This request is to rezone 18.02 acres located approximately 315 feet west of the northwest corner of Ball Park Boulevard and Camelback Road from S-1 SP (Ranch or Farm Residence, Special Permit) and S-1 (Ranch or Farm Residence) to R-2 (Multifamily Residence District) to allow multifamily residential. In 2007 the subject site was rezoned from the Camelback Ranch Planned Community District (Z-108-B-88) to S-1 SP (Z-SP-10-07) as part of the 277-acre Camelback Ranch baseball training complex. The subject site was designated for a future phase of the complex, but those plans have not come to fruition.

SURROUNDING LAND USES AND ZONING

2. The site is vacant and is located west of the Camelback Ranch baseball facility. To the east of the property and west of the baseball facility is vacant land. To the west of the property is a water lift station and the Agua Fria River. North of the property is vacant land, and further north is the Glendale Municipal Airport. South of the subject site across Camelback Road are single-family residences.

Figure A. Site Context and Surrounding Land Uses



Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATIONS

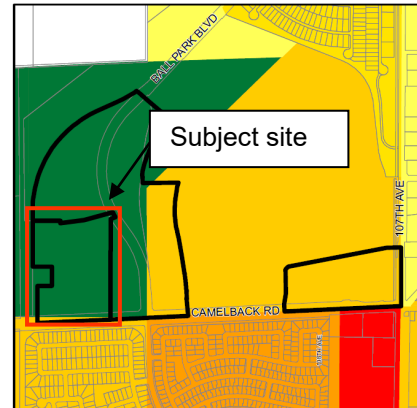
3. The General Plan Land Use Map designation for the site is Parks/Open Space-Publicly Owned. That land use category denotes areas that are intended for recreation, environment preservation, and natural hydrologic systems. The sites to the north and west are designated Parks/Open Space-Publicly Owned. The site to the east is designated Parks/Open Space-Publicly Owned and Residential 3.5 to 5 dwelling units per acre. To the south, the site is designated Residential 3.5 to 5 dwelling units per acre.

The request for R-2 zoning is not consistent with the Parks/Open Space-Publicly Owned designation. A General Plan Amendment (GPA-MV-1-19-5) requesting the site be changed to Residential 10 to 15 dwelling units per acre has been filed concurrently with this request. If approved, the request to rezone is consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre.

Figure B. Existing General Plan Land Use Map Designation

EXISTING:

Parks/Open Space-Public du/ac (54.28 +/- Acres)
Residential 3.5 to 5 du/ac (26.70 +/- Acres)

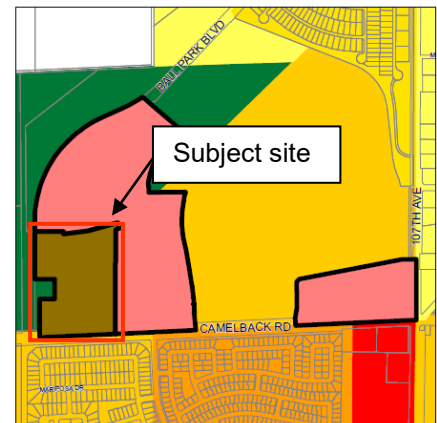
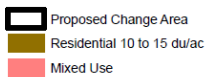


Source: City of Phoenix Planning and Development Department

Figure C. Proposed General Plan Land Use Map Designation

PROPOSED CHANGE:

Residential 10 to 15 du/ac (18.02 +/- Acres)
Mixed Use du/ac (62.96 +/- Acres)



Source: City of Phoenix Planning and Development Department

The applicant has provided elevations which include a variety of materials and detailing including brick, stone, metal shade elements, and varied window sizes. Staff is recommending Stipulation No. 1 which requires enhanced four-sided architecture to promote compatibility with the area and mitigate the potential negative impact of blank walls on the area. Staff is also recommending Stipulation No. 2 which requires garage

Figure E: Proposed Elevations



CONNECTIVITY

6. Ensuring that the proposed development contributes to the neighborhood's connectivity is an important part of its contribution to the area's livability. Several stipulations have been included that address improvements and requirements related to connectivity and walkability. The improvements and requirements are as follows:
 - Public sidewalks will be detached with enhanced planting standards to increase pedestrian safety and comfort and encourage pedestrian activity. This is addressed in Stipulation No. 8.
 - Pedestrian pathway and gate shall be provided at the northwest corner of the site to connect to a future trail planned for the area. This will provide a significant recreational amenity to residents and is addressed in Stipulation No. 9.
 - Pedestrian access will be provided to both Ball Park Boulevard and Camelback Road. Coupled with the detached sidewalks and street trees, the pedestrian access will further establish the development as a walkable community. This is addressed in Stipulation Nos. 10 and 11.

STUDIES AND POLICIES

7. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending Stipulation Nos. 5, 6, and 8 to provide trees and enhance shade within the development.

8. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

The proposal includes shaded sidewalks which will increase the thermal comfort for those walking to and from nearby transit and those patronizing local businesses. Further, the proposal includes several bicycle racks for visitors. These are addressed in Stipulation Nos. 7 and 8.

9. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Staff is recommending Stipulation No. 7 to require bicycle parking on site.

10. [Reimagine Phoenix](#)

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. The applicant stated that the project will have the same capacity of recycling collection containers as garbage containers on the subject site.

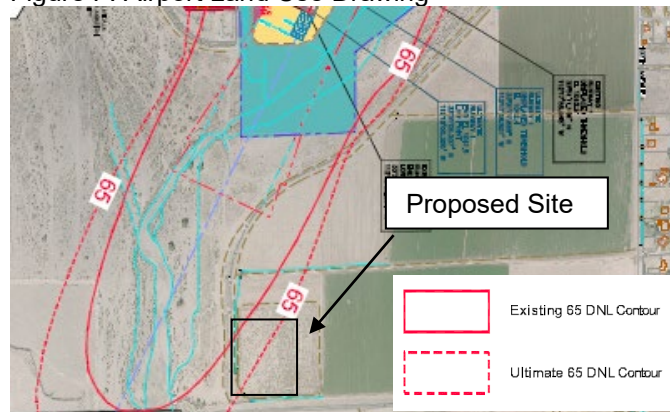
COMMUNITY INPUT SUMMARY

11. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

INTERDEPARTMENTAL COMMENTS

12. North of the subject site is the Glendale Municipal Airport. The City of Phoenix Aviation Department has indicated that due to the proximity of the Glendale Airport and potential for noise from airport related activity, stipulations have been included regarding disclosure of the airport's operations. Additional stipulations have been

Figure F: Airport Land Use Drawing



Source: Glendale Municipal Airport

- included requiring the applicant to certify that the units will be constructed in a manner that will reduce interior noise level and grant avigation easements. The conditions are addressed in Stipulation Nos. 16 through 21.
13. The Street Transportation Department provided several stipulations regarding vehicular and pedestrian connectivity. Accessibility standards for newly constructed streets within the site and pedestrian access routes to the future trail at the northeast corner of the site, Ball Park Boulevard and Camelback Road are addressed in Stipulation Nos. 9, 10, 11, and 15. Stipulation No. 12 prohibits left turn ingress from Camelback Road unless the Street Transportation Department grants full access with the approval of an engineering analysis.
 14. The Street Transportation Department's Pedestrian Safety Coordinator commented on traffic calming devices on the site, shaded internal pedestrian pathways and shade trees along both sides of the sidewalk along Camelback Road. The referenced comments are addressed in Stipulation Nos. 6, 8, 13 and 14.
 15. The Public Transit Department requested clearly defined pedestrian pathways connecting building entries and exits to the sidewalks. This is addressed in Stipulation No. 14.

16. The Floodplain Division of the Public Works Department determined the site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1695 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
17. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve a proposed development. However, the requirements and assurances for water and sewer service are determined during the site plan application review. The City of Phoenix Water Services Department also noted that there is a Lift Station on the west side of the property
18. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

OTHER

19. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 22.
20. 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 request would support the development of a vacant and underutilized property and provides for additional housing options in Maryvale.
2. The stipulated open space, landscaping and design elements are above the minimum standards required for multifamily development and will make the proposal a compatible addition to the neighboring area.
3. As stipulated, the proposal will require future residents of the development to be notified of the operational characteristics of Glendale Municipal Airport and for the units to be constructed to mitigate noise from the airport.

Stipulations

1. All elevations shall contain architectural embellishments and detailing, such as: textural changes, pilasters, offsets, recesses, variation in window size or location, overhang canopies, stone veneer wainscoting, decorative gable pipe

details, decorative wooden shutters, or similar features, as approved by the Planning and Development Department.

2. All garage doors shall have decorative embellishments, including but not limited to, window panels, raised or recessed panels, architectural trim surrounding the door, separated single garage doors, accent lighting, and/or a trellis feature, as approved by the Planning and Development Department.
3. All new perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
4. A minimum of 7.5 percent of the gross site area shall be retained as open space, as approved by the Planning and Development Department.
5. All required open space amenity areas shall be shaded to a minimum 75 percent, as approved by the Planning and Development Department.
6. All private pedestrian pathways including sidewalks shall be shaded to a minimum 50 percent, as approved by the Planning and Development Department.
7. A minimum of eight bicycle parking spaces located near building entrances shall be installed per the requirements of Section 1307.H. of the Zoning Ordinance, as approved by the Planning and Development Department.
8. All public sidewalks shall be detached with a minimum five-foot-wide landscaped area located between the sidewalk and back of curb. Minimum two-inch caliper shade trees shall be planted a minimum of 20 feet on center or equivalent groupings on both sides of the sidewalk with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
9. The developer shall provide a pedestrian pathway and gate at the northwest corner of the site to provide a connection to the future trail west of the site, as approved by the Planning and Development Department.
10. The developer shall provide pedestrian access to Ball Park Boulevard at the northeast corner of the site, as approved by the Planning and Development Department.
11. The developer shall provide pedestrian access to Camelback Road, as approved by the Planning and Development Department.
12. The driveway along Camelback Road shall prohibit left turn ingress, as

approved by the Street Transportation Department. Full access may be provided upon approval of an engineering analysis by the Street Transportation Department.

13. The developer shall install traffic calming measures such as speed humps or speed cushions across the property's drive aisles to increase the safety of pedestrians on the sidewalks by slowing down vehicles circulating, entering and exiting the property, as approved by the Planning and Development Department.
14. Sidewalk crossings, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided across driveways, as approved by the Planning and Development Department.
15. 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, as approved by the Planning and Development Department.
16. The property owner shall record documents that disclose the existence, and operational characteristics of Glendale Municipal Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney, and in accordance with State law requiring airport disclosure.
17. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
18. The developer shall grant and record an avigation easement in favor of the City of Glendale in the form submitted to the City of Phoenix.
19. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
20. Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchasers which

discloses the proximity of the Glendale Municipal Airport and increased frequency of overflight and related aircraft noise, as approved by the Aviation Department.

21. The indoor noise levels shall not exceed a decibel day night-level (DNL) of 45 decibels and that along with the building plans submitted for Phoenix Building Construction Code compliance review to the Planning and Development Department there shall be a sealed and signed analysis by an engineer licensed in Arizona with a proficiency in residential sound mitigation or noise control. The engineer shall note in the analysis that the building design is capable of achieving the required Noise Level Reduction.
22. 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

Sarah Stockham

March 30, 2020

Team Leader

Samantha Keating

Exhibits

Aerial sketch map

Zoning sketch map

Conceptual Site Plan date stamped February 6, 2020

Conceptual Elevations date stamped December 23, 2019 (8 pages)

S-1 PCD*
Z-108-B-88

S-1 SP*
Z-SP-10-07

S-1

S-1 SP*
Z-SP-10-07

CAMELBACK RD

MARICOPA
COUNTY

R1-6
PCD*
Z-108-B-88

R-2
PCD*
Z-108-B-88



Miles

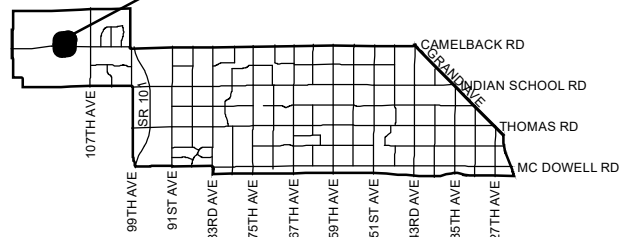
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MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-69-19



APPLICANT'S NAME: **EMC Management**

APPLICATION NO. **Z-69-19**

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

18.02 Acres

DATE:	2/7/2020		
REVISION DATES:			
	2/18/2020	2/24/2020	
AERIAL PHOTO & QUARTER SEC. NO.			
QS 19-1	H-1		

REQUESTED CHANGE:

FROM: S-1 (0.21 a.c.)
S-1 SP (17.81 a.c.)

TO: R-2 (18.02 a.c.)

MULTIPLES PERMITTED

S-1, S-1 SP

R-2

CONVENTIONAL OPTION

0, 18

180

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

N/A

216

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

S-1 PCD*
Z-108-B-88

S-1 SP*
Z-SP-10-07

S-1

S-1 SP*
Z-SP-10-07

CAMELBACK RD

BALL PARK BLVD

MARICOPA
COUNTY

COLLEGE DR

R1-6
PCD*
Z-108-B-88

MARIPOSA DR

R-2
PCD*
Z-108-B-88

PIERSON ST
ELM ST



Miles

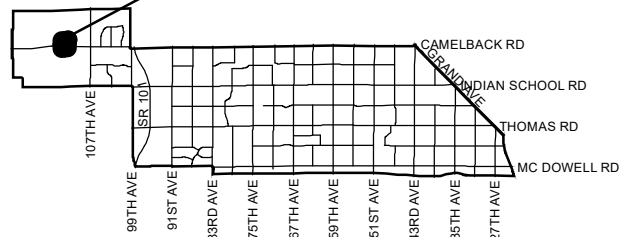
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MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-69-19



APPLICANT'S NAME: **EMC Management**

REQUESTED CHANGE:

FROM: S-1 (0.21 a.c.)
S-1 SP (17.81 a.c.)

APPLICATION NO. **Z-69-19**

DATE: **2/7/2020**
REVISION DATES:
2/18/2020 2/24/2020

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

18.02 Acres

AERIAL PHOTO &
QUARTER SEC. NO. **QS 19-1**
ZONING MAP **H-1**

TO: **R-2 (18.02 a.c.)**

MULTIPLES PERMITTED

S-1, S-1 SP

R-2

CONVENTIONAL OPTION

0, 18

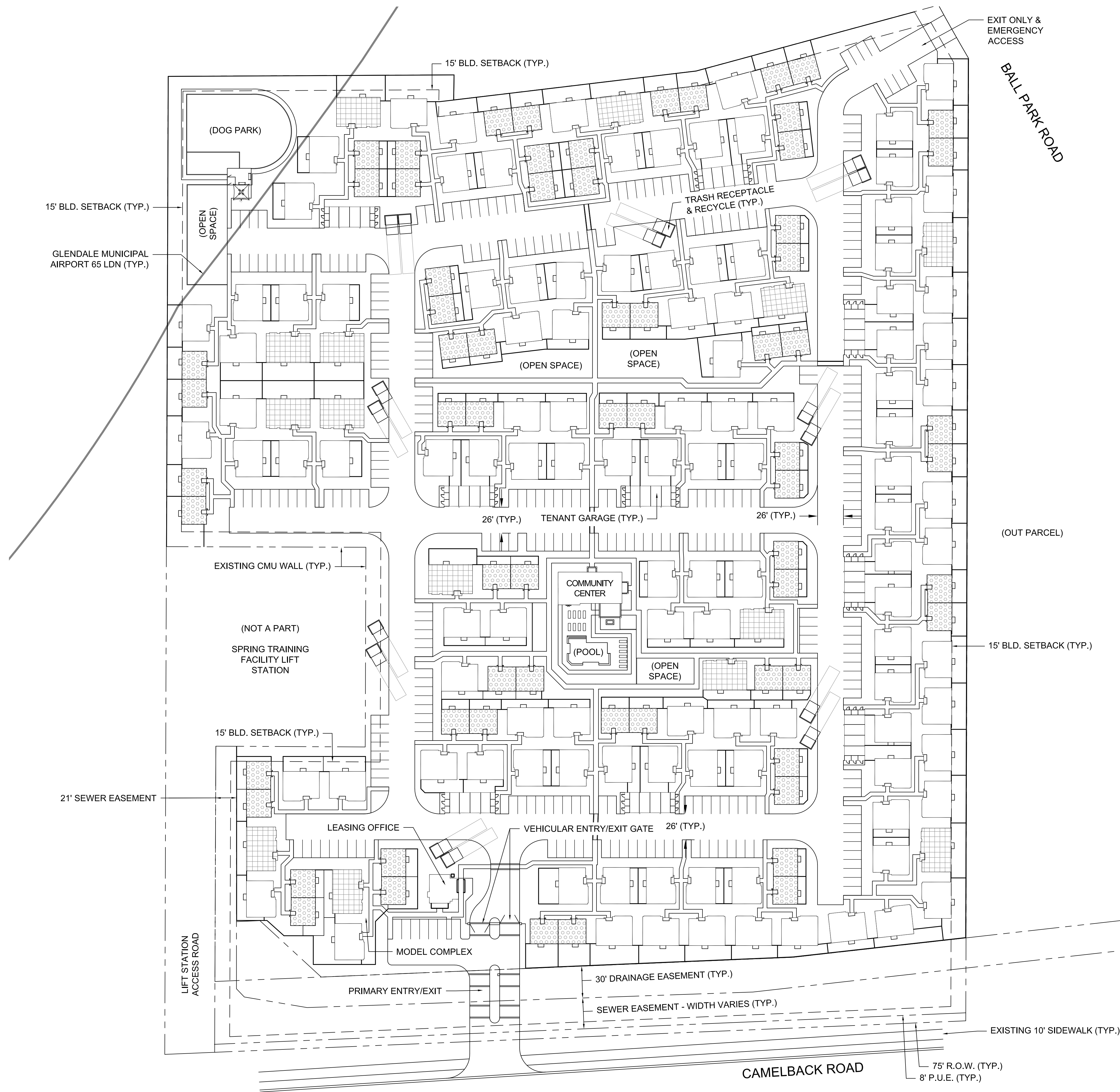
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*** UNITS P.R.D. OPTION**

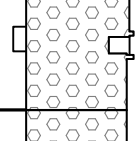
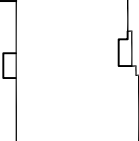
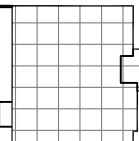

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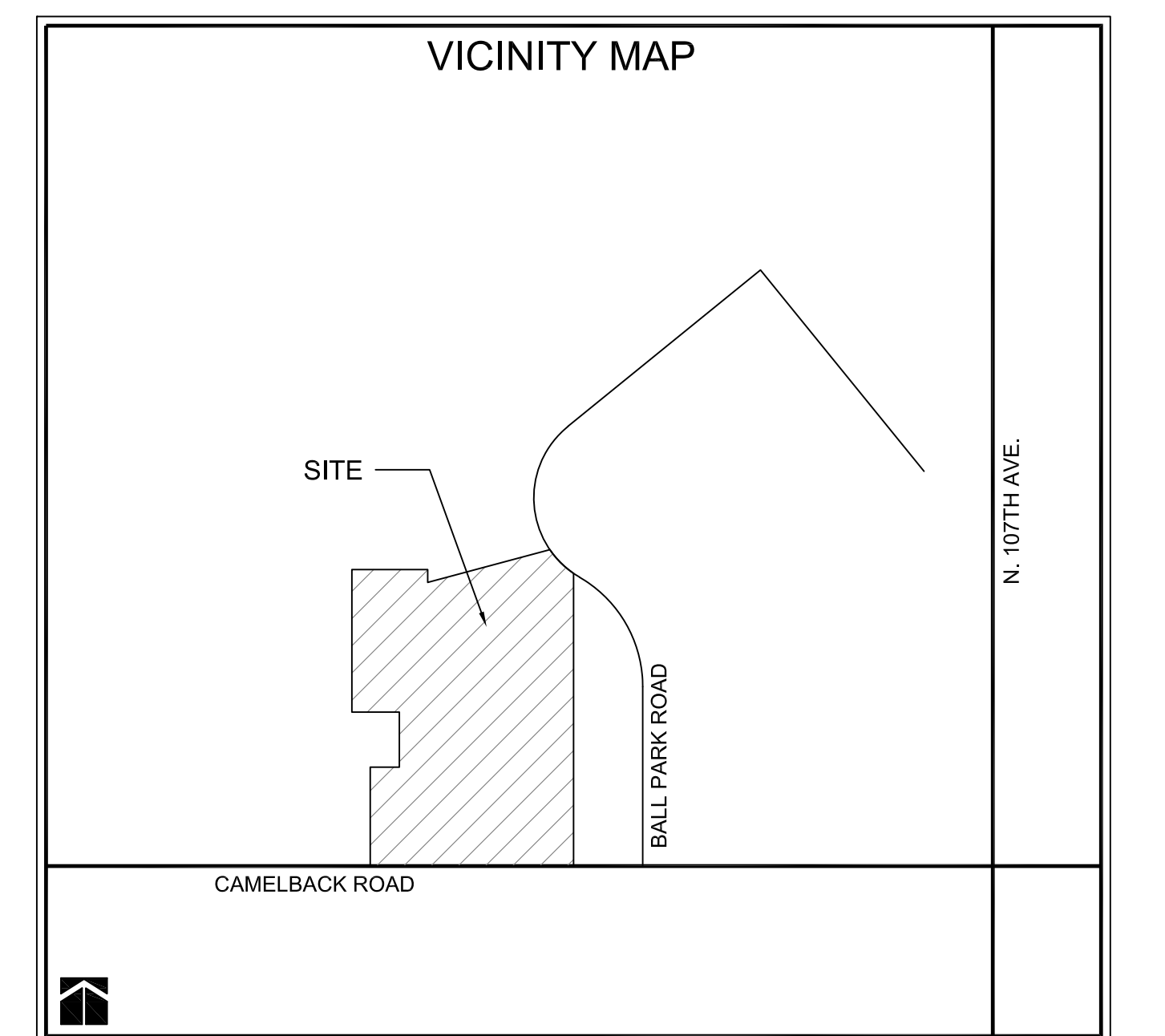
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* Maximum Units Allowed with P.R.D. Bonus

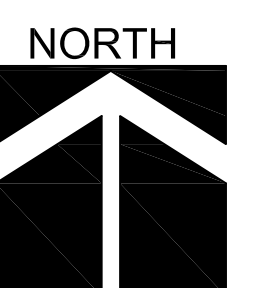
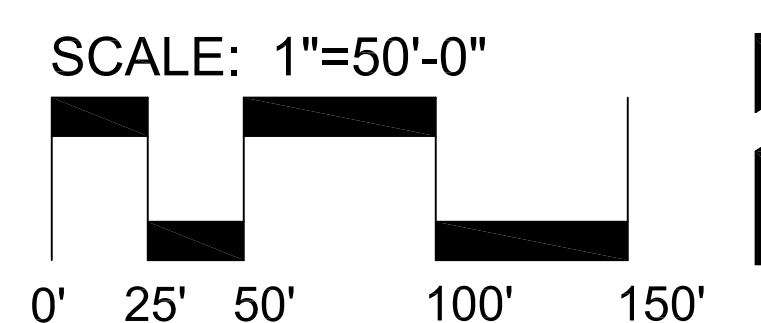


DETACHED SINGLE LEVEL MULTI-FAMILY - SUMMARY

<p>SITE AREA: ≈ 16.70 ACRES (NET) ≈ 18.00 ACRES (GROSS)</p> <p>EXISTING ZONING: SP-1</p> <p>PROPOSED ZONING: R-3</p> <p>UNITS: 194 (10.78 DU/ACRE - GROSS)</p> <ul style="list-style-type: none">- 1 BEDROOM UNITS: 66 (34%)- 2 BEDROOM UNITS: 114 (59%)- 3 BEDROOM UNITS: 14 (7%) <p>PARKING SPACES REQUIRED: 298</p> <ul style="list-style-type: none">- 1.5 PER 1BR = 99- 1.5 PER 2BR = 171- 2.0 PER 3BR = 28 <p>PARKING SPACE PROVIDED: 336</p> <ul style="list-style-type: none">- 36 GARAGE UNITS (54 STORAGE)- 300 PARKING SPACES- 194 MIN. TO BE COVERED/RESERVED <ul style="list-style-type: none">- ACCESSIBLE: 7 SPACESLOCATIONS TO BE DETERMINED.MAY BE COVERED/UNCOVERED. <p>BUILDING AREA: 223,995 SQ.FT (31% NET)</p> <p>PAVING AREA: 147,122 SQ.FT (20% NET)</p> <p>OPEN SPACE: 356,335 SQ.FT (49% NET)</p> <p>(PRIVATE YARDS ≈ 8%. COMMON O.S. ≈ 41%)</p>	<p>LEGEND</p> <div><p>1 BEDROOM UNIT</p></div> <div><p>2 BEDROOM UNIT</p></div> <div><p>3 BEDROOM UNIT</p></div> <div><p>GARAGES</p></div>
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CITY OF PHOENIX
FEB 06 2020
Planning & Development
Department



VILLAGE AT CAMELBACK PARK - CONCEPT PLAN

NWC OF CAMELBACK ROAD & BALL PARK ROAD - PHOENIX, AZ

FEBRUARY 3, 2020



Right Elevation

Elevation A 1/8" = 1'-0"



Rear Elevation

Elevation A 1/8" = 1'-0"



Left Elevation

Elevation A 1/8" = 1'-0"



Front Elevation

Elevation A 1/8" = 1'-0"

CITY OF PHOENIX

DEC 23 2019

Planning & Development
Department

Plan 1 | Village at Camelback Ranch | City of Phoenix



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



- Decorative B&B, Ltd.
- Decorative Roof Tile
- Decorative Vase
- Floral Spigard Front Door
- Stucco Finish
- Trailing Garden Bed Plants
- Stucco Finish
- Decorative B&B, Ltd.
- Decorative Roof Tile
- Decorative Vase
- Floral Spigard Front Door
- Stucco Finish
- Trailing Garden Bed Plants
- Stucco Finish

CITY OF PHOENIX

DEC 23 2019

Planning & Development
Department

Plan 1 | Village at Camelback Ranch | City of Phoenix

7-9-2018



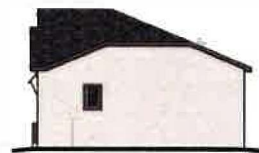
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FELTENGGROUP

www.taylorfrancis.com 0020-7179 print/ISSN 1366-5847 online



1. $\mathcal{H}_1 = \{H_1, H_2, \dots, H_n\}$ is a family of n hypotheses.
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Right Elevation
Elevation B 1/8" = 1'-0"



Rear Elevation
Elevation B 1/8" = 1'-0"



Left Elevation
Elevation B 1/8" = 1'-0"



CITY OF PHOENIX

DEC 23 2019

Planning & Development
Department

Plan 2 | Village at Camelback Ranch | City of Phoenix

7.8.2019



Right Elevation

Elevation U 1/8" = 1'-0"



Rear Elevation

Elevation U 1/8" = 1'-0"



Left Elevation

Elevation U 1/8" = 1'-0"



CITY OF PHOENIX

DEC 2 3 2019

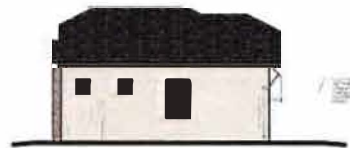
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 Department

Plan 3 | Village at Camelback Ranch | City of Phoenix

7 0 2019



Right Elevation



Rear Elevation



Left Elevation



Front Elevation



CITY OF PHOENIX

DEC 23 2019

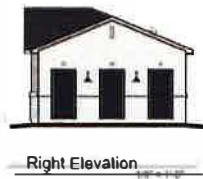
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