

# ATTACHMENT B



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report: Z-87-22-6 (Broadstone 56 PUD) January 8, 2024

[Camelback East Village Planning Committee Meeting Date:](#) January 9, 2024

[Planning Commission Hearing Date:](#) February 1, 2024

**Request From:** [C-3](#) (General Commercial) (4.48 acres)

**Request To:** [PUD](#) (Planned Unit Development) (4.48 acres)

**Proposal:** Multifamily residential and commercial uses per the Walkable Urban Code, Transect 5:6

**Location:** Approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street

**Owner:** Randum Properties, LLC

**Applicant/Representative:** George Pasquel, Withey Morris Baugh, PLC

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<a href="#">General Plan Land Use Map Designation</a>		Residential 15+ dwelling units per acre	
<a href="#">Street Map Classification</a>	55th Street	Local	+20-foot east half street
	55th Place	Local	45-foot full street stub
	56th Street	City of Tempe jurisdiction	
<b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LANDUSE PRINCIPLE: Promote and encourage compatible development an redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.</b>			

The proposal will provide multifamily residential development along 55th Street, 55th Place and 56th Street, each are streets that connect with Van Buren Street, an arterial to the north. The proposal is also just over half a mile from the Priest Drive/Washington Street light rail station (City of Tempe). In addition, 56th Street connects to Washington Street, a major arterial to the south. The proposed site has public transit access options on Van Buren Street and Washington Street which connect to employment and commercial areas.

**CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.**

The proposed PUD narrative incorporates numerous streetscape and Walkable Urban Code design standards to promote a pedestrian-friendly environment along adjacent street frontages that promote street level activation and is compatible with the surrounding area.

**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 proposed development will provide trees and shade within the site and along adjacent street frontages which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

#### Applicable Plan, Overlays, and Initiatives

[Housing Phoenix Plan](#) – See Background Item No. 7.

[Tree and Shade Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 10.

[Zero Waste PHX](#) – See Background Item No. 11.

[Transportation Electrification Action Plan](#) – See Background Item No. 12.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Various commercial uses (office, outdoor storage) parking lot	C-3
<b>North</b>	Various commercial uses (office, outdoor storage)	C-3
<b>South</b>	Office, auto sales	A-1
<b>East (across 56th Street)</b>	Offices	General Industrial District (Tempe)
<b>West (across 55th Street)</b>	Multifamily residences	R-3A
<b>West (across 55th Place)</b>	Various commercial uses (office, outdoor storage)	C-3

**Background/Issues/Analysis**

SUBJECT SITE

1. This request is to rezone a 4.48-acre site located approximately 875 feet south of the southwest corner of 56th Street and Van Buren Street from C-3 (General Commercial) to PUD (Planned Unit Development) to allow multifamily residential and commercial uses per the WU Code T5:6 District (Walkable Urban Code, Transect 5:6 District) up to 75 feet in height. The number of units proposed on the site plan are 298, however there are no specific density restrictions in the development standards.
2. The General Plan Land Use Map designation for the subject site is Residential 15+ dwelling units per acre. This request is consistent with Residential 15+ dwelling unit per acre designation.



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

The Land Use Map designation to the north, south and west is Residential 15+ dwelling units per acre. The designation to the east is within the City of Tempe, zoned General Industrial District and has an office use.

### EXISTING CONDITIONS & SURROUNDING ZONING

3. The proposal fronts 56th Street on the east side of the site with additional access on 55th Street and 55th Place. The primary access, 56th Street, is a street in the City of Tempe jurisdiction that connects to Van Buren Street and Washington Street, and includes a bicycle lane. The site is located just over half a mile from the Priest Drive/Washington Street light rail station in the City of Tempe. The site also has limited resident and service access on 55th Place on the northwest side of the site, that connects to Van Buren Street. There is access to 55th Street on the west side of the site that connects to Van Buren Street to the north. The subject site has commercial and office buildings, parking and open storage for equipment and materials zoned C-3 (General Commercial). East across 56th Street is in the City of Tempe and is zoned GID (General Industrial District). To the north is commercial office with open storage areas zoned C-3. To the south is commercial office for auto sales zoned C-3. To the west is commercial office with open storage and multifamily

residences zoned C-3 (General Commercial) and R-3A (Multifamily Residence District).

#### PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

The PUD proposes a multifamily residential building with 298 units with a maximum building height of 75 feet. The development consists of two buildings one on the east side along 56th Street and one building along 55th Street to the west. The building along 56th Street proposes a height of 71 feet and includes two levels of automobile parking with four levels of residential units above. Parking for this building can be accessed from 56th Street and 55th Place. The building along 55th Street has a height of 52 feet and features multifamily residential units with individual garages. A minimum of 10 percent of the gross site area will be open space.

The PUD uses the comparative standards of the Walkable Urban Code, Transect 5:6. This provides flexibility for lot size, setbacks, building frontages and building height. The adjacent area has primarily one-story buildings and limited streetscape development.

5. **Land Use**

The PUD proposes a multifamily residential development that will include various sized residential units. The PUD allows for uses permitted in the WU Code T5:6 which includes residential and commercial uses.

6. **Development Standards**

The PUD proposes density and open space that are consistent with the Walkable Urban Code T5:6 standards. The proposal includes primary and secondary building frontages that are consistent with the Walkable Urban Code standards. The streetscape along 56th Street will include detached five-foot-wide sidewalks. Streetscape standards are comparable to the Walkable Urban Code. The proposed building setbacks contribute to opportunities for increased landscaping and shade along 56th Street and 55th Street and 55th Place. Other building setbacks are

increased from standard Walkable Urban Code requirements.

This proposal will improve pedestrian movement and streetscape enhancements to promote transit access on Van Buren Street, Washington Street and recreational access to Papago Park. The proposal will incorporate primary and secondary building frontage types for common entry, storefront or suitable adaptive space to promote greater street level activation.



*Building Elevation, Source: Withey Morris Baugh, PLC*

Parking will include electric vehicle capable infrastructure for 10 percent of the required parking spaces.

Below is a summary of the key development standards set forth in the narrative.

<b><u>Development Standards</u></b>	
<b><u>Standard</u></b>	<b><u>Proposed</u></b>
<i>Maximum Building Height</i>	75 feet, and 56 feet along 55th Place
<i>Minimum Open Space</i>	10%
<i>Building Setbacks</i>	
56th Street (East), primary frontage	12 feet maximum
55th Street (West)	10 feet maximum
55th Place (West)	13 feet minimum
North property line	9 feet minimum
South property line	9 feet minimum
<i>Minimum Streetscape Standards</i>	
56th Street (East)	Detached Sidewalk width: 5-foot
55th Street (West)	Detached Sidewalk width: 5-foot
55th Place (West)	Detached Sidewalk width: 5-foot

<i>Minimum Parking Standards</i>	
Residents	Per WU Code Standards
EV Capable	10% of required spaces
Bicycle Parking	Per WU Code standards, plus provisions for secured parking, EV charging, and fix-it station

**Landscape Standards**

The PUD establishes standards to promote shading along each perimeter of the proposed site. All required landscaped areas are required to have minimum two-inch caliper trees with 75 percent live coverage at maturity. This offers consistent coverage and is an enhancement from the Zoning Ordinance standards in some areas and a reduction in other areas.

The following exhibit depicts the landscape concept for the site.



*Conceptual Landscape Plan, Source: Withey Morris Baugh PLC*

The proposal includes detached sidewalks but does not specify the size of the detachment (area between back of curb and sidewalk). Staff recommends Stipulation No. 1.b to clarify that the landscape strip between back of curb and sidewalk be five-feet-wide, which is consistent with Walkable Urban Code standards.

All landscaping shall be drought tolerant species per the Arizona Department of Water Resources Phoenix Active Management Area Low Water-Use/Drought-Tolerant Plant List. Staff recommends Stipulation No. 1c, to update a typo in the narrative to require minimum 30 percent of the shade trees to be 3-inch caliper. This standard is also above the minimum planting requirements of the Walkable Urban Code.

### **Shade**

The PUD proposes shade coverage with building and tree coverage on the site. The Narrative Development Standards state a minimum of 75 percent of public sidewalks and pedestrian walkways shall be shaded. This includes the perimeter areas along 56th Street, 55th Place and 55th Street. Shade as proposed is consistent with Walkable Urban Code standards with the trees provided along the primary and secondary street frontages. A minimum of 50 percent of all accessible public and private open space areas shall be shaded to provide enhanced coverage on the site.

### **Lighting**

Lighting provisions are consistent with the Zoning Ordinance and City Code standards. Additional provisions are proposed that address pedestrian associated lighting for building entries, public assembly, and parking areas. Illumination for sidewalks will be provided at a maximum height of 20 feet to accommodate safe pedestrian movement within and along the building perimeter.

### **Design Guidelines**

The PUD proposes enhanced design guidelines to ensure the building is aesthetically pleasing and compatible with the surrounding area. The residential design concept includes exterior amenities that promote aesthetic and functional features such as lighting, open space and landscape design. Landscaping will include drought tolerant shrubs, accents and vegetative ground coverage in addition to shade trees to emphasize the streetscape as well as foster pedestrian access in the area. The building design features a mix of exterior materials, colors and textures with balconies, patios and seating areas. Earth tones and a variety of building materials are proposed, as well as an enhanced elevation treatment along 56th Street and 55th Street.

### **Comparative Zoning Table**

The PUD proposes development standards based on the Walk Urban Code Transect T5:6. The information in the development standards should also be consistent with the information in the Comparative Zoning Table to provide a

comparison of the proposed standards and the associated zoning. Information on height, lot coverage, setbacks and parking should be consistent with Design Standards and Comparative Zoning Table. This is noted in Stipulation No. 1.d.



*Elevation Rendering, Source: Withey Morris Baugh, PLC*

## AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

### 7. [Housing Phoenix Plan](#)

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

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

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce

its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The PUD includes enhanced shading standards to provide shade and reduce the urban heat island effect.

9. **[Complete Streets Guiding Principles](#)**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The development will activate the street frontages along 56th Street and portions of 55th Place and 55th Street. Design Standards as noted in narrative include paving enhancements to promote pedestrian and bicycle crossings, placement of site furnishings and shade coverage along pedestrian areas. The PUD also specifically includes a Section related to Complete Streets in the Design Guidelines.

10. **[Comprehensive Bicycle Master Plan](#)**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The site has frontage along 56th Street which includes a bicycle lane that will provide additional opportunities for mobility for the development. The proposal also incorporates requirements for bicycle parking and electrical charging for 10 percent of the required spaces to support micromobility which is noted in the narrative Development Standards.

11. **[Zero Waste PHX](#)**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The PUD narrative states the proposal will include a recycling collection area for residents.

12. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification

Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The PUD proposes standards to provide EV Capable parking spaces and to provide standard electrical receptacles for bicycle parking spaces.

#### COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, no letters in support or opposition have been received.

#### INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requested the following:
  - The developer shall dedicate right-of-way and construct a half-radius temporary turn around at the termination of 55th Place.
  - The developer shall submit a Traffic Impact Study to the City for this development and no approvals shall be granted until the traffic study is reviewed and approved by the Streets Transportation Department.
  - All street improvements and incidentals shall be constructed as approved by the Planning and Development Department and shall comply with ADA accessibility standards.

This is addressed in Stipulation No. 2 through 4.

15. The Aviation Department requested airport disclosure and an aviation easement. This is addressed in Stipulation Nos. 5 and 6.

#### OTHER

16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II

archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 7 through 9.

17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 10.
18. 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 site is appropriately located on streets with access to a major arterial street and a light rail station.
2. The proposal will develop an underutilized site and provide additional housing options within the Camelback East Village.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design with the improvement and utilization of transit access on 56th Street and promote a safer walking and bicycling environment.

### **Stipulations**

1. An updated Development Narrative for the Broadstone 56 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 20, 2023, as modified by the following stipulations:

- a. Front cover: Revise the date information on the cover page to the following:  
City Council Adopted: [Add Adoption Date]
  - b. Page 12, Development Standards, 1. Development Standards Table, Sidewalk Standards: Add a provision for the detached landscape area:  
Minimum five-foot-wide landscape strip between back of curb and sidewalk
  - c. Page 15, Landscape Standards, Planting Guidelines, Shade Trees: Update third bullet point to reflect that minimum 30% of all trees be 3-inch caliper.
  - d. Page 26, I. Comparative Zoning Table, Update the Comparative Zoning Table to be consistent with the PUD Development Standards Section.
2. The developer shall dedicate right-of-way and construct a half-radius temporary turn around at the termination of 55th Place.
  3. The developer shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
  4. 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.
  5. 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.
  6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
  7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval

8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
9. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

John Roanhorse

January 8, 2024

**Team Leader**

Racelle Escobar

**Exhibits**

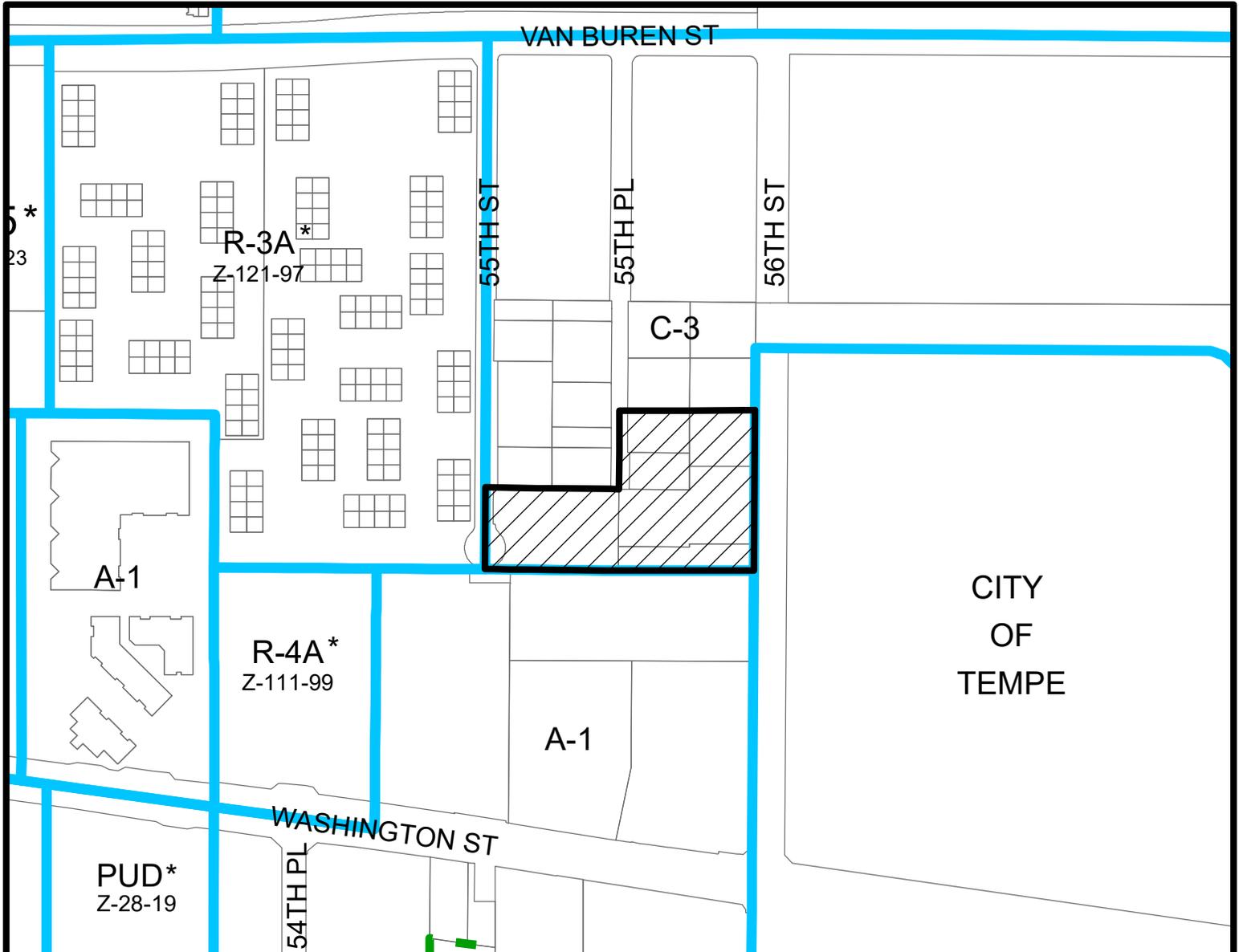
Sketch Map

Aerial Map

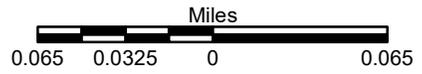
Conceptual Site Plan date stamped December 13, 2023

Conceptual Elevations date stamped December 13, 2023 (2 pages)

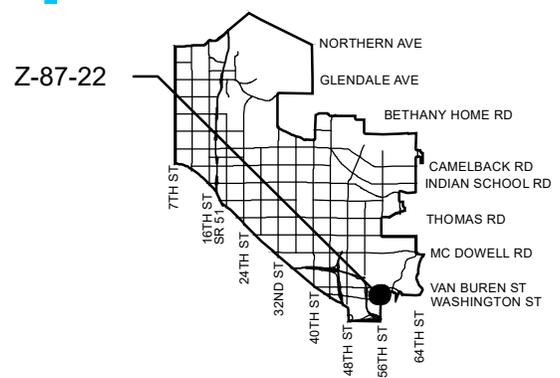
[Broadstone 56 PUD](#) development narrative date stamped December 20, 2023



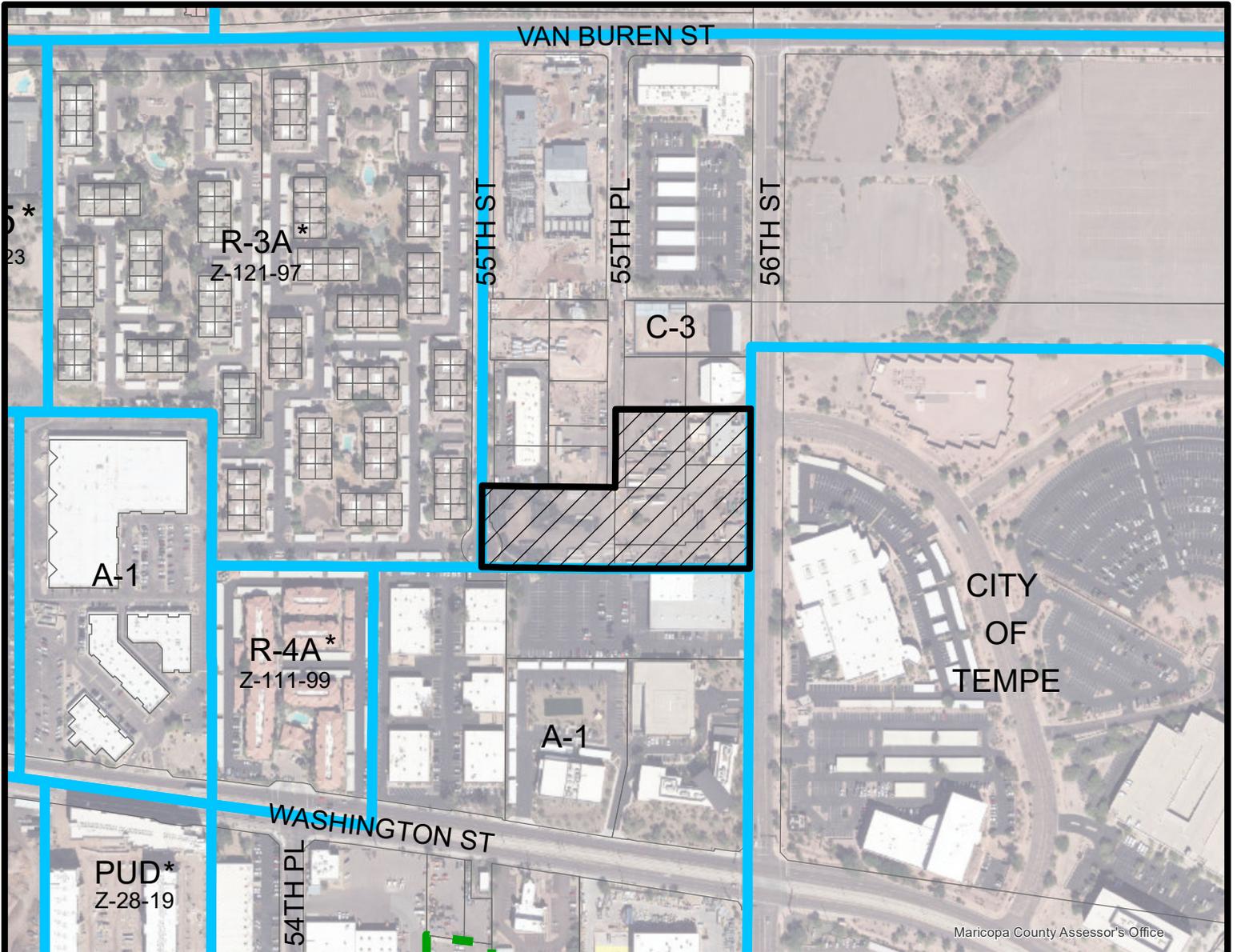
CITY OF TEMPE



**CAMELBACK EAST VILLAGE**  
CITY COUNCIL DISTRICT: 6



<b>APPLICANT'S NAME:</b> Withey Morris, PLC - George Pasquel III		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.:</b> Z-87-22		<b>FROM:</b> C-3 ( 4.48 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>4.48 Acres</b>		<b>TO:</b> PUD ( 4.48 a.c.)	
<b>MULTIPLES PERMITTED</b> C-3 PUD		<b>CONVENTIONAL OPTION</b> 65 No maximum	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>		<b>* UNITS P.R.D. OPTION</b> 78 N/A	



Maricopa County Assessor's Office



Miles

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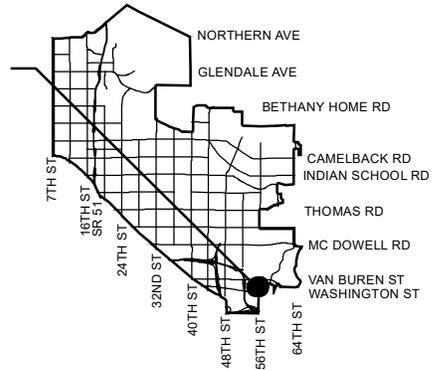
**CAMELBACK EAST VILLAGE**

CITY COUNCIL DISTRICT: 6



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-87-22



<b>APPLICANT'S NAME:</b> Withey Morris, PLC - George Pasquel III		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-87-22		<b>FROM:</b> C-3 ( 4.48 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>4.48 Acres</b>		<small>DATE:</small> 7/21/2023 <small>REVISION DATES:</small>	
		<small>12/14/2023</small>	
		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 10-40	
		<small>ZONING MAP</small> F-11	
		<b>TO:</b> PUD ( 4.48 a.c.)	
<b>MULTIPLES PERMITTED</b> C-3 PUD		<b>CONVENTIONAL OPTION</b> 65 No maximum	
		<b>* UNITS P.R.D. OPTION</b> 78 N/A	

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





NO SCALE  
 FOR REVIEW  
 FOR INFORMATION  
 ONLY  
 NOT FOR CONSTRUCTION

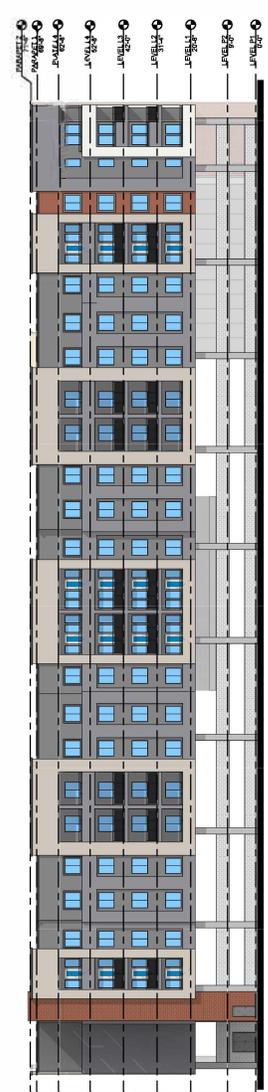
**CITY OF PHOENIX**  
 DEC 13 2023  
 Planning & Development  
 Department



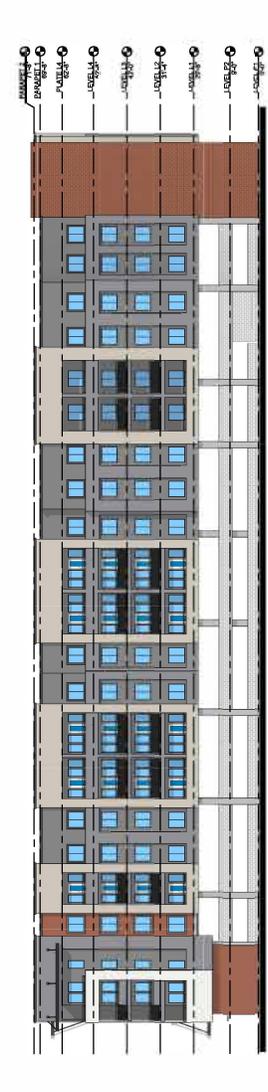
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② BIDG 1&2 - SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



③ BIDG 1&2 - WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



④ BIDG 1&2 - NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"

**BROADSTONE**  
**56TH & WASHINGTON**  
 30 NORTH 68TH STREET  
 PHOENIX, ARIZONA

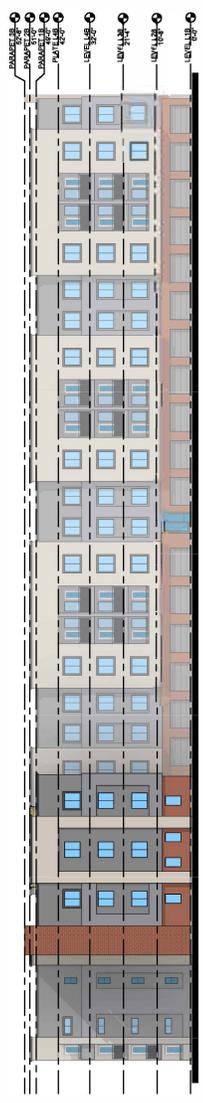
Office of Rich Barber Architecture, LLC  
 WorldHQ@ORBATCH.com



**ALLIANCE**  
 RESIDENTIAL COMPANY



1 BLDG 3 - EAST ELEVATION



2 BLDG 3 - SOUTH ELEVATION



3 BLDG 3 - WEST ELEVATION



4 BLDG 3 - NORTH ELEVATION

MANAGED BY  
 CITY OF PHOENIX  
 PLANNING & DEVELOPMENT  
 DEPARTMENT

**CITY OF PHOENIX**  
 DEC 13 2023  
 Planning & Development  
 Department

PROGRESS SET  
 DATE: OCTOBER 13, 2022 08:57:23  
**A3.3.30C**  
 COLOR BLDG 3 ELEVATION