



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission **Date:** February 6, 2020

**From:** Samantha Keating  
Principal Planner

**Subject:** ITEM NO. 4 (Z-32-19-6) – APPROXIMATELY 360 FEET SOUTH OF THE  
SOUTHEAST CORNER OF 32ND STREET AND CAMELBACK ROAD

This memo is to address staff comments regarding the Camelback East Village Planning Committee recommendation for Z-32-19-6, the Clarendale Arcadia PUD, and to provide a revised staff recommendation that incorporates the Village Planning Committee recommendation with a modification to an amended stipulation.

At the January 7, 2020 Camelback East Village Planning Committee meeting, the Committee recommended approval by a vote of 18-1 with modifications to Stipulation No. 1 regarding updates to the PUD Development Narrative. The modifications included revisions to the number of assisted living beds, permitted accessory uses as well as updated building height standards and design guidelines addressing the project's proximity to single-family residential properties along the south. The new design guidelines address a restriction on balconies for those portions of the proposed project closest to the single-family residential properties.

Staff recommends modifying Stipulation 1.J. to provide clarity regarding the intent of restricting balconies closest to single-family residential properties. The VPC's recommendation intended to restrict usable balconies from the closest points of the building along the southern property line. Because the conceptual plan includes recesses and pop-outs, the addition of a dimension that encompasses the longest plane along the south building elevation will add enforceability of the intended provision.

Staff recommends approval, subject to the revised stipulations below:

1. An updated Development Narrative for the Clarendale Arcadia 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 26, 2019, as modified by the following stipulations:
  - a. Front Cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

- b. Page 11, Landscape Standards Table: Add verbiage indicating that all landscape areas be provided with a minimum of 50 percent live cover.
- c. Page 12, Additional Development Standards Table, Shade: Update verbiage to indicate that 75 percent of public sidewalks and pedestrian ways be shaded.
- D. PAGE 5, PROJECT OVERVIEW AND GOALS, 3RD PARAGRAPH: UPDATE NUMBER OF ROOMS TO INDICATE 121 BEDS FOR ASSISTED LIVING AND MEMORY CARE.
- E. PAGE 7, LAND USE PLAN, CONCEPTUAL SITE PLAN, 2ND PARAGRAPH: REMOVE LAST SENTENCE INDICATING THAT PARAPETS WILL BE SET BACK FROM EDGE OF THE BUILDING.
- F. PAGE 9, LIST OF USES: ADD OUTDOOR DINING AS A PERMITTED ACCESSORY USE.
- G. PAGE 9, LIST OF USES, PERMITTED ACCESSORY USES: UPDATE LIST OF USES THAT ARE NOT AVAILABLE TO THE GENERAL PUBLIC TO INCLUDE OUTDOOR DINING.
- H. PAGE 10, DEVELOPMENT STANDARDS TABLE, DENSITY: UPDATE BED COUNT TO INDICATE 121 BEDS FOR ASSISTED LIVING AND MEMORY CARE.
- I. PAGE 10, DEVELOPMENT STANDARDS TABLE, BUILDING HEIGHT AND SETBACKS: REVISE ONE-STORY

BUILDING HEIGHT SECTION AS FOLLOWS:

- ONE-STORY BLDG. HEIGHT (20-FT.) SHALL BE SETBACK A MIN. OF 65-FT FROM THE EAST PROPERTY LINE AND A MIN. OF 20-FT. FROM THE NORTH AND WEST PROPERTY LINES.
  - ONE-STORY BLDG. HEIGHT (18-FT. INCLUDING ANY PARAPET) SHALL BE SETBACK A MINIMUM OF 65-FT FROM THE SOUTH PROPERTY LINE.
- J. PAGE 14, DESIGN GUIDELINES, SUBSECTION C: ADD AN ADDITIONAL PROVISION ADDRESSING THE FOLLOWING: THE BUILDING(S) SHALL HAVE NO SOUTH FACING BALCONIES ON THOSE PORTIONS OF THE BUILDING WITHIN 235 FEET DUE NORTH OF SINGLE-FAMILY RESIDENTIAL ZONING DISTRICTS. THE ARCHITECTURAL APPEARANCE OF A BALCONY IS PERMISSIBLE IN THIS AREA.

2. The developer shall remove the right turn deceleration lane on Camelback Road at 32nd Place, as approved by the Planning and Development Department.
3. The right-of-way shall be dedicated and a bus stop pad (City of Phoenix Standard Detail P1260) shall be constructed with a minimum depth of 10 feet along Camelback Road, east of 32nd Street, as approved by the Planning and Development 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. 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.