



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-44-17-8
November 28, 2017

Camelback East Planning Committee Meeting Date:	December 5, 2017
Planning Commission Hearing Date:	January 4, 2018
Request From:	R1-6 (3.42 acres)
Request To:	R-2 (3.42 acres)
Proposed Use:	Residential
Location:	Northeast and northwest corners of 27th Street and Virginia Avenue
Owner:	Arcadia 1, LLC and Imagine Communities, LLC
Applicant/Representative:	Wendy Riddell, Esq.- Berry Riddell, LLC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5-5 du/acre	
Street Map Classification	27th Street	Local	30-foot east and west half streets
	26th Street	Local	25-foot east half
	Virginia Avenue	Local	25-foot north half
CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: LAND USE: <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
The project site(s) are currently underutilized. The proposed development will provide infill development and investment within an established neighborhood. The proposed density of 9.65 dwelling units per acre is an increase in density but still is within the "Traditional Lot" housing type in the General Plan.			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS 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 request proposes to develop underutilized parcels. The parcels are generally surrounded by single-family development that are zoned R1-6. The General Plan designation for this area is Residential 3.5-5 dwelling units per acre.

Area Plan

Tree and Shade Master Plan – see #11, Background/Issues and Analysis

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family Home(s)	R1-6
North	Single-Family Homes and Multi-Family	R1-6 and R-2
South	Single Family Homes	R1-6
East	Single-Family Homes	R1-6
West (across 26th Street)	Single-Family Homes	R1-6

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This request is to rezone 3.42 acres located at the northeast and northwest corners of 27th Street and Virginia Avenue from R1-6 to R-2 to allow single-family attached townhomes.



Source: City of Phoenix

SURROUNDING ZONING AND LAND USE

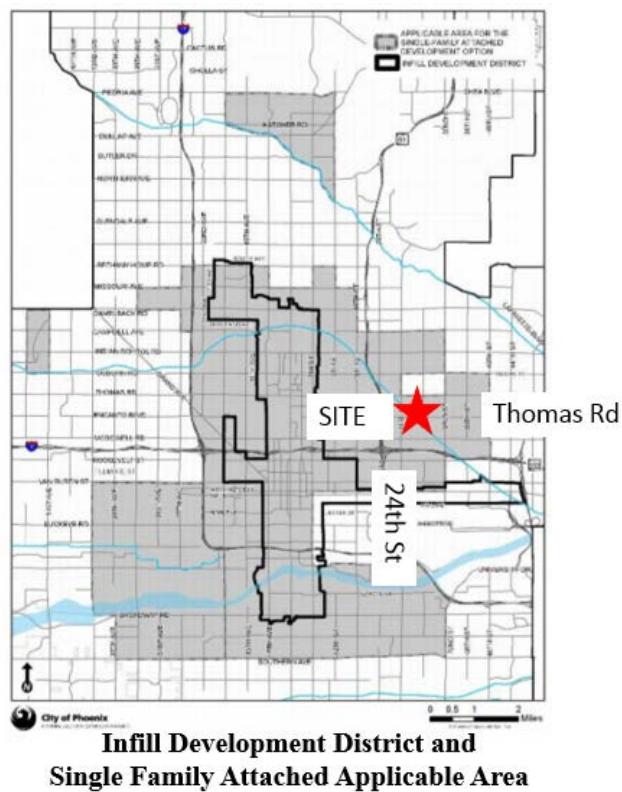
2. The subject site is currently zoned R1-6 and is developed with several single-family homes. Generally, the proposed development site is surrounded by R1-6 single-family homes.

GENERAL PLAN

3. The General Plan Land Use Map designation for the subject site is Residential 3.5-5 du/acre. The requested zoning is not consistent with the General Plan designation of Residential 3.5-5 du/acre; however, an amendment is not required as it is consistent with the Traditional Lot housing type as defined in the 2015 Phoenix General Plan.

SINGLE-FAMILY ATTACHED

4. The site is located within the applicable area for the single-family attached development option (SFA). This development option is available to the applicant subject to the granting of a use permit. The SFA option requires all units to be attached in some configuration.



ANALYSIS OF PROPOSAL

5. The submitted conceptual site plan and elevations are for illustrative purposes only with a final site plan to be approved through the site development process and elevations to be approved administratively by the Planning Hearing Officer. The development spans the east and west sides of 27th Street. Staff has included a series of stipulations aimed at encouraging a compatible development

for the neighborhood.

ELEVATIONS

6. The applicant's elevations lack specific details including dimensions for building height, articulation, and architectural detailing. Building design for structures fronting Virginia Avenue will play a key role in engaging the street. Therefore, in order to ensure high-quality development, staff stipulation #1 requires the applicant to submit conceptual elevations to the Planning Hearing Officer (PHO) for administrative review prior to preliminary site plan review. The stipulation outlines specific elements that shall be included in the elevations and reviewed by the PHO including variation in standard plans, provision of covered porches, exterior detailing, articulation, and architectural features.

BUILDING HEIGHT AND UNIT COUNT

7. The SFA development option allows buildings to be up to 3 stories or 40 feet with a 1 foot setback required for every 1 foot increase to 48 feet in height, 4-story maximum. The development option, within the R-2 zoning district, allows a density of 10.5 dwelling units per acre; 12 with bonus. To ensure continued compatibility with the surrounding neighborhood, stipulations regarding maximum height and unit count have been recommended in stipulations #2 and #3.

OPEN SPACE

8. The Zoning Ordinance requires that a minimum of 5% of the site area be provided as open space. To ensure that ample open space and amenities are provided beyond the minimum zoning requirement, stipulation (#4) has been added to require a minimum open space area on both sides of the development.
10. 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. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-

way. Sidewalks will be detached from the curbs, allowing trees to be planted to shade and separate pedestrians from vehicles on the street. These provisions are addressed in Stipulation #5.

STREETS

11. The Street Transportation Department has indicated that the developer shall tile the irrigation ditch for the west half of 27th Street adjacent to the site per City standards. In addition, the developer shall update all existing off-street improvements to current ADA guidelines, and dedicate and improve right-of-way. Stipulations #6-8 have been recommended to address these requirements.

FLOODPLAIN

12. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

WATER

13. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FIRE

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

ARCHAEOLOGY

15. The site is located in an area identified as being archaeologically sensitive. 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 Stipulations #10-13.

OTHER

16. 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. The site plan and elevations submitted are for

conceptual purposes only with final plans to be approved through the site development process and the Planning Hearing Officer process. Through these processes additional entitlements such as variances or use permits may be required.

Findings

1. The proposal is not consistent with the General Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. However, it is consistent with the General Plan housing type “Traditional Lot” and an amendment is not required.
2. The proposed project will redevelop two properties that are currently underutilized.

Stipulations

1. Conceptual elevations shall be administratively approved by the Planning Hearing Officer prior to Planning and Development Department preliminary site plan approval for rear elevations, elevations fronting onto Virginia Avenue and elevations that side onto 26th Street and 27th Street with specific regard to:
 - a. Provide at least three standard plans, each with distinctive elevations for each standard plan within the subdivision.
 - b. Covered porches a minimum of 60 square feet in area at a depth of at least six feet shall be provided in the front façades of the homes in the subdivision.
 - c. Provide exterior detailing on all elevations visible from public streets and rear elevations, such as recesses, pop-outs, accent materials or corbels.
 - d. All architectural pop-outs shall be a minimum depth of two inches.
 - e. All window pop-outs and window enhanced detailing (shutters, brick, concrete, etc.) shall be placed on all four sides of the building.
 - f. For every 20 linear feet along the rear elevation there shall be a relief in massing of a minimum of 2 feet.
 - g. A trellis feature shall be provided along the sides of the garage doors with climbing vegetation. Such plant material shall be a minimum of 5-gallon in size.

- h. Coach lighting shall be provided on both sides of the garage doors.
- i. Decorative garage doors shall be standard and be compatible with the architectural styling.
- j. Provide garage doors with windows, raised or recessed panels, architectural trim, and/or single garage doors.

2. The unit count shall not exceed 24 units on the western portion (west of 27th Street) and 9 units on the eastern portion (east of 27th Street).
3. The maximum building height shall be two stories and 27 feet.
4. The western side of 27th Street shall provide a minimum of two open space areas that total a minimum of 10,000 square feet. Within the open space on the western side of 27th Street, a pool shall be provided as an amenity. The eastern side of 27th Street shall provide a minimum of open space area of 1,000 square feet in size. All common open space areas shall provide active recreational elements, as approved by the Planning and Development Department.
5. Virginia Avenue and 26th Street sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.
6. The developer shall dedicate 25 feet of right-of-way for the east half of 26th Street, as approved by Planning and Development Department.
7. The developer shall dedicate 25 feet of right-of-way for the north half of Virginia Avenue east of 27th Street, as approved by Planning and Development Department.
8. 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.

9. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
10. If no previous archaeological projects have been conducted within this project area, 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.
11. The applicant shall conduct Phase II archaeological data recovery excavations 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.
12. 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

Kaelee Wilson

November 17, 2017

Team Leader

Joshua Bednarek

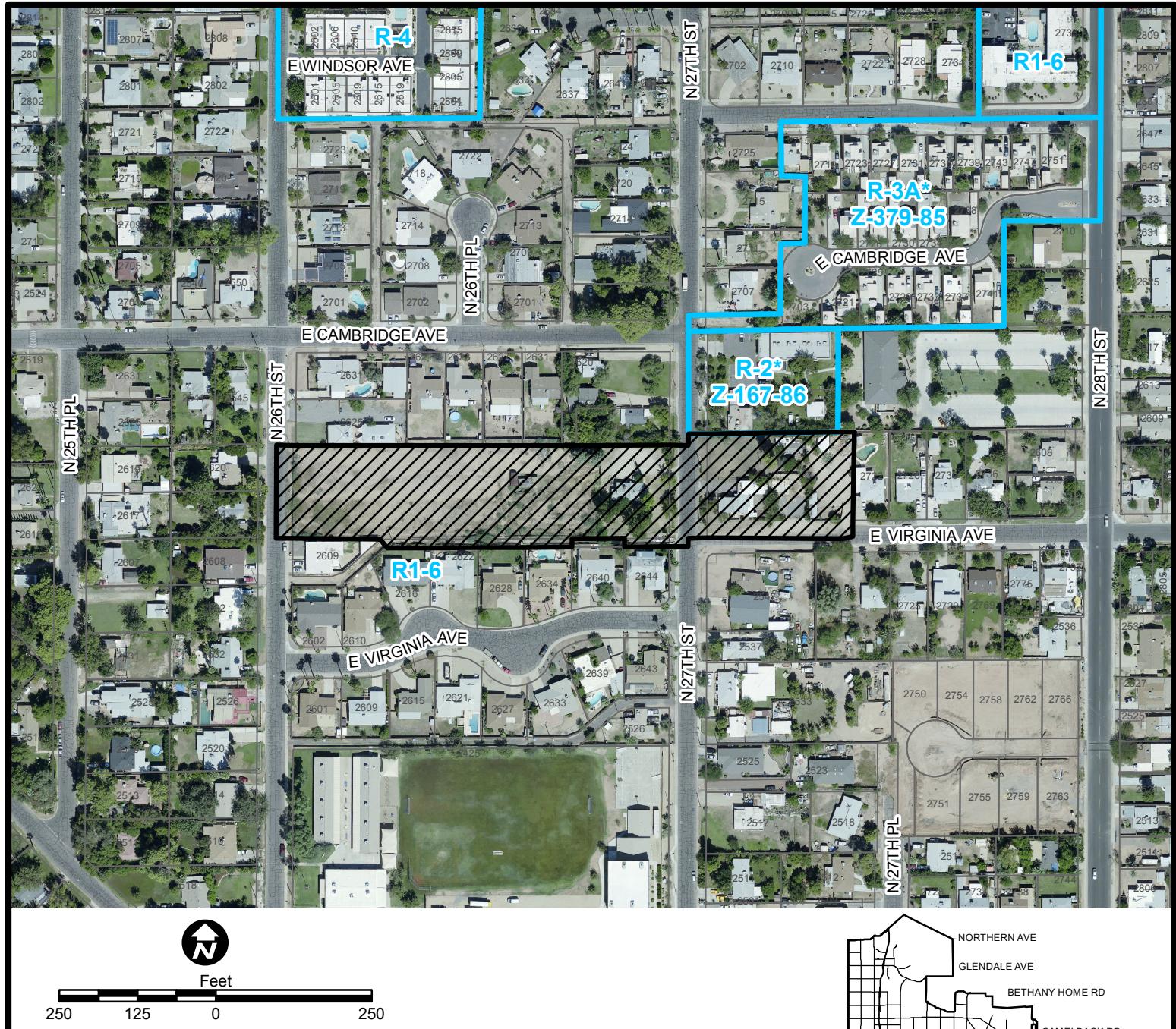
Attachments

Sketch Map

Aerial

Site Plan date stamped November 16, 2017

Elevations Date Stamped July 6, 2017

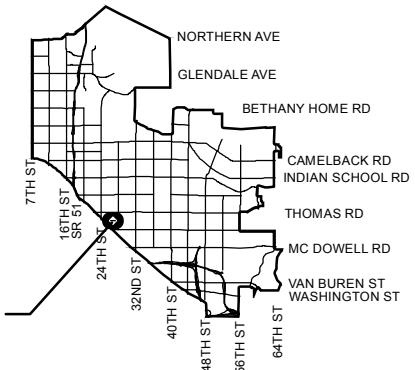


CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-44-17

APPLICANT'S NAME: **Berry Riddell LLC; Wendy Riddell Esq.**

APPLICATION NO. **Z-44-17**

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

3.42 Acres

DATE: **08/15/2017**

REVISION DATES:

10/06/2017 11/21/2017

11/17/2017

AERIAL PHOTO &

QUARTER SEC. NO.

QS 14-33

ZONING MAP

G-9

REQUESTED CHANGE:

FROM: **R1-6 (3.42 a.c.)**

TO: **R-2 (3.42 a.c.)**

MULTIPLES PERMITTED

R1-6

R-2

CONVENTIONAL OPTION

18

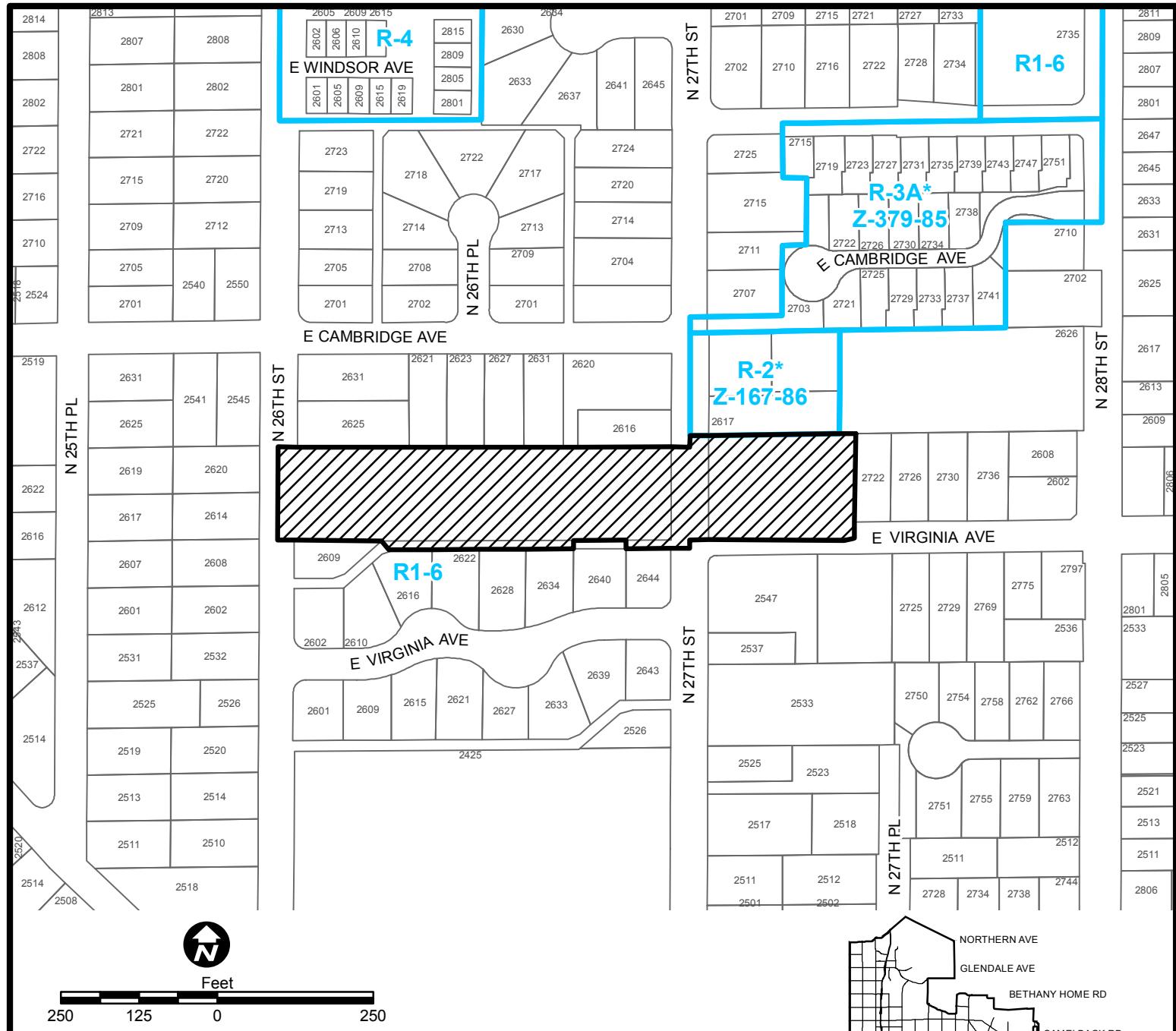
34

* UNITS P.R.D. OPTION

22

41

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



APPLICANT'S NAME: Berry Riddell LLC; Wendy Riddell Esq.

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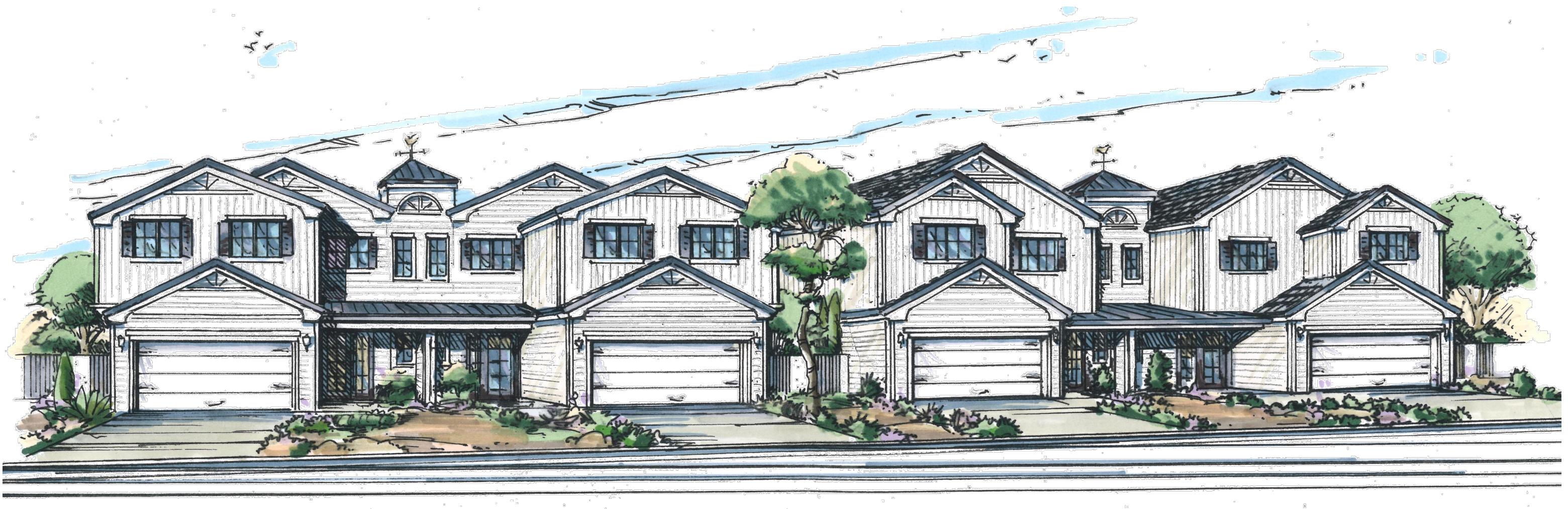
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Z-44-17

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CITY OF PHOENIX

JUL 06 2017

Planning & Development
Department

IMAGINE COMMUNITY

STREETSCAPE

2064 NORTH 27TH STREET
PHOENIX, AZ 85008



PALMER ARCHITECTS, LTD.

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(480) 947.7717 Fax: (480) 947.7716



IMAGINE COMMUNITY

CITY OF PHOENIX

JUL 06 2017

Planning & Development
Department

UNIT ELEVATION

2064 NORTH 27TH STREET
PHOENIX, AZ 85008



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