

Attachment B



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-1-22-6 February 23, 2022

Camelback East [Village Planning Committee](#) Meeting Date

Not scheduled

[Planning Commission](#) Hearing Date

March 3, 2022

Request From:

[R-O](#) (Residential Office District) (0.46 acres)

Request To:

[C-O](#) (Commercial Office/General Office District) (0.46 acres)

Proposed Use

Bank Office

Location

Southeast corner of 32nd Place and Camelback Road

Owner

BA 32 Pacific, LLC.

Applicant

Wendy & Berry Riddell, LLC

Representative

Wendy & Berry Riddell, LLC

Staff Recommendation

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Commercial		
Street Map Classification	Camelback Road	Arterial	55-foot south half street
	32nd Place	Local	25-foot east half street

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

This rezoning request encourages the growth of a business that is appropriately located along an arterial street.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposed development is appropriately located at the edge of an existing neighborhood and as stipulated, will incorporate appropriate development standards.

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 will integrate trees and shade into both the public and private environment contributing to an attractive and comfortable public realm and reduction in the urban heat island effect.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 6.

[Complete Street Guidelines](#): See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 8.

[Zero Waste PHX](#): See Background Item No. 9.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Bank	R-O
North (across Camelback Road)	Various commercial and office uses	C-O and C-1
South	Multifamily residential	PUD
East	Multifamily residential	R-3
West (across 32nd Place)	Multifamily residential	PUD

C-O / G-O (Commercial Office / General Office District)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
North (side yard)	10 feet minimum	Met (10 feet)
South (side yard)	10 feet minimum	Met (10 feet)
East (rear yard)	25 feet minimum	Met (25 feet)
West (front yard)	20 feet minimum	Met (20 feet)
Lot area	Not less than 1 acre	Not Met (0.46 acres)
Lot Coverage	40% maximum	Met (28.5%)
Building Height	25 foot maximum	Met (25 feet)
Parking Requirements	1 space per 300 square feet (10 spaces required)	Met (13 spaces)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 0.46-acre site, located on the southeast corner of 32nd Place and Camelback Road, from R-O (Residential Office) to C-O/G-O (Commercial Office/General Office) to allow a bank office. While the lot area (0.46 acres) is less than the required (1 acre) a variance will not be required because in this instance the site is already developed with the proposed site layout and two story office building. While bank branch offices are not permitted in the R-O zoning district, the utilization of the site for offices associated with a bank, would be considered a professional office. There will be none of the traditional components of a bank branch office provided on site, including a drive through window or bank tellers. Therefore, the rezoning will permit the site to be used as a bank which is not a permitted use in the R-O district.

SURROUNDING USES AND ZONING

2. **North** of the subject site, across Camelback Road, is a commercial services and retail building zoned C-1 (Neighborhood Commercial) and a commercial office building zoned C-O (Residential Office)

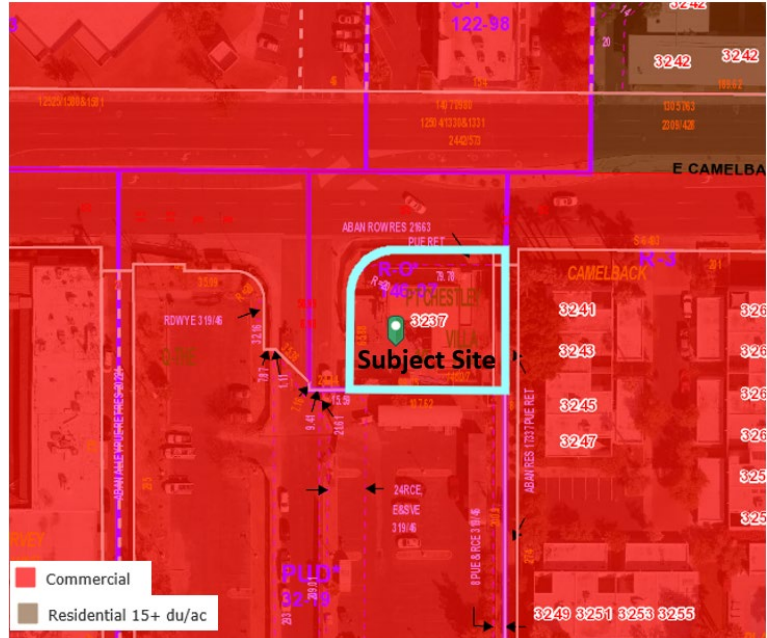
South of the site is multifamily residential development zoned PUD (Planned Unit Development).

West of the site, across 32nd Place, is a multifamily residential development zoned PUD (Planned Unit Development).

East of the subject site is a multifamily residential development zoned R-3 (Multifamily Residence District).

3. The subject site has a General Plan Land Use Map designation of commercial as depicted on the map below. This designation is consistent with the request to rezone to C-O/G-O. The proposed use creates a transition from abutting residential toward 32nd Place. The sites on all sides of the subject site are also designated as Commercial on the General Plan Land Use Map.

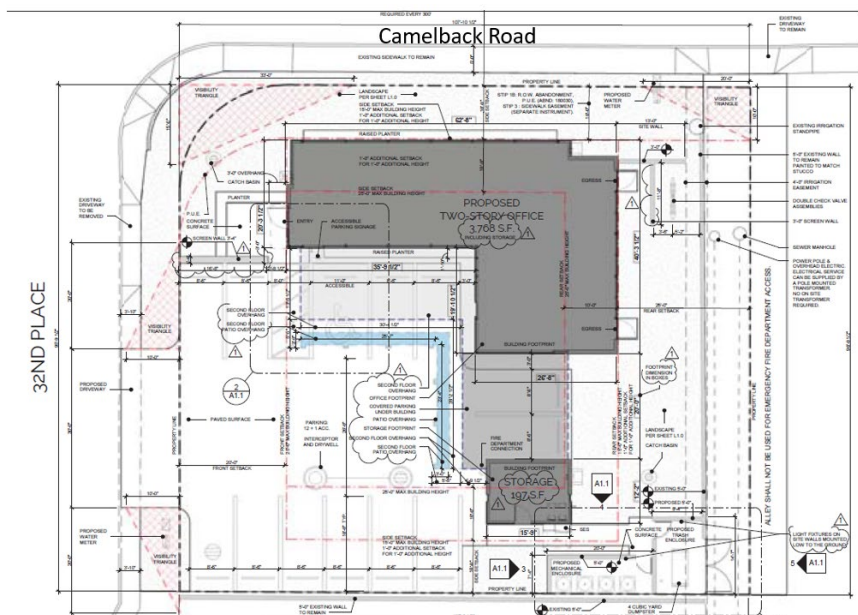
To the northeast of the site the General Plan Land Use Map designation is Residential 15+ dwelling units per acre.



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

- #### 4. Site Plan

The siteplan provided by the applicant depicts a 3,768-square-foot office building that is two-stories in height. This building will serve as an office for the operations of a bank. Access to the site is exclusively provided on 32nd Place. The C-O zoning district only allows vehicular access to a site from streets designated as arterial or collector streets. Although 32nd Place is



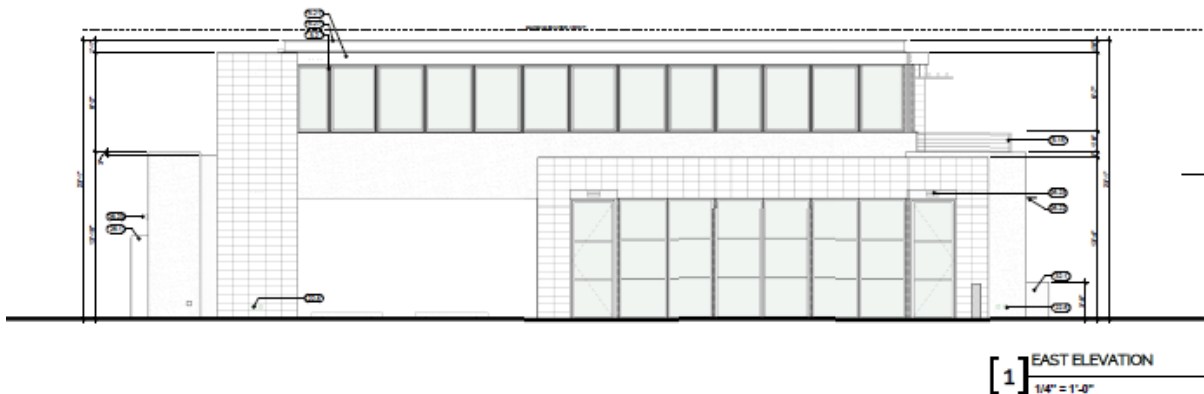
Site Plan, Source: Drewett Works Architecture

accessible from Camelback Road, an arterial street, a variance has been obtained to allow access along 32nd Place.

To provide screening and additional buffering for the residential properties to the east, the applicant has planted a row of trees along the east property boundary.

5. **Elevations**

The elevations submitted by the applicant depict a two-story building measuring 25 feet in height. The proposed elevations depict visual interest utilizing a variety of materials. To ensure enhanced visual interest is implemented and maintained, staff has requested a stipulation that all elevations contain various architectural embellishments. This is addressed in Stipulation No. 1.



Elevations, Source: Drewett Works

STUDIES AND POLICIES

6. **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. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document staff has approved shade trees along the north and east property lines and adjacent to the sidewalks per the approved landscape plan (LSPL 1909893).

7. **Complete Street Guidelines**

The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourages active transportation such as walking, bicycling, transportation choices and increased connectivity. Through this policy, the primary focus of street design will no longer be solely on the speed and efficiency of automobile travel, but on the safety and comfort of all users. This development will help to pedestrianize the immediate street frontage by shading the adjacent sidewalks, where possible, along Camelback Road. Furthermore, bicycle parking will be provided, encouraging the use of alternative transportation modes. This is addressed in Stipulation No. 2.

8. **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 a stipulation to require bicycle parking on the site to promote bicycling for employees and customers on the site. This is addressed in Stipulation No. 2.

9. **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 Section 716 of the Phoenix Zoning Ordinance 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, industrial, and mixed-use developments meeting certain criteria.

COMMUNITY INPUT SUMMARY

10. At the time the staff report was written, staff had not received any community correspondence on this case.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department has proposed stipulations requiring that all streets within and adjacent to the development, be constructed with all required elements, meeting ADA standards. Furthermore, a 10-foot-wide sidewalk easement shall be dedicated on the south side of Camelback Road. These are addressed in Stipulation Nos. 3 and 4.
12. The Fire Department commented that they do not anticipate any problems with this case. However, they noted that the site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

13. 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 requirement is addressed in Stipulation No. 5.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required. 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 preliminary site plan approval. This is addressed in Stipulation No. 6.

Findings

1. The proposal will provide an opportunity for a new small business to locate in the Camelback East area and serve the surrounding neighborhood.
2. The proposed development will provide standards that will result in a more walkable, shaded and pedestrian-friendly environment.
3. The proposal is compatible with the existing land use pattern in the area and is designed to help reduce the urban heat island effect.

Stipulations

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
3. The developer shall dedicate a 10-foot-wide sidewalk easement for the south side of Camelback Road, 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 archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
6. 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.

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February 23, 2022
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Writer

David Simmons
February 23, 2022

Team Leader

Joshua Bednarek

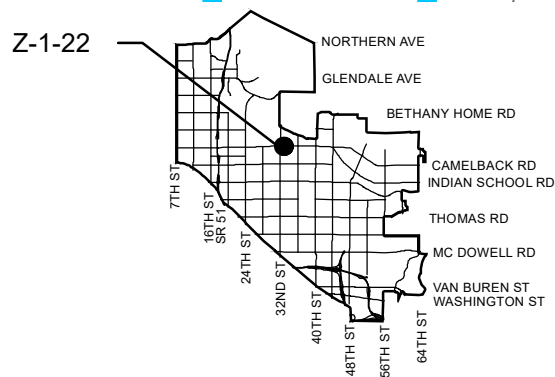
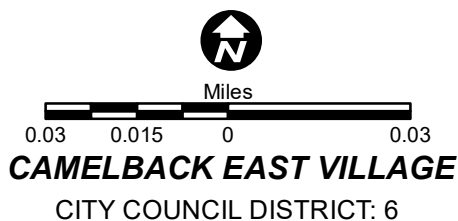
Exhibits

Sketch Map

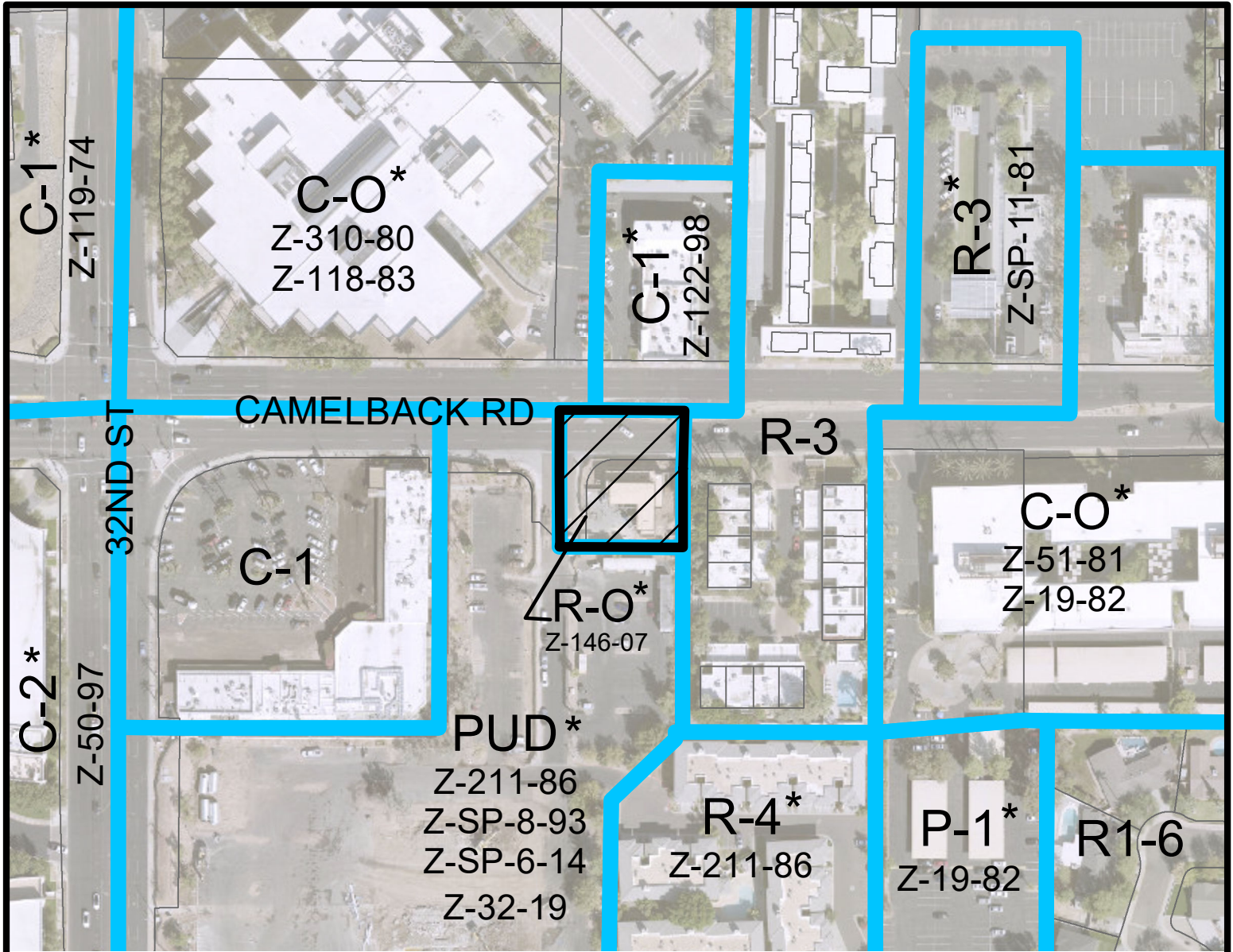
Aerial Map

Conceptual Site Plan Date Stamped January 4, 2022 (2 pages)

Conceptual Elevations Date Stamped January 4, 2022 (2 pages)



APPLICANT'S NAME: Wendy & Berry Riddell, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-1-22		FROM: R-O (0.46 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 0.46 Acres		TO: C-O (0.46 a.c.)	
DATE: 1/15/2022 REVISION DATES:		AERIAL PHOTO & QUARTER SEC. NO. QS 35-18	
ZONING MAP H-10		* UNITS P.R.D. OPTION	
MULTIPLES PERMITTED R-O C-O		CONVENTIONAL OPTION 1 N/A	
		N/A	



Miles

0.03 0.015 0 0.03

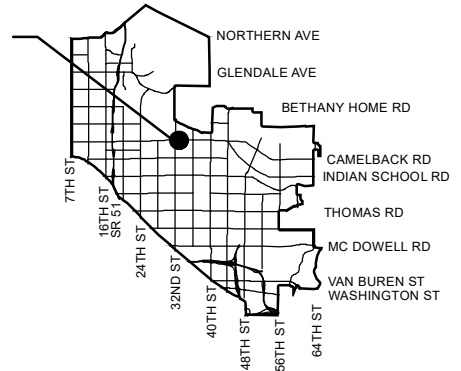
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-1-22



APPLICANT'S NAME: Wendy & Berry Riddell, LLC

APPLICATION NO. Z-1-22

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

0.46 Acres

DATE: 1/15/2022
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 35-18

ZONING MAP
H-10

REQUESTED CHANGE:

FROM: R-O (0.46 a.c.)

TO: C-O (0.46 a.c.)

MULTIPLES PERMITTED

R-O
C-O

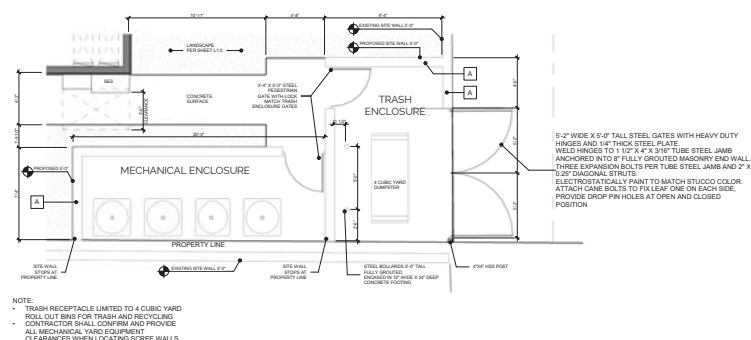
CONVENTIONAL OPTION

1
N/A

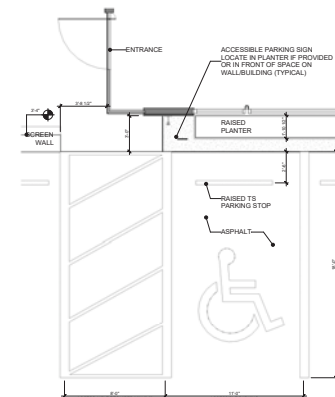
* UNITS P.R.D. OPTION

N/A
N/A

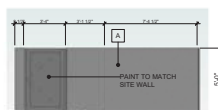
* Maximum Units Allowed with P.R.D. Bonus



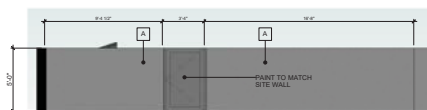
[1] TRASH & MECHANICAL ENCLOSURES
1/4" = 1'-0"



[2] ACCESSIBLE PARKING
1/4" = 1'-0"



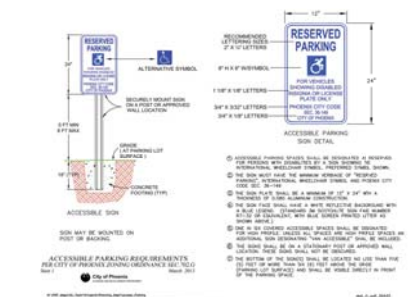
[3] TRASH & MECHANICAL ENCLOSURE ELEVATION
1/4" = 1'-0"



[4] TRASH & MECHANICAL ENCLOSURE ELEVATION
1/4" = 1'-0"



[5] EXISTING SITE WALL ELEVATION
1/4" = 1'-0"



COLOR & MATERIAL LEGEND

A	STUCCO (GRAY)
B	BRONZE
C	ANODIZED BRONZE (WINDOW / DOOR FRAMES, BEAMS, WALL BRINGS, METAL ELEMENTS)
D	WOOD FINISH (THERMORY - ASH STANDARD STUCCO)
E	EXPOSED STACK BOND CMU (BROWN)

FOR: COP PERMIT SUBMITTAL
DATE: 03-15-2020
REV:

ARCHITECTURAL SITE DETAILS



A1.1
10-14

CITY OF PHOENIX
JAN 04 2022
Planning & Development
Department

3237 EAST CAMELBACK ROAD

KEYNOTES

- 5.2 STEEL COLUMN
- 5.15 42" GUARDRAIL (SEE DETAIL 13 & 14/A10.1)
- 5.21 STEEL BEAM
- 5.27 STEEL C-CHANNEL
- 5.95 METAL CANOPY
- 22.8 ROOF DRAIN AND OVERFLOW
- 26.1 ELECTRICAL SERVICE ENTRANCE
- 26.22 LED LIGHT FIXTURE
- 26.23 LIGHT FIXTURE PER LIGHTING DRAWINGS
- 32.1 RAISED PLANTER

GENERAL NOTES

- G-1 MAG ONE-COAT STUCCO COMPLIANCE PROGRAM:
ALL ONE-COAT STUCCO SYSTEMS SHALL BE APPLIED BY MFR. APPROVED INSTALLERS. AN APPROVED WEATHER RESISTIVE BARRIER SHALL BE APPLIED OVER ALL FRAMING AND WOOD BASED SHEATHING. ONE-COAT STUCCO SYSTEM SHALL BE "WESTERN ONE KOTE" STUCCO SYSTEM (ICC ESR #1607). THIS ONE-COAT STUCCO SYSTEM SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER CONFORMING TO IRC R 703.8
- G-2 PROVIDE WEATHER FLASHING/PROOFING AT EXTERIOR WALL PENETRATIONS, INCLUDING WINDOWS, DOORS AND VENTS PER R703.8
- G-3 PAINT ALL UTILITARIAN METAL TO MATCH STUCCO U.N.O.
- G-4 WEEP SCREED TO BE INSTALLED PER IRC R703.6.2.1
- G-5 STUCCO/PLASTER FINISH MATERIAL TO BE INSTALLED PER IRC R703.6.2.

MATERIAL LEGEND

- STUCCO (GRAY)
ESR #1194
- DECORATIVE METAL TBD
ESR #2048
- WOOD FINISH
THERMORY - ASH STANDARD STOCK
- GLASS
- EXPOSED STACK BOND CMU (BROWN)

FOR COP PERMIT SUBMITTAL

DATE 03-19-2020

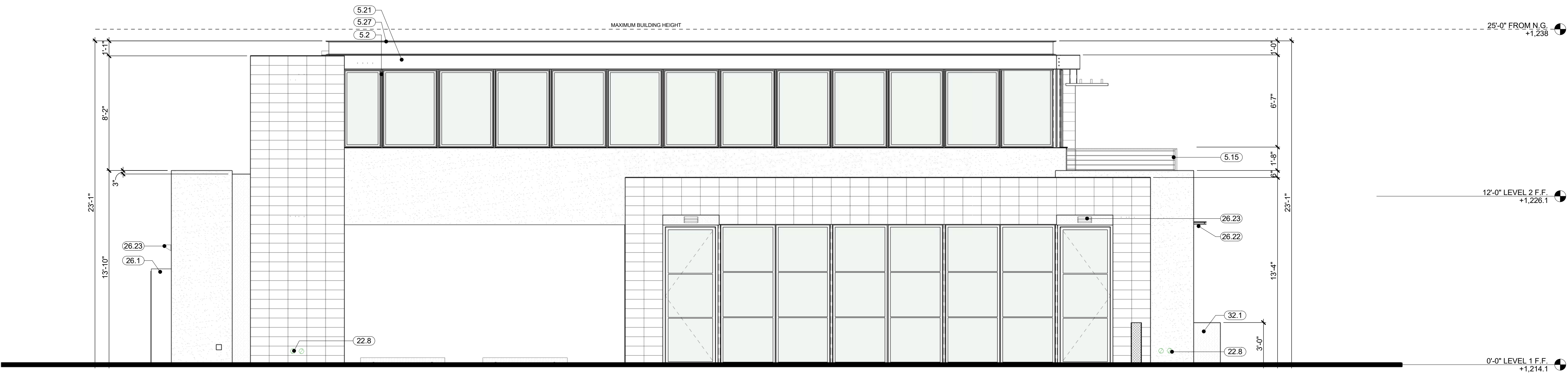
REV.

BUILDING ELEVATIONS

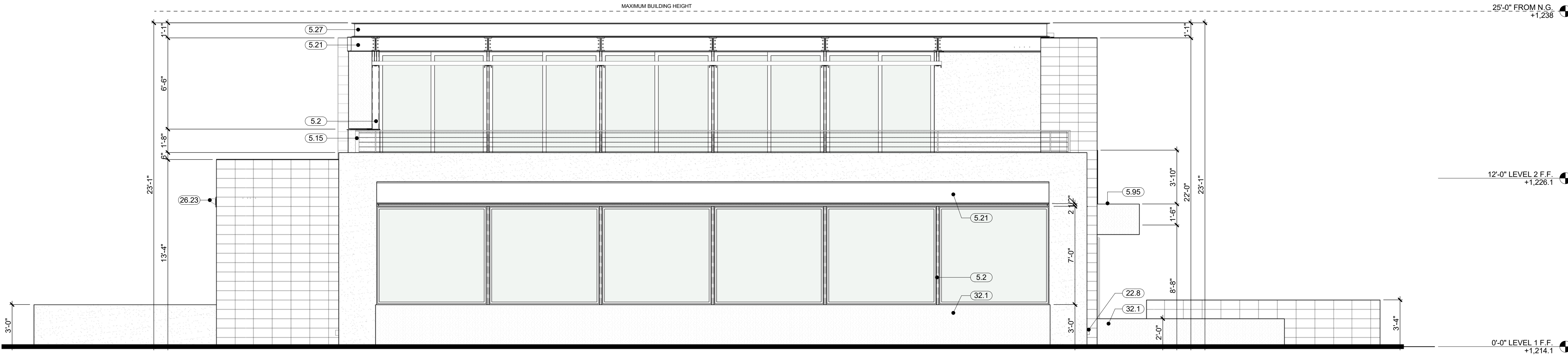


A6.1

19-14



[1] EAST ELEVATION
1/4" = 1'-0"



[2] NORTH ELEVATION
1/4" = 1'-0"

CITY OF PHOENIX

JAN 04 2022

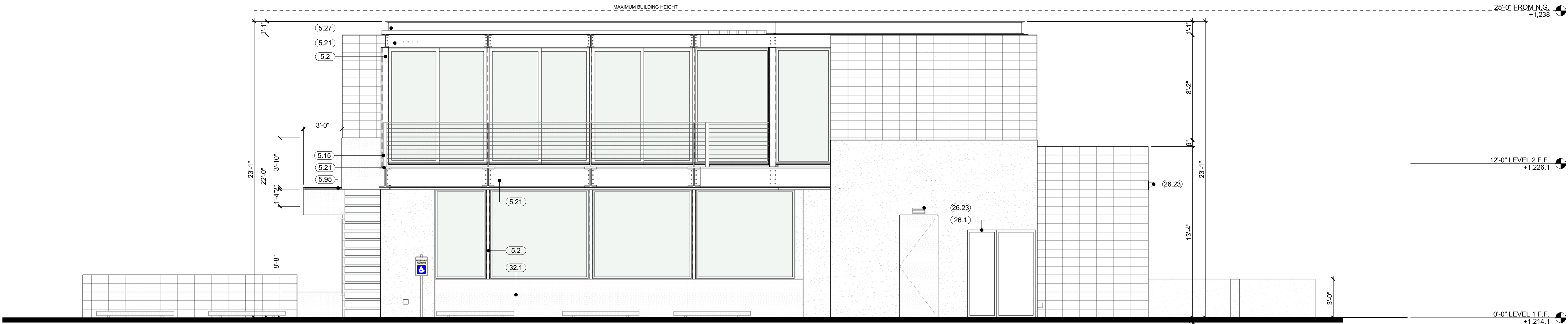
Planning & Development
Department



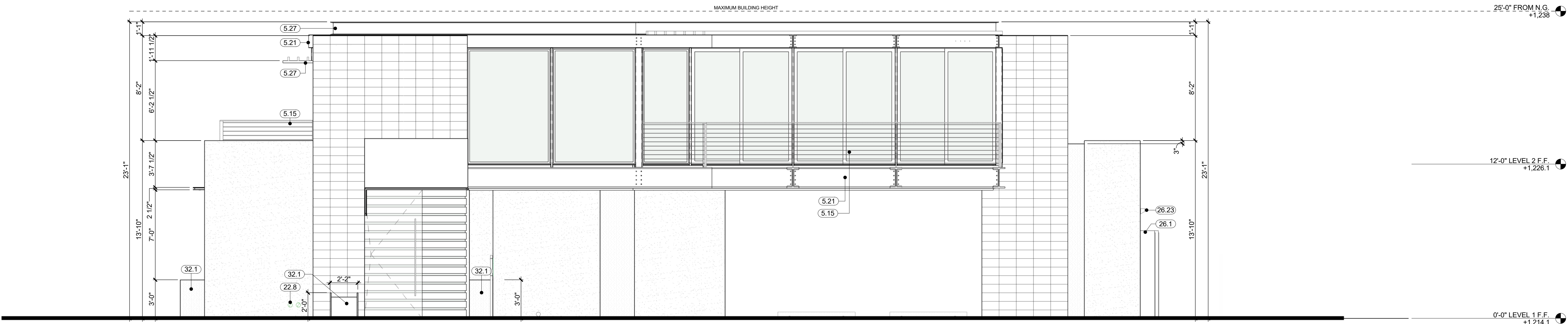
DREWETT WORKS // ARCHITECTURE

7144 E. STETSON DR., SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
PLANS @ DREWETTWORKS.COM

3237 EAST CAMELBACK ROAD, PHOENIX, AZ 85008



[1] SOUTH ELEVATION
1/4" = 1'-0"



[2] WEST ELEVATION
1/4" = 1'-0"

KEYNOTES	
5.2	STEEL COLUMN
5.15	42" GUARDRAIL
5.21	STEEL BEAM
5.27	STEEL C-CHANNEL
5.95	METAL CANOPY
22.8	ROOF DRAIN AND OVERFLOW
26.1	ELECTRICAL SERVICE ENTRANCE
26.23	LIGHT FIXTURE PER LIGHTING DRAWINGS
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G-4 WEEP SCREED TO BE INSTALLED PER IRC
R703.6.2.1
G-5 STUCCO/PLASTER FINISH MATERIAL TO BE
INSTALLED PER IRC R703.6.2

WINDOW NOTES

W-1 EACH SLEEPING ROOM SHALL HAVE AT LEAST ONE
OPENABLE OR EXTERIOR WINDOW OR DOOR FOR
EMERGENCY ESCAPE OR RESCUE. THE OPENING
SHALL PROVIDE A MIN. OF 5.7 S.F. OF NET CLEAR
OPENING. THE OPENING SHALL PROVIDE A MIN. OF
24" CLEAR OPENING HEIGHT AND 20" CLEAR
OPENING WIDTH. WHERE WINDOWS ARE
PROVIDED AS A MEANS OF ESCAPE OR RESCUE,
THE FINISH SILL HEIGHT SHALL NOT EXCEED 44"
ABOVE FINISH FLOOR.
W-2 PRIMARY WINDOWS (BEDROOMS, LIVING, ETC.)
SHALL BE RECESSED MIN 6" TO FACE OF GLASS.
W-3 SECONDARY WINDOWS (BATHROOMS, CLOSETS,
ETC.) SHALL BE RECESSED MIN 4".
W-4 DIVIDED LIGHTS SHALL BE TRUE DIVIDED OR
SIMULATED LIGHT W/ EXTERNAL MUNTINS ON EACH
SIDE OF GLASS WITH SHADOW BAR BETWEEN
PANES. GLAZING SHALL BE LOW-E COATED CLEAR
GLASS.

MATERIAL LEGEND	
	STUCCO (GRAY) ESR #1194
	DECORATIVE METAL TBD ESR #2048
	WOOD FINISH THERMORY - ASH STANDARD STOCK
	GLASS
	EXPOSED STACK BOND CMU (BROWN)

FOR	COP PERMIT SUBMITTAL
DATE	03-19-2020
REV.	

CITY OF PHOENIX

JAN 04 2022

Planning & Development
Department

BUILDING ELEVATIONS



A6.2