



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-46-21-4
September 24, 2021

Encanto Village Planning Committee
Meeting Date: October 4, 2021

Planning Commission Hearing Date: October 7, 2021

Request From: C-O (Commercial Office) (0.71 acres)
P-1 (Parking District) (0.32 acres)

Request To: WU Code T4:3 MT (Walkable Urban
Code, Transect 4:3, Transit Midtown
Character Area) (1.03 acres)

Proposed Use: Single-Family Detached Residences

Location: Approximately 240 feet west of the
southwest corner of 7th Street and
Palm Lane

Owner: Goldwater Institute

Applicant: David Kitnick, Rosewood Homes, LLC

Representative: George Pasquel, III, Withey Morris,
PLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Palm Lane	Local Street	25 foot south half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.</i></p> <p>The development includes design and development standards to encourage walking, bicycling, and transit use. These standards include a shaded streetscape, units fronting onto the public sidewalk, parking situated away from the public street, and on-site amenities.</p>			

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

The development will create an attractive streetscape with detached and shaded sidewalks. The shade incorporated into the development along its frontages will reduce the urban heat island effect and increase thermal comfort which will make the area more walkable, bikeable, and sustainable.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Promote and encourage compatible development and redevelopment with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.

The proposal will introduce ownership housing opportunities in Central Phoenix with close access to two light rail stations, a major community park, and the Encanto Village Core. These additional housing opportunities supports goals contained in the Housing Phoenix Plan to preserve and create 50,000 units by 2030.

Applicable Plans, Overlays, and Initiatives

[Transit Oriented Development Strategic Policy Framework](#): Background Item No. 4.

[Midtown TOD Policy Plan](#): Background Item Nos. 5.

[Tree and Shade Master Plan](#): Background Item No. 9.

[Complete Streets Guidelines](#): Background Item No. 10.

[Housing Phoenix](#): Background Item No. 11.

[Zero Waste PHX](#): Background Item No. 12

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Surface Parking	C-O and P-1
East	Office	R-5
West	Multifamily Residential (sub-lot development)	R-3
North (Across Palm Lane)	Office Vacant	C-O R-3
South	Office	C-O / G-O

Walkable Urban Code Transect 4:3 MT		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	No minimum	1.03 acres
Total Number of Units	No maximum	12
Density	No maximum	11.65
Building Height	40 foot maximum	36 feet (Met)
Parking	24 space, less 10% transit proximity reduction = minimum 21 spaces	30 spaces (24 garage, 6 on-street spaces) (Met)
Bicycle Parking	Minimum 3 spaces	Not depicted
<i>Streetscape Standards (Section 1312.C)</i>		
Minor Collector and Local Streets (Palm Lane)	5 foot sidewalk with 5 foot landscaped detachment	13.5 feet and 5 feet respectively (Met)
Public Sidewalk Shade	75 percent shade minimum	Not depicted
<i>Main Building Setbacks</i>		
Primary Frontage	20 foot maximum	17 feet (Met)
Side (East)	0 foot minimum	Varies (Met)
Side (West)	0 foot minimum	Varies (Met)
Side (South)	0 foot minimum	Varies (Met)
<i>Parking Setbacks</i>		
Primary Frontage	30-foot minimum or behind building	32 feet (Met)
Side (East)	0 foot minimum	Not depicted
Side (West)	0 foot minimum	Not depicted
Side (South)	0 foot minimum	Not depicted
<i>Lot Requirements</i>		
Lot Coverage	70 percent maximum	Not depicted. Individual lots are 52 percent. (Met)
Primary Building Frontage	60 percent minimum	60 percent (Met)
Open Space	5 percent	12 percent (Met)
<i>Frontage Types Allowed</i>		
Primary Frontage	Porch, patio, stoop, forecourt or alternative frontages as per Section 1305.B.1.c	Porch (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.03 acres located approximately 240 feet west of the southwest corner of 7th Street and Palm Lane from C-O (Commercial Office) and P-1 (Parking District) to WU Code T4:3 MT (Walkable Urban Code, Transect 4:3, Transit Midtown Character Area) for the purpose of single-family detached residences.

SURROUNDING LAND USES AND ZONING

2. The site includes a vacant portion with the remainder being used as a parking lot that is associated with the Goldwater Institute. From a review of historic aerial photographs, the site was developed with two residential homes until circa 1982, the structures were demolished by 1986, and the parking lot was then developed circa 2001. The P-1 district does not permit vertical construction and the C-O district permits a maximum height of 56 feet, but that height was further restricted to 30 feet by Rezoning Case No. Z-146-85.

The Zoning Sketch Map, included as an exhibit to this report, depicts zoning entitlements for the subject site and the surrounding area. Below is a detailed summary of nearby uses and entitlements.

- *East:* Located immediately east of the subject site is a two-story residential structure, zoned R-5 (Multifamily Residence District), and used as an office. The R-5 district permits a maximum height of 48 feet when multifamily, 30 feet when non-residential, and the height was restricted to two-stories by Rezoning Case No. 113-83.
- *West:* Located immediately west of the subject site is a two-story condominium community, zoned R-3 (Multifamily Residence District). The R-3 district permits a maximum height of two-stories and 30 feet
- *South:* Located immediately south of the subject property across a public alley is a one-story office building, zoned C-O/G-O (Commercial Office / General Office) and is occupied by the Goldwater Institute. The C-O district with a G-O Development Option permits a maximum height of 56 feet, but that height was further restricted to 25 feet by Rezoning Case No. Z-33-98.
- *North:* Located across Palm Lane from the subject site are two zoning districts under common ownership. Of these, the eastern property is zoned C-O which permits a maximum height of 56 feet, but that height was further restricted to two-stories by Rezoning Case No. Z-60-86. The western property is vacant and used as lawn for the adjacent office, but the R-3 district permits a maximum height of two-stories and 30 feet

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use designation for the subject site is Commercial. The proposed zoning permits a mix of uses including commercial and is therefore consistent with the General Plan Land Use Map designation.

The subject site is also located within the study areas for the Transit Oriented Development (TOD) Strategic Policy Framework and the Midtown TOD Policy Plan areas.

General Plan Land Use Map Excerpt; Source: Planning and Development Department



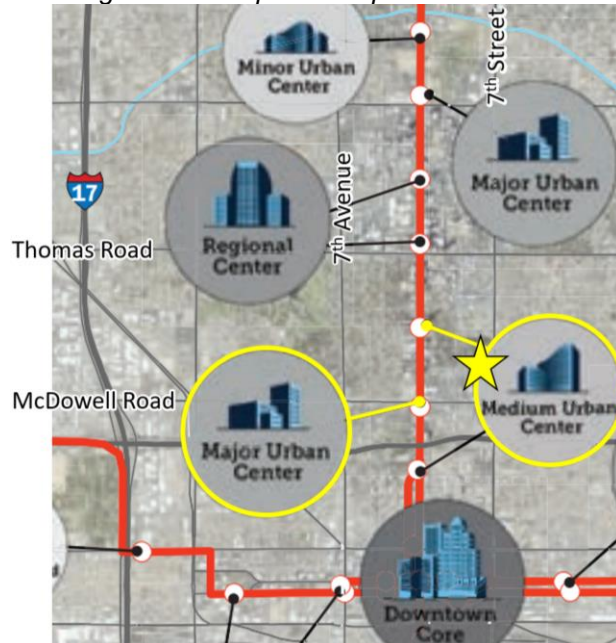
4. **Transit Oriented Development Strategic Policy Framework:**

The TOD Strategic Policy Framework is part of the City's General Plan. The framework identifies planning typologies to describe urban environments.

The subject site is located within one-half mile of two light rail stations.

The Encanto Boulevard station is designated as a Medium Urban Center Place Type which is characterized by three to six story buildings. The McDowell Road station is designated as a Major Urban Center Place Type which is characterized by four to eight story buildings.

Transit Oriented Development Strategic Policy Framework, Place Type Map Excerpt; Source: Planning and Development Department



The location of the subject site is at the far edge of the walksheds from both designated Place Types and these walksheds are intended to serve as a flexible gradient for appropriate intensity, with the greatest intensity nearest to the station and less intensity as the distance from the station increases. The proposed intensity on the subject site of three stories and 36 feet is compatible with the adopted Place Types contained in the TOD Strategic Policy Framework.

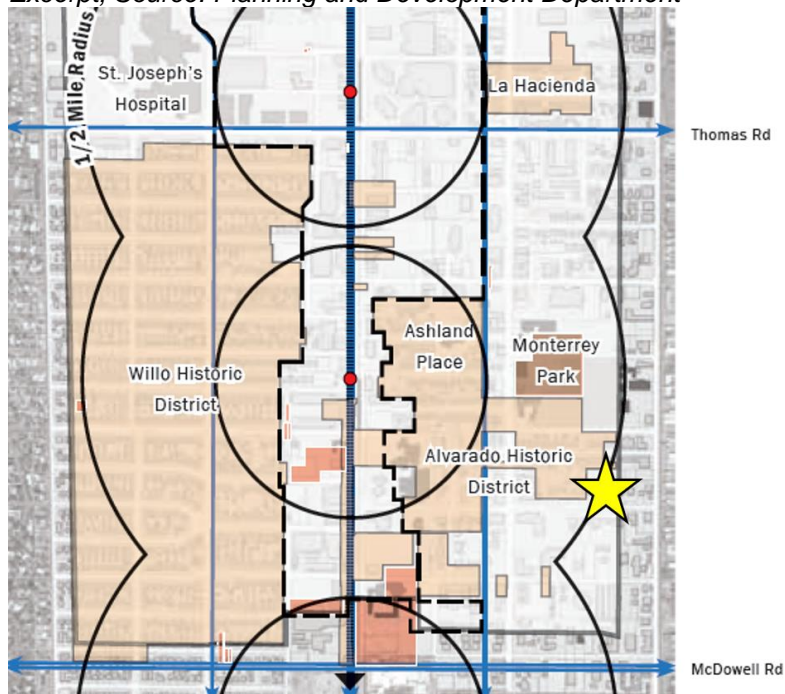
5. **Midtown TOD Policy Plan:**

The site is located within the Midtown TOD Planning Area which is bound by 7th Avenue on the west, 7th Street on the east, McDowell Road on the south, and Indian School Road on the north. The policy plan for the Midtown TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner.

Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services.

The Midtown TOD District Plan projects a shortfall of 17,520 housing units by 2035 and articulates a goal for more housing and employment in proximity to high-capacity transit. The proposed project will produce 12 single-family detached homes, adjacent to uses of a similar scale, near light rail.

*Midtown TOD Policy Plan, Walk-Shed Map from Light Rail
Excerpt; Source: Planning and Development Department*



6. The Encanto Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The project advances the following items identified in the Encanto Village Character Plan:
- Land Use Principle: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.
 - Design Principle: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.
 - 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.

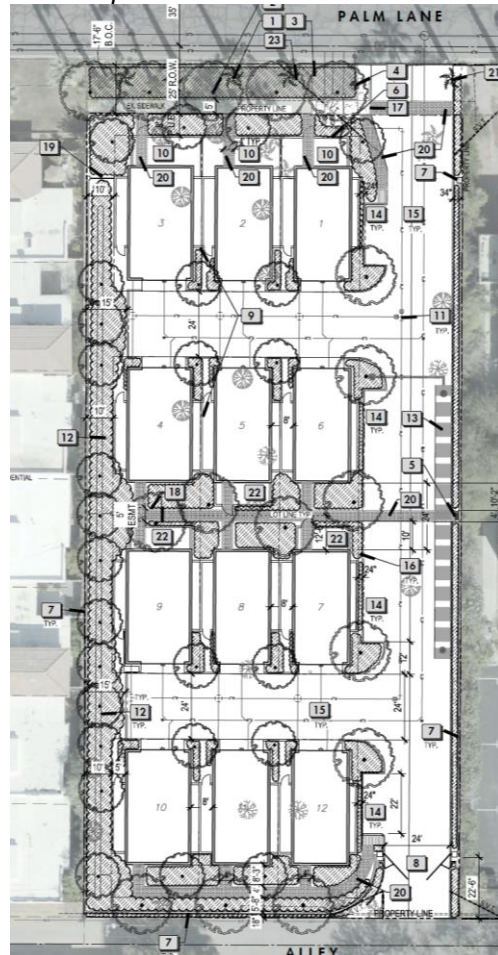
PROPOSAL

7. Site Plan

The applicant is proposing a subdivision with 12, three-story, single-family detached dwelling units. The proposed homes are intended for individual ownership and lot sales. The conceptual plan proposes three homes, with patio frontages, to frame the public street. The remaining nine homes are depicted to also have patio frontages at the interior of the site. The site layout depicts a single drive aisle extending from Palm Lane to the public alley at the south end of the property. From the north-south drive-aisle are two auto courts that branch to provide access to individual garages.

The conceptual plan depicts a 10-foot building setback from the west property that will be landscaped to serve as a transition to the adjacent, two-story, condominium complex.

Conceptual Site Plan; Source: Collectiv Landscape Architects



The conceptual plan also preserves the historic palm streetscape and the wide sidewalk detachment that are both characteristic to the area. Staff is recommending Stipulation No. 1 to ensure the mature California Fan Palms are preserved within the Palm Lane right-of-way.

The concept of a single-family detached subdivision was not contemplated in the design and adoption of the Walkable Urban Code. For this reason, the development can be allowed in two ways: first, through a condominium plat that would allow for the sale of units but not land; and second, through a series of technical appeals to the Subdivision Ordinance. The principal issues are related to the requirements that individual lots be serviced by either a public street or a private accessway; these requirements ensure utilities can be constructed, accessed, and maintained in perpetuity. The applicant will need to address these considerations during the technical site plan review process.

8. *Conceptual Building Elevations*

The applicant is proposing twelve, three-story, single-family detached dwellings. The conceptual building elevations depict narrow homes oriented north-south with multiple balconies and windows on the narrow sides. The conceptual buildings depict porch-style frontage types to activate the streetscape and interior courtyards and two-stall garages oriented onto the auto courts.

Additionally, the conceptual building elevations depict four-sided architecture, multiple materials, offsets and recesses, and articulation on the façade and at the roofline.

Conceptual Building Renderings; Source: BSB Design



STUDIES AND POLICIES

9. [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. The Walkable Urban Code contains provisions to require shade trees both at the interior of the site and to shade public sidewalks to 75 percent at maturity.

10. [Complete Streets Guidelines:](#)

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 Walkable Urban Code is designed to facilitate pedestrian, bicycle, and transit-oriented development and includes provisions to advance the goals of the policy guide.

11. [Housing Phoenix:](#)

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 the 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 housing types that will address the supply shortage at a more rapid pace while using vacant or underutilized land in a more sustainable fashion.

12. [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 provision of recycling

containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

13. As of the writing of this report, no community correspondence has been received regarding this request.

INTERDEPARTMENTAL COMMENTS

14. The Fire Department commented that the site plan must comply with the Phoenix Fire Code and further indicated there are no problems anticipated with the case. 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.
15. The Street Transportation Department provided three stipulations: to require the preservation or replanting of the historic streetscape, to require the alley be paved from the extent of the subject site to 7th Street, and to require any streets constructed to comply with ADA requirements; these items are addressed in Stipulation Nos. 1 through 3, respectively.
16. The Public Transit Department commented on the need for a robust system of pedestrian pathways on the site to efficiently convey new residents toward the light rail and bus routes. These are addressed within the provisions of the Walkable Urban Code.
17. The Water Services Department provided an account of existing water lines in the area, provided no stipulations, but indicated that the development will be required to verify the domestic water and fire flow needs and upsize the existing water main as needed before occupancy.
18. Fire Prevention indicated that they do not anticipate any problems but noted that the development must be accessible to fire apparatus, and that the water supply is currently unknown and must meet minimum thresholds.

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. 5.

20. The site is located in the Traffic Pattern Airspace for Phoenix Sky Harbor Airport and the Aviation Department therefore requires the existing and operational characteristics of the airport be disclosed to tenants and buyers, an aviation agreement be recorded, and that a no-hazard determination be obtained from the FAA. These are addressed in Stipulation Nos. 4 - 6.
21. Development and use of the site are 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 proposal is compatible with the context of the area in terms of its height, setbacks, and landscape character.
2. The development advances the vision and recommendations contained in the Midtown TOD Policy Plan by proposing a transect consistent intensity range contained in the adopted Place Type.
3. The proposal will create additional housing options in line with the Housing Phoenix Plan's goal of preserving or creating 50,000 housing units by 2030.

Stipulations

1. The mature California Fan Palms shall be preserved within the Palm Lane right-of-way, as approved or modified by the Planning and Development Department Landscape Architect. This stipulation shall not preclude the relocation of mature California Fan Palms within the right-of-way.
2. The developer shall pave the alley per the local street standards from western project boundary to 7th Street, as approved by the Planning and Development Department.
3. 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.
4. 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.

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 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.
7. 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

Nick Klimek

September 24, 2021

Team Leader

Samantha Keating

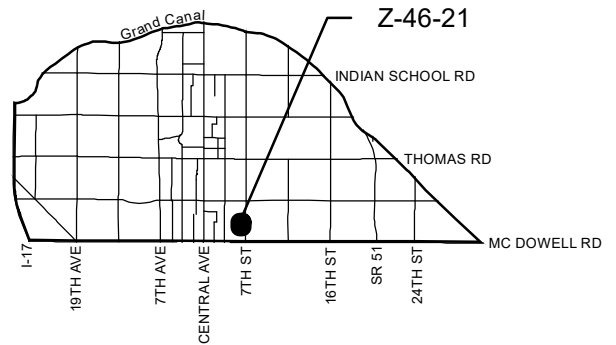
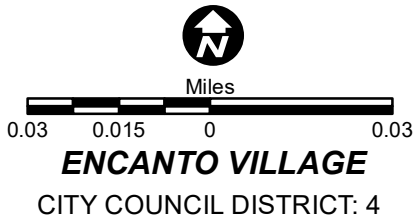
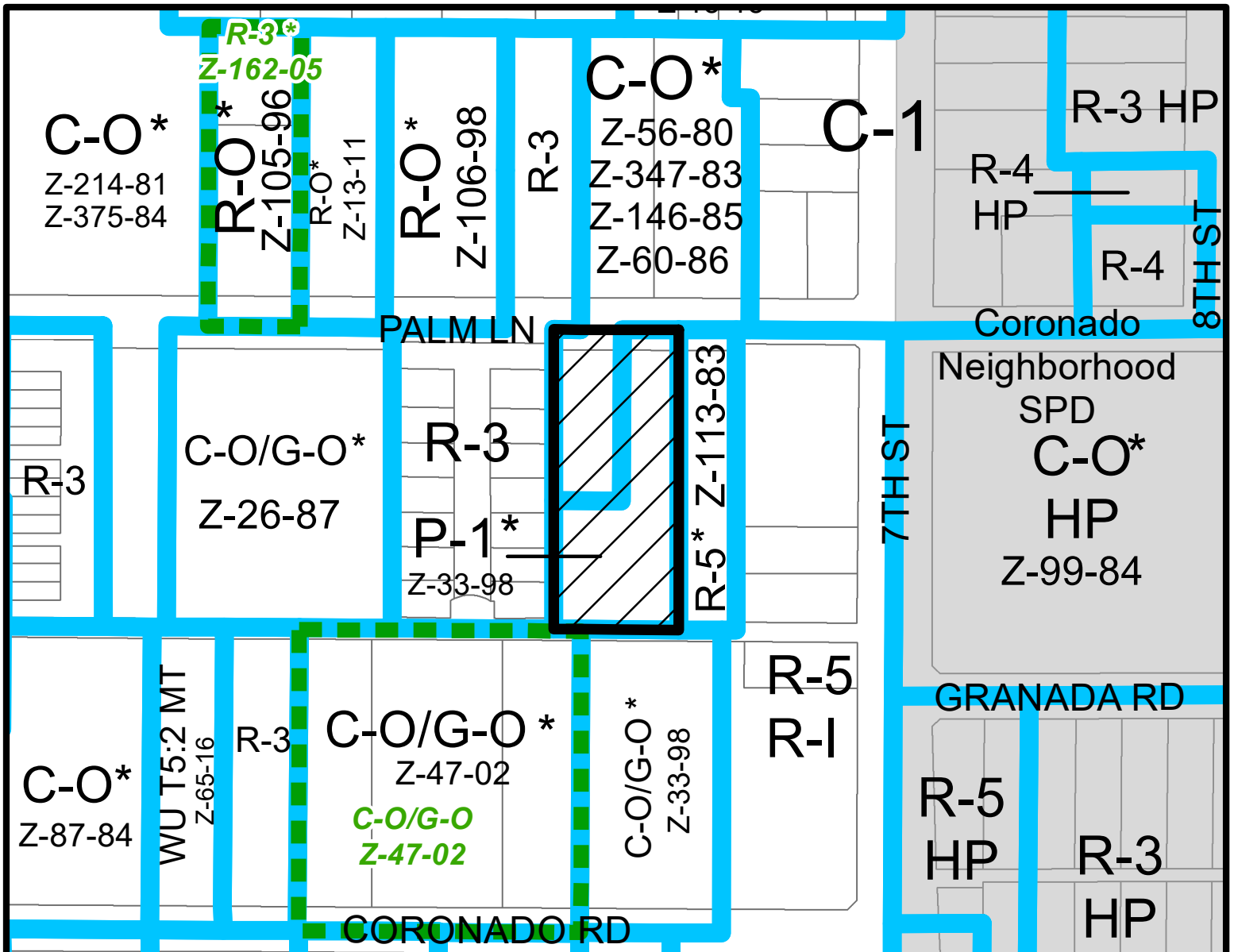
Exhibits

Zoning sketch map

Aerial sketch map

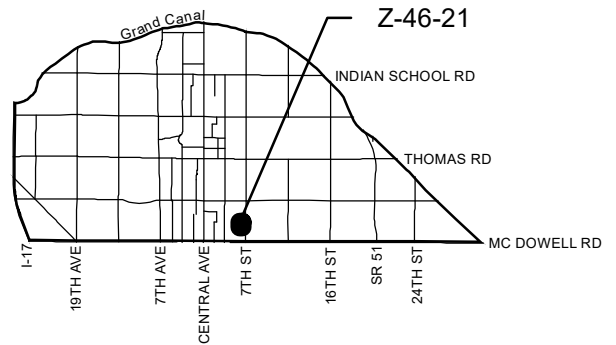
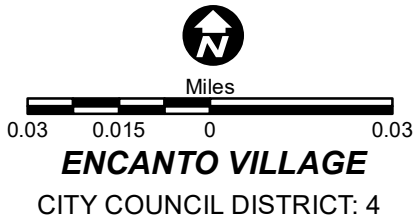
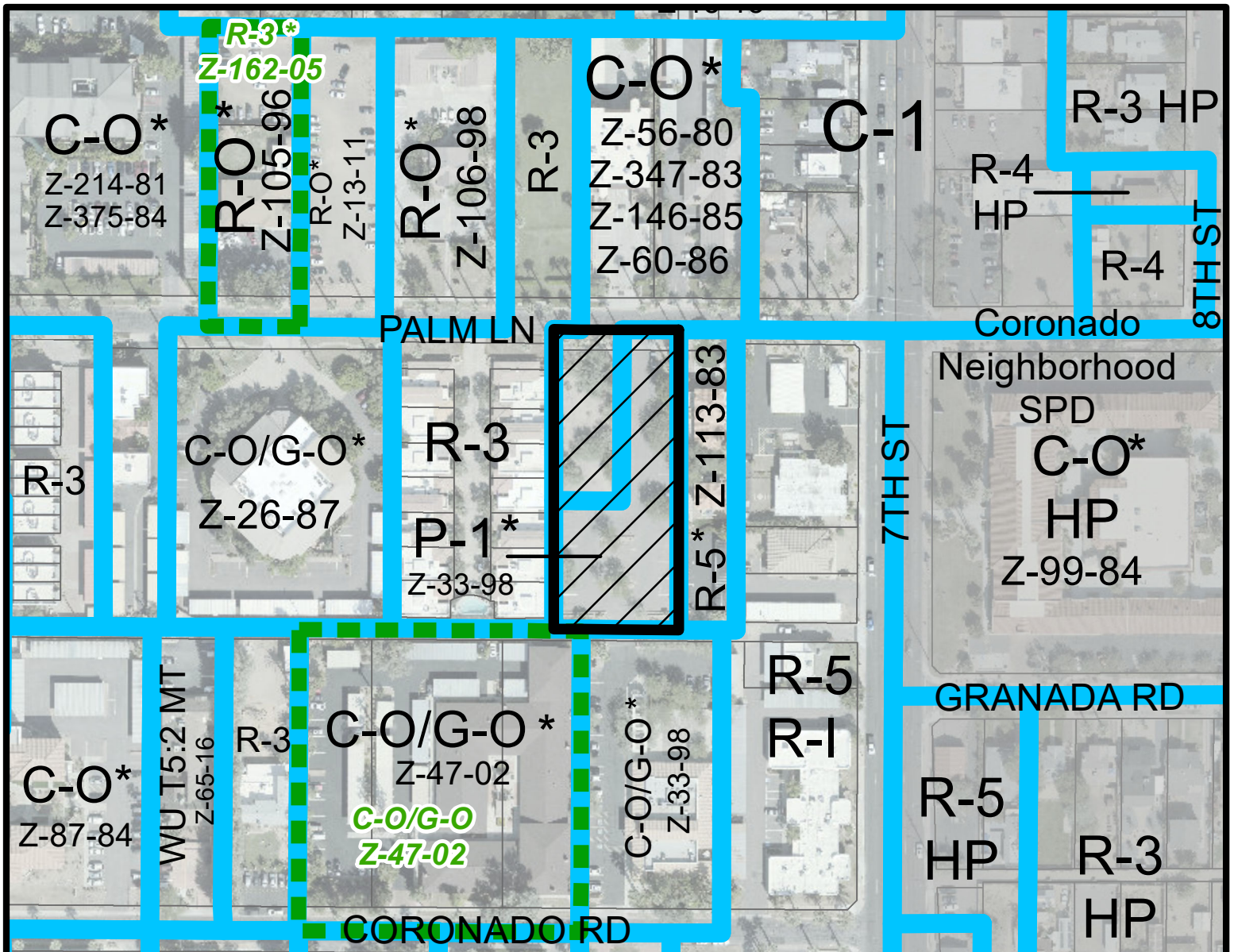
Conceptual Site Plan date stamped July 1, 2021 (2 pages)

Conceptual Building Elevations date stamped July 1, 2021 (2 pages)



APPLICANT'S NAME: David Kitnick-Rosewood Homes, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-46-21	DATE: 7/21/2021 REVISION DATES:	FROM: C-O (0.71 a.c.) P-1 (0.32 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.03 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 13-28	ZONING MAP G-8	TO: WU CODE T4:3 (1.03 a.c.)
MULTIPLES PERMITTED C-O, P-1 WU CODE T4:3	CONVENTIONAL OPTION N/A, N/A No Maximum		* UNITS P.R.D. OPTION N/A, N/A N/A

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



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APPLICATION NO. Z-46-21	DATE: 7/21/2021 REVISION DATES:	FROM: C-O (0.71 a.c.) P-1 (0.32 a.c.)	
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MULTIPLES PERMITTED C-O, P-1 WU CODE T4:3	CONVENTIONAL OPTION N/A, N/A No Maximum		* UNITS P.R.D. OPTION N/A, N/A N/A

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

PRELIMINARY SITE PLAN
FOR
ROSEWOOD AT MIDTOWN

APN 118-54-112
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND MOUNT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

CITY OF PHOENIX

JUL 01 2021

Planning & Development
Department

LEGAL DESCRIPTION

LOT 1, GOLDWATER INSTITUTE AS RECORDED IN BOOK 516 OF
MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

ASSESSOR'S PARCEL NO.

APN 118-54-112

BENCHMARK

CITY OF PHOENIX BRASS CAP IN
HANDHOLE AT THE INTERSECTION OF 7TH
STREET AND McDOWELL ROAD.
ELEVATION=1020.788
(C.O.P. NGVD29 DATUM)

SITE PLAN/DEVELOPMENT NOTES

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE
CODES AND ORDINANCES.

"ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."

"STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM
THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF
THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF
3".

"STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33'
ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF
3".

"ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM
ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT
THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT
ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION
EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE."

"OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE
RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE
RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS."

"ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE
HEIGHT OF THE TALLEST EQUIPMENT."

"ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS,
LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER
MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL
PUBLIC STREETS."

"BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON
THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL
AREAS."

"ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO
SIGNS ARE APPROVED PER THIS PLAN."

"TRACTS A-D WILL BE CONVEYED TO THE HOA, AT WHICH TIME SUCH TRACTS
SHALL BE OWNED AND MAINTAINED BY THE HOA."

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
MCR	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
SVT	SIGHT VISIBILITY TRIANGLE
●	SURVEY MONUMENT
●	PROPERTY BOUNDARY CORNER
●	EXISTING FIRE HYDRANT
●	EXISTING WATER VALVE
●	EXISTING LIGHT
●	EXISTING UTILITY POLE
●	PROPOSED LIGHT ON BUILDING
●	PROPOSED DRYWELL
100"x8" DIA. UNDERGROUND FIRST FLUSH RETENTION STORAGE CULVERT	
EXISTING TREES	
---	PROPERTY LINE
---	STREET CENTERLINE
---	ADJACENT LOT OR R/W
---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING CONCRETE HATCH
---	EXISTING PAVEMENT HATCH
---	PAVER WALKWAY HATCH
---	ADA ACCESS

UTILITY NOTE

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON
INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY
COMPANIES. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE
SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR
OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO
LOCATE ALL UTILITIES.

OWNER

ROSEWOOD HOMES
DAVID KIRNICK
8601 NORTH SCOTTSDALE ROAD
SUITE 320
DRINKICK@ROSEWOODHOMES.COM
480-622-6366

CIVIL ENGINEER

KEOGH ENGINEERING, INC.
650 NORTH 13TH AVENUE #110
GOODYEAR, ARIZONA 85338
KEOGH@KEOGHENGINEERING.COM
CONTACT: DENNIS F. KEOGH

REQUEST

A REZONING TO WALKABLE URBAN CODE TRANSET 4.3, MIDTOWN TOD POLICY PLAN (WUCO T4.3, M1)
FROM COMMERCIAL OFFICE (C-O) AND PARKING (P-1). FRONTAGE TYPE: ALTERNATIVE.

LOCATION

THE PROJECT IS LOCATED ON PALM LANE, WEST OF 7TH STREET IN THE PHOENIX MIDTOWN TOD
POLICY PLAN AREA. THE PROPERTY CONSISTS OF ONE (1) PARCEL TOTALING ROUGHLY 1-GROSS
ACRE (40,469 NET SQUARE FEET), ASSESSOR PARCEL NO. 118-54-112. THE SITE IS CURRENTLY
IMPROVED WITH A SURFACE PARKING LOT AND LARGE DRAINAGE AREAS. ACCORDING TO THE CITY'S
GENERAL PLAN MAP, THE PROPERTY HAS A GENERAL PLAN DESIGNATION OF "COMMERCIAL."

ADJACENT LAND USES

NORTH: PALM LANE: C-O AND R-3 ZONING.
TWO-STORY OFFICE WITH SURFACE PARKING AND UNDERGROUND PARKING
OFFICE USES.

SOUTH: ALLEY: C-O AND G-O ZONING.
TWO-STORY OFFICE USES.

WEST: R-3
14 ATTACHED TOWNHOMES

EXISTING CONDITIONS

THE PROPERTY IS CURRENTLY IMPROVED WITH A SURFACE PARKING LOT WITH ACCESS ON BOTH PALM
LANE AND FROM THE ALLEY ADJUTING THE SOUTH PROPERTY LINE. THE FRONT OF THE PROPERTY
ALONG PALM LANE CONTAINS A SIGNIFICANT DRAINAGE SWALE AT EAST CORNER AND A DESERT
LANDSCAPED AREA AT THE WEST CORNER. A DEDICATION ALONG PALM HAS ALREADY BEEN MADE TO
THE CITY AND SIDEWALK IMPROVEMENTS HAVE ALREADY OCCURRED IN THE ADJACENT RIGHT-OF-WAY.
HOWEVER, THE SIDEWALK ENDS ABRUPTLY AT BOTH THE EAST AND WEST PROPERTY LINE AWAITING
FUTURE IMPROVEMENTS TO THE BLOCK.

PROJECT INFO, DESCRIPTION

THE REDEVELOPMENT PROPOSAL CONSISTS OF TWELVE (12), 3-STORY, DETACHED HOMES. THE
HOMES ARE ARRANGED WITH TWO (2) AUTO COURTS WITH FOUR (4) ROWS BRANCHING OFF FROM THE
PRIMARY DRIVE AISLE WHICH RUNS ALONG THE EAST SIDE OF THE PROPERTY. THE NORTHERN MOST
ROW OF HOMES FRONT ONTO PALM LANE WITH FORECOURTS FOR ENHANCED FRONTAGE TO CREATE A
TRUE, URBAN NEIGHBORHOOD FEEL. THE CENTER FACES AN INTERNAL GREEN COURT WHILE THE
SOUTHERN ROW FRONTS ONTO LANDSCAPING, A WALL AND THE EXISTING ALLEY.

THE NORTH/SOUTH ORIENTATION OF THE HOMES IS A KEY DESIGN ELEMENT. THIS ORIENTATION
ALLOWS ENHANCED FRONTAGE ON THE PALM LANE-FACING HOMES AS WELL AS PLACES "EYES ON
THE STREET" TOWARDS PALM LANE AND TOWARDS THE EXISTING REAR ALLEY - A PROVEN CRIME
PREVENTION TECHNIQUE, AS WELL AS A MEANS OF FOSTERING A MORE NEIGHBORHOOD FEEL WHICH
ENCOURAGES INTERACTION. THE NORTH/SOUTH ORIENTATION IS ALSO MORE ENERGY EFFICIENT. IT
ENABLES LARGER WINDOWS ON THE NORTH/SOUTH FACADES FOR NATURAL LIGHT WITHOUT DIRECT
SUNLIGHT WHILE MORE SOLID WALLS ON THE EAST/WEST FACADES HELP REDUCE HEAT GAIN FROM
DIRECT SUNLIGHT. THIS ORIENTATION ALSO PROVIDES GREATER PRIVACY TO THE EXISTING
PROPERTIES TO THE EAST AND WEST OF THIS PROPERTY.

BEING "DETACHED" AS OPPOSED TO "ATTACHED" IS ALSO PARAMOUNT IN THE OVERALL DESIGN
CONCEPT AND THEME. ALTHOUGH MORE EXPENSIVE, DETACHED ALLOWS FOR GREATER VISUAL
VARIETY AS WELL AS VIEW CORRIDORS BETWEEN BUILDINGS INSTEAD OF LARGER WALL STRUCTURES.
IT ALSO CREATES A GREATER SENSE OF OWNERSHIP PRIDE AND ELEVATES PROPERTY VALUES. THIS
PROJECT INTENDS TO PROVIDE AN ELEVATED DEVELOPMENT RELATIVE TO RECENT "ATTACHED"
PROJECTS.

EACH HOME HAS A TWO-CAR GARAGE AT GRADE LEVEL AN ADDITIONAL SIX (6) RESIDENT PARKING
SPACES ARE PROVIDED ON THE PROPERTY AS WELL AS PARKING ON PALM LANE.

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	REQUIREMENTS FOR WUCO T4.3, M1	PROVISIONS ON SITE PLAN
TOTAL UNITS	N/A	12 UNITS
DENSITY	N/A	11.95 DU/ACRE
BUILDING SETBACK	20-FOOT MAXIMUM	8 FEET TO FORECOURT, 17 FEET TO HOMES**
PRIMARY FRONTAGE (PALM)	N/A	N/A
SECONDARY FRONTAGE (N/A)	N/A	3 TO 4 FEET (8 FEET TOTAL BETWEEN HOUSES)
SIDE LOT LINE	0-FOOT MINIMUM	4- FEET
REAR LOT LINE	0-FOOT MINIMUM	
LOT STANDARDS	70% MINIMUM	50% TO 70% (INCLUDING FORECOURT)
LOT COVERAGE	60% MINIMUM	60% (INCLUDING FORECOURT)
PRIMARY BUILDING FRONTAGE	N/A	N/A
SECONDARY BUILDING FRONTAGE	N/A	N/A
BUILDING HEIGHT MAXIMUM	40 FEET	36 FEET
FRONTAGE TYPES ALLOWED	PORCH, PATIO, FORECOURT, OR ALTERNATIVE FORECOURT	FORECOURT
PARKING	2 PER UNIT (WUCO 1307.1 FOR 14 DISTRICTS)	24 GARAGE SPACES (2 PER UNIT), PLUS 6 ADDITIONAL RESIDENT PARKING SPACES
PARKING LOCATION	30 FEET OR BEYOND BUILDING	GARAGE AND SURFACE SPACES ARE SETBACK 30- FEET MINIMUM
COMMON OPEN SPACE	PER CITY STAFF, NO REQUIREMENT	N/A

* PER ORDINANCE SECTION 1304.B, FRONTAGE SETBACKS MAY BE EXPANDED OR REDUCED BY AS
MUCH AS 20 PERCENT IN ORDER TO MATCH ADJACENT FRONTAGE SETBACKS. THE PROPERTY WEST
OF THE SUBJECT SITE HAS A ROUGHLY 15 FT SETBACK.

** LOTS 1-3 WILL HAVE ENHANCED FRONTAGE WITH LOW FORECOURT WALLS AND GATES WHICH
ENHANCE IN THE FRONT SETBACK AS NOTED ABOVE.

SITE DATA

NET AREA: 40,469 S.F.=0.929 Acres

GROSS AREA: 45,281 S.F.=1.0395 Acres

EXISTING ZONING: C-O AND P-1

PROPOSED ZONING: WUCO T4.3

PROPOSED DENSITY: 11.95 DU/Acre

HOMES: 12 3-STORY HOMES

PROPOSED SQUARE FOOTAGE: 1,750 TO 2,150 S.F.(+/-)

RESIDENT PARKING: 6 OFF STREET
4 ON STREET (OVERNIGHT ONLY)

HOME PARKING: 24 (2 PER UNIT)

LOT COVERAGE: SEE TABLE

PREVIOUS ZONING CASE: Z-33-98

OPEN SPACE REQUIRED: $(5\%)(45,281) = 2,264$ S.F.

OPEN SPACE PROVIDED: $(Tr. B-PUE)+(Tr. C)+(Tr. D)=5,728$ S.F.

LOT COVERAGE CALCULATIONS

TOTAL AREA OF LOTS: 20,790 S.F.

LOT COVERAGE ALLOWED: 70%

$(70\%)(20,790$ S.F.) = 14,553 S.F.

LOT COVERAGE TABLE

LOT	AREA (S.F.)	AREA (Ac.)	ALLOWED LOT COVERAGE (70%)	ACTUAL LOT COVERAGE *
1	1,653 S.F.	0.038 Ac.	1,157 S.F.	69%
2	1,653 S.F.	0.038 Ac.	1,157 S.F.	70%
3	1,824 S.F.	0.042 Ac.	1,277 S.F.	70%
4	1,856 S.F.	0.043 Ac.	1,299 S.F.	54%
5	1,682 S.F.	0.039 Ac.	1,177 S.F.	62%
6	1,682 S.F.	0.039 Ac.	1,177 S.F.	52%
7	1,682 S.F.	0.039 Ac.	1,177 S.F.	62%
8	1,682 S.F.	0.039 Ac.	1,177 S.F.	52%
9	1,856 S.F.	0.043 Ac.	1,299 S.F.	63%
10	1,856 S.F.	0.043 Ac.	1,299 S.F.	54%
11	1,682 S.F.	0.039 Ac.	1,177 S.F.	52%
12	1,682 S.F.	0.039 Ac.	1,177 S.F.	52%
TOTAL	20,790 S.F.			

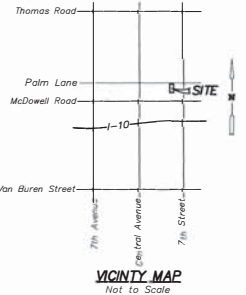
* ACTUAL INCLUDES FORECOURT

TRACT TABLE

TRACT	AREA	TRACT USE
TRACT A	13,877 S.F.= 0.319 Acres	PRIVATE DRIVE
TRACT B	5,418 S.F.= 0.124 Acres	OPEN SPACE
TRACT C	1,030 S.F.= 0.024 Acres	OPEN SPACE
TRACT D	380 S.F.= 0.009 Acres	OPEN SPACE

SHEET INDEX

SHEET 1: COVER SHEET
SHEET 2: SITE PLAN



VICINITY MAP
Not to Scale

SHEET 1 OF 2

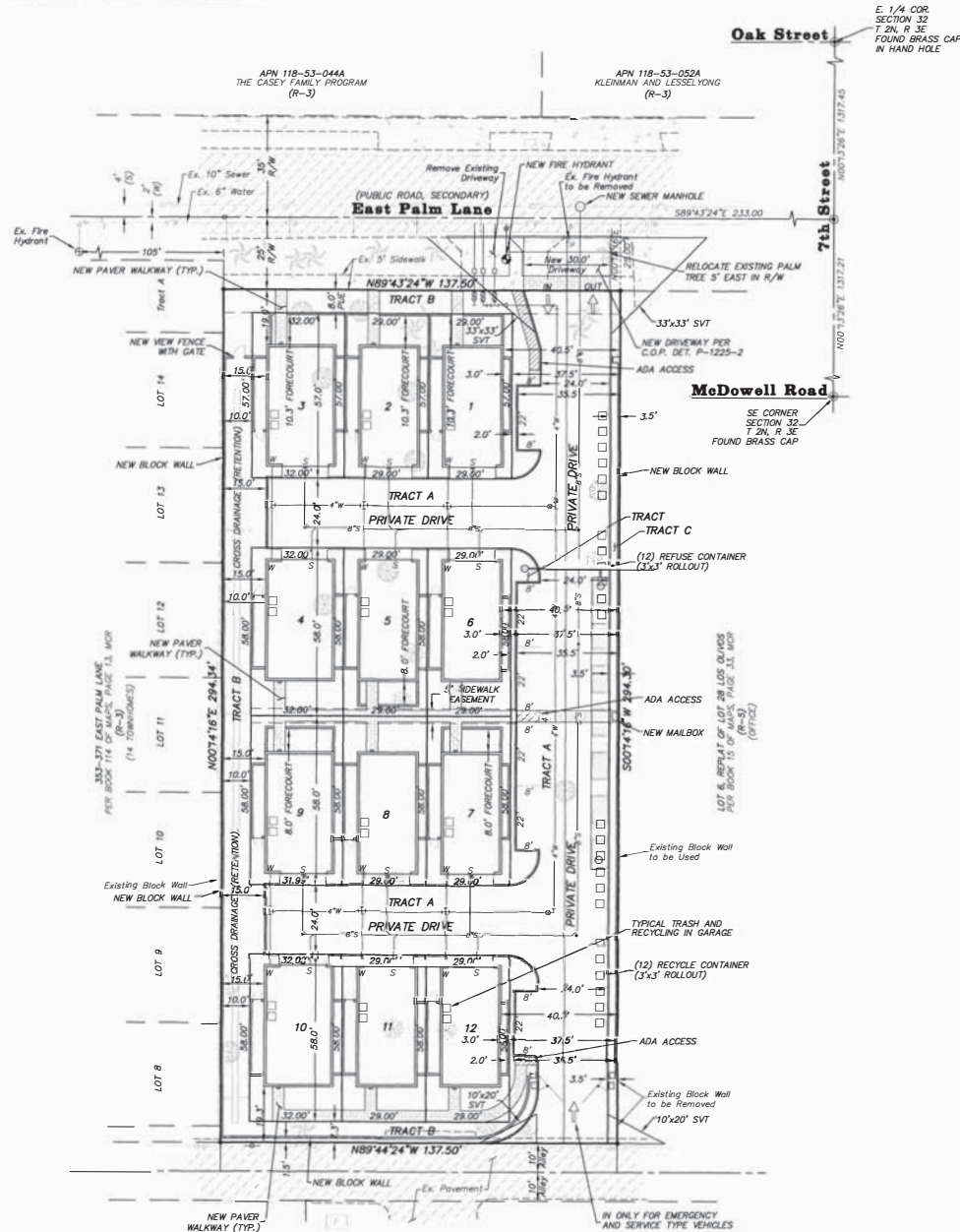
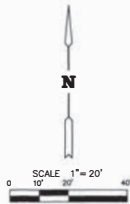
KIVA 212057
SDEV 210020
Q.S. 13-28

	PREPARED FOR	Rosewood Homes
	FOR	PRELIMINARY SITE PLAN
	FOR	ROSEWOOD AT MIDTOWN
	APN 118-54-112	EAST PALM LANE PHOENIX, ARIZONA
	DESIGNED BY	SPK
	CHECKED BY	DFK
	FIELD WORK BY	DJK
	DATE	JUNE, 2021
Keeagh Engineering, Inc.		MAP NO. P-21930
401 N. 15TH AVENUE, SUITE 100, PHOENIX, ARIZONA 85016 PHONE (602) 335-7260 FAX (602) 335-7261 WWW.KEOGHENGINEERING.COM		

Call at least two full working days
before you begin construction.
ARIZONA
Water Blue State, Inc.
Dual 8-1-1 or 1-800-STAKE-IT (762-5348)
In Maricopa County: (602) 263-1100

LAYOUT: Sheet 1
USER: WHITE

PLOT DATE/TIME: 06/20/21 09:05am
FILE PATH: L:\21930\Site Plan\SP-21930.dwg



PRELIMINARY SITE PLAN
FOR
ROSEWOOD AT MIDTOWN
APN 118-54-112
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32,
TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
MCR	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
SVT	SIGHT VISIBILITY TRIANGLE
●	SURVEY MONUMENT
•	PROPERTY BOUNDARY CORNER
⊕	EXISTING FIRE HYDRANT
⊗	EXISTING WATER VALVE
⊕	EXISTING LIGHT
—○—	EXISTING UTILITY POLE
—○—	PROPOSED LIGHT ON BUILDING
—○—	PROPOSED DRYWELL
—○—	100' DIA. UNDERGROUND FIRST FLUSH RETENTION STORAGE CULVERT
—○—	EXISTING TREES
—○—	PROPERTY LINE
—○—	STREET CENTERLINE
—○—	ADJACENT LOT OR R/W
—○—	EXISTING OVERHEAD ELECTRIC LINE
—○—	EXISTING CONCRETE HATCH
—○—	EXISTING PAVEMENT HATCH
—○—	PAVER WALKWAY HATCH
—○—	ADA ACCESS

CITY OF PHOENIX

JUL 01 2021

**Planning & Development
Department**

SHEET 2 OF 2

KIVA 212057
SDEV 210020
Q.S. 13-28

PREPARED FOR

Rosewood Homes

**PRELIMINARY SITE PLAN
FOR
ROSEWOOD AT MIDTOWN**

APN 118-54-112

EAST PALM LANE

PHOENIX, ARIZONA

Keogh Engineering, Inc.



Call at least two full working days
before any public hearing.

ARIZONA 801
Maricopa Blue Seal, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (762-5346)
In Maricopa County: (602) 262-1100

CHECKED BY: DFK
FIELD WORK BY: DJK
DATE: JUNE, 2021

630 N. 15TH AVENUE, #110 • GILBERT, ARIZONA 85233
PHONE: (480) 262-7800
FAX: (480) 262-7801
Email: keogh@keogheengineering.com

MAP NO. P-21930

UTILITY NOTE

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS
ARE BASED ON INFORMATION SUPPLIED TO THE
SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES.
THE SURVEYOR DOES NOT GUARANTEE THAT ALL
UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS
THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER
TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED
AGENCIES TO LOCATE ALL UTILITIES.

APN 118-54-034
BHHIS LEGACY FOUNDATION
(C-0700)

LOT 2, GOLDWATER INSTITUTE
PER BOOK 516 OF MAPS, PAGE 35, MCR
(C-0700)

LAYOUT: Sheet 2
USER: WHITE

PLOT DATE: TIME: 06/30/21 09:05am
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CITY OF PHOENIX

JUL 01 2021

Planning & Development
Department



Conceptual
Residence One

Conceptual
Residence Two

Conceptual Streetscape

ROSEWOOD HOMES
PHOENIX, ARIZONA

ROSEWOOD AT MID-TOWN
Palm Lane, West of 7th St

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

February 1, 2021



CITY OF PHOENIX

JUL 01 2021

Planning & Development
Department



Right Elevation



Rear Elevation



Left Elevation



Front Elevation

ROSEWOOD HOMES
PHOENIX, ARIZONA

Conceptual
Residence One

ROSEWOOD AT MID-TOWN

Palm Lane, West of 7th St

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June 24, 2021

