



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-58-19-7

May 26, 2020

<u>Village Planning Committee</u> Meeting	May 12, 2020
Date:	
<u>Planning Commission</u> Hearing Date:	June 4, 2020
Request From:	R1-6 RSIO (Single-Family Residence District, Rio Salado Interim Overlay) (4.93 acres) and R-5 RSIO (Multifamily Residence District, Rio Salado Interim Overlay) (5.97 acres)
Request To:	PUD RSIOD (Planned Unit Development, Rio Salado Interim Overlay District) (10.90 acres)
Proposed Use:	Multifamily and single-family residential
Location:	Northeast Corner of 6th Avenue and Broadway Road
Owner:	Chicanos Por La Causa
Applicant:	Prince Twumasi
Representative:	Prince Twumasi
Staff Recommendation:	Approval, subject to stipulations

The South Mountain Village Planning Committee heard this rezoning request on May 12, 2020, where the Committee voted to recommend denial of the request (9-3-1). During the meeting, the applicant requested two modifications to the stipulations recommended by staff. These modifications are as follows:

- **Addition of Stipulation Nos. 1.c. and 1.e.** regarding the westernmost pedestrian accessway (paseo) located generally with the 3rd Avenue road alignment through the site. The request for the modification is to realign the public accessway outside of a planned amenity area.
- **Modification to Stipulation No. 2** provided by the Street Transportation Department, to allow refuse collection access.

In addition, staff recommends modifications to the development standards contained in the Development Narrative pertaining to landscaping requirements along 6th Avenue and language modifications to clarify the depiction in Exhibit C. These modifications to stipulations were not reviewed by the South Mountain Village Planning Committee during the May 12, 2020 meeting. These modifications are as follows:

- **Addition of Stipulation No. 1.d.(1)** regarding the placement of trees along 6th Avenue. The Development Narrative indicates that trees along 6th Avenue are to be placed between the sidewalk and the front of buildings. Due to the existence of public utilities along 6th Avenue, staff is recommending that the stipulation allow the developer to locate trees along 6th Avenue only where utility conflicts do not exist.
- **Addition of Stipulation No. 1.d.(2)** regarding the language used to reference Exhibit C, which depicts planting details and a detached sidewalk along Broadway Road. Staff recommends changing the reference of Exhibit C from “cross section” to “sidewalk and tree diagram” to avoid possible confusion of this conceptual exhibit with an engineering diagram.

Staff recommends approval per the stipulations below.

Amended Stipulations

1. An updated Development Narrative for the Broadway and Central PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 24, 2020 as modified by the following stipulations.
 - a. Page 1:
 - 1) Add “Hearing Draft: April 24, 2020”
 - 2) Add “City Council adopted: [Insert Adoption date]”
 - b. Page 7:
 - a. Replace text with the following: Where buildings are adjacent to a pedestrian accessway, a frontage type shall be required. If frontage does not contain an entrance, units adjacent to a pedestrian accessway shall be designed with windows and/or balconies overlooking the accessway.
 - c. PAGES 6 AND 7:
 - 1) ADD THE FOLLOWING TEXT IN SECTION 1304 GENERAL SITE DEVELOPMENT STANDARDS: THE WESTERN MOST PASEO MAY DEVIATE FROM THE 3RD AVENUE ALIGNMENT UP TO 175 FEET IF THE DEVIATION IS MARKED BY PEDESTRIAN ORIENTED WAYFINDING; THE SOUTHERN MOST CONNECTION TO BROADWAY ROAD SHALL BE

CONSTRUCTED AFTER THE SRP FACILITY IS BURIED AND EASEMENTS ISSUES RESOLVED, NO LATER THAN THE DEVELOPMENT OF THE TOWNHOMES DEPICTED ON EXHIBIT E.

d. PAGE 8:

a. REPLACE TEXT IN SECTION 1309 LANDSCAPE STANDARDS, 6TH AVENUE AND PUEBLO AVENUE FRONTAGE, WITH THE FOLLOWING: SHALL BE PLANTED WITH LARGE CANOPY, SINGLE TRUNK, SHADE TREES PLACED A MINIMUM OF 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS INSTALLED BETWEEN THE SIDEWALK AND THE BUILDINGS. THE TREES ALLOWED IN THE PLANTING AREA MAY BE ADJUSTED OR REMOVED BASED ON INPUT FROM SRP OR THE WATER SERVICES DEPARTMENT.

b. REPLACE TEXT IN SECTION 1309 LANDSCAPE STANDARDS, BROADWAY ROAD, WITH THE FOLLOWING: THE SIDEWALK AND TREE DIAGRAM CONTAINED IN EXHIBIT C OF THIS PUD SHALL APPLY. PLANTING DETAILS ARE PROVIDED IN SECTION 1312 CHARACTER AREAS OF THIS TABLE. THE TREES ALLOWED IN THE PLANTING AREA MY BE ADJUSTED BASED ON INPUT FROM SRP OR THE WATER SERVICES DEPARTMENT; HOWEVER, THE REQUIREMENT FOR TREES SHALL NOT BE REMOVED.

e. REPLACE EXHIBIT E WITH THE SITE PLAN DATE STAMPED MAY 21, 2020.

2. The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the "out parcel" (APN 113-05-045). If the developer is unable to procure the "out parcel" for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for ONE COMBINED ACCESS POINT FOR emergency AND REFUSE COLLECTION ONLY AT THE EASTERN LIMITS OF THE PROPERTY, ~~access only~~ as determined by Planning and Development and Street Transportation Departments.
3. The developer shall dedicate 25 feet of right-of-way for the south half of Pueblo Avenue, as approved by the Planning and Development Department.
4. The developer shall dedicate a 14-foot Sidewalk Easement along Broadway Road, for the entire length of the development, to accommodate a detached sidewalk and shade trees adjacent to the sidewalk, as approved by the Planning and Development and Street Transportation Departments.

5. The developer shall dedicate 5 feet of right-of-way for the east half of 6th Avenue, as approved by the Street Transportation Department.
6. Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
7. The developer shall provide enhanced internal pedestrian circulation with a primary access point at the intersection of 6th Avenue and Broadway Road. The access point shall be enhanced with a minimum 700 square foot landscaped area planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover and a bollard light path or lighted art element visible from the perimeter of the site. The above shall be approved by the 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 applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact Mr. Matthew Wilson, Traffic Engineer III, (602) 262-7580, to set up a meeting to discuss the requirements of the statement/study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
10. 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.
11. 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.

Exhibits

Revised Exhibit E date stamped May 21, 2020



MERGE
ARCHITECTURAL
GROUP

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PHOENIX ARIZONA 85004
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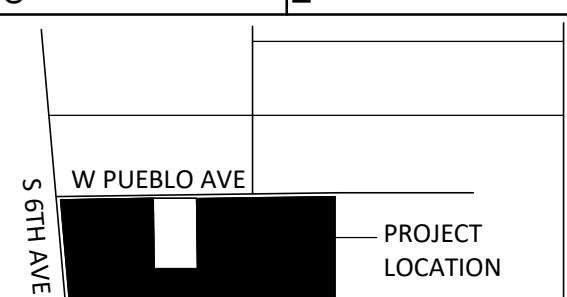


SEAL

OWNER INFORMATION
CHICANOS POR LA CAUSA

PROJECT
**BROADWAY AND
CENTRAL DEVELOPMENT**

316 W & 356 W BROADWAY RD., PHOENIX, AZ 85041



REVISION	DESCRIPTION	DATE
NUMBER	DESCRIPTION	DATE

PROJECT NO.	COPYRIGHT
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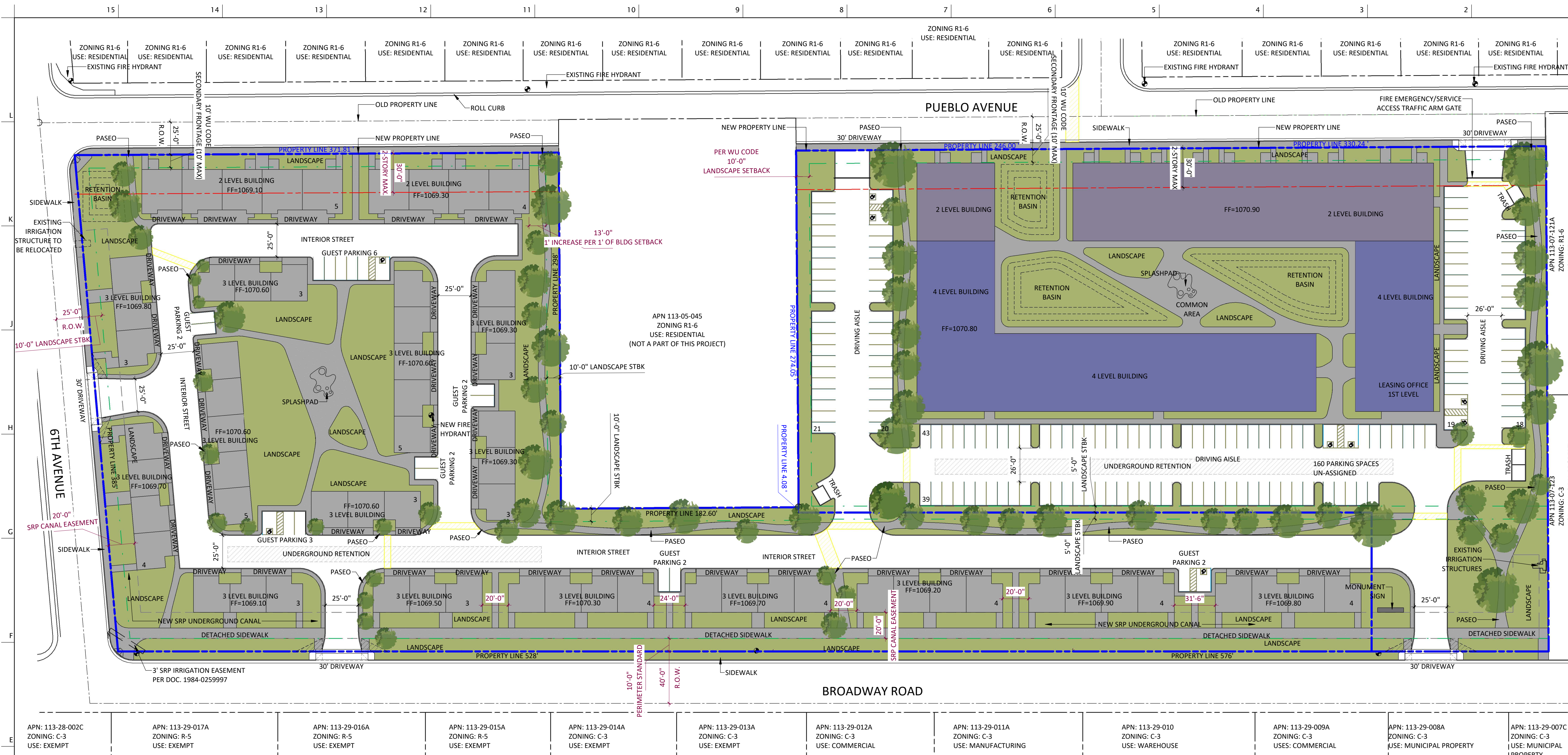
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SHEET TITLE

**CONCEPTUAL
SITE PLAN**

DATE	05.21.2020
SHEET	

PA005



PROJECT DATA

APPLICANT/ARCHITECT:
MERGE ARCHITECTURAL GROUP
600 N 4TH STREET, SUITE 112
PHOENIX, AZ 85004
CONTACT: CLARISA DEL CASTILLO, AIA
PHONE: (602) 635.1581 x702
EMAIL: cdc@mergeag.com

OWNER:
CHICANOS POR LA CAUSA
OWNER CONTACT: PRINCE TWUMASI, REAL STATE OPERATIONS, PLANNER
PHONE: (602) 257-0700 x2181
EMAIL: prince.twumasi@cpclc.org

PROPERTY ADDRESS:
316 W & 356 W BROADWAY RD
PHOENIX, AZ 85041

ASSESSORS PARCEL NUMBERS:
113-05-044
113-07-120A

PROJECT DESCRIPTION:
THE PROJECT ENTAILS A NEW MULTIFAMILY AFFORDABLE HOUSING COMPLEX AND TOWNHOMES DEVELOPMENT. THE MULTIFAMILY DEVELOPMENT WILL BE LOCATED ON THE NORTHEAST AREA OF THE PROPERTY WITH TWO BUILDINGS OF 2 AND 4 LEVELS HAVING 161 APARTMENT UNITS, AND A LEASING OFFICE BUILDING. THE TOWNHOMES ARE TO BE SINGLE FAMILY ATTACHED IN GROUPS OF 5, 4, AND 3 TOWNHOMES OF 2 AND 3 LEVELS FOR A TOTAL OF 64 TOWNHOMES. COMMUNITY AMENITIES ARE PROVIDED FOR BOTH THE MULTIFAMILY COMPLEX AND THE TOWNHOMES DEVELOPMENT. PARKING FOR THE MULTIFAMILY COMPLEX IS LOCATED AROUND IT; TOWNHOMES HAVE 2-CAR GARAGE AND GUEST PARKING THROUGH THE DEVELOPMENT.

LEGAL DESCRIPTION:
113-05-044 - SEC 20 1N 3E PT ARB LOT 36 PT SW4 BEG AT PT ON S LI SD SEC DIST 1535.4FT W OF PT OF INTERSEC OF SD SEC LI W/ CENTER LI OF CENTRAL AVE W 544.6' TO PT NSD35' W 448' TO STONE ELY 582.6' S TO BEG EX RDS ON S & W EX 1.25 AC PER DEED 81/310 3.75 AC

113-07-120A - ARB LOT 37 PT SW4 BEG AT PT ON S LI SEC 959.4F W OF INTERSEC OF SEC LI WITH CENT LN CENTRAL AVE BEING AT SE COR TR & IDENTICAL WITH S W COR PASLEY TR TH N 454.6F TO PT IDENTICAL WITH NW COR ROSAS TR TH W ON STR LN CONT COURSE OF N LN OF ROSAS TR 576F TH S 454F TO PT ON S LN SEC TH E ON SEC LN 576F TO BEG EX S 40 F RD AC 5.48A

APPLICABLE CODES:
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2017 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL GREEN CONSTRUCTION CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

W/ ALL THE CITY'S CODE AMENDMENTS ADOPTED.

EXISTING ZONING: R1-6
PROPOSED ZONING: PUD
LOT SALES PROPOSED: TOWNHOMES FOR SALE
PROPOSED CONSTRUCTION TYPE: V-B
PROPOSED BUILDING HEIGHT:
2-STORY: 28' (FACING PUEBLO AVENUE)
3-STORY: 40'
4-STORY: 52'

SITE ACREAGE:
GROSS: 10.4 ACRES (453,024 SF)
NET: 8.45 ACRES (368,005 SF)

BUILDING AREA:
MULTIFAMILY: 163,000 SF
TOWNHOMES: 139,000 SF
TOTAL: 302,000 SF

SQUARE FOOTAGE UNITS:
TOWNHOMES:
2-LEVEL: 9 UNITS (1,600 SF + 400 SF GARAGE)
3-LEVEL: 55 UNITS (1,800 SF + (400 SF GARAGE)
TOTAL: 64 UNITS
MULTIFAMILY:
0 BEDROOMS: 10 UNITS (400 SF)
1 BEDROOM: 26 UNITS (575 SF)
2 BEDROOMS: 86 UNITS (800 SF)
3 BEDROOMS: 39 UNITS (1050 SF)
TOTAL: 161 UNITS

LOT COVERAGE:
MULTIFAMILY: 50,800 SF
TOWNHOMES: 49,250 SF
TOTAL: 100,050 SF (22%)

LANDSCAPE SETBACKS:
PER PHOENIX ZONING ORDINANCE SECTION 608 AND CHAPTER 13 WALKABLE URBAN CODE
FRONT OF STREETS WITHIN 2,000 FT FROM LIGHT RAIL STATION: 0 FT.
ADJACENT TO SINGLE-FAMILY RESIDENTIAL DISTRICT: 10 FT.

LANDSCAPE AREA:
TOTAL LANDSCAPE AREA IN THE PROPERTY: 130,983 SF
PERCENTAGE TO PROPERTY GROSS SF: 29%

COMMON AREA:
TOWNHOMES: 19,245 SF
MULTIFAMILY: 26,992 SF
TOTAL: 46,237 SF

PARKING CALCS

PER PHOENIX ZONING ORDINANCE SECTION 702 AND CHAPTER 13 WALKABLE URBAN CODE

MULTIFAMILY AFFORDABLE HOUSING:
PER WALKABLE URBAN (WU) CODE
10) 0-BEDROOM UNITS (400SF) @ 0.5 SPACE
(26) 1-BEDROOM UNITS (575SF) @ 0.5 SPACE
(86) 2-BEDROOM UNITS (800SF) @ 0.5 SPACE
(39) 3-BEDROOM UNITS (1050SF) @ 0.5 SPACE
PARKING SPACES: 80.5 REQUIRED
TOTAL PROVIDED: 160 PARKING SPACES

BICYCLE PARKING:
BICYCLE "SECURE/COVERED FACILITIES" AND/OR "OUTDOOR/COVERED FACILITIES" SHALL BE PROVIDED FOR RESIDENTS AT A RATE OF 0.25 SPACES PER DWELLING UNIT, UP TO A MAXIMUM OF 50 SPACES. APPROPRIATE FACILITIES ARE DEFINED IN APPENDIX K OR THE COMPREHENSIVE BICYCLE MASTER PLAN.

0.25 SPACES PER RESIDENTIAL UNIT: 161 MULTIFAMILY UNITS X 0.25 = 41 BICYCLE SPACES

SINGLE-FAMILY ATTACHED:
2 SPACES PER DWELLING UNIT (COVERED/GARAGE)
PARKING SPACES: 2 REQUIRED/2 PROVIDED PER UNIT

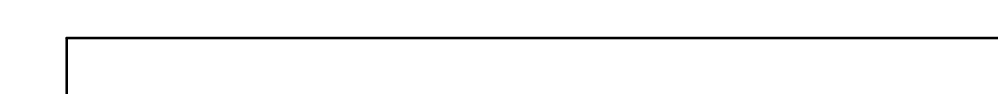
0.25 UNRESERVED GUEST PARKING (0.25X64 = 16 SPACES)
PARKING SPACES: 16 REQUIRED/17 PROVIDED

BICYCLE PARKING:
BICYCLE "SECURE/COVERED FACILITIES" AND/OR "OUTDOOR/COVERED FACILITIES" SHALL BE PROVIDED FOR RESIDENTS AT A RATE OF 0.25 SPACES PER DWELLING UNIT, UP TO A MAXIMUM OF 50 SPACES. APPROPRIATE FACILITIES ARE DEFINED IN APPENDIX K OR THE COMPREHENSIVE BICYCLE MASTER PLAN.

0.25 SPACES PER RESIDENTIAL UNIT: 64 TOWNHOME UNITS X 0.25 = 16 BICYCLE SPACES

CONCEPT SITE PLAN

1" = 40'-0"



CITY OF PHOENIX

MAY 21 2020

**Planning & Development
Department**