**Attachment B**

**City of Phoenix**
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-70-21-5**
**January 7, 2022**

| | |
|---|---|
| **Maryvale Village Planning Committee Meeting Date:** | January 12, 2022 |
| **Planning Commission Hearing Date:** | February 3, 2022 |
| **Request From:** | R1-6 (Single-Family Residence District) (6.50 acres) |
| **Request To:** | R-3A (Multifamily Residence District) (6.50 acres) |
| **Proposed Use:** | Multifamily residential |
| **Location:** | Approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road |
| **Owner:** | Sheri Ranger, Ranger Homes |
| **Applicant:** | Daryn Murphy, Commonwealth Development |
| **Representative:** | Rod Jarvis, Earl and Curley |
| **Staff Recommendation:** | Approval, subject to stipulations |

| **General Plan Conformity** | | | |
|---|---|---|---|
| **General Plan Land Use Map Designation** | | Commercial | |
| **Street Map Classification** | 75th Avenue | Major Arterial | 61 to 70-foot east half street |

***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 subject site is currently vacant and the proposed residential development, as stipulated, is compatible with the existing neighborhood character.

| |
|---|
| ***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; 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.***<br><br>The proposed development is designed to be sensitive to the existing single-family residences to the south and as stipulated, will provide enhanced buffering along the south property line. |
| ***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.***<br><br>The development, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood. |

| **Applicable Plans, Overlays, and Initiatives** |
|---|
| **Housing Phoenix Plan** – See Background Item No. 5.<br><br>**Tree and Shade Master Plan** – See Background Item No. 6.<br><br>**Complete Streets Guiding Principles** – See Background Item No. 7.<br><br>**Comprehensive Bicycle Master Plan** – See Background Item No. 8.<br><br>**Zero Waste PHX** – See Background Item No. 9. |

| **Surrounding Land Uses/Zoning** | | |
|---|---|---|
| | **Land Use** | **Zoning** |
| **On Site** | Vacant | R1-6 |
| **North** | Animal Hospital and vacant land | C-2 |
| **South** | Single-family residences | R1-6 |
| **East** | Grand Canal and radio tower | R-3 SP |
| **West (across 75th Avenue)** | Single-family residences and agricultural | R1-6, C-2 |

| R-3A (Multifamily Residential) | | *variance or site plan modification required |
|---|---|---|
| **Standards** | **Requirements (Planned Residential Development Option)** | **Provisions on the Proposed site Plan** |
| Gross Acreage | - | 6.50 acres |
| Total Number of Units | 150, up to 171 with bonus | 120 (Met) |
| Maximum Density | 23.1 du/acre, 26.4 du/acre with bonus | 18.46 (Met) |
| Maximum Building Height | 3 stories or 40 feet | 35 feet (Met) |
| Lot Coverage | 45% Maximum | Approximately 17% (Met) |
| *Minimum Building Setbacks* | | |
| North (Adjacent to property line) | 15 feet | Approximately 25 feet (Met) |
| East (Adjacent to Grand Canal) | 20 feet | 25 feet (Met) |
| West (Adjacent to 75th Avenue) | 20 feet | 25 feet (Met) |
| South (Adjacent to property line) | 15 feet | 65 feet (Met) |
| *Minimum Landscape Setbacks* | | |
| North | 5 feet | 20 feet (Met) |
| East | 20 feet | 25 feet (Met) |
| West | 20 feet | 25 feet (Met) |
| South | 5 feet | 20 feet (Met) |
| Minimum Open space | 5% | 9% (Met) |
| Minimum Amenities | Two | Playground, splash pad (Met) |
| Minimum Parking | 210 spaces | 211 (Met) |

**Background/Issues/Analysis**

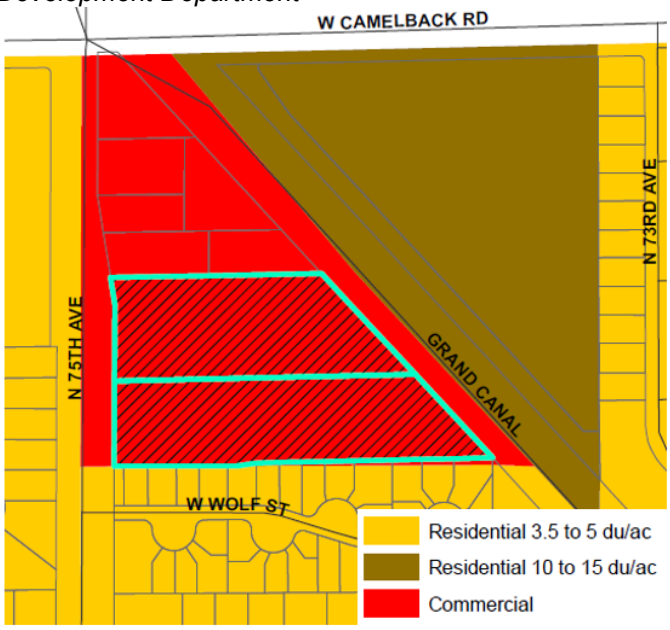
SUBJECT SITE

1. This request is to rezone 6.50 acres located approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road from R1-6 (Single-family Residence District) to R-3A (Multifamily Residence District) to allow multifamily residential.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the site is Commercial. This land use category accommodates office, retail, service and multifamily residential at varying levels of scales and intensity of uses. The proposal for R-3A zoning is consistent with the General Plan Land Use Map designation.

*General Plan Land Use Map, Source: Planning and Development Department*




EXISTING CONDITIONS AND SURROUNDING ZONING

3. The subject site is currently vacant, as shown in the aerial sketch map included as an exhibit. The subject site has been vacant since the 1970s. North of the subject site is an animal hospital zoned C-2 (Intermediate Commercial). To the south are single-family residences zoned R1-6 (Single-Family Residence District). To the east is the Grand Canal and across the canal is mostly vacant land with a radio tower zoned R-3 SP (Multifamily Residence District, Special Permit). To the west, across 75th Avenue, are single-family residences zoned R1-6 and agricultural land zoned C-2.

PROPOSAL

4. The conceptual site plan attached as an exhibit proposes 120 multifamily residences distributed throughout the site in six buildings. Two proposed buildings front 75th Avenue and two front the Grand Canal to activate the street and canal. The open space area is in the middle of the site and contains a splash pad and playground. To limit the impact of the development to the single-family residences to the south, a 65-foot building setback is proposed along the south property line. Stipulation No. 1 calls for general conformance to the site plan date stamped December 14, 2021 so that the multifamily residences develop as presented in the site plan.

   Stipulation No. 2 requires that all building elevations contain architectural embellishments. To activate the street and canal Stipulation No. 3 requires that building elevations oriented to 75th Avenue and the canal contain a minimum of 25 percent brick, masonry, stone or another exterior accent material to provide a

decorative and aesthetic treatment.

Staff recommends enhanced planting standards along the south property line to buffer the multifamily residences from the adjacent single-family residential neighborhood. This recommendation is addressed in Stipulation No. 4. The multifamily residences will also include bicycle parking for residents, which is addressed in Stipulation No. 5.

To enhance pedestrian connectivity and safety, Stipulation No. 6 requires that the developer replenish the existing landscape area within the 75th Avenue right-of-way and Stipulation No. 7 requires that where pedestrian pathways cross drive aisles, they are constructed of a material that visually contrasts with the parking and drive aisle surfaces. Stipulation No. 8 requires a minimum of two shaded pedestrian pathways constructed of decorative material such as brick, pavers or alternative material connecting to the Grand Canal.

STUDIES AND POLICIES

5. **Housing Phoenix Plan**

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 a 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.

6. **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. Stipulation Nos. 4 and 6 require enhanced planting standards to contribute to the urban forest and increase thermal comfort for pedestrians and residents on site.

7. **Complete Streets Guidelines**

In 2014, 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.

Stipulation No. 7 requires pedestrian have a contrasting pavement treatment to denote where the pedestrian pathways cross drive aisles. Stipulation No. 10 requires that any street improvements to be built to ADA and City of Phoenix standards to promote accessible and safe street improvements.

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. Stipulation No. 5 requires bicycle parking on site for residents and visitors.

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 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 proposed project will provide recycling receptacles on site.

COMMUNITY INPUT SUMMARY

10. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. At the time this staff report was written, staff has not received any community correspondence in support or opposition.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department requested that the developer dedicate 70-feet of right-of-way along 75th Avenue, that the developer construct a minimum of two 8-foot-wide shaded pedestrian pathways constructed of decorative material such as brick, pavers or alternative material providing access to the Grand Canal Trail, and that all street improvements be constructed to ADA accessibility standards and per plans approved by the Planning and Development Department. These are addressed in Stipulation No. 8, 9 and 10.

12. The Fire Department commented that they do not anticipate any problems with this case, and buildings shall comply with the Phoenix Fire Code.

13. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve the site. However, the requirements and assurances for water and sewer service are determined during the site plan application review.

OTHER

14. 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. 11.

15. 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.

**Findings**

1. The proposal will redevelop an underutilized property and provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.

2. This proposal provides an enhanced landscape buffer and setbacks to be sensitive to the surrounding single-family residences.

3. The stipulated planting standards are above the required minimum standards and will make the proposal a compatible addition to the neighboring area.

**Stipulations**

1. The development shall be in general conformance with the site plan date stamped December 14, 2021, as modified by the following stipulations and approved by the Planning and Development Department.

2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, pop-outs, recesses, variation in window size and location, pitched roofs and/or overhang canopies, as approved by the Planning and Development Department.

3. Building elevations adjacent and oriented to 75th Avenue and the Grand Canal shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material to provide a decorative and aesthetic treatment, as approved by the Planning and Development Department.

4. The south landscape setback shall be planted with minimum 3-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.

5. Resident bicycle parking shall be provided at a rate of 0.25 spaces per dwelling unit, up to a maximum of 50 spaces, as approved by the Planning and Development Department. These spaces shall be located near building entrances or common areas and may be provided through a combination of inverted U-bicycle racks, artistic style racks, “Secure/Covered Facilities” or “Outdoor/Covered Facilities” as defined in Appendix K or the Comprehensive Bicycle Master Plan.

6. The developer shall replenish the existing landscape area within the 75th

Avenue right-of-way with minimum 2-inch caliper large canopy shade trees placed minimum 20-feet on center and near the sidewalk to provide thermal comfort for pedestrians, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

7. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

8. The developer shall dedicate 70-feet of right-of-way along the east side of 75th Avenue, as approved by the Planning and Development Department.

9. The developer shall construct a minimum of two 8-foot-wide shaded pedestrian pathways constructed of decorative material such as brick, pavers or alternative material providing access to the Grand Canal Trail, as approved by the Planning and Development Department.

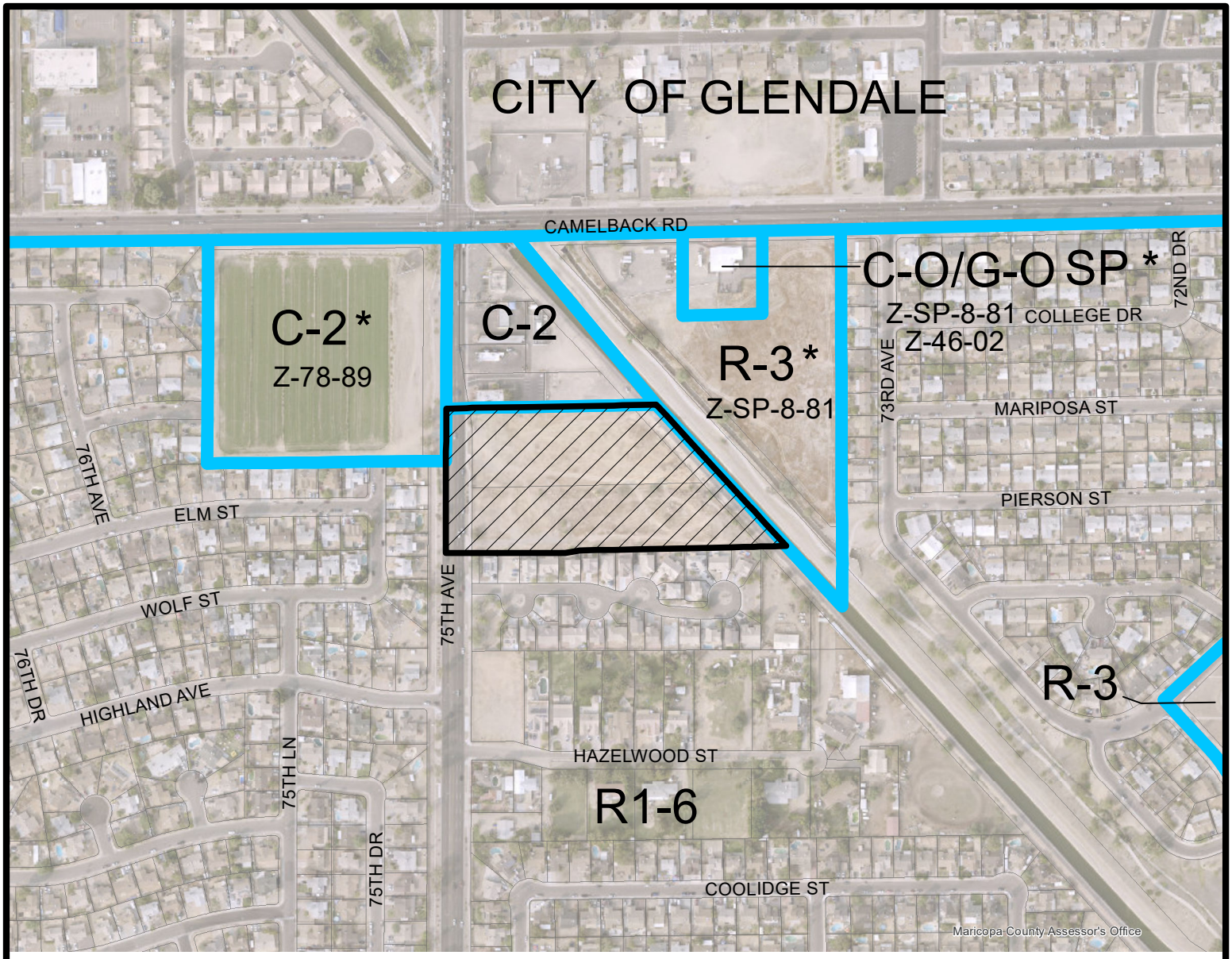
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

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.

**Writer**
Sarah Stockham
January 7, 2022

**Team Leader**
Samantha Keating

**Exhibits**
Zoning Sketch Map
Aerial Sketch Map
Conceptual Site Plan date stamped December 14, 2021
Conceptual Elevations date stamped November 2, 2021




Miles

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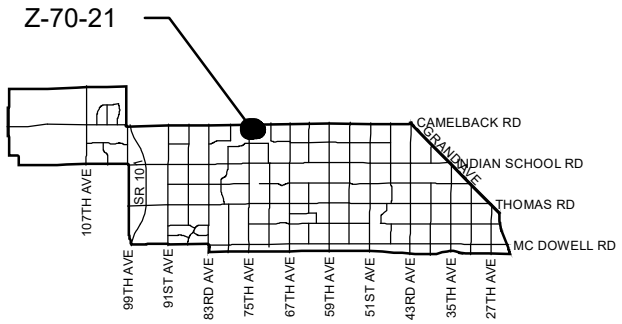
***MARYVALE VILLAGE***

CITY COUNCIL DISTRICT: 5




City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

| | |
|---|---|
| **APPLICANT'S NAME:** | Daryn Murphy, Commonwealth Development |
| **APPLICATION NO.** | Z-70-21 |
| DATE: | 11/30/2021 |
| REVISION DATES: | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. | 6.50 Acres |
| AERIAL PHOTO & QUARTER SEC. NO. | QS 18-11 |
| ZONING MAP | H-4 |

**REQUESTED CHANGE:**

FROM: R1-6 ( 6.50 a.c.)

TO: R-3A ( 6.50 a.c.)

| MULTIPLES PERMITTED | CONVENTIONAL OPTION | * UNITS P.R.D. OPTION |
|---|---|---|
| R1-6 | 34 | 42 |
| R-3A | 143 | 171 |

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

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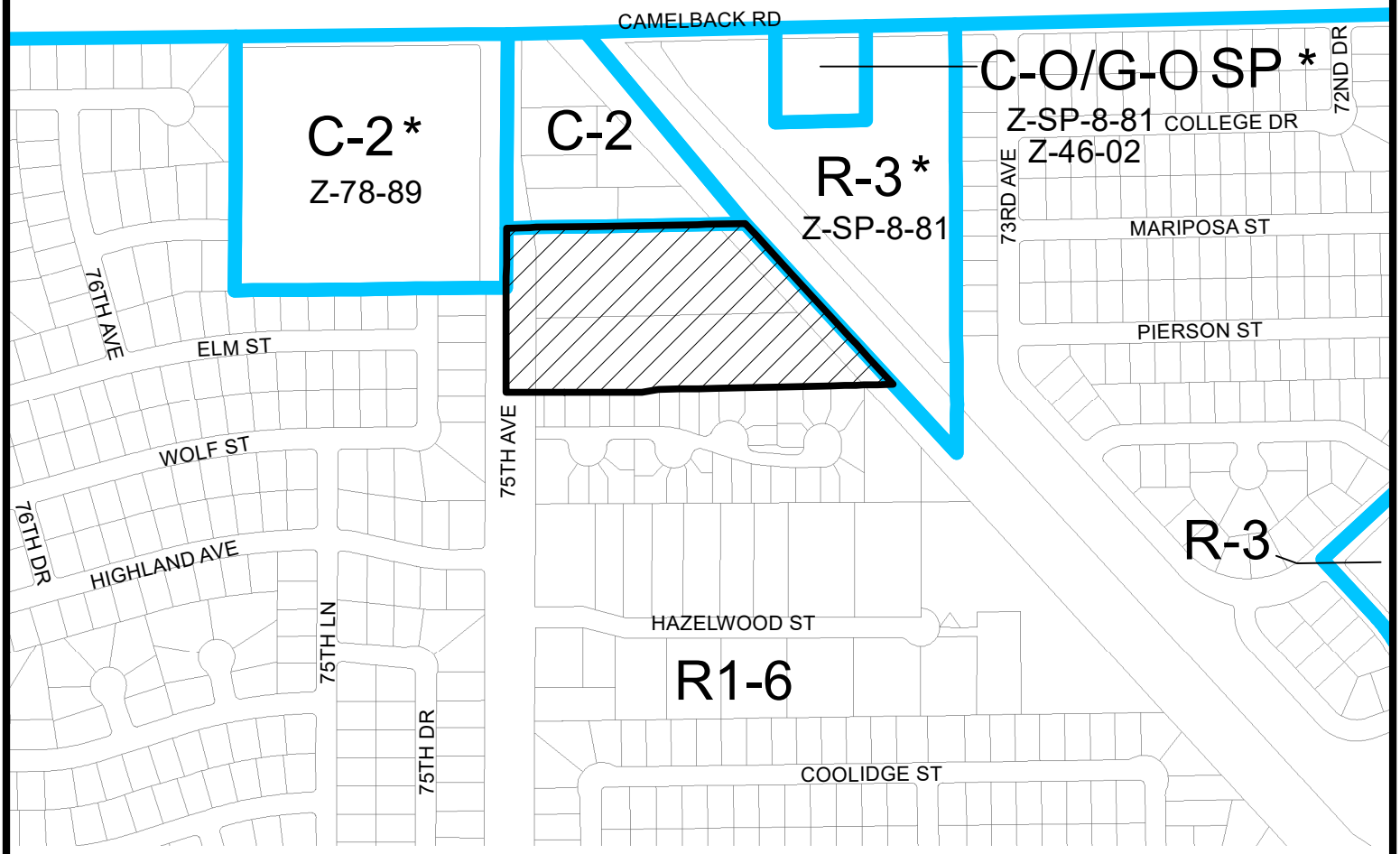
# CITY OF GLENDALE




Miles

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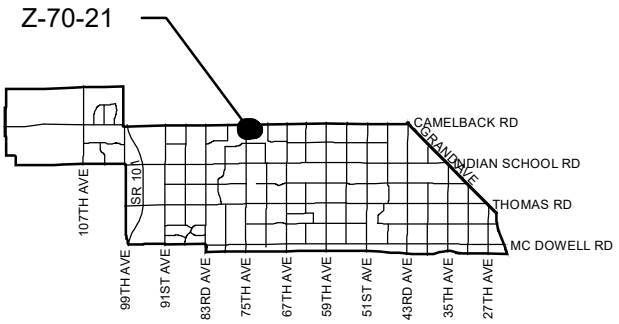
***MARYVALE VILLAGE***

CITY COUNCIL DISTRICT: 5




City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

| | |
|---|---|
| **APPLICANT'S NAME:** Daryn Murphy, Commonwealth Development | **REQUESTED CHANGE:** |
| **APPLICATION NO.** Z-70-21 | DATE: 11/30/2021 |
| | REVISION DATES: |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.50 Acres | AERIAL PHOTO & QUARTER SEC. NO. QS 18-11 / ZONING MAP H-4 |
| | FROM: R1-6 ( 6.50 a.c.) |
| | TO: R-3A ( 6.50 a.c.) |

| MULTIPLES PERMITTED | CONVENTIONAL OPTION | * UNITS P.R.D. OPTION |
|---|---|---|
| R1-6 | 34 | 42 |
| R-3A | 143 | 171 |

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

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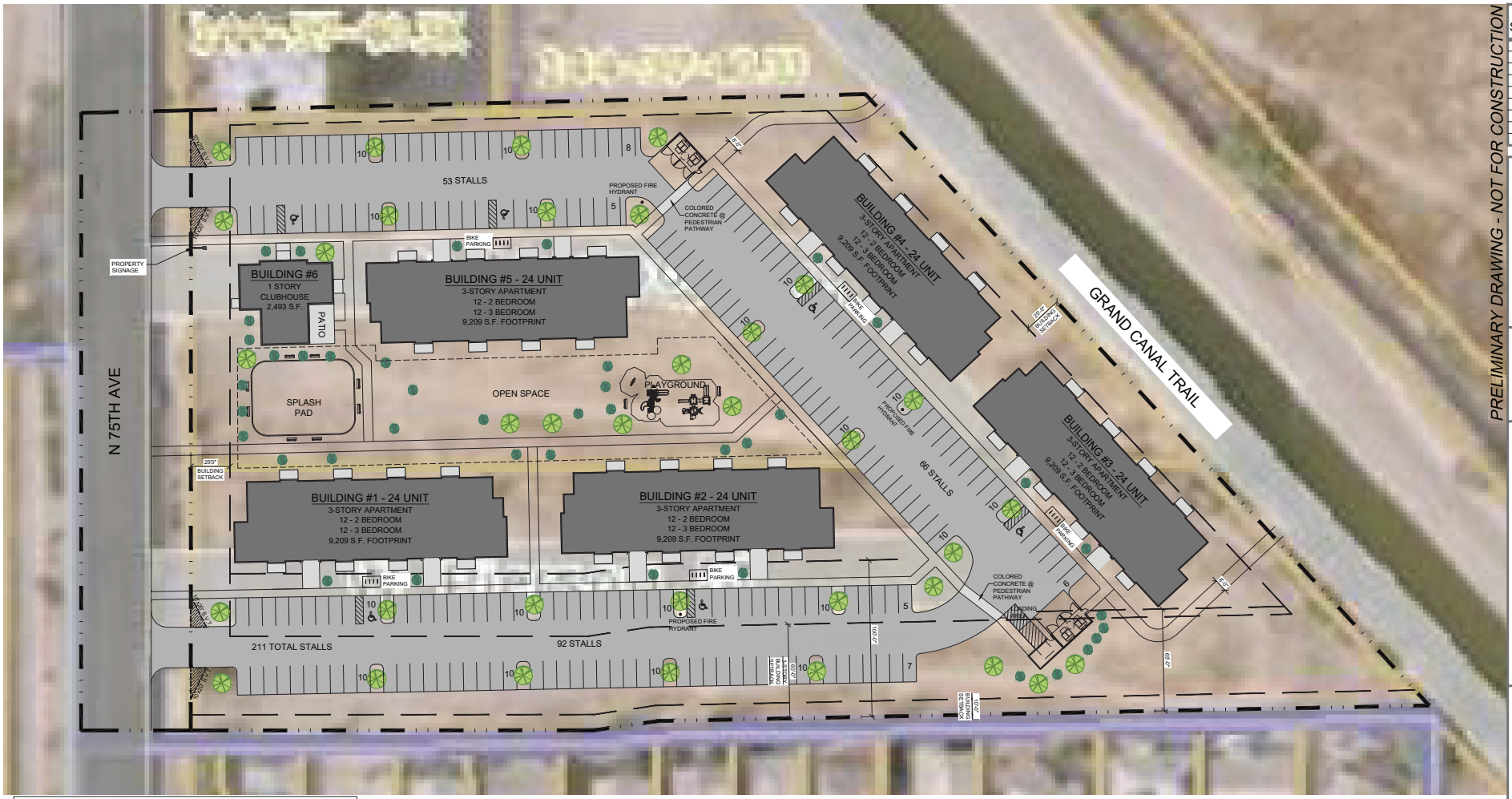



## SITE INFORMATION:

| | |
|---|---|
| PROPERTY AREA: | 6.2 ACRES (270,550 S.F.) |
| EXISTING ZONING: | R1-6 |
| PROPOSED ZONING: | R3-A |
| PROPOSED USE: | MULTI-FAMILY RESIDENTIAL |
| SETBACKS: | BUILDING: FRONT = 25' SIDE = 10' (45' MIN. TO S.F. FOR 40'-0" HT.) REAR = 15' WEST = 25' LANDSCAPE: FRONT =20' SIDE = 20' REAR = 20' |
| NUMBER OF UNITS: | 120 UNITS (60 - 2 BEDROOM, 60 - 3 BEDROOM) |
| DENISTY: | 19.35 UNITS PER ACRE (MAX 22 UNITS PER ACRE) |
| NUMBER OF BUILDINGS: | 6 |
| BUILDING AREA: | BLDGS 1-5: 9,209 S.F. EACH X 5 = 46,045 S.F.<br>BLDG 6: 2,493 S.F.<br>TOTAL BUILDING FOOTPRINT = 48,538 S.F. |
| LOT COVERAGE: | 270,550 S.F. X 45% = 121,748 S.F. MAX |
| OPEN SPACE: | 270,550 S.F. X 5% = 13,528 S.F. REQUIRED<br>25,491 S.F. PROVIDED |
| BUILDING HEIGHT: | 3 STORIES, 40'-0" |
| PARKING REQUIRED: | 1.5 SPACES PER 2 BEDROOM = 90 SPACES<br>2.0 SPACES PER 3 BEDROOM = 120 SPACES<br>210 TOTAL SPACES REQUIRED (6 HANDICAP SPACES)<br>(PLUS 1 OFF STREET LOADING SPACE)<br>211 TOTAL SPACES PROVIDED |

NORTH

# CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

**LEGAL DESCRIPTION:**

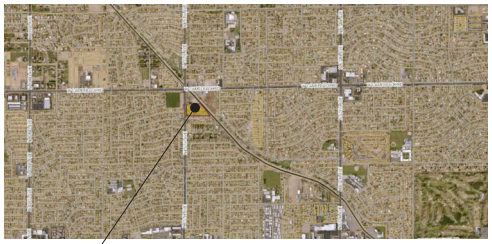
XX

**PROJECT DESCRIPTION:**

THIS PROJECT WILL CONSIST OF (5) 3-STORY APARTMENT BUILDINGS . TOTAL PROJECT GROSS AREA WILL BE APPROX. 48,538 S.F. ACCESS TO THE UNITS WILL BE VIA OPEN BREEZEWAYS WITH STAIRWELLS. ACCESS TO THE CLUBHOUSE WILL BE VIA COVERED PORCHES.

**SITE PLAN 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 MAX. 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 THE PROPERTY ADJACENT TO PUBLIC RIGHT-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.
- ALL SIGNAGE REQUIRES SEPERATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.




NORTH

# VICINITY MAP

N.T.S.

CITY OF PHOENIX
DEC 14 2021
Planning & Development Department

KIVA # 21-4793
SDEV # 2100477
PAPP # 2108164
ZONING R-3A
Q.S. # Q18-11

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

| PRELIMINARY SHEET DATES: |
|---|
| 10-11-2021 |
| 12-14-2021 |

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
b.redig@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:
# THE MARQ
N. 75th AVE. & CAMELBACK RD.
PHOENIX, AZ 85033

| JOB NUMBER: |
|---|
| 2020.50 |
| SHEET |
| C1.1 |

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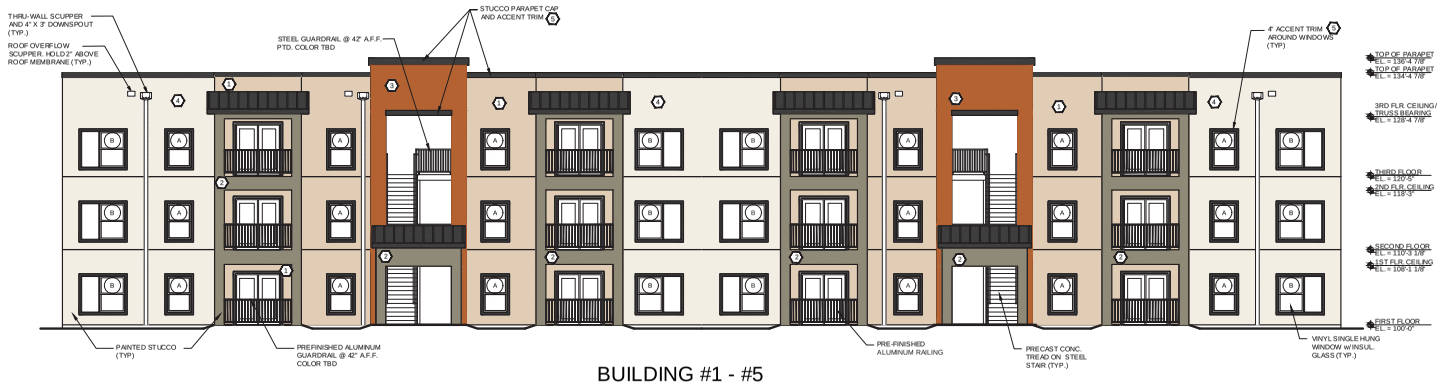
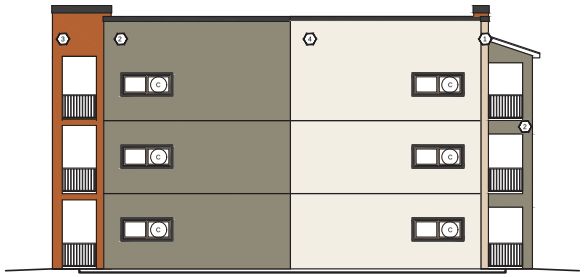
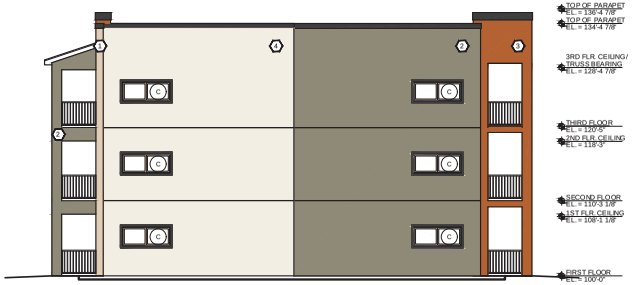



BUILDING #1 - #5
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING #1 - #5
WEST ELEVATION
SCALE: 1/8" = 1'-0"




BUILDING #1 - #5
EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING #1 - #5
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX
NOV 02 2021
Planning & Development Department

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170
b.redlig@madesigninc.net

COMMONWEALTH COMPANIES
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

NEW PROJECT FOR:
THE MARQ
N. 75th AVE. & CAMELBACK RD.
PHOENIX, AZ 85033

JOB NUMBER: 2020.50

SHEET A2.0

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