

ATTACHMENT B**City of Phoenix**

PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-51-23-3
Resilient Living at Sunnyslope PUD
November 8, 2023**

<u>North Mountain Village Planning Committee Meeting Date:</u>	November 15, 2023
<u>Planning Commission Hearing Date:</u>	December 7, 2023
<u>Request From:</u>	R-3 (Multifamily Residence District) (1.08 acres)
<u>Request To:</u>	<u>PUD</u> (Planned Unit Development) (1.08 acres)
<u>Proposal:</u>	Multifamily residential
<u>Location:</u>	Approximately 275 feet east of the southeast corner of 19th Avenue and Sahuaro Drive
<u>Owner:</u>	Northern Office Properties, LLC
<u>Applicant:</u>	Resilient Health
<u>Representative:</u>	Benjamin Graff, Quarles & Brady, LLP
<u>Staff Recommendation:</u>	Approval, subject to stipulations

General Plan Conformity

<u>General Plan Land Use Map Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	Sahuaro Drive	Local	25-foot south half street

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

The PUD narrative proposes landscape setbacks on all sides of the property to be planted with shade trees, shaded public and private sidewalks, and open space. These improvements will create a comfortable pedestrian environment along Sahuaro Drive and within the development, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: *Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.*

The proposal will provide new affordable multifamily housing opportunities in close proximity to other multifamily developments of similar densities. The proposal will broaden the range of housing types and densities available in this neighborhood.

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.*

The PUD narrative includes design and development standards to encourage walking, bicycling, and transit use. These standards include the provision of bicycle parking, EV bicycle parking, shaded sidewalks, parking situated away from the public street, and on-site amenities.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: *Development should include convenient bicycle parking.*

The proposal includes bicycle facilities to encourage bicycling and transit use. Features include bicycle parking, EV bicycle parking, and a bicycle repair station.

Applicable Plans, Overlays, and Initiatives

[**North Mountain Redevelopment Area Plan**](#): Background Item No. 10.

[**Tree and Shade Master Plan**](#): Background Item No. 11.

[**Complete Streets Guidelines**](#): Background Item No. 12.

[**Housing Phoenix**](#): Background Item No. 13.

[**Zero Waste PHX**](#): Background Item No. 14.

[**Transportation Electrification Action Plan**](#): Background Item No. 15.

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Multifamily residential	R-3
West	Multifamily residential and	C-2

	retail sales	
North (across Sahuaros Drive)	Multifamily residential	R-4
East	Single-family and multifamily residential	R-3
South	Single-family residential	R-3

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.08 acres located approximately 275 feet east of the southeast corner of 19th Avenue and Sahuaros Drive from R-3 (Multifamily Residence District) to PUD (Planned Unit Development District) for the Resilient Living at Sunnyslope PUD to allow multifamily residential.

2. The subject site is designated as Residential 10 to 15 dwelling units per acre on the General Plan Land Use Map. The areas to the north, west, east, and south of the subject site are designated Residential 10 to 15 dwelling units per acre



on the General Plan Land Use Map. The requested density within the proposed PUD is not consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre, however, since the site is under 10 acres and the density proposed does not change from one type of residential product to another, a General Plan amendment is not required.

EXISTING CONDITIONS AND SURROUNDING ZONING

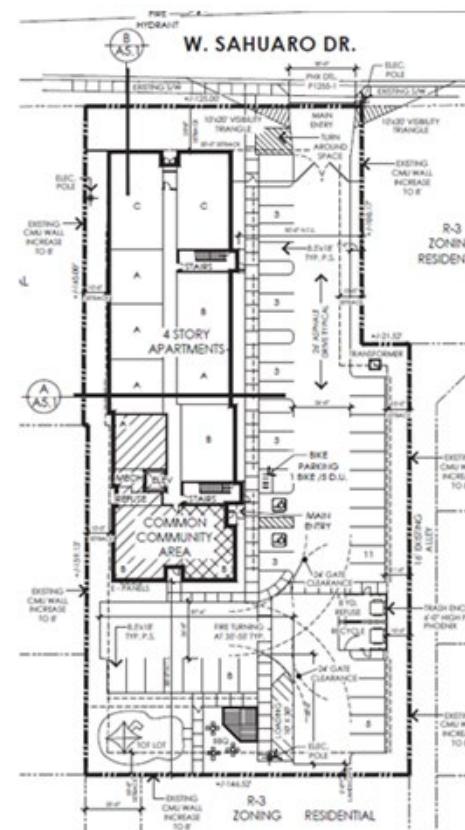
3. The subject site is zoned R-3 (Multifamily Residence District) and is currently a multifamily residential development. To north across Sahuaro Drive is a multifamily residential development zoned R-4 (Multifamily Residence District); to the east are single-family residential homes and multifamily residences zoned R-3 (Multifamily Residence District); to the south are single-family residences zoned R-3 (Multifamily Residence District); and to the west is a retail store and multifamily residences zoned C-2 (Intermediate Commercial).

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. *Site Plan*

The proposal is for a four-story, 40-unit, affordable multifamily residential development. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the building and the parking area. Bicycle parking is provided on the east portion of the building and there is a common community area in the southern portion of the building. A tot lot and a BBQ area are shown on the southern boundary of the site and is separated from the building by a small parking area. The trash enclosure is proposed to be placed in the southern portion of the site on the site's eastern border. Sidewalks are depicted along Sahuaro Drive and throughout the site connecting the building, amenity areas, parking area, and the street. The site will have one point of ingress/egress on Sahuaro Drive.



Conceptual Site Plan; Source: Todd + Associates

6. **Land Use:**

The PUD proposes a multifamily residential development for affordable housing. The only primary use allowed in the PUD is multifamily residential.

7. **Development Standards:**

The development narrative allows for a maximum of 40 units at a density of 37.04 dwelling units per acre. All 40 proposed units will be affordable residential units. Parking for residents and guests will be provided on site in a parking area located on the east and south portions of the site. The building shall be setback a minimum of 20 feet from Sahuaro Drive to the north and 10 feet to the west where the subject site borders a commercial development and a multifamily residential development. The building shall have greater setbacks when adjacent to single-family residential uses with a minimum 50 foot building setback on the east and a minimum 80 foot building setback on the south. A minimum landscape setback of 20 feet is provided along Sahuaro Drive and a 10-foot-wide setback is proposed along the west. The project site is required to provide a minimum of three residential amenities.

Below is a summary of the key development standards set forth in the narrative.

<u>Development Standards</u>	
<u>Standard</u>	<u>Proposed</u>
<i>Density</i>	37.04 (Stipulation No. 1.b)
<i>Maximum Building Height</i>	48 feet
<i>Minimum Open Space</i>	6.8 percent
<i>Maximum Lot Coverage</i>	35 percent
<i>Minimum Building Setbacks</i>	
<i>North (Sahuaro Drive)</i>	20 foot
<i>East</i>	50 foot
<i>South</i>	80 foot
<i>West</i>	10 foot
<i>Minimum Landscape Setbacks</i>	
<i>North (Sahuaro Drive)</i>	20 feet
<i>East</i>	5 feet
<i>South</i>	5 feet
<i>West</i>	10 feet
<i>Streetscape Standards</i>	
	5-foot-wide attached sidewalk on Sahuaro
	Landscape setback to be planted with minimum 2-inch caliper trees

To be consistent with the advertised density of 40 units, staff recommends Stipulation No. 1.b. to update the density to 37.04 dwelling units per acre.

8. **Landscape and Shade Standards:**

The PUD will go above and beyond the Zoning Ordinance standards by requiring private open space and landscape setbacks with two-caliper shade trees planted 25 feet on center or in equivalent groupings. Staff recommends Stipulation No. 1.c to require the landscape setback standard adjacent to Sahuaro Drive be updated to require minimum two-inch caliper trees. The requirement for public sidewalks to be shaded a minimum of 50 percent is equivalent to Zoning Ordinance Standards.

9. **Design Guidelines:**

The PUD proposes enhanced design guidelines to ensure the building is compatible with the surrounding area. The PUD sets forth requirements to provide a variety of building materials with first floor masonry veneer accents, awnings at the leasing office and community areas, and limits the use of white stucco to no more than 50 percent of the total building elevations. The design guidelines call out the building massing as a four-story residential building with articulating parapet treatments.





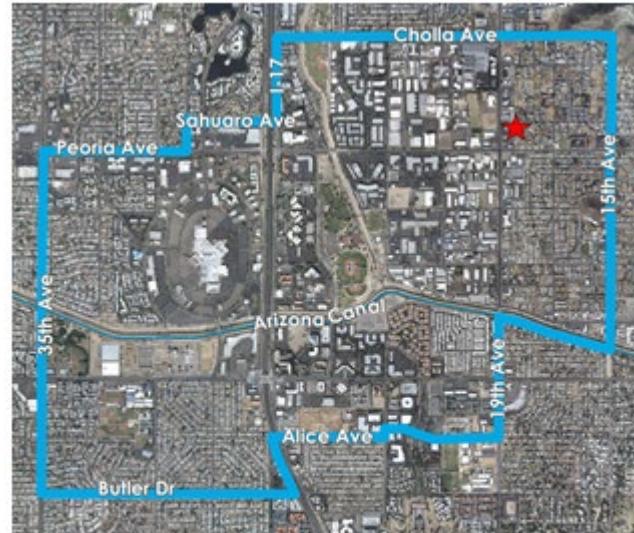
Conceptual Renderings; Source: Todd +Associates

STUDIES AND POLICIES

10. North Mountain Redevelopment Area Plan:

The North Mountain Redevelopment Area Plan, adopted in 2013, examined the general vicinity of the subject site.

The study calls for a myriad of efforts to advance economic development and quality of life in the study area. The proposal will support goals related to pedestrian comfort and safety by providing enhanced landscaping along the street frontage with two-caliper shade trees. The proposal will also support the goal of activating underutilized sites by developing on vacant portions of the subject site.



Study Boundary for the North Mountain Redevelopment; Source: Planning and Development Department

11. 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 proposal aligns with the Tree and Shade Master Plan in the following ways.

First, the PUD narrative requires that all public sidewalks be shaded to a minimum of 50 percent at maturity. Second, the PUD narrative requires two-inch caliper trees along the Sahuaro Drive street frontage.

12. **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 development will provide enhanced landscaping and shade along the sidewalks, bicycle parking, and a bicycle repair station. This is addressed in the Sustainability section of the PUD Narrative.

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

14. **Zero Waste Phoenix 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 is addressed in the PUD narrative.

15. **Transportation Electrification Action Plan:**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of

transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in PUD narrative which requires a minimum 10 percent of required parking spaces to be EV capable.

COMMUNITY CORRESPONDENCE

16. As of the writing of this report, staff has received one letter of opposition. Concerns raised were regarding site configuration, perimeter walls, lot coverage, and gated access.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department requires that all street improvement be made to City and ADA standards. This is addressed in Stipulation No. 2.

OTHER

18. 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. 3.
19. 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. 4.
20. 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 supports several goals of the North Mountain Redevelopment Area Plan.
2. The proposal is appropriate at this location due to its compatibility with the surrounding land uses.
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. An updated Development Narrative for the Resilient Living at Sunnyslope PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 2, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: November 2, 2023; City Council adopted: [Add adoption date].
 - b. Page 8, D. Development Standards, D.1. Development Standard table, a. Maximum Residential Unit Count, Density: Update to 37.04 du/ac.
 - c. Page 8, D. Development Standards, D.2 Landscape Standards table: Add a requirement for planting standards for the perimeter setback adjacent to the street to include minimum 2-inch caliper streets, planted 25 feet on center or in equivalent groupings.
2. All streets within and adjacent to the development shall be constructed 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.
3. 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.

4. 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.

Writer

Samuel Rogers

November 8, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped October 13, 2023

Conceptual Building Elevations date stamped October 13, 2023 (2 pages)

Community Correspondence (4 pages)

[Resilient Living at Sunnyslope PUD](#) development narrative date stamped November 2, 2023

IND.PK.

CP/GCP

Z-142-01

C-2 *

Z-100-87

19TH AVE

R-4 *
Z-254-82

SAHUARO DR

C-2

18TH DR

R-3

18TH AVE

17TH DR

R-5

PEORIA AVE

C-3



Miles

0.035 0.0175 0 0.035

NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME:

Resilient Health

REQUESTED CHANGE:

APPLICATION NO.

Z-51-23

DATE: 8/24/2023

REVISION DATES:

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

1.08 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 29-25

ZONING MAP

K-7

FROM: R-3 (1.08 a.c.)

TO: PUD (1.08 a.c.)

MULTIPLES PERMITTED

R-3

PUD

CONVENTIONAL OPTION

15

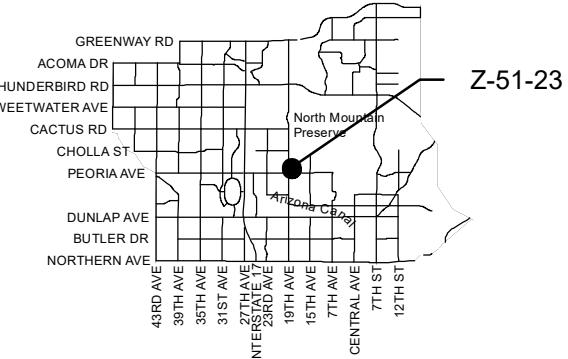
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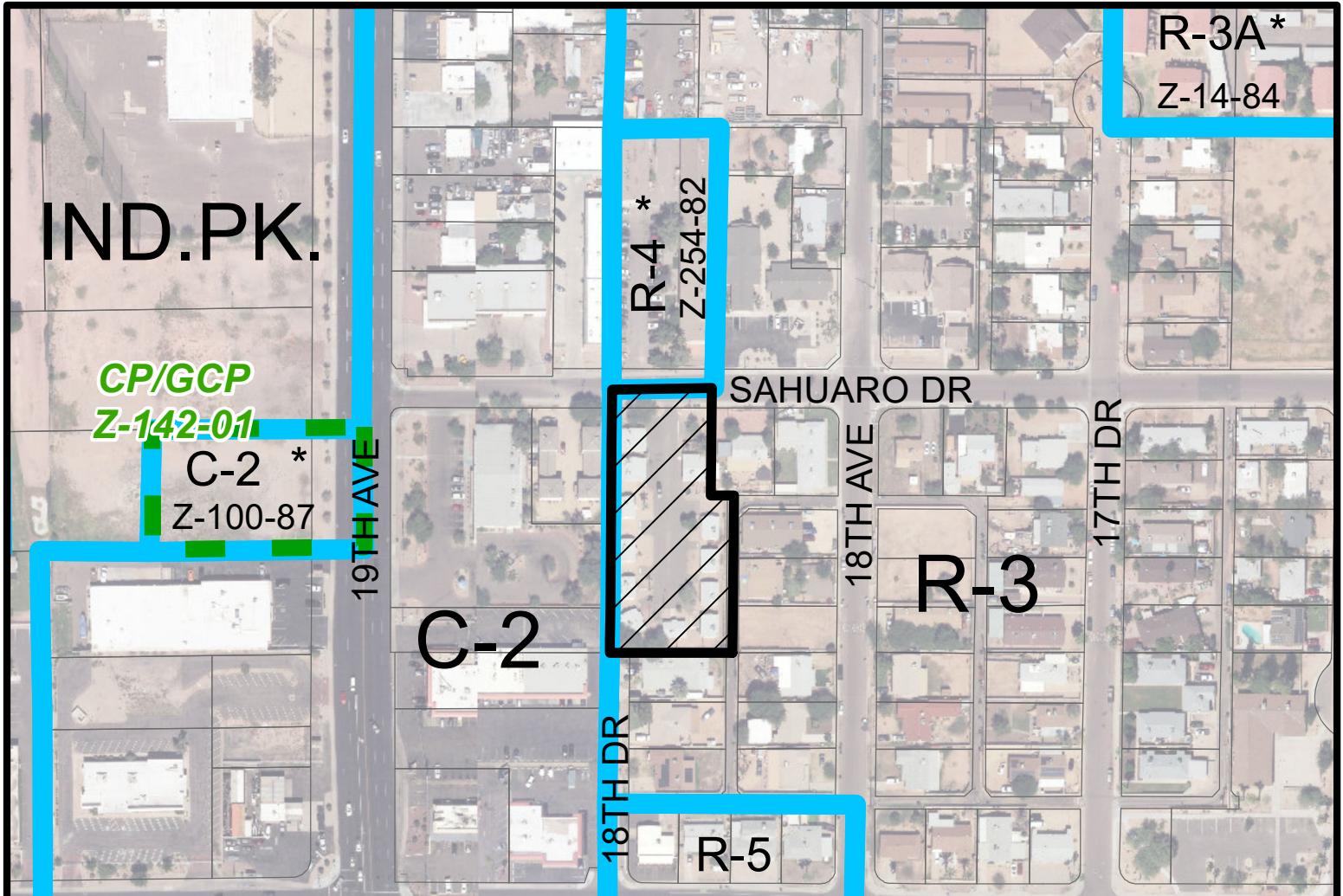
* UNITS P.R.D. OPTION

19

N/A

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





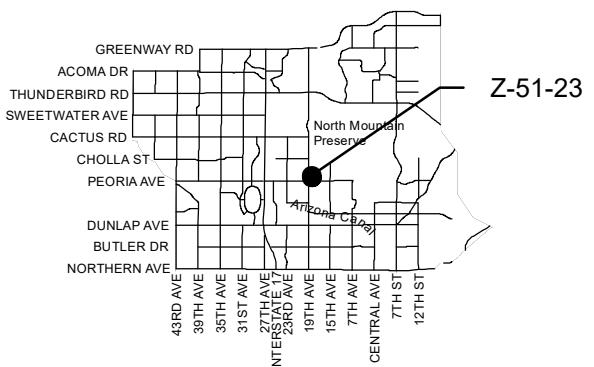
Miles
0.035 0.0175 0 0.035

NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Resilient Health**

APPLICATION NO. **Z-51-23**

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

1.08 Acres

DATE: **8/24/2023**
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 29-25

ZONING MAP
K-7

REQUESTED CHANGE:

FROM: **R-3 (1.08 a.c.)**

TO: **PUD (1.08 a.c.)**

MULTIPLES PERMITTED

R-3

PUD

CONVENTIONAL OPTION

15

40

* UNITS P.R.D. OPTION

19

N/A

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

**Apartments @ 1815
W. Sahuarro Drive**
1815 W Sahuarro Dr.
Phoenix, AZ 85029

PROJECT



WEST ELEVATION
SCALE 1/8" = 1'-0"

PHASE

P.U.D. 1st SUBMITTAL
AUGUST 07, 2023P.U.D. 2nd SUBMITTAL
OCTOBER 13, 2023

DATA

Proj. Mgr.:
Ric O'Donnell
Description:
△△△△△

CITY OF PHOENIX
Planning & Development
Department

BLW 1040
SEW 1040
PAPP NO.
2020010
QUARTER SECTION NO.
229-23
23-1-23

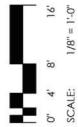
CONCEPTUAL ELEVATIONS

1/8"=1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

LOCATION	MANUFACTURER/COLOR	SWATCH
A Stucco Body 1	MFG.: Sherwin Williams COLOR: SW 7021 Simple White	
B Stucco Body 2	MFG.: Sherwin Williams COLOR: SW 7642 Paversone	
C Stucco Body 3	MFG.: Sherwin Williams COLOR: SW 7073 Nearly Brown	
D Stucco Body 4	MFG.: Sherwin Williams COLOR: SW 2849 Westchester Grey	
E C.M.U. Veneer	MFG.: Superlite Block (or Equal) COLOR: Terra Brown	
F Painted Door	MFG.: Sherwin Williams COLOR: SW 9093 Nearly Brown	
G Residential Window frame	MFG.: Thermo-Tech (or Equal) COLOR: Classic Series Tan	



CONCEPTUAL ELEVATIONS
1/8"=1'-0"

A4.2

**CONCEPTUAL ELEVATIONS
SOUTH & WEST ELEV.**

Re: Rezoning Case No. Z-51-23-3; Southeast Corner of 19th Avenue and Sahuaro Drive

Shane Gore <shane@shawbuttephx.org>

Wed 9/6/2023 9:54 AM

To:Krista L Roy <krista.roy@phoenix.gov>

Cc:Nick Klimek <nick.klimek@phoenix.gov>;Chase Hales <chase.hales@phoenix.gov>;Samuel S Rogers <samuel.rogers@phoenix.gov>

I appreciate it Krista! With the context of this being a LIHTC, I realize there are more limitations and hoops to jump through. At this point the 8' block wall is my biggest issue with the project—especially for what it signals and the potential it has to set a trend for similar projects in the neighborhood going forward.

Shane Gore

CO-CHAIR

SHAW BUTTE NEIGHBORHOOD ALLIANCE

(602) 315-2734

shane@shawbuttephx.org

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CIVIC PRIDE • PUBLIC SAFETY • COMMUNITY INVOLVEMENT • INFRASTRUCTURE IMPROVEMENT

On Wed, Sep 6, 2023 at 9:43 AM Krista L Roy <krista.roy@phoenix.gov> wrote:

Thanks Nick! Shane, I concur with Nick's sentiments below. As I mentioned briefly, their team engaged West Sunnyslope Neighborhood Association quite early on and just last week presented at their neighborhood meeting. This project happens to be right behind the neighborhood leader's triplex, and as such she and her neighbors are very interested in seeing it be successful and a benefit to the community. I think you have some awesome ideas and it would be great for you to connect with Leticia to discuss and collaborate on possible stipps and a good neighbor agreement. I will make an email intro between you and Leticia. I'll copy Ken as he was also at their presentation and with his background as an architect was quite helpful in the discussion.

Thanks for always looking out for what's best for the community! Appreciate all you do!

Best,

Krista

From: Shane Gore <shane@shawbuttephx.org>

Sent: Wednesday, September 6, 2023 9:13 AM

To: Nick Klimek <nick.klimek@phoenix.gov>

Cc: Krista L Roy <krista.roy@phoenix.gov>; Chase Hales <chase.hales@phoenix.gov>; Samuel S Rogers <samuel.rogers@phoenix.gov>

Subject: Re: Rezoning Case No. Z-51-23-3; Southeast Corner of 19th Avenue and Sahuaro Drive

Hope this helps!

Nick

**Nick Klimek, AICP
Acting Planner III – Transit Oriented Development**

Office: [602-534-7696](tel:602-534-7696)

E-mail: nick.klimek@phoenix.gov

City of Phoenix

Planning & Development Department

200 West Washington Street

Phoenix, AZ 85003

From: Shane Gore <shane@shawbuttephx.org>

Sent: Monday, September 4, 2023 2:17 PM

To: Nick Klimek <nick.klimek@phoenix.gov>; Chase Hales <chase.hales@phoenix.gov>

Cc: Krista L Roy <krista.roy@phoenix.gov>

Subject: Rezoning Case No. Z-51-23-3; Southeast Corner of 19th Avenue and Sahuaro Drive

Hey guys,

I received a letter on Friday from Quarles regarding a neighborhood meeting for this rezoning case because it's within 1 mile of my neighborhood. This is the first case I'll be really digging into as a neighborhood leader, and maybe eventually on the NMVPC.

The letter describes the project as a "quality workforce multifamily development". I love the idea of a good redevelopment project—especially one that adds housing units to the neighborhood—

but I basically hate everything else about it.

From the provided Conceptual Site Plan (attached), I am supposing that changes to the project could be made if the development team found them economically sound, and if they have some measure of confidence that they won't be rejected by the neighborhood (like a neighborhood leader championing their project). I trust you will let me know where the "line" is in terms of VPC business and this sort of thing, I don't have or want any financial interest in the project, I just want to advocate for the best development possible for the neighborhood.

Among the things I hate about this Conceptual design:

- Only 4 stories—couldn't they swing for the fences and propose 6 stories since they're applying for a PUD?
- No ground floor retail or commercial space.
- Gated and fenced—I'm sure the developer feels it's necessary to lure in Karens to buy the condos or rent the apartments but this is garbage for the future of the neighborhood. Adjacent properties **will** be redeveloped, so this project should employ better context for how it situates and integrates itself into the neighborhood.
- Poor lot coverage—only 26%, maximum allowable is 50%. Lots more housing units could be built here.
- Crappy tot lot jammed in the corner of the parking lot against two 8' high CMU walls.
- 8' perimeter walls—if they hate the neighborhood that much they should build somewhere else.
- No adaptive reuse of an alley that looks prime for adaptive reuse.
- A new 18th Dr could split this project from the adjacent properties to the west and create all new frontage for the project.
- Double loaded corridor offers crappy floor plans and elevations.

Can you help me identify ways to advocate for pushing this project as far toward a TOD type project as possible?

Shane Gore

CO-CHAIR

SHAW BUTTE NEIGHBORHOOD ALLIANCE

[\(602\) 315-2734](tel:(602)315-2734)

shane@shawbuttephx.org

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