



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-69-23-6
(Camelback Lakes Residential PUD)
March 22, 2024

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

April 2, 2024

[Planning Commission](#) Hearing Date:

May 2, 2024

Request From:

[C-O CEPCSP](#) (Commercial Office - Restricted Commercial, Camelback East Primary Core Specific Plan) (1.57 acres)

Request To:

[PUD CEPCSP](#) (Planned Unit Development, Camelback East Primary Core Specific Plan) (1.57 acres)

Proposal:

Multifamily residential

Location:

Approximately 125 feet north and 450 feet east of the northeast corner of 26th Street and Camelback Road

Owner:

G&I IX Camelback Lakes, LLC

Applicant/Representative:

Hannah Bleam, Withey Morris Baugh, PLC

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Camelback Road	Arterial	70-foot north half street
	26th Street	Local	21.5-foot east half street
	The rezoning site is not directly adjacent to the right-of-way, however it does have direct access through a drive aisle to 26th Street and Camelback Road.		
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 proposed development will provide multifamily residential development with access to Camelback Road, an arterial street with public transit options, and within close proximity to employment and commercial areas within the Camelback Corridor Major Employment Center.

CELEBRATE OUR DIVERSE COMMUNITIES; HEALTHY NEIGHBORHOODS; Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposed PUD narrative contains a pedestrian circulation path to allow pedestrians to access nearby commercial uses and transit.

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

The proposed development will provide trees and shade within the site and along pedestrian routes which will reduce the urban heat island effect while also improving thermal comfort to site users.

Applicable Plan, Overlays, and Initiatives

[Camelback East Primary Core Specific Plan](#) – See Background Item No. 12.

[Phoenix Climate Action Plan](#) – See Background Item No. 13.

[Housing Phoenix Plan](#) – See Background Item No. 14.

[Tree and Shade Master Plan](#) – See Background Item No. 15.

[Complete Streets Guiding Principles](#) – See Background Item No. 16.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 17.

[Zero Waste PHX](#) – See Background Item No. 18.

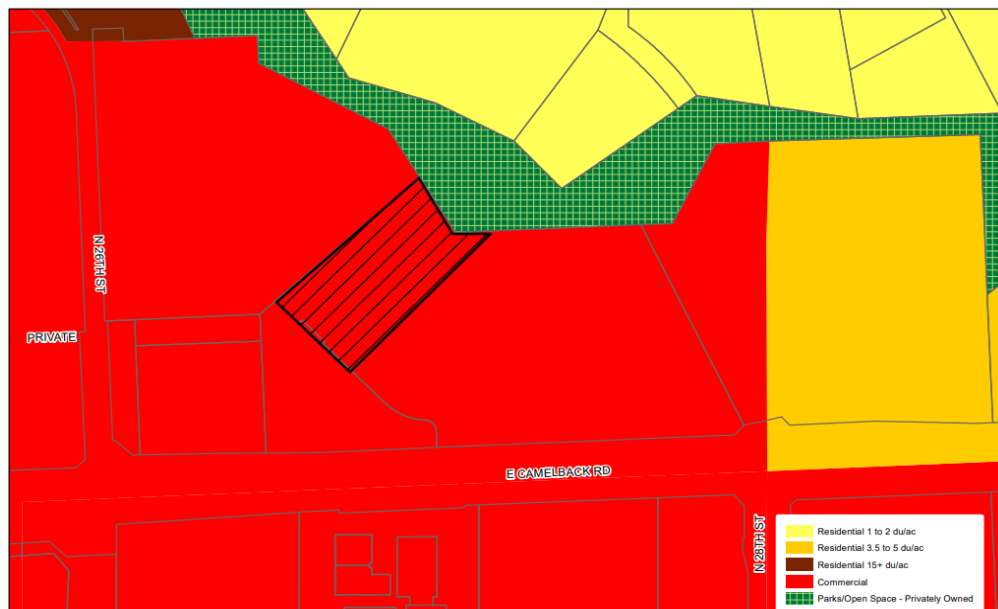
[Conservation Measures for New Development](#) – See Background Item No. 19.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Parking Structure	C-O CEPCSP
Northwest	Hotel and parking lot	C-2 CEPCSP
Northeast	Golf Course	GC
Southwest	Restaurant and parking lot	C-2 CEPCSP
Southeast	Office	C-O CEPCSP

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 1.57-acre site located approximately 125 feet north and 450 feet east of the northeast corner of 26th Street and Camelback Road from C-O CEPCSP (Commercial Office - Restricted Commercial, Camelback East Primary Core Specific Plan) to PUD CEPCSP (Planned Unit Development, Camelback East Primary Core Specific Plan) to allow a multifamily residential development.
2. The General Plan Land Use Map designation for the subject site is Commercial. The Commercial land use designation accommodates office, retail, restaurant and multifamily development at varying scales and intensity of uses. This request is not consistent with the General Plan Land Use Map designation as it proposes a higher density than what is allowed within commercial zoning districts (R-3). A General Plan amendment is not required as the site is less than 10 acres.



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

The General Plan Land Use Map designation to the north is Parks and Open Space. The designation to the south, east and west is Commercial.

EXISTING CONDITIONS & SURROUNDING ZONING

3. The site is developed with a two-level parking structure for the adjacent office complex to the southwest zoned C-O CEPCSP (Commercial Office - Restricted Commercial, Camelback East Primary Core Specific Plan). The site has automobile access from Camelback Road to the south and from an interior drive to the west. There is pedestrian access to the adjacent office building to the southeast and to Camelback Road. The surrounding land uses are as follows:

Southeast

To the southeast is an office complex zoned C-O CEPCSP (Commercial Office - Restricted Commercial, Camelback East Primary Core Specific Plan).

Southwest

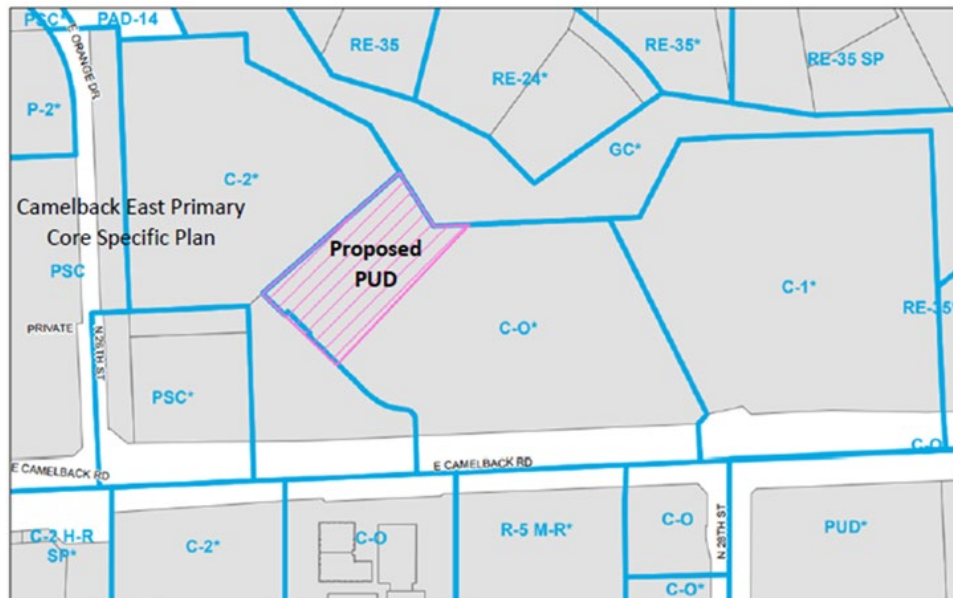
To the southwest is a restaurant and parking lot zoned C-2 CEPCSP (Intermediate Commercial, Camelback East Primary Core Specific Plan).

Northwest

To the northwest is a hotel and parking lot zoned C-2 CEPCSP (Intermediate Commercial, Camelback East Primary Core Specific Plan).

Northeast

To the northeast is a private golf course zoned GC (Golf Course District).



Zoning Map Source: City of Phoenix Planning and Development Department

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. **Land Use**

The PUD narrative proposes to allow all uses within the R-5 Zoning District.

6. **Development Standards**

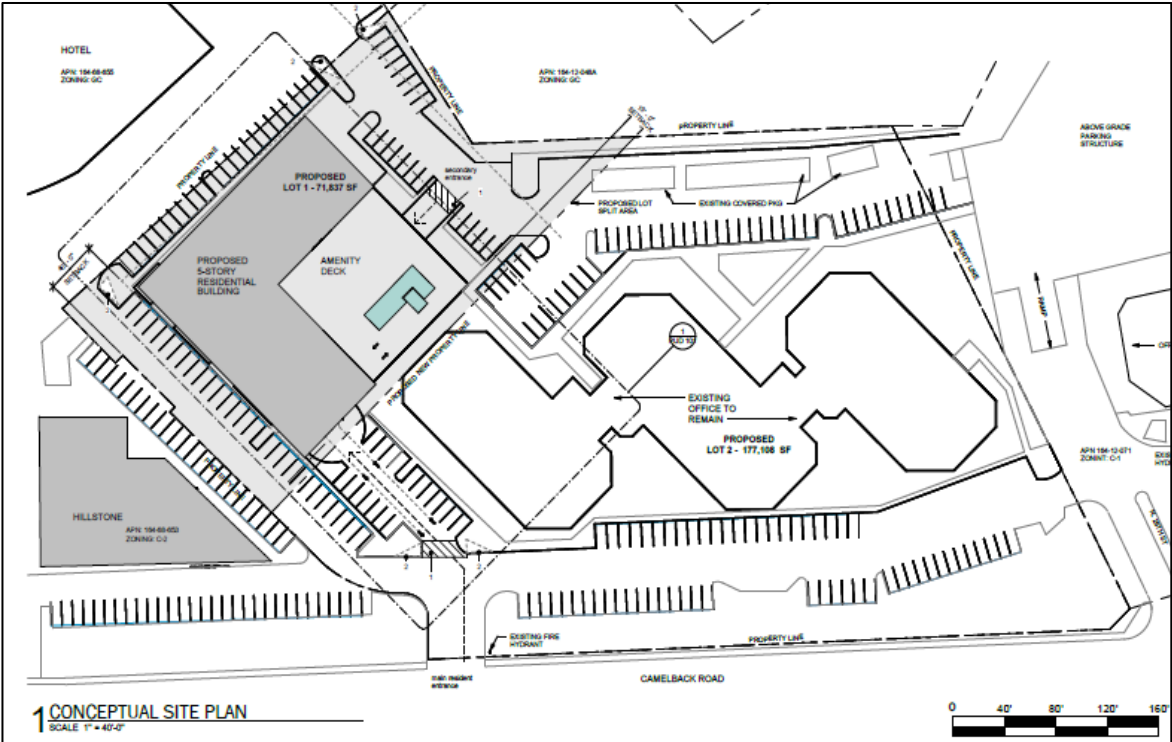
The PUD proposes a multifamily residential development with a maximum of 75 units and a maximum building height of 56 feet. The building height and standards are consistent with the CEPCSP.

The proposed PUD narrative lists enhanced building setbacks, bicycle parking and bicycle amenities, parking lot shading, and open space standards above the minimum requirements of the Zoning Ordinance.

The proposal has one sublevel parking area with 37 spaces. Additional parking will be provided adjacent to the building and there will be an approved shared parking agreement with the adjacent office and restaurant development to allow a total of one parking space for each unit. Electric Vehicle (EV) infrastructure will be installed for two percent of the required parking for a minimum of 15 spaces. Secured bicycle parking will be provided with 0.25 spaces per dwelling unit for residences up to a maximum of 50 spaces and 0.05 spaces for guests, up to a maximum of 50 spaces. The proposal will include electrical bicycle charging capabilities for ten percent of the required bicycle parking. A bicycle repair station ("fix it station") will be provided and maintained on site within an amenity area. The bicycle repair station shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable.

The proposal includes various indoor and outdoor amenities which will include a lobby lounge, coworking lounge, fitness center, pool/spa, patios, outdoor living rooms and a gaming area. The pool, spa and outdoor patio will be located on the second level facing the southeast. A minimum of ten percent of the gross site area will be open space, which is more than the minimum open space requirements for multifamily residential uses in the Phoenix Zoning Ordinance.

The primary vehicular access will be from Camelback Road to the south which will include enhanced driveway features.



Conceptual Site Plan, Withey Morris Baugh, PLC

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

Development Standards	
Standard	Proposed
Maximum Density	*46 dwelling units per acre
Maximum Building Height	56 feet
Minimum Open Space	10%
Maximum Lot Coverage	50%

Minimum Building Setbacks	
Northwest	15 feet
Southwest	40 feet
Northeast	75 feet
Southeast	13 feet

<i>Minimum Parking Standards</i>	
Residents	1 space per dwelling unit
Bicycle parking:	0.25 spaces per dwelling unit, maximum 50 spaces
Guest bicycle parking:	0.05 spaces per dwelling unit, maximum of 50 spaces 10% of required bicycle parking spaces shall include standard electrical receptacles 1 bicycle repair fix it station
EV Parking:	2% of required parking spaces shall be EV installed

* Standard to be adjusted by recommended stipulation.

Stipulation 1.b. is provided to clarify the proposed maximum density stated in the PUD Narrative corresponds to the maximum unit count.

7. **Landscape Standards**

The PUD establishes standards to provide shading along walkways, in the pool amenity area and along the southwest property line. Interior sidewalks will be shaded to 50 percent. All landscaped areas are required to have a minimum two-inch caliper trees with 75 percent live coverage. This exceeds the Zoning Ordinance Standards. Structural shading will also be included to extend overall shade coverage.

The PUD requires a minimum four-foot landscape setback along the northeast portion of the property and a 12-foot landscape setback along the southeast portion of the property. The 12-foot setback exceeds the Zoning Ordinance standards.

The following exhibit depicts the landscape concept for the site.



Conceptual Landscape Plan, Source: Withey Morris Baugh, PLC

8. Fences/Walls: Shall comply with all standards as per the Phoenix Zoning Ordinance Section 703.
9. Shade: A combination of architectural and vegetative elements will provide shading throughout the proposed development. Sidewalk and pathway coverage will be shaded to a minimum of 50 percent. Shade is also addressed in the Design Guidelines section of the PUD narrative.
10. Lighting: Onsite illumination shall be provided for safety and convenience throughout the proposed development. Lighting provisions are consistent with the Zoning Ordinance and City Code standards.
11. **Design Guidelines**
 The PUD proposes enhanced design guidelines to ensure the building is aesthetically pleasing and compatible with the surrounding area. The residential

design concept includes elevation features and materials that enhance the building's appearance with colors, textures and stylized architectural elements. White and other selected exterior colors will be consistent with the surrounding developments and will minimize heat gain. Materials such as glass, stucco and masonry will be used within each elevation to provide a balanced and creative visual articulation that incorporate into existing developments. Primary access to the building will be from Camelback Road. The drive into the sublevel parking in the building will include enhanced treatments, structural shading and architectural features as well as an enhanced pedestrian route to distinguish the building entry.

The proposal also meets the design guidelines for the CEPCSP. The proposal conforms to landscape species, ground level architecture, pedestrian access, and parking.

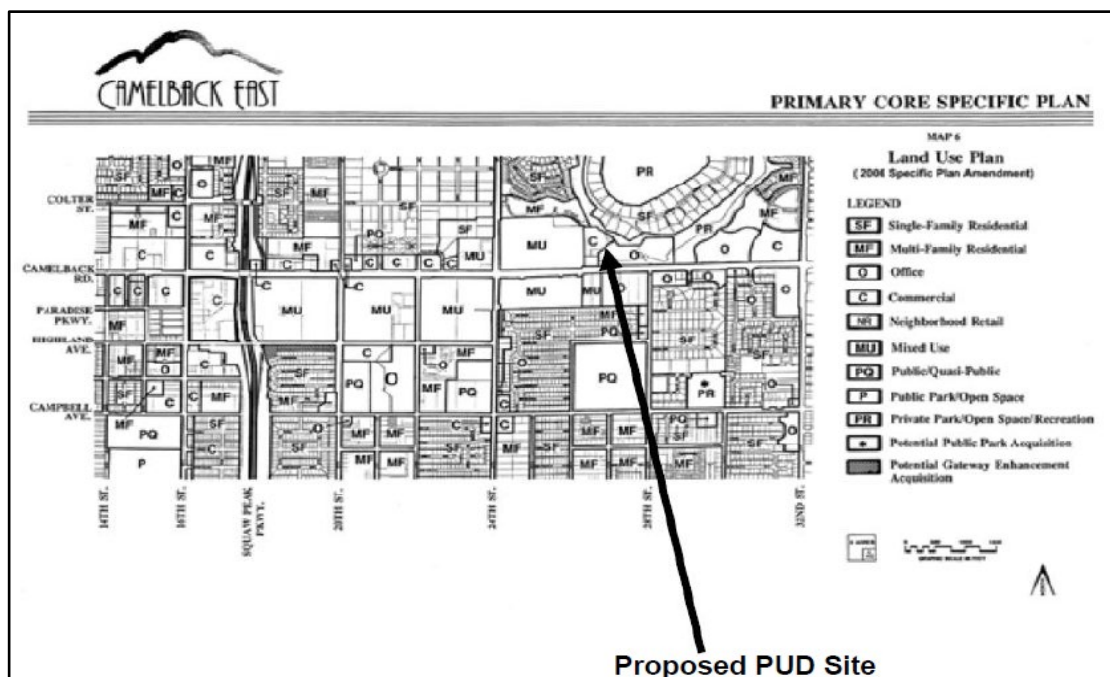


Site Rendering, Source: PUD Narrative

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

12. [Camelback East Primary Core Specific Plan](#)

Originally adopted in 1991, with an update in 2006, the Camelback East Primary Core Specific Plan (CEPCSP) provides guidance on land use, transportation, infrastructure investments and desirable design features for properties within the defined Core Center and Core Gradient. The Core Center is generally bounded by SR 51 (Piestewa Freeway), 26th Street, Camelback Road and Highland Avenue whereas the Core Gradient generally extends from the boundaries of the Core Center to Medlock Drive, Campbell Avenue, 16th Street and 28th Street. The subject site is located in Core Gradient 2 of the plan and is subject to the requirements and guidelines set forth therein. The Core Plan designates the site as Office on the Land Use Map. The proposed narrative allows R-5 uses, which permit office uses.



Source: City of Phoenix Planning and Development Department

The proposed development incorporates several of the plan's prominent elements including improved pedestrian circulation, and location and concealment of the parking garage structure to minimize pedestrian interruption in the area.

13. [Phoenix Climate Action Plan](#)

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This is addressed in the Design Guidelines Section of the PUD narrative.

14. [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.

15. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The PUD includes shading guidelines to reduce the urban heat island effect.

16. **Complete Streets Guiding Principles**

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. The development will activate the connectivity to adjacent offices, shopping centers and restaurants and provide enhanced landscaping and shade along the pedestrian routes. This is addressed in the PUD narrative.

17. **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. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for bicycle parking, a fix it repair station, and electrical charging for 10 percent of the required spaces to support micromobility.

18. **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 PUD narrative states that recycling will be encouraged as part of the development with bins provided in the waste enclosures.

19. **Conservation Measures for New Development**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses

the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 5 and 6.

COMMUNITY INPUT SUMMARY

20. At the time this staff report was written, one letter in opposition has been received. Concerns stated were regarding increased density, traffic and building height.

INTERDEPARTMENTAL COMMENTS

21. The Street Transportation Department requested that a Traffic Impact Study be submitted, that unused driveways be replaced with sidewalk, curb and gutter and that all street improvements be made to city and ADA standards. These are addressed in Stipulation Nos. 2 through 4.
22. The Fire Department commented that the fire apparatus access road on the north and east sides of the property do not meet Section 503 requirements.

OTHER

23. 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 final site plan approval. This is addressed in Stipulation No. 8.
24. 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. 7.
25. 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 site is appropriately located within close proximity to the Village Core and with access to an arterial street.
2. The proposal will develop an underutilized site and provide additional housing options within the Camelback East Village.

3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design and promote a safer pedestrian environment.

Stipulations

1. An updated Development Narrative for the Camelback Lakes Residential 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 March 20, 2024, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following: City Council Adopted: [Add Adoption Date]
 - b. Page 10, Development Standards Table, Maximum Density: Update the density to 47.77 dwelling per acre.
2. The developer shall submit a Traffic Impact Study for this development, no preliminary approval of plans shall be granted until the study has been reviewed and approved by the City. The developer shall be responsible for any dedications, funding and construction of all recommendations in the study.
3. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
4. 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.
5. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
6. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

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.
8. Prior to final 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

John Roanhorse

March 22, 2024

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

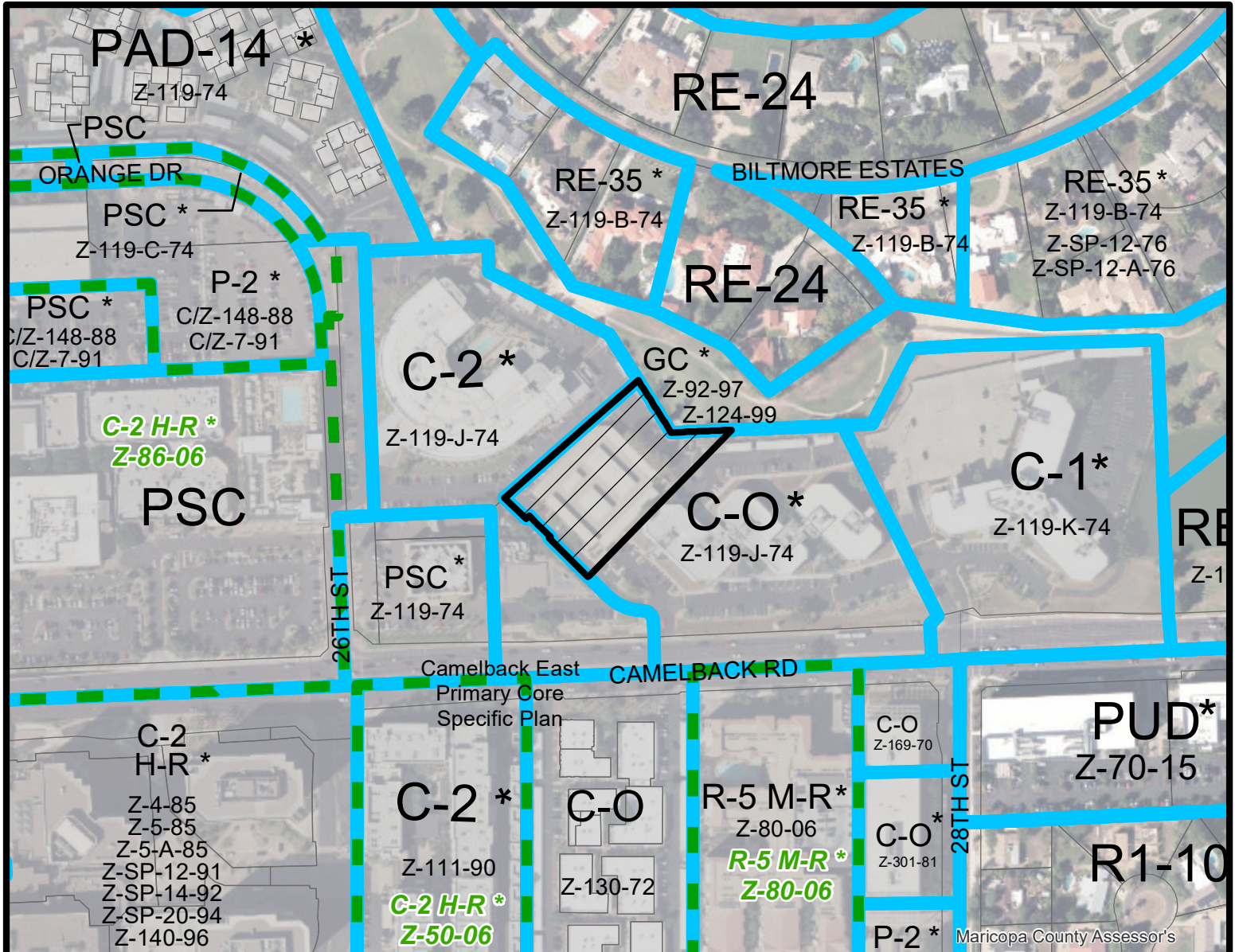
Conceptual Site Plan date stamped January 5, 2024

Conceptual Elevations date stamped January 5, 2024 (4 pages)

Conceptual Renderings date stamped January 5, 2024 (2 pages)

Community Correspondence (1 page)

[Camelback Lakes Residential](#) PUD development narrative date stamped March 20, 2024



Miles

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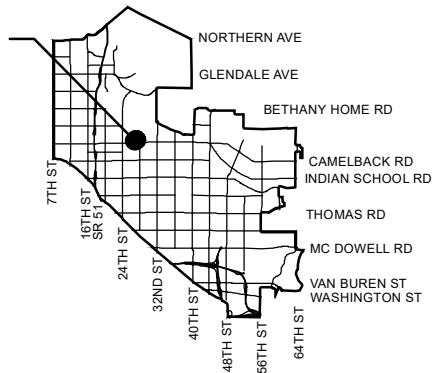
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-69-23



APPLICANT'S NAME: Withey Morris Baugh, PLC

APPLICATION NO. Z-69-23

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

1.57 Acres

DATE: 10/02/2023
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 19-33

ZONING MAP
H-9

REQUESTED CHANGE:

FROM: C-O CEPCSP (1.57 a.c.)

TO: PUD CEPCSP (1.57 a.c.)

MULTIPLES PERMITTED

C-O CEPCSP
PUD CEPCSP

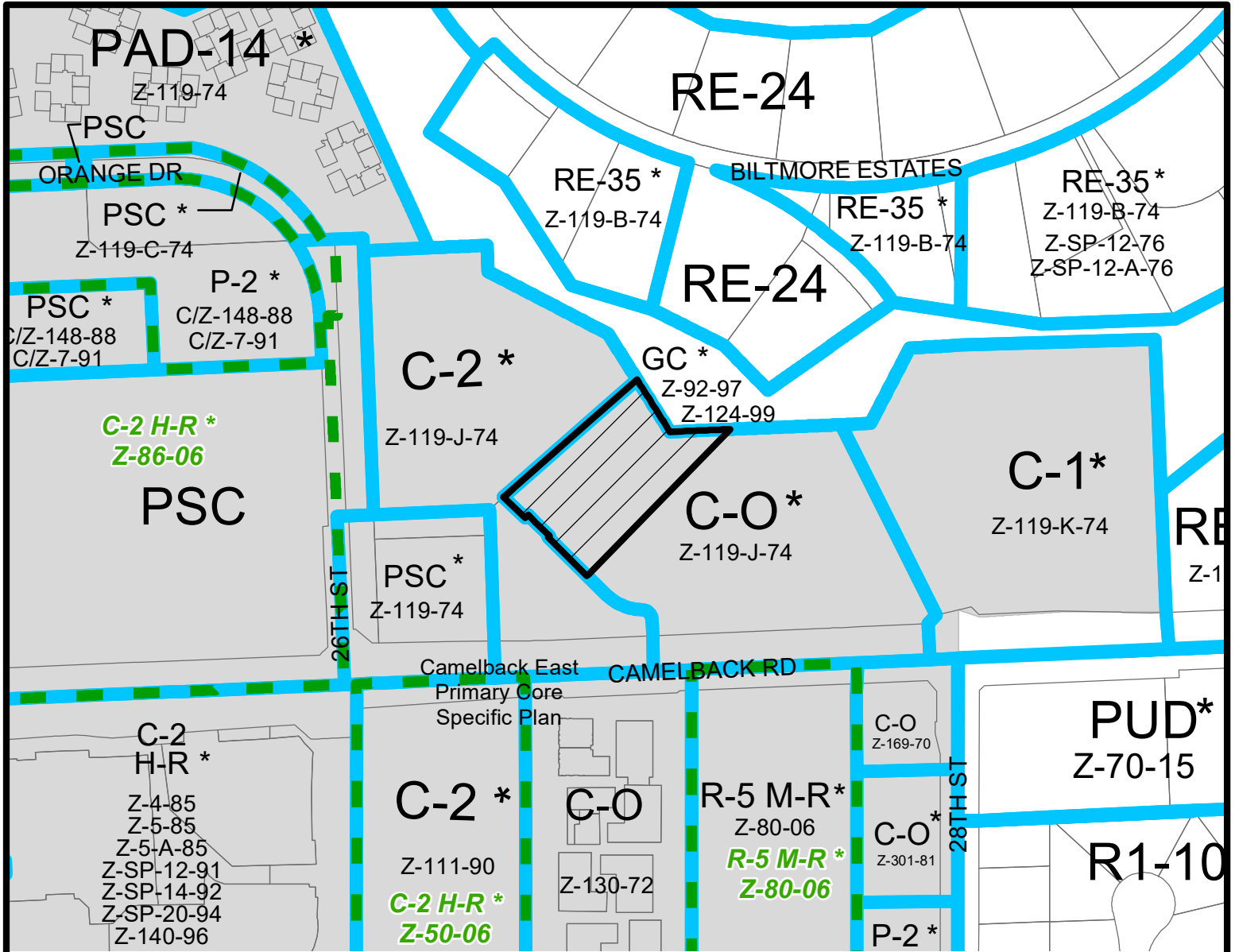
CONVENTIONAL OPTION

N/A
75

* UNITS P.R.D. OPTION

N/A
N/A

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



Miles

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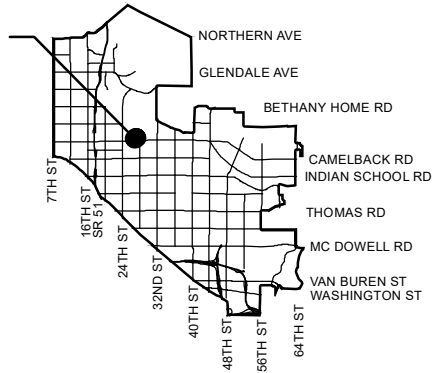
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-69-23



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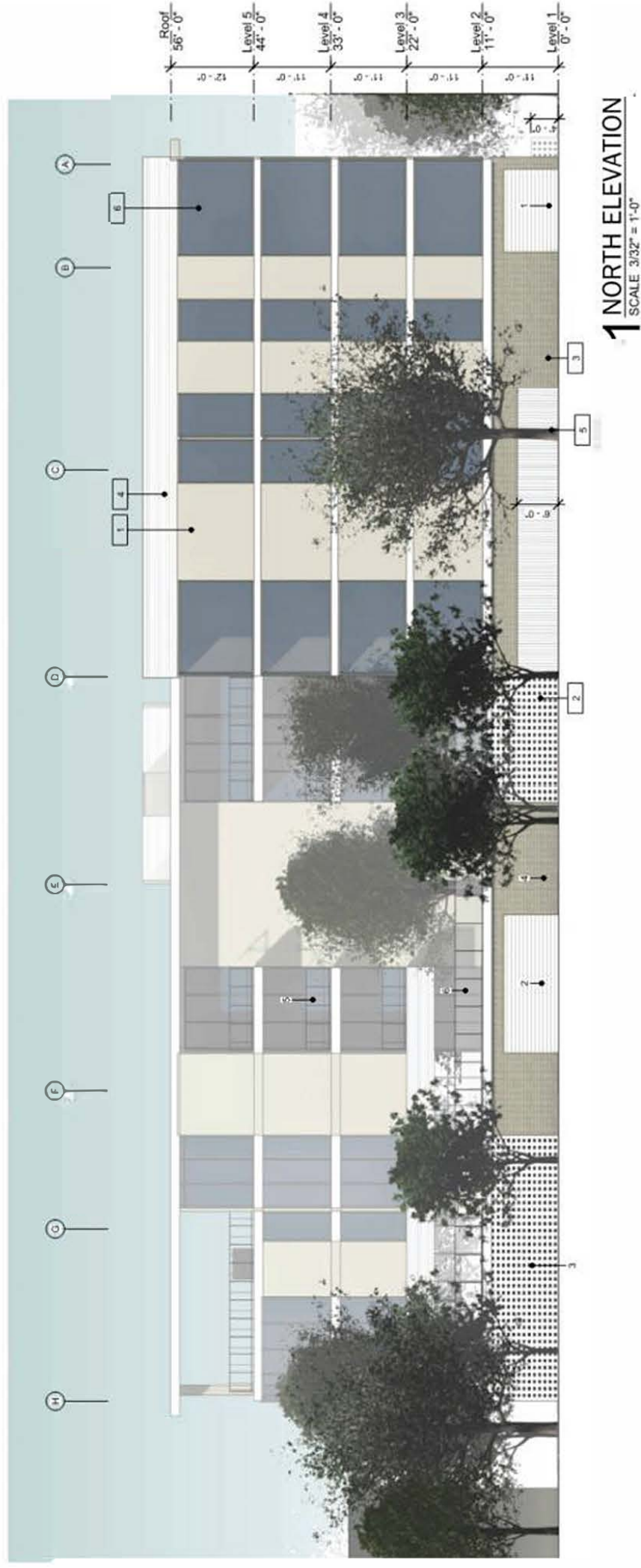
CONVENTIONAL OPTION

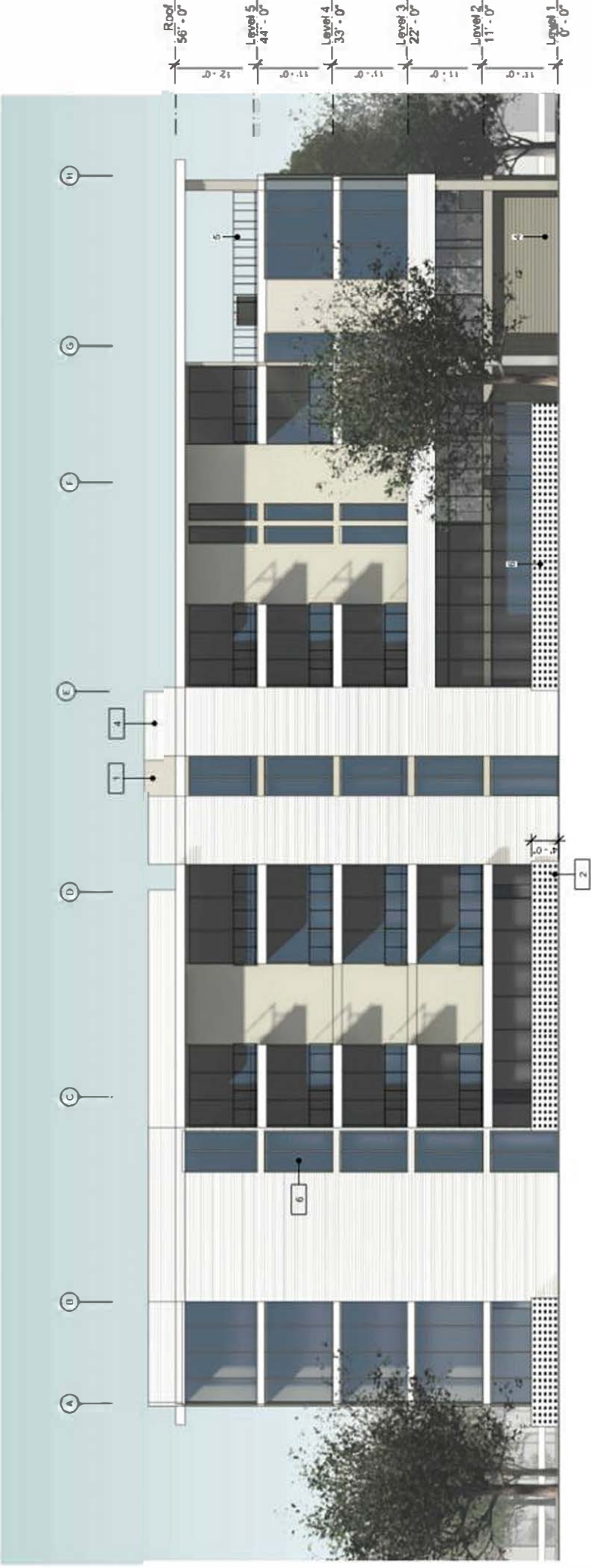
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* UNITS P.R.D. OPTION

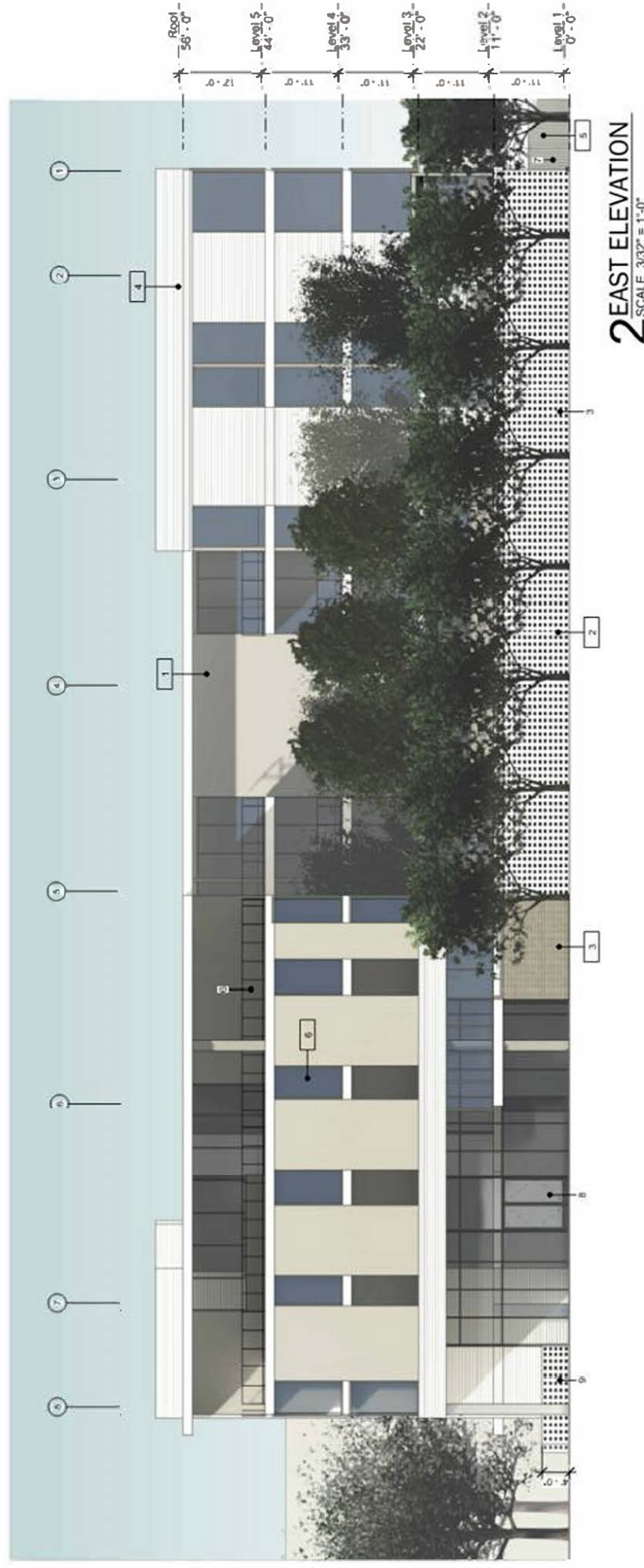
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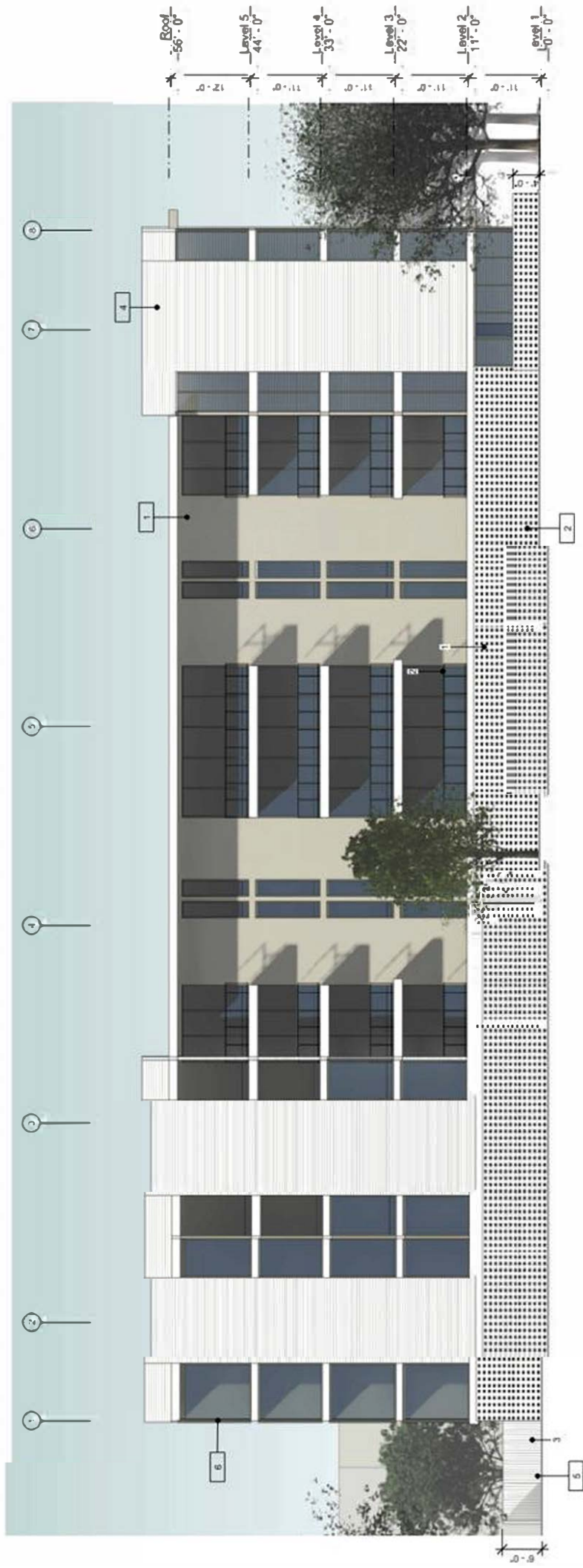
* Maximum Units Allowed with P.R.D. Bonus





1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"





2 WEST ELEVATION
SCALE 3/32" = 1'-0"





John Roanhorse

From: Colleen Geretti <printink@msn.com>
Sent: Monday, January 8, 2024 3:43 PM
To: John Roanhorse
Subject: Concerns RE: Rezoning - Z-69-23-6 Camelback Lakes PUD | Rezoning - Z-52-21-6 Biltmore Lakes PUD

Mr. Roanhorse,

Thank you for your time earlier today and our open discussion regarding the (2) proposed PUD rezoning applications indicated above.

As I expressed, I and the neighbors I represent, have a number of serious concerns regarding these two developments.

Following are only a few of those concerns:

- The EXTREME density of both proposed PUD developments:
 - Case No. Z-69-23-6 Camelback Lakes PUD, 27th Street, 75 units on 1.57 acre site.
 - Case No. Z-52-21-6 Biltmore Lakes PUD, 29th Street, 360 units on 4.85-acre site (75 dwelling units per acre).
 - Net units between the two developments = a staggering 435 units.
- Their close proximity to one another, only two blocks apart on an already VERY congested E. Camelback Road. One located at E. 27th Street and one at E. 29th Street.
- Limited parking available for residents and particularly guests.
- Increase in traffic, density, building heights, etc.
- The amount of existing residential hi-rises and those proposed along E. Camelback Road from 24th Street to 32nd Street is considerable.

I have lived in my neighborhood for 24 years and have witnessed first-hand the explosion of development along E. Camelback Road - particularly from 24th Street to 32nd Street. I am not anti-development, I understand development will occur, however, I am for SMART development.

- Allowing the neighborhoods to still enjoy a quality of life while enduring all that comes with growth and development.
- Development that is designed to peacefully co-exist with the well established surrounding neighborhoods.
- Listening to the neighbors and incorporating what is important to meet and maintain their needs - not just about a development "penciling out".

I would appreciate your consideration of the above points when these two cases become "action items" before the City.

Thank you for your time,

Colleen Geretti

President

Brentwood Estates Neighborhood Association

(N. 32nd Street and E. Camelback Road)

T. 602.505.9777

E. cgeretti@q.com