

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-19-23-5 June 29, 2023

<u>Maryvale Village Planning Committee</u>	July 12, 2023
Meeting Date:	
<u>Planning Commission</u> Hearing Date:	August 3, 2023
Request From:	<u>R1-6</u> (Single-Family Residence District) (6.50 acres)
Request To:	<u>R-3A</u> (Multifamily Residence District) (6.50 acres)
Proposal:	Multifamily residential
Location:	Approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road
Owner:	Sheri Ranger, Ranger Homes, LLC
Applicant:	Michael S. Buschbacher, Earl & Curley, P.C.
Representative:	Taylor Earl, Earl & Curley, P.C.
Staff Recommendation:	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	75th Avenue	Major Arterial	33-foot east half street right-of-way, with a 37-foot right-of-way easement
<i>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.</i>			
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.*

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.*

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.

[Tree and Shade Master Plan](#) – See Background Item No. 6.

[Complete Streets Guiding Principles](#) – See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Transportation Electrification Action Plan](#) – See Background Item No. 9.

[Zero Waste PHX](#) – See Background Item No. 10.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
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
<u>Standards</u>	<u>Requirements (Planned Residential Development Option)</u>	<u>Provisions on the Proposed site Plan</u>	
Gross Acreage	-	6.50 acres	
Total Number of Units	150, up to 171 with bonus	112 (Met)	
Maximum Density (dwelling units/acre)	23.1, 26.4 with bonus	17.23 (Met)	
Maximum Building Height	3 stories or 40' for 150'; 1' in 5' increase to 48', 4-story maximum	33 feet (Met)	
Maximum Lot Coverage	45%	Approximately 34.3% (Met)	
<i>Minimum Building Setbacks</i>			
North (Adjacent to property line)	15 feet	Approximately 15 feet (Met)	
East (Adjacent to Grand Canal)	20 feet	20 feet (Met)	
West (Adjacent to 75th Avenue)	20 feet	25 feet (Met)	
South (Adjacent to property line)	15 feet	17 feet (Met)	
<i>Minimum Landscape Setbacks</i>			
North	5 feet	10 feet (Met)	
East	20 feet	20 feet (Met)	
West	20 feet	20 feet (Met)	
South	5 feet	10 feet (Met)	
Minimum Open space	5%	17% (Met)	
Minimum Amenities	Two	Tot lot, dog run, pool and ramada (Met)	
Minimum Parking	182 spaces	188 spaces (Met)	

Background/Issues/Analysis

SUBJECT SITE

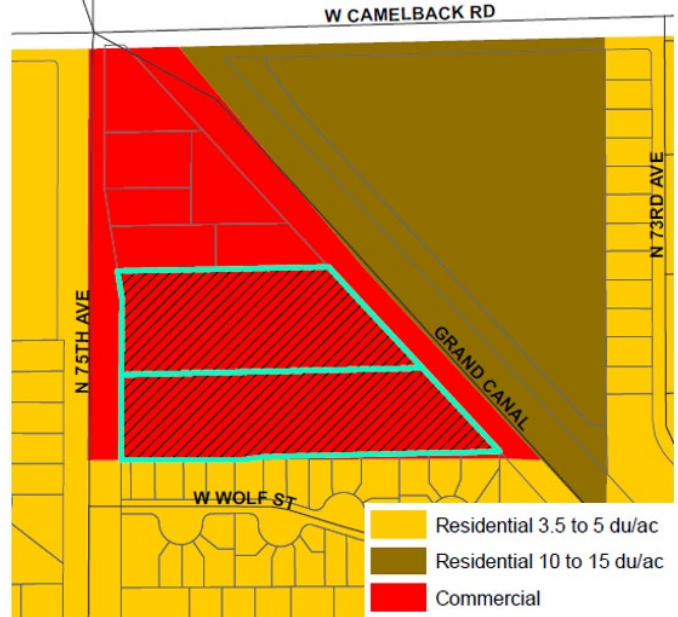
1. This request is to rezone 6.50 acres located approximately 500 feet south of the southeast corner of 75th Avenue and Camelback Road from R1-6 (Single-Family

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 112 multifamily residences distributed throughout the site in six buildings. It also contains one single-story clubhouse and a central amenity area with a pool and ramada. Stipulation No. 1 limits the total number of dwelling units to 112.

Two of the proposed residential buildings front 75th Avenue and one fronts the Grand Canal to activate the street and canal. The primary open space area is in the middle of the site and contains a pool and ramada. There is additional open space proposed for amenities such as a tot lot, dog run, and general open space, as required in Stipulation

Nos. 3 and 4. To limit the impacts of this development to the single-family residences to the south, additional setbacks greater than the Phoenix Zoning Ordinance standards are proposed as listed in Stipulation No. 2.

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. 6.

The building height is limited to no more than 30 feet with architectural features up to 33 feet tall, as identified in Stipulation No. 5.

The multifamily residences will also include bicycle parking for residents, which is addressed in Stipulation No. 7.

To enhance pedestrian connectivity and safety, Stipulation No. 9 requires pedestrian pathways to visually contrast from the drive aisles.

Stipulation No. 13 requires a minimum of an 8-foot-wide shaded pedestrian pathway constructed of decorative material such as brick, pavers or alternative material connecting to the eastern property line to provide access 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. 6 and 12 require enhanced planting standards to contribute to the urban forest and increase thermal comfort for pedestrians and residents on site.

7. [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.

Stipulation No. 11 requires a detached sidewalk along 75th Avenue with landscaping between the curb and sidewalk for comfort and pedestrian safety.

Stipulation No. 9 requires pedestrian pathways have a contrasting pavement treatment to denote where the pedestrian pathways cross drive aisles. Stipulation No. 14 requires that any street improvements to be built to ADA and City of Phoenix standards to promote accessible and safe street improvements. Stipulation 13 requires a pedestrian pathway to lead the Grand Canal Trail.

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. 7 requires bicycle parking on site for residents and visitors.

9. **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. Stipulation No. 8 provides requirements for electric vehicle parking, charging and infrastructure.

10. **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. Provisions for recycling were not addressed in the applicant's narrative.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff has not received any community correspondence in support or opposition.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department requested that the dedication 70-feet of right-of-way along 75th Avenue, that the sidewalk along 75th Avenue be detached and the existing landscaping within the right-of-way be replenished, that an 8-foot wide shaded pedestrian pathway constructed of decorative material such as brick, pavers or alternative material with access to the Grand Canal Trail be provided, 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 Nos. 10 through 14.
13. The Fire Department commented that they do not anticipate any problems with this case, and buildings shall comply with the Phoenix Fire Code.
14. 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

15. 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. 15.
16. 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. 16.
17. 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 is consistent with the General Plan Land Use Map designation and with several General Plan principles.

2. The proposal will redevelop an underutilized property and provide a high quality multifamily residential development which will help alleviate the housing shortage in Phoenix.
3. This proposal, as stipulated, provides enhanced setbacks and landscape areas to be sensitive to the surrounding single-family residences

Stipulations

1. The site shall be limited to no more than a total of 112 dwelling units.
2. Buildings shall be set back an average of 45 feet from the southern property line, but in no case shall a building be closer than 15 feet and in no case shall a building with more than 75 feet of building facade directly facing the southern property line be any closer than 60 feet, as approved by the Planning and Development Department.
3. The site shall maintain common area of at least 10 percent of the gross acreage, which may include both active and passive open space, as approved by the Planning and Development Department.
4. The on-site amenities shall include at least a pool, clubhouse, outdoor BBQ area, tot lot, and dog run, as approved by the Planning and Development Department.
5. The maximum building height shall be 30 feet. Architectural detailing above 30 feet may be added for no more than 25% of any building facade and in no case shall such detailing exceed 33 feet, as approved by the Planning and Development Department.
6. The south landscape setback shall be planted with minimum 2-inch caliper, drought tolerant shade trees planted 20 feet on center or in equivalent groupings, 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. 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.
8. A minimum of 5% of the required parking spaces shall be Electric Vehicle (EV) Capable.

9. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped, or colored concrete, or other pavement treatments (such as striping), as approved by the Planning and Development Department.
10. A minimum of 70 feet of right-of-way shall be dedicated along the east side of 75th Avenue, as approved by the Planning and Development Department.
11. The existing attached sidewalk along 75th Avenue shall be detached to connect to the existing detached sidewalk. The sidewalk shall be minimum 5-feet-wide with a minimum 9-foot-wide landscape area between back of curb and sidewalk to match the existing sidewalk condition on the southwest portion of the site, as approved by the Planning and Development Department.
12. The landscape area within the 75th Avenue right-of-way between the back of curb and sidewalk shall be planted with minimum 2-inch caliper, single trunk, drought tolerant shade trees placed 20 feet on center and near the sidewalk, 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.
13. A minimum of one 8-foot-wide shaded pedestrian pathway constructed of decorative material such as brick, pavers, or alternative material shall be provided up to the eastern property line to access the Grand Canal Trail, as approved by the Planning and Development Department.
14. 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.
15. 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.
16. 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.

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June 29, 2023

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Writer

Matteo Moric

June 29, 2023

Team Leader

Racelle Escolar

Exhibits

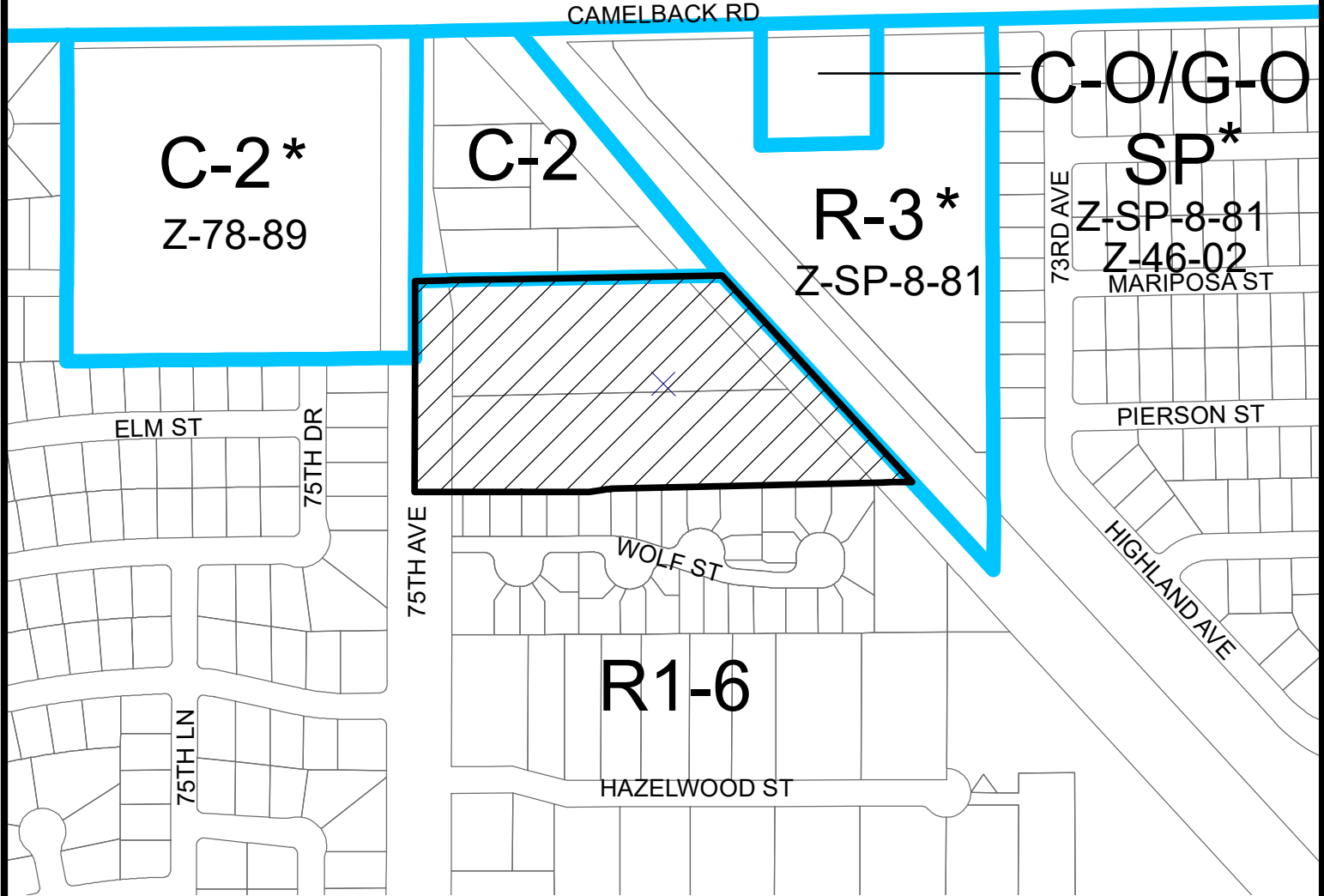
Zoning Sketch Map

Aerial Sketch Map

Conceptual Site Plan date stamped June 16, 2023

Conceptual Elevations date stamped April 21, 2023 (4 pages)

CITY OF GLENDALE

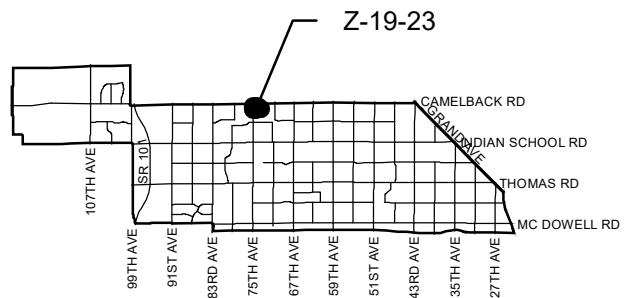


Miles
0.055 0.0275 0 0.055

MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Michael S. Buschbacher

REQUESTED CHANGE:

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

APPLICATION NO. Z-19-23

DATE: 4/27/2023
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

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

MULTIPLES PERMITTED

R1-6
R-3A

CONVENTIONAL OPTION

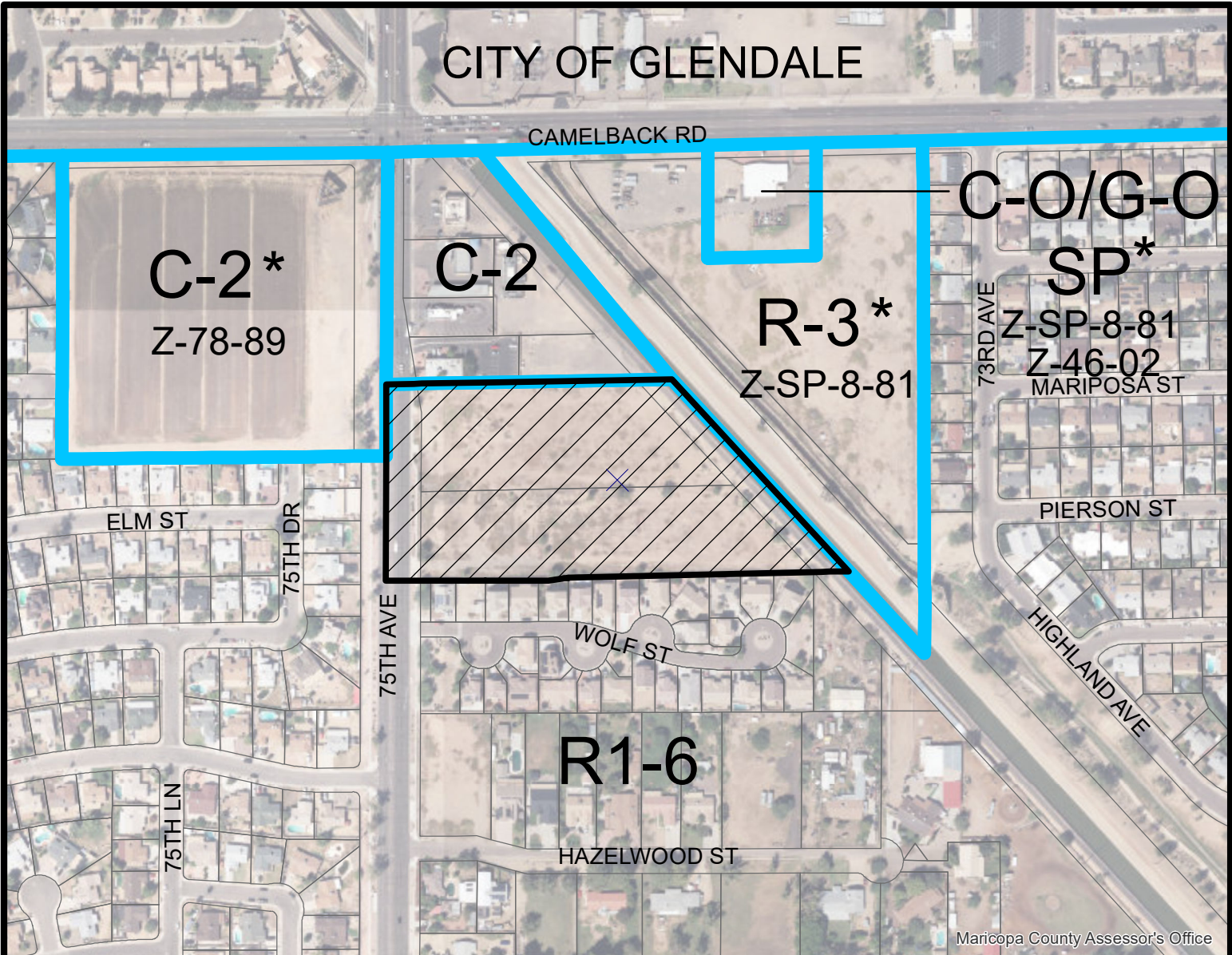
34
143

* UNITS P.R.D. OPTION

42
171

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

CITY OF GLENDALE



Maricopa County Assessor's Office



Miles

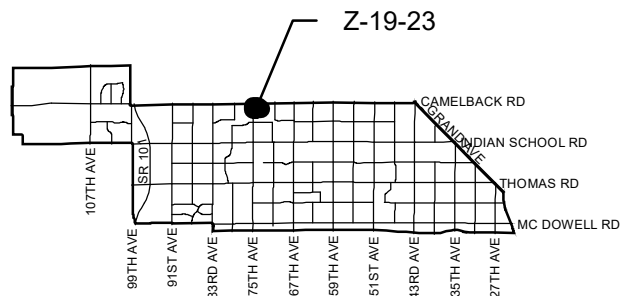
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MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Michael S. Buschbacher

REQUESTED CHANGE:

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

APPLICATION NO. Z-19-23

DATE: 4/27/2023
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

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

MULTIPLES PERMITTED

R1-6
R-3A

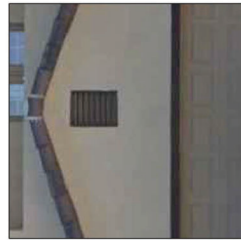
CONVENTIONAL OPTION

34
143

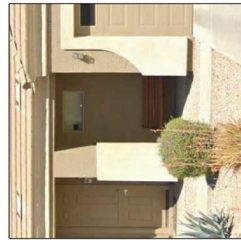
* UNITS P.R.D. OPTION

42
171

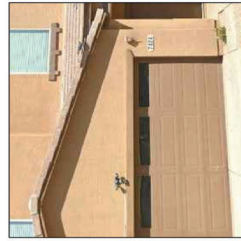
* Maximum Units Allowed with P.R.D. Bonus



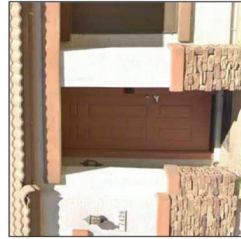
GABLE VENT



MULTI-COLOR STUCCO



LOW PITCH TILE ROOF



STONE AT COLUMNS

CONTEXTUAL DESIGN TREATMENTS RELATING TO NEIGHBORS

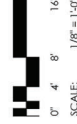


CITY OF PHOENIX

APR 21 2023

Planning & Development
Department

MSR / DEV NO. 13467
SUBMITTAL / MAP NO. 23-581 / #252223
VARIANCE NO. 23-581 / #252223
ZONING MAP 23-581 / #252223
PRE-APPLICATION MEETING



SCALE: 1/8" = 1'-0"



TODD +
ASSOCIATES

602-952-8280 / TODDASSOC.COM
23-2001-00

DevCo, LLC

Apartments - SEC 75th Avenue & Camelback

Phoenix, Arizona
1st REZONING SUBMITTAL

April 21, 2023

CONCEPTUAL ELEVATIONS
BUILDING TYPE 1

Preliminary Not For Construction

A2.0



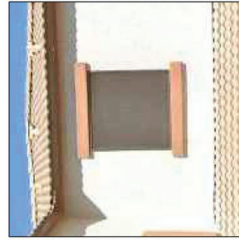
LEFT SIDE ELEVATION



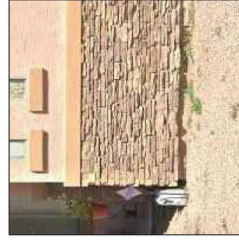
RIGHT SIDE ELEVATION



FRONT ELEVATION (REAR ELEVATION SIMILAR)
BUILDING TYPE 2



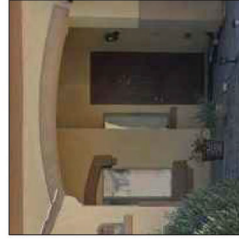
WINDOW POP-OUTS



STONE ACCENT AT BASE

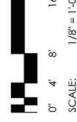


CONCRETE TILE AT RAKE



FLAT ARCH AT ENTRY

CONTEXTUAL DESIGN TREATMENTS RELATING TO NEIGHBORS



SCALE: 1/8" = 1'-0"

CITY OF PHOENIX
APR 21 2023
Planning & Development
Department

MSR / SIDEV NO. _____
SUBMITAL / PMP NO. #23-581 / #23-2223
VARIANCE MAP _____
ZONING MAP _____
PRE-APPLICATION MEETING _____



TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM

23-2001-00

DevCo, LLC

Apartments - SEC 75th Avenue & Camelback

Phoenix, Arizona

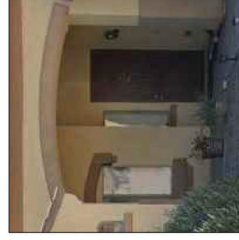
1st REZONING SUBMITTAL

April 21, 2023

CONCEPTUAL ELEVATIONS
BUILDING TYPE 2

Preliminary Not For Construction

A2.1



FLAT ARCH AT ENTRY

56

A2.2



CITY OF PHOENIX
APR 21 2023
Planning & Development
Department

MSR / DEV NO. 13487
SUBMITTAL / MAP NO. #23.581 / #252223
VARIANCE NO. 13487
ZONING MAP #23.581 / #252223
PRE-APPLICATION MEETING

Apartments - SEC 75th Avenue & Camelback

Phoenix, Arizona
1st REZONING SUBMITTAL

April 21, 2023

TODD +
ASSOCIATES

602-952-8280 / TODDASSOC.COM
23-2001-00

DevCo, LLC

CONCEPTUAL ELEVATIONS
CLUBHOUSE BUILDING

Preliminary Not For Construction

A2.3