



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-3-11--Z-100-84-6

Council District: 6

Request For: Stipulation Modification

Kiva Fee Code: ZTREZONE Fee: \$1080.00 Amount Waived: \$

<u>Owner</u>	<u>Applicant</u>	<u>Representative</u>
CAMEL SQUARE LLC - CDK Realty Advisors	Southern Cross Group USA, LLC	Allen+Philip Architecture-Kenneth Allen
4100 Harry Hines Boulevard, 4th Floor	7154 East Stetson Drive, 4th Floor	7154 East Stetson Drive, 4th Floor
Dallas TX 85219	Scottsdale AZ 85251	Scottsdale AZ 85251
(480) 990-2800	(480) 990-2800	P: (480) 990-2800 F: (480) 990-3800
kallen@allenphilp.com	kallen@allenphilp.com	kallen@allenphilp.com

Property Location: Northwest corner of 44th Street and Camelback Road

Zoning Map: H-10 Quarter Section: 19-37 APN: 171-12-036 Acreage: 17.4

Reason for Request: Request for Planning Hearing Officer Review for compliance of Stipulation 1 regarding wall elevations, site plan and landscape plan

Village: Camelback East

Last Hearing: CC HEARING

Previous Opposition: Yes

Date of Original City Council Action: 03/21/1984

Previous PHO Actions: 12/15/2010

Zoning Vested: C-O

Supplemental Map No.: 669 669

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Signature of Applicant	Date
Receipt Number	<u>wsayasane</u>
	Planning Staff Member

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>08/17/2011 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____

Public Hearing Process Written Request**Short Summary of Background and Planning Hearing Officer ("PHO") Request**

On December 15th, 2010, the Phoenix City Council approved Stipulation Modification Case Nos. PHO-3-10-Z-274-79-6, PHO-2-10-Z-66-74-6, PHO-2-10-Z-100-84-6, and PHO-1-10-Z-96-66-6. Among other stipulations, the case approvals were conditioned upon Stipulation No. 1, which required:

1. That the building and wall elevations, site and landscaping plan shall be approved by the Planning Hearing Officer through the public hearing process prior to Planning and Development Services Department Preliminary Site Plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Services Department.

Therefore, in adherence with Stipulation No 1 of all four cases, the limited purpose of this PHO application is to request that the PHO approve building and wall elevations, landscape and site plans, thereby confirming conformance with Stipulation No. 1. Again, this approval is for conceptual purposes only.

Project History

The overall site is currently developed with approximately 300,000 square feet of office space. This office space is spread across the site into twelve (12) buildings. Parking is located in a 2-story above-grade parking structure or at grade with or without parking canopies. The last substantive building construction on the property was accomplished in the mid-1980's. As with many large scale developments that evolved without the benefit of a thoughtful Master Plan, the project grew in a particularly haphazard manner as demand for office space increased and land was available. The result is a disorganized and circulation-challenged development that neither incorporates nor responds to good urban planning principals, the environment, or functional considerations. By any analysis, the site is underutilized and the locations of buildings relative to parking, landscaping, pedestrian and vehicular circulation, streetscape resolution and user/visitor orientation are sub-standard.

As a reflection of the current economy as well as the existing dysfunctional building layouts and locations, the project has become difficult to lease and is in a downward spiral relative to quality of tenants and ability to lease space at a level that makes it economically viable. Without a substantive

redesign/reconstruct/repositioning, the project is destined to continue to deteriorate, negatively impacting other commercial properties as well as residential neighborhoods in the immediate vicinity.

Southern Cross intends to move forward with the design of a new development and site plan for the property. Redevelopment of the site will result in a more campus-type commercial development which will take full advantage of the currently underutilized property, transforming it into a more updated and commercially acceptable development.

Current Request

The site offers enormous potential for redevelopment - with its location, size, access, visibility and "area environment" (mountain views, virtual adjacency to Scottsdale and Paradise Valley, access to the Airport, proximity to downtown Phoenix, etc.). The Subject Property is the very definition of a high-quality, well located, "ground zero" development opportunity.

The development plan applies urban planning and design principals, i.e., streetscape enhancement, active street frontages, building setbacks and stepbacks, creation of pedestrian and vehicular linkages (both internally as well as to adjacent developments), parking availability and access (with extensive use of subterranean parking), comprehensive landscape planning, and architectural design that incorporates environmental elements (solar shading, sensitive materials and systems selections, etc.) and reflects massing, proportion and scale appropriate to the area - the project will not only be renewed, but it also has the potential to become a demonstration of how an 'urban redevelopment' project can be accomplished to the benefit of all stakeholders including owners, tenants, neighbors, and other adjacent properties and the City.

The existing C-O zoning limits the height to 56' or four-stories and allows for appropriate flexibility for the property owner to develop the property to its full potential based on market demand. This is a "win-win" scenario for both the City and the Camelback Corridor because it provides a planning framework that meets the City's policy objectives and ordinance requirements while supporting the need for re-development - development that will be viable for many decades into the future.

Based on the stipulations issued along with the approval for Zoning Applications PHO-3-10-Z-274-79-6, PHO-2-10-Z-66-74-6, PHO-2-10-Z-100-84-6, and PHO-1-10-Z-96-66-6 the client and architect have developed a site plan which adheres to all stipulations specified. The process included multiple

meetings with the committee of neighborhood stakeholders and City Councilman Sal DiCiccio, fielding comments and having discussions about the direction of the site development and design.



City of Phoenix
CITY CLERK DEPARTMENT

Phoenix 2009



January 3, 2011

Southern Cross Group USA, LLC
420 West Roosevelt Street
Phoenix, AZ 85003

RE: PHO-2-10-Z-100-84-6 - Northwest corner of 44th Street and Camelback Road

To Whom It May Concern:

The Phoenix City Council, at its meeting held on December 15, 2010, considered a request for deletion of all stipulations of Rezoning Application Z-100-84 and related zoning applications Z-96-66, Z-66-74, and Z-274-79 and develop the entire 17.4 acre site under a new comprehensive set of stipulations.

The City Council approved application PHO-2-10-Z-100-84-6 per the Planning Commission recommendation, subject to modified stipulations as listed below:

Stipulations

Public Review

1. That the building and wall elevations, site and landscaping plan shall be approved by the Planning Hearing Officer through the public hearing process prior to Planning and Development Services Department Preliminary Site Plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Services Department.
2. That the applicant shall file for and actively pursue the abandonment of the alleys adjacent to and extending from the property lines.

Development Standards

3. That all walls or fences adjacent to a single-family zoning district shall be a minimum of six (6) feet in height, as approved by the Planning and Development Services Department.
4. That the development shall adhere to the Commercial Office/Major Office development option, with specific regard to the following M-O standards and additional standards, and as approved by the Planning and Development Services Department:

Building and Landscape

- a. That a minimum building and landscape setback of 20 feet shall be required along Camelback Road, Medlock Drive and 44th Street:
- b. That at the east side entrance of Medlock Drive that there is 29 feet from the street to the parking wall that will be a landscaped entrance that the developer will landscape.
- c. Minimum interior side yard setbacks of 20 feet for new construction or setbacks in conformance with existing structures for those which are to remain.
- d. A rear yard building set back from the northern side of the property having a depth of not less than 20 feet, and a building setback from the western side of the property having a depth of not less than 34 feet, which depths shall be measured from the property line.
- e. That a minimum 20-foot landscape setback with an offset double row of 3-inch (50 percent) and 4-inch (50 percent) minimum caliper trees shall be placed 15 feet on center or in equivalent groupings along the property lines adjacent to the single-family zoned district. Each tree shall have a minimum of five (5) 5-gallon shrubs provided as approved by the Planning and Development Services Department.

Lot Coverage

- f. Lot coverage shall not exceed 50 percent of the net lot areas.

Building height

- g. Maximum building height of 16 feet within 75 feet of the property lines adjacent to a single-family residential zoning district.
- h. Maximum building height is limited to 25 feet between 75 feet and 100 feet of a single-family residential district.
- i. Such height may be increased with additional setback by providing four (4) feet additional setback for each one (1) foot in building height to a maximum building height of four (4) stories not to exceed 56 feet. This building height setback ratio shall be measured from the 100-foot setback and may start at a height of 31.25 feet.

- j. A maximum building height of four stories not to exceed 56 feet is permitted adjacent to all other nonresidential zoning districts, but notwithstanding the previous stipulations, the maximum height of buildings within the boundaries of the zoning cases designated as Z-274-79 and Z-66-74 shall not exceed 36 feet.
5. That a minimum 15 percent of the surface parking lot area shall be landscaped, as approved by the Planning and Development Services Department.

Dedications and Traffic

6. That there shall be no access to 42nd Place or 43rd Place and the developer shall record a one (1) foot non-vehicular access easement along all parcel lines adjacent to a single-family zoning district or local street, as approved by the Planning and Development Services Department.
7. That a 10-foot roadway easement and a five (5)-foot sidewalk easement shall be dedicated on the north side of Camelback Road, as approved by the Planning and Development Services Department.
8. That a 10-foot roadway easement and a five (5)-foot sidewalk easement shall be dedicated on the west side of 44th Street, as approved by the Planning and Development Services Department.
9. That the developer shall construct new off-set sidewalks along the development including landscaping and other incidentals as per plans approved by the City, as approved by the Planning and Development Services Department. All improvements shall comply with all ADA accessibility standards.
10. That the applicant shall submit a traffic impact study to the Street Transportation and the Planning and Development Services Departments prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by the Planning and Development Services and Street Transportation Departments. Contact the Street Transportation Department at (602) 495-3697 to set up a meeting to discuss the requirements of the study.
11. That right-of-way or easement shall be dedicated and construction of a bus bay (Detail P1256-1) and transit pad (Detail P1261- 8-foot minimum depth/13-foot maximum depth) along westbound farside 44th Street and Camelback Road, as approved by the Planning and Development Services Department. The contractor will be responsible for the transfer, removal, and storage of public transit furniture. Contact Public Transit Department facilities division prior to removal and installation of furniture.

January 3, 2011

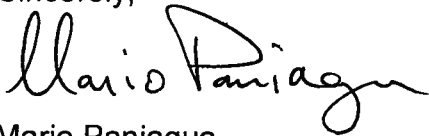
Page 2

12. That a committee of no more than eight (8) members shall be formed and meet not more than two times per month for not more than six consecutive months to review and comment upon the building and wall elevations, site plan, and landscaping plans, as required in stipulation number 1 with the intent to conform to the stipulations approved by the City Council on December 15, 2010. This committee shall review and comment on these documents before they come through the public hearing process all the way to the Council for final approval. The committee members who are invited but not required to participate are

1. The Council Member from District 6
2. Bob Pohlman,
3. Steve Sanchez,
4. Barry Paceley,
5. Jeff Jennings,
6. David Wetta, and
7. Pete Bolton

If you require further assistance or information, please contact the Planning and Development Services Department, Second Floor of Phoenix City Hall, 200 West Washington Street, or call (602) 262-7131.

Sincerely,



Mario Paniagua
City Clerk

c: Camel Square LLC
4100 Harry Hines Boulevard
Dallas, TX 75219

Lazarus & Associates PC
420 West Roosevelt Street
Phoenix, AZ 85003

Planning Division – Diane Rogers
Development Division – Sandra Hoffman
Street Transportation
Official Records



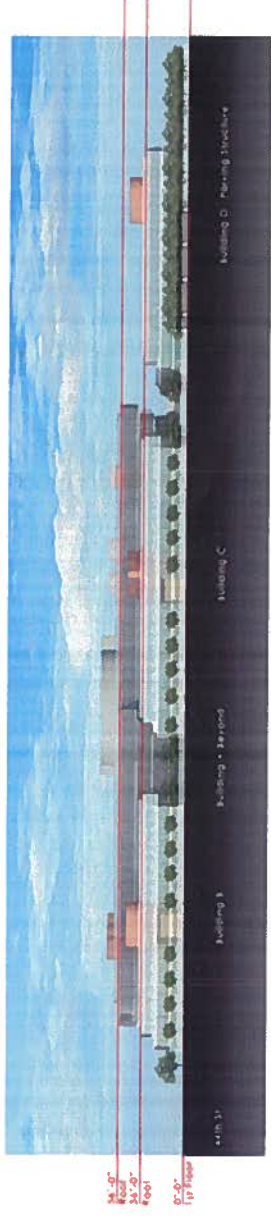
Planning Department



City of Phoenix



08-28-2010 05-19-2011



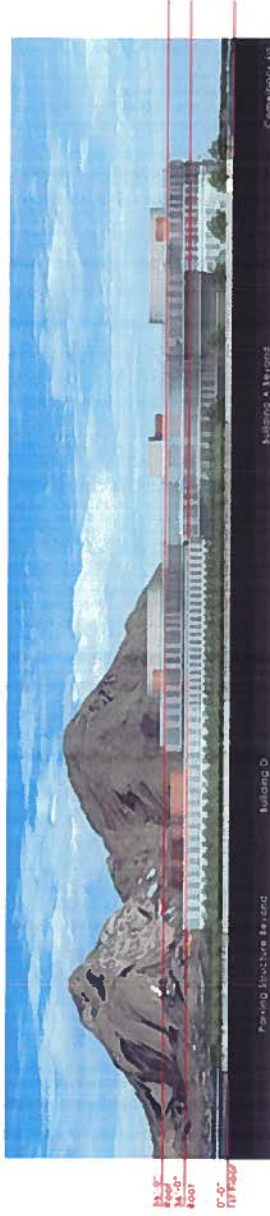
South Elevation



East Elevation



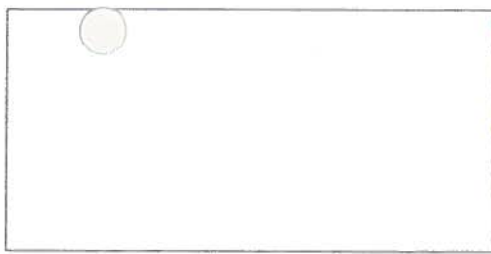
South Elevation



West Elevation

44th & Camelback Rd

Allen Partners
 ARCHITECTS INTERIORS
 1100 East Stinson Circle
 Phoenix, Arizona 85021
 480.440.1100
 www.allenpartners.com



DATE	08/17/2011	DATE PLOTTED	08/17/2011
SCALE	1" = 30'-0"	DATE PLOTTED	08/17/2011
DRAWN	LWH	CHECKED	LWH
SHEET NO	A2.00		

Overall Building Elevations

DATE: 08/17/2011
 SCALE: 1" = 30'-0"
 DRAWN: LWH
 CHECKED: LWH
 SHEET NO: A2.00
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Z-100-84 (PHO-3-11)

PROPOSED ELEVATIONS

AUGUST 17, 2011 PHO

44th & Camelback Rd

Allen Architects

1116 East Mountain Drive
Scottsdale, Arizona 85255
480.343.8888
www.allenarchitect.com

Project Data

LOT AREA: 17,340.0 / 753,204.9
NET LOT AREA: 15,490.0 / 674,635.9

Building Areas:
Building A: 34,345.0
Building B: 58,000.0
Building C: 60,200.0
Building D: 20,000.0
Total GFA: 172,545.0

Lot Coverage:
Proposed: 22.00% / 44,200.0
Allowable: 33.70% / 5,830.0

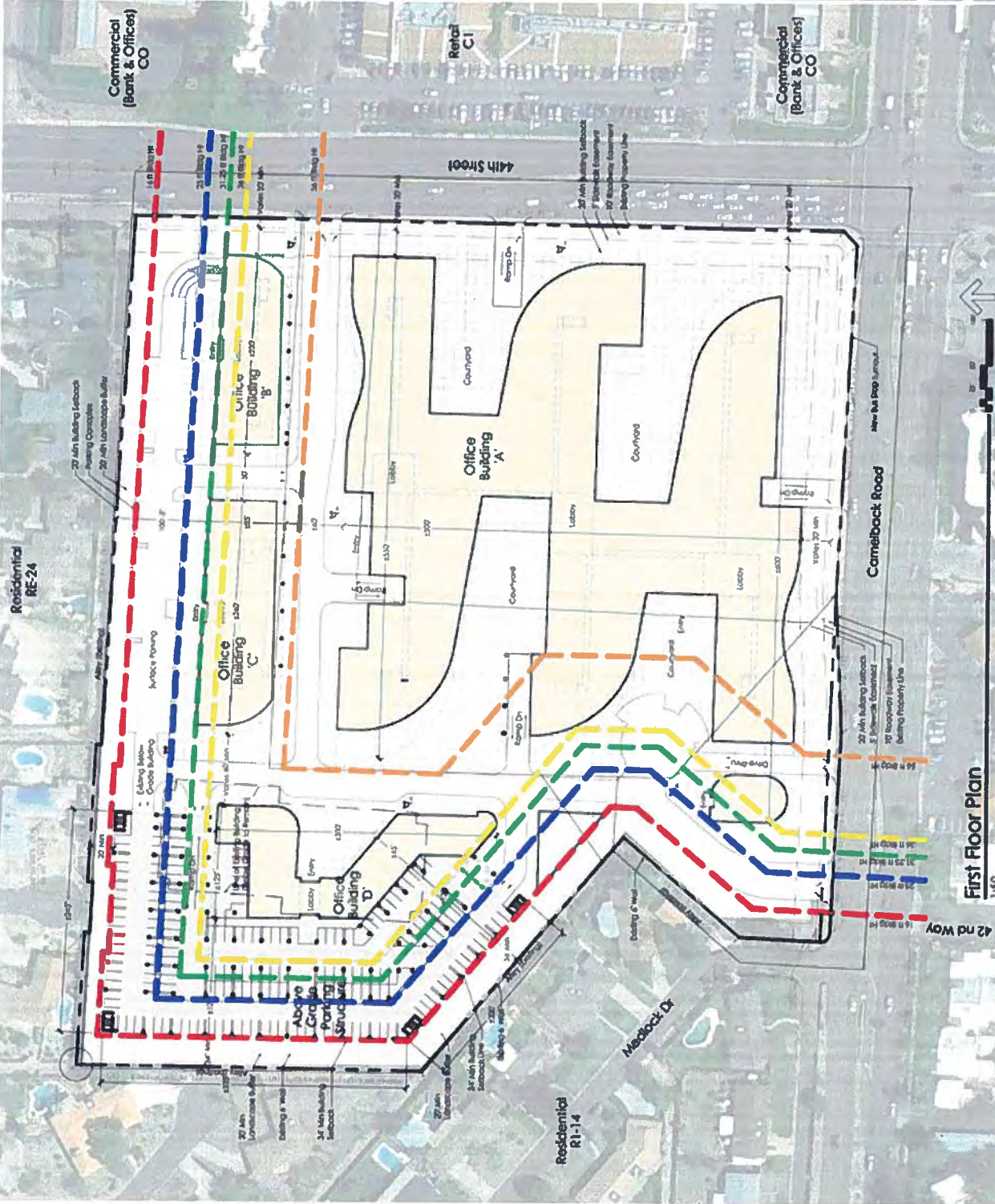
Parking:
148 total 1,200 sq ft
120 in 20 ft zones
28 in 10 ft zones
10 in 5 ft zones
Total 1,200 sq ft

Proposed:
27 min building setback
12 min building setback
12 min building setback
12 min building setback
12 min building setback
12 min building setback

Proposed:
27 min building setback
12 min building setback
12 min building setback
12 min building setback
12 min building setback
12 min building setback

DATE:	08/17/2011
SCALE:	1" = 50'-0"
DRAWN:	MJK
CHECKED:	LWH
SHEET NO:	A1.01

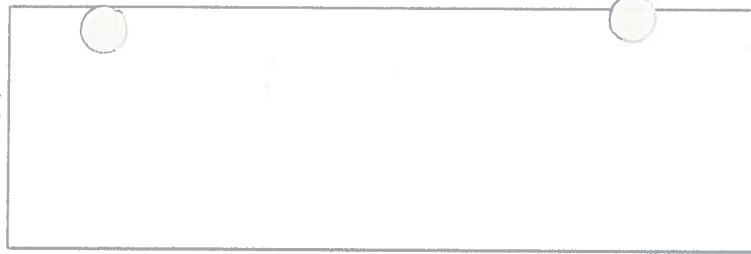
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CHECKED:	LWH
SHEET NO:	A1.01



Z-100-84 (PHO-3-11) **PROPOSED FLOOR PLAN (1ST FLOOR)** **AUGUST 17, 2011 PHO**

44th & Camelback Rd

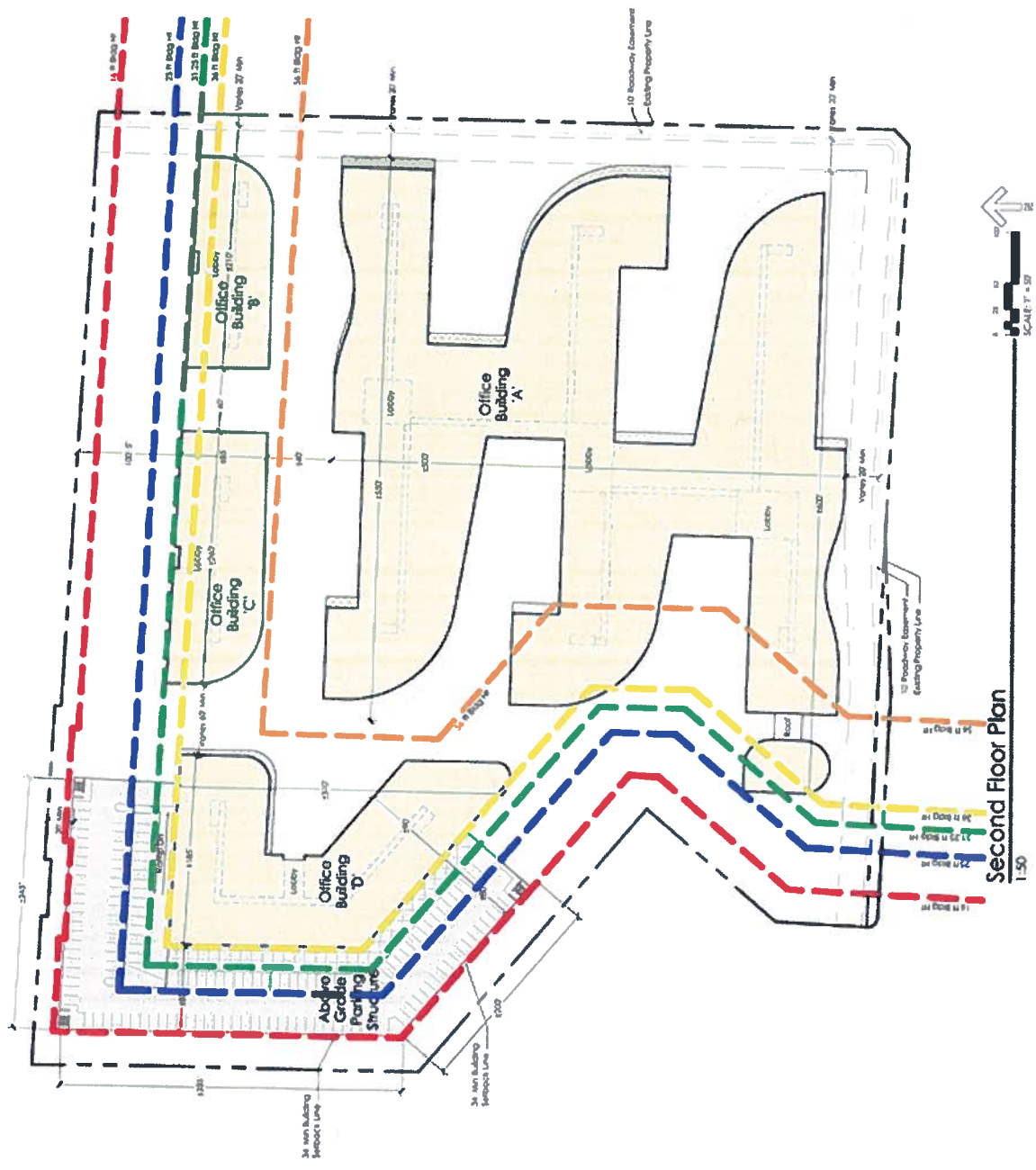
Allen
 ARCHITECTS
 2185 East Main Street
 Suite 200
 Phoenix, Arizona 85034
 480 950 2200
 www.allenarchitects.com



DATE	23.03.2011
SCALE	1/4" = 1'-0"
DRAWN	MLK
CHECKED	LMA
SHEET NO.	A1.02

Second Floor Plan

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Z-100-84 (PHO-3-11)

PROPOSED FLOOR PLAN (2ND FLOOR)

AUGUST 17, 2011 PHO

44th & Camelback Rd

Allen

715 East Division Drive
Phoenix, Arizona 85012
480 248 2222
www.allen.com

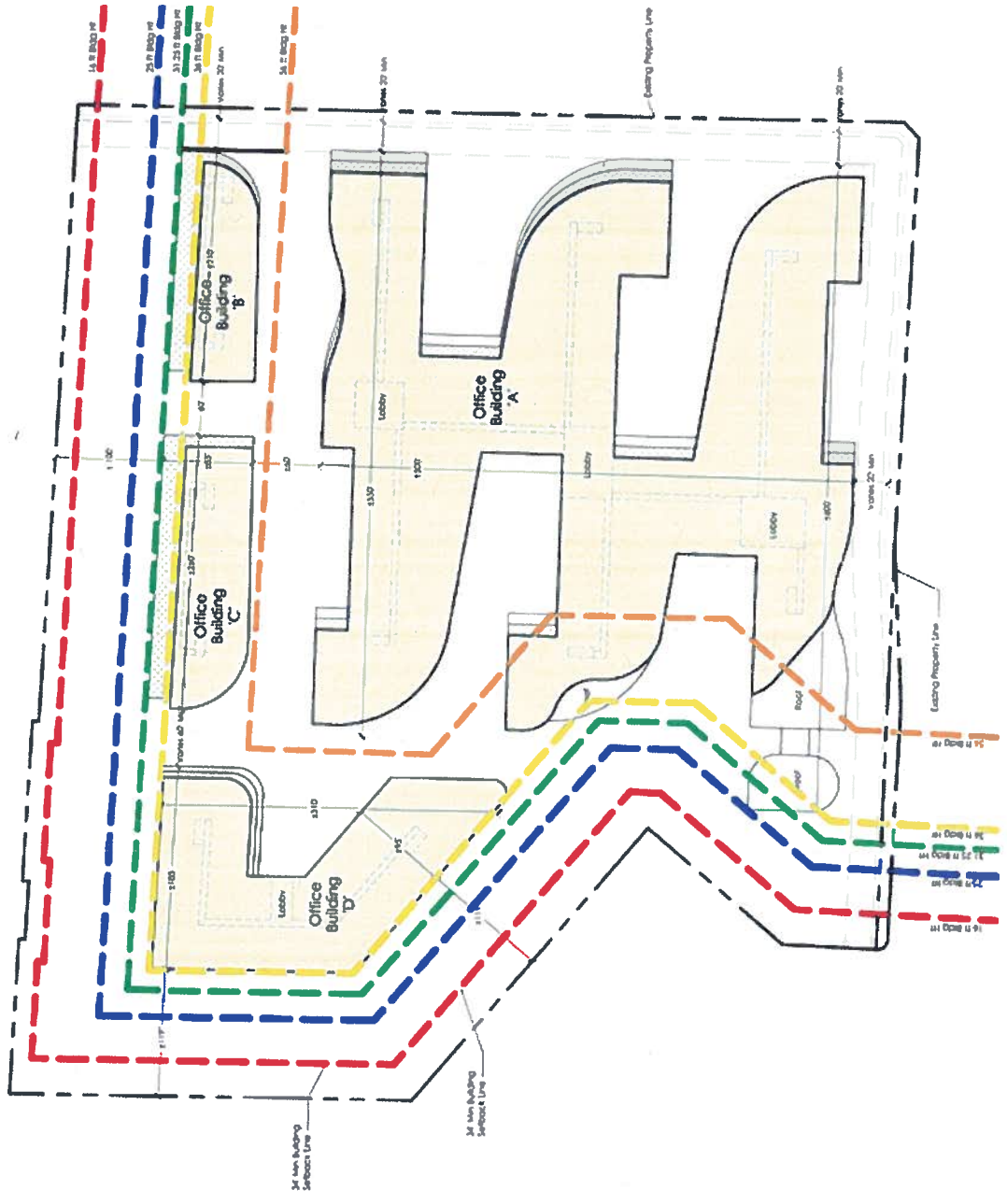


DATE	DESCRIPTION	BY
08/17/2011	PROPOSED FLOOR PLAN (3RD FLOOR)	PHO

Third Floor Plan

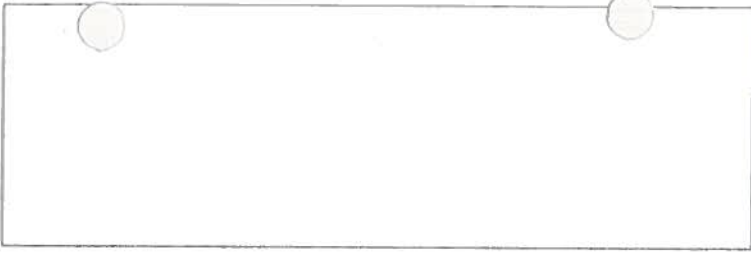
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SCALE	1" = 30'
DRAWN	PHO
CHECKED	PHO
SHEET NO.	A1.03

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44th & Camelback Rd

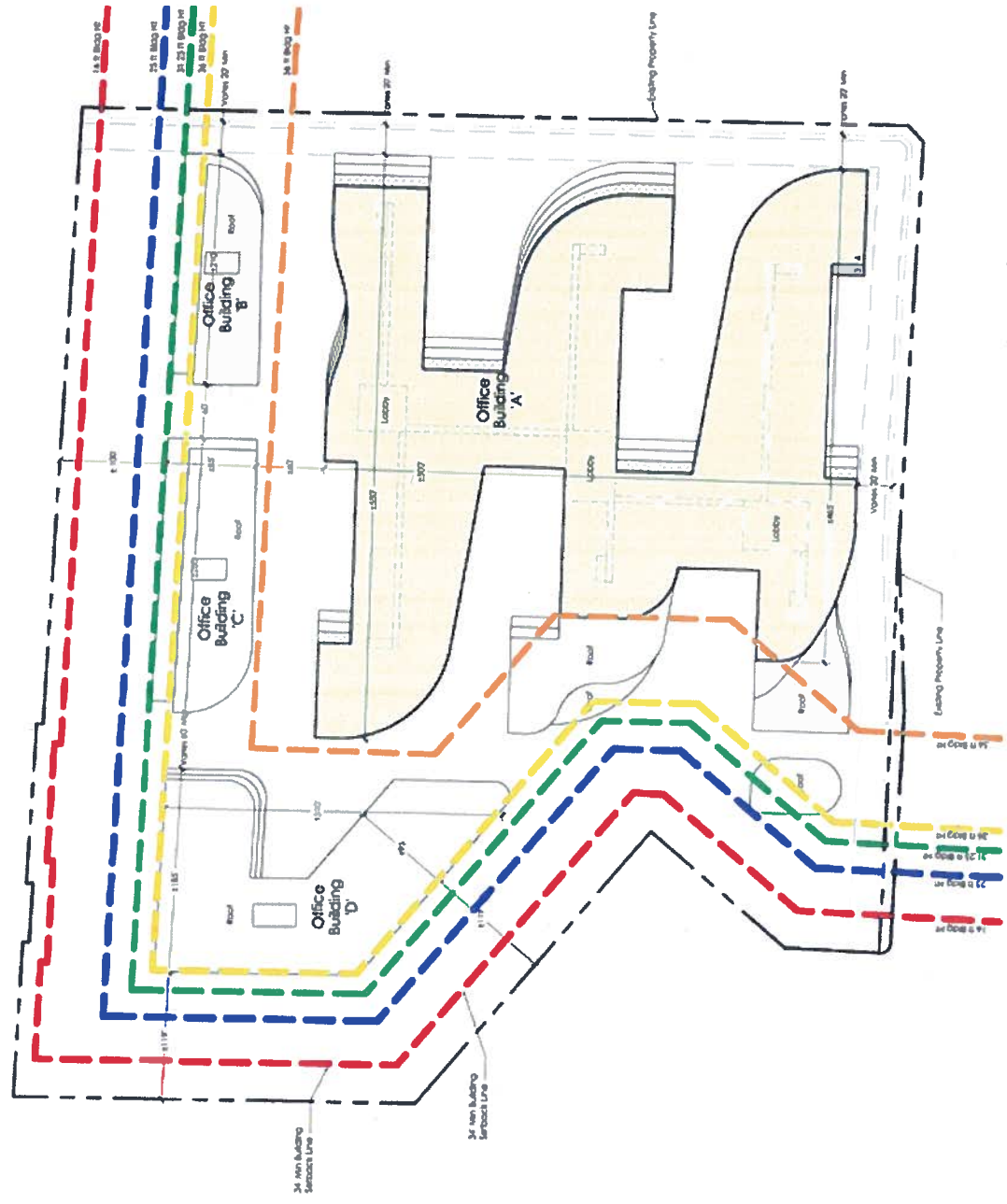
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 www.allenaz.com

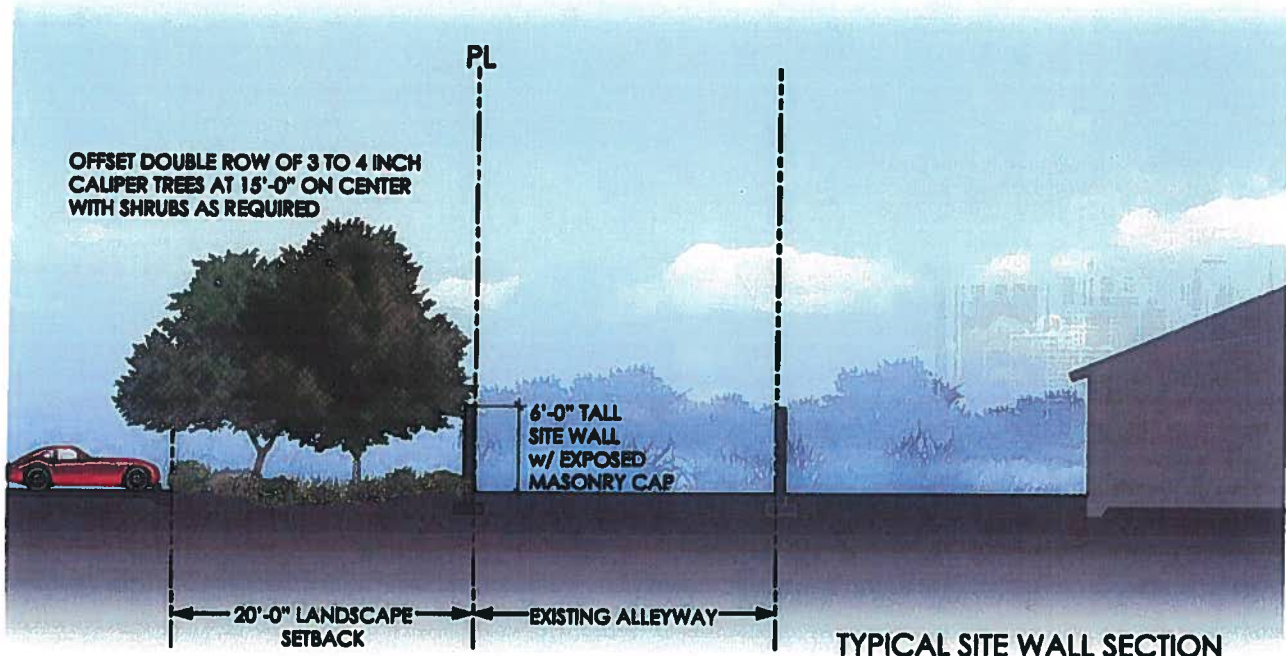


DATE	08/17/2011
SCALE	1" = 30'-0"
DESIGN	MMK
CHECKED	LMM
SHEET NO.	A1.04

Fourth Floor Plan

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 DESIGN: MMK
 CHECKED: LMM
 SHEET NO: A1.04
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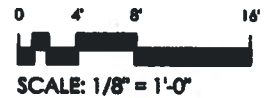




CITY OF PHOENIX

JUL 07 2011

Planning Department



44TH AND CAMELBACK

Site Wall Section/Elevation

July 21, 2011

AP1007

Allen **ARCHITECTS**
architects+interiors

7154 East Station Drive
Fourth Floor
Scottsdale, Arizona 85251
480.998.2800 Fax: 480.998.3800