



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-10-16-2
(Greystar Kierland Overture PUD)
April 21, 2016

Paradise Valley Village Planning Committee Meeting Date: May 2, 2016

Planning Commission Hearing Date: June 2, 2016

Request From: PCD (Approved C-2 PCD) (2.45 acres)

Request To: PUD (2.45 acres)

Proposed Use: Planned Unit Development to allow a mix of uses including multifamily residential and commercial uses

Location: Northeast corner of N 71st Street and Tierra Buena Lane

Owner: Legacy Kierland, LLC

Applicant/Representative: Nick Wood, Esq., Snell & Wilmer

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Mixed Use (Commercial/Commerce Park)	
Street Map Classification	N 71 st Street	Collector	35-foot east half street
	E Tierra Buena Lane	Minor Collector	35-foot north half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES GOAL; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The PUD supports increased intensity by proposing a mix of multifamily residential and commercial uses that are compatible with the surrounding Kierland area.</p> <p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES GOAL; 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.</i></p> <p>The proposed multifamily residential development provides additional housing options in the Kierland area, which is near a large commercial area and employment centers.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS GOAL: The preservation, maintenance and improvement of property conditions should be promoted to mitigate or eliminate deterioration or blight conditions and to help encourage new development and reinvestment within our communities.

The subject site is currently a vacant furniture store and therefore the redevelopment of this parcel to a multifamily development will provide property improvements to benefit the area.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant Furniture Store	PCD (Approved C-2 PCD)
North	Office	PCD (Approved C-2 PCD)
South	Furniture Store	PCD (Approved C-2 PCD)
East	Furniture Store	PCD (Approved C-2 PCD)
West	Multifamily Residential	PCD (Approved C-2 M-R DNS/WVR PCD)

Background/Issues/Analysis

SUBJECT SITE

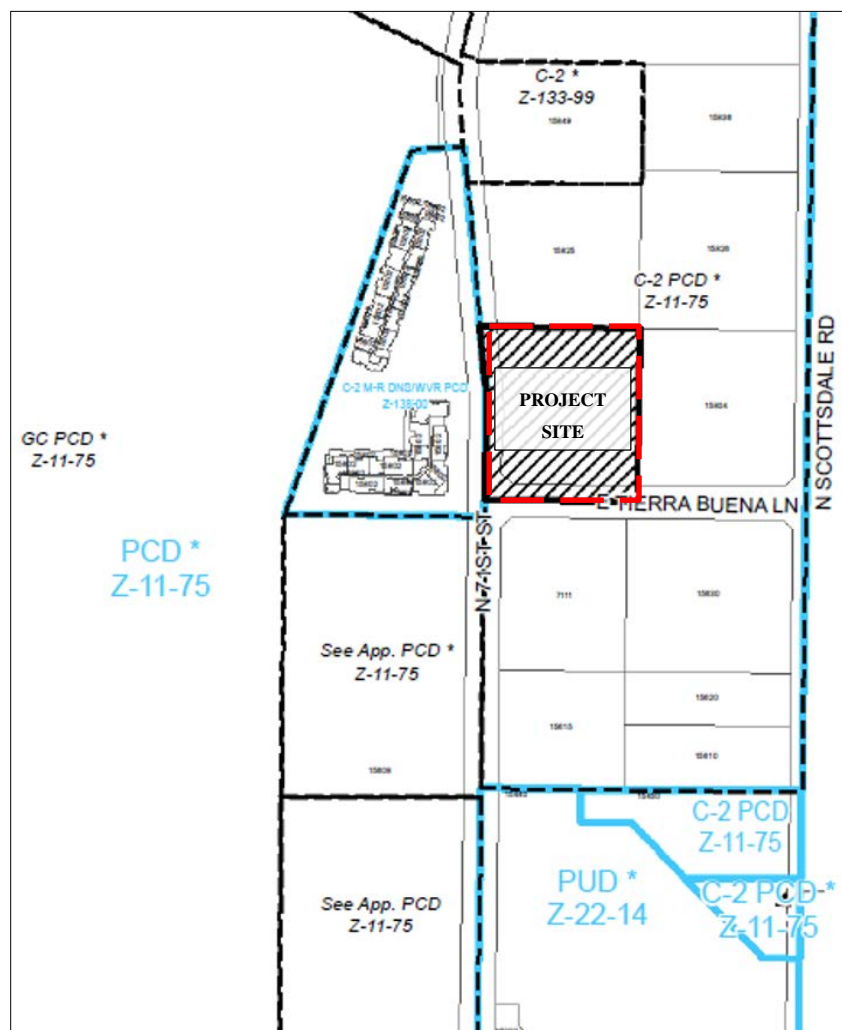
1. This is a request to rezone a 2.45 acre site located at the northeast corner of N 71st Street and Tierra Buena Lane. The request is to rezone from PCD (Approved C-2 PCD) to PUD to allow a mix of uses including multifamily residential and commercial. The proposed multifamily residential units will be marketed towards the 55 and older active adult demographic.
2. The proposed PUD site is currently vacant, but was formerly a furniture store. Furniture stores are located to the south and east and an office building is located north of the site. The Landmark Condominiums are located to the west of the site. Scottsdale Road, which serves as the border between the City of Phoenix and the City of Scottsdale, is located a half block east of the site.



3. The PUD site is located within the larger Kierland area, which consists of the Kierland Commons lifestyle center, restaurants, retail, the Westin Kierland Resort & Spa, offices, and multifamily residential. The site is located north of the Optima Kierland Center PUD, which was approved to allow a mix of mid-rise multifamily and commercial development (Z-22-14).

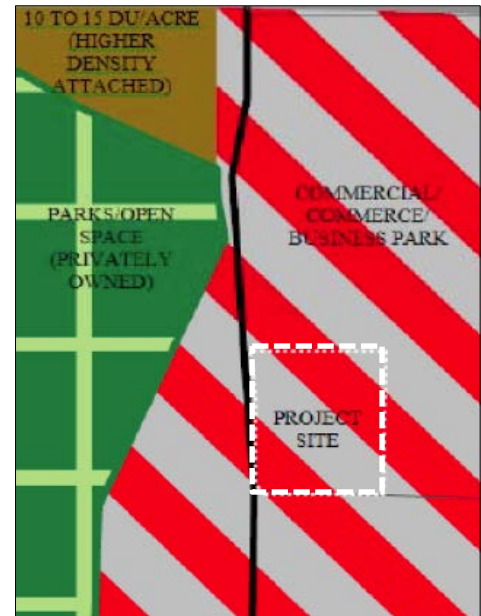
SURROUNDING USES, GENERAL PLAN & ZONING

4. The subject site is currently zoned PCD (Approved C-2 PCD). The property to the north, south, and east of the site is zoned PCD (Approved C-2 PCD). To the east, the property is zoned PCD (Approved C-2 M-R DNS/WVR PCD).



5. The General Plan Land Use Map designation for the subject site is Mixed Use (Commercial/Commerce Park/Business Park). The proposal does not conform to the General Plan Land Use designation; however, the subject site is under 10 acres and therefore a General Plan amendment is not required.

The General Plan Land Use Map designation surrounding the site is also Mixed Use (Commercial/Commerce Park/Business Park).



PROPOSAL

9. The proposal was developed using the PUD zoning designation which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is a site rezoned with standards crafted specifically for the site.

The Greystar Kierland Overture PUD provides a framework for development within the PUD area. However, specific development projects will be required to go through the Planning and Development review process.

10. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped April 19, 2016 (attached).

List of Uses

The Development Narrative proposes a number of permitted uses. The proposed uses consist of the permitted C-2 zoning uses found in Section 623 of the zoning ordinance and expands these uses to include multifamily residential with a maximum density of 88 du/acre.

Development Standards

The PUD proposes to develop a five-story multifamily development with a maximum building height of 68 feet. The conceptual site plan, included within the Development Narrative, shows the development with 171 units.

The proposed development standards outlined in the table below only apply to multifamily residential development. All other uses are to be developed under the standards of the C-2, Intermediate Commercial District as codified in Section 623 of the Phoenix Zoning Ordinance.

Development Standards for Multifamily Residential	Proposed Allowance
Maximum Density	88 du/acre
Minimum Lot Width/Depth	No minimum
Minimum Setback – Street Side	8 feet
Minimum Setback – Not Adjacent to Right-of-Way	10 feet
Maximum Building Height	68 feet
Maximum Lot Coverage	90%

Landscape Standards

The PUD proposes landscape standards outlined in the table below to only apply to multifamily residential development. All other uses are to be developed under the landscape standards of the C-2, Intermediate Commercial District as codified in Section 623 of the Phoenix Zoning Ordinance.

Landscape Standards for Multifamily Development	Proposed Allowance
Street Trees	<p>A minimum of 1 tree per 30 linear feet of frontage (excluding driveways).</p> <p>A minimum of 50% of the trees shall be 36 inch box size with the remaining 50% being a minimum of 24 inch box size.</p> <p>Trees shall be kept out of the required sight visibility triangles.</p> <p>A maximum of 3 genus of trees shall be allowed per street frontage.</p>
Perimeter Trees	<p>A minimum of 1 tree per 70 linear feet of perimeter (excluding driveways).</p> <p>A minimum of 50% of the trees shall be 36 inch box size with the remaining 50% being a minimum of 24 inch box size.</p>
Shrubs	<p>Shrubs at street frontages shall be installed at a rate of 1 shrub per 25 square feet of landscape area.</p> <p>Perimeter area shrubs shall be installed at a rate of 1 shrub per 65 square feet of landscape area.</p>
Decomposed Granite	<p>Shall be Madison Gold or Yavapai Gold, ½ inch screened at a minimum depth of s inch thickness over all landscape areas.</p>
Dog Park	<p>Inert surfaces shall be synthetic turf or a combination of synthetic turf and ¼ inch of decomposed granite.</p>

Parking Standards

The development of the site shall comply with Section 702 of the Phoenix Zoning Ordinance with the exception for multifamily residential. The proposed parking standards for multifamily residential is no less than 1.2 spaces per dwelling unit.

Amenities

The PUD proposes amenities for multifamily residential uses only to provide an 11,000 square foot podium courtyard which shall include a pool, spa, covered grill areas, outdoor lounge, pool cabanas, decorative pots and landscaping.

All other developments that are not multifamily residential shall comply with C-2, Intermediate Commercial District as codified in Section 623 of the Phoenix Zoning Ordinance.

Shade

The proposed shade standards for multifamily development require that a minimum of 25% of the podium courtyard shall be shaded by means of structural shade elements, cabanas, trees, and umbrella furnishings. In addition, public sidewalks/pedestrian ways will be provided with a minimum of 50% shade cover at vegetation maturity for the selected species.

All other developments that are not multifamily residential shall comply with C-2, Intermediate Commercial District as codified in Section 623 of the Phoenix Zoning Ordinance.

Lighting Plan

All lighting will be consistent with the standards of Section 704 of the Phoenix Zoning Ordinance.

Design Guidelines and Standards

The site is located within the Kierland Master Association and therefore all development on the site is subject to the review and approval of the Kierland Master Association Design Review Committee design guidelines, in addition to the City's standards.

For multifamily development, the final elevations and building plans submitted to the City shall include evidence of the provision that are outlined in the table below. All other developments that are not multifamily residential shall comply with C-2, Intermediate Commercial District as codified in Section 623 of the Phoenix Zoning Ordinance.

Design Standards for Multifamily Development	Proposed Allowance
Exterior Materials	Stone or Stimulated stone: 10% Perforated Metal Panels: 5% Glazing: 20% Stucco: Balance of façade
Exterior Façade	75% of residential units to have exterior balcony and/or patio spaces
Color Palette	Desert earth tones utilizing a variety of tans, browns, beiges, grays, green, and roses: Exhibit 4, Color Palette/Materials in the PUD narrative provides examples of colors that may be utilized; final colors are to be approved by the Kierland Master Association Design Review Committee.

Signage

The project is subject to the comprehensive sign plan adopted pursuant to Section 705.E.2 that is applicable to the greater Kierland area. All signage is subject to said comprehensive sign plan and any amendments thereto.

For multifamily residential development only, the PUD proposes exterior signage consisting of primary identification signage, leasing entrance signage, management signage, and garage/directional signage. All other sign types not specially addressed in this PUD shall comply with Section 705 of the Phoenix Zoning Ordinance.

All other developments that are not multifamily residential shall comply with C-2, Intermediate Commercial District, Section 623 standards and Section 705 standards related thereto.

Sustainability

City Enforced:

The city of Phoenix enforced sustainability standards are to be documented as part of the standard building permit issuance process and will show compliance with the following features:

- a) High efficiency mechanical equipment, with a third party inspection of installation
- b) Individual water heaters (to encourage conservation)
- c) Dual glaze windows with high performance glazing
- d) Lower flow toilets and showerheads
- e) Energy star rated appliances

- f) Site design for minimized heat island effect. Resident parking is shaded below building minimizing asphalt exposure, building roof to be light colored to maximize SRI.
- g) 100% of residential units provided with access to recycling.

Developer Enforced:

The PUD proposed developer enforced sustainability standards that are not implemented by the City; however, the developer commits to providing the following:

- a) Use of synthetic turf on podium and Dog Park.
- b) Pool located to minimize direct sun exposure
- c) On-site amenities, activity programs and community shuttle to encourage residents to remain on property, reducing off site traffic trips.

Phasing

The project will be constructed in one phase.

MISCELLANEOUS

- 11. Water and sewer capacity is a dynamic condition that can change over time due to a variety of factors. The requirements and assurances water and sewer service are not determined until the time of application for site plan or building permit approval. These requirements will be based on the status of the water and sewer infrastructure when the application is submitted. For any given property, these requirements may vary over time to be less or more restrictive depending on the status of the City's infrastructure.
- 12. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

- 1. The proposal is compatible with the existing multifamily residential and commercial developments in the surrounding area.
- 2. The proposed development will provide additional housing choices for residents that are 55 and older.

Stipulations

- 1. An updated Development Narrative for the Greystar Kierland Overture 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 April 19, 2016.

2. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SOL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.
3. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the Federal Aviation Administration (FAA).
4. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the Federal Aviation Administration (FAA) and a "No Hazard Determination" obtained prior to the construction start date.
5. The developer shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.

Writer

Hannah Oliver

April 21, 2016

Team Leader

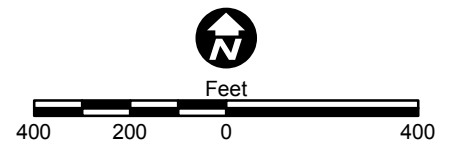
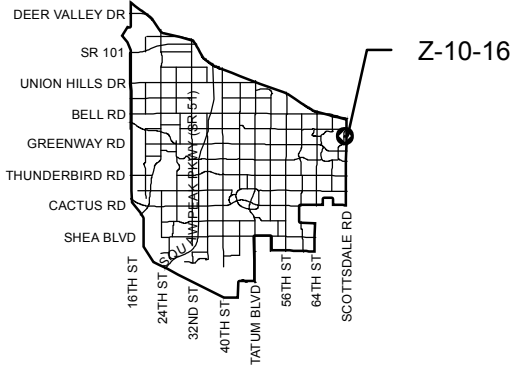
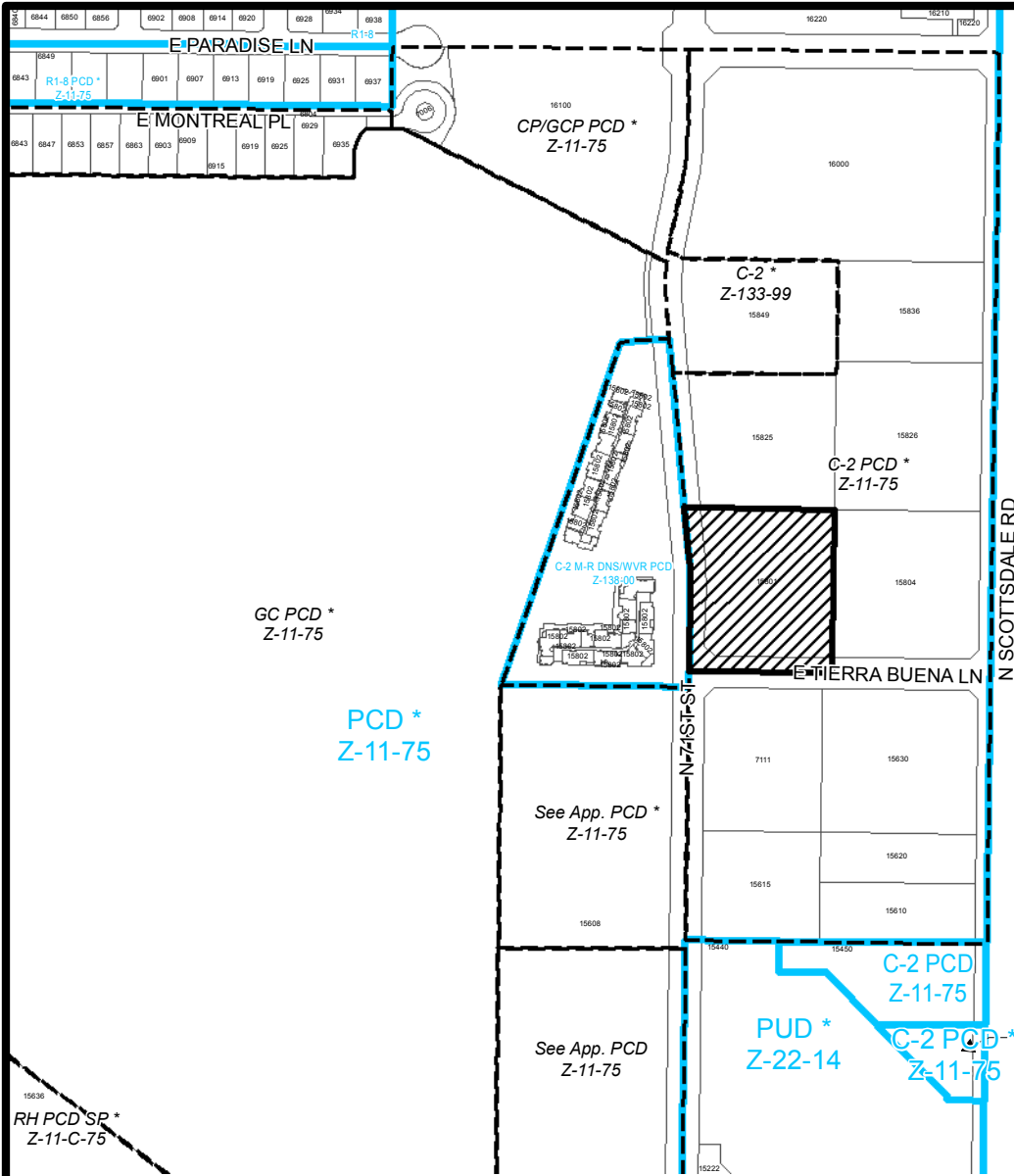
Marc Thornton

Attachments

Zoning Sketch

Aerial Map

PUD Narrative



PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 2



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PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Nick Wood, Esq		REQUESTED CHANGE: FROM: PCD (Approved C-2 PCD) (2.45 a.c.) TO: PUD (2.45 a.c.)	
APPLICATION NO. Z-10-16	DATE: 3/22/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.45 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 35-44	ZONING MAP L-12	
MULTIPLES PERMITTED PCD (C-2 PCD) PUD	CONVENTIONAL OPTION N/A (35) 175	* UNITS P.R.D. OPTION N/A (42) 175	

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



mapservices@phoenix.gov



Feet

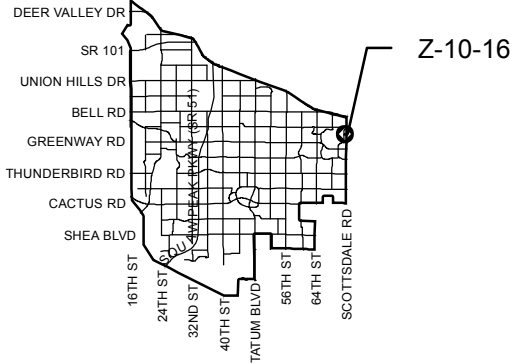
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PARADISE VALLEY VILLAGE
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