

Teakwood on Missouri



Planned Unit Development Land Use and Development Standards Narrative

Zoning Case No. Z---

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GENERAL STATEMENT REGARDING PLANNED UNIT DEVELOPMENTS

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

This PUD provides the regulatory zoning provisions designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

PRINCIPALS AND DEVELOPMENT TEAM

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A. PURPOSE AND INTENT

Teakwood on Missouri was constructed in 1964. The development consisted of a two-story apartment building, and a one-story addition that contained 3 additional units. This Planned Unit Development ("PUD") will allow for the preservation of the two-story structure, and allow for the remainder of the vacant parcel to be developed in a style and layout consistent with the existing development. Our project goals are as follows:

- Preserve the two-story apartment building structure;
- Build-out the vacant portion of the property in a style and layout consistent with the existing building;
- Maintain the existing building heights;
- Exceed the ordinance required spacing requirements to the adjacent residential home;
- Preserve the existing trees located along the south side of the project.

Teakwood on Missouri is located at 915 E. Missouri Avenue. The development is an existing for-rent apartment facility. The rear and southeast portions remain vacant. An aerial and vicinity map showing the site is attached as **Exhibit 1**. The legal description is attached as **Exhibit 2**.

The purpose of the Teakwood on Missouri Planned Unit Development ("PUD") is to establish specific design standards to guide development on this 1.36 gross acre site. Approval of this PUD will enable the completion of the remainder of the property with development standards that ensure consistency with the existing development and that of the surrounding neighborhood.

The density proposed represents a modest increase in density from the existing R-3 zoning classification. That portion of the building that is in poor condition will be removed and replaced with two new buildings. Altogether, at completion, there will be 44 units -18 existing plus 24 new micro-efficiency and 2 one-bedroom units.

Recent housing trends have shifted towards smaller, more efficient homes. Young, urban professionals are attracted to mid-century developments in the Camelback / 7th Street vicinity, precisely the development type that Teakwood on Missouri represents. Teakwood on Missouri will provide the neighborhood with alternative housing geared toward single residents, providing a smaller, more efficient size. This project represents a significant new investment in this mature area.

B. LAND USE PLAN

A conceptual site plan depicting a 26-unit addition to the existing 18-unit project (21 Units currently, 18 to remain in place) is attached as **Exhibit 3**. Primary access to the property will continue to be from Missouri Avenue, with secondary access by way of the existing alley leading west to 8th Place. The existing one-story building located adjacent to Missouri will be demolished as well as the existing pool. This structure currently has three units. The proposal is to place two new buildings that will be constructed on the vacant portion of the property. The new buildings are to be located toward the

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interior of the site to create a central courtyard. This open space will include new amenities, and a new pool. By shifting the new buildings to the property interior, it creates a significant setback along the east and south. The existing six space carport at the southwest corner of the site will also be demolished.

Building footprint: Today, the existing building footprint is approximately 9,084 sf. At completion, our overall building footprint will be 12,572 sf (16,174 sf including parking canopies), a mere footprint increase of 3,488 sf, for a calculated lot coverage of 26%. Including the existing parking canopies, the lot coverage is 33.5%

Livable area: Before removing the east wing of the existing building, the livable square footage for Teakwood Apartments is 10,269 sf (per Maricopa County Assessor Office). As mentioned above, a portion of the existing structure – 3,759 sf will be removed. There will be 12,612 sf of new livable square feet, for a total of 19,122 sf of total livable building area.

Under the existing R-3 zoning, the existing buildings could be removed and instead replaced with an entirely new multi-family or single-family attached townhome project with a density of 17.4 dwelling units per acre. The resulting 23 units could potentially allow for 43,000 square feet in building area, and ten foot setbacks from the adjacent southern and eastern property lines.

A rezoning to Planned Unit Development will limit the development scale and impact. The PUD will facilitate the preservation of this existing mid-century modern architectural style building and should be considered appropriate for this neighborhood, given the ranch style homes of the immediate area were constructed starting in 1951. The property is not currently on the Historic Register, according to the City of Phoenix Historic Preservation staff. The new construction will mirror and complement the existing building style, to the extent current building codes permit.

Traditional residential zoning options (R1-18 to R-5) address densities and prescribe development standards for single-family and typical multi-family zoning categories. The R-4A zoning category is specifically designed to address small unit, micro-efficiency units. As such, the development standards for density, yard, height and area of this PUD closely follow the R-4A zoning category, except where modified to ensure compatibility with the surrounding neighborhood. All unit access walkways are oriented to the interior of the site, and no balconies will be facing toward the neighborhood. The existing site is currently overparked, as numerous residents do not own vehicles.

The traditional way to measure a development's impact is to evaluate density. However, in this case, density isn't an effective tool. The reason for this is that under the traditional density calculation, both large units and micro units are indistinguishable - a 4000 square foot home carries equal weight to a 350 square foot unit when calculating density.

In reality, the 350 square foot unit clearly has less of an impact than the larger residential structure. As such, density is not an effective method to evaluate a development's impact.

Under the City of Phoenix zoning ordinance, only one category addresses density for micro-efficiency units. The R-4A zoning district's density formula allows one micro-efficiency unit per 500 sf of land area. Applied to this lot, a maximum of 96 units ($48,112/500=96.2$) would be permitted. Our development proposes less than half of the micro-efficiency units allowed in the R-4A zoning category.

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TABLE A: ZONING COMPARISON TABLE

	R-3 ZONING (existing)	R-4A ZONING	PROPOSED PUD
DENSITY (UNITS ALLOWED)	17.4 du/ac (24 units max)	1 micro-efficiency unit per 500 sf of land area (96 micro-efficiency units max)	1 one / two-bedroom per 2000 square feet and 1 micro-efficiency unit per 1000 sf of land area (44 units max) 44 units proposed 32.35 DU/AC proposed.
SETBACKS	Street: 10 ft. Rear: 10 ft. Side: 10 ft.	Street: 20 ft. Rear: 15 ft. Side: 5 ft.	Street: 30 ft. Rear: 55 ft. East Side: 35-50 ft. West Side: 20 ft.
ESTIMATED BUILDING FOOTPRINT / LOT COVERAGE	46,000 square feet (2,000 x 23 units)	57,600 sf (600 x 96 units)	Existing Building to Remain: 4,684 sf New Buildings: 7,888 sf = 12,572 sf building footprint = 26% lot coverage 16,174 sf (including parking canopies) = 33.5% lot coverage
BUILDING HEIGHT	3 stories / 40 feet	48 feet	2 stories / 24 feet

Throughout the development, hard surfaces are minimized where possible. Both exterior boundaries on the south and east will be tree lined. The existing tamarisk trees along the south property line are intended to remain in place. Furthermore, all the buildings and unit access points are situated to maximize privacy for the existing residential homes in the area.

A conceptual rendering is provided as **Exhibit 4**. The new construction will include large overhangs similar to the existing north elevation of the existing structure.

C. SITE CONDITIONS AND LOCATION

The existing site has been partially developed for around 53 years. The original multi-family site was developed with the 21 units, of which three are proposed to be removed as part of this action. The vacant portion of the site has remained in that condition since original multi-family construction. This vacant condition is a neighborhood concern as abandoned RVs, campers and vehicles are sometimes found on site. As part of this action, should it be approved, significant upgrades to the existing remaining units/structures are proposed.

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The only significant natural feature associated with the property are several large tamarisk trees along the southern boundary of the site. A key goal of this PUD to provide for the preservation of these trees.

An existing 8-foot alley is located along the east, south and the southern one-third portion of the west property line. The eastern and southern alleys are not used for trash pickup, as they are only 8 feet in width. During the development phase, the Developer will apply for an abandonment of the southern and eastern alley right-of-way. A property owner located at the southwest corner of the site has an RV gate exiting out into the existing alley property. As part of the abandonment, we propose to reserve access for the adjacent property owner's benefit. The western portion of the alley system will remain in place, as it extends to the south through the neighborhood.

The existing topography is relatively flat and drains generally to the southwest.

An aerial photograph and vicinity map showing the current state of this partially constructed project, is attached as **Exhibit 1**. Photographs documenting the existing site condition are attached as **Exhibit 5**.

D. GENERAL PLAN CONFORMANCE

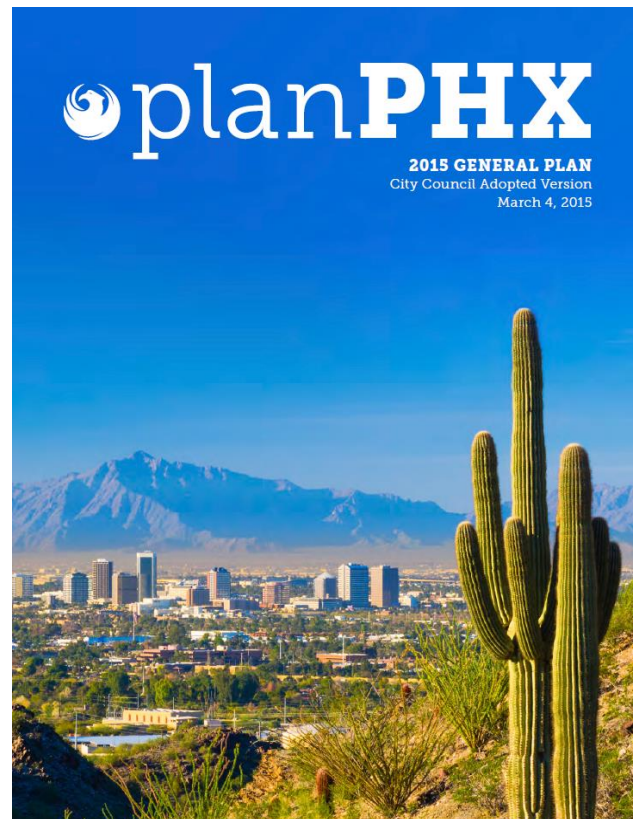
No amendments to the existing General Plan Land Use and Street Map are necessary. The land use map designates the site for "Residential (3.5 – 5 du/ac) – traditional lot". Under the policies of the general plan, amendments are not needed for residential projects under 10 acres in size.

Immediately adjacent to the north (PAD-14) and northeast (R-3), are properties with significant density categories allowing for up to 29 du/ac. To the east and south are homes constructed starting in about 1951. **Exhibit 6** depicts the existing General Plan Land Use Map for this property.

This project meets many of the different Core Values established in the General Plan.

CONNECT PEOPLE TO PLACES: Opportunity Sites-

"To promote the development of Vacant Parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives."



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- **LAND USE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**
 - **LAND USE: Promote and encourage compatible developments and redevelopments with a mix of housing types in neighborhoods close to employment centers, commercial areas, and where transit or transportation alternatives exist.**

In the current condition, this partially vacant portion of the property is a general negative to this neighborhood. The site has been in the current condition for over 50 years. Some degradation of the property in general has occurred, as it is the frequent target for vandalism, dumping and camping by homeless groups. While the existing developed buildings on the property have held up well, an infusion of additional units will ensure the ongoing viability of the site in a better condition than currently exists. The pool and open space area is proposed to be redesigned and reconstructed with this development process. As is, the relatively small number of existing micro-efficiency units is difficult to provide the economics necessary to provide a first-class micro-efficiency residential project. Residential continues to be the appropriate use for this property.

The area to the west has a mix of commercial and residential areas. This site is on the eastern edge of several high-density offices and other high intensity uses. This site helps transition from the higher density and office uses to the single family to the east and south. This project complements the area's mix of densities and development types – precisely what the general plan seeks to encourage. Immediately to the north is a recently constructed high density elderly apartment project on PAD-14 zoning.

Allowing for additional micro-efficiency apartments contributes to a diverse residential neighborhood, while providing a level of certainty that the site currently lacks. The project design includes various elements that ensure a continued mid-century modern design character appropriate for the neighborhood along with an appropriate building separation from adjacent residential.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS: Diverse Neighborhoods-
“Encourage communities and neighborhoods to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs. A diverse range of housing choices, densities and prices in each village should be encouraged.**

- **LAND USE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.**
- **LAND USE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.**

Teakwood on Missouri is a neighborhood focused project. A key component of this project is design. The proposed layout will provide an attractive landscaping buffer to the existing adjacent community

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to the south and east. Onsite, all units will have immediate access to the community open spaces to encourage interaction among residents.

This new, high-quality, micro-efficiency sized multi-family community will bring additional housing choices for a wide range of demographics and income levels. The project will likely spur a younger market, which may in turn attract additional investment in the area long term.

E. ZONING AND LAND USE COMPATIBILITY

Teakwood on Missouri PUD is a multi-family development that will blend with the surrounding residential development pattern. As the existing property as developed has worked well within the community, the proposed additional units will continue to provide a small unit footprint for generally single users who may work, and/or want to live in the area. Just a block to the west is a significant commercial area with three and four-story office buildings and retail at the intersection of 7th Street and Missouri Avenue. This includes a Bashas' /Ace Hardware center with additional restaurants and many other services nearby.

The Teakwood on Missouri PUD recognizes that there are tremendous opportunities for the property and the surrounding area. This project would provide a great alternative living space situation for the residents of the area. See **Exhibit 7** for the Existing Zoning Map.

TABLE B: SURROUNDING ZONING & LAND USE

	ZONING	LAND USE
ONSITE	R-3 Existing PUD Proposed	Multi-family / Vacant
NORTH	PAD-14 (allows for up to 29du/ac)	Multi-family Residential for Seniors Recently constructed Madison Gardens
WEST	C-0	Office building.
SOUTH / EAST	R1-6	Single-family Residential

F. LIST OF USES

Permitted Uses: Residential Multifamily – attached only

Temporary Uses: Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

Accessory Uses: Accessory uses shall be subject to Section 608 of the Phoenix Zoning Ordinance.

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G. DEVELOPMENT STANDARDS

Zoning Ordinance Applicability: The intended regulatory applicability of the Zoning Ordinance of the City of Phoenix, Arizona as adopted and periodically amended, is applicable to the Teakwood on Missouri PUD. The Development Standards contained within this Planned Unit Development are proposed for this site only. See **Exhibit 4** for a Conceptual Site Plan. The representative images are for illustration purposes only, intended to continue a general level of quality and design.

The design is attached multi-family residential development. Each unit will be fully enclosed with a community open space centrally located to provide a sense of community and easy amenity access to residents.

TABLE C: DEVELOPMENT STANDARDS

Lot Size	59,310 sf gross (1.36 ac.) 48,112 sf net (1.10 ac.)
Overall Site Density (maximum)	32.35 du/ac., not to exceed maximum dwelling units calculated as follows: 1 one / two-bedroom per 2000 square feet and/or 1 micro-efficiency unit per 1000 sf of land area (44 units max)
Building Setbacks:	Street: 30 ft. Rear: 55 ft. East Side: 35-50 ft. West Side: 20 ft.
Individual Building Setbacks:	15-foot Min. between all buildings
Building Height (maximum)	2-story, 24-foot maximum
Overall Project Lot Coverage (maximum)	Existing building footprint to remain: 4,684 sf New building footprint: 7,888 sf = 12,572 sf / 48,112 lot area 26% Building Lot Coverage Proposed = 16,174 sf / 48,112 lot area (includes 3,602 sf parking canopy) 33.5% Building Lot Coverage including parking canopy.
Parking – Per Unit (unreserved)	1.0 space per unit for units 600 square feet in size or smaller, 41 x 1 = 41 1.5 spaces for one or two bedroom units larger than 600 sf, 3 x 1.5 = 5 Total required = 46 Total provided = 52

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Parking-Guest	6 guest spaces, to be located anywhere within overall project boundaries. One of which to be Handicapped Accessible, with accessible route to common open space.
Accessory Building Height	Structure height may not exceed the height of the adjacent fence within 10' of the fence.

TABLE D: LANDSCAPE STANDARDS

Perimeter Landscape Setbacks	
North	5-foot minimum
East	5-foot minimum
South	8-foot minimum
West	None, existing Parking and alley.
Common Open Space (minimum):	5% of the gross lot area Common Area landscape minimum width to be 5 feet in width 7,000 sf to be provide. Project must include a minimum of two active amenities, or as determined to be a comparable amenity as determined by Planning and Development Department: Pool area with seating, BBQ cooking space provided.
Perimeter Planting Requirements	2-inch caliper for 50% of trees and 3-inch caliper for 25%, and 4-inch for 25% of trees to be planted a minimum 20 foot on center. (or equivalent groupings) in new or replaced landscaping areas. (Existing areas to remain as is.) There shall be a minimum of (5) 5-gallon shrubs for each tree.
Interior Landscaping	Interior pedestrian route shall be shaded a minimum of 50%. Shading may be a combination of landscaping and /or building shading as measured based on the summer solstice at 12 p.m.
Planting requirements	Shade trees planted shall be comprised of the list included in Table 1, TAB A of Section 507 of the Phoenix Zoning Ordinance. Existing tamarisk trees along south boundary excluded from list. If tamarisk trees along south boundary are removed, replacement trees from Table 1, TAB A of Section 507 of the Phoenix Zoning Ordinance.

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	All new onsite trees and shrubs shall incorporate a mix of low-water use desert and ornamental shrubs and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. Automatic watering systems for water conservation are proposed. Any existing on-site trees reserved for preservation shall be exempt from this requirement.
Building and Shade Requirements for Sidewalks and Interior Pedestrian Paths	The interior sidewalks leading to units will be covered on both stories of the building entrance area. Shade calculations shall be based on the summer solstice at 12:00 p.m. Shade caused from a building may count towards shade calculations.
Perimeter Walls / Fences	6-foot minimum fence shall be erected along the south and east property lines only if one does not exist. As most fences exist, a plan to complete fencing will be determined with final site plan review.

H. DESIGN GUIDELINES

Teakwood on Missouri will adhere to the following design review requirements. At the time of site plan review, the developer shall provide photographs of the property and surrounding community along with an explanation demonstrating how the project architecture and site design is consistent with the standards established within this PUD and complements or exceeds the surrounding neighborhood.

- a. Unit entrances shall be shaded.
- b. Rear and side building facades shall include trim and finish compatible with front façade.
- c. To avoid a monotonous building elevation, building accents shall include architectural detailing in the Mid-Century Modern style. Materials which may be used shall include building projections, paint, columns, and appropriate graphics and decorative fencing.
- d. Decorative on-site lighting shall be provided. Lighting shall comply with the "Environmental Performance Standards" Section 704 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code.
- e. Retention areas shall be undergrounded and located under the parking areas. No significant above ground retention will be provided within common open spaces.

I. SIGNS

All signs shall comply with Section 705 of the Phoenix Zoning Ordinance. Signs shall be reviewed and permitted under separate review. No changes to the existing sign facing Missouri Avenue are proposed.

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J. SUSTAINABILITY

Sustainability is an important part of any development, and is a pivotal component of the Teakwood on Missouri PUD. The following list highlights enforceable, environmentally sensitive elements to be incorporated into the project.

City Enforceable Standards (Enforced through permit review)

1. Water conservation through the selection of drought tolerant landscaping materials.
2. Water conservation through efficient drip irrigation system.
3. Reduce heat island effect with over 25% of parking under parking canopies.
4. Encourage recycling through the inclusion of recycling bins.

Additional Non-Enforceable Standards

1. All new units will utilize energy efficient mechanical equipment, energy star rated appliances and dual glazed windows.
2. Zero BOC interior paints, reduced flow toilets, and enhanced thermal performance of the building envelope.
3. Shaded walkways, (50% at landscape maturity) to reduce heat gain.
4. Retain existing trees along south property lines.

K. INFRASTRUCTURE

Circulation System

The site plan, conceptually depicted on **Exhibit 3** shall be subject to approval by the City of Phoenix.

Missouri Avenue is a collector street which makes up the northern border. The street (from curb-to-curb) is fully constructed with sidewalks on both sides. No dedications or right of way improvements are required or proposed.

The site will have vehicular and pedestrian access from Missouri Avenue as the main access point, with alley access to the west toward 8th Place for secondary vehicular access. The existing driveways are proposed to remain as currently constructed. The 8' wide alley dedications on the east and south are proposed to be abandoned, as they have not been used for passable traffic.

Grading and Drainage

To be submitted as part of the Planning and Development Department Site Plan submittal. The site will not be permitted to increase the 100 year 2-hour peak runoff flows, not change the time of the peak, nor increase the total runoff from its pre-development values. Retention volume required be determined during site plan review. Retention is proposed to be provided with underground storage facilities located under the interior private drives and parking areas.

Water and Sewer Services

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All future development will utilize existing City of Phoenix water mains to provide potable water service and fire protection to the site. Wastewater will also utilize existing wastewater systems provided by the City of Phoenix. All onsite systems are proposed to be private, with City water and sewer main connections.

Abandonment

The existing alleys on the east and south are proposed to be abandoned prior to or concurrent with final site plan approval by the Site Planning Division.

L. PHASING PLAN

The new construction of the site will be completed in one phase. Renovations to existing units and buildings will be phased alternately with new construction.

M. EXHIBITS

See attached Exhibits