



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-84-23-3
January 31, 2024

[Paradise Valley Village Planning Committee Meeting Date:](#) February 5, 2024
[Planning Commission Hearing Date:](#) March 7, 2024

Request From: [R1-6](#) (Single-Family Residence District) (1.36 acres)
Request To: [R-3A](#) (Multifamily Residence District) (1.36 acres)
Proposal: Multifamily residential
Location: Approximately 675 feet west of the southwest corner of 20th Street and Campo Bello Drive
Owner: Benny M Lucero Revocable Trust
Applicant/Representative: Joshua Ursu
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Residential 10 to 15 dwelling units per acre	
<u>Street Map Classification</u>	Campo Bello Drive	Local	25-foot south half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposal is a reasonable level of increased intensity considering there is existing higher-density housing in the immediate vicinity of the site. Additionally, as stipulated, a wider landscape buffer with enhanced tree planting standards will be provided adjacent to abutting single-family residential to be respectful of the adjacent neighborhood.</p>			
<p>CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: <i>Development should include convenient bicycle parking.</i></p> <p>The proposal, as stipulated, will provide secured bicycle parking and guest bicycle parking to encourage use of the nearby 16th Street and 20th Street established bicycle corridors. This bicycle parking will provide residents and guests with an alternative mode of transportation to the site.</p>			

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

The proposal, as stipulated, will provide pedestrian walkways shaded to a minimum of 75 percent, a detached tree-shaded sidewalk along Campo Bello Drive, and uncovered surface parking shaded by drought-tolerant shade trees to a minimum of 25 percent.

Applicable Plan, Overlays, and Initiatives

[Housing Phoenix Plan](#): See Background Item No. 6.

[Tree and Shade Master Plan](#): See Background Item No. 7.

[Complete Streets Guidelines](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

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

[Transportation Electrification Action Plan](#): See Background Item No. 11.

[Phoenix Climate Action Plan](#): See Background Item No. 12.

[Conservation Measures for New Development](#): See Background Item No. 13.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residence	R1-6
North (across Campo Bello Drive)	Single-family residence	R1-6
South	Single-family residential	R1-6
East	Single-family residential	R1-6 (Approved R-2)
West	Single-family residence	R1-6

R-3A – Multifamily Residence District (Planned Residential Development Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	1.36 acres
Maximum Number of Units	31; 36 with bonus	26 (Met)
Maximum Density (dwelling units/acre)	23.1 dwelling units per acre; 26.4 with bonus	19.12 dwelling units per acre (Met)
Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures; Total: 60%	30.1% (Met)
Maximum Building Height	3 stories or 40 feet for first 150 feet; 1-foot increase in height per 5-foot increase in setback to a maximum of 48 feet high and 4-story; 15-foot maximum height within 10 feet of a single-family zoned district and 1-foot increase in height for each additional 1-foot of building setback	2-story and 23 feet, 8 inches high; 22 feet high within 17 feet of a single- family zoned district (Met)
Minimum Building Setbacks		
Adjacent to Public Street	20 feet	Campo Bello Drive (North): 20 feet (Met)
Adjacent to Property Line	15 feet	East: 17 feet (Met)
		South: 17 feet (Met)
		West: 54 feet, 6 inches – 81 feet, 11 inches (Met)
Minimum Landscape Setbacks		
Adjacent to Public Street	20 feet	Campo Bello Drive (North): 20 feet (Met)
Adjacent to Property Line	5 feet	East: 10 feet (Met)
		South: 10 feet (Met)
		West: 5 feet (Met)
Minimum Parking	39 spaces required 1.5 spaces per 1- or 2- bedroom unit 26 units proposed all 2- bedroom	39 spaces provided (Met)
Minimum Open Space	5% of gross area	6.82% (Met)

Background/Issues/Analysis

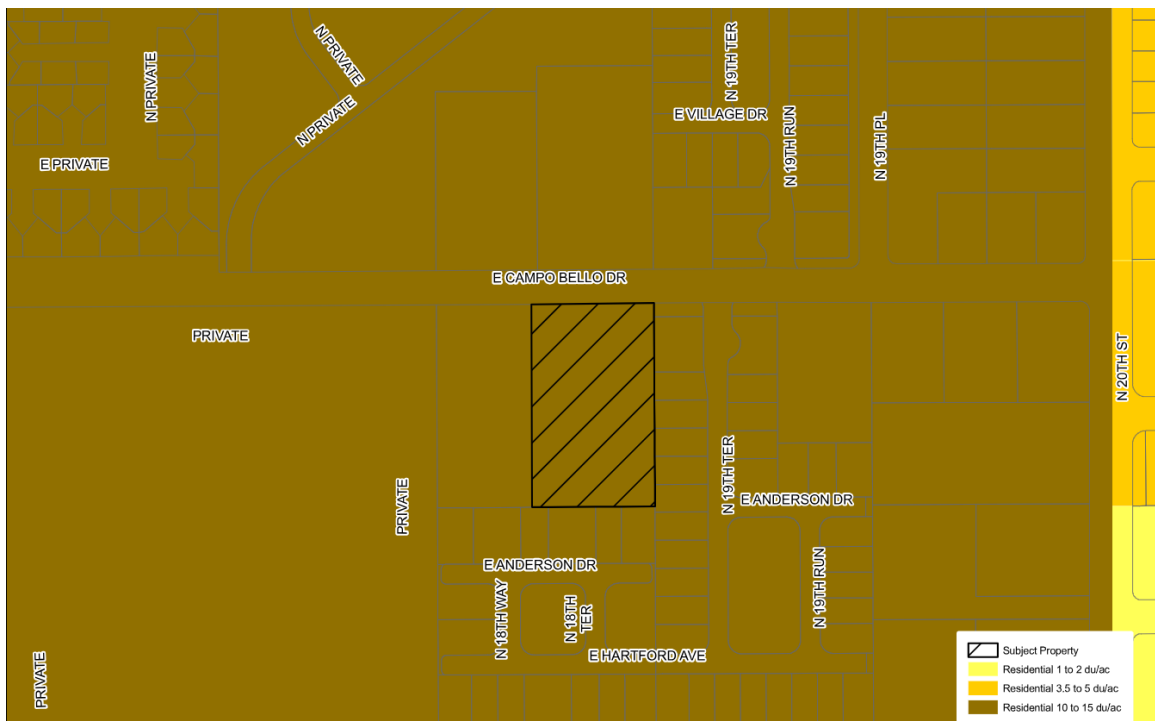
SUBJECT SITE

1. This request is to rezone 1.36 acres located approximately 675 feet west of the southwest corner of 20th Street and Campo Bello Drive 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 subject site is Residential 10 to 15 dwelling units per acre. This land use category falls under the higher-density attached housing, multifamily condominiums or apartments housing type, which allows land use categories with densities from 10 to 15 dwelling units per acre and 15+ dwelling units per acre. Zoning districts R-3, R-3A, R-4A, R-5, or any mixed-use district allowing more than 10 units per acre are consistent with this housing type. While the proposal for R-3A is not consistent with the General Plan Land Use Map designation of Residential 10 to 15 dwelling units per acre, it is consistent with the allowable zoning districts within the higher-density housing type in the General Plan.

The General Plan Land Use Map designations surrounding the site to the north, east, south, and west are also Residential 10 to 15 dwelling units per acre.



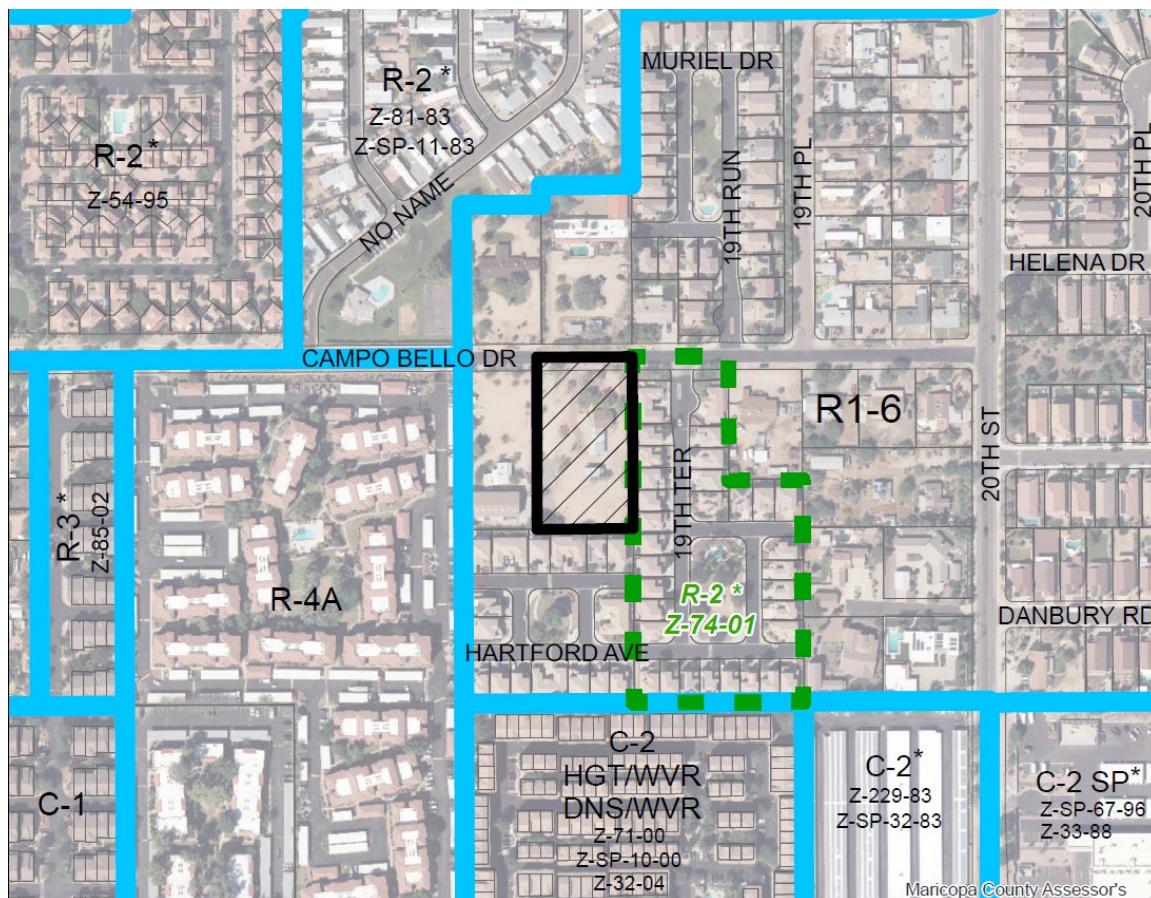
General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The subject site contains a single-family residence and is currently zoned R1-6 (Single-Family Residence District).

To the north of the subject site, across Campo Bello Drive, and to the east, south, and west of the subject site is single-family residential, all zoned R1-6 (Single-Family Residence District).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The site plan, attached as an exhibit, proposes a new 26-unit multifamily residential development with four buildings. Vehicular access is proposed along the northwest portion of the site from Campo Bello Drive. The proposal includes 39 parking spaces, two of which are reserved for accessible parking spaces, and two of which are reserved for electric vehicle charging spaces. Additionally, a future driveway connection to the property to the west is planned on the southwest corner of the site. Refuse bins are proposed to be located near the

center of the west side of the site. Three common open space areas are proposed with a total area of 4,041 square feet.

The site meets or exceeds lot coverage, building setback, landscape setback, and parking requirements; therefore, staff recommends general conformance to the site plan date stamped January 25, 2024. This is addressed in Stipulation No. 1.

To provide a larger buffer between the single-family residences to the east and south, and to provide enhanced landscaping, staff recommends a minimum 10-foot landscape setback be provided along the east and south property lines and that the landscape setbacks be planted with minimum two-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center. This is addressed in Stipulation Nos. 3 and 4 and is shown on the site plan and landscape plan attached as exhibits.

To increase shade in uncovered surface parking lot areas and reduce the amount of pavement in the direct sunlight, staff recommends that all uncovered surface parking lot areas be landscaped with minimum two-inch caliper, large canopy, drought-tolerant, shade trees, dispersed throughout the parking lot area to achieve a minimum of 25 percent shade at maturity. This is addressed in Stipulation No. 5.

To enhance pedestrian comfort, visibility, and safety, staff recommends the following:

- Where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or pavement treatments that visually contrasts the parking and drive aisle surfaces.
- All pedestrian walkways, including sidewalks, be shaded by a structure, landscaping at maturity, or a combination of the two to achieve a minimum of 75 percent shade.
- The sidewalk adjacent to Campo Bello Drive be detached and include minimum two-inch caliper shade trees planted 20 feet on center or in equivalent groupings within the landscape strip located between the back of curb and sidewalk.

These are addressed in Stipulation Nos. 6, 7, and 17.

To promote bicycling as an alternative mode of transportation to nearby 16th Street and 20th Street, which are established bicycle corridors, staff recommends the project include secured bicycle parking at a rate of 0.25 spaces per unit, guest bicycle parking spaces at a rate of 0.05 spaces per unit installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, and a bicycle repair station. To enhance bicyclist comfort, staff also recommends the bicycle

parking spaces and bicycle repair station be shaded a minimum of 75 percent. These are addressed in Stipulation Nos. 7, 8, and 9.

5. **Elevations**

The building elevations, attached as an exhibit, proposes 2-story buildings with a maximum height of 23 feet and 8 inches, with a variety of four different materials, including horizontal siding and trim, stucco, exposed metal, and horizontal metal accent, and four varying colors. Staff recommends general conformance to the elevations date stamped January 25, 2024. This is addressed in Stipulation No. 2.

PLANS, OVERLAYS, AND INITIATIVES

6. **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 proposal 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 at a more rapid pace while using vacant land in a more sustainable fashion.

7. **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. Staff is recommending robust tree planting standards, including planting minimum two-inch caliper trees 20 feet on center or in equivalent groupings within the landscape strip adjacent to Campo Bello Drive, within the landscape setbacks, and dispersed throughout uncovered surface parking lot areas to achieve 25 percent shade at maturity. Staff is also recommending that all pedestrian walkways and bicycle infrastructure be shaded a minimum of 75 percent. This is addressed in Stipulation Nos. 4, 5, 7, and 17.

8. **Complete Streets Guidelines**

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. Staff is recommending the sidewalk adjacent to Campo Bello Drive be detached and separated by a landscape strip

planted with drought-tolerant shade trees. This is addressed in Stipulation No. 17. Additionally, to enhance pedestrian comfort, visibility, and safety, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or pavement treatments that visually contrasts the parking and drive aisle surfaces. This is addressed in Stipulation No. 6.

9. **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. As stipulated, the project will provide secured bicycle parking spaces at a rate of 0.25 spaces per unit, guest bicycle parking spaces at a rate of 0.05 spaces per unit and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, and a bicycle repair station. This is addressed in Stipulation Nos. 8 and 9.

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. The applicant's submittal materials indicated that the proposal would provide a separate dumpster for recycling.

11. **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. This goal is addressed in Stipulation Nos. 10 and 11, which requires a minimum of 10 percent of required bicycle parking to include standard electrical receptacles for electric bicycle charging capabilities

and a minimum of five percent of the required parking spaces to include EV Installed infrastructure.

12. [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 goal is addressed in Stipulation No. 12, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

13. [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. 13, 14, 15, and 16, which addresses the following:

- Natural turf to only be utilized in required retention areas (at the bottom of the basin) and functional turf areas, such as parks and residential common areas.
- Pressure regulating sprinkler heads and drip lines to be utilized in any turf areas to reduce water waste.
- Landscaping to be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
- Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List to be utilized.

COMMUNITY INPUT SUMMARY

14. At the time this staff report was written, staff has received five letters of opposition, two letters with concerns, and 25 letters of support. Concerns shared included density, traffic, parking, land use compatibility, sign posting location on

the site, and a private vehicular access easement which allows vehicular access across the subject property to the property to the west.

INTERDEPARTMENTAL COMMENTS

15. **Street Transportation Department**

The Street Transportation Department requested the following:

- That all existing overhead utilities adjacent to the development within the public right-of-way be undergrounded.
- That unused driveways be replaced with sidewalk, curb and gutter.
- That any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets be replaced.
- That all off-site improvements be upgraded to be in compliance with current ADA guidelines.
- That all streets be constructed with all required elements and to ADA requirements.

These are addressed in Stipulation Nos. 18 through 20.

16. **Aviation Department**

The Aviation Department requested that the property owner record documents that disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. This is addressed in Stipulation No. 21.

OTHER

17. 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. 22.
18. 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. 23.
19. 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 compatible with nearby land uses and zoning districts.
2. As stipulated, the proposal will provide an enhanced buffer adjacent to single-family residences.
3. As stipulated, the proposal supports efforts from various plans, policies, initiatives, such as the Housing Phoenix Plan, the Tree and Shade Master Plan, the Complete Streets Guidelines, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and Conservation Measures for New Development.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 25, 2024, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped January 25, 2024, as approved by the Planning and Development Department.
3. A minimum 10-foot-wide landscape setback shall be provided along the east and south property lines.
4. The landscape setbacks shall be planted with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings, and drought-tolerant shrubs, accents, and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to

provide a minimum of 75% shade, as approved by the Planning and Development Department.

8. Secured bicycle parking shall be provided at a minimum rate of 0.25 spaces per unit. Guest bicycle parking shall be provided at a minimum rate of 0.05 spaces per unit. Guest bicycle parking shall be provided through Inverted U and/or artistic racks located in open space and amenity areas and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
9. A bicycle repair station ("fix it station") shall be provided and maintained on site. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
10. A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Installed Infrastructure, as approved by the Planning and Development Department.
12. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
13. Natural turf shall only be utilized in required retention areas (bottom of basin) and functional turf within common areas, as approved by the Planning and Development Department.
14. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
15. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (Smart Controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

16. 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.
17. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the south side of Campo Bello Drive, adjacent to the development, planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents, and vegetative groundcovers maintained to a maximum mature height of two feet to achieve a minimum of 75% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

18. All existing overhead utilities within the public right-of-way shall be undergrounded, adjacent to the development. The developer shall coordinate with all affected utility companies for their review and permitting.
19. Unused driveways shall be replaced with sidewalk, curb and gutter. Also, any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets shall be replaced and all off-site improvements shall be upgraded to be in compliance with current ADA guidelines.
20. 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.
21. The property owner shall record documents that disclose the existence, and operational characteristics of the Deer Valley Airport 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 reviewed and approved by the City Attorney.
22. 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.

23. 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

Adrian Zambrano

January 31, 2024

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

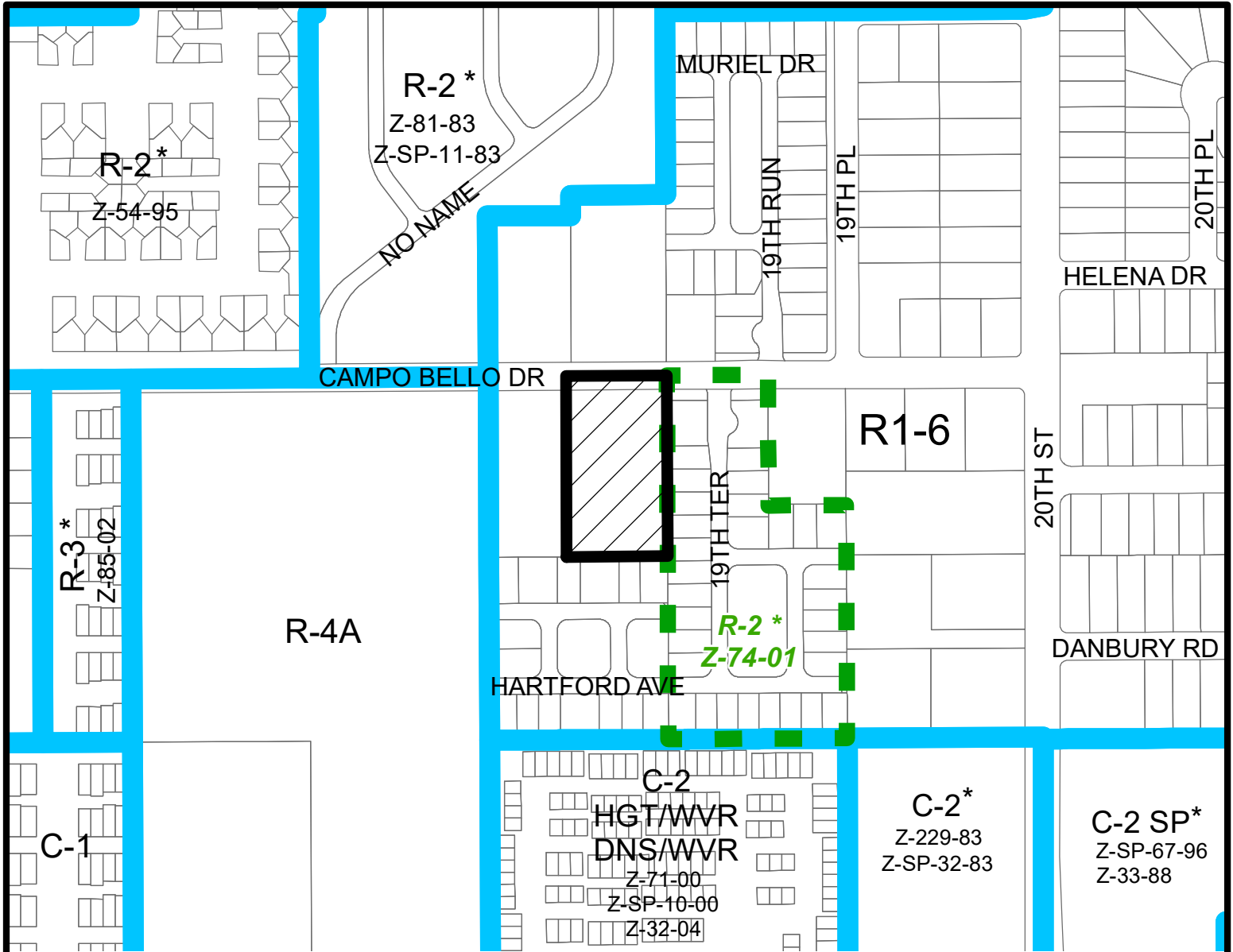
Aerial Sketch Map

Site Plan date stamped January 25, 2024

Landscape Plan date stamped January 25, 2024

Elevations date stamped January 25, 2024 (2 pages)

Correspondence (33 pages)



Miles

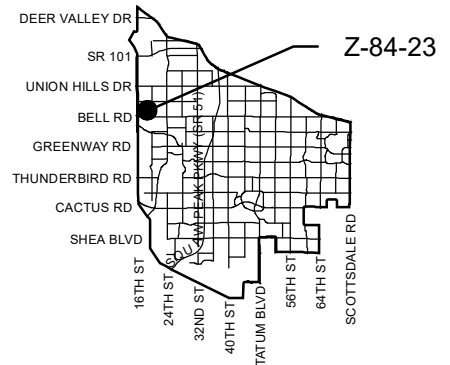
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PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Joshua Ursu

APPLICATION NO. Z-84-23

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

1.36 Acres

DATE: 12/12/2023
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 37-31

ZONING MAP
M-9

REQUESTED CHANGE:

FROM: R1-6 (1.36 a.c.)

TO: R-3A (1.36 a.c.)

MULTIPLES PERMITTED

R1-6
R-3A

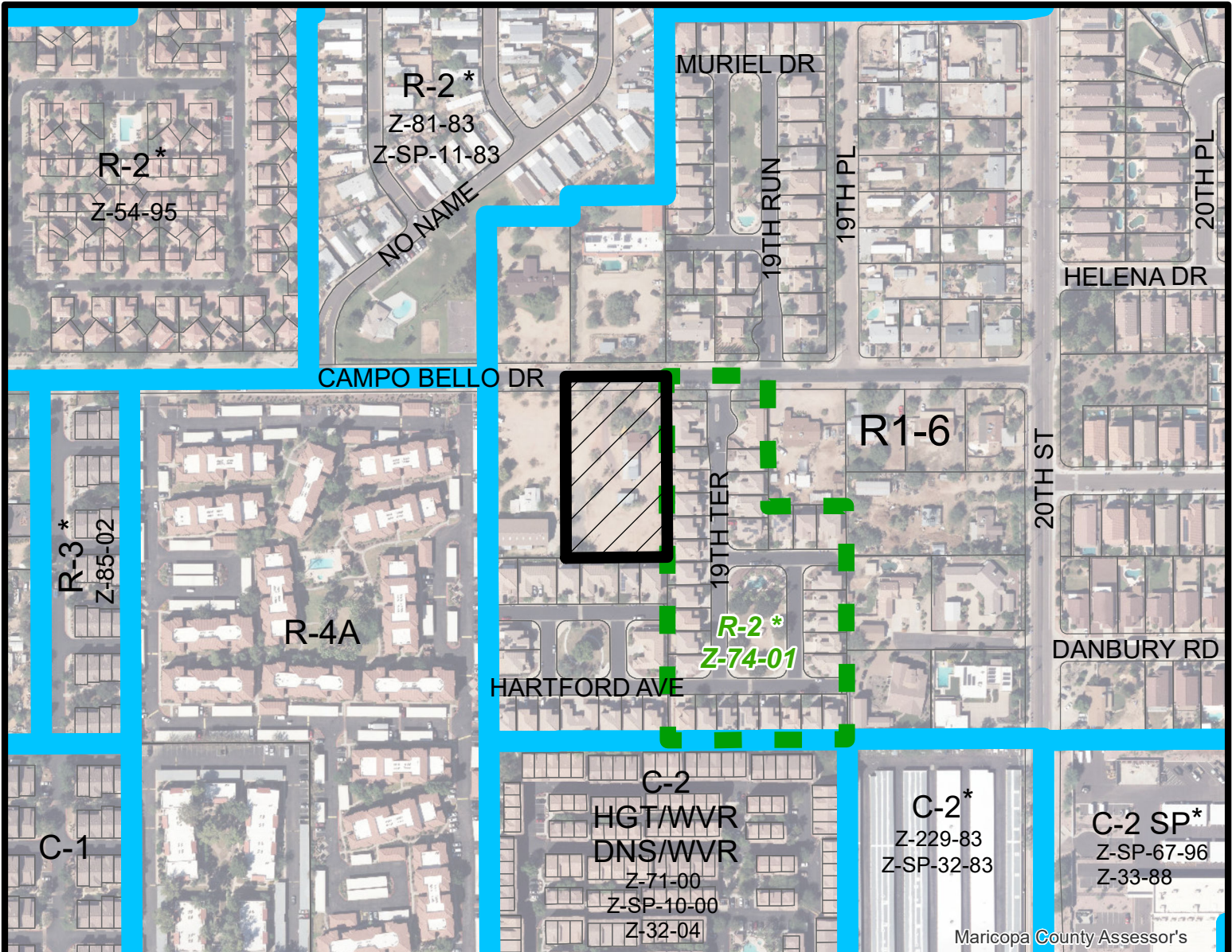
CONVENTIONAL OPTION

7
30

* UNITS P.R.D. OPTION

9
36

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



Maricopa County Assessor's



Miles

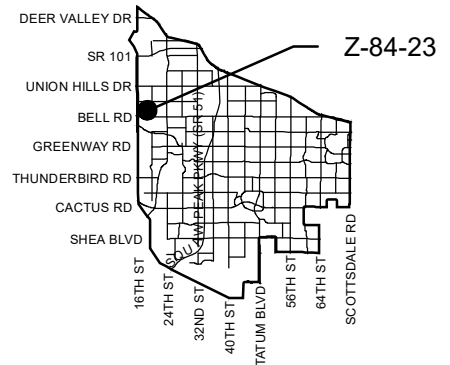
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PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Joshua Ursu

APPLICATION NO. Z-84-23

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

1.36 Acres

DATE: 12/12/2023
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 37-31

ZONING MAP
M-9

REQUESTED CHANGE:

FROM: R1-6 (1.36 a.c.)

TO: R-3A (1.36 a.c.)

MULTIPLES PERMITTED

R1-6
R-3A

CONVENTIONAL OPTION

7
30

* UNITS P.R.D. OPTION

9
36

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

1851 E. CAMPO BELLO DR.
PHOENIX, ARIZONA 85022

KONTEXTURE, LLC
ARCHITECT
3334 N. 20TH STREET
PHOENIX, AZ, 85016
T: 602.875.6221
F: 602.875.6239

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SEALS AND SIGNATURES

KEYPLAN

**Planning & Development
Department**

KIVA: 23-1324
SDEV: 2300331
PAPP: 2304847

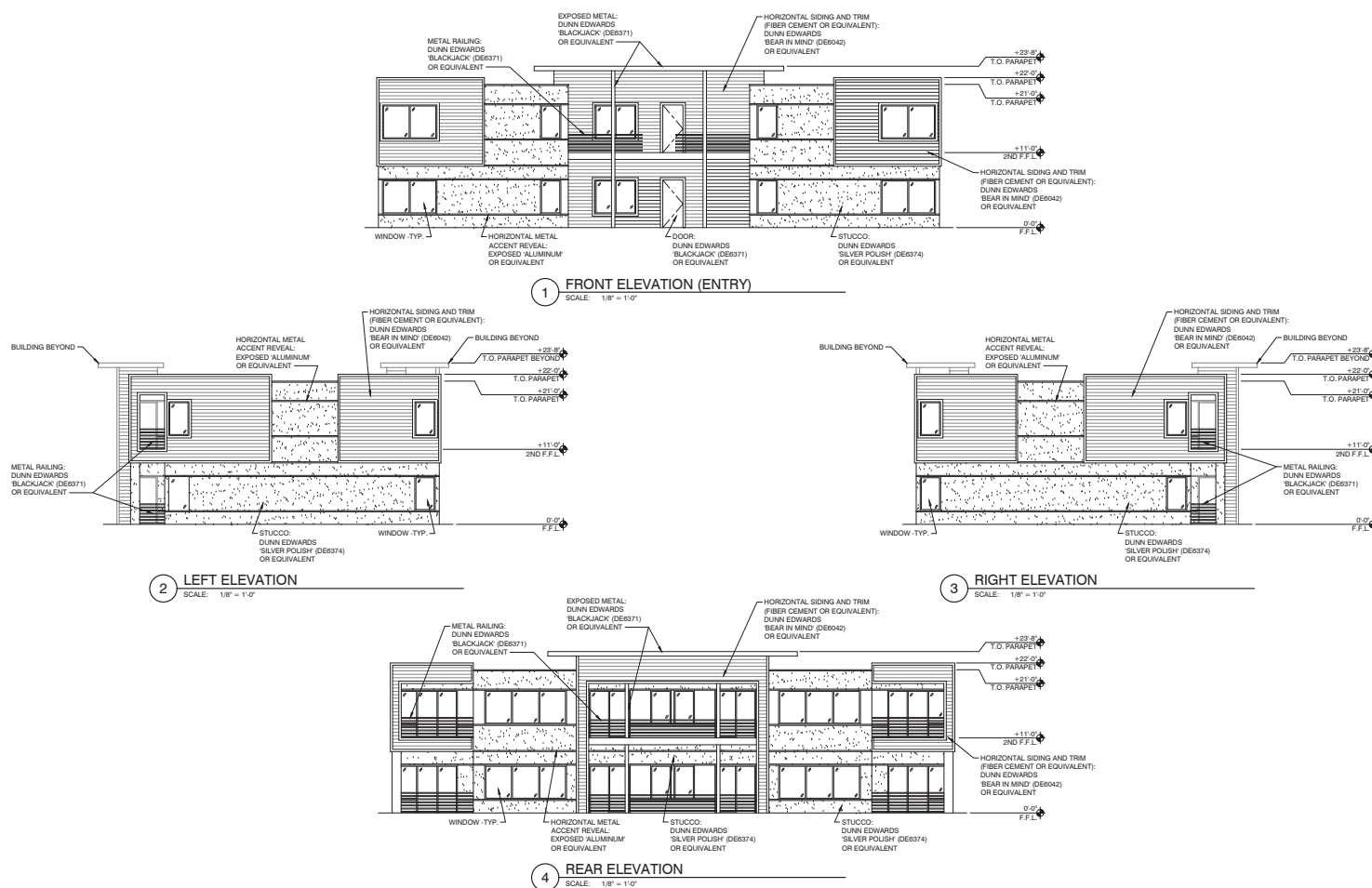
DRAWING TITLE

EXTERIOR ELEVATIONS

SCALE 1/4" = 1'-0"

PROJECT NUMBER _____

DATE 01.24.24



JAN 25 2024
Planning & Development
Department



	HORIZONTAL SIDING AND TRIM: FIBER CEMENT OR EQUIVALENT: DUNE EDWARDS "YEAR IN MINCY" (DE6042) OR EQUIVALENT
	STUCCO: DUNE EDWARDS "SILVER POLISH" (DE6374) OR EQUIVALENT
	EXPOSED METAL / METAL RAILING: DUNE EDWARDS "BLACKJACK" (DE6371) OR EQUIVALENT
	HORIZONTAL METAL ACCENT REVEAL: EXPOSED "ALUMINUM" OR EQUIVALENT



1851 E. CAMPO BELLO DR.
PHOENIX, ARIZONA 85022

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3334 N. 20TH STREET
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[illegible]

SEALS AND SIGNATURES

KEYPLAN

DRAWING TITLE

SCALE $1/4" = 1'-0"$

PROJECT NUMBER

COLORED ELEVATIONS

DATE 01.24.24

Josh Ursu
10338 E. Running Deer Trail
Scottsdale AZ 85262

Potential owner,

I am one of many neighbors that a zoning change will affect from the property you are attempting to purchase at 1851 E. Campo Bello Drive.

My position on this matter (and I believe many of the neighbors) is that I will attend and speak at every variance meeting in the City of Phoenix to oppose your proposed changes. This neighborhood does not need any more apartments, vehicle traffic, parking issues, or any other issues associated with high density living. The property is zoned R-7 and I will argue for the zoning to remain as is, residential on a large lot with horse privileges.

There are several properties that are for sale on Bell Road that I would support your developing. If you choose one of those you have my support. I will not support ANY modifications to the zoning in this neighborhood.

After viewing your address, I found that there are several lots in the area of your residence that are available. Maybe one of those will meet your needs.

This is not a debate and I will not discuss this further. Just know, I will not support ANY changes to the zoning.

Allen Tigges

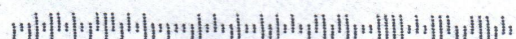
A.J. Tigges
828 E. Campo Bello Dr.
Phoenix AZ 85022

PHOENIX AZ 852
28 AUG 2023 PM 9 L



Josh Ursu
10338 E. Running Deer Trail
Scottsdale AZ 85262

85262-895938




Paradise Valley Village Planning Committee

As a local business owner, I am in support of the proposed 30-unit apartment complex at 1851 E Campo Bello Dr Phoenix Arizona.

Our business and others in the immediate area would benefit from having more local potential customers and employees.

Thank you.

Hang Peng

Hornbill Sushi



Paradise Valley Village Planning Committee

As a local business owner, I am in support of the proposed 30-unit apartment complex at 1851 E Campo Bello Dr Phoenix Arizona.

Our business and others in the immediate area would benefit from having more local potential customers and employees.

Thank you.



my hair barber

Zev Shams



Paradise Valley Village Planning Committee

As a local business owner, I am in support of the proposed 30-unit apartment complex at 1851 E Campo Bello Dr Phoenix Arizona.

Our business would benefit from having more local potential customers and employees.

Thank you.

Shayne A. Ward
MBA, CPCU
ALLSTATE AGENCY OWNER



24-hour
Customer Service

Shayne A. Ward MBA, CPCU
Agency Owner
SW Insurance Agency

Allstate Insurance Company
1618 E. Bell Road
Suite 105
Phoenix, AZ 85022

Office 602-867-9622
Cell 480-399-4803
shayneward@allstate.com
Auto, Home, Business, Life

Steven Wolf

1840 E. Campbell

marymsd@aol.com

Fax 602 867 1941

Not against but
not ready to sign
letter of support.

Phone 602 570 1828

~~Mike~~

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.

Abril Espino

1802 E Campo bello dr #1

abril espino
aespino40504@gmail.com

To City of Phoenix planning departments,

As a local property owner, I am in support of the new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.

Alexander Coronel 1802 E Campo Bello dr. Lot. 104
602 562 8291

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned
at 1851 E Campo Bello Dr in Phoenix.

Annabel Ramos

1802 E Campo Bello Dr Phoenix AZ 85032 Lot #19

SRP

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned
at 1851 E Campo Bello Dr in Phoenix.

Elizabeth Mar

1802 e Campo bello dr

104 120 phoenix Az

Elu

To Phoenix City Council and Planning Department,

As a local property owner, and or resident,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

Fredi Gregorio 
Name

17412 N 20th ST
Address

480-859-9354 FrediGregorio@gmail.com
Phone number and Email address

To Phoenix City Council and Planning Department,

As a local property owner,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

GAVIN HAZELDENE

Name

1935 E CONTINENTAL AVE PD
PHOENIX AZ 85022

Address

480 819 1443. HAZELDENE GM @ OUTLOOK.COM

Phone number and Email address

X Gavin Hazdene

To Phoenix City Council and Planning Department,

As a local property owner, and or resident,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

Grudelis Martinez Grudelis Martinez

Name

17431 N 19 Place Phoenix AZ 85022

Address

602 740.92.05


Phone number and Email address

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned
at 1851 E Campo Bello Dr in Phoenix.

IVAN OLIVAS

1715 E CAMPO BELLO DR. PHX. AZ 85022

 602-206 8092

To City of Phoenix planning departments,

As a local property owner, I am in support of the new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.



J. G. Swerbrick

Rosa McNugh

101 unit 1802 E. Campo Bello

owns

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned
at 1851 E Campo Bello Dr in Phoenix.

as long as there is sufficient parking and rules,

Jose Mara.

1802 E. Campo Bello Unit 119 Phoenix, AZ

JOSE S. MORA

Resident since 2006.

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned
at 1851 E Campo Bello Dr in Phoenix.

Marcelino Padeco

1802 E Campo Bello Dr Unit 11

Marcelino Padeco

602 461 9143

marzthe16th@gmail.com

To Phoenix City Council and Planning Department,

As a local property owner,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

Michael Herman

Name

17306 N. 19th Terrace

Address

630-803-9432 mjherman31@gmail.com

Phone number and Email address

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned
at 1851 E Campo Bello Dr in Phoenix.

changetoday4u@gmail.com (602) 507-2000
Monica Williams - 1641 East Groves Ave #26 Phx 85022

To City of Phoenix planning departments,

As a local property owner, I am in support of the new 30 unit apartment community being planned at 1851 E Campo Bello Dr in Phoenix.

Nancy Spurlock
2622 E. Acoma Dr
85032

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned
at 1851 E Campo Bello Dr in Phoenix.

Petra Romo

1802 E Campo Bello dr #38

Petra Romo

I would support the apartment project
at 1851 E. Campo Bello Dr if the city would
install sidewalks on Campo Bello from 16th st to
20th st on both sides.

Philip Hudrea

1902 E. Campo Bello Dr

~~Philip Hudrea~~

602 366 5684

To Phoenix City Council and Planning Department,

As a local property owner, and or resident,

I am in support of the New potential Apartment Complex being built at 1851 E Campo Bello Dr, Phoenix, Arizona.

Yenifer Alonzo Ramirez

Name



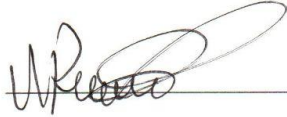
Address

17415 N 19 Pl Phoenix AZ 85022

Phone number and Email address

To City of Phoenix planning departments,

I support the building of a new 30 unit apartment community being planned
at 1851 E Campo Bello Dr in Phoenix.

A handwritten signature in black ink, appearing to read "W. R. ...", is written over a horizontal line.

Adrian G Zambrano

From: Bodie Hull <hullbodie@gmail.com>
Sent: Tuesday, December 12, 2023 4:18 PM
To: Adrian G Zambrano
Subject: Case# or application NO. Z-84-23-3

Please tell the city planner.

Adrian Zambrano

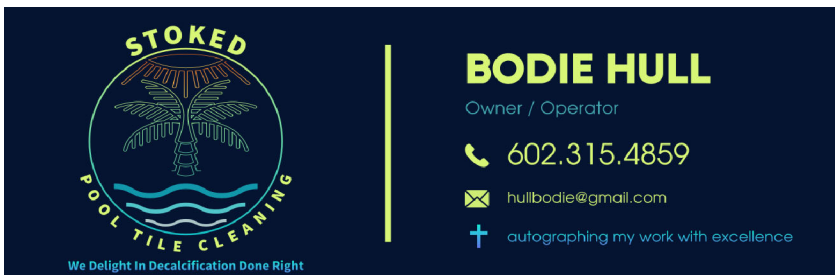
We ARE Opposed to any rezoning.

Case# or application NO. Z-84-23-3

PLEASE KEEP THE ZOINING AS IS!!

With Gratitude,

Bodie Hull



please excuse any grammatical errors sent from my iPhone 🤖

Adrian G Zambrano

From: Claudia Williams <cmeaz58@gmail.com>
Sent: Tuesday, December 12, 2023 12:21 PM
To: Adrian G Zambrano

Dear Adrian Zambranono, my name is Claudia.

I am writing in opposition to Case or Application No. Z- 84 -23-3 rezoning on property. My partner & I believe this will directly effect our neighborhood in a negative way. We are absolutely in opposing this happening now or ever with a 30 unit apartment complex.

Sincerely, Claudia Williams

Adrian G Zambrano

From: Bryce Hull <brycehullaz@gmail.com>
Sent: Wednesday, December 13, 2023 4:51 PM
To: Adrian G Zambrano
Subject: Case # or application NO. Z-84-23-3

Adrian,

I am writing to oppose any rezoning on the 1 acre to add 30 apartments on Case # or application NO. Z-84-23-3. This would be detrimental for the neighborhood.

Best regards
Bryce

Adrian G Zambrano

From: Bonnie Brommer <bonbrommer@gmail.com>
Sent: Thursday, December 14, 2023 9:33 AM
To: Adrian G Zambrano
Subject: Case # Z-84-23-3

Dear Adrian Zambrano,

We are Opposed to any rezoning.
Case# or application NO. Z-84-23-3

Thank you,
Bonnie Brommer

Sent from my iPhone

From: [Brendon Zastrow](#)
To: [Adrian G Zambrano](#)
Subject: 1851 E Campo Bello Case number Z-84-23-3
Date: Monday, December 18, 2023 2:02:27 PM

I am writing to support the Apartment project located at 1851 E Campo Bello, Case number Z-84-23-3.

As Phoenix continues its unprecedented growth it is imperative that housing development continues, especially from developers with integrity who have a lifelong commitment to Phoenix.

Sincerely,



Brendon Zastrow
Chief Operations Officer

Dream City Church Phoenix Campus
13613 N Cave Creek Rd.
Phoenix, AZ 85022

bzastrow@dreamcitychurch.us
(602) 761-9470

 [\[dreamcitychurch.us\]](#) 
[\[facebook.com\]](#)  [\[twitter.com\]](#) 
[\[instagram.com\]](#)

Adrian G Zambrano

From: Curtis Mitchell <curtis.mitchell@bhhsaz.com>
Sent: Monday, December 18, 2023 12:07 PM
To: Adrian G Zambrano
Subject: Campo Bello Case Number Z-84-23-3

Hi Adrian,

Wanted to let you know that I fully support the apartment complex project at 1851 E Campo Bello (case number Z-84-23-3).

Thanks so much!

Warm Regards,



MITCHELL GROUP
REAL ESTATE

CURTIS MITCHELL
Associate Broker, REALTOR®
602.758.1795
Curtis.Mitchell@bhhsaz.com
TheMitchellGroupAZ.com
@CurtMitchell

BERKSHIRE HATHAWAY
HomeServices
Arizona Properties
LUXURY
COLLECTION

Adrian G Zambrano

From: Emily Alexander <cactusump@cox.net>
Sent: Friday, December 22, 2023 12:28 PM
To: Adrian G Zambrano
Subject: Case: Z-84-23-3. change zoning R1-6 to R3-A

Adrian,

I am a neighbor of the property in question. My only real concern about these apartments being built is parking.

It seems to be fixed now but for a few years the 'overflow parking' from the apartments just west of these proposed ones lined both sides of the street. It was difficult for two cars to pass without fear of hitting a car parked on the street. Campobello sees quite a bit of traffic and that was just unacceptable.

These days every couple has two cars and maybe a child has a car as well. Any apartments being built must be able to accommodate this.

I would like to see the number of proposed units (30 I believe) reduced so that each unit has two dedicated parking spaces and a third space for guests or a child's car. Basically that would be three parking spots for each unit.

If this can be done so that no tenant is forced to park on the street, then I am fine with the apartments being built.

Emily Alexander

Adrian G Zambrano

From: Kelly Kelly <kellykelly6483@gmail.com>
Sent: Tuesday, January 23, 2024 10:05 PM
To: Adrian G Zambrano
Subject: Zoning Hearing Z-84-23-3

Hi Adrian,

I have a couple of concerns and called the number on the board that was posted on the property (602 262-7131 #6) and was told you were the person to direct my concerns.

In my opinion, the placement of the posting sign on the property is not visible from anyone driving down the street. The sign is parallel to the street instead of perpendicular and is placed pretty far back off the street. I know the sign is there because I happened to be at our property next door and heard the sign being put up. If I had not been home at that time I would not know it was there.

Based on the Site Posting Requirements on www.phoenix.gov/pdd/planning-zoning page 28 "Such notice shall be clearly legible, double-sided, and placed at a prominent location on the site, perpendicular to the street, generally adjacent to the public right-of-way, unless otherwise directed." Is the sign placement incorrect or were they "otherwise directed"? If "otherwise directed" what were their directions and why?

My next concern is the easement document recorded April 12, 1967 with Recording number 19670259200. The easement runs over and across the West forty feet of the East one hundred eighty-one feet of the North one-half of Lot Nineteen, ANDREW ESTATES, according to the plat of record in the office of the County Recorder of Maricopa County, state of Arizona, in Book 34 of Maps, at page 33. This easement document states in part "The Parties to this Easement, their successors in title and/or possession, all parties owning or in possession of the property on the south, east or west side of the Easement, as well as any and all invitees of or successors to any of the above, shall have full access to, use of, and enjoyment of this easement and any and all improvements thereto, including the roadway." We are currently, and have been since 2000, the party owning the property on the west side of the Easement. We have used this easement as the sole access point to enter and exit our property for almost 24 years now. An attorney representing 1851 E Campo Bello, LLC sent us a QUIT CLAIM DEED on November 20, 2023 requesting that we execute within (20) days of the date of the letter. The letter states "In doing so, you will relinquish all interest concerning any alleged interest of yours in the Easement concerning the 1851 Property (other than for public utilities)." "If we do not receive the fully executed original of the Quit Claim Deed from you by the stated deadline, 1851 ECB will be forced to proceed with the filing of a civil lawsuit (or special action) for quiet title in the Maricopa County Superior Court." Someone also got Desert Winds Estates Homeowners Association (the property to the south of the easement) to sign a document titled Abandonment Of Ingress and Egress Easement Solely. 1851 ECB now claims the signing on September 6, 2023 and recording on September 19, 2023 makes the easement document "null and void and invalid for some time." We have informed Josh Ursu from 1851 ECB directly and through our attorney to his attorney we will not sign the Quit Claim Deed and asked that they sign and return an Easement Acknowledgement or a civil lawsuit to quiet title to an ingress and egress easement will be filed with the courts. Neither of us has filed a lawsuit yet however 1851 ECB has approached us asking if we will meet with them and together rewrite the easement agreement making most of the easement narrower than the current forty foot width. This past Friday, January 19, 2024 I replied by email to Josh Ursu "Hi Josh - There is no need to meet about this matter. Because Jason approached me at the meeting asking to discuss the easement I asked you for his name and email so I could respond to you both. Jason asked me to discuss with Tim the possibility of narrowing the 40 foot width of the existing easement in the area just north of our rolling gate up to Campo Bello Dr. We are not open to making any changes to the dimensions or placement of the existing easement as written in the Easement Agreement document dated and recorded with the Maricopa County Recorder's Office in April 1967.

Thanks,
Kelly

I now see on the site plan from 1851 ECB 19 parking spaces and what looks like curbing, trash dumpsters, a 3' screen wall, sidewalk, and possibly other things (site plan is scaled do extremely small and very difficult to read) on the west approx. 20' and a driveway on the east approx. 20' of the easement. The entire 40' of the easement is required be open to drive upon.

Are you aware of this easement on the property and based on the site plan, the intent of 1851 ECB to try to interfere with the easement that serves our property? If so, please explain why the city would even consider this rezoning request.

Thank you,
Kelly Kelly

Adrian G Zambrano

From: Aleks Nikolov <aleks12.bg@hotmail.com>
Sent: Friday, January 26, 2024 10:51 PM
To: Adrian G Zambrano

Hi Adrian

My name is Aleks Nikolov and I live near 1851 E Campo Bello Dr in Phoenix. I'm writing regarding the zoning case Z-84-23 and want to let you know that I'm excited about new apartments being planned at this location.

Thanks,
Aleks Nikolov
16647 N 19th st