



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-9-20-6
(Willowick PUD)
December 21, 2020**

[Camelback East Village Planning Committee Meeting Date](#) January 5, 2021
[Planning Commission Hearing Date](#) February 4, 2021

Request From: [C-O](#) (Commercial Office - Restricted Commercial District) (3.45 acres)
Request To: [PUD](#) (Planned Unit Development) (3.45 acres)
Proposed Use Planned Unit Development to allow multifamily, retail, and office uses
Location Southwest corner of 16th Street and Colter Street
Owner Willowick Square Owner, LLC
Applicant/Representative Stephen W. Anderson, Gammage and Burnham
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Colter Street	Local Street	15 to 30 feet south half street
	16th Street	Arterial Street	40-foot west half street

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; 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.

The proposal will redevelop an existing underutilized commercial office site into a high-density, mixed-use development that will provide multifamily residential units in an area that has existing commercial centers, is along established bus routes, is in close

proximity to the SR 51 freeway, as well as to the commercial and employment opportunities found within the nearby Camelback East Village Core.

CONNECT PEOPLE & PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: *In order to balance a more sustainable transportation system, development should be designed to include increased amenities for transit, pedestrian and bicyclists such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and way-finding.*

This PUD proposes to provide wider, detached public sidewalks and ample shading along both 16th Street and Colter Street. It also seeks to activate the 16th Street frontage with a variety of outdoor uses that will result in more consistent interaction with the street, pedestrian amenities, and pedestrian-scale lighting. Further, bicycle parking, storage, and a bicycle repair station will be provided on the site.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: *Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.*

The proposal consists of a mixed-use development that will have both multifamily residential and commercial uses on site. The ground floor will include retail and commercial spaces that will front onto the public streets, which will serve the residents of this development and residents in the surrounding neighborhood.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: *Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.*

This PUD sets forth specific design guidelines to minimize the impact of its five-story parking structure, ensuring that it is set back from the street pedestrian realm and concealed on all sides by either the building itself or with architectural enhancements. Further, all existing driveways will be eliminated from the site, minimizing vehicular interruptions to the pedestrian space along 16th Street. This PUD also includes extensive standards for tree shade on the site, including planting double rows of trees along the street frontages to provide a thermally comfortable pedestrian environment.

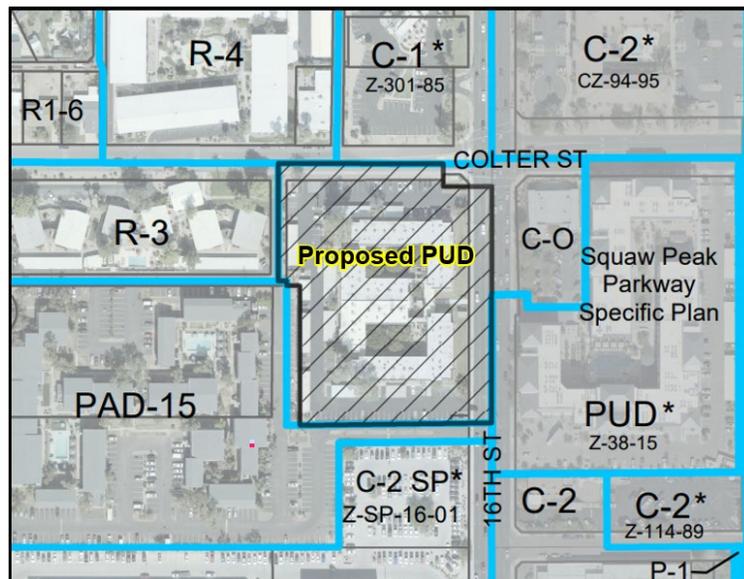
Applicable Plan, Overlays, and Initiatives
<u>Housing Phoenix Plan</u> – See Background Item No. 12.
<u>Tree and Shade Master Plan</u> – See Background Item No. 13.
<u>Complete Streets Guiding Principles</u> – See Background Item No. 14.
<u>Reimagine Phoenix</u> – See Background Item No. 15.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	General and medical office	C-O
North (Across Colter Street)	Apartments, restaurant	R-4, C-1
South	Apartment, car dealership	PAD-15, C-2 SP
East (Across 16th Street)	Office, apartments	C-O, PUD
West	Apartments	PAD-15, R-3

Background/Issues/Analysis

SUBJECT SITE

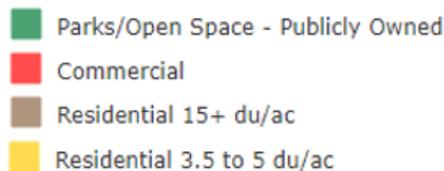
1. This request is to rezone a 3.45-acre site located at the southwest corner of 16th Street and Colter Street from C-O (Commercial Office – Restricted Commercial District) to PUD (Planned Unit Development) to allow multifamily, retail, and office uses.



Source: City of Phoenix Planning and Development Department

- The site has a General Plan Land Use Map designation of Commercial. This same designation extends to the north, east, and south of the site. To the west of the subject site, the designation is Residential 15+ dwelling units per acre, and to the northwest is Residential 3.5 to 5 dwelling units per acre.

The PUD is consistent with the Commercial General Plan Land Use Map designation, as both multifamily and retail uses are conforming under this designation. It is also compatible with the surrounding General Plan Land Use Map designations.



Source: City of Phoenix Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

- The subject site is currently occupied by a two-story office complex which is zoned C-O (Commercial Office – Restricted Commercial District). The surrounding zoning and land uses are as follows:

NORTH

To the north, across Colter Street, are a restaurant and a multifamily development, which are zoned C-1 (Neighborhood Commercial District) and R-4 (Multifamily Residence District), respectively.

SOUTH

South of the subject site is a shared drive aisle that leads to an apartment complex, which is zoned PAD-15 (Planned Area Development). Across this drive aisle to the south is a car dealership that is zoned C-2 SP (Intermediate Commercial District, Special Permit).

EAST

East of the site, across 16th Street, is an office building zoned C-O (Commercial Office – Restricted Commercial District) and an apartment complex zoned PUD (Planned Unit Development).

WEST

West of the site, along Colter Street, is an apartment complex zoned R-3 (Multifamily Residence District) and, south of this, another apartment complex that is zoned PAD-15 (Planned Area Development).

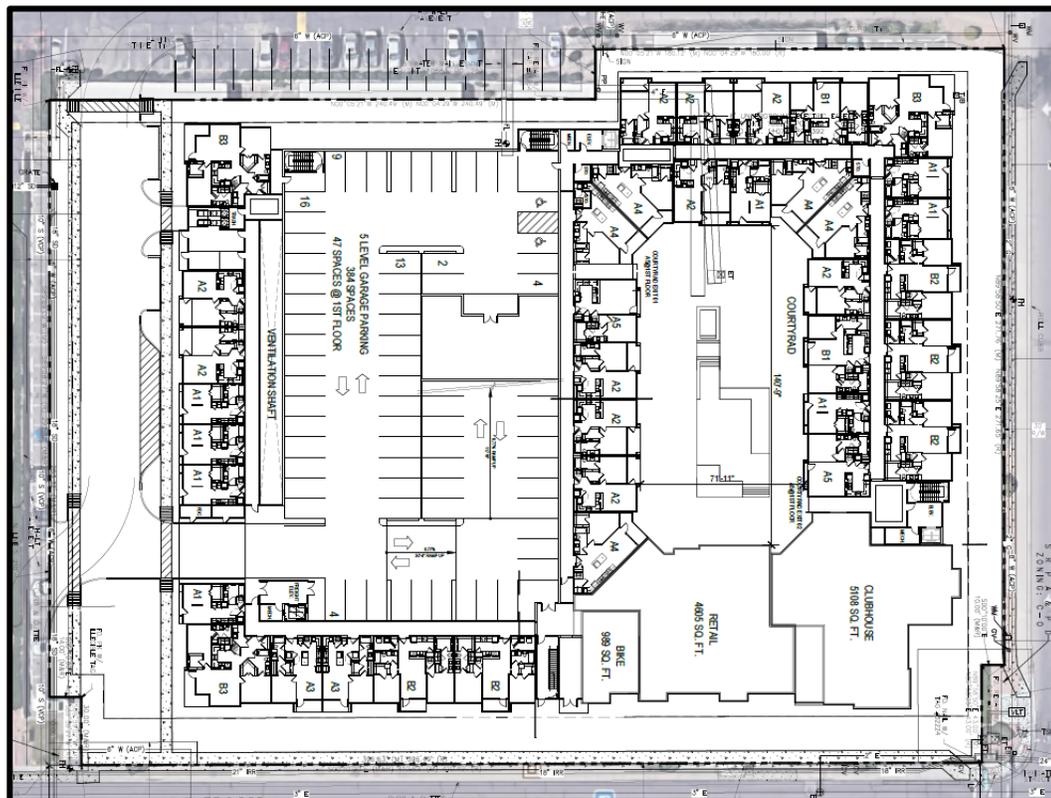
The proposed PUD is consistent with the surrounding land uses and zoning districts and will provide additional housing and retail options in the community. Further, the proposal is consistent with the scale and character of the surrounding properties, including building design and height.

PROPOSAL

- 4. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

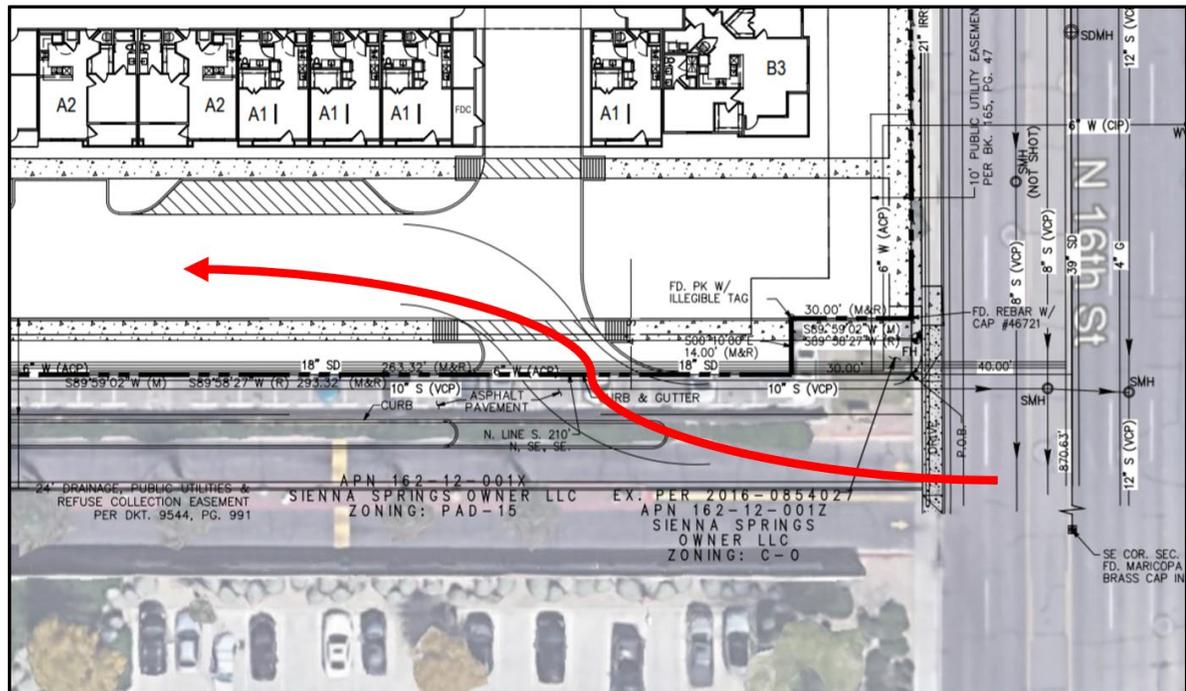
CONCEPTUAL SITE PLAN

- 5.



Source: Humphreys & Partners Architects, L.P.

The PUD proposes development standards designed to accommodate a five-story mixed-use building with a maximum height of approximately 58 feet (maximum 65 feet) with a retail component on the ground floor and multifamily residential units on subsequent floors. The multifamily residential portion of the development will have a density of 68.7 dwelling units per acre, with a total of 237 units depicted on the conceptual site plan. All on-site parking will be provided in a five-story parking garage that will be wrapped on three sides and is intended to not be visible from the public right-of-way. The proposal will remove both of the existing driveways along 16th Street, one on the northeastern portion in close proximity to the intersection, and one on the southeastern portion of the site, where it is directly adjacent to the neighboring property's driveway. At staff's request, the applicant has agreed to provide all vehicular access from the existing driveway to the south of the subject site and will enter a shared access agreement with the neighboring property owner.



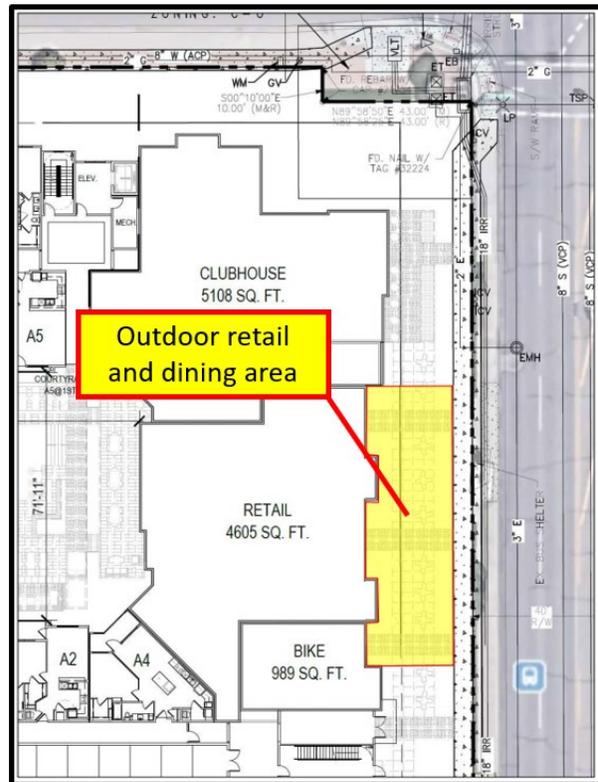
Source: Humphreys & Partners Architects, L.P.

The conceptual site plan submitted with the development narrative depicts the retail component of the project on the northeastern portion of the parcel, nearest to the intersection of 16th and Colter Streets. This area of the building will also be occupied by some of the multifamily amenities such as the community clubhouse and bike storage area. The space between the building and the sidewalks closest to the intersection will be used for outdoor dining and entertainment. Residential walk-up units are depicted on the northern portion of the property fronting Colter Street, as well as along 16th Street, south of the retail area.

LAND USE

Permitted Uses

This PUD proposes a mixed-use development that permits multifamily residential uses and all uses permitted in the C-2 zoning district, with the exception of 21 uses that are deemed incompatible with the envisioned development, such as adult uses, car washes, mortuaries, and pawn shops. All temporary and accessory uses shall be subject to the provisions of the Phoenix Zoning Ordinance. Additional permitted uses include outdoor dining, outdoor food preparation and cooking, indoor and outdoor alcohol consumption. The outdoor uses shall be permitted in the outdoor retail areas as depicted in Exhibit 10 of the development narrative. These additional provisions are less restrictive than those set forth in the Zoning Ordinance and are intended to facilitate the activation and use of the street frontages, thus enhancing the pedestrian realm.



Source: Humphreys & Partners Architects, L.P.

- Below is a summary of the standards for the proposed PUD site as described in the attached PUD Development Narrative date stamped December 21, 2020. The PUD would allow commercial and multifamily residential uses on the site. Many of the proposed development standards were designed to allow for a high-density, urban mixed-use development that seeks to activate the street frontages and provide a pleasant pedestrian experience along both Colter and 16th Streets.

Table of Proposed Development Standards

<u>Standard</u>	<u>Proposed</u>
<i>Density</i>	Maximum 68.7 dwelling units per acre
<i>Building Height</i>	65 feet maximum
<i>Minimum Building Setbacks</i>	
North - Colter Street	15 feet
East - 16th Street	20 feet
West - Internal property line	10 feet
South - Internal property line	10 feet

<u>Standard</u>	<u>Proposed</u>
<i>Minimum Landscape Setbacks</i>	
North - Colter Street	15 feet
East - 16th Street	15 feet
West - Internal property line	10 feet
South - Internal property line	13 feet
<i>Maximum Lot Coverage</i>	75 percent
<i>Common Areas</i>	Minimum 5 percent
<i>Parking</i>	
Residential	1.5 spaces per unit
General Office	1 space per 350 square feet of indoor gross floor area
General Retail	1 space per 350 square feet of indoor and outdoor gross floor area x 80%
Restaurants/Bars	(1 space per 150 square feet of indoor gross floor area x 65%) + (1 space per 250 square feet of outdoor gross floor area minus landscaped square footage x 65%)
Fitness	1 space per 250 square feet of indoor gross floor area
<i>Bicycle Parking</i>	Minimum 0.25 spaces per unit A bicycle repair station ("fix it station") shall be provided.

LANDSCAPE STANDARDS

- This PUD proposes landscaping standards that are intended to enhance the 16th Street and Colter Street frontages, to provide a thermally comfortable pedestrian experience and to encourage overall pedestrian activity. The proposed landscape standards also take into account the limitations imposed on the site by the presence of utility lines along both 16th Street and Colter Street. The location of these utility lines limits the ability to plant shade trees between the detached sidewalk and back of curb. Thus, the planting standards for each street are divided into two sections: one for the area between the detached sidewalk and the back of curb, and one between the sidewalk and the building. The planting standards set forth in this PUD exceed those required in both the C-2 (Intermediate Commercial) and R-5 (Multifamily Residential) districts, and are listed below:

Standard	Proposed
<i>Streetscape Planting Standards (16th Street and Colter Street)</i>	
<i>Between building and sidewalk</i>	A double row of triangulated minimum 3-inch caliper trees, planted a maximum of 20 feet on center
	Minimum five-gallon shrubs per trees with a maximum height of 24 inches at maturity
	Minimum 75 percent living groundcover
<i>Between sidewalk and back of curb</i>	Minimum five-gallon shrubs per 500 square feet
	Minimum one, 1-gallon groundcovers spaced 48 inches on center
	Minimum 75 percent living groundcover
<i>Interior Planting Standards (West and south landscape setbacks)</i>	
<i>West</i>	Minimum 3-inch caliper trees planted a maximum of 20 feet on center
	Minimum five-gallon shrubs per tree
	Minimum 75 percent living groundcover
<i>South</i>	Minimum five, 5-gallon shrubs per 500 square feet of landscape area
	Minimum 75 percent living groundcover

Sidewalks

The sidewalks along both 16th Street and Colter Street will be detached to promote a pedestrian friendly environment. There will also be a sidewalk along the southern portion of the site. The sidewalk widths are as follows:

- 16th Street: Minimum 8 feet (except adjacent to bus stop)
- Colter Street: Minimum 6 feet
- South: Minimum 5 feet

Shade

Due to the presence of underground utility lines along both 16th Street and Colter Street frontages, the developer will not be able to plant trees on both sides of the detached sidewalks. In order to maximize shade along these streets, this PUD proposes a double row of large-caliper shade trees on the interior of the detached public sidewalks. These trees will provide 75 percent shade at maturity along Colter Street, and 30 percent shade at maturity along 16th Street. These percentages are calculated at noon on the summer solstice. The sidewalk along 16th Street is to the east of the proposed building and the double row of trees and will receive considerable shade for the majority of the afternoon due to the sun's position.

OPEN SPACE AND AMENITIES

8. This PUD proposes to provide a minimum of five percent of its gross area for outdoor common space. The developer proposes to provide additional indoor amenities areas which will not be counted towards the five-percent minimum. The amenities proposed in this PUD include the following elements:
- Clubhouse, leasing facility, including meeting areas, work rooms, and fitness center;
 - Outdoor courtyard with pool, spa, cabanas, outdoor kitchen, lawn and fire pit;
 - Pet park;
 - Bicycle maintenance and storage room, including on-site secured bicycle storage and bicycle repair station;
 - A water feature at the main entrance.

DESIGN GUIDELINES

9. This PUD contains several design guidelines intended to provide an urban, walkable project that seeks to activate the street frontages by providing ground-level walk-up units, fully concealing the parking garage, and placing commercial and retail uses that face the street and utilize the outdoor space.

Building Design

Guidelines for the building design in this PUD include provisions to ensure four-sided architecture, continuity in color and materials, building articulation to break up massing, and doors on ground floor units that face the street frontage. Additionally, this PUD requires that a minimum of three finish materials be utilized on exterior elevations, and that no more than 60 percent of each elevation be comprised of stucco.



**Source: Humphreys & Partners
Architects, L.P.**

Pedestrian Accessways

This PUD also includes extensive standards to enhance the pedestrian experience and ensure pedestrian safety throughout the site. Where pedestrian paths cross drive-aisles, they shall be a minimum of six feet wide, constructed of permeable paving, and enhanced in a way that they visually contrast with the adjacent parking and drive aisle surfaces. Further, pedestrian pathways shall all be fully accessible, will connect all elements of the development utilizing the shortest possible distance, and will be lighted for safety. Every building entrance will be enhanced with one of the following: bollard path light, public art and/or wall mural on any building wall visible from 16th Street, decorative directional signage, or other building or landscape design that enhances the entrance.

Parking Structure

Specific guidelines for the garage structure have been set forth in this PUD in order to ensure that any visual impacts from this structure are minimized and that it is not visible from any public right-of-way. The parking structure will be wrapped on three sides by the building and, on the side where it is exposed, it is to be designed in a way that it mimics the other building facades.

CIRCULATION

10. This PUD includes several standards that are intended to optimize pedestrian circulation throughout the site and along the public sidewalks, all while minimizing the impacts of automobile traffic. Chief among these standards is the provision to eliminate both of the existing driveways on the site and instead provide vehicular access from the existing driveway on the neighboring property to the south. This is addressed in Stipulation No. 3. Vehicles will then be able to access the concealed parking garage structure on the south side of the building. The elimination of the two driveways will greatly enhance the pedestrian realm along 16th Street, as conflicts between vehicles and pedestrians will also be minimized as a direct result. Further, the outdoor space along 16th Street will be much better utilized, as it will be enhanced with robust landscaping, wide sidewalks, and outdoor dining and retail.

SIGNAGE

11. The PUD proposes conformance to Section 705 of the Phoenix Zoning Ordinance, except for two wall signs on the 16th Street and Colter Street elevations. These signs shall have a maximum height of 56 feet and maximum area of 130 square feet for the 16th Street-facing sign, and 100 square feet for the Colter Street-facing sign.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

12. **Housing Phoenix Plan**
In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This Plan contains policy initiatives for the development and preservation of housing with

a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development supports the Plan's goal of preserving or creating 50,000 housing units by 2030 by contributing to a variety housing types that will address the supply shortage at a more rapid pace. Further, this PUD will add residential units to an area that is already equipped with amenities to serve these new residents, such as grocery stores, retail, medical, and dining options.

13. **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. The proposal includes enhanced landscape planting standards along 16th Street and Colter Street, and will provide shade throughout the year, for a more thermally pleasant pedestrian experience.

14. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, this PUD proposes to detach the sidewalks along both 16th Street and Colter Street and provide ample tree shade along these areas.

15. **Reimagine Phoenix**

As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. 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.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff had not received any letters or comments regarding this application.

INTERDEPARTMENTAL COMMENTS

17. The Phoenix Fire Department has noted that they anticipate potential problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

Specifically, this development shall comply with CH 5 for FD access.

18. The Water Services Department has noted that the property has existing water and sewer mains to serve this development.
19. The Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1745 of the Flood Insurance Rate Maps (FIRM) dated April 7, 2017.
20. The Public Transit Department has required that the developer retain the right-of-way and bus stop pad on southbound 16th Street, south of Colter Street. This is addressed in Stipulation No. 2. Further, this department has required that the developer provide clearly defined, accessible pathways, constructed of materials that visually contrast with drive aisles, and that connect all elements of the development. Standards to provide such enhanced pedestrian circulation have been incorporated into the development narrative.
21. The Street Transportation Department has requested that the developer utilize the existing driveway along 16th Street on the property to the south for all vehicular access to the site, that a Traffic Impact Study be submitted to the department, and that all streets within and adjacent to the development be constructed and comply with ADA accessibility standards. These are addressed in Stipulation Nos. 3, 4, and 5.

OTHER

22. 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. 6.
23. 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 would redevelop an underutilized property to provide additional housing and retail choices for area residents within close proximity to transportation infrastructure and the employment and commercial amenities of the Camelback East Village Core.
2. The development proposal is consistent with surrounding land uses, and with the scale and character of surrounding properties.
3. The proposal will enhance and activate the pedestrian realm along both 16th Street and Colter Streets, reduce the number of driveways on the site, and improve overall pedestrian safety.

Stipulations

1. An updated Development Narrative for the Willowick 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 December 21, 2020, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft: December 21, 2020; City Council adopted: [Add adoption date].
2. The developer shall retain the right-of-way and bus stop pad on southbound 16th Street south of Colter Street. The bus stop pad shall be compliant with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 16th Street and Colter Street as per City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department
3. The developer shall utilize the existing driveway along 16th Street on Parcel No. APN 162-12-001X to access the site. The developer shall record a cross access easement between Parcel Nos. 162-12-001X and 162-12-009, to allow for ingress from the existing driveway south of the site. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.

4. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study had been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the cost associated with these improvements and dedications.
5. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. 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.

Writer

Sofia Mastikhina

December 21, 2020

Team Leader

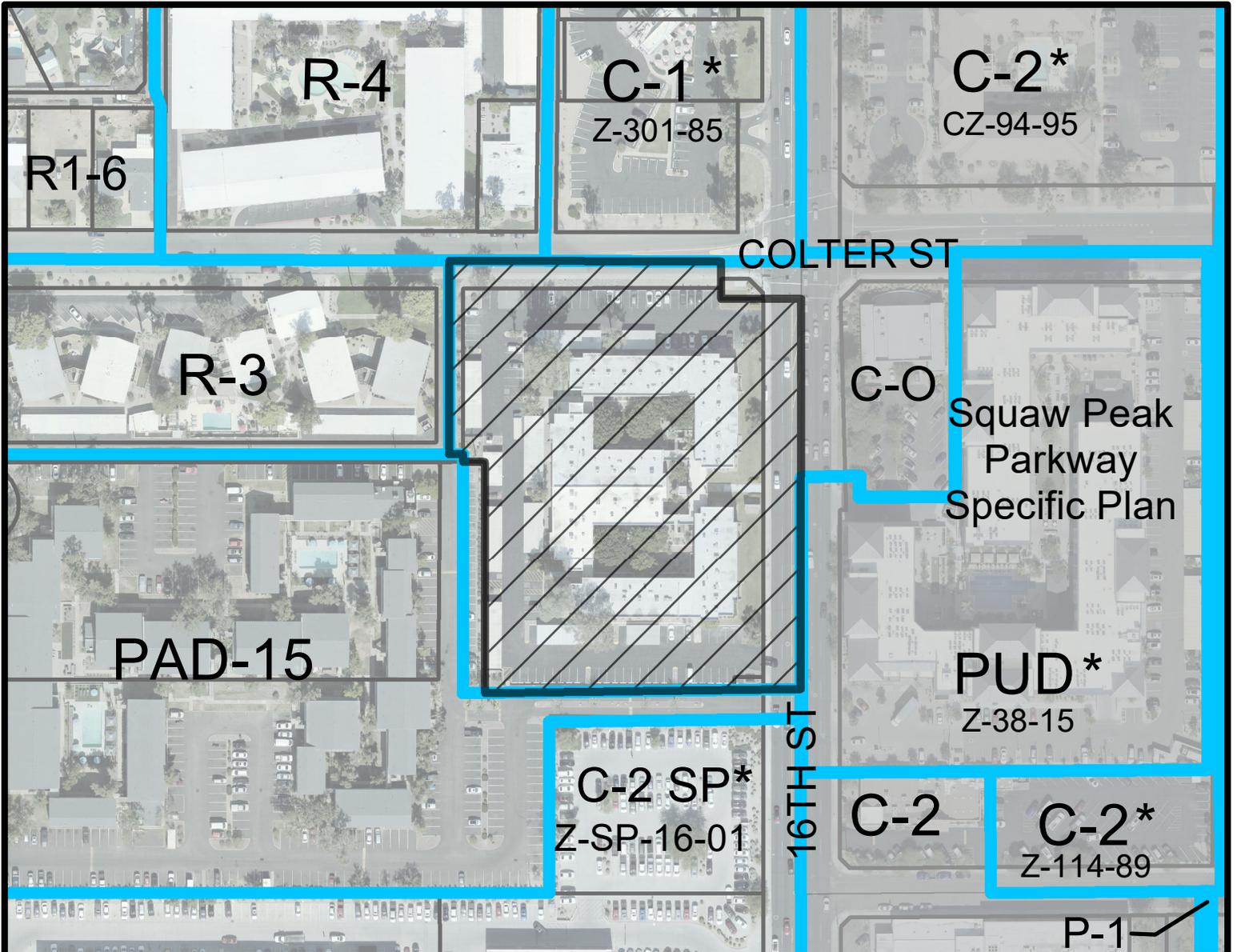
Samantha Keating

Exhibits

Sketch Map

Aerial

[Willowick PUD narrative](#) date stamped December 21, 2020



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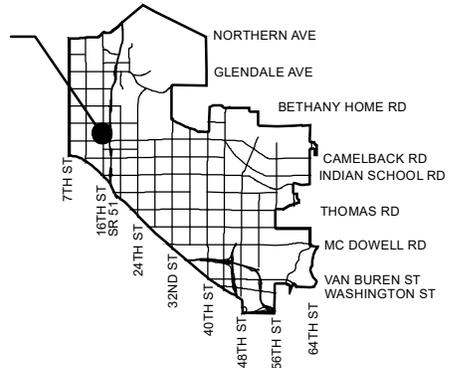
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-9-20



APPLICANT'S NAME: Stephen W, Anderson

REQUESTED CHANGE:

FROM: C-O (3.45 a.c.)

APPLICATION NO. Z-9-20

DATE: 4/07/2020
REVISION DATES:

11/13/2020

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

3.45 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 16-30

ZONING MAP
H-9

TO: PUD (3.45 a.c.)

MULTIPLES PERMITTED

C-O
PUD

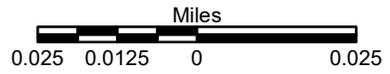
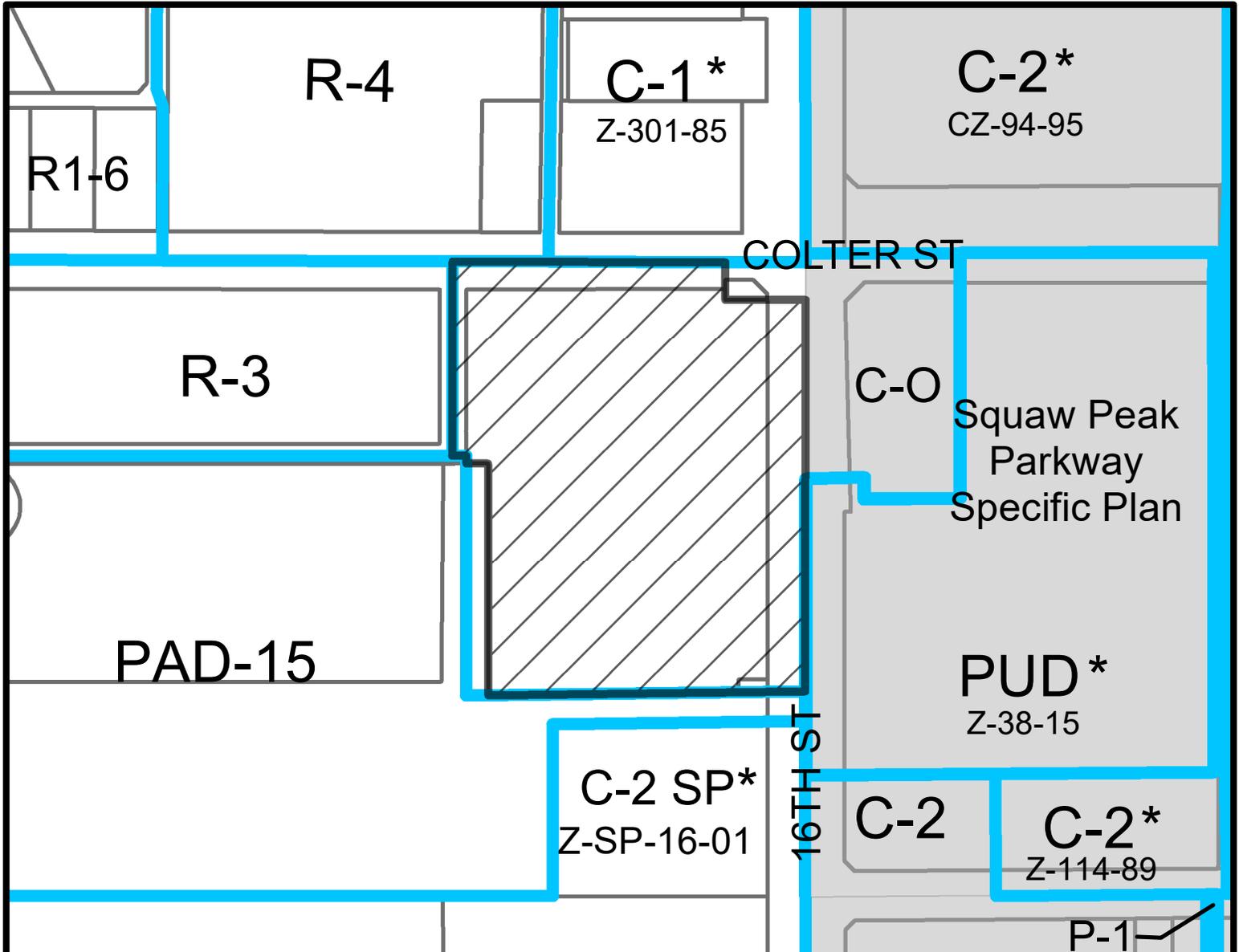
CONVENTIONAL OPTION

N/A
237

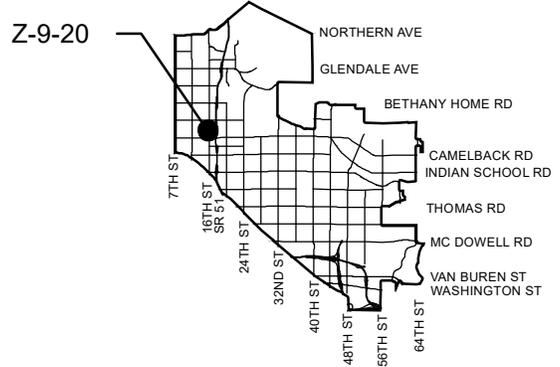
*** UNITS P.R.D. OPTION**

N/A
N/A

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



CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Stephen W, Anderson		REQUESTED CHANGE:	
APPLICATION NO. Z-9-20		FROM: C-O (3.45 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.45 Acres		TO: PUD (3.45 a.c.)	
<small>DATE:</small> 4/07/2020 <small>REVISION DATES:</small> 11/13/2020		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 16-30	
<small>ZONING MAP</small> H-9		<small>* UNITS P.R.D. OPTION</small> N/A	
MULTIPLES PERMITTED C-O PUD		CONVENTIONAL OPTION N/A 237	
<small>* Maximum Units Allowed with P.R.D. Bonus</small>		N/A	