



**City of Phoenix**  
 PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-48-A-12-6**  
 April 1, 2014

**Camelback East Village Planning Committee** Chose not to review  
**Planning Commission** April 8, 2014  
**Hearing Date**  
**Request:** Major amendment to the Domus 51 PUD (Z-48-12-6) to increase the total number of dwelling units and expand the plant list.  
**Proposed Use** Planned Unit Development with various uses (Multi-family residential, restaurant and retail)  
**Location** Southeast corner of 16th Street and Georgia Avenue  
**Owner** @51 Partners Arizona LLC  
**Applicant/Representative** Michael J. Curley, Earl, Curley and Lagarde  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designations</b>		Commercial	
<b>Street Map Classification</b>	Georgia Avenue	Local	25 foot south half street
	16th Street	Arterial	40 foot east half street
<p><b>LAND USE ELEMENT - GOAL 2, POLICY 2: FOCUS ON EXPANDING HOUSING OPPORTUNITIES IN THE URBAN VILLAGES WITHIN THE CENTRAL COMMUTE SHED ON SITES ALREADY ZONED OR AS DETERMINED APPROPRIATE, IN ACCORD WITH THE GOALS AND POLICIES OF THE GENERAL PLAN THROUGH THE PUBLIC HEARING PROCESS.</b></p> <p>The proposed increase in dwelling units will allow additional units to be built within the central commute shed.</p>			
<p><b>NEIGHBORHOOD ELEMENT- GOAL 2, POLICY 6: ENHANCE THE COMPATIBILITY OF RESIDENTIAL INFILL PROJECTS BY CAREFULLY DESIGNING THE EDGES OF THE DEVELOPMENT TO BE SENSITIVE TO ADJACENT EXISTING HOUSING. CREATE LANDSCAPE BUFFERS AND OTHER AMENITIES TO LINK NEW AND EXISTING DEVELOPMENT.</b></p> <p>The expanded plant list will provide the property owner and developer with an expanded set of landscaping tools to develop an attractive transition between the large development and the surrounding neighborhood.</p>			
<p><b>LAND USE ELEMENT, GOAL 4 – MIXED LAND USE DEVELOPMENT: MIXED LAND USE PATTERNS SHOULD BE DEVELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIZE THE NUMBER AND LENGTH OF TRIPS.</b></p> <p>The proposed change to the PUD will allow additional dwelling units in close proximity to one of the City's largest employment hubs.</p>			

1. This is a request to increase the allowable density of the Domus 51 PUD from 183 units to 191 units. There is no increase in building height or footprint proposed. The original PUD allowed for a total of 172 studio and 1-bedroom units and 11 two-bedroom units. Through market research, the applicant has found there is little demand for two bedroom units at this location and has proposed converting eight of the two bedroom units into eight studio units and eight one bedroom units. This conversion would result in an allowed unit total of 188 studio and one bedroom units and 3 two bedroom units. The additional units would be done within the footprint of the proposed two bedroom units and would not result in an increase in building height or footprint.
2. The Domus 51 PUD was approved by the Phoenix City Council on April 3, 2013 and then updated on October 30, 2013. There are no other proposed changes to the PUD standards other than the increased number of units and expanded landscape exhibit.
3. The General Plan designation for the parcel is Commercial. Although the entire proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.
4. The proposed development has an excess of parking, above the minimum requirements of the PUD. The applicant will not be required to add any additional on-site parking to satisfy the minimum parking requirements for the additional units.
5. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

### **Findings**

1. The proposal would allow for additional residential units near the SR 51 and the Camelback employment corridor.
2. The proposal would not lead to increase in building height or footprint.
3. The proposal would increase plant diversity within the property's landscaped areas.

### **Stipulations**

1. An updated Development Narrative for the Domus 51 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 Development Narrative date stamped March 20, 2014.

### **Writer**

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Xandon Keating

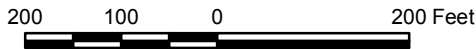
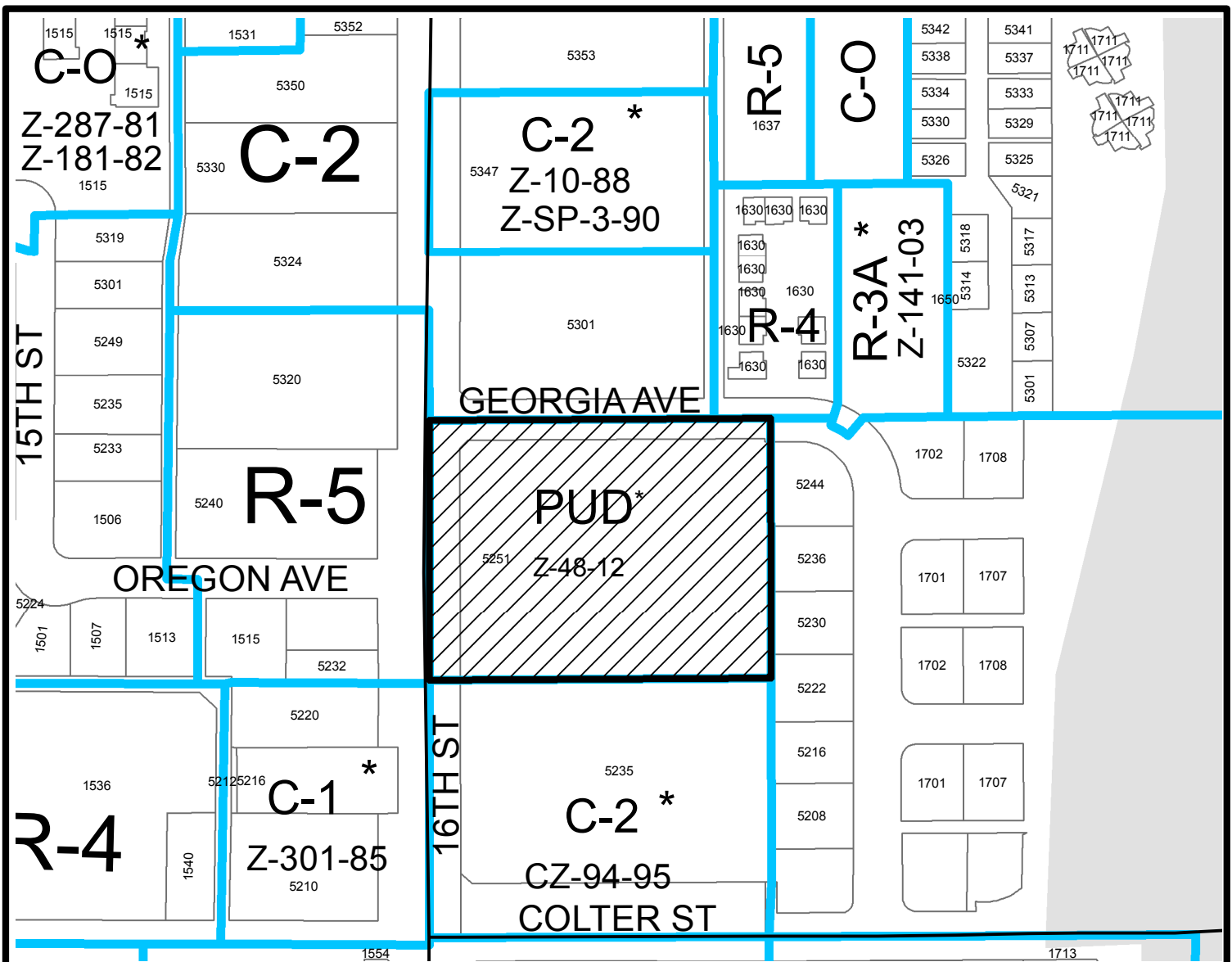
03/21/14

Joshua Bednarek

**Attachments**

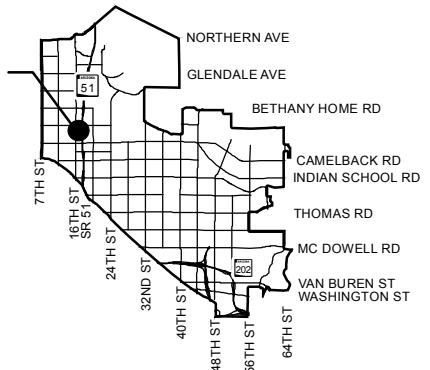
Attachment A: Sketch Map

Attachment B: Domus 51 PUD Narrative date stamped March 20, 2014



CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT: 6

Z-48-A-12



<b>APPLICANT'S NAME:</b> Michael J. Curley of Earl, Curley & Lagarde		<b>REQUESTED CHANGE:</b> FROM: PUD, (3.30 a. c.) TO: PUD, (3.30 a. c.)	
<b>APPLICATION NO.</b> Z-48-A-12	<b>DATE:</b> 03/13/14	<b>REVISION DATES:</b>	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.30 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> Q19-31	<small>ZONING MAP</small> H-9	
<b>MULTIPLES PERMITTED</b>	<b>CONVENTIONAL OPTION</b>		<b>* UNITS P.R.D. OPTION</b>
PUD	183		183
PUD	191		191

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