



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-127-14-4 (Crescent Highland PUD) April 24, 2015

Camelback East Village Planning Committee Meeting Date May 5, 2015

Planning Commission Hearing Date May 12, 2015

Request From: R-3 (3.72 Acres), & C-2 (1.34 Acres)

Request To: PUD (5.06 Acres)

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

Location Southwest corner of 16th Street and Highland Avenue

Owner 7575 Development Inc., Sandra Kae Elmore, Turan & Zuriaya Amedovski

Applicant/Representative Withey Morris PLC

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designations		Residential 15+ du/acre	
Street Map Classification	16 th Street	Arterial	Varies, 40-52 foot west half street
	Highland Avenue	Minor Collector	30-foot south half street
	15 th Street	Local	30-foot east half street
LAND USE ELEMENT, GOAL 1, NEIGHBORHOOD POLICY 3: LOCATE HIGHER DENSITY HOUSING IN OR NEAR THE CORE, AND MEDIUM DENSITY HOUSING NEAR EMPLOYMENT, SHOPPING, AND TRANSPORTATION FACILITIES, TO SUPPORT AND ENCOURAGE PEDESTRIAN, BICYCLE, AND TRANSIT TRIPS			
The proposed development will locate a high density residential development immediately adjacent to the Camelback East Village Core, and a short distance from major employment and retail hubs, and regional transportation facilities.			
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.			

The proposal will include a mixture of retail, restaurant and housing at the subject site, increasing the likelihood of residents walking or biking to some of their destinations.

**CONSERVATION, REHABILITATION & REDEVELOPMENT ELEMENT, GOAL 5:
PREVENTION OR ELIMINATION OF DETERIORATION AND BLIGHT CONDITIONS
SHOULD BE PROMOTED TO ENCOURAGE NEW DEVELOPMENT AND INVESTMENT.**

The proposed development would redevelop several properties which previously housed a mix of older, deteriorating housing units.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 5.06 acre site located at the southwest corner of 16th Street and Highland Avenue, from R-3 (Multifamily Residential) and C-2 (Intermediate Commercial) to PUD (Planned Unit Development) to allow for a mix of uses including multi-family residential and retail commercial.
2. The majority of the site is vacant, with two homes remaining on two small lots at the southwest corner of the property and a vacant former restaurant at the southeast corner of the property. An automobile service center was previously located at the northeast corner of the site, and the remainder of the site was previously developed with single story apartment buildings.
3. The General Plan designation for the parcel is Residential 15+ du/acre. While the commercial component of the proposal is not consistent with the existing General Plan designation, the majority of the site will be developed with a high density multi-family residential complex, which is consistent with the general plan designation. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.

SURROUNDING USES & ZONING

4. **North**
The properties to the north of the subject site are all zoned multifamily residential. North of the western portion of the site are three duplexes zoned R-3. Across Highland Avenue to the north of the eastern portion of the site is a 56 foot high, four story multifamily residential project currently under construction.

West

Across 15th Street to the west is a two story multifamily complex zoned R-4.



South

A two story office building zoned C-O is adjacent to the southern boundary of the subject site.

East

A three story apartment complex zoned R-3A is located across 16th Street to the east of the subject site.

PROPOSAL

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

Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped April 20, 2015, Attachment B. Many of the proposed standards were designed to allow for a high density, mixed use development adjacent to the Camelback East Primary Core.

Land Use

The Development Narrative proposes the following uses: multifamily residential and all uses permitted in the C-2 zoning district except several more intensive uses such as adult uses, medical marijuana dispensaries, gun sales or pawn shops. Several outdoor uses are also allowed including including outdoor recreation, outdoor dining and outdoor alcoholic beverage consumption.

Development Standards

The proposed development standards would limit the maximum building height to 69 feet and lot coverage to a maximum of 85%. The applicant has proposed to reduce the height of the building as it gets closer to 15th Street on the west side of the property. Staff recommends a 47 foot height limit within 40 feet of the west property line, and a 57 foot height limit between 41 feet and 300 feet of the west property line. Stipulations have been added to address these requirements.

The applicant proposed reduced building setbacks of a minimum of eight feet to provide an active street front along all three adjacent streets. The setback along the south property line would be a minimum of 10 feet. The C-2 zoning district would typically require a larger 25 foot setback along the street, but the setback along southern property line would conform with the standard C-2 setback for an interior property line adjacent to the Commercial Office Zoning District.

Landscaping Standards

The applicant will be required to provide landscaped on all sides the property. The proposed landscaping is limited to allow space for trees and other landscaping, while locating the building close to the street to create a pedestrian friendly environment. Landscape setbacks along 15th Street and Highland Avenue will be a minimum of eight feet. There is no minimum landscape setback along 16th Street, however the applicant intends to provide landscaping along the frontage. The applicant has provided several exhibits which detail how the landscaping would work for the property.

Parking

The required parking for the site meets Phoenix Ordinance Standards for multifamily residential, retail and restaurant uses. The mixture of commercial and residential uses requires a minimum of 583 parking spaces. The applicant is proposing to meet the required parking by providing a total of 583 parking spaces between a parking garage and podium parking structure.

Shading

The Development Narrative does not include any specific requirements for shade, but does propose incorporating elements to shade pedestrian walkways such covered parking, structural overhangs and recesses, awnings, shade trellises and vegetation such as trees. Along 16th Street, Salt River Project maintains a drainage easement which does not allow any trees to be planted. As a result, the applicant will be unable to plant any trees along 16th Street, and has not proposed any additional shade along this frontage.

Design Guidelines

The Development Narrative includes several design elements created to position the development as a signature project for the area, while limiting its impact on the neighborhood. Design elements include a parking garage wrapped with residences, building stepbacks towards the west, and building articulation through use of building massing, balconies and other design elements.

Phasing

The project will be constructed in one phase.

Signage

The PUD Development Narrative includes regulations to allow two exceptions for flexibility in sign location. Wall signs along 16th Street would not need to be located directly above a particular tenant space, and wall signs for the residential component would be permitted to a height of 50-feet. All other signs for this PUD will be in conformance with the Sign section outlined in the Zoning Ordinance including the limits on size and total square footage of signage.

Sustainability

The applicant has indicated they will be seeking certification through the ICC 700 National Green Building Standard to demonstrate their commitment to sustainability. The Development Narrative proposes several options to incorporate sustainability principles including using resources efficiently, water and energy efficiency, lot design and development, indoor environmental quality and operations and maintenance.

STREETS AND TRAFFIC

7. The Streets Transportation Department has indicated that there are no right-of-way improvements needed for this site.
8. A Traffic Impact Analysis has been submitted to the Street Transportation Department. The Street Transportation Department does not anticipate a negative impact from the development.
9. The Public Transit Department has requested the applicant provide a transit pad and bus shelter at this location. The site is not currently developed to allow for additional bus infrastructure. A stipulation has been added to address this requirement.

MISCELLANEOUS

10. **Water**

The current site has access to an 8-inch DIP and a 6-inch water main on Highland Avenue, and a 12-inch DIP and 6-inch CIP on 16th Street. There is also a 6-inch ACP main within the 50 ft PUD that bisects the property which must be abandoned. There are no water concerns for the proposed development.

Sewer

There is an 8-inch sewer main in Highland Avenue and a 15th inch sewer main in 16th Street. There are also two 8-inch sewer mains in public utilities easements

within the site which must be abandoned. There are no sewer concerns for the proposed development.

11. The City of Phoenix Floodplain Management division of the Street Transportation 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 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is consistent with the surrounding land uses.
2. The proposed development would redevelop a blighted and deteriorating property into an asset for the community.
3. The proposed height and development standards are consistent with the surrounding properties and other development in the area.

Stipulations

1. An updated Development Narrative for the Crescent Highland 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 dated April 20, 2015, as modified by the following stipulations:
 - a. Page 17, G.3. First paragraph: The second sentence shall read: "This provision shall not limit the ability of the applicant or end user to apply for a zoning adjustment application to further modify a city of Phoenix ZONING Ordinance provision."
2. Building height shall be limited to a maximum of 47 feet within 40 feet of the west property line as approved by the Planning and Development Department.
3. Building height shall be limited to a maximum of 57 feet between 41 feet and 300 feet of the west property line as approved by the Planning and Development Department.
4. The applicant shall dedicate an easement and construct a transit pad/bus shelter in accordance with standard detail P1262 along the west side of 16th Street, south of Highland Avenue, as approved by the Planning and Development Department.
5. The property owner shall record documents that disclose the existence, and

operational characteristics of Phoenix Sky Harbor International 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.

Writer

Xandon Keating
April 21, 2015

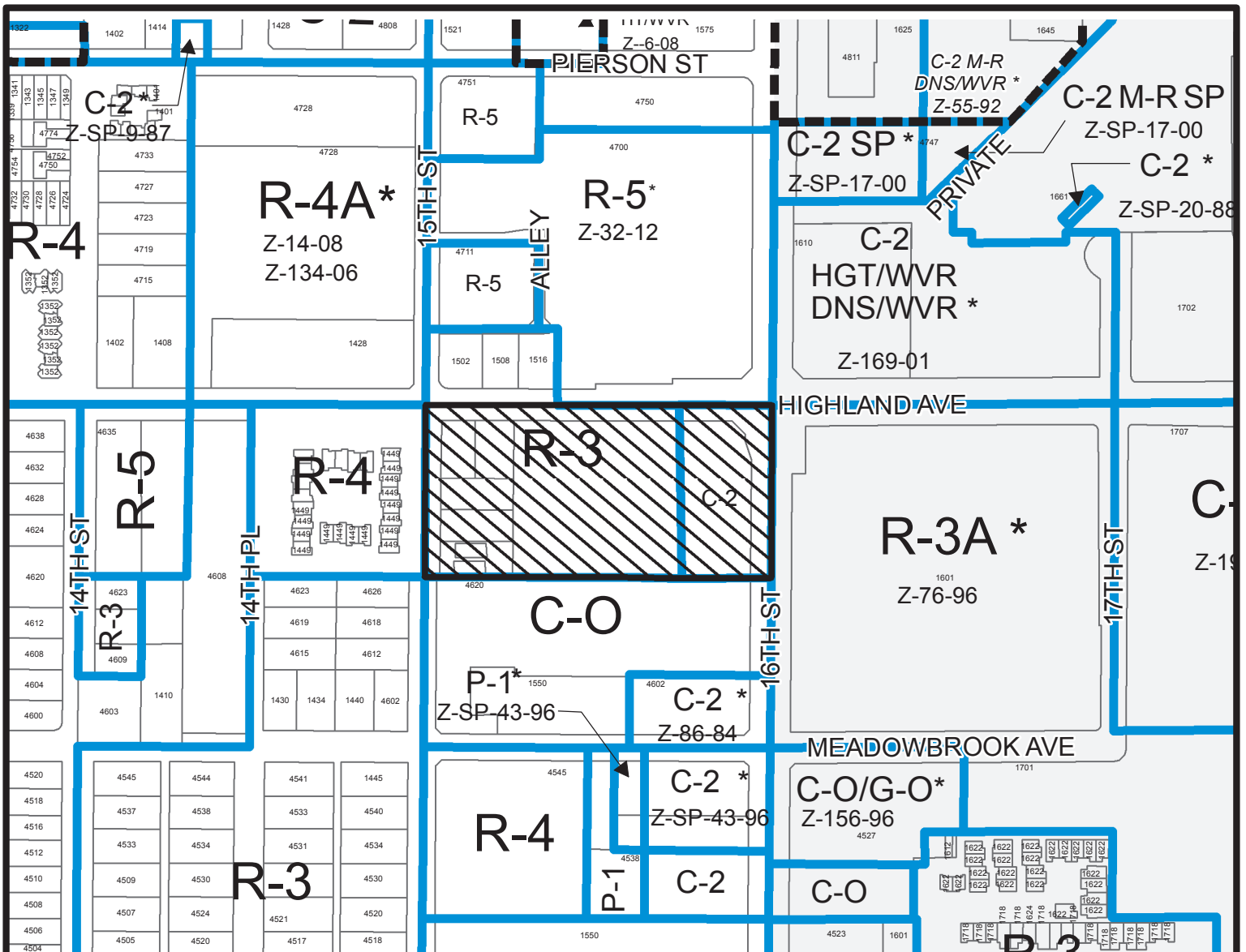
Team Leader

Josh Bednarek

Attachments

Attachment A: Sketch Map

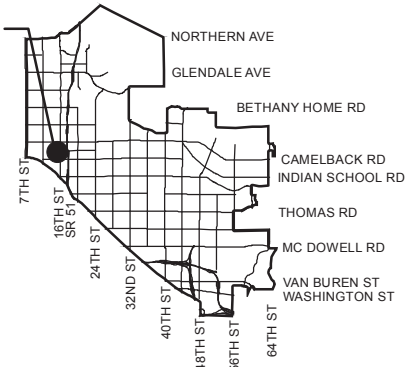
Attachment B: Crescent Highland PUD date stamped April 20, 2015



300 150 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 4

Z-127-14



APPLICANT'S NAME: Mike Withey, Withey Morris PLC

REQUESTED CHANGE:

FROM: R-3, (3.72 a.c.)
 C-2, (1.34 a.c.)

APPLICATION NO. Z-127-14

DATE: 1/16/15
 REVISION DATES:

3/4/15

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

5.06 Acres

AERIAL PHOTO &
 QUARTER SEC. NO.
 QS 18-30

ZONING MAP

H-9

TO: PUD, (5.06 a.c.)

MULTIPLES PERMITTED

CONVENTIONAL OPTION

* UNITS P.R.D. OPTION

R3, C-2

54, 19

64, 23

PUD

354

354

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