

Indian School Road and 18th Place

NWC Indian School Road and 18th Place, Phoenix

Planned Unit Development Development Narrative Case No. Z-XX-23



1st Submittal: September 1, 2023

CITY OF PHOENIX

SEP 01 2023

**Planning & Development
Department**

PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (“PUD”) is intended to be a stand-alone set of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the City of Phoenix Zoning Ordinance. A PUD includes substantial background information to illustrate the intent of the development. However, these purpose and intent statements are not necessarily requirements to be enforced by the City. The PUD only modifies zoning ordinance regulations to fit the unique character of the project, site characteristics and location. It does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

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

PRINCIPALS & DEVELOPMENT TEAM

Owner/Developer

Del Pueblo Communities

10751 N. Frank Lloyd Wright Blvd, Suite 201

Scottsdale, AZ 85259

Contact: Kelly Lannan

480-947-6200

ktl@azdelpueblo.com

Architect

CCBG Architects, Inc.

102 E. Buchanan St.

Phoenix, AZ 85004

Contact: Brian Cassidy

602-258-2211

bcassidy@ccbgarchitects.com

Representative

Withey Morris Baugh, PLC

2525 E. Arizona Biltmore Circle, Ste A-212

Phoenix, Arizona 85016

Attorney: Jason Morris

Land Use Planner: Hannah Bleam, AICP

602.230.0600

jason@wmbattorneys.com

hannah@wmbattorneys.com

TABLE OF CONTENTS

| | |
|----------------------------------|-----------|
| A. PURPOSE AND INTENT | 5 |
| B. LAND USE PLAN | 7 |
| C. LIST OF USES | 7 |
| D. DEVELOPMENT STANDARDS | 8 |
| E. DESIGN GUIDELINES | 10 |
| F. SIGNS | 11 |
| G. SUSTAINABILITY | 11 |
| H. INFRASTRUCTURE | 12 |
| I. COMPARATIVE ZONING TABLE | 13 |
| J. LEGAL DESCRIPTION | 14 |
| K. EXHIBITS | |
| <i>AREA VICINITY MAP</i> | A |
| <i>SITE AERIAL</i> | B |
| <i>ZONING MAP</i> | C |
| <i>GENERAL PLAN MAP</i> | D |
| <i>CONCEPTUAL SITE PLAN</i> | E |
| <i>CONCEPTUAL ELEVATIONS</i> | F |
| <i>CONCEPTUAL LANDSCAPE PLAN</i> | G |

A. PURPOSE AND INTENT

1. BACKGROUND AND PROJECT OVERVIEW

The intent of this application is to rezone approximately 1.8 acres of vacant land from C-2, P-1, P-1 (Approved R-3), and R-3 to PUD for the development of a new mixed use multifamily and commercial infill development. This PUD application has been specifically tailored to establish development standards and guidelines for a multifamily residential community, with some ground floor commercial opportunities to serve the neighborhood, that will provide additional housing options along Indian School Road.

The uniquely shaped property is located east of the SR-51, at the northwest corner of Indian School Road and 18th Place (the "Property"). The Property consists of four (4) parcels, Maricopa County APN 163-29-054A, 163-29-056A, 163-29-128 and 163-29-129. To the north of the Property are single-family residential homes, zoned R-3. To the south and east are commercial uses, zoned C-2. To the west is a vacant parcel zoned C-2. See Vicinity Map at **Exhibit A** and Site Aerial at **Exhibit B**.

Most of the Property is zoned C-2 with a small amount of P-1, and P-1 (Approved R-3) per zoning case Z-111-94. In addition, the site consists of two parcels located along 18th Street and a small portion on the north side of the property, zoned R-3. The commercial portion of the Property has been there since annexation. There was a commercial use on the site until the late 1990's and the site has remained vacant since that time. The approved R-3 on the site was rezoned in 1994, per rezoning case Z-111-94. See Zoning Map at **Exhibit C**.

The Property's General Plan land use designation is both Commercial and Residential 5 to 10 du/acre. See General Plan Map at **Exhibit D**.

The proposed project is in keeping with the revitalization and rejuvenation occurring in this portion of Indian School Road, with additional residential units being constructed along this major arterial roadway. The vacant infill property is ideal for a multifamily residential product that provides buildings and neighborhood commercial opportunities adjacent to the streets that provide a walkable environment.

The proposal is for 91 units of multifamily which includes 1-bedroom, 2-bedroom, and 3-bedroom units. The project is a 4-story podium structure, with parking on the first level and residential units on the top three levels. In addition, to be sensitive to the neighbors to the north, the project has a step down on the northern portion of the building to reduce the height of the project and shifting the tallest heights to Indian School Road. The project includes commercial/retail spaces along the ground floor. Due to the close proximity to the SR-51 & the Indian School Road interchange, vehicle access is proposed

from the existing alley on the northeast side of the parcel, off of 18th Place. In addition, the streetscape along 18th Place and Indian School Road will be enhanced with landscaping to make the existing conditions much more attractive and improved than what is existing on site today.

2. OVERALL DESIGN CONCEPT

As an infill development, one key design concept for the development is focused on its sensitivity and consideration of adjacent residential land uses. Currently the site sits between a busy major arterial roadway to the south and single-family residential houses to the north. To be respectful to the neighbors and achieve a balance for the transition of height to the north, the building is pushed farthest to the south on the site. In addition, the massing of the building gradually steps down on the north side of the Property beginning 60 feet from the northern property line and is reduced to 48.5 feet in height.

To help activate the urban environment commercial and retail spaces are aligned along Indian School Road and 18th Place to shield the parking garage and create an activated street frontage to enhance walkability in this area of Indian School Road.

The change of the material at the base of the building will break up the mass for the pedestrian walking on the street level. Street landscapes are also incorporated along Indian School Road and 18th Place to provide shade and an urban form to enhance connectivity to surrounding developments.

Due to the location of the infill parcel near the on-ramp to the SR-51, it limits access that is available to and from the Property. As such, to maintain the urban, walkable feel of the development access will occur from the existing alley to and from 18th Place.

In summary, the Project will improve a vacant, infill site adjacent to SR-51 and establish a development with an appropriate mix of uses (residential and neighborhood commercial) for this area. The project as outlined in the PUD will provide a high-quality mixed-use development in the following ways:

- Proposes thoughtful architecture and façade treatments that are harmonious and enhance this portion of Indian School Road.

- Supports a strong pedestrian environment through pedestrian-scale architecture, ground floor activation, and streetscape landscaping that creates an attractive streetscape.

- Encompasses a height stepdown on the northern portion of the site that is sensitive to northern residential neighbors.

- Improves a long vacant, infill Property that is prime for quality redevelopment, such as what is proposed.

See Conceptual Site Plan at **Exhibit E**, Conceptual Elevations at **Exhibit F**, and Conceptual Landscape Plan at **Exhibit G**.

B. LAND USE PLAN

1. LAND USE CATEGORIES

The approximately 1.8-acre site is designed to allow a mixed-use development including multifamily residential project with commercial ground floor opportunities to serve the surrounding neighborhood.

2. CONCEPTUAL SITE PLAN

The plans, renderings, and elevations provided with this submittal are conceptual in nature and meant to depict the envisioned scale, materials, and design guidelines for this site. The development standards and design guidelines in this PUD are formulated to allow this conceptual vision to be realized.

The following provides an overview of the site plan, as described below:

Ground floor: The ground floor of the proposal is the location of the main building entrances, the lobby, leasing office, indoor amenity space for residents, and commercial/retail spaces. In addition, the ground floor level includes the parking for the Project that is screened from the view. Landscaping is also proposed along Indian School Road, 18th Place, and 18th Street to provide an appealing streetscape environment.

Level 2: This level includes an amenity deck for residents including a pool, and outdoor recreation and lounging spaces. There are also a mix of 1-, 2-, and 3-bedroom units proposed on this level.

Level 3 and 4: This level includes a mix of 1-, 2-, and 3-bedroom units on this level of the development.

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Zoning Ordinance Section 307.A.3.

1. PERMITTED LAND USES

Permitted and accessory uses shall be limited as follows:

- A. Uses allowed in Phoenix Zoning Ordinance §608 (Residence Districts) and §618 (R-5 Multifamily Residence).
- B. Uses allowed in Phoenix Zoning Ordinance §622 (C-1 Neighborhood Retail).

2. TEMPORARY USES

Temporary uses shall be allowed subject to the provisions of Phoenix Zoning Ordinance §708.

D. DEVELOPMENT STANDARDS

The purpose and intent of the provisions defined within this PUD to promote the development of a quality mixed use project. The development standards and design guidelines are reflective of the environment envisioned for the project for the new mixed-use multifamily project. In the event that stand-alone non-multifamily development occurs, the development standards applicable to such development shall be those of Ordinance Section 622, the C-1 Neighborhood Retail Zoning District.

1. DEVELOPMENT STANDARDS TABLE – MIXED-USE MULTIFAMILY

| GENERAL REQUIREMENTS | |
|----------------------------------|---|
| Maximum Building Height | 56 feet 48.5 feet in height beginning at 60 feet from the northern property line |
| Maximum Lot Coverage | 90% |
| Maximum Density | 91 units; 70 du/acres |
| Minimum Building Setbacks | |
| North | 5 feet |
| South (Indian School Road) | 7 feet |
| East (18 th Place) | 5 feet |
| West | 5 feet |
| Minimum Open Space | 7% |

2. LANDSCAPE STANDARDS TABLE

| GENERAL REQUIREMENTS | |
|-----------------------------------|--|
| Minimum Landscape Setbacks | |
| North | 5 feet |
| South (Indian School Road) | 7 feet |
| East (18 th Place) | 5 feet |
| West | 5 feet |
| Planting Standards | |
| | Minimum Planting Size |
| North | Minimum 2-inch caliper trees spaced 20 feet on center of in equivalent spacing |
| South (Indian School Road) | Minimum 3-inch caliper trees spaced 20 feet on center of in equivalent spacing Min. five (5) 5-gallon shrubs per tree |
| East (18 th Place) | Minimum 3-inch caliper trees spaced 20 feet on center of in equivalent spacing Min. five (5) 5-gallon shrubs per tree |
| West | Minimum 2-inch caliper trees spaced 20 feet on center of in equivalent spacing |

3. PARKING

Parking for the project will be consistent with Section 702 of the Phoenix Zoning Ordinance. Parking required for commercial uses on the ground floor of the mixed-use building will be permitted through on-street parking.

4. BICYCLE PARKING

The mixed-use development will require 0.25 bicycle parking spaces per total dwelling unit, and a maximum of 50 bicycle parking spaces.

5. LIGHTING

Lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the City Code shall apply.

E. DESIGN GUIDELINES

1. ARCHITECTURE

The design shall comply with the following enhanced standards:

- Exterior Materials:
 - The exterior materials shall include a mix of stucco, brick, cmu, decorative metal screening, and storefront glazing along the ground floor frontage.
 - Ground level is a mix of the brick, cmu, and storefront glazing to differentiate the pedestrian experience at street level.
 - The floors above are all stucco with ivory being the main color with accents of grey and red.
- Color Palette:
 - The color palette includes Ivory, Dark grey accent, Red accent, and Tan brick, as seen in the elevations and renderings.

- Site Amenities:

The development will include a minimum of five (5) amenities, which may include, but not be limited to the following:

A. Indoor Amenities:

- Fitness center for residents
- Coworking Space
- Clubhouse

B. Outdoor/Rooftop Amenities:

- Roof Deck with seating and lounging areas
- Pool
- BBQ Area

- Private Balconies:

- Private balconies proposed with units shall be a minimum of 50 square feet.

- Articulation:
 - The building mass is one level of commercial/retail and three levels of residential units along Indian School Road and 18th Place. The building above the ground floor is broken into vertical masses with balconies and sunshades sunken into the façade of the building.

F. SIGNS

Signage for the development shall be governed by Phoenix Zoning Ordinance §705, with the following addition:

Wall signs for multifamily residential uses may include projecting/blade signs perpendicular to the building facade and placed no closer to the roofline than one-half the vertical dimension of the sign, subject to the area limitations for wall signs in Phoenix Zoning Ordinance §705.

G. SUSTAINABILITY

The project will incorporate several sustainable/ green building strategies including:

1. CITY ENFORCEABLE STANDARDS

- A. Reduce heat island effect with minimum shade requirement for sidewalks.
- B. Encourage recycling through the inclusion of recycling bins within garbage enclosures.
- C. Encourage water conservation through the selection of drought tolerant landscaping.
- D. Encourage water conservation through drip irrigation system.
- E. Encourage the use of recycling collection.

2. ADDITIONAL CONSIDERATIONS

- A. Encourage energy use reduction with increased efficiency rating HVAC system.
- B. Encourage healthy air quality with low-VOC or no-VOC paints.

H. INFRASTRUCTURE

1. GRADING AND DRAINAGE

Development shall conform to the City of Phoenix Grading and Drainage regulations and design guidelines, as approved by the Planning and Development Department.

2. WATER AND WASTEWATER

There are existing water and sewer that can serve the site. Development of the site may require infrastructure improvements based on proposed uses and capacity demand at that time. The improvements will be designed and constructed in accordance with City Code requirements and Water Service Department Design Standards and Policies.

3. CIRCULATION SYSTEMS

Access to the Project will be provided via one proposed driveway on the northeast side of the Project from an existing alleyway off 18th Place. There are no anticipated sight distance concerns at the site access driveway location.

18th Place is approximately 500 ft east of the SR-51 and Indian School Road Interchange. For southbound right-turns at Indian School Road and 18th Place, there is a weaving distance of approximately 100 feet available to get into the westbound left-turn lanes to continue south on SR 51.

4. COMPLETE STREETS

Providing safe and comfortable streets is extremely important for pedestrian comfort and neighborhood character. The site has been designed in such a way that takes the following principles from the Phoenix Complete Streets Design Guidelines into consideration:

Design for Context

The project will enhance the area and create an engaging and inviting Indian School and 18th Place with storefront frontage types that are appropriate in scale and design for the area.

Design for Safety

The site was designed with pedestrian safety in mind. The developer will enhance the pedestrian context within and around the Property in order to provide connectivity and safety.

Design for Comfort and Convenience, Sustainability and Connectivity

The site was designed and landscaped in such a way to provide thermal comfort to pedestrians year-round with the use of drought-tolerant shade

trees. The Indian School Road and 18th Place frontages will provide shade trees for thermal comfort to pedestrians and enhanced walkability.

I. COMPARATIVE ZONING TABLE (MIXED-USE MULTIFAMILY)

| MIXED USE MULTIFAMILY DEVELOPMENT | | |
|--|-----------------------|--|
| | Proposed PUD | R-5 |
| Maximum Building Height | 56 feet / 4 story | 56 feet / 4 story |
| Maximum Lot Coverage | 90% | 50% |
| Maximum Density | 91 units; 70 du/acres | 45.68; 52.20 with bonus |
| Minimum Building Setbacks | | |
| North | 5 feet | 10 feet |
| South (Indian School Road) | 7 feet | 20 feet |
| East (18 th Place) | 5 feet | 20 feet |
| West | 5 feet | 10 feet; 20 feet adjacent to 18 th Street |
| Minimum Landscape Setbacks | | |
| North | 5 feet | 10 feet |
| South (Indian School Road) | 7 feet | 20 feet |
| East (18 th Place) | 5 feet | 20 feet |
| West | 5 feet | 10 feet; 20 feet adjacent to 18 th Street |
| Minimum Open Space | 7% | 5% |

J. LEGAL DESCRIPTION

PARCEL NO. 1:

Lot 13, Block 3, PETERS VIEW TRACT, according to Book 30 of Maps, page 23, records of Maricopa County, Arizona;

TOGETHER with that portion of an abandoned alley adjacent to said Lot as described in the Resolution 21116 of the City of Phoenix recorded March 8, 2013 in Recording No. 20130215786.

PARCEL NO. 2:

Lot 15, Block 3, PETERS VIEW TRACT, according to Book 30 of Maps, page 23, records of Maricopa County, Arizona;

TOGETHER with that portion of an abandoned alley adjacent to said Lot as described in the Resolution 21116 of the City of Phoenix recorded March 8, 2013 in Recording No. 20130215786.

PARCEL NO. 3:

Lot 1, 18TH PLACE AND INDIAN SCHOOL ROAD NW, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 1141 of Maps, page 27.

PARCEL NO. 4:

That part of Lot 12 in Block 3, PETERS VIEW TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona in Book 30 of Maps, page 23, dedicated as an alley to the City of Phoenix in Ordinance No. S-26942, recorded March 27, 2000 in Recording No. 00-0226710, and abandoned by Resolution 21116 of the City of Phoenix, recorded March 8, 2013 in Recording No. 20130215786, records of Maricopa County, described as follows:

BEGINNING at the Northwest corner of said Lot 12;

thence North 89 degrees 59 minutes 58 seconds East along the North line of said Lot 12, a distance of 127.86 feet to the Northeast corner of said Lot 12;

thence South 00 degrees 39 minutes 00 seconds West along the East line of said Lot 12, a distance of 9.85 feet;

thence South 89 degrees 34 minutes 23 seconds West, a distance of 113.90 feet;

thence North 60 degrees 34 minutes 38 seconds West, a distance of 15.94 feet to the West line of said Lot 12;

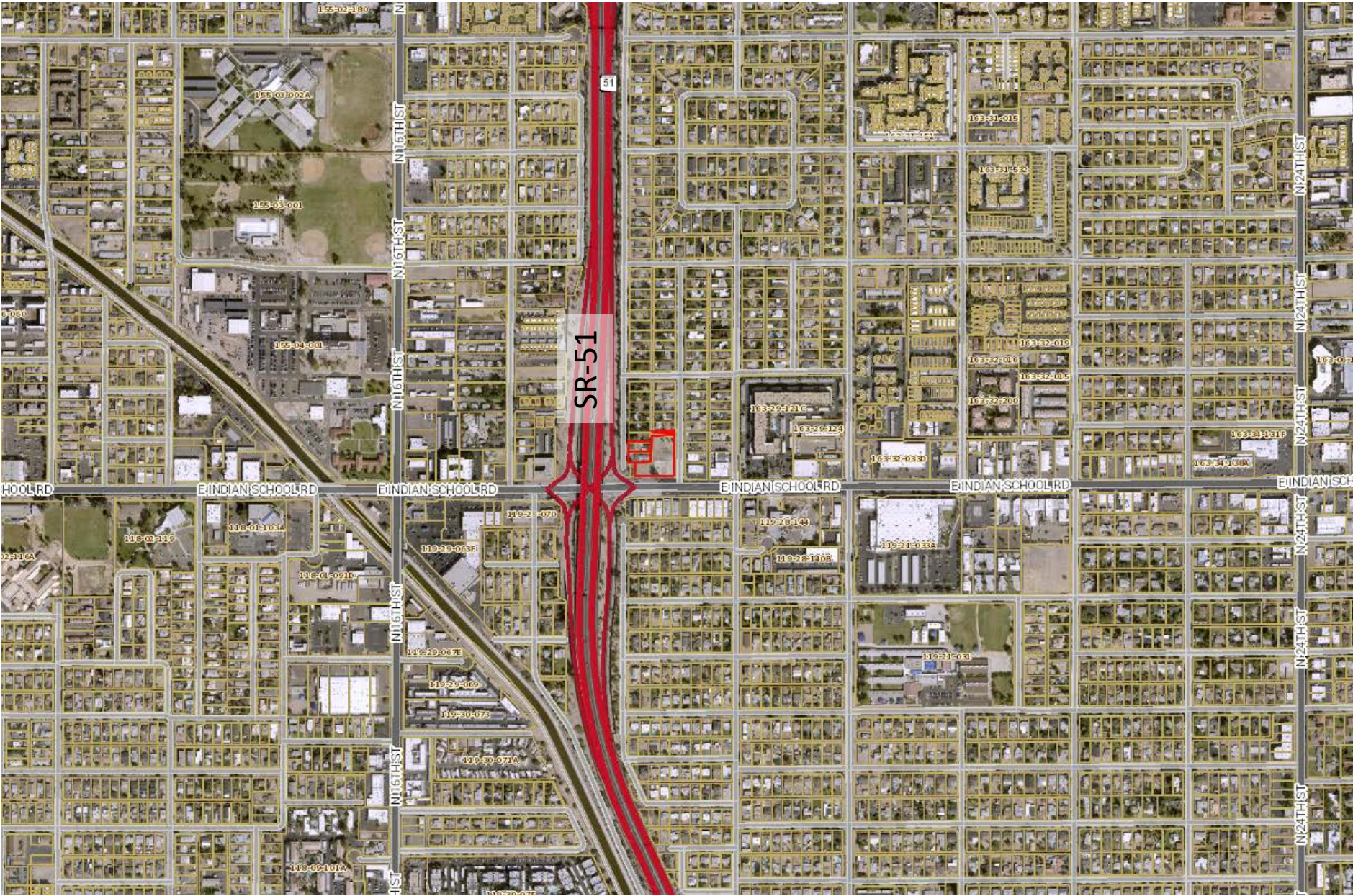
thence North 00 degrees 40 minutes 17 seconds East along said West line, a distance of 2.87 feet to the TRUE POINT OF BEGINNING.

K. EXHIBITS

| | |
|------------------------------|---|
| <i>AREA VICINITY MAP</i> | A |
| <i>SITE AERIAL</i> | B |
| <i>ZONING MAP</i> | C |
| <i>GENERAL PLAN MAP</i> | D |
| <i>CONCEPTUAL SITE PLAN</i> | E |
| <i>CONCEPTUAL ELEVATIONS</i> | F |
| CONCEPUAL LANDSCAPE PLAN | G |

Exhibit A

Vicinity Map



1802 E Indian School Road

Exhibit B

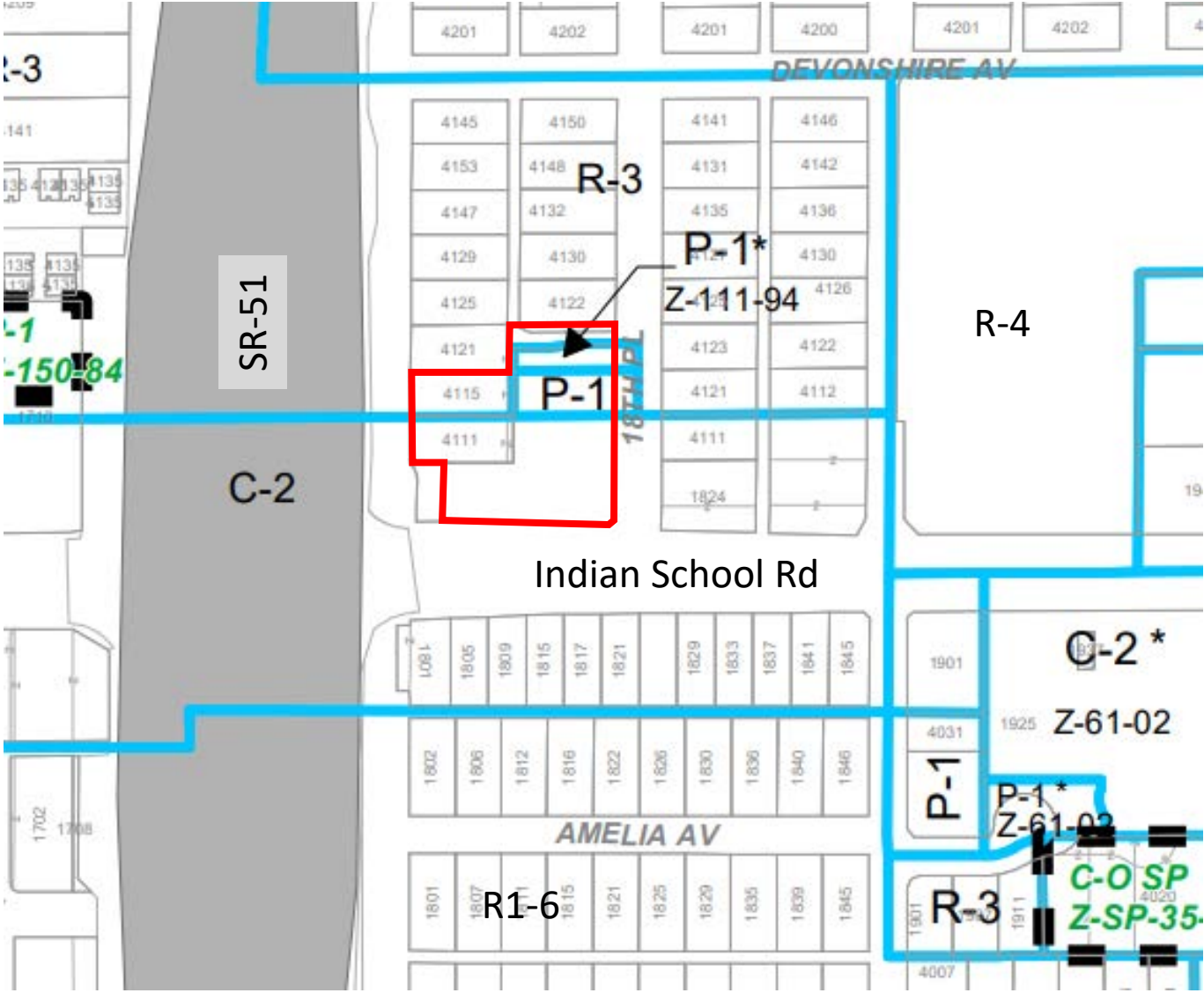
Aerial Map



1802 E Indian School Road

Exhibit C

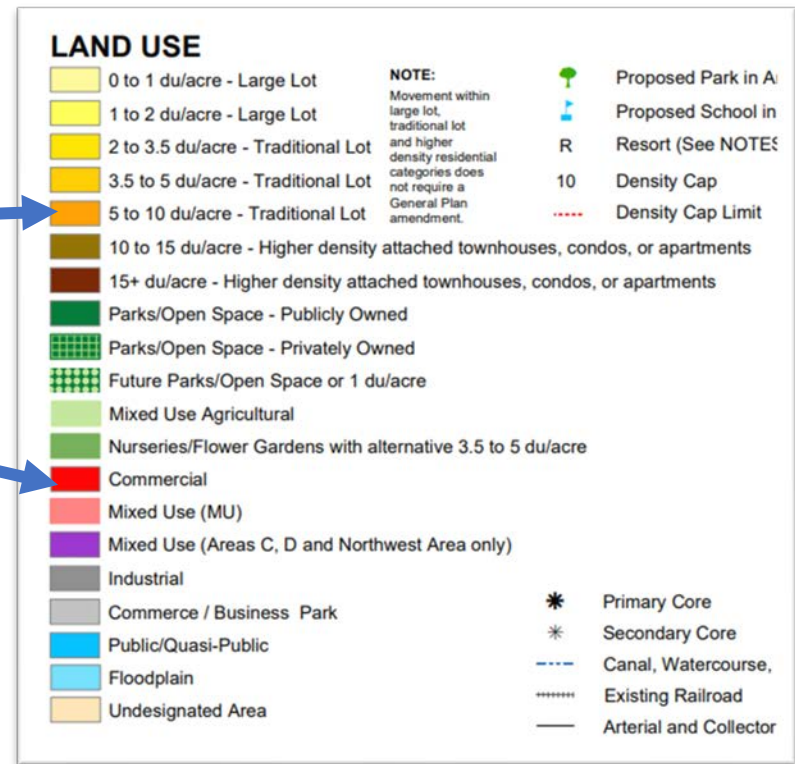
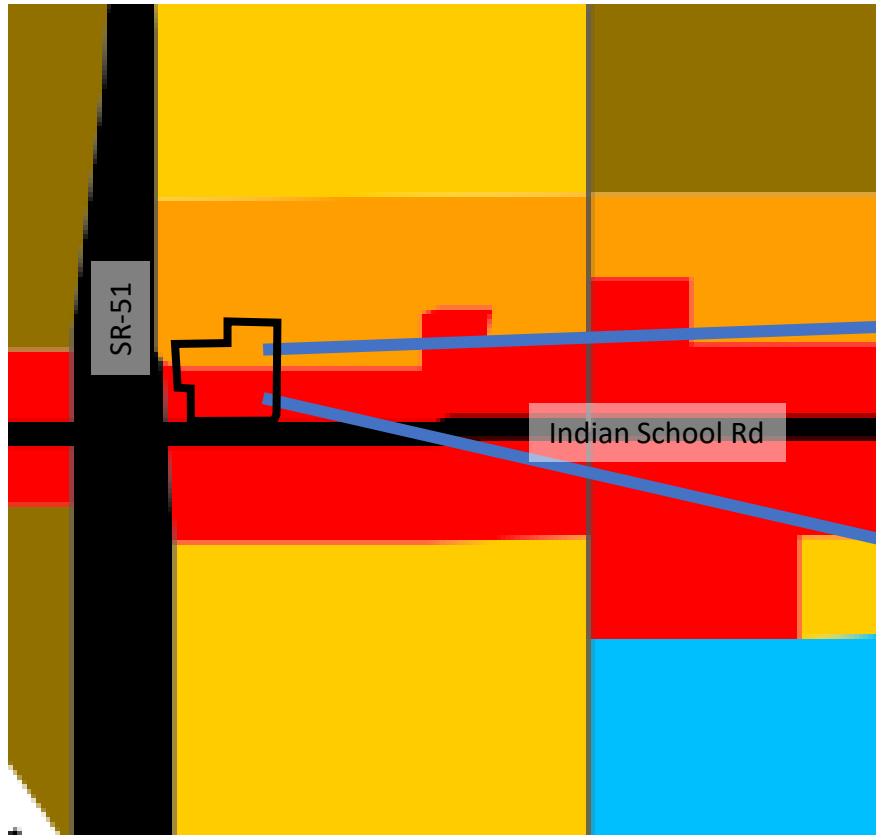
Zoning Map



1802 E Indian School Road

Exhibit D

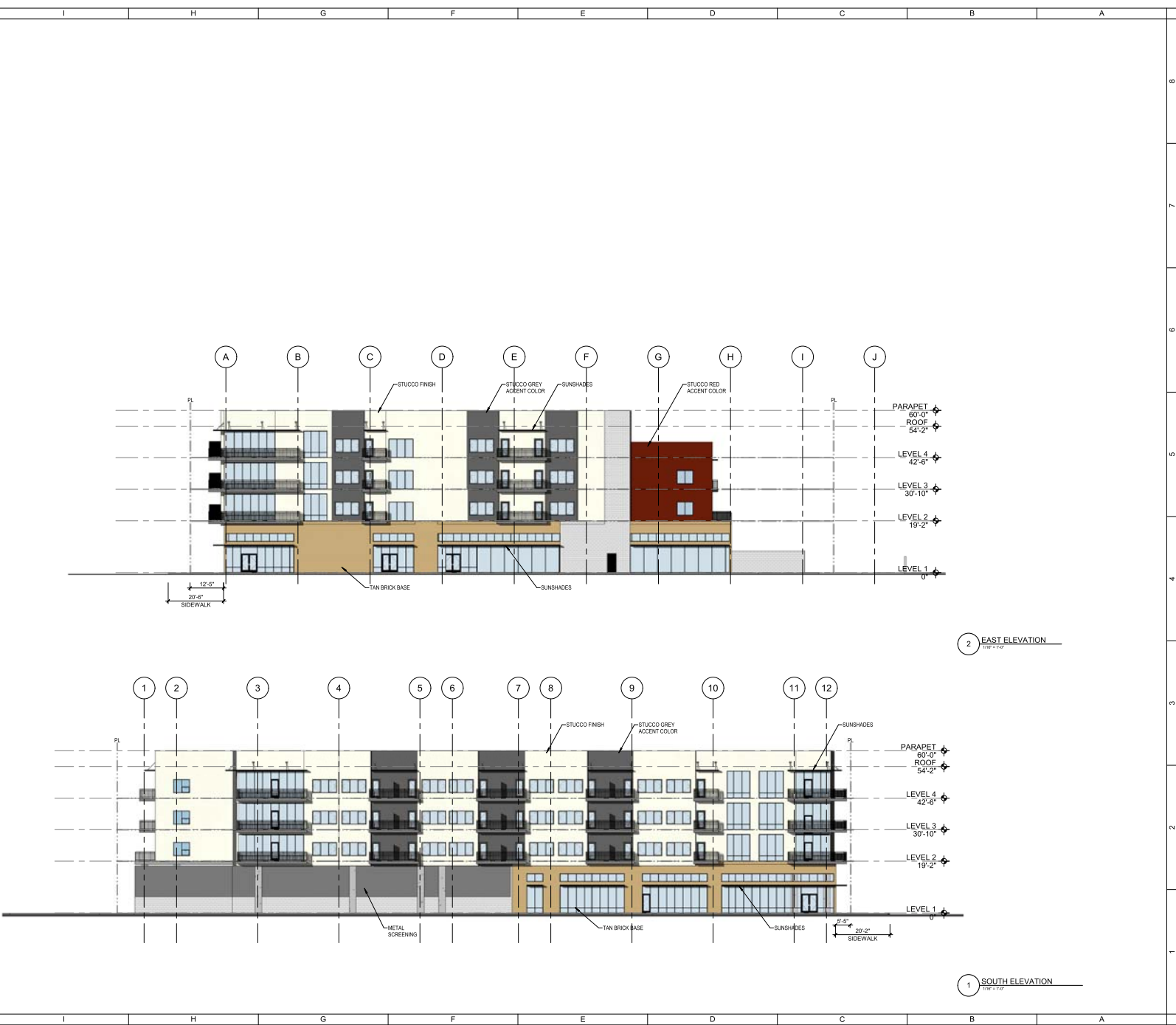
General Plan Map



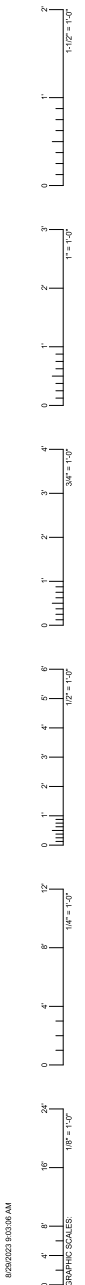
1802 E Indian School Road

Exhibit E

Exhibit F



PLEASE RECYCLE



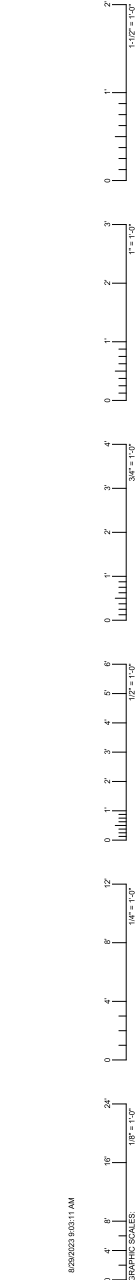
DATE PLOTTED: 10/20/2023 10:03:39 AM
GRAPHIC SCALES:



2 WEST ELEVATION
1/8" = 1'-0"

1 NORTH ELEVATION
1/8" = 1'-0"

PLEASE RECYCLE



8/26/2023 10:01:11 AM
GRAPHIC SCALES:

Exhibit G

