



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-73-21-8
 January 20, 2022

Camelback East Village Planning Committee Meeting Date February 1, 2022

Planning Commission Hearing Date March 3, 2022

Request From: [C-2](#) HGT/WVR (Intermediate Commercial District, Height Waiver) (2.06 acres)
[C-2](#) (Intermediate Commercial District) (0.49 acres)
[P-1](#) (Parking District – Passenger Automobile Parking, Limited) (1.69 acres)
[PAD-14](#) (Planned Area Development District) (1.63 acres)

Request To: [R-3](#) (Multifamily Residence District) (5.87 acres)

Proposed Use: Single-family attached residential

Location: Approximately 415 feet west of the northwest corner of 36th Street and McDowell Road

Owner: McDowell Partners I, LLC, et al.

Applicant: McDowell Partners I, LLC

Representative: Ron Harris, Norris Design

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 10 to 15 dwelling units per acre	
Street Map Classification	McDowell Road	Arterial	40 to 47-foot north half street

CONNECT PEOPLE & 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 proposed development is appropriately located on an arterial street which is a major commercial corridor with a variety of retail and professional businesses adjacent to and within close proximity to the subject site. The development will provide a new housing type in the neighborhood, adding to the diverse mix of the existing housing stock in the area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER, DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

The proposed development is sensitive to the scale and character of the surrounding neighborhood with a maximum building height of three stories, which is consistent with the multifamily development directly to the east. As stipulated by staff, all buildings along the northern perimeter of the site shall be limited to a maximum height of two stories to provide an appropriate height transition to the existing single-family neighborhood to the north.

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.

As stipulated, the proposed development will provide detached sidewalks on McDowell Road, which will be planted with trees to provide shade for pedestrians, as well as shrubs to enhance pedestrian safety by discouraging pedestrian mid-block crossings. The development will also provide bicycle parking near amenity areas.

Applicable Plan, Overlays, and Initiatives
<u>Housing Phoenix</u> – See Background Item No. 7.
<u>Tree and Shade Master Plan</u> – See Background Item No. 8.
<u>Complete Streets Guiding Principles</u> – See Background Item No. 9.
<u>Comprehensive Bicycle Master Plan</u> – See Background Item No. 10.
<u>Zero Waste PHX</u> – See Background Item No. 11.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant and restaurant	C-2 HGT/WVR, C-2, P-1, PAD-14
North	Single-family residential	R1-6
South (Across McDowell Road)	Retail businesses and school	C-2
South (Adjacent)	Tire/Auto service	C-2
West	Multifamily residential	R-4A
East	Retail shopping center	C-2

R-3 (Multifamily Residence District) Single-Family Attached Development Option		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Maximum dwelling unit density</i>	15.23 dwelling units per acre; 17.40 dwelling units per acre with bonus	12.2 dwelling units per acre – Met
<i>Maximum number of units</i>	89, 102 with bonus	72 units – Met
<i>Minimum perimeter standards</i>		
Minimum building setbacks	10 feet for units fronting street rights-of-way; 15 feet for units siding streets rights-of-way. This area is to be in common ownership or management. 10 feet adjacent to property line	N/A 20 feet (units siding street right-of-way) – Met 15 feet (adjacent to property line) - Met

parcel on the southeastern portion of the overall site is the restaurant, which is zoned C-2 (Intermediate Commercial District).

To the north of the site is a single-family detached residential neighborhood zoned R1-6 (Single-Family Residence District). To the west is a three-story apartment complex zoned R-4A (Multifamily Residence District). To the east is a retail shopping center consisting of a grocery store anchor and a variety of retail, commercial services, and restaurants, which are zoned C-2 (Intermediate Commercial District). To the south, across McDowell Road, are retail businesses and a school, all zoned C-2 (Intermediate Commercial District). There is also an intervening parcel in the middle of the proposed development site along McDowell Road, which is currently being used as a tire shop and is zoned C-2 (Intermediate Commercial District).



Street View of "Intervening Parcel"
Source: Google Street View Images

The development proposal is consistent with surrounding land uses and will provide a transitional buffer from more intense commercial uses along McDowell Road to the existing single-family residential neighborhood to the north.

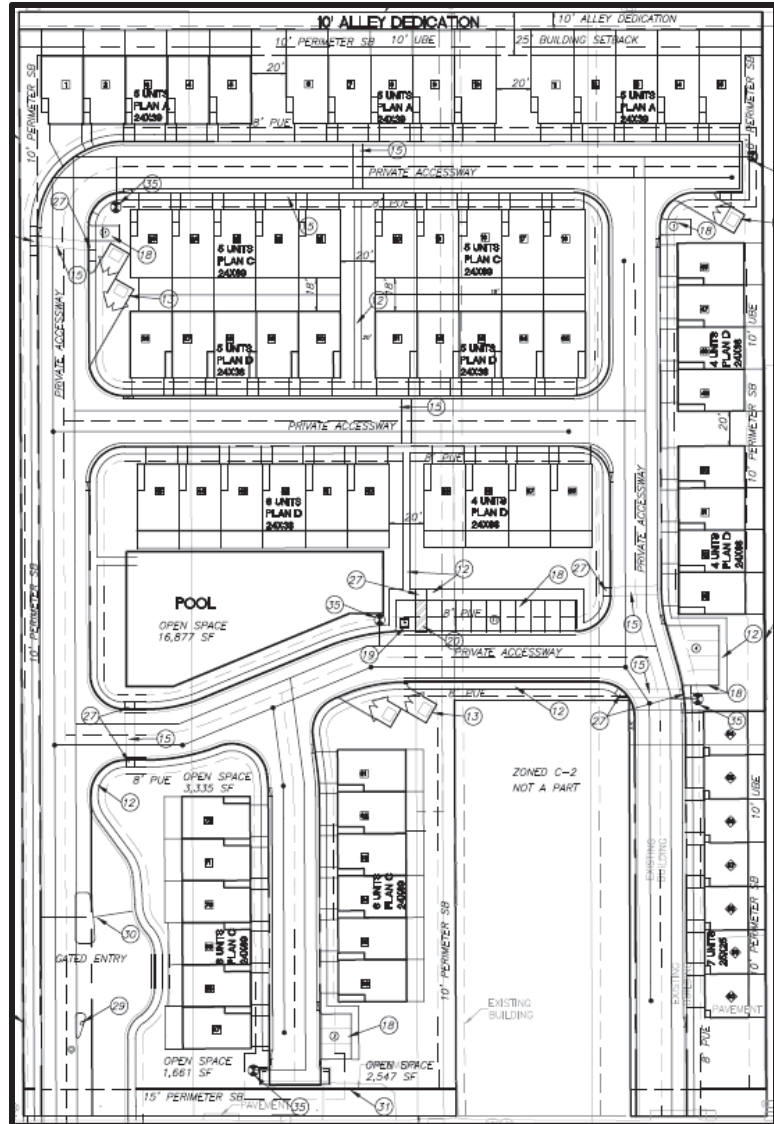
PROPOSAL

4. The project site is located within the boundaries of the applicable area for the Single-Family Attached Development Option, as set forth in Section 608.F.8 of the Phoenix Zoning Ordinance. As such, the developer will be required to obtain a Use Permit in order to utilize the Single-Family Attached Development Option of the R-3 (Multifamily Residence) zoning district.

The Use Permit process is independent of the Rezoning process and is decided on by a Zoning Adjustment Hearing Officer. Staff is not stipulating general conformance to the site plan submitted with this rezoning request, as the specifics of the site design may change significantly through this additional hearing process. Staff's recommended stipulations primarily address the streetscape treatment and height transition to the neighboring single-family homes to the north, as well as interdepartmental recommendations.

- The proposed site plan, attached as an exhibit, depicts a 72-lot single-family attached residential development, with a mix of two- and three-story units, the former of which are located along the northern perimeter property line where the development is adjacent to single-family homes. The development proposes two driveways on McDowell Road, an open space and amenity area near the primary gated entry drive, and units with individual garages and private backyards.

As explained in Background Item No. 4, staff is not recommending general conformance to this site plan due to the requirement for a Use Permit. Specific site design elements may be determined through this separate public hearing process.



Proposed Site Plan
Source: RCC Design Group, LLC

6. The proposed building elevations depict a mix of two- and three-story buildings with contemporary architectural design. A variety of architectural features are utilized to break up the building massing, such as building pop-outs, window overhangs, a mix of building materials, and decorative garage elements. To ensure the high quality of architecture and mix of building materials depicted in the elevations, staff is recommending general conformance to the elevations with specific regard to these architectural elements, per Stipulation No. 1.



Proposed Building Elevations
Source: Felten Group

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. **Housing Phoenix**

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 while using vacant land in a more sustainable fashion.

8. **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 that the stipulated landscape strip between the sidewalk and back of curb along McDowell Road be planted with minimum 2-inch caliper trees to provide minimum 75 percent shade at maturity. This is addressed in Stipulation No. 2.

9. **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 provide a safe and comfortable pedestrian environment, staff is recommending that the sidewalks along McDowell Road be detached with a landscape strip between the sidewalk and back of curb. Staff is further recommending that this landscape strip be planted with trees to provide shade for pedestrians and shrubbery at a maximum height of 24 inches to provide a vegetative barrier to discourage pedestrian mid-block crossings. Staff is also recommending that the development provide bicycle parking spaces near amenity areas for residents and guests. These recommendations are addressed in Stipulation Nos. 2 and 3.

10. **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 incorporate bicycle parking spaces for the community, which will be installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation No. 3.

11. **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 Section 716 of the Phoenix Zoning Ordinance 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 proposal will provide trash and recycling collection on site in community waste collection containers.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff did not receive any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
14. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The Aviation Department also requires that the project receive a No Hazard Determination from the FAA prior to final site plan approval. These are addressed in Stipulation Nos. 7 and 8.
15. The Street Transportation Department is requiring that the developer dedicate and construct a minimum of 50 feet of right-of-way on the north side of McDowell Road. The developer shall also be responsible for construction and improvements of all streets within and adjacent to the development, and these must comply with all current ADA accessibility standards. These requirements are addressed in Stipulation Nos. 4 and 5.

OTHER

16. 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.
17. The developer shall provide a hydraulic/hydrologic analysis of offsite storm water flows, when present, at the time of preliminary site plan submittal for verification of required infrastructure regarding lot space and density.
18. 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 proposed development is appropriately located along an arterial street where major commercial centers are present to serve residents.
2. The proposed development will provide a buffer and an appropriate transition from the commercial uses along McDowell Road to the existing single-family neighborhood to the north of the site.
3. As stipulated, the proposed development will provide an enhanced pedestrian environment along McDowell Road with detached sidewalks and shade trees.

Stipulations

1. The development shall be in general conformance with the building elevations date stamped November 15, 2021 with specific regard to variety of materials, decorative garage doors, and covered entries, as approved by the Planning and Development Department.
2. The public sidewalk along McDowell Road shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper shade trees that provide a minimum 75 percent shade at maturity.
 - b. Drought tolerant vegetation maintained at a maximum mature height of 24 inches and achieve 75 percent live coverage.
3. A minimum of 6 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near amenity areas. Bike racks shall be installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
4. The developer shall dedicate minimum 50-feet of right-of-way and construct the north side of McDowell Road, as approved by the Planning and Development Department.
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 archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
7. The property owner shall record documents that disclose the existence, and operational characteristics of 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.
8. The developer shall submit 7460 Forms to FAA and receive FAA no hazard determination or mitigations approved by FAA for both temporary and permanent development prior to final site plan approval.

Writer

Sofia Mastikhina

January 11, 2021

Team Leader

Samantha Keating

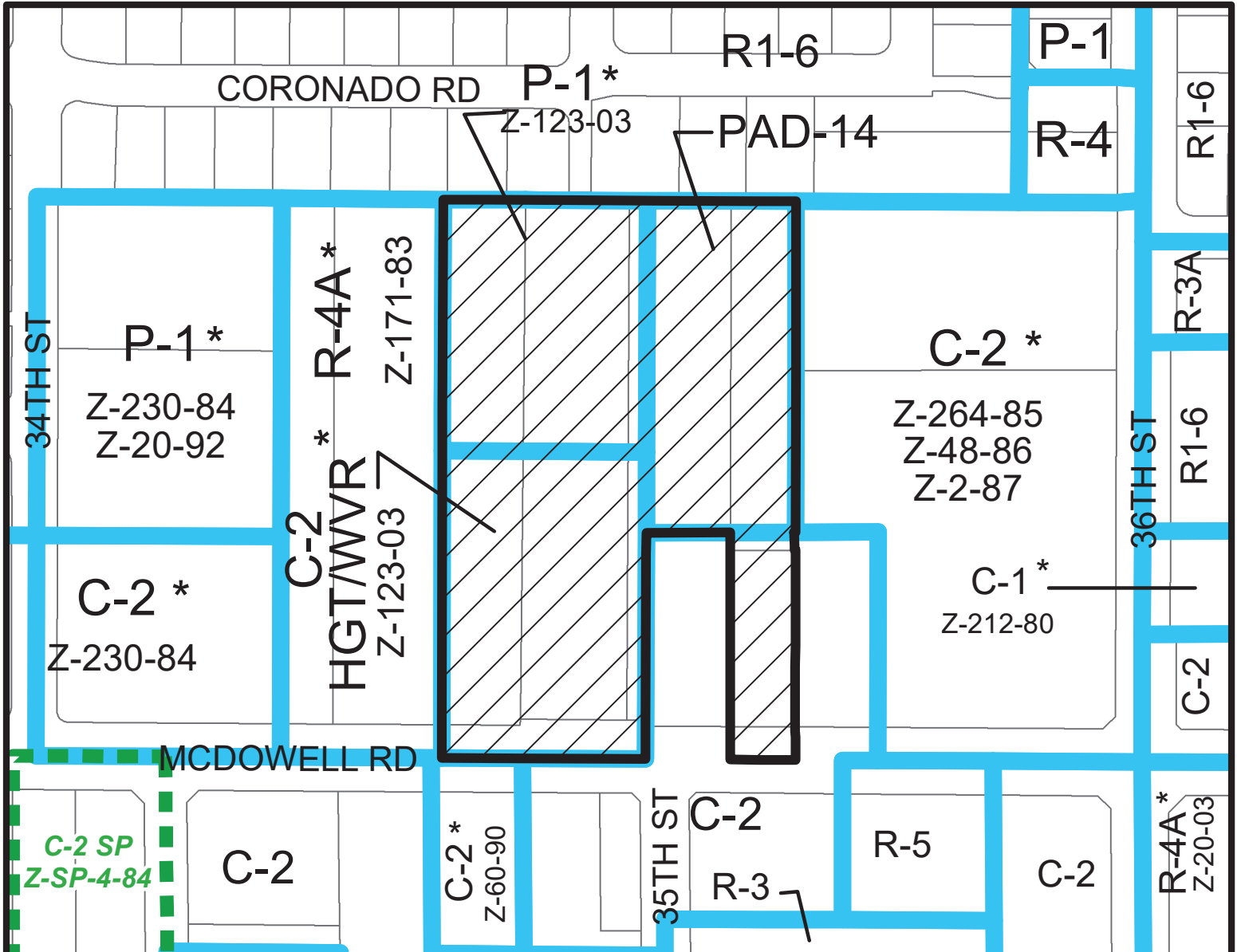
Exhibits

Sketch Map

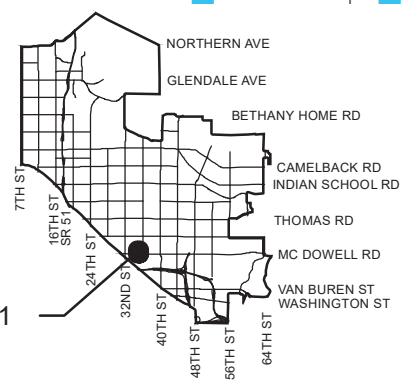
Aerial

Site plan date stamped November 15, 2021 (1 page)

Elevations date stamped November 15, 2021 (6 pages)

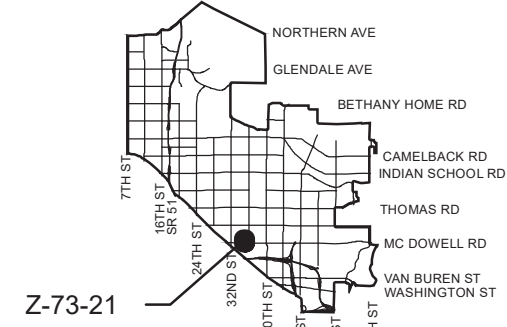
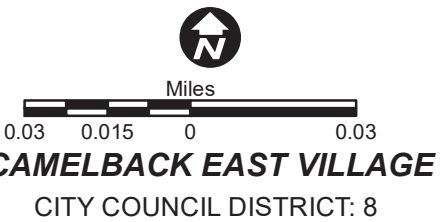
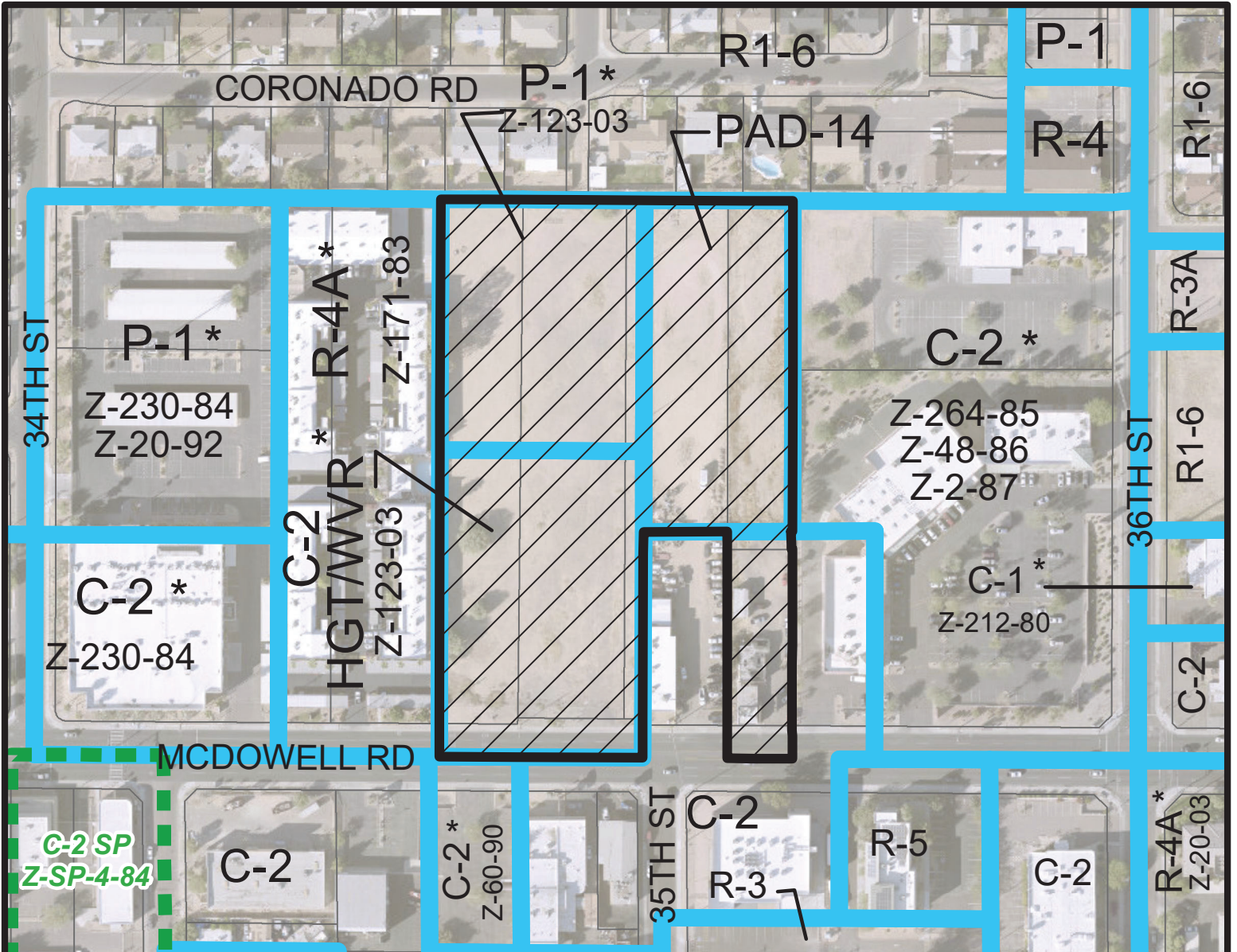


CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: McDowell Partners I, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-73-21	DATE: 12/16/2021 <small>REVISION DATES:</small>	FROM: C-2 HGT/WVR (2.06 a.c.) C-2 (0.49 a.c.) P-1 (1.69 a.c.) PAD-14 (1.63 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.87 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 13-35	<small>ZONING MAP</small> G-10	TO: R-3 (5.87 a.c.)
MULTIPLES PERMITTED C-2 HGT/WVR, C-2, P-1, PAD-14 R-3	CONVENTIONAL OPTION 30, 7, N/A, 47 85		* UNITS P.R.D. OPTION 36, 8, N/A, N/A 102

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



APPLICANT'S NAME: McDowell Partners I, LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-73-21	DATE: 12/16/2021 <small>REVISION DATES:</small>	FROM: C-2 HGT/WVR (2.06 a.c.) C-2 (0.49 a.c.) P-1 (1.69 a.c.) PAD-14 (1.63 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.87 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 13-35	<small>ZONING MAP</small> G-10	TO: R-3 (5.87 a.c.)
MULTIPLES PERMITTED C-2 HGT/WVR, C-2, P-1, PAD-14 R-3	CONVENTIONAL OPTION 30, 7, N/A, 47 85		* UNITS P.R.D. OPTION 36, 8, N/A, N/A 102

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



FRONT ELEVATION
PLAN A
1/8" = 1'-0"

PLAN A | MCDOWELL & 35TH | PHOENIX, ARIZONA

MCDOWELL PARTNERS I
7904 E CHAPPARAL RD, SUITE A110-620
SCOTTSDALE, AZ 85250

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Department

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LEFT ELEVATION
PLAN A
1/4" = 1'-0"



RIGHT ELEVATION
PLAN A
1/4" = 1'-0"



REAR ELEVATION
PLAN A
1/4" = 1'-0"

PLAN A | MCDOWELL & 35TH | PHOENIX, ARIZONA

MCDOWELL PARTNERS I
7504 E CHAPPARAL RD., SUITE A110-620
SCOTTSDALE, AZ 85250

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LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



1/4" = 1'-0"

PLAN C | MCDOWELL & 35TH | PHOENIX, ARIZONA

MCDOWELL PARTNERS I
 7904 E CHAPPARAL RD. SUITE A110-620
 SCOTTSDALE, AZ 85250

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FRONT ELEVATION
PLAN B
3/16" = 1'-0"

COLOR SCHEME 2
PLAN B | MCDOWELL & 35TH | PHOENIX, ARIZONA

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FRONT ELEVATION
PLAN D

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LEFT ELEVATION
PLAN D
3/16" = 1'-0"



RIGHT ELEVATION
PLAN D
3/16" = 1'-0"



REAR ELEVATION
PLAN D
3/16" = 1'-0"

PLAN D | MCDOWELL & 35TH | PHOENIX, ARIZONA

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