



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-94-16-2**  
January 23, 2017

**Paradise Valley Village Planning Committee Hearing Date** February 6, 2017  
**Planning Commission Hearing Date** March 2, 2017  
**Request From:** C-3 (2.39 acres)  
**Request To:** R-3A (2.39 acres)  
**Proposed Use** Multifamily Residential  
**Location** Approximately 300 feet south of the southeast corner of 25<sup>th</sup> Street and Bell Road  
**Owner** Chicanos Por La Causa Lan Bank, LLC  
**Applicant / Representative:** Jacob Zonn, Tiffany & Bosco, PA  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 5 to 15 du/acre	
<b>Street Map Classification</b>	25 <sup>th</sup> Street	Local	30-foot east half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.</i></b></p> <p>The proposed development will provide a new housing option on a vacant parcel adjacent to existing multifamily residential and commercial developments.</p>			
<p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b></p> <p>This proposal provides some increased intensity on a vacant property and is compatible with nearby multifamily residential uses. The proposed development is accessed from a local street, just south of Bell Road, and is close to employment centers and commercial areas.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	C-3
<b>North</b>	Commercial Development	C-2
<b>South</b>	Multifamily Residential	R-3
<b>East</b>	Multifamily Residential	R-3
<b>West</b>	Commercial Development	C-3

Multifamily Residential (R-3A PRD)		<i>*if variance required</i>
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Total Number of Units	-	42 units
Perimeter Standards	20 feet	*Not Met – 10 feet
Density	23.1 du/acre	Met – 23.1 du/acre
Lot Coverage	45%	Met – 19.7%
Building Height	3 stories or 40 feet	Met – 40 feet
Common Area	5%	Met – 8%
Parking	1.5 space per 2 bedroom unit 2.0 space per 3 bedroom unit	Met – 78 spaces

**Background/Issues/Analysis**

1. This is a request to rezone a 2.39 acre parcel from C-3 (General Commercial District) to R-3A (Multifamily Residence District) to allow for a multifamily residential development. The site is currently vacant. A multifamily development, zoned R-3, is located to the south and east. Commercial developments, zoned C-3, are located to the west and C-2 to the north of the subject site.

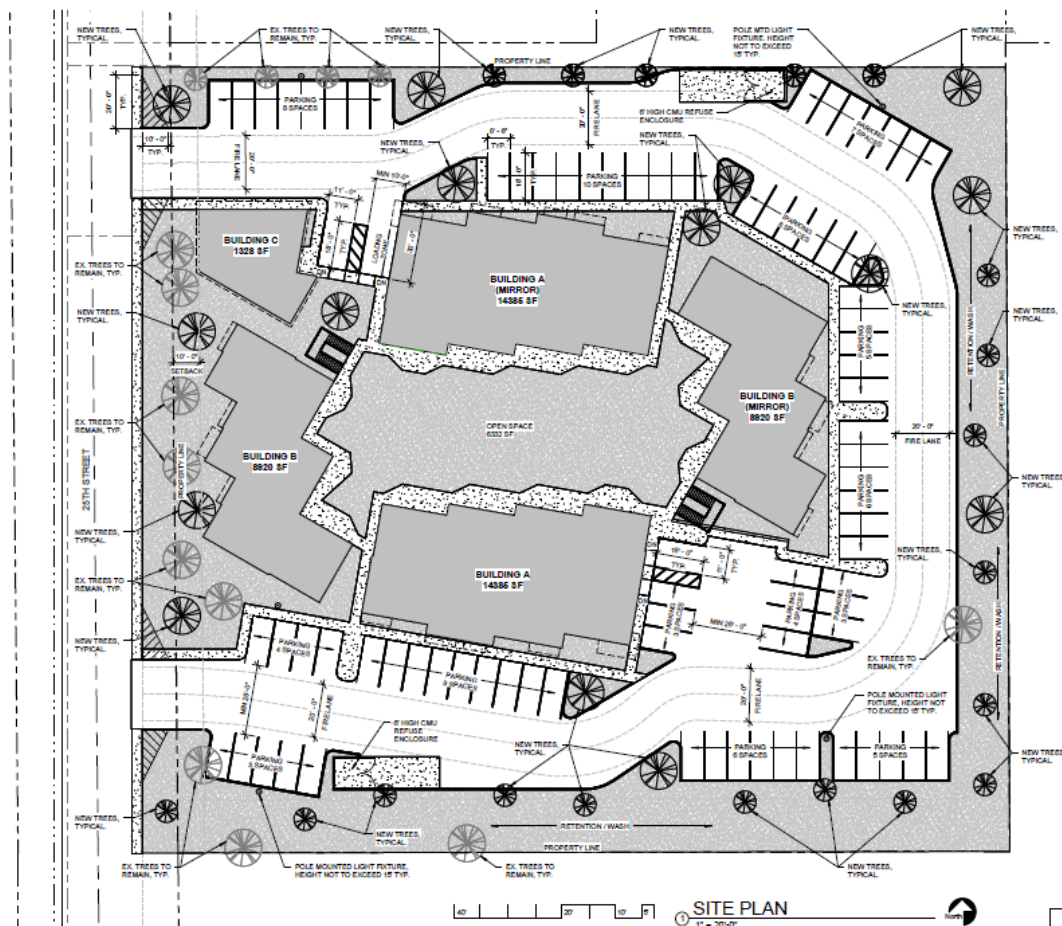


2. The General Plan Land Use Map designation for this property is Residential 5 to 15 dwelling units per acre. Although the proposal is not consistent with this designation, an amendment is not required as the subject parcel is less than 10 acres.

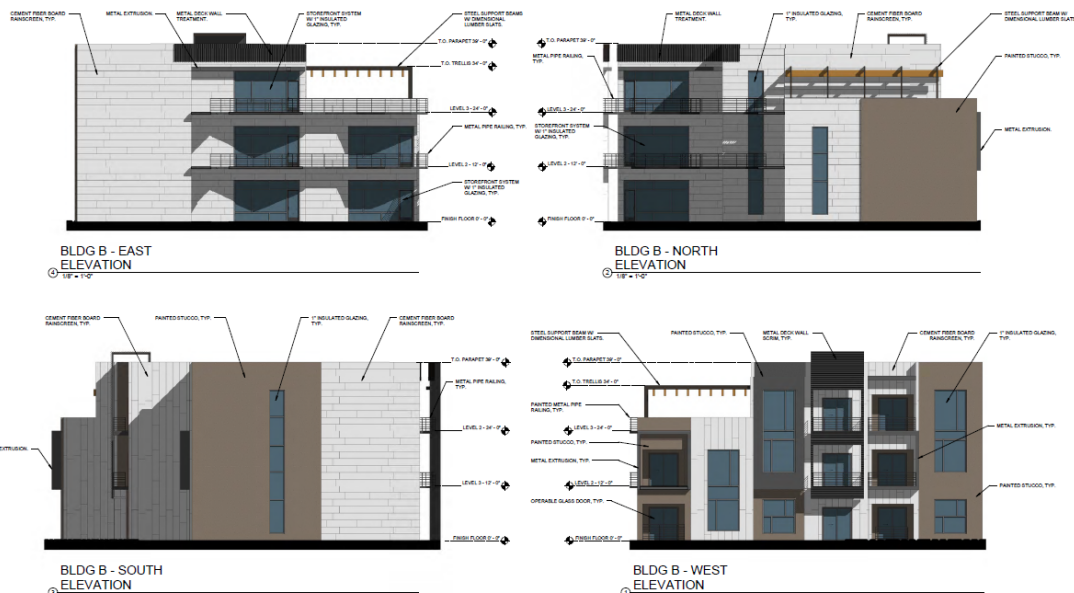
In addition, one of the five General Plan core values (Connect People and Places) centers on connectivity, including to and from public transit. The Phoenix Transportation 2050 Plan (T2050 Plan) proposes a Bus Rapid Transit (BRT) line that will travel along Bell Road from 51<sup>st</sup> Avenue to Scottsdale Road. Therefore, providing housing options that are accessible to Bell Road will increase connectivity, which is consistent with the core values in the General Plan.

### SITE DESIGN / LAYOUT

3. The site plan shows four apartment buildings around common open space and a leasing office (Building C) located on the northwestern portion of the site. Access to the site is from two driveways off of 25<sup>th</sup> Street and the 78 parking spaces are located around the perimeter of the site. In order to buffer the existing multifamily residential developments located to the south and east, staff has included a stipulation for a 30 foot building setback on the south and east property lines.



- The proposed elevations show that the height of the buildings will be 3 stories and 39 feet, which is addressed in a stipulation that limits the maximum height to 40 feet.



- To provide pedestrian access to the surrounding neighborhood and Bell Road, a stipulation requiring pedestrian access at each gate entrance along 25<sup>th</sup> Street is included.
- For transit riders and pedestrians, staff has included enhanced landscaping along 25<sup>th</sup> Street to provide a pleasant walking experience to and from Bell Road.

#### DEPARTMENT COMMENTS

- The Street Transportation Department is requiring that the developer update all existing off-site street improvements, including sidewalks, curb ramps, and driveways, to current ADA guidelines. A stipulation addressing this requirement is included.
- The Aviation Department has noted that the property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. Therefore, there is a stipulation is included requiring that a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Deer Valley Airport.
- The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed rezoning.

10. 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 1295 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. 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 abandonment may be required.

### **Findings**

1. The proposed development is compatible with the surrounding land uses in the area.
2. The proposal will develop a vacant site and provide additional housing choices near Bell Road, which is designated for a Bus Rapid Transit line in the T2050 Plan.
3. As stipulated, the proposal is appropriately buffered from the surrounding multifamily residential development.

### **Stipulations**

1. The landscape setback along 25<sup>th</sup> Street, shall be planted with a minimum 50% 2-inch caliper trees, minimum 50% 3-inch caliper trees, to be placed 20-feet on center or in equivalent groupings, as approved by the Planning and Development Department.
2. A minimum building setback of 30 feet shall be required along the south and east property lines, as approved by the Planning and Development Department.
3. The maximum building height shall be 40 feet.
4. Pedestrian access shall be provided at both entrances along 25<sup>th</sup> Street, as approved by the Planning and Development Department.
5. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.

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**Writer**

Hannah Oliver

January 23, 2017

**Team Leader**

Craig Mavis

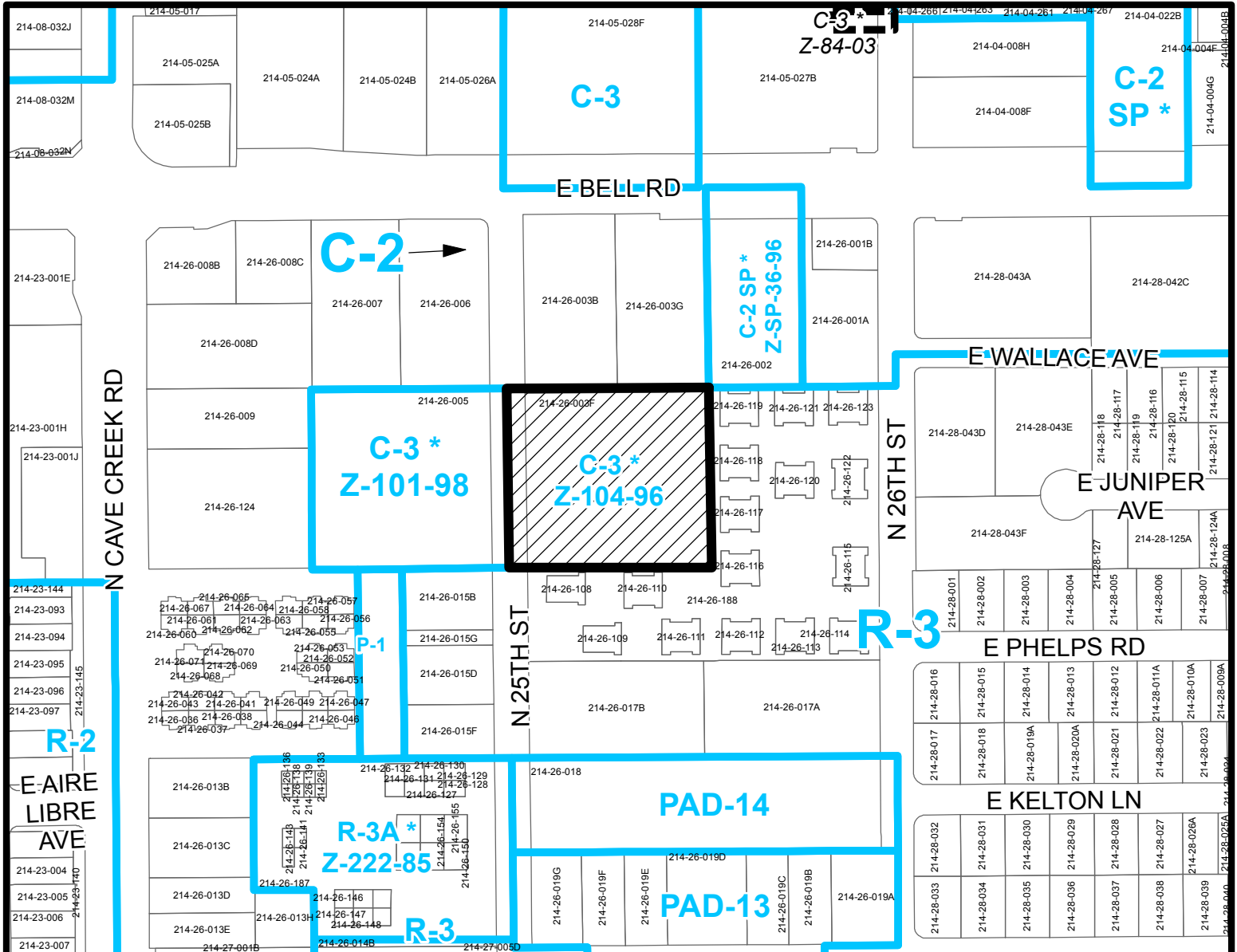
**Attachments**

Sketch Map

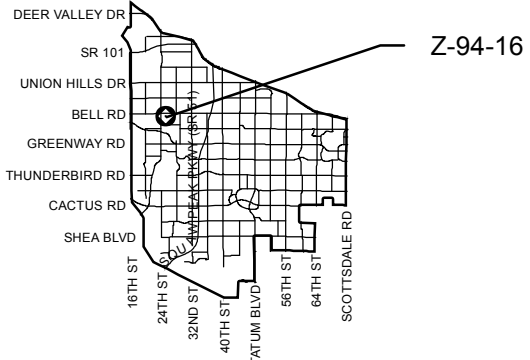
Aerial

Site Plan date stamped December 19, 2016 (1 page)

Elevations date stamped December 19, 2016 (6 pages)

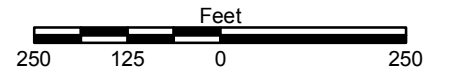


**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 2

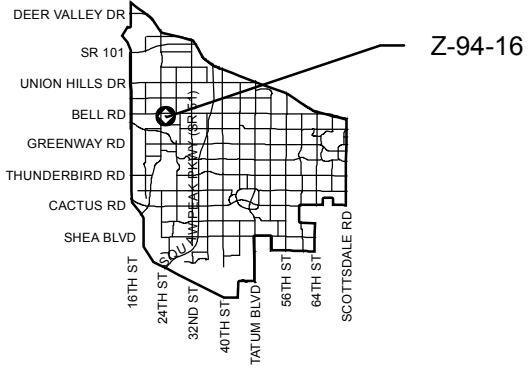


<b>APPLICANT'S NAME:</b> Jacob Zonn, Tiffany & Bosco, PA		<b>REQUESTED CHANGE:</b> FROM: C-3, (2.39 a.c.)  TO: R-3A, (2.39 a.c.)	
<b>APPLICATION NO.</b> Z-94-16		<b>DATE:</b> 1/17/2017 REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>2.39 Acres</b>		AERIAL PHOTO & QUARTER SEC. NO. QS 36-33 ZONING MAP M-9	
<b>MULTIPLES PERMITTED</b> C-3 R-3A		<b>CONVENTIONAL OPTION</b> 33 52	
<b>* UNITS P.R.D. OPTION</b> 41 63			

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



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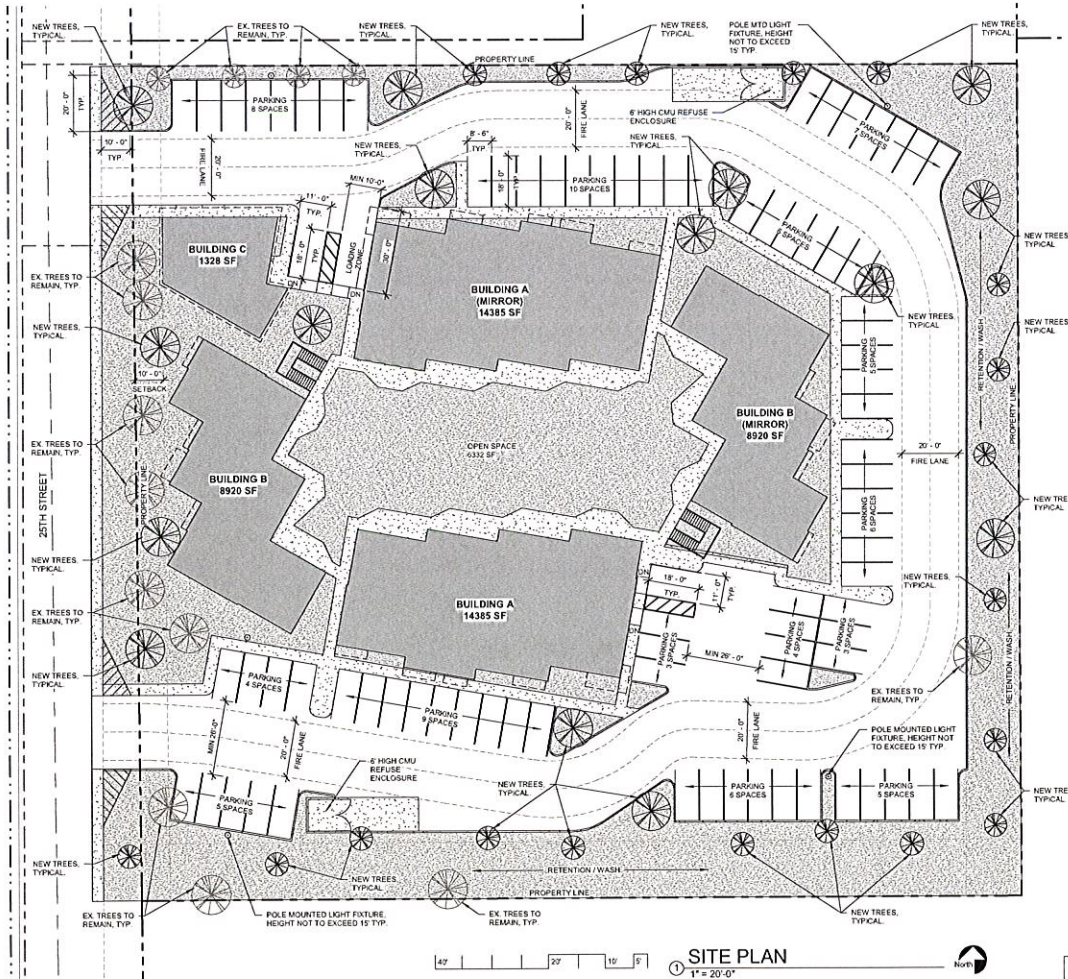


**CITY OF PHOENIX**

**DEC 19 2016**

**Planning & Development  
Department**

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**SITE PLAN**  
1" = 20'-0"

**CITY OF PHOENIX STANDARD NOTES**

- A. DEVELOPMENT AND USE OF THIS SITE WILL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- B. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- C. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 17' BACK FROM THE PROPERTY LINE AND 27' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
- D. ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY THE AREA OUTSIDE THE SITE.
- E. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- F. AFTER FINAL APPROVAL THE PROJECT WILL BE RESPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY CID PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 602-262-2981 AND REQUEST A DESIGN REVIEW INSPECTION.
- G. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- H. ALL SERVICE AREAS SHALL BE SCREENED TO CONICAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL, OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- I. BARBED, RAZOR OR CONCERNTRA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- J. ON-SITE LIGHTING NOT TO EXCEED ONE Ft. (not candle) AT THE PROPERTY LINE.
- K. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- L. MAXIMUM NOISE LEVELS 55 DECIBELS (normal talking voice) AT THE PROPERTY LINE.
- M. ALL ON-SITE WATER LINES INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- N. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE SUBJECT TO THE PHOENIX PLUMBING CODE AND THE ACQUIFER PROTECTION PROGRAM GENERAL PERMIT RULES IN THE ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION 9-101 (AOC R18-9-101).
- O. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

**PROJECT DATA:**

APPLICABLE CODES:  
 2012 INTERNATIONAL BUILDING CODE  
 2012 INTERNATIONAL ENERGY CONSERVATION CODE  
 2012 INTERNATIONAL FIRE CODE  
 2012 INTERNATIONAL FUEL GAS CODE  
 2012 INTERNATIONAL GREEN CONSTRUCTION CODE  
 2012 INTERNATIONAL MECHANICAL CODE  
 2012 INTERNATIONAL RESIDENTIAL CODE  
 2012 INTERNATIONAL PLUMBING CODE  
 2011 NATIONAL ELECTRICAL CODE

OCCUPANCY GROUP: R-2  
 CONSTRUCTION TYPE: V-B  
 ZONING: C-3 (R-5 PERMITTED USE)  
 ALLOWED BUILDING HEIGHT: 4 STORY, 48'-0" MAX  
 PROPOSED BUILDING HEIGHT: 3 STORY, 41'-4" MAX  
 GROSS LOT AREA: 91,934 SF (2.11 ACRES)  
 NET LOT AREA: 73,074 SF (1.68 ACRES)

DEVELOPMENT TYPE:  
 R-5 TIER 2, MULTIFAMILY DEVELOPMENT

DWELLING UNIT DENSITY:  
 ALLOWED DENSITY: 45.68 PER GROSS ACRE  
 ALLOWED UNITS: 45,68 x 2.11 = 96 UNITS  
 PROPOSED UNITS: 40 UNITS

LOT COVERAGE:  
 BUILDING FOOTPRINTS: 9459 SF / 91,934 SF = 10.3%  
 MAXIMUM ALLOWED: 50%

COMMON AREAS:  
 RECOVERABLE % OF GROSS AREA: 4,516.70 SF  
 PROVIDED 6.5% OF GROSS AREA: 6,332.00 SF

LANDSCAPE AREA REQUIRED:  
 PER AREA COMMON TREES SPACED AT 20 TO 30 FEET ON CENTER, AND 5 SHOUBS PER TREE

PROJECTED PARKING REQUIRED:  
 DWELLING UNITS:  
 1.5 SPACES PER 2 BEDROOM UNIT: 16 x 1.5 = 24  
 2.0 SPACES PER 1 BEDROOM UNIT: 23 x 2.0 = 46  
 TOTAL: 70

OFFICE PARKING:  
 1 SPACE PER 300 SF: 9055/300 = 3

ACCESSIBLE PARKING:  
 2% OF PARKING PROVIDED:  
 75 x 2% = 1.5 x 2

ON-SITE PARKING PROVIDED:  
 2 STANDARD SPACES: 81  
 ACCESSIBLE SPACES: 2  
 LOADING DOCK SPACE: 1  
 TOTAL SPACES: 84

ADDRESS:  
 1503 N 25TH STREET  
 PHOENIX AZ 85032

OWNER:  
 CHICANOS POR LA CAUSA LAND BANK LLC  
 1107 E. TONTO ST PHOENIX AZ 85034

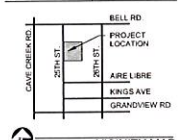
ASSESSOR'S PARCEL NUMBER:  
 218-05-007

PROJECT DESCRIPTION:  
 DEVELOP A 40-UNIT MULTIFAMILY BUILDING SHARING COMMON PARKING, VEHICULAR AND PEDESTRIAN ACCESS, AND GROUND WATER RETENTION.

**MERGE ARCHITECTURAL GROUP**  
 600 N 4TH ST, SUITE 112  
 PHOENIX, ARIZONA 85004  
 P (602) 635 1561  
 F (602) 635 1581  
 cam@mergeAG.com  
 cdc@mergeAG.com

OWNER INFORMATION  
**CPLC LAND BANK LLC**

PROJECT  
**TONTIERRA DEVELOPMENT**  
 1500 N 25TH STREET  
 PHOENIX, AZ 85032



REVISIONS

MARK	DATE	DESCRIPTION

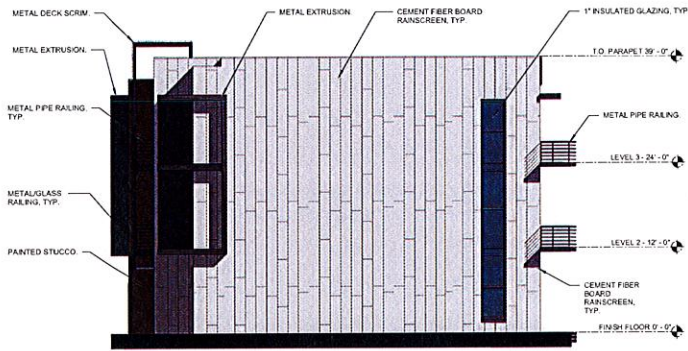
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SHEET TITLE

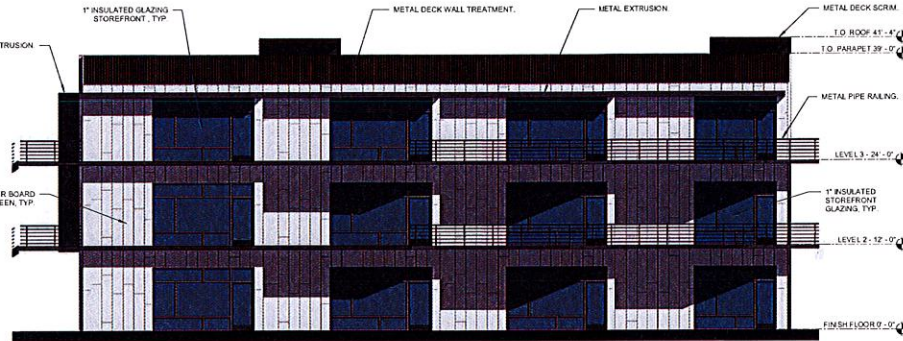
**PRELIMINARY  
SITE PLAN**

DATE: 09/21/2016  
 SHEET: **SD01**



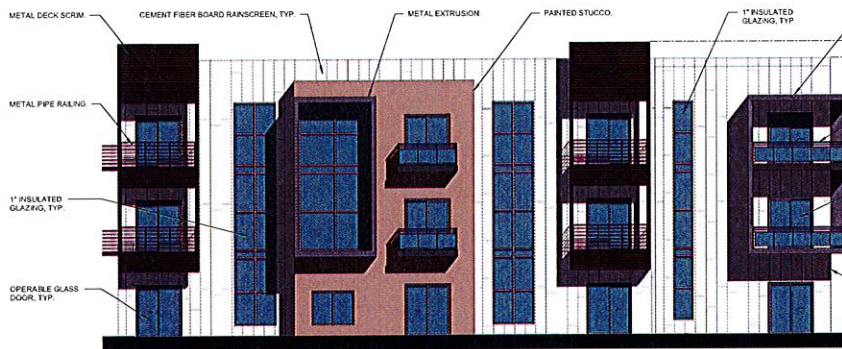
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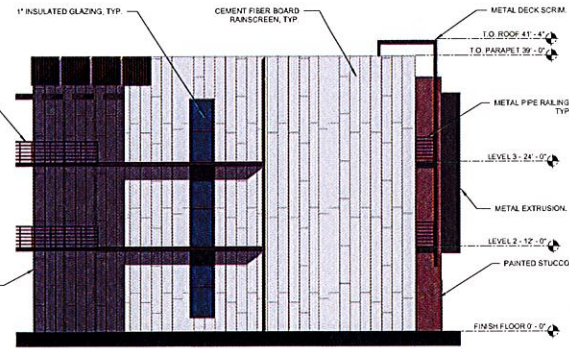
BLDG A - NORTH ELEVATION

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BLDG A - SOUTH ELEVATION

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BLDG A - WEST ELEVATION

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cam@mergeAG.com  
cdg@mergeAG.com



CLIENT INFORMATION  
**CPLC LAND BANK LLC**

**TONATIERRA DEVELOPMENT**  
18801 N 25TH STREET  
PHOENIX AZ 85032



VICINITY MAP

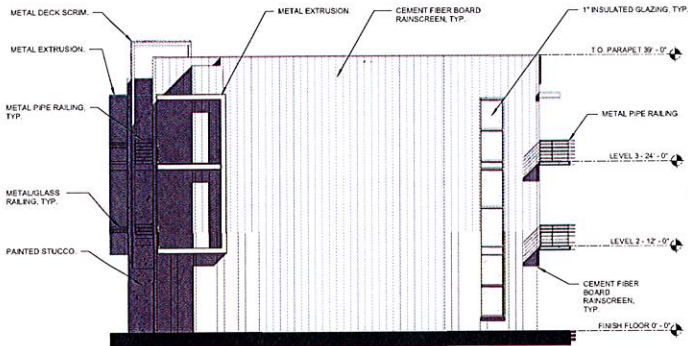
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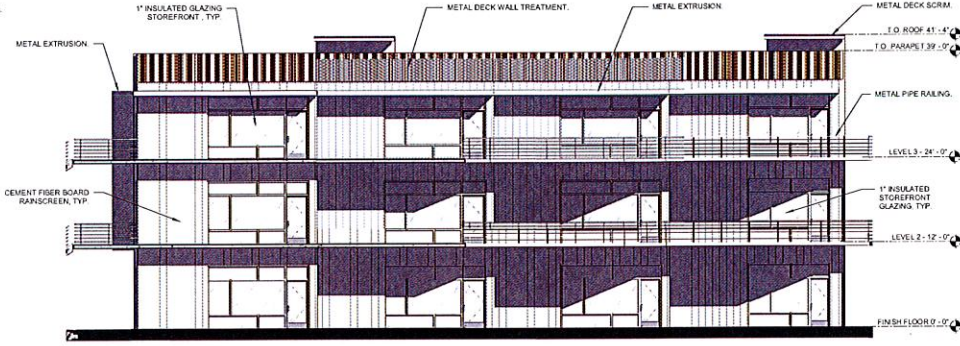
**BUILDING A ELEVATIONS**

DATE: 09-21-2016  
SHEET: SD06



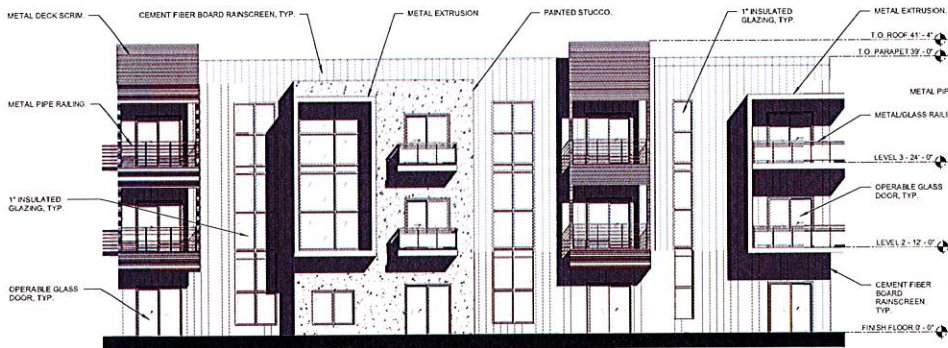
BLDG A - EAST  
ELEVATION

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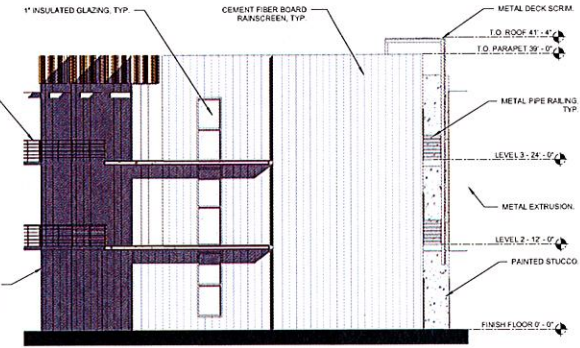
BLDG A - NORTH  
ELEVATION

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BLDG A - SOUTH  
ELEVATION

③ 1/8" = 1'-0"



BLDG A - WEST  
ELEVATION

① 1/8" = 1'-0"



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OWNER INFORMATION  
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 PROJECT:  
**TONATIERRA DEVELOPMENT**  
 16807 N 25TH STREET  
 PHOENIX, AZ 85032



MARK	DATE	DESCRIPTION

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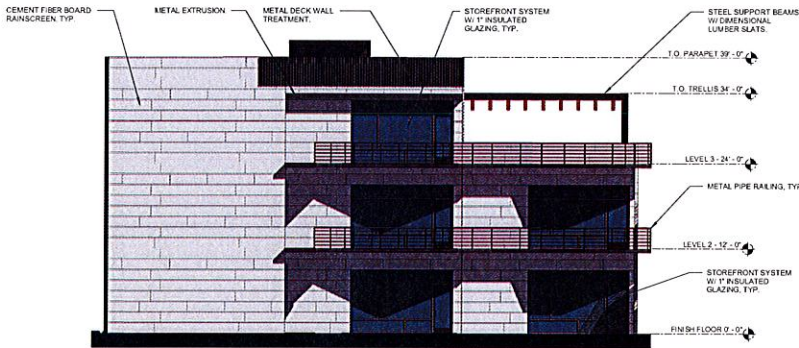
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**BUILDING A  
 ELEVATIONS**

DATE: 09/21/2016  
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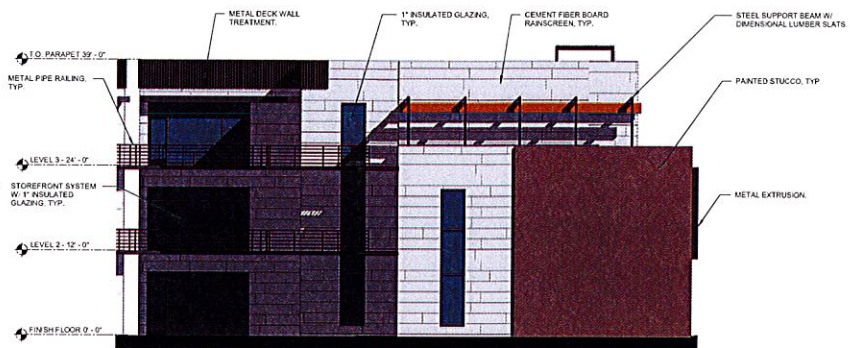
**CITY OF PHOENIX**  
 DEC 19 2016  
 Planning & Development  
 Department

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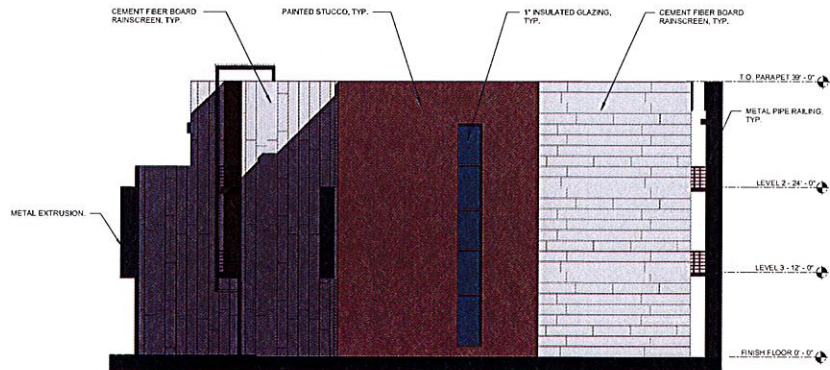
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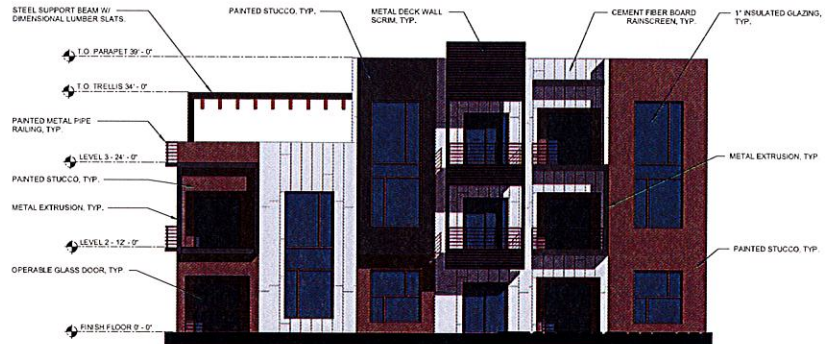
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BLDG B - SOUTH ELEVATION

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BLDG B - WEST ELEVATION

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**DEC 19 2016**

**Planning & Development Department**

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 F (602) 635 1551  
 cam@mergeAG.com  
 cdc@mergeAG.com

Professional Engineer Seal for CAM, State of Arizona, License No. 10162, Expires 01/31/2018.

CLIENT INFORMATION: **CPLC LAND BANK LLC**  
 PROJECT: **TONATERRA DEVELOPMENT**  
 1881 N 4TH STREET PHOENIX, AZ 85002



REVISIONS	MARK	DATE	DESCRIPTION

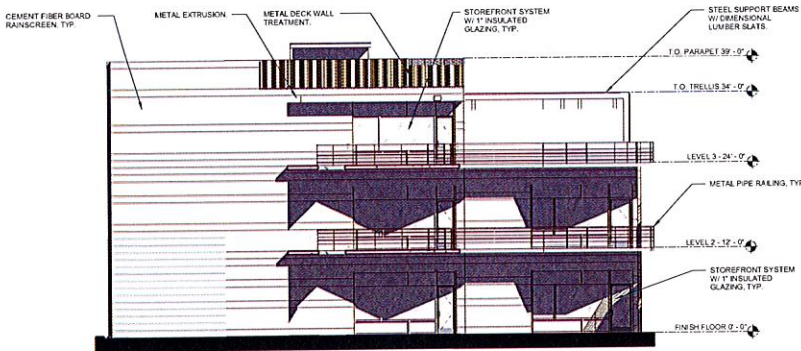
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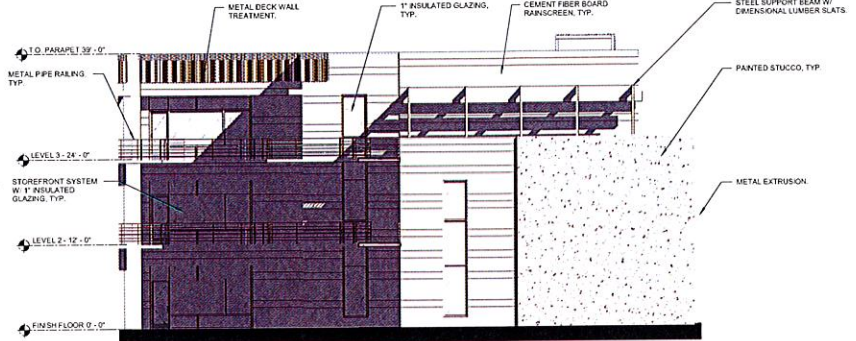
**BUILDING B ELEVATIONS**

DATE: 09-21-2016  
 SHEET: **SD07**

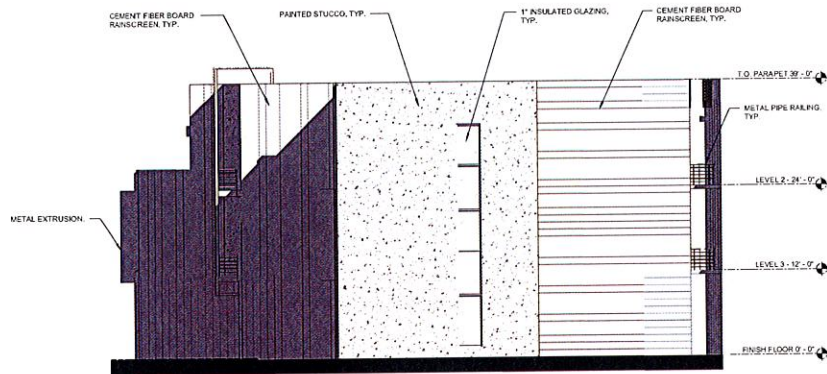
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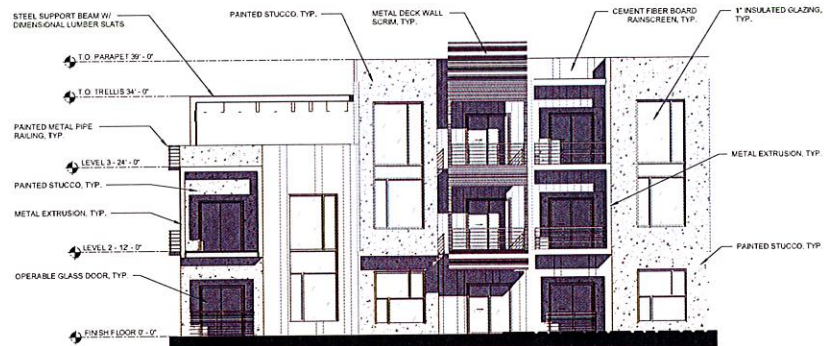
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ELEVATION  
③ 1/8" = 1'-0"



BLDG B - WEST  
ELEVATION  
① 1/8" = 1'-0"

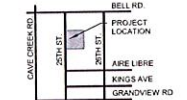


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**CPLC LAND BANK LLC**  
PROJECT:  
**TONATIERRA DEVELOPMENT**  
16801 N 25TH STREET  
PHOENIX, AZ 85032



VICINITY MAP

REVISIONS	MARK	DATE	DESCRIPTION

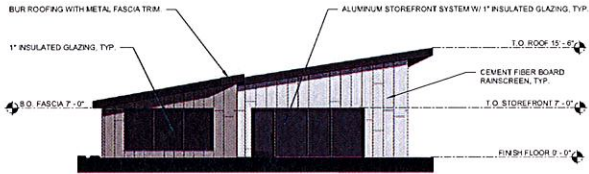
  

PROJECT NO.	16R-003
DESIGN BY	JAW
DRAWN BY	CAH

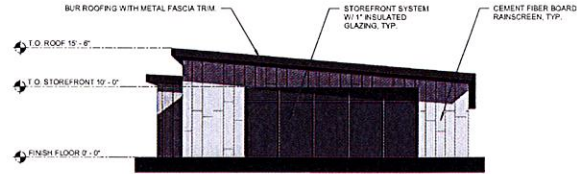
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**BUILDING B ELEVATIONS**

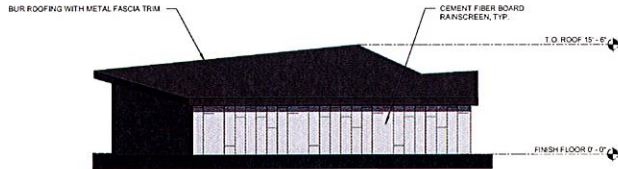
DATE: 09/21/2016  
SHEET: **SD07**



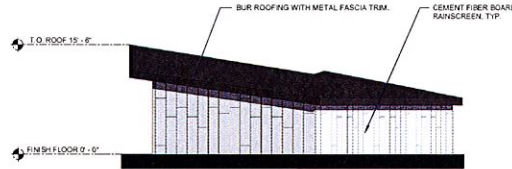
**BLDG C - EAST  
ELEVATION**  
③ 1/8" = 1'-0"



**BLDG C - NORTH  
ELEVATION**  
② 1/8" = 1'-0"



**BLDG C - SOUTH  
ELEVATION**  
③ 1/8" = 1'-0"



**BLDG C - WEST  
ELEVATION**  
① 1/8" = 1'-0"



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PHOENIX, AZ 85032

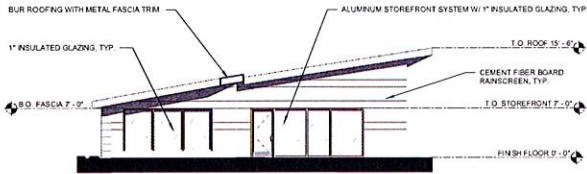


MARK	DATE	DESCRIPTION

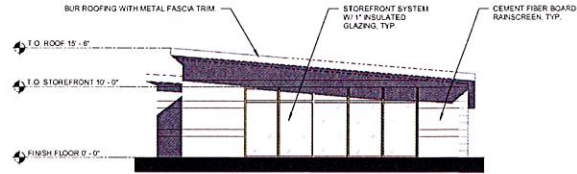
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SHEET TITLE

**BUILDING C  
ELEVATIONS**  
DATE: 09-21-2016  
SHEET: SD08

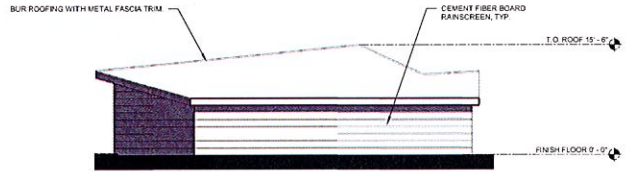
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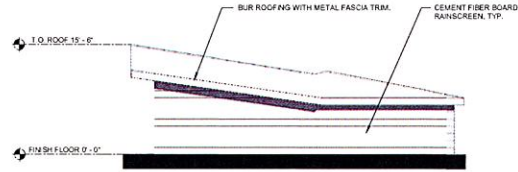
**BLDG C - EAST  
ELEVATION**  
④ 1/8" = 1'-0"



**BLDG C - NORTH  
ELEVATION**  
② 1/8" = 1'-0"



**BLDG C - SOUTH  
ELEVATION**  
③ 1/8" = 1'-0"



**BLDG C - WEST  
ELEVATION**  
① 1/8" = 1'-0"



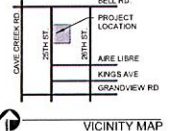
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REVISION	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION

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**BUILDING C  
ELEVATIONS**

DATE: 09-21-2016  
SHEET: SD08