



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-61-13-8**  
April 23, 2014

**Camelback East Village Planning Committee Hearing Date** May 6, 2014  
**Planning Commission Hearing Date** May 13, 2014

**Request From:** R1-6 (Approved R-2) (3.36 acres) & R-2 (2.52 acres)  
**Request To:** R-3A (5.88 acres)  
**Proposed Use** Multifamily residential  
**Location** Southwest corner of 44<sup>th</sup> Street and Palm Lane  
**Owner** Virgil Morgan  
**Applicant's Representative** Whitneybell Perry INC.  
**Staff Recommendation** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>	Residential 3.5 to 5 du / acre		
<b>Street Map Classification</b>	44 <sup>th</sup> Street	Major Arterial	50-foot west half street
	Palm Lane	Local	25-foot south half street
	Coronado Road	Local	25-foot north half street
<p><b>LAND USE ELEMENT, GOAL 3, INFILL: VACANT AND UNDERDEVELOPED LAND IN OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</b></p> <p>This proposal will develop a vacant parcel which is surrounded by existing development, in a manner that is compatible with the area's existing, developing and planned character.</p>			
<p><b>LAND USE ELEMENT, GOAL 1, NEIGHBORHOOD POLICY 3: LOCATE HIGHER DENSITY HOUSING IN OR NEAR THE CORE, AND MEDIUM DENSITY HOUSING NEAR</b></p>			

**EMPLOYMENT, SHOPPING, AND TRANSPORTATION FACILITIES, TO SUPPORT AND ENCOURAGE PEDESTRIAN, BICYCLE, AND TRANSIT TRIPS.**

The proposed development will locate a medium density housing development near regional employment and shopping destinations and along a major transportation corridor.

<b>Area Plan</b>		
44 <sup>th</sup> Street Corridor Specific Plan. The proposal is consistent with the 44 <sup>th</sup> Street Corridor Specific Plan by including a 10-foot landscape setback along 44 <sup>th</sup> Street.		
<b>Surrounding Land Uses/Zoning</b>		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant lot	R1-6 (Approved R-2) & R-2
<b>North</b>	Single-Family Residential	R1-6
<b>South</b>	Single-Family Residential / Vacant	R1-6 / C-O
<b>West</b>	Single-Family Residential	R1-6
<b>East</b>	Single-Family Residential	R1-6
<b>R-5 PRD (Multi-family Residential Planned Residential Development)</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u> (*Variance required)
<i>Building Setbacks</i>		
Perimeter landscape standards	20 feet (east) 20 feet (south) 20 feet (north)	*Not met – 10 feet Met – 20 feet Met – 20 feet
Interior landscape standards	10 feet (west) 10 feet (south)	*Not met – 0 feet Met – 10 feet
Lot Coverage	Maximum 50%	Met – 34.3%
Building Height	Maximum 48 feet	Met – 34 feet
Parking	Minimum 99 required	Met – 155 provided
Guest Parking	Minimum 33 required	*Not met – 23 provided

**Background/Issues/Analysis**

1. This is a request to rezone 5.88 acres from R1-6, approved R-2 (Single-Family Residential, approved Multifamily Residential) and R-2 (Multifamily Residential) to R-3A (Multifamily Residential) to allow for a multifamily residential development.
2. The site is currently vacant. A church was previously located on the northern portion of the property, but it has remained vacant for several years. The approved R-2 zoning on the property refers to a 2006 rezoning approval for a 53 unit, three bedroom townhomes. The zoning case was approved, but the project was never built to so the zoning remains “approved.” In 2009 an applicant

requested C-1 on the site to allow a gas station. The request was approved by the City Council, but a referendum was filed and the request was ultimately overturned by the voters.

3. The General Plan designation for the parcel is 3.5 to 5 du / acre. 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.
4. The proposed developed would add a significant number of residential units to the immediate area. The city requires applicants with a request for residential zoning to notify the school district about the possibility of additional students. A representative from the Phoenix Union High School District has responded that they have adequate facilities to accommodate the potential increase in students.
5. The proposed development includes a loft / vaulted ceiling element for a portion of the apartment buildings. This element would typically be higher than the typical two story portion of the building. The applicant has agreed to setback the loft / vaulted ceiling element away from the single-family residential to the west and north to better buffer these properties from the proposed development. A stipulation has been added to address this setback.
6. The applicant has agreed to maintain landscape setbacks next to the single-family residential along Coronado Road and across from the single-family residential on Palm Lane to buffer these properties from the multifamily development. Stipulations have been added to address these setbacks.
7. While the R-3A zoning could potentially allow for a total of 155 units, the applicant has agreed to limit the number of units to 66. A stipulation has been added to address this limitation.
8. While the R-3A zoning could potentially allow for a total height of 3 stories or 40-feet, the applicant has agreed to limit the total height to 34-feet. A stipulation has been added to address this limitation.
9. The proposed development would require a total of 99 parking spaces. The applicant has agreed to provide 155 total parking spaces, however, the provided parking is primarily in the form of two car garages dedicated to specific units. The Zoning Ordinance also requires 0.5 parking spaces per unit remain unreserved. The total unreserved parking requirement is 33 parking spaces, while the applicant is only providing 23 unreserved spaces. A variance will be required for the deficiency.
10. City policy encourages large developments such as this to provide primary access to larger streets, and only use access to local streets for secondary access. The applicant has agreed to provide a main entrance on 44<sup>th</sup> Street, and

restrict the driveway along Palm Lane to resident and emergency access only. A stipulation has been added to address this restriction.

11. The property had previously been developed, but has remained vacant for several years. This has resulted in some unnecessary driveway and sidewalk infrastructure, a lower than typical level of maintenance and older off-street improvements which may not meet today's standards. The applicant has agreed to correct these issues and bring all street infrastructure up to current standards. Stipulations have been added to address these improvements.
12. 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 2230L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. 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 proposal would be appropriately buffered from the surrounding single family residential development.
2. The proposed development would redevelop a long vacant parcel in an otherwise stable single-family neighborhood.
3. Increased traffic to the facility would be encouraged to use 44<sup>th</sup> Street, limiting the impact on the surrounding single family residential.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped April 10, 2014, as approved or modified by the Planning and Development Department with specific regard to the following:
  - A. Building height shall be limited to a maximum of two stories within 34-feet of the north property line.
  - B. Building height shall be limited to a maximum of two stories within 36-feet of the south property line.
  - C. Building height shall be limited to a maximum of two stories within 25-feet of the west property line.
2. The development shall be in general conformance with the elevations date stamped April 15, 2014, except as modified by the following stipulations and

approved by the Planning and Development Department.

3. The property owner shall provide a 10-foot landscape setback along the western 598 feet of the south property line as approved by the Planning and Development Department.
4. The property owner shall provide a 20-foot landscape setback along the southern 133 feet of the west property line as approved by the Planning and Development Department.
5. The property owner shall provide a 20-foot landscape setback along the north property line as approved by the Planning and Development Department.
6. The development shall be limited to a maximum of 66 residential units, as approved by the Planning and Development Department
7. The development shall be limited to a maximum of 34-feet in height as approved by the Planning and Development Department.
8. Palm Lane access shall be gated and limited to secure access only as approved by the Planning and Development Department.
9. The property owner shall provide sidewalk and incidentals on Coronado Road for the length of the property as approved by the Planning and Development Department.
10. The property owner shall remove all unused driveways and replace any broken or out-of-grade curb, gutter, and sidewalk on all streets as approved by the Planning and Development Department.
11. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines as approved by the Planning and Development Department.
12. 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

04/23/14

Staff Report: Z-61-13-8

April 23, 2014

Page 6 of 6

**Team Leader**

Joshua Bednarek

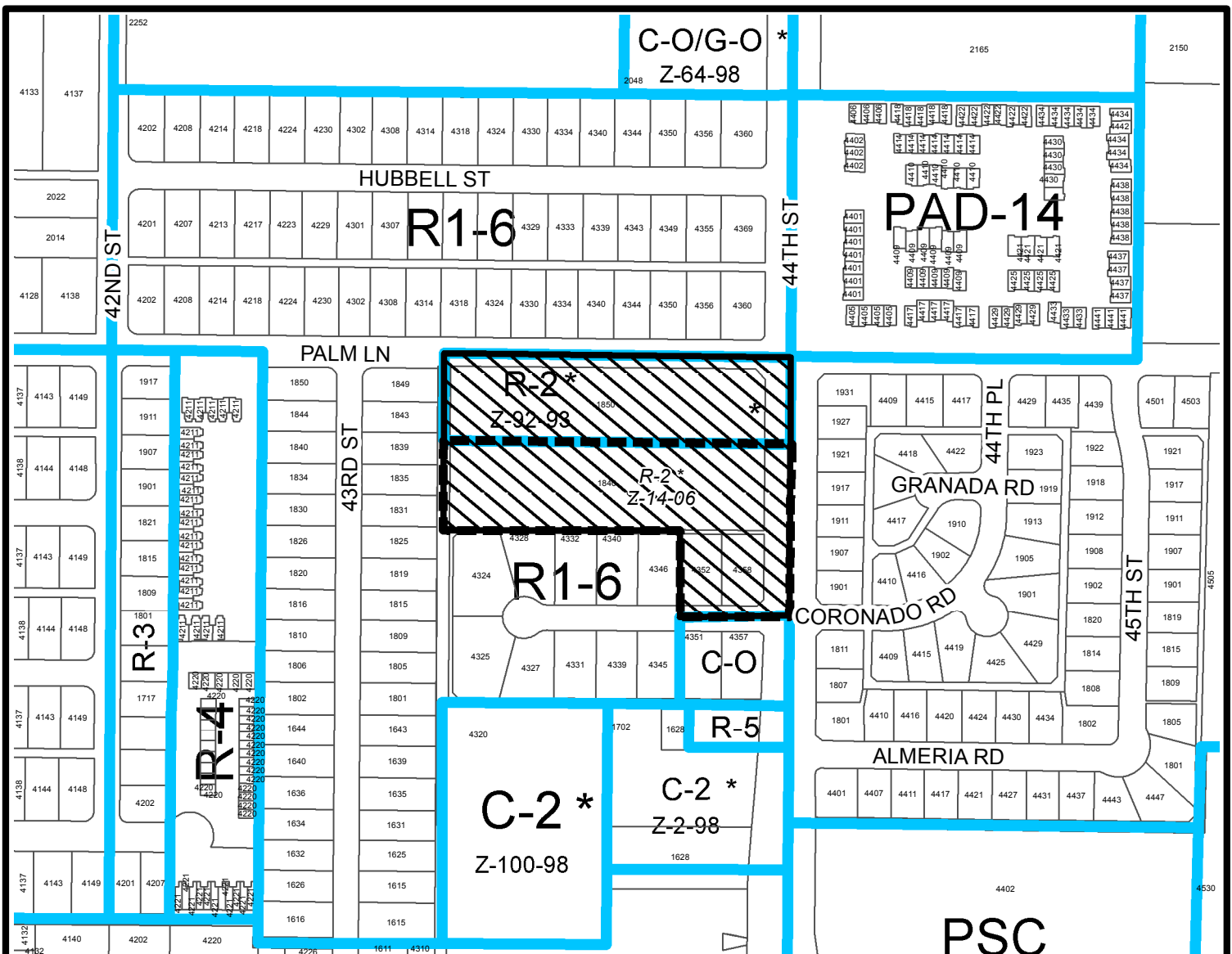
**Attachments**

Sketch Map

Aerial

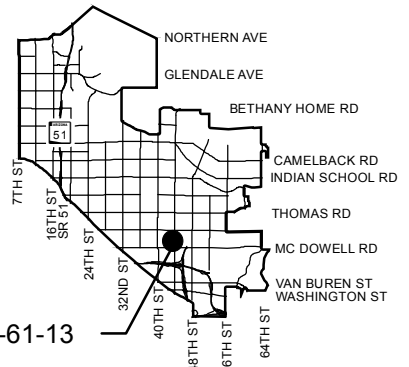
Site Plan (date stamped 4/10/14)

Elevations (date stamped 4/15/14)



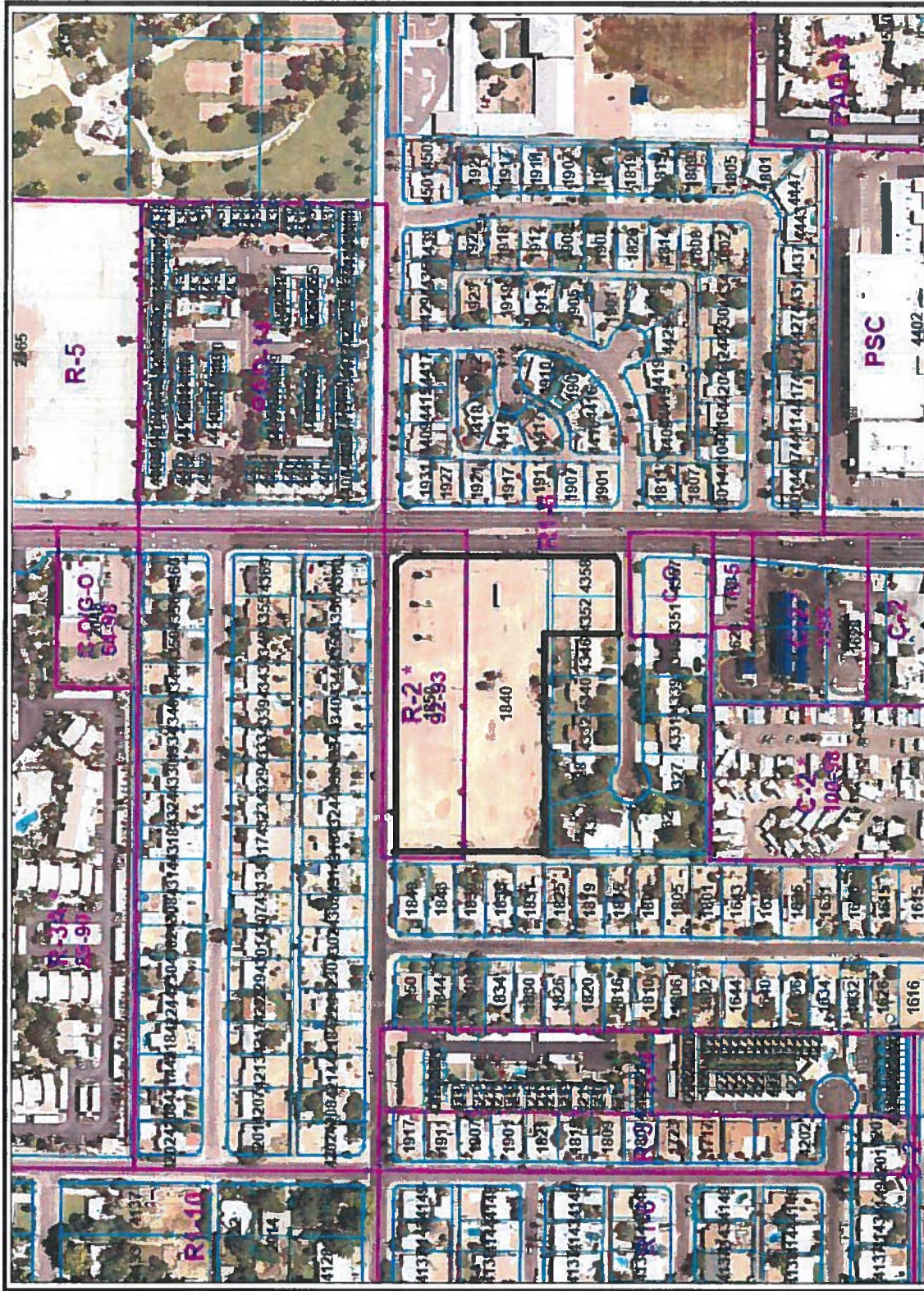
300 150 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT  
**CAMELBACK EAST VILLAGE**  
 CITY COUNCIL DISTRICT: 8



<b>APPLICANT'S NAME:</b> Whitneybell Perry INC.		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-61-13		<b>FROM:</b> R1-6 (Approved R-2), (3.36 a.c.) R-2, (2.52 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.88 Acres		<b>TO:</b> R-3A, (5.88 a.c.)	
<b>MULTIPLES PERMITTED</b> R1-6 (Approved R-2), R-2 R-3A		<b>* UNITS P.R.D. OPTION</b> 21(40), 30 155	
<b>CONVENTIONAL OPTION</b> 16 (33), 25 129			
<small>DATE:</small> 12/31/13 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 13-37		<small>ZONING MAP</small> G-10	

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



The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.

# Planning and Development

1 inch = 250.248 ft.  
 0 50 100 200 Feet







# CITY OF PHOENIX

APR 15 2014

Planning & Development  
Department



FRONT ELEVATION - A  
SCALE: 1/8" = 1'-0"  
BLDG. OPTION A

SIDE ELEVATION - A  
SCALE: 1/8" = 1'-0"  
BLDG. OPTION A

COACHWORKS  
CITY  
HOMES  
PHOENIX, ARIZONA

PRELIMINARY

WHITNEYBELL PERRY INC  
10210 East McDowell Road  
Phoenix, AZ 85044-2784  
(602)358-1831



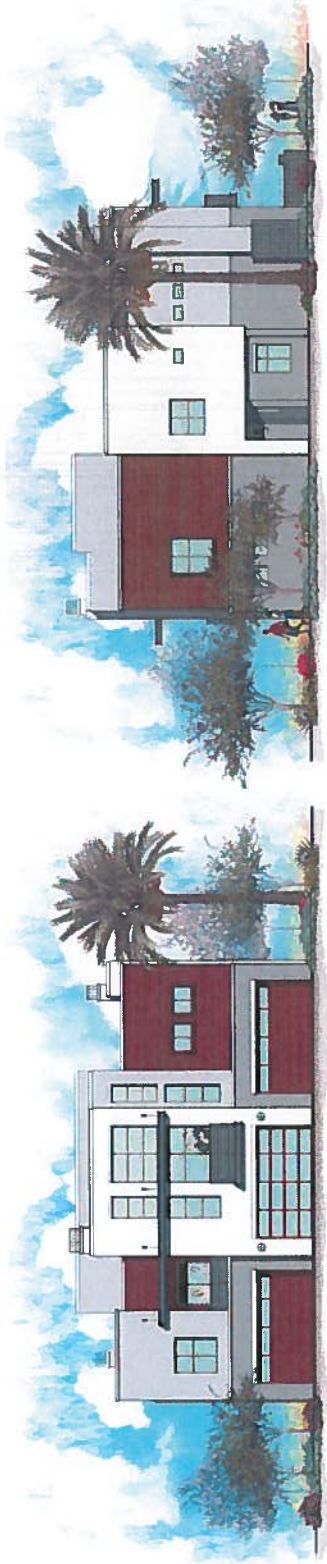
ARCHITECTURE AND PLANNING

A3.10  
1346

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ZONING CASE: Z-61-13  
KIVA: 13-2282  
O.S. 13-37

PRELIMINARY  
BLDG. ELEVATIONS



BACK ELEVATION - A  
SCALE: 1/8" = 1'-0"  
BLDG. OPTION A

SIDE ELEVATION - A  
SCALE: 1/8" = 1'-0"  
BLDG. OPTION A

# CITY OF PHOENIX

APR 15 2014

## Planning & Development Department



**FRONT ELEVATION - B**  
BUILDING OPTION B



**SIDE ELEVATION - B**  
BUILDING OPTION B



COACHWORKS

CITY

HOMES

PHOENIX, ARIZONA

**PRELIMINARY**

WHITNEYBELL PERRY INC  
101 East McDowell Avenue  
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**A3.11**  
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KIVA: 13-2292  
Q.S.: 13-37

**PRELIMINARY  
BLDG. ELEVATIONS**



**BACK ELEVATION - B**  
BUILDING OPTION B



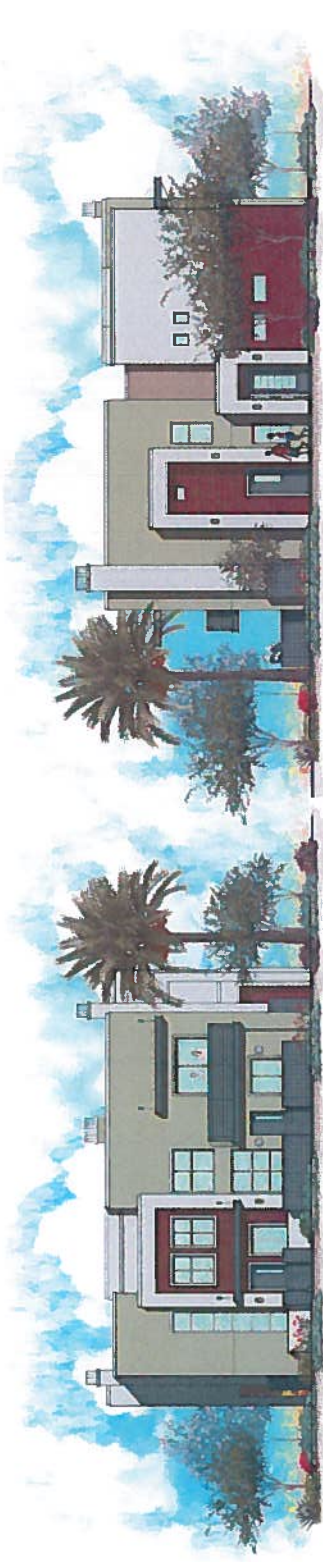
**SIDE ELEVATION - B**  
BUILDING OPTION B



# CITY OF PHOENIX

APR 15 2014

Planning & Development  
Department



**FRONT ELEVATION - C**  
BUILDING OPTION C

SCALE: 1/8" = 1'-0"

**SIDE ELEVATION - C**  
BUILDING OPTION C

SCALE: 1/8" = 1'-0"

COACHWORKS  
CITY  
HOMES  
PHOENIX, ARIZONA

PRELIMINARY

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1344

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PRELIMINARY  
BLDG. ELEVATIONS



**BACK ELEVATION - C**  
BUILDING OPTION C

SCALE: 1/8" = 1'-0"

**SIDE ELEVATION - C**  
BUILDING OPTION C

SCALE: 1/8" = 1'-0"

# CITY OF PHOENIX

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**FRONT ELEVATION - D**  
BUILDING OPTION D

SCALE: 1/8" = 1'-0"



**SIDE ELEVATION - D**  
BUILDING OPTION D

SCALE: 1/8" = 1'-0"

COACHWORKS  
CITY  
HOMES  
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PRELIMINARY  
BLDG. ELEVATIONS  
O.S. 13-37



**BACK ELEVATION - D**  
BUILDING OPTION D

SCALE: 1/8" = 1'-0"



**SIDE ELEVATION - D**  
BUILDING OPTION D

SCALE: 1/8" = 1'-0"

# CITY OF PHOENIX

APR 15 2014

Planning & Development  
Department



**FRONT ELEVATION**  
BUILDING OPTION A

SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
BUILDING OPTION A

SCALE: 1/8" = 1'-0"

COACHWORKS

CITY

HOMES

PHOENIX, ARIZONA

**PRELIMINARY**

WHITNEYBELL PERRY INC  
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13.44

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O.S. 13-37

PRELIMINARY  
COMMUNITY ELEVATIONS



**BACK ELEVATION**  
BUILDING OPTION A

SCALE: 1/8" = 1'-0"



**SIDE ELEVATION**  
BUILDING OPTION A

SCALE: 1/8" = 1'-0"