

Infill Redevelopment Opportunity

3401 & 3425 E. Thomas Road

- Building:
130,000 +/- S.F.
- Land Parcel:
5.4 +/- Acres
- Use Options:
Retail, Education, Redevelopment, Multi Family
- Municipality:
City of Phoenix, No Significant Impact Fees

Rare Infill Contiguous Land Availability

1

RAY CASHEN
2920 E. CAMELBACK RD.
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 CASHEN REALTY ADVISORS

Fully Entitled 320 Unit Multi Family Land Parcel



Infill Development Opportunity
233,733 SF / 5.4 Acres

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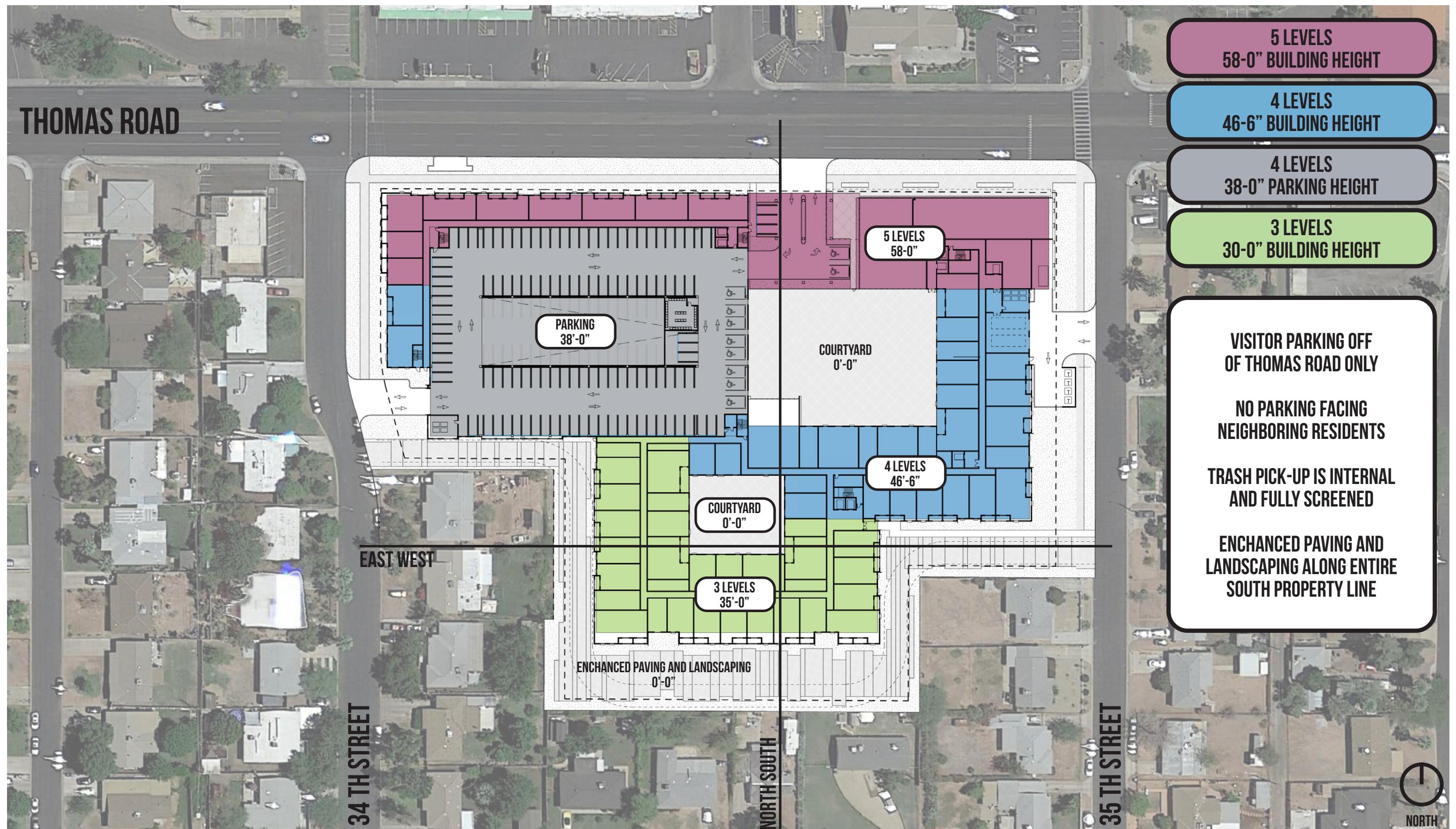
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MAIN ENTRY ON THOMAS ROAD



BUILDING DIAGRAM



CONCEPTUAL BUILDING ELEVATIONS



CONCEPTUAL BUILDING ELEVATIONS

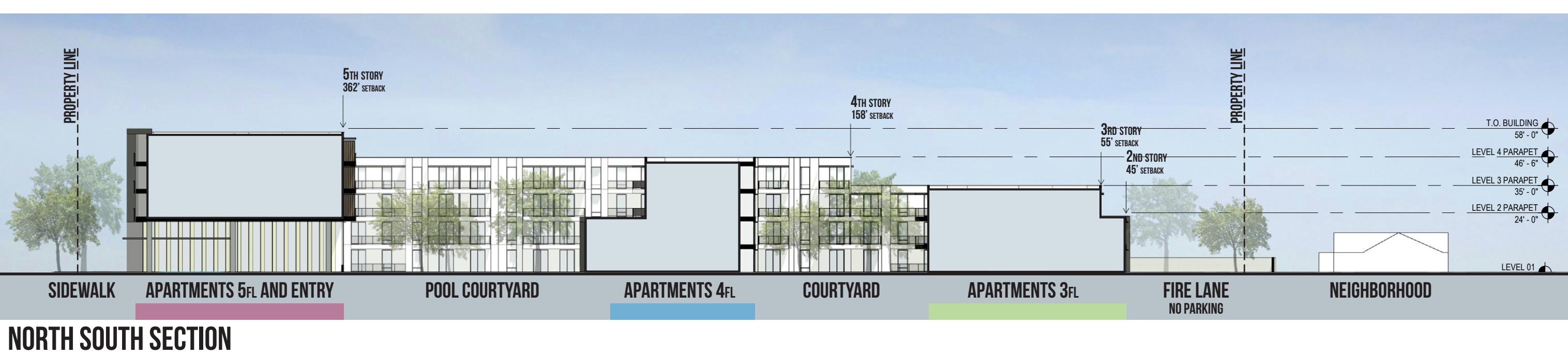


EAST ELEVATION



WEST ELEVATION

BUILDING CROSS SECTIONS



VIEW ON 35TH STREET LOOKING NORTHWEST



VIEW ON 34TH STREET LOOKING NORTHEAST



VIEW LOOKING NORTH



LANDSCAPE CONCEPT





City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-18-23-8
(34TH + Thomas PUD)**
September 5, 2023

<u>Camelback East Village Planning Committee</u> Meeting Date	September 5, 2023
<u>Planning Commission</u> Hearing Date	October 5, 2023
Request From:	<u>C-2</u> (Intermediate Commercial) (4.60 acres), <u>R1-6</u> (Single-Family Residence District) (1.70 acres), and <u>P-1</u> (Passenger Automobile Parking, Limited) (0.60-acres)
Request To:	<u>PUD</u> (Planned Unit Development) (6.90 acres)
Proposal:	Multifamily residential with ground-floor commercial
Location:	Southeast corner of 34th Street and Thomas Road
Owner:	Pruitt's Resale LLC/Sensing Holdings
Applicant:	Geoff Jacobs, Aspirant Development
Representative:	Nicholas Wood, Snell & Wilmer, LLP
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Map Designation</u>		Commercial and Residential 3.5 to 5 dwelling units per acre	
<u>Street Map Classification</u>	Thomas Road	Arterial	40-foot south half street
	34th Street	Local	30-foot east half street
	35th Street	Local	20 to 25-foot west half street

CONNECT PEOPLE AND 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 will provide multifamily residential development along Thomas Road, an arterial street with public transit options and within close proximity to employment and commercial areas.

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Plan and design communities and neighborhoods to be pedestrian friendly and walkable.

The proposed PUD narrative incorporates numerous streetscape and design standards to promote a pedestrian-friendly environment along adjacent street frontages that is compatible with the surrounding area.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed development will provide trees and shade within the site and along adjacent street frontages which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plan, Overlays, and Initiatives

[**Housing Phoenix Plan**](#) – See Background Item No. 12.

[**Tree and Shade Master Plan**](#) – See Background Item No. 13.

[**Complete Streets Guiding Principles**](#) – See Background Item No. 14.

[**Comprehensive Bicycle Master Plan**](#) – See Background Item No. 15.

[**Zero Waste PHX**](#) – See Background Item No. 16.

Surrounding Land Uses/Zoning

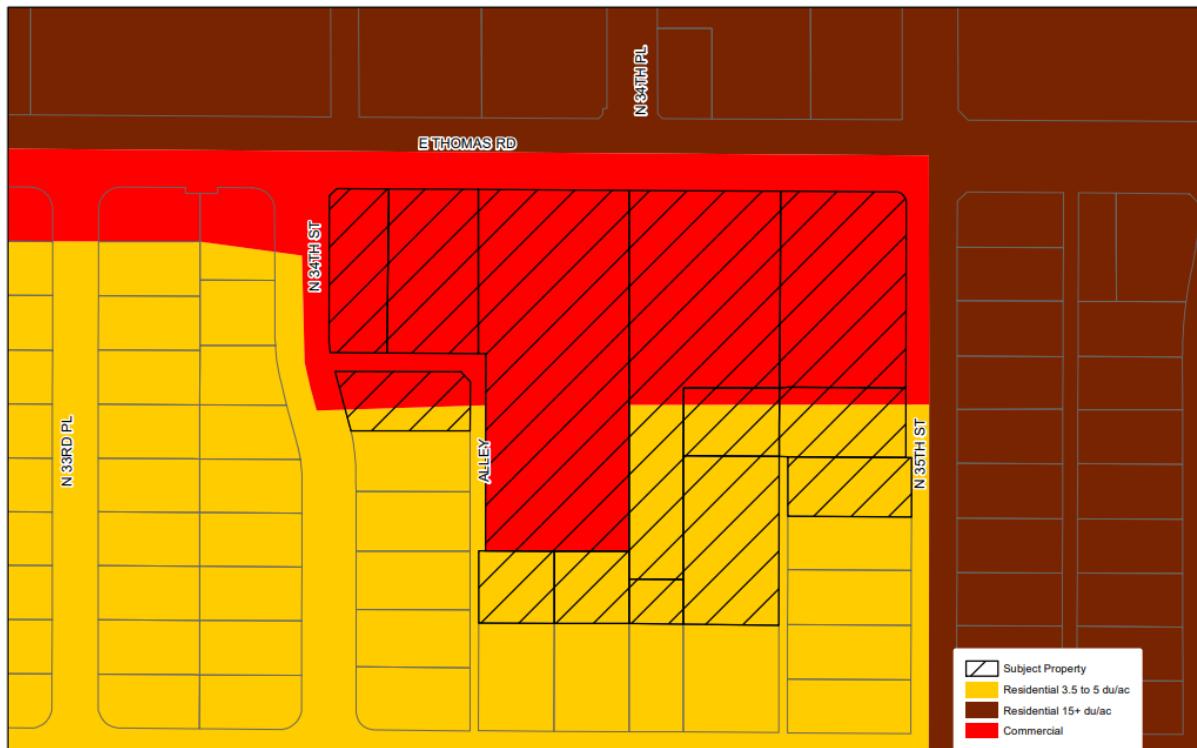
	<u>Land Use</u>	<u>Zoning</u>
On Site	Various commercial uses (furniture store, barber, office) parking lot and single-family residences	C-2, R1-6, and P-1
North (across Thomas Road)	Various commercial uses (restaurant, retail, smoke shop, liquor store)	C-2
South	Single-family residential	R1-6
East (across 35th Street)	Single-family residences, pet care facility	R1-6, C-2

West (across 34th Street)	Single-family residences, fitness center	R1-6, C-1
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Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 6.90-acre site located at the southeast of 34th Street and Thomas Road from 4.60 acres of C-2 (Intermediate Commercial), 1.70 acres of R1-6 (Single-Family Residence), and 0.60-acres of P-1 (Passenger Automobile Parking, Limited) to PUD (Planned Unit Development) to allow multifamily residential with a maximum of 310 units and up to 58 feet in height, and ground floor commercial.
2. The General Plan Land Use Map designation for the subject site is Commercial and Residential 3.5 to 5 dwelling units per acre. The Commercial land use category accommodates office, retail, restaurant and multifamily development at varying scales and intensity of uses. This request is consistent with the Commercial designation; however, it is inconsistent with the Residential 3.5 to 5 dwelling unit per acre designation as it proposes a higher density. A General Plan amendment is not required as the portion of the site that is inconsistent with the General Plan Land Use Map is less than 10 acres.



General Plan Land Use Map Source: City of Phoenix Planning and Development Department

The Land Use Map designation to the north and east is Residential 15+ dwelling units per acre. The designation to the south and southwest is Residential 3.5 to 5 dwelling units per acre. To the west, along Thomas Road, is designated as Commercial.

EXISTING CONDITIONS & SURROUNDING ZONING

3. The site fronts Thomas Road, an arterial street and contains a two-story furniture store and a one-story commercial building with retail, commercial services, and office uses.

To the north, across Thomas Road, are various commercial uses such as a restaurant, retail stores, a smoke shop, and liquor store zoned C-2 (Intermediate Commercial). To the east, across 35th Street are single-family residences zoned R1-6 (Single-Family Residence), and a pet care facility zoned C-2. To the south and to the west are single-family residences zoned R1-6, and to the west and across 34th Street is a fitness/wellness center zoned C-1 (Neighborhood Retail) and single-family residential zoned R1-6.

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. **Land Use**

The PUD proposes a multifamily residential development that will include ground floor retail and restaurant space. The PUD allows for multifamily residential and limited commercial uses, along Thomas Road, as shown on the site plan attached as an exhibit.

6. **Development Standards**

The PUD proposes a multifamily residential building with a maximum of 310 units. The maximum building height is 58 feet. The subject site is not located within a Village Core, buildings in the surrounding area are one to two-stories tall, and the highest intensity zoning district is R-5 (Multifamily Residence District), which permits a maximum height of 48 feet. The PUD narrative proposes a height step back, shown in the exhibit below, ranging from 24 feet, 35 feet, and 58 feet. In the R-5 Zoning District, development adjacent to a single-family residence district is limited to a 15-foot maximum height within 10 feet of single-family zoned district, which may be increased one foot for each additional foot of building setback, to the maximum permitted height. Section A in the PUD Narrative, shown in the exhibit below, proposes a maximum height of 58 feet within 27 feet of a single-family residence

district. In R-5, a 43-foot setback would be required for a maximum height of 48 feet; and a 30-foot setback would be required for a maximum height of 35 feet. To be compatible with the maximum allowable heights along the southern perimeter staff recommends that the maximum height be limited to 35 feet within 52 feet of the southernmost point along Section "A". This is addressed in Stipulation No. 1.b and d.

Further, multifamily residential projects are required to provide a minimum five-foot wide landscape area planted with trees along interior property lines (Section 703.B.3.b(3) of the Zoning Ordinance). To provide a sufficient buffer and to be consistent with the citywide requirement for multifamily residential projects, staff recommends a minimum five-foot wide landscape setback be provided in Landscape Zone 3. This is addressed in Stipulation No. 1.c.

The PUD Narrative includes a 20-foot building setback along Thomas Road, 20 to 33 feet along 34th Street, 20 to 40 feet along 35th Street, and 27 to 60 feet along the southern property line. The provided setbacks for Thomas Road, 34th Street and 35th Street will include detached sidewalks and landscaping.

Building Height Restrictions



Section A:
0'-27' = 0' height
>27' = 58' height

Section B:
0'-34' = 0' height
>34' = 35' height

Section C:
0'-60' = 0' height
60'-68' = 24' height
68'-235' = 35' height
>235' = 58' height

Section D:
0'-35' = 0' height
>35' = 35' height

Section E:
0'-48' = 0' height
48'-58' = 35' height
>58' = 58' height

Building Height and Setback Plan, Source: Snell & Wilmer

A minimum of seven percent of the gross site area will be open space, which is more than the minimum open space requirements for multifamily residential uses in the

Phoenix Zoning Ordinance.

The primary vehicular access is proposed on Thomas Road. Parking for residents and guests will be provided on site in an internalized above grade parking structure, which will be primarily screened by the residential building. Parking will include electric vehicle installed infrastructure for 20 parking spaces and 10 percent prepared for future connectivity. Enhanced bicycle amenities will be provided on site, such as secure bicycle parking for residents and guest parking.

The primary street frontage is along Thomas Road to the north. The PUD proposes pedestrian-friendly design standards such as shaded detached sidewalks along Thomas Road and landscaped setbacks with enhanced shading standards, which is consistent with the Street Classification Map cross section for Thomas Road.

Below is a summary of the key development standards set forth in the narrative.

Development Standards	
Standard	Proposed
<i>Maximum Density</i>	310 units
<i>Maximum Building Height</i>	24 feet within 68 feet of southern most point 35 feet within 242 feet of southern most point 58 feet overall
<i>Minimum Open Space</i>	7%
<i>Maximum Lot Coverage</i>	60%
<i>Minimum Building Setbacks</i>	
Thomas Road (North)	20 feet
34th Street (West)	20 to 33 feet
35th Street (East)	20 to 40 feet
South property line	27 to 60 feet
<i>Minimum Streetscape Standards</i>	
Thomas Road	Sidewalk width: 7 feet Landscape Area: 11 50 feet
34th Street (West)	Sidewalk width: 7 feet Landscape Area: 11 feet
35th Street (East)	Sidewalk width: 7 feet Landscape Area: 11 feet

<i>Minimum Parking Standards</i>	
Residents	
Studio	1.3. spaces per dwelling unit
1-Bed/2-Bed	1.5 spaces per dwelling unit
Guests	
Studio	0.3 spaces per dwelling unit
1-Bed/2-Bed	0.5 spaces per dwelling unit
Retail/Restaurant	
Off-Street Loading Space	1 space per 300 square feet 2 required 0.25 spaces per dwelling unit, maximum 50 spaces
Bicycle parking	

7. Landscape Standards

The PUD establishes standards to promote shading along each perimeter of the proposed site. All required landscaped areas are required to have minimum two-inch caliper trees with 50 percent live coverage. This offers consistent coverage and is an enhancement from the Zoning Ordinance standards in some areas and a reduction in other areas.

The following exhibit depicts the landscape concept for the site.



Conceptual Site Plan, Source: Gensler

8. Fences/Walls: The proposed development will include an eight-foot wall along the southern property line to provide screening and maintain the privacy of the adjacent single-family residences. Walls along Thomas Road will not exceed 40 inches and the maximum height along 34th Street and 35th Street will not exceed six feet.
9. Shade: A combination of architectural and vegetative elements will provide shading throughout the proposed development. Sidewalk and pathway coverage will be shaded to a minimum of 65 percent. Open space and amenity areas will be shaded up to 40 percent.
10. Lighting: Onsite and pedestrian illumination shall be provided for safety and convenience throughout the proposed development. Lighting provisions are consistent with the Zoning Ordinance and City Code standards. Pedestrian lighting along walkways will be consistent with the Walkable Urban Code standards in the Zoning Ordinance.

11. **Design Guidelines**

The PUD proposes enhanced design guidelines to ensure the building is aesthetically pleasing and compatible with the surrounding area. The residential design concept includes exterior amenities that promote aesthetic and functional features such as lighting and wayfinding. Landscaping will include a variety of shade trees to emphasize the streetscape as well foster pedestrian access in the area. The building design features a mix of exterior materials, colors and textures with balconies, patios and seating areas. Earth tones and a variety of building materials are proposed, as well as an enhanced corner treatment along 35th Street and Thomas Road. The PUD also requires that 95 percent of the units include at least one balcony or patio spaces.



Site Rendering, Source: PUD Narrative

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

12. Housing Phoenix Plan

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.

13. 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. The PUD includes enhanced shading standards to reduce the urban heat island effect.

14. 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. The development will activate the street frontages, provide detached sidewalks and provide enhanced landscaping and shade along the sidewalks. This is addressed in the PUD Narrative.

15. 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. The proposal incorporates requirements for bicycle parking and electrical charging for 10 percent of the required spaces to support micromobility.

16. 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 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 PUD narrative states that recycling will be a part of the development.

COMMUNITY INPUT SUMMARY

17. At the time this staff report was written, one letter in support has been received.

INTERDEPARTMENTAL COMMENTS

18. The Street Transportation Department commented that a minimum of 10 feet of right-of-way shall be dedicated along Thomas Road, that the developer fund and construct a traffic signal at 34th Street and Thomas, that existing irrigation facilities along Thomas Road be relocated outside of City right-of-way, and that all street improvements be constructed to City and ADA standards. These are addressed in Stipulation Nos. 2 through 5.

OTHER

19. The Public Transit Department requested that the developer shall dedicate right-of-way and construct a bus stop pad on eastbound Thomas Road and that trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity. This is addressed within the PUD Narrative (page 19).
20. The Aviation Department requested 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. This is addressed in Stipulation No. 6.
21. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 7 through 9.
22. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 10.
23. 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 site is appropriately located along an arterial street.
2. The proposal will develop an underutilized site and provide additional housing options within the Camelback East Village.
3. The proposed PUD sets forth design and development standards that will facilitate pedestrian-oriented design with the improvement and utilization of transit access on Thomas Road and promote a safer walking and bicycling environment.

Stipulations

1. An updated Development Narrative for the 34th + Thomas 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 date stamped August 25, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:
City Council Adopted: [Add Adoption Date]
 - b. Page 9, Development Standards, d. Building Height: Add a provision to limit the building height to 35 feet within 52 feet of the southernmost property line in Section "A".
 - c. Page 12, and all related exhibits, Development Standards, Minimum Landscape Standards, c. Landscape Zone 3 (South): Update to include a minimum 5-foot wide landscape setback immediately adjacent to the property line.
 - d. Update the exhibits and other sections to accommodate and reflect the maximum height provided in Stipulation 1.b above.
2. A minimum 10 feet of right-of-way shall be dedicated, totaling 50 feet for the southern half street of Thomas Road, adjacent to the development.
3. A traffic signal shall be installed at Thomas Road and 34th Place. The developer shall fund 100 percent of the cost and install the traffic signal at the intersection

as a four-legged intersection with the development's driveway. Signalized driveway access on Thomas Road shall be designed to a typical public street intersection for roadway design and ADA compliance, as approved by the Street Transportation Department.

4. Existing irrigation facilities along Thomas Road are to be relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
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. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
7. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
8. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
9. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

John Roanhorse

September 5, 2023

Team Leader

Racelle Escolar

Exhibits

Sketch Map

Aerial Map

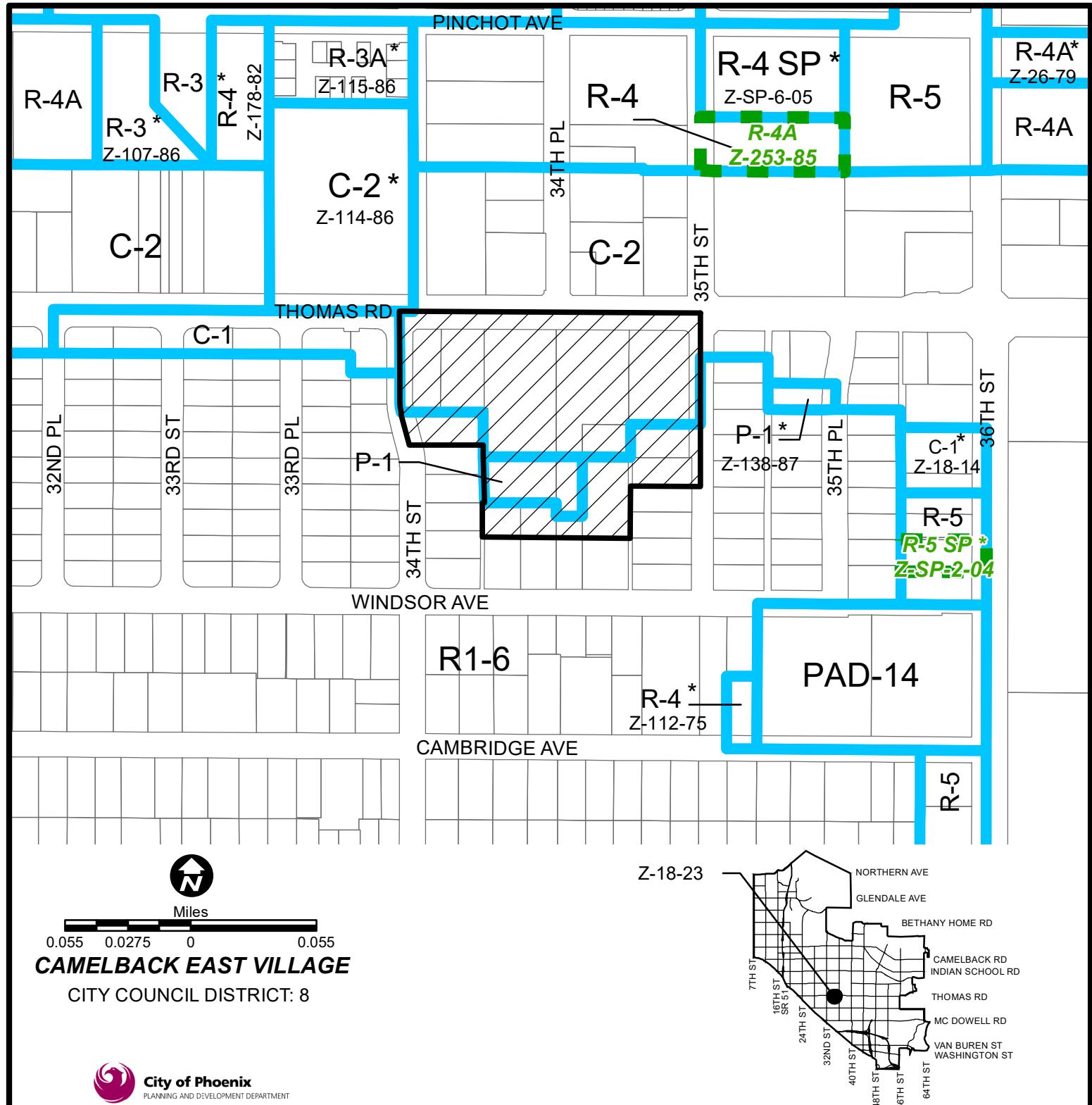
Conceptual Site Plan date stamped June 2, 2023

Conceptual Elevations date stamped June 2, 2023

Conceptual Renderings date stamped June 2, 2023

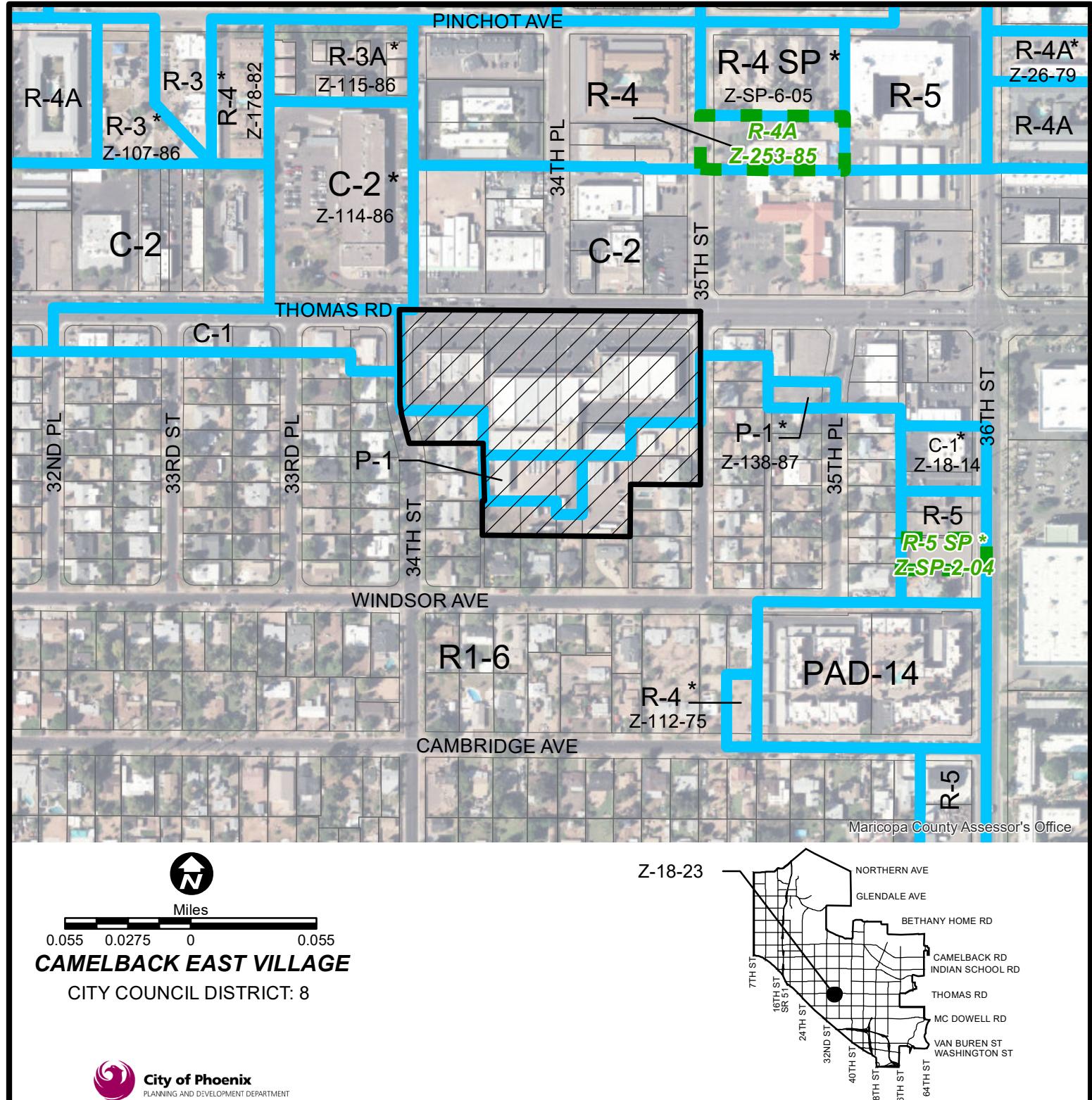
Community Correspondence (4 pages)

[34TH+ThomasI PUD](#) development narrative date stamped June 25, 2023



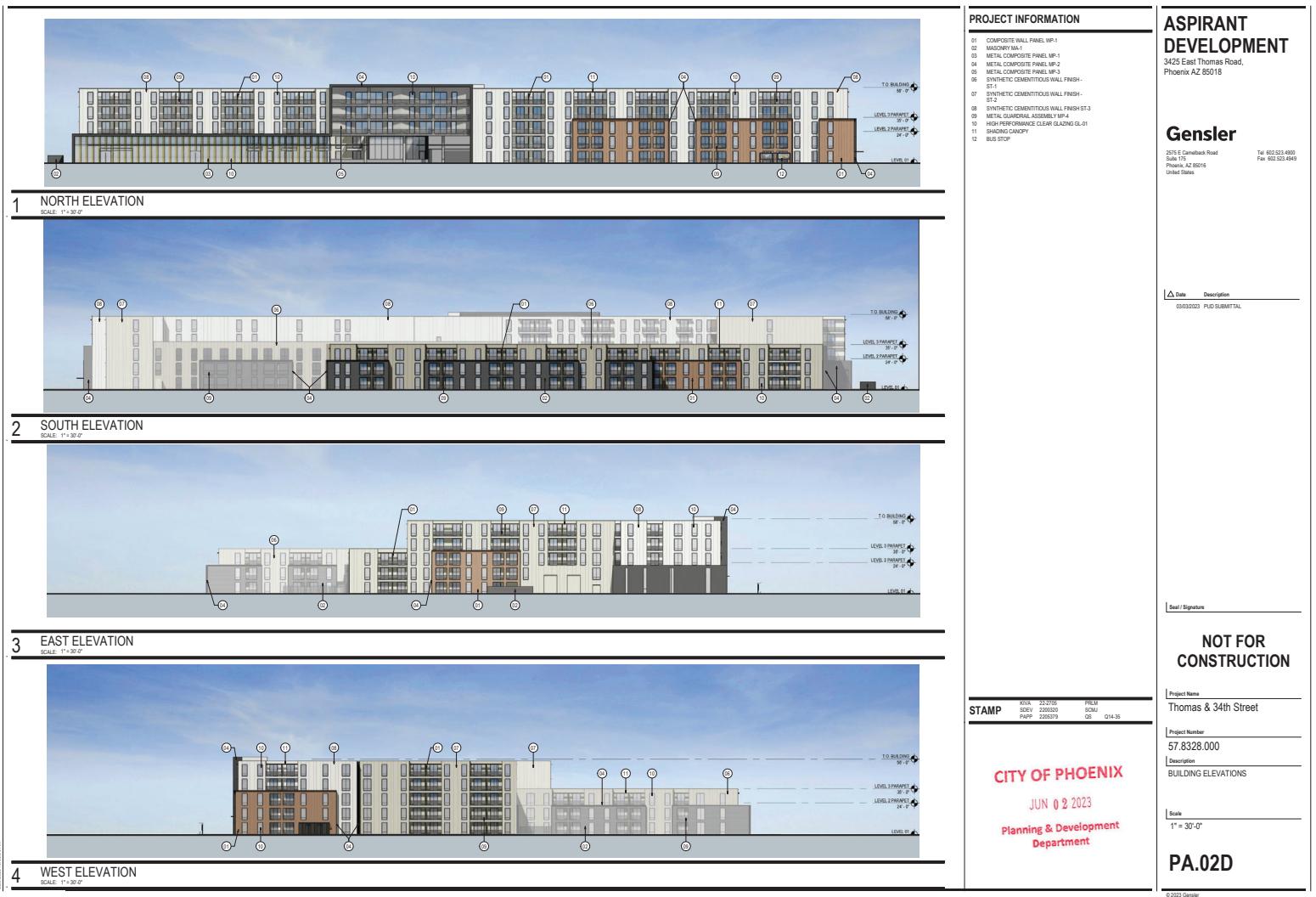
APPLICANT'S NAME:	Aspirant Development, Geoff Jacobs		REQUESTED CHANGE:
APPLICATION NO.	Z-18-23	DATE: 5/17/2023 REVISION DATES:	FROM: C-2 (4.60 a.c.) R1-6 (1.70 a.c.) P-1 (0.60 a.c.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		AERIAL PHOTO & QUARTER SEC. NO. QS 14-35	TO: PUD (6.90 a.c.)
6.90 Acres		ZONING MAP G-10	* UNITS P.R.D. OPTION 80, 11, N/A
MULTIPLES PERMITTED C-2, R1-6, P-1 PUD		CONVENTIONAL OPTION 66, 9, N/A 310	N/A

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



APPLICANT'S NAME:	Aspirant Development, Geoff Jacobs		REQUESTED CHANGE:
APPLICATION NO.	Z-18-23	DATE: 5/17/2023 REVISION DATES:	FROM: C-2 (4.60 a.c.) R1-6 (1.70 a.c.) P-1 (0.60 a.c.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		32ND ST 40TH ST 48TH ST 56TH ST 64TH ST	TO: PUD (6.90 a.c.)
6.90 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 14-35	* UNITS P.R.D. OPTION
MULTIPLES PERMITTED		CONVENTIONAL OPTION	80, 11, N/A
C-2, R1-6, P-1		66, 9, N/A	N/A
PUD		310	

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





MAIN ENTRY ON THOMAS ROAD



VIEW ON THOMAS ROAD AND 35TH STREET INTERSECTION



VIEW ON 34TH STREET LOOKING NORTHEAST



VIEW LOOKING NORTH

SHEET NOTES

**ASPIRANT
DEVELOPMENT**

3425 East Thomas Road,
Phoenix, AZ 85016

Gensler

1211 E Camelback Road
Suite 170
Phoenix, AZ 85016
United States

Tel: 602.331.6900
Fax: 602.331.6949

Date Description

03/02/2023 PUD SUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
Thomas & 34th Street

Project Number
57.5328.000

Description
CONCEPTUAL BUILDING
RENDERINGS

Scale

CITY OF PHOENIX

JUN 02 2023

Planning & Development
Department

PA.04

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