

FACT SHEET

Country Club Homes Project

Southwest Corner of 7th Street and Earll Drive (Z-119-07-04)

Project Profile

- Out-of-state developer
 - Scant track record in Arizona
 - Little experience in residential development; involved mostly in commercial development
- High-density/intensity mixed-use urban redevelopment project
 - 6.5 acres net at 7th Street and Earll Drive
 - 418 dwelling units (combination of rental apartments and owned condos)
 - At least 15,000 square feet of office space and retail planned
 - No maximum lot coverage limitation
- Requesting Planned Unit Development (PUD) zoning, the first for the City of Phoenix; yet much of the proposal is based on the prior Urban Residential (UR) rezoning application
 - Up to 75 feet (7 stories) for portions of the redevelopment
- Adjacent to La Hacienda Historic District and historic homes on Country Club Drive

Community Concerns

- **NOT** in the Encanto Core **NOR** in the Transit Overlay District - Too much density/intensity planned for the area
 - Rezoning process has been short-circuited via a PUD amendment to the prior UR application
 - First PUD application to be considered by the City Council yet in reality is "Spot" zoning
 - PUD designation gives the misperception that neighbors are afforded protections
 - Height and density/intensity are incompatible with the character of the surrounding historic homes
 - Height of the buildings on NW and NE blocks intrudes on the privacy of:
 - Single-family La Hacienda residents on the south and southwest
 - Single-family Country Club residents on the east and northeast
- Inadequate parking for planned retail space

Opposition

- 329 residents living in the following surrounding neighborhoods signed petitions opposing this rezoning: Ashland, La Hacienda, Phoenix Country Club, Country Club Manor, Greater Cherry Lynn and Coronado, as well as letters of opposition from the Historic Neighborhoods Coalition and the Phoenix Country Club Board of Directors.

E. PUD Amendments.

1. Major amendments. Amendments to the approved PUD narrative that are determined to be major amendments shall follow the application and approval process stated in the zoning map amendment (rezoning) section of the Zoning Ordinance. Amendments shall be considered major if they include any of the following:

- a. A change in the PUD boundary.
- b. Any change in the height, density, setback, or lot coverage development standards.
- c. Any change in the location of a land use depicted on the land use plan in the development narrative.
- d. Any addition to the list of uses in the development narrative.
- e. Any change to the design guidelines that is inconsistent with the intent of the PUD as described in the development narrative.

2. Minor amendments. Amendments not meeting the criteria for a major amendment shall be deemed to be minor amendments and may be administratively approved by the Planning Director or designee.

3. Conceptual site plans and elevations. Amendments may be made to conceptual site plans and/or elevations unless the proposed modifications fail to meet the development standards of the PUD. Amendments to conceptual site plans and/or elevations that change the development standards approved with the PUD development narrative shall follow the PUD amendment process.

a. Development Services Department administrative review. The Development Services Department may administratively approve modifications to site plans and/or elevations that result in one or more of the following:

- 1) An increase in building height less than five percent;
- 2) Any change in density less than five percent;
- 3) A change in building or landscape setbacks less than five percent;
- 4) Any increase in open space;
- 5) Any change in traffic circulation that positively impacts traffic circulation or increases traffic or pedestrian safety; or
- 6) An increase in building footprint less than five percent.

b. Planning Hearing Officer public hearing process. The Planning Hearing Officer, through the public hearing process, may approve proposed modifications to conceptual site plans and/or elevations that do not meet the criteria for Development Services Department administrative review.

Date of Addition/Revision/Deletion - Section 671

+1 Addition on April 2, 2008 by Ordinance No. G-5137, eff. 5-2-2008

