



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-20-17-2
October 6, 2017

North Gateway Village Planning Committee Meeting Date: October 26, 2017

Planning Commission Hearing Date: November 2, 2017

Request From: PCD NBCOD (approved C-2/CP M-R PCD NBCOD) (40.21 Acres)

Request To: C-2 M-R NBCOD (40.21 Acres)

Proposed Use: PCD removal to allow for future development

Location: Approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment

Owner: Greater Maricopa Investors 1986

Applicant: City of Phoenix Planning Commission

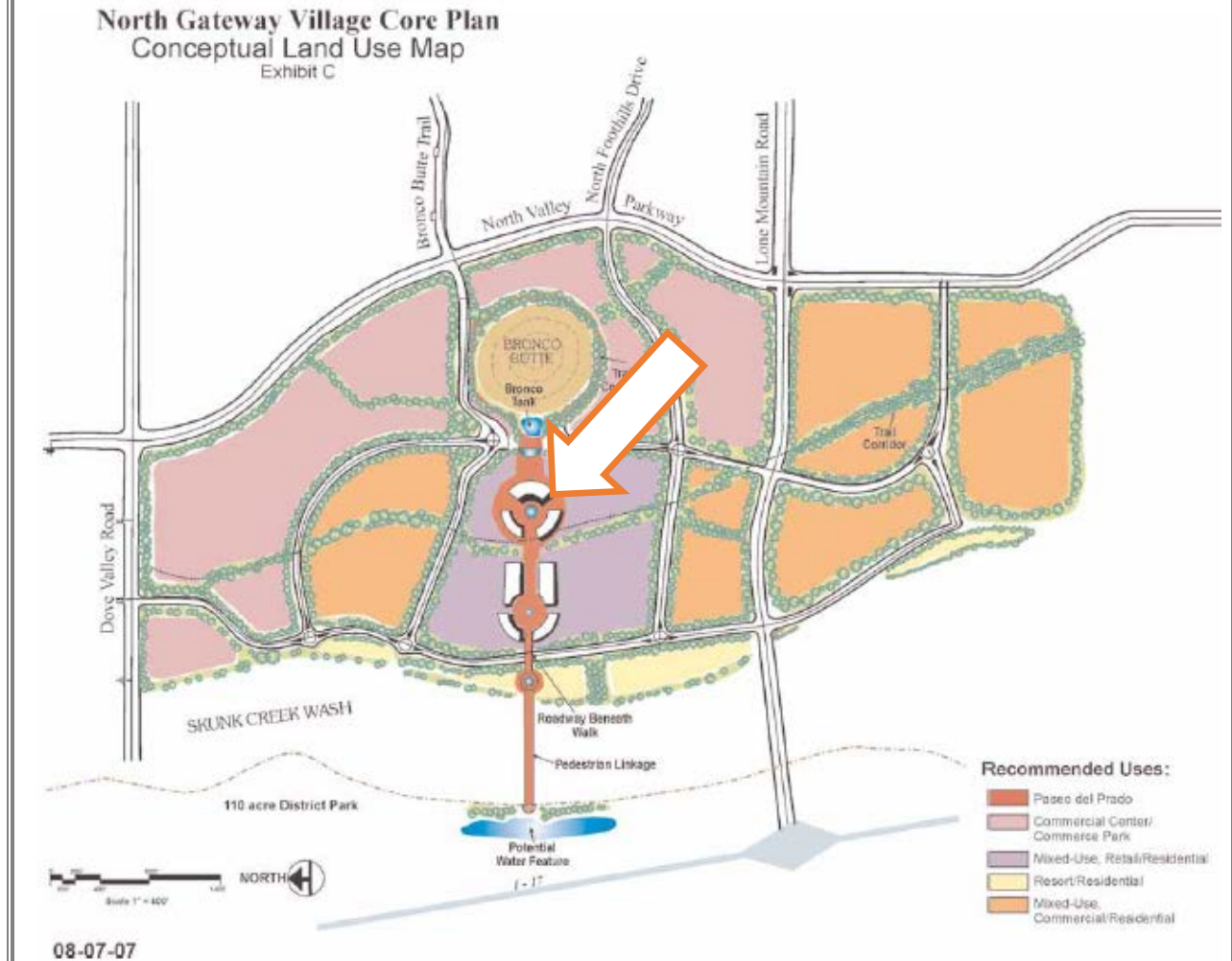
Representative: Michael Withey, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation	Mixed Use (Commercial / Commerce Park)		
Street Map Classification	27 th Ave	Collector	No dedication made
	North Foothills Drive	Collector	No dedication made
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.</i></p> <p>As stipulated, the Planning Hearing Officer will review and approve site plans and elevations to ensure that a sense of continuity throughout the development is conveyed and to ensure the intent of the North Gateway Core Plan is met.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DESIGN: *Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking, and vehicle parking in architecturally disguised structures or underground where feasible.*

The subject site is in the heart of the North Gateway Village Core (see arrow in exhibit below), with its location being adjacent to Bronco Butte. As shown on the Conceptual Land Use Map within the North Gateway Village Core Plan, the pedestrian connection named "Paseo del Prado" runs through the subject site. It is imperative that the intent of the Paseo Del Prado is maintained to ensure overall pedestrian connectivity through the entire North Gateway Core. To ensure compliance with the North Gateway Core Plan, any future site plans and elevations must be reviewed and approved by the Planning Hearing Officer.



Area Plans

The site is within the North Black Canyon Corridor Plan boundaries. See number 6 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PCD
North	Vacant	PCD
South	Vacant	PCD
East	Vacant	PCD
West	Vacant	PCD

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 40.21-acre parcel of land from PCD NBCOD (approved C-2/CP M-R PCD NBCOD) to C-2 M-R NBCOD. This rezoning request was initiated by the Planning Commission to remove the property from the North Gateway PCD. The North Gateway PCD was a city initiated PCD in 2001 with the desire that a master developer would develop the infrastructure as stipulated in the case. Since a master developer never installed the infrastructure and all of the parcels are individually owned, the PCD is considered somewhat defunct. In order for property owners to develop their properties individually without the requirement of complying with all of the stipulations in the PCD, which includes overall infrastructure improvements, the properties have to be rezoned out of the PCD.
2. At the time the North Gateway PCD was established (Z-34-01) the subject property was given the option of either choosing the C-2 or CP zoning district at during site plan review. Through this rezoning process of removing the PCD, the applicant chose the C-2 zoning district.
3. The General Plan Land Use Map designation for this property is Mixed- Use (Commercial/Commerce Park). The proposed zoning district of C-2 M-R NBCOD conforms to the Land Use Map designation and a General Plan Amendment is not required.

SURROUNDING USES & ZONING

3. The subject parcel is located in the heart of the North Gateway Core with Bronco Butte located directly to the east of the site.

PROPOSAL

4. The purpose of the the requested rezoning case is to remove the property from the North Gateway PCD. At this time, there is not a corresponidng development plan. The removal of the PCD allows development to occur on the property without having to comply with the stipulations set forth in the PCD document that were intended to be met by a master developer.
5. The subject site is in the heart of the North Gateway Core with adjacency to Bronco Butte and Bronco Tank. The North Gateway Core Plan sets forth goals, polices and recommendations to achieve a cohesive, mixed-use village core. As defined in the North Gateway Core Plan as “the most imporant element of the core”, the Paseo del Prado is shown to run directly through the subject site. The preservation of the intent of the Paseo del Prado is critical, as it is planned to serve as a pedestrian spine through the entire North Gateway Core. In additon to maintiaing the intent of the Paseo Del Prado, the following shall be considered through the Planning Hearing Officer process:
 - a. Pedestrian connections between buildings and any future development shall be created.
 - b. A pedestrian connection shall be created between the core and Skunk Creek Wash to the west through the development of Paseo del Prado.
 - c. Mixed-use development shall be located along Paseo Del Prado, emphasizing retail and residential uses.
 - d. The architectural style of future developments shall withstand changes in style and with the economy in order to enable adaptive re-uses in the future.
 - e. View corridors of Bronco Butte, Pyramid Peak, Union Hills, and No Name Mountain shall be maintained by encouraging building step backs.
 - f. The integrity of Bronco Tank shall be preserved and integrated into the design of the Paseo del Prado.

See stipulation number 4.

6. The project site is located within the North Black Canyon Corridor (NBCC) which is one of the city's premier growth areas. Located along both the east and west sides of Interstate 17, the North Black Canyon Corridor stretches from Happy Valley Road to the northern city limits. The North Black Canyon Corridor Plan is applicable to this area. The proposal is consistent with the intent of the following goals:
 - *Goal 2: Achieve a balance between employment and housing.*
The requested rezoning enhances the mixture of uses within the area by creating an opportunity for a development that could include both employment and housing. The parcel is located within the North Gateway Village Core, which is envisioned as a high-density, mixed-use urban environment.

- *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.* Although there is not a development plan to review with the request, when a site plan and elevations are submitted, the plans will be reviewed through the Planning Hearing Officer process to ensure compatibility with the area.
7. The parcels within the North Gateway Core have a Mid-Rise overlay to promote high-intensity development that furthers the vision of the village core. The Mid-Rise overlay doesn't address a maximum height. In order to ensure view corridors are maintained, Stipulation 3 has been added that limits the building height to a maximum of 150-feet.
 8. The project site is located within the North Black Canyon Overlay District. This overlay implements the designs and concepts set forth in the North Black Canyon Corridor Plan.

DEPARTMENT COMMENTS

9. The Water Services Department indicates there is a water and sewer main that could serve the project.
10. The Street Transportation Department noted that the developer shall dedicate and construct 29th Avenue and Bronco Butte Trail. This is addressed in Stipulation 2, 3 and 5.
11. The Fire Department does not anticipate any problems with this rezoning application. It was noted that the site and/or buildings shall comply with the Phoenix Fire Code.
12. No known archaeological work is necessary for this project. 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 6.
13. The Public Transit, Parks and Recreation and Aviation Departments had no comments regarding the request.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Mixed-Use (Commercial/Commerce Park).
2. As stipulated, the C-2 M-R NBCOD zoning district will allow development that is consistent in scale and character with the vision of the North Gateway Village Core Plan

Stipulations

1. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.
2. Right-of-way totaling 30 feet from the street design centerline shall be dedicated and constructed as an "F" section roadway as defined by the City's Street Classification Map for the east half of 29th Avenue as approved by the Planning and Development Department and the Street Transportation Department.
3. Bronco Butte Trail shall be fully dedicated and constructed as an "F" section roadway as defined on the City's Street Classification Map. Bronco Butte Trail shall connect with 29th Avenue as approved by Planning and Development Department and the Street Transportation Department.
3. The maximum building height shall be limited to 150 feet.
4. Conceptual site plan and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the North Gateway Village Core Plan.
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 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.

Writer

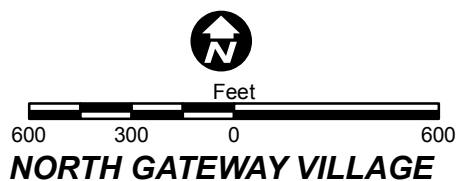
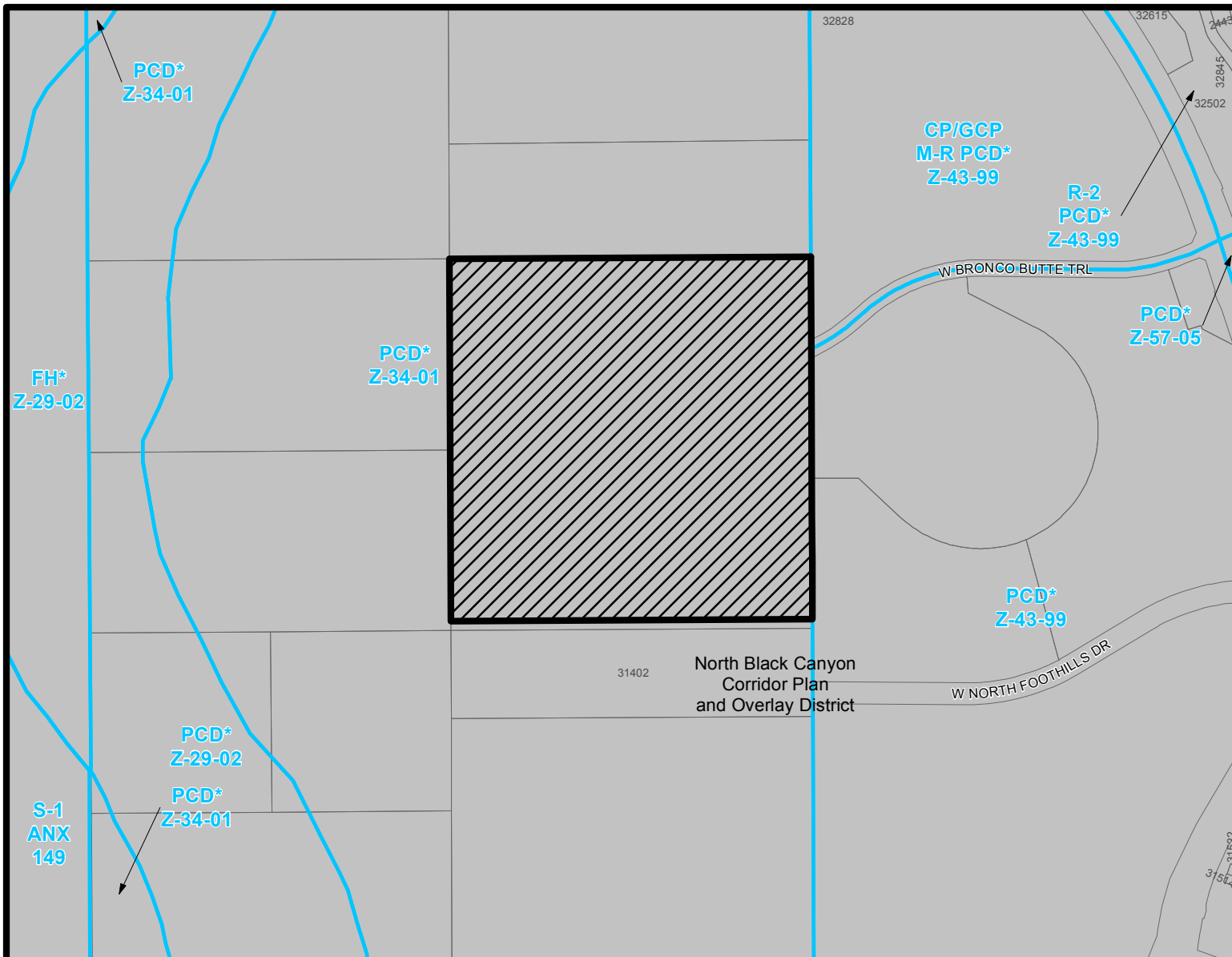
Kaelee Wilson

October 10, 2017

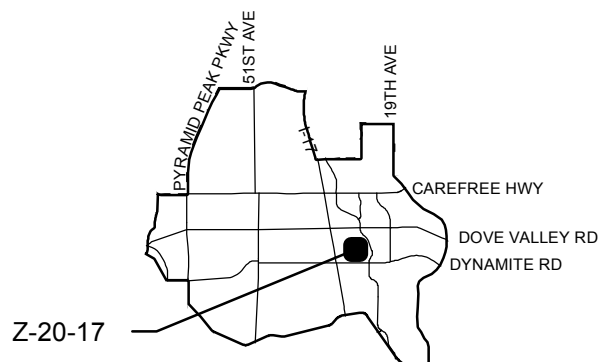
Joshua Bednarek

Attachments

Zoning sketch
Aerial

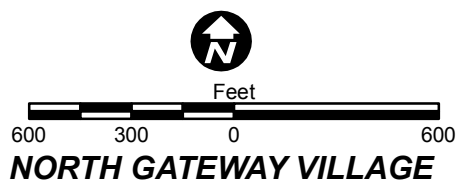
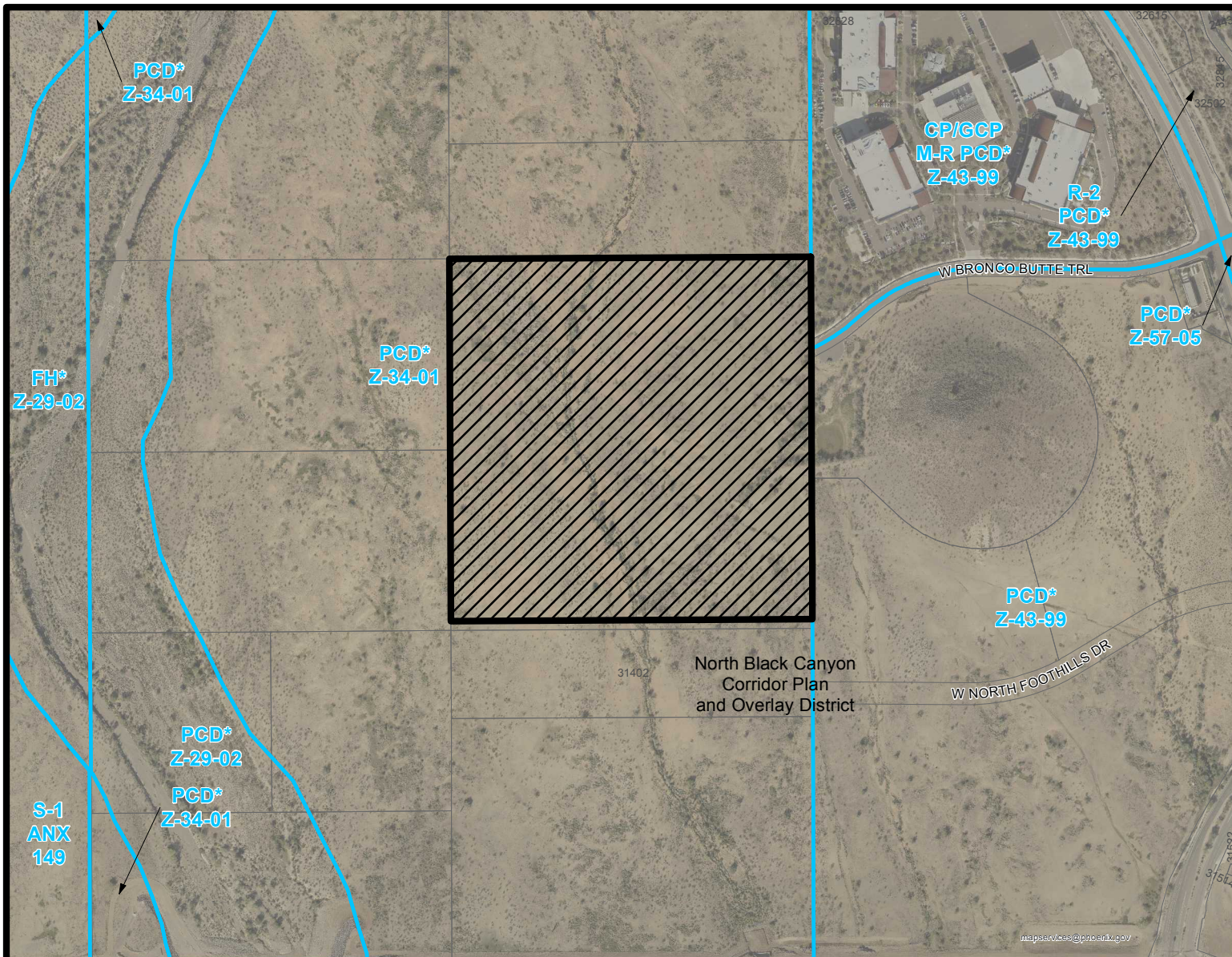


CITY COUNCIL DISTRICT: 2

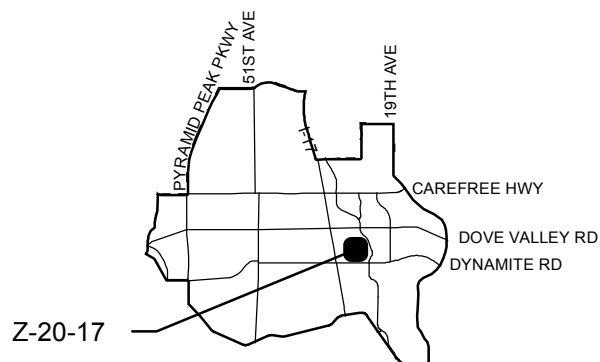


APPLICANT'S NAME: City of Phoenix Planning Commission		REQUESTED CHANGE: FROM: PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD) (40.21 a.c.) TO: C-2 M-R NBCOD (40.21 a.c.)	
APPLICATION NO. Z-20-17	DATE: 08/10/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 40.21 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-22		
MULTIPLES PERMITTED PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD) C-2 M-R NBCOD		CONVENTIONAL OPTION N/A 583	
		* UNITS P.R.D. OPTION N/A 699	

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



CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: City of Phoenix Planning Commission

APPLICATION NO. Z-20-17

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

40.21 Acres

DATE: 08/10/2017	REVISION DATES:
AERIAL PHOTO & QUARTER SEC. NO. QS 55-22	ZONING MAP Q-7

REQUESTED CHANGE:

FROM: PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD) (40.21 a.c.)

TO: C-2 M-R NBCOD (40.21 a.c.)

MULTIPLES PERMITTED

PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD)

C-2 M-R NBCOD

CONVENTIONAL OPTION

N/A (583 / N/A)

583

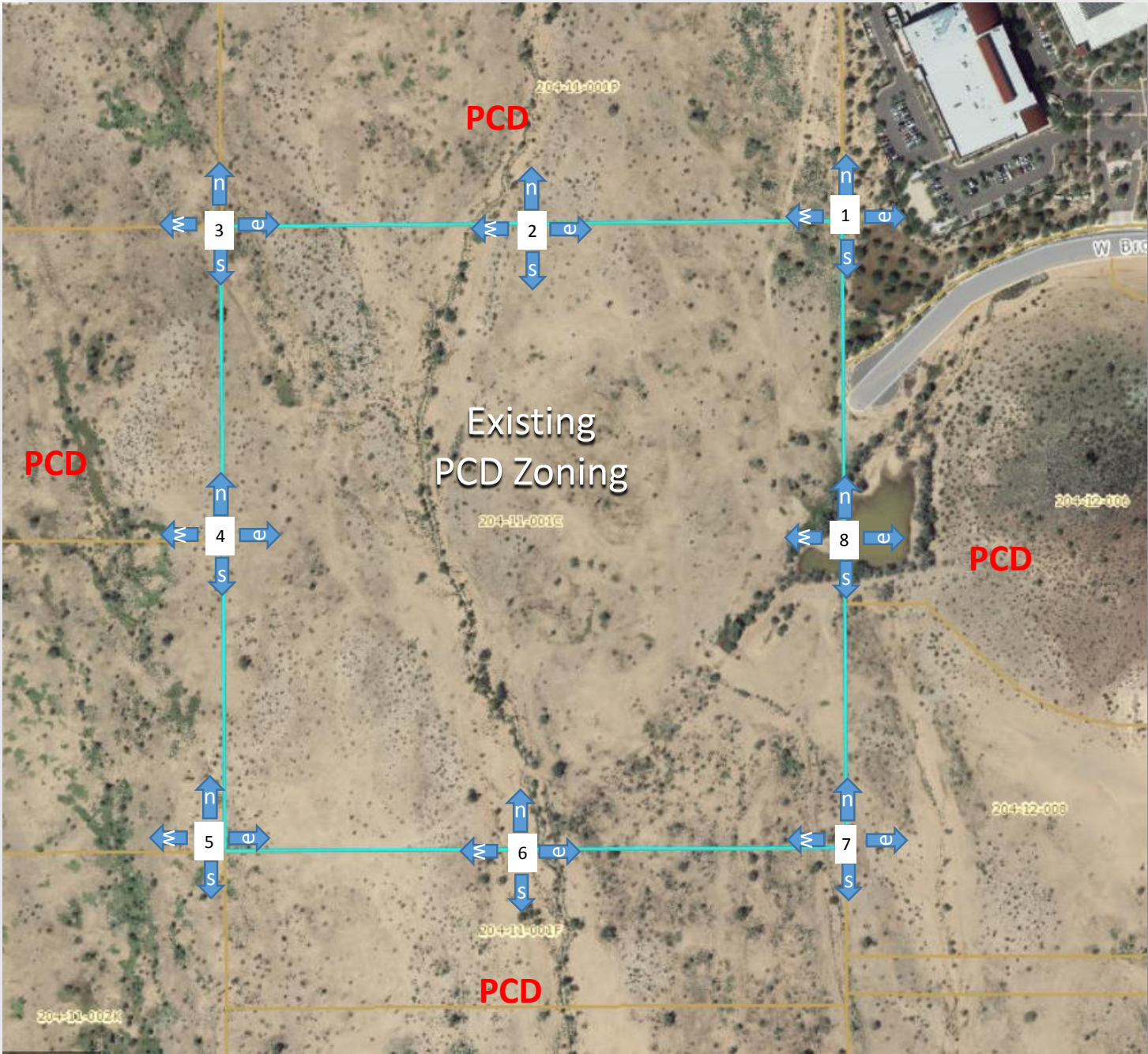
*** UNITS P.R.D. OPTION**

N/A (699 / N/A)

699

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

Context Key Photo Map

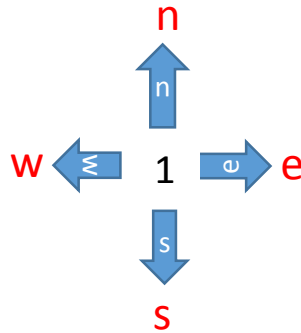


32000 N. 28th Avenue – Phoenix, Arizona (+/- 40 acres)

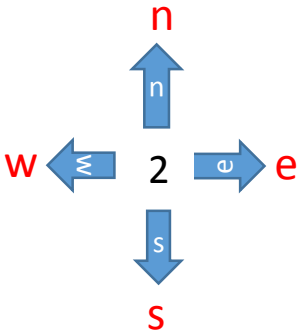
Assessor Parcel No. #204-11-001C



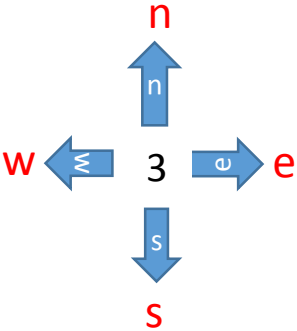
Context Map Photos



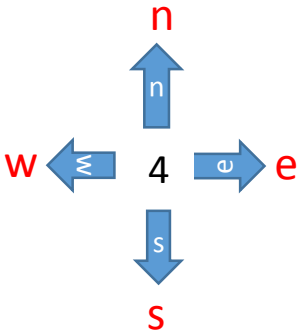
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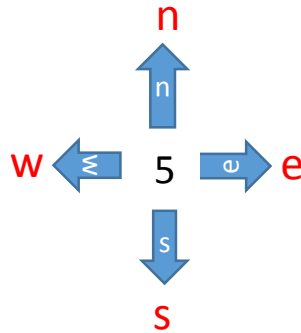
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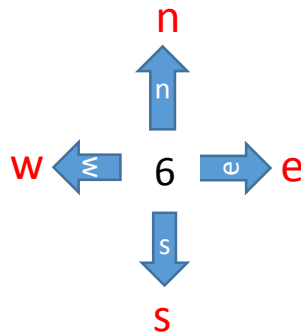
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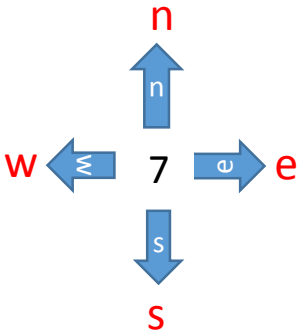
Context Map Photos



Context Map Photos



Context Map Photos



Context Map Photos

