

# ATTACHMENT D

PLEASE RESPOND ELECTRONICALLY TO CHASE HALE 2ND FLOOR, 602-262-4544



## City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned  
**From:** Joshua Bednarek  
Planning & Development Department Director  
**Date:** March 16, 2023  
**Subject:** **P.H.O. APPLICATION NO. PHO-1-23—Z-56-19-2** – Notice of Pending Actions  
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **April 19, 2023**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to [pdd.pho@phoenix.gov](mailto:pdd.pho@phoenix.gov) or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **March 23, 2023**.

### **DISTRIBUTION**

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City Council (Stephanie Bracken), 11th Floor  
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Public Transit (Michael Pierce)  
Street Transportation Department (Maja Brkovic, Alan Hilty, Chris Kowalsky), 5th Floor  
Street Transportation - Ped. Safety Coordinator (Mailen Pankiewicz), 5th Floor  
Street Transportation - Floodplain Management (Kristina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor  
Water Services (Don Reynolds, Victor Romo), 8th Floor  
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor  
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor  
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor  
Planning Hearing Officer (Adam Stranieri, Chase Hales), 2nd Floor  
Village Planner (Adrian Zambrano, North Gateway Village)  
Village Planning Committee Chair (Julie Read, North Gateway Village)



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR PLANNING HEARING OFFICER ACTION

**APPLICATION NO: PHO-1-23--Z-56-19**

**Council District: 2**

**Request For:** Stipulation Modification

**Reason for Request:** Request for review and approval by the Planning Hearing Officer for site plan and elevations per Stipulation 1. Deletion of Stipulation 1.e regarding incorporation of natural drainage features.

Owner	Applicant	Representative
Britmet Ventures, LLC 2701 East Camelback Road, Suite 168 Phoenix AZ 85016 (602) 957-0604 bburch@metlandco.com	Thompson Thrift 6750 East Camelback Road, Suite 100 Scottsdale AZ 85251 (602) 478-4238 agrendahl@thompsonthrift.com	Berry Riddell LLC 6750 East Camelback Road, Suite 100 Scottsdale AZ 85251 P: (505) 328-6606 F: kmp@berryriddell.com

**Property Location:** Southeast corner of the 29th Avenue alignment and Dove Valley Road

Zoning Map: R-7 Quarter Section: 56-22 APN: 204-11-004 Acreage: 10.29

Village: North Gateway

Last Hearing: CC HEARING

Previous Opposition: \_\_\_\_\_

Date of Original City Council Action: 02/19/2020 230 PM

Previous PHO Actions: \_\_\_\_\_

Zoning Vested: C-2 M-R NBCOD

Supplemental Map No.: \_\_\_\_\_

Planning Staff: 083004

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	02/10/2023	23-0010745	Original Filing Fee

Signature of Applicant: \_\_\_\_\_ DATE: \_\_\_\_\_

### Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>04/19/2023 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____

March 7, 2023

**Via Online Submittal to:**

City of Phoenix  
Attn: Planning Hearing Officer  
200 W. Washington Street, 2<sup>nd</sup> Floor  
Phoenix, AZ 85003

**Re: SEC of 29<sup>th</sup> Avenue and Dove Valley Road / Request for Stipulation Modification**

To the Planning Hearing Officer:

The purpose of this submittal is to seek a Planning Hearing Officer (“PHO”) stipulation review and modification of a stipulation for a Site located at the southeast corner of 29<sup>th</sup> Avenue and Dove Valley Road in Phoenix, Arizona (the “Site”), as depicted in blue below. The Site is designated as Maricopa County Assessor Parcel Number 204-11-004. This is a request to for PHO review of the site plan and elevations for the proposed development and to modify stipulation #1e, pursuant to case number Z-56-19-2. All other stipulations are met with this proposal.



**Rezoning History**

On February 19, 2020, the Phoenix City Council voted to approve Case Number Z-56-19-2. The approval was for a rezoning of the Site from Planned Community District North Black Canyon Overlay District (PCD NBCOD), which had been approved for Intermediate Commercial Commerce Park Mid Rise Overlay Planned Community District North Black Canyon Overlay (C-2/CP M-R PCD NBCOD) zoning, to Intermediate Commercial Mid-Rise Overlay North Black Canyon Overlay District (C-2 M-R NBCOD) to allow for the Site to develop with commercial uses. The rezoning was approved upon the condition that 22 overall site stipulations were met. The purpose of this request is to obtain PHO approval of the site plan and elevations for the Site and to delete provision (e) of stipulation #1.

**Request #1:**

***Stipulation 1:*** “All site plans 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, which shall include:

- a. Promoting the overall pedestrian circulation within the North Gateway Core through wide sidewalks, detached sidewalks and overall connectivity.
- b. Ensure all building facades contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 feet.
- c. Ensure all paint colors and building materials are in compliance with the North Black Canyon Overlay District with Specific Regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment.
- d. Ensure parking lots are broken into multiple smaller parking areas.
- e. Incorporation of natural drainage features.”

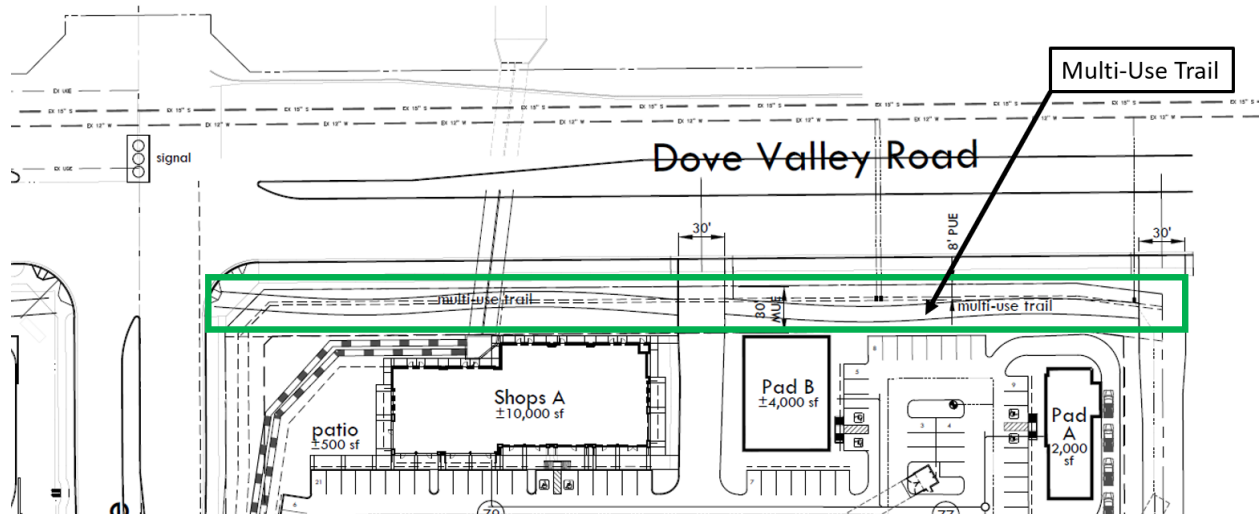
**Conformance with the North Gateway Village Core Plan**

The North Gateway Village Core Plan (the “Plan”) is designed to be a lively, dynamic, and interesting place to live, work, shop, and play. The Plan is intended to create a high density, urban environment that will reduce the need for vehicular use, support public transportation, and promote the natural features in the surrounding area, such as Skunk Creek Wash. The Plan puts forth a number of goals and policies that will enable new, diverse developments to be constructed while also maintaining the integrity of the surrounding context. The Plan’s policies were outlined in stipulation #1 above. Outlined below is how the proposed project conforms with the policies outlined in the stipulations and the overall vision of the Plan:

***Stipulation 1(a):*** Promoting the overall pedestrian circulation within the North Gateway Core through wide sidewalks, detached sidewalks and overall connectivity.

**Response:** The circulation system within the proposed development will allow pedestrians to move freely through the future commercial uses, which is planned to include retail shops and restaurants. Guests of the planned hotel will be within walking distance from these commercial

uses, which will provide the guests with quick and easy access to dining and shopping experiences. Further, a proposed 30' foot wide multi-use trail, shown below, will connect pedestrians to the surrounding uses and further the Plan's goal of alternative transportation methods.



**Stipulation 1(b):** Ensure all building facades contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 feet.

**Response:** As shown in the elevations below stipulation 1(c), all building facades will contain architectural elements that will increase architectural diversity in the design of the proposed development while complying with the overall goals and policies of the Plan. The design incorporates architectural stepping and cut-outs on the roof line as well as the building façade to break up the structure's massing. Additionally, overhangs are incorporated every 50, or fewer, feet to provide pedestrians with shade and increase a sense of community in the design.

**Stipulation 1(c):** Ensure all paint colors and building materials are in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment.

**Response:** The design guidelines for the NBCOD are contained within Section 654 of the City of Phoenix Zoning Ordinance (the "Ordinance"). Specifically, the design of the overall development should incorporate textures, colors, and materials that blend with the surrounding context and the surrounding desert. As shown below, the proposed development's design incorporates colors that are frequently seen in the Arizona desert, such as soft browns and reds. The design also incorporates lighter colors, such as off-white and grey, to increase visual interest in the design. The design will also incorporate textures, such as brick veneer and stucco that are often seen in developments in the surrounding area.



***Stipulation 1(d):*** Ensure parking lots are broken into multiple smaller parking areas.

**Response:** Parking for the overall development will be broken up into distinct quadrants. Each planned commercial space will have parking areas designated for each use. Each separate parking area will connect via internalized private drives to enable a cohesive flow of vehicular traffic.

**Request #2**

**Removal of Stipulation 1(e)**

Stipulation 1(e) provides for the “incorporation of natural drainage features.” As outlined below, this request proposes to delete the above stipulation.

**Response:** The purpose of the original stipulation was to further goals of the North Gateway Core Plan as it relates to the preservation of washes. The only wash named in the North Gateway Core Plan is the Skunk Creek Wash. The Skunk Creek Wash is the primary wash that runs through the North Gateway Village and is a designated 404 wash. In addition, this wash is further protected by the FH zoning district that prohibits development of the wash. We do not feel the intent of the North Gateway Core Plan was to preserve the wash that runs through the Site.

In addition, the 100-year 6-hour peak flow rate per the preliminary drainage analysis of the wash on the Site is 237 cfs, which is minimal compared to the 500 cfs of the Skunk Creek Wash. The stipulation is no longer relevant to the proposed development because the current design has been engineered to combat any runoff from anticipated rainfall.

To ensure the community is still getting an aesthetic feature, we have proposed to place a mural on Shops A. The artistic mural will be designed to be cohesive with the overall design of the

proposed development, the surrounding community, and the surrounding desert context. Please see below for samples of the proposed artistic mural; however, please note that these drawings are conceptual.



### **Legislative Edit**

The following language is proposed for the modified stipulation:

“All site plans 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, which shall include:

- a. Promoting the overall pedestrian circulation within the North Gateway Core through wide sidewalks, detached sidewalks and overall connectivity.
- b. Ensure all building facades contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 feet.
- c. Ensure all paint colors and building materials are in compliance with the North Black Canyon Overlay District with Specific Regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment.
- d. Ensure parking lots are broken into multiple smaller parking areas.

BERRY RIDDELL LLC

March 8, 2023

Page 6

e. ~~Incorporation of natural drainage features.~~"

Thank you for your time and attention dedicated to this request. If you have any questions, please feel free to reach out to me directly.

Sincerely,

A handwritten signature in black ink, appearing to be 'WR' followed by a long horizontal flourish.

Wendy Riddell

Enclosures



ORDINANCE G-6679

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-56-19-2) FROM PCD NBCOD, APPROVED C-2/CP M-R PCD NBCOD (PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT, APPROVED INTERMEDIATE COMMERCIAL DISTRICT OR COMMERCE PARK DISTRICT, MID-RISE DISTRICT, PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT) TO C-2 M-R NBCOD (INTERMEDIATE COMMERCIAL DISTRICT, MID-RISE DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of a 10.29-acre property located at the southeast corner of the 29th Avenue alignment and Dove Valley Road, in Section 14, Township 5 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "PCD NBCOD, Approved C-2/CP M-R PCD NBCOD" (Planned Community District, North Black Canyon Overlay District, Approved Intermediate Commercial District or Commerce Park District, Mid-Rise District, Planned Community District, North Black Canyon Overlay District) to "C-2 M-R NBCOD" (Intermediate Commercial District, Mid-Rise District, North Black Canyon Overlay District) for a PCD removal to allow for commercial/retail uses.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

- Review** ① All site plans 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, which shall include:
  - a. Promoting the overall pedestrian circulation within the North Gateway Core through wide sidewalks, detached sidewalks and overall connectivity.
  - b. Ensure all building facades contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 feet.
  - c. Ensure all paint colors and building materials are in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment.
  - d. Ensure parking lots are broken into multiple smaller parking areas.
- Delete** ② Incorporation of natural drainage features.
- 2. Maximum building height shall be limited to 60 feet. If the following occurs prior to preliminary site plan approval, the maximum building height permitted shall be a maximum of 120 feet.
  - a. A water report is submitted to and approved by the Water Services Department which demonstrates that sufficient water capacity exists or is being provided by the developer of this parcel.
  - b. A wastewater report is submitted to and approved by the Water Services Department which demonstrates that sufficient wastewater capacity exists or is being provided by the developer of this parcel; and
  - c. A traffic study is submitted to and approved by the Street Transportation

Department which demonstrates that street improvements (existing and/or proposed) are sufficient to serve the site.

- d. A multi-modal (pedestrians, bicyclists, motorists, etc.) circulation plan is submitted and approved by the Street Transportation and Planning and Development departments that illustrates how the project and its corresponding infrastructure improvements will facilitate multi-modal connectivity within the site and to the site's surrounding streets and amenities as envisioned in the North Gateway Village Core Plan.
3. All sidewalks adjacent to streets shall be detached per the adopted Street Classification Map cross-section or with a minimum 8-foot wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-up a minimum of 10 feet clear from finished grade), planted 25 feet on center or in equivalent groupings; and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
4. A minimum of 50 percent of the pedestrian pathways shall be shaded by a structure, landscaping or a combination of the two, as approved by the Planning and Development Department.
5. All pedestrian pathways, including those that intersect vehicular traffic lanes, shall be constructed with decorative pavers, stamped or colored concrete, or another material other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
6. If a drive-through restaurant is developed, pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
7. If a drive-through restaurant is developed, a minimum of 250 square feet of outdoor seating areas shall be provided, as approved by the Planning and Development Department.
8. A minimum of two inverted-U bicycle racks (four spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

9. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.
10. The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department.
11. All service areas must be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers and other mechanical and or electrical equipment from eye level adjacent to all public streets and private drives, as approved by the Planning and Development Department.
12. 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.
13. The developer shall dedicate a minimum of 40 feet for public right-of-way along the full western limit of the site for 29th Avenue. Additional right-of-way for intersection or auxiliary turn lanes may be required as indicated in the approved Traffic Impact Study or through the North Gateway Core Study being conducted by the Street Transportation Department at the time of this zoning action. The determination of final right-of-way required will be made by the Street Transportation Department.
14. The developer shall construct half-street improvements for 29th Avenue inclusive of a minimum 25 feet of paving, curb, gutter, detached sidewalk and streetlighting for the full frontage of the property as modified and approved by the Street Transportation Department.
15. The developer shall dedicate the full width right-of-way for the Village Core Northern Collector street along the entirety of the southern zoning boundary. The full width of right-of-way required is 60 feet adjoined on each side by a minimum 10-foot sidewalk easement. Full width right-of-way and alignment may be modified by the Street Transportation Department.
16. The developer shall construct the full width roadway section of the Village Core Northern Collector street along the entirety of the southern zoning boundary. The minimum full width roadway section is 50 feet of paving, curb, gutter, and detached sidewalk for the full frontage of the property. Full width improvements may be modified by the Street Transportation Department.
17. The developer shall be responsible for proportional share of the funding and/or construction of any traffic control improvements for the intersection of Village Core Northern Collector and North Valley Parkway, as per the approved Traffic Impact Study and as approved by the Street Transportation Department.

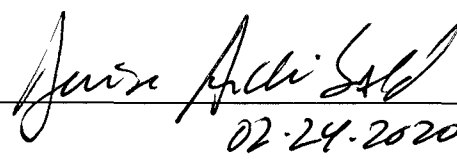
18. All publicly dedicated roadways shall be designed as dry crossings per City standards for a minimum 100-year storm event. Drainage easement shall be dedicated to accommodate drainage structures and maintenance access ramps as approved by the Street Transportation Department.
19. The developer shall be responsible for proportional funding contributions towards traffic signals at 29th Avenue and Dove Valley Road and 29th Avenue and Sonoran Desert Drive. The funding contribution will be determined through an assessment of proportional traffic impact, as per the Traffic Impact Study and as approved by the Street Transportation Department.
20. All publicly dedicated roadways shall be designed as dry crossings per City standards for a minimum 100-year storm event as approved by the Street Transportation Department.
21. A Developer Project Information Form for the MAG Transportation Improvement Program shall be completed and submitted to the Street Transportation Department prior to preliminary site plan approval, as approved by the Planning and Development Department.
22. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 19th day of February, 2020.

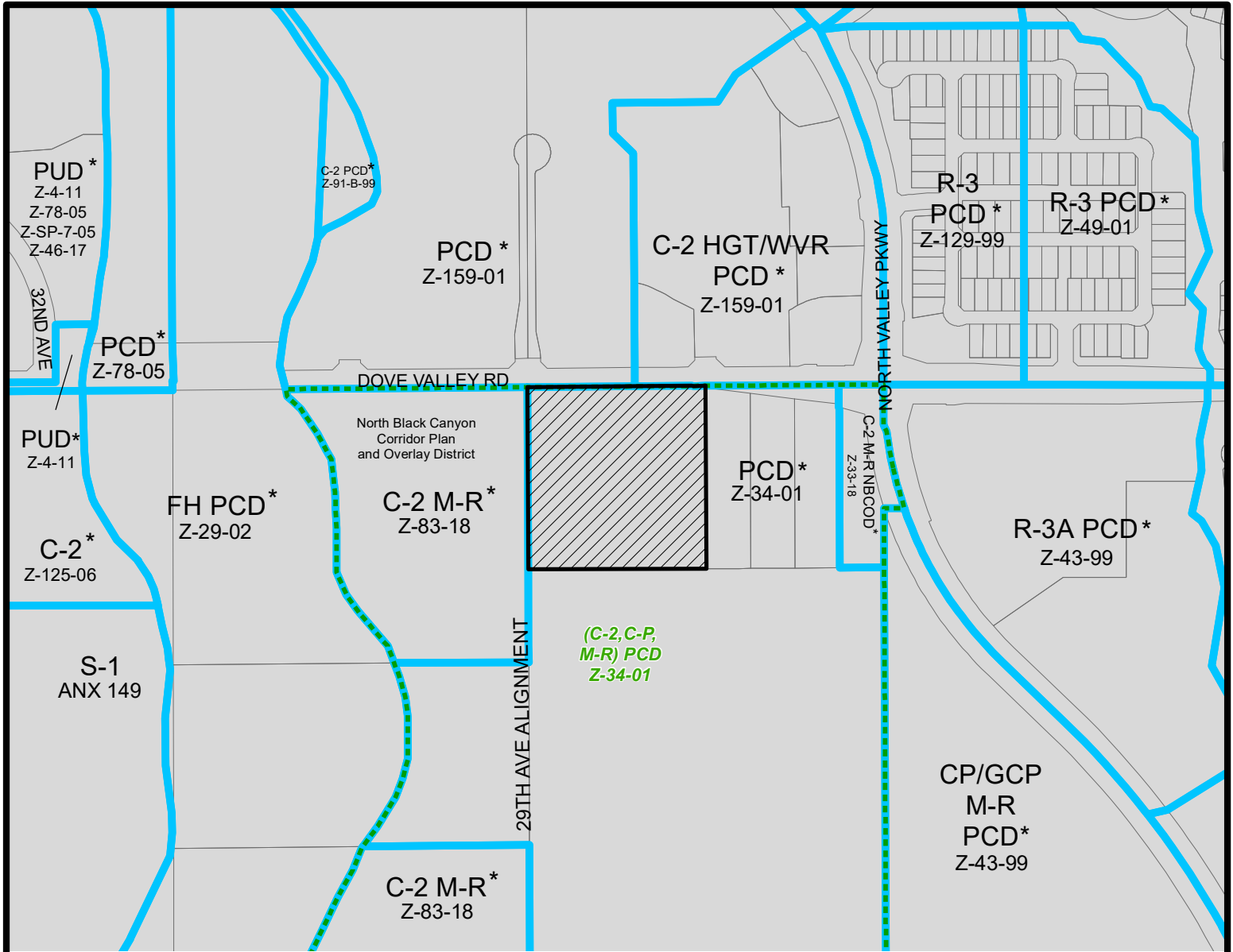
  
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 MAYOR

ATTEST:

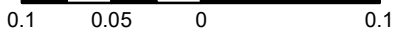
  
 \_\_\_\_\_ City Clerk  
 02-24-2020



Ordinance G-6679

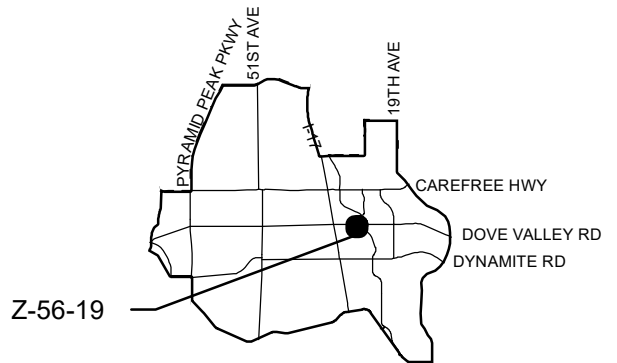


Miles



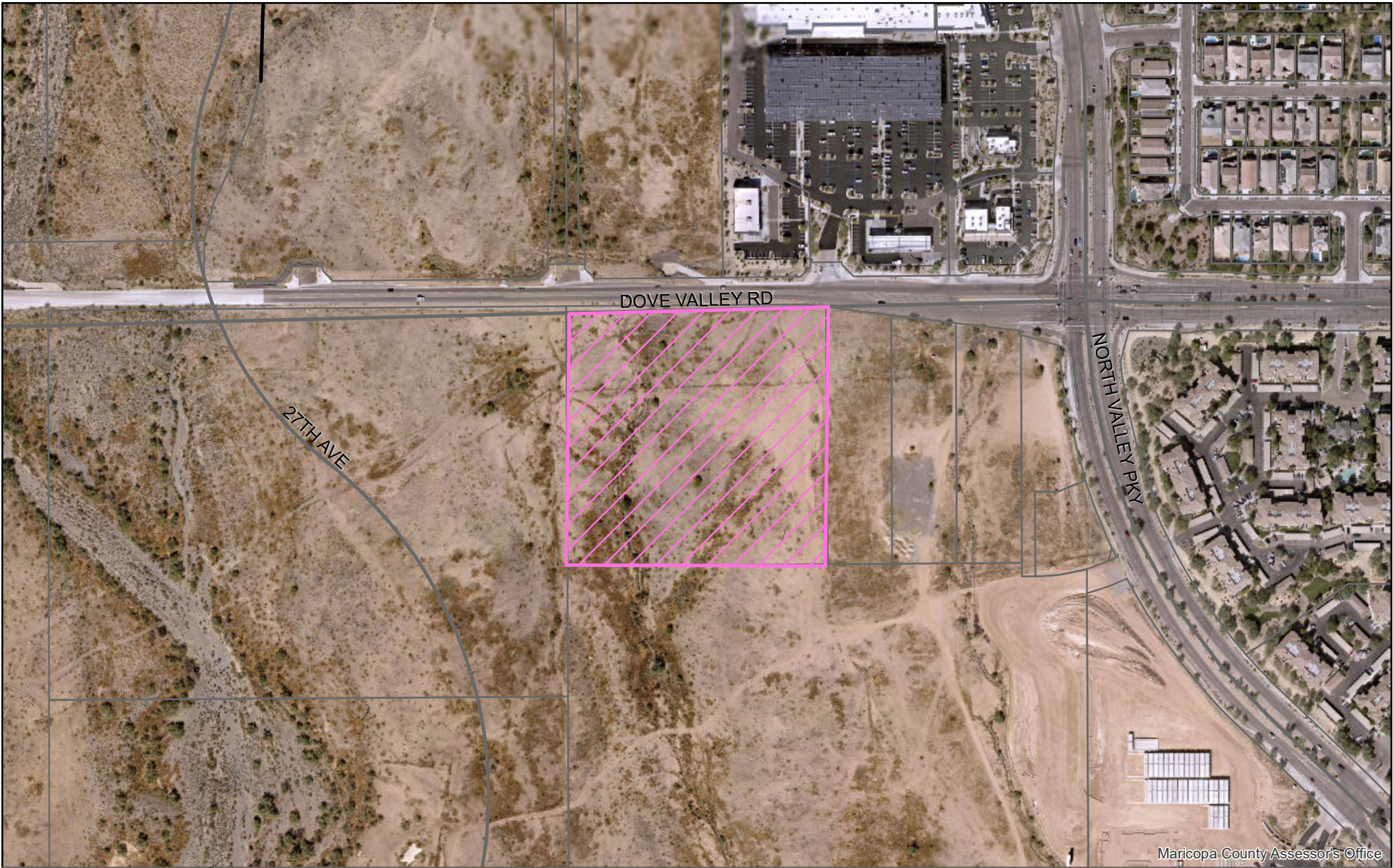
**NORTH GATEWAY VILLAGE**

CITY COUNCIL DISTRICT: 2



Z-56-19

<b>APPLICANT'S NAME:</b> City of Phoenix Planning Commission		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-56-19		FROM: PCD NBCOD (Approved C-2/CP M-R PCD NBCOD) ( 10.29 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>10.29 Acres</b>		TO: C-2 M-R NBCOD ( 10.29 a.c.)	
<b>MULTIPLES PERMITTED</b> PCD NBCOD (Approved C-2/CP M-R PCD NBCOD) C-2 M-R NBCOD		<b>CONVENTIONAL OPTION</b> N/A (149 / N/A) 149	
<b>* Maximum Units Allowed with P.R.D. Bonus</b>		<b>* UNITS P.R.D. OPTION</b> N/A (179 / N/A) 179	



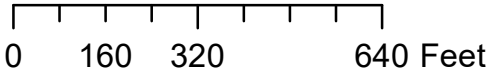
Maricopa County Assessor's Office

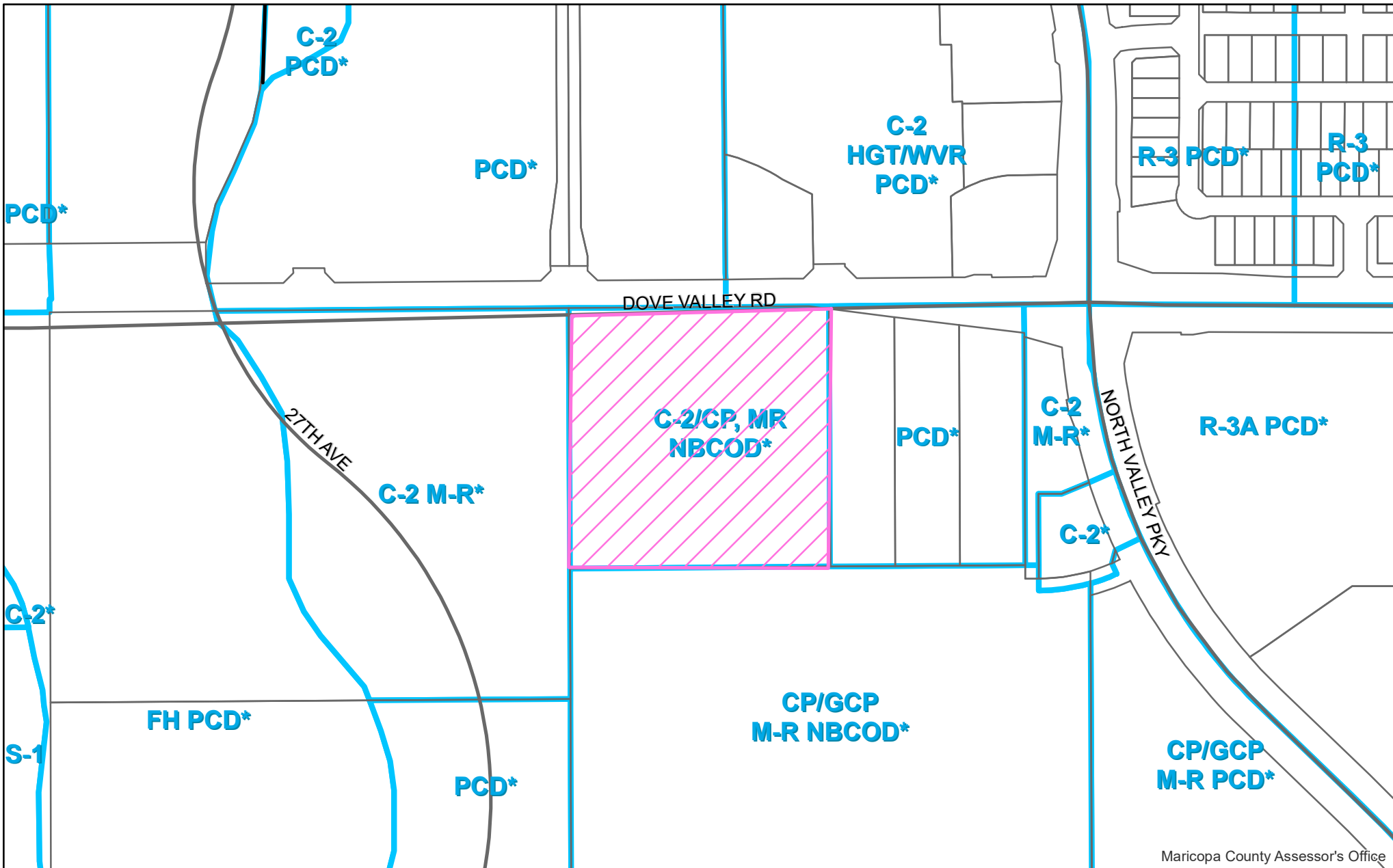
PHO-1-23--Z-56-19-2

**Property Location: Southeast corner of the 29th Avenue alignment and Dove Valley Road**



**Planning & Development Department**





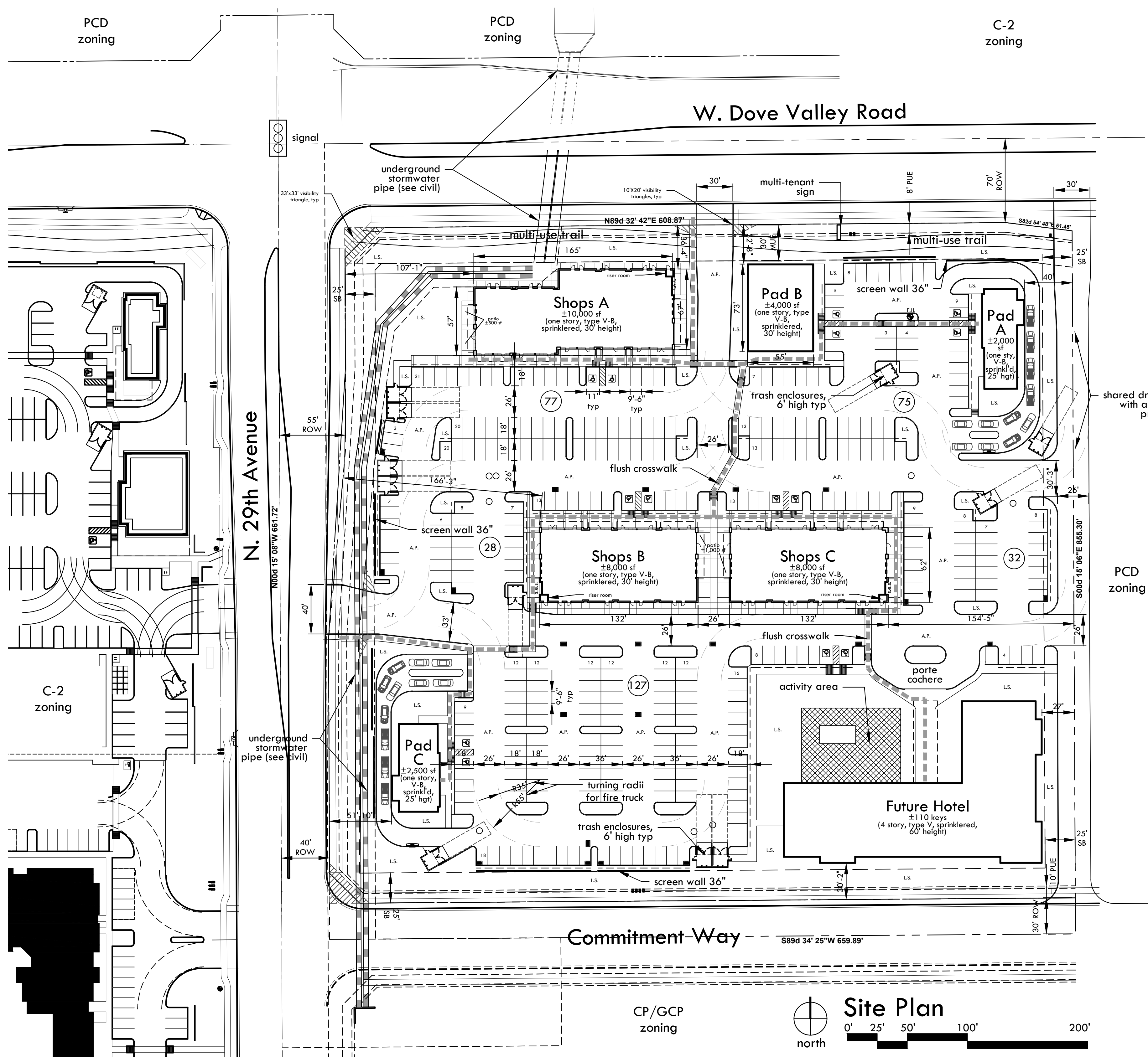
Maricopa County Assessor's Office

PHO-1-23--Z-56-19-2

Property Location: Southeast corner of the 29th Avenue alignment and Dove Valley Road







**ZONING CASE Z-56-19-2 STIPULATIONS**

- All site plans and elevations shall be reviewed and approved by the Planning and Development Department...
- Maximum building height shall be limited to 60 feet. If the following occurs prior to preliminary site plan approval, the maximum building height permitted shall be a maximum of 120 feet.
  - A water report is submitted to and approved by the Water Services Department which demonstrates that sufficient water capacity exists or is being provided by the developer of the parcel.
  - A wastewater report is submitted to and approved by the Water Services Department which demonstrates that sufficient wastewater capacity exists or is being provided by the developer of this parcel; and
  - A traffic study is submitted to and approved by the Street Transportation Department which demonstrates that street improvements (existing and/or proposed) are sufficient to serve the site.
- All sidewalks adjacent to streets shall be detached per the adopted Street Classification Map cross-section or with a minimum 8-foot wide continuous landscape area located between the sidewalk and back of curb, and shall include a minimum 3-inch caliper, large canopy single-trunk shade trees (rimbed-up a minimum of 10 feet clear from finished grade), planted 25 feet on center in an equivalent groupings, and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
- A minimum of 50 percent of the pedestrian pathways shall be shaded by a structure, landscaping or a combination of the two, as approved by the Planning and Development Department.
- All pedestrian pathways, including those that intersect vehicular traffic lanes, shall be constructed with decorative pavers, stamped or colored concrete, or another material other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
- If a drive-through restaurant is developed, pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
- If a drive-through restaurant is developed, a minimum of 250 square feet of outdoor seating areas shall be provided, as approved by the Planning and Development Department.
- A minimum of two inverted-U bicycle racks (four spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
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- The developer shall be responsible for proportional share of the funding and/or construction of any traffic control improvements for the intersection of Village Core Northern Collector and North Valley Parkway, as per the approved Traffic Impact Study and as approved by the Street Transportation Department.
- All publicly dedicated roadways shall be designed as dry crossings per City standards for a minimum 100-year storm event. Drainage easement shall be dedicated to accommodate drainage structures and maintenance access ramps as approved by the Street Transportation Department.
- The developer shall be responsible for proportional funding contributions towards traffic signals at 29th Avenue and Dove Valley Road and 29th Avenue and Sororan Desert Drive. The funding contribution will be determined through an assessment of proportional traffic impact, as per the Traffic Impact Study and as approved by the Street Transportation Department.
- All publicly dedicated roadways shall be designed as dry crossings per City standards for a minimum 100-year storm event as approved by the Street Transportation Department.
- A Developer Project Information Form for the MAG Transportation Improvement Program shall be completed and submitted to the Street Transportation Department prior to preliminary site plan approval, as approved by the Planning and Development Department.
- 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 roadside, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**PROJECT DATA**

**PROJECT DESCRIPTION**  
 A NEW MIXED-USE COMMERCIAL DEVELOPMENT ON 7.90 AC. ANTICIPATED USES INCLUDE RETAIL, FOOD AND HOSPITALITY

**PROJECT INFORMATION**  
**Project Name** SEC 29th and Dove Valley Rd  
**Project Address** SEC 29th Avenue and Dove Valley Road  
 Phoenix, Arizona  
**Owner/Developer** THOMPSON THRIFT  
 2398 E Camelback Road, Suite 210  
 Phoenix, AZ 85016  
 Contact: Angie Grendahl  
 Tel: 602-478-4238  
 Email: agrendahl@thompsonthrift.com

**Architect**  
 suite 6 architecture + planning  
 6111 N. Cattletrack Road  
 Scottsdale, Arizona 85250  
 Tel: 480-348-7800  
 Email: dean@suite6.net

**SITE DATA**

Existing Zoning	C-2
APN	204-11-004
Overall Property	GROSS: ± 436,604 sf / ± 10.02 ac NET: ± 343,968 sf / ± 7.90 ac
<b>Retail/Food Areas</b>	
Shops and Pads (Retail)	26,500 sf
Shops (Food)	3,500 sf
Pads (Food)	4,500 sf
<b>Total</b>	<b>34,500 sf</b>
<b>Hotel</b>	
Ground Floor Coverage	17,380 sf
Total Building Area (4 stories)	69,520 sf
Total Key Count	110 ky
<b>Total Project SF</b>	<b>104,020 sf</b>
Other Covered Areas (excluding GLA)	5,800 sf
<b>Lot Coverage SF</b>	<b>57,680 sf</b>
<b>Lot Coverage Percent</b>	<b>16.8 %</b>
<b>FAR</b>	<b>0.24</b>

**PARKING QUANTITIES**

Required	339 sp
Provided	
Standard Spaces	325 sp
Compact Spaces	0 sp
ADA Spaces	14 sp
<b>Total Parking Provided</b>	<b>339 sp</b>

**PARKING CALCULATION**

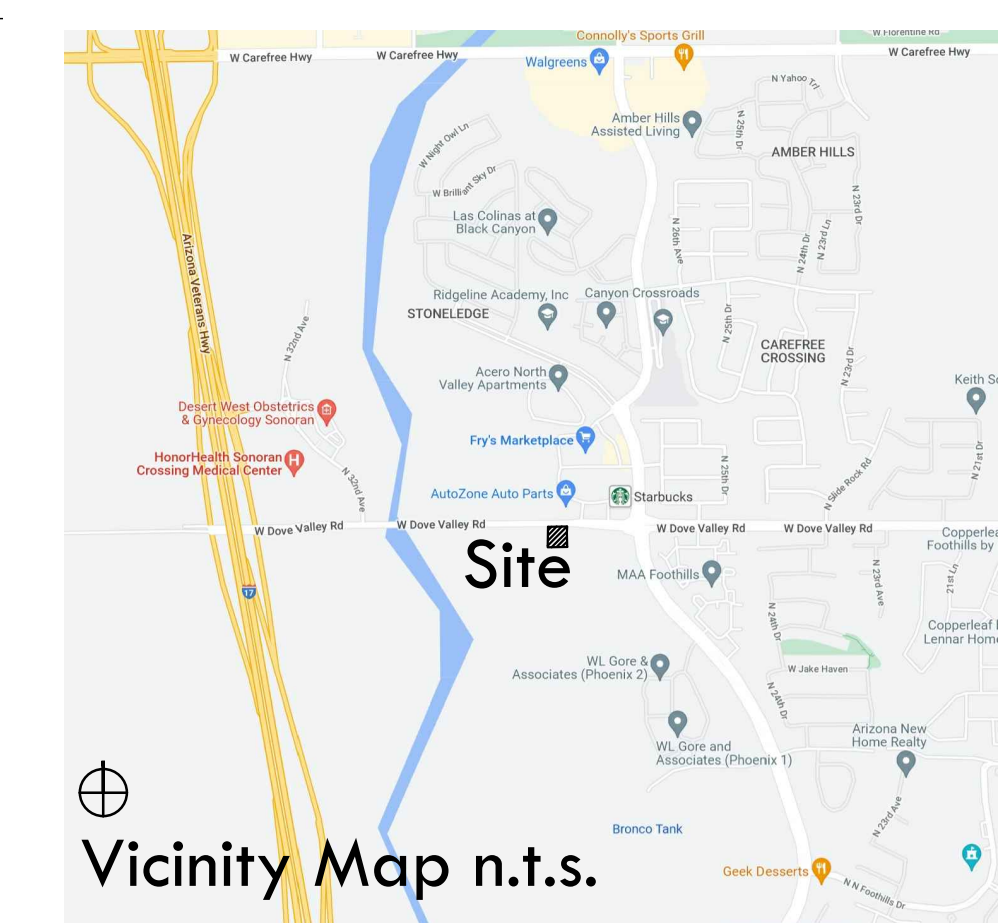
Area	Seating	Area	Ratio	Sp
Pad A	Indoor Seating	2,000 sf	60% at 1/50	24 sp
	Outdoor Seating	0 sf	1/50	0 sp
	<b>Total PAD A</b>			<b>24 sp</b>
Pad B	Retail	4,000 sf	1/300	13 sp
	<b>Total PAD B</b>			<b>13 sp</b>
Pad C	Indoor Seating	2,500 sf	60% at 1/50	30 sp
	Outdoor Seating	0 sf	1/50	0 sp
	<b>Total PAD C</b>			<b>30 sp</b>
Shops A	Retail	8,500 sf	1/300	28 sp
	Indoor Seating	1,500 sf	60% at 1/50	18 sp
	Outdoor Seating	500 sf	1/50	10 sp
	<b>Total Shops A</b>			<b>56 sp</b>
Shops B	Retail	6,750 sf	1/300	23 sp
	Indoor Seating	1,250 sf	60% at 1/50	15 sp
	Outdoor Seating	750 sf	1/50	15 sp
	<b>Total Shops B</b>			<b>53 sp</b>
Shops C	Retail	6,750 sf	1/300	23 sp
	Indoor Seating	1,250 sf	60% at 1/50	15 sp
	Outdoor Seating	750 sf	1/50	15 sp
	<b>Total Shops C</b>			<b>53 sp</b>
Hotel	Room Count	110 m	1/Key	110 sp
	<b>Total Hotel</b>			<b>110 sp</b>
<b>Total Parking Required</b>				<b>339 sp</b>

**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:  
 A PORTION OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 1998-0523403, MARICOPA COUNTY RECORDS, BEING SITUATED WITHIN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND 3 INCH CITY OF PHOENIX BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 14 FROM WHICH A FOUND 1/2 INCH REBAR WITH CAP, RLS 48943 ACCEPTED AS THE NORTH QUARTER CORNER THEREOF BEARS SOUTH 89°25'55", 2639.68 FEET;  
 THENCE SOUTH 89°25'55" WEST, 710.93 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 14 TO THE POINT OF BEGINNING;  
 THENCE LEAVING SAID NORTH LINE, SOUTH 83°01'35" EAST, 51.43 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 14;  
 THENCE SOUTH 00°21'48" EAST, 655.29 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 TO THE SOUTHWEST CORNER THEREOF;  
 THENCE SOUTH 89°27'39" WEST, 659.90 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 TO THE SOUTHWEST CORNER THEREOF;  
 THENCE NORTH 00°21'55" WEST, 661.70 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14 TO THE NORTHWEST CORNER THEREOF;  
 THENCE NORTH 89°25'55" EAST, 608.91 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

**SITE PLAN NOTES**

- Development and use of this site will conform with all applicable codes and ordinances.
- This project is located in the City of Phoenix water service area and has been designated as having an assured water supply. All new or relocated utilities will be placed underground.
- All signage requires separate approvals and permits. Any lighting will be placed so as to direct light away from the adjacent residential districts and will not exceed one-foot candle at the property line. No noise, odor, or vibration will be emitted so that it exceeds the general level of noise, odor, or vibration emitted by uses outside of the site.
- Owners of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping within the rights-of-way in accordance with approved plans.



KIVA# 22-1836 Cases: Z-56-19-2 (ordinance G-6679)  
 SDEV# 2200209 ZA-(TBD)  
 PAPP# 2207656

**CITY APPROVALS**

Development Review Set	
Bid Set	
City Submittal	
Construction Set	
Revisions:	
Ownership of Instruments of Service:	
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Seal	
Date:	February 9, 2023
Project Number:	733
Drawn by:	dm/rdb



**SEC 29th Ave and Dove Valley Road**  
 Phoenix, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:


Ownership of Instruments of Service:  
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Seal  
 Date: February 9, 2023  
 Project Number: 733  
 Drawn by: dm/rdb  
 Sheet Number

**PSP.1**

Preliminary Site Plan



**Materials**

- AL aluminum store front - Kawneer - "Clear No. 14"
- ST painted steel - Dunn Edwards - DE6385 "Black Bean"
- CB CMU - Echelon - Burnished - "Pebble Beach - NW Gray"
- BV brick veneer 2.5x8 - Eldorado Stone - Tundra Brick "Hartford"
- S1 paint on synthetic stucco - Dunn Edwards - DE6060 "Twilight Taupe"
- S2 paint on synthetic stucco - Dunn Edwards - DE6118 "Sandpit"
- S3 paint on synthetic stucco - Dunn Edwards - DE6239 "Latte Froth"
- S4 paint on synthetic stucco - Dunn Edwards - DE6291 "Casting Shadow"
- PC precast concrete - Davis Color - 860 "Pewter"
- D painted door - Dunn Edwards - DE6385 "Black Bean"



**SEC 29th Ave and Dove Valley Road**  
 Phoenix, Arizona

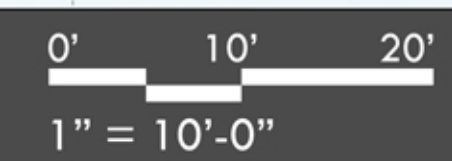
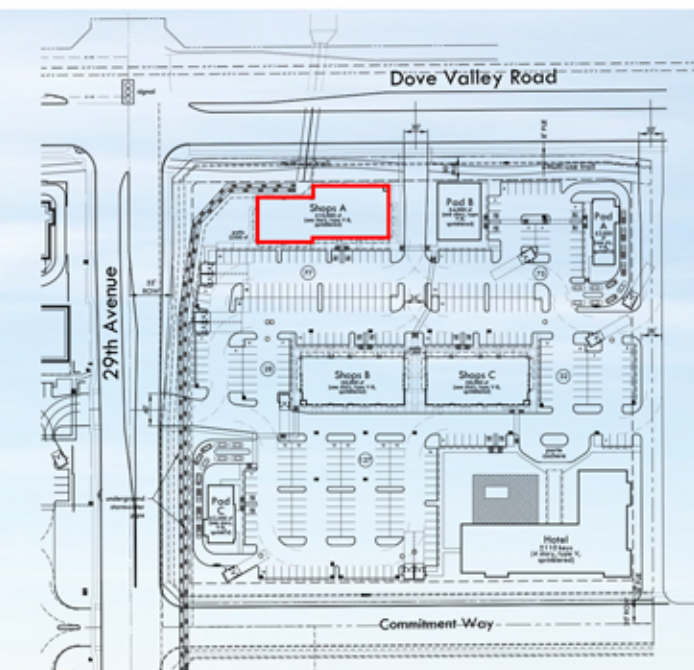
- ▲ Development Review Set
- △ Bid Set
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- △ Construction Set

Revisions:


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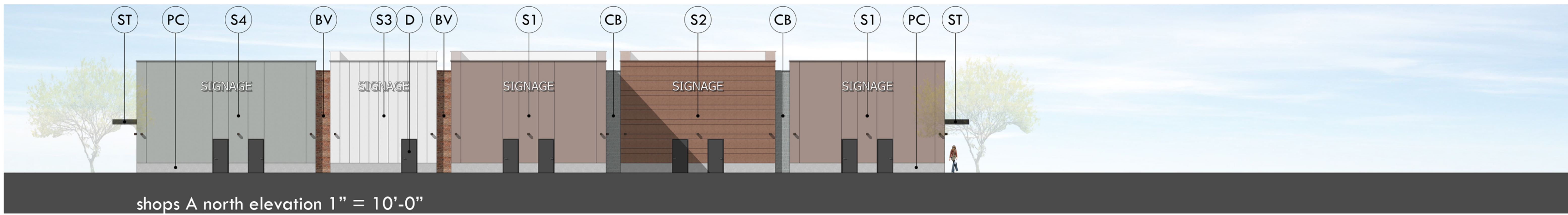
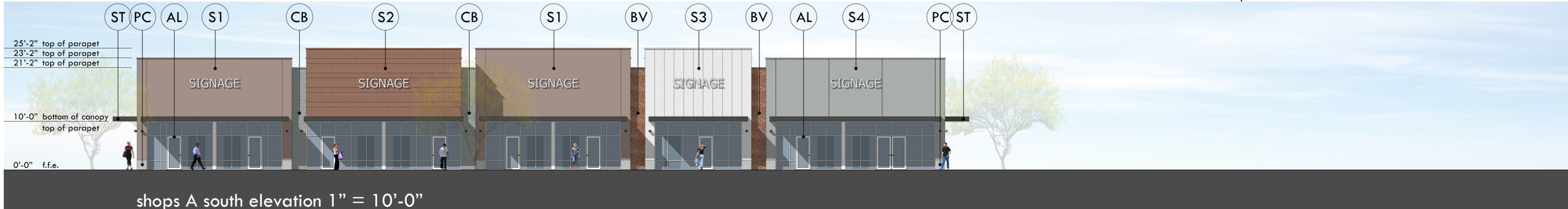


Seal  
 Date: February 9, 2023  
 Project Number: 733  
 Drawn by: dm/rdb  
 Sheet Number



**A4.0**

shops A - colored





Shops A



Shops C

Shops B



Shops A



Shops C

Shops B



Shops A



Shops B

Shops C



**SEC 29th Ave and  
Dove Valley Road**  
Phoenix, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:

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Seal

Date: February 9, 2023

Project Number: 733

Drawn by: dm/rdb

Sheet Number

**A5.0**

renderings shops A, B & C

Hearing Date: 4/19/2023

**Location**

Norwest corner of 75th Avenue and Lower Buckeye Road  
Council District 7

**Financial Impact**

Pursuant to Phoenix City Code Art 5, Sec 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter

**This item was adopted****74 Remove/Replace Zoning District - 109th Avenue and Indian School Road Annexation 497 - 4106 N 109th Ave (Ordinance G-6675)**

Request to authorize the City Manager, or his designee, to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by removing the Maricopa County R-2 zoning district and replacing it with the City of Phoenix R-2 zoning district on property at the location described below, which was annexed into the City of Phoenix on Jan 8, 2020 by Ordinance S-46300

**Location**

Approximately 0.0483 acre property located at 4106 N 109th Ave  
Council District 5

**This item was adopted****76 Amend City Code - Ordinance Adoption - Rezoning Application Z-56-19-2 - Southeast Corner of the 29th Avenue Alignment and Dove Valley Road (Ordinance G-6679)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-56-19-2 and rezone the site from PCD NBCOD (Approved C-2/CP M-R PCD NBCOD) to C-2 M-R NBCOD for commercial/retail uses

**Summary**

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

Acreage 10 29 acres  
 Proposal Planned Community District removal to allow for  
 commercial/retail uses

Owner Britmet Ventures, LLC  
 Applicant City of Phoenix Planning Commission  
 Representative Alan Beaudoin, Norris Design

Staff Recommendation Approval, subject to stipulations  
 VPC Action The North Gateway Village Planning Committee heard this  
 case on Jan 9, 2020, and recommended approval per the staff  
 recommendation by a 6-0 vote  
 PC Action The Planning Commission heard this case on Feb 6, 2020,  
 and recommended approval, per the North Gateway Village Planning  
 Committee recommendation with an additional stipulation by an 8-0 vote

#### **Location**

Southeast corner of the 29th Avenue alignment and Dove Valley Road  
 Council District 2  
 Parcel Addresses N/A

**This item was adopted**

- 77 (CONTINUED FROM DEC 18, 2019) - Public Hearing -  
 Abandonment of Right-of-Way Appeal - V190054A - Yuma Street  
 from 21st Drive to 21st Avenue, 21st Avenue, South of Yuma  
 Street, and Alleyway, Southwest of Yuma Street and 21st Avenue**

Abandonment V190054A  
 Project 11-4174  
 Abandonment Applicant Dennis Zwagerman  
 Date of Abandonment Hearing Officer's Decision Nov 7, 2019  
 Appellant Larry Trauscht  
 Date of Appeal Nov 21, 2019  
 This request requires formal action only

#### **Summary**

Rationale Appealing decision (denial) of Hearing Officer based on the  
 fact that the parcel will not be landlocked when the abandonment occurs  
 Staff notes Adjacent parcel with different owner will be landlocked

Item #	7
Application #	Z-56-19-2
From	PCD NBCOD (Approved C-2/CP M-R PCD NBCOD)
To	C-2 M-R NBCOD
Acreage	10 29
Location	Southeast corner of the 29th Avenue alignment and Dove Valley Road
Proposal	PCD removal to allow for commercial/retail uses
Applicant	City of Phoenix Planning Commission
Owner	Britmet Ventures, LLC
Representative	Alan Beaudoin, Norris Design

*Commissioner Busching recused herself during Item No 7 due to a conflict of interest*

Ms Racelle Escolar stated that Item No 7 is Z-56-19-2, a request to rezone 10 29 acres located at the southeast corner of the 29th Avenue alignment and Dove Valley Road from PCD NBCOD (Planned Community District, North Black Canyon Overlay District), with approved C-2 (Intermediate Commercial District) or CP (Commerce Park District) M-R (Mid-Rise District) PCD NBCOD The requested zoning is a PCD removal for the C-2 M-R NBCOD to allow commercial and retail uses

The North Gateway Village Planning Committee recommended approval, per the staff recommendation by a 6-0 vote

Staff recommends approval per the North Gateway Village Planning Committee recommendation, with the addition of the standard Proposition 207 waiver of claims stipulation as follows

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

Acting Chairwoman Shank stated that no opposition cards were received

**Acting Vice-Chairman Howard made a MOTION to approve Z-56-19-2, per the North Gateway Village Planning Committee recommendation, with the additional stipulation as read into the record**

**Commissioner Gorraiz SECONDED**

There being no further discussion, Acting Chairwoman Shank called for a vote and the MOTION PASSED 8-0-1 (Conflict Commissioner Busching)

#### Stipulations

1 All site plans 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, which shall include

- a Promoting the overall pedestrian circulation within the North Gateway Core through wide sidewalks, detached sidewalks and overall connectivity
  - b Ensure all building facades contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies at least every 50 feet
  - c Ensure all paint colors and building materials are in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment
  - d Ensure parking lots are broken into multiple smaller parking areas
  - e Incorporation of natural drainage features
- 2 Maximum building height shall be limited to 60 feet If the following occurs, prior to preliminary site plan approval, the maximum building height permitted shall be a maximum of 120 feet
- a A water report is submitted to and approved by the Water Services Department which demonstrates that sufficient water capacity exists or is being provided by the developer of this parcel,
  - b A wastewater report is submitted to and approved by the Water Services Department which demonstrates that sufficient wastewater capacity exists or is being provided by the developer of this parcel,
  - c A traffic study is submitted to and approved by the Street Transportation Department which demonstrates that street improvements (existing and/or proposed) are sufficient to serve the site, and
  - d A multi-modal (pedestrians, bicyclists, motorists, etc ) circulation plan is submitted and approved by the Street Transportation and Planning and Development departments that illustrates how the project and its corresponding infrastructure improvements will facilitate multi-modal connectivity within the site and to the site's surrounding streets and amenities as envisioned in the North Gateway Village Core Plan
- 3 All sidewalks adjacent to streets shall be detached per the adopted Street Classification Map cross-section or with a minimum 8-foot wide continuous landscape area located between the sidewalk and back of curb, and shall include minimum 3-inch caliper, large canopy single-trunk shade trees (limbed-



up a minimum of 10 feet clear from finish grade), planted 25 feet on center or in equivalent groupings, and minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department

- 4 A minimum of 50 percent of the pedestrian pathways shall be shaded by a structure, landscaping or a combination of the two, as approved by the Planning and Development Department
- 5 All pedestrian pathways, including those that intersect vehicular traffic lanes, shall be constructed with decorative pavers, stamped or colored concrete, or another material other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department
- 6 If a drive-through restaurant is developed, pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department
- 7 If a drive-through restaurant is developed, a minimum of 250 square feet of outdoor seating areas shall be provided, as approved by the Planning and Development Department
- 8 A minimum of two inverted-U bicycle racks (four spaces) shall be provided for each building on site, located near building entries, and installed per the requirements of Section 1307 H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department
- 9 All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department
- 10 The glazing on all building windows shall have a maximum reflectivity of 20 percent, as approved by the Planning and Development Department
- 11 All service areas must be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers and other mechanical and or electrical equipment from eye level adjacent to all public streets and private drives, as approved by the Planning and Development Department
- 12 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
- 13 The developer shall dedicate a minimum of 40 feet for public right-of-way along the full western limit of the site for 29th Avenue. Additional right-of-way for intersection or auxiliary turn lanes may be required as indicated in the approved

Traffic Impact Study or through the North Gateway Core Study being conducted by the Street Transportation Department at the time of this zoning action The determination of final right-of-way required will be made by the Street Transportation Department

- 14 The developer shall construct half-street improvements for 29th Avenue inclusive of a minimum 25 feet of paving, curb, gutter, detached sidewalk and streetlighting for the full frontage of the property, as modified and approved by the Street Transportation Department
- 15 The developer shall dedicate the full width right-of-way for the Village Core Northern Collector street along the entirety of the southern zoning boundary The full width of right-of-way required is 60 feet adjoined on each side by a minimum 10-foot sidewalk easement Full width right-of-way and alignment may be modified by the Street Transportation Department
- 16 The developer shall construct the full width roadway section of the Village Core Northern Collector street along the entirety of the southern zoning boundary The minimum full width roadway section is 50 feet of paving, curb, gutter, and detached sidewalk for the full frontage of the property Full width improvements may be modified by the Street Transportation Department
- 17 The developer shall be responsible for proportional share of the funding and/or construction of any traffic control improvements for the intersection of Village Core Northern Collector and North Valley Parkway, as per the approved Traffic Impact Study and as approved by the Street Transportation Department
- 18 All publicly dedicated roadways shall be designed as dry crossings per City standards for a minimum 100-year storm event Drainage easement shall be dedicated to accommodate drainage structures and maintenance access ramps, as approved by the Street Transportation Department
- 19 The developer shall be responsible for proportional funding contributions towards traffic signals at 29th Avenue and Dove Valley Road and 29th Avenue and Sonoran Desert Drive The funding contribution will be determined through an assessment of proportional traffic impact, as per the Traffic Impact Study and as approved by the Street Transportation Department
- 20 All publicly dedicated roadways shall be designed as dry crossings per City standards for a minimum 100-year storm event as approved by the Street Transportation Department
- 21 A Developer Project Information Form for the MAG Transportation Improvement Program shall be completed and submitted to the Street Transportation Department prior to preliminary site plan approval, as approved by the Planning and Development Department
- 22 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.

23. PRIOR TO FINAL SITE PLAN APPROVAL OR A SITE PLAN AMENDMENT 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.

\*\*\*

**NORTH GATEWAY VILLAGE PLANNING COMMITTEE**

**MINUTES**

January 9, 2020

**Goelet A C Beuf Community Center**

3435 W Pinnacle Peak Road

Phoenix, AZ 85027

**MEMBERS PRESENT**

Jason Stokes, Chair  
Shannon Simon, Vice Chair  
Julie Read  
Michelle Ricart  
Daniel Tome  
Steve Tucker

**MEMBERS ABSENT**

**STAFF PRESENT**

Joel Carrasco

1 Call to order

**Chairman Mr Jason Stokes** called the North Gateway Village Planning Committee meeting to order at 6 20 p m with a quorum of six (6) members present, four (4) members required for a quorum

2 Review and approval of the December 12, 2019 North Gateway Village Planning Committee meeting minutes

**MOTION Committee member Ms Shannon Simon** made the motion to approve the December 12, 2019 meeting minutes

**Committee Member Ms Michelle Ricart** seconded the motion

**VOTE** The motion was approved, 6-0, with Committee members Stokes, Simon, Read, Ricart, Tome, and Tucker, in favor

3 INFORMATION ONLY – Z-TA-1-19 Presentation and discussion on a request to amend Section 705 2 of the Phoenix Zoning Ordinance to address off-premise advertising within PUDs located on publicly owned land used for a school

**Mr Jeff Boles**, Creighton School District, Community Works program, provided an overview presentation on the Text Amendment request to provide an exception to allow schools an opportunity to partner with billboard companies as a funding mechanism **Mr Boles** provided additional technical background regarding the request by highlighting the specific language changes and a map identifying the properties which would be eligible

**Mr Boles** provided more background and information which led to the idea to partner with billboard companies as a mechanism to help students by securing additional funding beyond the traditional methods **Mr Jeff Boles** shared that he had been working on this for many years and is excited to bring this forward

## North Gateway Village Planning Committee

Minutes – January 9, 2020

Page 2 of 4

**Chairman Stokes** asked if there are any future schools in the North Gateway Village that may become eligible **Mr Boles** replied that any future schools that may be eligible would still have to rezone to a PUD to become eligible

**Mr Bob Thompson**, area resident, questioned what residents around these schools be concerned with

**Vice Chairwoman Ms Shannon Simon** asked who would determine the Billboard location and number of billboards

**Mr Boles** clarified that the PUD rezoning process would be a subsequent step which would provide more site-specific details on the location, size, quantity, and operations on a case by case basis

**Committee member Ms Julie Read** commented that she believes other schools have taken this approach such as Boulder Creek in the city of Anthem to the north

**Committee member Mr Steven Tucker** requested clarification on where in the overall process might stipulations be placed on a request for a billboard on school property **Mr Joél Carrasco**, staff, clarified the process for this text amendment request and how subsequent PUD rezoning requests would be the process to facilitate site specific details and present opportunities for stipulations

- 4 **Z-55-19-2** Presentation, discussion, and possible recommendation regarding a request to rezone 59 78 acres located at the northeast corner of the 29th Avenue alignment and the Bronco Butte Trail alignment from PCD NBCOD (Approved C-2 / CP M-R NBCOD) to CP/GCP M-R NBCOD to allow manufacturing, research/development and warehousing

*Items 4 (Z-55-19-2) and 5 (Z-56-19-2) were presented and discussed concurrently, however recommendations were made separately*

**Mr Joél Carrasco**, staff presented a brief overview of the requests, including the locations, context, analysis, findings and staff recommendations

**Mr Alan Beaudoin** and **Ms Mandy Woods**, Norris Design, in representing the property owner provided a presentation on the two adjacent requests, distinguishing the intended uses, additional site context, history of the North Gateway PCD, ongoing street infrastructure discussions, community outreach and overall process timeline

**Mr Beaudoin** continued to share the intentions of the WL Gore campus expansion via Z-55-19-2 to provide additional employment opportunities in the North Gateway Village Core **Mr Beaudoin** concluded by sharing some concerns with the Street Transportation Department stipulations and that they are likely to evolve prior to Planning Commission as they have a traffic engineer

## North Gateway Village Planning Committee

Minutes – January 9, 2020

Page 3 of 4

conducting an analysis currently that may reveal some changes to the street stipulations

**Mr Beaudoin** pivoted to the Britmet Commercial Site Z-56-19-2 providing a similar overview and concluding statement regarding the potential for street stipulations to change after the traffic engineering study is completed

**Committee member Mr Steven Tucker** asked if the intentions were for the project to stay within the 60-foot height limitations as addressed in staff stipulation 2 **Mr Beaudoin** was generally agreeable and suggested a future conversation regarding a parking structure might need to occur but felt confident that primary buildings will meet that height limitation

**Committee member Ms Julie Read** asked why the traffic study was not completed prior to coming before this committee **Mr Beaudoin** replied that the traffic study was unexpected and the acquisition and closing of the property was the original reason for this request

**Committee member Mr Steven Tucker** asked the applicants opinion of the stipulation regarding dry crossing **Mr Beaudoin** shared the anticipated locations where washes may intersect with proposed streets, requiring more attention to potential flooding and culverts

**Committee member Ms Julie Read** shared that she had attended the neighborhood meetings held by the applicant and heard a lot of questions however they were not specific to the request, they were more general questions about the larger area

**Mr Scott McGill**, area resident, shared his support and identified himself as a land owner for some adjacent parcels

**Mr Bob Thompson**, area resident asked the committee what the intended vision is for this core area **Several committee members** responded sharing their desire for quality growth, employment, and other uses in alignment with the community values expressed through the years and through previous approvals

**Mr Bob Thompson** shared concerns with a known street issue in the area known as the “dove valley dip”, not directly related to these requests

**Ms Sue Pierce**, area resident, commented on the WL Gore as a major employer in California and Flagstaff and shared her support for jobs in the area

**MOTION** **Committee member Mr Daniel Tome** made a motion to approve Z-55-19-1, as recommended by staff **Committee Member Ms Michelle Ricart** seconded the motion

**North Gateway Village Planning Committee**

Minutes – January 9, 2020

Page 4 of 4

**VOTE** The motion was approved, 6-0, with **Committee members Stokes, Simon, Read, Ricart, Tome, and Tucker**, in favor

- 5 **Z-56-19-2** Presentation, discussion, and possible recommendation regarding a request to rezone 10.29 acres located at the southeast corner of the 29th Avenue alignment and Dove Valley Road **from** PCD NBCOD (Approved C-2 / CP M-R NBCOD) **to** C-2 M-R NBCOD to allow commercial retail

*Items 4 and 5 were presented and discussed concurrently, however recommendations were made separately*

**MOTION** Committee member **Mr Daniel Tome** made a motion to approve Z-56-19-1, as recommended by staff **Committee Member Ms Julie Read** seconded the motion

**VOTE** The motion was approved, 6-0, with **Committee members Stokes, Simon, Read, Ricart, Tome, and Tucker**, in favor

- 6 **INFORMATION ONLY** Presentation and discussion regarding the 2019 North Gateway Village Annual Report

**Joél Carrasco**, staff, presented a brief overview of the previous North Gateway Village Annual Report templates and content **Mr Carrasco** opened the discussion to the committee to identify a project highlight **Committee members** suggested highlighting the Honor Health Medical Campus (Z-46-17) and a recently approved large single family residential development located at the southwest corner of Paloma Parkway and Dove Valley Road (Z-10-19)

- 7 Public comments concerning items not on the agenda (not for committee discussion or action)

None

- 8 Committee member requests for information, follow-up or future agenda items (not for committee discussion or action)

None

- 9 Staff update on cases recently reviewed by the Committee (not for committee discussion or action)

None

- 10 Adjournment

The North Gateway Village Planning Committee meeting adjourned at 7:35 p.m.