

Attachment B**City of Phoenix**
PLANNING & DEVELOPMENT DEPARTMENT**Staff Report: Z-SP-6-17-2**

July 17, 2017

Desert View Village Planning Committee Hearing Date	September 12, 2017
Planning Commission Hearing Date	October 3, 2017
Request From:	S-1 (11.01 acres)
Request To:	S-1 SP (11.01 acres)
Proposed Use	Special Permit to allow a cemetery
Location	Approximately 2,600 feet north of the northeast corner of 64 th Street and Pinnacle Peak Road
Owner	Pinnacle Cemeteries, LLC
Applicant/Representative	Chris Moore, Sunrise Engineering
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Designation	Residential 2-5 dwelling units per acre
<i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i>	
The proposed expansion of the Mt. Sinai Cemetery is consistent with existing uses and adopted plans. The proposal is adjacent to a major APS power distribution station and City of Phoenix Water Reservoir site.	
<i>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESERT LANDSCAPE; LAND USE PRINCIPLE: Promote land uses that preserve Phoenix's natural open spaces.</i>	
The proposal, as stipulated, is consistent with the Suburban Desert Character area of the North Land Use Plan.	

Area Plan

The North Land Use Plan designates this area as Residential 2-5 dwelling units per acre. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. See background items #6 and #7 below.

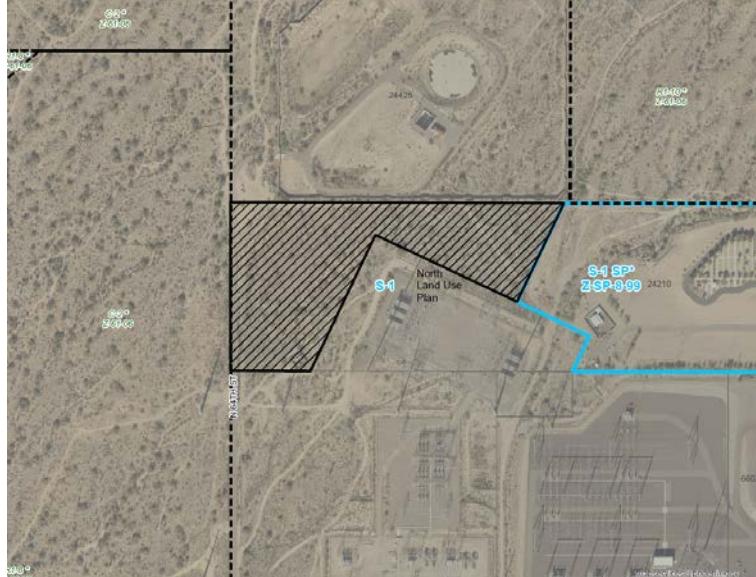
Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Undeveloped	S-1
North	Happy Valley Water Reservoir	S-1
South	APS power distribution complex	S-1
East	Cemetery	S-1 SP
West	Undeveloped	C-2

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. This is a request to rezone 11.01 acres located approximately 2,600 feet north of the northeast corner of 64th Street and Pinnacle Peak Road. The request would rezone the subject parcel from S-1 (Ranch or Farm Residence) to S-1 SP (Ranch or Farm Residence, Special Permit) to allow a cemetery.



GENERAL PLAN

2. The General Plan Land Use Map designation for the subject site is Residential 2-5 dwelling units per acre. The proposal is consistent with the General Plan land use designation.

SURROUNDING ZONING AND LAND USE

3. The subject property is currently undeveloped and part of the larger Mt. Sinai Cemetery Master Plan which includes the parcel immediately to the east for a total of

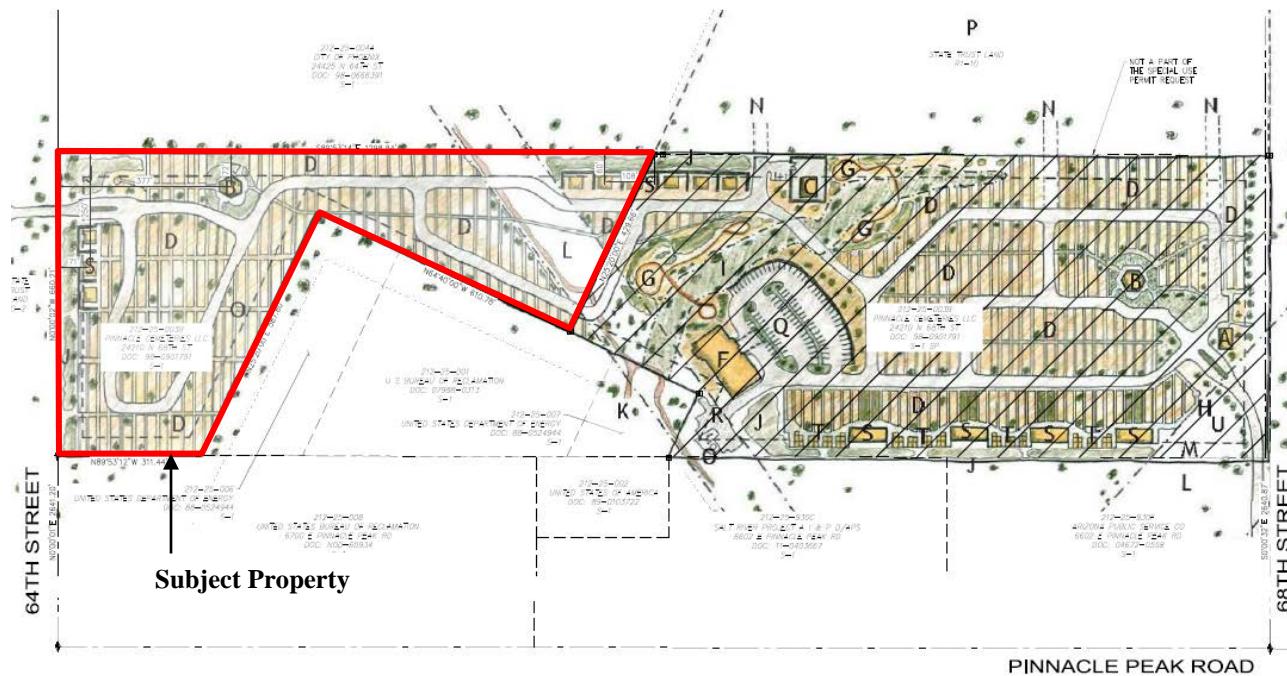
July 17, 2017

Page 3 of 5

32 acres. Currently four acres are developed on the parcel to the east, leaving approximately 28 acres for future development of the Mt. Sinai Cemetery. A large APS power distribution station is located immediately to the south of the subject property with overhead power lines bisecting the two parcels. To the north is the Happy Valley Water Reservoir. To the west is undeveloped natural desert open space.

ANALYSIS OF PROPOSAL

4. The cemetery master plan consists of three land areas. First is the area east of the wash which includes the existing development and undeveloped land. Second is the area west of the wash that is bisected by the utility easement. Third is the land west of the cemetery adjacent to the 64th Street alignment.



5. There is currently no dedicated right-of-way adjacent to the subject property, and no public right-of-way access to the site. Access to the subject property is planned to be provided from the parcel immediately to the east via 68th Street. The applicant has obtained temporary right-of-way from the Arizona State Land Department to gain access to the property to the east from Pinnacle Peak Road, one half mile away, along 68th Street. Since this allows commercial access across a non-commercially zoned site, a zoning variance was requested and approved in 2004 via zoning adjustment case # ZA-263-04.
6. The proposed use is located within the Suburban Desert Character area of the North Land Use Plan. The intent of this area is to encourage suburban development as found south of the Central Arizona Project (CAP) canal except there is an emphasis

on retention and incorporation of the natural desert as an element of project design.

7. With this use, large portions of the site will remain open and not heavily developed. For the site to meet the intent of the Suburban Desert Character area of the North Land Use Plan, landscape within these areas should reflect a natural desert character. Exotic and tropical plant materials should be discouraged. This is addressed in Stipulations #1 and #2.

FLOODPLAIN

8. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1305 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

9. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

AVIATION

10. The site is outside both Phoenix Deer Valley Airport (DVT) and Scottsdale Municipal Airport (SDL) traffic pattern airspace and the proposed use is a cemetery.

OTHER

11. 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 proposal is consistent with the General Plan Land Use designation of Residential 2-5 dwelling units per acre.
2. The proposal is adjacent to a major APS power distribution station. This low intensity use would be appropriate adjacent to a major APS power distribution station and could serve to buffer adjacent uses.
3. The proposal, as stipulated, is consistent with the Suburban Desert Character area of the North Land Use Plan.

Stipulations

1. The site plan shall reflect the guidelines of the Desert Character Overlay Districts, Section 653, of the Phoenix Zoning Ordinance specifically as follows:
 - a. A landscaping plan that is restricted to a desert plant palette, minimal turf, and retains, where possible, significant natural land and vegetation features of the site including minor washes.
 - b. Building design (including colors) that reflects a desert character, and building heights restricted to 22 feet.
2. The use of palm trees shall be expressly prohibited, as they are inconsistent with the Desert Character Overlay Districts.
3. 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

Joél Carrasco

July 17, 2017

Team Leader

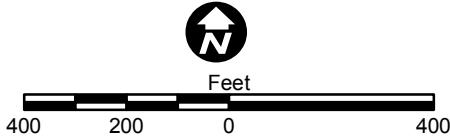
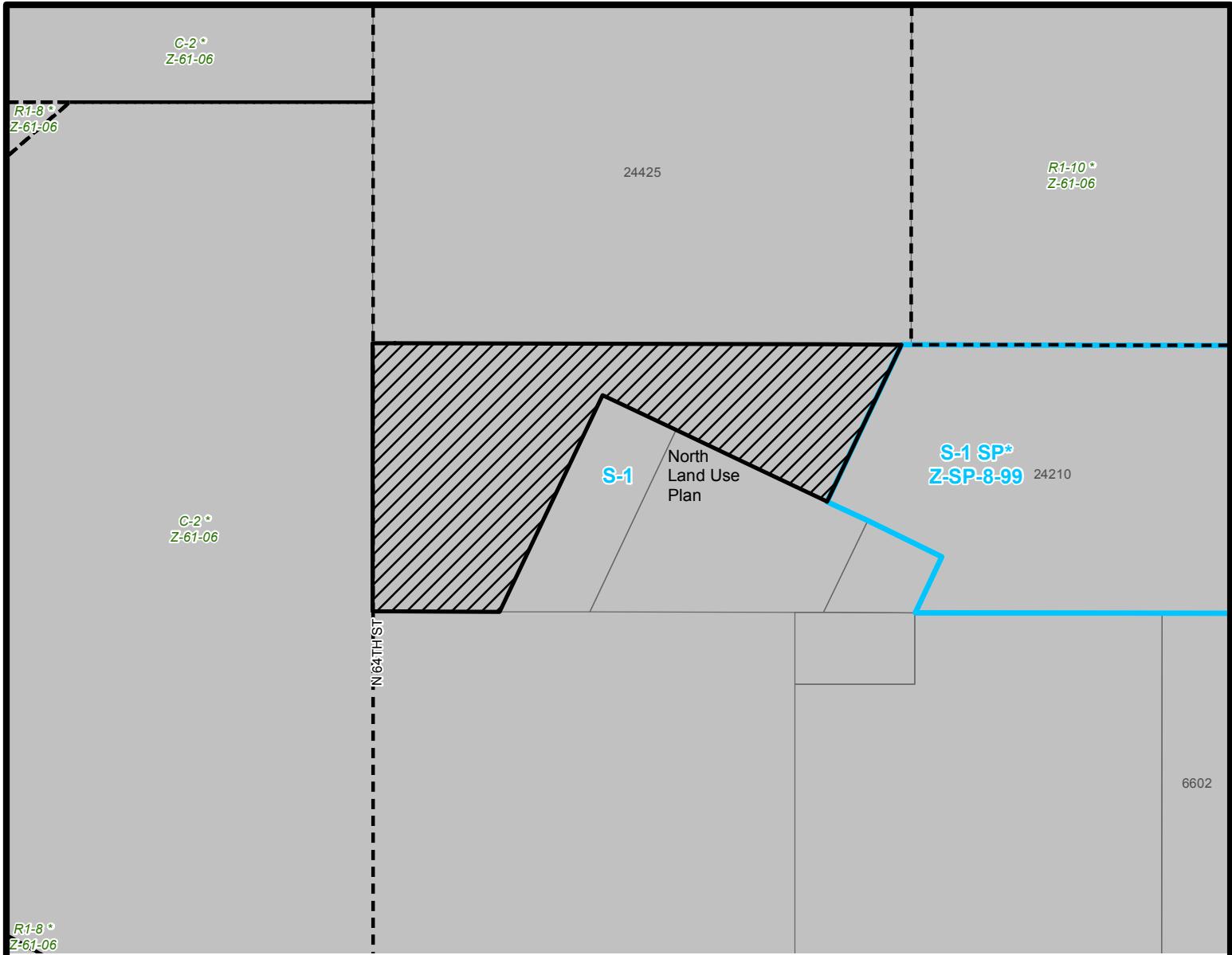
Joshua Bednarek

Attachments

Zoning sketch

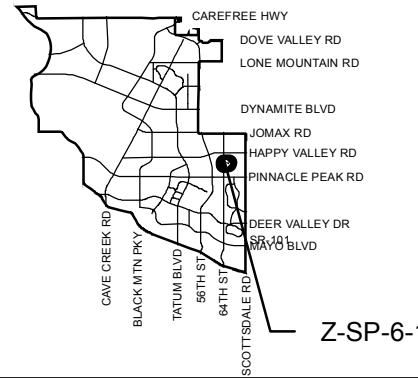
Aerial

Conceptual Site plan dated March 26, 2017



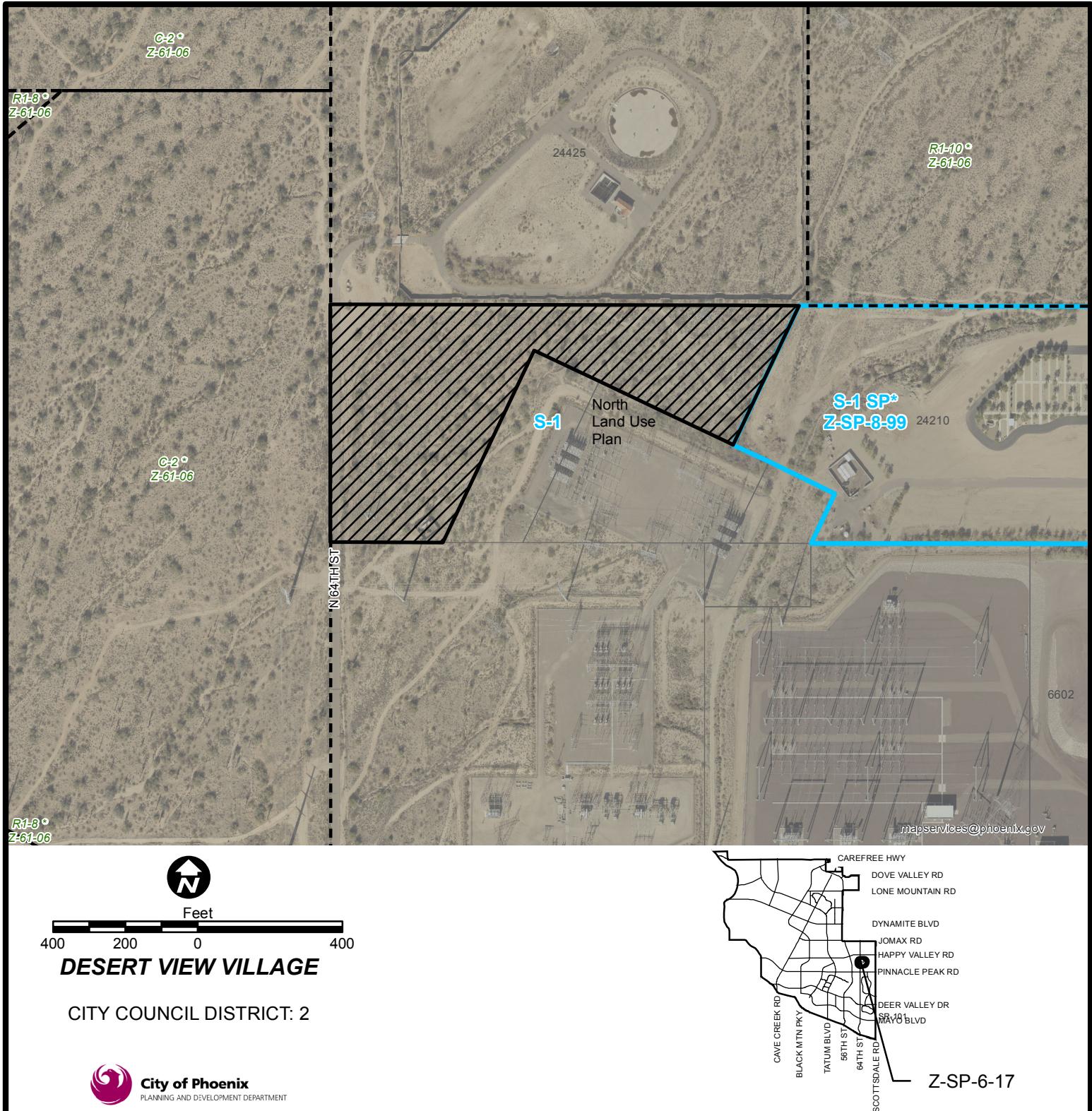
DESERT VIEW VILLAGE

CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Chris Moore, Sunrise Engineering		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-6-17	DATE: 06/02/2017 REVISION DATES: 	FROM: S-1 (11.01 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 11.01 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 46-43	ZONING MAP O-12
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
S-1		11	
S-1 SP		11	
		* UNITS P.R.D. OPTION	
		N/A	
		N/A	

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



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

