

## ATTACHMENT E

### REPORT OF PLANNING COMMISSION ACTION October 6, 2022

ITEM NO: 3	
	DISTRICT NO.: 2
SUBJECT:	
Application #:	GPA-DSTV-2-22-2
Location:	Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway
Acreage:	108.34
Proposal:	Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio.
Applicant:	City of Phoenix, Planning Commission
Owner:	State Land Department
Representative:	City of Phoenix, Planning and Development Department

#### **ACTIONS:**

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A.

Village Planning Committee (VPC) Recommendation:

**Desert View** 8/2/2022 Information only.

**Desert View** 9/13/2022 Approval, per the staff recommendation. Vote: 9-0.

Planning Commission Recommendation: Approval, per the Desert View Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Busching made a MOTION to approve GPA-DSTV-2-22-2, per the Desert View Village Planning Committee recommendation.

Maker: Busching  
Second: Vice-Chair Mangum  
Vote: 9-0  
Absent: None  
Opposition Present: No

#### **Findings:**

1. The proposed amendment to the Desert Ridge Specific Plan will reinforce Parcel 9.CP.2 as a future destination for investment within the Loop 101 employment corridor.
2. The proposal updates development standards to allow flexibility to meet the needs of modern corporate office requirements.
3. The subject site is appropriate for additional height and floor area for commerce park uses, as it is strategically located near freeways and undeveloped land, away from single-family residential uses.

Proposed Language:

**Amend Chapter 6 (DEVELOPMENT PARCEL REGULATIONS), Section C.5. (Development Regulations by Superblock), Pages 6-39 to 6-40 as follows:**

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**9.CP.2 – Development Parcel 9.CP.2**

**Size:** 109 acres

**Uses permitted:**

- Except as modified below, permitted uses shall be as indicated in Section 626, Commerce Park District, and public assembly uses pursuant to Section 647.A.1.i, Special Permits, of the City of Phoenix Zoning Ordinance.

**Zoning to be applied:**

1. Commerce Park District per Section 626 of the City of Phoenix Zoning Ordinance (as modified below) to include the following options:
  - Research Park Option
  - Business Park Option
2. SP (special permit - ~~only~~ to allow ~~public~~ INDOOR AND OUTDOOR assembly-related uses per Section 647.A.1.i). A SPECIAL PERMIT SHALL NOT BE REQUIRED WHEN THE FOLLOWING CONDITIONS ARE MET:
  - a. ASSEMBLY USES ARE ANCILLARY TO THE PRINCIPAL USE.
  - b. ASSEMBLY USES ARE NOT INTENDED FOR THE GENERAL PUBLIC.
  - c. ASSEMBLY USES SHALL NOT REQUIRE PARKING BEYOND WHAT CAN BE PROVIDED ONSITE.

**Additional Uses Permitted:** The following uses not typically allowed in Phoenix CP/BP are permitted in this parcel:

- a. ART GALLERIES, PRIVATE.
- ~~a.b.~~ Car washes.
- ~~b.c.~~ Childcare centers.
- ~~e.d.~~ Self-service “mini-storage” complex (retail storage warehousing).
- ~~d.e.~~ Motion picture production and televisions broadcast studio.
- f. MUSEUM, PRIVATE.
- ~~e.g.~~ Veterinary offices. The building and use shall be constructed and operated so as to prevent objectionable noise and odor outside the walls of the office. No boarding or keeping of animals is permitted, except for short periods of observation necessary for medical care.

**Accessory Uses:** In addition to the CP/BP accessory uses, the following accessory uses shall also be permitted in this parcel:

Limited incidental retail uses including gift shops, flower shops, snack bars, cafeterias, pharmacy, office supplies, shoe repair, HEALTH AND FITNESS CENTERS, HEALTH CLINICS, and travel bureaus, financial institution offices as accessory uses conducted for the convenience of the employees on the premises, ~~wholly within a principal building:~~

- ~~a. The entrance to said accessory use shall be from within the exterior walls of the building only.~~
- a. INDOOR OR OUTDOOR EMPLOYEE AMENITIES AND GATHERING SPACES.
- ~~e.b. No sign or other external evidence of said accessory use shall be visible from a public thoroughfare or adjacent property.~~
- ~~d. No individual use described herein shall exceed 2,500 square feet of GLA in the complex.~~
- ~~e. The total building square footage of the above limited incidental accessory uses above shall not exceed five percent (5%) of the total allowable building square footage in development parcel 9.CP.2.~~

**Locational Criteria for Certain Uses:** Within this parcel, certain additional locational criteria apply:

- a. Only professional administrative, clerical and sales offices are permitted adjacent to roadways surrounding this parcel. Manufacturing and industrial park uses must be screened from Mayo Boulevard by office buildings.

**Yard, Height, and Intensity:** The following standards apply in place of the standards which would otherwise be applicable:

- a. **Maximum Building Height:** ~~2~~ 5 stories not to exceed ~~40~~ 85 feet, MEZZANINE LEVELS SHALL NOT BE CONSIDERED A STORY.
- b. **Lot Coverage:** none.
- c. **Floor Area Ratio:** ~~.20~~ 0.60 overall limit for Parcel 9.CP.2. THIS SHALL SPECIFICALLY EXCLUDE UNDERGROUND PARKING; ~~individual developments may be up to .25.~~
- d. **Required Setbacks:**
  - 1) 50 feet from Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street.
  - 2) 30 feet from interior lot line on a street; 10 feet not on a street.
  - 3) No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger.

**Building Orientation:** Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway.

**Additional Standards:** Section C.4.D in Chapter 6 of the Desert Ridge Specific Plan apply.

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