



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-63-17-2
October 25, 2017

North Gateway Village Planning Committee Meeting Date: November 9, 2017

Planning Commission Hearing Date: December 7, 2017

Request From: PCD NBCOD (approved C-O PCD NBCOD) (5 Acres)

Request To: C-O NBCOD (5 Acres)

Proposed Use: To remove the property from the North Gateway PCD (Z-34-01-2) and allow for commercial office development.

Location: Approximately 300 feet north of the northwest corner of North Valley Parkway and the Casino Avenue alignment

Owner: Standing Stones Community Church

Applicant: City of Phoenix Planning Commission

Representative: Lance Baker, AIA

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 2 to 5 du / acre	
Street Map Classification	North Valley Parkway	Major Arterial	70-foot
<p><i>CONNECT PEOPLE AND PLACES; ACCESS & FUNCTIONAL NEEDS</i> <i>INFRASTRUCTURE; DESIGN: Require all new development meet Americans with Disabilities Act standards.</i></p> <p>As stipulated, the developer will be required to install sidewalks adjacent to the property. Currently, the property is vacant, making a void in sidewalks between the developed parcels to the north and south.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN: Require appropriate transitions/buffers between neighborhoods and adjacent uses.

The subject site is between two established single-family subdivisions. The proposed development, as stipulated, provides a compatible use that will not be detrimental to the surrounding residential properties.

Area Plans and Principles

North Black Canyon Corridor Plan- See number 5 below.
 Complete Streets Guiding Principles- See number 8 below.
 Tree and Shade Master Plan- See number 8 below.

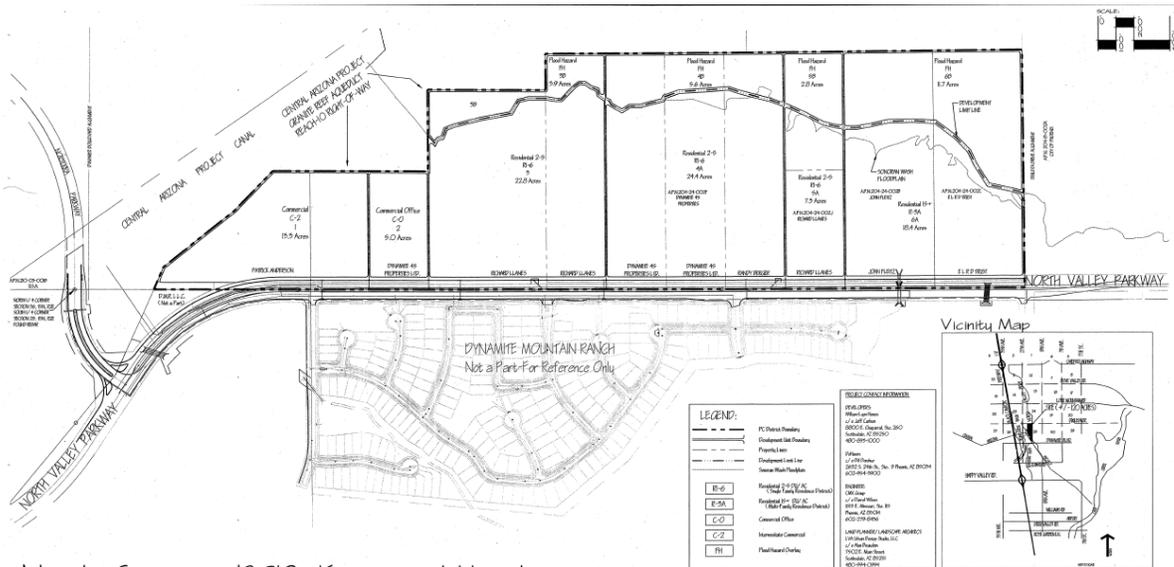
Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PCD NBCOD (approved C-O PCD NBCOD)
North	Single-Family Residential	R1-6 PCD NBCOD
South	Single-Family Residential	R1-6 NBCOD
East	(across North Valley Pkwy.) Single-Family Residential	R1-6 PCD NBCOD, R-2 PCD NBCOD
West	Vacant	PCD NBCOD

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 5-acre parcel of land from PCD NBCOD (approved C-O PCD NBCOD) to C-O NBCOD. This rezoning request was initiated by the Planning Commission to remove the property from the North Gateway Planned Community District (PCD). A Planned Community District (PCD) requires a Master Developer/Association be formed for each functional unit within the PCD to coordinate master infrastructure, circulation, grading and drainage, conservation, and architectural design planning and responsibility. To date, no such association has been formed and master planning has not occurred with the exception of Functional Unit 1. The removal of the PCD designation eliminates the master plan requirements leaving each parcel to comply with the requirements outlined in the Phoenix Zoning Ordinance.



North Gateway PCD, Functional Unit 1

Master Development Plan

Consent to Reproduction
 I consent to the reproduction of this Master Plan for the purpose of future amendments provided that if modifications are made, the architect/engineer who make such changes assumes full responsibility and liability for the plan.
 Date: 1.8.13
 Signature: Alan Chouhain, President/Owner of Commercial Owner

NOTES:
 1. Flood hazard zone conservation areas, as defined by the "Development Land Use", to be abided by the City of Phoenix (City Administration) with final plan. These areas to be defined as tracks in the final plat for consent by the City of Phoenix.
 2. Lifting problems illustrated in this master plan are for conceptual planning purposes only. The final site plan, including final street elevations, will be determined by the Engineering Services Department during the preliminary review process.

Development Use	Gross Acreage	Approved Zoning Districts	Land Use Description	Number of Dwellings Units	Dwellings Unit Density	Gross Landable Area	FAR	Floor
1	15.5	C-2	Commercial	0	0	144,897	0.26	5
2	5.0	C-O	Commercial Office	0	0	54,450	0.26	5
3A	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3B	24.4	R-2	Residential 2-9 (R-2)	244	1.0	0	0	1
3C	23.2	R-2	Residential 2-9 (R-2)	232	1.0	0	0	1
3D	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3E	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3F	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3G	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3H	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3I	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3J	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3K	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3L	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3M	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3N	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3O	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3P	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3Q	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3R	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3S	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3T	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3U	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3V	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3W	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3X	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3Y	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
3Z	22.8	R-2	Residential 2-9 (R-2)	228	1.0	0	0	1
4	5.0	E-2	Employment Office	0	0	0	0	2
5	5.0	E-2	Employment Office	0	0	0	0	2
6	5.0	E-2	Employment Office	0	0	0	0	2
7	5.0	E-2	Employment Office	0	0	0	0	2
8	5.0	E-2	Employment Office	0	0	0	0	2
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Revisions: 01/09/13
 02/28/13
 PRELIMINARY NOT FOR CONSTRUCTION
 City of Phoenix Approvals
 Development Services Director
 Planning Director
 Zoning Cases: 34-01-2
 SHEET 1 OF 1

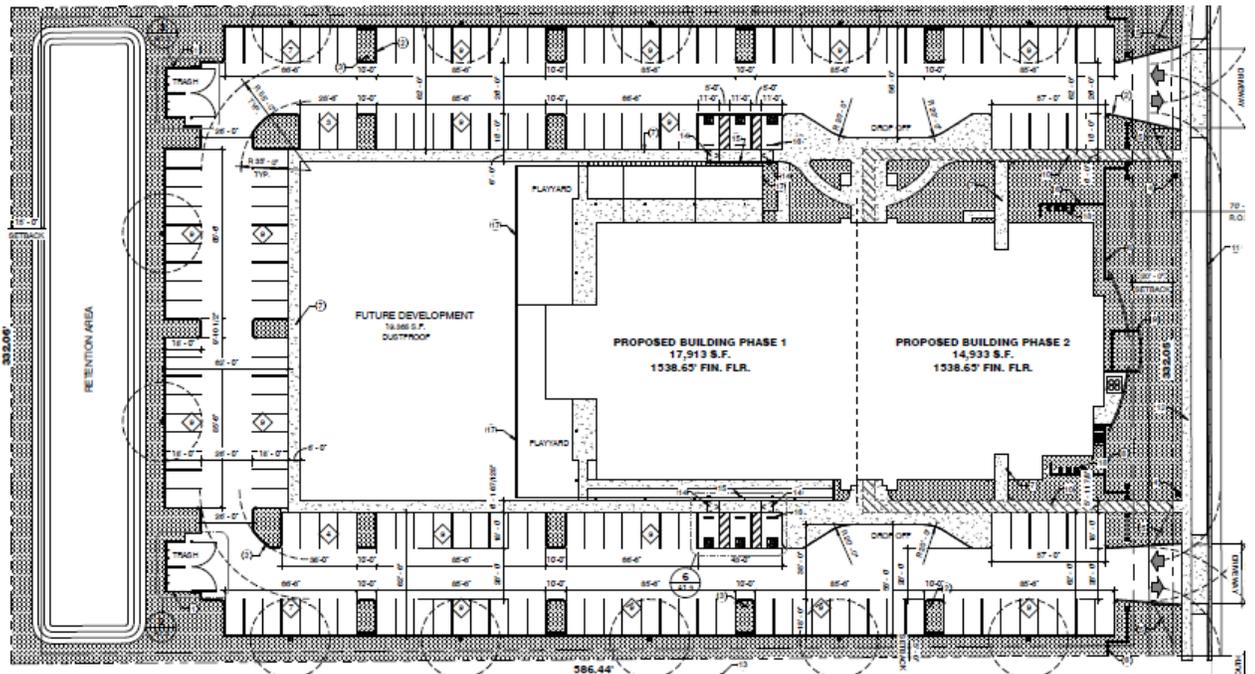
2. The General Plan Land Use Map designation for this property is Residential 2 to 5 dwelling units per acre and a small portion of Commercial. The proposed zoning district of C-O NBCOD does not conform to the Land Use designation but a General Plan Amendment is not required because the site is under 10 acres.

SURROUNDING USES & ZONING

3. The subject parcel is surrounded by single-family residential homes with the canal to the west.

PROPOSAL

4. The purpose of the the request is to remove the property from the North Gateway PCD to allow for the development of a church. At full buildout, as shown on submitted site plan, the church will be 33,870 square feet.



5. 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 complements the adjacent single-family residential uses.
 - *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.* The applicant is required to comply with the design standards in the North Black Canyon Overlay District that has specific requirements for building materials, signs, drainage channels, view fencing, landscape, wash corridors and streetscape.

6. As part of the original North Gateway PCD, developments adjacent to the right-of-way were required to install and maintain landscaping within the median islands. Since developments surrounding this property were developed under the North Gateway PCD and are complying with this original stipulation, a stipulation that requires installation and maintenance of median landscaping has been added to this case. In addition, the landscape material must comply with the North Black Canyon Overly District guidelines and provide an appropriate transition between the two landscape palettes already

utilized in the median. It is noted that the Street Transportation Department will need to review and approve any modifications to the median island. Tree and shrub sizes and placements have also been recommended. These provisions are addressed in Stipulations #1, #2 and #3.

7. The proposed site plan shows a generous building setback and landscaping on the north and south property lines. Stipulation #4 has been added to ensure these setbacks will be maintained even if the site plan is modified.
8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. Further, to the extent possible, the sidewalks will be detached from the curbs, allowing trees to be planted to shade and separate pedestrians from vehicles on the street. These provisions are addressed in Stipulation #5.

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 construct the streets and sidewalks adjacent to the property, the proposed median cut will need additional approvals and to complete a Developer Project Information Form for MAG Transportation Improvement Program. Their comments are addressed in Stipulations #2, #6 and #7.
11. 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 #8.
12. The Public Transit, Parks and Recreation, Fire and Aviation Departments had no comments regarding the request.
13. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The request is not consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre and Commercial; however, a General Plan Amendment is not required because the site is under 10 acres.
2. The request is consistent with several General Plan Policies and Principles.
3. As stipulated, the proposed use is compatible with adjacent single-family developments.

Stipulations

1. The median island adjacent to the property in North Valley Parkway shall be landscaped prior to the issuance of the certificate of occupancy for the proposed building. There shall be two trees (minimum 2- inch caliper) and ten shrubs per 15 linear feet. The landscape material shall be compatible with the existing landscape palette, while complying with the landscape requirements in the North Black Canyon Overlay District, as approved by the Planning and Development Department.
2. Any proposed modifications to the existing median island, shall require the review and approval from the Street Transportation Department.
3. A development agreement shall be provided (prior to Preliminary Site Plan approval) and shall include that the development and/or association will be responsible for the landscape and maintenance of the right-of-way and median islands adjacent to the property. The agreement shall run with the entitled property and the City of Phoenix shall be listed as an additional signatory to the agreement, as approved by the Planning and Development Department prior to recordation with the County Recorder.
4. There shall be a minimum 10-foot landscape setback and a minimum 50-foot primary building setback along the north and south property lines.
5. 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.
6. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program and return to the

Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

7. The developer shall construct all streets 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.
8. 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 25, 2017

Team Leader

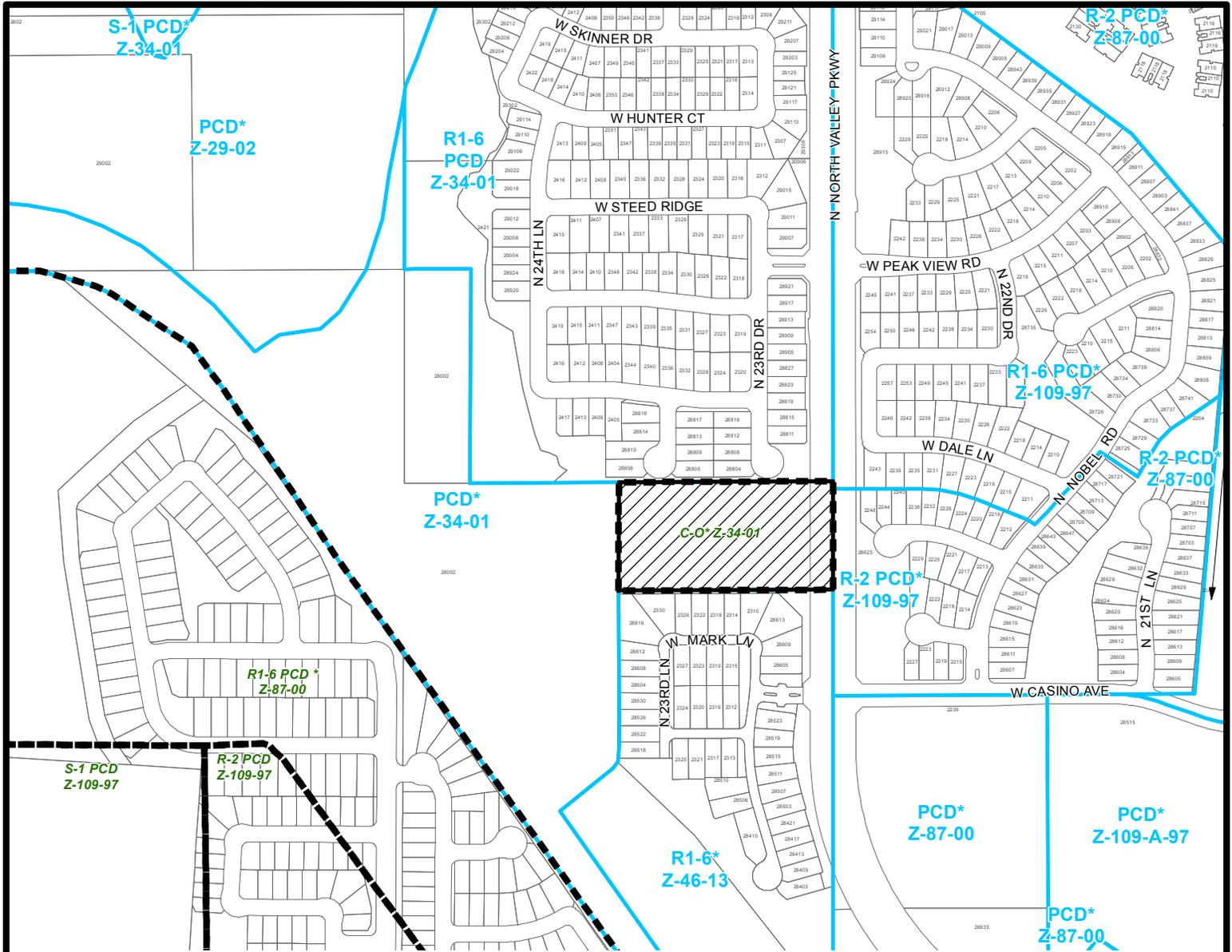
Joshua Bednarek

Attachments

Zoning sketch

Aerial

Conceptual Site Plan date stamped September 19, 2017

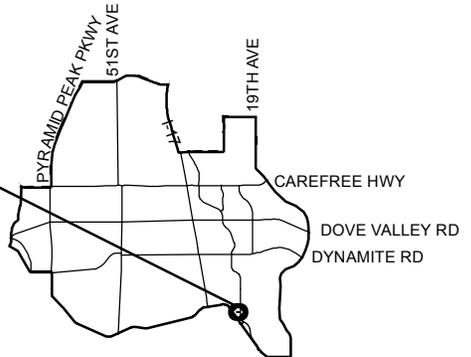


NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2

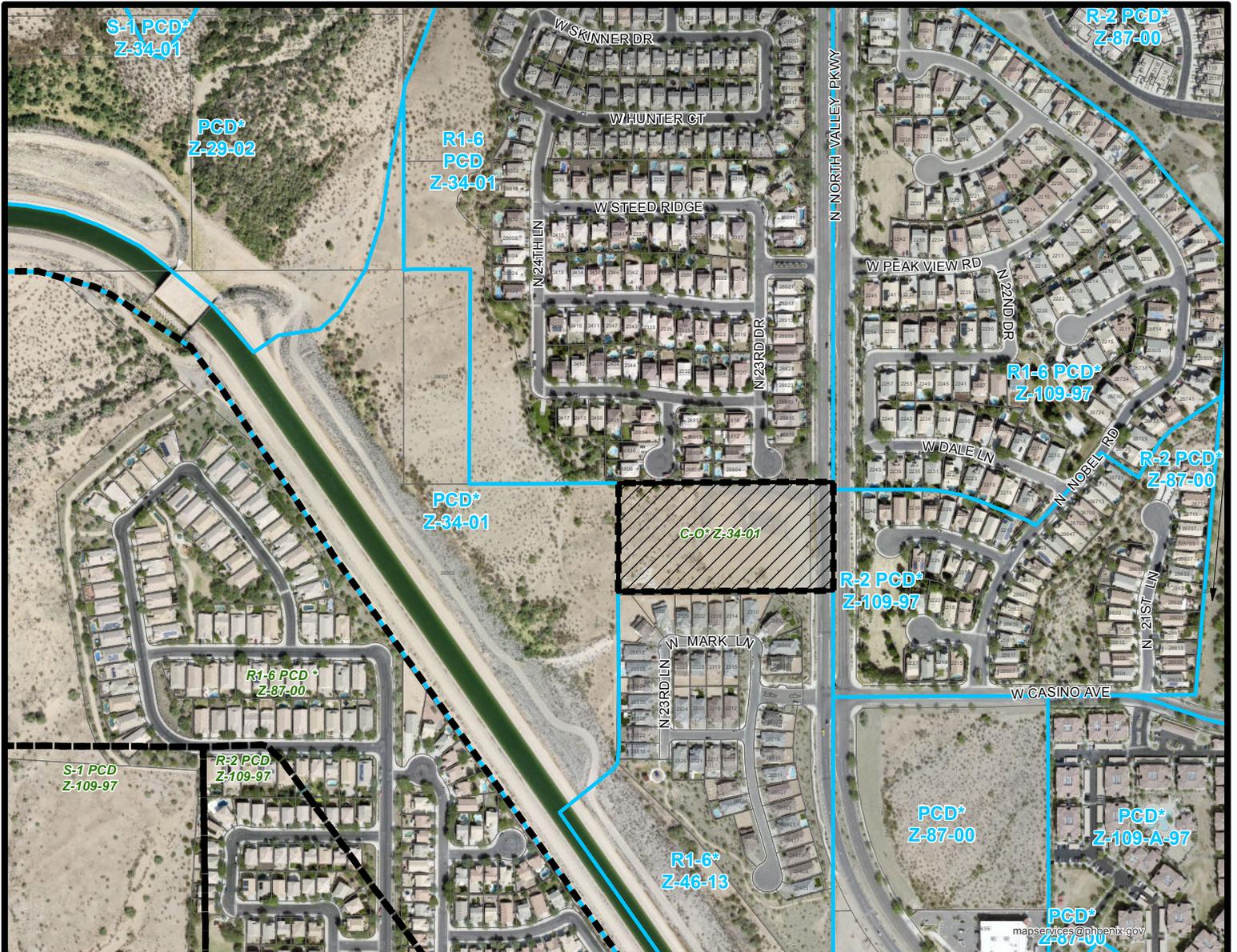


Z-63-17



APPLICANT'S NAME: Standing Stones Community Church		REQUESTED CHANGE: FROM: PCD NBCOD (Approved C-O PCD), (5.00 a.c.)	
APPLICATION NO. Z-63-17	DATE: 10/19/2017 REVISION DATES: 10/23/2017	TO: C-O NBCOD (5.00 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.00 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 51 - 23	ZONING MAP P - 7	
MULTIPLES PERMITTED PCD (Approved C-O PCD) NBCOD C-O NBCOD	CONVENTIONAL OPTION 5, (N/A) N/A	* UNITS P.R.D. OPTION 5, (N/A) N/A	

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



Feet

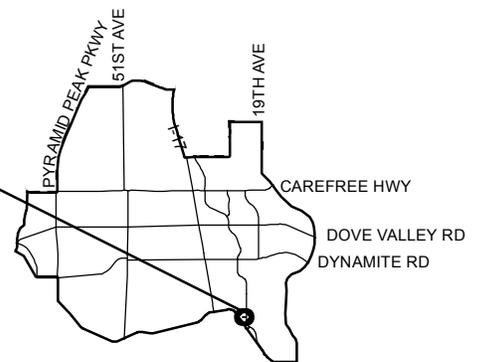
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NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2



Z-63-17



APPLICANT'S NAME: Standing Stones Community Church

APPLICATION NO. Z-63-17

DATE: 10/19/2017
REVISION DATES:

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

5.00 Acres

10/23/2017		
AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	
QS 51 - 23	P - 7	

REQUESTED CHANGE:

FROM: PCD NBCOD (Approved C-O PCD), (5.00 a.c.)

TO: C-O NBCOD (5.00 a.c.)

MULTIPLES PERMITTED
PCD (Approved C-O PCD) NBCOD
C-O NBCOD

CONVENTIONAL OPTION
5, (N/A)
N/A

* UNITS P.R.D. OPTION
5, (N/A)
N/A

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

