



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-34-20-3
Pioneer Landscape Center PUD
February 3, 2023

North Mountain [Village Planning Committee](#) Meeting Date: February 15, 2023

[Planning Commission](#) Hearing Date: March 2, 2023

Request From: [C-3](#) (2.32 acres)

Request To: [PUD](#) (2.32 acres)

Proposed Use: A Planned Unit Development to allow landscape material sales and outdoor storage, and C-3 uses

Location: Northeast corner of Cave Creek Road and the Shangri La Road alignment

Owners: Pierce Enterprises Inc.

Applicant: Pioneer Landscape Centers

Representative: Chris Colyer, Esq., Snell & Wilmer, LLP

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Cave Creek Road	Major Arterial	Width varies from 55-foot to 65-foot east half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The Pioneer Landscape Center Planned Unit Development (PUD) proposes to allow an existing landscape materials retail center in an existing commercial site, while incorporating performance standards that will improve the streetscape and limit outdoor uses to the rear of the site. The proposal will maintain the existing building and configuration of the site, which is compatible in scale with the surrounding area.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS EMERGING ENTERPRISES; DESIGN PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The Pioneer Landscape Center PUD would allow the continued operation of an existing business on the subject site and would permit the business to grow on the site in accordance with performance standards outlined in the PUD Narrative. The proposal is appropriately located on a site designated as Commercial in the Phoenix General Plan Land Use Map.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The Pioneer Landscape Center PUD proposes to enhance landscaping along Cave Creek Road and to provide enhanced shade standards along sidewalks and walkways which will help provide thermal comfort for pedestrians.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – See Background Item No. 4

[Complete Streets Guiding Principles](#) – See Background Item No. 5

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 6

[Zero Waste PHX](#) – See Background Item No. 7

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Landscape materials retail sales center	C-3
North	Vacant	C-3 and P-1
South	Various commercial uses	C-3
East	Phoenix Mountain Preserve	R1-10
West (across Cave Creek Road)	Contractor office and yard	C-3

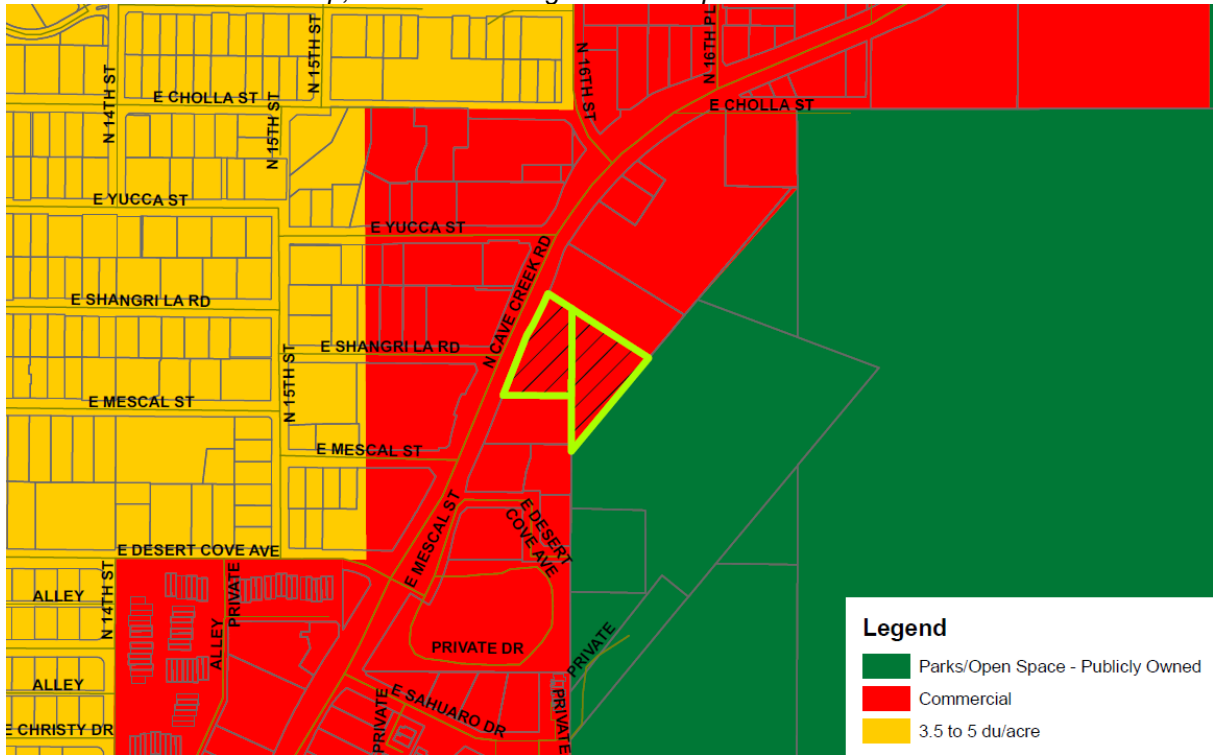
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 2.32-acre site located at the northeast corner of Cave Creek Road and the Shangri La Road alignment from C-3 (General Commercial) to PUD (Planned Unit Development) to allow an existing landscape retail sales center and C-3 commercial uses.

- The General Plan Land Use Map designation for the subject site is Commercial, thus the proposal is consistent with this General Plan Land Use Map designation. The General Plan Land Use Map designations to the north, south, and west (across Cave Creek Road) are also Commercial. To the east, the General Plan Land Use Map designation is Parks/Open Space - Publicly Owned.

General Plan Land Use Map, Source: Planning and Development



PROPOSAL

- The proposal was developed utilizing the PUD zoning district. The PUD is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant writes a document proposing standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the Pioneer Landscape Center PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions shall be applied.

List of Uses

The Development Narrative proposes several permitted uses based on the C-3 zoning district with two modifications. The current use would require A-1 zoning and is allowed by-right within the PUD. The PUD prohibits a series of uses such as several automotive uses, medical marijuana dispensary, and tobacco oriented retailers that would otherwise be permitted by C-3 zoning.

Conceptual Site Plan

The development is served by two access points from Cave Creek Road and these are proposed to remain until the building is expanded or the site is redeveloped. Staff is recommending Stipulation No. 2 which, upon significant change to the building footprint including demolition, would allow a maximum of one point of ingress/egress and would require both a shaded and detached sidewalk and bicycle parking.

This project proposes to maintain the site largely unchanged, except for several key site improvements. The proposed site plan relocates all landscape materials to a gated portion of the site, improves the streetscape with new landscaping, and adds new pedestrian circulation pathways.

(Left) Aerial Photograph of the Subject Site. Source: Planning and Development; (Right) Proposed Site Plan, Source: Norris Design.



Development Standards

The Development Narrative proposes development standards based on the C-3 Zoning District. For all uses other than “landscape materials retail sales with outdoor storage,” C-3 development standards shall apply. For the proposed “landscape materials retail sales with outdoor storage” use, the site will be limited to a maximum building height of one story, a maximum height of 15 feet for outdoor storage, a minimum 25-foot setback along Cave Creek Road, and a minimum 15-foot setback along the east property line.

Landscape Standards

The Development Narrative includes a series of landscape standards that address the site perimeters, the streetscape, and shade for the parking areas. A 25-foot wide

landscape setback will be provided along Cave Creek Road with enhanced landscape planting standards to prioritize pedestrian comfort. Upon expansion of existing buildings, demolition, or redevelopment of the site, staff is recommending Stipulation No. 2 which would require a shaded and detached sidewalk along Cave Creek Road. Staff is recommending Stipulation No. 1.c. to require that 25 percent of the vehicular parking areas be shaded by vegetation at maturity.

Design Guidelines and Standards

The Development Narrative includes design standards to enhance the site with a coherent landscape theme, a well shaded landscape along Cave Creek Road, and shading at the bus stop.

Fences/Walls

The Development Narrative requires that all existing partial view fence, rolling gates, chain-link fence, and barbed wire fence be removed. The Development Narrative includes design guidelines for new eight-foot-high decorative walls that will be used to screen landscape material storage areas, a six-foot-high decorative wall to enclose the portion of the site that is not adjacent to the public street, and a full view fence where the site is adjacent to the Phoenix Mountain Preserve.

Shade

The proposed shade standards require a minimum of 75 percent shade cover be provided over public sidewalks, 25 percent over vehicular parking spaces (per Stipulation No. 1.c), and 50 percent at the bus stop. The required shade standards exceed the Zoning Ordinance requirements.

Signage

The proposed sign standards shall comply with Section 705 of the City of Phoenix Zoning Ordinance. The existing business identification monument is sign is proposed to remain and the PUD requires it be enhanced with a stone planter ring.

Sustainability

The Development Narrative proposes low water use plants, well shaded public sidewalks, planting standards to require that 20 percent of shrubs and ground cover support pollinators, and requirement that recycling be provided for employees and guests.

Miscellaneous

Stipulation No. 1 requires the applicant provide the Planning and Development Department with an approved copy of the PUD Development Narrative once the case has been approved by the City Council. In addition to formatting and procedural changes, staff is recommending Stipulation No. 1.c. to require that 25 percent of parking spaces be shaded and Stipulation No. 1.d. to specify that the site shall comply with the Zoning Ordinance regarding parking standards.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

4. [Tree and Shade Master Plan](#)

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. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes shaded public sidewalks and greater planting standards than otherwise required by the City of Phoenix Zoning Ordinance.

5. [Complete Streets Guiding Principles](#)

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, and connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal adds shade trees along Cave Creek Road to create a comfortable pedestrian environment and, upon expansion or redevelopment, requires the addition of a shaded and detached sidewalk, bicycle parking, and the removal of one driveway to/from the public street.

6. [Comprehensive Bicycle Master Plan](#)

The Comprehensive Bicycle Master Plan supports options for both short and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Upon the expansion or redevelopment of the site, the proposal requires that bicycle parking be added.

7. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling is addressed in the PUD narrative and recycling receptacles will be provided for use by employees and guests.

COMMUNITY INPUT SUMMARY

8. At the time the staff report was written, staff had not received any correspondence from the community regarding this case.

INTERDEPARTMENTAL COMMENTS

9. The Street Transportation Department has provided a series of comments and stipulations regarding the proposed development. The department noted that the subject site is adjacent to Cave Creek Road which is identified in the Bicycle Master Plan as the City of Phoenix Sonoran Bikeway and a Tier III Bikeway Corridor; as such, the department has requested that, upon substantial expansion or

redevelopment, that the driveways be consolidated into a single point of ingress/egress, that a shaded and detached sidewalk be added, and bicycle parking be added to the site. Additionally, the department has requested a 10-foot-wide sidewalk easement along Cave Creek Road which is addressed in Stipulation No. 3. In Stipulation No. 4, the applicant will be required to construct all streets adjacent to the development and meet ADA requirements.

10. The Phoenix Fire Department has noted that that the site and/or buildings shall comply with the Phoenix Fire Code (PFC).
11. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, available capacity is a dynamic condition that can change over time due to a variety of factors.

OTHER

12. The site has not been identified as being archaeologically sensitive. However, 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 No. 5.
13. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 6.
14. 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 proposed development is compatible with the existing land use pattern in the area.
2. The proposed development contains enhanced standards that will advance the purpose and intent of both the Complete Streets Guidelines and the Comprehensive Bicycle Master Plan.
3. The proposed development contains enhanced standards that will advance the purpose and intent of the Tree and Shade Master Plan.

Stipulations

1. An updated Development Narrative for the Pioneer Landscape Center PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped November 30, 2022 as modified by the following stipulations.
 - a. Front Cover: Add “City Council adopted: [Insert Adoption date].”
 - b. Page 9: Change the heading title from “Proposed PUD” to “PUD Requirements.”
 - c. Page 10, Section D4: Shade: Replace the shade standard as follows:
 - a. Public and private sidewalks Minimum 75%
 - b. Employee and customer parking areas Minimum 25%
 - d. Page 10: Add a section regarding required vehicular parking standards, including the following: “Vehicular parking standards shall follow Section 702 requirements of the Zoning Ordinance.”
2. For any development that modifies the cumulative floor area of any building by more than 2,000 square feet, including demolition, from that depicted on the conceptual site plan date stamped November 30, 2022, the conceptual site plans, conceptual landscape plans, and elevations shall be administratively approved by the Planning Hearing Officer prior to preliminary site plan approval with specific regard to the inclusion of the below elements. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Planning and Development Department.
 - a. There shall be no more than one point of ingress/egress from Cave Creek Road.
 - b. The public sidewalk along Cave Creek Road shall be constructed to a width of 5 feet and detached from the back of curb by a minimum 11-foot-wide landscape area planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - i. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.

- ii. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 3. The developer shall dedicate a 10-foot sidewalk easement for the east half of Cave Creek Road, as approved by the Planning and Development Department.
 4. 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.
 5. 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.
 6. 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.

Writer

Nick Klimek

February 3, 2022

Team Leader

Racelle Escolar

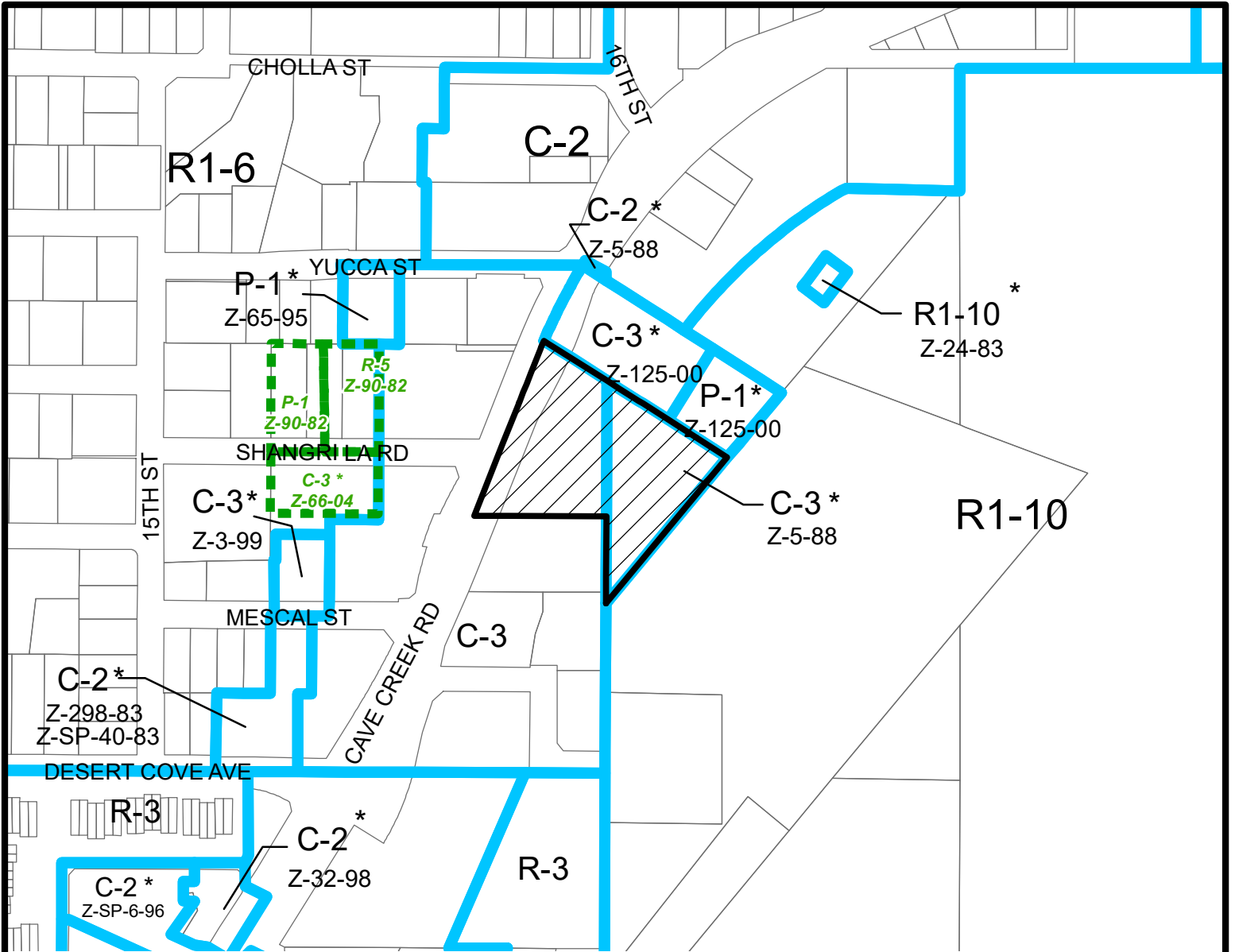
Exhibits

Zoning Sketch Map

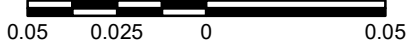
Zoning Aerial Map

Conceptual Site Plan date stamped November 30, 2022

[Pioneer Landscape Center PUD Development Narrative](#) date stamped November 30, 2022

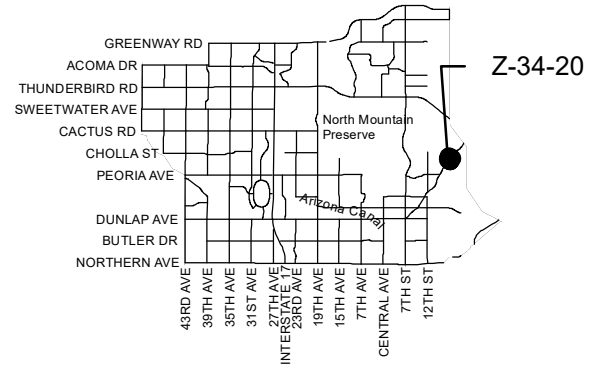


Miles

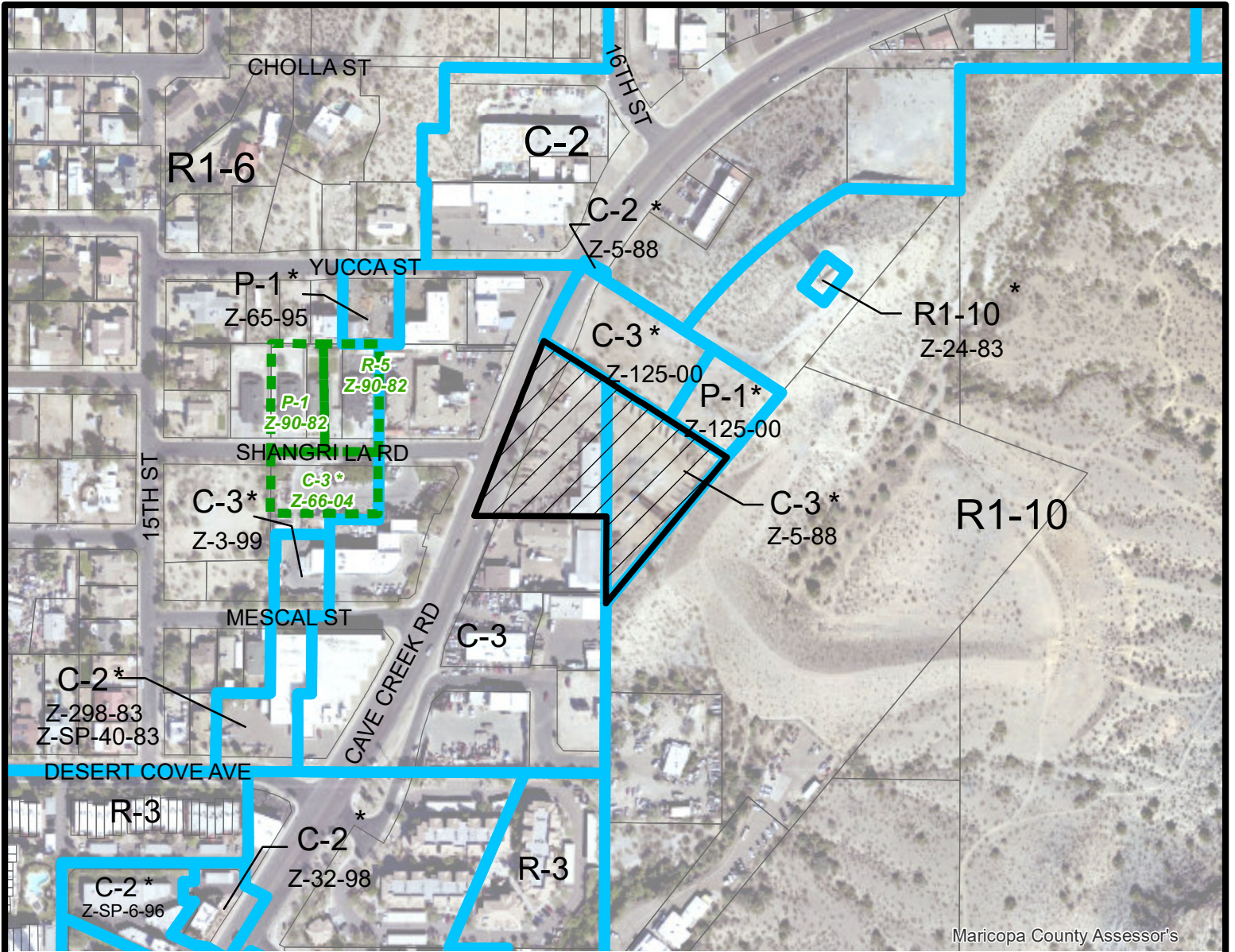


NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Chris Colyer, Esq., Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO. Z-34-20		FROM: C-3 (2.32 a.c.)	
DATE: 9/16/2020 <small>REVISION DATES:</small>		TO: PUD (2.32 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.32 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 29-31	<small>ZONING MAP</small> K-9
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-3		40	
PUD		40	
* Maximum Units Allowed with P.R.D. Bonus			



Miles

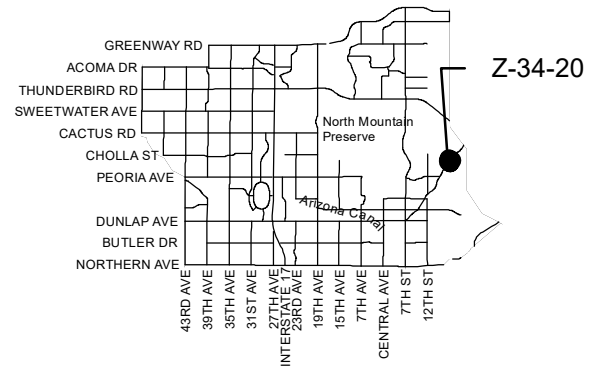
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NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Chris Colyer, Esq., Snell & Wilmer, LLP**

APPLICATION NO. **Z-34-20**

DATE: **9/16/2020**
REVISION DATES:

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

2.32 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 29-31

ZONING MAP
K-9

REQUESTED CHANGE:

FROM: **C-3 (2.32 a.c.)**

TO: **PUD (2.32 a.c.)**

MULTIPLES PERMITTED

C-3
PUD

CONVENTIONAL OPTION

33
33

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

40
40

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

NOV 30 2022

Planning & Development
Department

