

## Attachment B



### City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

#### Staff Report Z-116-Q-81-6 April 10, 2018

South Mountain [Village Planning Committee](#) Meeting Date: April 17, 2018  
[Planning Commission](#) Hearing Date: May 3, 2018  
Request From: [PCD](#) (Approved [C-O M-R SP PCD](#)) (1.62 acres)  
Request To: [RH PCD](#) (1.62 acres)  
Proposed Use: Major amendment to the Pointe South Mountain PCD to allow accessory conference and exhibition uses for the Arizona Grand Resort  
Location: Approximately 700 feet southeast of the southeast corner of the Highline Canal and Arizona Grand Parkway  
Owner/Applicant: Arizona Grand Resort, LLC  
Representative: Stephen C. Earl, Earl, Curley & Lagarde, PC  
Staff Recommendation: Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Designation</a>	Commercial		
<a href="#">Street Map Classification</a>	Arizona Grand Parkway	Private Street	Approximately 35 foot northeast half street
<b>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</b>  The proposal will support expanded uses for the Arizona Grand Resort, a major resort hotel located adjacent to the Baseline Road corridor and in close proximity to the Interstate 10 freeway.			

***STRENGTHEN OUR LOCAL ECONOMY; TOURISM FACILITIES; LAND USE PRINCIPLE: Encourage tourism related activities within specified tourism districts.***

The proposal would allow the development of accessory conference and exhibition uses for the Arizona Grand Resort, a major economic engine and tourist attraction for the South Mountain Village.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.***

The subject site is a component of the existing Arizona Grand Resort site and is not adjacent to any existing residential uses. The site is located in close proximity to the Baseline Road corridor and the Interstate 10 freeway. The proposal represents an expansion of the existing resort site and is consistent with the scale and character of the existing resort.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.***

The proposal is consistent in scale and character with the existing resort site and the proposed single-story design will maintain view corridors to nearby South Mountain Park.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The temporary tent structure has been periodically moved between multiple locations on the site in compliance with the City's temporary use permit requirements. The proposal would support permanent installation of the tent and allow other related improvements that will improve conditions on the subject site.

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

As stipulated, the proposal will allow the preservation of an existing oleander hedge along Arizona Grand Parkway as well as the installation of perimeter landscaping that will both screen the proposed tent and mechanical equipment and provide shade for users of the site.

### Area Plans

The subject site is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

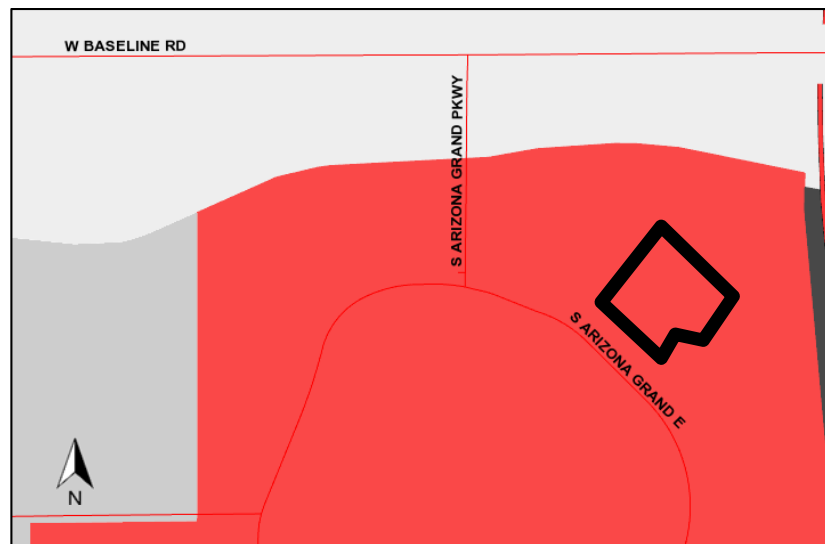
### Surrounding Zoning/Land Uses

	<u>Zoning</u>	<u>Land Use</u>
<b>On Site</b>	PCD (Approved C-O M-R SP PCD)	Temporary Tent
<b>North</b>	PCD (Approved C-O M-R SP PCD)	Vacant
<b>South</b>	RH M-R PCD, PCD (Approved C-O M-R SP PCD)	Arizona Grand Resort
<b>East</b>	PCD (Approved C-O M-R SP PCD)	Vacant
<b>West</b>	PCD (Approved C-2 M-R PCD SP), RH M-R PCD	Arizona Grand Resort

### Background/Issues/Analysis

#### SUBJECT SITE

1. This request is to rezone approximately 1.62 acres, located approximately 700 feet southeast of the southeast corner of the Highline Canal and Arizona Grand Parkway, from PCD (Approved C-O M-R SP PCD) (Planned Community District, Approved Commercial Office, Mid-Rise District, Special Permit, Planned Community District) to RH PCD (Resort District, Planned Community District) to allow a major amendment to the Pointe South Mountain PCD (Z-116-81) to allow accessory conference and exhibition uses for the Arizona Grand Resort.
2. The General Plan Land Use Map designation for the subject site is Commercial. The request is consistent with this designation and a General Plan Amendment is not required.



*General Plan Land Use Map*

3. The subject site consists of a portion of a parcel within the Pointe at South Mountain PCD and is a component of the larger Arizona Grand Resort site. The subject site has previously been utilized as a driving range and helipad. The site has street frontage on Arizona Grand Parkway, a private street, and provides pedestrian access in a marked crossing to the larger resort site to the southwest.
4. The Arizona Grand Resort has had a temporary tent structure on the subject site at various times over the last 25 years. The temporary tent had previously been permitted through the approval of temporary use permits. The temporary use permit regulations limited the time that the structure could be in place to six month periods and the tent was periodically moved to other locations within the resort in compliance with these regulations. Additionally, the temporary tent structure did not qualify to be permitted as a permanent structure, in part because it lacked fire sprinklers.

The request would allow the permanent installation of a tent structure on the site to host conference and exhibition uses accessory to the resort. Additionally, the proposed tent would be constructed to comply with the International Building Code (IBC) and obtain required permits as a permanent structure. The proposed location is in close proximity to the resort's other conference and convention spaces.

#### SURROUNDING USES & ZONING

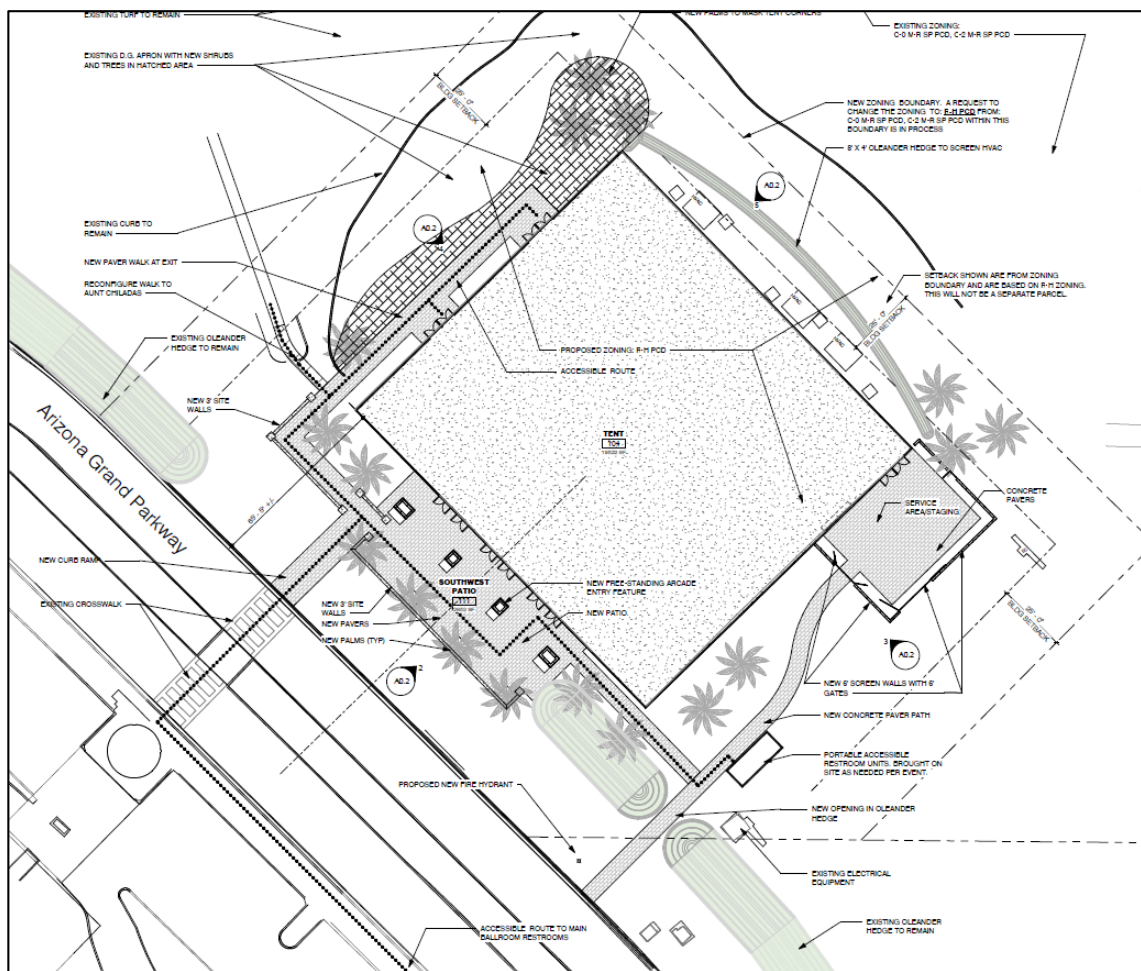
5. North, east, and south (north of Arizona Grand Parkway) of the subject site is vacant property zoned PCD (Approved C-O M-R SP PCD). This area comprises a portion of the Arizona Grand Resort and has previously been utilized as a driving range.



South and west of the subject site, across Arizona Grand Parkway, is the Arizona Grand Resort which is zoned RH M-R PCD.

## 6. Site Plan

The conceptual site plan depicts a 19,552 square foot permanent tent structure with its primary entrance oriented towards Arizona Grand Parkway. The perimeter of the tent features patios, seating areas, and pedestrian walkways utilizing pavers, screened by three foot walls. There is a service and staging area at the northeast corner of the tent. The site plan also includes a redesigned pedestrian walkway which connects the subject site to commercial development adjacent to Baseline Road. All mechanical equipment is located behind the tent and is fully screened from view of Arizona Grand Parkway. Stipulation #2 requires general conformance to this site plan.



## 7. Elevations

Conceptual elevations depict a permanent tent structure with a maximum building height of 40 feet. The tent is constructed of panelized, white vinyl. The design guidelines of Section 507 Tab A require exterior facades to be made of high-quality materials and contain multiple accent materials. Through the

design review process, additional features of architectural interest may be required on the façade of the tent.

The primary entrance, facing Arizona Grand Parkway features a detached arcade with architectural detailing designed to correlate with existing design elements in the larger Arizona Grand Resort site. Stipulation #3 that the freestanding arcade maintain consistency with existing resort elements and provide architectural detailing intended to provide visual interest to the structure.



*Southwest Elevation*

8. **Landscape Plan**

The conceptual landscape plan proposes retaining an existing oleander hedge along Arizona Grand Parkway that provides screening for the vacant property surrounding the subject site. A new oleander hedge is proposed at the rear of the site that will fully screen mechanical equipment. Decorative planters along Arizona Grand Parkway will be provided at the main entry. Stipulation #1 requires general conformance to this plan.

COMMUNITY INPUT

9. At the time the staff report was written, no correspondence from the public had been received by staff.

DEPARTMENT COMMENTS

10. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
11. Floodplain Management determined that the site is located within a Special Flood Hazard Area called Zone A on panel 2240 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017. Due to this determination, the Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). Additionally, the developer may be required to submit FEMA approved CLOMR-F or CLOMR plans as a component of the development review process.

12. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
13. The Parks & Recreation, Street Transportation, and Public Transit Departments had no comments regarding the request.

#### MISCELLANEOUS

14. 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 #4.
15. 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 abandonment may be required.

#### **Findings**

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The RH PCD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The proposal would support the expansion of a resort use that is a major driver of economic and tourist activity in the surrounding area.

#### **Stipulations**

1. All stipulations of the underlying PCD approvals shall remain intact
2. The development shall be in general conformance with the site plan and landscape plan date stamped January 25, 2018, as approved by the Planning and Development Department.

3. The free-standing arcade, as depicted on the elevations date stamped January 25, 2018, shall be consistent with existing resort elements and contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
4. 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**

Adam Stranieri

April 10, 2018

**Team Leader**

Samantha Keating

**Exhibits**

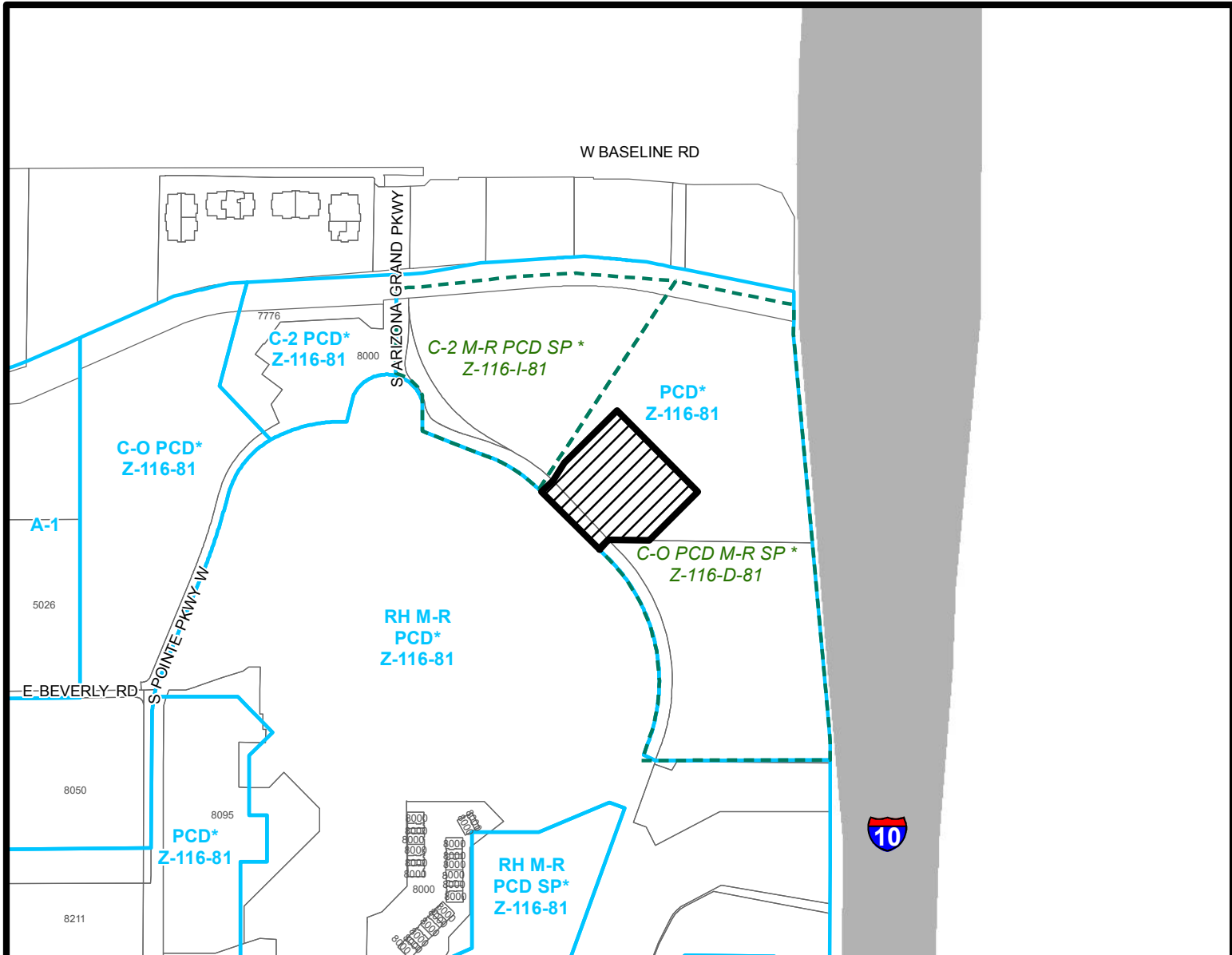
Zoning sketch

Aerial

Site Plan - Date Stamped January 25, 2018

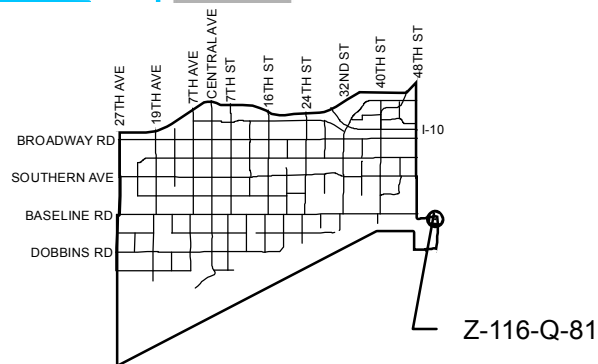
Elevations - Date Stamped January 25, 2018 (2 pages)

Landscape Plan - Date Stamped January 25, 2018



Feet  
400 200 0 400  
**SOUTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME: Arizona Grand Resort, LLC

APPLICATION NO. Z-116-Q-81

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

1.62 Acres

DATE: 02/06/2018  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 01-39

ZONING MAP  
D-11

REQUESTED CHANGE:

FROM: PCD (App. C-O MR SP PCD) (1.62 a.c.)

TO: RH PCD (1.62 a.c.)

**MULTIPLES PERMITTED**

PCD (App. C-O MR SP PCD)

RH PCD

**CONVENTIONAL OPTION**

N/A

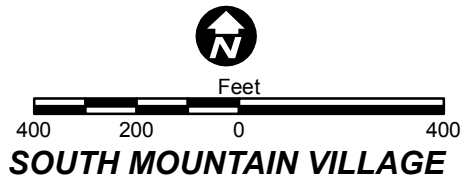
32

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

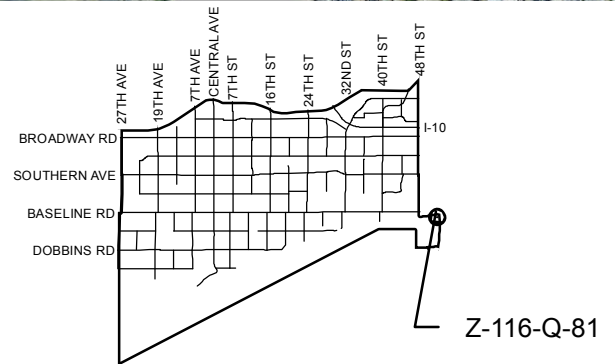
N/A

N/A

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



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RH PCD

**CONVENTIONAL OPTION**

N/A

32

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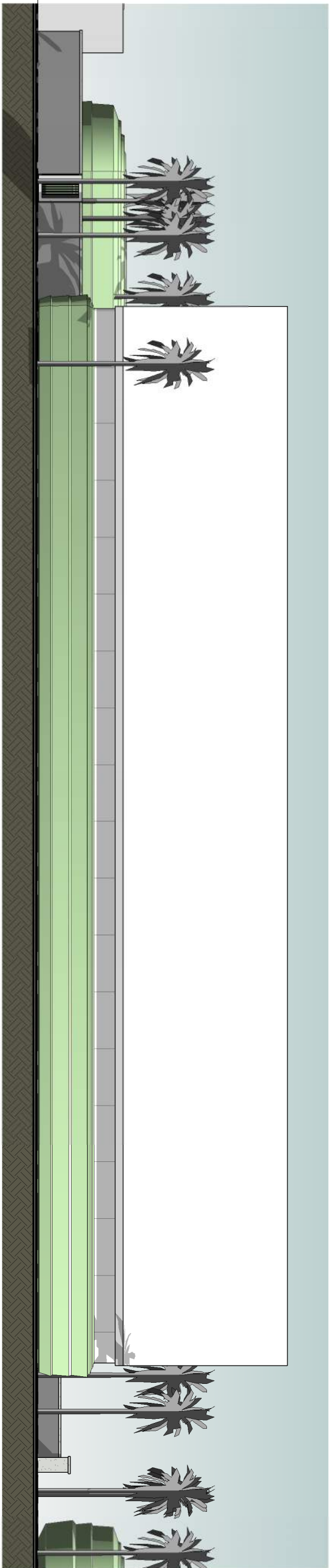


6 Prelim Images  
1/2" = 1'-0"

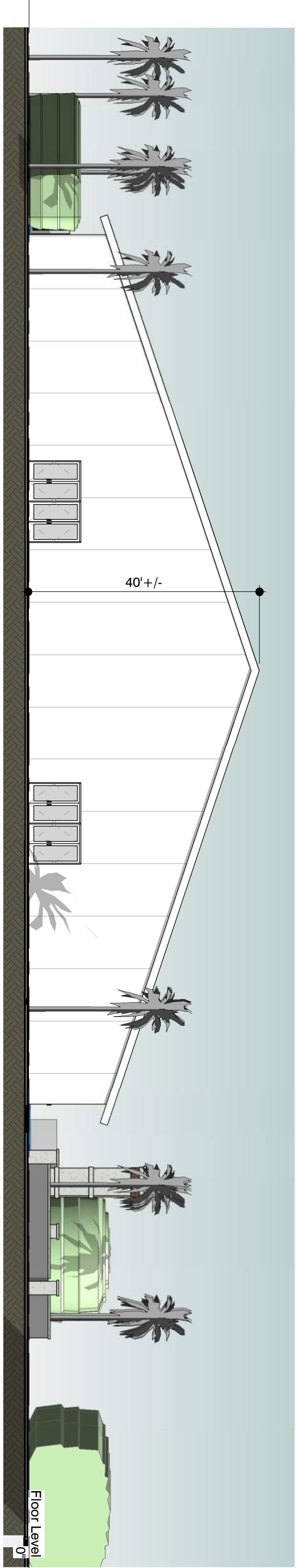
# CITY OF PHOENIX

JAN 25 2018

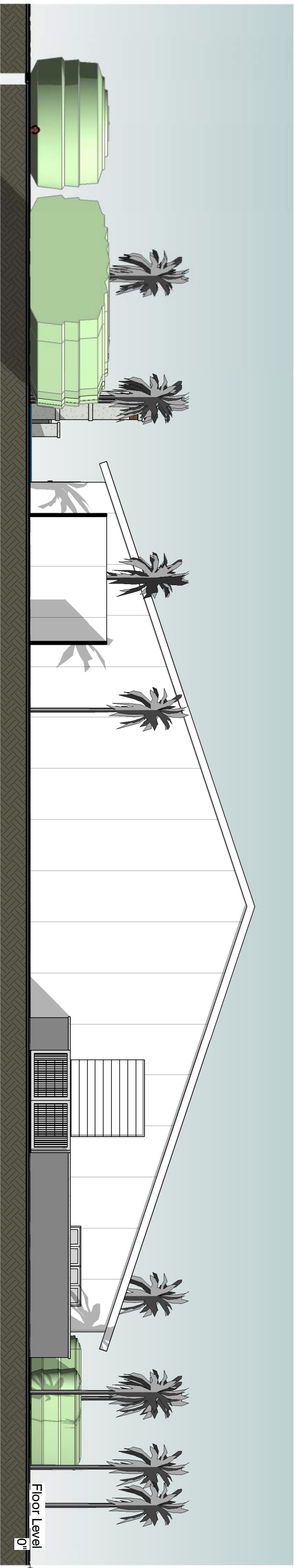
Planning & Development  
Department



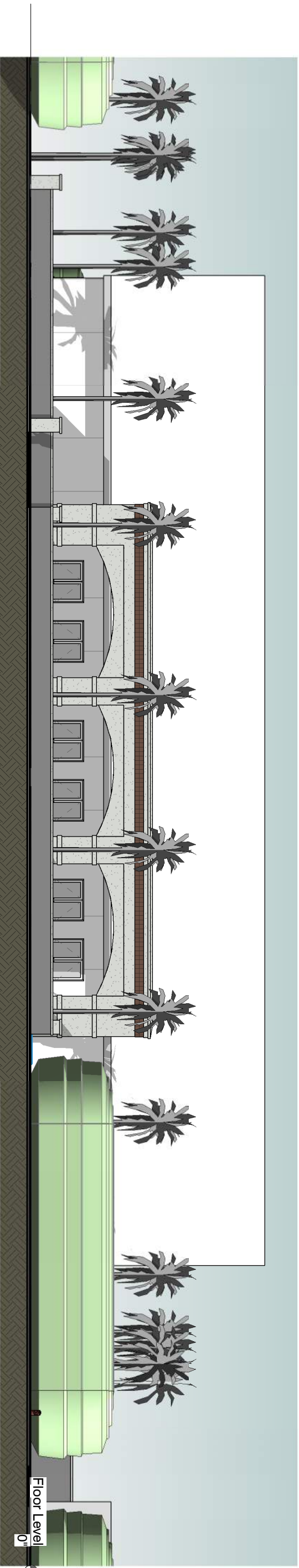
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1/16" = 1'-0"



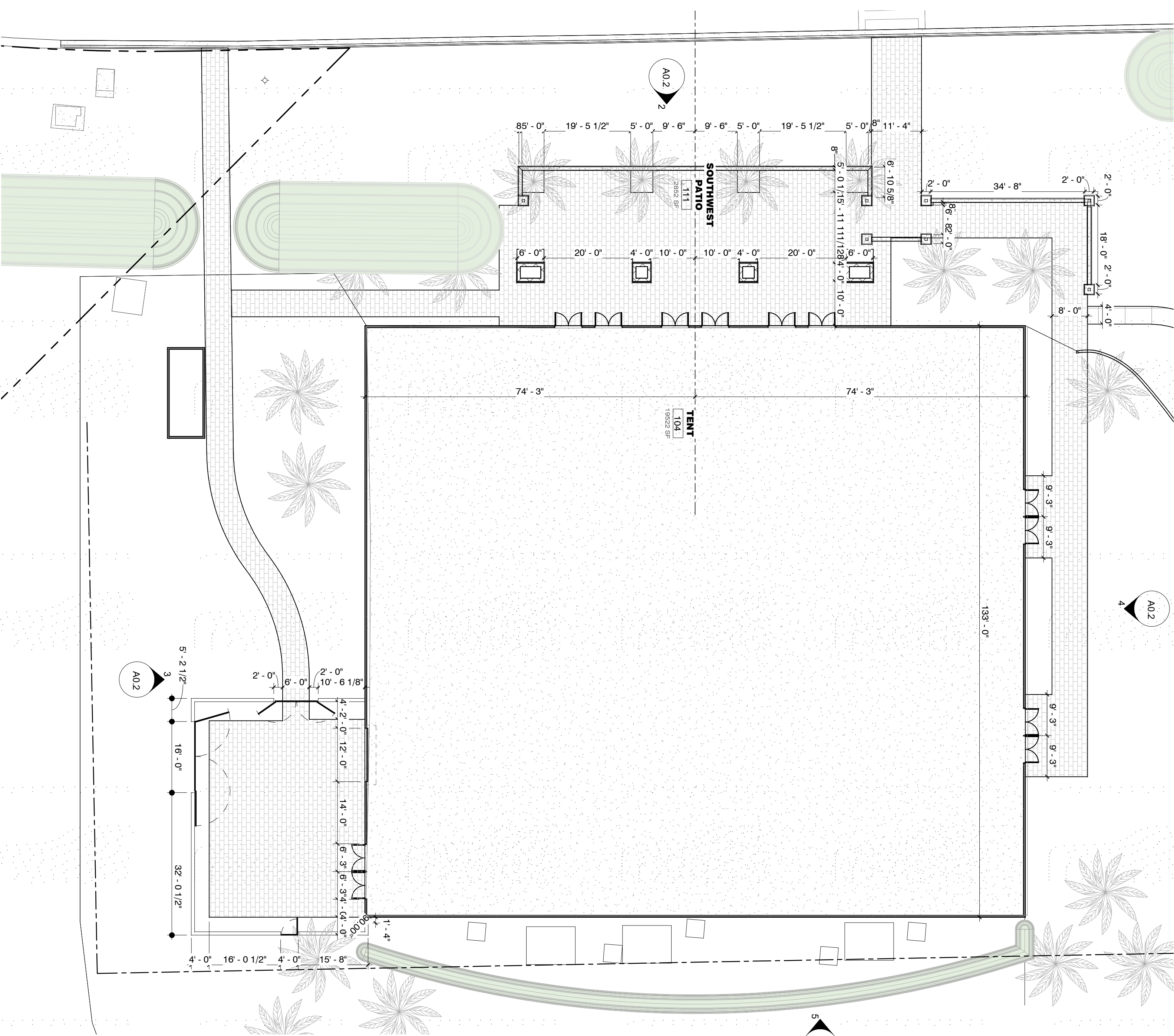
4 Northwest Elevation  
1/16" = 1'-0"



3 Southeast Elevation  
1/16" = 1'-0"



2 Southwest Elevation  
1/16" = 1'-0"



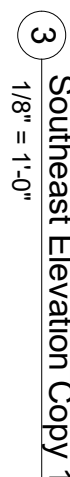
1 Floor Plan  
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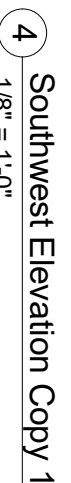
1 Northeast Elevation Copy 1  
1/8" = 1'-0"



2 Northwest Elevation Copy 1  
1/8" = 1'-0"



3 Southeast Elevation Copy  
1/8" = 1'-0"



4 Southwest Elevation Copy 1  
1/8" = 1' 0"

