



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-75-A-94-2
(Suite B-09 PUD)
January 30, 2017**

Desert View Village Planning Committee Meeting Date February 7, 2017
Planning Commission Hearing Date March 2, 2017
Request From: C-2 HGT/WVR PCD (74.71 acres)
Request To: PUD PCD (74.71 acres)
Proposed Use Major amendment to the Paradise Ridge PCD to allow a Planned Unit Development for a mix of uses including an indoor shooting gallery
Location Northwest corner of Mayo Boulevard and Scottsdale Road
Owner 101 & Scottsdale, LLC
Applicant/Representative Nick Wood/Snell & Wilmer
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Transportation and Mixed Use (Commercial/Commerce Park)	
Street Map Classification	Mayo Boulevard	Arterial	70-foot south half street
	Scottsdale Road	Major Arterial	80-foot west half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EMPLOYERS (JOB CREATION); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.</i></p> <p>The proposed project will encourage employment generating uses in the Desert Ridge and Kierland Major Employment Center.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The request proposes the adaptive reuse of a distressed commercial building, formerly the Potato Barn. The change of use to an indoor shooting gallery will utilize the distressed commercial building with a compatible use to those existing in the shopping center.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal requests a reasonable level of increased intensity that is compatible with the surrounding land use pattern.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Regional shopping center	C-2 HGT/WVR PCD
North (across Loop 101)	Vacant, undeveloped	S-1 (Approved C-2 M-R PCD)
South	Commercial and office uses	C-2
East (City of Scottsdale)	Vacant, undeveloped	C-4 PCD (City of Scottsdale)
West	Multifamily Residential	R-3A

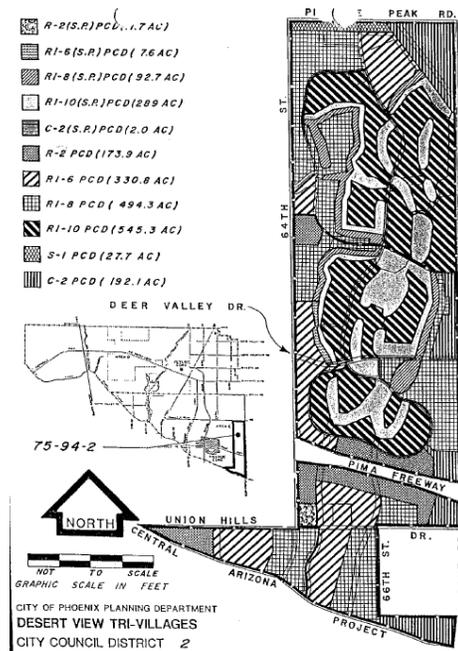
Background/Issues/Analysis

1. This request is to rezone a 74.71-acre site located at the northwest corner of Mayo Boulevard and Scottsdale Road from C-2 HGT/WVR PCD to PUD PCD (Planned Unit Development, Planned Community District) to allow a mix of uses including an indoor shooting gallery.



2. The subject site is part of the larger Scottsdale 101 regional shopping center. To the north (across Loop 101) is vacant undeveloped land. To the east is a vacant undeveloped site within the City of Scottsdale. To the west is vacant land planned for multifamily residential use. To the south are commercial and office uses.
3. The General Plan Land Use Map designation for this property is Transportation and Mixed Use (Commercial/Commerce Park). The proposal is consistent with the General Plan designation and land uses in the area.

4. The Paradise Ridge PCD was designated as a mixed use project with residential, commercial, office, and golf course development in 1994 (Z-75-94-2). The Arizona State Land Department (ASLD) proposed to master plan the commercial uses along the west side of Scottsdale Road north and south of Loop 101. This established the C-2 PCD zoning designation for the subject site. The immediate area provides a diversity of land uses consisting of high-tech medical industries as well as retail and office uses that support employment opportunities in the Desert View Village.



5. In 1999, the subject property was part of a larger request to amend the Paradise Ridge PCD at the northwest corner of Scottsdale Road and Mayo Boulevard for a height waiver to allow four stories or 56 feet (Z-186-99-2). The request, which was approved by the City Council, established the C-2 HGT/WVR (Height Waiver) PCD zoning subject to stipulations. Today there are a variety of uses within the existing shopping center such as retail, service and restaurant uses. In 2003, a request for a special permit to allow a massage establishment was approved for approximately 0.05 acres within the regional shopping center (Z-SP-19-03). The current request is to allow the existing C-2 HGT/WVR PCD uses to remain and additionally to allow an indoor shooting gallery as a primary use.

Proposal

6. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than allowed by conventional zoning districts. The end result is property rezoned with standards crafted specifically for the site. Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

7. There are no proposed changes to the existing site plan and/or elevations with the request for PUD PCD zoning. The PUD narrative specifies that the subject site is approximately 20,189 useable square feet and of that the “indoor shooting gallery” space (the firing range itself, exclusive of other elements of the business otherwise allowed in the C-2 zoning) is limited to a total of 14,000 square feet.
8. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped January 19, 2017.
9. **Land Use**
The narrative proposes allowing primarily commercial land uses. All C-2 land uses specified in the Phoenix Zoning Ordinance will be allowed with the addition of an indoor shooting gallery use.
10. **Development Standards**
The development standards are proposed to comply with the standards of the C-2 (Intermediate Commercial) zoning district, except as modified by previous rezoning cases, specifically Z-186-99-2 which approved a height waiver for four stories and 56 feet.
11. **Signage**
The signage standards are based on standards found in Section 705. The site is subject to an approved Comprehensive Sign Plan (Scottsdale 101), which contains specialized standards for the development that require compliance for all signage on and around the site.
12. **Phasing**
The project will be completed as a single phase development.

ARCHAEOLOGY

13. 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 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

WATER

14. The Water Services Department has commented that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City’s intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City’s water and sewer infrastructure.

AVIATION

15. The Aviation Department has indicated that the developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and

operational characteristics of Scottsdale Airport (SDL) to future owners or tenants of the property. Stipulation #4 has been recommended to address this request.

OTHER

16. 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 will allow additional employment generating uses in the Desert Ridge and Kierland Major Employment Center.
2. The request is consistent with the General Plan designation of Mixed Use (Commercial/Commerce Park).
3. The proposal requests a reasonable level of increased intensity compatible with the surrounding land use pattern.

Stipulations

1. An updated Development Narrative for the Suite B-09 PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped January 19, 2017.
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of the Scottsdale Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney

Writer

Joél Carrasco

January 30, 2017

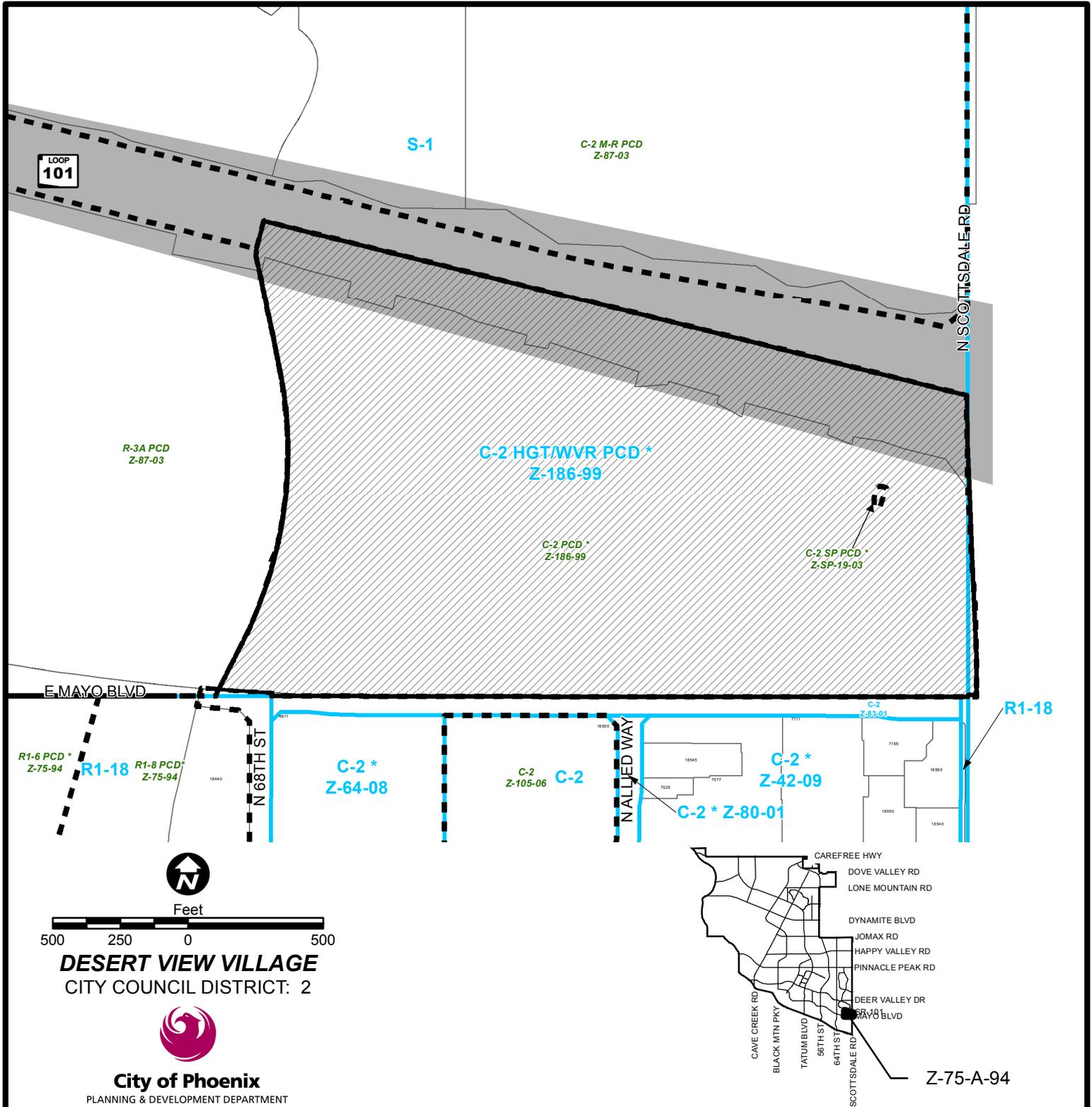
Joshua Bednarek

Exhibits

Zoning sketch

Aerial

Suite B-09 PUD Narrative date stamped January 19, 2017.



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2

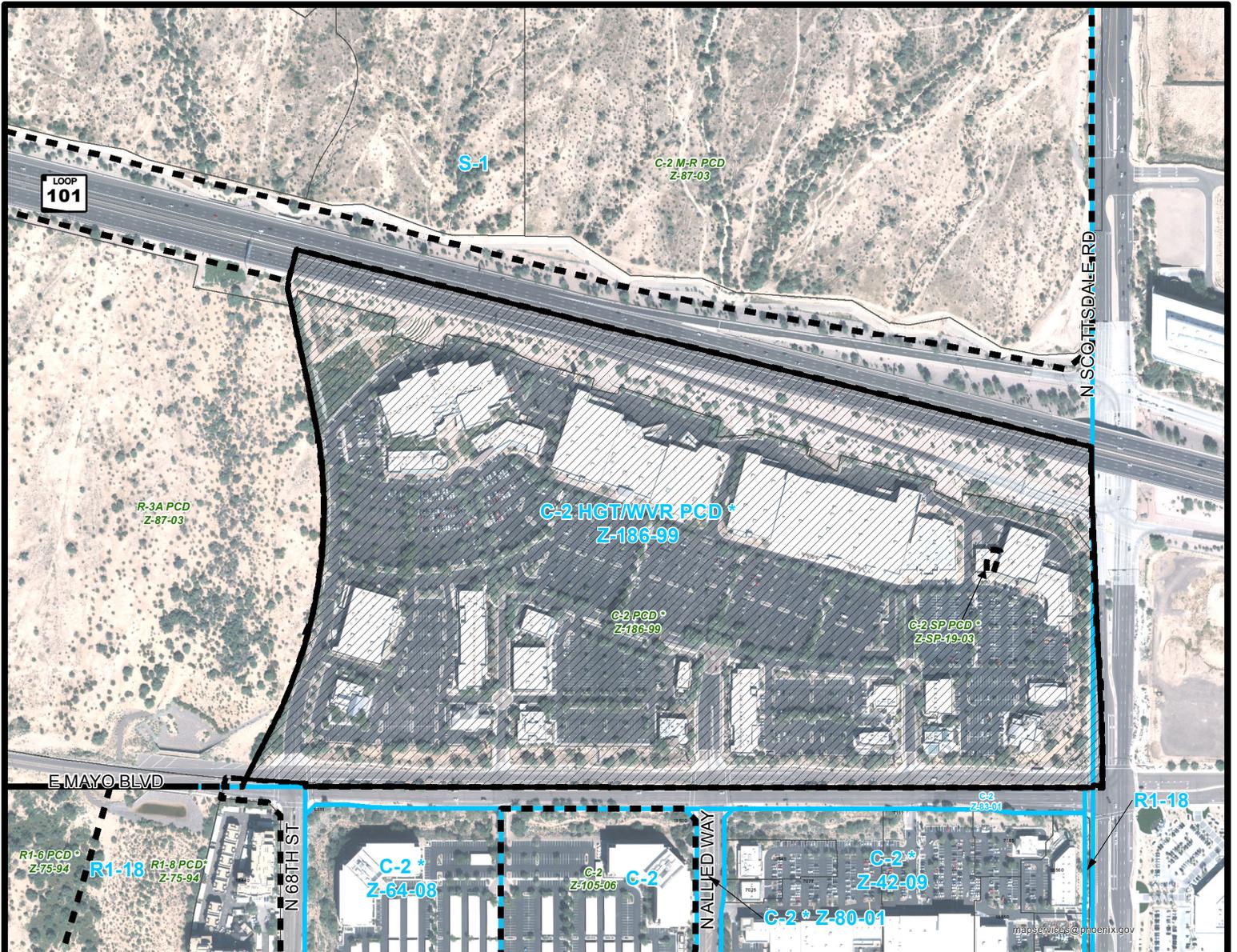


City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Nick Wood, Snell & Wilmer		REQUESTED CHANGE: FROM: C-2 HGT/WVR PCD (74.71 a.c.) TO: PUD PCD, (74.71 a.c.)	
APPLICATION NO. Z-75-A-94	DATE: 12/15/16 REVISION DATES:	GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 74.71 Acres	
AERIAL PHOTO & QUARTER SEC. NO. QS 39-44			
MULTIPLES PERMITTED C-2 HGT/WVR PCD PUD PCD		CONVENTIONAL OPTION 1046 1046	
		* UNITS P.R.D. OPTION 1300 1300	

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



Feet

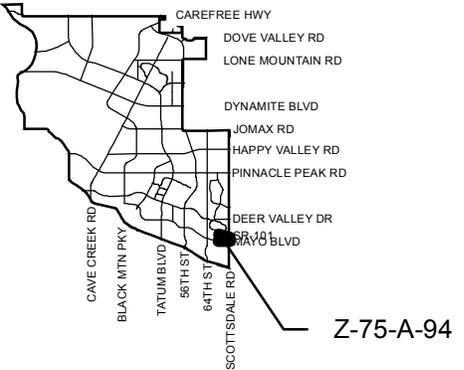
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

74.71 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 39-44

ZONING MAP
M-12

REQUESTED CHANGE:

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TO: PUD PCD, (74.71 a.c.)

MULTIPLES PERMITTED

C-2 HGT/WVR PCD

PUD PCD

CONVENTIONAL OPTION

1046

1046

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

1300

1300

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