



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-138-E-83-5  
(Aldea Centre PUD)  
October 8, 2021**

**Maryvale Village Planning Committee Meeting Date:** October 13, 2021

**Planning Commission Hearing Date:** November 4, 2021

**Request From:** PUD PCD (Planned Unit Development, Planned Community District) (125.30 acres)

**Request To:** PUD PCD (Planned Unit Development, Planned Community District) (125.30 acres)

**Proposed Use:** Major Amendment to the DC Ranch PCD to allow an amendment to the Aldea Centre PUD to allow Recreational Vehicle Sales, Service and Showroom

**Location:** Approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment

**Owner:** John F. Long Family Revocable Living Trust c/o Tim Wright

**Applicant/Representative:** David Richert, Richert and Associates

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b><u>General Plan Land Use Map Designation</u></b>		Mixed Use	
<b><u>Street Map Classification</u></b>	Bethany Home Road	Alignment	0-foot south half street (northern property boundary)
	99th Avenue	Arterial	33-foot west half street (City of Glendale)
	101st Avenue	Minor Collector	30-foot east half street (south portion) and 60-foot full street (north portion)
	Missouri Avenue	Minor Collector	35-foot north half street
	Montebello Avenue	Minor Collector	70-foot full street

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; 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 PUD area contains several parcels that have long been vacant and the proposed addition of recreational vehicle (RV) sales as a permitted use is compatible with the stated goal of the Aldea Centre PUD to promote commercial and employment uses.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); 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..**

The proposed addition of RV sales as an allowable use is consistent with the goal of promoting commercial uses within the Aldea Centre PUD and is located near the Agua Fria Major Employment Center and the Loop 101 Freeway.

**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 proposed performance standards for the RV sales use provides enhanced shading requirements which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

**Applicable Plan, Overlays, and Initiatives**

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

[Tree and Shade Master Plan](#) – See Background Item No. 10.

[Zero Waste PHX](#) – See Background Item No. 11.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant land, multifamily residential, office, warehouse	PUD PCD
<b>North</b>	Vacant land, agricultural, Grand Canal	A-1, PAD (City of Glendale)

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>South</b>	Elementary school and multifamily residential	R-3A PCD, R1-10 PCD
<b>East (across 99th Avenue)</b>	Commercial uses and warehousing	PAD (City of Glendale)
<b>West</b>	Single-family residential	R1-10 PCD, RE-35

**Background/Issues/Analysis**

**SUBJECT SITE**

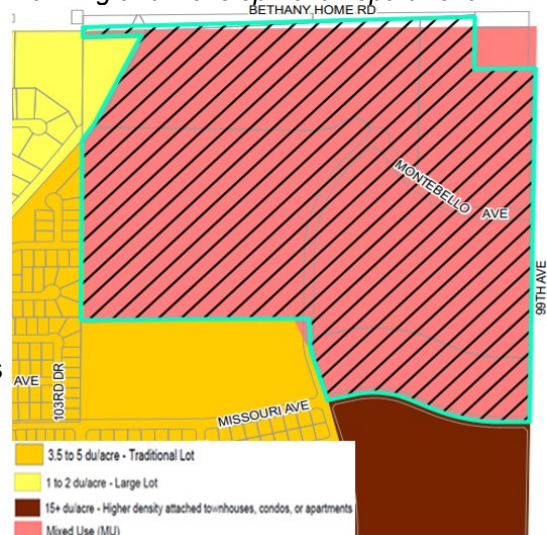
1. This request is to rezone a 125.30-acre site located approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment from PUD PCD (Planned Unit Development, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District). This request is a Major Amendment to the Aldea Centre PUD to include recreational vehicle sales, service and showroom as a permitted use with maintenance and outdoor storage as accessory uses within the PUD. The proposed site for the RV sales use is at the southwest corner of 99th Avenue and Montebello Avenue.

The PUD area is within the DC Ranch PCD. The DC Ranch PCD includes the square-mile area from Camelback Road on the south, Bethany Home Road on the north, 99th Avenue on the east, and the Roosevelt Irrigation District canal on the west. The PCD is divided into west and east sections along 103rd Avenue. The Aldea Centre PUD is in the DC Ranch East PCD.

2. The subject site has a General Plan Land Use Map designation of Mixed Use. The proposed additional use for RV sales in the PUD is consistent with this designation.

The surrounding designations to the west are Residential 1 to 2 dwelling units per acre and Residential 3.5 to 5 dwelling units per acre. The General Plan Land Use Map designation to the south is Residential 3.5 to 5 dwelling units per acre and Residential 15+ dwelling units per acre. The designation to the north is Business Park (City of Glendale) and to the east is Planned Commercial (City of Glendale).

*General Plan Land Use Map, Source: Planning and Development Department*

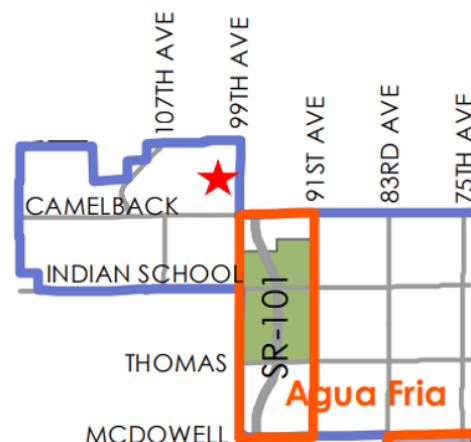


### EXISTING CONDITIONS & SURROUNDING ZONING

3. The PUD area is generally bound by the Grand Canal at the Bethany Home Road alignment on the north; Missouri Avenue and the northern boundary of the Sonoran Sky Elementary School property on the south; 99th Avenue on the east; and 101st Avenue and the 103rd Avenue alignment, north of the school property, on the west. The northwest corner of the property is defined by a Roosevelt Irrigation District canal that cuts from southwest to northeast. There is a Salt River Property substation located at the southwest corner of 99th Avenue and the Bethany Home Road alignment that is not a part of the PUD area, which is zoned S-1 (Ranch or Farm Residence), RE-43 (One Family Residence) and RE-35 (One-Family Residence).

The PUD area contains vacant land, agricultural land, multifamily residences, office and warehouse uses. To the south is an elementary school zoned R1-10 PCD (Single-Family Residence District) and multifamily residences zoned R-3A PCD (Multifamily Residence District). To the east, in the City of Glendale, is a furniture store and warehouse zoned PAD (Planned Area Development). To the north, also in Glendale, is agricultural land zoned A-1 (Agricultural) and PAD (Planned Area Development). To the west are single-family residences zoned RE-35 (One-Family Residence) and R1-10 PCD (Single-Family Residence District). The proposed development site for the recreation vehicle sales use is at the southwest corner of 99th Avenue and Montebello Avenue, although the additional use would be permitted throughout the PUD area subject to the performance and development standards as proposed in this amendment.

4. The PUD is also approximately a quarter mile from the Loop 101 Freeway and approximately half a mile from the Agua Fria Employment Center, a City of Phoenix designated Employment Center and the Algodón Major Employment Center as designated by the Maricopa Association of Governments and as listed in the City of Phoenix General Plan. *Source: City of Phoenix General Plan 2015*



#### MAJOR EMPLOYMENT CENTERS

- Phoenix Designated Employment Centers
- Algodon

#### APPROVAL AND AMENDMENT HISTORY

5. The PUD area is the last development phase of the DC Ranch PCD, an approximately 425-acre master planned community, initially approved by City Council on August 5, 1983 via Rezoning Case Nos. Z-138-83 and Z-139-83.

In 1985 City Council approved a Major Amendment to the DC Ranch PCD with Rezoning Case Nos. Z-138-A-83 and Z-139-A-83 for approximately 35 acres along Camelback Road for a mix of residential and commercial zoning designations.

In June of 1987 City Council approved a subsequent Major Amendment for approximately 131 acres of the PCD to allow a mix of residential and commercial uses, via Rezoning Case No. Z-138-B-83-5.

In December of 2009 City Council approved the Aldea Centre PUD PCD for 125.30 acres of the PCD to allow a mix of uses to including retail, office and multifamily residential uses via Rezoning Case No. Z-138-C-83-5.

A Minor Amendment to the Aldea Centre PUD was administratively approved August of 2017 for revisions to Section G.1.b. of the Performance Standards for Amusement Parks hours of operations and Section G.8. of the Development Standards for Walls and Fencing.

In July of 2019 City Council approved a Major Amendment to the Aldea Centre PUD via Rezoning Case No. Z-138-D-83-5 to allow a mix of uses including commercial, commerce park, and high-density multifamily residential.

#### PROPOSAL

6. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (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 authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
7. Below is a summary of the proposed modified and additional standards for the subject site, as described in the attached Aldea Centre PUD Narrative date stamped September 2, 2021. This proposal is to add recreational vehicle and towable trailer sales as a permitted use within the PUD with outdoor storage and maintenance as accessory uses. This proposal does not change any other permitted uses or development standards as previously listed in the PUD.

To ensure that this use is compatible with the existing residential uses within and surrounding the PUD area, the proposal includes several performance standards for the primary and accessory uses:

- An acreage maximum, primary access to an arterial street, and orientation of loading docks, outdoor storage, maintenance and lighting away from existing residential uses are standards proposed to limit the impact of this use from residential uses. An outside public address, bell system or amplification system is prohibited, and vehicles are prohibited from being displayed on a raised pedestal.
- An enhanced landscape setback standard is proposed including 50% two-inch caliper and 50% three-inch caliper tree planting standard to ensure adequate shade and buffering. Display vehicles are also required to be enclosed by a wall, fence, hedge, or plantings.

The conceptual site plan and elevations included as an exhibit depict the subject site for the proposed use at the southwest corner of 99th Avenue and Montebello Avenue with driveways on 99th Avenue, Montebello Avenue and 101st Avenue. The site plan depicts existing detached sidewalks along 99th Avenue and Montebello Avenue and an attached sidewalk along 101st Avenue. The site plan shows the proposed showroom fronting 99th Avenue with the service areas and vehicle parking located towards 101st Avenue and landscaping surrounding the subject site.

#### AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

8. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. 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. The PUD contains existing standards for bicycle parking for commercial and multifamily residential uses which remain unchanged for this request.

9. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, Stipulation No. 1.c requires that where pedestrian pathways cross drive aisles, they shall be constructed of decorative

pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces.

10. **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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. The proposal includes an enhanced landscape setback that is above the City of Phoenix Zoning Ordinance standards and 50% two-inch caliper and 50% three-inch caliper tree planting standard is addressed in Stipulation No.1.b.

11. **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 proposed project will be subject to the City of Phoenix waste collection and recycling requirements.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff has not received any correspondence from members of the public regarding this request.

INTERDEPARTMENTAL COMMENTS

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the 2018 Phoenix Fire Code.
14. The City of Phoenix Water Services Department has noted that field verification may be necessary to determine if water services are active at the site, the site may require an industrial wastewater pretreatment device, and water capacity is a dynamic condition that can change over time due to a variety of factors.
15. The Public Transit Department requested right-of-way dedication and construction of a bus stop pad along southbound 99th Avenue south of Montebello Avenue and that where pedestrian pathways cross drive aisles, the pathways are constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces. These requirements are addressed in Stipulation Nos. 1.c and 2.

16. The Street Transportation Department requested that all street improvements be made to current ADA guidelines, that the applicant provide a Traffic Impact Study, and that a Master Street Plan be submitted. These requirements are addressed in Stipulation Nos. 3 through 5.
17. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport to disclose the existence, and operational characteristics of the Glendale Airport to future owners or tenants of the property and that the project receive a No Hazard Determination from the FAA. These are addressed in Stipulation Nos. 6 and 7.

#### OTHER

18. 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. 8.
19. As a condition of the site's original DC Ranch PCD zoning approval in 1983 and subsequent amendments, all remaining PCD zoning stipulations and conditions will apply and be carried forward with this approval, including the cap on the number of units permitted to be developed. The original PCD requirements are detailed in Stipulation Nos. 9 and 10.
20. 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 recreational vehicle sales use is consistent with the goals of the Aldea Centre PUD to promote commercial and employment uses
2. This proposal provides for additional employment options in the Maryvale Village and is located near a Major Employment Center.
3. The proposal for the RV sales use includes several development standards that exceed conventional Zoning Ordinance standards such as increased landscape and shading standards.



## **Stipulations**

1. An updated Development Narrative for the Aldea Centre 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 the Development Narrative date stamped September 2, 2021, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to the following:

Major Amendment Z-183-E-83  
Submitted: March 18, 2021  
2nd Submittal: June 30, 2021  
Hearing Draft: September 2, 2021  
City Council Adopted: [Add Adoption Date]
  - b. Page 35, Performance Standards for Recreational Vehicle and Towable Trailer Sales, Standard No. 3: Update the minimum caliper size to 50% 2-inch caliper and 50% 3-inch caliper for the landscape setback.
  - c. Page 36, Performance Standards for Recreational Vehicle and Towable Trailer Sales, add the following language as Standard No. 8: Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
2. The developer shall dedicate right-of-way and construct a bus stop pad along southbound 99th Avenue south of Montebello Avenue. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity, as approved by the Planning and Development Department.
3. 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.

4. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.
5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning and Development Departments for review and approval.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property.
7. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
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.

**PCD Stipulations**

9. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
10. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment if applicable, as approved by the Planning and Development Department.

**Writer**

Sarah Stockham

October 8, 2021

**Team Leader**

Samantha Keating

**Exhibits**

Sketch Map

Aerial Map

Site Plan date stamped May 7, 2021

Elevations date stamped May 7, 2021 (4 pages)

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[Aldea Centre PUD](#) date stamped September 2, 2021