



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION TO AMEND THE GENERAL PLAN

Application No: GPA-DSTV-2-22-2

I hereby request that the General Plan for Phoenix be amended in the following manner.

Case Type: Specific Plan

Site Location: Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway

Total Acreage: 108.34

Village: Desert View

Reason for requested change:

Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio.

Current Plan Designation(s):

Request Plan Designation(s):

Is this request related to a rezoning application? N if so, rezoning Case No. _____

Map showing site and requested plan designation(s). Completed applicant analysis questions.

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$3,080.00	\$3,080.00	06/13/2022		Original Filing Fee

Applicant: City of Phoenix Planning Commission

Phone Number: (602) 534-2864

Address: 200 West Washington Street

City/State/Zip: Phoenix AZ 85003

Company: _____

E-Mail Address: _____

Initiation: Planning Commission

I declare that all information submitted is true and correct to the best of my knowledge and belief. I understand that any error in my application may be cause for changing its scheduling.

APPLICANT'S SIGNATURE: _____

DATE: _____

GPA-DSTV-2-22-2 Desert Ridge Specific Plan Amendment

The City of Phoenix Planning Commission has initiated a General Plan Amendment request to amend the Desert Ridge Specific Plan for Superblock 9, Parcel 9.CP.2 (GPA-DSTV-2-22-2). The request was initiated at the June 2, 2022 meeting of the Planning Commission.

Development Parcel 9.CP.2 is designated for commercial and commerce park uses in the Desert Ridge Specific Plan with a specific use list and development standards identified within the plan.

This amendment is a request to modify standards regarding uses permitted, accessory uses, maximum building height, and floor area ratio within Superblock 9, Parcel 9.CP.2, of the Desert Ridge Specific Plan. This amendment does not change the zoning of this parcel.

1. Does the proposed amendment encourage concentration of development intensity in cores?

Development Parcel 9.CP.2 is located outside of the Desert View Village Core, which is within Superblock 5 of the Desert Ridge Specific Plan. The proposed amendment maintains the parcel as a lesser intensity commercial use than is allowed in the Village Core and promotes development consistent with Commerce Park districts. This is consistent with the principle of concentrating development intensity in village cores.

2. How many potential jobs would be created or lost by approving and implementing the proposed amendment?

The proposed amendment would expand the floor area allowed for commercial uses on the parcel. This would create more job generating uses on the parcel and contribute to the overall economic growth of the Desert Ridge area and of the city of Phoenix.

3. How many potential housing units would be created or lost by approving and implementing the proposed amendment?

Development Parcel 9.CP.2 does not allow residential uses and has been designated for development consistent with the Commerce Park district. The proposal does not change that designation and therefore does not have a net impact on the number of housing units in the area.

4. Is there a need for the proposed use(s) or density(ies) in the requested location? Explain.

The proposed amendment would allow for additional height and floor area in a portion of the Loop 101 Freeway corridor that is a growing employment corridor and identified by the Phoenix General Plan as a major employment center. The additional intensity will make the site more attractive for investment as a job generating employment hub and creates no land use conflicts as the immediate surrounding area is undeveloped with no existing built context.

5. What impact would the proposed amendment have on adjacent or nearby land? a. Impact on developed land b. Impact on vacant land

The immediately adjacent area is undeveloped land; therefore, there would be no conflicts with the adjacent built environment. Additionally, Section 6.4.D of the Desert Ridge Specific Plan contains design requirements, including building setbacks, landscaping, and screening adjacent to surrounding streets, that apply to the subject parcel. The section also includes setbacks, building height limits, architecture, and screening requirements adjacent to the Reach 11 open space area directly south of the subject parcel. The requirements of Section 6.4.D would remain unchanged by this amendment and serve to limit the impact of development on the surrounding area.

6. How will the proposed amendment affect traffic generation and the transportation system?

The proposed amendment would revise development standards for Parcel 9.CP.2 and would not change the transportation elements of the plan. The Desert Ridge Specific Plan contains a circulation concept plan, which includes a plan for development of arterial streets and public transit infrastructure to accommodate development within the Desert Ridge area. A master arterial street plan is a separate document that is required to be prepared and updated by the master developer and the ASLD. The developer of Parcel 9.CP.2 will be responsible for constructing Mayo Boulevard to arterial street standards, per the Street Classification Map, and conducting additional traffic impact analyses, as required by the development review process.

7. Will the proposed amendment create additional need for recreation and open space facilities? If so, how will the additional need be met?

The Desert Ridge Specific Plan contains an open space, trails, and recreation concept plan, which includes a detailed map of planned open space areas and a system of pedestrian, bicycle, and equestrian trails. Parcel 9.CP.2 contains a planned trail through the site, a shared-use path designated along Mayo Boulevard that the developer would be responsible for constructing, and is directly north of a large open space designated area known as Reach 11 Linear Park, which is planned for several multi-use trails and active and passive recreational uses.

8. Community Benefits: How does the request address the community's unique opportunities and challenges related to prosperity, health and the environment? See pages 18-26 in the Phoenix General Plan.

Given the City of Phoenix's Urban Village planning model, the designation of the location as an employment corridor, and the unique design of the Desert Ridge community, Development Parcel 9.CP.2 presents an opportunity for economic development and job intense uses in a location specifically envisioned for such a use. The amendment will make the site more

attractive to investment and grow the prosperity of the area while protecting the character of the Desert Ridge community. The development of Parcel 9.CP.2 will result in improvements to the adjacent trails network providing connections to open space resources and improving the quality of life of residents of the surrounding area.

9. How will the proposed amendment affect the character and image of the adjacent area, neighborhood, and village?

Desert Ridge is planned as a mixed-use community with a wide range of uses and intensities throughout the area, including areas designated for commerce park development. The proposed amendment to the Desert Ridge Specific Plan retains the designation of Parcel 9.CP.2 for development generally consistent with Commerce Park development standards. Therefore, the proposed amendment would not change the character or image of the community and would be consistent with the vision of the Desert Ridge Specific Plan.

10. Additional comments as appropriate

The proposed amendment to the Desert Ridge Specific Plan modifies standards regarding uses permitted, accessory uses, maximum building height, and floor area ratio while retaining the proposed vision of Parcel 9.CP.2 as a commercial parcel with a commerce park designation. The proposed amendment will make the parcel more attractive for development of job-generating commercial uses and will maintain compatibility with the surrounding area and consistency with the vision of the Desert Ridge Specific Plan.

EXHIBIT A

GPA-DSTV-2-22-2: Desert Ridge Specific Plan Amendment 7/28/2022

Proposed Language:

Amend Chapter 6 (DEVELOPMENT PARCEL REGULATIONS), Section C.5. (Development Regulations by Superblock), Pages 6-39 to 6-40 as follows:

9.CP.2 – Development Parcel 9.CP.2

Size: 109 acres

Uses permitted:

- Except as modified below, permitted uses shall be as indicated in Section 626, Commerce Park District, and public assembly uses pursuant to Section 647.A.1.i, Special Permits, of the City of Phoenix Zoning Ordinance.

Zoning to be applied:

1. Commerce Park District per Section 626 of the City of Phoenix Zoning Ordinance (as modified below) to include the following options:
 - Research Park Option
 - Business Park Option
2. SP (special permit - ~~only~~ to allow ~~public~~ **INDOOR AND OUTDOOR assembly-related uses per Section 647.A.1.i). A SPECIAL PERMIT SHALL NOT BE REQUIRED WHEN THE FOLLOWING CONDITIONS ARE MET:**
 - a. **ASSEMBLY USES ARE ANCILLARY TO THE PRINCIPAL USE.**
 - b. **ASSEMBLY USES ARE NOT INTENDED FOR THE GENERAL PUBLIC.**
 - c. **ASSEMBLY USES SHALL NOT REQUIRE PARKING BEYOND WHAT CAN BE PROVIDED ONSITE.**

Additional Uses Permitted: The following uses not typically allowed in Phoenix CP/BP are permitted in this parcel:

- a. **ART GALLERIES, PRIVATE.**

- a.b. Car washes.
- b.c. Child care centers.
- e.d. Self service “mini-storage” complex (retail storage warehousing).
- d.e. Motion picture production and televisions broadcast studio.
- f. **MUSEUM, PRIVATE.**
- e.g. Veterinary offices. The building and use shall be constructed and operated so as to prevent objectionable noise and odor outside the walls of the office. No boarding or keeping of animals is permitted, except for short periods of observation necessary for medical care.

Accessory Uses: In addition to the CP/BP accessory uses, the following accessory uses shall also be permitted in this parcel:

Limited incidental retail uses including gift shops, flower shops, snack bars, cafeterias, pharmacy, office supplies, shoe repair, **HEALTH AND FITNESS CENTERS, HEALTH CLINICS**, and travel bureaus, financial institution offices as accessory uses conducted for the convenience of the employees on the premises, ~~wholly within a principal building:~~

- ~~a. The entrance to said accessory use shall be from within the exterior walls of the building only.~~
- a. **INDOOR OR OUTDOOR EMPLOYEE AMENITIES AND GATHERING SPACES.**
- e.b. No sign or other external evidence of said accessory use shall be visible from a public thoroughfare or adjacent property.
- ~~d. No individual use described herein shall exceed 2,500 square feet of GLA in the complex.~~
- ~~e. The total building square footage of the above limited incidental accessory uses above shall not exceed five percent (5%) of the total allowable building square footage in development parcel 9.CP.2.~~

Locational Criteria for Certain Uses: Within this parcel, certain additional locational criteria apply:

- a. Only professional administrative, clerical and sales offices are permitted adjacent to roadways surrounding this parcel. Manufacturing

and industrial park uses must be screened from Mayo Boulevard by office buildings.

Yard, Height, and Intensity: The following standards apply in place of the standards which would otherwise be applicable:

- a. **Maximum Building Height:** ~~2~~ 5 stories not to exceed ~~40~~ 85 feet, **MEZZANINE LEVELS SHALL NOT BE CONSIDERED A STORY.**
- b. **Lot Coverage:** none.
- c. **Floor Area Ratio:** ~~.20~~ 0.60 overall limit for Parcel 9.CP.2. **THIS SHALL SPECIFICALLY EXCLUDE UNDERGROUND PARKING; individual developments may be up to .25.**
- d. **Required Setbacks:**
 - 1) 50 feet from Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street.
 - 2) 30 feet from interior lot line on a street; 10 feet not on a street.
 - 3) No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger.

Building Orientation: Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway.

Additional Standards: Section C.4.D in Chapter 6 of the Desert Ridge Specific Plan apply.
