



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-33-18-2
July 24, 2018

North Gateway [Village Planning Committee](#) Meeting Date: August 9, 2018
[Planning Commission](#) Hearing Date: September 6, 2108

Request From: [PCD NBCOD](#) (approved C-2/CP M-R [PCD NBCOD](#)) (2.83 acres)
Request To: [C-2 M-R NBCOD](#) (2.83 acres)

Proposed Use: PCD removal to allow for future development

Location: Southwest corner of North Valley Parkway and Dove Valley Road

Owner: SWC Dove Valley and NVP, LLC

Applicant: City of Phoenix Planning Commission

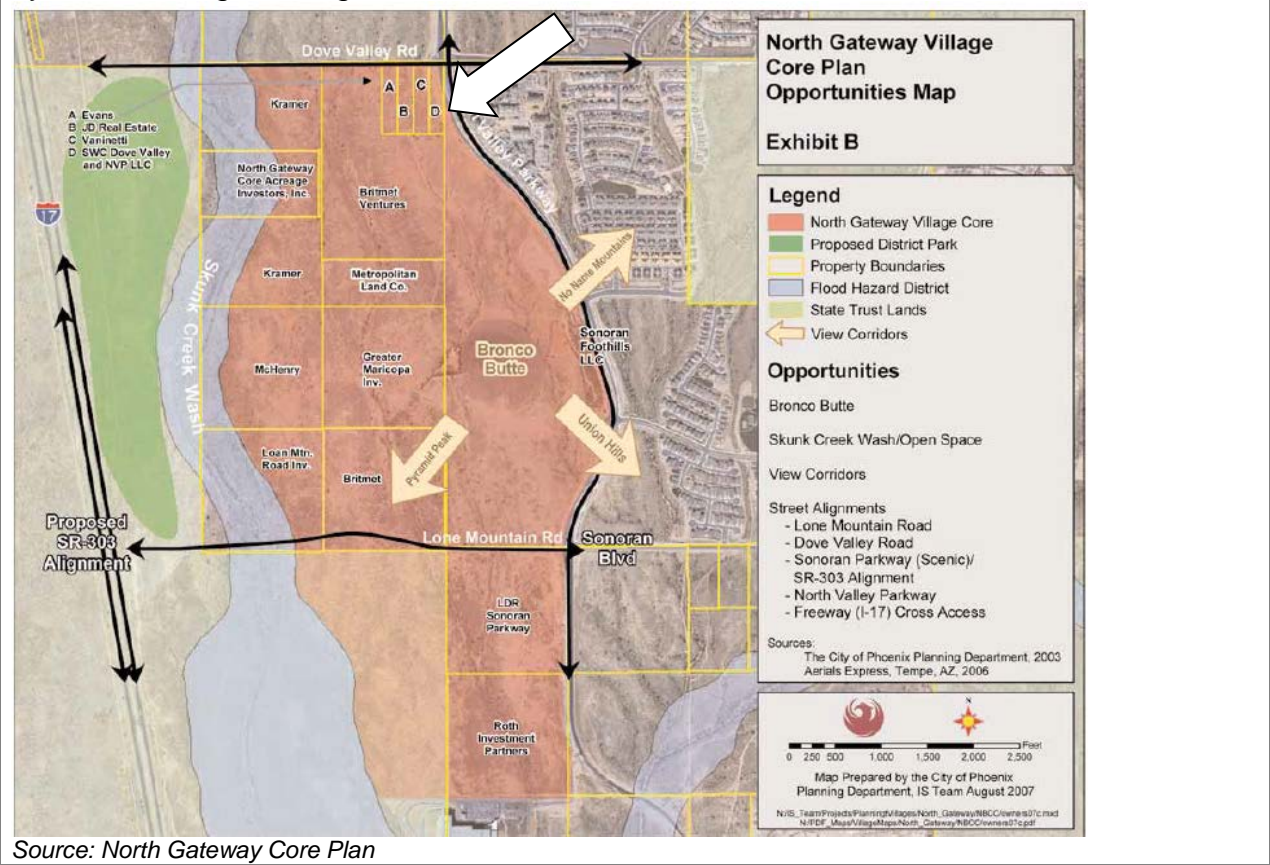
Representative: Paul E. Gilbert, Beus Gilbert, PLLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Mixed Use (Commercial / Commerce Park)		
Street Map Classification	Dove Valley Road	Arterial	78 feet south half
	North Valley Parkway	Collector	70 feet west half
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.</i></p> <p>As stipulated, the Planning Hearing Officer will review and approve site plans and elevations to ensure that a sense of continuity throughout the development is conveyed and to ensure the intent of the North Gateway Village Core Plan is met.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

As shown on the North Gateway Village Core Plan Opportunities Map within the North Gateway Village Core Plan, the subject site is located on the fringe of the Gateway Village Core (see arrow in exhibit below). To ensure compliance with the North Gateway Village Core Plan, any future site plans and elevations must be reviewed and approved by the Planning Hearing Officer.



CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DESIGN: Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking, and vehicle parking in architecturally disguised structures or underground where feasible.

As stipulated, the applicant will provide bicycle parking on site. The North Gateway Village Core Plan envisions a pedestrian circulation with a large pedestrian spine that will connect to Skunk Creek Wash to the west. The addition of on-site bicycle parking will further the vision for connectivity within the Core.

Applicable Plans, Overlays, and Initiatives

[North Gateway Village Core Plan](#) – see analysis no. 5

[North Black Canyon Overlay District](#)- see analysis no. 6

[Tree and Shade Master Plan](#)– see analysis no. 9

[Complete Streets Guiding Principles](#) – see analysis no. 9

[Comprehensive Bicycle Master Plan](#) – see analysis no. 10.

[Reimagine Phoenix Initiative](#) – see analysis no. 15

Surrounding Land Uses/Zoning

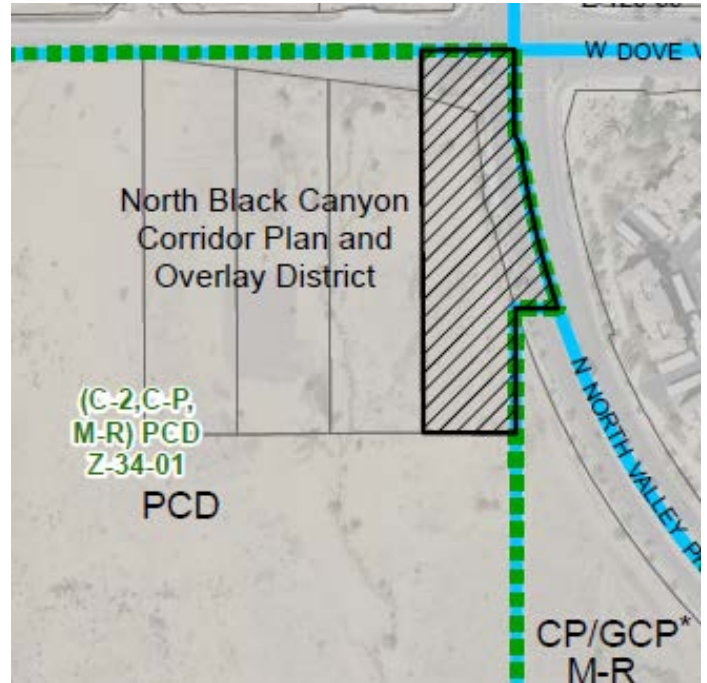
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PCD NBCOD
North	Existing Shopping Center	C-2, PCD HGT/WVR NBCOD
South	Vacant	PCD NBCOD
East	Existing Multifamily	R-3A PCD NBCOD
West	Vacant	PCD NBCOD

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 2.83-acre parcel of land from PCD NBCOD, approved C-

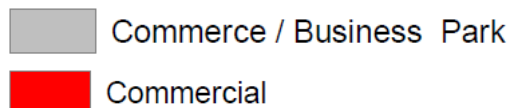
2/CP M-R PCD NBCOD (Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial/ Commerce Park Mid-Rise Overlay, North Black Canyon Overlay District) to C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise Overlay, North Black Canyon Overlay District). This rezoning request was initiated by the Planning Commission to remove the property from the North Gateway PCD. The North Gateway PCD was a city initiated PCD in 2001 with the desire that a master developer would develop the infrastructure as stipulated in the case. Since a master developer never installed the infrastructure and all of the parcels are individually owned, the PCD is considered somewhat defunct. In order for property owners to develop their properties individually without the requirement of complying with all of the stipulations in the PCD, which includes overall infrastructure improvements, the properties have to be rezoned out of the PCD.



Source: City of Phoenix Planning and Development Dept.

2. At the time the North Gateway PCD was established (Z-34-01) the subject property was given the option of either choosing the C-2 or Commerce Park zoning district at site plan review. Through this rezoning process, the applicant is selecting the C-2 zoning district.

3. The General Plan Land Use Map designation for this property is Mixed- Use (Commercial/Commerce Park). The proposed zoning district of C-2 M-R NBCOD conforms to the Land Use Map designation and a General Plan Amendment is not required.



Source: City of Phoenix Planning and Development Dept.

SURROUNDING USES & ZONING

4. The subject parcel is located on the outer edge of the North Gateway Village Core along Dove Valley Road. The majority of the land within the Core remains vacant. To the north, across Dove Valley Road, there is a larger commercial shopping center.

PROPOSAL

5. The purpose of the the requested rezoning case is to remove the property from the North Gateway PCD. At this time, there is not a corresponding development plan. The removal of the PCD allows development to occur on the property without having to comply with the stipulations set forth in the PCD document that were intended to be met by a master developer. To ensure the future development complies with the goals and policies set forth the in North Gateway Village Core Plan, Stipulation No. 4 has been recommended. This stipulation would require any future elevations and site plan to go through a Planning Hearing Officer process to ensure compatibility with the North Gateway Village Core Plan.
6. The project site is located within the North Black Canyon Corridor (NBCC) which is one of the city's premier growth areas. Located along both the east and west sides of Interstate 17, the North Black Canyon Corridor stretches from Happy Valley Road to the northern North Gateway Village limits. The North Black Canyon Corridor Plan is applicable to this area. The proposal is consistent with the intent of the following goals:
 - *Goal 2: Achieve a balance between employment and housing.*
The requested rezoning enhances the mixture of uses within the area by creating an opportunity for a development that could include both employment and housing. The

parcel is located within the North Gateway Village Core, which is envisioned as a high-density, mixed-use urban environment.

- *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.* Although there is not a development plan to review with the request, when a site plan and elevations are submitted, the plans will be reviewed through the Planning Hearing Officer process to ensure compatibility with the area.
7. The project site is located within the North Black Canyon Overlay District. This overlay implements the designs and concepts set forth in the North Black Canyon Corridor Plan.
 8. The parcels within the North Gateway Village Core have a Mid-Rise overlay to promote high-intensity development that furthers the vision of the village core. The Mid-Rise overlay allows for a maximum height of 190-feet; however, the North Gateway Village Core Plan encourages a maximum height of 150-feet. To ensure this development is compatible in scale with the development across Dove Valley Road, a maximum height of 56-feet is being recommended. This is addressed in Stipulation No. 3.
 9. The Tree & 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. The property is required to dedicate and construct a multi-use trail along Dove Valley Road. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. These principles are addressed in Stipulation Nos. 1 and 2.
 10. The Comprehensive Bicycle Master Plan also supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Providing parking for guests of the development is supportive of multimodal travel options. The short-term bicycle racks should be an inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements of the Walkable Urban Code. This is addressed in Stipulation No. 5.



Inverted-U bicycle rack, where both ends of the "U"

Source: City of Phoenix, Planning and Development Department

COMMUNITY INPUT

11. Staff has received two phone calls from property owners within the commercial development to the north of Dove Valley Road. The owners expressed concern about the PCD removal process and would like to ensure cohesive development along Dove Valley Road.

INTERDEPARTMENTAL COMMENTS

12. The Water Services Department indicates there is a water and sewer main that can potentially serve the project.
13. The Street Transportation Department doesn't require any additional right-of-way dedications; however, Stipulation No. 6 is included to ensure all v v improvements are ADA compliant.
14. The Fire Department does not anticipate any problems with this rezoning application. It was noted that the site and/or buildings shall comply with the Phoenix Fire Code.
15. The Parks and Recreation Department is requesting the dedication of a 30-foot multi-use trail easement with the construction of a 10-foot trail along Dove Valley Road. This is addressed in Stipulation No. 2.

OTHER

16. As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. 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 containers was not addressed in the applicant's submittals.
17. 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. 7.
18. 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 request is consistent with the General Plan Land Use Map designation of Mixed-Use (Commercial/Commerce Park).

2. As stipulated, the C-2 M-R NBCOD zoning district will allow development that is consistent in scale and character with the vision of the North Gateway Village Core Plan

Stipulations

1. All sidewalks shall be detached with a minimum five-foot wide landscape strip located between the sidewalk and back of curb, as approved by the Planning and Development Department.
2. A 10-foot wide multi-use trail shall be constructed within a 30-foot easement per the detail in accordance with the MAG supplemental detail 429 along the south side of Dove Valley Road, as approved by the Planning and Development Department.
3. The maximum building height shall be limited to 56 feet.
4. Conceptual site plan and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the North Gateway Village Core Plan.
5. A minimum of one inverted-U bicycle racks (2 spaces) for guests shall be provided on site, located near a building entrance, and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
6. 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.
7. 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

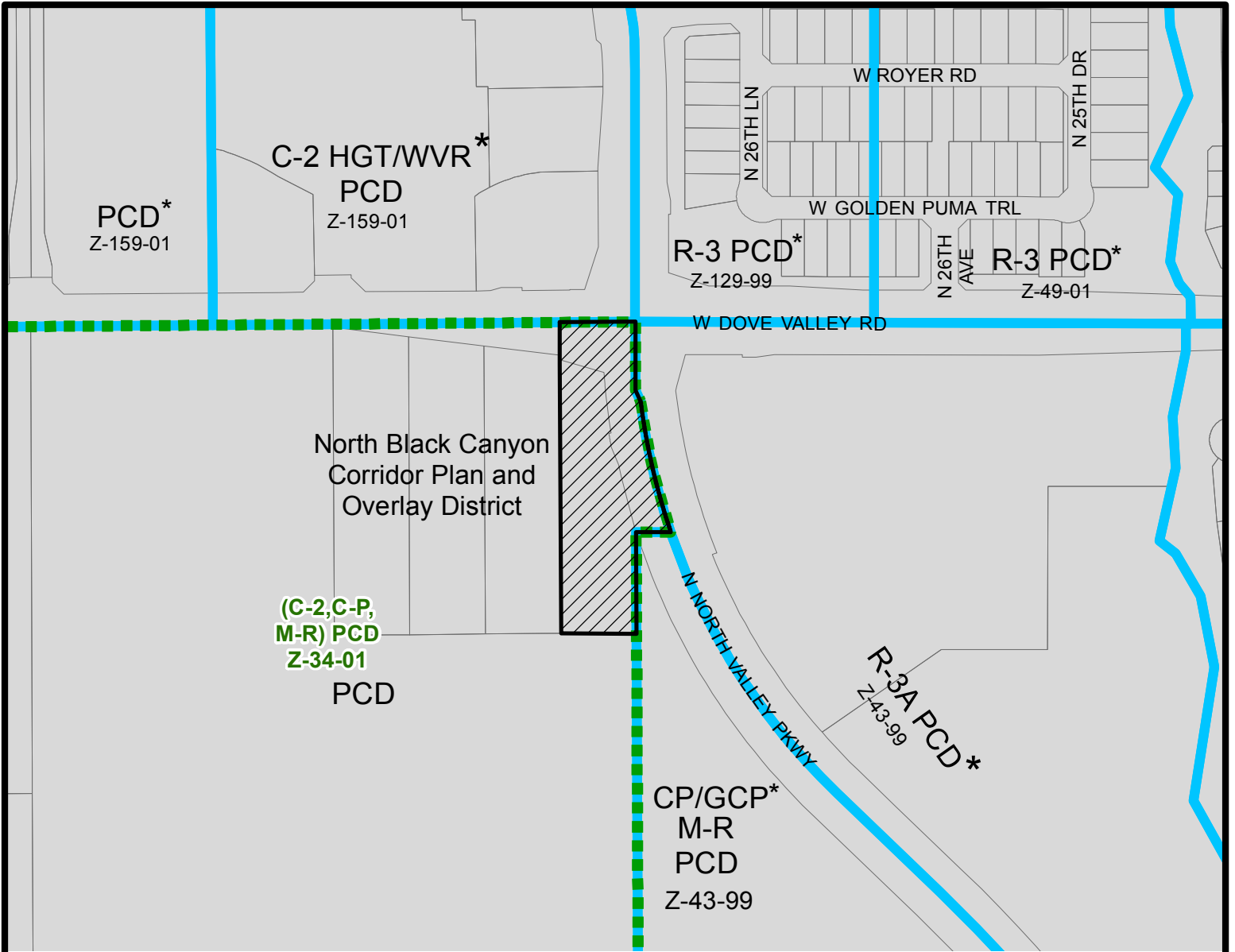
Kaelee Wilson

July 24, 2018

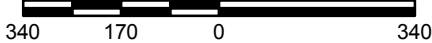
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Team Leader
Samantha Keating

Exhibits
Zoning sketch
Aerial



Feet

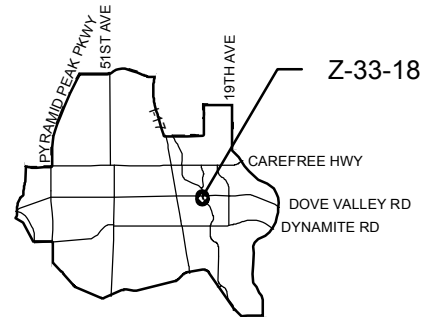


NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2

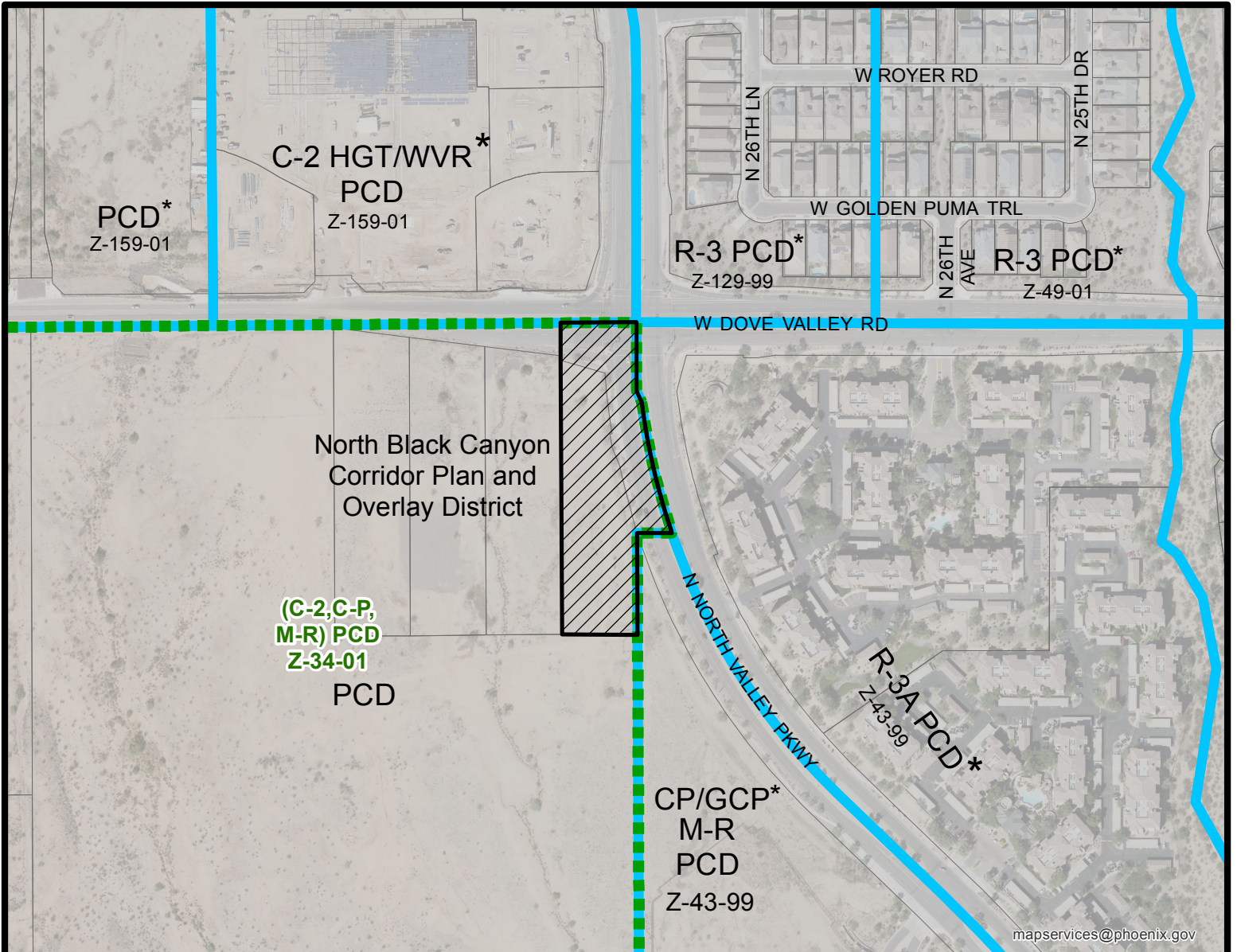


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Planning Commission		REQUESTED CHANGE:	
APPLICATION NO. Z-33-18	DATE: 6/26/2018 <small>REVISION DATES:</small>	FROM: PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD) (2.83 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.83 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 56-22	<small>ZONING MAP</small> R-7	TO: C-2 M-R NBCOD (2.83 a.c.)
MULTIPLES PERMITTED PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD) C-2 M-R NBCOD	CONVENTIONAL OPTION N/A, (41) 41		* UNITS P.R.D. OPTION N/A, (49) 49

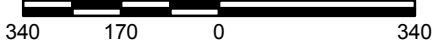
* Maximum Units Allowed with P.R.D. Bonus



mapservices@phoenix.gov



Feet

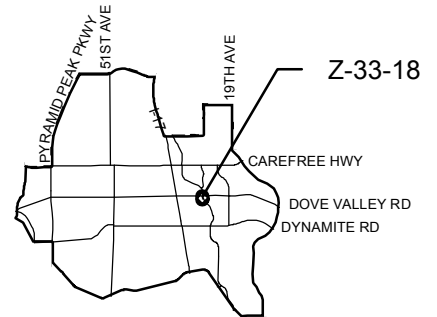


NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **Planning Commission**

REQUESTED CHANGE:

FROM: PCD NBCOD
(Approved C-2 / CP M-R PCD NBCOD)
(2.83 a.c.)

APPLICATION NO. **Z-33-18**

DATE: **6/26/2018**
REVISION DATES:

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

2.83 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 56-22

ZONING MAP
R-7

TO: **C-2 M-R NBCOD (2.83 a.c.)**

MULTIPLES PERMITTED

PCD NBCOD
(Approved C-2 / CP M-R PCD NBCOD)
C-2 M-R NBCOD

CONVENTIONAL OPTION

N/A, (41)
41

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

N/A, (49)
49

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