North Gateway Village Planning Committee Meeting Date: October 26, 2017
Planning Commission Hearing Date: November 2, 2017
Request From: FH NBCOD (0.94 Acres)
Request To: R-2 NBCOD (0.94 Acres)
Proposed Use: Multifamily residential
Location: Approximately 1,900 feet east and 1,075 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive
Owner: Toll Brothers AZ Construction Company
Applicant/Representative: LVA Urban Design Studio c/o Ron Harris
Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Land Use Designation</td>
</tr>
</tbody>
</table>

**Build the Sustainable Desert City - River, Washes and Waterways - DESIGN:** Propose new design standards that address drainage, use of native plants, edge treatment, and access – both visual and physical – for private and public development adjacent to public preserves, parks, washes and open spaces.

Upon development of the site, the dedication and construction of a multi-use trail will be required. This trail will allow the wash to be utilized as a public amenity.

**Building the Sustainable Desert City - Desert Landscape - LAND USE:** Promote land uses that preserve Phoenix’s natural open spaces.

This rezoning request is sparked by the need to utilize this piece of property for retention and potential infrastructure for a larger multifamily development that was entitled in 2007. The rezoning of this 0.94-acre site preserves the adjacent wash while allowing for development of a multi-use trail.
Area Plans

North Black Canyon Corridor Plan - See #3 below.
Sonoran Preserve Trails Plan – See #6 below.

Surrounding Land Uses/Zoning

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>On Site</td>
<td>Vacant</td>
</tr>
<tr>
<td>North</td>
<td>Vacant</td>
</tr>
<tr>
<td>South</td>
<td>Vacant and Wash</td>
</tr>
<tr>
<td>East</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

Flood Hazard, North Black Canyon Overlay District (FH NBCOD)
Multifamily Residence District, North Black Canyon Overlay District (R-2 NBCOD)

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 0.94-acre site from FH NBCOD (Flood Hazard, North Black Canyon Overlay District) to R-2 NBCOD (Multifamily Residence District, North Black Canyon Overlay District) in support of adjacent multifamily residential development. The project site will be developed in conjunction with an adjacent area previously approved as R-2 NBCOD (Z-34-07). The applicant indicates that the subject site is needed for retention and infrastructure. The previously approved zoning case is depicted in pink on the site plan while the subject site is shown in blue.
2. The General Plan Land Use Map designation for this site is Residential 2 to 5 dwelling units per acre. The proposed multifamily residential use of the parcel conforms to the Land Use Map designation and a General Plan Amendment is not required.

3. 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 city 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 additional housing type. The residential use will complement the planned employment in the North Gateway Village Core, which is a quarter of a mile to the northwest.
   - **Goal 4: Preserve North Sonoran desert amenities and use these features to define community form and identity.** As part of the construction of this larger multi-family development, the applicant or successor, will be required to install and dedicate a multi-use trail easement. This trail will allow residents to take advantage of the natural amenity of the wash.

SURROUNDING USES & ZONING

4. The subject site is located approximately 1,900 feet east and 1,075 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive and is part of a larger development site. In 2007, the adjacent property was approved for a multifamily development. This site is located approximately a quarter-mile from the North Gateway Village Core.

PROPOSAL

5. The current FH zoning on the site does not reflect the current floodway map. The actual floodway begins further to the south than where the FH boundary currently begins. The rezoning of the subject site will align the FH zoning district to the current floodway and ensure consistency between the two documents.

6. As part of the overall development of the multifamily residential project, a multi-use trail will be constructed and an easement will be dedicated. The construction of this trail furthers the goals of the City of Phoenix Sonoran Preserve Trails Plan.

7. The applicant’s engineer has studied and analyzed the request and has not found any adverse effects on the wash or the water-flow. The applicant will be required to submit a Condition Letter of Map Revision (CLOMR) and propose a modification to the FEMA (Federal Emergency Management Agency) 100-Year
Floodplain Map. This is addressed in Stipulation 1.

DEPARTMENT COMMENTS

8. The Water Services Department indicates there is a water and sewer main that could serve the project.

9. The Street Transportation Department noted that the developer shall coordinate with Street Transportation Stormwater Management to provide the CLMOR through FEMA for the rezoning of the Floodplain area at the south end of the development.

10. 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.

11. The Parks and Recreation Department would require that the developer/owner dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of the natural wash, that transects the south east corner of the property and construct a multi-use trail (MUT) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement.

12. The Public Transit and Aviation Departments had no comments regarding the request.

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 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 2.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.

2. The R-2 NBCOD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area
Stipulations

1. The applicant, or its successor, shall prepare the appropriate FEMA documentation necessary to obtain a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR).

2. 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
October 6, 2017

Team Leader
Joshua Bednarek

Exhibits
Zoning sketch
Aerial
**APPLICANT'S NAME:** LVA Urban Design Studio (c/o Ron Harris)  

**APPLICATION NO.** Z-50-17  

**REQUESTED CHANGE:**  

**FROM:** FH NBCOD (0.94 a.c.)  

**TO:** R-2 NBCOD (0.94 a.c.)

<table>
<thead>
<tr>
<th>MULTIPLES PERMITTED</th>
<th>CONVENTIONAL OPTION</th>
<th>* UNITS P.R.D. OPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>FH NBCOD</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>R-2 NBCOD</td>
<td>9</td>
<td>11</td>
</tr>
</tbody>
</table>

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

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

0.94 Acres

**CITY COUNCIL DISTRICT:** 2

**NORTH GATEWAY VILLAGE**

**APPLICATION NO.** Z-50-17

**DATE:** 06/31/2017

**REVISED DATE:**

**AERIAL PHOTO & QUARTER SEC. NO.** QS 54-24

**ZONING MAP** Q-7

North Black Canyon Corridor Plan and Overlay District
**APPLICANT'S NAME:** LVA Urban Design Studio (c/o Ron Harris)

**APPLICATION NO.:** Z-50-17

**DATE:** 06/31/2017

**GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.** 0.94 Acres

**LOCATION:** North Black Canyon Corridor Plan and Overlay District

**REQUESTED CHANGE:**

<table>
<thead>
<tr>
<th>FROM:</th>
<th>FH NBCOD (0.94 a.c.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>R-2 NBCOD (0.94 a.c.)</td>
</tr>
</tbody>
</table>

**MULTIPLES PERMITTED**

- FH NBCOD
- R-2 NBCOD

**CONVENTIONAL OPTION**

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
</tr>
</thead>
</table>

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

**CITY COUNCIL DISTRICT:** 2

**APPLICATION NO.:** Z-50-17

**GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.** 0.94 Acres

**LOCATION:** North Black Canyon Corridor Plan and Overlay District

**REQUESTED CHANGE:**

<table>
<thead>
<tr>
<th>FROM:</th>
<th>FH NBCOD (0.94 a.c.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>TO:</td>
<td>R-2 NBCOD (0.94 a.c.)</td>
</tr>
</tbody>
</table>

**MULTIPLES PERMITTED**

- FH NBCOD
- R-2 NBCOD

**CONVENTIONAL OPTION**

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
</tr>
</thead>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>N/A</th>
</tr>
</thead>
</table>

* Maximum Units Allowed with P.R.D. Bonus
PHOTO 25 - LOOKING NORTH

PHOTO 26 - LOOKING EAST

PHOTO 27 - LOOKING SOUTH

PHOTO 28 - LOOKING WEST

VALLE NORTE

CONTEXT PHOTOS