

“SIERRA PRIETA ADYACENTE PUD”

REZONE REQUEST FROM RE-35 and R-O TO PLANNED UNIT DEVELOPMENT

CASE NO: Z-63-21-3

Maricopa County Assessor Parcels 208-14-014A and 208-14-014B

SUBMITTED BY:

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Council Adopted: ____

Ordinance G-____

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EXHIBITS

- Exhibit 1 – Sierra Prieta Greenway Road Planned Unit Development
Exhibit 2 – Land Use Plan
Exhibit 3 – Circulation Plan
Exhibit 4 – Legal Description

A. Purpose and Intent

On February 2, 2011, the Phoenix City Council approved the Sierra Prieta Greenway Road Planned Unit Development (PUD) in Ordinance G-5588 for five (5) properties northwest of the intersection of N. 19th Avenue and W. Greenway Road. See **Exhibit 1, Sierra Prieta Greenway Road Planned Unit Development (PUD)**. On March 26, 2011 Ordinance G-5597 amended Ordinance G-5588 to correct Attachment A – Legal Description.

This PUD rezone approximately 2.5 gross acres to allow for a swimming pool contractor’s office and outdoor swimming pool display/storage areas (1924 W. Greenway Road), as well as to maintain the existing preschool use (1940 W. Greenway Road) and allow for additional commercial uses consistent with the PUD.

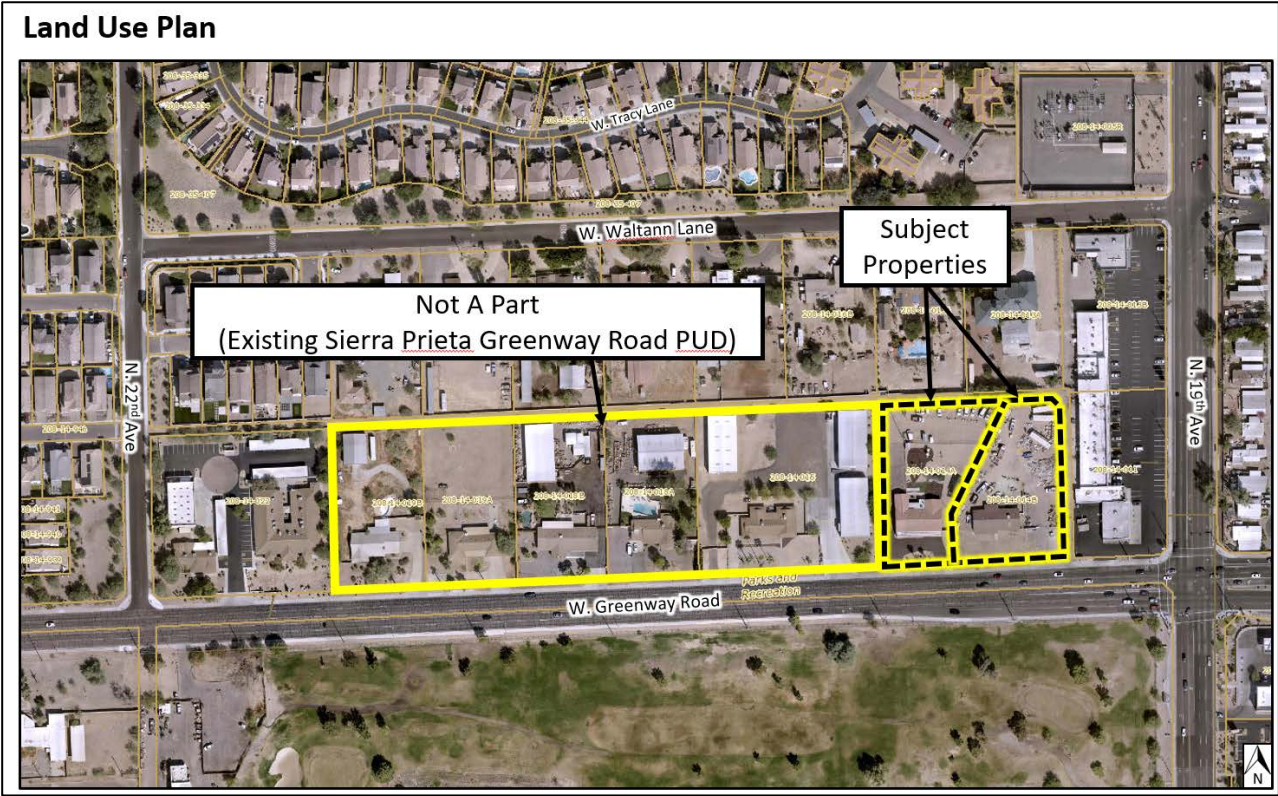
B. Land Use Plan

This PUD allows for small-scale and professional offices and limited service uses that take advantage of the economic opportunities associated with fronting an arterial roadway. While the PUD calls for some flexibility regarding land uses, the pattern of development is established through the development standards ensure appropriate setbacks, lot coverage and landscape buffers and compatibility with adjacent land uses. It is the intent of this PUD to promote uses that are developed in a manner that forms a transition between the high traffic volume on Greenway Road and the quiet residential neighborhood.

This PUD allows the Property’s owners the flexibility of converting the existing residential structures for use of small-scale professional offices and limited service uses, provided that appropriate performance standards are implemented to protect the surrounding residential properties. Please see **Exhibit 2, Land Use Plan** below.

The Conceptual Site Plan, included in this application under separate cover, delineates the boundaries of Maricopa County Assessor Parcel Numbers APNs 208-14-014B (1924 W. Greenway Road) and 208-14-0014A (1940 W. Greenway Road). Lot A, defined as APN 208-14-014B is approximately 1.16 acres and Lot B, defined as APN 208-14-014A is approximately 1.06 acres (collectively, the “Subject Property”).

Exhibit 2. Land Use Plan



C. List of Uses

See **Exhibit 1, Section G. District Restrictions and Permitted Uses.**

D. Development Standards

See **Exhibit 1, Section H. Residential Development Standards**, and **Section I. Small-Scale Professional Offices and Limited Services Development Standards**.

The following additional provisions below shall supersede, where applicable within the PUD, and apply specifically to the property located at: 1924 West Greenway Road (APN: 208-14-014B) within this PUD Amendment.

1. **Outdoor Product Display Areas:** Product display areas shall be allowed (e.g., shall include, but are not limited to: pool and/or spa, water features, fireplaces, pergolas and grilling areas). The product display areas shall be located in the rear yard only. These product display areas shall be no closer than 10-feet to the rear and west property lot lines.
2. **Outdoor Storage:** Shall not exceed 5% of the lot coverage, shall not be closer than 8-feet to a property line, shall be no higher than 5-feet in height, shall be located in the rear yard, and shall be screened by a minimum 6-foot block wall from the street and all property lines.
3. **Side Yard:** A side yard setback for primary structures shall have a depth of not less than 20-feet; except the alley bordering the commercial zoning district along the east then a 5-foot side yard setback is allowed.

E. Design Guidelines

See **Exhibit 1, Section H. Residential Development Standards**, and **Section I. Small-Scale Professional Offices and Limited Services Development Standards**. Where the PUD is silent, Sections 507.C and 507 Tab A.II of the City of Phoenix Zoning Ordinance shall apply.

F. Signs

See **Exhibit 1, Section J. Conceptual Signage Detail**.

G. Sustainability

Developer Enforceable Standards

- Shade building entrances;
- Orientation of buildings and fenestration design to maximize solar benefits while minimizing the negative impacts of heat gain;
- Strive to reduce project energy loads by addressing passive design elements (i.e. daylight, natural ventilation, solar mass properties) and active design elements (i.e. environmental conditioning methods, systems).

City Enforceable Standards

- Minimum 50% (measured at 12:00 p.m. on summer solstice) shade of all public sidewalks and private walkways by means of vegetation or shade structures;
- Recycling collection areas shall be identified on the site plan at the time of site plan review process;
- Use low-flow water fixtures to reduce water usage;
- Landscape and storm water management that seeks to retain storm runoff where appropriate and allows it to provide water for landscaping;
- Utilize drip irrigation technology where appropriate;
- Incorporate LED and energy-efficient lighting technology into any and all lighting constructed on the Property, including new parking lots;
- Provide locations for secure bike parking, such as visible bike racks; and
- Thirty percent (30%) of all areas to be considered hardscape shall utilize permeable materials; excluding pedestrian walkways, ADA ramps/access routes, and parking surfaces.

H. Infrastructure

This request is to rezone approximately 2.5 gross acres of the Property to the Planned Unit Development zoning district. Such request will not alter the Property's grading or drainage, water or waste water, or traffic infrastructure.

The Property is relatively flat without washes or drainage concerns.

Existing water and wastewater are sufficient.

Direct access to the Property will continue to be provided by W. Greenway Road, located along the southern edge of the Property. The Property currently has three (3) access driveways on W. Greenway Road, all of which are planned to remain. N. 19th Avenue is approximately 190' to the east.

N. 19th Avenue provides three northbound and two southbound lanes divided by a continuous turn lane. W. Greenway Road provides two westbound and two eastbound lanes, which are also divided by a continuous turn lane. The speed limit is 45 mph on N. 19th Avenue and 40 mph on W. Greenway Road.

See **Exhibit 3, Circulation Plan** for an illustration of on and offsite vehicular circulation systems for the Property.

I. Comparative Zoning Standards Table

Comparative Zoning Standards Table ¹			
Standards	R-O	RE-35 Subdivision Option	Planned Unit Development (PUD Zoning): Small-Scale Professional Offices and Limited Services Development Standards ²
Density (D.U./Gross Acre)	N/A	1.10	N/A
Minimum Gross Lot Area	Recommended 24,000 square feet	150' width, 175' depth (Minimum area 35,000 sq. ft).	N/A
Building Setbacks	N/A	40' front, 40' rear, 20' side	
Landscape Setbacks	Front yard depth of at least 20' Side yards minimum setback of 10' for new construction or setbacks in conformance with existing structures for those which are to remain Rear yard depth of at least 25'	N/A	Front yard depth of not less than 40' for primary structures Side yard depth of not less than 20' for primary structures Rear yard depth of not less than 40' (which may be measured from the centerline of the existing alley) for primary structures
Building Separation	N/A	N/A	N/A
Height	15' at the minimum rear and side yard setbacks. Height is measured from natural grade or as from grade approved by the Site Planning Division. Such height may be increased with additional setback by providing one-foot additional setback for each one foot in height to a maximum building height of 25'	2 stories and 30'	25'. Height is measured from finished grade or as from grade approved by the Site Planning Division.
Lot Coverage	Lot coverage exclusive of carports should not exceed 30% of the net lot area. Open carports shall not exceed 10% of the net lot area and shall not be counted towards lot coverage.	25%, except if all structures are less than 20' and 1 story in height then a maximum of 30% lot coverage is allowed	Shall not exceed 25% of the net lot area exclusive of the first three (3) feet of roof overhang and carports. Open carports shall not exceed 10% of the net lot area.

¹Single-family residential; places of worship, including parish houses, parsonages, rectories, and convents and dormitories; group homes; and guesthouses are subject to Section 609 Use and Development Standards – Subdivision Development Option.

²For additional development standards, please see **Exhibit 1, Section H. Residential Development Standards**, and **Section I. Small-Scale Professional Offices and Limited Services Development Standards**.

J. Legal Description

See **Exhibit 3, Legal Description**.