



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

GENERAL PLAN AMENDMENT STAFF ANALYSIS

<u>Application:</u>	GPA-DSTV-1-15-2
<u>Applicant:</u>	Alan Beaudoin, LVA Urban Design Studio
<u>Location:</u>	Northwest corner of 56th Street and Deer Valley Road
<u>Acreage:</u>	3.76 acres
<u>Current Plan Designation:</u>	Desert Ridge Specific Plan, Superblock 4, Parcel 4H
<u>Requested Plan Designation:</u>	Desert Ridge Specific Plan, Superblock 4, Parcel 4H
<u>Reason for Requested Change:</u>	This request will amend the Desert Ridge Specific Plan to list “Assisted Living Center” as a supplemental permitted use within Superblock 4, Parcel 4H, for approximately 3.76 acres. This amendment does not change the zoning of this parcel.
<u>Village Planning Committee Date:</u>	Desert View Village – April 5, 2016
<u>Staff Recommendation:</u>	Approval

Findings:

- 1) This amendment will provide additional housing choices to Desert View Village residents.
- 2) This amendment will encourage development that is consistent with the residential development patterns in the area.

BACKGROUND

The Desert Ridge Specific Plan (DRSP) area is an approximately 5,700-acre master planned community located in northeast Phoenix generally bounded by the Central Arizona Canal, Pinnacle Peak Road, 32nd Street, and 64th Street. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The DRSP was approved by the Phoenix City Council in July 1990. The DRSP is the governing land use document of the city of Phoenix for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations.

This amendment pertains to Superblock 4, Parcel 4.H located at the northwest corner of 56th Street and Deer Valley Road. In 2004, rezoning request Z-111-03-2 approved R-4 zoning for approximately 49.78 acres of Parcel 4.H to allow multi-family residential. The subject site is approximately 3.76 acres of the previously approved Parcel 4.H and is subsequently a part of the approved site plan for the Toscana Community. The final site plan approval for Toscana showed a building configuration and community inclusive of condominium residential, vacation villa residential and a plan for independent living residential. The Statesman Group, the developer of Toscana, has identified the need for independent living in the Toscana Community that will cater to an aging population in northeast Phoenix. The Statesman Group has envisioned some type of assisted living on this parcel within their development.

PROPOSAL

The proposal is to amend the Desert Ridge Specific Plan to list “Assisted Living Center” as a supplemental permitted use within Superblock 4, Parcel 4H, for approximately 3.76 acres located at the northwest corner of 56th Street and Deer Valley Road. This amendment does not change the zoning of this parcel. The Toscana Community formerly planned independent living within the community, this request will allow additional assisted living services to be provided. The additional use will not substantially change the planned built environment previously defined on the approved final site plan for the Toscana Community. This use is listed in other similar multi-family zoned properties in the Desert Ridge Specific Plan however it was not listed as part of the approval for Z-111-03-2 and staff believes this was an oversight at the time.

ANALYSIS

The Toscana Community has formerly obtained development site plan approval, as supported by the existing R-4 zoning on the property for 1,568 units. The proposed addition of “Assisted Living” as a supplemental permitted use will not change the zoning or increase the density and number of units allowed on this site. The proposed use is anticipated to slightly reduce the traffic generated by the Toscana Community. The proposal will not create any additional need for open space or recreational facilities, such amenities are already incorporated into the approved final site plan. The proposed use has no impact on the character and image of the adjacent area, neighborhood or Desert View Village core. The proposed use will complement the higher intensities near the Desert View Village core and provides additional housing choices for area residents.

MARCH 10, 2016 – COMMUNITY MEETING

Approximately 4,400 notices announcing the March 10, 2016 community meeting were mailed out to property owners, the Desert View Village Planning Committee, and registered neighborhood organizations within the Village. A total of ten individuals attended the community meeting. The comments from the public were supportive and positive. The applicant provided detailed information regarding the development history of the Statesman Group, the current conditions at the Toscana Community and the long term plans for future growth at the site.

CONCLUSION AND RECOMMENDATION

Staff recommends that the request be approved. Approval of this amendment will provide additional choices for people to live in an appropriate care environment within the Desert View Village. Approval is consistent with the residential development patterns in the area.

Writer

Joél Carrasco
March 18, 2016

Attachments

Proposed Language (2 pages)
Sketch Map (1 page)
Aerial (1 page)

Proposed Language

4.H – Development Parcel 4.H *6

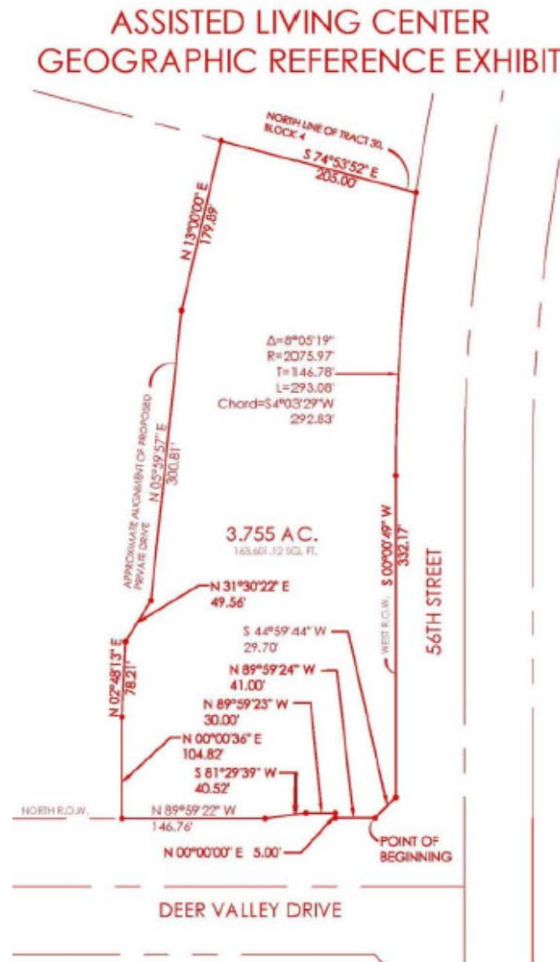
Size: 91 acres

Uses Permitted:

- Residential
- Churches
- Project Information Center (See Definitions in Appendices)
- Time Share Units **+6**
- ASSISTED LIVING CENTER (1) (2)

(1) DEFINED BY SECTION 202 OF THE PHOENIX ZONING ORDINANCE

(2) THIS USE IS PERMITTED ONLY WITHIN THE GEOGRAPHIC AREA DEFINED BY THE ASSISTED LIVING CENTER GEOGRAPHIC REFERENCE EXHIBIT PROVIDED BELOW.



Density Range: 15-25 du/ac for the entire parcel; a maximum of 32 du/ac for individual developments.

Maximum Number of Units: 2,275; 2,957 if acreage increase 30 percent *2

Minimum Number of Units: 910; 637 if acreage decreases 30 percent *2
Building Height Limits: 4 stories or 48 feet.
Potential Zoning to be Applied: R-3, R-3A, R-4
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- Residential units may be single-family attached or multifamily. *2
- Section C.4.B, Chapter 6 of Desert Ridge Specific Plan, applies.
- If time share units are developed within this development parcel, maid services and catering may be provided to individual units. No commercial services or public assembly areas open to the public may be provided. +6
- Time share uses are permitted only within R-3, R-3A, R-4 or Resort zoning districts. +6
- Time share units primary access shall be only from local or collector streets providing access to the resort, or Deer Valley Drive. Primary access shall not be provided from Tatum Boulevard or 56th Street. +6
- No advertising, major location, or major identification signage for time share projects shall be permitted on Tatum Boulevard or 56th Street. Minor identification signs in conjunction with minor access driveways are permitted. +6
- The architecture and site plan of time share projects shall be designed to be integrated into the architecture and site plan of other resort uses, including the resort golf course and hotel, on site resort commercial uses, and resort retail uses to be located in the Desert Ridge Core located south of Deer Valley Drive. Such design shall include (but not limited to) common architectural themes, common signage, integrated pedestrian access, common landscaping themes, and integrated transportation circulation. +6
- The character of architecture and site plans for time share projects bordering Tatum Boulevard and 56th Street should be residential in character. +6
- Time share units are only permitted in this parcel adjacent to both sides of the street linking the resort to the core, up to a depth of 600 feet on either side of the street (approximately 600 feet east and 600 feet west of the future 52nd Street between Deer Valley Drive and the resort golf course). Such time share units will appear and function as an adjunct to the resort use. +6



mapservices@phoenix.gov

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Superblock 4



Subject Property



Feet
0 100 200



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