



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-1-17-1
March 2, 2017

Deer Valley Village Planning Committee Hearing Date March 16, 2017

Planning Commission Hearing Date April 6, 2017

Request From: S-1 DVAO (3.18 acres)

Request To: CP/GCP DVAO (3.18 acres)

Proposed Use Warehouse/Office

Location Approximately 335 feet east of the
northeast corner of 15th Avenue and the
Whispering Wind Drive alignment

Owner DLX2 Properties, LLC

Applicant / Representative Doug Porter, Arizona Turf Masters /
Casey Pennington, Vespro

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commerce/Business Park	
Street Map Classification	Whispering Wind Drive	Minor Collector	25-foot south half street (to be dedicated)
<p><i><u>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE</u></i> <i>ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE:</i> <i>Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></p> <p>The proposed rezoning will allow the site to appropriately be used for a commerce park use and allows the opportunity for a local business to operate on the site.</p>			
<p><i>AIRPORTS; LAND USE PRINCIPLE: Continue to carefully monitor and evaluate all future land uses around the airports, protecting the airport from incompatible development that could pose a safety hazard to aircraft passengers, or to individuals living or residing in those areas. Additionally, ensure that future land uses within the Sky Harbor Center area will be compatible with the safe operation of Sky Harbor International Airport.</i></p> <p>The subject site is located within the Deer Valley Airport Overlay District, Area 1. The overlay district is intended to protect the health, safety and welfare of persons and property within the vicinity of Deer Valley Airport. The proposed development is a compatible land use to nearby airport operations.</p>			

Area Plan
<p><u>DEER VALLEY AIRPORT OVERLAY</u></p> <p>The subject property is located within the Deer Valley Airport Overlay District (DVAO) and the proposed uses and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions, and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport.</p>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	S-1 DVAO
North	Vacant	County RU-43
South	Utility/powerline grid corridor / landscape and equipment storage	County RU-43
East	Vacant	County RU-43
West	Vacant (Proposed Office/Warehouse)	CP/GCP DVAO

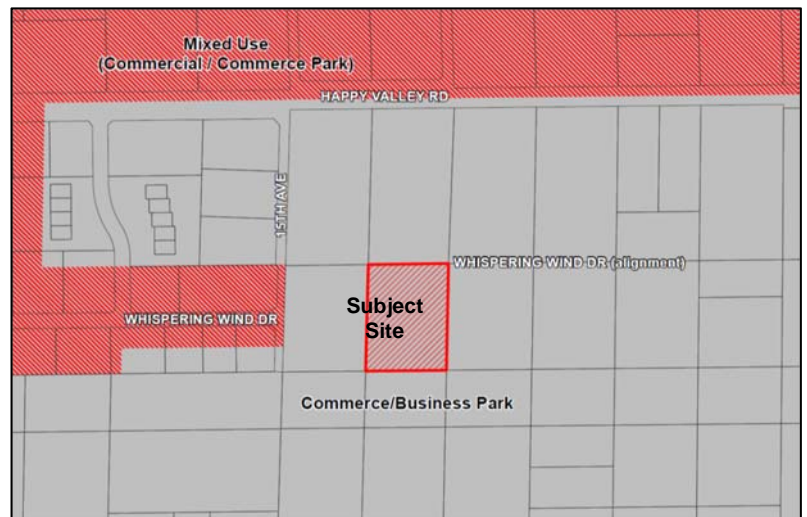
CP/GCP (Commerce Park, General Commerce Park Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street: Whispering Wind DR (perimeter)	30 feet (*60 feet, based on 28-foot building height)	Met – 60+ feet
Side: South (perimeter)	20 feet (*60 feet, based on 28-foot building height)	Met – 37+ feet to wall, 123+ feet to building
East (perimeter)	20 feet (*60 feet, based on 28-foot building height)	Met – 66+ feet
West (interior)	0 feet	Met – 61+ feet
<i>Landscape Setbacks</i>		
Street: Whispering Wind DR (perimeter)	30 feet	Met – 60+ feet
Side: South (perimeter)	5 feet	Met – 10 feet
East (perimeter)	5 feet	Met – 10 feet
West (interior)	0 feet	Met – 5 feet

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Lot Coverage	Maximum 50%	Met – 31%
Building Height	Maximum 18 feet within 30 feet of perimeter lot line; 1 foot increase per 3-foot additional setback, maximum 56 feet to 80 feet with use permit and site plan	Met – Approximately 28 feet
Parking	Minimum 20 required (Based on number of warehouse employees)	Met – 47 provided

* Setbacks along the perimeter sides of the site depend on building height. See the building height standards above.

Background/Issues/Analysis

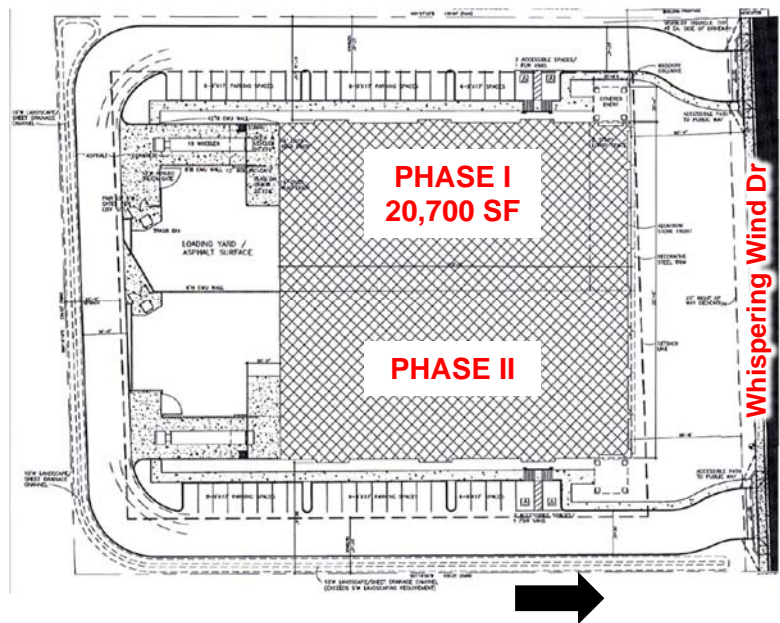
1. This is a request to rezone a 3.18-acre site located approximately 335 feet east of the northeast corner of 15th Avenue and the Whispering Wind Drive alignment from S-1 DVAO (Ranch or Farm Residence, Deer Valley Airport Overlay) to CP/GCP DVAO (Commerce Park, General Commerce Park Option, Deer Valley Airport Overlay) to allow for a warehouse/office.
2. The subject site was annexed into the city of Phoenix on October 28, 2015 via Ordinance S-42103 and was granted S-1 (Ranch or Farm Residence) zoning per the adoption of Ordinance G-6075 on November 18, 2015.
3. The General Plan Land Use Map designation for the subject site and surrounding area is Commerce / Business Park. The proposed zoning conforms to the General Plan Land Use designation.



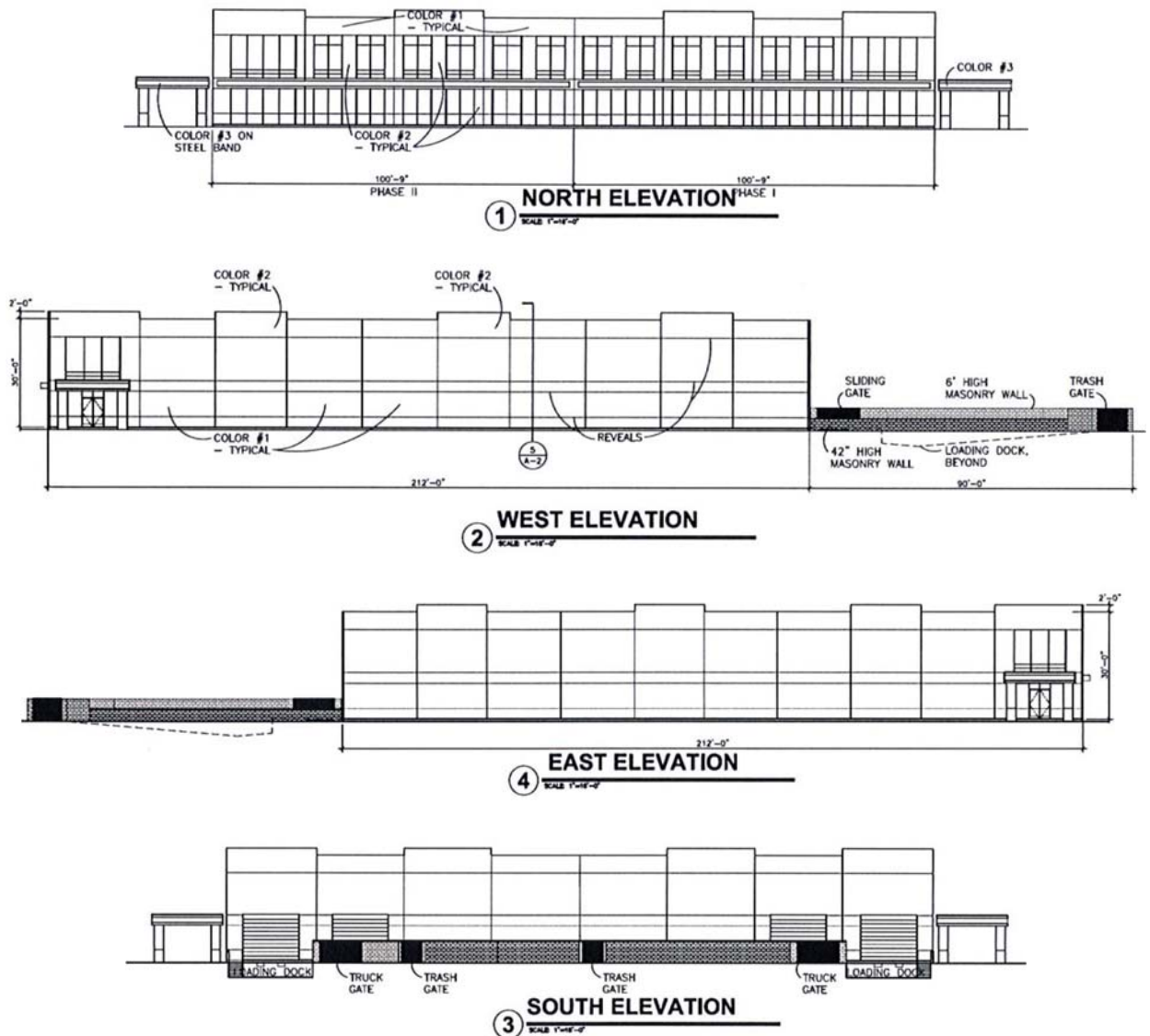
- The site and properties to the north, east, and west are vacant. There is a warehouse/office building proposed on the vacant property to the west. The property to the south is a utility corridor and is also utilized for storage of landscape equipment. Properties to the north, south, and east are in the County jurisdiction and have County RU-43 zoning (Rural Zoning District - One Acre Per Dwelling Unit). The area west of 15th Avenue is zoned and used for commerce park development.



- The site plan includes a 42,227 square foot building, planned to be completed in two phases. There is a gated loading area proposed on the south side of the lot and vehicle parking areas proposed along the east and west sides of the building. The plan includes a very large street side setback along Whispering Wind Drive, varying from 60 to 66 feet wide. Two driveway access points are proposed for trucks and vehicles to circulate around the building.



- The proposed elevations depict a warehouse building with varying roof heights from 30 to 32 feet to the top of the parapets. The actual building height is not labeled, but appears to be approximately 28 feet. A masonry wall and gates are proposed around the loading area on the south side of the building.



- The Commerce Park district landscape standards do not specify the required number or size of trees along the street side or within the vehicle parking areas. Staff is recommending stipulations with specifics on tree caliper sizes and spacing of trees, similar to the adjacent development to the west. This will ensure a consistent streetscape and parking areas within the commerce park area.

8. The Archaeology Office has recommended that no archaeological work is necessary for this project. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
9. The subject parcel is located in proximity to the Deer Valley Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.
10. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. The Street Transportation Department has required the following:
 - Right-of-way totaling 25 feet shall be dedicated for the south half of Whispering Wind Drive. The remaining Federal Patent Easements shall be abandoned.
 - The developer shall provide curb and gutter of 16 feet south of the Monument Line. The improvements shall match the existing improvements to the west with a 200-foot taper from the existing to the new improvements.
 - The developer shall provide a total of 24 feet of paving for Whispering Wind Drive.
12. The Water Services Department has noted that water and sewer mains shall be required in the right-of-way.
13. 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 abandonment may be required.

Findings

1. The proposed zoning and development conforms to the General Plan Land Use Map designation of Commerce/Business Park.
2. The proposed zoning is consistent with the Deer Valley Airport Overlay District.
3. The proposed zoning is consistent with other development in the area.

Stipulations

1. Trees within the required landscape setback along Whispering Wind Drive shall be placed 20 feet on center or in equivalent groupings, consisting of 60% of trees with a minimum 2-inch caliper and 40% with a minimum 1 inch caliper, as approved by the Planning and Development Department.
2. Landscape planters shall be provided at the ends of each row of parking within the required parking areas, as approved by the Planning and Development Department. The planters shall be a minimum of 5 feet wide, measured from inside face of curbs. Planters shall include at minimum a 1 inch caliper tree.
3. Right-of-way totaling 25 feet shall be dedicated for the south half of Whispering Wind Drive (north boundary of property) for the entire length of the property and the remaining Federal Patent Easement shall be abandoned, as approved by the Planning and Development Department.
4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

Writer

Racelle Escolar

March 2, 2017

Team Leader

Joshua Bednarek

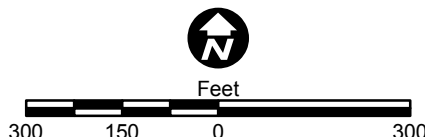
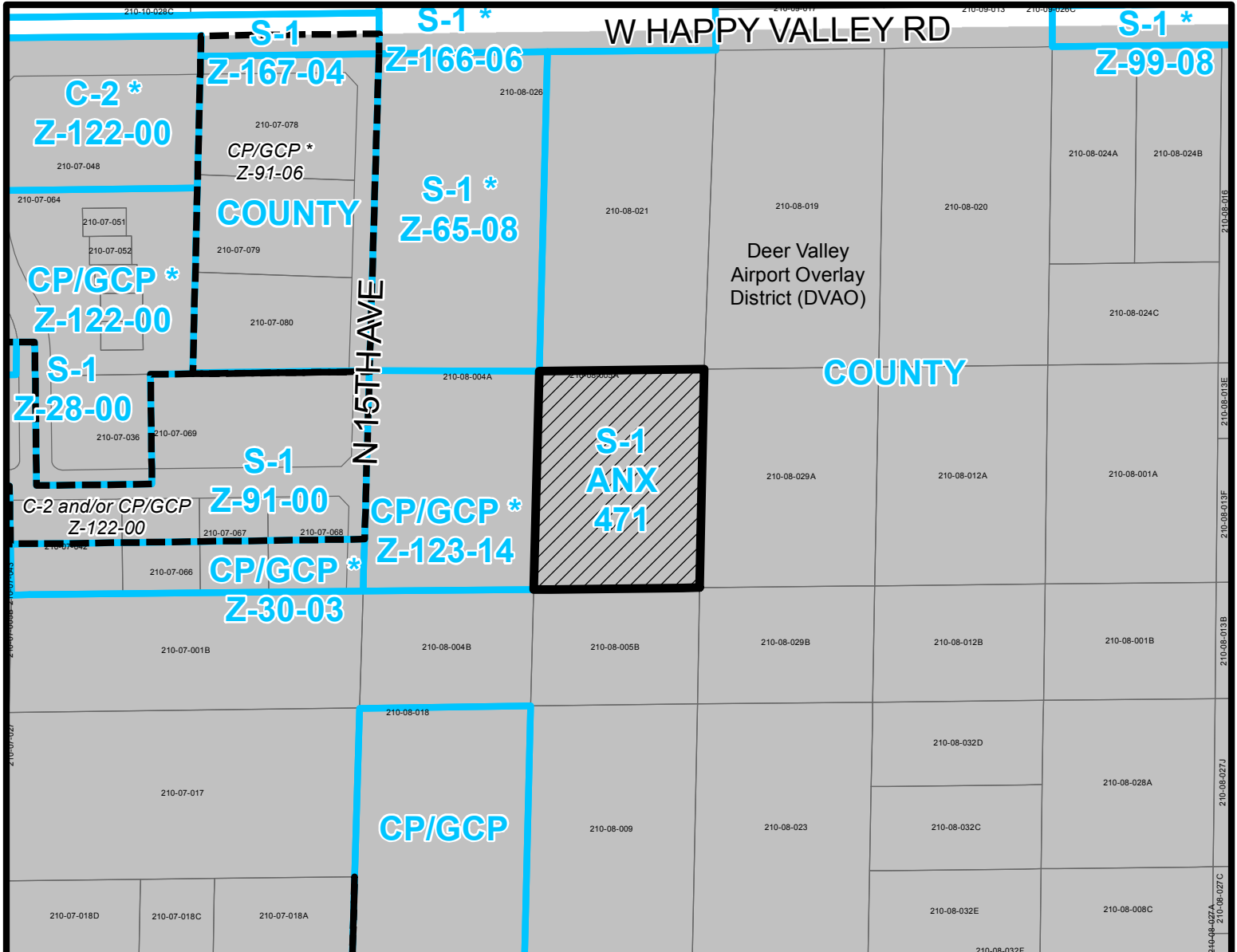
Exhibits

Sketch Map

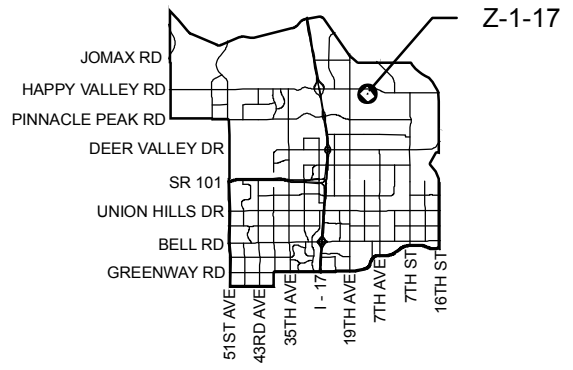
Aerial Map

Conceptual Site Plan, date stamped 1/6/2017

Conceptual Elevations, date stamped 1/6/2017



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Doug Porter, Arizona Turf Masters		REQUESTED CHANGE: FROM: S-1 DVAO, (3.18 a.c.) TO: CP/GCP DVAO, (3.18 a.c.)	
APPLICATION NO. Z-1-17	DATE: 01/26/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.18 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 46-26	ZONING MAP O-8	
MULTIPLES PERMITTED S-1 CP/GCP	CONVENTIONAL OPTION 3 N/A	* UNITS P.R.D. OPTION N/A N/A	
* Maximum Units Allowed with P.R.D. Bonus			

Z-1-17-1 AERIAL MAP



HAPPY VALLEY RD

Subject Site

15TH AVE

WHISPERING WIND DR

WHISPERING WIND DR (alignment)

RE 2/24/2017 Aerial Date: 2016



0 300 600 Feet



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

PROJECT INFORMATION

OWNER: DLX3 PROPERTIES LLC
2708 E. McDOWLAND
PHOENIX, ARIZONA 85004
Contact: DOUG PORTER
Phone: 480 751-4143
Email: doug@aturfmasters.com

APPLICANT: ARIZONA TURF MASTERS
1725 W. WILLIAMS DRIVE
SUITE 220
PHOENIX, ARIZONA 85027

PROJECT DESCRIPTION: INDUSTRIAL PARK

APPLICABLE BUILDING CODES:
2012 IRC
2012 IBC
2012 INTERNATIONAL FUEL GAS CODE
2012 EFC
2011 NEC

EXISTING ZONING: County RU-43 PENDING S-1
C/OCPD

PROPOSED ZONING: 21038-005A

SITE AREA: 3.2941 ACRES

EXISTING BUILDING: NONE

BUILDING HEIGHT LIMIT: 18' H. WITHIN 30' OF PERIMETER LOT LINE, ONE FOOT INCREASE PER 9' ADDITIONAL SETBACK. THIS APPLIES TO FRONT & EASTSIDE SETBACK.

PROPOSED BUILDING HEIGHTS: 33' @ WAREHOUSE

PROPOSED CONSTRUCTION TYPE: II-B

PROPOSED BUILDING FOOTPRINT: 21,113.5 S.F. @ PHASE I, 21,113.5 S.F. @ PHASE II

TOTAL BUILDING SQUARE FOOTAGE: 42,227 S.F.

LOT COVERAGE CALCULATION: 142,227 / 137,816 (1x 100) = 103.9%

SITE ACREAGE, GROSS & NET: 143,475 S.F. & 137,816 S.F.

LEGAL DESCRIPTION: THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 N, RANGE 1 E, EAST OF TUCUCLA AND SALT RIVER BASIN AND MERRIMAN, MARICOPA COUNTY, ARIZONA, EXCEPT THE SOUTH 200 FEET THEREOF.

ZONING DISTRICT: DV40
DEER VALLEY (AIRPORT OVERLAY)

VELLAGE: AUTOMATIC FIRE SPRINKLER PROTECTION
ALLOWABLE BLDG AREA: 12,800 SF + (12,800 x .75) + (12,800 x 3) = 59,275 SF
1 SPACE PER 1.5 WORKINGS (WHOLESALE, WAREHOUSE, STORAGE BUILDINGS), 30 WORKSPACES OR SPACES
PROVIDED PARKING: 43 STANDARD SPACES, 4 ACCESSIBLE SPACES

- CITY OF PHOENIX NOTES:**
- Development and use of this site will conform with all applicable codes and ordinances.
 - The project is located in the City of Phoenix Water Services Area and has been designated as having an assured water supply.
 - All new or relocated utilities will be placed underground.
 - Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 3'.
Structures and landscaping within a triangle measuring 33' x 33' along the property line will be maintained at a maximum height of 3'.
 - Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
 - Owners of property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with approved plans.
 - The existing structures must comply with the change of occupancy provisions in the Phoenix construction code prior to use.
 - After final approval of the project will be inspected for zoning compliance during construction and prior to occupancy. The applicant is to notify PCD prior to occupancy to arrange for inspections. Call 262-6981 and request a Design Review Inspector.
 - All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
 - All service areas shall be screened to conceal trash containers, loading docks, transformers, backhoe generators and other mechanical or electrical equipment from eye level adjacent to all public streets.
 - Barbed, razor, or concrete wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
All signage requires a separate review and permit.
 - Smoke, gas and odor emissions shall comply with Regulation II of the Maricopa County Air Pollution Control Rules and Regulations.
 - The disposal of all waste materials shall comply with Title 9, chapter 9, articles 18 and 4 of the Hazardous Waste Regulations as adopted by the Arizona Health Department.
 - The average noise level, measured at the property line, shall not exceed 55 dB (1/1) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency.
 - All new sanitary sewer lines within the site shall be private plumbing lines subject to the Phoenix Plumbing Code or the Arizona Department of Environmental Quality (ADEQ) Acceptor Protection Program (APP) General Permit 4.01 in accordance with Arizona Administrative Code Title 18, Chapter 8, Section E301 (A.A.C. R18-8-4301) whichever is applicable.
 - The sanitary sewer collection system within the project will be a private system, owned and maintained by the property owner(s) or association. The system will be reviewed and inspected by the Building Safety Section of the Planning and Development Services Department.
 - All on-site water lines, shall be private plumbing lines subject to the Phoenix Plumbing Code.
 - Please consider placing the following note on the site plan to authorize minor amendment to the plan in the future:
I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the architect who make such changes assume full responsibility and liability for the plan.

REHSE Architecture
PATRICK C. REHSE, FAIA, NCARB
89 EAST VIRGINIA AVENUE, SUITE 140
PHOENIX, ARIZONA 85004
PHONE: 602-516-7130

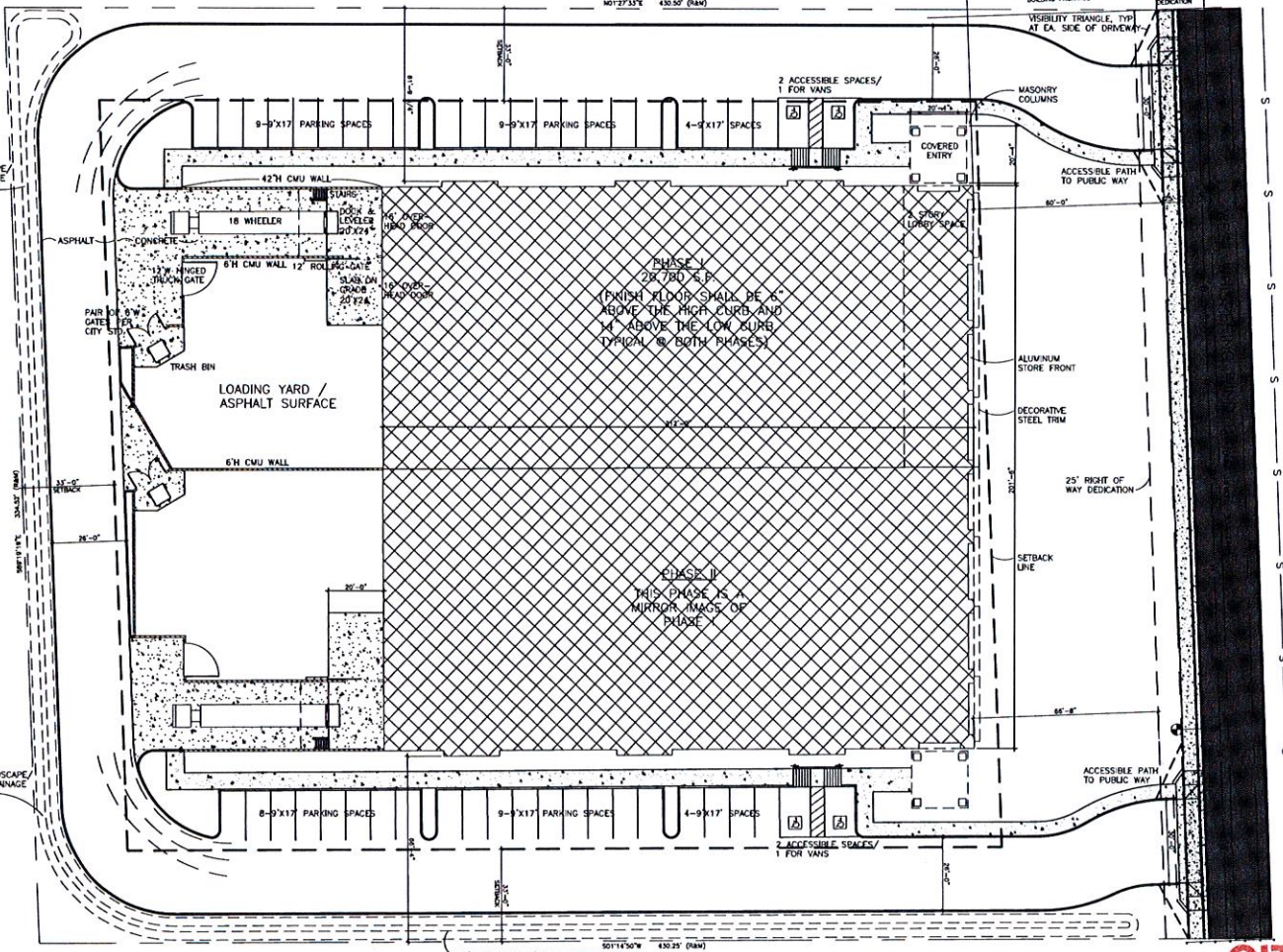
**ARIZONA TURF MASTERS
PRE-APPLICATION SUBMITTAL
S/W CORNER OF 13TH AVE & WHISPERING WIND DR
PHOENIX, ARIZONA**

PRE-APPLICATION
NO. REVISION PREPARED DATE

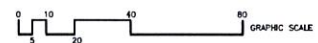
16001
1-3-2017
W. BRAZELTON
P. REHSE

CONCEPTUAL SITE PLAN
DATE: 01/13/2017

A-1



1 PRELIMINARY SITE PLAN
SCALE 1/8"=1'-0"



CITY OF PHOENIX

JAN 06 2017

**Planning & Development
Department**

VICINITY MAP

SCALE: NONE
KVA # 18-1287 DEV # 180227 PAPP # 1802186 QUARTER SECTION # 48-26
APPROVAL:

SIGNATURE OF COPYRIGHT OWNER

SIGNATURE OF COPYRIGHT OWNER



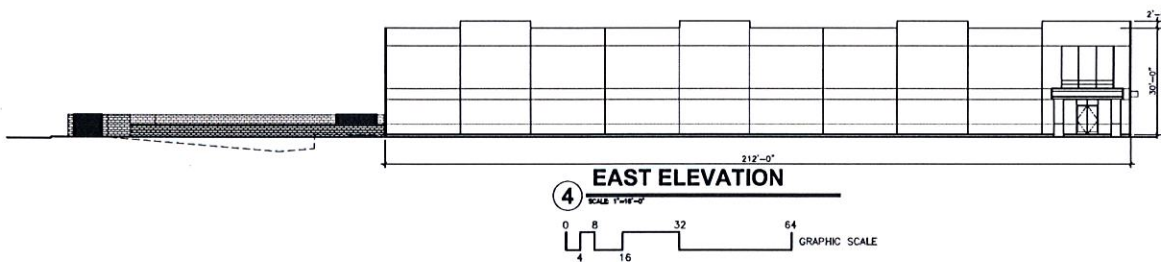
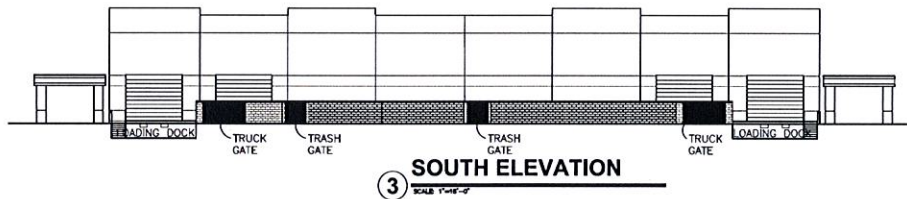
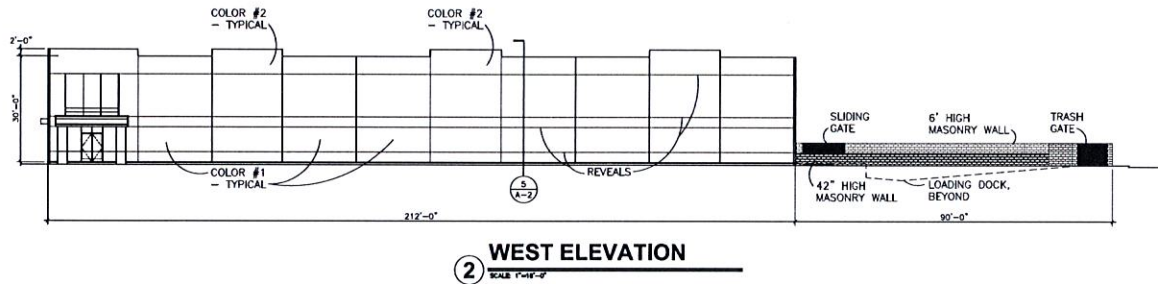
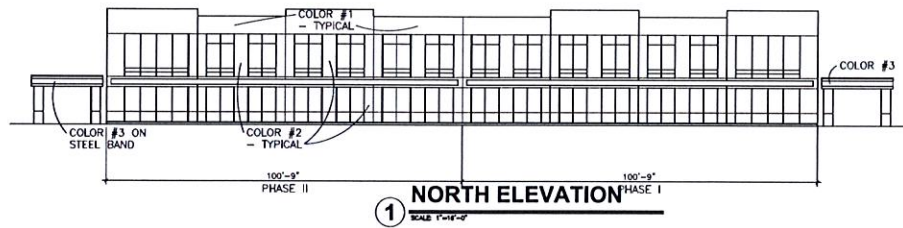
ARIZONA TURF MASTERS PRE-APPLICATION SUBMITTAL S/W CORNER OF 13TH AVE & WHISPERING WIND DR PHOENIX, ARIZONA

PRE-APPLICATION NO. REVISION PREPARED DATE

16001
1-3-2017
W. BRAZELTON
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CONCEPTUAL SITE PLAN DATE: 01/13/2017

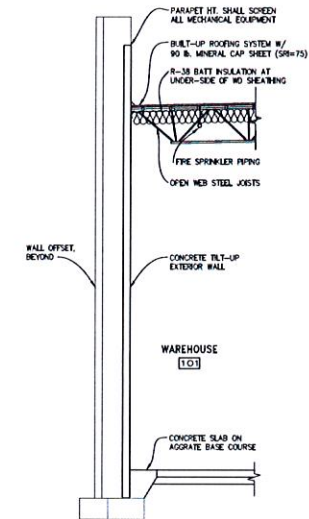
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CITY OF PHOENIX

JAN 06 2017

Planning & Development
Department



REHSE
Architecture

PATRICK C. REHSE, FAIA, NCARB
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PHOENIX, ARIZONA 85004
PHONE: 602-310-7150

ARIZONA TURF MASTERS
PRE-APPLICATION SUBMITTAL
S/W CORNER OF 13TH AVE & WHISPERING WIND DR
PHOENIX, ARIZONA

PRE-APPLICATION

16001	REV 02
12-20-2016	DATE
W. BRAZELTON	DESIGNED BY
P. REHSE	CHECKED BY

BUILDING
ELEVATIONS
& WALL SECTION

A-2