



# SKY CROSSING

Planned Community District  
Northwest Corner of Deer Valley Road and Black Mountain Boulevard

**Development Narrative**  
**Rezoning Case No.: Z-13-16-2**

City Council Approved: September 7, 2016

**CITY OF PHOENIX**

DEC 07 2016

**Planning & Development  
Department**

## Principals and Development Team

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## A. Sky Crossing Project Overview

The Sky Crossing Planned Community District (“Sky Crossing PCD”) is proposed for approximately 409.93 gross acres of undeveloped land located at the northwest corner of Black Mountain Boulevard and Deer Valley Road in northeast Phoenix (“Property”) and will facilitate development of a master planned residential community to be developed by Cave Buttes Development Partners, LLC, a joint venture formed by Taylor Morrison/Arizona, Inc. and Pulte Group (see Aerial Map, Exhibit 1, Page 5 and Legal Description, Exhibit 2, Pages 6-8). More specifically, Sky Crossing is situated north of the Reach 11 Regional Recreation Area, south of the National Memorial Cemetery of Arizona, east of the City of Phoenix Cave Creek Wastewater Reclamation Facility, and west of the Desert Ridge master planned community. The Property is State Trust Land managed by the Arizona State Land Department under a Certificate of Purchase to Cave Buttes Development Partners, LLC.

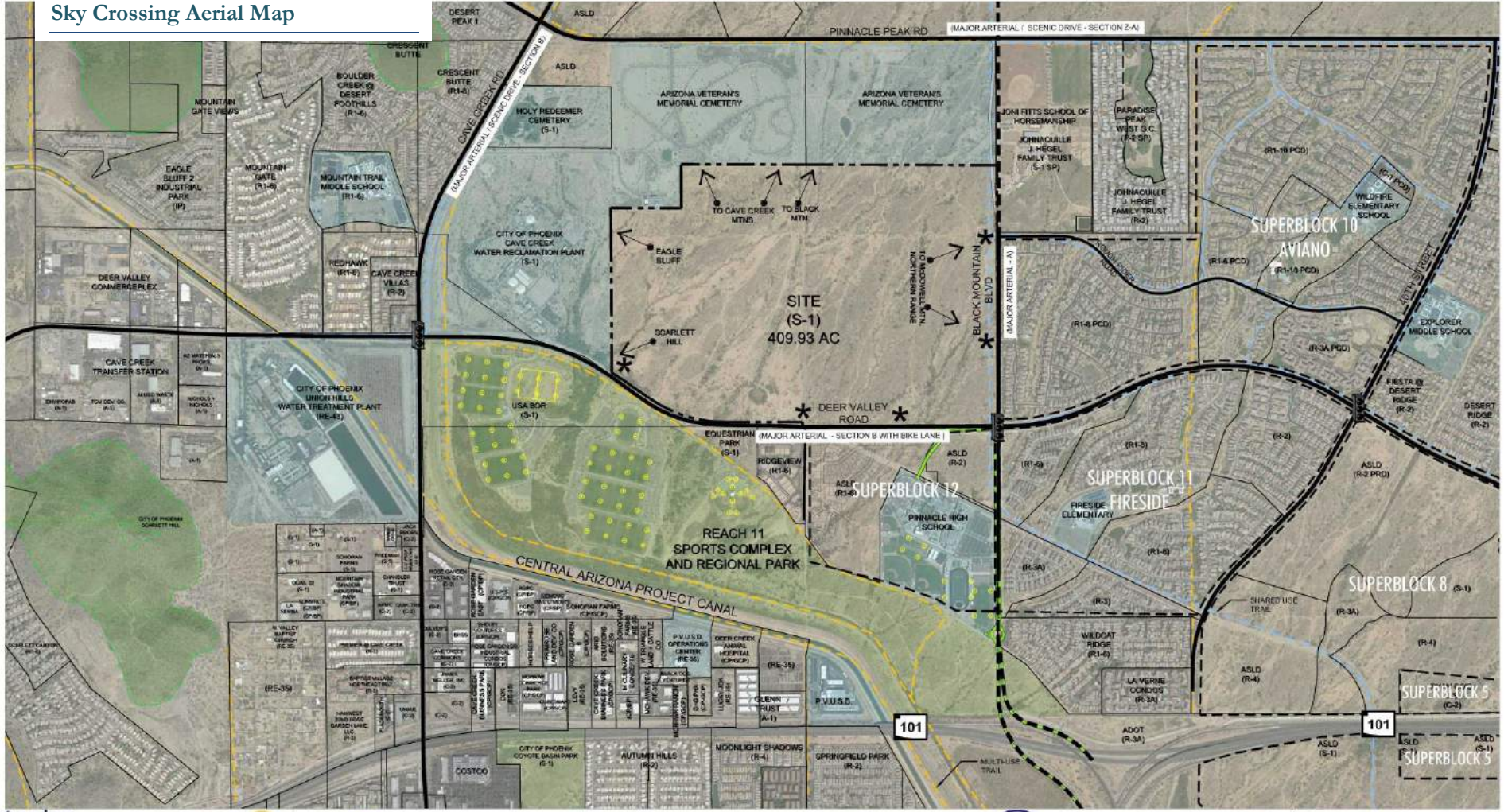
The Property is currently zoned S-1 (City of Phoenix Farm and Ranch Residence District). The Sky Crossing PCD application requests to rezone the Property to Planned Community District (“PCD”). The Sky Crossing PCD utilizes various underlying residential zoning districts, including R1-10, R1-8, R1-6 and R-2, which will control the permitted uses and development standards, except as modified herein, within each of the Development Units. The Sky Crossing PCD includes a Conceptual Development Plan that promotes a variety of residential neighborhood types, which will feature a range of lot sizes that accommodate a diverse mix of residential home sizes, product types and living opportunities.

The PlanPHX 2015 Phoenix General Plan designates the Property as Residential 2.0–3.5 and Residential 3.5–5.0 dwelling units per acre. These land use categories accommodate a range of residential densities from 820 units on the low end to 2,050 units on the high end. The Sky Crossing PCD proposes a target of 1,621 dwelling units at an overall density of 3.95 dwelling units per acre.

The Sky Crossing Property is uniquely situated as a large infill parcel with convenient access to established roadway corridors, existing water and sewer infrastructure, freeway access, shopping and schools. Sky Crossing is strategically designed as its own sustainable enclave in response to being surrounded to the north, south and west by public land uses. Further, development of the Property with residential uses represents a natural extension of the neighboring Desert Ridge community. The neighborhoods within Sky Crossing will be connected by a network of collector streets that efficiently accommodate circulation in a ‘ribbon’ movement pattern through the Property with connectivity to the overall area. Residential local streets will be developed in both public and private street configurations to promote a diversity of opportunities for the future Sky Crossing residents and will be designed in a pedestrian-friendly manner. The proposed community amenity spaces, elementary school site, and pedestrian and bicycle pathway network will support the planned approximately 1,621 residential homes.

# Exhibit 1

## Sky Crossing Aerial Map



# SKY CROSSING

SITE ANALYSIS AND EXISTING CONDITIONS EXHIBIT



## Exhibit 2

### Legal Description and Boundary Map

---

A portion of the West half of Section 13 and the East half of Section 14, Township 4 North, Range 3 East, of the Gila and Salt River Base & Meridian, and more particularly described as follows:

BEGINNING at the South Quarter Corner of said Section 13;

Thence  $S89^{\circ}43'38''W$ , along the South line of said Section 13 a distance of 2628.48 feet to the Southwest corner of the Section 13, also being the Southeast corner of Section 14;

Thence  $S89^{\circ}57'37''W$ , along the South line of Section 14, a distance of 1633.46 feet;

Thence  $N55^{\circ}27'05''W$  a distance of 1231.85 feet, to a point on the North-South mid-Section line of Section 14;

Thence  $N00^{\circ}26'34''W$ , along the North-South mid-Section line of said Section 14, a distance of 1949.46 feet; to the center of Section 14;

Thence continuing  $N00^{\circ}26'34''W$ , along the North-South mid-Section line of said Section 14, a distance of 297.03 feet;

Thence  $N89^{\circ}14'32''E$ , a distance of 970.01 feet;

Thence  $N00^{\circ}26'34''W$ , measured ( $N00^{\circ}36'35''W$ , record), a distance of 593.27 feet to a point on a line that is 1746.75 feet South and parallel to the North line of the Northeast Quarter of Section 14;

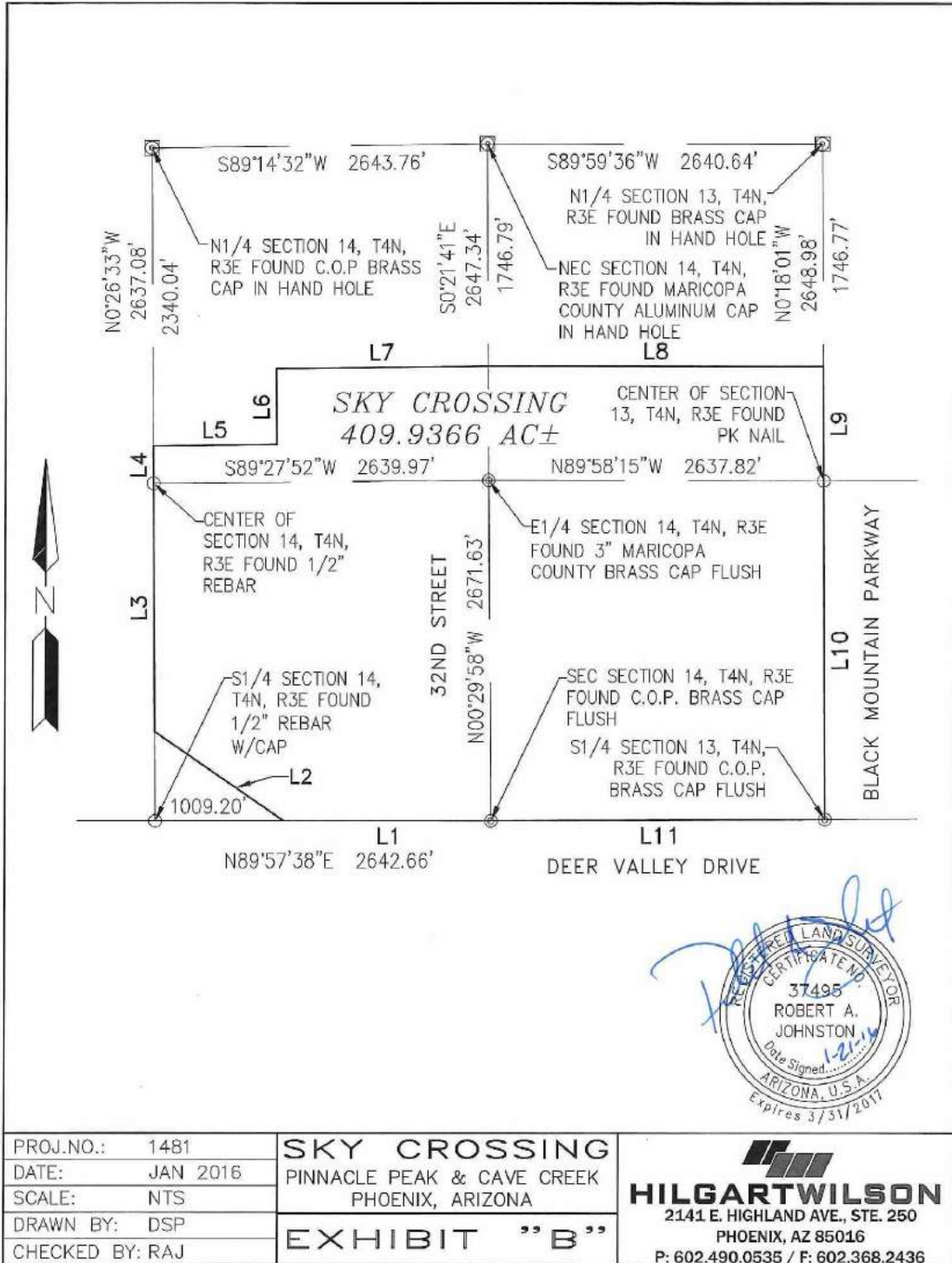
Thence  $N89^{\circ}14'32''E$ , along a line that is 1746.75 feet South and parallel to the North line of the Northeast Quarter of Section 14, a distance of 1671.27 feet, to a point on the East line of Section 14 also being the West line of Section 13;

Thence  $N89^{\circ}59'36''E$  a distance of 2638.77 feet along said line to a point on the North-South mid-Section line of Section 13;

Thence  $S00^{\circ}18'00''E$ , along the North-South Mid-Section Line of Section 13, a distance of 3559.91 feet to the South Quarter Corner of Section 13, and the POINT OF BEGINNING.

# Exhibit 2

## Legal Description and Boundary Map



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## Exhibit 2

### Legal Description and Boundary Map

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°57'38"W	1633.46'
L2	N55°27'07"W	1231.84'
L3	N00°26'35"W	1949.46'
L4	N00°26'33"W	297.03'
L5	N89°14'32"E	970.01'
L6	N00°26'34"W	593.27'
L7	N89°14'32"E	1671.27'
L8	N89°59'35"E	2638.78'
L9	S00°18'01"E	902.21'
L10	S00°18'00"E	2657.70'
L11	S89°43'38"W	2628.48'



PROJ.NO.: 1481	SKY CROSSING PINNACLE PEAK & CAVE CREEK PHOENIX, ARIZONA	 <b>HILGARTWILSON</b> 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JAN 2016		
SCALE: NTS	EXHIBIT "B"	
DRAWN BY: DSP		
CHECKED BY: RAJ		

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## **B. Planned Community District, Planned Community Program**

The Sky Crossing PCD, Planned Community Program, has been prepared in accordance with Section 636 of the Phoenix Zoning Ordinance. This request includes a Conceptual Development Plan, Conceptual Development Unit Phasing Schedule, Conceptual Infrastructure Phasing Plan, Inventory and Analysis of Site Conditions, and Traffic Statement. Master Plan documents may be processed concurrently with the Sky Crossing PCD or immediately following approval of this request. Master Plan documents will be reviewed and approved administratively by the City of Phoenix pursuant to standard and customary procedures.

This Planned Community Program addresses the contextual conditions, site opportunities and constraints, and implements the goals and policies established in the PlanPHX 2015 Phoenix General Plan. Most importantly, the Sky Crossing PCD defines a concept for a high quality planned community designed to enhance the quality of life for future residents. The Planned Community Program includes a diverse mix of residential densities, supporting multi-modal transportation and public facilities, community focal points and other amenities.

### **1. Purpose and Intent**

The purpose of the Sky Crossing PCD is to define a vision for a comprehensive and well-designed planned community with an emphasis on strong neighborhoods. The Sky Crossing PCD and the associated Planned Community District Master Plans (“PCD Master Plans”) articulate a unified planning concept for a community that includes appropriate development controls while maintaining sufficient flexibility to allow detailed planning to occur at the time of development. The Sky Crossing PCD promotes a multi-phased and sustainable project that will develop over the span of many years. Located within the Desert View Village, which is one of the City’s target growth areas, Sky Crossing is a natural extension of existing development and a logical next step in the area’s growth pattern. Sky Crossing will facilitate the orderly extension of public infrastructure improvements that will benefit not only Sky Crossing, but the surrounding community and the City of Phoenix as a whole.

Sky Crossing is designed and will be built on the legacy of the quality established at Desert Ridge, while crafting a distinct community design that will set it apart.

### **2. Conceptual Development Plan**

The Sky Crossing Conceptual Development Plan (“CDP”) proposes a target of approximately 1,621 residential dwelling units (see Conceptual Development Plan, **Exhibit 3**, Page 11, Land Use Summary, **Table A**, Page 12 and **Appendix B**). Due to the 400-acre size and planned phasing of Sky Crossing, the CDP is configured into twenty total Development Units that, in turn, are organized into nine neighborhood types. A variety of

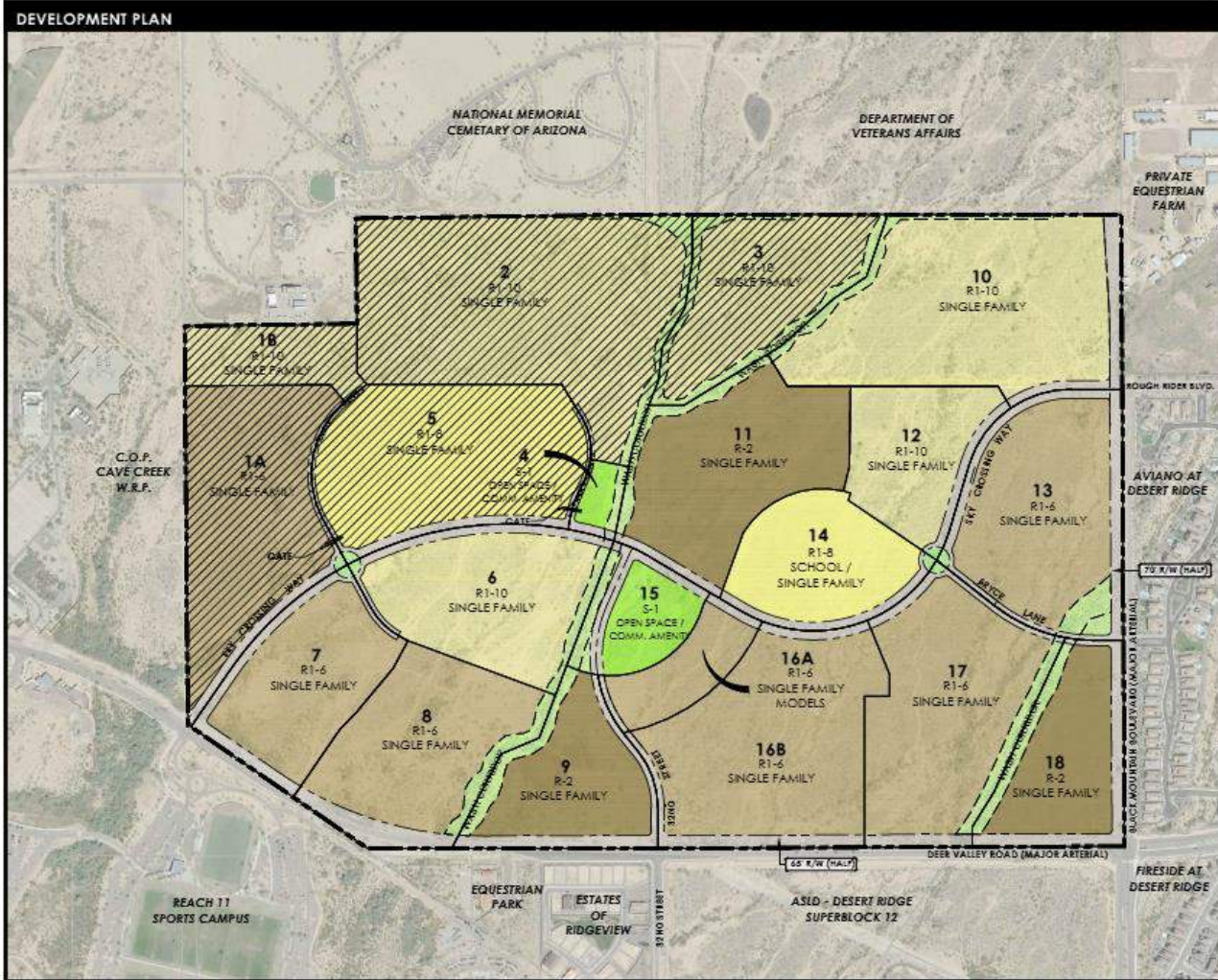
lot sizes and corresponding residential home designs will provide a wide variety of housing choices for future residents.

The arrival at Sky Crossing occurs at two points on Deer Valley Road and two points on Black Mountain Boulevard. Sky Crossing Way is planned as the primary internal east-west collector street articulated by a signature ribbon-like design that roughly bisects the Property and provides access onto Deer Valley Road and Black Mountain Boulevard. An additional major entry point from Deer Valley Road will be developed at the 32<sup>nd</sup> Street alignment. In response to the internal roadway system and the central wash corridor, the Property is loosely divided into four quadrants. The location and design of the planned collector street, and the local street ingress and egress points, respond to the existing context and fabric of the greater community, including the existing development patterns, roadway improvements, and traffic signal spacing. The northwest quadrant of Sky Crossing is planned as a gated community with a semi-passive amenity area. The remainder of Sky Crossing is planned as non-gated neighborhoods with a centrally located major active amenity area. A site for future elementary school is reserved centrally within the community near the central amenity area. This central amenity area is accessible via planned pedestrian and bicycle paths throughout Sky Crossing.

Each of the twenty Development Units is connected to the greater community through vehicular and pedestrian circulation routes. The pedestrian routes minimize the number of street crossings between homes and the major amenity areas and the future elementary school. These routes also link various pocket parks and natural areas that are strategically located throughout Sky Crossing. Designated pedestrian circulation routes are planned to include detached sidewalks, shared use paths, and compacted natural surface or concrete paths. Four pedestrian-only wash crossings are proposed within Sky Crossing that promote convenient and direct routes to community destinations. In addition to providing linkages within Sky Crossing, the pedestrian network provides connections to areas outside of the community including the Reach 11 Recreational Area and a transit shelter on Deer Valley Road. The Master Open Space and Trails Plan, which will be developed as part of the secondary planning obligation in the PCD Master Plans, will specifically define the routes described herein.

# Exhibit 3

## Conceptual Development Plan



**PROPERTY BOUNDARY**  
**DEVELOPMENT UNIT BOUNDARY**  
**GATED/PRIVATE STREETS**

NOTE: ALL GATES MUST COMPLY WITH CITY OF PHOENIX REQUIREMENTS FOR ADDRESS AND MANEUVERING.

**DEVELOPED OPEN SPACE / COMMUNITY AMENITY**  
**PROPOSED GATE**

GROSS LAND AREA: 409.9 AC +/-  
 GROSS PROJECT DENSITY: 3.95 DU/AC

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**LAND USE SUMMARY TABLE**

DEVELOPMENT UNIT	PROPOSED USE	PROPOSED ZONING DISTRICT	GROSS ACREAGE	TARGET DWELLING UNITS	MAXIMUM DENSITY	MAXIMUM DWELLING UNITS
1A	RESIDENTIAL	R1-6	26.2	131	5.50	144
1B	RESIDENTIAL	R1-10	7.9	16	3.50	27
2	RESIDENTIAL	R1-10	43.0	130	3.50	150
3	RESIDENTIAL	R1-10	18.7	37	3.50	66
4	O-S / COMMUNITY AMENITY	S-1	2.4	0	1.00	2
5	RESIDENTIAL	R1-8	28.0	99	4.50	126
6	RESIDENTIAL	R1-10	21.4	64	3.50	75
7	RESIDENTIAL	R1-6	18.0	99	5.50	99
8	RESIDENTIAL	R1-6	22.7	101	5.50	125
9	RESIDENTIAL	R-2	16.3	163	10.00	163
10	RESIDENTIAL	R1-10	37.0	116	3.50	130
11	RESIDENTIAL	R-2	24.0	74	10.00	240
12	RESIDENTIAL	R1-10	13.4	39	3.50	47
13	RESIDENTIAL	R1-6	26.3	117	5.50	145
14	SCHOOL / RESIDENTIAL	R1-8	15.1	0	4.50	68
15	O-S / COMMUNITY AMENITY	S-1	8.5	0	1.00	9
16A	RESIDENTIAL / MODELS	R1-6	7.0	28	5.50	38
16B	RESIDENTIAL	R1-6	30.6	139	5.50	168
17	RESIDENTIAL	R1-6	27.1	105	5.50	149
18	RESIDENTIAL	R-2	16.2	162	10.00	162
			409.9	1,621		2,135
			GROSS PROJECT DENSITY	3.95		5.21

**ZONING SUMMARY TABLE**

District	Gross Land Area
S-1	10.9
R1-10	141.4
R1-8	43.2
R1-6	157.9
R-2	56.6
Total	409.9

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SKY CROSSING

PCD-CONCEPTUAL DEVELOPMENT PLAN

APPROX. SCALE: 1"=300'  
 NORTH

1448 DRAWN BY: JC 5/26/16

KIVA: 16-1029 MDEV: 160001 QS: 43-34/43-35 ZONING CASE#: Z-13-16

**Table A**  
**Land Use Summary**

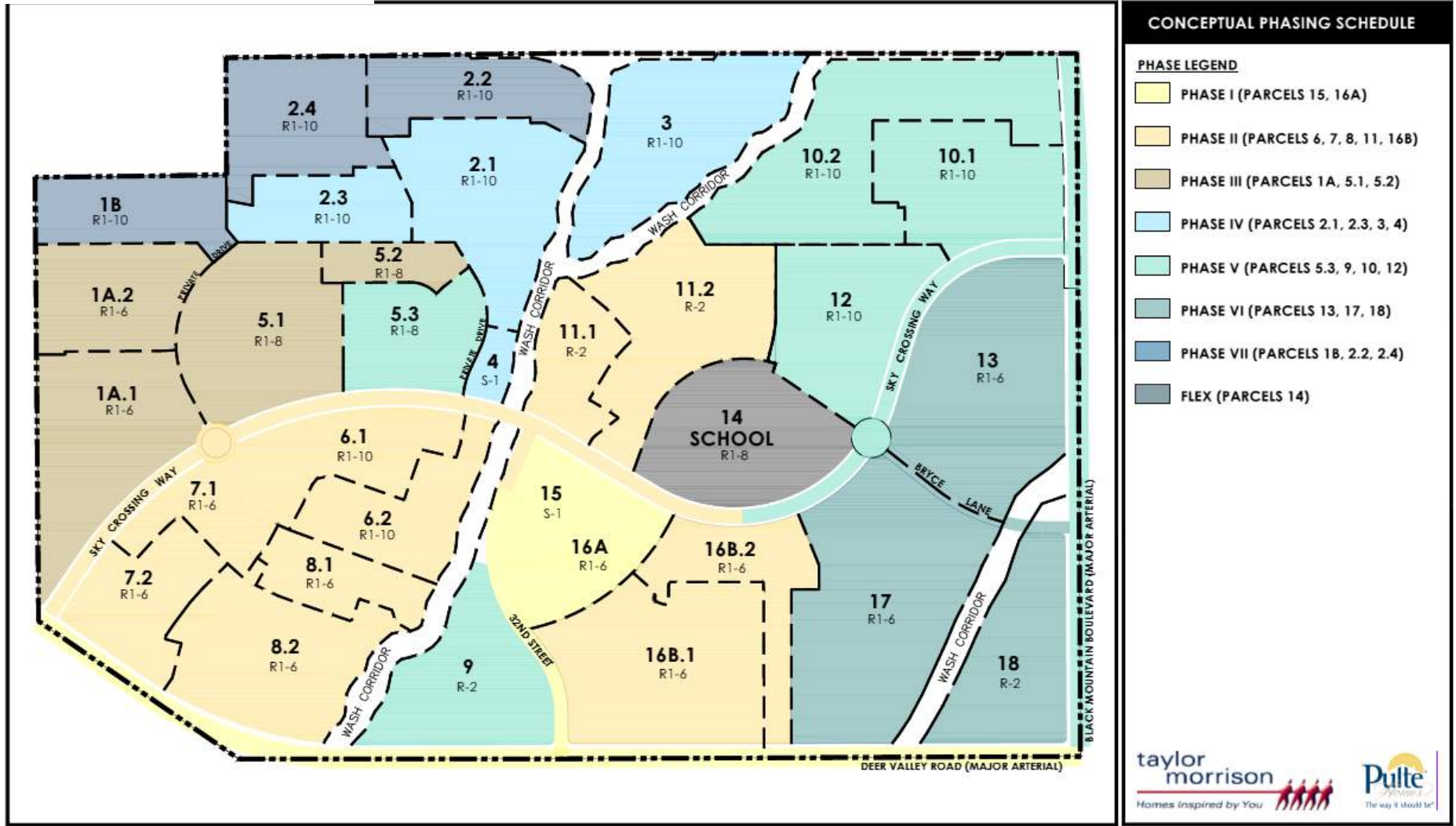
DEVELOPMENT UNIT	PROPOSED USE	PROPOSED ZONING DISTRICT	GROSS ACREAGE	TARGET DWELLING UNITS	MAXIMUM DENSITY	MAXIMUM DWELLING UNITS
1A	RESIDENTIAL (1)	R1-6	26.2	131	5.50	144
1B	RESIDENTIAL (1)	R1-10	7.9	16	3.50	27
2	RESIDENTIAL (1)	R1-10	43.0	130	3.50	150
3	RESIDENTIAL (1)	R1-10	18.7	37	3.50	66
4	OPEN SPACE / COMMUNITY AMENITY	S-1	2.4	0	1.00	2
5	RESIDENTIAL (1)	R1-8	28.0	99	4.50	126
6	RESIDENTIAL (1)	R1-10	21.4	64	3.50	75
7	RESIDENTIAL (1)	R1-6	18.0	99	5.50	99
8	RESIDENTIAL (1)	R1-6	22.7	101	5.50	125
9	RESIDENTIAL (2)	R-2	16.3	163	10.00	163
10	RESIDENTIAL (1)	R1-10	37.0	116	3.50	130
11	RESIDENTIAL (2)	R-2	24.0	74	10.00	240
12	RESIDENTIAL (1)	R1-10	13.4	39	3.50	47
13	RESIDENTIAL (1)	R1-6	26.3	117	5.50	145
14	RESIDENTIAL (2) / SCHOOL	R1-8	15.1	0	4.50	68
15	OPEN SPACE / COMMUNITY AMENITY	S-1	8.5	0	1.00	9
16A	RESIDENTIAL (2) / MODELS	R1-6	7.0	28	5.50	38
16B	RESIDENTIAL (1)	R1-6	30.6	139	5.50	168
17	RESIDENTIAL (1)	R1-6	27.1	105	5.50	149
18	RESIDENTIAL (2)	R-2	16.2	162	10.00	162
			409.94	1,621		2,135
<b>GROSS PROJECT DENSITY</b>				<b>3.95</b>		<b>5.21</b>
*RESIDENTIAL (1): SINGLE-FAMILY DETACHED						
*RESIDENTIAL (2): SINGLE-FAMILY ATTACHED OR DETACHED						

### 3. Conceptual Development Unit Phasing Schedule

Sky Crossing will be developed and constructed in a phased manner depending on market demand. It is anticipated that development will be completed in seven phases. The division of the phases has been strategically planned to result in the logical extension of infrastructure between different phases of development. The first phase of development is expected to take place in the third quarter of 2017. The development and construction of future phases will be completed as market conditions warrant units (see Conceptual Phasing Schedule, Exhibit 4, page 13 and Appendix C).

# Exhibit 4

## Conceptual Phasing Schedule



#### 4. Conceptual Infrastructure Phasing Plan

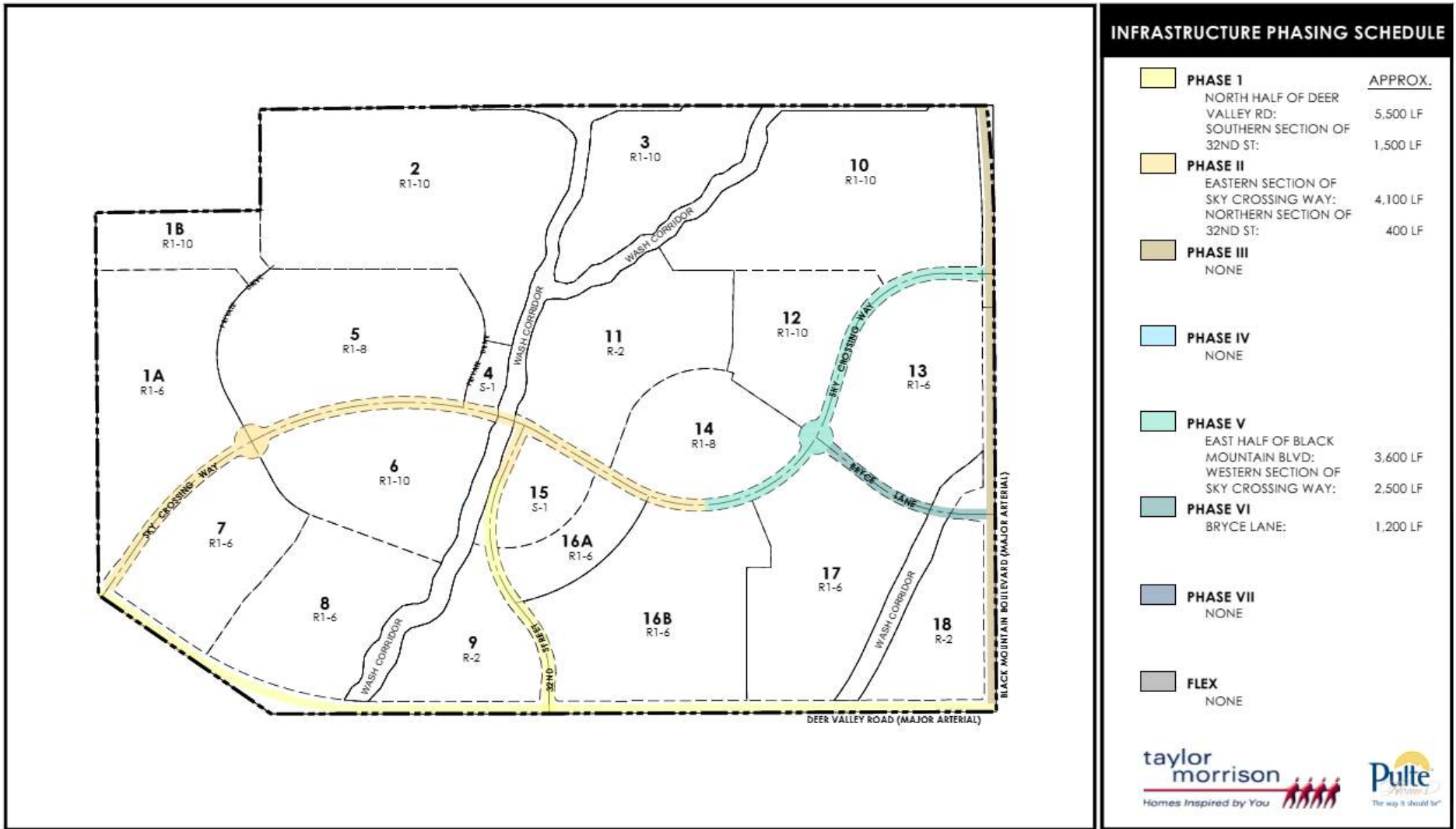
Sky Crossing is immediately bounded to the east by Black Mountain Boulevard and to the south by Deer Valley Road. Black Mountain Boulevard is designated as a Major Arterial with 104-feet of pavement within a total of 140-feet of public right-of-way. Deer Valley Road is designated as a Major Arterial and defined to be developed with 94-feet of pavement within a total of 130-feet of public right-of-way.

The Conceptual Infrastructure Phasing Plan for Sky Crossing (see Conceptual Infrastructure Phasing Plan, Exhibit 5, page 15 and Appendix D) illustrates that Sky Crossing will be responsible for constructing the north half of Deer Valley Road and the west half of Black Mountain Boulevard immediately adjacent to frontage of the Property as necessary, including landscape treatment. Internal collector roadways, including Sky Crossing Way, 32<sup>nd</sup> Street and Bryce Lane, will be constructed in phases as specific Development Units move forward. Deer Valley Road is planned to be constructed as part of Phase 1, along with a portion of 32<sup>nd</sup> Street. Black Mountain Boulevard improvements are planned for Phase 3. All remaining onsite infrastructure, including local streets, will be constructed in phases as individual Development Units move forward.

Three new traffic signals are planned at the primary entries to Sky Crossing along Deer Valley Road and Black Mountain Boulevard. Traffic signals will be located at Deer Valley Road and Sky Crossing Way, Deer Valley Road and 32<sup>nd</sup> Street, and Black Mountain Boulevard and Rough Rider/Sky Crossing Way. A traffic impact study has been prepared in support of the community design and phasing schedule, and is provided to document the proportional roadway improvements necessitated by the impacts of the community. The traffic impact study is discussed further below.

# Exhibit 5

## Conceptual Infrastructure Phasing Plan



## 5. Inventory and Analysis of Site Conditions

### i. **Relationship to General Plan.**

The PlanPHX 2015 Phoenix General Plan (“General Plan”) designates the Property Residential 2.0 – 3.5 dwelling units per acre and Residential 3.5 – 5.0 dwelling units per acre. These land uses accommodate a range of residential densities from approximately 820 units on the low end to 2,050 units on the high end. Additionally, the Projected Population Concentration 2030 map projects between 2,000 and 4,000 persons per square-mile on the Property. The planned target of 1,621 dwelling units, which equates to a density of 3.95 dwelling units per acre, is consistent with the General Plan Land use designation and responds to the projected population in the area.

The land use and infrastructure planning for Sky Crossing has been strategically designed to promote efficient development utilizing “smart growth” principles. Sky Crossing is planned to support the City’s efforts to create more connected Phoenix. Given the Property’s close proximity to Desert Ridge, Reach 11 Recreation Area, Black Mountain Boulevard, State Routes 51 and 101, it is a logical location to provide orderly and timely growth. Sky Crossing responds to the current residential growth trends in the City of Phoenix and the Desert View Village.

Sky Crossing is supported by numerous goals and policies within the General Plan, including the following:

#### **General Plan Subsection:** Diverse Neighborhoods

**Goal:** Encourage communities and neighborhoods to be a mix of ages, incomes and ethnicities and provide housing suitable to residents with special needs. A diverse range of housing choices, densities, and prices in each village should be encouraged.

**Land Use and Design Principles (LUDP):** Include a mix of housing types and densities where appropriate within each village that support a broad range of lifestyles.

**Policies:** Continue to implement subdivision design guidelines and single-family development standards to create creative and diverse developments.

*Sky Crossing is planned as a diverse set of neighborhoods offering a market driven variety of housing and lifestyle opportunities. The Sky Crossing PCD includes the R1-10, R1-8, R1-6 and R-2 zoning districts, which accommodate a mix of housing types and densities that support a broad range of lifestyles. These neighborhoods are planned as a set of unique social units that will come together to form the overall identity of Sky Crossing. The diverse character of neighborhoods and assorted housing and lifestyle opportunities within Sky Crossing will contribute to the presence*



*of a healthy social mix that will enrich the identity and quality of life of Sky Crossing residents.*

**General Plan Subsection:** Certainty and Character

**Goal:** Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.

**LUDP:** 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.

**Design:** Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

**Design:** Provide high quality urban design and amenities that reflect the best of urban living at an appropriate village scale.

**Design:** All housing should be developed and constructed in a quality manner.

**Design:** Promote neighborhood identity through planning that reinforces the existing landscape and character of the area. Each new development should contribute to the character identified for the village.

**Design:** Require appropriate transitions/buffers between neighborhoods and adjacent uses.

*The Sky Crossing PCD specifically responds to the expectation of compatible development by providing a natural extension of existing residential development within Desert Ridge that is entirely consistent with the General Plan. Sky Crossing's robust and vibrant neighborhoods, diversity of housing choices, and the unique planned environment will ensure Sky Crossing is a great place to live.*

*The Sky Crossing PCD, including the underlying R1-10, R1-8, R1-6 and R-2 zoning designations and projected residential densities, is consistent with the existing Residential 2.0 – 3.5 and Residential 3.5 – 5.0 dwelling units per acre land use designations on the Property. The planning character of Sky Crossing is also consistent with surrounding residential uses and densities to the east across Black Mountain Boulevard and to the south across Deer Valley Road.*

*Sky Crossing is planned to include appropriate transitions and buffers between adjacent uses to enhance the character of the community and promote compatibility with its neighbors. In response to the projected traffic volumes on Black Mountain Boulevard and Deer Valley Road, significant landscape tracts are planned along the periphery of Sky Crossing. Additionally, buffering and increased landscaping are*

*strategically planned to minimize impacts from Reach 11 Recreation Area. Appropriate edge treatment, including an 8-foot wall and increased landscaping, is proposed along the northern property line of Development Unit 1B to buffer the National Memorial Cemetery of Arizona maintenance facility from Sky Crossing to further promote land use compatibility.*

**General Plan Subsection: Parks**

**Goal:** Provide a world class park system where every resident has a high level of access to a variety of recreational options that support a healthy lifestyle.

**LUDP:** Continue to provide adjacent park/school facilities that are highly effective in meeting the overall educational and recreational needs of the community, while not limiting park access to the general public while school is in session.

*Sky Crossing offers a unique experience through its varied and extensive collection of parks and recreational facilities. Numerous pocket parks and larger neighborhood park areas and other recreational amenities, including comprehensive multi-modal transportation corridors, are provided throughout Sky Crossing. Through coordination with the Paradise Valley Unified School District, an elementary school site is planned within Sky Crossing. Sky Crossing recognizes it is important to build off the successes of Reach 11 Recreation Area located south of the Property across Deer Valley Road and improve the parks and recreational facilities for generations to come.*

**General Plan Subsection: Rivers, Washes & Waterways**

**Goal:** Celebrate and protect our rivers, washes and waterways.

**LUDP:** Preserve natural washes coming from the preserves and promote access and views of the preserves by the public.

*Sky Crossing is designed to respect the natural washes that flow through the Property, which are an important part of the desert landscape as habitat areas and for continued natural drainage. Accordingly, major wash corridors are planned to be strategically protected and preserved as natural features and community amenities.*

**General Plan Subsection: Water Supply**

**Goal:** Manage and plan for efficient delivery of safe and reliable water supplies.

**LUDP:** Develop land parcels in impact fee areas consistent with infrastructure availability and needs as specified in water system master plans.

**LUDP:** Partner with the private sector to responsibly develop new infrastructure and water supplies that accommodate growth in a fiscally prudent and sensible manner.

**LUDP:** Require new development to provide assured water supplies to accommodate the additional growth.

**General Plan Subsection:** Wastewater

**Goal:** Treat, manage and use our wastewater and related infrastructure efficiently and economically.

**LUDP:** Develop land parcels in impact fee areas consistent with infrastructure and needs specified in wastewater system master plans.

**LUDP:** Partner with the private sector to responsibly develop new infrastructure that accommodate growth in a fiscally prudent and sensible manner.

*Sky Crossing is committed to managing its water and wastewater efficiently and prudently. Sky Crossing aligns with the General Plan's goal of coordinating new growth with existing and planned infrastructure. The existing and planned infrastructure in the immediate area supports additional residential growth and investment in this part of the City of Phoenix.*

ii. **Summary of existing land use and site context.**

**Existing Land Use Conditions**

The Property is currently vacant land, in a natural desert condition, with some evidence of former cattle grazing, and minor materials dumping. Existing site conditions are defined and documented on the Photo Context Exhibit that is provided in support of this zoning application.

The Property is bisected by an overhead 69kv power line that transverses the Property in an east to west direction and is located approximately 900 feet south of the north property line. Cutting north through the center of the site is a paved stretch of road following the 32<sup>nd</sup> street alignment. The existing roadway terminates at the intersection of two major washes within the northern proportion of the site and within proximity of the 69kv power corridor. Two major wash corridors cross the site with drainage flow generally from north to south. The predominant grades slope from the northeast corner to the southwest corner of the site. The Property drops approximately fifty feet from the northeast corner to the southwest corner representing an average gentle grade of approximately 0.9%.

Based on initial research, analysis and correspondence with the United State Army Corps of Engineers, the project team anticipates the preliminary delineation of three corridors meeting the criterion affiliated with the Clean Water Act, Section 404,

Jurisdictional Waters. In accordance with Federal Law, these corridors will be largely designated for preservation with limited impacts. The Conceptual Development Plan and the PCD Master Plans will define these corridors and establish design and development standards that promote preservation of the natural systems. There are no known archaeological or cultural resources located on the site.

Historically, the Property has been used for cattle grazing. Remnants of an aged stock pond are visible on the site. Overgrazing and excessive hoof traffic throughout the site effectively denuded the natural vegetation in this area. After the cattle vacated the property, site observation indicates further disturbance caused by recreational vehicles traversing the site. Today, the remaining natural vegetation is sparse throughout the Property with the exception of along the wash corridors. These areas have retained their natural vegetation and beauty. Further, from within the Property, distant views are present providing the opportunity for thoughtful design as necessary to capture the many mountain views. Sky islands are evident by looking north to Black Mountain and the Cave Creek Mountains, east to the McDowell Mountain northern range, southwest to Scarlett Hill and northeast to Eagle Bluff.

The Sky Crossing community will share a property boundary with the National Memorial Cemetery of Arizona. The proximity to the cemetery represents a unique condition. After exploring alternative edge treatments for the northern edge of Sky Crossing, each intended to demonstrate respect and an intent for land use compatibility, the Conceptual Development Plan incorporates an edge treatment that prevents vehicular or pedestrian access from Sky Crossing to the cemetery and maintains the natural drainage systems to allow the conveyance of storm water drainage to enter the Sky Crossing property and transverse the community to an outfall at Reach 11. Through field reconnaissance, the cemetery maintenance facility, which is located at the northwest corner of the Property, has been analyzed. The project team is recommending the development of an eight foot perimeter wall along the northern property line of development unit 1B to promote compatibility and enhanced buffering.

### **Property Context**

The site's location offers rich opportunities to create a thriving community. The parcel is bounded to the north by the National Memorial Cemetery of Arizona and to the west by the Cave Creek Wastewater Reclamation Facility inclusive of large natural landscape buffers. These two uses discourage and prevent the construction of any transportation corridors connecting the Property to these adjacent land uses. The contextual conditions define the opportunity to create a quiet "corner" for the proposed community. The Reach 11 Sports Complex (zoned S-1) lies to the southwest of the Property. This developed recreational area is a community resource located at Sky Crossing's front door. To the east is Village 11 at Aviano, a residential neighborhood that is part of the Desert Ridge Master Planned Community. Sky Crossing will build on the legacy of quality established at Desert

Ridge, while implementing a distinct design to promote Sky Crossing as a unique and identifiable planned community.

The project team is coordinating with the National Memorial Cemetery of Arizona regarding buffering, drainage, and edge treatments between the two properties. The Conceptual Development Plan envisions generally larger lots along the property boundary with the cemetery. The development team will seek approval from the City to construct an over height perimeter wall to further enhance buffering and compatibility between the two land uses. The team is also working with City Parks and Recreation staff regarding Reach 11 and with the Water Services Department concerning land use compatibility with the Cave Creek Wastewater Reclamation Facility. The reclamation facility is protected from all surrounding land uses by an on-site buffer that conforms with accepted City standards. No access will be provided between Sky Crossing and the reclamation facility. Although Sky Crossing is generally not immediately adjacent to Reach 11, the development team has coordinated with the Parks and Recreation Department to better understand the operational characteristics of Reach 11. Landscape buffering along Deer Valley Road is slightly enhanced where Sky Crossing is adjacent, opposite Deer Valley Road, from Reach 11.

#### **Community Facilities**

School Facilities. The Property falls within the Paradise Valley Unified School District ("PVUSD"). PVUSD officials have indicated that sufficient current and future capacity exists at Pinnacle High School, located south of Deer Valley Road, and Mountain Trails and Explorer middle schools. The area elementary schools (Boulder Creek, Wildfire, and Fireside) are projected to be approaching capacity in the near future. As such, PVUSD has requested the reservation of an elementary school site within Sky Crossing. The school site is centrally located within Sky Crossing and has convenient access to transportation infrastructure and pedestrian systems.

Fire Department Facilities. The property is located approximately 2 miles west of City of Phoenix Fire Station #52, located north of the Tatum Boulevard and Deer Valley Road intersection. Emergency response times originating from the existing station should comply with the five minute service response time frame objective.

The City of Phoenix Infrastructure Financing Plan (2011) has indicated the potential for a planned station (Station N5) to be constructed near the intersection of Cave Creek Road and Pinnacle Peak Road located approximately 1.7 miles northwest of the subject property.

Water and Wastewater. Sky Crossing is located within the City of Phoenix water and wastewater service areas. Sky Crossing is ideally situated in an area with fully developed water and wastewater infrastructure located immediately adjacent to the property, which creates efficient and convenient points for Sky Crossing's onsite water and wastewater systems. Offsite water or wastewater improvements will not be required to provide service to Sky Crossing.

Sky Crossing's onsite water infrastructure is designed to provide water to the development in an efficient, safe, and reliable manner. The water system's design shall provide sufficient conveyance for both domestic and emergency uses. The design provides looping for redundancy, which will further ensure the system's performance, safety, and reliability. The looping will also have an added benefit by preserving water quality.

The onsite wastewater infrastructure proposed with Sky Crossing will effectively and efficiently convey wastewater from Sky Crossing for treatment at the City's reclamation facility. The proposed wastewater system will be an entirely gravity system and will be installed consistent with the proposed phasing.

South of the site, along Deer Valley Road, an existing 48-inch sewer main will serve as the point of connection for sewer service. This existing main currently conveys wastewater flows west to the Cave Creek Water Reclamation Plant. Two tie-in points are planned for Sky Crossing. The first tie-in location will be at the intersection of Deer Valley Road and 32<sup>nd</sup> Street. The second tie-in location will be near Sky Crossing's southwest corner. The onsite wastewater system shall consist of mains ranging from 8-inch to 10-inch in diameter which will provide sewer service to each parcel.

Along the project boundaries to the east, west, and south, there are existing 12-inch and 16-inch water lines that Sky Crossing's onsite water system will tie into at six locations. At two of the six locations, there are existing stubs in the City's system intended to provide future access. The onsite water system shall consist of mains ranging from 8-inch to 12-inch in diameter providing both domestic and fire service.

Recreation Facilities. The Reach 11 Recreation Area, located immediately southwest of the Property, is a 1,310 acre recreation facility located on property owned by the Bureau of Reclamation and managed by the City of Phoenix Parks and Recreation Department. While a master plan exists for the entire 1,310-acre park, only a portion of the acreage is developed. The developed facilities include the Reach 11 Sports Complex, which is comprised of competitive soccer and baseball complexes with lighted fields. Reach 11 is a venue for local, regional and national competitions.

Electrical Facilities. According to the area's electrical utility provider, Arizona Public Service (APS), there is existing capacity in the feeder network to serve the project. Specifically, a 12kv feeder duct bank from the Desert Ridge Substation is stubbed to the southwest corner of Black Mountain Boulevard and Deer Valley Road, and a second feeder from the Cielo Grande Substation is stubbed up at the southeast corner of Deer Valley Road and 32<sup>nd</sup> Street. These feeder conduits will be extended on to the site to serve it.

### **iii. Summary of existing transport system.**

The Property is immediately bounded to the east by Black Mountain Boulevard and to the south by Deer Valley Road. Deer Valley Road is designated as a Major Arterial B on the City of Phoenix Street Classification Map and is defined to be developed with 94-feet of pavement within a total of 130-feet of public right-of-way. Black Mountain Boulevard is designated as a Major Arterial A with 104-feet of pavement within a total of 140-feet of public right-of-way.

Sky Crossing shall be responsible for half street improvements for both Deer Valley Road and Black Mountain Boulevard. The improvements shall incorporate sections of the arterials previously completed by the adjoining developments. In the case of Deer Valley Road, the proposed improvements shall consist of a new half street section extending from Black Mountain Boulevard west to the southwest corner of the property aligned at the eastern entrance into Reach 11. For Black Mountain Boulevard, the half street improvements are planned to be constructed from Deer Valley Road to Sky Crossing Way/Rough Rider Road. Both sets of half street improvements shall incorporate requisite tapers and transitions to enable safe vehicular movements. See the Street Master Plan for additional information.

The Black Mountain Boulevard interchange with ramps, a roundabout, and a pedestrian bridge connecting Black Mountain Boulevard and State Route 51 is scheduled to open in March 2016 and will provide enhanced connectivity to the larger region.

### **iv. Description of known site encumbrances.**

The Property is bisected by an existing paved roadway that follows the 32<sup>nd</sup> Street alignment and terminates at the intersection of two major washes within the northern portion of the Property. According to the ALTA Survey provided by the Arizona State Land Department, the aforementioned 32<sup>nd</sup> Street alignment is located within an 80-foot wide county roadway easement along the section line. An application to abandon the existing 32<sup>nd</sup> Street alignment will be processed with the City of Phoenix.

An overhead 69kv power line located approximately 900-feet south of the north property line traverses the Property in an east-west direction. The overhead transmission line falls within a 15-foot wide electrical easement benefitting APS.

### **v. Summary of existing drainage patterns and hydrology.**

Three distinct washes approach the northern portion of the Property. A fourth wash enters the eastern boundary of the Property near its midpoint. These washes cross the Property with drainage flow generally from north-to-south. The predominant grades slope from the northeast corner to the southwest corner of the Property. The

Property drops approximately 50-feet from the northeast corner to the southwest corner representing an average gentle grade of approximately 0.9%.

Based on initial research, analysis and correspondence with the United State Army Corps of Engineers, the Development Team anticipates the preliminary delineation of four wash corridors meeting the criterion affiliated with the Clean Water Act, Section 404, Jurisdictional Waters. Three of these Jurisdictional Waters align with the washes that approach and enter the Property from offsite areas, while the fourth originates within the limits of the Property. In accordance with Federal Law, these corridors will for the most part be designated for preservation with limited impacts. The Conceptual Development Plan and the future Development Unit plans will define these corridors and promote a design and development standards that promote preservation of the natural systems.

**vi. Summary of known archaeological and cultural resources.**

There are no known archaeological or cultural resources located on the Property.

**vii. Summary of unique physical and environmental characteristics.**

There are no known unique physical or environmental characteristics, such as the location of rock outcroppings, significant natural vegetation, or topographic information (other than the wash corridors discussed above).

From within the Property, distant views are present providing the opportunity for mountain views. Sky islands are evident by looking north to Black Mountain and the Cave Creek Mountains, east to the McDowell Mountain northern range, southwest to Scarlett Hill, and northeast to Eagle Bluff.

**viii. Slope analysis approved by the Planning and Development Department for hillside areas.**

The Property is not hillside; it slopes approximately 0.9% from the northeast corner to the southwest corner.

**6. Traffic Statement**

A Traffic Impact Study has been prepared that supports the community design and documents the planning for proportional roadway facilities.

**i. Trip generation for each DU.**

Trip generation for the site was completed using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9<sup>th</sup> Edition* and *Trip Generation Handbook, 2<sup>nd</sup> Edition*. The



ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The report provides information for daily and peak hour trips.

The Sky Crossing development is anticipated to include 1,621 single-family homes as well as a 1,300-student elementary school. It is estimated that 50% of trips traveling to and from the proposed school will be internal trips, which equates to approximately 5% of residential trips when compared to total daily traffic. The table below shows the anticipated trip generation for each development unit.

DU	Land Use	ADT	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out	Total
1A	Homes	1,248	25	74	99	83	48	131
1B	Homes	154	3	9	12	10	6	16
2	Homes	1,238	25	73	98	82	48	130
3	Homes	354	7	21	28	23	14	37
4	Homes	0	0	0	0	0	0	0
5	Homes	944	19	56	75	62	37	99
6	Homes	610	12	36	48	40	24	64
7	Homes	944	19	56	75	62	37	99
8	Homes	962	19	57	76	64	37	101
9	Homes	1,552	31	92	123	103	60	163
10	Homes	1,106	22	65	87	73	43	116
11	Homes	706	14	42	56	47	27	74
12	Homes	372	8	22	30	25	14	39
13	Homes	1,114	22	66	88	74	43	117
14	Elementary School	1,678	322	263	585	96	99	195
15	Homes	0	0	0	0	0	0	0
16A	Homes	268	5	16	21	18	10	28
16B	Homes	1,324	26	79	105	88	51	139
17	Homes	1,000	20	59	79	66	39	105
18	Homes	1,544	31	91	122	102	60	162
School Capture		-839	-161	-132	-293	-48	-50	-98
<b>TOTALS</b>		<b>16,279</b>	<b>469</b>	<b>1,046</b>	<b>1,515</b>	<b>1,070</b>	<b>648</b>	<b>1,718</b>



Black Mountain Boulevard can expect volumes in excess of 40,000 vehicles per day, particularly after the development of State Trust Land located to the north of Sky Crossing. A six-lane roadway section will likely be necessary for acceptable roadway operation of Black Mountain Boulevard once the State Trust Land north of Pinnacle Peak Road develops. The Arizona State Land Department, however, has no current disposition plans for this property and it is anticipated to remain in its current condition for the foreseeable future.

All vehicular traffic internal to Sky Crossing will operate acceptably with the typical roadway sections proposed.

Anticipated through traffic volumes on both Black Mountain Boulevard and Deer Valley Road contribute to the need for traffic signalization along these roadway corridors. The existing intersection of the Reach 11 driveway, which aligns with Sky Crossing Way, and Deer Valley Road current meets the City's traffic signal warrants without consideration for the development of Sky Crossing. In addition, traffic signals are anticipated at 32<sup>nd</sup> Street and Deer Valley Road, and Black Mountain Boulevard & Rough Rider/Sky Crossing Way. Planned roadway improvements include completion of the half-street improvements for Black Mountain Boulevard and construction of full half-street improvements for Deer Valley Road, both adjacent to the Property.

## APPENDIX A

### City of Phoenix Rezoning Project Information Form Sky Crossing Planned Community District

The following questions and applicant responses are provided in accordance with the City of Phoenix Zoning Checklist.

**1. Complete the following table related to General Plan conformity.**

<b>General Plan Conformity</b>	
General Plan Land Use Designation	
Identify two or more Core Values that the request represents: 1) Indicate how the request contributes to the goals of the Core Values. 2) Describe how one of more land use and design principles of the Core Value is expressed in the request.	See narrative text on pages 16 – 19.
Indicate whether the proposal utilizes any of the Tools identified for use in achieving the Core Value.	See narrative text on pages 19 – 23.
Street Classification Map Provide name(s) of street(s), classification of street(s), and existing rights-of-way widths.	The Property is bounded to the east by Black Mountain Boulevard and to the south by Deer Valley Drive. The City of Phoenix Street Classification Map classifies Black Mountain Boulevard and Deer Valley Drive as “Major Arterial” roadways.  The 32 <sup>nd</sup> Street alignment bisects the property, but no permanent roadway is developed. The main entrance to Sky Crossing will align with the existing 32 <sup>nd</sup> Street to the south of Deer Valley Road. 32 <sup>nd</sup> Street will be abandoned internal to the Sky Crossing property as it does not continue to the north due to the National Memorial Cemetery of Arizona.

**2. Is the property located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District, Special Study Area, Planned Community District or are there special design guidelines applicable to the area)? If so, state how the proposed project conforms to the area plan, its goals and any applicable development standards.**

The Property is not located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District or Special Study Area) and there are no special design guidelines applicable to the area.

3. Complete the following table(s) related to specific project information.

<b>Single Family Residential Standards</b>		
<b>Standards</b>	<b>Requirements for the District / Land Use (Zoning Districts include R1-10, R1-8, R1-6 and R-2.</b>	<b>Provisions on the Proposed Conceptual Development Plan</b>
<b>Development Option</b>	Conventional / Planned Residential Development	Planned Residential Development
<b>Gross Acreage</b>	409.93	409.93
<b>Total Number of Units</b>	2,135 (maximum units possible with full density utilization of each requested zoning district)	1,621 (target units anticipated with build-out of the planned community; the number of units utilized in the analysis of infrastructure capacity affiliated with this request)
<b>Density</b>	5.21	3.95
<b>Typical Lot Sizes</b>	Per Zoning District	Per Zoning District
<b>Subject to Single Family Design Review</b>	Required for subdivisions with lots less than 65 foot width	Subdivisions with lots less than 65 foot width
<b>PRD Perimeter Setbacks or Conventional Setbacks</b>	Variable perimeter setbacks per the underlying zoning districts	Variable perimeter setbacks per the underlying zoning districts.
<b>Open Space</b>	5% of net land area if Planned Residential Development	5% minimum, inclusive of natural opens spaces, central amenity areas (development units 4 and 15), entry/arrival landscape treatments and buffer zones that exceed typical perimeter tract standards
<b>Other - Walls</b>	Maximum wall height of six feet bounding a required rear or side yard per Section 703.A.2.c.	A variance will be sought from the provisions of 703.A.2.c to construct a wall with a height of eight feet along the northern property line of development units 1B and 2, which is intended to buffer visual and noise impacts affiliated with the National Memorial Cemetery's existing maintenance facility.

**4. Are there any unusual physical characteristics of the site that may restrict or affect development? If so, explain. What improvements and uses currently exist on the property?**

The existing 69kv overhead electrical transmission line that bisects the property from east to west will be accommodated within the overall development planning effort. Otherwise, there are no immediately foreseeable, unusual physical characteristics of the site that may restrict or affect its development.

**5. What impact will the proposed project have on current or future surrounding land use and zoning pattern?**

The Sky Crossing PCD is consistent and compatible with planned and existing land use and zoning patterns in the immediate area. The Sky Crossing Property sits in a unique posture as a 410 acre infill property that is surrounded on four sides by existing and planned development. The Property is bounded to the north by the National Memorial Cemetery of Arizona and vacant/undeveloped land reserved for the expansion of the cemetery. The Conceptual Development Plan envisions generally larger lots along the property boundary with the cemetery. The development team plans to work with the City to gain approval of an over-height perimeter wall to further enhance buffering and compatibility between the two land uses. The Property is bounded to the west by the Cave Creek Wastewater Reclamation Facility, which is owned and operated by the City of Phoenix and includes a substantial natural landscape buffer between the facility and the Sky Crossing Property. The reclamation facility is protected from all surrounding land uses by an on-site buffer that conforms with accepted City standards. No access will be provided between Sky Crossing and the reclamation facility. To the south of the Property across Deer Valley Road is the Reach 11 Recreational Area, which is managed by the City of Phoenix. Reach 11 is a regional community resource within very close proximity to Sky Crossing. Although Sky Crossing is generally not immediately adjacent to Reach 11, the development team has coordinated with the Parks and Recreation Department to better understand the operational characteristics of Reach 11. Landscape buffering along Deer Valley Road is slightly enhanced where Sky Crossing is adjacent, opposite Deer Valley Road from Reach 11. Finally, to the east and southeast of the Property, across Black Mountain Boulevard, are existing residential neighborhoods known as Aviano and Fireside, both of which are part of the Desert Ridge Specific Plan. Sky Crossing is a natural extension of these existing neighborhoods and will provide comparable single family housing opportunities.

The following Land Use Relationship Table identifies the use and zoning of the properties adjacent to Sky Crossing:

LAND USE RELATIONSHIP TABLE		
DIRECTION	USE	ZONING
North	National Memorial Cemetery of Arizona	S-1
Northeast (across Black Mountain Blvd)	Single-Family Residence and Equestrian Facility	S-1 Special Permit
East (across Black Mountain Blvd)	Single-Family Residences; Aviano at Desert Ridge	R1-8 PCD
Southwest (SWC of Black Mtn Blvd and Deer Valley Rd)	Single-Family Residences; Fireside at Desert Ridge	R1-6
South (across Deer Valley Rd)	Vacant/undeveloped State Trust Land within the Desert Ridge Specific Plan, Single-Family Residences, and Reach 11 Recreation Area	R-2, R1-6, S-1
West	City of Phoenix Cave Creek Wastewater Reclamation Facility	S-1

**6. Are there unique design considerations proposed, beyond Zoning Ordinance requirements, that reduce development impact or would further compatibility with adjacent properties? If so, explain.**

The project team, through site analysis, has assessed the property context and developed design solutions that promote compatibility.

Arterial Tracts and Buffers: The Conceptual Development Plan, in response to the projected traffic volume on Black Mountain Boulevard and Deer Valley Road, proposes landscape tracts in excess of the typical City of Phoenix standards. Along the community periphery, adjacent to arterial streets, landscape tracts are increased from an average of 15-feet to an average of 40-feet along Black Mountain Boulevard and to an average of 50-feet along Deer Valley Road.

Wash Preservation: As discussed in detail above, Sky Crossing will be designed to incorporate major wash corridors that will be generally preserved and promoted as natural open space.

Connectivity Points: In response to existing conditions within the immediate area, including the development patterns, roadway improvements and standard signal spacing criterion, the primary community collector and local street ingress and egress points respond to the community fabric.

Edge treatment at cemetery: As noted above, the project team has analyzed edge treatments adjacent to the cemetery. In response, the Conceptual Development Plan envisions generally

larger lots along the property boundary with the cemetery. The development team plans to work with the City to gain approval of an over-height perimeter wall to further enhance buffering and compatibility between the two land uses.

Proximity to Reach 11: Although Sky Crossing is generally not immediately adjacent to Reach 11, the development team has coordinated with the Parks and Recreation Department to better understand the operational characteristics of Reach 11. Landscape buffering along Deer Valley Road is slightly enhanced where Sky Crossing is adjacent, opposite Deer Valley Road from Reach 11.

**7. Why is the subject property not suitable for development as currently zoned?**

Sky Crossing is currently zoned S-1 (City of Phoenix Farm and Ranch Residence District), which is considered an interim district within urban planning areas of the City. Development of the Property under the existing S-1 zoning does not represent the highest and best use of the Property, and is not in the best long-term interests of the City, nor is consistent with the City's General Plan.

**8. Other than the development review process, what other approval processes are required to accomplish the development proposed, i.e, abandonments, variances, use permits, state or county licenses or permits, etc.?**

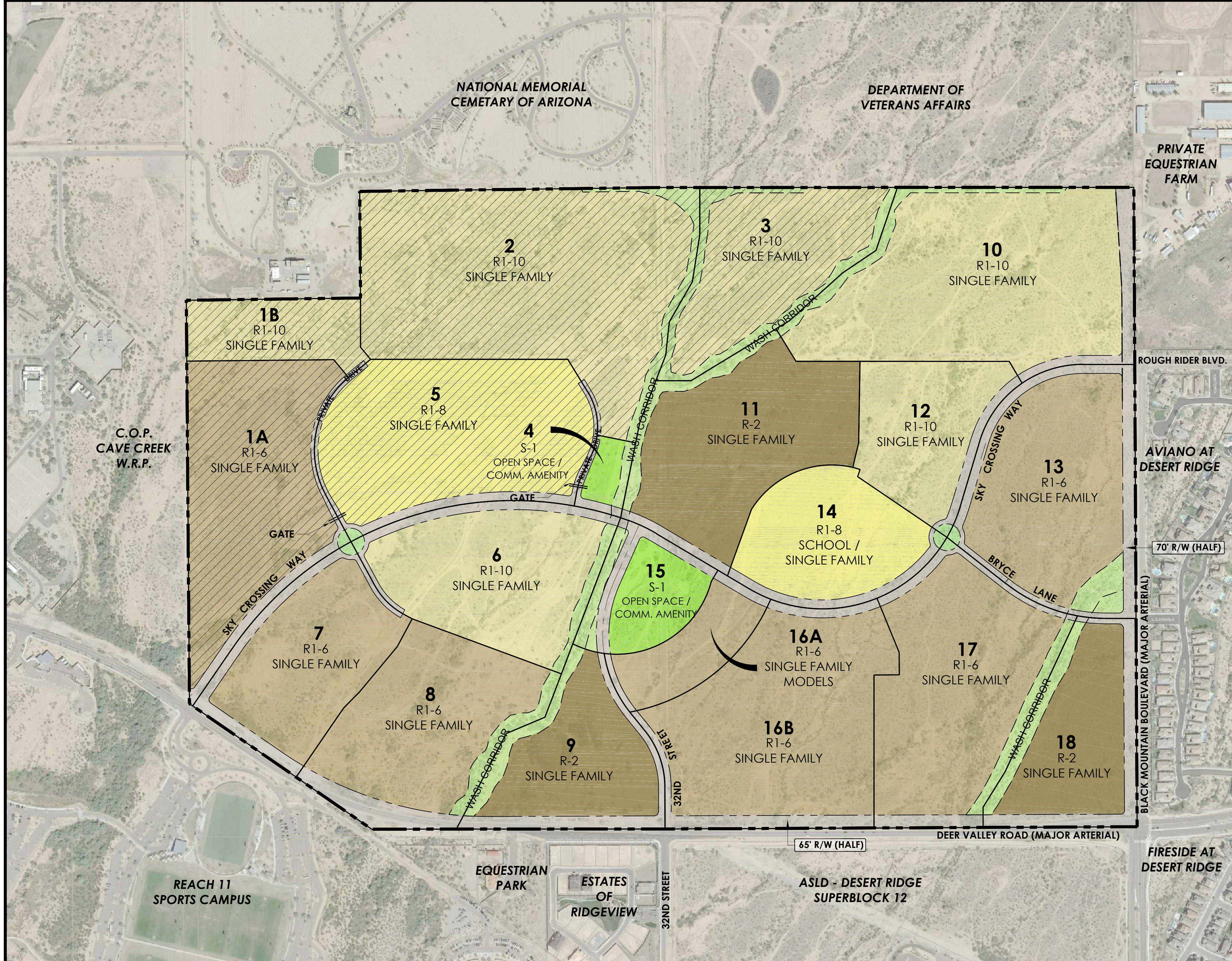
Wall Height Variance - A zoning variance will be requested to allow the construction of an over-height perimeter wall adjacent to the National Memorial Cemetery of Arizona maintenance facility, which is located along the north property line of the Sky Crossing Property. The additional wall height will promote buffering of visual and noise impacts that may be affiliated with the operations of the cemetery's maintenance facility.

Abandonment – The Property is currently encumbered with an 80-foot wide county roadway easement along the section line for the 32<sup>nd</sup> Street alignment. While the Conceptual Development Plan anticipates this alignment for one of the community ingress and egress points, the ultimate alignment for this roadway, internal to the Sky Crossing Property, will deviate from the section line alignment. 32<sup>nd</sup> Street will be abandoned north of Deer Valley Road as it does not continue to the north due to the National Memorial Cemetery of Arizona.



**APPENDIX B**  
**Conceptual Development Plan**

**DEVELOPMENT PLAN**



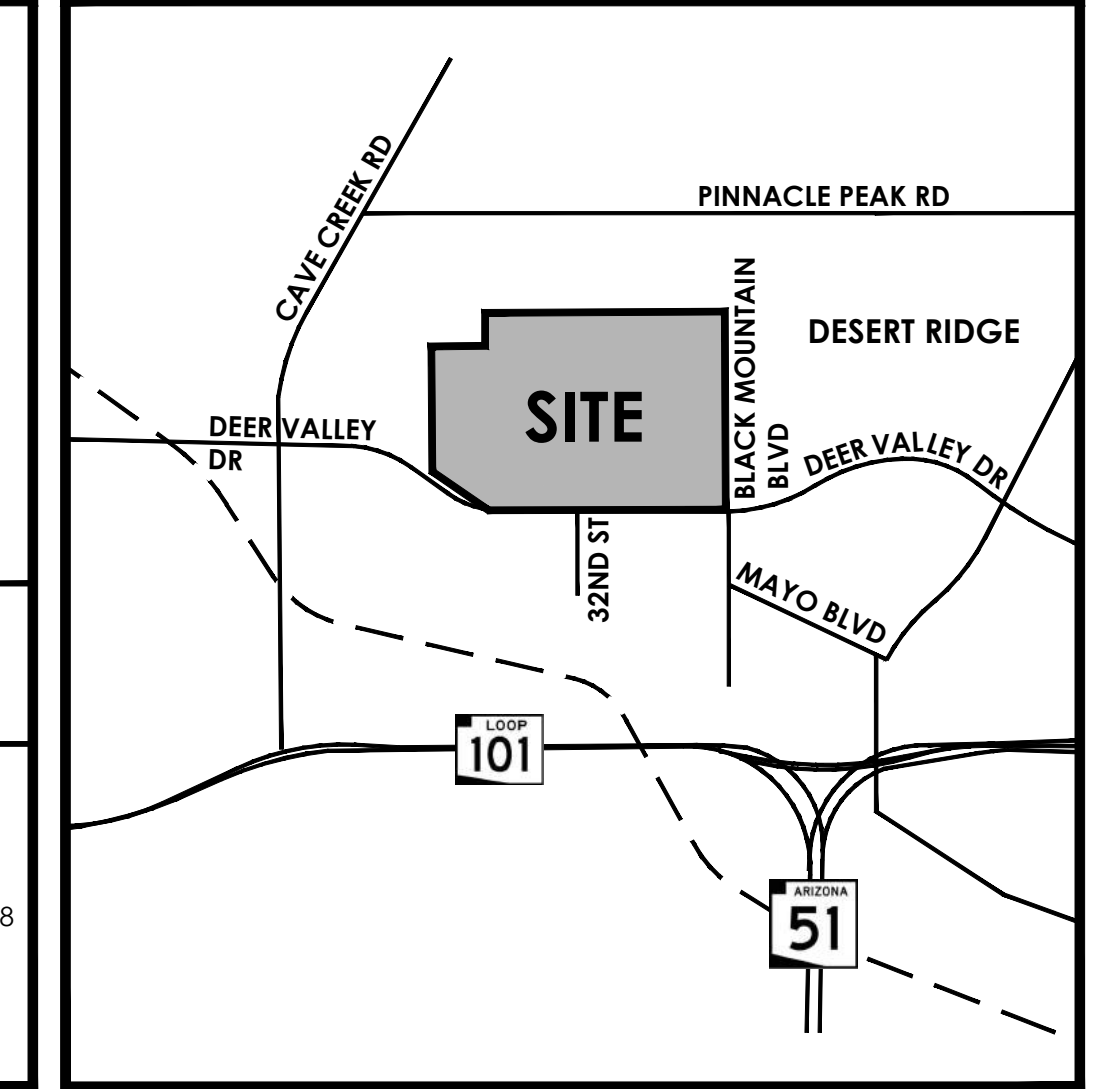
- PROPERTY BOUNDARY
- DEVELOPMENT UNIT BOUNDARY
- ▨ GATED/PRIVATE STREETS
- NOTE: ALL GATES MUST COMPLY WITH CITY OF PHOENIX REQUIREMENTS FOR ACCESS AND MANEUVERING.
- DEVELOPED OPEN SPACE / COMMUNITY AMENITY
- PROPOSED GATE

GROSS LAND AREA: 409.9 AC +/-  
 GROSS PROJECT DENSITY: 3.95 DU/AC

PREPARED BY: LVA URBAN DESIGN STUDIO c/o: ALAN BEAUDOIN  
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 480.862.7856 patrick.brown@pulte.com



**LAND USE SUMMARY TABLE**

DEVELOPMENT UNIT	PROPOSED USE	PROPOSED ZONING DISTRICT	GROSS ACREAGE	TARGET DWELLING UNITS	MAXIMUM DENSITY	MAXIMUM DWELLING UNITS
1A	RESIDENTIAL	R1-6	26.2	131	5.50	144
1B	RESIDENTIAL	R1-10	7.9	16	3.50	27
2	RESIDENTIAL	R1-10	43.0	130	3.50	150
3	RESIDENTIAL	R1-10	18.7	37	3.50	66
4	O-S / COMMUNITY AMENITY	S-1	2.4	0	1.00	2
5	RESIDENTIAL	R1-8	28.0	99	4.50	126
6	RESIDENTIAL	R1-10	21.4	64	3.50	75
7	RESIDENTIAL	R1-6	18.0	99	5.50	99
8	RESIDENTIAL	R1-6	22.7	101	5.50	125
9	RESIDENTIAL	R-2	16.3	163	10.00	163
10	RESIDENTIAL	R1-10	37.0	116	3.50	130
11	RESIDENTIAL	R-2	24.0	74	10.00	240
12	RESIDENTIAL	R1-10	13.4	39	3.50	47
13	RESIDENTIAL	R1-6	26.3	117	5.50	145
14	SCHOOL / RESIDENTIAL	R1-8	15.1	0	4.50	68
15	O-S / COMMUNITY AMENITY	S-1	8.5	0	1.00	9
16A	RESIDENTIAL / MODELS	R1-6	7.0	28	5.50	38
16B	RESIDENTIAL	R1-6	30.6	139	5.50	168
17	RESIDENTIAL	R1-6	27.1	105	5.50	149
18	RESIDENTIAL	R-2	16.2	162	10.00	162
			409.9	1,621		2,135
			GROSS PROJECT DENSITY	3.95		5.21

**ZONING SUMMARY TABLE**

District	Gross Land Area
S-1	10.9
R1-10	141.4
R1-8	43.2
R1-6	157.9
R-2	56.6
Total	409.9

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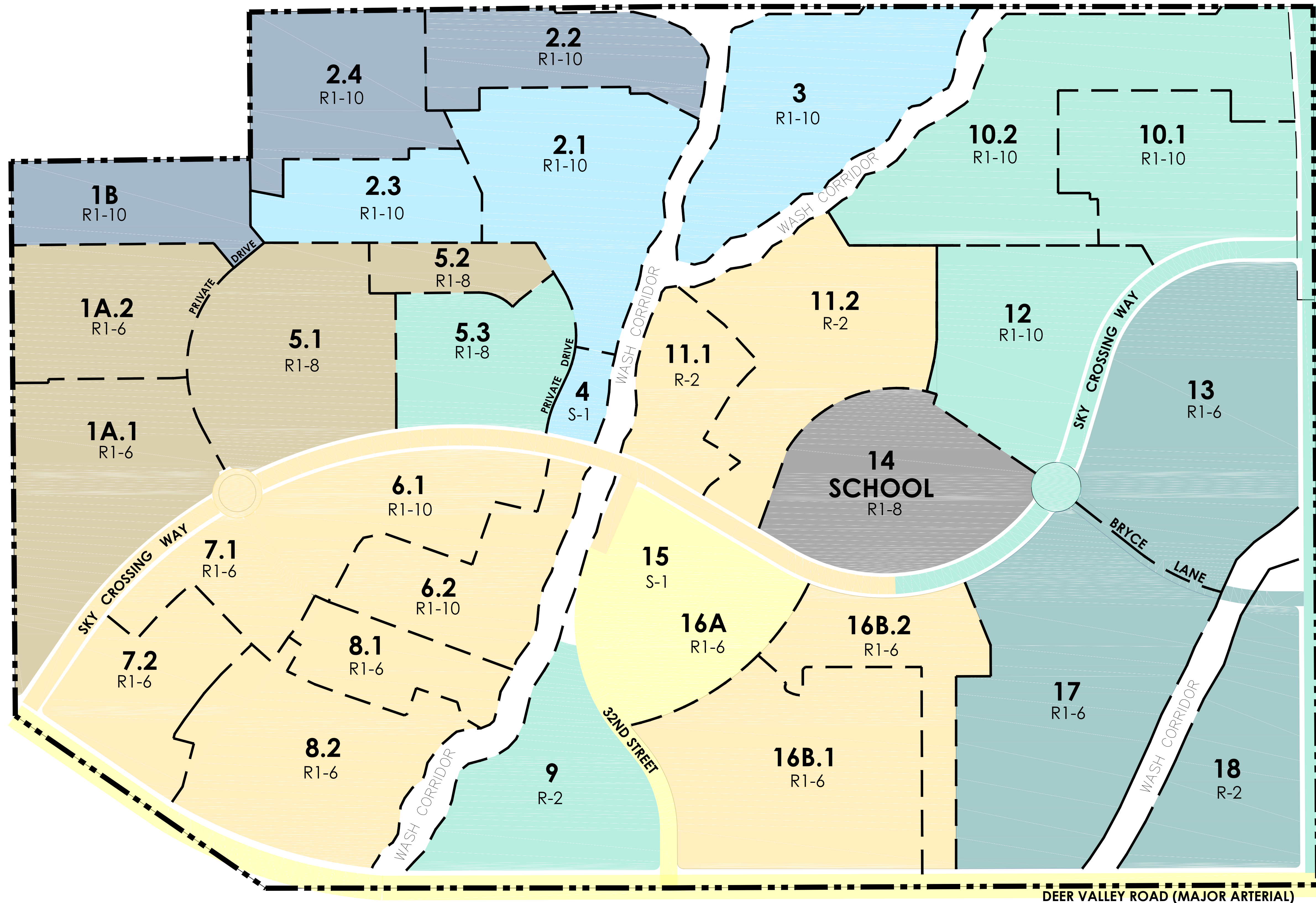
KIVA: 16-1029 MDEV: 160001 QS: 43-34/43-35 ZONING CASE#: Z-13-16

**APPENDIX C**  
**Conceptual Phasing Schedule**

# CONCEPTUAL PHASING SCHEDULE

## PHASE LEGEND

- PHASE I (PARCELS 15, 16A)
- PHASE II (PARCELS 6, 7, 8, 11, 16B)
- PHASE III (PARCELS 1A, 5.1, 5.2)
- PHASE IV (PARCELS 2.1, 2.3, 3, 4)
- PHASE V (PARCELS 5.3, 9, 10, 12)
- PHASE VI (PARCELS 13, 17, 18)
- PHASE VII (PARCELS 1B, 2.2, 2.4)
- FLEX (PARCELS 14)



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SKY CROSSING

## PCD - CONCEPTUAL PHASING SCHEDULE

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R:\1448 - Cave Buttes\CAD\LVA\SITE ANALYSIS\REF\REF-PHASES.dwg May 27, 2016

APPROX. SCALE: NTS

1448 DRAWN BY: JPC



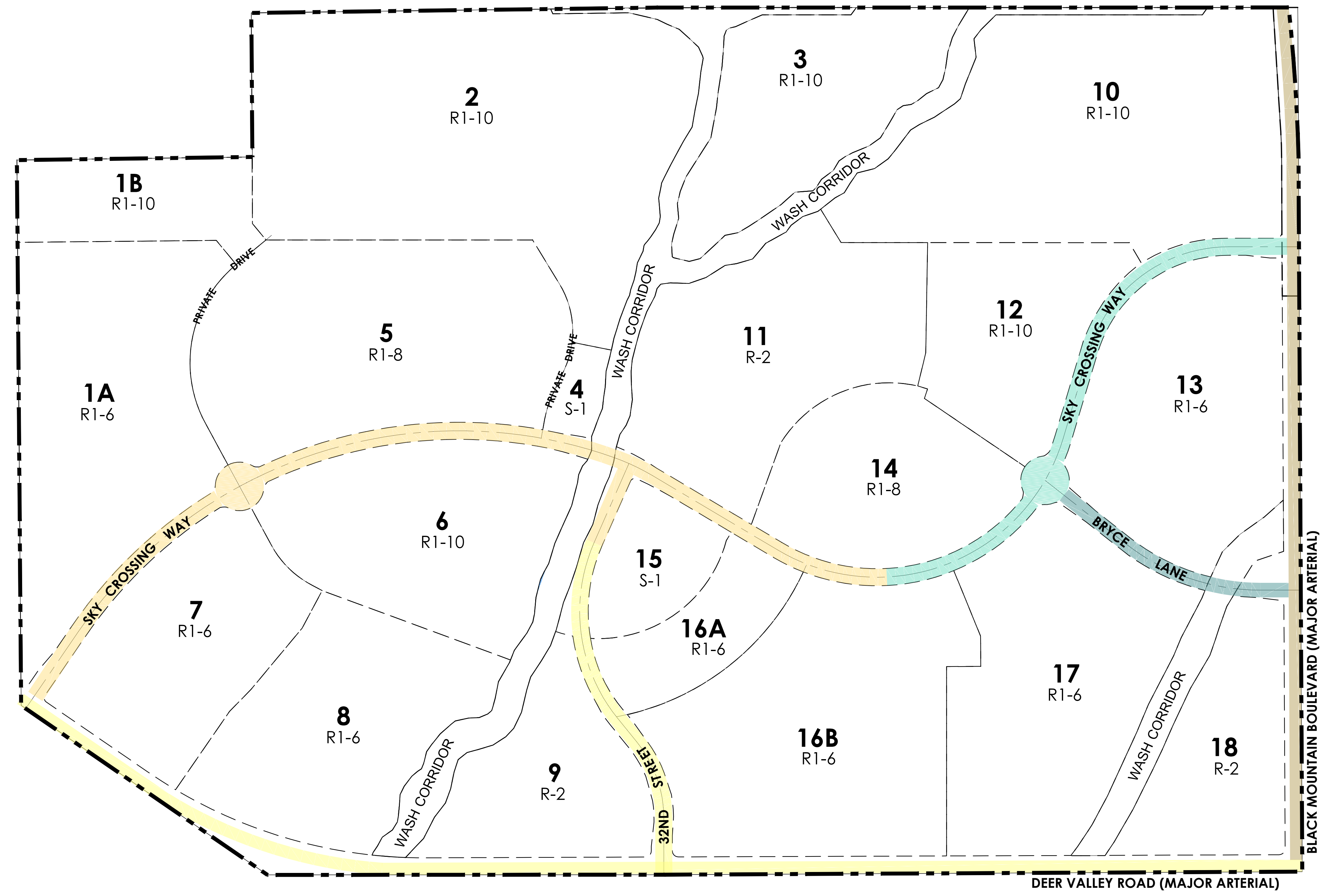
5/27/16

**APPENDIX D**

**Conceptual Infrastructure Phasing Plan**

# INFRASTRUCTURE PHASING SCHEDULE

PHASE	DESCRIPTION	APPROX. LF
<b>PHASE I</b>	NORTH HALF OF DEER VALLEY RD: SOUTHERN SECTION OF 32ND ST:	5,500 LF 1,500 LF
<b>PHASE II</b>	EASTERN SECTION OF SKY CROSSING WAY: NORTHERN SECTION OF 32ND ST:	4,100 LF 400 LF
<b>PHASE III</b>	NONE	
<b>PHASE IV</b>	NONE	
<b>PHASE V</b>	EAST HALF OF BLACK MOUNTAIN BLVD: WESTERN SECTION OF SKY CROSSING WAY:	3,600 LF 2,500 LF
<b>PHASE VI</b>	BRYCE LANE:	1,200 LF
<b>PHASE VII</b>	NONE	
<b>FLEX</b>	NONE	



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**APPENDIX E**

**Approval Ordinance No. G-6201**

ORDINANCE G-6201

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-13-16-2) FROM S-1 (RANCH OR FARM RESIDENCE) TO R-2 PCD, R1-10 PCD, R1-6 PCD, R1-8 PCD, AND S-1 PCD (PLANNED COMMUNITY DEVELOPMENT) WITH ALL UNDERLYING USES.

---

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as

follows:

SECTION 1. The zoning of an approximately 412.05 acre property located at the northwest corner of Deer Valley Road and Black Mountain Boulevard in a portion of the west half of Section 13 and the east half of Section 14, Township 4 North, Range 3 East, as described more specifically in Attachment "A," is hereby changed from "S-1" (Ranch or Farm Residence) to "R-2 PCD", "R1-10 PCD", "R1-6 PCD", "R1-8 PCD", and "S-1 PCD" (Planned Community Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B."



SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. An updated Planned Community Program Narrative for the Sky Crossing PCD reflecting the changes approved through this request shall be submitted to the Planning Department within 90 days of City Council approval of this request.
2. The development shall be in general conformance with the PCD Conceptual Development plan date stamped May 27, 2016, as modified by the following stipulations and approved by the Planning and Development Department with specific regard to the following:
  - A. The development shall not exceed 1,621 units.
3. A minimum of 30-percent of the cumulative frontage of the Wash Corridors shown on the Conceptual Development Plan date stamped May 27, 2016 must be designed with an edge treatment that remains open and unfenced. Edge treatment may consist of any combination of: open space; connecting open space areas such as wash or trail corridors, recreation/amenity areas; perimeter, common, landscape, drainage or other tracts; single-loaded or un-loaded streets; or cul-de-sacs, as approved by the Planning and Development Department.
4. An average landscape setback of 40 feet, minimum 15 feet shall be required along Black Mountain Boulevard and an average landscape setback of 50 feet, minimum 25 feet shall be required along Deer Valley Road, as approved by the Planning and Development Department.
5. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) north of Sky Crossing Way as shown on the PCD Conceptual Development plan date stamped May 27, 2016, the existence and operational characteristics of nearby National Memorial Cemetery of Arizona and City of Phoenix Cave Creek Wastewater Reclamation Facility that may cause adverse noise, odors, dust, and other externalities. 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.

#### TRANSIT

6. The right-of-way shall be dedicated and a bus bay detail #P1256 and transit

pad detail # P1261 constructed at westbound Deer Valley Road west of Black Mountain Boulevard as shown in the PCD Conceptual Development Plan date stamped May 27, 2016, as approved by the Planning and Development Department.

7. The right-of-way shall be dedicated and transit pad detail # P1262 constructed at the following locations, as approved by the Planning and Development Department:
  - Southbound Black Canyon Boulevard south of Sky Crossing Way
  - Southbound Black Canyon Boulevard south of Bryce Lane
  - Westbound Deer Valley Road 1,300 feet west of Black Mountain Boulevard
  - Westbound Deer Valley Road west of 32nd Street
  - Westbound Deer Valley Road 1,300 feet west of 32nd Street
  - Westbound Deer Valley Road west of Sky Crossing Way

#### **PARKS**

8. A 10-foot concrete Shared Use Path/Sidewalk shall be constructed along the west side of Black Mountain Boulevard, as approved by the Planning and Development Department and the Parks and Recreation Department. Any portion of the Shared Use Path/Sidewalk that extends beyond the Black Mountain Boulevard right-of-way line shall be located within a public easement.

#### **AVIATION**

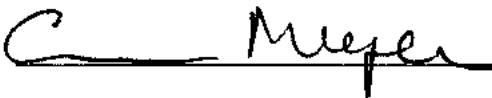
9. The property owner shall record documents that disclose the existence, and operational characteristics of City of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
10. The property owner shall record documents that disclose the existence, and operational characteristics of Reach 11 Sports Complex 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.
11. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 7th day of September, 2016.


  
\_\_\_\_\_  
MAYOR

ATTEST:

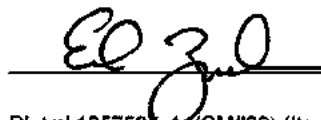
  
\_\_\_\_\_  
City Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Acting City Attorney *pm*

REVIEWED BY:

  
\_\_\_\_\_  
City Manager

PL:tml:1257525v1. (CM#09) (Item #59) – 9/7/16

Attachments:

- A - Legal Description (1 Pages)
- B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-13-16-2

A portion of the West half of Section 13 and the East half of Section 14, Township 4 North, Range 3 East, of the Gila and Salt River Base & Meridian, and more particularly described as follows:

BEGINNING at the South Quarter Corner of said Section 13;

Thence S89°43'38"W, along the South line of said Section 13 a distance of 2628.48 feet to the Southwest corner of the Section 13, also being the Southeast corner of Section 14;

Thence S89°57'37"W, along the South line of Section 14, a distance of 1633.46 feet;

Thence N55°27'05"W a distance of 1231.85 feet, to a point on the North-South mid-Section line of Section 14;

Thence N00°26'34"W, along the North-South mid-Section line of said Section 14, a distance of 1949.46 feet; to the center of Section 14;

Thence continuing N00°26'34"W, along the North-South mid-Section line of said Section 14, a distance of 297.03 feet;

Thence N89°14'32"E, a distance of 970.01 feet;

Thence N00°26'34"W, measured (N00°36'35"W, record), a distance of 593.27 feet to a point on a line that is 1746.75 feet South and parallel to the North line of the Northeast Quarter of Section 14;

Thence N89°14'32"E, along a line that is 1746.75 feet South and parallel to the North line of the Northeast Quarter of Section 14, a distance of 1671.27 feet, to a point on the East line of Section 14 also being the West line of Section 13;

Thence N89°59'36"E a distance of 2638.77 feet along said line to a point on the North-South mid-Section line of Section 13;

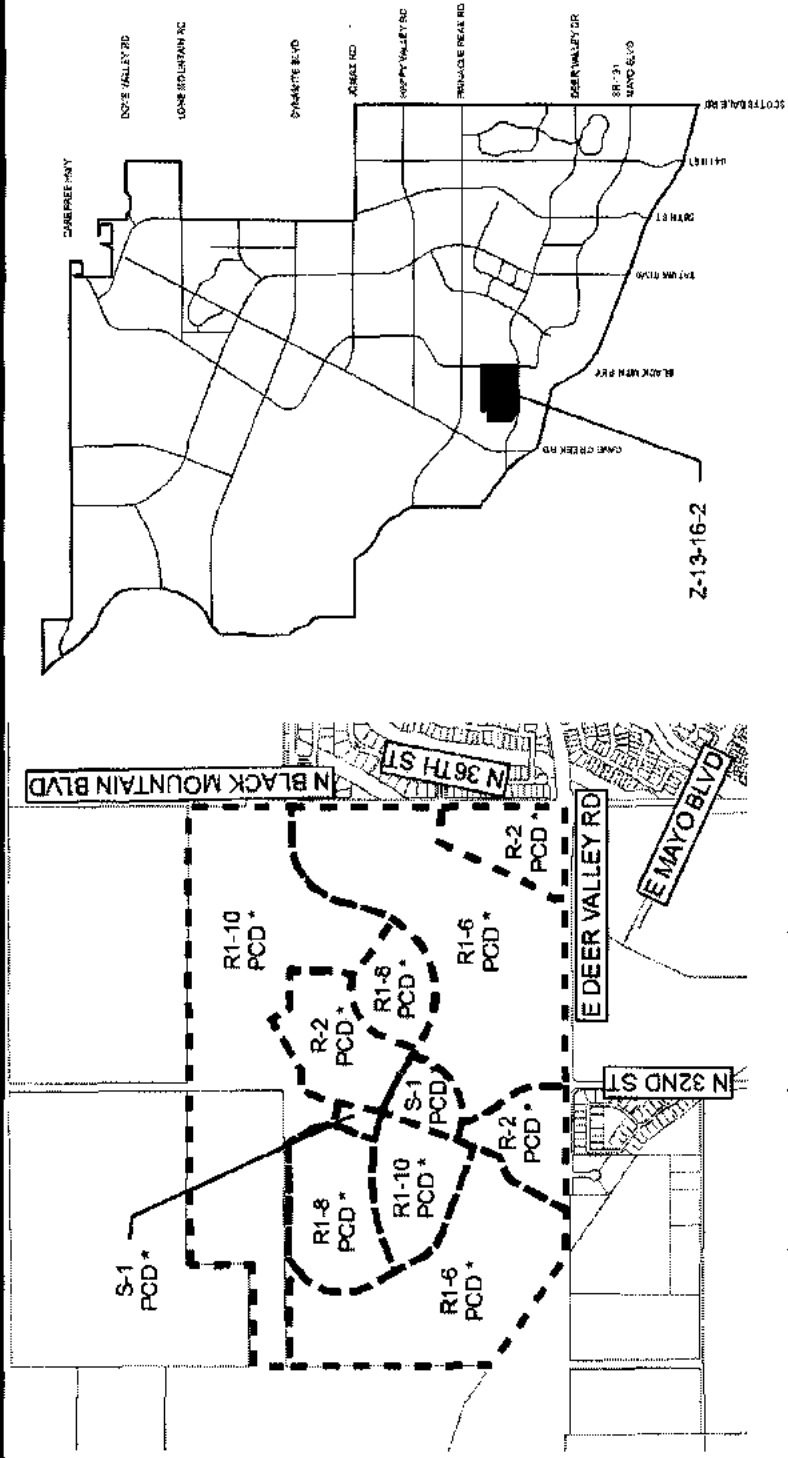
Thence S00°18'00"E, along the North-South Mid-Section Line of Section 13, a distance of 3559.91 feet to the South Quarter Corner of Section 13, and the POINT OF BEGINNING.

**ATTACHMENT B**

**ORDINANCE LOCATION MAP**

Zoning Case Number: Z-13-16-2  
Zoning Overlay: N/A  
Planning Village: Desert View

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 8/17/2016

R:\NS\_Team\Comp\_Functions\Zoning\SupplMaps\_OrdMps\2016 Ord\Z\_13-16-2.mxd