



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-138-D-83-5 (Aldea Centre PUD) April 25, 2019

Maryvale [Village Planning Committee Meeting](#) Date May 8, 2019

[Planning Commission](#) Hearing Date June 6, 2019

Request From: [PUD PCD](#) (125.30 Acres)

Request To: [PUD PCD](#) (125.30 Acres)

Proposed Use Major Amendment to the DC Ranch PCD to allow an amendment to the Aldea Centre PUD to allow a mix of uses including commercial, commerce park, and multifamily residential

Location Approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment

Owner John F. Long Family Revocable Living Trust c/o Tim Wright

Applicant/Representative Stephen Anderson, Esq., Gammage and Burnham, PLC

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Mixed Use	
Street Map Classification	Bethany Home Road	Alignment	0-foot south half street (northern property boundary)
	99th Avenue	Arterial	33-foot west half street (City of Glendale)
	Missouri Avenue	Minor Collector	0-foot north half street
	101st Avenue	Minor Collector	30-foot east half street

CONNECT PEOPLE AND PLACES CORE VALUE; CORE, CENTERS AND CORRIDORS; CODES TOOL: Support healthy urban villages, with a balance mix of housing, employment opportunities and services as a principal means to reduce vehicle trip length and associated emissions.

The site is in close proximity to the Algodón Major employment center. The request to amend the PUD to add additional employment-generating uses and increased multifamily density adds to a balanced mix of employment and housing in the Maryvale village.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The subject property is located on the perimeter of the Maryvale Village and adjacent to the Loop 101 corridor, a major regional transportation corridor. This strategic location in the urban pattern is appropriate for regional service area land uses such as multifamily, general commerce park uses, retail, and offices.

CERTAINTY AND CHARACTER CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Encourage bicycle and pedestrian amenities in new major development projects in high-density, mixed-use, areas or near transit stations or employment centers.

The proposed standards in the narrative introduce bicycle parking standards for new development. The PUD narrative requires that 0.25 bicycle parking spaces be provided for each residential unit built with a minimum of 50 spaces. All nonresidential uses over 5000 square feet floor area shall provide one bicycle space per 25 required vehicle parking spaces, with a maximum of 25 spaces.

Applicable Plans, Overlays and Initiatives

[Tree and Shade Master Plan](#) – see background item No. 12

[Comprehensive Bicycle Master Plan](#) – see background item No. 13

[Reimagine Phoenix Initiative](#) – see background item No. 14

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Agriculture	PUD PCD
North	Agriculture	City of Glendale-Business Park
South	Residential	R-3A PCD, R1-10 PCD
East	Business Park / Vacant	City of Glendale-Business Park, CO / A-1
West	Residential	PUD PCD, RE-35

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 125.30-acre site located approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment from PUD PCD (Planned Unit Development, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District). The subject request is a Major Amendment to the Aldea PUD to include limited Commerce Park uses in addition to increased multifamily residential density.

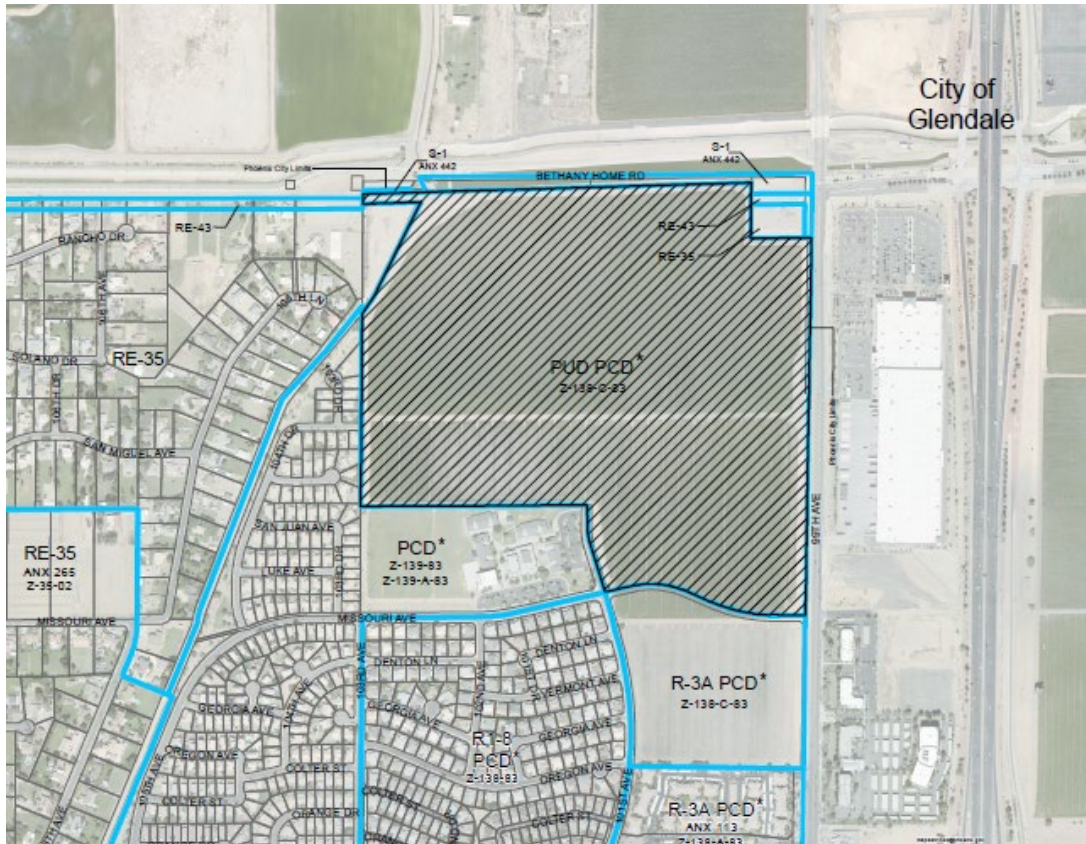
The property is located in the DC Ranch PCD. The DC Ranch PCD includes the square-mile area from Camelback Road on the south, Bethany Home Road on the north, 99th Avenue on the east, and the Roosevelt Irrigation District canal on the west. The PCD is divided into west and east sections along 103rd Avenue. DC Ranch West has been completely developed with housing.

2. The General Plan Land Use Map designation for the subject site is Mixed Use. The proposed Major Amendment is consistent with the General Plan Land Use designation as it supports an environment of multifamily residential and general commerce park uses.



3. The subject site is bound by the Grand Canal at the Bethany Home Road alignment on the north; Missouri Avenue and the Oregon Avenue alignment and the northern boundary of the Sonoran Sky Elementary School property on the south; 99th Avenue on the east; and 101st Avenue and the 103rd Avenue alignment, north of the school property, on the west. The northwest corner of the property is defined by a Roosevelt Irrigation District canal that cuts from southwest to northeast. The subject property does not include any land to the west of the canal.

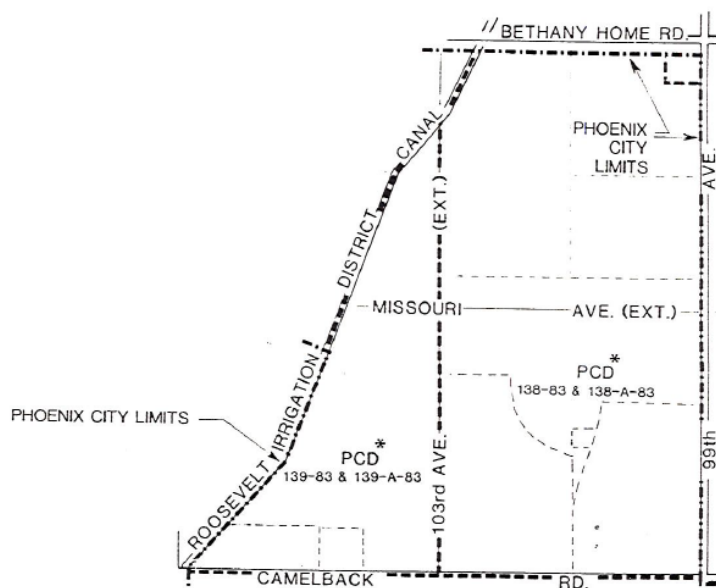
There is an Salt River Property substation located at the immediate southwest corner of 99th Avenue and the Bethany Home Road alignment.



Source: City of Phoenix Planning and Development Department

APPROVAL AND AMENDMENT HISTORY

4.



The site is the last development phase of the DC Ranch PCD, an approximately 425-acre master planned community, initially approved by City Council on August 5, 1983 via Rezoning Case Nos. Z-138-83 and Z-139-83.

DC Ranch PCD area, Source: City of Phoenix Planning and Development Department

5. City Council approved a Major Amendment to the DC PCD with Rezoning Case Nos. Z-138-A-83 and Z-139-A-83 in 1985 for approximately 35 acres along Camelback Road for a mix of residential and commercial zoning designations.
6. City Council approved a subsequent Major Amendment in June of 1987 for approximately 131 acres of the PCD to allow a mix of residential and commercial uses, via Rezoning Case No. Z-138-B-83-5.
7. City Council approved the Aldea Centre PUD PCD in December 2009 for 125.30 acres of the PCD to allow a mix of uses to including retail, office and multifamily residential use via Rezoning Case No. Z-138-C-83-5. A stipulation of approval limited the overall residential development to the existing cap of 1,868 dwelling units from the DC Ranch PCD.
8. A Minor Amendment to the Aldea Centre PUD was administratively approved August of 2017 for revisions to Section G.1.b. of the Performance Standards for Amusement Parks hours of operations and Section G.8. of the Development Standards for Walls and Fencing.

AREA CONTEXT

9.

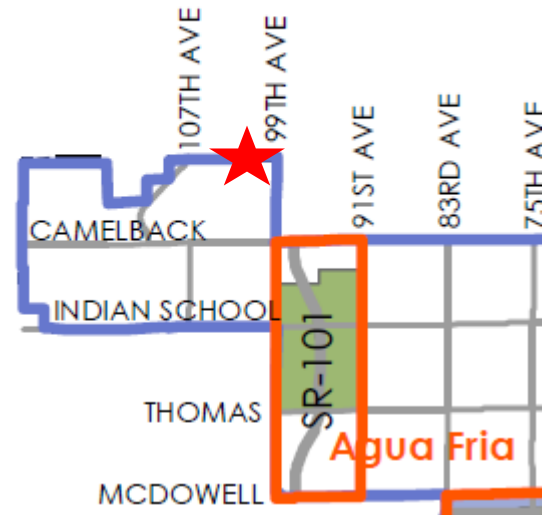


The subject property is located west of 99th Avenue and is within the Maryvale Village, close to the western border of the city of Phoenix. The City of Glendale abuts the site on the east (99th Avenue) and north (Grand Canal and Bethany Home Road alignment).

Source: LVA Urban Design Studio

With the opening of the Loop 101 Freeway in 1999, the market potential for this site has changed significantly, as is evidenced by nearby development. The freeway corridor is now an area of intense multi-jurisdictional growth. The communities along the Loop 101 Freeway corridor, including Glendale, Avondale, Tolleson, Surprise, and Peoria, have all competed to attract new regional uses such as sports, entertainment, retail, medical facilities, and office parks to the corridor.

The subject site is located in close proximity to the Algodón Major Employment Center, which boasts a master-planned business park with high visibility along the Loop 101 freeway.



Algodón Major Employment Center,
Source: MAG & City of Phoenix

PROPOSAL AND DEVELOPMENT STANDARDS

10. The proposal was developed utilizing the PUD zoning designation, which allows an application to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where a PUD narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
11. Below is a summary of the proposed standards for the subject site, as described in the attached Aldea Centre PUD narrative date stamped April 15, 2019. The primary additions proposed in the Major Amendment include introduction of commerce park uses and an update to the density permitted for multifamily developments.

List of Uses

The Development Narrative proposes a mix of uses that include commercial, commerce park and multifamily residential. The majority of permitted uses remain the same, with the addition of limited commerce park-type uses such as manufacturing, warehousing and wholesaling.

Loading Standards

Along with the additional commerce park uses proposed, the Development Narrative contains updated loading area standards. The revised standards increase the height of the required screening wall to 8 feet and restrict the location and hours of operation of loading areas from both residentially zoned properties and residential uses.

Multifamily Density

Currently, the Aldea Centre PUD has a maximum residential density of 20 dwelling units per gross acre for any residential use within the PUD in addition to a maximum of 288 overall units based on the remaining units in the DC Ranch PCD. The standards contained in the current proposal will increase the permitted density to 25 dwelling units per acre for an individual development area, but will maintain the 288 maximum dwelling unit standard for the PUD development area.

Building Height

The proposed building height standards remain unchanged and are subject to the Building Height Standard exhibit contained within the Development Narrative. Permitted building heights range from a maximum of 15 within 75 feet of single-family zoned property to a maximum of 100 feet for hotel and amusement park uses. The maximum height permitted for the majority of the site is 56 feet.

Building and Landscape Standards

Building and landscape standards for the development area remain unchanged. Building setbacks ranging from 15 to 30 are to be provided along all public streets within and surrounding the development. Similarly, landscape setbacks ranging from 10 to 25 feet will also be provided adjacent to any public street.

Canal Bank Standards

The Development Narrative includes standards designed to address development along the northern perimeter of the PUD and adjacent to the Grand Canal. Standards include increased setbacks in addition to landscaping and fencing guidelines.

Parking

The Development Narrative maintains the existing vehicular parking requirements that comply with Section 702 of the Phoenix Zoning Ordinance. Updated standards include a requirement for bicycle parking for both commercial and multifamily development. Multifamily residential development will provide common bicycle parking at 0.25 spaces for each residential unit, with a maximum of 50 spaces, whereas all nonresidential uses with over 5,000 square feet floor area will provide one bicycle space per 25 required vehicle parking spaces, with a maximum of 25 spaces.

12. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. The proposal includes greater planting standards than otherwise required by the Zoning Ordinance. In addition, the proposal requires that 50% of shade cover at maturity be provided over all public and private pedestrian pathways.
13. The Comprehensive Bicycle Master Plan supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal requires bicycle parking spaces be provided on the site for both multifamily and nonresidential uses.

14. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling was not addressed in the PUD Development Narrative.

COMMUNITY INPUT

15. At the time the staff report was written, staff had not received any public correspondence regarding the request.

INTERDEPARTMENTAL COMMENTS

16. The Aviation Department provided comments that the developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property. This request is addressed in Stipulation No. 3.
17. The Fire Prevention division of the Fire Department commented that they do not anticipate any problems with this case, but the site or/and building(s) shall comply with the Phoenix Fire Code. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
18. The Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1695 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
19. The Street Transportation Department noted that comments on development of the site have been provided through the site development process. A traffic impact study and street master plan was previously submitted and reviewed for the PUD prior to the current request. The new uses proposed through this Major Amendment may necessitate updates to the master plan and/or study. The requirement to potentially update these documents are addressed in Stipulation Nos. 6 and 7.
20. The Water Services Department noted that a public water main shall be required within 99th Avenue from Missouri Avenue to the north property line of the project site. The minimum size of the new main shall be 12-inch DIP.

OTHER

21. As a condition of the site's original DC Ranch PCD zoning approval in 1983 and subsequent amendments, all remaining PCD zoning stipulations and conditions will still apply and be carried forward with this approval, including the cap on the number of units permitted to be developed. The original PCD requirements are detailed in Stipulation Nos. 8 and 9.
22. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground

disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 2.

23. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The request is consistent with the General Plan Land Use designation of Mixed Use and supports multiple General Plan Goals and Policies.
2. The proposed development will provide increased employment and residential opportunities in the area.
3. The proposal introduces several new development standards, through both the bicycle parking standards and canal bank guidelines, that will contribute to a more pedestrian-friendly development.

Stipulations

1. An updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 15, 2019, as modified by the following stipulations:
 - a. Update legal description in Appendix A to reflect boundary of current case.
 - b. Update all applicable exhibits throughout the narrative to address changes made since prior approval, including, but not limited to setbacks and street connections.
 - c. Pages 40-41, Loading Standards: Remove verbiage restricting construction of loading docks within 150 feet of a residential district or use for both manufacturing and wholesale uses.
 - d. Page 45, Canal Bank Landscaping: Update section to read "Canal Bank Standards."
2. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of that discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
3. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of

Glendale Municipal Airport (GEU) to future owners or tenants of the property.

4. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.
5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning Development Departments for review and approval.

PCD Stipulations

6. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
7. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment, as approved by the Planning and Development Department.

Writer

David Simmons

April 25, 2019

Team Leader

Samantha Keating

Exhibits

Sketch Map

Aerial Map

[Aldea Centre PUD Narrative](#) date stamped April 15, 2019

<https://www.phoenix.gov/pdd/pz/pzservices/pud-cases>