



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-19-E-00-5 August 28, 2015

Maryvale Village Planning Committee Meeting Date September 9, 2015

Planning Commission Hearing Date October 13, 2015

Request From: PUD PCD (804.82 Acres)

Request To: PUD PCD (804.82 Acres)

Proposed Use Major amendment to the Algodón PUD (Z-19-D-00-5) to modify the PUD boundary

Location Area generally bounded by 91st Avenue, 99th Avenue, Thomas Road to Campbell Avenue

Owner Algodón AG Revocable Land Trust

Applicant/Representative Stephen W. Anderson, Gammage and Burnham

Staff Recommendation Approval, subject to stipulations

General Plan Conformity

General Plan Land Use Designations			
		Mixed-Use	
Street Map Classification	99th Avenue	Arterial	70-foot east half street right-of-way
	Campbell Avenue	Minor Collector	30-foot half street
	Indian School Rd	Major Arterial	110-foot total right-of-way
	91st Avenue	Arterial	55-foot west half street right-of-way
	Thomas Rd	Arterial	70-foot north half street right-of-way
	Loop 101/Agua Fria	Freeway Frontage Road	As required by Arizona Department of Transportation (ADOT)
GROWTH AREA ELEMENT, GOAL 1, GROWTH - STRATEGIC EMPLOYMENT GROWTH: THE PHOENIX ECONOMIC DEVELOPMENT PLAN PROVIDES ECONOMIC DEVELOPMENT EFFORTS AND FOCUSES ON FOUR MAIN GOALS. 1) GROWTH IN JOBS, WAGES AND NUMBER OF BUSINESSES IN TARGETED BUSINESS CLUSTERS; 2) GROWTH IN PHOENIX RESIDENTS' INCOME; 3)			

IMPROVEMENT IN PHOENIX QUALITY OF LIFE; 4) GROWTH IN SALES TAX REVENUES.

The original Algodón Planned Community Development (PCD) was approved by City Council as a major employment corridor. The most recent amendments only strengthened that assessment by adding additional uses, heights, and acreage. This request to adjust the PUD PCD boundary will allow a single family subdivision to be developed at a compatible density and scale at the northwest corner of 91st Avenue and Campbell Avenue. This request will also provide the existing subdivisions a buffer to the planned commercial, industrial and multifamily uses permitted in the Algodón Center PUD for a more cohesive integration of the “major employment corridor” with its existing context.

LAND USE ELEMENT, GOAL 1, URBAN FORM: GROWTH SHOULD BE STRUCTURED INTO A SERIES OF URBAN VILLAGES CHARACTERIZED BY THE FIVE COMPONENTS OF THE URBAN MODEL: CORE, NEIGHBORHOODS, COMMUNITY SERVICE AREAS, REGIONAL SERVICE AREAS, AND OPEN SPACE.

The subject property is located on the perimeter of the Maryvale Village and is adjacent to the LOOP 101, a major regional transportation corridor. This strategic location is appropriate for regional service area land uses such as a hospital and medical uses, retail, and offices. This request to adjust the PUD PCD boundary will encourage a more appropriate transition between the existing neighborhoods to the north and the proposed regional service area land uses that are part of the Algodón Center PUD.

LAND USE ELEMENT, GOAL 5, INTEGRATION OF LAND USE AND TRANSPORTATION SYSTEMS: MINIMIZE THE ADVERSE IMPACT OF THE TRANSPORTATION SYSTEM THROUGH INTEGRATED URBAN DESIGN.

The development will serve as a service area supporting the village core and surrounding neighborhoods. This request to adjust the PUD PCD boundary will allow a single family subdivision to be developed in close proximity to employment, retail, and other regional services. It will reduce the need for additional vehicle trips outside the village for employment and the purchase of goods and services.

PROPOSAL

1. This request to amend the Algodón PUD PCD boundary has no changes to the previously approved development standards and approval will have no impact on the development standards.

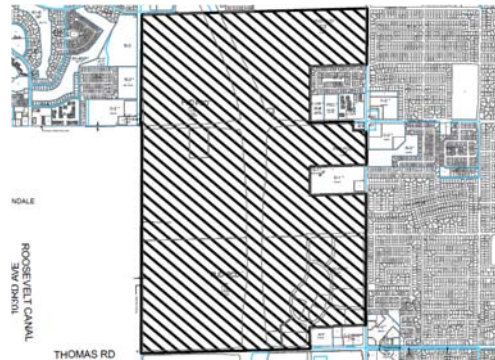
BACKGROUND

2. The General Plan for Phoenix in 1985, designated the subject land as low-density residential development. The Agua Fria (Loop 101) Freeway bisects the area making development of the envisioned housing difficult. In 2000, City Council approved Rezoning Case Z-19-00-5 for an 853 acre Planned

Community Development (PCD) referred to as Algodón Center. A General Plan Amendment, MV-1-99-5 was also approved to change the area's General Plan Land Use designation from Residential 0-2 and 2-5 dwelling units per acre to Mixed Use/Commercial and Industrial. Algodón Center is the largest vacant parcel in Maryvale and along the Loop 101.

SUBJECT SITE

3. City Council approved a Major Amendment to the Algodón PCD in June 2011 for 607.52 acres of the PCD to a PUD.
4. City Council approved a Major Amendment to the Algodón PCD in May 2012 for the previously existing 853 acre PCD with additional acreage from adjacent parcels. The request designated 929.88 acres generally located west of the 93rd Avenue alignment as Planned Unit Development (Algodón PUD).
5. This application is a Major Amendment to the existing 929.88 acre PUD PCD. The request will adjust the Algodón PUD PCD boundary to exclude approximately 50.86 acres at the northwest corner of 91st Avenue and the Campbell Avenue alignment with companion case Z-36-15-5.



SURROUNDING USES & ZONING

6. **North**
Directly north of the parcel is zoned R1-6 and C-2 HGT/WVR. Just north of this proposal, along the Loop 101, are the University of Phoenix Stadium, Jobing.com Arena, Camelback Ranch Spring Training Facility, and the Westgate Center (see Algodón PUD Exhibit 2.0).

West

The land to the west is the jurisdiction of Avondale. The city of Avondale has approved multiple high intense, mixed use zoning including the Avondale Live mixed use project at 99th and Encanto and Entorno at 99th Avenue and Indian School Road.



South

To the south of this request is Banner Estrella Medical Center. To the south, west of the Loop 101 is the Sheely Farms PCD including a mix of uses and approved heights to 250 feet.

East

Single-family residential developments are to the east, zoned R1-6 and R1-8.

STREETS AND TRAFFIC

7. Right-of-way for all streets within the development area shall be dedicated as per the approved Master Street Plan. Any changes to the approved Master Street Plan shall be reviewed and approved by the Street Transportation Department.
8. A Traffic Impact Study was submitted to the Street Transportation Department on March 15, 2011, for review. A stipulation has been added to address any recommendations from that study.

MISCELLANEOUS

9. The Aviation Department has requested that a notice be given to prospective purchasers of properties in the city of Phoenix underlying the flight patterns of the city of Glendale Airport. The area may be subject to overflights of aircraft operating at the Airport. A stipulation has been added to request these notices.
10. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.
11. Staff has conducted a review of the first submittal of the Development Narrative in which the applicant has addressed several comments made by staff.

Findings

1. The development is consistent with the surrounding regional destinations and planned projects approved within adjacent jurisdictions.
2. The proposed development will provide increased employment, retail and residential living opportunities in the area.

Stipulations

1. An updated Development Narrative for the Algodón PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with

Development Narrative date stamped June 23, 2015, as modified by the following stipulations.

- A. All maps, exhibits, and plans shall be updated to show the Campbell Avenue alignment from 91st Avenue to 95th Avenue.
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of the City of Glendale 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.
3. The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved Traffic Impact Study and as approved by Planning and Development Department and the Street Transportation Department.
4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

Writer

Joél Carrasco

08/21/15

Team Leader

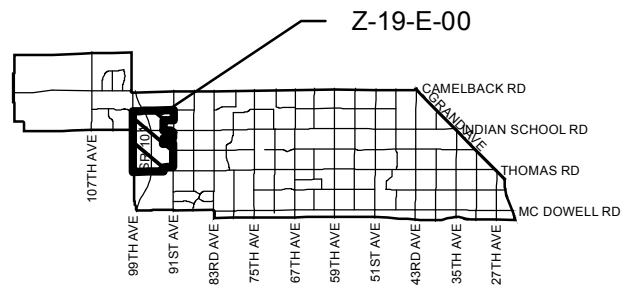
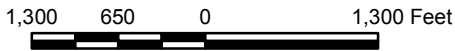
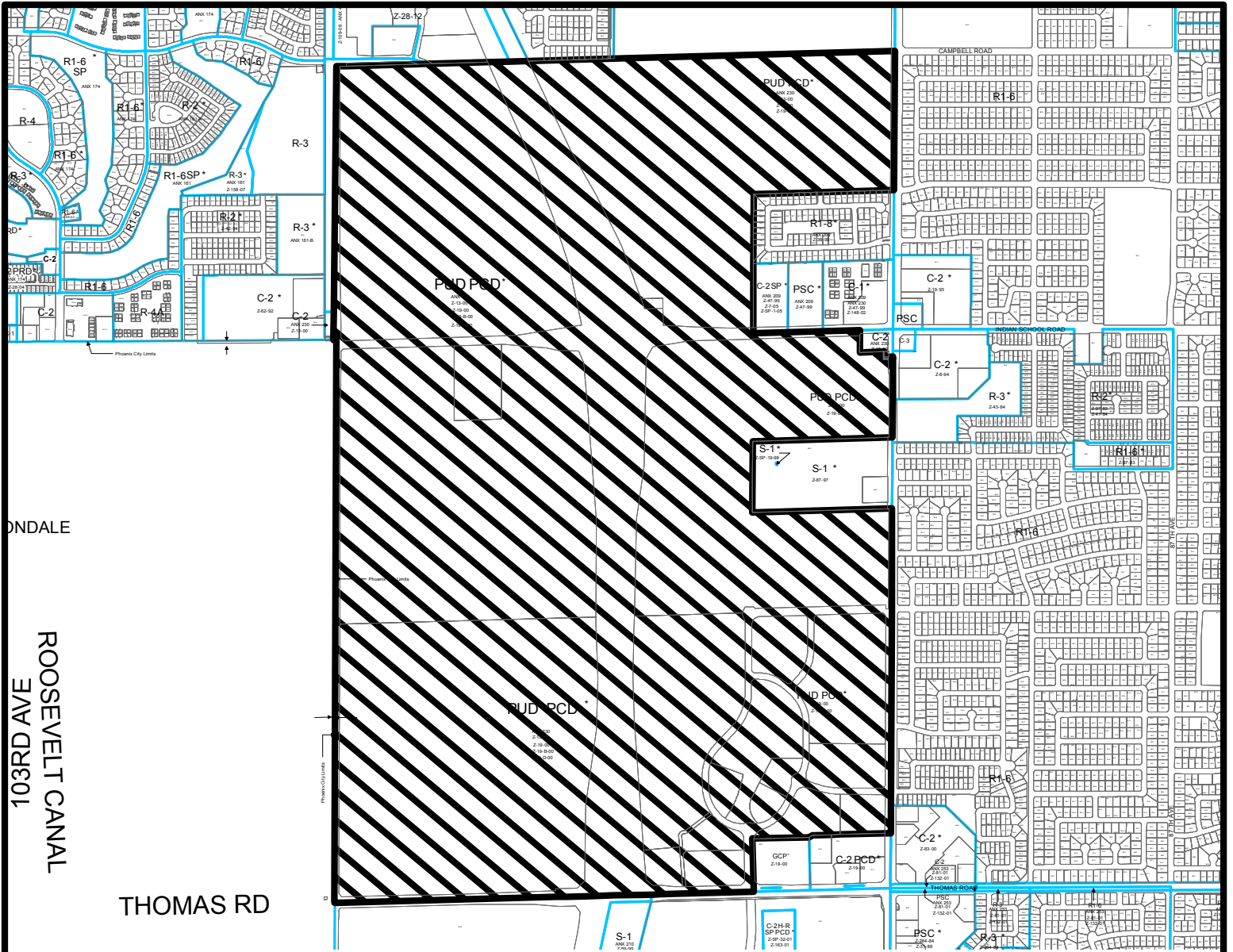
Joshua Bednarek

Attachments

Attachment A: Sketch Map

Attachment B: Aerial Map

Attachment C: Algodón PUD Narrative date stamped June 23, 2015



CITY OF PHOENIX PLANNING DEPARTMENT

MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME:

Algodon AG Revocable Land Trust

REQUESTED CHANGE:

FROM: PUD PCD (804.82 a.c.)

APPLICATION NO.

Z-19-E-00

DATE:

7/28/15

REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

804.82 Acres

AERIAL PHOTO & QUARTER SEC. NO.
15-5, 15-6, 16-5,
16-6, 17-5, 17-6

ZONING MAP
G-2, G-3,
H-2, H-3

TO: PUD PCD (804.82 a.c.)

MULTIPLES PERMITTED

PUD PCD

PUD PCD

CONVENTIONAL OPTION

42,011

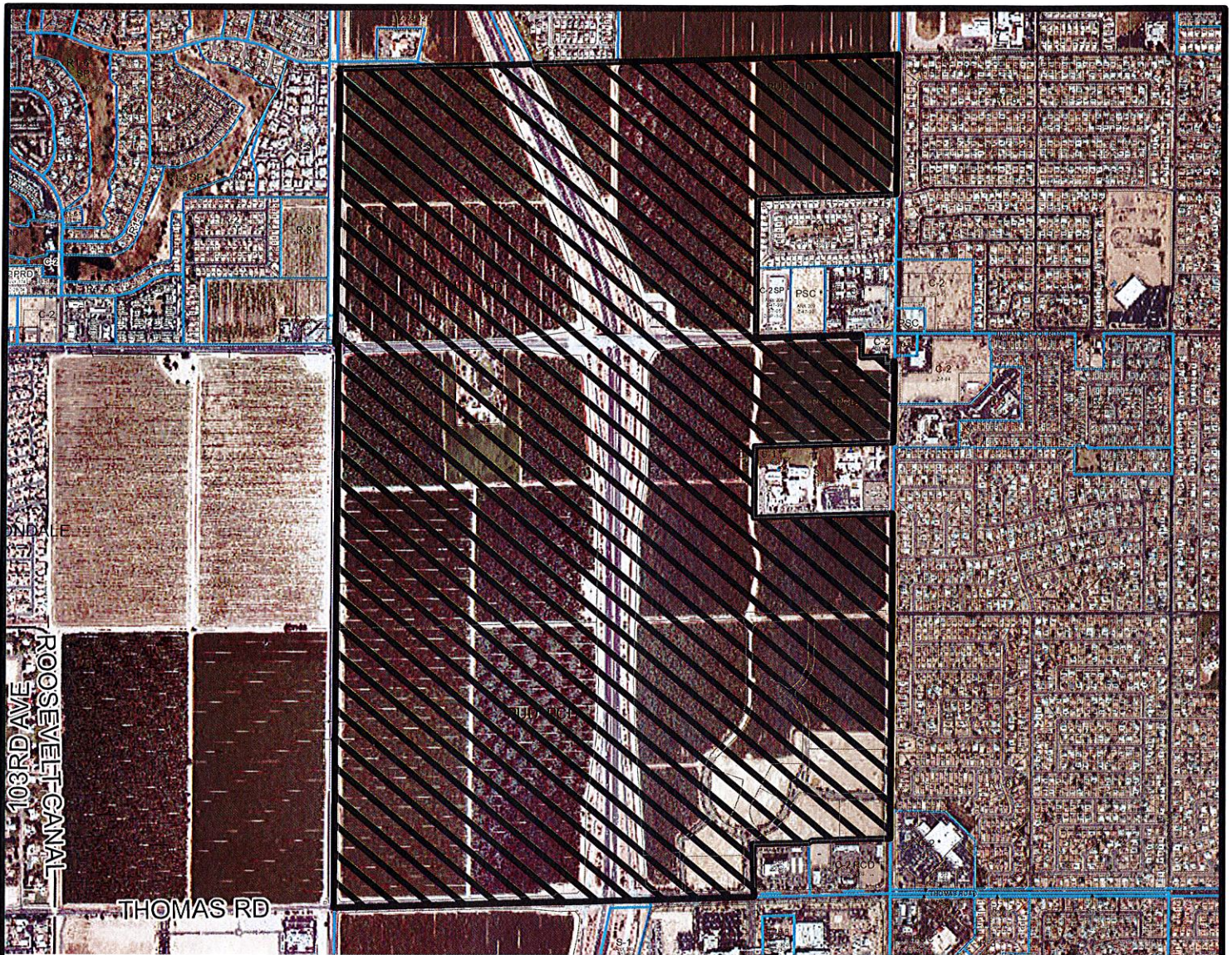
42,011

* UNITS P.R.D. OPTION

42,011

42,011

* Maximum Units Allowed with P.R.D. Bonus

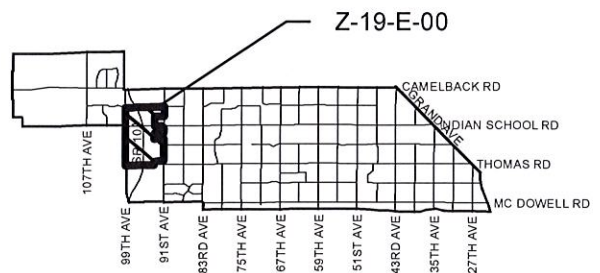


1,300 650 0 1,300 Feet

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CONVENTIONAL OPTION

*** UNITS P.R.D. OPTION**

PUD PCD

42,011

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