



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-21-23-1**  
**June 1, 2023**

**Deer Valley Village Planning Committee Meeting Date:** June 8, 2023

**Planning Commission Hearing Date:** August 3, 2023

**Request From:** C-1 DVAO (Neighborhood Retail, Deer Valley Airport Overlay District) (1.86 acres)  
 C-2 HGT/WVR DVAO (Intermediate Commercial, Height Waiver, Deer Valley Area Overlay District) (3.77 acres)

**Request To:** A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay) (5.63 acres)

**Proposed Use:** Office and warehouse

**Location:** Approximately 325 feet north of the northwest corner of Black Canyon Highway and Deer Valley Road

**Owner:** Rockwell Baker Industrial Center, LLC

**Applicant:** Berry Riddell, LLC

**Representative:** Berry Riddell, LLC

**Staff Recommendation:** Approval, subject to stipulations

<b><u>General Plan Conformity</u></b>			
<b><u>General Plan Land Use Map Designation</u></b>		Commercial	
<b><u>Street Map Classification</u></b>	Black Canyon Highway	Existing Freeway & frontage road	Approximately 300 - 500 feet west half

	Louise Drive	Local	30-foot south half street
	26th Avenue	Local	30-foot east half street

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE AND DESIGN PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.**

The proposed project is situated within the Major Employment Center of Deer Valley which is home to a large labor pool within easy access to the regional freeway system. This proposal will facilitate job creation in a targeted high growth/high-wage industry sectors and targeted trade industry sectors.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city's airports.**

The subject site is near the Phoenix Deer Valley Airport and the proposed use is complimentary to and compatible with airport operations.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLES: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposal, as stipulated, will provide enhanced levels of shade which will provide thermal comfort for employees and pedestrians.

**Applicable Plans, Overlays, and Initiatives**

[Deer Valley Airport Overlay District](#) – See Background Item No. 6

[Deer Valley Major Employment Center](#) – See Background Item No. 7

[Black Canyon/Maricopa Freeway Specific Plan](#) – See Background Item No. 8

[Complete Streets Program](#) – See Background Item No. 9

[Tree and Shade Master Plan](#) – See Background Item No. 10

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 11

[Transportation Electrification Action Plan](#) – See Background Item No. 12

[Zero Waste PHX](#) – See Background Item No. 13

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	C-2 HGT/WVR DVAO and C-1 DVAO
<b>North</b> (across Louise Drive)	Recreational vehicle park	C-2 DVAO
<b>South</b>	Commercial retail	C-2 DVAO
<b>East</b>	Freeway	C-2 DVAO and C-3 DVAO
<b>West</b> (across 26th Avenue)	Outdoor storage	C-1 DVAO (Approved C-2 DVAO)

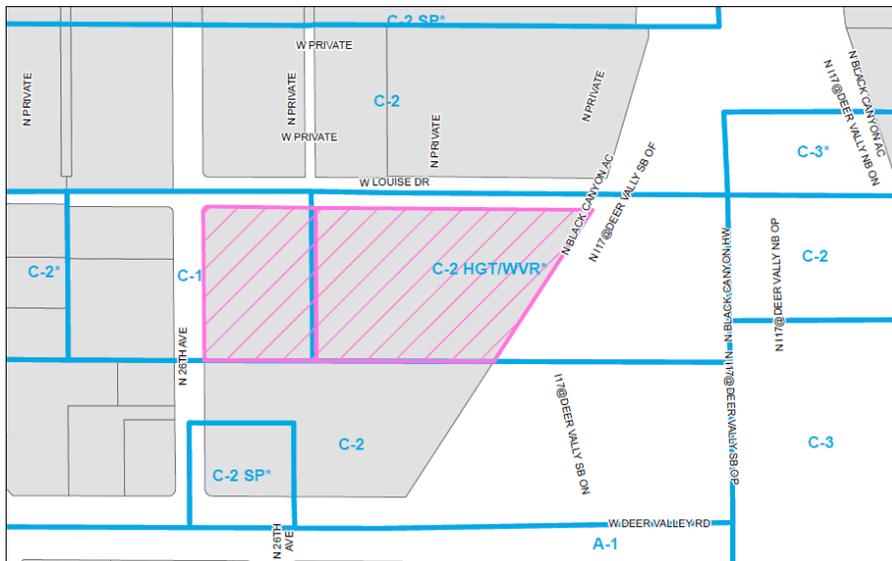
<b>A-1 (Light Industrial District)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Minimum Building Setbacks</i>		
North (Louise Drive)	0 feet	81 feet 2 inches (Met)
West (26th Avenue)	0 feet	25 feet (Met)
East (I-17 Frontage)	0 feet	26 feet (Met)
South (Interior)	0 feet	98 feet 11 inches (Met)
<i>Minimum Landscaped Setbacks</i>		
Street (Louise Drive)	0 feet	9 feet (Met)
Street (26th Avenue)	0 feet	North: 10 feet (Met)
East (I-17 Frontage)	0 feet	Varies (Met)
South (Interior)	0 feet	0 feet (Met)
Maximum Lot Coverage	No maximum	34% (Met)

<b>A-1 (Light Industrial District)</b>		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
Maximum Building Height	56 feet, up to 80 feet with use permit	42 feet (Met)
Minimum Parking	Unspecified industrial use: 1 space per 1,000 square feet  Office space 3 per 1,000 square feet  75 parking spaces required (per site plan)	125 parking spaces (Met)

**Background / Issues / Analysis**

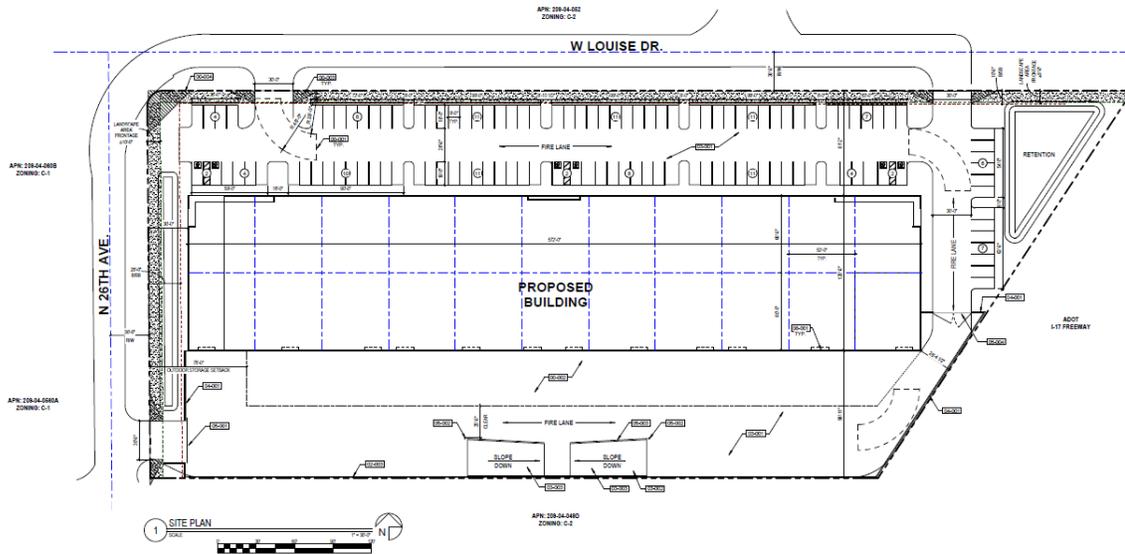
**1. SUBJECT SITE**

This request is to rezone 5.63 acres located approximately 325 feet north of the northwest corner of Black Canyon Highway and Deer Valley Road (southeast corner of Louise Drive and 26th Avenue). The site is zoned C-1 DVAO and C-2 HGT/WVR DVAO. The request is to rezone the entire site to A-1 DVAO for an industrial tenant or tenants.





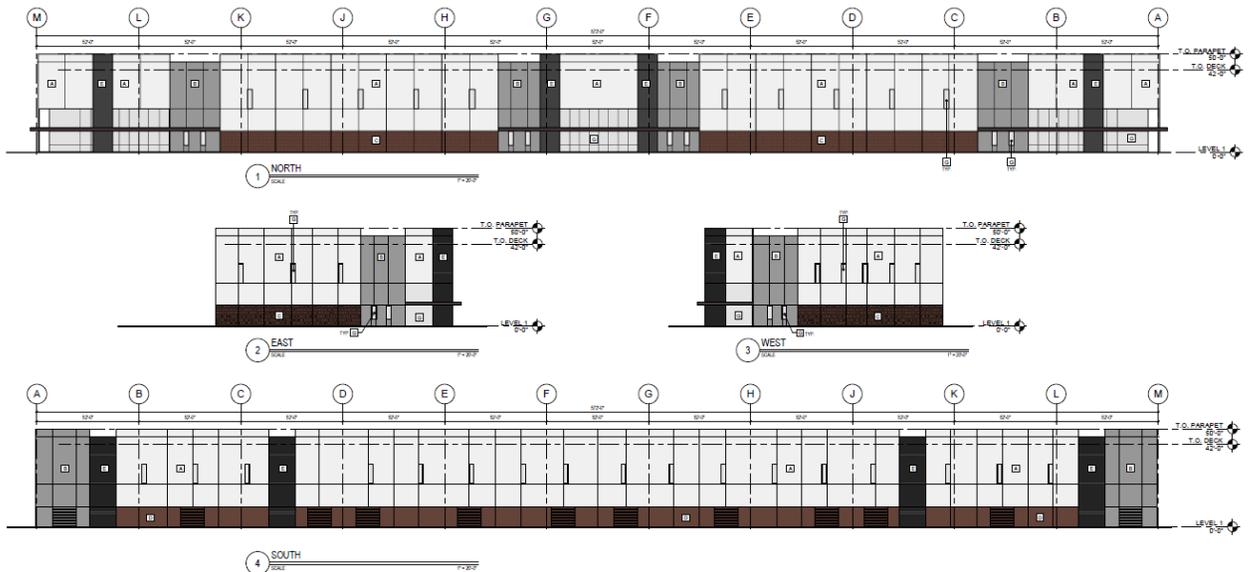




Site Plan, Source: Deutsch Architecture Group

## 5. ELEVATIONS

The proposal includes conceptual elevations that illustrate variations in roofline, window shapes, sizes, and locations, architectural embellishments, and textural changes.



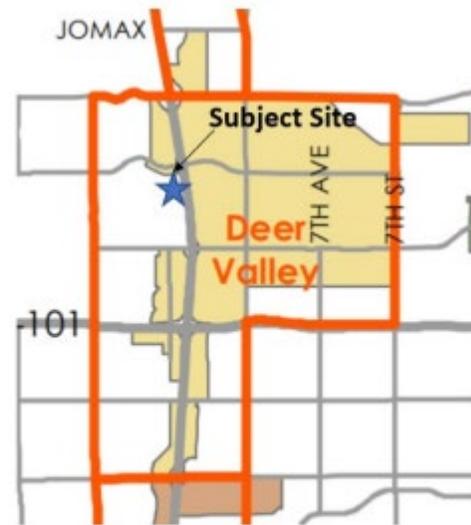
Building Elevations, Source: Deutsch Architecture Group

6. **Deer Valley Airport Overlay District**

The subject site is located within the Deer Valley Airport Overlay District (DVAO), Area 2, and the proposed uses and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions; and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport.

7. **Deer Valley Major Employment Center**

The subject site is located adjacent to the MAG designated Deer Valley Major Employment Center and within the city designated Deer Valley Employment Center. The substantial size and diverse nature of the labor pool found in the Deer Valley area is a key factor in contributing to the overall attractiveness of this employment center. Employers located within the area have access to nearly 450,000 workers within a 20-minute drive time, and within a 30-minute drive the number of workers increases to more than 850,000. The size of the labor force will continue to increase as additional development occurs in this area. The Deer Valley Employment Center boasts about 9.3 million square feet of office space, 3.0 million square feet of flex space, and over 11.9 million square feet of industrial space. The proposal adds housing options adjacent to the employment center which supports the rapid growth within the area.



*Major Employment Center Map, Source: City of Phoenix*

8. **Black Canyon/Maricopa Freeway Specific Plan**

The freeway mitigation program was created in the City of Phoenix by the 1988 approval of Proposition 17. This proposition authorized general obligation bonds to prepare plans and fund projects which could mitigate the blighting effects on the city's neighborhoods from existing and proposed freeway construction. The Black Canyon/Maricopa Freeway Specific Plan, the fourth under this program, addresses problems encountered or anticipated in residential neighborhoods adjacent to this freeway corridor. It establishes non-regulatory policies and guidelines to improve the compatibility between the freeway and the residential neighborhoods through which it passes.

9. **Complete Streets City Program**

As part of the adopted Complete Streets City policy, street should be designed to emphasize walking, bicycling and transit use in a safe and effective manner. Widening and detaching sidewalks from the main vehicular travel lanes is a primary way this is accomplished, resulting in designs that may require additional sidewalk easements to encompass parts of the sidewalk that fall outside of the dedicated right-of-way. This policy is addressed in Stipulations No. 5, 6, 7, 8, 9, and 10.

10. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending stipulations designed to provide trees and enhance shade within and adjacent to the development. Staff is recommending stipulations for a detached shaded sidewalk along Louise Drive and 26th Avenue, in addition to enhanced landscape standards in and around the parking areas and along the north and west property lines. These are addressed in Stipulation Nos. 1, 2, and 10.

11. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan also supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations, including industrial employment centers. Stipulation No. 3 requires bicycle parking spaces be provided on the site.

12. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition

to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Stipulation No. 4 provides requirements for electric vehicle parking, charging and infrastructure.

13. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed conceptual site plan does not show recycling facilities, but the project information form notes any industrial waste produced by the site will be disposed of in compliance with City of Phoenix guidelines.

#### COMMUNITY INPUT SUMMARY

14. At the time the staff report was written there was no correspondence from members of the public received.

#### INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department comments are the following which are addressed in Stipulations Nos. 5 – 10:
- The developer shall construct detached sidewalks along 26th Avenue and Louise Drive, and that all streets within and adjacent to the development be constructed with all required elements and to ADA standards.
  - The developer shall dedicate right-of-way and easements along 26th Avenue and Louise Drive.
  - All gates are to comply with the City of Phoenix Controlled Access Gate Policy.
  - Provide pedestrian access to and from the site. Show a clearly defined accessible pedestrian pathway(s) to connect building entrances, and public sidewalks, using the most direct route for pedestrians.
16. The City of Phoenix Fire /Department does not anticipate any problems. However, the project team should be aware of the following requirements in accordance with CH 5 of the 2018 Phoenix Fire Code (PFC)

- The site and or building(s) shall comply with the 2018 IFC with Phoenix Amendments.
  - Currently the water supply (gpm and psi) for the referenced case is unknown.
  - The water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendments.
17. The Water Services Department indicated that when development of the property new water and sewer mains will be required so to be able to serve the development.

#### OTHER

18. The site is located in a larger area identified as being archaeologically sensitive. However, the City of Phoenix Archaeology Office notes there are no archaeological concerns for this site.
19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 11.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements.

#### **Findings**

1. The proposal provides for infill development on an underutilized parcel.
2. The proposal provides a diversity of industrial uses along the I-17 Black Canyon Freeway corridor.
3. The proposed zoning is consistent with the goals and policies of the Deer Valley Airport Overlay and will provide additional employment opportunities in the village.

#### **Stipulations**

1. An average 9-foot (minimum 5-foot) wide landscape setback shall be provided along the north perimeter of the site (Louise Drive), as approved by the Planning and Development Department.
2. An average 9-foot (minimum 5-foot) wide landscape setback shall be provided along the west perimeter of the site (26th Avenue), as approved by the Planning and Development Department.

3. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
4. A minimum of 10% of the required parking spaces shall be EV Ready.
5. 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.
6. Right-of-way totaling 30 feet shall be dedicated for the east half of 26th Avenue, as approved by the Planning and Development Department.
7. Right-of-way totaling 30 feet for the south half of Louise Drive with a half 50-foot radius cul-de-sac shall be dedicated at its termination, as approved by the Planning and Development Department.
8. An 18-foot x 18-foot right-of-way triangle shall be dedicated at the southeast corner of 26th Avenue and Louise Drive, as approved by the Planning and Development Department.
9. A sidewalk easement shall be dedicated on the east side of 26th Avenue and south side of Louise Drive, as approved by the Planning and Development Department.
10. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb with minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings and sidewalk shall be constructed along 26th Avenue and Louise Drive, as approved by the Planning and Development Department.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

11. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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.

Staff Report: Z-21-23-1

June 1, 2023

Page 13 of 13

**Writer**

Matteo Moric

May 31, 2023

**Team Leader**

Racelle Escolar

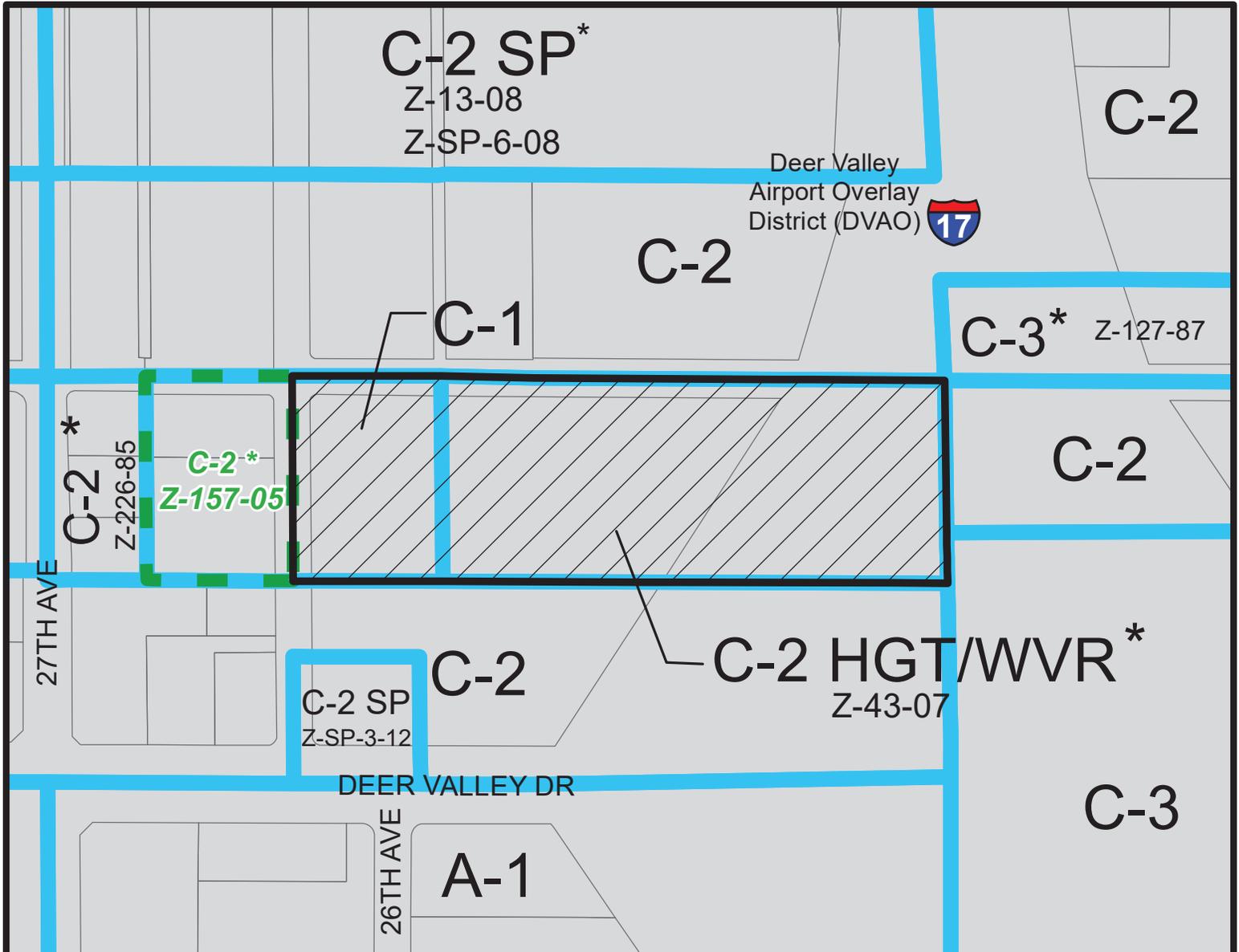
**Exhibits**

Zoning sketch map

Aerial sketch map

Site plan date stamped April 6, 2023 (1 page)

Elevations date stamped April 6, 2023 (1 page)

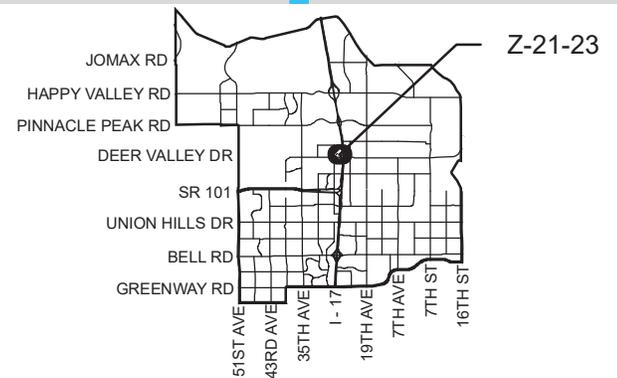


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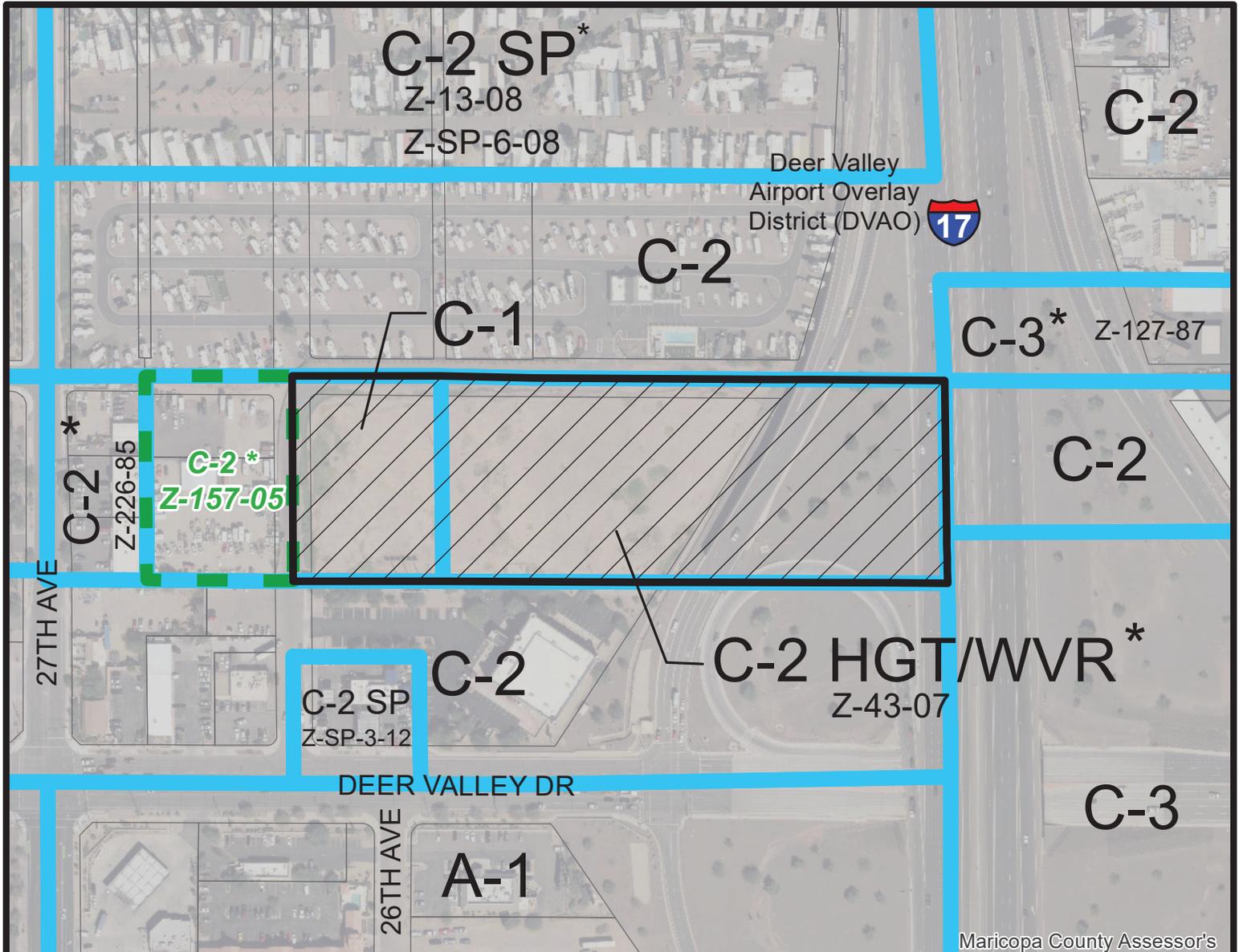


**DEER VALLEY VILLAGE**

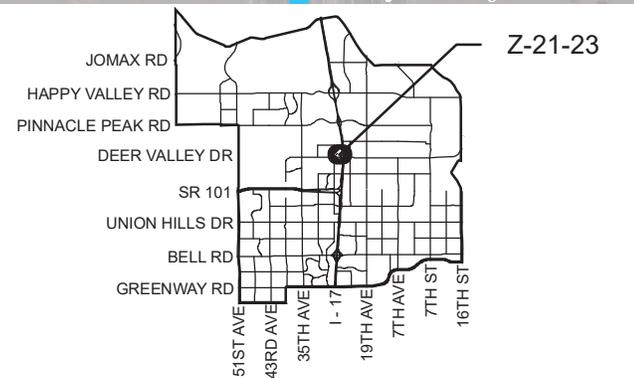
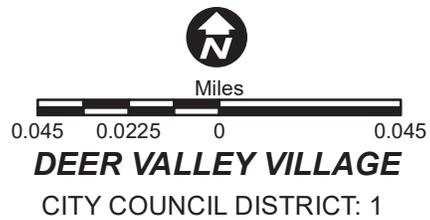
CITY COUNCIL DISTRICT: 1



<b>APPLICANT'S NAME:</b> Berry Riddell LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-21-23	<b>DATE:</b> 4/13/2023 <b>REVISION DATES:</b>	<b>FROM:</b> C-1 DVAO ( 1.86 a.c.) C-2 HGT/WVR DVAO ( 3.77 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>5.63 Acres</b>	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 43-23</b>	<small>ZONING MAP</small> <b>N-7</b>	<b>TO:</b> A-1 DVAO ( 5.63 a.c.)
<b>MULTIPLES PERMITTED</b> C-1 DVAO, C-2 HGT/WVR DVAO A-1 DVAO	<b>CONVENTIONAL OPTION</b> 27, 54 N/A		<b>* UNITS P.R.D. OPTION</b> 32, 65 N/A
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



Maricopa County Assessor's



<b>APPLICANT'S NAME:</b> Berry Riddell LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-21-23	<b>DATE:</b> 4/13/2023 <small>REVISION DATES:</small>	<b>FROM:</b> C-1 DVAO ( 1.86 a.c.) C-2 HGT/WVR DVAO ( 3.77 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>5.63 Acres</b>	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 43-23</b>	<small>ZONING MAP</small> <b>N-7</b>	<b>TO:</b> A-1 DVAO ( 5.63 a.c.)
<b>MULTIPLES PERMITTED</b> C-1 DVAO, C-2 HGT/WVR DVAO A-1 DVAO	<b>CONVENTIONAL OPTION</b> 27, 54 N/A		<b>* UNITS P.R.D. OPTION</b> 32, 65 N/A
<b>* Maximum Units Allowed with P.R.D. Bonus</b>			



FIRST ISSUED:	3/30/2023	
REVISIONS		
No.	DATE	DESCRIPTION

PROJECT NO: 22187.00  
DRAWN BY: MVO  
CHECKED BY: KOISES  
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**SITE PLAN**

**AS-100**

PRELIMINARY - NOT FOR CONSTRUCTION

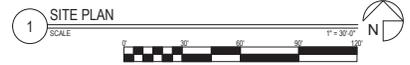
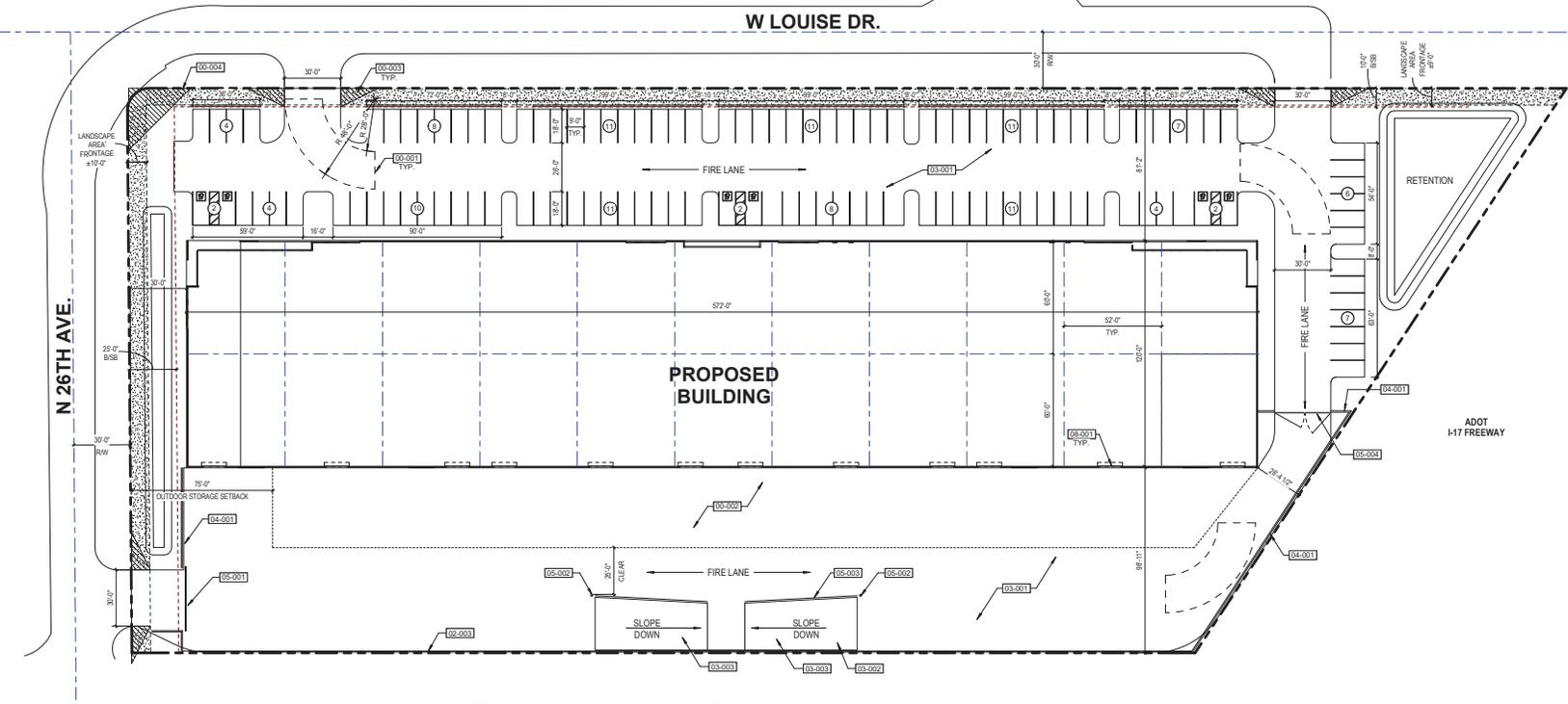
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ZONING: C-2

W LOUISE DR.

APN: 209-04-008B  
ZONING: C-1

APN: 209-04-0560A  
ZONING: C-1

N 26TH AVE.



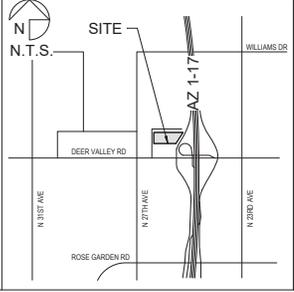
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ZONING: C-2

**PROJECT TEAM**

**OWNER:**  
BAKER DEVELOPMENT  
4217 N CROFTSMAN COURT #205  
SCOTTSDALE, AZ 85251  
PHONE: 773-750-8600  
E-MAIL: d.baker@bakerdevelopmentcorp.com  
CONTACT: DAN SLACK

**ARCHITECT:**  
DEUTSCH ARCHITECTURE GROUP  
4001 E INDIAN SCHOOL RD  
PHOENIX, AZ 85018  
PHONE: 602-848-2829  
E-MAIL: M.VANOMEN@2929.COM  
CONTACT: MICHAEL VAN OMEN

**VICINITY MAP**



**SITE DATA**

APN: 209-04-051A AND 209-04-048C

**PROJECT DESCRIPTION:**  
THIS PROJECT PROPOSES TO DEVELOP EXISTING EMPTY LOT ON THE SOUTHWEST CORNER OF THE LOUISE DR AND 26TH AVE, NEAR THE I-17 INTO A LIGHT INDUSTRIAL/COMMERCIAL BUSINESS PARK. THE BUILDING IS DESIGNED SUCH THAT IT CAN ACCOMMODATE ONE TENANT OR MULTIPLE FUTURE TENANTS. POSSIBLE USES FOR THE SPECULATIVE BUILDINGS INCLUDE MANUFACTURING, WAREHOUSE AND OFFICE.

**ZONING:**  
EXISTING: PROPOSED: C-1 DVAO AND C-2 HG1MWR DVAO A-1 DVAO

**SITE AREA:**  
GROSS SITE = 233,243 SF 5.26 ACRES  
NET SITE = 201,176 SF 4.61 ACRES

**BUILDING AREA:**  
BUILDING FOOTPRINT = 69,560 SF

**LOT COVERAGE:**  
NET AREA COVERAGE = 69,560 / 201,176 SF = 34%

**BUILDING HEIGHT RESTRICTIONS:**  
ALLOWED: 30' TO 30' (WITH USE PERMIT)  
PROPOSED: = 44'-0" TOP OF DECK

BUILDING PARKING		REQUIRED	PROVIDED
STANDARD CAR PARKING SPACE (1:1,000):		0	133
ACCESSIBLE PARKING SPACES:		5	6

BUILDING SETBACK:		REQUIRED	PROVIDED
W LOUISE DR (FRONT)	30'-0"	30'-0"	30'-0"
N 26TH AVE (WEST)	10'-0"	10'-0"	30'-0"
SOUTH (REAR)	0'-0"	0'-0"	98'-11"
BLACK CYN HWY (EAST)	0'-0"	0'-0"	31'-8"

LANDSCAPE SETBACK:		REQUIRED	PROVIDED
W LOUISE DR (NORTH)	30'-0"	30'-0"	6,062 SF
LANDSCAPED AREA = 8x750'-0" = 6,032 SF			6,211 SF
N 26TH AVE (FRONT)	2,316 SF	2,316 SF	2,601 SF
LANDSCAPED AREA = 8x289'-0" = 2,316 SF			
SOUTH (REAR)	0'-0"	0'-0"	0'-0"
BLACK CYN HWY (EAST)	0'-0"	0'-0"	0'-0"

**KEYNOTES**

- 03-001 TRUCK TURNING RADIUS
- 03-002 PROPOSED OUTDOOR STORAGE AREA
- 03-003 10x20' VISIBILITY TRIANGLE
- 03-004 15x20' VISIBILITY TRIANGLE
- 03-005 EXISTING MASONRY SCREEN WALL TO REMAIN
- 03-006 ASPHALT PAVING
- 03-007 CONCRETE PAVING
- 03-008 NEW DEPRESSED CATCHWELL
- 03-009 8'-0" HIGH CMU WALL
- 03-010 8'-0" HIGH MANUAL ROLLING GATE
- 03-011 8'-0" HIGH MANUAL ROLLING GATE
- 03-012 ROLLUP ROLL UP STANDARDS
- 03-013 METAL GUARDRAIL
- 03-014 8'-0" HIGH SWING GATES
- 03-015 OVERHEAD DOOR

**CITY STAMP BOX**

**CITY OF PHOENIX**  
APR 06 2023  
Planning & Development  
Department



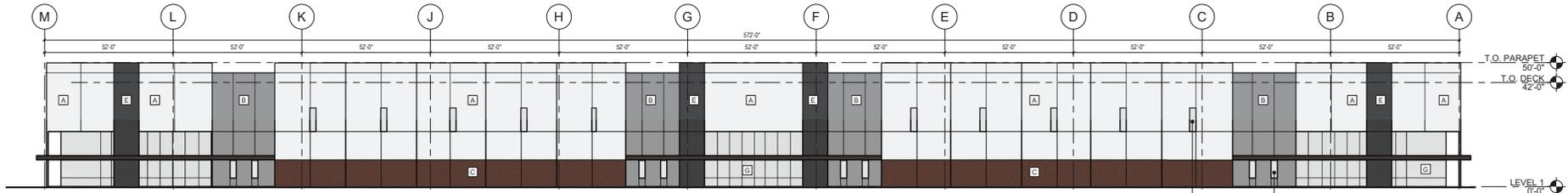
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No.	DESCRIPTION

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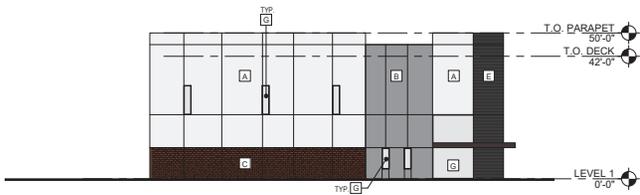
EXTERIOR ELEVATIONS

A-200

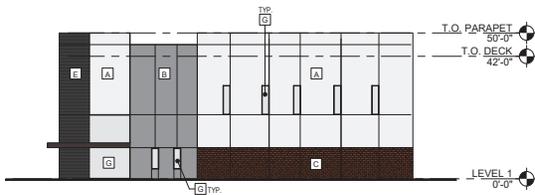
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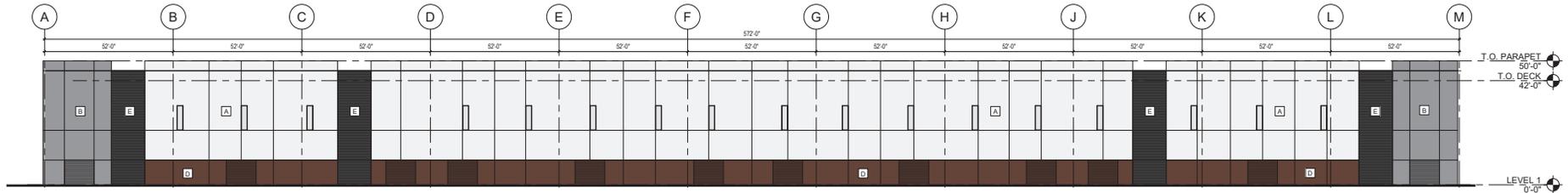
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SCALE 1" = 20'



2 EAST  
SCALE 1" = 20'



3 WEST  
SCALE 1" = 20'



4 SOUTH  
SCALE 1" = 20'

EXTERIOR MATERIAL LEGEND	
	PAINTED - CONCRETE PANEL WALL (LIGHT COLOR)
	PAINTED - CONCRETE PANEL WALL (MID COLOR)
	PAINTED - SPLIFFACE BLOCK WAINSCOT (ACCENT COLOR)
	PAINTED - CONCRETE PANEL WALL (ACCENT COLOR)
	PAINTED - CONCRETE PANEL WALL (DARK COLOR)
	PAINTED - METAL CANOPY (DARK COLOR)
	GLAZING (LIGHT GREY)

CITY OF PHOENIX  
 APR 06 2023  
 Planning & Development  
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