



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-3-15-1
(Norterra PUD)
May 21, 2015

Deer Valley Village Planning Committee Meeting Date	May 21, 2015
Planning Commission Hearing Date	June 9, 2015
Request From	S-1 (Approved CP/GCP M-R PCD): 279.69 acres; C-2 M-R PCD: 50.08 acres CP/GCP M-R PCD: 59.80 acres S-1: 7.04 acres RE-43 (Approved CP/GCP PCD): 1.18 acres RE-43: 0.07 acres
Request To	PUD (Planned Unit Development): 397.86 acres
Proposed Use	Planned Unit Development to mixed use, including single-family, multi-family, and commercial uses
Location	Northwest corner of 19th Avenue and Happy Valley Road
Representative	Jason Morris/Adam Baugh, Withey Morris, PLC
Staff Recommendation	Approval, subject to a stipulations

The Deer Valley Unified School District notified staff that the school district does not have the elementary school capacity to serve the maximum number of dwelling units that are proposed. There are a maximum of 2,200 residential units proposed. This would generate potentially up to 500 students. The school district has requested that 15 acres of the application area be reserved for a K-8 school. The location of the school is to be determined during the Master Planning Process. Staff is recommending the addition of Stipulation No.2 to address this issue.

Revised Stipulations

1. An updated Development Narrative for the Norterra 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 the Development Narrative date stamped May 1, 2015, as modified by the following stipulations:

- a. Page 21, Surrounding Conditions Table: Applicant shall revise “R1-08” to “R1-8”.
- b. Page 23, Exhibit 7 (General Plan Map): Applicant shall revise the proposed General Plan Map to reflect the Proposed General Plan map that is generated by the city.
- c. Page 28, a. Permitted Uses, 3: Applicant shall revise the second line as follows “in character, with more than one uses including, but not”.
- d. Page 29, Land Use Table: Applicant shall revise Zone 4-A, Multi-Family Residential to “Not Permitted”.
- e. Page 29, Land Use Table: Applicant shall revise Zone 6, Single-Family Detached Residential to “Not Permitted”.
- f. Page 29, Land Use Table: Applicant shall revise the approximate acreages for each zone to equal the 398 acres.
- g. Page 30, Garage Setback Illustration: Applicant shall revise as follows:
 - 1) Remove the label and arrow for the “Garage Setback 5 ft. from primary building façade” that is located on the upper right side lot. The arrow is pointing to the side walk.
 - 2) Revise the label that is located on the upper left lot as follows: “Garage Setback MINIMUM 5 ft. from primary building façade”.
- h. Page 31, Development Standards Table: Applicant shall add minimum open space requirements of 5% in the last row of the table or remove the row.
- i. Page 30-31, Development Standards: Applicant shall add a stepback provision for buildings over 45 feet as follows:

“1. Height Transition Standards:
Properties that have building types that are over 45 feet in height and have a shared property line with a Single-Family Attached and Detached Residential building type shall provide a building stepback of one foot for each additional one foot of building setback over the 45-foot height and up to the maximum permitted height.”
- j. Page 32, Summary Chart for Planting Guidelines, Parking Lot Area Landscape, Area Requirements: Applicant shall correct the spelling of the word “landscaping”.

- k. Page 33, Arterial & Major Collector Road Landscape, Second paragraph: Applicant shall add “page 32” to reference the Summary Chart for Planting Guidelines, as referenced in the other sections.
 - l. Page 41, Amenities: Applicant shall revise the minimum number of trash receptacles to two per each park space of a minimum of .40-acres.
 - m. Pages 43-45: Applicant shall revise the dimensions of the landscape planters to be consistent with the Street Sections (Exhibits 11-14), and do not include curbs as part of the landscape planter widths.
 - n. Page 46-49, Exhibits 11-14 (Street Sections): Applicant shall revise the following:
 - 1) Revise the dimensions of the landscape planters to be consistent with the descriptions in the Thematic Streetscape Section, and do not include curbs as part of the landscape planter widths.
 - 2) Page 49, Minor Neighborhood Street: Upper-case “Street”
 - o. Pages 54: Applicant shall remove item 1.d. and add it to 2.g., as follows:
“g. Encourage shared/reciprocal parking to reduce the overall number of parking spaces required. Use and implementation of shared parking strategies should be considered wherever possible following the requirements provided in Section 702.E.2 Shared parking model.”
 - p. Page 58, Exhibit 16 (Comparative Zoning Standards): Applicant shall revise the PUD landscape setbacks to reflect the changes made in the Development Standards Table (page 31) as follows:
Rear Street: 10’
~~Rear: 0’~~ Interior: 0’ – 10’
 - q. Page 59-86, Exhibit 17: Applicant shall revise the exhibit number from “4” to “17”.
 - r. Page 71, Exhibit 17, Zone 4: Applicant shall revise line 33 of the legal description changing from a non-tangent curve to a tangent curve as follows:
“THENCE North 79°50'09" West, a distance of 214.68 feet, to the beginning of a tangent curve;
2. A MINIMUM 15-ACRE PUBLIC SCHOOL SITE AT A LOCATION ACCEPTABLE TO THE DEER VALLEY UNIFIED SCHOOL DISTRICT AND THE STREET TRANSPORTATION DEPARTMENT SHALL BE DELINEATED ON THE MASTER PLANS FOR THE NORTERRA PUD, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE SCHOOL SITE SHALL BE RESERVED FOR ONE YEAR FROM THE DATE OF APPROVAL OF ADJACENT FINAL PLAT OR A FINAL PLAT DELINEATING THE SCHOOL SITE, UNLESS OTHERWISE RELEASED BY THE DEER VALLEY UNIFIED SCHOOL DISTRICT.