



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-46-17-2 (Sonoran Crossings PUD) February 16, 2018

North Gateway Planning Committee Meeting Date March 8, 2018

Planning Commission Hearing Date April 5, 2018

Request From: PUD NBCOD (87.21 acres)

Request To: PUD NBCOD (87.21 acres)

Proposed Use Planned Unit Development to allow a mix of residential and commercial uses

Location Northeast corner of the I-17 freeway and Dove Valley Road

Owner Scottsdale Healthcare Hospitals dba Honor Health

Applicant/ Representative Wendy Riddell, Berry Riddell, LLC

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Preserves/ Mixed-Use/ Commercial/ 5-15 dwelling units per acre and Mixed Use (Commercial 5-15 dwelling units per acre)	
Street Map Classification	Dove Valley Road	Major Arterial	Varies 75-foot north half street
	32nd Avenue	Minor	Minimum 35-foot east half street (15-foot sidewalk easement) Minimum 35-foot west half street (15-foot sidewalk easement)
	Long Shadow Trail	Local	Minimum 30-foot north half street (10 to 15-foot sidewalk easement) Minimum 30-foot south half street (10 to 15-foot sidewalk easement)

CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: *Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.*

The subject site is adjacent to the Interstate 17 (I-17) Freeway Corridor and just north of the North Gateway Village Core. The proposed uses are consistent in scale and character with the uses along this corridor in the North Gateway Village and well-suited to capitalize on the transportation system capacity in this area.

STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: *Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.*

The subject property will offer significant employment opportunities and access to healthcare.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: *Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.*

The proposal is consistent in scale and character with the intense land use designations, zoning designations, and land uses along the I-17 corridor, and planned development scale of the North Gateway Core. The proposed land uses are well-suited to capitalize on the transportation system capacity in this area.

Applicable Plans, Overlays and Initiatives

North Black Canyon Corridor Plan-- see number 7 below.

Reimagine Phoenix – see number 18 below.

Tree and Shade Master Plan – see number 9 below.

Guiding Principles for Complete Streets – see number 10 below.




Background/Issues/Analysis

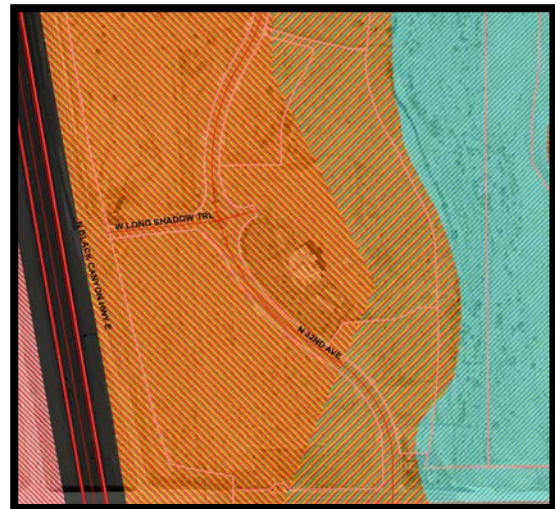
SUBJECT SITE

1. The Sonoran Crossing PUD is a request to rezone approximately 87.21 acres located at the northeast corner of the I-17 freeway and Dove Valley Road from PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District)

to PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District) to allow a mix of commercial and residential uses.

2. The requested PUD will replace the existing PUD (Z-11-4-2) on the property that allowed commercial uses, including hospital, medical campus and automotive dealerships. The prior PUD was approved in 2011 and was centered around more commercial, automotive and healthcare uses and allowed 600 dwelling units. The vision for the property has shifted to a wellness campus that involves more residential uses. The requested PUD primarily differs from the current PUD by requesting additional building height and an increase in the allowable dwelling units.
3. The General Plan Land Use Map designations on the subject property include a mix of Commercial, Residential 10 to 15, Residential 5 to 10 and Preserves. The proposal is consistent with the General Plan Land Use Map

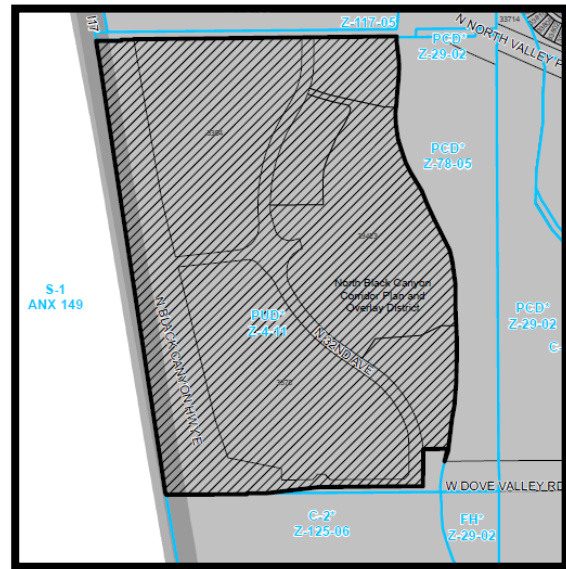
-  5 to 10 du/acre - Traditional Lot
-  10 to 15 du/acre
-  Commercial



*Existing General Plan Land Use Map
Source: City of Phoenix Planning and
Development Department*

SURROUNDING USES & ZONING

- The site is partially vacant with the current HonorHealth Hospital being the only constructed building. There is also a water well site south of the hospital that is not included in this PUD request. The property to the east is the Skunk Creek wash and is zoned FH as part of Canyon Crossroads PCD (Z-78-05). The property to the south of Dove Valley Road is zoned C-2. The property to the north is State Trust Land zoned PCD (approved C-2). The I-17 freeway exists to the west.



*Existing Zoning Map
Source: City of Phoenix Planning and
Development Department*

PROPOSAL

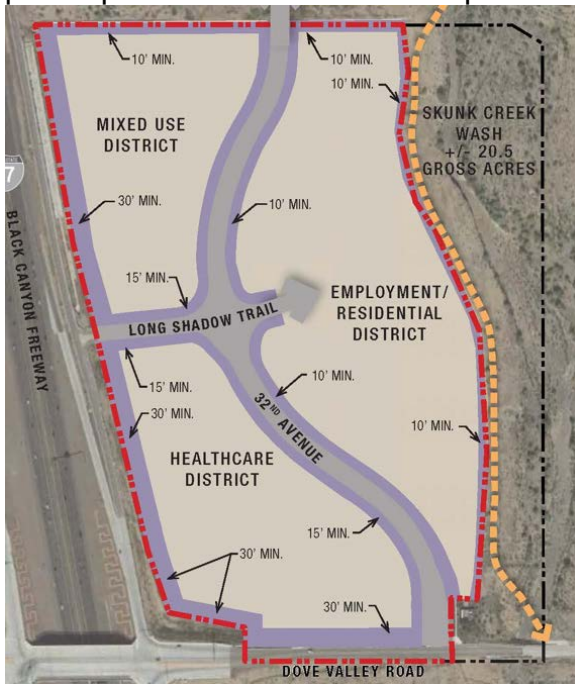
- The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
- Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped February 5, 2018. The proposed standards were designed to allow a mix of commercial and residential land uses. The proposal reflects the intense land uses that are characteristic of this area and is designed to allow the expansion of the HonorHealth Hospital while capitalizing on the frontage on the I-17 Freeway.

Development standards and design guidelines were designed to meet or exceed standards found in the C-2 M-R (Intermediate Commercial, Mid-Rise District) and R-5 (Multifamily Residence District) zoning districts.

DEVELOPMENT STANDARDS

7. Land Use

The development is divided into three different districts that each have prescriptive land use and development standards.



Proposed Districts

Source: Sonoran Crossings Development Narrative

Healthcare District

The Healthcare District is comprised of the southwestern third of the property. It is within this district that the future 300-bed HonorHealth hospital, related healthcare offices, and corresponding helistop is envisioned. The Development Narrative proposes allowing C-2 uses, with the exception of uses that are not compatible with the vision of the overall development; such as, tattoo shops, pawn shops, tobacco oriented retailers, and etc. Additional public assembly uses have been included as allowable uses within this district.

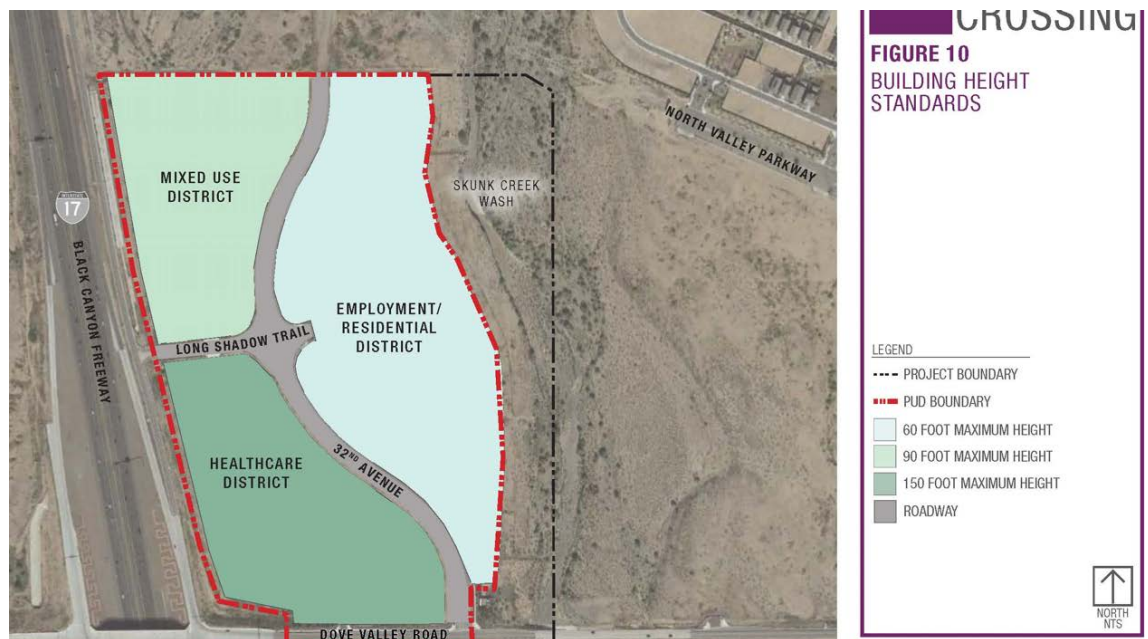
Mixed Use District

The Mixed Use District is located in the northwest third of the property. The Development Narrative describes this district as an area that will encourage a mixture of uses, developed both horizontally and vertically. The uses permitted within this district are generally consistent with the C-2 zoning district. The narrative has provided a list of prohibited uses that are not consistent with the vision of this district. In addition to the C-2 uses, assembly uses, farmer's markets, and wireless communication facilities are permitted.

Employment/ Residential District

The Employment/Residential District is in the eastern third of the overall property with direct frontage onto Skunk Creek Wash. The vision for this district is a mixture of multifamily, assisted living and office. This district is somewhat unique in that the existing HonorHealth hospital and helistop are located within this district. The existing building is intended to be utilized as office space once the new hospital is constructed. At that time, the helistop would be relocated to the new hospital. The development within this district must be mindful to the existing medical use and active helistop. The uses permitted in this district are generally consistent with the R-5 zoning district with a list of prohibited uses that do not further the vision of this district. In addition to the permitted uses, public assembly uses, farmer's markets and wireless communication facilities are listed as permitted.

Building Height

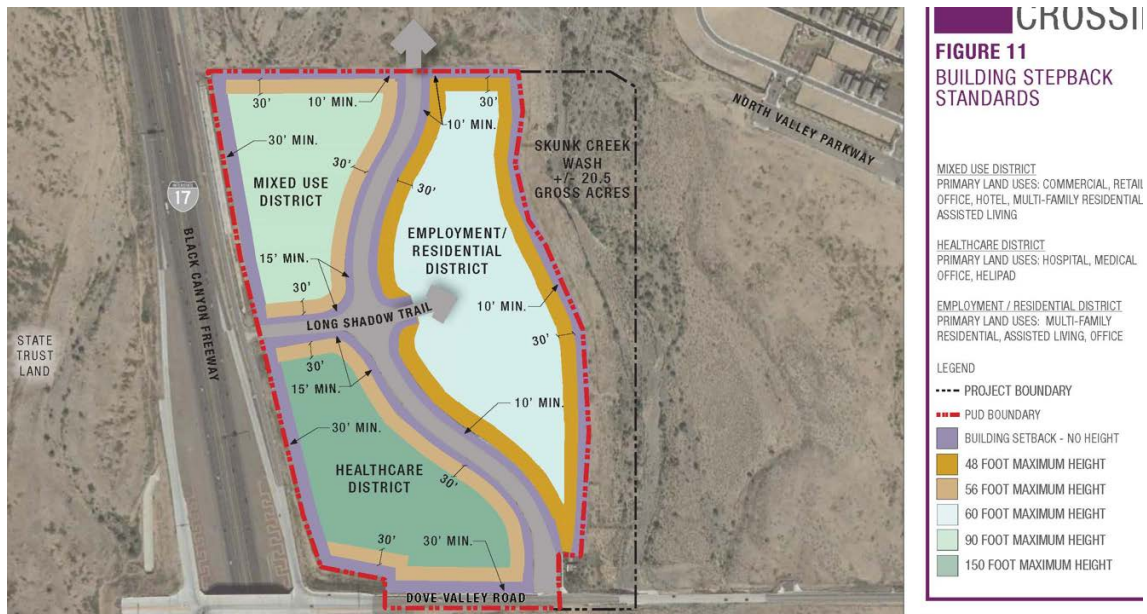


Proposed Building Heights

Source: Sonoran Crossings Development Narrative

The Development Narrative (Figure 10) proposes varying building heights for each district. The Healthcare District is proposed at a maximum of 150-feet to accommodate the proposed hospital. The height then steps down slightly for the Mixed-Use district to 90-feet to allow for mixed-use buildings. The height for the Employment/Residential District is proposed at 60-feet to minimize impacts to the Skunk Creek Wash by providing a transition compatible with other districts.

In addition to limiting height in each district, the Development Narrative provides setbacks for boundaries of each district (Figure 11).



Building Setbacks

The Development Narrative proposes a 30-foot building setback adjacent to Dove Valley Road and the 1-17 freeway. Dependent on the District, the building setback interior to the site, along 32nd Avenue and Long Shadow Trail, is either 10-feet or 15-feet. The building setback on the eastern boundary of the PUD along Skunk Creek Wash is proposed at 10-feet.

In addition to perimeter building setbacks, interior setbacks have been provided in all of the districts where commercial and residential uses are adjacent, or when residential uses are adjacent to public assembly. In those circumstances the Development Narrative proposes a minimum of 10-foot building setback.

It is important to note that a 150-foot buffer is required between the helistop and any residential uses.

Landscape Setbacks

The vision for the Sonoran Crossings PUD is an urban development pattern. This vision is coupled with some automotive dependent medical uses. To allow for some flexibility in development styles, the development narrative requires a 30-foot landscape and building setback along 32nd Avenue and Long Shadow Trail, if parking (surface or structured) is adjacent to the roadway. In the event that buildings are adjacent to the roadways, a minimum of a 10-foot setback will be required. Allowing for varying setbacks based on building form will encourage more urban style development while providing adequate screening and buffering of parking.

The landscape setback adjacent to the 1-17 freeway is proposed at 10-foot minimum with a 15-foot average setback. This will allow buildings to utilize the valuable freeway frontage for visibility.

The landscape setback for development adjacent to the Skunk Creek Wash is 0-feet since landscaping will be provided as part of the Skunk Creek Wash Edge Treatment. There are standards in place for Skunk Creek Wash Edge Treatment, which includes a multi-use trail with landscaping.

Lot Coverage

The Development Narrative proposes a maximum 60 percent coverage of net lot area. As proposed, this standard is more restrictive than R-5 and C-2 MR (commercial development). The proposed lot coverage is greater than the allowable lot coverage in C-2 residential development, which is limited to 50 percent. The net lot area is intended to be defined based on subdivided lots, when lots come in for development, not in regard to the overall district.

Density

The Development Narrative proposes a maximum of 1,550 dwelling units between the three districts. The prior PUD allowed for 600 dwelling units.

8. The project site is located within the North Black Canyon Corridor (NBCC) which is one of the city's premier growth areas. Located along both the east and west sides of Interstate 17, the North Black Canyon Corridor stretches from Happy Valley Road to the northern city limits. The North Black Canyon Corridor Plan is applicable to this area. The proposal is consistent with the intent of the following goals:
 - *Goal 2: Achieve a balance between employment and housing.* The requested rezoning enhances the mixture of uses within the area by creating an opportunity for a development that could include both employment and housing. The parcel is located just north of the North Gateway Village Core, which is envisioned as a high-density, mixed-use urban environment.
 - *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.* Although there is not a development plan to review with the request, there are development standards in place through the Development Narrative to ensure compatibility with the natural environment.
9. 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 Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria.

The provision of recycling containers was not addressed in the applicant's submittals.

10. 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. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation 5 requires that the developer provide a detached sidewalk and plant shade trees 20 feet on center or in equivalent groupings along all street frontages. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.
11. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that all sidewalks be detached from the curb and a landscape strip planted between the curb and the sidewalk. Trees planted on the west side of the sidewalk will provide shade from the western sun. The combined landscaping with trees, detached sidewalk and landscape strip, are consistent with a complete streets environment. These provisions are addressed in Stipulation 5.
12. To ensure high quality development, the Development Narrative provides standards exceed the standards addressed in the Zoning Ordinance and the North Black Canyon Overlay District. There are standards that address building massing, architectural features, and upgraded building materials. There are conceptual colors identified within the document. The use of "HonorHealth" purple is extremely important to the developer as it furthers the branding of the health and wellness campus. "HonorHealth" purple will be utilized as an accent color on the buildings.

PARKING

13. Parking requirements shall generally comply with Section 702 of the Zoning Ordinance. The Development Narrative refers to several deviations for parking space sizing and calculations.

SIGNAGE

14. The Development Narrative proposes to utilize the signage standards approved under the prior PUD (Z-4-11-2). Several signs on site have been constructed to the standards identified in the prior PUD Development Narrative.

SHADING

15. The Development Narrative does not address shading. The PUD shall comply with existing Zoning Ordinance shade standards. However, the sustainability principles in Section H identified that buildings will be oriented to take advantage of shading.

SUSTAINABILITY

16. The Development Narrative proposes fifteen sustainable development principles that may be employed throughout the project. Developers will be required to implement a minimum of five of the principles identified in the Development Narrative.

STREET TRANSPORTATION

17. The City of Phoenix Street Transportation Department has indicated that the developer shall update and construct all streets adjacent to the development with paving, curb, gutter, curb ramps and other incidentals and all improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation 2.

ARCHAEOLOGY

18. 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.

MISCELLANEOUS

19. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
20. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that lot 1 of Sonoran Crossing, is located within a Special Flood Hazard Area (SFHA), called Zone AE Floodway* as designated by the Federal Emergency Management Agency (FEMA). SFHA's are areas subject to inundation by a 100-year flood are shown to be contained within the culvert and channel on panel 0845 L of the Flood Insurance Rate Maps (FIRM) dated 3/16/2015. *NO ENCROACHMENT, FILLING AND/OR CONSTRUCTION WITHIN THE FLOODWAY WHICH WILL CAUSE ANY RISE IN THE WATER SURFACE ELEVATION IS PROHIBITED IN ACCORDANCE WITH 44CFR Part 60.3, D, 3.
21. The Water Services Department indicated that the subject site is surrounded with existing water and sewer taps that can potentially serve the development.
22. The Parks and Recreation Department indicated that the developer/owners will be required to dedicate a 30-foot Multi-Use Trail Easement (MUTE) on the west side of Skunk Creek Wash and construct a 10-foot Multi-Use Trail within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. This is addressed in Stipulation 3.

23. 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.

Findings

1. The proposal is consistent with the General Plan land use map designations of Commercial, 10 to 15 dwelling units per acre, 5 to 15 dwelling units per acre and Preserves.
2. The proposal includes development, and landscape standards and design guidelines that, in some instances, exceed Zoning Ordinance standards in the C-2 M-R and R-5 zoning districts.
3. The proposed development is consistent in scale and character with the anticipated surrounding land use pattern.

Stipulations

1. An updated Development Narrative for the Sonoran Crossings 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 February 5, 2018.
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.
3. A 10-foot wide public multi-use trail shall be constructed within a 30-foot wide multi-use trail easement in accordance with the MAG supplemental detail, adjacent to the west side of Skunk Creek Wash, as approved by the Parks and Recreation Department.
4. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials

5. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by adjacent property owners.

Writer

Kaelee Wilson

February 16, 2018

Team Leader

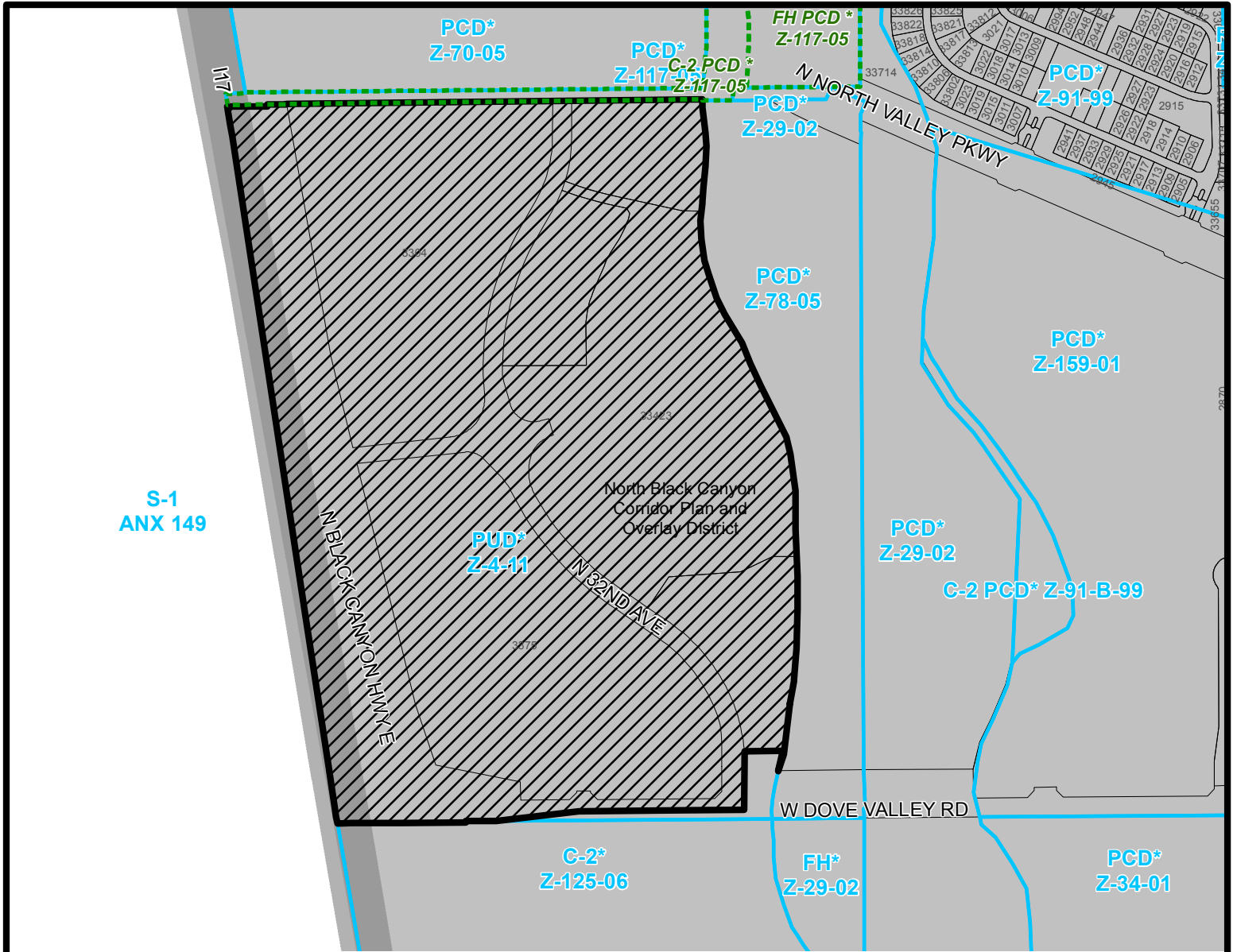
Samantha Keating

Exhibits

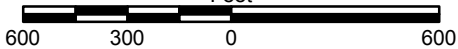
Sketch Map

Aerial

Sonoran Crossings PUD Development Narrative Date Stamped February 5, 2018

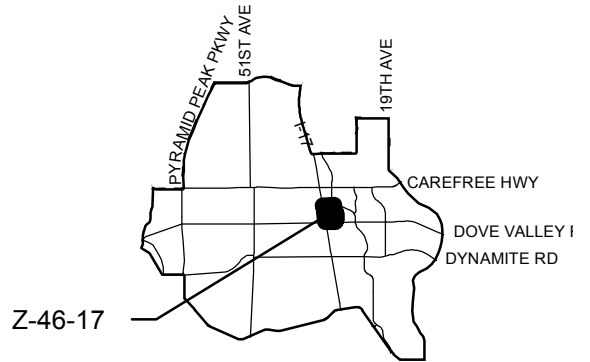


Feet



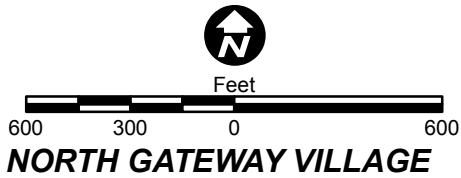
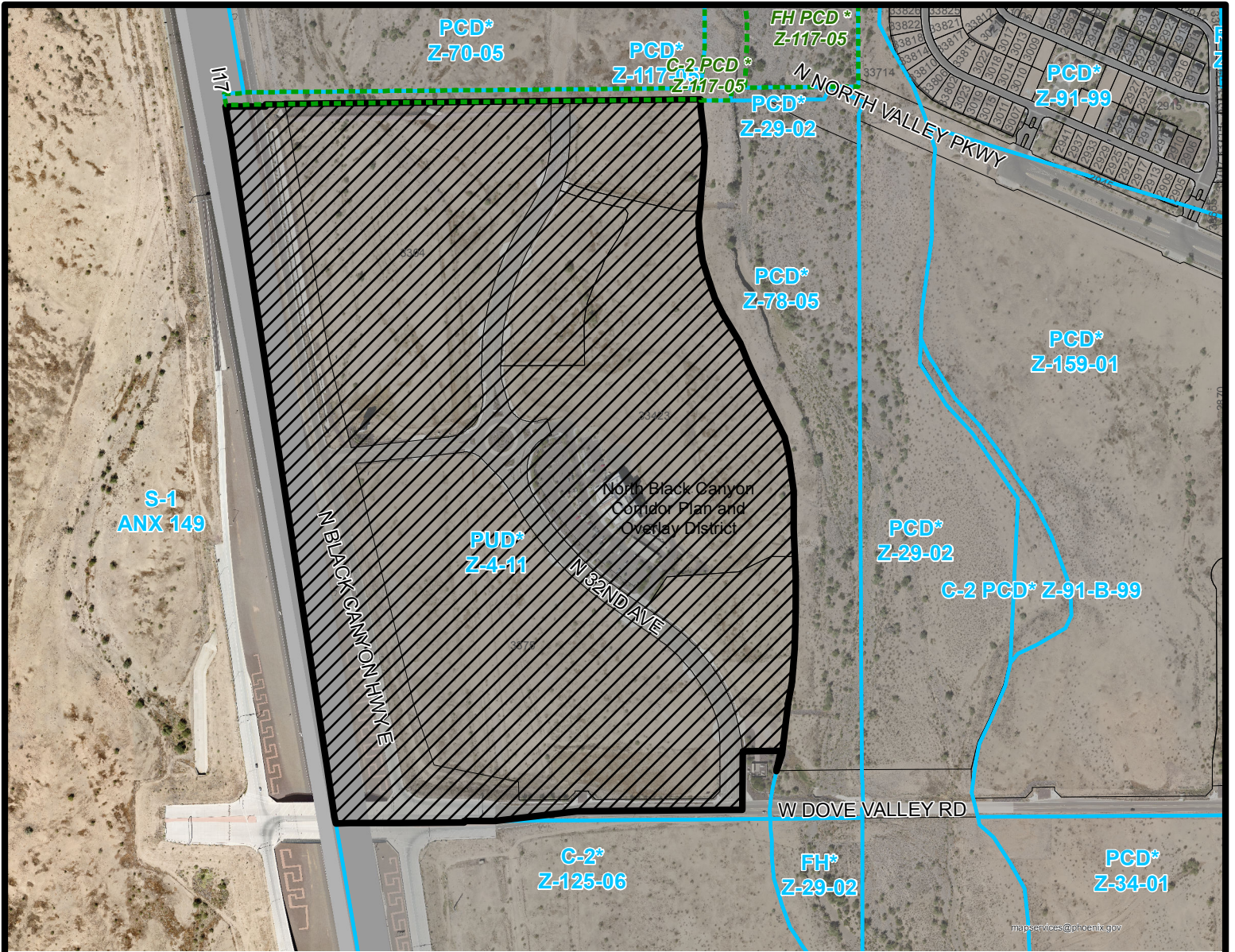
NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2

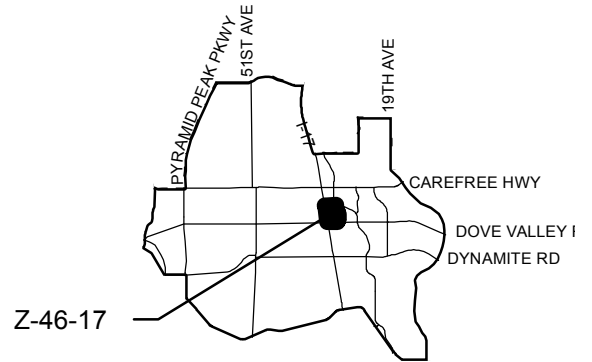


APPLICANT'S NAME: Wendy Riddell, Berry Riddell LLC		REQUESTED CHANGE: FROM: PUD NBCOD (87.21 a.c.) TO: PUD NBCOD (87.21 a.c.)	
APPLICATION NO. Z-46-17	DATE: 08/02/2017 REVISION DATES:		ZONING MAP: R-6
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 87.21	11/28/2017 2/20/2018	AERIAL PHOTO & QUARTER SEC. NO.: QS 57-21	
MULTIPLES PERMITTED PUD NBCOD PUD NBCOD		CONVENTIONAL OPTION 600 1,550	
		* UNITS P.R.D. OPTION N/A N/A	

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



CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Wendy Riddell, Berry Riddell LLC		REQUESTED CHANGE: FROM: PUD NBCOD (87.21 a.c.) TO: PUD NBCOD (87.21 a.c.)	
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