



**City of Phoenix**  
 PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-50-17-2**  
**October 6, 2017**

**North Gateway Village Planning Committee Meeting Date:** October 26, 2017  
**Planning Commission Hearing Date:** November 2, 2017  
**Request From:** FH NBCOD (0.94 Acres)  
**Request To:** R-2 NBCOD (0.94 Acres)  
**Proposed Use:** Multifamily residential  
**Location:** Approximately 1,900 feet east and 1,075 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive  
**Owner:** Toll Brothers AZ Construction Company  
**Applicant/Representative:** LVA Urban Design Studio c/o Ron Harris  
**Staff Recommendation:** Approval, subject to stipulations

<b>General Plan Conformity</b>	
<b>General Plan Land Use Designation</b>	Residential 2 to 5 dwelling units per acre
<p><b><i>Build the Sustainable Desert City- River, Washes and Waterways- DESIGN: Propose new design standards that address drainage, use of native plants, edge treatment, and access – both visual and physical – for private and public development adjacent to public preserves, parks, washes and open spaces.</i></b></p> <p>Upon development of the site, the dedication and construction of a multi-use trail will be required. This trail will allow the wash to be utilized as a public amenity.</p> <p><b><i>Building the Sustainable Desert City- Desert Landscape- LAND USE: Promote land uses that preserve Phoenix’s natural open spaces.</i></b></p> <p>This rezoning request is sparked by the need to utilize this piece of property for retention and potential infrastructure for a larger multifamily development that was entitled in 2007. The rezoning of this 0.94-acre site preserves the adjacent wash while allowing for development of a multi-use trail.</p>	

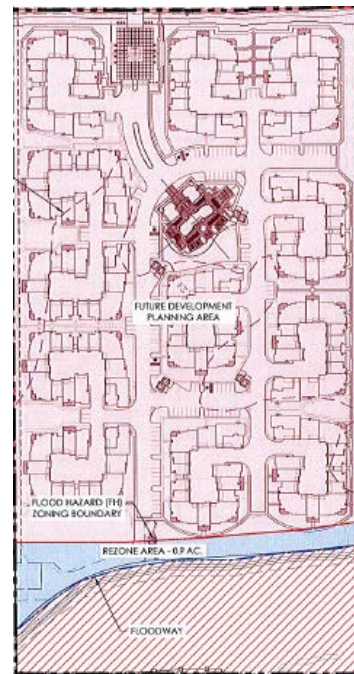
Area Plans
North Black Canyon Corridor Plan - See #3 below.
Sonoran Preserve Trails Plan – See #6 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	FH NBCOD
<b>North</b>	Vacant	R-2 NBCOD
<b>South</b>	Vacant and Wash	FH NBCOD
<b>East</b>	Vacant	FH NBCOD
<b>West</b>	Vacant	FH NBCOD

**Background/Issues/Analysis**

SUBJECT SITE

1. This is a request to rezone a 0.94-acre site from FH NBCOD (Flood Hazard, North Black Canyon Overlay District) to R-2 NBCOD (Multifamily Residence District, North Black Canyon Overlay District) in support of adjacent multifamily residential development. The project site will be developed in conjunction with an adjacent area previously approved as R-2 NBCOD (Z-34-07). The applicant indicates that the subject site is needed for retention and infrastructure. The previously approved zoning case is depicted in pink on the site plan while the subject site is shown in blue.



2. The General Plan Land Use Map designation for this site is Residential 2 to 5 dwelling units per acre. The proposed multifamily residential use of the parcel conforms to the Land Use Map designation and a General Plan Amendment is not required.
3. 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 additional housing type. The residential use will complement the planned employment in the North Gateway Village Core, which is a quarter of a mile to the northwest.
  - *Goal 4: Preserve North Sonoran desert amenities and use these features to define community form and identity.* As part of the construction of this larger multi-family development, the applicant or successor, will be required to install and dedicate a multi-use trail easement. This trail will allow residents to take advantage of the natural amenity of the wash.

#### SURROUNDING USES & ZONING

4. The subject site is located approximately 1,900 feet east and 1,075 feet south of the southeast corner of North Valley Parkway and Sonoran Desert Drive and is part of a larger development site. In 2007, the adjacent property was approved for a multifamily development. This site is located approximately a quarter-mile from the North Gateway Village Core.

#### PROPOSAL

5. The current FH zoning on the site does not reflect the current floodway map. The actual floodway begins further to the south than where the FH boundary currently begins. The rezoning of the subject site will align the FH zoning district to the current floodway and ensure consistency between the two documents.
6. As part of the overall development of the multifamily residential project, a multi-use trail will be constructed and an easement will be dedicated. The construction of this trail furthers the goals of the City of Phoenix Sonoran Preserve Trails Plan.
7. The applicant's engineer has studied and analyzed the request and has not found any adverse effects on the wash or the water-flow. The applicant will be required to submit a Condition Letter of Map Revision (CLOMR) and propose a modification to the FEMA (Federal Emergency Management Agency) 100-Year

Floodplain Map. This is addressed in Stipulation 1.

#### DEPARTMENT COMMENTS

8. The Water Services Department indicates there is a water and sewer main that could serve the project.
9. The Street Transportation Department noted that the developer shall coordinate with Street Transportation Stormwater Management to provide the CLMOR through FEMA for the rezoning of the Floodplain area at the south end of the development.
10. The Fire Department does not anticipate any problems with this rezoning application. It was noted that the site and/or buildings shall comply with the Phoenix Fire Code.
11. The Parks and Recreation Department would require that the developer/owner dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of the natural wash, that transects the south east corner of the property and construct a multi-use trail (MUT) within the easement as indicated in section 429 of the City of Phoenix MAG Supplement.
12. The Public Transit and Aviation Departments had no comments regarding the request.
13. No known archaeological work is necessary for this project. 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 2.

#### **Findings**

1. The request is consistent with the General Plan Land Use Map designation of Residential 2 to 5 dwelling units per acre.
2. The R-2 NBCOD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area

**Stipulations**

1. The applicant, or its successor, shall prepare the appropriate FEMA documentation necessary to obtain a Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR).
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 the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

Kaelee Wilson

October 6, 2017

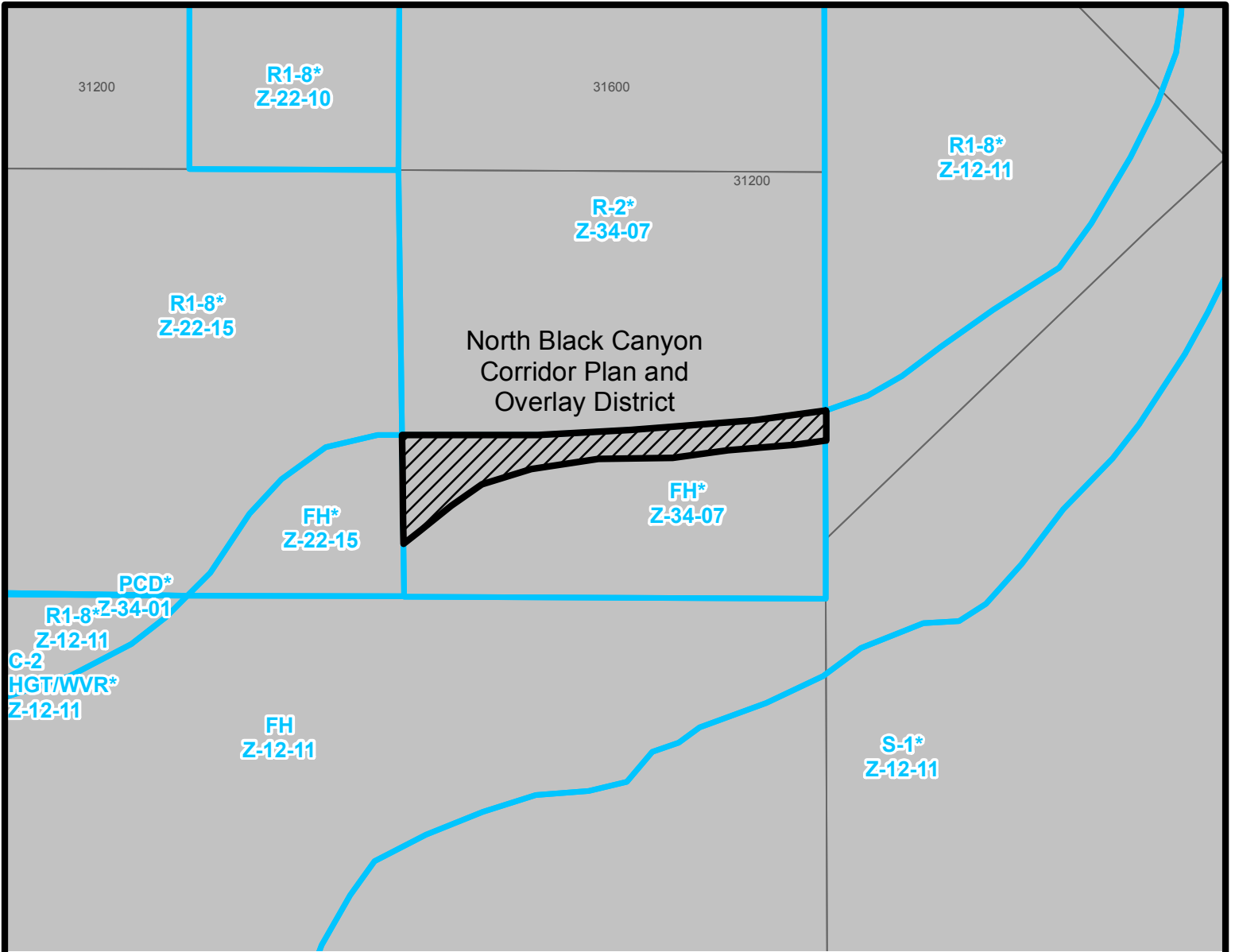
**Team Leader**

Joshua Bednarek

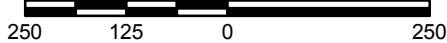
**Exhibits**

Zoning sketch

Aerial

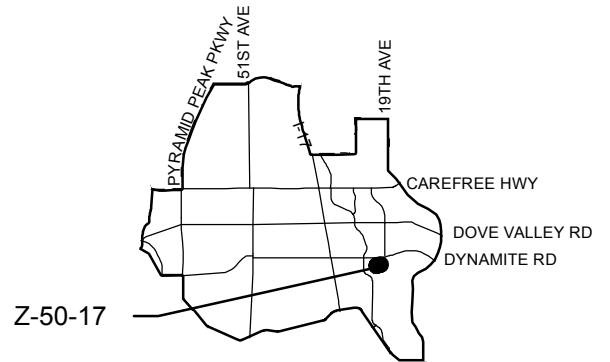


Feet



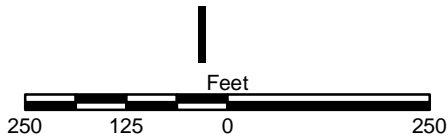
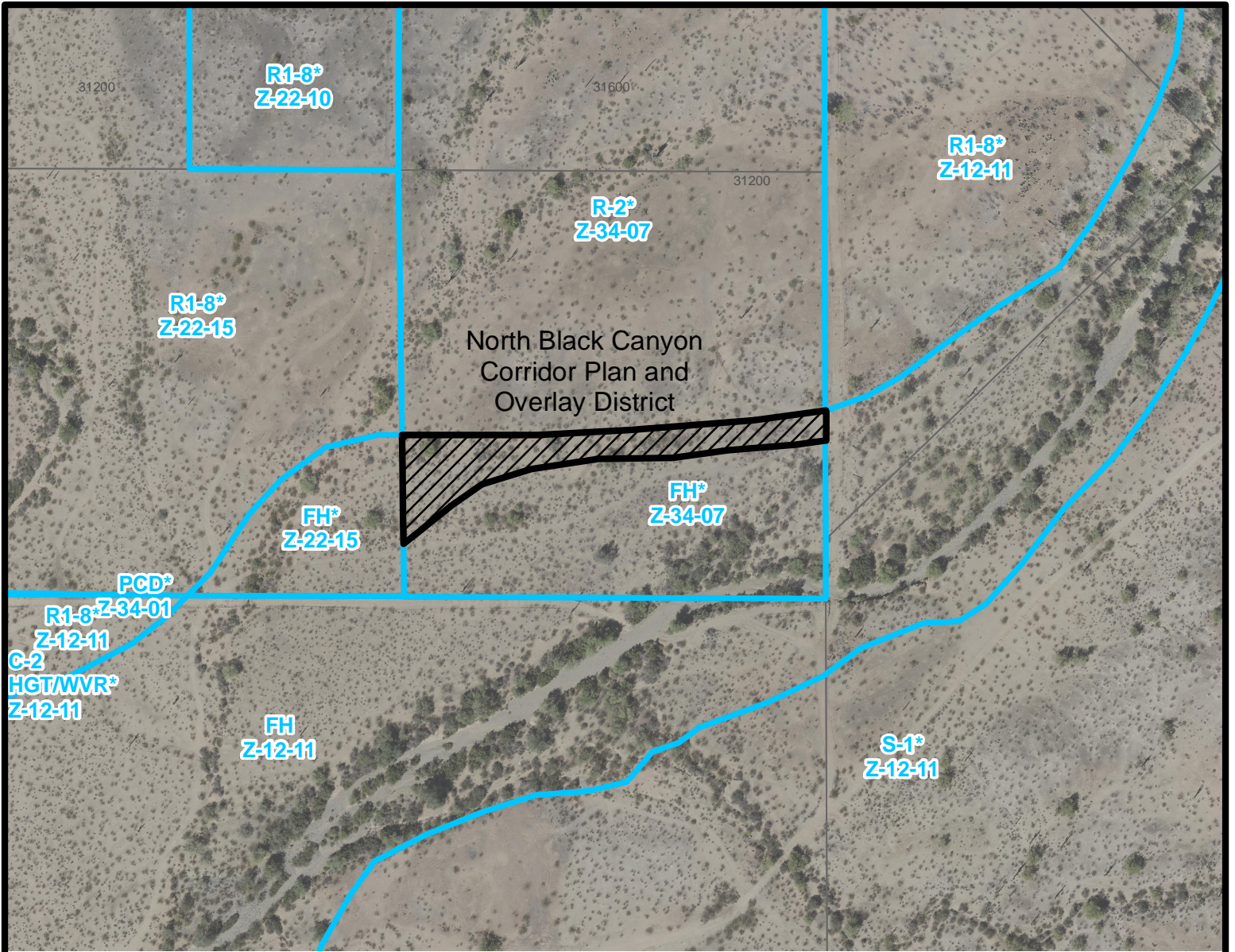
**NORTH GATEWAY VILLAGE**

CITY COUNCIL DISTRICT: 2



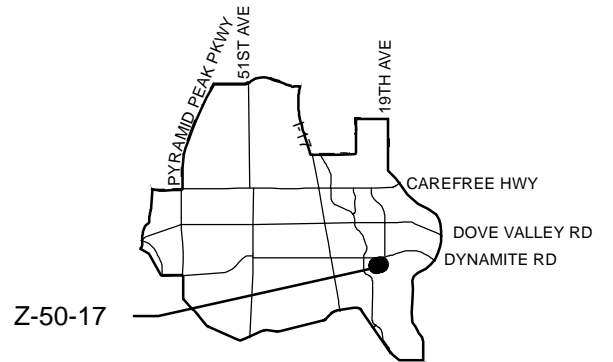
<b>APPLICANT'S NAME:</b> LVA Urban Design Studio (c/o Ron Harris)		<b>REQUESTED CHANGE:</b> FROM: FH NBCOD (0.94 a.c.)  TO: R-2 NBCOD (0.94 a.c.)	
<b>APPLICATION NO.</b> Z-50-17	DATE: 08/31/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  0.94 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 54-24	ZONING MAP Q-7	
<b>MULTIPLES PERMITTED</b> FH NBCOD R-2 NBCOD	<b>CONVENTIONAL OPTION</b> N/A 9		<b>* UNITS P.R.D. OPTION</b> N/A 11

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



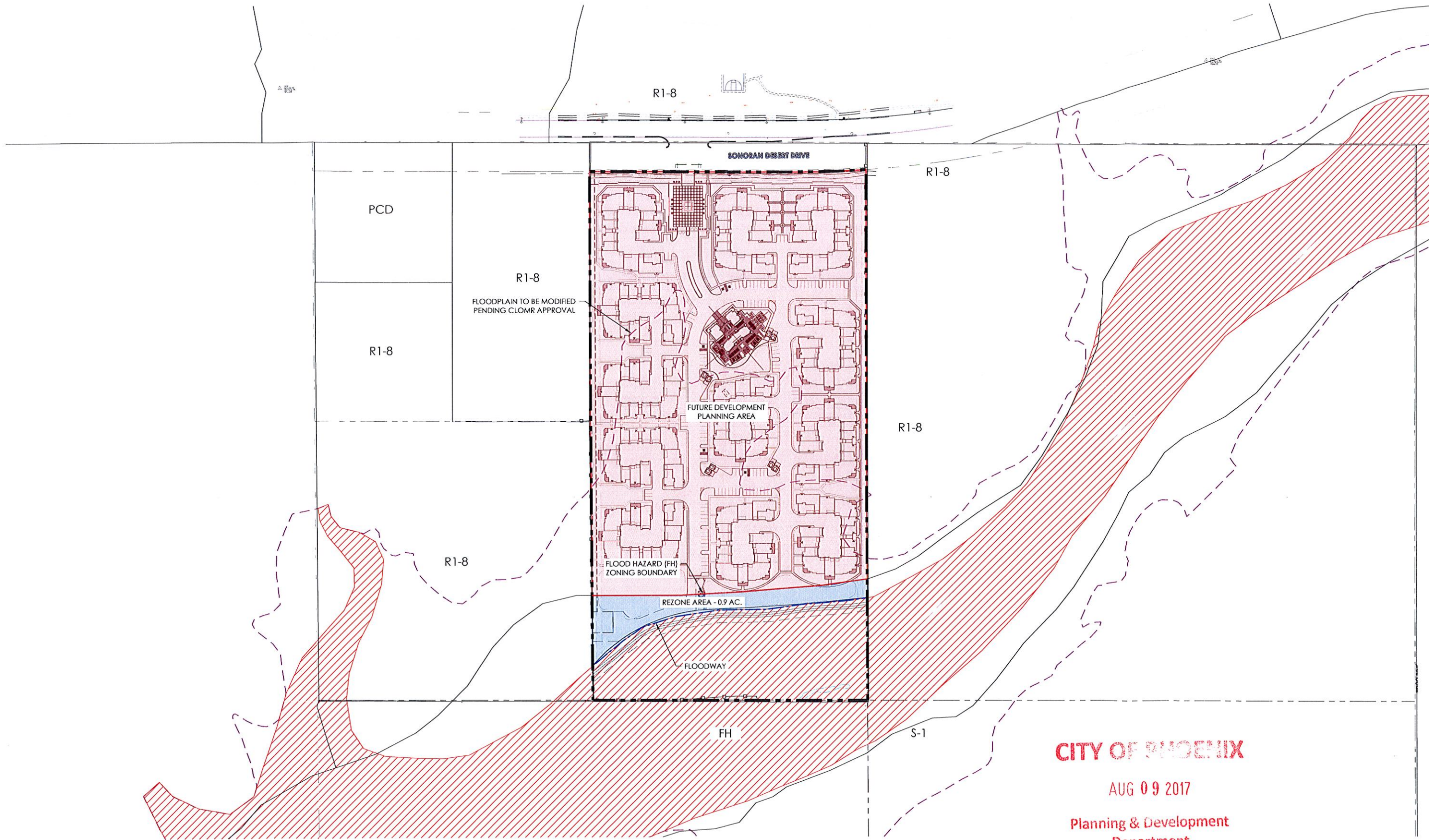
**NORTH GATEWAY VILLAGE**

CITY COUNCIL DISTRICT: 2



<b>APPLICANT'S NAME:</b> LVA Urban Design Studio (c/o Ron Harris)		<b>REQUESTED CHANGE:</b> FROM: FH NBCOD (0.94 a.c.) TO: R-2 NBCOD (0.94 a.c.)	
<b>APPLICATION NO.</b> Z-50-17	<b>DATE:</b> 08/31/2017 <b>REVISION DATES:</b>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 0.94 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 54-24	<small>ZONING MAP</small> Q-7	
<b>MULTIPLES PERMITTED</b> FH NBCOD R-2 NBCOD	<b>CONVENTIONAL OPTION</b> N/A 9	<b>* UNITS P.R.D. OPTION</b> N/A 11	

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



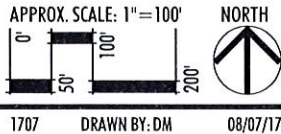
**CITY OF PHOENIX**

AUG 09 2017

Planning & Development  
Department

**LVA** urban design studio  
land planning • development entitlements • landscape architecture  
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

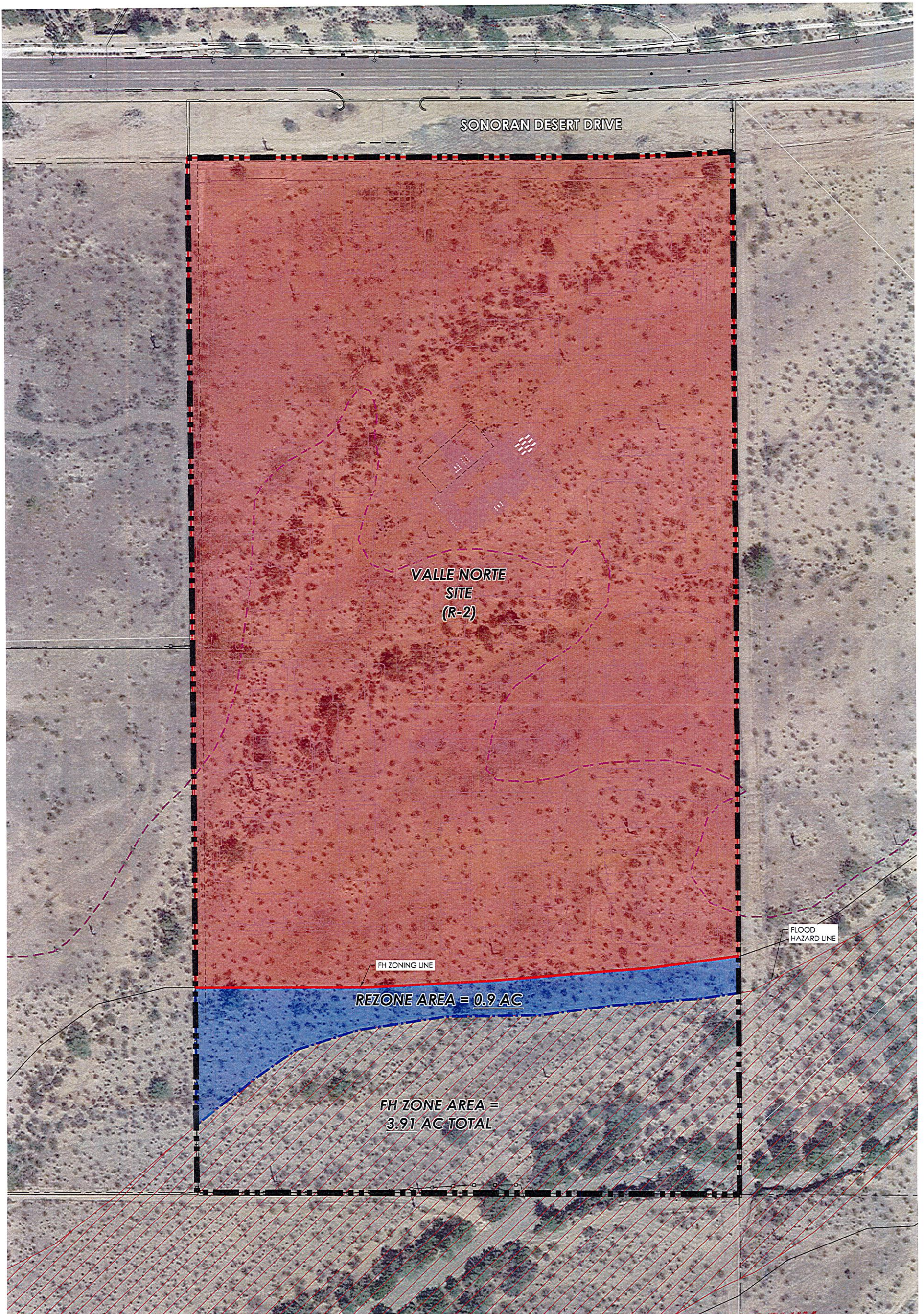
**VALLE NORTE**  
REZONE EXHIBIT

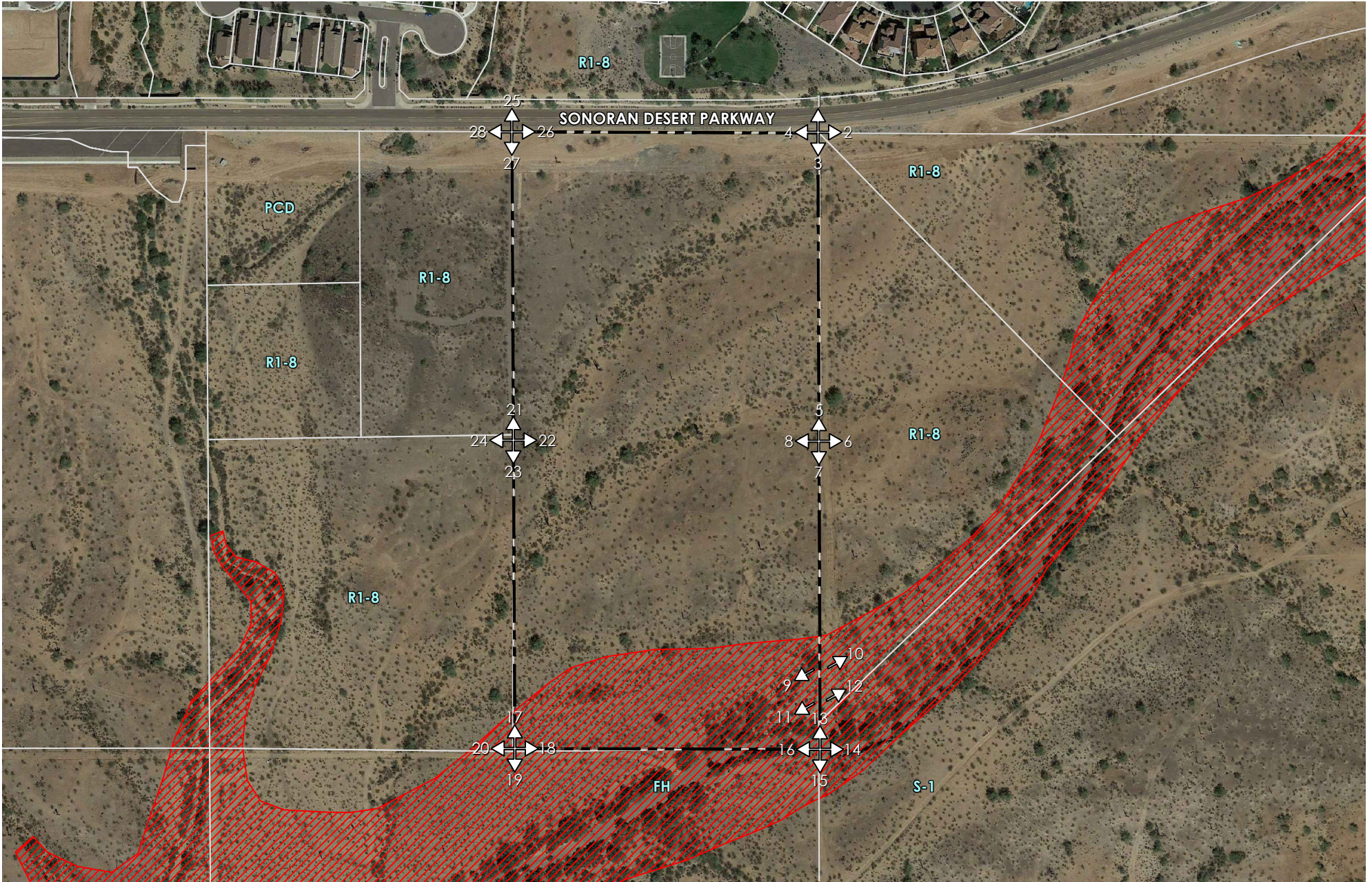


PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.  
P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-REZONE AREA EXHIBITS\_2017-05-04.dwg Aug 9, 2017







**LVA** urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# VALLE NORTE

## PHOTO CONTEXT PLAN

1707

DRAWN BY: DM

2/16/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
 P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-PHOTO CONTEXT PLAN.dwg Feb 16, 2017



PHOTO 1 - LOOKING NORTH



PHOTO 2 - LOOKING EAST



PHOTO 3 -LOOKING SOUTH



PHOTO 4 - LOOKING WEST

**LVA** urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# VALLE NORTE

CONTEXT PHOTOS

1707

DRAWN BY: DM

2/13/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-PHOTO CONTEXT PLAN.dwg Feb 13, 2017



PHOTO 5 - LOOKING NORTH



PHOTO 6 - LOOKING EAST



PHOTO 7 -LOOKING SOUTH



PHOTO 8 - LOOKING WEST

**LVA** urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# VALLE NORTE

CONTEXT PHOTOS

1707

DRAWN BY: DM

2/13/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-PHOTO CONTEXT PLAN.dwg Feb 13, 2017



PHOTO 9 - LOOKING SOUTHWEST



PHOTO 10 - LOOKING NORTH EAST



PHOTO 11 - LOOKING SOUTHWEST



PHOTO 12 - LOOKING NORTHWEST

**LVA** urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# VALLE NORTE

## CONTEXT PHOTOS

1707

DRAWN BY: DM

2/13/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-PHOTO CONTEXT PLAN.dwg Feb 13, 2017



PHOTO 13 - LOOKING NORTH



PHOTO 14 - LOOKING EAST



PHOTO 15 -LOOKING SOUTH



PHOTO 16 - LOOKING WEST

**LVA** urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# VALLE NORTE

## CONTEXT PHOTOS

1707

DRAWN BY: DM

2/13/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-PHOTO CONTEXT PLAN.dwg Feb 13, 2017



PHOTO 17 - LOOKING NORTH



PHOTO 18 - LOOKING EAST



PHOTO 19 - LOOKING SOUTH



PHOTO 20 - LOOKING WEST

**LVA** urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# VALLE NORTE

CONTEXT PHOTOS

1707

DRAWN BY: DM

2/13/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-PHOTO CONTEXT PLAN.dwg Feb 13, 2017



PHOTO 21 - LOOKING NORTH



PHOTO 22 - LOOKING EAST



PHOTO 23 -LOOKING SOUTH



PHOTO 24 - LOOKING WEST

**LVA** urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# VALLE NORTE

## CONTEXT PHOTOS

1707

DRAWN BY: DM

2/13/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-PHOTO CONTEXT PLAN.dwg Feb 13, 2017





PHOTO 25 - LOOKING NORTH



PHOTO 26 - LOOKING EAST



PHOTO 27 -LOOKING SOUTH



PHOTO 28 - LOOKING WEST

**LVA** urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

# VALLE NORTE

CONTEXT PHOTOS

1707

DRAWN BY: DM

2/13/17

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it is prepared. Re-use of and improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.  
P:\2017\1707-VALLE NORTE\CAD\PLANNING\LVA-1707-PHOTO CONTEXT PLAN.dwg Feb 13, 2017