



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-74-18-2 / Z-76-18-2
December 28, 2018
REVISED

Desert View Village Planning Committee Meeting Date	January 8, 2019
Planning Commission Hearing Date	February 7, 2019
Request From (Z-74-18):	R1-6 DVAO (6.61 acres)
Request To (Z-74-18):	C-O/G-O DVAO (6.61 acres)
Request From (Z-76-18):	R1-6 DVAO (Pending C-O/G-O DVAO) (6.61 acres)
Request To (Z-76-18):	C-O/G-O DVAO HGT/WVR (6.61 acres)
Proposed Use	Rezone site to C-O/G-O DVAO with a height waiver up to 38 feet for development of a two-story office
Location	Southwest corner of Cave Creek Dam Road and Desert Peak Parkway alignment
Owner	Patrick Brown, DR Horton, Inc
Applicant/Representative	Jason Morris, Withey Morris, PLC
Staff Recommendation	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 5 dwelling unit per acre / acre Preserves / 2-3.5 & 3.5-5 dwelling unit per acre / acre	
<u>Street Map Classification</u>	Cave Creek Dam Road	Minor Collector	30-foot west half street
<p>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE: <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>As stipulated, the proposal would allow for increased intensity that is consistent in character with the single-family residential subdivisions planned to the east and to the south by providing increased building and landscape setbacks.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN: Require appropriate transitions/buffers between neighborhoods and adjacent uses.

As stipulated, the development will have to provide a substantial landscape setback adjacent to residential zoning districts. This will ensure there is an adequate buffer between the two uses.

CELEBRATE OUT DIVERSE COMMUNITES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLES: Establish design standards and guidelines for parking lots and structures, setbacks, and build-to-lines, blank wall space, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

Staff is proposing a stipulation that would require additional parking lot landscape islands to better shade the parking lot. The site plan also depicts multiple internal pedestrian pathways and outdoor break areas.

Applicable Plans, Overlays and Initiatives

[Deer Valley Airport Overlay District](#) – See Item No. 5 in the Background/Issues/Analysis Section.

[North Land Use Plan](#) – See Item No. 6 in the Background/Issues/Analysis Section.

[Tree and Shade Master Plan](#) – See Background Item No. 9.

[Reimagine Phoenix](#) – See Background Item No. 10.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant Land	R1-6 DVAO
North	Vacant Land	S-1 DVAO
South	Vacant Land	R1-6 DVAO
East	Vacant Land, future Hillstone residential development	R1-6 DVAO
West	Vacant Land, wash	R1-6 DVAO

C-O/G-O (Commercial Office/General Office) HGT/WVR (Height Waiver)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Lot Area	1 acre	6.61 acres
<i>Building Setbacks</i>		
Street (Cave Creek Dam Road)	Average 20 feet	Met – 74 feet
Side (north)	10 feet	Met – 90 feet
Side (south)	10 feet	Met – 50 feet
Side (west)	25 feet	Met – 260 feet
Lot Coverage	Maximum 40%	Met – 20%
Building Height	C-O/G-O: 25 ft. With height waiver: Max. 3-stories/ 42 feet with 1-foot increase in setback for each additional foot of height over 25 feet	Met – 2 stories/ 30-feet
Parking	186 spaces	Met –225 spaces (see background item #8)

Background/Issues/Analysis

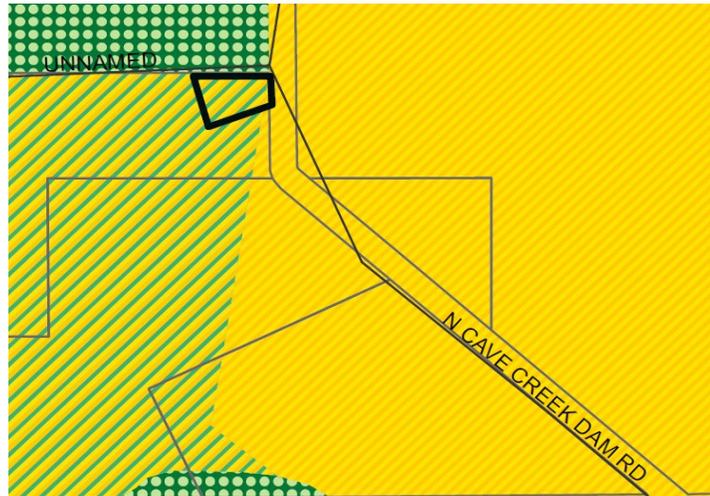
1. This is a request to rezone a 6.61-acre site located at the southwest corner of Cave Creek Dam Road and Desert Peak Parkway alignment for DR Horton’s regional office with a height waiver to allow two stories and 38 feet in height. The site is currently zoned R1-6 and was part of the Hillstone master plan (Z-43-02). A height waiver to exceed the maximum building height allowed within the C-O/G-O zoning district is also requested.

2. The office building is proposed at two stories and 30-feet in height. The C-O/G-O zoning district allows 25-feet in height but allows a height waiver up to 42 feet in height if it is found that the increase in height is not detrimental to the adjacent properties and subject to the following:
 - (a) An additional one foot of front, rear and side yard setback shall be provided for each additional one foot of additional height granted.

(b) Front and street side setbacks shall be landscaped and maintained, including twenty-four-inch box size, drought-resistant shade trees spaced twenty feet on center or as approved by the Site Planning Division.

The applicant is proposing a 30 foot tall building but to ensure there is flexibility once the building gets into the construction document phase, staff has recommended Stipulation No. 2 for Z-76-18-2 to allow a maximum building height of 38-feet.

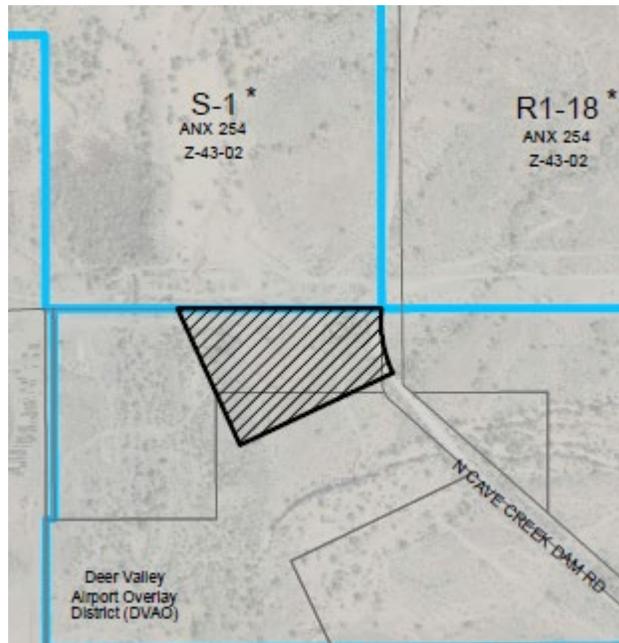
3. The site has a General Plan Land Use map designation of Residential 2 to 5 dwelling units / acre, Preserves / 2-3.5 & 3.5-5 dwelling units / acre and Preserves / Floodplain. The request is not consistent with the General Plan Land Use Map designation; however, since the property is under 10 acres, a General Plan Amendment is not required.



Source: City of Phoenix Planning and Development Department



4. The properties surrounding the subject site are currently all vacant. The site and the properties to the south and east are part of a planned residential community called Hillstone, which is zoned R1-6 DVAO. To the north of the site is vacant land zoned S-1. The property to the west of the site, west of the wash, is currently within unincorporated Maricopa County and is being utilized as outdoor industrial storage.

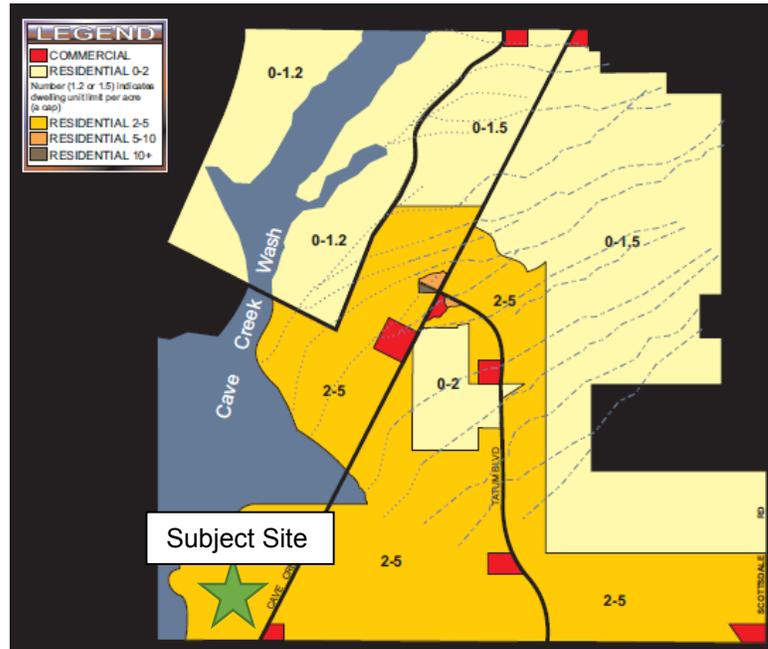


Source: City of Phoenix Planning and Development Department

5. The subject site is located within the Deer Valley Airport Overlay District (DVAO), Area 1. The Deer Valley Overlay District was established to promote uses and height restrictions that are compatible with the airport. Since the property is located within the DVAO, modifying the zoning district from residential to commercial is more compatible with the airport functions. The Aviation Department did have comments regarding aviation notice requirements and disclosures given the property's proximity to the Deer Valley Airport. These requests can be found in Stipulations Nos. 10 and 11 for Z-74-18-2 and Nos. 11 and 12 for Z-76-18-2.

- The subject site is located within the North Land Use Plan boundary. The North Land Use Plan designated this site for 2 to 5 dwelling units per acre.

The proposal is not consistent with the North Land Use Plan; however, the proposal meeting the intent of preservation of the desert by providing additional landscaping than what is required and using native plant species.



Source: North Land Use Plan

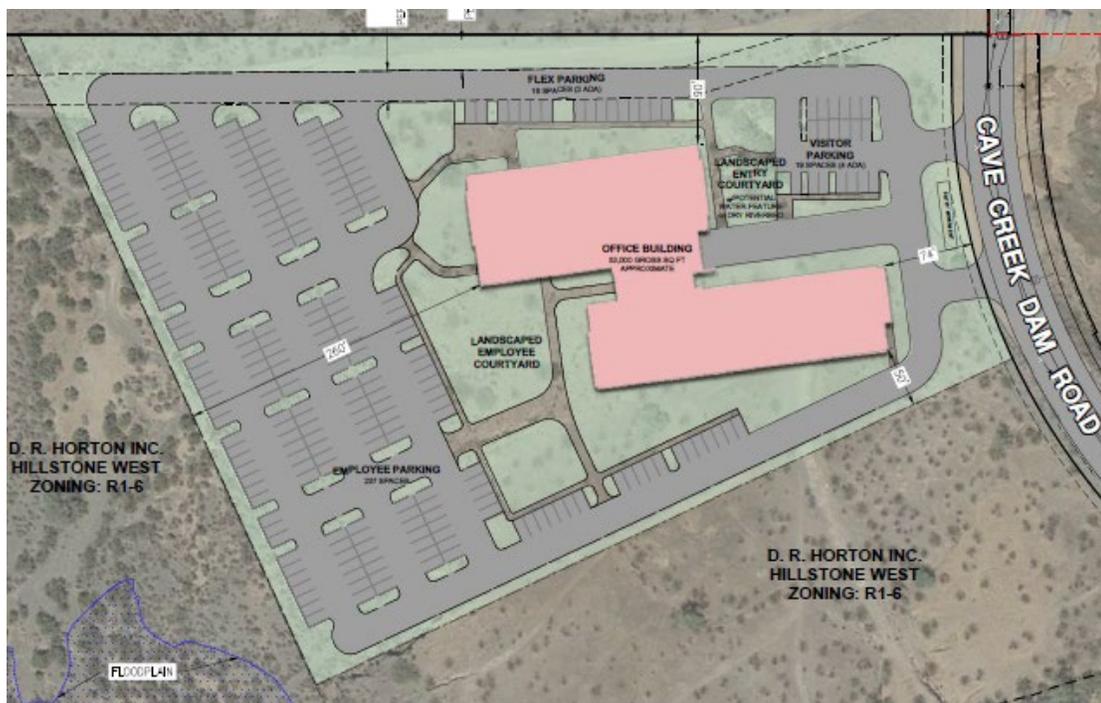
- The applicant has submitted proposed elevations for office development. The elevations show mass articulation and visual interest. To ensure the quality of the elevations proposed, staff has stipulated to general conformance to the elevations. This can be found in Stipulation No. 1 for both cases.



Source: Strand Architects

While providing articulation and visual interest, the bright white paint color shown on the conceptual elevations and aluminum materials proposed are not compatible with the surrounding natural desert. To ensure the development provides a cohesive transition from the natural desert to the built environment, staff is proposing Stipulations Nos. 2, 6, 7 and 8 for Z-74-18 and Stipulation Nos. 3, 7 and 8 for Z-76-18.

8. The site plan submitted depicts a substantial amount of parking with minimal landscape setbacks to the south and west. Staff is recommending a stipulation that required a minimum landscape of 25 feet adjacent to residential zoning districts. Given the proposed height waiver, the additional setback will provide an adequate buffer from the proposed office building to any future residential. This can be found in Stipulation No. 3 for Z-74-18-2 and No. 4 for Z-76-18-2.



Source: Hilgart Wilson

The proposed site plan shows 225 parking spaces when 186 spaces are required. To ensure the parking lot is adequately shaded, staff is proposing Stipulation No. 4 for Z-74-18-2 and No. 5 for Z-76-18-2 that would require the development to comply with the C-2 standards, with the exception that a landscape island be provided every 8 parking spaces. The current Zoning Ordinance requirement is every 110 feet, which would equate to a landscape island every 10 to 11 feet.

9. 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. To accomplish the vision and goal of the policy document, Stipulation Nos. 4 and 5 for Z-74-18-2 and Nos. 5 and 6 for Z-76-18-2 requires that the developer provide the additional landscaping shown on the landscape plan and requires the landscape material to be native and drought tolerant.
10. 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 Ordinances

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.

COMMUNITY INPUT SUMMARY

11. At the time the staff report was written, there has not been any written concern regarding the request.

INTERDEPARTMENTAL COMMENTS

12. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 12, 13 and 14 for Z-74-18-2 and Nos. 13, 14 and 15 for Z-76-18-2.
13. The Aviation Department commented that the property owner shall grant and record an avigation notice to the City of Phoenix, and record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in Stipulation Nos. 10 and 11 for Z-74-18-2 and Stipulation Nos. 12 and 13 for Z-76-17-2.
14. The Water Services Department has noted that there will be a required sewer and water main extension required to serve this development.
15. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is in a Special Flood Hazard Area (SFHA) called Zone AE with a floodway, on panel 1285 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Street Transportation Department for review

and approval of Floodplain requirements. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit.

16. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
17. The Street Transportation Department commented that the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards. They also indicated a traffic impact summary will need to be submitted for the project prior to preliminary review. In addition, they would like the applicant to plan for a driveway connection to the north for the future extension of Desert Peak Parkway. This is addressed in Stipulation Nos. 8 and 9 for Z-74-18-2 and Nos. 9 and 10 for Z-76-18-2.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings for Z-74-18-2: Rezoning from R1-6 DVAO TO C-O/G-O DVAO

1. The proposal is consistent with providing uses compatible with the air traffic in the Deer Valley Airport Overlay District.
2. As stipulated, the proposed development is compatible with the surrounding land uses by providing adequate buffers to the future residential uses.
3. As stipulated, the development will provide high quality elevations, additional shade in the parking lot and substantial setbacks.

Findings for Z-76-18-2: Rezoning from R1-6 DVAO (pending C-O/G-O DVAO) to C-O/G-O DVAO HGT/WVR

1. The proposed development is compatible with the surrounding land uses.
2. As stipulated, the proposed development is compatible with the surrounding land uses by providing adequate buffers to the future residential uses.

Stipulations for Z-74-18-2:

1. The development shall be in general conformance with the elevations date stamped November 21, 2018, with specific regard to the building articulation and

as modified by the following stipulations and as approved by the Planning and Development Department.

2. The color and material palette for the buildings shall be determined at site plan review and shall be muted and blend with, rather than contrast strongly or be reflective, with the surrounding desert environment, as approved by the Planning and Development Department.
3. A minimum landscape setback of 25 feet shall be required along property lines adjacent to residential zoning districts, as approved by the Planning and Development Department.
4. All parking lot landscaping requirements shall comply with the C-2 standards with the exception that there shall be 1 island every 8 parking spaces at a minimum width of 8-feet, as approved by the Planning and Development Department.
5. All landscape material shall be native, drought tolerant plant types, as approved by the Planning and Development Department.
6. All retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.
7. The glazing on all building windows shall have a maximum reflectivity of 20%, as approved by the Planning and Development Department.
8. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. The applicant shall plan for a minimum of 1 driveway stub, on the north side of the development, to connect to the future extension of Desert Peak Parkway, as approved by the Planning and Development Department.
10. The developer shall grant and record an avigation notice to the City of Phoenix Aviation and Planning and Development Departments for the site, per Zoning Ordinance Section 658D and per the content and form prescribed by the City Attorney prior to final site plan approval.
11. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) 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.

12. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- ~~15.~~ If Phase I data testing is required, and if, upon review of the results from the
13. Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- ~~16.~~ In the event archaeological materials are encountered during construction, the
14. 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.

Stipulations for Z-76-18-2:

1. The development shall be in general conformance with the elevations date stamped November 21, 2018, with specific regard to the building articulation and as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be 38 feet.
3. The color and material palette for the buildings shall be determined at site plan review and shall be muted and blend with, rather than contrast strongly or be reflective, with the surrounding desert environment, as approved by the Planning and Development Department.
4. A minimum landscape setback of 25 feet shall be required along property lines adjacent to residential zoning districts, as approved by the Planning and Development Department.
5. All parking lot landscaping requirements shall comply with the C-2 standards with the exception that there shall be 1 island every 8 parking spaces at a minimum width of 8-feet, as approved by the Planning and Development Department.
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14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. 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

December 28, 2018

Team Leader

Samantha Keating

Exhibits

Z-74-18-2 Sketch Map

Staff Report: Z-74-18-2/ Z-76-18-2

December 28, 2018

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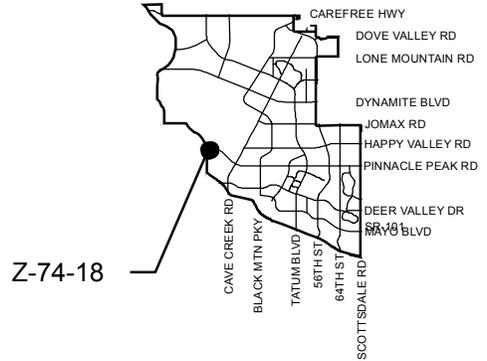
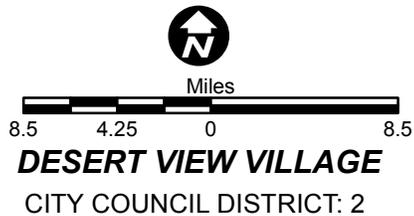
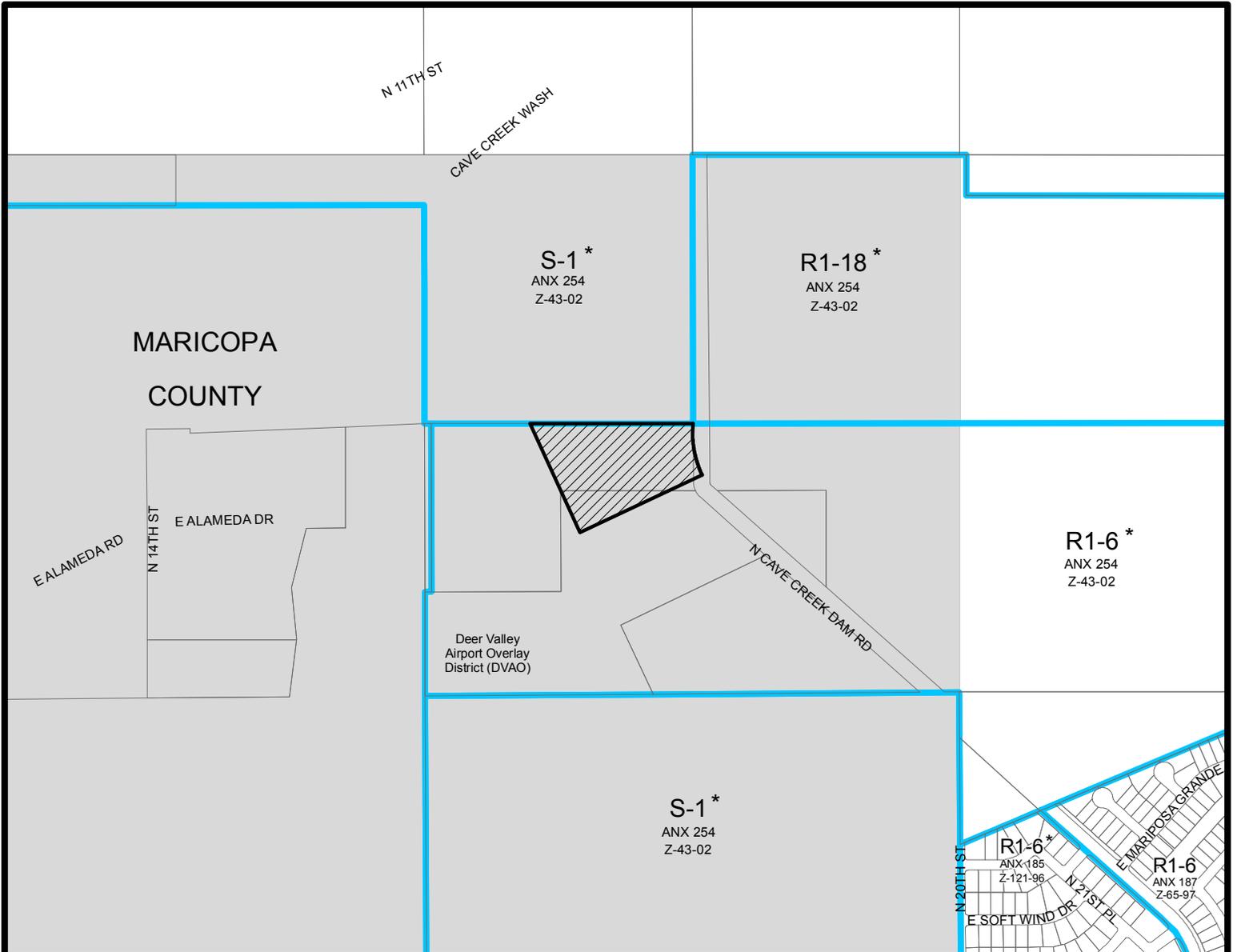
Z-74-18-2 Aerial

Site Plan date stamped October 22, 2018

Elevations date stamped November 21, 2018 (3 pages)

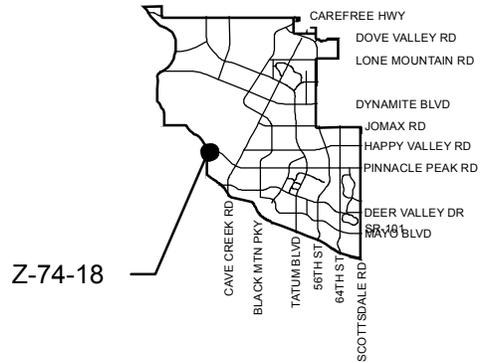
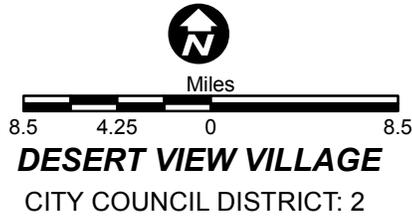
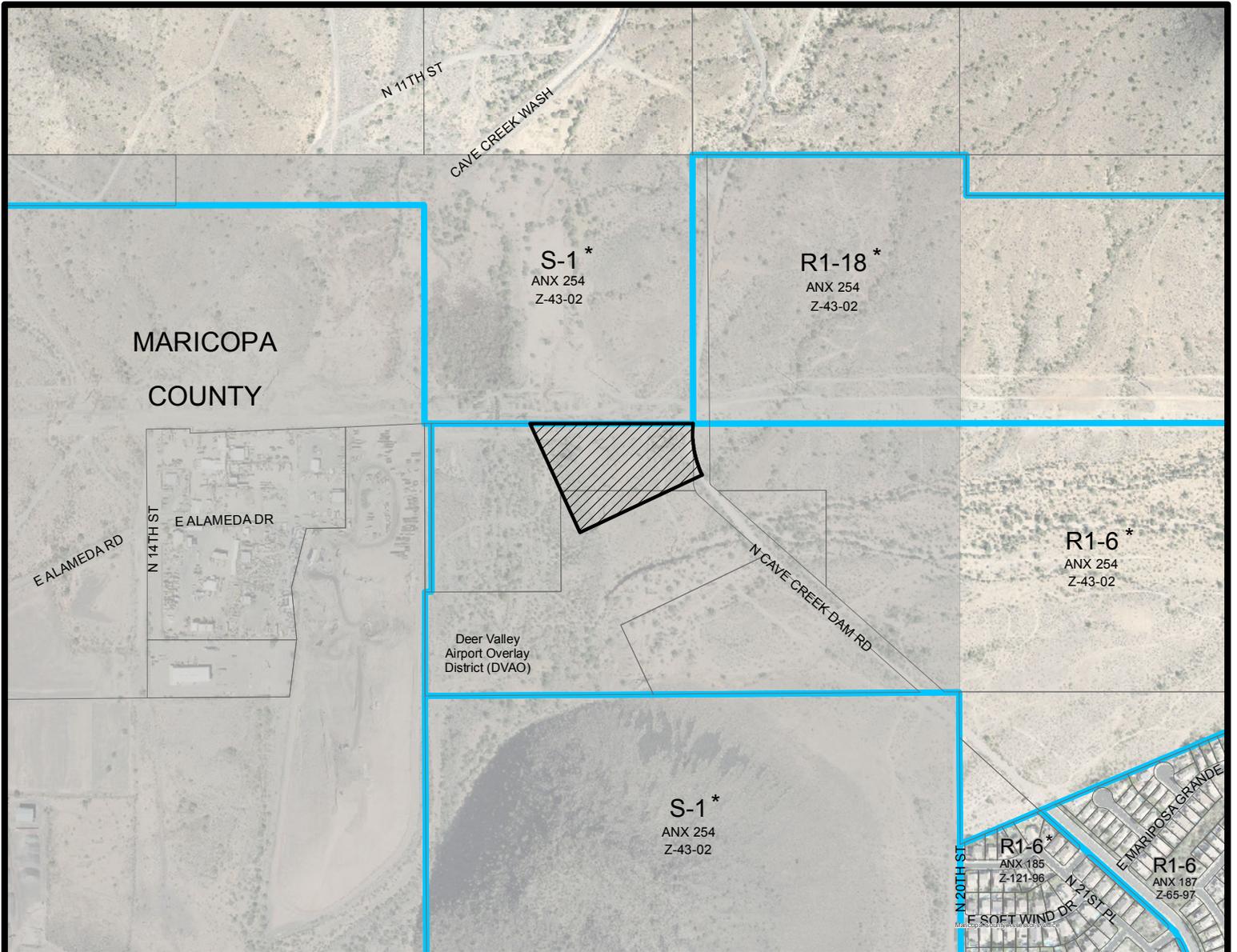
Z-76-18-2 Sketch Map

Z-76-18-2 Aerial



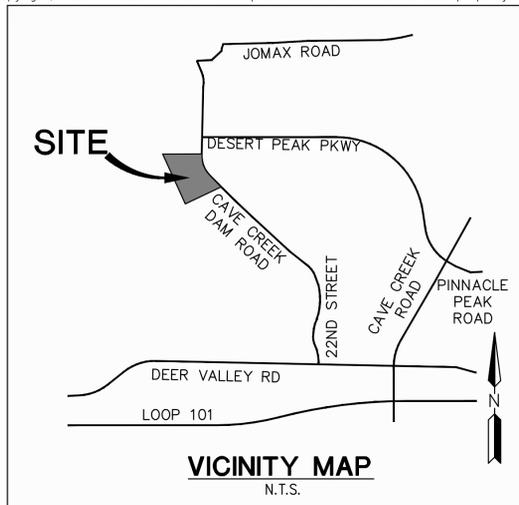
APPLICANT'S NAME: Jason Morris, Withey Morris PLC		REQUESTED CHANGE:	
APPLICATION NO.: Z-74-18		FROM: R1-6 DVAO (6.76 a.c.)	
DATE: 11/2/2018		TO: C-O/G-O DVAO (6.76 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.76 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 46-31	ZONING MAP O-9
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-6 DVAO		44	
C-O/G-O DVAO		N/A	

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



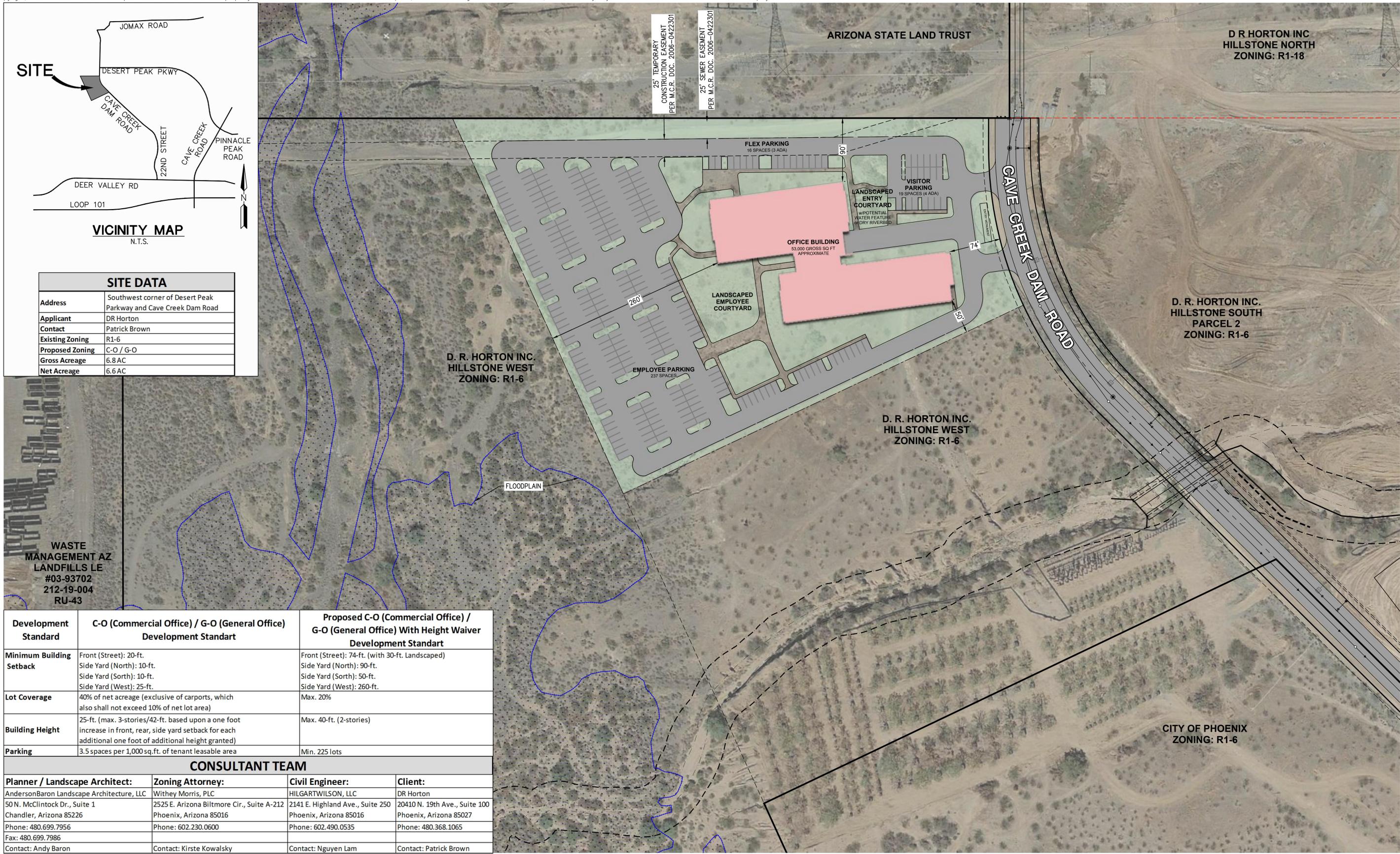
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<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 6.76 Acres		TO: C-O/G-O DVAO (6.76 a.c.)	
<small>DATE:</small> 11/2/2018 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 46-31		<small>ZONING MAP</small> O-9	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
R1-6 DVAO		44	
C-O/G-O DVAO		N/A	
CONVENTIONAL OPTION			
36			
N/A			

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



VICINITY MAP
N.T.S.

SITE DATA	
Address	Southwest corner of Desert Peak Parkway and Cave Creek Dam Road
Applicant	DR Horton
Contact	Patrick Brown
Existing Zoning	R1-6
Proposed Zoning	C-O / G-O
Gross Acreage	6.8 AC
Net Acreage	6.6 AC



Development Standard	C-O (Commercial Office) / G-O (General Office) Development Standart	Proposed C-O (Commercial Office) / G-O (General Office) With Height Waiver Development Standart
Minimum Building Setback	Front (Street): 20-ft. Side Yard (North): 10-ft. Side Yard (South): 10-ft. Side Yard (West): 25-ft.	Front (Street): 74-ft. (with 30-ft. Landscaped) Side Yard (North): 90-ft. Side Yard (South): 50-ft. Side Yard (West): 260-ft.
Lot Coverage	40% of net acreage (exclusive of carports, which also shall not exceed 10% of net lot area)	Max. 20%
Building Height	25-ft. (max. 3-stories/42-ft. based upon a one foot increase in front, rear, side yard setback for each additional one foot of additional height granted)	Max. 40-ft. (2-stories)
Parking	3.5 spaces per 1,000 sq.ft. of tenant leasable area	Min. 225 lots

CONSULTANT TEAM

Planner / Landscape Architect:	Zoning Attorney:	Civil Engineer:	Client:
AndersonBaron Landscape Architecture, LLC 50 N. McClintock Dr., Suite 1 Chandler, Arizona 85226 Phone: 480.699.7956 Fax: 480.699.7986 Contact: Andy Baron	Withey Morris, PLC 2525 E. Arizona Biltmore Cir., Suite A-212 Phoenix, Arizona 85016 Phone: 602.230.0600 Contact: Kirste Kowalsky	HILGARTWILSON, LLC 2141 E. Highland Ave., Suite 250 Phoenix, Arizona 85016 Phone: 602.490.0535 Contact: Nguyen Lam	DR Horton 20410 N. 19th Ave., Suite 100 Phoenix, Arizona 85027 Phone: 480.368.1065 Contact: Patrick Brown



HILLSTONE WEST
PHOENIX, AZ
SITE PLAN

CITY OF PHOENIX
OCT 22 2018
Planning & Development
Department

1767
SCALE: 1"=60'
AUGUST 2018 NORTH
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
This plan is conceptual and subject to change through the planning and development process.
U:\1700\1767\ENR\West\Hillstone West Site Plan.dwg 10/15/2018 2:01 PM



EAST - ENTRY

1/16" = 1'-0"



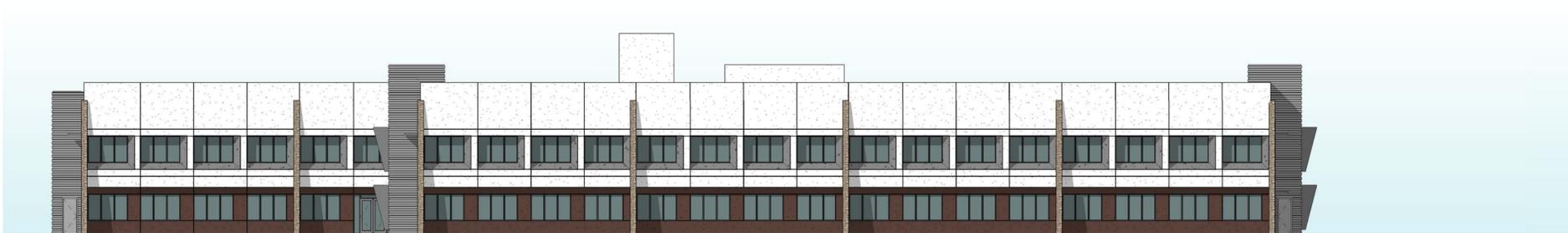
WEST

1/16" = 1'-0"



NORTH

1/16" = 1'-0"



SOUTH

1/16" = 1'-0"

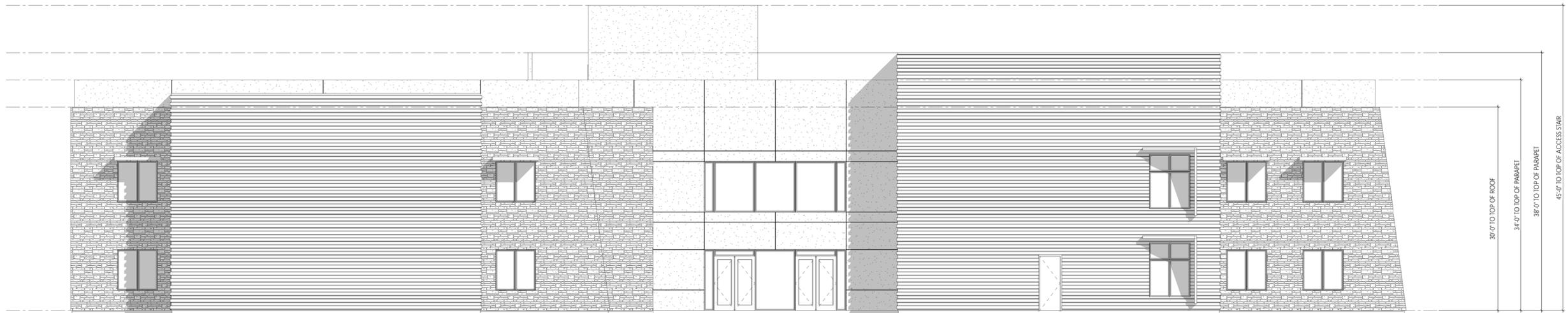
CITY OF PHOENIX
 NOV 21 2018
 Planning & Development
 Department

DIVISION OFFICE





1 EAST - ENTRY
1/8" = 1'-0"



3 WEST
1/8" = 1'-0"

CITY OF PHOENIX
NOV 31 2018
Planning & Development
Department

DIVISION OFFICE



DR HORTON - PHOENIX

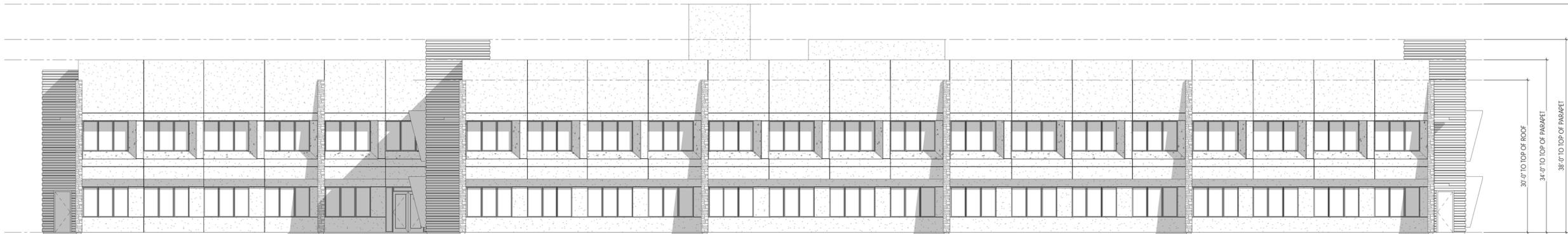
SCHEMATIC EXHIBIT

REVIEW DRAWING ONLY - not released for construction. Any reproduction, reuse or disclosure by any method, in whole or part, is prohibited. These drawings and specifications contain proprietary information belonging to STRAND. COPYRIGHT © 2017 STRAND.

11.06.2018



1 NORTH
3/32" = 1'-0"



2 SOUTH
3/32" = 1'-0"

CITY OF PHOENIX
NOV 21 2018
Planning & Development
Department

DIVISION OFFICE



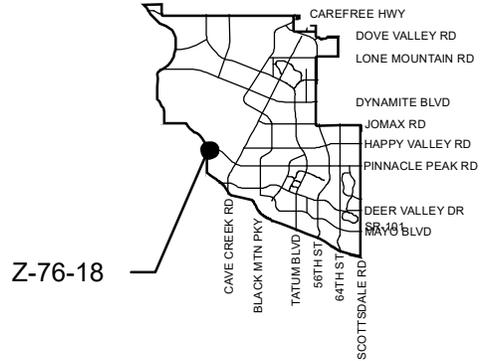
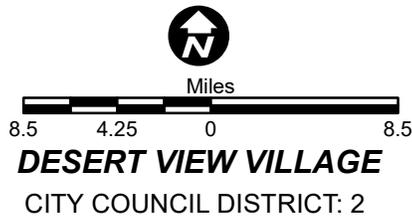
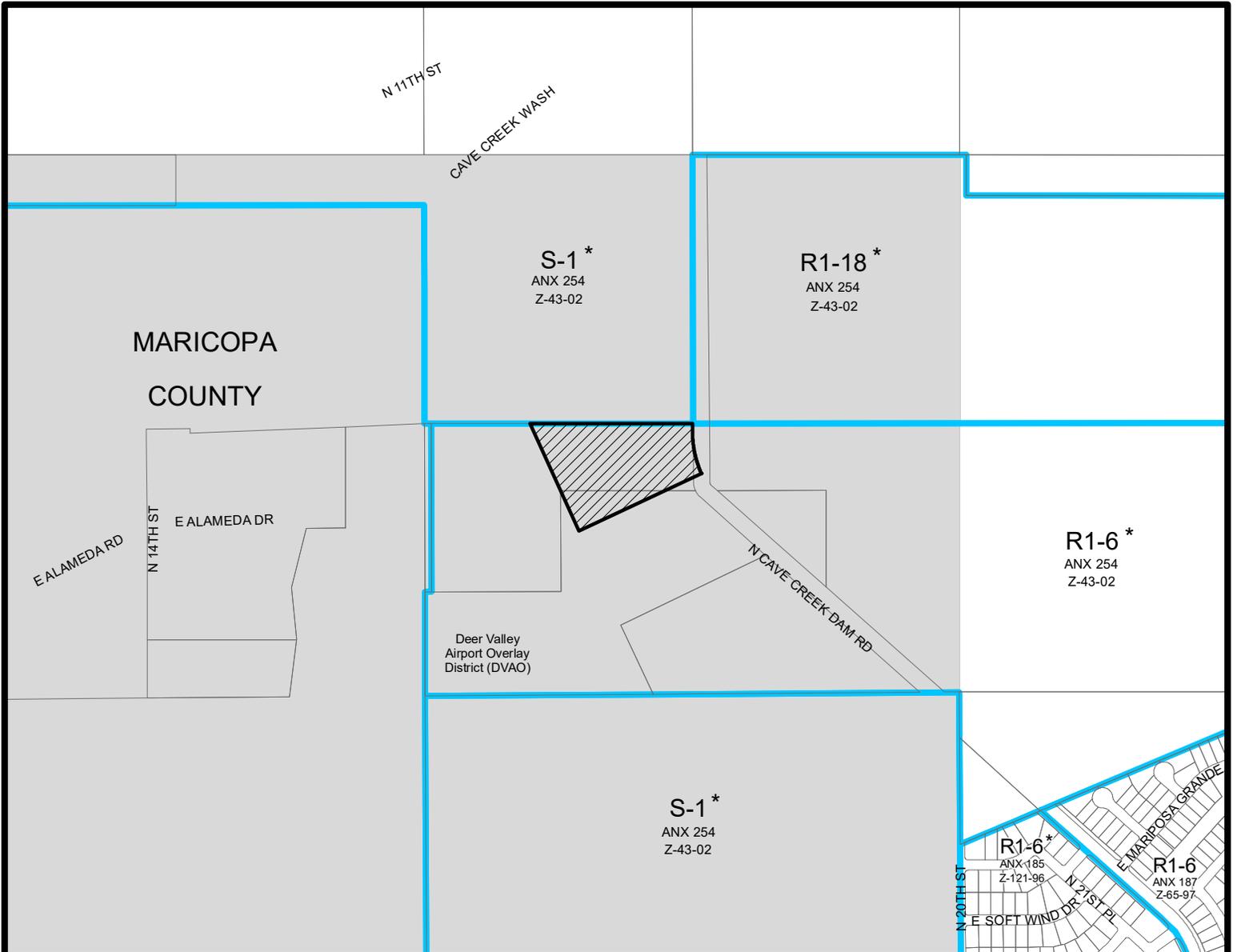
DR HORTON - PHOENIX

SCHEMATIC #211

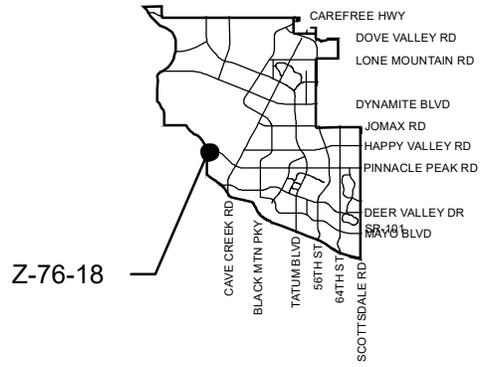
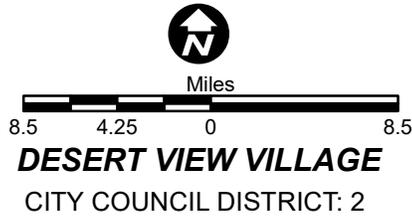
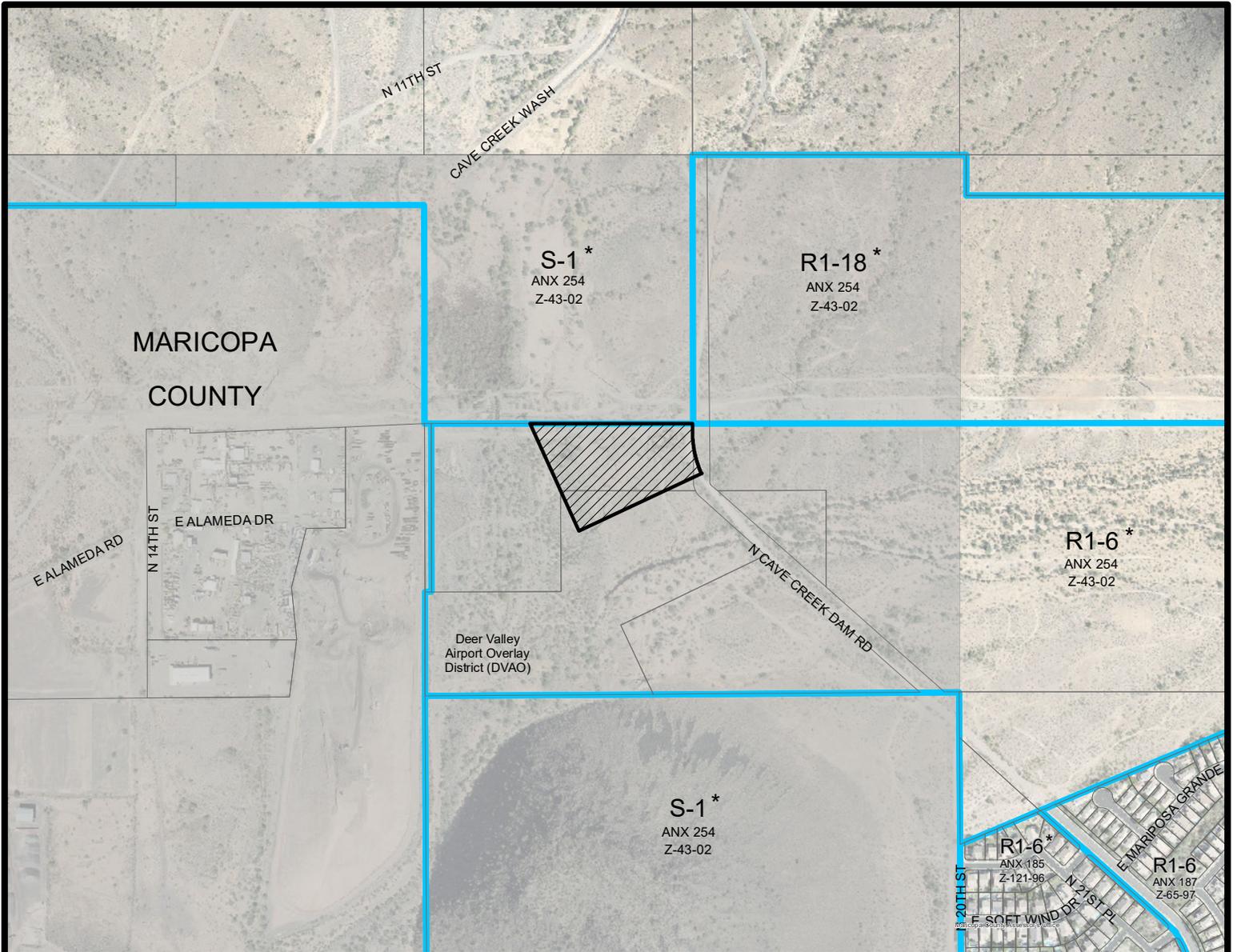
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APPLICANT'S NAME: Jason Morris, Withey Morris PLC		REQUESTED CHANGE: FROM: R1-6 DVAO (Pending C-O/G-O DVAO) (6.61 a.c.)	
APPLICATION NO. Z-76-18	DATE: 12/21/2018 REVISION DATES:	TO: C-O/G-O HGT/WVR DVAO (6.61 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.61 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 46-31		
MULTIPLES PERMITTED R1-6 DVAO (Pending C-O/G-O DVAO) C-O/G-O HGT/WVR DVAO	CONVENTIONAL OPTION 35 (N/A) N/A	* UNITS P.R.D. OPTION 43 (N/A) N/A	
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Jason Morris, Withey Morris PLC		REQUESTED CHANGE: FROM: R1-6 DVAO (Pending C-O/G-O DVAO) (6.61 a.c.) TO: C-O/G-O HGT/WVR DVAO (6.61 a.c.)	
APPLICATION NO. Z-76-18	DATE: 12/21/2018 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 6.61 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 46-31	ZONING MAP O-9	
MULTIPLES PERMITTED R1-6 DVAO (Pending C-O/G-O DVAO) C-O/G-O HGT/WVR DVAO	CONVENTIONAL OPTION 35 (N/A) N/A		* UNITS P.R.D. OPTION 43 (N/A) N/A

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