



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-91-B-99-2**  
**June 16, 2015**

**North Gateway Village Planning Committee Meeting Date:** July 9, 2015

**Planning Commission Hearing Date:** August 11, 2015

**Request From:** FH PCD NBCC (2.55 Acres)

**Request To:** C-2 PCD NBCC (2.55 Acres)

**Proposed Use:** Major Amendment to the Canyon Crossroads PCD (Z-91-99-2) to allow commercial site circulation and storm water retention.

**Location:** Approximately 1,225 feet west of the northwest corner of North Valley Parkway and Dove Valley Road

**Owner:** Canyon Crossroads, LLC

**Applicant/Representative:** Alan Beaudoin, LVA Urban Design Studio

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

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Preserves/Commercial, Floodplain Commercial	
<b>Street Map Classification</b>	Dove Valley Road	Arterial	70-foot half street
	North Valley Parkway	Major Arterial	Future 140-foot full street
<p><b><i>Environmental Planning Element, Goal 1, Natural Physical Environment: The natural physical environment should be preserved and conserved while acknowledging that development will occur in some areas.</i></b></p> <p>The proposed commercial zoning strikes a balance between development and preservation by providing an opportunity for the adjacent site to the east to function as a proposed Employment Campus while permanently preserving the Skunk Creek Wash.</p>			

**Natural Resources Conservation Element, Goal 2, Erosion Protection: Grading and erosion control practices, sediment control practices and waterway crossings should eliminate or reduce potential on-site or down slope erosion.**

This rezoning request is driven by the need to provide a perimeter road and storm water retention for a proposed Employment Campus to reduce potential impacts to the west bank of the Skunk Creek Wash north of Dove Valley Road. Any proposed storm water retention will be re-vegetated to resemble the surrounding desert vegetation.

**Area Plan**

**The North Black Canyon Corridor (NBCC) 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 site is within the North Black Canyon Corridor Plan and the proposed commercial and open space uses are consistent with the intent of the following goals:

- *Goal 1: Promote the North Black Canyon Corridor as a regional employment center.* The requested rezoning will support the development of a planned commercial node ancillary to the more intense Village Core, a stated objective of the plan.
- *Goal 3: Concentrate growth within a defined corridor.* The site, while located north of the village core, is located within the Interstate 17 corridor and is an appropriate location for commercial development.
- *Goal 4: Preserve North Sonoran desert amenities and use these features to define community form and identity.* The requested rezoning will allow for stabilization of the western bank of the Skunk Creek Wash north of Dove Valley Road.

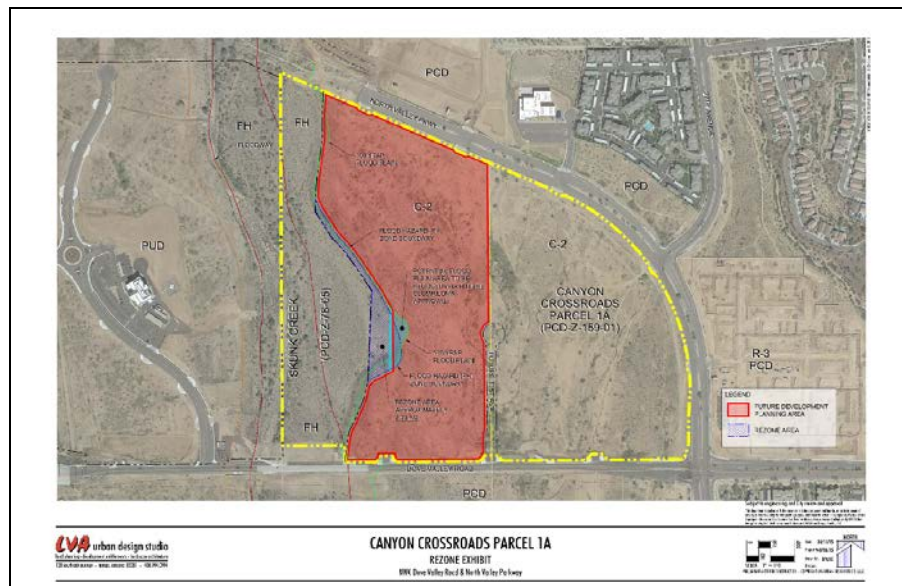
**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Skunk Creek Wash	FH PCD NBCC
<b>North</b>	Vacant	C-2 PCD W/ HGT/WVR NBCC
<b>South</b>	Vacant	C-2 PCD W/ HGT/WVR NBCC
<b>East</b>	Vacant	C-2 PCD W/ HGT/WVR NBCC
<b>West</b>	Skunk Creek Wash	FH PCD NBCC

<b>Commercial/Commerce Park/Industrial</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Building Setbacks</i>		
Street	25 feet	N/A
Side	10 feet	N/A
Rear	25 feet	N/A
<i>Landscaped Setbacks</i>		
Street	Average 25 feet	N/A
Side	0 feet	N/A
Rear	Average 25 feet	N/A
Lot Coverage	50%	
Building Height	30 feet	N/A
Parking	326 spaces	N/A

**Background/Issues/Analysis**

1. This is a request to rezone a 2.55 acre parcel of land from FH PCD NBCC (Flood Hazard) to C-2 PCD NBCC (Intermediate Commercial) to allow for commercial traffic circulation and storm water retention. The onsite traffic circulation and possible retention will allow the property directly adjacent to the east to develop as a proposed Employment Campus. The request integrates the two properties for an improved site configuration and preservation of the Skunk Creek Wash.



2. The subject parcel is located approximately 1,225 feet west of the northwest corner of North Valley Parkway and Dove Valley Road. Currently the parcel is vacant, undeveloped land within the Skunk Creek Wash part of the larger Canyon Crossroads Planned Community Development. To the west is the Skunk Creek Wash dedicated to the City as part of the Sonoran Preserve. To the north, east, and south is vacant, undeveloped land designated C-2 (Intermediate Commercial) as part of the Canyon Crossroads Planned Community Development.
3. The General Plan Land Use Map designation for this property is Preserves/Commercial, Floodplain, Commercial. The proposed commercial use of the parcel conforms to the Land Use Map designation and a General Plan Amendment is not required.
4. The "rezone exhibit" shows how the 2.55 acre parcel works with the adjacent site to the east to allow for the proposed Employment Campus to function while permanently preserving the Skunk Creek Wash.
5. 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 abandonments, may be required.

### **Findings**

1. The proposed zoning is consistent with the Land Use, Environmental Planning, Natural Resource Conservation and Open Space Elements of the General Plan.
2. The proposed zoning will result in protection of the western bank of the Skunk Creek Wash.

### **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). The required FEMA documentation shall demonstrate that the proposed Sunk Creek Wash bank stabilization has no negative upstream or downstream impacts as approved by FEMA.

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**Writer**

Joél Carrasco

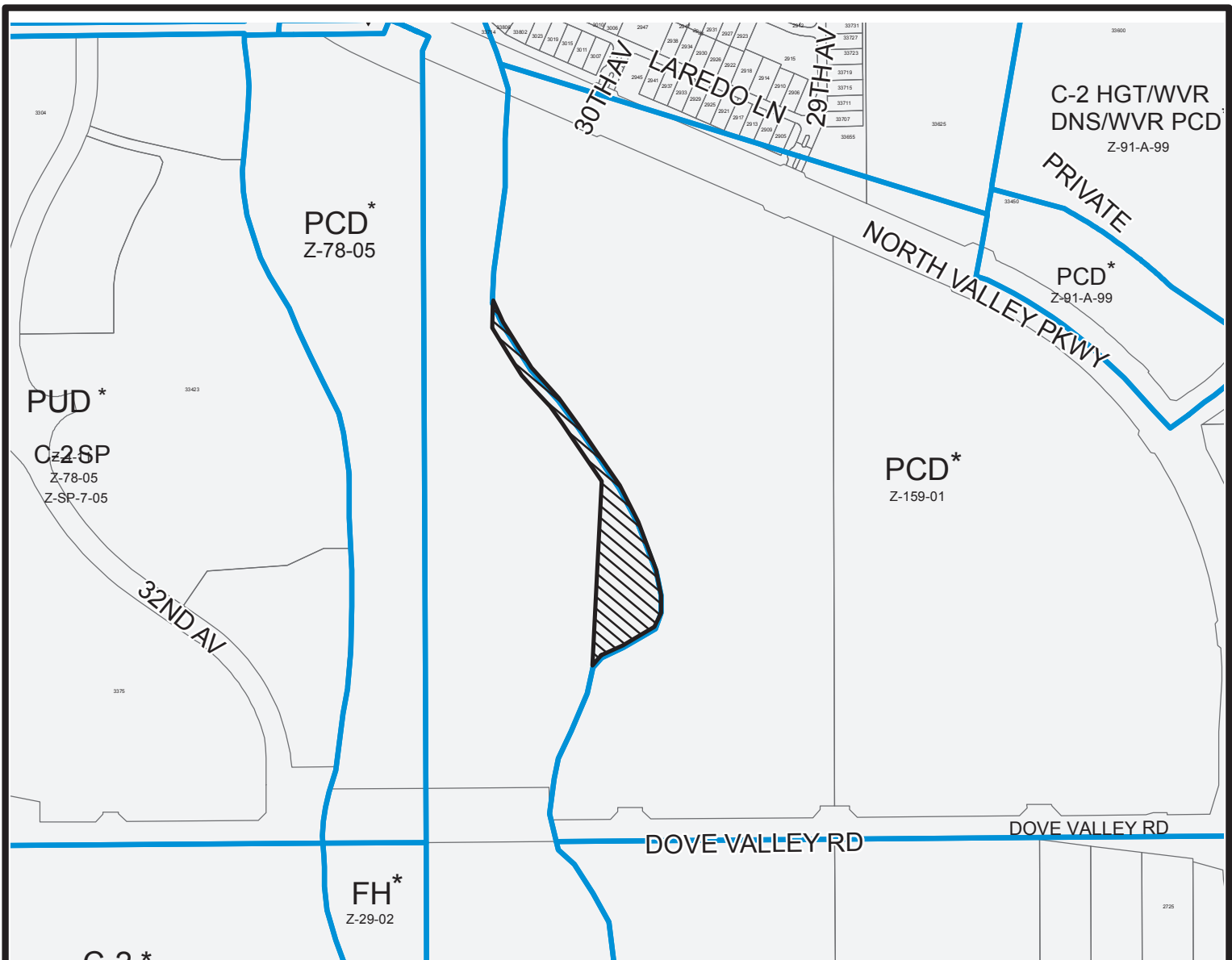
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Joshua Bednarek

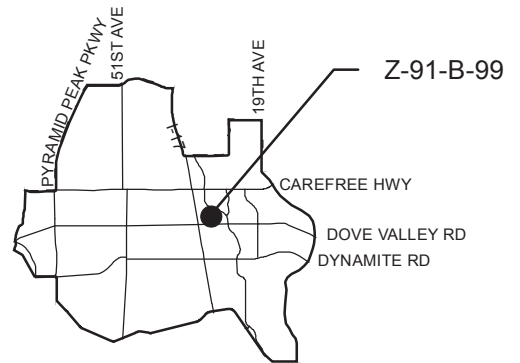
**Attachments**

Zoning sketch

Aerial

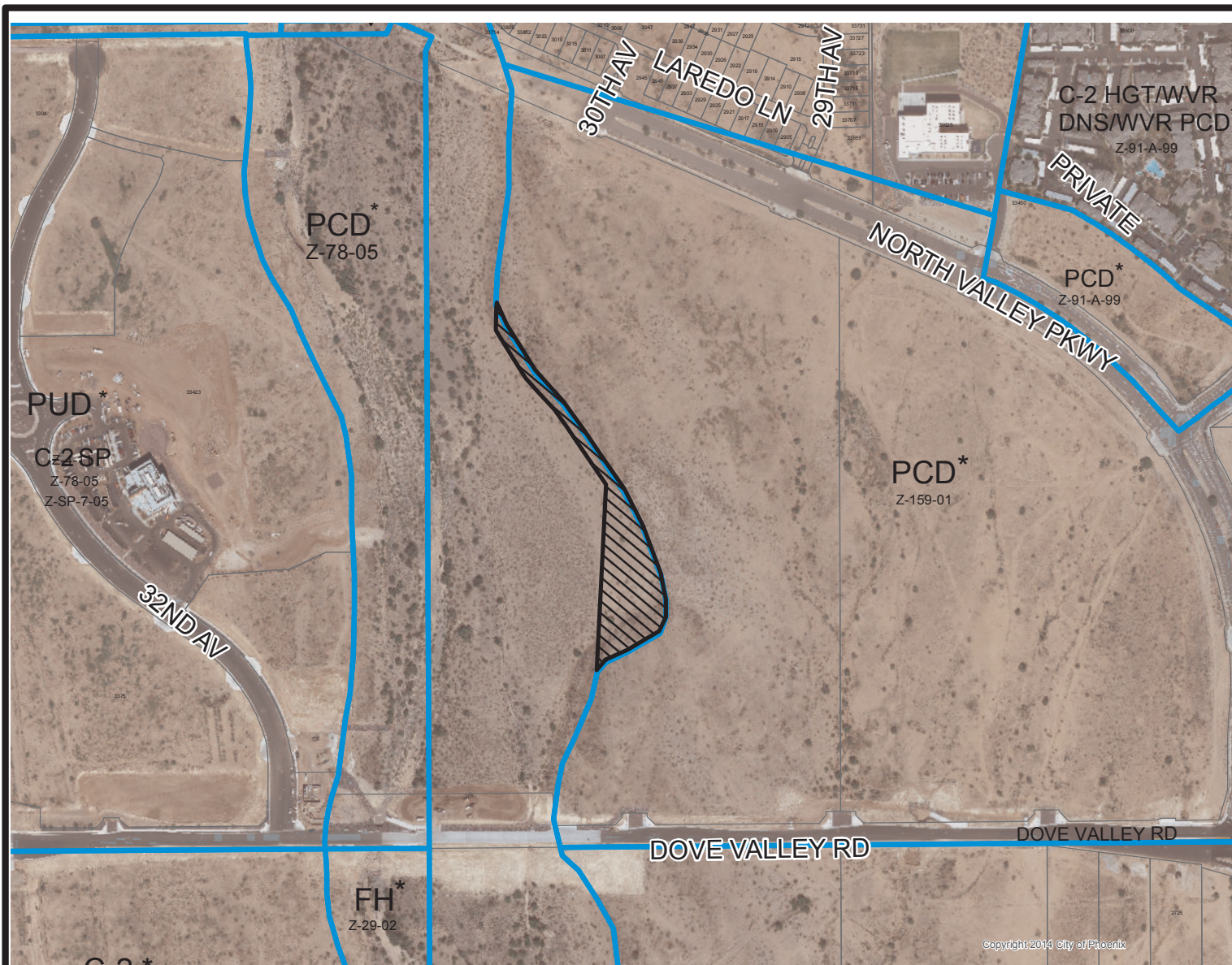


CITY OF PHOENIX PLANNING DEPARTMENT  
**NORTH GATEWAY VILLAGE**  
 CITY COUNCIL DISTRICT: 2



<b>APPLICANT'S NAME:</b> Alan Beaudoin		<b>REQUESTED CHANGE:</b> FROM: FH PCD NBCC, (2.55 a.c.) TO: C-2 PCD NBCC, (2.55 a.c.)	
<b>APPLICATION NO.</b> Z-91-B-99	<b>DATE:</b> 5/1/2015 <b>REVISION DATES:</b>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.55 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 57-22	<small>ZONING MAP</small> R-7	
<b>MULTIPLES PERMITTED</b> FH PCD C-2 PCD	<b>CONVENTIONAL OPTION</b> N/A 37	<b>* UNITS P.R.D. OPTION</b> N/A 44	

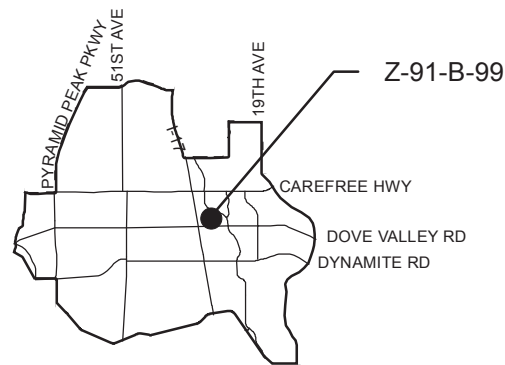
\* Maximum Units Allowed with P.R.D. Bonus



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FH PCD	N/A		N/A
C-2 PCD	37		44

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