



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM B

Staff Report: Z-4-11-2

May 4, 2011

North Gateway Village Planning Committee Meeting Date	April 14, 2011
Planning Commission Hearing Date	May 11, 2011
Request From:	C-2 SP NBCOD (83.92 Acres) and S-1 NBCOD (0.20 Acres)
Request To:	PUD NBCOD (84.12 Acres)
Proposed Use	Planned Unit Development with Health and Medical uses, Retail, Offices, Residential, and Auto Uses
Location	Northeast corner of Interstate 17 and Sonoran Boulevard
Owner	Westcor Black Canyon Motorplex LLC
Applicant/Representative	Westcor Black Canyon Motorplex LLC/Beus Gilbert
Staff Recommendation	Approval, subject to stipulations

Staff has agreed to modify stipulation 1.d. to reduce the width of the vehicular drive aisle when the drive aisle is not loaded with parking stalls. Reduction of the vehicular drive aisle for non-loaded aisles will minimize the hardscape and heat absorption which can contribute to the heat island effect. On April 14, 2011, the North Gateway Village Planning Committee recommended approval of that modification to stipulation 1.d.

The North Black Canyon Overlay limits the height of primary monument signs to 16 feet in height and 110 square feet in sign area but excludes signs along the freeway frontage. The proposed signage plan depicts primary monument signs along Interstate 17 and Sonoran Boulevard. The height of the Primary Monument Signs along Sonoran Boulevard would need to be reduced from 20 feet to 16 feet and from 185 square feet of sign area to 110 feet to be consistent with the North Black Canyon Overlay. The reduction of the sign area for primary monument signs along Sonoran Boulevard was overlooked in the staff report. Changes to stipulations 1.e. and 1.g. were made to reflect this omission.

The applicant submitted a traffic impact study to the Street Transportation Department. The Street Transportation Department has recommended changes to stipulations 4, 5 and 10 after reviewing the Traffic Impact Study.

Staff recommends approval of Z-4-11-2, subject to stipulations in Addendum B.

STIPULATIONS

1. The updated Development Narrative for the North Black Canyon Crossings that reflects 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 March 22, 2011, as modified by the following stipulations:
 - a. Page 33, Section G.1.b(3), Automobile Retail Sales, New, Used, Leasing and Rental – Add the following language, “This does not apply to the permanent display pedestals.”
 - b. Page 33, Section G.1.b(8), Automobile Retail Sales, New, Used, Leasing and Rental – Revise this item as follows: “ Vehicle display racks shall not exceed a height of fifteen (15) feet except that vehicular display racks within one hundred (100) feet of the perimeter lot line adjacent to a street shall be permanent display pedestals and shall not exceed a height of three (3) feet as approved by the Planning and Development Department.”
 - c. Page 50, Section G.2.c., Landscape Setbacks, Remove “Commercial” from Figure 10 regarding the Sonoran Preserve Edge Treatment Guidelines.
 - d. Page 59, Section G.4.c., Vehicular Drive Aisles – The vehicular drive aisle shall be a minimum of **22** 24 feet in width when the drive aisle is not loaded with parking stalls.
 - e. Page 67, Table, Project Identity Signage, Primary Monument Sign – Reduce the height **AND AREA** of the primary monument sign along Sonoran Boulevard to a maximum of 16 feet **IN HEIGHT AND 110 SQUARE FEET IN SIGN AREA.**
 - f. Page 70, Item g. – Add the following language that excludes the number of items of information for hospitals on ground signs as follows:
“3. Information on a hospital”.
 - g. Page 75, Item g(2)d., Primary Project Monument Signs - Reduce the height **AND AREA** of the primary monument sign along Sonoran Boulevard to a maximum of 16 feet **IN HEIGHT AND 110 SQUARE FEET IN SIGN AREA.**
 - h. Page 102, Appendix D, Definitions – Please remove “a religious institution (church, synagogue or temple)” from the Civic uses definition.
2. The development for all auto related uses shall include the following:
 - a. Elevations that provide architectural consistency in building style, wall treatments, lighting, and signage.
 - b. Primary finishing materials for buildings that are muted and blend with rather than contrast strongly with the surrounding desert environment.

- c. Landscaping, arcades, or overhangs that provide shaded walkways and that are located in the vehicle display areas of each dealerships lot.
- d. Shaded outdoor patio areas that serve employees and customers and are dispersed throughout the site and located at visible pedestrian areas.
- e. Natural accent materials such as brick, stone, or tile.
- f. Architectural detailing such as recesses, pop outs, shade walls, parapets, artistic insets, or pilasters.

RIGHT-OF-WAY IMPROVEMENTS

- 3. Right-of-way totaling a minimum of 70 feet from the street design centerline shall be dedicated for the north half of Sonoran Boulevard as approved by the Planning and Development Department.
- 4. Right-of-way totaling 100 feet, or ~~70~~ 80 feet with ~~15~~ 40 foot sidewalk easements on each side, shall be dedicated for 32nd Avenue as approved or modified by the Planning and Development Department and Street Transportation Department. Pavement width shall be determined by the approved traffic impact study. Bike lanes shall be required and on-street parking shall not be permitted on 32nd Avenue.
- 5. Right-of-way totaling ~~80~~ 400 feet, or ~~60~~ 80 feet with 10 foot sidewalk easements on each side, shall be dedicated for Long Shadow Trail as approved or modified by the Planning and Development Department and Street Transportation Department. Pavement width shall be determined by the approved traffic impact study. ~~Bike lanes shall be required and~~ Qn-street parking shall not be permitted on Long Shadow Trail.
- 6. 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.
- 7. The applicant shall submit a revised traffic impact study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic impact study and as approved by Planning and Development Department and the Street Transportation Department.
- 8. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department.

9. The applicant shall submit a Street Alignment Plan to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved street alignment plan as approved by Planning and Development Department and the Street Transportation Department.
10. The developer shall construct the freeway frontage road and dedicate **ANY ADDITIONAL** corresponding right-of-way adjacent to the PUD property frontage as per plans approved by the Arizona Department of Transportation.

AVIATION

11. In accordance with the City of Phoenix Zoning Ordinance Section (504.1.B.2.a) and prior to the submittal of the Federal Aviation Administration (FAA) Form 7480-1 for approval for a helistop, the applicant shall submit the following for review to the City of Phoenix Aviation Department, Planning and Environmental Division:
 - a. Aerial photograph of a scale no less than one inch equals four hundred feet indicating the approach and departure routes, the location of all residences, schools, churches, hospitals, and areas used for the open assembly of people as well as other noise sensitive areas within a radius of one-half mile of the proposed site.
 - b. Information on the type of use of the helistop or heliport and type and weight of helicopters that will use the facility.
 - c. Plot plan showing location in relation to adjacent land use and the size and general detail of the proposed facility.
 - d. For elevated helistops or heliports, the structural engineer shall verify that the structure will support the helicopter(s) using the facility.
12. Prior to preliminary site plan approval, the applicant shall submit the Federal Aviation Administration (FAA) Form 7480-1. "Notice of Landing Area Proposal" and obtain a letter of no objection from the Federal Aviation Administration for a helistop.

Writer

Tricia Gomes

4/29/11