



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-44-22-1
Deer Valley Medical Center PUD
November 4, 2022

Deer Valley Village Planning Committee Meeting Date November 10, 2022

Planning Commission Hearing Date December 1, 2022

Request From: C-2 (Intermediate Commercial) (6.40 acres), C-2 HR (Intermediate Commercial, High-Rise and High Density District) (1.76 acres), C-2 SP (Intermediate Commercial, Special Permit) (0.06 acres), C-2 HR SP (Intermediate Commercial, High-Rise and High Density District, Special Permit) (9.94 acres), PCD (Approved C-2 PCD) (Planned Community District, Approved Intermediate Commercial, Planned Community District) (0.06 acres)

Request To: PUD (Planned Unit Development) (18.22 acres)

Proposed Use Planned Unit Development to allow a medical center

Location Southeast corner of 27th Avenue and the Loop 101 Freeway

Owner HonorHealth

Applicant Berry Riddell, LLC, Wendy Riddell

Representative Cuningham, Mark Tiscornia

Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	27th Avenue	Arterial	Width varies between 55- and 65-foot east half street
	Beardsley Road	ADOT Right-of-Way	>60 feet

General Plan Conformity

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 proposal will consolidate existing zoning entitlements and allow height and intensity within the Deer Valley Village Core at an appropriate location along an arterial street, near the intersection of two freeways, surrounded by commercial uses.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; 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 proposal will allow the expansion of the Deer Valley Medical Center, which will generate additional employment opportunities within the Deer Valley Major Employment Center.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES & SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposed PUD sets forth development standards that require enhanced landscaping and shade, including detached sidewalks and minimum shade requirements for sidewalks and parking areas. This will help to provide shade for pedestrians and bicyclists in and around the community and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the vicinity.

Applicable Plans, Overlays, and Initiatives

[Deer Valley Core Specific Plan](#) – See Background Item No. 4.

[Deer Valley Major Employment Center](#) – See Background Item No. 5.

[Tree and Shade Master Plan](#) – See Background Item No. 12.

[Complete Streets Guiding Principles](#) – See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 14.

[Zero Waste PHX](#) – See Background Item No. 15.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Hospital	C-2, C-2 HR, C-2 SP, C-2 HR SP, PCD (Approved C-2 PCD)
North	Freeway	PCD (Approved C-2 PCD)
South	Commercial offices	C-2
East	Freeway	C-2, C-2 SP, PCD (Approved C-2 PCD)
West (Across 27th Avenue)	Commercial uses	C-2

Background/Issues/Analysis

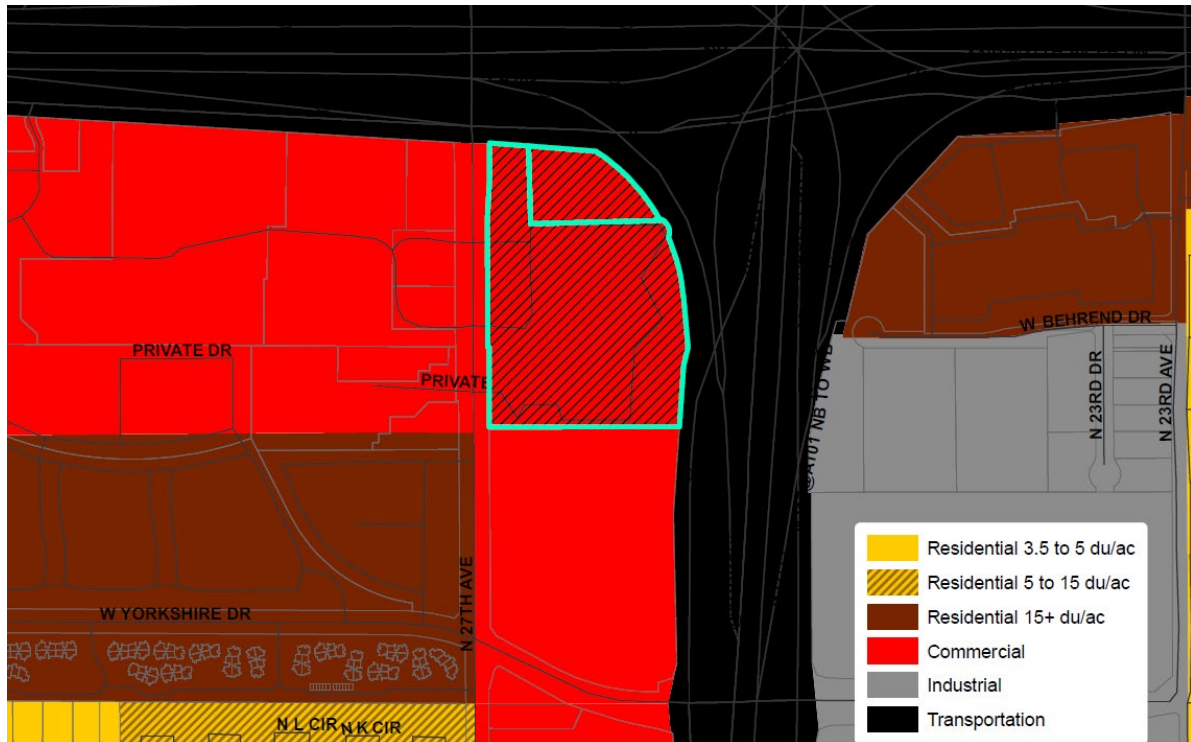
SUBJECT SITE

1. This request is to rezone an 18.22-acre site located at the southeast corner of 27th Avenue and the Loop 101 Freeway from C-2, C-2 HR, C-2 SP, C-2 HR SP, and PCD (Approved C-2 PCD) to PUD (Planned Unit Development) to allow an expansion of the existing Deer Valley Medical Center.

The site was annexed into the City of Phoenix in 1979 and later developed as Phoenix General Hospital in 1987. The site has remained a hospital with campus design changes over the years, as well as name changes, and today is known as HonorHealth Deer Valley Medical Center. The site directly abuts the interchange of the I-17 and Loop 101 freeways and is within the Deer Valley Village Core and the Deer Valley Major Employment Center.

In 2002, the Phoenix City Council approved rezoning cases Z-33-02-1 and Z-SP-7-02-1, establishing C-2, C-2 HR, and C-2 HR SP zoning on the subject site. The HR zoning, combined with C-2, allows height up to 250 feet. The special permit allows for a helistop within the portion of the site zoned C-2 HR SP.

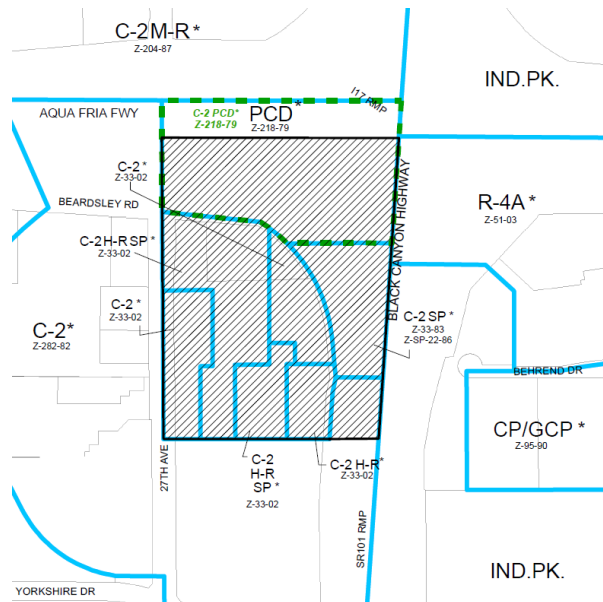
2. The General Plan Land Use Map designation for the subject site is Commercial. Properties to the west and south are also designated as Commercial. The area to the north and east of the site, which includes freeway right-of-way, is designated as Transportation. There is also land designated as Residential 15+ units per acre to the southwest of the site. The proposed hospital use is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map, Source: Planning and Development Department

EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site contains an existing hospital within a variety of commercial zoning districts. The surrounding area to the west and south contains commercial uses, including offices and retail, within a C-2 zoning district. To the north and east of the subject site are the freeway rights-of-way for the Loop 101 and I-17 freeways.



Zoning Sketch Map, Source: Planning and Development Department

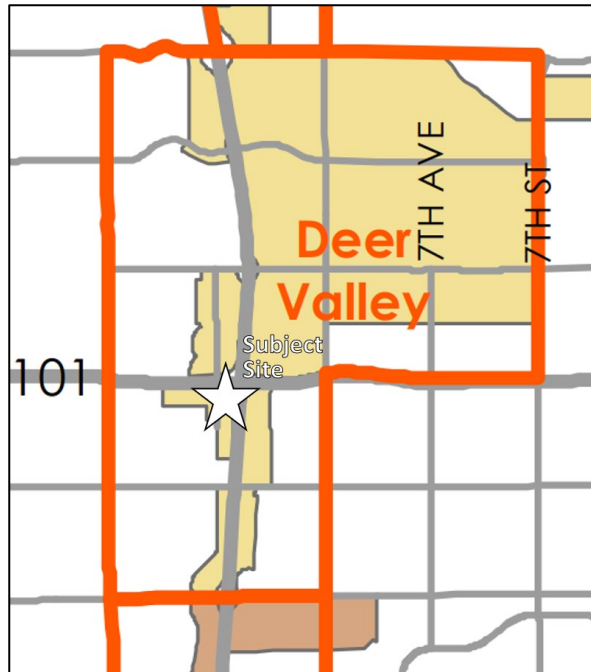
4. **Deer Valley Core Specific Plan**

In 1994, the Phoenix City Council approved the Deer Valley Core Specific Plan, which includes goals and recommendations for future development within the Deer Valley Village Core, bounded by Rose Garden Lane to the north, 31st Avenue on the west, 23rd Avenue on the east, Union Hills Drive (east of I-17) and Yorkshire Drive (west of I-17) on the south. The plan includes elements for land use, circulation, urban design, and core development.

The land use element of the plan recommends the subject site continue the hospital use that was already existing at the time of the plan approval. The circulation element identifies 27th Avenue as the major street within the core and includes a 27th Avenue cross section that identifies an eight-foot-wide detached sidewalk with a seven-foot-wide landscape strip between the sidewalk and the back of the curb. These conditions currently exist within the 27th Avenue streetscape in front of the subject site and would remain as part of this proposal.

5. **Deer Valley Major Employment Center**

The subject site is located within the MAG designated Deer Valley Major Employment Center and within the city designated Deer Valley Employment Center. The substantial size and diverse nature of the labor pool found in the Deer Valley area is a key factor contributing to the overall attractiveness of this employment center. Employers located within the area have access to nearly 450,000 workers within a 20-minute drive time, and within a 30-minute drive the number of workers increases to more than 850,000. The size of the labor force will continue to increase as additional development occurs in this area. The Deer Valley employment center boasts about 9.3 million square feet of office space, 3.0 million square feet of flex space, and over 11.9 million square feet of industrial space. The proposal adds job-generating health care uses that will contribute to the employment center.



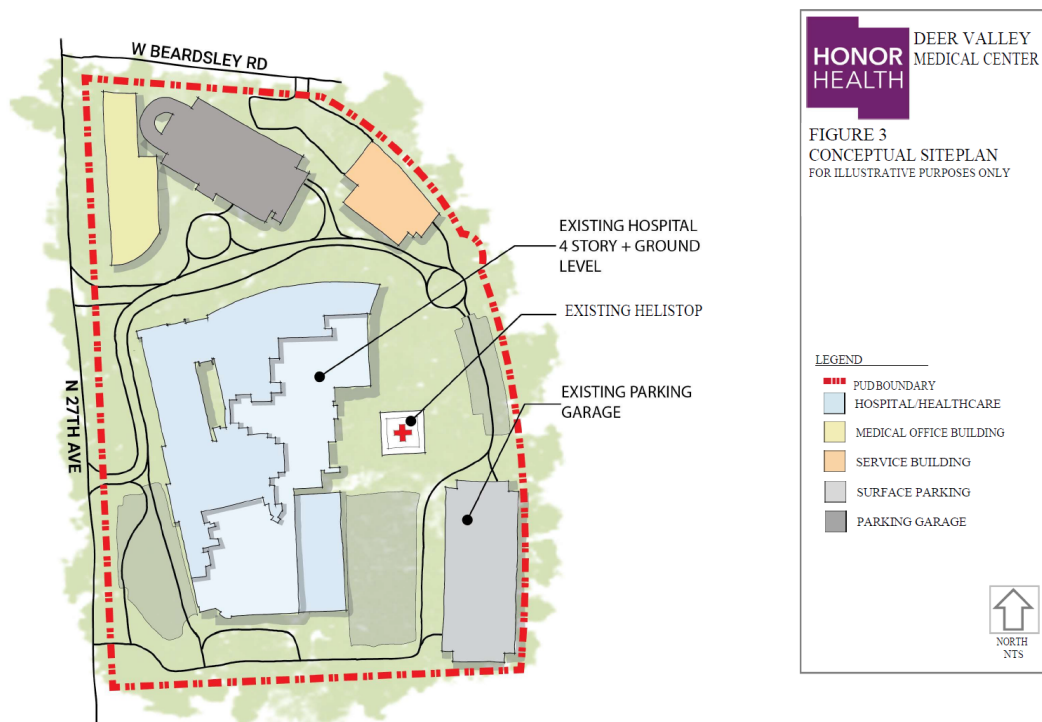
Major Employment Center Map, Source: City of Phoenix

PROPOSAL

6. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a

collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

7. The applicant proposes a hospital expansion using the standards identified in the PUD. The PUD proposes an improved pedestrian environment on 27th Avenue, including additional shade, enhanced architectural guidelines, including material variety and building articulation, and pedestrian-friendly internal features, such as shaded walkways and a shaded open space area.



Conceptual Site Plan, Source: Deer Valley Medical Center PUD Narrative

8. **Land Use**

The PUD proposes an expansion of the existing hospital facility. The proposed development narrative lists all permitted uses in the C-2 (Intermediate Commercial) zoning districts as permitted. The PUD proposes farmer's markets, mobile vending, and public assembly as accessory to a hospital use with limitations on size and proximity to 27th Avenue. The PUD prohibits multifamily residential uses.

Due to the subject site containing a major hospital campus anticipated to have over 1,500 employees, its location along two freeways and an arterial street, and over 1,000 feet of distance to the nearest single-family zoning district, the proposed mobile vending use is appropriate with additional performance standards, as

outlined in Stipulation No. 1.b. Performance standards include a limitation on days and hours of operation, a limit of five mobile vendors at one time, a minimum distance of 50 feet from 27th Avenue, and all standards found in the C-3 district for mobile vending.

9. **Development Standards**

The PUD proposes development standards designed to accommodate the proposed expansion, including expansion of the existing hospital building and construction of two new structures and a parking garage in the northern portion of the site. The maximum building height will be 150 feet. Parking will comply with the requirements found in Section 702 of the Phoenix Zoning Ordinance. Landscape setbacks will be provided on all street frontages, including the freeway frontages, and there will be a minimum 3,000-square-foot open space area located on site. Below is a summary of the key development standards set forth in the narrative.

<u>Development Standards</u>	
<u>Standard</u>	<u>Proposed</u>
<i>Building Height</i>	150 feet maximum
<i>Perimeter Building & Landscape Setbacks</i>	
Streets (27th Avenue)	Average 25 feet. Minimum 15 feet.
Streets (Beardsley Road and I-17)	7 feet minimum
Side (south)	0 feet minimum
<i>Lot Coverage</i>	60 percent
<i>Parking</i>	Shall comply with Section 702
<i>Bicycle Parking</i>	25 spaces minimum
<i>Open Space</i>	3,000 square feet minimum

10. **Landscape Standards**

The PUD includes landscape standards to enhance the 27th Avenue frontage and provide additional shade within and around the site. A detached sidewalk will be required, consistent with the cross section identified for 27th Avenue in the Deer Valley Core Specific Plan. Drought-tolerant trees are required within the streetscape zone, providing a minimum of 75 percent shade on the public sidewalk. Surface parking areas will be landscaped a minimum of 10 percent. Landscape setbacks will provide minimum 50 percent 2-inch caliper and 50 percent 3-inch caliper drought-tolerant shade trees, planted 20 feet on center, and will contribute to the shading of the public sidewalk.

11. **Design Guidelines**

The PUD proposes design guidelines to promote enhanced architectural features and an improved pedestrian environment within the site and pedestrian connections to the street. Building materials will be varied, including minimum requirements for metal panel, glazing, and EIFS/plaster/fiber cement paneling. Buildings will include

articulation to break up building mass and provide visual interest. Shaded pedestrian walkways will be provided within the site with visually contrasting materials where they cross drive aisles. The common open space will provide passive recreation, such as seating, tables, and shelter.



Conceptual pedestrian walkways designs, Source: Deer Valley Medical Center PUD



Conceptual open space area, Source: Deer Valley Medical Center PUD

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

12. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The PUD includes standards for detached sidewalks with landscaping between the curb and the back of the sidewalk, to provide a minimum of 75 percent shade. Additional landscaping will be provided within the perimeter landscape setbacks and within the surface parking area.

13. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The PUD proposes a pedestrian-oriented streetscape with shaded, detached sidewalks, shaded internal pedestrian circulation and bicycle parking to promote use of alternative transportation options.

14. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The proposal incorporates requirements for bicycle parking to encourage multi-modal transportation.

15. [Zero Waste PHX](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The development will utilize regular trash and recycling at the hospital campus.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff has not received any letters in support or opposition to this request.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department commented that the development must submit a traffic impact study and construct all mitigation identified in the study and that the developer must construct all streets within and adjacent to the development according to all applicable standards, including ADA. These are addressed in Stipulation Nos. 2 and 3.

18. The Signs division commented that the Comprehensive Sign Plan must be amended to incorporate the portion of the site not within the sign plan before any sign permits are issued for that portion of the PUD area. This is incorporated into the signs section of the PUD narrative.
19. The Aviation Department commented that the development requires a No Hazard Determination from the FAA. This is addressed in Stipulation No. 4.
20. The Public Transit Department noted that the development must retain the bus stop pad on northbound 27th Avenue, but that no stipulation is required for the zoning case.
21. The Water Services Department commented that the property has existing water and sewer mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.
22. The Fire Department commented that there were no anticipated problems with the referenced case and that the development will need to comply with the Phoenix Fire Code.

OTHER

23. 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. This is addressed in Stipulation No. 5.
24. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 6.
25. 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 proposal is consistent with the General Plan Land Use Map and is compatible with the character of the surrounding area.
2. The proposal promotes employment-generating uses within a Major Employment Center and within the Deer Valley Village Core at an appropriate location with

access to an arterial street and near a freeway interchange.

3. The proposed PUD sets forth standards that enhance connectivity in the immediate vicinity by improving adjacent streetscapes and providing improved pedestrian-oriented design elements with additional tree and shade infrastructure.

Stipulations

1. An updated Development Narrative for the Deer Valley Medical Center 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 October 21, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: Hearing draft submittal: October 21, 2022; City Council adopted: [Add adoption date]; remove 3rd submittal line.
 - b. Page 3, Section C. List of Uses, Accessory Uses:
 - (1) Add the following conditions under Mobile Vending:
 - Subject to all condition of Section 624.D.87.a through m of the Zoning Ordinance.
 - The mobile vending use shall occur no more than one day per week for five mobile vending units or no more than two days per week for less than five mobile vending units.
 - The use is limited to the hours of 7am to 10pm.
 - (2) Remove the following condition under Mobile Vending:
 - All parking shall be contained on-site.
2. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. The developer shall be responsible for cost and construction of all mitigation identified through the analysis. No preliminary approval of plans shall be granted until the study is reviewed and approved by the Street Transportation Department.
3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, 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.

4. The developer shall provide documentation to the City prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a No Hazard Determination from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a “No Hazard Determination” obtained prior to the construction start date.
5. 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.
6. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Anthony Grande

November 4, 2022

Team Leader

Racelle Escobar

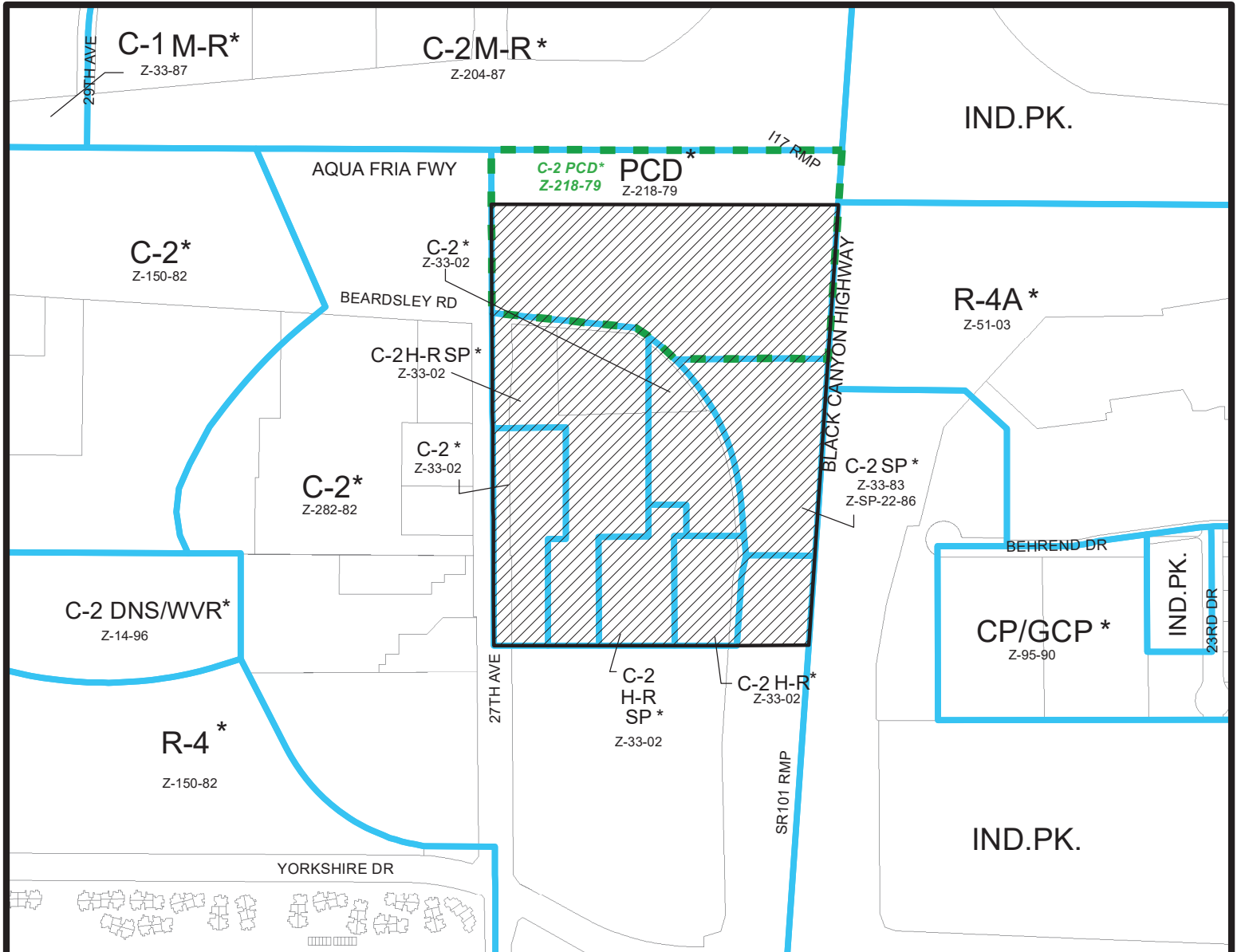
Exhibits

Sketch Map

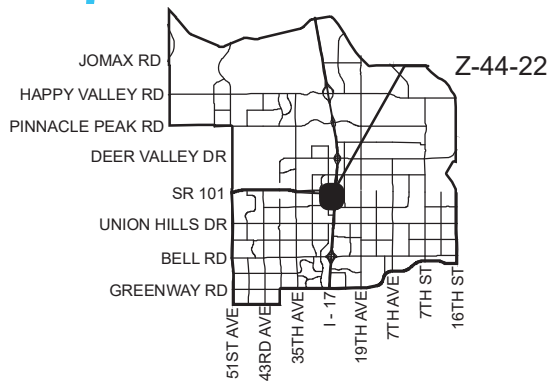
Aerial

Conceptual Site Plan date stamped August 12, 2022

[Deer Valley Medical Center PUD](#) development narrative date stamped October 21, 2022

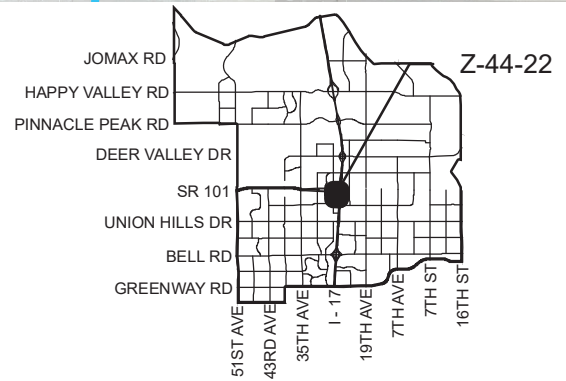
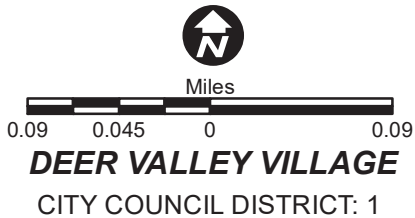
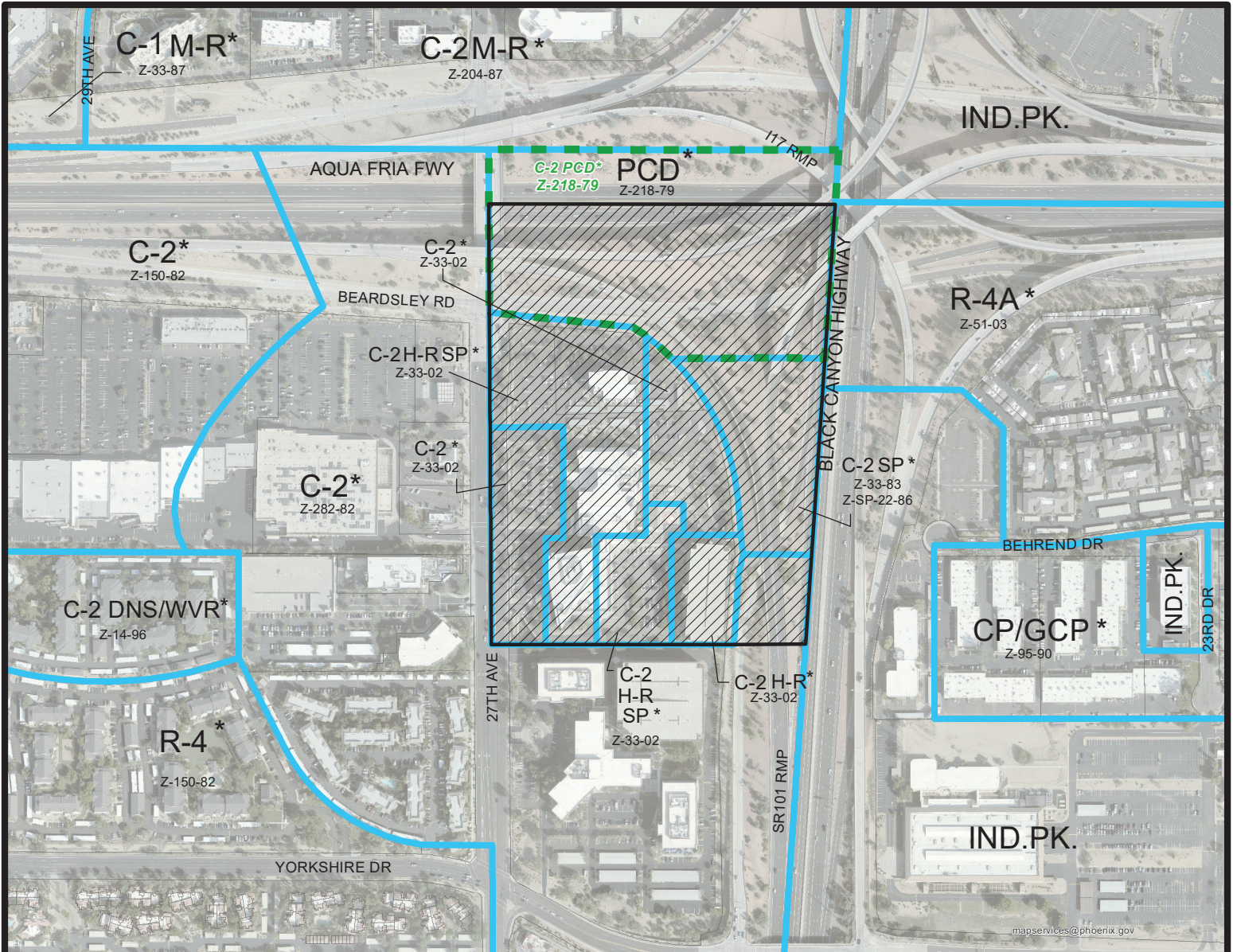


DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Berry Riddell LLC - Wendy Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-44-22	DATE: 6/10/2022 REVISION DATES: 8/17/2022	FROM: C-2 (6.40 a.c.) C-2 HR (1.76 a.c.) C-2 SP (0.06 a.c.) C-2 HR SP (9.94 a.c.) PCD (Approved C-2 PCD) (0.06 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 18.22 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 40-23 ZONING MAP N-7	TO: PUD (18.22 a.c.)	
MULTIPLES PERMITTED C-2, C-2 H-R, C-2 SP, C-2 H-R SP, PCD PUD	CONVENTIONAL OPTION 93, 255, 1, 1443, NA(1) N/A	* UNITS P.R.D. OPTION 111, 30, 1, 173, NA (1) N/A	

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



APPLICANT'S NAME: Berry Riddell LLC - Wendy Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-44-22	DATE: 6/10/2022 REVISION DATES: 8/17/2022	FROM: C-2 (6.40 a.c.) C-2 HR (1.76 a.c.) C-2 SP (0.06 a.c.) C-2 HR SP (9.94 a.c.) PCD (Approved C-2 PCD) (0.06 a.c.)	
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