



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**GENERAL PLAN AMENDMENT
STAFF ANALYSIS**
September 8, 2022

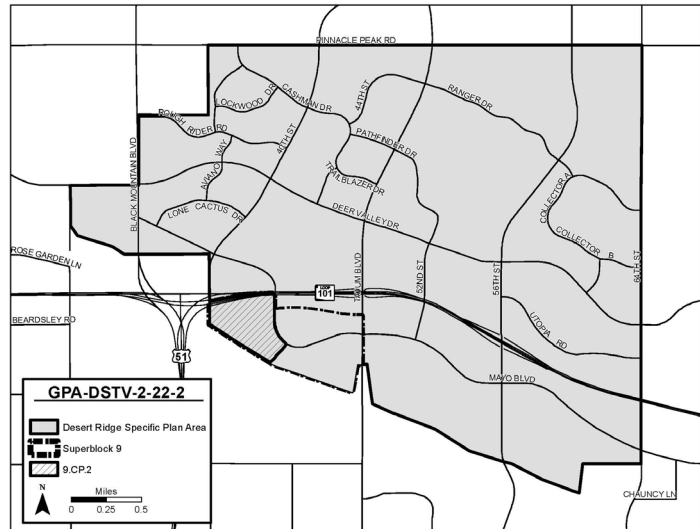
<u>Application:</u>	GPA-DSTV-2-22-2
<u>Applicant:</u>	City of Phoenix Planning Commission
<u>Owner:</u>	Arizona State Land Department
<u>Location:</u>	Approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway
<u>Acreage:</u>	108.34 acres
<u>Proposal:</u>	Amendment to the Desert Ridge Specific Plan to modify standards for Superblock 9, Development Parcel 9.CP.2 regarding uses permitted, accessory uses, maximum building height and floor area ratio
<u>Desert View Village Planning Committee Meeting Date:</u>	September 13, 2022
<u>Staff Recommendation:</u>	Approval, as shown in the recommended text in Exhibit A

FINDINGS:

- 1) The proposed amendment to the Desert Ridge Specific Plan will reinforce Parcel 9.CP.2 as a future destination for investment within the Loop 101 employment corridor.
- 2) The proposal updates development standards to allow flexibility to meet the needs of modern corporate office requirements.
- 3) The subject site is appropriate for additional height and floor area for commerce park uses, as it is strategically located near freeways and undeveloped land, away from single-family residential uses.

BACKGROUND

Desert Ridge is an approximately 5,700-acre master planned community located in northeast Phoenix generally bounded by the Central Arizona Canal, Pinnacle Peak Road, 32nd Street, and 64th Street. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Desert Ridge Specific Plan was approved by the Phoenix City Council in July 1990 and is the governing land use document for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations.



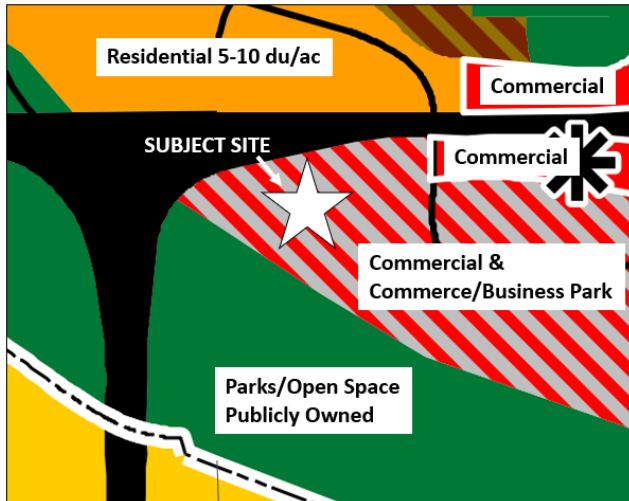
Desert Ridge Location Map, Source: Planning and Development Department

This amendment pertains to Superblock 9, Parcel 9.CP.2, located approximately 3,300 feet west of the southwest corner of Tatum Boulevard and the Loop 101 Freeway. The parcel is owned by the Arizona State Land Department and is primarily vacant, undeveloped land, except for an electric utility substation on a portion of the parcel. The site is designated as Mixed Use (Commercial and Commerce/Business Park) on the General Plan Land Use Map and is located within the Desert Ridge/Kierland Major Employment Center in the General Plan. The Desert Ridge

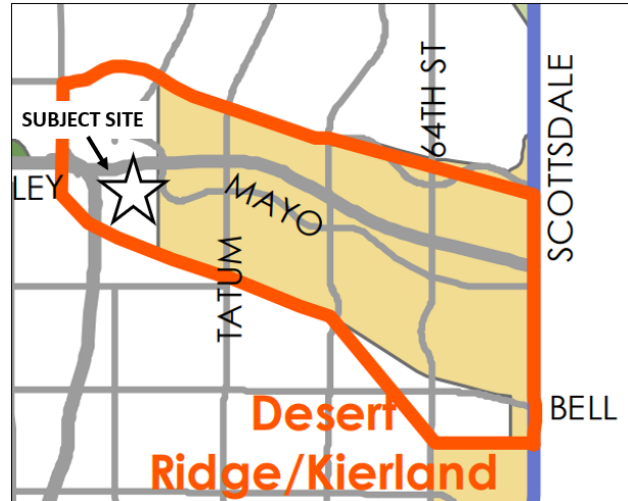


Aerial Location Map, Source: Planning and Development Department

Specific Plan currently allows development on Parcel 9.CP.2 pursuant to the Commerce Park zoning district with a modified use list and modified development standards, including a height limit of two stories and 40 feet and a maximum floor area ratio of 0.2.



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



Major Employment Centers Map, Source: Planning and Development Department

The proposal, as shown in the draft language attached as Exhibit A, is to amend the Desert Ridge Specific Plan by changing the development regulations that apply to Parcel 9.CP.2. The proposal will make adjustments to the permitted uses and accessory uses allowed on the parcel; and will increase the maximum height to five stories, 85 feet and increase the maximum floor area ratio to 0.6.

SURROUNDING LAND USES

The area surrounding Parcel 9.CP.2 is primarily freeways and undeveloped land. The Loop 101 freeway is directly north of the site while the SR-51 freeway is directly west. South of the subject site is the Reach 11 recreation area. Southeast of the subject site is a retirement community.

	Land Use
North	Loop 101 Freeway
South	Recreation area/park (Reach 11)
East	Vacant
West	SR-51 Freeway
Southeast	Retirement Community

RELATIONSHIP TO GENERAL PLAN CORE VALUES AND PRINCIPLES

STRENGTHEN OUR LOCAL ECONOMY

- **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 subject site is located within the Desert Ridge/Kierland Major Employment Center, as designated by the General Plan. The proposed amendment to the Desert Ridge Specific Plan will strengthen the employment center by attracting job-generating uses to the subject site, through adjustments to the development standards, making the site more attractive for corporate office employers.

CONNECT PEOPLE & PLACES

- ***OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from Single-family and low-rise, multifamily housing.***

The subject site is located adjacent to the Loop 101 and SR-51 freeways to the north and west and is located more than a quarter mile away from single-family residential uses, in an area planned for non-residential development.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS

- ***CERTAINTY & CHARACTER: LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.***

The subject site is located within a large area designated as Commercial and Commerce/Business Park on the General Plan Land Use Map and is within a designated Major Employment Center. The proposal concentrates higher intensity commerce park development within this area, in close proximity to transportation options, and away from residential uses.

INTERDEPARTMENTAL COMMENTS

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.

The Street Transportation Department requested that the Arizona State Land Department complete a Traffic Impact Study and Infrastructure Assessment Study to address transportation needs prior to City Council hearing this GPA request and that a Development Agreement (IGA) between the Arizona State Land Department and the City of Phoenix, identifying the required construction mitigation and escrow contribution, be completed and approved by City Council.

COMMUNITY INPUT SUMMARY

As of the writing of this staff report, staff has not received any letters in support or opposition to this amendment to the Desert Ridge Specific Plan.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of GPA-DSTV-2-22-2, as shown in the recommended text in Exhibit A. The proposed amendment to the Desert Ridge Specific Plan promotes economic development in an area that is within close proximity to two freeways and within a Major Employment Center.

Writer

Anthony Grande
September 8, 2022

Team Leader

Racelle Escolar

Exhibits

A: Proposed Amendment Language (3 pages)
Desert Ridge Specific Plan Map

EXHIBIT A

GPA-DSTV-2-22-2: Desert Ridge Specific Plan Amendment

Proposed Language:

Amend Chapter 6 (DEVELOPMENT PARCEL REGULATIONS), Section C.5. (Development Regulations by Superblock), Pages 6-39 to 6-40 as follows:

9.CP.2 – Development Parcel 9.CP.2

Size: 109 acres

Uses permitted:

- Except as modified below, permitted uses shall be as indicated in Section 626, Commerce Park District, and public assembly uses pursuant to Section 647.A.1.i, Special Permits, of the City of Phoenix Zoning Ordinance.

Zoning to be applied:

1. Commerce Park District per Section 626 of the City of Phoenix Zoning Ordinance (as modified below) to include the following options:
 - Research Park Option
 - Business Park Option
2. SP (special permit - ~~only~~ to allow ~~public~~ **INDOOR AND OUTDOOR** assembly-related uses per Section 647.A.1.i). **A SPECIAL PERMIT SHALL NOT BE REQUIRED WHEN THE FOLLOWING CONDITIONS ARE MET:**
 - a. **ASSEMBLY USES ARE ANCILLARY TO THE PRINCIPAL USE.**
 - b. **ASSEMBLY USES ARE NOT INTENDED FOR THE GENERAL PUBLIC.**
 - c. **ASSEMBLY USES SHALL NOT REQUIRE PARKING BEYOND WHAT CAN BE PROVIDED ONSITE.**

Additional Uses Permitted: The following uses not typically allowed in Phoenix CP/BP are permitted in this parcel:

- a. **ART GALLERIES, PRIVATE.**

- ~~a~~.b. Car washes.
- ~~b~~.c. Child care centers.
- ~~c~~.d. Self service “mini-storage” complex (retail storage warehousing).
- ~~d~~.e. Motion picture production and televisions broadcast studio.
- f. **MUSEUM, PRIVATE.**
- ~~e~~.g. Veterinary offices. The building and use shall be constructed and operated so as to prevent objectionable noise and odor outside the walls of the office. No boarding or keeping of animals is permitted, except for short periods of observation necessary for medical care.

Accessory Uses: In addition to the CP/BP accessory uses, the following accessory uses shall also be permitted in this parcel:

Limited incidental retail uses including gift shops, flower shops, snack bars, cafeterias, pharmacy, office supplies, shoe repair, **HEALTH AND FITNESS CENTERS, HEALTH CLINICS**, and travel bureaus, financial institution offices as accessory uses conducted for the convenience of the employees on the premises, ~~wholly within a principal building:~~

- ~~a. The entrance to said accessory use shall be from within the exterior walls of the building only.~~
- a. **INDOOR OR OUTDOOR EMPLOYEE AMENITIES AND GATHERING SPACES.**
- ~~e~~.b. No sign or other external evidence of said accessory use shall be visible from a public thoroughfare or adjacent property.
- ~~d. No individual use described herein shall exceed 2,500 square feet of GLA in the complex.~~
- ~~e. The total building square footage of the above limited incidental accessory uses above shall not exceed five percent (5%) of the total allowable building square footage in development parcel 9.GP.2.~~

Locational Criteria for Certain Uses: Within this parcel, certain additional locational criteria apply:

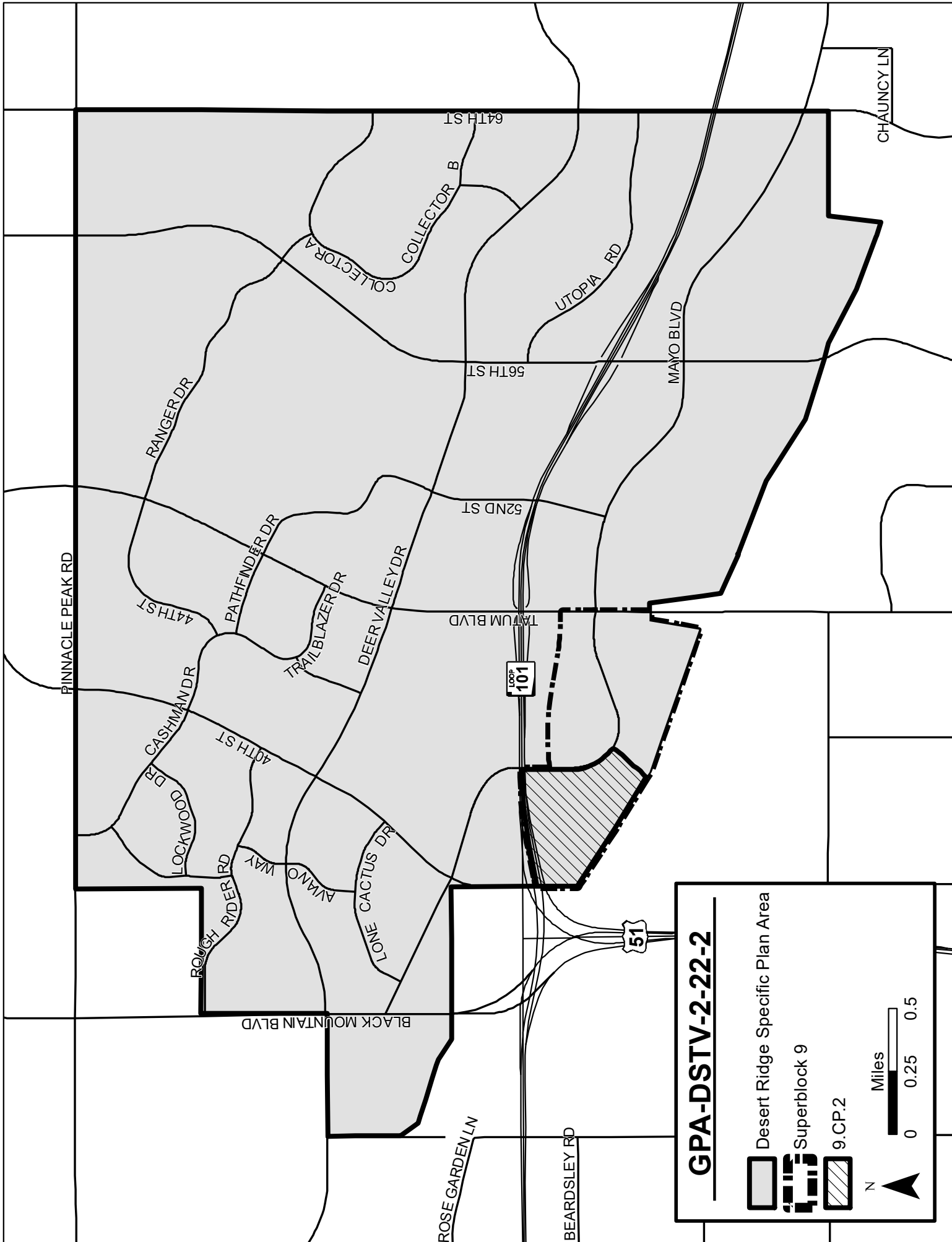
- a. Only professional administrative, clerical and sales offices are permitted adjacent to roadways surrounding this parcel. Manufacturing and industrial park uses must be screened from Mayo Boulevard by office buildings.

Yard, Height, and Intensity: The following standards apply in place of the standards which would otherwise be applicable:




- a. **Maximum Building Height:** ~~2~~ 5 stories not to exceed ~~40~~ 85 feet, **MEZZANINE LEVELS SHALL NOT BE CONSIDERED A STORY.**
- b. **Lot Coverage:** none.
- c. **Floor Area Ratio:** ~~.29~~ 0.60 overall limit for Parcel 9.CP.2. **THIS SHALL SPECIFICALLY EXCLUDE UNDERGROUND PARKING; individual developments may be up to .25.**
- d. **Required Setbacks:**
 - 1) 50 feet from Mayo Boulevard rights-of-way; 30 feet from perimeter lot line on other streets; 20 feet not on a street.
 - 2) 30 feet from interior lot line on a street; 10 feet not on a street.
 - 3) No maneuvering or parking is permitted in these required setback areas except for ingress and egress to allowable parking areas. All setback area except driveways must be landscaped. 25% of the required trees in the arterial and collector street rights-of-way and adjacent setback areas shall be 24-inch box or larger.


Building Orientation: Service storage and delivery areas shall be screened from any public rights-of-way, including the Pima Freeway.


Additional Standards: Section C.4.D in Chapter 6 of the Desert Ridge Specific Plan apply.



GPA-DSTV-2-22-2

-  Desert Ridge Specific Plan Area
-  Superblock 9
-  9.CP.2

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