



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**DESERT RIDGE SPECIFIC PLAN- SUPERBLOCK 5.A.
STAFF ANALYSIS**

Applicant:	Crown Realty and Development
Location:	Northwest corner of 56th Street and Deer Valley Road
Acreage:	155.04
Request:	Review of site plan for buildings in excess of four stories per Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan
Village Planning Committee Action:	Desert View Village Planning Committee- September 10, 2019
Staff Recommendation:	Staff finds the submittal to meet the requirements of Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan

BACKGROUND

Crown Realty and Development, the master developer for Desert Ridge, is master planning a mixed-use development for Superblock 5.A., which is the Desert View Village Core. Superblock 5.A. is approximately 155 acres and is located at the southwest corner of 56th Street and Deer Valley Road. The allowable uses are outlined in the Desert Ridge Specific plan but are generally the permitted uses in the C-2 (Intermediate Commercial) zoning district. Crown Development has requested a confirmation that their proposal meets the requirements found in Chapter 4, Section E.2.a.2., that states buildings that exceed four stories in height are required to go to the Village Planning Committee, Planning Commission and City Council for review.

Desert Ridge Specific Plan

The Desert Ridge Specific Plan was adopted in 1990 and encompasses approximately 5,700 acres in north Phoenix. The Arizona State Land Department owned all the land in Desert Ridge and has auctioned off the land over time for residential, commercial and commerce park development. Throughout the years, there have been amendments to the Desert Ridge Specific Plan. Amendments range from basic clean-ups to larger density shifts. Chapter 4 of the Desert Ridge Specific Plan that is part of the confirmation request was subject to an amendment in

1998 (Ordinance No. G4085) which added requirements regarding floor area ratio (F.A.R.) for the mixture of uses in the Core. In addition, the amendment added a requirement for site plan review of buildings exceeding four stories.

Superblock 5

Since the inception of the Desert Ridge Specific Plan in 1990, Superblock 5 has been envisioned as the core of the Desert View Village. Portions of Superblock 5 have developed over the years, specifically Desert Ridge Marketplace located Tatum Boulevard and Deer Valley Road, which is located in Superblock 5.C.. The High Street development is located within Superblock 5.A. and demonstrates appropriate massing and pedestrians-scale development envisioned for the core. Crown Realty and Development is master planning the remainder of Superblock 5.A. The main difference between Superblock 5.C. and Superblock 5.A. is that 5.A. is permitted a maximum building height of 140 feet, given other conditions are met. The Desert Ridge Specific Plan addresses specific development standards, such as floor area ratio, parking and pedestrian circulation.

Request

Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan states that parcels within Superblock 5.A. shall be subject to individual site plan review through the Village Planning Committee, Planning Commission and City Council if the proposed building height exceeds four stories. The review is required to ensure appropriate massing and scale. Crown Development has requested confirmation that the submitted plans, depicting setbacks and massing, meet the requirements of the above mentioned section.

Findings and Conclusion

Crown Development's request that the plans provided on September 3, 2019 meet the provision in the Desert Ridge Specific Plan found in Chapter 4, Section E.2.a.2.

- The Desert Ridge Specific Plan will still regulate F.A.R., setbacks, pedestrian circulation and vehicular circulation within the area, which will regulate the intensity of proposed development.
- The intent behind the provision listed in Chapter 4, Section E.2.a.2 is that appropriate massing and step backs are provided. The applicant is providing a building height exhibit that illustrates step backs from public right-of-ways.
- Superblock 5.A. is the Desert View Village Core where high density development is envisioned and encouraged. The proposed height is appropriate given the location.

RECOMMENDATION

Staff is supportive of the applicant's submittals date stamped September 3, 2019 and find they meet the requirements of Chapter 4, Section E.2.a.2. All development shall adhere to the building heights and step backs shown on the building height exhibit.

EXHIBITS

Superblock 5 map

Applicant's submittal documents date stamped September 3, 2019

CITY OF PHOENIX

SEP 03 2019

**Planning & Development
Department**

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Planning and Design Standards



18139- 8/29/19

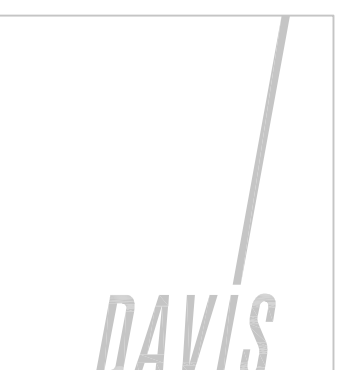


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Request

To establish setbacks/stepbacks for buildings with heights greater than four-stories and up to 140' in height (exclusive of rooftop mechanical and appurtenance screening) located in the areas depicted in the Building Height Exhibit in this document. Buildings which conform to the criteria herein do not need further review as contemplated by Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan.

Introduction

For purposes of this request, CITY NORTH refers to approximately 101.9 acres located in the east portion of Superblock 5A of Desert Ridge as shown on the Building Height Exhibit in this document. Superblock 5A is bordered by Tatum Boulevard to the west, Deer Valley Drive to the north, 56th Street to the east, and the Pima 101 freeway to the south. Superblock 5A is zoned "Intermediate Commercial" ("C-2") in accordance with the Desert Ridge Specific Plan and the Phoenix Zoning Ordinance; it is identified as a Primary Core area and Major Employment Center within the 2015 City of Phoenix General Plan. The Desert Ridge Specific Plan comments on the Village Core:

"This is the Desert Ridge Village Core and the focus of the entire development. Along with major retail uses will be significant office/employment uses as well as residential uses at urban densities. This village will be the shopping district, the amusement center, the gathering place and the employment focus for Desert Ridge and the Area C Village."

Desert Ridge Approval Process and Implementation

This request does not change the existing, approved entitlements. Rather, it simply identifies specific areas where buildings greater than four-stories and up to 140' in height (exclusive of rooftop mechanical and appurtenance screening) may be located. The height is already approved – the sole focus of this request is the location of that height. There is no limitation on the number of stories greater than four stories so long as the height does not exceed 140'. This request does not result in any increase in the Floor Area Ratio (FAR) of 0.65 already approved by the Specific Plan. Likewise, the existing Specific Plan requirement for 20% open space is not diminished by this request. Chapter 4 of the Desert Ridge Specific plan outlines the process governing development within Desert Ridge. Chapter 4, Section E.2.a.2 (page 4-9) sets forth the criteria for approving the location of buildings within parcel 5A which are higher than four stories. The Village Planning Committee, Planning Commission and City Council review is "limited to confirming that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and the Areas C and D General Plan."

Areas C and D General Plan and Desert View Village Character Plan

The Areas C and D General Plan contemplates that Village Cores will be the location of the tallest buildings. Likewise, the Desert View Village Character Plan, which is included in the 2015 City of Phoenix General Plan, contemplates locating "land uses with greatest height and most intense uses within village cores..." The Character Plan does not mention specific heights in the Village Core but does refer to the Desert Ridge Specific Plan.

Desert Ridge Specific Plan Building Height Criteria

Chapter 6, Section D.5.A.3 (page 6-49) and Chapter 4, Section E.2.a.1 (page 4-9) of the Desert Ridge Specific Plan both state:

"Maximum building height shall not exceed 140 feet. The Village Core buildings are to be the only buildings in the Desert Ridge Specific Plan which may be in excess of 100 feet with the exception of Mayo Hospital located in Superblock 3."

Prior to 2007, the Specific Plan included other criteria for buildings above four stories in the Village Core (e.g., no more than 38 floors above the fourth floor, no more than 5 eight-floor buildings, no more than 9 six-floor buildings, and spacing requirements). Those criteria were removed from the Specific Plan in 2007. The review by the Village Planning Committee, Planning Commission, and City Council had more items to consider when these criteria were still a part of the Specific Plan. Post 2007, the review is much simpler: are the heights consistent with the Specific Plan and the Areas C and D General Plan.

Proposed Heights are Consistent with the Specific Plan and the Desert View Village Character Plan

This request seeks to approve building heights of 140' throughout the City North project in a single application. This proposal would eliminate the need for multiple reviews to allow buildings over four stories in the future. The proposed heights:

- Are in conformance with the Desert Ridge Specific Plan.
- Align with the vision for the Desert Ridge Village Core.
- Align with the 2015 General Plan.
- Align with principals established by the Areas C and D General Plan.
- Will not increase density beyond what has already been approved previously.

Architectural Styles and Quality

The architectural design within the various parcels of CITY NORTH shall reflect a quality mixed-use environment with architectural features that complement the surrounding character of the area yet create a place unto its own and realize the urban intent of the Village Core. The exterior building materials palette for the various parcels within CITY NORTH may consist of materials such as architectural metal composite panels, natural stone, architectural concrete panels, E.I.F.S spandrel areas, and metal trellising and accents, with tinted/reflective glazing to create a contemporary yet timeless character that will define the north Phoenix skyline.

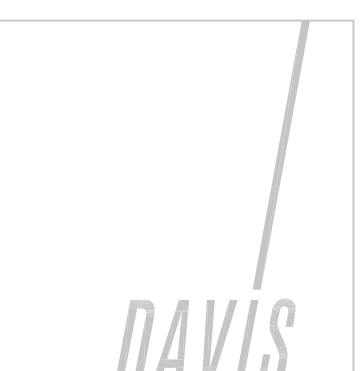
Building architecture shall promote consistent architectural character and detail on all sides of structure. Consistent architectural character will be carried throughout the project by the use of design themes, colors and materials which work in harmony. Where applicable, building mass shall be broken by horizontal or vertical fenestration, or changes in materials, and the use of functional open space and pedestrian oriented areas between buildings. With an area this large, having the same architecture throughout would be a disservice to the Village Core. While the architectural styles may vary within distinct areas of CITY NORTH, one thing will be consistent: quality.

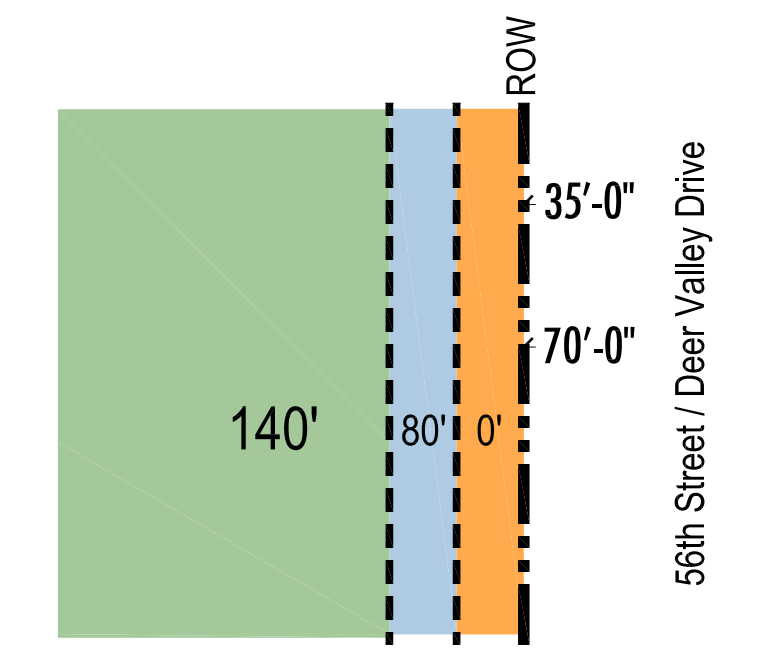
Appendix A reflects the building massing, exterior material palette, and general site layout for buildings over four stories in height.

Design Narrative

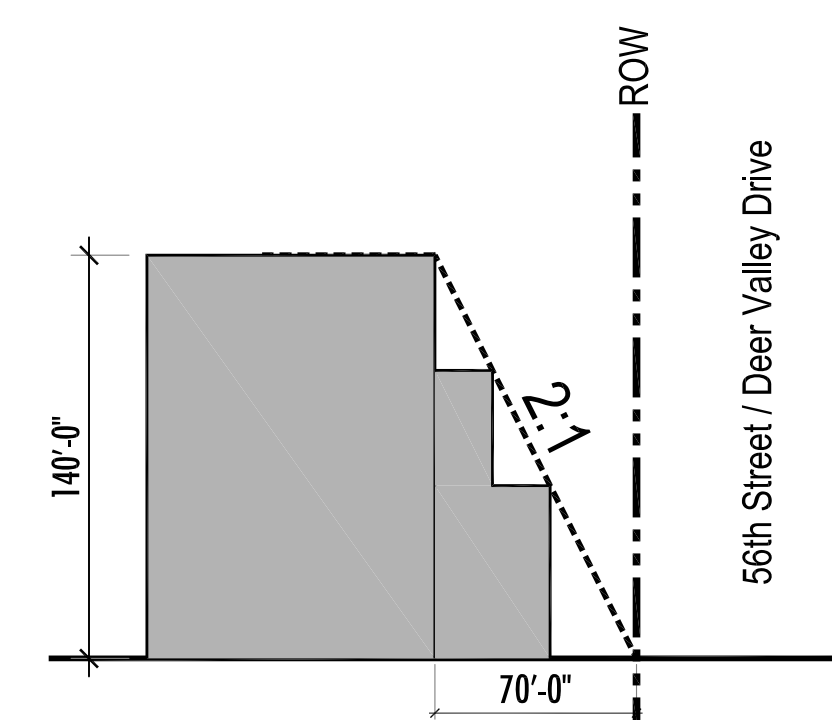
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Building Stepback Plan Detail



Building Height shall be maximum of 140'.
Buildings adjacent to a public street shall be setback from the public street property line 35'-0".

Building Stepback

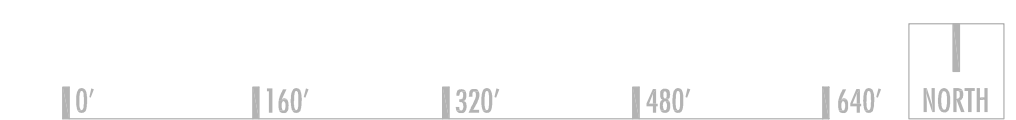
Building Height Exhibit

- Setback Area
- 80' Height Area
- 140' Height Area
- Conceptual Open Space

Appendix A- Master Site Plan Exhibits



Master Plan

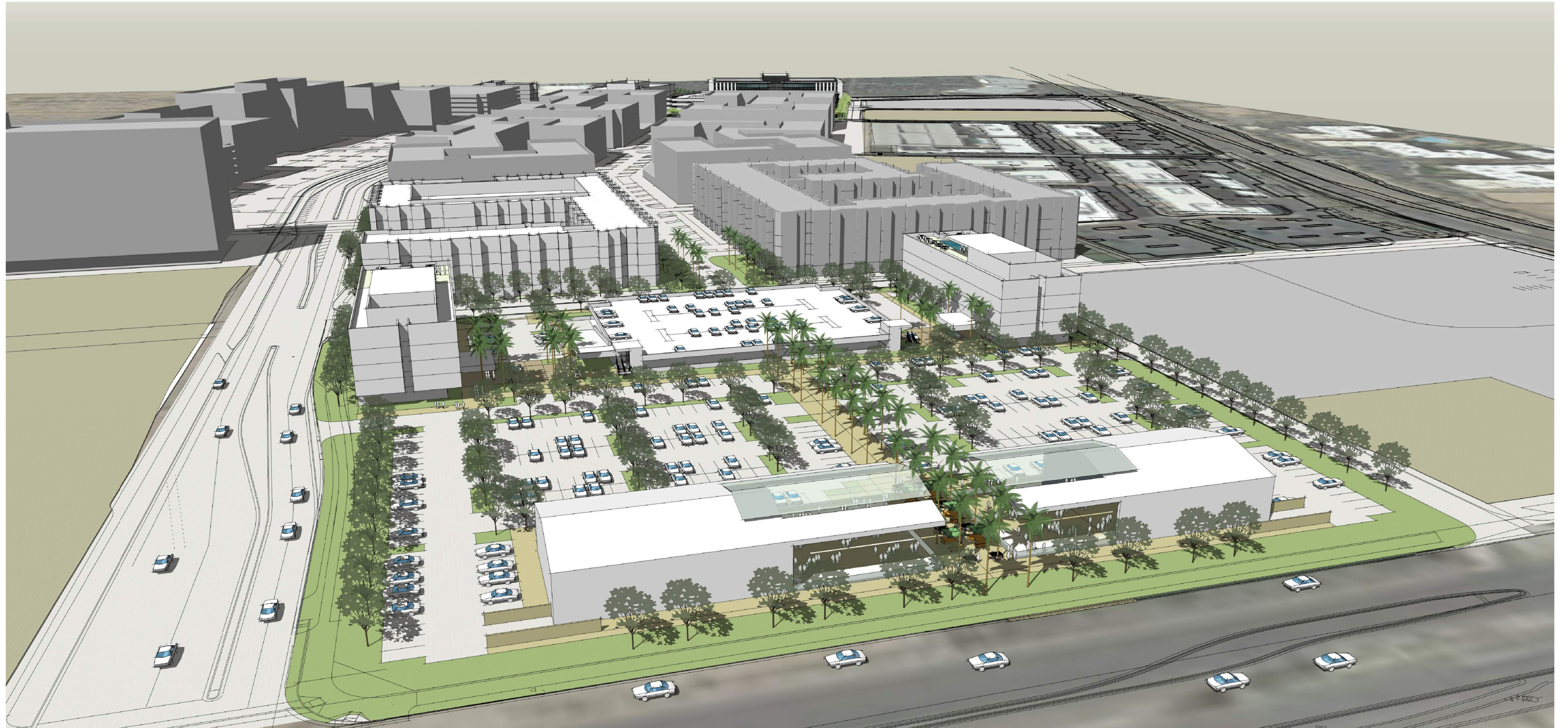


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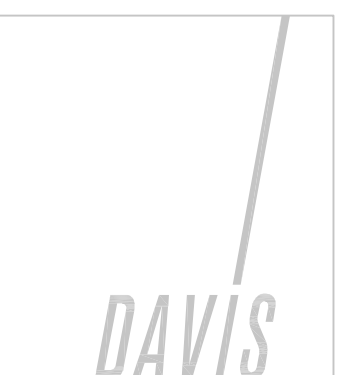
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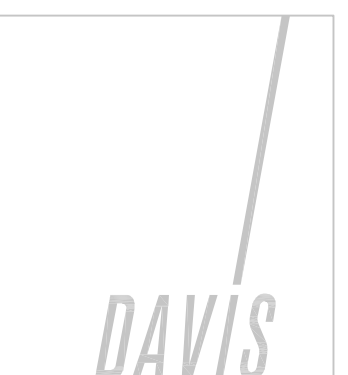




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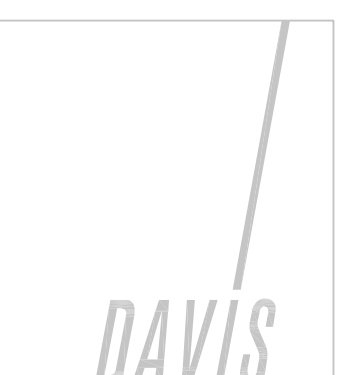
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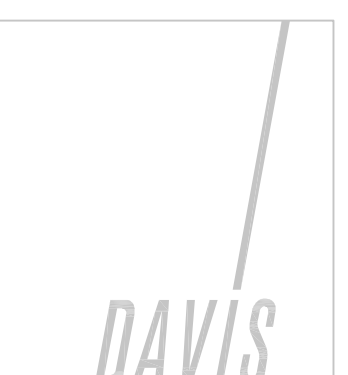
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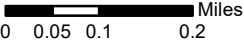
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Desert Ridge Super Block 5



mapservices@phoenix.gov



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