



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-123-14-1**  
February 9, 2015

|  |   |
|--|---|
| <b>Deer Valley Village Planning Committee Meeting Date</b> | February 19, 2015   |
| <b>Planning Commission Hearing Date</b>                    | March 10, 2015  |
| <b>Request From:</b>                                       | County RU-43 (Pending S-1 DVAO)<br>(3.30 Acres)   |
| <b>Request To:</b>   | CP/GCP DVAO (3.30 Acres)  |
| <b>Proposed Use</b>  | Office Warehouse  |
| <b>Location</b>  | Approximately 630 feet south of the southeast corner of 15th Avenue and Happy Valley Road |
| <b>Owner</b>   | The Carolyn Cross Tyson Revocable Trust   |
| <b>Representative</b>                                      | Red Hawk Partners, Ltd. – Charles Eckert Jr.  |
| <b>Staff Recommendation</b>                                | Approval, subject to stipulations   |

| <b>General Plan Conformity</b>  |                       |                          |              |
|---|-----------------------|--------------------------|--------------|
| <b>General Plan Land Use Designation</b>  |                       | Commerce / Business Park |              |
| <b>Street Map Classification</b>  | 15th Avenue           | Minor Collector          | 30 - 40 feet |
|   | Whispering Wind Drive | Minor Collector          | 25 feet      |
| <p><b>LAND USE ELEMENT, GOAL 2, EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE’S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.</b></p> <p><b>LAND USE ELEMENT, GOAL 4, POLICY 1: SUPPORT HEALTHY URBAN VILLAGES, WITH A BALANCED MIX OF HOUSING, EMPLOYMENT OPPORTUNITIES AND SERVICES AS A PRINCIPAL MEANS TO REDUCE VEHICLE TRIP LENGTH AND ASSOCIATED EMISSIONS.</b></p> <p>The proposed development provides opportunities for employment and support services in proximity to an area of regional significance, the Phoenix Deer Valley Airport.</p> |                       |                          |              |
| <p><b>GROWTH AREA ELEMENT, GOAL 1, GROWTH: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.</b></p> <p>The proposed development is in proximity to the Phoenix Deer Valley Airport and is compatible in scale and character with the adjacent existing and planned business/commerce park and industrial developments and uses.</p>  |                       |                          |              |

| <b>Area Plan</b>  |
|---|
| <p><b><u>DEER VALLEY AIRPORT OVERLAY</u></b></p> <p>The subject property is located within the Deer Valley Airport Overlay District (DVAO) and the proposed uses and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions, and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport.</p> |

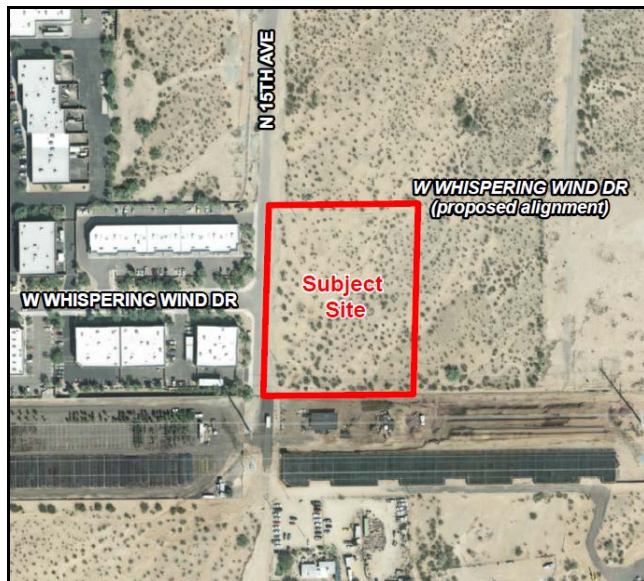
| <b>Surrounding Land Uses/Zoning</b> |                                       |                                 |
|-------------------------------------|---------------------------------------|---------------------------------|
|                                     | <u>Land Use</u>                       | <u>Zoning</u>                   |
| <b>On Site</b>                      | Vacant                                | County RU-43 (Pending S-1 DVAO) |
| <b>North</b>                        | Vacant                                | S-1 DVAO                        |
| <b>South</b>                        | Utility/powerline grid corridor (SPR) | County RU-43                    |
| <b>East</b>                         | Vacant                                | County RU-43                    |
| <b>West</b>                         | Commerce Park                         | CP/GCP DVAO                     |

| <b>CP/GCP District – Commerce Park/General Commerce Park</b> |  |   |
|--|--|---|
| <u>Standards</u>   | <u>Requirements</u>  | <u>Provisions on the Proposed Site Plan</u>       |
| <i>Gross Acreage</i>   |  | 3.30 gross acres                                  |
| Off-Street Parking   | Approximately 43 spaces (warehouse portion depends on number of employees) | 60 (met)  |
| <i>Building Setbacks</i>                                     |  |   |
| Street side (West)   | 20 feet  | <b>15th Ave:</b> 33 feet (met)                    |
| Street side (North)  | 30 feet  | <b>Whispering Wind Dr:</b><br>96 – 156 feet (met) |
| East side  | 20 feet  | 107 feet (met)                                    |
| South side   | 20 feet  | 156 – 163 feet (met)                              |
| <i>Landscape Setbacks</i>                                    |  |   |
| Street side (West)   | 20 feet  | <b>15th Ave:</b> 33 feet (met)                    |
| Street side (North)  | 30 feet  | <b>Whispering Wind Dr:</b> (*not met)             |
| East side  | 5 feet   | 8 feet (met)                                      |
| South side   | 5 feet   | Varies 8 - 70 feet (met)                          |
| Lot Coverage   | 50%  | Approximately 12% (met)                           |
| Building Height  | 18 feet within 30 feet of  | 20 feet , 4 inches (met)                          |

|   |   |  |
|---|---|--|
|   | perimeter lot line; 1 foot increase per 3-foot additional setback, maximum 56 feet to 80 feet with use permit and site plan |  |
| * The site layout needs to be shifted south to accommodate required right-of-way and landscaping or a variance is required to reduce the landscape setback. |   |  |

**Background/Issues/Analysis**

1. The request is to rezone 3.30 gross acres from County RU-43 (Pending S-1 DVAO) (Ranch or Farm, Deer Valley Airport Overlay), to CP/GCP DVAO (Commercial Park/General Commercial, Deer Valley Airport Overlay) to construct an office and warehouse.
2. The property is currently in the process of being annexed into the city of Phoenix. The City Council Adoption of Annexation Ordinance is anticipated for February 4, 2015 and the annexation would then be effective on March 7, 2015. With annexation into the city, the property will receive county equivalent zoning which is S-1 (Ranch or Farm Residence).
3. The General Plan Land Use Map depicts the site as Commerce / Business Park. The proposed rezoning conforms to the General Plan Land Use designation.
4. The subject site is located south of Happy Valley Road and east of 15th Avenue. The site will be incorporated into a larger commerce park development to the west. The adjacent properties to the north and east are vacant and there is a large SRP utility corridor to the south of the subject site.



5. The site plan depicts one building totaling 16,500 square feet with office parking on the west portion of the property and a combination of employee parking and storage parking on the east portion of the property. There are two adjoined offices, one at 1,500 square feet and the other at 6,000 square feet. In addition, the warehouse portion of the building is 9,000 square feet. There are gates separating the office and warehousing portions of the property. The proposed site plan shows a significant amount of landscaping, however additional landscape islands should be provided to shade all of the required parking spaces. This is required per Section 507.Tab A.II.A.6.1. of the Zoning Ordinance. A stipulation requiring additional landscape islands is recommended to specifically address a modification that will be required on the proposed site plan.

Also, the current site plan does not show the required right-of-way along Whispering Wind Drive, however it does appear that there is enough site area to accommodate the required right-of-way, as well as the required 20-foot landscape setback. The site layout needs to be shifted south to accommodate the required right-of-way and landscaping or a variance will be required to reduce the landscape setback adjacent to the street (proposed Whispering Wind Drive right-of-way). The variance shall be pursued through a separate public hearing process (Zoning Adjustment Hearing Officer). Staff is proposing a stipulation to general conformance to the site plan date stamped December 3, 2014. The shift in the site plan will still be in general conformance with this site plan.

6. The requested zoning, CP/GCP, allows accessory outdoor storage and use as specified within the General Commerce Park option. According to the CP/GCP standards the outdoor storage or use must be screened with a six-foot-high solid masonry wall. Such storage shall be no higher than twelve feet (Sections 626.F.3.d. and 626.H.3.c. of the Zoning Ordinance). However, the general wall/fence section of the Zoning Ordinance requires a minimum eight (8) foot high solid fence or freestanding wall along all common property lines shared with properties zoned for residential uses (Section 702.A.3.b.1. of the Zoning Ordinance). In addition, the CP/GCP standards require an eight (8) foot high solid wall when located adjacent to a public street or residence district to screen loading spaces or docks (Section 626.G.9.c. of the Zoning Ordinance). An 8-foot high solid screen wall shall be required along the north perimeter adjacent to the proposed public street (behind the landscape setback), and along the south and east sides of the property, where the adjacent zoning allows residential uses.
7. The Street Transportation Department is requiring right-of-way dedication totaling 25 feet for the south half of Whispering Wind Drive (north boundary of property). As mentioned previously, the applicant has provided a site plan that does not show the proposed right-of-way; however it does appear that there will be sufficient area available to accommodate the required right-of-way.
8. Additional requirements per the Street Transportation Department includes the east half of 15th Avenue right-of-way to be dedicated as per the annexation agreement

and plans approved by SRP and the City (varying from 30 to 40 feet), and construction of all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals.

9. The property is in the Public Airport Disclosure area as defined and prepared in accordance to ARS, Section 28-8486. This area may be subject to overflights of aircraft operating at the Phoenix Deer Valley Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site.
10. The Water Services Department has stated that the nearest existing water main is located at 15th Avenue and Whispering Wind Drive (8-inch). A main extension will be required along the public street frontage.
11. The Water Services Department has stated that there are two sewer mains in the area. An 8-inch sewer main in Whispering Wind Drive, approximately 185 feet west of 15th Avenue. There is also a 12-inch sewer main in Happy Valley Road, approximately 375 feet west of 15th Avenue. Per City Code Chapter 28-22 & 28-29, a sewer main extension shall be required in the right -of-way to serve the development.
12. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. 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 land use is in conformance with the Commerce/Business Park designation of the General Plan Land Use Map.
2. The subject property is located adjacent to commerce park and industrial land uses. The proposed development will complement the surrounding area.
3. The proposed zoning is consistent with the goals and policies of the Deer Valley Airport Overlay and will provide additional employment opportunities in the village.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped December 3, 2014, as approved by the Planning and Development Department, and modified as follows:

- a. Trees within the required landscape setbacks along the streets shall be placed 20 feet on center or in equivalent groupings, consisting of 60% of trees with a minimum two (2)-inch caliper and 40% with a minimum one (1) inch caliper, as approved by the Planning and Development Department.
  - b. Landscape planters shall be provided at the ends of each row of parking within the required parking areas. The planters shall be a minimum of five (5) feet wide, measured from inside face of curbs. Planters shall include at minimum a one (1) inch caliper tree
2. Right-of-way for the east half of 15th Avenue shall be dedicated as per the annexation agreement and plans approved by SRP and the City. The right-of-way dedication shall vary from 30 to 40 feet, as approved by the Planning and Development Department.
  3. Right-of-way totaling 25 feet shall be dedicated for the south half of Whispering Wind Drive (north boundary of property) for the entire length of the property, as approved by the Planning and Development Department.
  4. The developer shall construct all streets within and 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.
  5. The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

**Writer**

Racelle Escolar

2/3/2015

**Team Leader**

Josh Bednarek

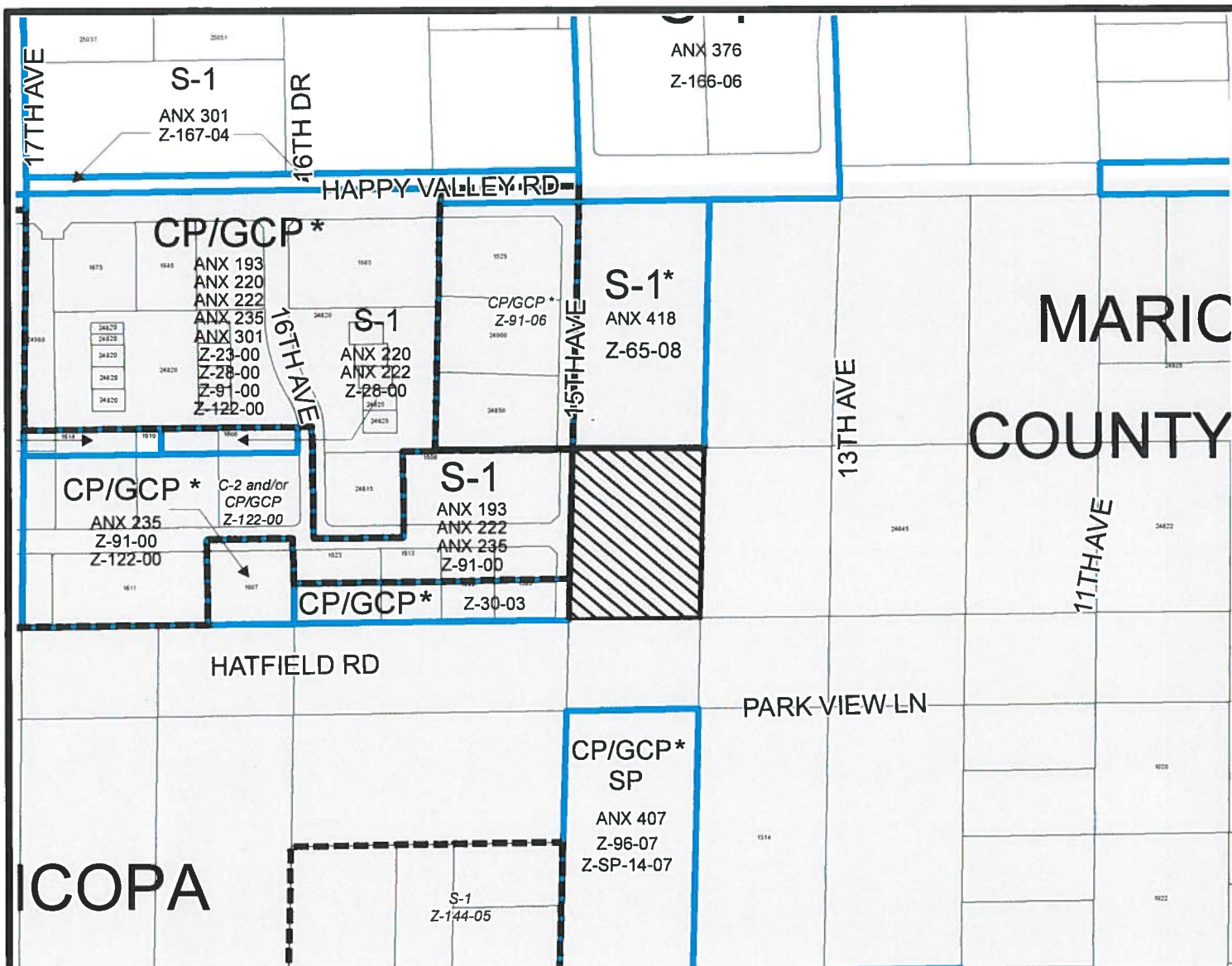
**Attachments**

Sketch Map

Aerial

Conceptual Site Plan (date stamped 12/3/14)

Conceptual Elevations (date stamped 12/3/14)

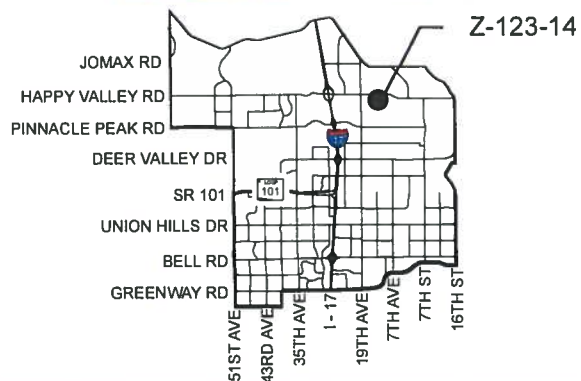


MARIC  
COUNTY

ICOPA



CITY OF PHOENIX PLANNING DEPARTMENT  
**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 1



|   |  |   |  |
|---|--|---|--|
| <b>APPLICANT'S NAME:</b><br>Red Hawk Partners, Ltd.   |  | <b>REQUESTED CHANGE:</b><br>FROM: County RU-43 (pending S-1 DVAO), (3.30 a.c.)<br>TO: CP/GCP DVAO, (3.30 a.c) |  |
| <b>APPLICATION NO.</b><br>Z-123-14  | <b>DATE:</b><br>12/12/14<br><small>REVISION DATES:</small>     |   |  |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small><br><b>3.30 Acres</b> | <small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small><br>QS 46-26 | <small>ZONING MAP</small><br>O-8  |  |
| <b>MULTIPLES PERMITTED</b><br>County RU-43 (pending S-1)<br>CP/GCP                                  | <b>CONVENTIONAL OPTION</b><br>(3)<br>N/A                       |   | <b>* UNITS P.R.D. OPTION</b><br>(3)<br>N/A |

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



**WHAPPY VALLEY RD**

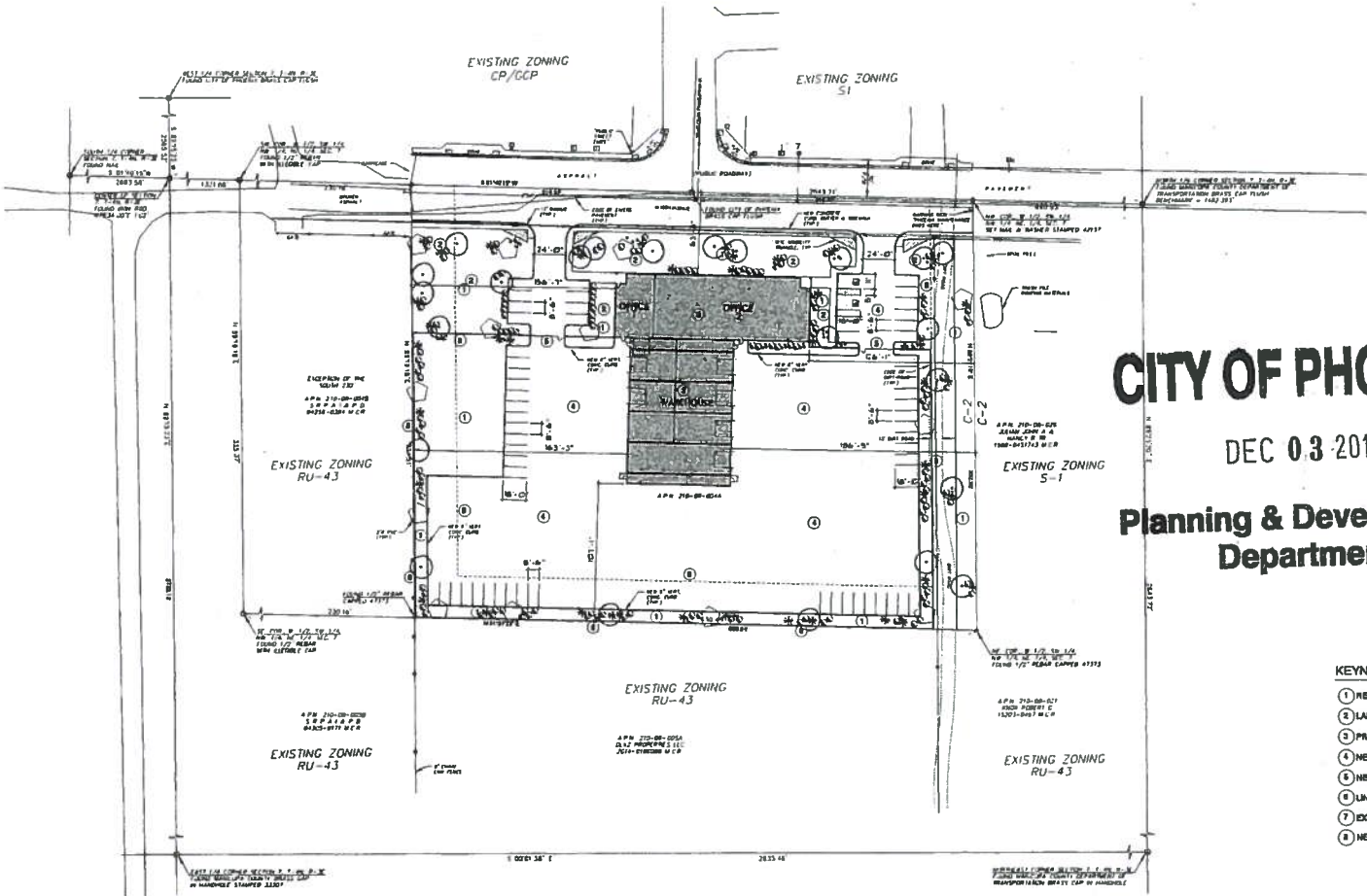
**N 15TH AVE**

**W WHISPERING WIND DR**  
*(proposed alignment)*

**W WHISPERING WIND DR**







# CITY OF PHOENIX

DEC 03 2014

## Planning & Development Department

- KEYNOTES**
- ① RETENTION AREA
  - ② LANDSCAPE AREA
  - ③ PROPOSED BUILDING
  - ④ NEW ASPHALT PARKING LOT
  - ⑤ NEW ROLLING STL. GATES
  - ⑥ LINE OF 30' EASEMENT
  - ⑦ EXISTING FIRE HYDRANT
  - ⑧ NEW 6" HIGH MASONRY WALL



VICINITY MAP

**LEGEND**

| SYMBOL | DESCRIPTION                                | CONCEPTUAL DESIGN ONLY | CITY |
|--------|--|------------------------|------|
| ○      | 2" - 4" CALIPER TREE                       | PER CITY MIN. STDS.    | 20   |
| ○      | 1" - 2" CALIPER TREE                       | PER CITY MIN. STDS.    |      |
| ⊛      | 8 GALLON SHRUB                             | PER CITY MIN. STDS.    |      |
| ⊛      | 5 GALLON SHRUB                             | PER CITY MIN. STDS.    |      |
| ⊛      | 1-2 GALLON SHRUB                           | PER CITY MIN. STDS.    |      |
| ⊛      | 20' HIGH LIGHT POLE 400 W. CUT OFF FIXTURE | PER CITY MIN. STDS.    | 20   |

**PROJECT DATA:**

|                  |             |                        |                     |                          |              |
|------------------|-------------|------------------------|---------------------|--------------------------|--------------|
| EXISTING ZONING  | RU-43       | PARKING CALCULATIONS   |                     | SITE AREA - CALCULATIONS |              |
| PROPOSED ZONING  | CP/GCP      | OFFICE 1 - 1,500sf     | (1 PER 300)         | APN 210-08-004A          | 143,000 S.F. |
| BUILDING HEIGHT  | MAX. 30'    | OFFICE 2 - 6,000sf     | (1 PER 300)         | GROSS SITE AREA          | 143,000 S.F. |
| BUILDING AREA    |             | WAREHOUSE - 9,000sf    | (1 PER 3 Employees) | FLOOR AREA RATIO         | 11.5%        |
| OFFICES          | 7,500 S.F.  | TOTAL PARKING REQUIRED |                     |                          |              |
| WAREHOUSE        | 9,000 S.F.  | TOTAL PARKING PROVIDED |                     |                          |              |
| GROSS BLDG. AREA | 16,500 S.F. |                        |                     |                          |              |
|                  |             |                        |                     |                          |              |



**REVISIONS:**

| NO. | DATE |
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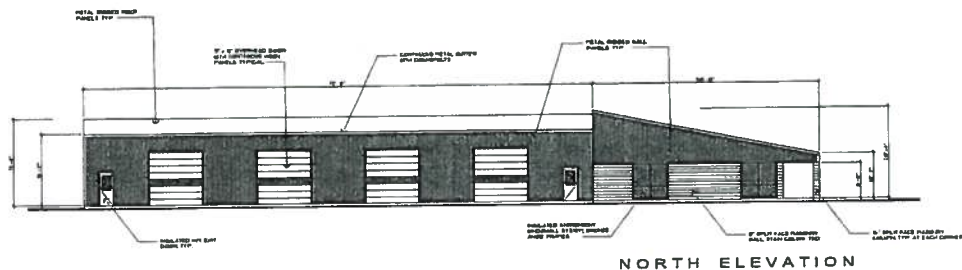
PROPOSED NEW INDUSTRIAL DEVELOPMENT FOR SCOTT ROOFING 125th AVENUE EAST ROAD PHOENIX, ARIZONA  
 PRELIMINARY SITE PLAN

THE ENGINEER REPRESENTS THAT ALL DRAWINGS, SPECIFICATIONS AND CONDITIONS ARE TRUE AND CORRECT AND THAT THE ENGINEER HAS NOT BEEN ADVISED OF ANY CHANGES OR OMISSIONS SINCE THE DATE OF THE LAST REVISION. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

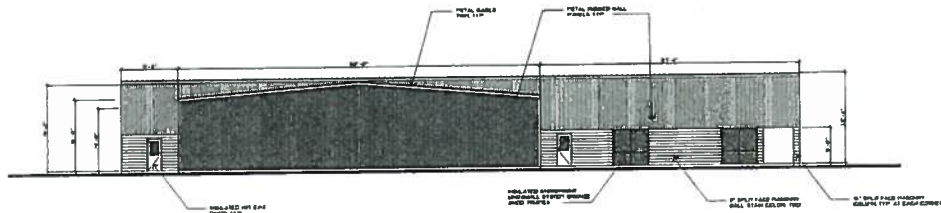
**JOB NO:** SCOTT  
**DRAWN:** CAD  
**CHECKED:** ASDW  
**DATE:** 09-23-14  
**SCALE:** AS SHOWN  
**SHEET:**

**A1.0**

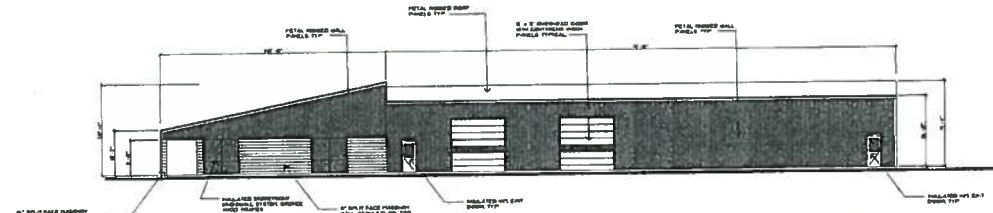
1 OF 4 SHEETS



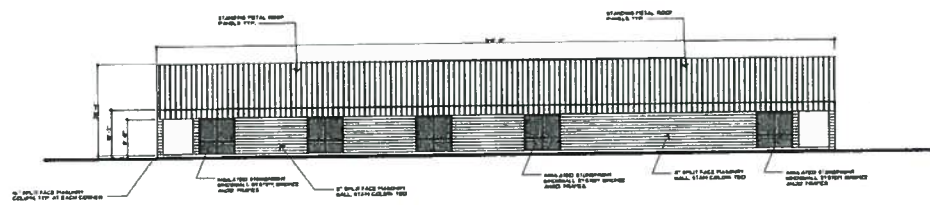
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

**CITY OF PHOENIX**

DEC 03 2014

**Planning & Development  
Department**



REVISIONS:

| NO. | DATE |
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|     |      |
|     |      |

**Wenger**  
Architects

11811 NORTH TATUM BLVD  
SUITE 2001  
PHOENIX, ARIZONA 85028  
602.977.1115

PROPOSED NEW INDUSTRIAL  
DEVELOPMENT FOR SCOTT ROOFING  
15TH AVENUE & HAPPY VALLEY ROAD  
PHOENIX, ARIZONA

BUILDING ELEVATIONS



JOB NO: SCOTT

DRAWN: C.A.D.  
CHECKED: B.S.W.  
DATE: 10-3-14  
SCALE: AS SHOWN  
SHEET:

**A3.0**

4 OF 4 SHEETS