



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-22-15-2
June 19, 2015

North Gateway Village Planning Committee Meeting Date: July 9, 2015

Planning Commission Hearing Date: August 11, 2015

Request From: PCD NBCOD (Approved R1-8 PCD NBCOD) (11.10 Acres)
 PCD NBCOD (Approved FH PCD NBCOD) (1.31 Acres)

Request To: R1-8 NBCOD (11.10 Acres)
 FH NBCOD (1.31 Acres)

Proposed Use: Removal of the PCD designation (North Gateway PCD)

Location: Approximately 1,300 feet east of the southeast corner of North Valley Parkway and Sonoran Desert Drive

Owner: Irmgard Investments

Applicant/Representative: Ryan Huffman, Mattamy Homes; Susan E. Demmitt, Gammage & Burnham

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 2 to 5 du/acre, Commercial	
Street Map Classification	North Valley Parkway	Major Arterial	Future 140-foot full street
	Sonoran Desert Drive	Major Arterial	70-foot half street
<i>LAND USE ELEMENT, GOAL 6 PEDSTRIAN ORIENTED DEVELOPMENT, POLICY 2 FACILITATE NEIGHBORHOOD ACCESS TO SHOPPING, PUBLIC FACILITIES, SCHOOLS, OPEN SPACE AND PARKS, THROUGH NEIGHBORHOOD DESIGN, PEDESTRIAN PATHS, AND BICYCLE LANES.</i>			
Staff recommended two stipulations to encourage pedestrian oriented development			

that facilitates neighborhood access through internal pedestrian connectivity and a centralized open space.

NEIGHBORHOOD ELEMENT, GOAL 2 COMPATIBLE NEIGHBORHOOD DEVELOPMENT, POLICY 3 CREATE NEW DEVELOPMENT OR REDEVELOPMENT THAT IS SENSITIVE TO THE SCALE AND CHARACTER OF THE SURROUNDING NEIGHBORHOODS AND INCORPORATES ADEQUATE DEVELOPMENT STANDARDS TO PREVENT NEGATIVE IMPACTS ON THE RESIDENTIAL PROPERTIES.

The parcel to the west of the subject site is entitled for a 55 unit detached single-family subdivision (Toll Brothers) and there are existing single-family subdivisions to the north (Sonoran Foothills PCD). The proposed development will be compatible in density and scale with existing and planned uses in the area.

Area Plan

The North Black Canyon Corridor (NBCC) is one of the city's premier growth areas. Located along both the east and west sides of Interstate 17, the North Black Canyon Corridor stretches from Happy Valley Road to the northern city limits.

The site is within the North Black Canyon Corridor Plan and the proposed single-family development is consistent with the intent of the following goals:

- *Goal 2: Achieve a balance between employment and housing.* The requested zoning will provide expanded housing opportunities within proximity to the village core to support the planned employment uses.
- *Goal 3: Concentrate growth within a defined corridor.* The site is located in an appropriate location for single-family residential development.

Additionally, the Plan promotes the preservation of washes and floodplain areas. The subdivision should be sensitive to the washes located to the west and south of the site and be designed accordingly.

Surrounding Land Uses/Zoning

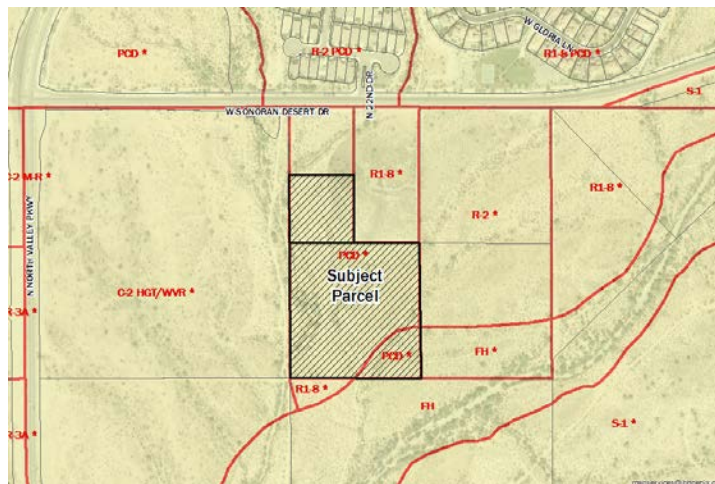
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	Approved R1-8 PCD NBCOD & Approved FH PCD NBCOD

North	Vacant	Approved R1-8 PCD NBCOD
North (across Sonoran Desert Drive)	Single-Family Residential	R-2 PCD NBCOD & R1-8 PCD NBCOD
South	Vacant	R1-8 NBCOD & FH PCD NBCOD
East	Vacant	R-2 NBCOD & FH NBCOD
West	Vacant	C-2 HGT/WVR NBCOD

Single Family		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Development Option		N/A
Gross Acreage		N/A
Total Number of Units		N/A
Density	4.5 du/ac; 5.5 du/ac with bonus	N/A
Typical Lot Size	Min. lot width: 45 feet; Min. lot depth: None, except 110' adjacent to freeway or arterial	N/A
Subject to Single Family Design Review	Yes	N/A
Open Space	5% of gross area	N/A

Background/Issues/Analysis

1. The subject 12.41 acre parcel is located approximately 1,300 feet east of the southeast corner of North Valley Parkway and Sonoran Desert Drive. This is a request to remove the property from the North Gateway PCD (Z-34-01-2) from R1-8 PCD NBCOD and FH PCD NBCOD to R1-8 NBCOD and FH NBCOD for a new single family development.



2. The subject property is part of Functional Unit 2A of the North Gateway Planned Community District (PCD) (Z-34-01-2). Stipulations of the PCD require that the developer submit covenants for the Planning Director's approval which address common area maintenance and notification to prospective residents of the proximity of parks, preserve lands, flashfloods in washes, and mining activities. These stipulations also require that a Master Developer/Association be formed for each functional unit within the PCD to coordinate master infrastructure, circulation, grading and drainage, conservation, and architectural design planning and responsibility. To date, no such association has been formed and master planning has not occurred for the functional unit. PCDs work best when a master developer is involved and responsible for the requisite planning of the area. When multiple property owners control small parcels of land within a PCD, the PCD process is not effective. This is the case for the North Gateway PCD.

In 2006, the Planning Commission initiated a rezoning to remove the PCD designation in an area generally located between Dove Valley Road on the north, the Central Arizona Project canal on the south, Interstate I-17 on the west and 19th Avenue on the east. Staff worked with the property owners in that area to revise the stipulations originally created in 2001 to tie all the properties together to develop a cohesive development without adhering to the requirements of the PCD Master Plan. However, issues associated with Proposition 207 and lack of property owner participation resulted in withdrawal of the request to remove the PCD designation. At the direction of the Planning and Development Department Director, the PCD designation would be removed on a parcel by parcel basis as the developer/property owner was ready to move forward with development.

3. The General Plan Land Use Map designation for this property is Residential 2 to 5 dwelling units per acre, Commercial. The proposed residential subdivision has a density of 4.68 dwelling units per acre. The proposal conforms to the Land Use Map designation and a General Plan Amendment is not required.
4. In the future, if there is an opportunity to join the subject site and adjacent parcels to the north to form a larger parcel, it would create a more cohesive development. This parcel assemblage would allow fluid connections among neighborhoods and avoid dead-end streets. Ensuring that the proposed development contributes to the larger neighborhoods connectivity is an important part of its contribution to the area's livability. Several stipulations have been included that address improvements and requirements related to livability as follows:
 - A stipulation to require a minimum 45% of the required open space to be centralized encourages community interaction and equitable access to functional open space.

- A stipulation to require detached sidewalks and street trees has been included to encourage the creation of a shaded internal pedestrian network for connectivity and reduction of the urban heat island.
5. The site is within the North Black Canyon Overlay District. This district establishes uniform design guidelines for residential development within the North Black Canyon Corridor.
 6. The site is located in an archaeological sensitive area. The City of Phoenix Archaeology Office recommends that the entire site undergo an archaeological survey. Stipulation #3 has been included to address these findings.
 7. Development and use of this site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments or other formal actions may also be required independent of the zoning request.

Findings

1. The proposed zoning is consistent with the General Plan Land Use Map Residential 2 to 5, Commercial.
2. The proposed zoning and use are compatible with the existing zoning and uses in the surrounding area.

Stipulations

1. A minimum of 45% of the required open space shall be centrally located on the site as approved or modified by the Planning and Development Department.
2. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by the HOA.
3. The applicant shall submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading. Further archaeological monitoring and/or testing (trenching) may be necessary based on the results of the survey.

4. 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 or modified by the Planning and Development Department. All improvements shall comply with ADA accessibility requirements.
5. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development the existence and operational characteristics of the mining operation south of the development, that it is an active mine, has the potential to be active seven days a week, 24 hours a day, and is anticipated to continue until the rock resources are exhausted, which could be for 20 or more years. The form and content of such documents shall be reviewed and approved by the Law Department.

Writer

Joél Carrasco

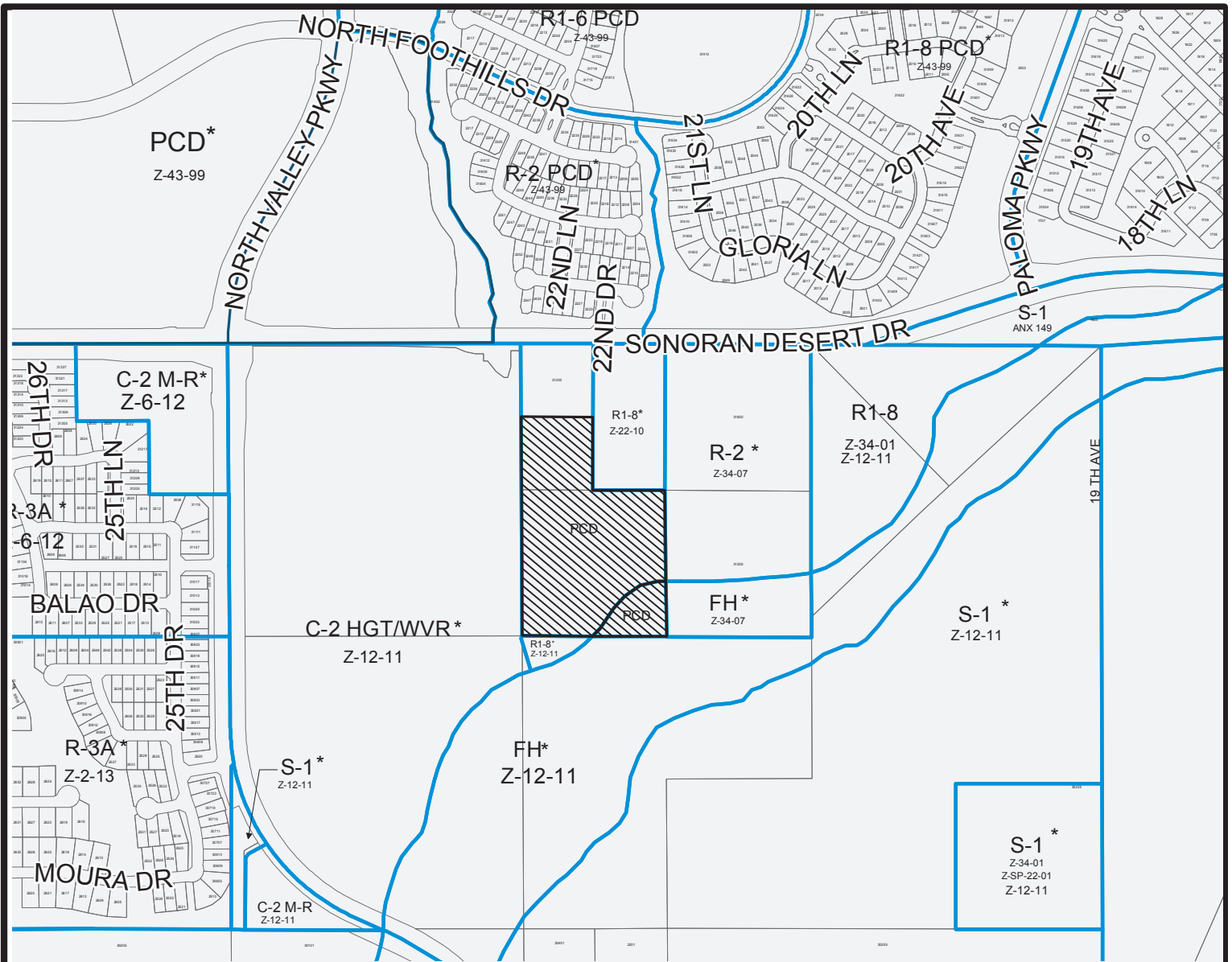
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Joshua Bednarek

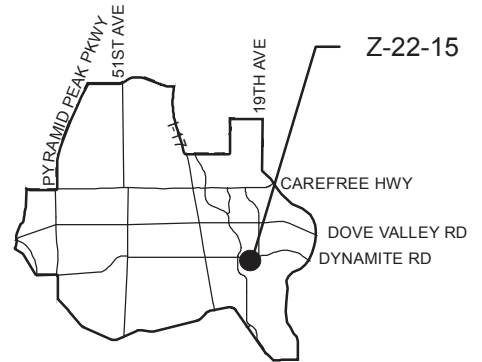
Attachments

Zoning sketch

Aerial

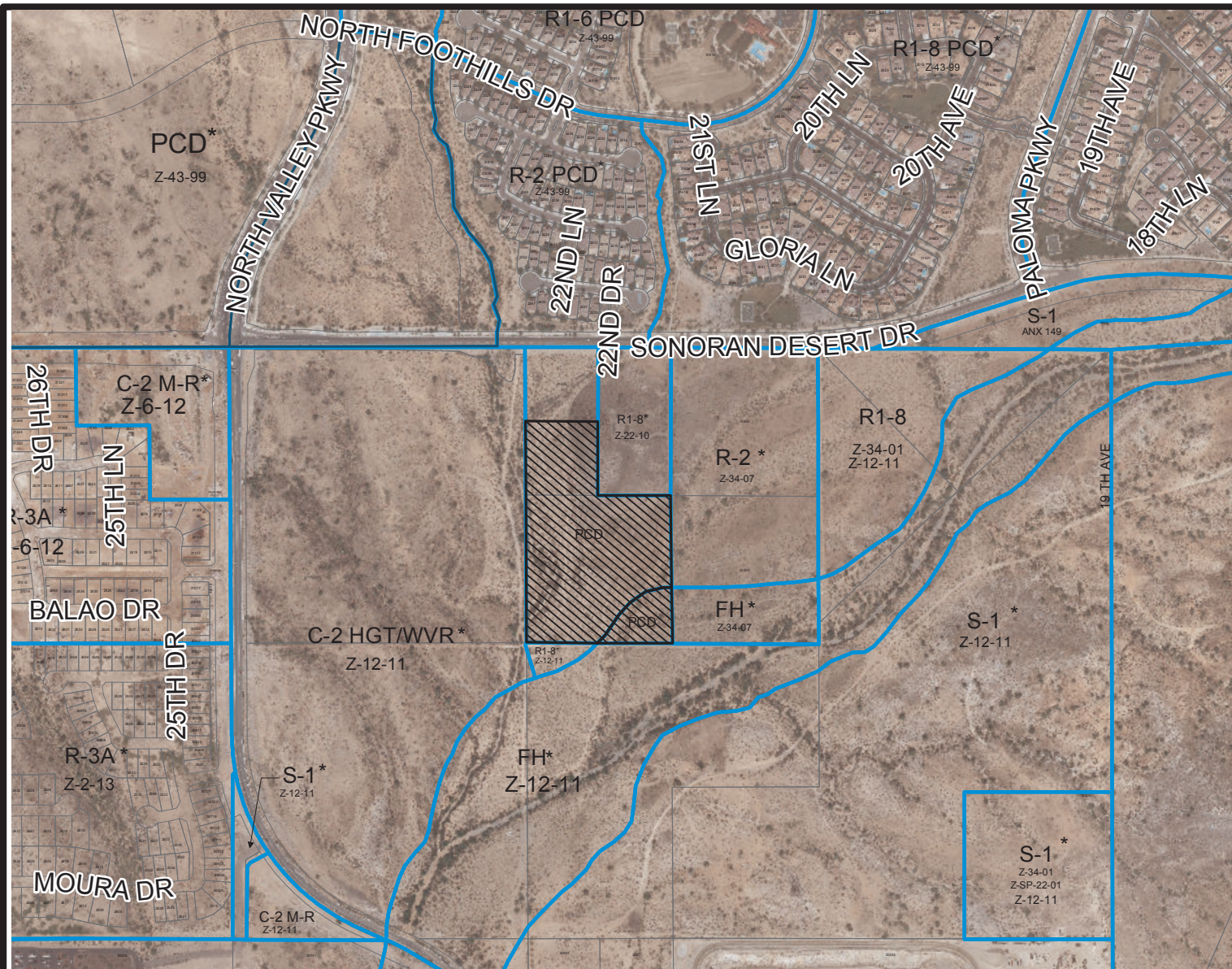


CITY OF PHOENIX PLANNING DEPARTMENT
NORTH GATEWAY VILLAGE
 CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Mattamy Homes c/o Ryan Huffman		REQUESTED CHANGE: FROM: PCD NBCOD (App. R1-8 PCD NBCOD), (11.10 a.c.) PCD NBCOD (App. FH PCD NBCOD), (1.31 a.c.)	
APPLICATION NO. Z-22-15	DATE: 5/13/15 REVISION DATES: 6/5/15	TO: R1-8 NBCOD, (11.10 a.c.) FH NBCOD, (1.31 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 12.41 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 54-24	ZONING MAP Q-7	
MULTIPLES PERMITTED R1-8, FH R1-8, FH	CONVENTIONAL OPTION 44, N/A 44, N/A		* UNITS P.R.D. OPTION 57, N/A 57, N/A

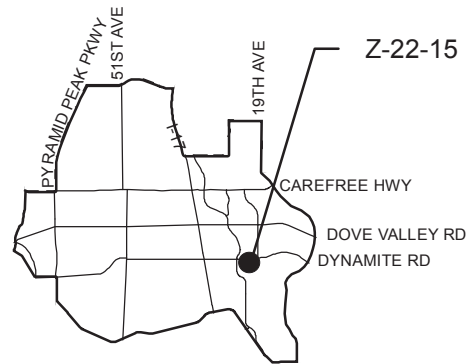
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