



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-24-23-1
July 7, 2023

Deer Valley Village Planning Committee Meeting Date: July 13, 2023

Planning Commission Hearing Date: August 3, 2023

Request From: County [RU-43](#) (Rural Zoning District – One Acre Per Dwelling Unit), Pending [S-1](#) (Ranch or Farm Residence) (5.17 acres)

Request To: [CP/GCP DVAO](#) (Commerce Park District, General Commerce Park Option, Deer Valley Airport Overlay District) (5.17 acres)

Proposal: Light Industrial / Commerce Park

Location: Approximately 310 feet south of the southeast corner of 19th Avenue and Park View Lane

Owner: The Julie Newcomb Living Trust

Applicant: Hawkeye Development, LLC

Representative: Clark Diepholz

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commerce / Business Park	
<u>Street Map Classification</u>	19th Avenue	Major Arterial	48-foot east half street, plus 7-foot right-of-way easement
	Alameda Road	Local	0-foot north half-street

	Park View Lane	Local	0-foot south half-street
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STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EMPLOYERS (JOB CREATION); 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 proposed project is situated within the Major Employment Center of Deer Valley which is home to a large labor pool within easy access to the regional freeway system. This proposal will facilitate job creation in a targeted high growth/high-wage industry sectors and targeted trade industry sectors.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city's airports.

The subject site is near the Phoenix Deer Valley Airport and the proposed use is complimentary to and compatible with airport operations.

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

The proposal, as stipulated, will provide enhanced planting standards which will provide thermal comfort for employees and pedestrians.

Applicable Plans, Overlays, and Initiatives

[Deer Valley Airport Overlay District](#) – See Background Item No. 6

[Deer Valley Major Employment Center](#) – See Background Item No. 7

[Complete Streets Guiding Principles](#) – See Background Item No. 8

[Tree and Shade Master Plan](#) – See Background Item No. 9

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 10

[Transportation Electrification Action Plan](#) – See Background Item No. 11

[Zero Waste PHX](#) – See Background Item No. 12

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	County RU-43 (Pending S-1)
North (across Park View Lane)	Tile and granite company	A-1 DVAO
Northwest	Automobile rental	A-1 DVAO
South (across Alameda Road alignment)	Vacant (planned commerce park/industrial development)	PUD DVAO
East	Landscape supply store and vacant	County RU-43 and CP/GCP DVAO
West (across 19th Avenue)	Assisted Living and Memory Care facility, gymnasium, and retail	C-2 DVAO and CP/BP DVAO

CP/GCP (Commerce Park District, General Commerce Park Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Minimum Building Setbacks</i>		
West (19th Avenue)	30 feet 20 feet where adjacent zoning is CP	81 feet 2 inches (Met)
South (Alameda Road)	20 feet	25 feet 1 inch (Met)
East (CP/GCP Zoning)	0 feet	60 feet (Met)
East (County)	20 feet	Parking lot/no building at this location (Met)
North (Park View Lane)	30 feet	Approximately 330 feet (Met)
North & West (A-1 Zoning)	20 feet	47 feet and Parking lot /no building (Met)
<i>Minimum Landscaped Setbacks</i>		
Street (19th Avenue)	30 feet 20 feet where adjacent zoning is CP	27 feet (Not Met)*
Street (Alameda Road)	20 feet	25 feet (Met)

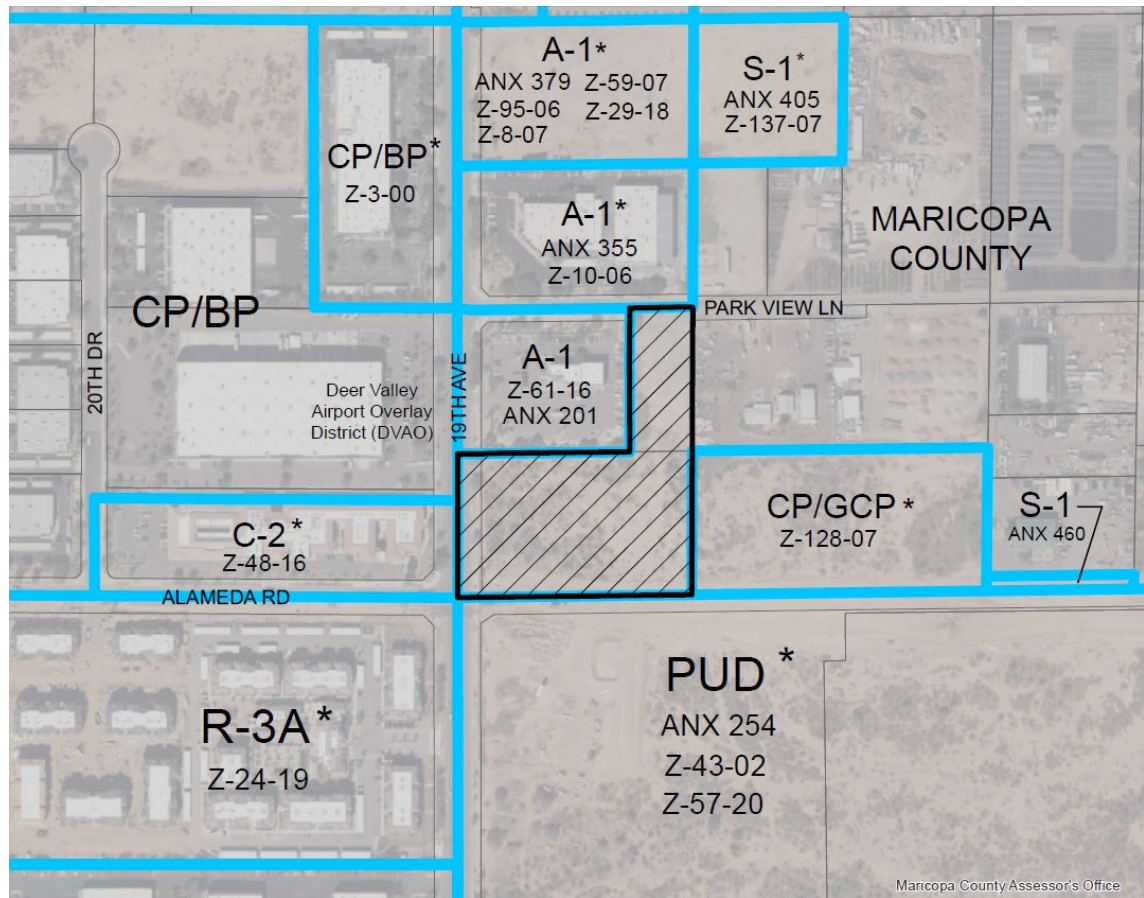
CP/GCP (Commerce Park District, General Commerce Park Option)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
East (CP/GCP Zoning)	0 feet	10 feet (Met)
East (County)	5 feet	10 feet (Met)
Street (Park View Lane)	30 feet	25 feet (Not Met)*
North & West (A-1 Zoning)	0 feet	10 feet (Met)
Maximum Lot Coverage	50%	35.5% (Met)
Maximum Building Height	18 feet within 30 feet of perimeter lot line; 1 foot increase per 3 feet additional setback, maximum 56 feet to 80 feet with use permit and site plan	33 feet 11 inches (Not Met)*
Minimum Parking	Unspecified industrial use: 1 space per 1,000 square feet Office space: 3 spaces per 1,000 square feet 73 parking spaces required (per site plan)	88 parking spaces (Met)

* The site must be redesigned or a variance must be obtained

Background / Issues / Analysis

1. SUBJECT SITE

This request is to rezone 5.17 acres located approximately 310 feet south of the southeast corner of 19th Avenue and Park View Lane. The site is zoned County RU-43 (Rural Zoning District – One Acre Per Dwelling Unit), Pending S-1 (Ranch or Farm Residence). The request is to rezone the site to CP/GCP DVAO (Commerce Park District, General Commerce Park Option, Deer Valley Airport Overlay District) for a light industrial / commerce park use.



The subject site is currently going through the annexation process into the City of Phoenix from Maricopa County and has been vacant.

2. ZONING AND LAND USE

Subject Site:

The subject site is zoned County RU-43 (Pending S-1) and undeveloped.

North:

The parcel across Park View Lane on the north is zoned A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) and is currently used for a tile and granite company.

Northwest

The parcel abutting the subject property to the north and west is zoned A-1 DVAO and used as a car and truck rental business.

South:

South of the subject site across the Alameda Road alignment is zoned PUD DVAO

(Planned Unit Development, Deer Valley Airport Overlay District). The property is currently vacant, however the PUD allows for a 320-acre master planned industrial hub.

East:

The area to the east of the site is zoned CP/GCP DVAO and County RU-43. The CP-zoned portion of the site is vacant and the County portion is used as a landscape supply store with outdoor storage.

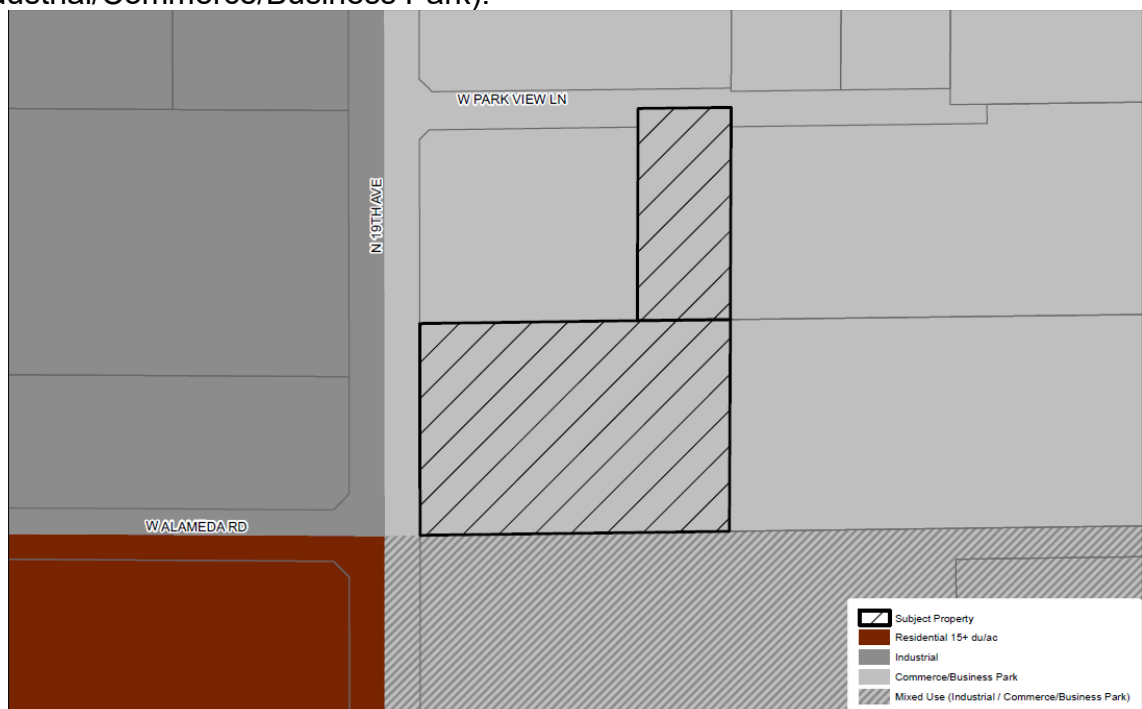
West:

West of the subject site across 19th Avenue, is an assisted living and memory care facility zoned C-2 DVAO (Intermediate Commercial, Deer Valley Airport Overlay District) and a furniture store and fitness gym zoned CP/BP DVAO (Commerce Park District, Business Park Option, Deer Valley Airport Overlay District).

3. **GENERAL PLAN**

The General Plan Land Use Map designation for the subject site is Commerce/Business Park. The proposal for CP/GCP zoning is consistent with that designation.

The General Plan Land Use Map designations for the area to the north and east are also Commerce/Business Park. The General Plan Land Use Map designation for the area west of the site across 19th Avenue is Industrial and to the south is Mixed Use (Industrial/Commerce/Business Park).



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



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Department

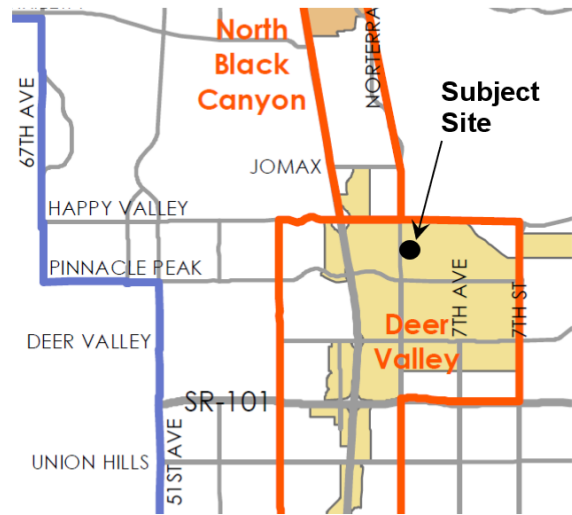


Building Elevations, Source: sca design

6. **Deer Valley Airport Overlay District**

The subject site is located within the Deer Valley Airport Overlay District (DVAO), Area 1, 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.

7. **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 in 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. This proposal adds commerce park uses that will add to the employment in a designated employment center.



Major Employment Center Map, Source: City of Phoenix

8. **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. To provide a safe pedestrian environment, staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles (Stipulation No. 3). Additionally, staff recommends a multi-use trail which will promote multi-modal transportation per Stipulation No. 5 and detached sidewalks per Stipulations Nos. 8, 10, and 12 which will ensure a more comfortable and safe walking environment. Additionally, Stipulation Nos. 6 and 7 will encourage the use of bicycles by providing the infrastructure for bicycle parking and electrical charging capabilities.
9. **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. Staff is recommending stipulations designed to

provide trees and enhance shade within and adjacent to the development. Staff is recommending stipulations for a detached shaded sidewalk along Park View Lane and Alameda Road, in addition to enhanced landscape standards in the required landscape setbacks and replenish the landscaping and trees along the east side of 19th Avenue. These are addressed in Stipulation Nos. 1, 2, 8, 10, and 12.

10. **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 also supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations, including commerce park employment centers. Stipulation Nos. 6 and 7 requires bicycle parking spaces be provided on the site with electrical bicycle charging capabilities.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Stipulation No. 4 provides requirements for electric vehicle parking, charging and infrastructure and Stipulation No. 7 requires a standard electrical receptacle for electric bicycle charging capabilities.

12. **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 expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed conceptual site plan does not show recycling facilities, but the project information form notes recycling will be consistent with City of Phoenix requirements.

COMMUNITY INPUT SUMMARY

13. At the time the staff report was written there was no correspondence received from

members of the public.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department required the following, which are addressed in Stipulations Nos. 8 through 16:
 - Detached sidewalks along 19th Avenue, Park View Lane and Alameda Road, and that all streets within and adjacent to the development be constructed with all required elements and to ADA standards.
 - Right-of-way dedication for 19th Avenue, Park View Lane and Alameda Road.
 - Contribution to the cost of a future signal, coordinate with affected utilities impacted by the project, and provide required traffic signal equipment.
15. The City of Phoenix Fire Department does not anticipate any problems. However, the water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendments.
16. The Water Services Department has no stipulations for this zone change. The proposed property has existing water and sewer mains that can potentially serve the development.

OTHER

17. The site is not located in an area identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, ground-disturbing activities must cease to allow the Archaeology Office time to assess the materials. This is addressed in Stipulation No. 17.
18. 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. 18.
19. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation and several General Plan principles.

2. The proposal provides a diversity of commerce park/industrial type uses within the Deer Valley Major Employment Center.
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. Required landscape setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
2. Within the 19th Avenue right-of-way the applicant shall adhere to the Plant List provided in the Sonoran Boulevard Development Standards for Happy Valley Road adopted by City Council on December 18, 1996, as approved by the Planning and Development Department.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. A minimum of 5% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.
5. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the west side of the site adjacent to 19th Avenue and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development department.
6. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front office and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
8. A minimum of 55-feet of right-of-way shall be dedicated for the east side of 19th Avenue. Existing streetscape beginning at back of curb shall be replenished with the

approved landscaping and trees along the east side of 19th Avenue, as approved by the Planning and Development Department.

Shrubs, accents, and vegetative groundcovers shall be provided to achieve a minimum of 75% live coverage at maturity along 19th Avenue.

9. A minimum 30 feet of right-of-way shall be dedicated adjacent to the development for the south half of Park View Lane.
10. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed and planted along Park View Lane with minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
11. A minimum 40 feet of right-of-way shall be dedicated adjacent to the development for the north half of Alameda Road.
12. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed and planted along Alameda Road with a minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
13. The developer shall provide 25% of the cost of the future signal at 19th Avenue and Alameda Road to the Street Transportation Department in an escrow account prior to preliminary site plan approval.
14. Existing electrical utilities within the public right-of-way that are impacted/ or, to be relocated as part of this project shall be undergrounded. Coordinate with the affected utilities company for their review and permitting.
15. Conduit and junction boxes shall be provided at 19th Avenue and Alameda Road for future traffic signal equipment on the northeast corner of the intersection.
16. All streets within and adjacent to the development shall be constructed 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.

17. 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.
18. 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

Matteo Moric

July 3, 2023

Team Leader

Racelle Escolar

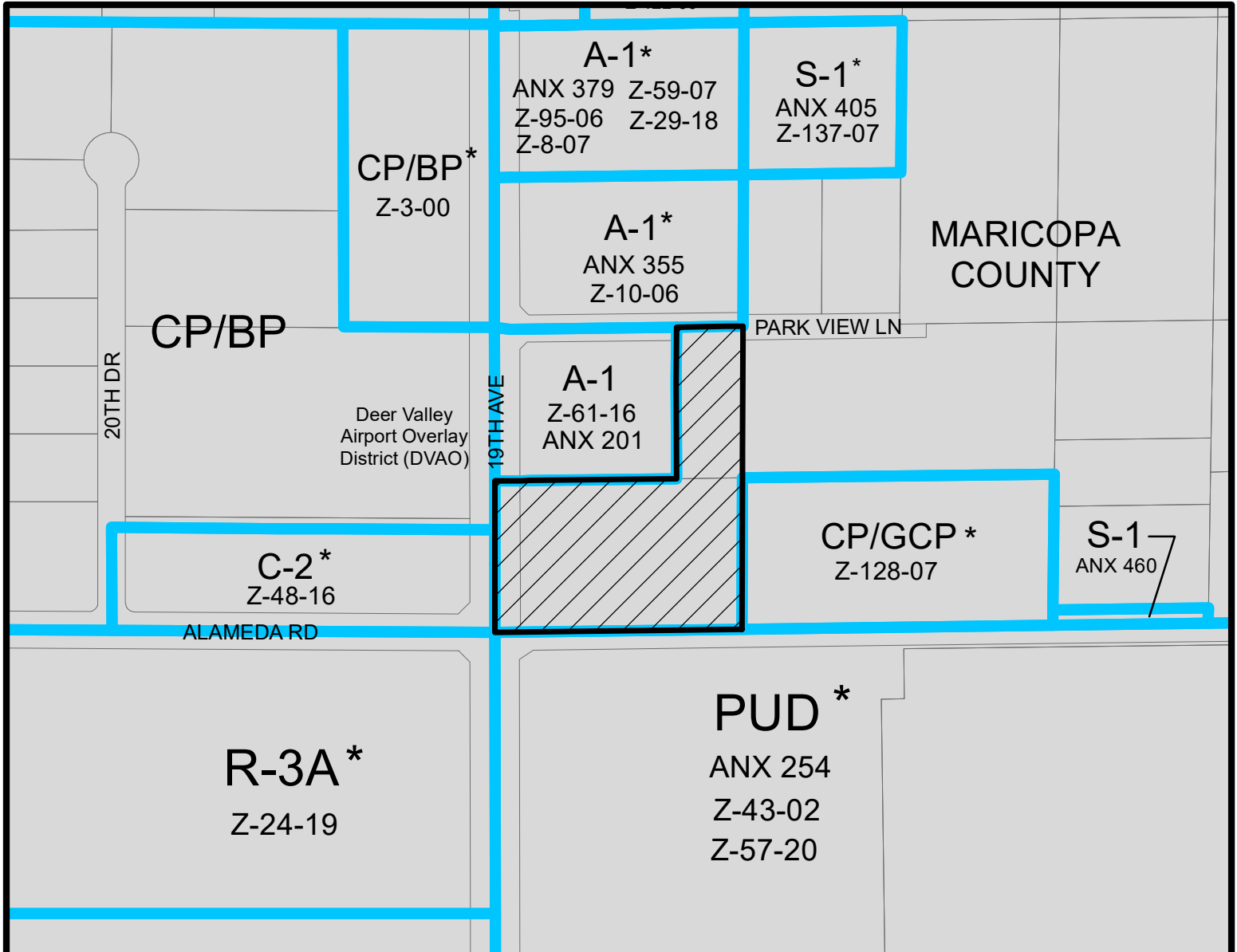
Exhibits

Zoning sketch map

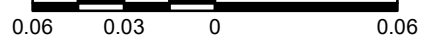
Aerial sketch map

Site plan date stamped May 2, 2023

Elevations date stamped May 2, 2023

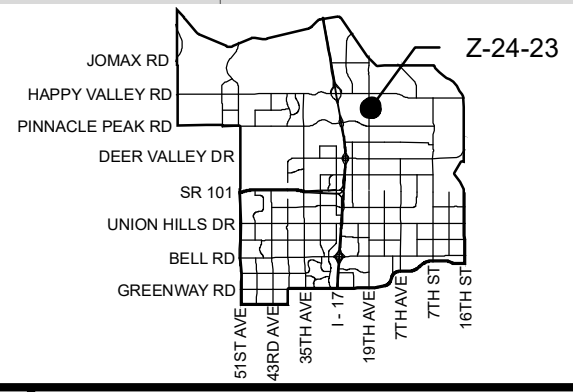


Miles



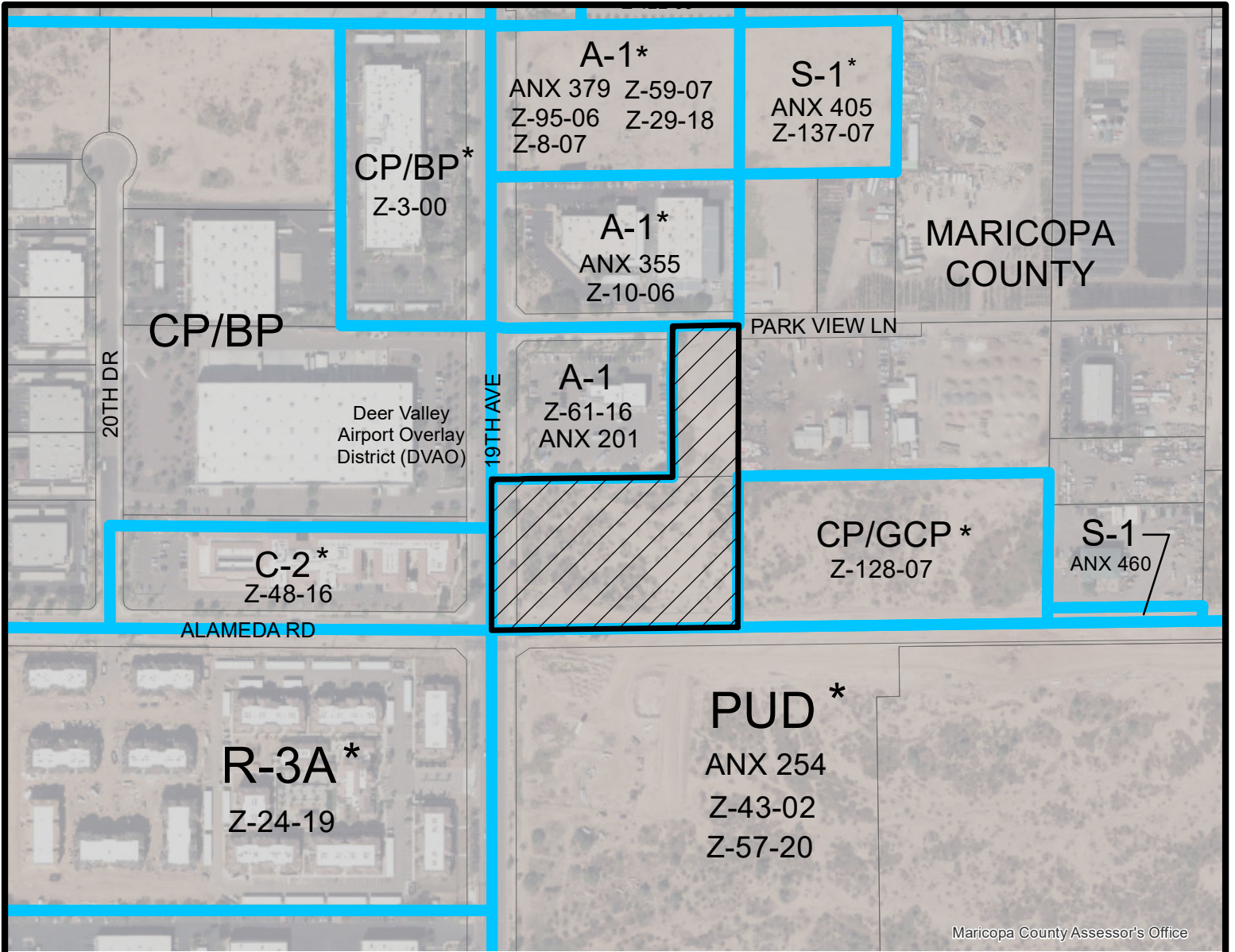
DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1

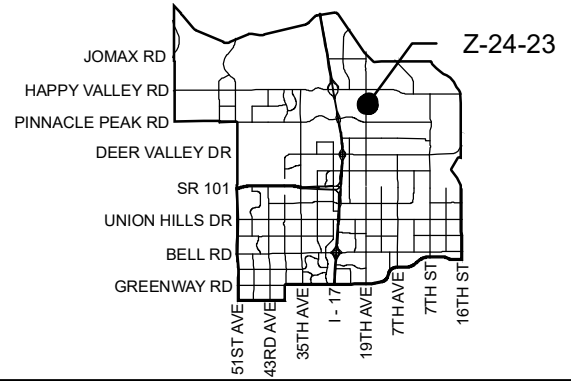
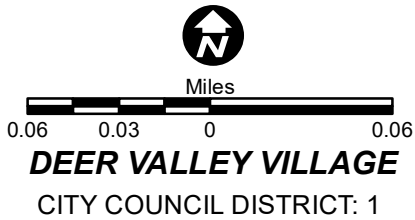


APPLICANT'S NAME: Hawkeye Development, LLC		REQUESTED CHANGE:	
APPLICATION NO.: Z-24-23		FROM: County RU-43 (Pending S-1) (5.17 a.c.)	
DATE: 5/15/2023		TO: CP/GCP DVAO (5.17 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.:		AERIAL PHOTO & QUARTER SEC. NO.: QS 46-25	
5.17 Acres		ZONING MAP: O-7	
MULTIPLES PERMITTED: County RU-43 (Pending S-1) CP/GCP DVAO		CONVENTIONAL OPTION: 5 (5) N/A	
		* UNITS P.R.D. OPTION: N/A, N/A N/A	

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



Maricopa County Assessor's Office

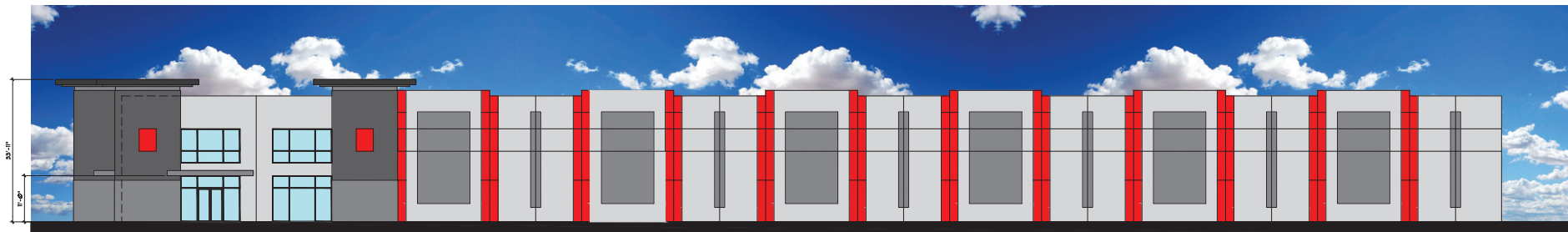


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<small>DATE:</small> 5/15/2023 <small>REVISION DATES:</small>			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 46-25		<small>ZONING MAP</small> O-7	
MULTIPLES PERMITTED County RU-43 (Pending S-1) CP/GCP DVAO		CONVENTIONAL OPTION 5 (5) N/A	
		* UNITS P.R.D. OPTION N/A, N/A N/A	

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

PHOTO: COURTESY OF THE CITY OF PHOENIX
 ARCHITECT: SCA DESIGN
 SCALE: 1"=10'-0"
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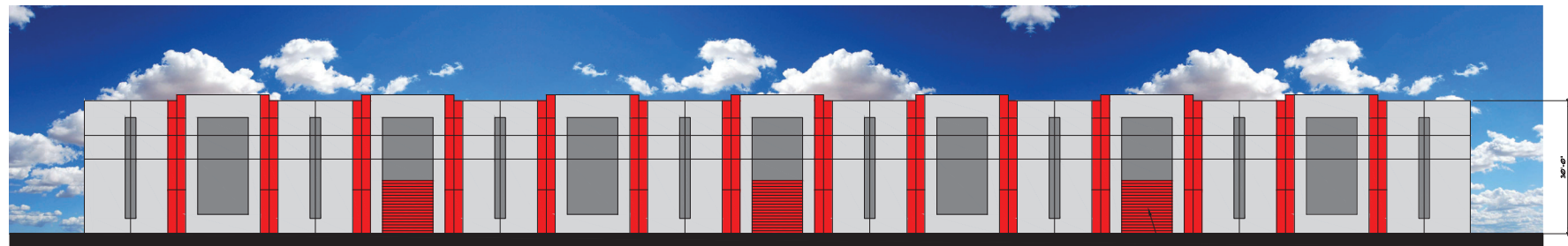
ELEVATIONS



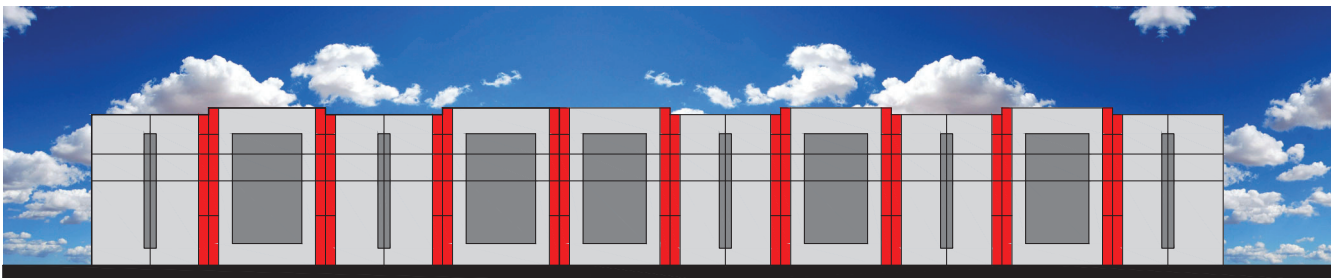
SOUTH ELEVATION
 SCALE: 1"=10'-0"



WEST ELEVATION
 SCALE: 1"=10'-0"



NORTH ELEVATION
 SCALE: 1"=10'-0"



EAST ELEVATION
 SCALE: 1"=10'-0"

CITY OF PHOENIX
 MAY 02 2023
 Planning & Development
 Department

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19 ALAMEDA INDUSTRIAL