



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-28-21-2
October 12, 2021

North Gateway [Village Planning Committee](#) Meeting Date: October 14, 2021
[Planning Commission](#) Hearing Date: November 4, 2021

Request From: [PCD NBCOD](#) (Approved [C-2](#) or [CP M-R PCD NBCOD](#)) (40.04 acres)

Request To: [R-3 NBCOD](#) (17.84 acres), [R-4 NBCOD](#) (16.21 acres), [C-2 NBCOD](#) (5.99 acres)

Proposed Use: Planned Community District removal, and multifamily residential and commercial uses

Location: Northeast corner of the 29th Avenue alignment and Sonoran Desert Drive

Owner: Peter Burch, Britmet Ventures

Applicant: Dan Duffus, Blueprint Capital

Representative: Alan Beaudoin, Norris Design

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Primary Village Core, Mixed Use (Commercial/Commerce – Business Park), Preserves/Floodplain	
Street Map Classification	29th Avenue	Not classified (Pending study)	Not dedicated
	North Foothills Drive	Not classified (Pending study)	Not dedicated
	Sonoran Desert Drive	Major Arterial	70-foot north half street

CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The proposal includes 360 multifamily units across fifteen buildings and 259 townhome rental units within the North Gateway Village Primary Core. The proposal will provide additional housing opportunities in the Village within close proximity to the established and expanding W. L. Gore Campus and the proposed Taiwan Semiconductor Manufacturing Company site.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

The proposed development will comply with principles outlined in the North Gateway Core Plan, North Black Canyon Corridor Plan, and North Black Canyon Overlay District. The site will not only maintain the desert character, but also promote walkability and connectivity through the Village Core by having pedestrian walkways along 29th Avenue and Sonoran Desert Drive. The development will also provide pedestrian connection between the commercial and residential portions of the site.

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

As stipulated, the site will provide shaded pedestrian paths. The enhanced shading will create vibrant pedestrian spaces and reduce the urban heat island effect.

Applicable Plans, Overlays, and Initiatives

[North Gateway Village Core Plan](#): See Background Item Nos. 6 and 7.

[North Black Canyon Corridor Plan](#): See Background Item No. 8.

[North Black Canyon Overlay District](#): See Background Item No. 9.

[Tree and Shade Master Plan](#): See Background Item No. 15.

[Complete Streets Guiding Principles](#): See Background Item No. 16.

Housing Phoenix: See Background Item No. 17.

Zero Waste PHX: See Background Item No. 18.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)
North	Sports arena and hotel, vacant (proposed multifamily residential)	C-2 M-R NBCOD, PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD) – Pending C-2 HGT/WVR DNS/WVR NBCOD
West	Vacant, Skunk Creek Wash	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD), FH PCD NBCOD
East	Vacant	PCD NBCOD (Approved C-2 or CP/GCP M-R PCD NBCOD)
South (Across Sonoran Desert Drive)	Vacant (State Trust Land)	PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD)

R-3 (Multifamily Residential) – Planned Residential Development Option		
<u>Standards</u>	<u>R-3 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	17.84 acres
Maximum Total Number of Units	271; 310 with bonus	259 units (Met)
Maximum Density (dwelling unit/acre)	15.23; 17.40 with bonus	14.52 (Met)
Maximum Lot Coverage	45%	Not provided
Maximum Building Height	2 stories or 30 feet for first 150 feet; building height may be increased by 1 foot for every 5 feet of increased setback to a maximum of 4 stories or 48 feet	3 stories and 36 feet (Not met)*

<u>Standards</u>	<u>R-3 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
MINIMUM BUILDING SETBACKS		
Perimeter Adjacent to a Public Street (South property line)	20 feet	20 feet (Met)
Perimeter Adjacent to a Property Line (North, East, and West property lines)	15 feet	15 feet (Met)
MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Adjacent to Street (South)	20 feet	20 feet (Met)
Adjacent to Property Line (North, East, and West)	5 feet	15 feet (Met)
Minimum Open Space	5%	7% (Met)
Minimum Amenities Provided	2 amenities	4 amenities (Met)
MINIMUM PARKING REQUIREMENTS		
Parking	416 spaces	390 garage spaces; 107 surface spaces; 497 total spaces (Met)

*Variance or Site Plan modification needed.

R-4 (Multifamily Residential) – Planned Residential Development Option		
<u>Standards</u>	<u>R-4 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Gross Acreage	-	16.21 acres
Maximum Total Number of Units	493; 564 with bonus	360 units (Met)
Maximum Density (dwelling unit/acre)	30.45; 34.80 with bonus	22.21 (Met)
Maximum Lot Coverage	50%	17% (Met)

<u>Standards</u>	<u>R-4 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Maximum Building Height	3 stories or 40 feet for first 150 feet; building height may be increased by 1 foot for every 5 feet of increased setback to a maximum of 4 stories or 48 feet	3 stories and 40 feet (Met)
MINIMUM BUILDING SETBACKS		
Perimeter Adjacent to a Public Street (West property line)	20 feet	20 feet (Met)
Perimeter Adjacent to a Property Line (North, East, and South property lines)	10 feet	North: 10 feet (Met) East: Not specified South: Not specified
MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Adjacent to Street (West)	20 feet	20 feet (Met)
Adjacent to Property Line (North, East, and South)	5 feet	North: 10 feet (Met) East: Not specified South: Not specified
Minimum Open Space	5%	20% (Met)
Minimum Amenities Provided	2 amenities	2 amenities (Met)
MINIMUM PARKING REQUIREMENTS		
Parking	540 spaces	560 spaces (Met)

C-2 (Intermediate Commercial – Village Core)		
<u>Standards</u>	<u>C-2 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Maximum Lot Coverage	50%	12% (Met)
Maximum Building Height	4 stories and 56 feet	1 story and 25 feet (Met)

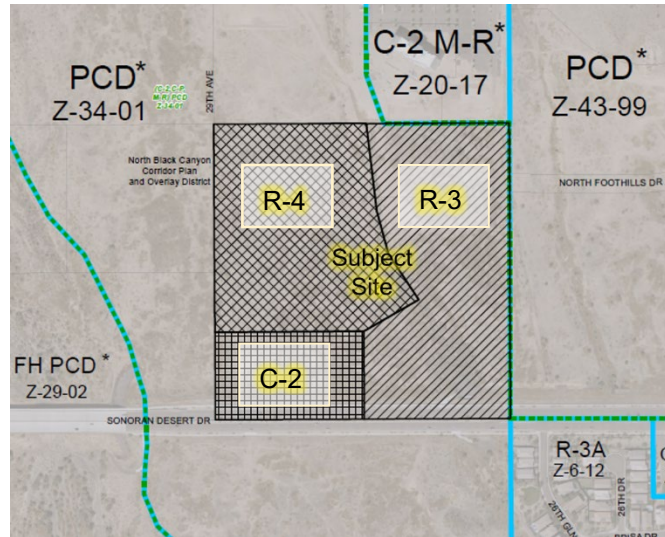
MINIMUM BUILDING SETBACKS		
<u>Standards</u>	<u>C-2 Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Front yard (West – Adjacent to 29th Avenue Alignment)	25 feet (May be reduced to 12 feet if parking is not located in the front yard)	20 feet (Not Met)*
Side yard (South – Adjacent to Sonoran Desert Drive)	25 feet	40 feet (Met)
MINIMUM LANDSCAPE SETBACKS AND STANDARDS		
Front yard (West – Adjacent to 29th Avenue Alignment)	8 feet times the lot frontage between property line abutting public right-of-way and the principal building or structure with a minimum 5-foot landscape strip between the property line and parking area	Not specified
Side yard (South – Adjacent to Sonoran Desert Drive)	Average 25 feet, no less than 15 feet from the right-of-way at any given point (Per NBCOD)	Not specified
MINIMUM PARKING REQUIREMENTS		
Parking	Retail: 1 space per 300 square feet Restaurant: 1 space per 50 square feet Total: 211 spaces	212 spaces (Met)

*Variance or Site Plan modification needed.

Background/Issues/Analysis

REQUEST

1. This is a request to rezone a 40.04-gross acre site located at the northeast corner of the 29th Avenue alignment and Sonoran Desert Drive from PCD NBCOD, approved C-2 or CP M-R PCD NBCOD (Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial or Commerce Park, Mid-Rise, Planned Community District, North Black Canyon Overlay District) to R-3 NBCOD (Multifamily Residential, North Black Canyon Overlay District), R-4 NBCOD (Multifamily Residential, North Black Canyon Overlay District), and C-2 NBCOD (Intermediate Commercial, North Black Canyon Overlay District) to remove the property from the North Gateway Planned Community District (PCD), and allow multifamily residential and commercial development.



Zoning Map, Source: City of Phoenix Planning and Development Department

R-3 zoning is proposed on the eastern half of the subject site. The applicant intends to develop 259 townhouse rental units on this portion of the site.

R-4 zoning is proposed on the northwestern portion of the subject site. The applicant intends to develop a 360-unit multifamily project across fifteen buildings on this portion of the site.

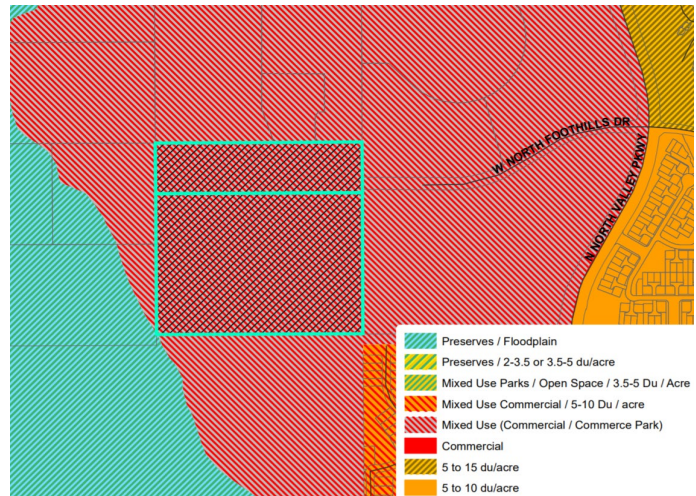
C-2 zoning is proposed on the southwestern portion of the subject site. The applicant intends to develop four commercial buildings on this portion of the site.

NORTH GATEWAY PCD AND GENERAL PLAN LAND USE MAP DESIGNATIONS

2. The North Gateway PCD was a City initiated PCD established in 2001 via Rezoning Case No. Z-34-01 with the intent that a master developer would develop the infrastructure as stipulated in the case. The PCD is now considered defunct since a master developer never installed the necessary infrastructure and all the parcels are individually owned. In order for an individual property to develop without the requirement of complying with the overarching PCD infrastructure stipulations, the property must be rezoned out of the PCD.

3. The North Gateway PCD approved a Mid-Rise overlay on this property as well as other parcels within the North Gateway Village Core to promote high intensity development. As recommended by staff, removal of the Mid-Rise overlay is consistent with stipulated heights in the area and heights included with the proposal.

4. The General Plan Land Use Map designation for the majority of the subject site is Mixed Use (Commercial/Commerce – Business Park) and a small portion of the southwest corner is Preserves/Floodplain. A Commercial land use designation accommodates multifamily development at varying scales and intensities.



The areas directly adjacent to the site are also designated as Mixed Use (Commercial/Commerce – Business Park). Areas further west and southwest are designated as Preserves/Floodplain. The area to the southeast is designated Mixed Use (Commercial/5-10 dwelling units per acre).

The R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD zoning requested is consistent with the Mixed Use General Plan Land Use Map designation and compatible with existing and future envisioned land uses in the area.

The subject site is also within the North Gateway Village Core, and further discussed in Background Item No. 6.

SURROUNDING USES AND ZONING

5. The subject site is surrounded by vacant land. However, the Legacy Sports Arena and Hotel is in development on the parcel directly to the north which is zoned C-2 M-R NBCOD. North, south, and west of the site are vacant parcels zoned PCD NBCOD (Approved C-2 or CP M-R PCD NBCOD). The properties to the north and west are currently going through the entitlement process to be removed from the North Gateway PCD via Rezoning Case Nos. Z-30-21-2 and Z-59-21-2, respectively, and planned to develop with multifamily residential. The property to the south, across Sonoran Desert Drive, is State Trust Land. The parcels to the east are zoned PCD NBCOD (Approved C-2 or CP M-R PCD

NBCOD) and subject to Rezoning Case No. Z-43-99, the Sonoran Foothills PCD.

NORTH GATEWAY VILLAGE CORE

6. As previously mentioned, the subject site is within the North Gateway Village Core. Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high density, urban environment with Skunk Creek Wash and Bronco Butte as major natural amenities.

The request to remove the subject site from the North Gateway PCD to allow for multifamily and commercial development aligns with the plan's principles of providing mixed land use development in the Village Core. The North Gateway Village Core Plan indicates that this site was envisioned to develop as Mixed

Use, Commercial/Residential, which encourages a variety of commercial, office, retail, and residential uses, minimizing travel distances between uses. By incorporating various residential opportunities and commercial development with cohesive pedestrian circulation, the proposed development promotes a functional community.

7. A Master Street Plan for the North Gateway PCD was never developed, thus the corresponding street alignments and cross sections were not incorporated into the Street Classification Map. Previous requests to remove properties from the North Gateway PCD have included stipulations for street dedications and improvements.

Several property owners and stakeholders within the PCD have commenced a traffic study for the North Gateway Village Core. CivTech, a consulting engineering firm specializing in traffic engineering, is working to complete the study and ensure accurate land use projections. The study is aimed at providing an analysis related to the overall capacity for the roadway network within the Village Core. The study has not been completed at the time of this report, so



North Gateway Core Map; Source: City of Phoenix Planning and Development North Gateway Village Core Plan

the requirement to submit the completed Traffic Impact Study is addressed in Stipulation No. 19. Additionally, Stipulation Nos. 20 through 23 were provided by the Street Transportation Department to ensure the necessary street improvements are provided.

NORTH BLACK CANYON CORRIDOR PLAN

8. The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within the plan area. The proposal is consistent with the intent of the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*
The proposed development enhances the mixture of uses within the area by creating housing that is within close proximity to existing and future employment opportunities as well as commercial uses. The site is also located within the North Gateway Village Core, which is envisioned as a high-density, mixed use urban environment.
- *Goal 4: Preserve North Sonoran Desert amenities and use these features to define community form and identity.*
As depicted on the site plan, the developer intends to maintain the wash on the east side of the site, an existing desert feature that provides character and identity to the Village.

NORTH BLACK CANYON OVERLAY DISTRICT

9. The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. The development will be consistent with the NBCOD guidelines by developing buildings with a desert color palette, as seen in the applicant's renderings, and minimizing impact on the existing wash where possible. Building design is further discussed in Background Item No. 13.

PROPOSAL

10. **Site Plan – R-3 NBCOD Zoned Portion**

The conceptual site plan for the R-3 NBCOD zoned portion of the site proposes 259 townhouse rental units. The 259 units are composed of 128 one-bedroom units, 77 two-bedroom units, and 54 three-bedroom units.

There are three entry points to the site, including a gated main entrance on the south side of the site through the C-2 zoned parcel to 29th Avenue and Sonoran Desert Drive. The secondary gated roundabout at the northeast corner of the site provides ingress and egress to North Foothills Drive, once this roadway is developed. There is also a gated exit only and emergency vehicle access point at the southeast corner of the site, adjacent to Sonoran Desert Drive. In regard to vehicular parking, each one-bedroom unit is provided one carport space and each two- or three-bedroom unit is provided two garage spaces. There is additional surface parking along the north, south, and west portions of the site.

There are various open space and amenity areas dispersed through the central and southern portions of the site. Amenities include a pool, playground, grills, and ramadas. The site plan states that seven percent of the site will be for dedicated open space. Staff recommends Stipulation No. 1, regarding minimum open space, to ensure open space is developed according to the conceptual plan.

The site design also incorporates a natural wash that runs from north to south on the western side of the proposed R-3 development. The proposed layout was intended to minimize impact on the existing wash, while incorporating a trail along the wash.



*Proposed Site Plan for the R-3 NBCOD Portion of the Site;
Source: Norris Design*

Staff is also not recommending general conformance to the conceptual site plan due to a Street Transportation Department stipulation requiring the developer to construct a City classified “E” section roadway for North Foothills Drive connecting to 29th Avenue. As submitted, the proposed site plan would need to be revised to address this stipulation.

The site plan indicates that the townhomes will be three stories and 36 feet in height. Under the R-3, Planned Residential Development option, this height does not meet the standard of two stories or thirty feet for the first 150 feet with building height increased by one foot for every five feet of increased setback to a maximum of four stories or 48 feet. The development would require a variance to accommodate three stories and 36 feet for the entire site, thus staff is not recommending general conformance to the site plan. However, staff has proposed Stipulation No. 3 to ensure that maximum height does not exceed three stories and 36 feet.

11. Site Plan – R-4 NBCOD Zoned Portion

The conceptual site plan for the R-4 NBCOD zoned portion of the site proposes a 360-unit multifamily project across fifteen buildings at a height of three stories and 40 feet. Staff has proposed Stipulation No. 4 to ensure that maximum height does not exceed three stories and 40 feet.

Additionally, the conceptual site plan includes two centrally located open space areas containing a minimum of one amenity each. The site plan states that 20 percent of the site will be open space. Staff recommends Stipulation No. 2, regarding minimum open space, to ensure open space is developed according to the conceptual plan.



Proposed Site Plan for the R-4 NBCOD Portion of the Site;
Source: Norris Design

There is one point of access along 29th Avenue, including a gated main entrance east of the office and amenity area. There are 560 surface parking spaces distributed throughout the entirety of the site.

Staff is not recommending general conformance to the conceptual site plan due to a Street Transportation Department stipulation requiring the developer to

construct a City classified “E” section for North Foothills Drive connecting to 29th Avenue. As submitted, the proposed site plan would need to be revised to address this stipulation.

12. **Site Plan – C-2 NBCOD Zoned Portion**

The conceptual site plan for the commercial portion of the site proposes four buildings abutting Sonoran Desert Drive and 29th Avenue, with parking interior to the site. Staff is recommending Stipulation No. 8 to require that parking be setback from property lines or behind a commercial building. The plan depicts three points of access to the site, including two driveways along Sonoran Desert Drive and one driveway along 29th Avenue.



Proposed Site Plan for the C-2 NBCOD Portion of the Site;
Source: Norris Design

The site plan depicts three commercial buildings with drive-through facilities. Staff is recommending Stipulation No. 9 to ensure that any drive-through restaurants have an architecturally integrated drive-through.

Staff is also recommending Stipulation No. 10, which requires all commercial service areas be screened from public streets and private drives.

Building height will not exceed one story and 25 feet, as recommended in Stipulation No. 5, limiting the maximum height for the commercial portion of the site.

Staff is not recommending general conformance to the conceptual site plan due to a Street Transportation Department stipulation requiring the developer to construct a City classified “E” section roadway for North Foothills Drive connecting to 29th Avenue. As submitted, the proposed site plan does not address this stipulation.

13. **Renderings**

The conceptual commercial and residential renderings include a variety of exterior colors and materials including stucco, steel, and concrete breeze block.

Residential building renderings depict balconies on upper floors and patios on the ground floor. The design depicts offsets, recesses, textural changes, and various window sizes.

Commercial building renderings depict buildings with a mid-century modern style. The design creates interest with variation in roof height, textural changes, recesses, and awnings.

Since the applicant did not submit building elevations, staff recommends Stipulation No. 6 to ensure all buildings incorporate architectural embellishments and detailing. Additionally, Stipulation No. 7, requires building and wall colors and materials be in compliance with the NBCOD.



Residential Building Rendering; Source: Norris Design



Residential Building Rendering; Source: Norris Design



Commercial Building Rendering; Source: Suite Six Architecture and Planning



Commercial Building Rendering; Source: Suite Six Architecture and Planning

14. Pedestrian Circulation

The conceptual site plans depict various pedestrian connections throughout the development, including connections between the residential and commercial portions of the site. Staff recommends Stipulation No. 11 to ensure that pedestrian connectivity between the multifamily and commercial developments are provided.

Stipulation No. 14 requires that the developer construct a multi-use trail within the existing multi-use recreational trail easement along the north side of Sonoran Desert Drive. Stipulation No. 16 requires that shading of pedestrian walkways be a minimum of 75 percent to promote thermal comfort and walkability. Stipulation No. 17 requires that alternative paving material be utilized where pedestrian paths and vehicular drives intersect to promote safety.

CITYWIDE STUDIES AND POLICIES

15. Tree and Shade Master Plan

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on 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. To contribute to future improvements of this site and the urban forest infrastructure, staff is recommending that a minimum of 75 percent of the pedestrian circulation be shaded by structures or landscaping, which is addressed in Stipulation No. 16.

16. 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 address these principles, staff is recommending Stipulation Nos. 12 and 13, regarding bicycle parking, and Stipulation No. 15, regarding detached sidewalks along all public streets.

17. Housing Phoenix

In June 2020, the Phoenix City Council approved the Housing Phoenix Plan. This plan contains policy initiatives for the development and preservation of housing with a vision of creating a stronger and more vibrant Phoenix through increased housing options for residents at all income levels and family sizes. Phoenix's rapid population growth and housing underproduction has led to a need for over 163,000 new housing units. Current shortages of housing supply relative to demand are a primary reason why housing costs are increasing. The proposed development will provide 360 multifamily residential units and 259 townhome rental units, which supports the plan's goal of preserving or creating

50,000 housing units by 2030 and contributes to a variety of housing types that will address the supply shortage.

18. 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 provision of recycling containers was not addressed in the applicant's submittal documents.

COMMUNITY INPUT SUMMARY

19. At the time the staff report was written, staff has received one letter in opposition. The community member expressed concerns regarding traffic and public safety.

INTERDEPARTMENTAL COMMENTS

20. The Fire Department commented that the site and/or buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. The Department added that hydrant spacing should be in compliance with Chapter 5 of the Fire Code. Additionally, the Department noted that they did not know the water supply at the site and the water supply is required to meet fire flow as defined by the Fire Code.
21. The Public Transit Department provided comments pertaining to pedestrian pathways connecting building entrances and public sidewalks via the most direct route. Additionally, the Department provided comments recommending alternative paving materials or treatments where pedestrian pathways cross drive aisles and a minimum 75 percent shade coverage along all pedestrian paths and sidewalks at full maturity. This is addressed in Stipulation Nos. 16 through 18.
22. The Street Transportation Department provided the following comments:
- The developer shall provide bicycle infrastructure for residents and guests. This is addressed in Stipulation Nos. 12 and 13.
 - Provide detached sidewalks. The landscape area between the back of curb and back of sidewalk shall be a minimum of 10 feet in width to meet the Street Classification Map requirements. This is addressed in Stipulation No. 15.

- The applicant shall submit a Traffic Impact Study to the City for the development. This is addressed in Stipulation No. 19.
 - The developer shall continue the existing shared-use path along the North Foothills Drive alignment through the site and connecting to the 29th Avenue alignment. This is addressed in Stipulation No. 21.
 - Provide the appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation Nos. 20, 21, and 23.
 - Provide shaded connections from the development site to the wash and any designated trails. This is addressed in Stipulation No. 22.
23. The Water Services Department commented that the closest water main is within Sonoran Desert Drive and a water main extension will be required at development. Additionally, the closest sewer main is within 26th Glen and a sewer main extension will be required at development. The Department stated that depending on the timing for the development, there may or may not be downstream sewer capacity issues. The Department noted that capacity is a dynamic condition that can change over time due to a variety of factors and the City is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval.
24. The Floodplain Management Section had no comments regarding the case.

OTHER

25. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 24 through 26.
26. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal action such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The development is consistent with the Phoenix General Plan Land Use Map designation of Mixed Use (Commercial/Commerce – Business Park).
2. The R-3 NBCOD, R-4 NBCOD, and C-2 NBCOD zoning districts will allow development that is consistent in scale and character with the vision of the North Gateway Village Core Plan and the North Black Canyon Corridor Plan and Overlay District.
3. The proposal will allow for additional employment and housing opportunities in the North Gateway Village Core.

Stipulations

1. A minimum of 7 percent of the gross site area of the R-3 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.
2. A minimum of 20 percent of the gross site area of the R-4 NBCOD zoned portion shall be retained as open space, as approved by the Planning and Development Department.
3. The R-3 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 36 feet.
4. The R-4 NBCOD zoned portion of the site shall be limited to a maximum height of three stories and 40 feet.
5. The C-2 NBCOD zoned portion of the site shall be limited to a maximum height of one story and 25 feet.
6. All building façades shall contain architectural embellishments and detailing such as, but not limited to, textural changes, pilasters, offsets, recesses, window fenestration, shadowboxes, and canopies, as approved by the Planning and Development Department.
7. All building and wall colors and materials shall be in compliance with the North Black Canyon Overlay District with specific regard to colors being muted and blending with, rather than contrasting strongly, with the surrounding desert environment, as approved by the Planning and Development Department.

8. Parking areas in the C-2 zoned portion of the site shall be at least 30 feet from property lines adjacent to Sonoran Desert Drive and 29th Avenue or behind a commercial building, as approved by the Planning and Development Department.
9. If drive-through restaurants are developed, pick-up windows shall be architecturally integrated in proportion, color, material, and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
10. All service areas in the C-2 zoned portion shall be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers, and other mechanical and or electrical equipment from eye level adjacent to public streets and private drives, as approved by the Planning and Development Department.
11. Pedestrian connectivity shall be provided between multifamily and commercial developments, as approved by the Planning and Development Department.
12. Secured bicycle parking shall be provided for multifamily development per Section 1307 of the City of Phoenix Zoning Ordinance. In addition, a minimum of 18 bicycle parking spaces for the R-4 NBCOD zoned portion of the site and a minimum of 13 bicycle parking spaces for the R-3 NBCOD zoned portion of the site shall be provided for guests located near the offices or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
13. A minimum of six bicycle parking spaces for the C-2 NBCOD zoned portion of the site shall be provided near entrances of buildings or distributed throughout the site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
14. A minimum 10-foot-wide public multi-use trail (MUT) shall be constructed within the existing multi-use recreational trail easement (MURTE) along the north side of Sonoran Desert Drive in accordance with Section 429 of the City of Phoenix MAG Supplemental detail, as approved by the Planning and Development Department.
15. All sidewalks along public streets shall be detached with a minimum 10-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

16. A minimum of 75% of pedestrian pathways and sidewalks shall be shaded by a structure, landscaping, or a combination of the two, as approved by the Planning and Development Department.
17. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave parking surfaces and drive aisles, as approved by the Planning and Development Department.
18. Pedestrian pathways shall be provided to connect building entrances, public sidewalks, and community amenities, using the most direct route for pedestrians, as approved by the Planning and Development Department.
19. The applicant shall submit a Traffic Impact Study to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. The developer shall be responsible for traffic signal funding and/or escrow contribution as determined by the approved Traffic Impact Study.
20. The developer shall dedicate and construct the east half of 29th Avenue, as required by the Traffic Impact Study and as approved by the Street Transportation Department.
21. The developer shall dedicate a minimum 80 feet of right-of-way and construct a City classified "E" section roadway for North Foothills Drive connecting to 29th Avenue, or as otherwise determined through the approved Traffic Impact Study. If constructed, a Shared-Use Path shall be provided along North Foothills Drive in accordance with the City of Phoenix standard trail detail, as approved by the Planning and Development Department.
22. The developer shall provide a minimum of two shaded pedestrian connections from the development site to the wash and any designated trails, as approved by the Planning and Development Department.
23. 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 by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
24. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeology survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

25. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determine such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
26. 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.

Writer

Julianna Pierre

October 12, 2021

Team Leader

Samantha Keating

Exhibits

Zoning sketch map (1 page)

Aerial sketch map (1 page)

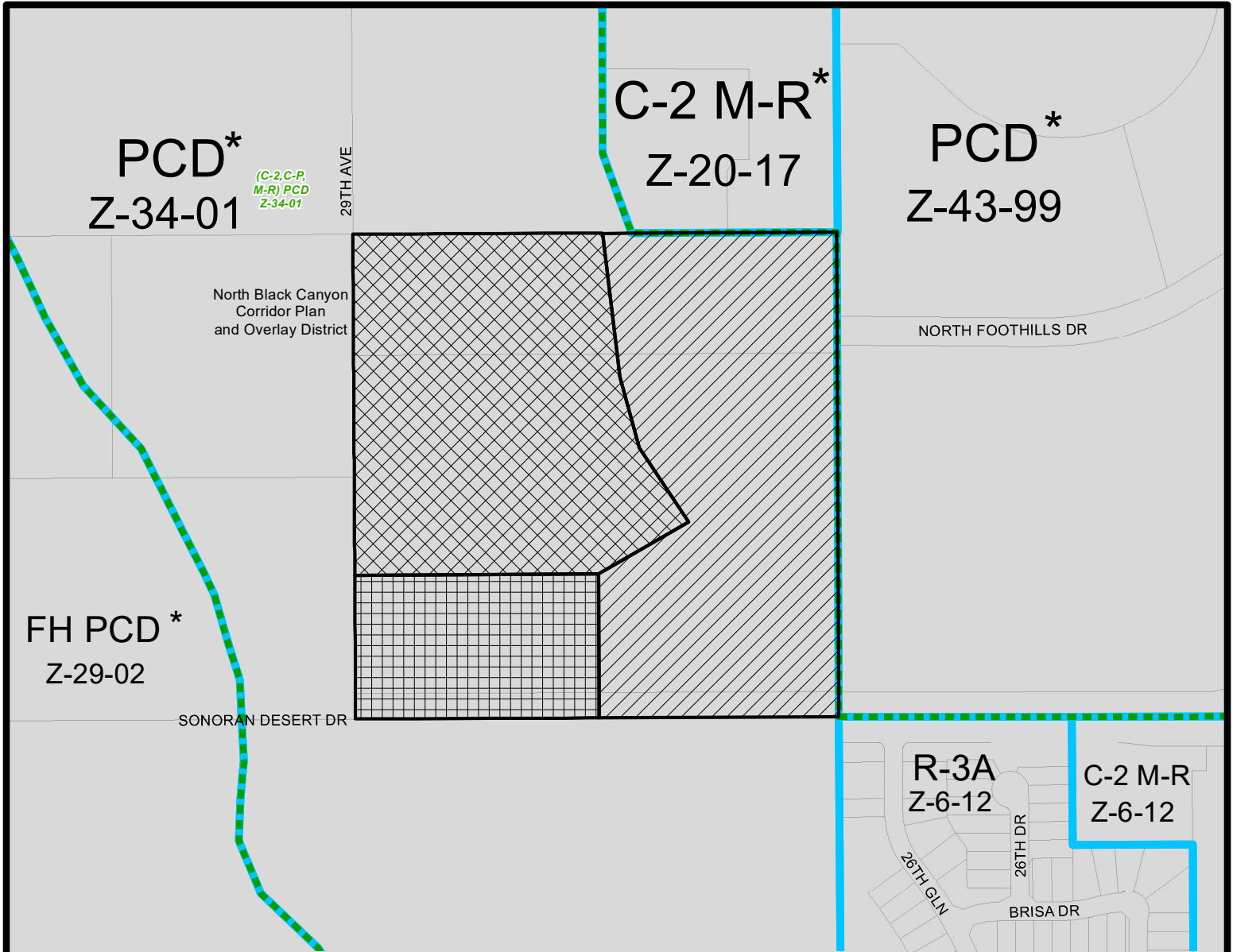
Conceptual site plan for the R-4 portion of the site, date stamped September 23, 2021 (1 page)

Conceptual site plan for the R-3 and C-2 portion of the site, date stamped September 23, 2021 (1 page)

Conceptual residential renderings date stamped September 20, 2021 (10 pages)

Conceptual commercial renderings date stamped September 20, 2021 (1 page)

Community correspondence (2 pages)



Miles

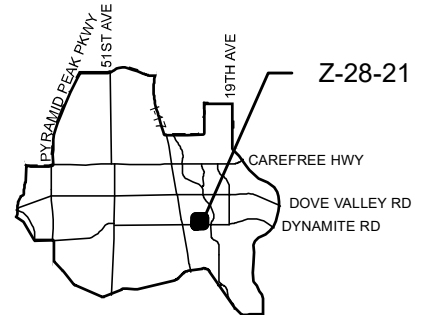
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NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Alan Beaudoin, Norris Design

REQUESTED CHANGE:

FROM: PCD NBCOD
(Approved C-2 / C-P M-R PCD NBCOD) (40.04 a.c.)

APPLICATION NO. Z-28-21




DATE: 8/31/2021
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

40.04 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 55-22

ZONING MAP
Q-7

TO: R-4 NBCOD (16.21 a.c.) 
C-2 NBCOD (5.99 a.c.) 
R-3 NBCOD (17.84 a.c.) 

MULTIPLES PERMITTED

PCD NBCOD (Approved C-2 / C-P M-R PCD NBCOD)
R-4 NBCOD, C-2 NBCOD, R-3 NBCOD

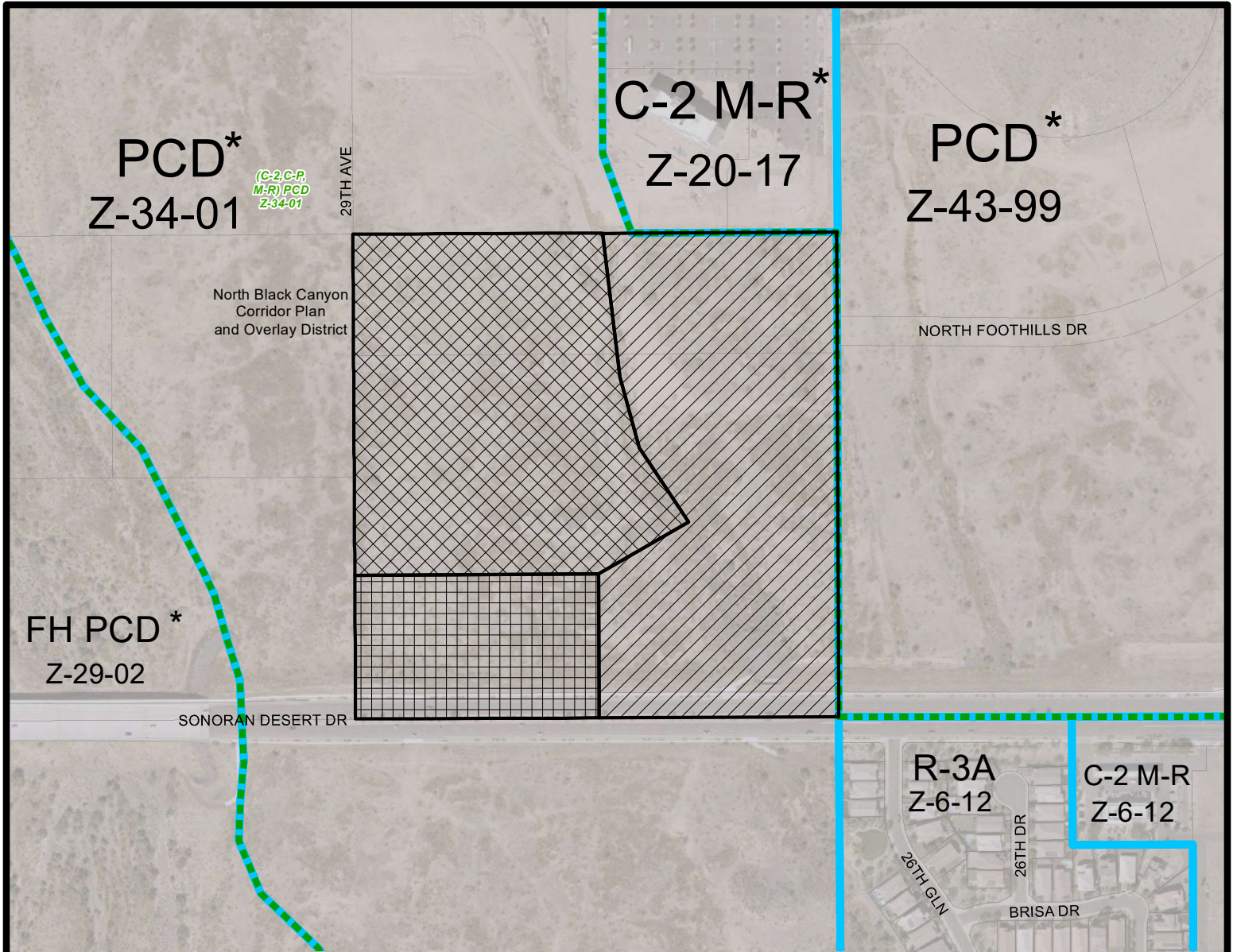
CONVENTIONAL OPTION

N/A (580 / N/A)
470, 87, 258

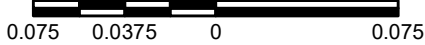
*** UNITS P.R.D. OPTION**

N/A (696 / N/A)
564, 104, 310

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

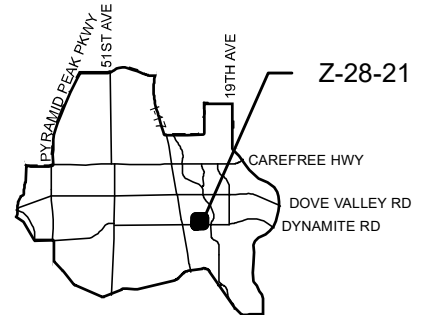





Miles



NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Alan Beaudoin, Norris Design		REQUESTED CHANGE: FROM: PCD NBCOD (Approved C-2 / C-P M-R PCD NBCOD) (40.04 a.c.)	
APPLICATION NO. Z-28-21	DATE: 8/31/2021 REVISION DATES:	R-4 NBCOD (16.21 a.c.)  C-2 NBCOD (5.99 a.c.)  TO: R-3 NBCOD (17.84 a.c.) 	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 40.04 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 55-22		
MULTIPLES PERMITTED PCD NBCOD (Approved C-2 / C-P M-R PCD NBCOD) R-4 NBCOD, C-2 NBCOD, R-3 NBCOD		CONVENTIONAL OPTION N/A (580 / N/A) 470, 87, 258	
		* UNITS P.R.D. OPTION N/A (696 / N/A) 564, 104, 310	

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



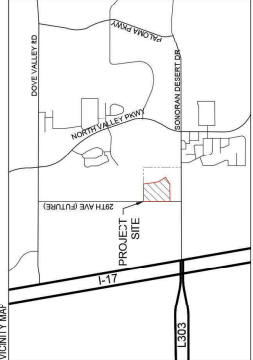
PROJECT TEAM

CLIENT
 BRITNET VENTURES LLC
 2701 E CAMELBACK RD. STE 188
 PHOENIX, AZ 85016
 PHOENIX@BRITNET.COM

ARCHITECT AND PLANNER
 NORRIS DESIGN
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REGULATORY
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CONSULTANTS
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 2141 E HIGHLAND AVE. STE 250
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 480.290.0335
 AHWILSON@HILGARTWILSON.COM



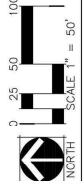
PROJECT DESCRIPTION
 THIS PROPOSAL TO REMOVE THE PCD AND MKR OVERLAY ON A 48.82 ACRE SITE AT THE NEC OR 30TH AVENUE AND SONORAN DESERT CIR. THE PROPOSED DEVELOPMENT IS A 170 UNIT GARDEN APARTMENT COMMUNITY. THE PROPOSED DEVELOPMENT WILL BE REZONED FROM PCD (C-2CP M/R) TO R-4 TO ACCOMMODATE A PROPOSED MULTI-FAMILY COMMUNITY. ALSO, 17.00 ACRES WILL BE REZONED FROM PCD (C-2CP M/R) TO R-4 TO ACCOMMODATE A PROPOSED MULTI-FAMILY COMMUNITY. FINALLY, 4.89 ACRES WILL BE REZONED FROM PCD (C-2CP M/R) TO C-2 (BARE EXTRACT) TO ACCOMMODATE A PLANNED RETAIL CENTER.

PROJECT DATA
 MAP: 204-15011 & 204-11-0015
 MAP # 2-1-1009
 EXISTING ZONING: PCD
 PROPOSED ZONING: R-4
 APP # 210772
 DATE: 09/23/2021
 TOTAL GROSS AREA: +-4693 AC
 TOTAL NET AREA: +-3724 AC

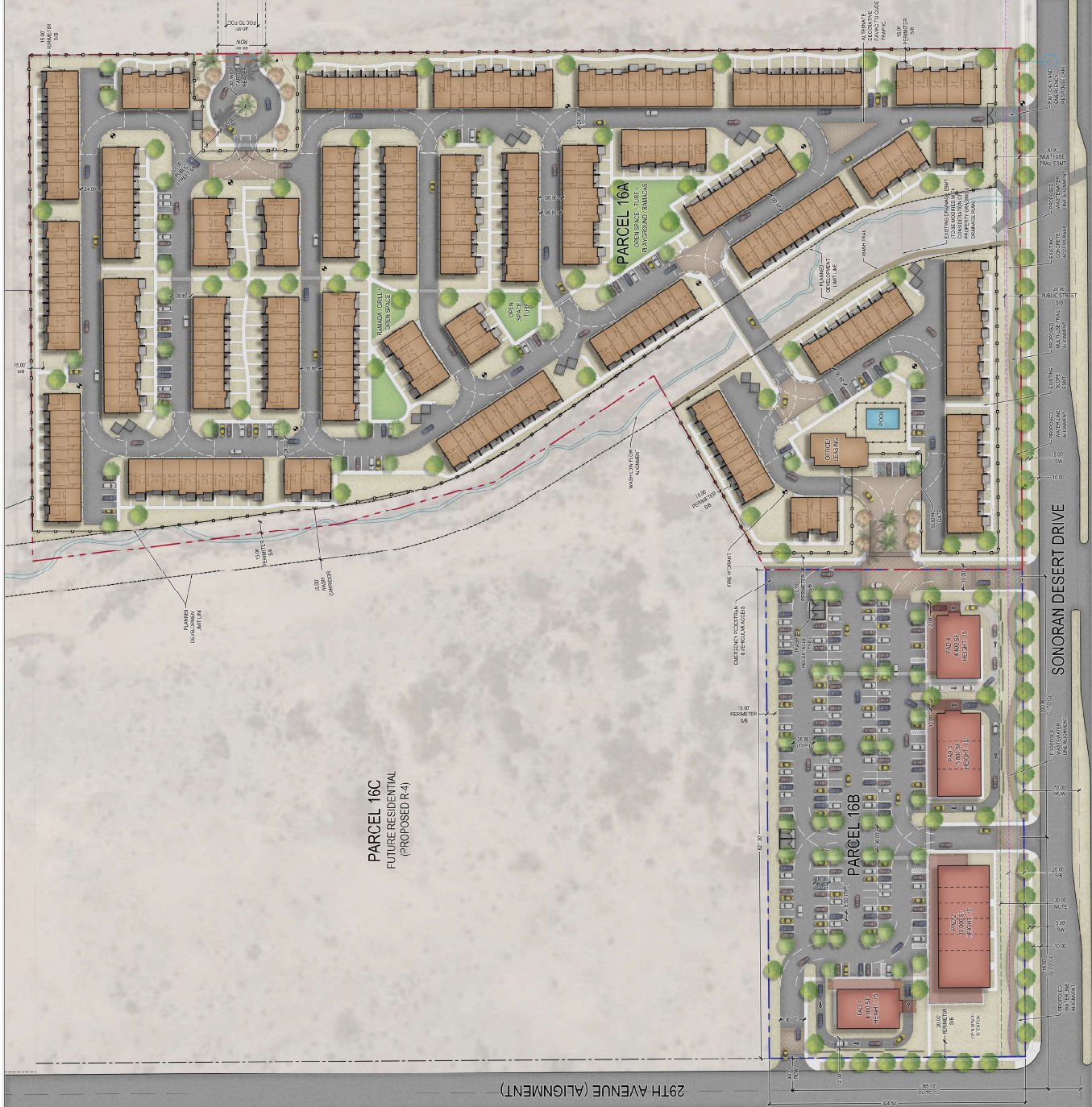
MULTI-FAMILY GARDEN APARTMENTS SITE PLAN DATA
 TOTAL GROSS AREA: 4693 AC
 TOTAL NET AREA: 3724 AC
 GARDEN APARTMENT AREA: +-1523 AC
 OPEN SPACE PROVIDED: 20%
 TOTAL UNITS: 170
 1.5 STORY (47 UNITS)
 1.5 STORY (123 2/3 ROOM UNITS)
 DENSITY: 22.79 D.U./AC
 PARKING: 38 STALLS (1.80 UNITS)
 PARKING PROVIDED: 38 STALLS (1.80 UNITS)
 LOT COVERAGE: 17.37%

- LEGEND**
- PCD/MKR OVERLAY REMOVAL AREA
 - REZONE FROM PCD (C-2CP M/R) TO C-2
 - REZONE FROM PCD (C-2CP M/R) TO R-3
 - REZONE FROM PCD (C-2CP M/R) TO R-4
 - 3 STORY GARDEN STYLE WALK-UP
 - 1 STORY BUILDING
 - SETBACK
 - RIGHT-OF-WAY
 - FIRE HYDRANT
 - EMERGENCY RADIUS (35-45' RADIUS)
 - PERIMETER FENCE

CITY OF PHOENIX
 SEP 23 2021
 Planning & Development
 Department



29TH AVENUE (ALIGNMENT)



PARCEL 16C
FUTURE RESIDENTIAL
(PROPOSED R-4)

PROJECT TEAM

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PETER BERCH
2701 CAMELBACK RD, STE 168
PHOENIX, AZ 85016
PBERCH@GMAIL.COM

DEVELOPER
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RESIDENTIAL ARCHITECT
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APPLICANT/LAND MANAGER
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241 E HIGHLAND AVE, SITE 250
PHOENIX, AZ 85016
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AREADON@MORRISDESIGN.COM

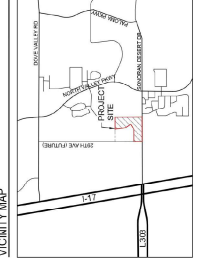
TRAFFIC ENGINEER
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DAN@DTEINC.COM

COMMERCIAL ARCHITECT
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SUITE 6 ARCHITECTURE & PLANNING
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DEAN@GATED.NET

CONTRACTOR
MORRIS DESIGN
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PHOENIX, AZ 85016
602.242.9800
AREADON@MORRISDESIGN.COM

VICINITY MAP

NORRIS DESIGN
Phoenix, AZ 85016
PHOENIX, AZ 85016
www.norrisdesign.com



PROJECT DESCRIPTION
THIS PROJECT WILL CONSIST OF MULTI-FAMILY HOUSING AS WELL AS A COMMERCIAL SITE WITH FOUR PADS. THE MULTI-FAMILY DEVELOPMENT WILL BE CONFIGURED IN A "COWHOLE" CONFIGURATION BUT, IN-SUBDIVIDED AND WILL BE A RENTAL HOUSING COMMUNITY. THE PROPERTY IS IMMEDIATELY ADJACENT TO THE SONORAN DESERT DRIVE AND WILL BE SHARED WITH THE COMMERCIAL DEVELOPMENT. WITH A PLANNED COMMERCIAL CENTER AND RECIPROCAL ACCESS EASEMENT, WILL BE FROM SONORAN DESERT DRIVE TO THE LEASING CENTER AND PRIMARY COMMUNITY AMENITIES. SECONDARY ACCESS IS PROVIDED AT THE TERMINUS OF ALONG THE EASTERN AREA OF SONORAN DESERT DRIVE. THIS WILL BE A PRIVATE GATED COMMUNITY. THE COMMERCIAL SITE HAS THREE PADS THAT ARE PROPOSED AS A RESTAURANT WITH A DRIVE THROUGH-USE. ANOTHER PAD IS AN UNSPECIFIED PAD AND SONORAN DESERT DRIVE. THE EASTERN ACCESS WILL BE SHARED WITH THE MULTI-FAMILY TOWNHOME RENTALS. SECONDARY ACCESS IS PROVIDED IN THE CENTER OF THE COMMERCIAL SITE ALONG SONORAN DESERT DRIVE AND ANOTHER ACCESS POINT WILL BE LOCATED AT THE NORTH PORTION OF THE SOUTHWESTERN PORTION OF THE SITE.

16A TOWNHOUSE RENTALS
GROSS AREA: 48,96 AC
EXISTING ZONING: PCD (C-2/CPIM-R)
PROPOSED ZONING: R-3
NUMBER OF UNITS: 299
1 BEDROOM: 128
2 BEDROOM: 54
3 BEDROOM: 17
BUILDING HEIGHT: 3 STORIES/28 FEET
DENSITY: 14.34 DU/AC (GROSS)
TOTAL BUILDING AREA: 24,200 SF
TOTAL GARAGE AREA: 24,200 SF
GARAGE PARKING: 330
(1 CARPORT SPACE PER 1BR UNIT, 2 GARAGE SPACES PER 2BR OR 3BR UNIT)
SURFACE PARKING: 107

16B COMMERCIAL SITE
GROSS AREA: 6.01 AC
NET AREA: 4.84 AC
EXISTING ZONING: PCD (C-2/CPIM-R)
PROPOSED ZONING: PD (C-2/CPIM-R)
BUILDING HEIGHT: 1 STORY/25 FEET
TOTAL BUILDING AREA: 24,200 SF
LOT COVERAGE: 12.8%

PARKING REQUIRED: 211 SPACES
RETAIL ESTABLISHMENTS NOT SPECIFIED: 1 SPACE PER 300 SF FLOOR
RESTAURANT: 1 SPACE PER 50 SF EXCLUSIVE OF KITCHEN, REST ROOM, STORAGE, ETC.
PARKING PROVIDED: 212 SPACES
PARKING RATIO: 0.8 SPACES/1000 SF

LEGEND

- 16A PROPERTY BOUNDARY
- 16B PROPERTY BOUNDARY
- FENCE
- WASH-LIMIT OF DEVELOPMENT
- PROPOSED WASTEWATER LINE
- PROPOSED WATER LINE
- MULTI-USE TRAIL EASEMENT (WHITE)
- EXISTING DRAINAGE EASEMENT
- TRASH RECEPTACLES
- EMERGENCY TURNING RADIUS (3545/55)
- DECORATIVE PAVING
- PROPOSED FIRE HYDRANT

CITY OF PHOENIX
SEP 23 2021
Planning & Development Department

SHEET TITLE: SP-1

SCALE: 1" = 60'

NOT FOR CONSTRUCTION

OWNER:
BRITMET VENTURES
2701 E CAMELBACK RD, STE 168
PHOENIX, AZ 85016

DATE:
9/20/2021 REVISION
9/22/2021 RE/ISED



CITY OF PHOENIX

SEP 20 2021

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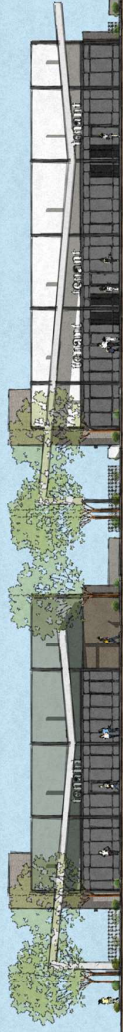
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overall north elevation n.t.s.



view from northeast



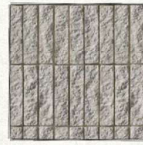
view from northwest



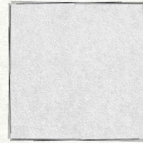
view from southeast



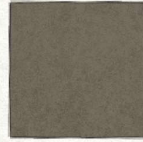
view from southwest



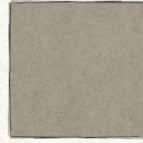
CWU 45x8x1.6
Stacked Bond Split Face
Echelon Pebble Beach



Stucco
Alabaster



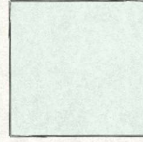
Architectural Steel
and Stucco
Enduring Bronze



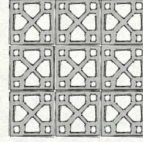
Stucco
Adaptive Shade



Stucco
Nuance



Stucco
Copen Blue



Concrete Breeze Block

All Paint Colors: Sherwin-Williams



NEC 29th Avenue and Sonoran Desert Drive

Phoenix, Arizona

675-917-2021

CITY OF PHOENIX

SEP 20 2021

Planning & Development
Department



From: [Ed Huntsman](#)
To: [Julianna Pierre](#)
Cc: [Arizona Community Management Services HOA](#); [Arizona Community Management Services HOA](#)
Subject: Rezoning Case # Z-28-21 OPPOSITION
Date: Tuesday, June 8, 2021 3:32:27 PM

Dear Ms. Pierre,

Regarding Monday, June 14th's online hearing addressing a request for rezoning of the PDC on 40.09 acres located near North Valley Parkway and Sonoran Desert Drive, and to change the zoning on approximately 16.22 acres from the underlying C-2/CP M-R (Commercial/Commerce Park with a Mid-Rise designation) to R-4 (Multifamily Residence District) we wish to go on record as **STRONGLY OPPOSING** this change.

We understand the city is interested in the extra tax revenue, etc., etc., etc. However, the traffic already present and significantly increased by the last zoning change and addition of apartments at the corner of N Valley Parkway and W Dove Valley Road has dramatically affected an already over-stressed public safety situation. So while the population has increased with folks not exactly the target audience of auto insurance companies because of their driving, the police presence and traffic regulations compliance continues to deteriorate with aggressive drivers taking chances and using aggressive driving to get where they want to be on the road on N 27th Drive, North Valley Parkway, and West Dove Valley Road. There are many times during the day that its all but impossible to get a break in traffic long enough to make a left turn onto N 27th Drive from W. Westland Road onto N 27th Drive, forcing drivers to turn right and make U-Turns on N 27th Drive agin endangering traffic flow in both directions - BUT THERE IS NO ALTERNATIVE. And when combined with the parents picking up their little darlings at North Valley Academy that park in a line taking up a complete lane of traffic in the only lane allowed for turning off N Valley Parkway onto N 27th Dr the situation becomes EXTREMELY dangerous. There's already a huge apartment complex directly across the street of this new proposed complex with Talus Ranch. And Los Colinas at Black Canyon AND Canyon Crossroads off N 27th Dr just north as well.

These are A LOT OF APARTMENTS already in the immediate area - **we don't need any more!** The City is allowing this tremendous increase of dense population and doing NOTHING to ensure the public safety of those of us that own homes, and are just now starting to see the values return to levels where they were when we bought them 15 and more years ago. Not to mention the safety of kids walking and those operating vehicles on the streets as well as additional fire protection.

The City's been hosing us ever since you changed the name of Sonoran Desert Drive back in early 2006 or so - please give us a break on the number of apartments south of Carefree Highway and north of Sonoran Desert Dr for a few more years. If for no other reason than public safety. There are plenty right now.

Respectfully,
Ed & Debbie Huntsman

33612 N 24th Dr
Phoenix, AZ 85085

“The greatest obstacle to discovering the shape of the earth, the continents, and

the oceans was not ignorance, but the illusion of knowledge.” - Daniel Boorstin -

(602) 363-9395