



**City of Phoenix**  
Planning Department

**Staff Report Z-33-09-5**  
July 1, 2010

**Maryvale Village Planning Committee Meeting Date:** July 13, 2010  
**Planning Commission Hearing Date:** August 11, 2010  
**Request From:** PSC (19.52 Acres)  
**Request To:** PUD (19.52 Acres)  
**Proposed Use:** Educational, Recreational and Office Uses  
**Location:** Approximately 750 feet south of the southeast corner of 67th Avenue & Indian School Road  
**Owner:** Maryvale Property LLC  
**Applicant/Representative:** Richard Moore, Architectural Resource Team, Inc  
**Staff Recommendation:** Approval, subject to stipulations  
**KIVA #:** N/A

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification</b>	67 <sup>th</sup> Street	Arterial	50-foot west half
	Clarendon Ave	Minor Collector	30-foot north half
<p><b>LAND USE ELEMENT, GOAL 1: URBAN FORM: GROWTH SHOULD BE STRUCTURED INTO A SERIES OF URBAN VILLAGES CHARACTERIZED BY THE FIVE COMPONENTS OF THE URBAN VILLAGE MODEL: CORE, NEIGHBORHOODS, COMMUNITY SERVICE AREAS, REGIONAL SERVICE AREAS, AND OPEN SPACE.</b></p> <p>The proposed project provides a number of community services including a charter school, a YMCA, associated assembly halls and recreational fields, as well as offices intended for charitable institutions and professional uses.</p>			

**NEIGHBORHOOD ELEMENT, GOAL 6: FACILITIES AND SERVICES: ADEQUATE COMMUNITY AND NEIGHBORHOOD FACILITIES AND SERVICES SHOULD BE ASSURED.**

The listed uses in the PUD Development Narrative are geared toward providing

services and facilities that could be used by the surrounding neighborhood, community, and overall village.

***ENVIRONMENTAL PLANNING ELEMENT, GOAL 7: URBAN HEAT ISLAND:  
EXPLORE OPTIONS TO MINIMIZE THE IMPACTS OF THE URBAN HEAT ISLAND  
EFFECT.***

The narrative proposes standards for a minimum shading of 50% along pedestrian walkways and a minimum shading of 30% of non-roof impervious surface areas. Roofs are proposed to have a solar reflective index value greater or equal to 78 for low slope and 29 for steep slope.

#### BACKGROUND/SITE ANALYSIS

1. The purpose of this request is to rezone a 19.52 acre parcel located 750 feet south of the southeast corner of 67th Avenue & Indian School Road to Planned Unit Development (PUD). The site, to be known as Avenida de los Ninos, is proposed to house several neighborhood-oriented educational, recreational and office uses. The site is currently zoned PSC and does not allow for the range of uses being sought by the applicants.

The Maryvale Branch YMCA (Young Men's Christian Association) is currently developed on 5.65 acres of the site on the immediate northeast corner of 67<sup>th</sup> Avenue and Clarendon Avenue.

The Pioneer Preparatory School is currently being developed on 4.66 acres of the site.

2. The parcel to the north, at the southeast corner of Indian School Road and 67<sup>th</sup> Avenue, is currently a retail strip center zoned PSC. Across Clarendon Avenue is a branch facility of the Boys and Girls Club. Single-family residential developments border the subject site to the east and south and are both zoned R1-6.
3. The General Plan Land Use Map designation is Commercial. The uses listed in the Development Narrative are generally consistent with the uses allowed in commercial land use designations.

#### PROPOSAL

4. The proposal was developed utilizing the PUD zoning designation which allows an applicant to propose uses, development standards and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment, more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site.

Where the PUD narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.

5. Below is a summary of the proposed standards for the subject site as described in the attached PUD narrative dated May 21, 2010. Many of the proposed standards were derived from the standards of the C-2 zoning district.

**Land Use**

The narrative proposes permitted uses that are limited to professional offices, educational, recreational and social services uses. In addition, provisions for temporary uses are established.

**Development Standards**

The proposed maximum building height is 56 feet. The minimum building and landscape setbacks along the streetscape are 25 feet, except 20 feet along Clarendon Avenue. The building setback along residentially zoned districts is a minimum of 50 feet with a minimum 10 foot landscape setback.

**Landscaping Standards**

The character and spacing for landscaping along streetscapes shall replicate the existing plantings in place for the YMCA frontage. For the eastern property line adjacent to residential development, the plantings shall consist of groupings of trees with a ground cover of shrubs to match the approved planting for the Pioneer School.

**Parking**

Sufficient parking has been proposed for the site by meeting the minimum parking requirements for the individual uses. Shared parking agreements and cross access agreements between owners of individual parcels shall be established to assist each owner or tenant in providing adequate parking and circulation.

**Shading**

The narrative proposes that 50 percent of all sidewalks and private walkways shall be shaded by means of vegetation or shade structures. A minimum of 30% of non-roof impervious surface areas shall be shaded at maturation. These standards exceed the requirements outlined in Section 507 Tab A of the Zoning Ordinance.

**Building Elevations and Design Guidelines**

The guidelines set forth in the Development Narrative are intended to provide general direction and guidance. The basis for building elevations on this site is the already constructed Maryvale Branch YMCA. The applicant's intent is that all development not copy or duplicate this development, but rather respect the massing, building forms and shapes, colors and textures of the current facility. Continuity among all buildings on the campus is essential and should contribute to community identity.

**Site Plan & Phasing**

The submitted site plan, Exhibit 9 in the PUD narrative, is a reflection of the proposed narrative development standards. Rezoning of the site will require

conformance to both the site plan and proposed standards. Deviations, in accordance with Ordinance Section 671.E.1, from either one would require a major amendment be filed for the PUD narrative. Such a request would proceed through the rezoning public hearing process. Specific phasing is currently not being considered by the applicant.

**Signage**

Signs for this PUD will be in conformance with Section 705 of the city of Phoenix Zoning Ordinance.

**Sustainability**

The narrative proposes standards for shading, storm water management, high roof solar reflective index and non-CFC based refrigerants for all building HVAC's.

**STREETS AND TRAFFIC**

6. A Traffic Impact Study was submitted to the city for this development and has been approved. No major improvements are required.

**MISCELLANEOUS**

7. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

**Findings**

1. The proposed campus is consistent with the intensity of the Commercial Designation of the General Plan Land Use Map.
2. The existing and proposed uses provide the surrounding community needed facilities and services.
3. The proposed design and shading standards go above and beyond the current guidelines listed in Section 507 of the Phoenix Zoning Ordinance.

**Stipulations**

1. That an updated Development Narrative for the Avenida de los Ninos PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Services Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped May 21, 2010, as modified by the following stipulations.
2. That right-of-way totaling 50 feet shall be dedicated for the south half of Indian School Road, as approved by the Planning and Development Services Department.

3. That right-of-way totaling 30 feet shall be dedicated for the west half of 64<sup>th</sup> Drive, as approved by the Planning and Development Services Department.
4. That a 20 foot right-of-way radius shall be dedicated at the southwest corner of 64<sup>th</sup> Drive and Indian School Road, as approved by the Planning and Development Services Department.
5. That 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 City. All improvements shall comply with all ADA accessibility standards.

**Writer**

Jacob Zonn

05/28/10

Kelly Walker

**Team Leader**

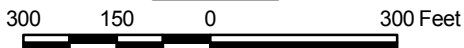
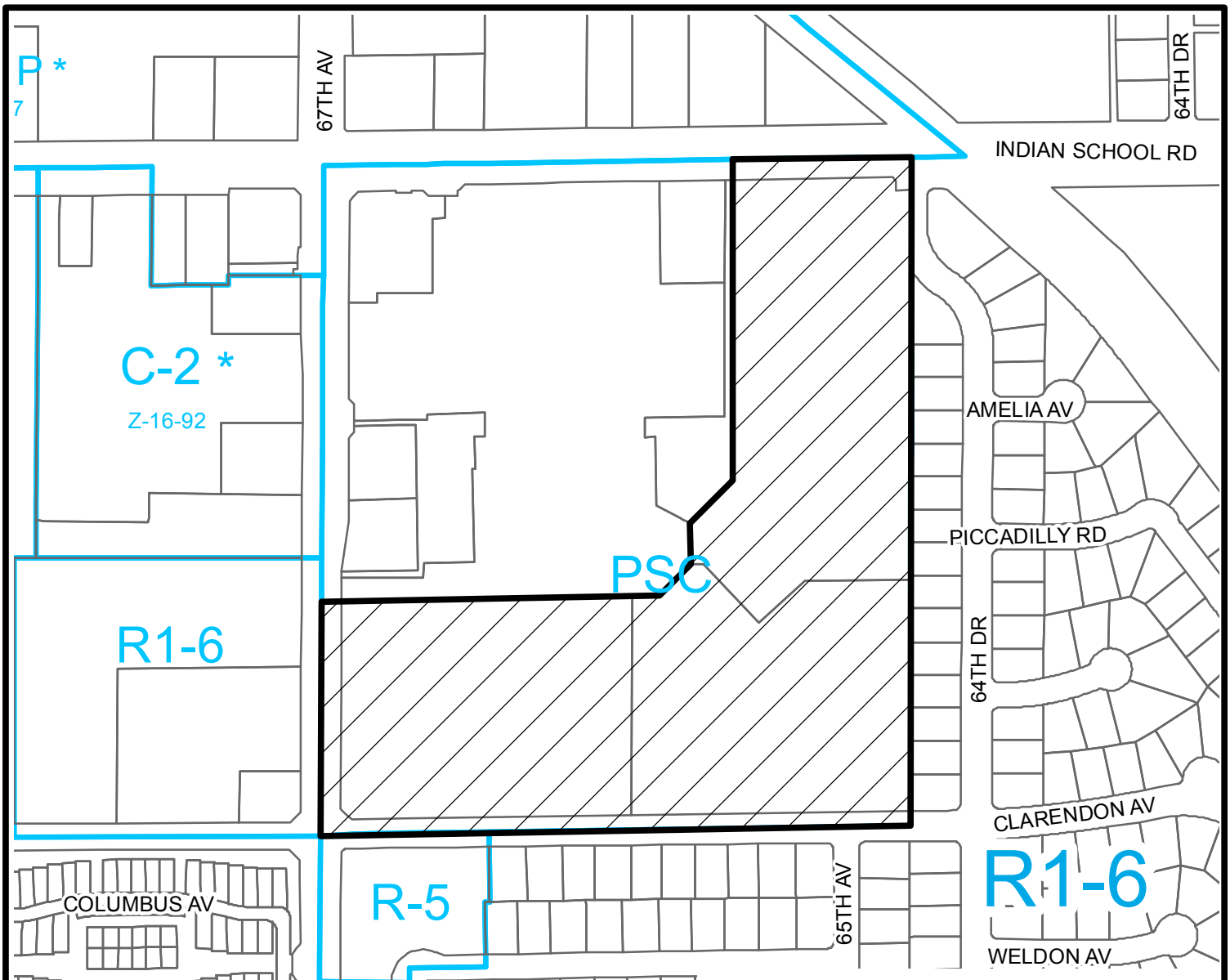
Michelle Dodds

**Attachments**

Sketch Map

Aerial

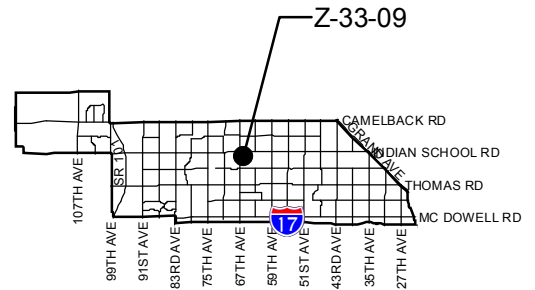
Development Narrative dated May 21, 2010



CITY OF PHOENIX PLANNING DEPARTMENT

**MARYVALE VILLAGE**

CITY COUNCIL DISTRICT: 5



<b>APPLICANT'S NAME:</b> Architectural Resource Team, Inc		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.:</b> Z-33-09		<b>FROM:</b> PSC, (19.52 a. c.)	
<b>DATE:</b> 03/22/10		<b>TO:</b> PUD, (19.52 a. c.)	
<b>REVISION DATES:</b>			
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b>			
19.52 Acres			
<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b>		<b>ZONING MAP</b>	
Q16-13		H-4	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
PSC		N/A	
PUD		N/A	
		<b>* UNITS P.R.D. OPTION</b>	
		N/A	
		N/A	

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





W INDIAN SCHOOL RD

W AMELIA AVE

W PICCADILLY RD

W CLARENDON AVE

W COLUMBUS AVE

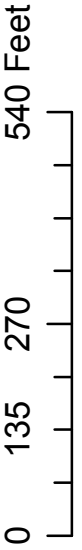
W WELDON AVE

N 67TH AVE

N 64TH DR

N 63RD DR

N 65TH AVE



PUD: Z-33-09-5