



City of Phoenix

**SPECIFIC PLAN AMENDMENT
Staff Analysis and Recommendation**

Application No. GPA-DSTV-2-09-2

REQUESTED AMENDMENT: (To Map)

Applicant: Ed Bull with Burch & Cracchiolo representing East of Epicenter LLC & Gray Development Group and the Arizona State Land Department

Site Location: Northeast corner of 56th Street and Loop 101

Village: Desert View Acres: 34.75 +/-

Current Plan Designation: _____

Proposal:

Amend Pages 6-14 and 6-15 of Chapter 6 of the Desert Ridge Specific Plan, Superblock 2 and Development Parcel 2.H. This freeway frontage site that is adjacent to the core is already planned and zoned for high density residential. A slight increase in the number of units in Development Parcel 2.H and a corresponding increase in the density cap in Superblock 2, will provide additional diversity and housing in close proximity to jobs and shopping.

Associated Zoning Case (if applicable): _____

STAFF RECOMMENDATION: (Summary)

It is recommended this request be approved.

HEARING SCHEDULE

	<u>Date</u>	<u>Action</u>
Village Planning Committee:	<u>7/7/09</u>	_____
Planning Commission:	<u>8/12/09</u>	_____
City Council:	<u>9/16/09</u>	_____
Ordinance Adoption:	<u>9/16/09</u>	Ordinance # _____



SPECIFIC PLAN AMENDMENT STAFF ANALYSIS 6/23/09

<u>Application:</u>	GPA-DSTV-2-09-2 – Desert Ridge Superblock 2 and Parcel 2.H
<u>Applicant:</u>	East of Epicenter, LLC
<u>Representative:</u>	Ed Bull with Burch & Cracchiolo, P.A.
<u>Property Owner:</u>	Arizona State Land Department
<u>Location:</u>	Northeast corner of 56th Street and the Loop 101 Freeway
<u>Acres:</u>	34.75 Acres
<u>Request:</u>	This request will amend the Desert Ridge Specific Plan to increase the number of units and density in Superblock 2 and Parcel 2.H.
<u>Village Planning Committee Action:</u>	Desert View – July 7, 2009
<u>Staff Recommendation:</u>	Approve as requested

Background

The Desert Ridge Specific Plan area is an approximately 5,700-acre master planned community located in Northeast Phoenix generally between the Central Arizona Canal and Pinnacle Peak Road and 32nd Street to 64th Street. At its inception, the planning area consisted entirely of undeveloped land held in trust by the Arizona State Land Department. The Plan was approved by City Council in July 1990. It is the governing land use document of the city of Phoenix for Desert Ridge. Desert Ridge is divided into Superblocks, each with their own individual land uses and regulations.

This amendment pertains to Superblock 2 and more specifically Parcel 2.H. Parcel 2.H is approximately 34.75 acres located at the northeast corner of 56th Street and the Loop 101 Freeway. The parcel is currently zoned R-4 via rezoning case Z-48-06-2. The site is currently vacant and is surrounded by vacant land to the north and east. The Loop 101 Freeway is to the south of the parcel. The mixed-use, CityNorth development is to the west of the parcel, across 56th Street. This amendment request will not affect the city of Phoenix General Plan and will remain consistent with the land use designation of Residential 15+ dwelling units per acre (du/ac).

Proposal

Parcel 2.H is designated high-density residential (maximum 820 units) in the Desert Ridge Specific Plan. The parcel is zoned R-4 and is stipulated to a maximum of 820 dwelling units. The Specific Plan currently allows Superblock 2 a maximum number of dwelling units of 2,009 and a density of 5.25 du/ac. The Specific Plan also currently allows Parcel 2.H a maximum number of dwelling units of 820, a minimum of 300 units and a density range of 10-25 du/ac. The applicant is proposing to modify these standards to Superblock 2 to allow a maximum of 2,255 dwelling units and a density of 5.9 du/ac. The proposal is also modifying the standards of Parcel 2.H to allow a maximum of 1,066, a minimum of 300 and a density of 10-31 du/ac for the entire parcel.

There is no proposed change to the overall density cap of 21,268 (non-core) dwelling units in the Desert Ridge Specific Plan. The Specific Plan is designed to allow flexibility for variations in numbers of dwelling units through density reallocations occurring within or between Superblocks. The proposed increase in dwelling units is allowable through reallocation of units from another superblock within the Specific Plan. In this case, units are being reallocated from Superblock 10, which is already built-out. This amendment to the Specific Plan is required because of the increase in maximum units for Superblock 2 and Parcel 2.H.

This proposal will not change the development standards (height, setbacks, etc.) of the R-4 zoning district. The number of units and density proposed is already allowed under the R-4 category. This proposal only affects the language of the Desert Ridge Specific Plan. A stipulation modification will have to be approved to change the rezoning case stipulation regarding a maximum number of 820 units in order to achieve the 1,066 units. This modification will have to follow the Planning Hearing Officer public hearing process.

Analysis

The site is located across the street from the Desert View Village Core and Desert Ridge commercial core, which serves as the entire planned community's primary commercial and employment center. The proposal will provide more housing choices in close proximity to employment and commercial centers, reducing the number of trips and trip length.

The proposed increase in dwelling units will not substantially affect traffic generation and transportation in the area. Providing additional housing within walking distance of employment and retail will provide the opportunity to minimize automobile usage.

Parks and open space will not be affected by this amendment, since public open space and parks are already designated through the Specific Plan area.

The nature of the proposed changes in units will require the applicant to submit a revised Water and Wastewater Master Plan for approval through the Development Services Department. The design and construction of any facilities needed to connect to, or increase the capacity of the existing networks will be the responsibility of the developer.

June 16, 2009- Community Meeting

Approximately 3,900 notices were sent out to property owners, the Desert View Village Planning Committee, and registered neighborhood organizations within the Village. A total of ten individuals attended.

The comments regarding the meeting were mixed. Most of the individuals attended to obtain additional information, while others had concerns regarding an increase in traffic and crime with the additional units. The applicant provided detailed information regarding the history of the site, the modifications being proposed and the phased approach of the development.

Conclusion

Staff recommends approval of the Specific Plan text amendment. Approval will promote the Specific Plan and Village Core concept of providing areas for residents to live, work and play while minimizing automobile usage.

Staff Recommendation:

Staff recommends approval of the request for the following reasons:

- The amendment is reallocating dwelling units that would otherwise go unused. These units are needed to promote the more intense land uses in the Specific Plan's core area.
- The location of the site, being at an intersection of a freeway and a major arterial is consistent with high-density housing that would support the Desert Ridge retail and employment developments.
- This amendment will provide the Desert Ridge core area with a better employment/population balance in an area planned with a majority of commercial and employment uses, while reducing trip lengths and supporting the goals of the Specific Plan and the city of Phoenix General Plan.

Writer

Jacob Zonn
6/23/09

Team Leader

Michelle Dodds

Attachments:

Proposed language
Aerial
Site Plan

FM Listening Systems or Qualified Sign Language Interpreters are available with 72 hours notice. Materials in alternate formats (large print, Braille, audio-tape or computer diskette) are available upon requests. For further ADA information call the Planning Department, Julia Quinones at Voice/602-262-6888 or FAX/602-495-3793, or City TDD Relay/602-534-5500.

Exhibit 1

Application to Amend Desert Ridge Specific Plan re: Superblock 2 and Development Parcel 2.H

The following text is shown in normal type as it is currently adopted. New text is shown in CAPS and text to be removed is shown as being ~~struck through~~. New numbers, which cannot be shown in CAPS, are underlined.

SUPERBLOCK 2

Superblock 2 contains a variety of residential densities, as well as a high school, community park, and a municipal complex consisting of a water storage reservoir, park-and-ride lot and potentially, a library, community center, police and fire station. -9

Size: 383 acres *2 *9 *10

Maximum Number of Dwelling Units: ~~2,000~~ 2,255 *2

Overall Superblock Maximum Density: ~~5.25~~ 5.9 du/ac *2 *9 *10

The size of each development parcel may vary by 30 percent (25 percent for R1-6 and more dense zoning categories without a minor plan amendment). Within Superblock 2, the more dense developments are located adjacent to 56th Street and contiguous to the high school and community park. *2

2.H – Development Parcel 2.H

Size: 35 acres *2 *9 *10

Uses Permitted:

- Residential
- Nursing homes, group care homes, specialized treatment facilities, congregate living facilities
- Churches +2

Density Range: ~~10-25~~ 10-31 du/ac for the entire parcel; ~~maximum density of 35 du/ac for individual developments~~, no maximum density is imposed for nursing homes or congregate care facilities. *2

Maximum Number of Units: 820; 1,066 if acreage increases 30 percent *2 *10

Minimum Number of Units: 300; 210 if acreage decreases 30 percent *2

Building Height Limit: 4 stories or 48 feet

Potential Zoning to be Applied: R-2, R-3, R-3A, R-4 +2

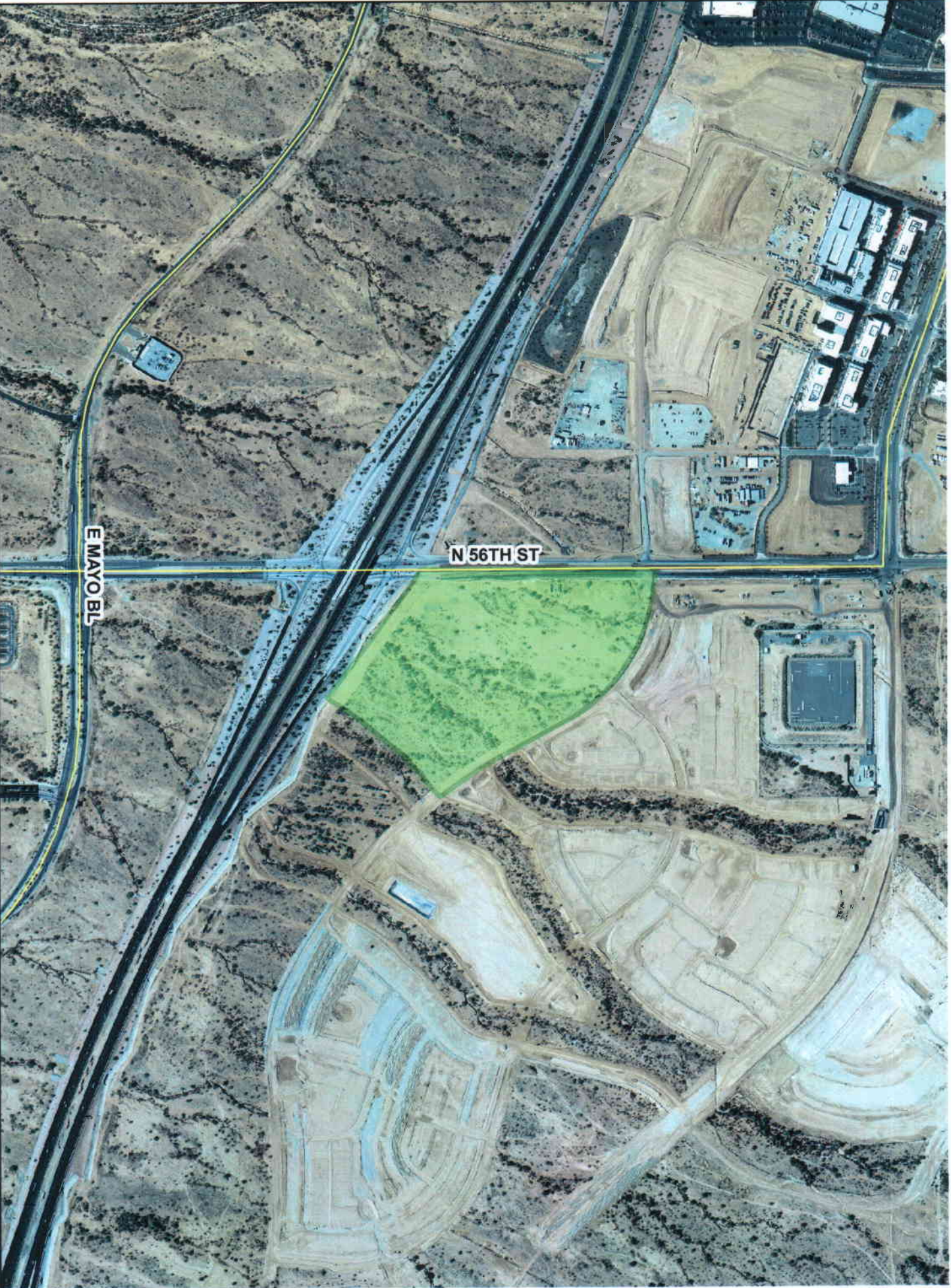
Minimum Lot Size: Zoning controls

Special Requirements (Modifying City of Phoenix Regulations):

- A use permit shall be obtained for nursing homes, group care homes, specialized treatment facilities and congregate living facilities.
- Residential units may be single-family detached, single-family attached or multifamily. *2
- Section C.4.B., Chapter 6 of Desert Ridge Specific Plan, applies.
- No more than 25 percent of the development parcel may be zoned R-2. +2

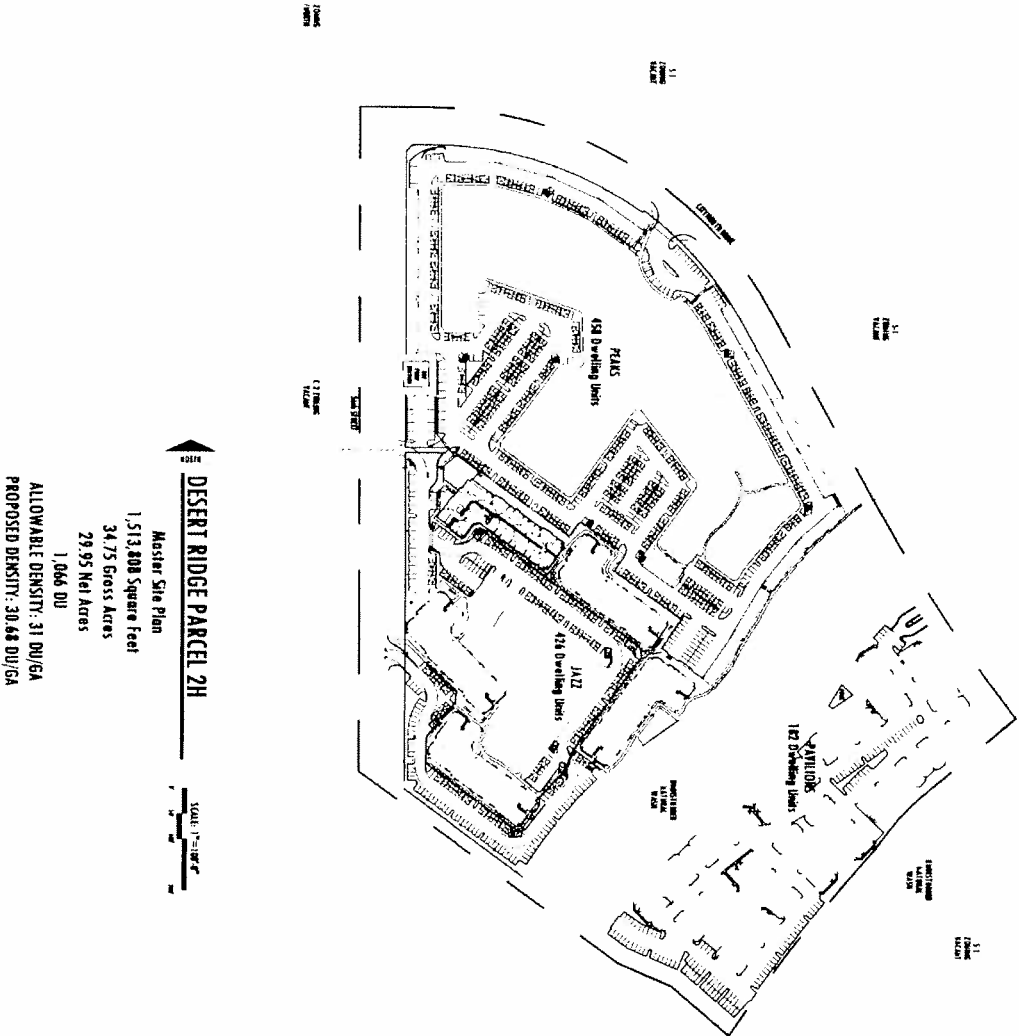
Recommendations:

- Appropriate buffering from the Pima Freeway shall be provided.



GPA-DSTV-2-09-2

0 412.5 825 1,650 Feet



DESERT RIDGE PARCEL 2H

Master Site Plan

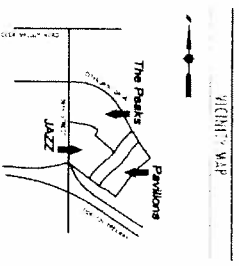
1,513,808 Square Feet
 34.75 Gross Acres
 29.95 Net Acres

1,066 DU

ALLOWABLE DENSITY: 31 DU/GA
 PROPOSED DENSITY: 30.68 DU/GA

CONTACT

DESIGNER	Parady Gray Architects, PLLC
ARCHITECT	Parady Gray Architects, PLLC
ENGINEER	Parady Gray Architects, PLLC
LANDSCAPE ARCHITECT	Parady Gray Architects, PLLC
PLANNING	Parady Gray Architects, PLLC
CONTRACTOR	Parady Gray Architects, PLLC
GENERAL CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE CONTRACTOR	Parady Gray Architects, PLLC
MECHANICAL CONTRACTOR	Parady Gray Architects, PLLC
ELECTRICAL CONTRACTOR	Parady Gray Architects, PLLC
PLUMBING CONTRACTOR	Parady Gray Architects, PLLC
PAINT CONTRACTOR	Parady Gray Architects, PLLC
ROOFING CONTRACTOR	Parady Gray Architects, PLLC
GLASS CONTRACTOR	Parady Gray Architects, PLLC
IRONWORK CONTRACTOR	Parady Gray Architects, PLLC
WELDER CONTRACTOR	Parady Gray Architects, PLLC
STEEL ERECTOR CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE FORMWORK CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE CURING CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE FINISHING CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE REPAIR CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE TESTING CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE PUMPING CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE CURING CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE FINISHING CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE REPAIR CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE TESTING CONTRACTOR	Parady Gray Architects, PLLC
CONCRETE PUMPING CONTRACTOR	Parady Gray Architects, PLLC



DESERT RIDGE - PARCEL 2H
 PHOENIX, ARIZONA

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MP 1.01
 EXHIBIT 8