



# City of Phoenix

Planning Department

## Staff Report Z-129-07-1

January 31, 2008

<b>Deer Valley Village Planning Committee Meeting Date</b>	February 21, 2008
<b>Planning Commission Date</b>	March 12, 2008
<b>Request From:</b>	S-1 DVAO (20.41 acres)
<b>Request To:</b>	CP/GCP DVAO (20.41 acres)
<b>Proposed Use</b>	Commerce Park
<b>Location</b>	Northeast and northwest corners of 15th Avenue and Alameda Road alignments
<b>Owner</b>	2001 Langroup, LLP
<b>Applicant/Representative</b>	Francis J. Slavin, Esq.
<b>Staff Recommendation</b>	Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commerce/Business Park	
<b>Street Map Classification</b>	15th Avenue	Minor Collector	30-foot half street
<p><b><i>Land Use Element, Goal 2, Employment and Population Balance: Development of each village's potential should be encouraged by distributing a diversity of employment and housing in a way that achieves a balanced citywide plan and that is consistent with commute travel patterns and the current character of each developed village.</i></b></p> <p><b><i>Land Use Element, Goal 4, Policy 1: Support healthy urban villages, with a balanced mix of housing, employment opportunities and services as a principal means to reduce vehicle trip length and associated emissions.</i></b></p> <p>The proposed development provides opportunities for employment within the area. The proposed development provides opportunities for support services in proximity to an area of regional significance, the Deer Valley Airport.</p>			
<p><b><i>Growth Area Element, Goal 1, Growth: Maintain a high quality of life and economically healthy community.</i></b></p> <p>The proposed zoning is appropriate near the Deer Valley Airport and is compatible with adjacent existing and planned business/commerce park and industrial development and uses.</p>			

<b>Area Plan</b>
<p><b><u>DEER VALLEY AIRPORT OVERLAY</u></b></p> <p>The site is within the Deer Valley Airport Overlay District (DVAO) and the proposed uses and height are consistent with the provisions of the overlay district.</p>

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	S-1
<b>North</b>	Vacant	S-1 and County Rural-43
<b>South</b>	Vacant	S-1
<b>East</b>	Vacant	County Rural-43
<b>West</b>	Vacant	County Rural-43

<b>Commerce Park</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Building Setbacks</i>		
Street	30 feet	N/A
Side	20 feet	N/A
<i>Landscaped Setbacks</i>		
Street	30 feet	N/A
Side	5 feet	N/A
Lot Coverage	50%	N/A
Building Height	56 feet	N/A
Parking	N/A	N/A

**Background/Issues/Analysis**

1. The purpose of this request is to seek a rezoning for 20.41 acres currently zoned S-1 DVAO for the development of future commerce park uses.
2. The General Plan Land Use Map designates this property as Commerce/Business Park. The proposed development is consistent with this designation. The adjacent General Land Use Map designations of Commerce/Business Park are compatible with the proposed development.
3. The site is generally located on the northeast and northwest corners of 19th Avenue and Alameda Road alignment. Currently, most adjacent properties are vacant with some existing single family residential units.

4. At this time, the applicant has not included a site plan or elevations. Staff has recommended a stipulation requiring site plan and elevations to be submitted for the Planning Hearing Officer's review and approval through the public hearing process prior to Development Services Department preliminary site plan approval.
5. No known archaeological sites are located within the project area. The City's Archaeology Office requests notification if any archaeological materials are encountered during construction. A stipulation is recommended to address this request.
6. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

### **Findings**

1. The proposed zoning is consistent with the General Plan Land Use Map Commerce/Business Park designation.
2. 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.
3. The proposed zoning is compatible with surrounding future land uses.

### **Stipulations**

1. That conceptual site plan(s) and elevations shall be approved by the Planning Hearing Officer through the public hearing process prior to Development Services Department preliminary site plan approval. This review is for conceptual purposes only. Specific development standards and requirements will be determined by the Development Services Department.
2. That the developer shall construct all streets within and adjacent to the development (except the frontage road) with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
3. That right-of-way totaling 80 feet shall be dedicated for 15th Avenue as per plans approved by Development Services Department.

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4. That right-of-way totaling 40 feet shall be dedicated for the north half of Alameda Road as approved by the Development Services Department.

**Writer**

Megan Neal

CR

1/23/2008

**Attachments**

1. Zoning Sketch
2. Aerial

# MARICOPA COUNTY

ALAMEDA ALIGNMENT

APP  
S-1  
Z-144-05

S-1  
ANX 331  
Z-32-05

S-1 \*  
Z-133-04  
ANX 322

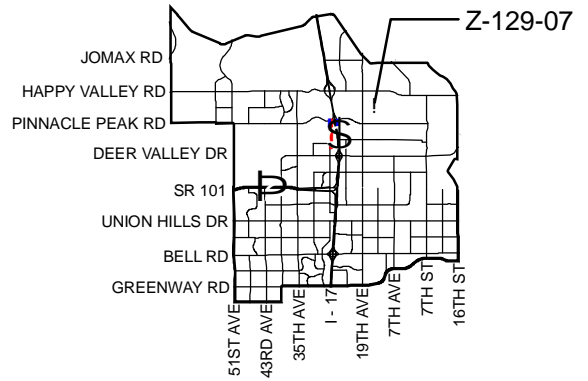
S-1 \*  
ANX 254  
Z-43-02

15TH AVE  
VENUE

S  
AN  
Z



400 200 0 400 Feet



CITY OF PHOENIX PLANNING DEPARTMENT  
*DEER VALLEY VILLAGE*  
CITY COUNCIL DISTRICT: 1

<b>APPLICANT'S NAME:</b> FRANSIC J SLAVIN, ESQ		<b>REQUESTED CHANGE:</b> FROM: S-1 DVAO, (20.41 ac)  TO: CP/GCP DVAO, (20.41 ac)	
<b>APPLICATION NO.</b> Z-129-07 ANX 322	<b>DATE:</b> 12-12-2007 <b>REVISION DATES:</b>		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 20.41 Acres	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> Q46-26	<small>ZONING MAP</small> O8 07	
<b>MULTIPLES PERMITTED</b> S-1 CP/GCP	<b>CONVENTIONAL OPTION</b> 20 N/A	<b>* UNITS P.R.D. OPTION</b> N/A N/A	

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

