



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: January 22, 2025

Subject: P.H.O. APPLICATION NO. PHO-12-25--Z-204-87-1 – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **February 19, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **January 29, 2025**.

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Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor
Village Planner (Robert Kuhfuss, Deer Valley Village)
Village Planning Committee Chair (Gregory Freeman, Deer Valley Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-12-25--Z-204-87-1

Council District: 1

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 1 regarding general conformance to the site plan date stamped April 2, 1997 and design guidelines dated February 14, 1997; Request to modify Stipulation 2 regarding individual development plans; Request to delete Stipulation 3 regarding right-of-way dedications; Request to modify Stipulation 4 regarding interior roadway improvements; Request to delete Stipulation 4a. regarding financial responsibility of traffic signal installations at the intersections of 27th Avenue and Runion Drive and 27th Avenue and Beardsley Road; Request to delete Stipulation 4b. regarding financial responsibility of traffic signal at the intersection 27th Avenue and Rose Garden Lane; Request to delete Stipulation 5 regarding dedication of 29th Avenue; Request to delete Stipulation 6 regarding the maximum number of dwelling units and retail/office space; Request to delete Stipulation 7 regarding approval of development east of 27th Avenue; Request to modify Stipulation 10 regarding multifamily parcel to be in general conformance with the site plan dated April 15, 1996; Request to modify Stipulation 11a. regarding pedestrian connections; Request to delete Stipulation 11b. regarding gateway/entryway statements.; Request to modify Stipulation 11c. regarding design of commercial development; Request to delete Stipulation 12 regarding Comprehensive Sign Plan approval; Request to delete Stipulation 13 regarding completion of revised Master Street Plan; Request to delete Stipulation 14 regarding right of way dedications and street improvements for each phase; Request to delete Stipulation 15 regarding Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan; Request to delete Stipulation 16 regarding dedications and street improvements for each phase according to Master Pedestrian/Bicycle Circulation Plan; Request to delete Stipulation 17 regarding orientation of buildings and parking adjacent to 27th Avenue; Request to delete Stipulation 18 regarding automobile circulation adjacent to 27th Avenue; Request to delete Stipulation 19 regarding driveway circulation for future drive through restaurant; Request to modify Stipulation 20 regarding project landscaping for individual sites; Request to delete Stipulation 22 regarding use of originally approved M-R zoning overlay.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Safeway Inc.	Owner	250 E. Parkcenter Blvd., Boise ID 83706	208.395.4371		travis.molis@albertsons.com
William E. Lally, Tiffany & Bosco P.A.	Representative	2525 E. Camelback Road, Floor 7, Phoenix, AZ 85018	602.452.2716		wel@tblaw.com
Cypress Development Partners	Applicant	10115 E. Bell Road, Suite 107 #410, Scottsdale, AZ 85260	949.629.3799		janzalone@cypresswestpartners.com

Property Location: Northeast corner of 27th Avenue and Runion Drive and approximately 350 feet east of the southeast corner of 27th Avenue and Rose Garden Lane

Acreage: 5.49

Geographic Information

Zoning Map	APN	Quarter Section
N7	209-08-027	Q41-23
	209-08-029E	Q41-23

Village:
Deer Valley

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at

<https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information			
Fee	Fee Waived	Fee Date	Purpose
\$1,725.00	\$0.00	01/08/25	PHO (3+ stipulations)

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

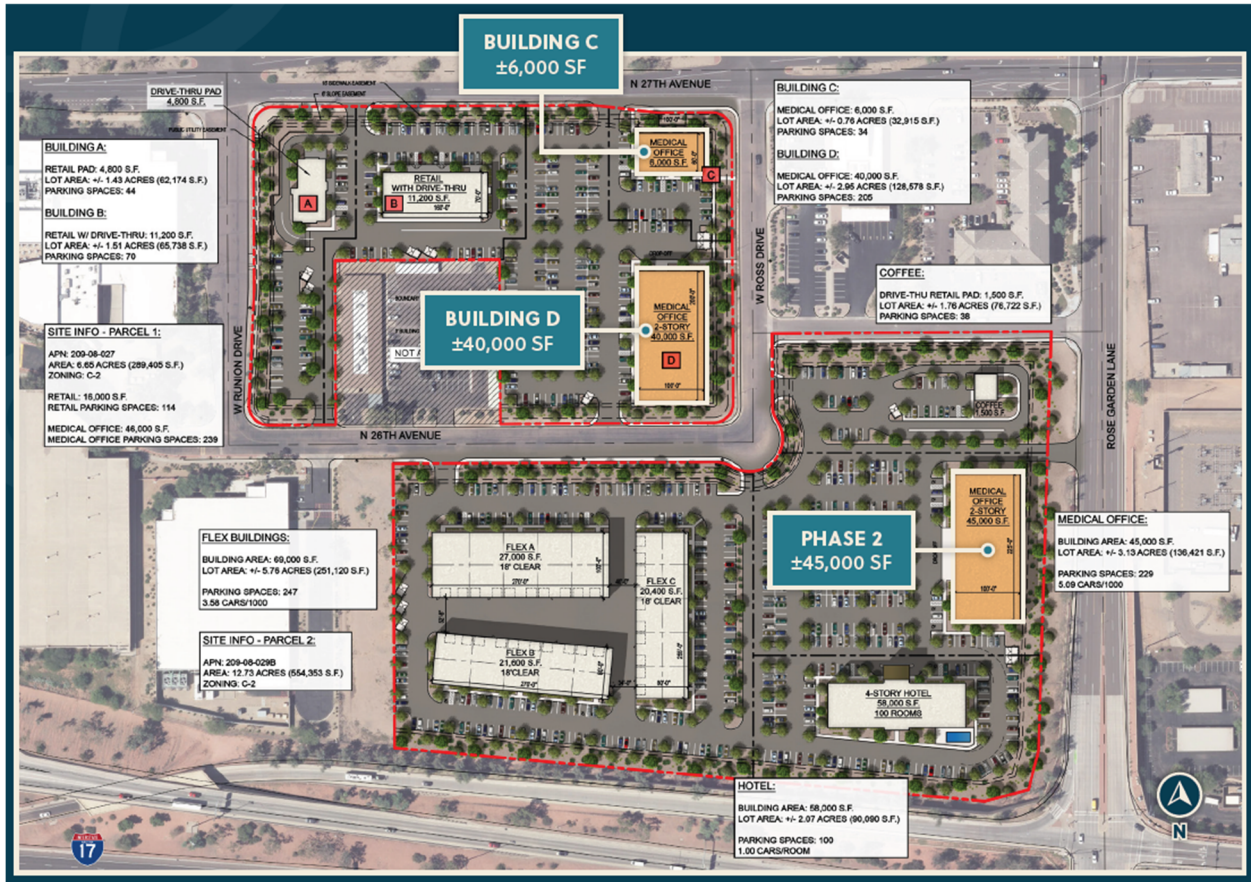
I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information			
Fee	Fee Waived	Fee Date	Purpose
\$1,725.00	\$0.00	01/08/25	PHO (3+ stipulations)

The Interchange

20627 N. 26th Avenue, Phoenix, AZ 85027 (+/- 14.78 gross acres)
 20637 N. 27th Avenue, Phoenix, AZ 85027 (+/- 8.81 gross acres)



PHO Application Project Narrative

Submitted: January 2, 2025



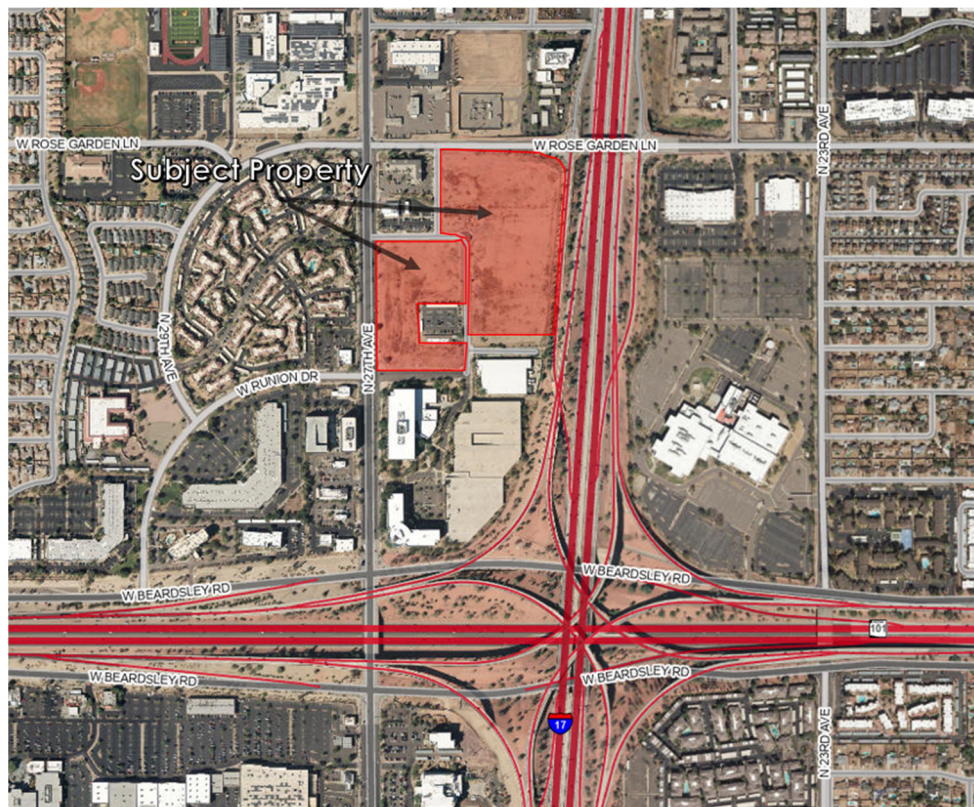
Byron Easton, Planning Hearing Officer
City of Phoenix, Planning & Development Dept.
200 W. Washington St., 2nd Floor
Phoenix, AZ 85003

RE: Planning Hearing Officer – Application for Stipulation Modification to PHO-6-97-Z-204-87; 20637 N. 27th Avenue (APN 209-08-027) & 20627 N. 26th Avenue (209-08-09E)

Dear Mr. Easton,

Cypress Development Partners (“Applicant”), hereby respectfully requests modification to stipulations to allow for a new mixed-use concept (“The Interchange”) within the Deer Valley Village. The Interchange is currently comprised of two undeveloped infill parcels totaling approximately 23.59 gross acres of land commonly known as 20637 N. 27th Avenue (+/- 8.81 gross acres) and 20627 N. 26th Avenue (+/- 14.78 gross acres) located just west of the I-17 and south of Rose Garden Avenue (collectively, the “Property”). When complete, The Interchange will allow for a variety of uses potentially including medical office, flex office, retail, drive-thru options, and a hotel.

The Property was originally part of a rezone (Z-204-87) almost 40 years ago and a stipulation modification which was approved almost 30 years ago in 1997 (PHO-6-97). However, the Property remains undeveloped to this day. The proposed modifications to the stipulations with the inclusion of a concept plan for The Interchange will allow for necessary services to the local area in a plan fitting for the modern day. Since the remainder of the Deer Valley Towne Center is developed, the stipulations only pertain to the Property, and modification to the stipulations will not affect other developments.



I. CURRENT STIPULATIONS

Cypress is requesting a modification or deletion of the following stipulations to allow for the proposed development:

Stipulations re: PHO-6-97-Z-204-87

1. That development be in general conformance to the site plan presented at the Planning Hearing Officer hearing of April 2, 1997 and design guidelines dated February 14, 1997 as may be modified by the following stipulations or in the alternative, the applicant may utilize the approved site plan dated September 12, 1996 for retail development on the east side of 27th Avenue. **[Modification Requested]**
2. That individual Development Plans shall be submitted to and approved by the Development Services Department and shall incorporate the design guidelines dated February 14, 1997 and shall include further detail on such items as: a. Master street and pedestrian/bicycle circulations; b. Master landscape plan. **[Modification Requested]**
3. That right-of-way be dedicated as reflected in the approved Master Street Plan. Additional right-of-way for right-turn lanes into parcels and bus bays shall be dedicated as may be required by the Development Services Department at the time of site plan review. **[Deletion Requested]**
4. That the applicant shall fully improve all interior roadways and adjacent half-streets (exclusive of freeway construction), including 27th Avenue, in accordance with the approved Master Street Plan. Said improvements shall include the cost of pedestrian and bikeway facilities and signage and the following signalized intersections:
 - a. The developer will be financially responsible for the total cost of installation of the traffic signals at the following intersections, when warranted, as determined by the Street Transportation Department: 27th Avenue and Runion Drive, 27th Avenue and Beardsley Road (unless constructed by ADOT);
 - b. The developer will be financially responsible for 50% of the cost of installation of a traffic signal at the intersection at 27th Avenue and Rose Garden Lane, when warranted, as determined by the Street Transportation Department.**[Modification Requested]**
5. That 29th Avenue, in its current alignment, shall be dedicated and improved by the abutting property owners. Each abutting property owner shall be responsible for the dedication and improvement of the half-street adjacent to its respective parcel. The timing of the street improvements shall be agreed to by the affected property owners at such time as the master street plan shall be approved for this application. **[Deletion Requested]**
6. That development shall not exceed a maximum of 540 dwelling units (conditioned on a City Council density waiver); one hotel, 220,000 square feet of office and 50,000 square feet of retail uses west of 27th Avenue, and east of 27th Avenue 1,000,000 square feet of office, one hotel, and 20,000 square feet of retail use. In the alternative, the applicant may develop 450,000 square feet of retail/office in lieu of the 1,000,000 square feet of office development. **[Deletion Requested]**
7. That approval is conditioned on the development of the office use within 18 months and a retail component of at least 50,000 square feet within 36 months of final City Council approval if the 450,000 square foot retail component east of 27th Avenue is developed. A maximum of six (6) pad sites (defined as a stand alone structure of less than 5,000 square feet in area) are permitted, with no more than two (2)

pads permitted in the development of the first 50,000 square feet of commercial development. **[Deletion Requested]**

8. That development shall be consistent with the goals and policies of the Deer Valley Core Specific Plan with particular emphasis on the designated view corridors and design of 27th Avenue.

9. That the Chairman of the Deer Valley Village Planning Committee shall be notified in writing, by the applicant, of all development review meetings with the Development Services Department.

10. That the multifamily parcel be in general conformance with the site plan dated April 15, 1996. **[Deletion Requested]**

11. That the following design modifications as approved by the Development Services Department be incorporated into the final site development of each parcel as applicable:

a. That clearly defined shaded pedestrian connections, a minimum of four (4) feet in width, generally consistent with the pedestrian plan submitted in conjunction with this application be provided. Where the major pedestrian spines cross driveway aisles, the crosswalk area shall be enhanced with decorative or colored pavement material. The pedestrian connections shall be developed in conjunction with the development of individual sites as approved by the Development Services Department. **[Modification Requested for 11a]**

b. Gateway/entryway statements be provided at 27th Avenue and Rose Garden and at 27th Avenue and Runion Drive intersections. The 27th Avenue and Runion Drive intersection shall include a minimum ½ acre landscaped plaza that shall encompass all four corners of the intersection. The landscaped plaza may include retention and be included in the required building setback. **[Deletion Requested for 11b]**

c. Design of the commercial development shall minimize the linear effect with substantial building offsets, vertical relief and architectural embellishments/focal points. The design shall maintain architectural uniformity around the entire center with particular emphasis to minimizing the visual impacts from the freeway.

12. That the development (exclusive of the approved residential parcel and the OPUS office development) shall be subject to approval of a Comprehensive Sign Plan to be submitted by June 30, 1997. Any requests for sign permits prior to final approval of the comprehensive sign plan shall be submitted to the Planning Hearing Officer for review of consistency with the proposed design guidelines. **[Deletion Requested]**

13. That the master developer of the entire 136-acre parcel shall be responsible for completing a revised Master Street Plan based on the interim uses approved for the site. Any deviation from the approved interim uses may require additional traffic analysis by the applicant's traffic engineer, as determined by the Street Transportation Department. **[Deletion Requested]**

14. The master developer of the entire 136-acre parcel, or subsequent property owners as may be assigned, shall be required to make all right-of-way dedications and street improvements for each phase according to the approved Master Street Plan as directed by the Development Services Department, at the time of preliminary site plan review. **[Deletion Requested]**

15. The master developer of the entire 136-acre parcel shall be responsible for completing the Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan based on the interim uses approved for the site.

Any deviation from the approved interim uses may require additional analysis by the applicant's traffic engineer as determined by the Planning and Street Transportation Departments. **[Deletion Requested]**

16. That master developer for the entire 136-acre parcel, or subsequent property owners as may be assigned, shall be required to make all necessary dedications and improvements for each phase according to the approved Master Pedestrian/Bicycle Circulation Plans, as directed by the Development Services Department, at the time of preliminary site plan review. **[Deletion Requested]**

17. That the Development Services Department shall pay particular attention to the orientation of buildings and parking adjacent to 27th Avenue. The following building locations shall provide buildings located adjacent to the street landscape setback with no parking or driveways permitted between the building and the 27th Avenue landscape setback:

- a. The building located at the northwest corner of 27th Avenue and Beardsley Road;
- b. The building located at the southwest corner of 27th Avenue and Runion Drive;
- c. The building located immediately to the south of the building referenced above in 17.b;
- d. The building(s) located at the southeast corner of 27th Avenue and Runion Drive;
- e. The building located at the northeast corner of 27th Avenue and Runion Drive; and
- f. The building located at the southeast corner of 27th Avenue and Rose Garden Lane.

[Deletion Requested]

18. That automobile circulation may be provided adjacent to 27th Avenue for the freestanding building shown on Area "F" located at the northwest corner of 27th Avenue and Runion Drive. Parking should be discouraged adjacent to the 27th Avenue landscape setback. **[Deletion Requested]**

19. That in the event of development of a drive-through restaurant, driveway circulation may occur between the 27th Avenue landscape setback and the restaurant building; however, no parking is permitted adjacent to the 27th Avenue landscape area in this instance. **[Deletion Requested]**

20. That project landscaping for individual sites shall be consistent with the landscape design theme provided along 27th Avenue and shall incorporate materials consistent with the attached plant palette. **[Modification Requested]**

21. That all sidewalks, pedestrian crossings, seating areas, light standards, and screen walls, if applicable, shall be consistent throughout the project.

22. That use of the originally approved MR zoning overlay shall require modification of stipulations through the Planning Hearing Officer process and may be subject to further traffic analysis, off-site improvements, and design standards. **[Deletion Requested]**

Stipulations re: Z-16-97.

1. That stipulations established in in Rezoning Application 204-87-1 remain with the approved underlying zoning. **[Deletion Requested]**
2. That the following be met at the time of development, as may be required by the Street Transportation Department:

- a. A revised traffic study shall be provided to the Street Transportation Department [Contact Ms. Dana Owsiany, P.E. at 602. 495.3697 for more information]; **[Modification Requested for 2a]**
- b. Additional Right of Way may be required upon final review and approval of the revised traffic study; **[Deletion Requested]**
- c. No building permits, with the exception of Phase 1 shall be issued until the revised-traffic study is approved; and
- d. 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.

II. REQUESTED STIPULATION MODIFICATIONS AND DELETIONS

1. That development be in general conformance to the site plan presented at the Planning Hearing Officer hearing of April 2, 1997 and design guidelines dated February 14, 1997 as may be modified by the following stipulations or in the alternative, the applicant may utilize the approved site plan dated September 12, 1996 for retail development on the east side of 27th Avenue. Notwithstanding the following stipulations, APN 209-08-027 and APN 209-08-029E may be developed in general conformance with the approved plan dated ***, 2025.

Applicant Reasoning: The proposed plan for The Interchange encompasses both APN 209-08-027 and 209-08-029E and imagines a variety of uses such as medical office, flex office, retail, drive thru and hotel. The Interchange conforms with the needs of the current market, particularly in the corridor of the Deer Valley Village, which severely lacks new ground-up development opportunities providing for these uses.

The currently approved plan overlaying APN 209-08-027 and 209-08-029E contemplates an outdated plan. The plan for The Interchange contemplates a proposed 130 room extended stay-type hotel for an area that has experienced exceptional growth since the approval of the current plan. The Interchange will also include upwards of 90,000 square feet of medical uses to provide relief to an area of the City in desperate need of medical use opportunities. Further, additional retail options for the local business community and residents will provide a tangible benefit to the area.

2. That individual Development Plans shall be submitted to and approved by the Development Services Department and ~~shall incorporate the design guidelines dated February 14, 1997 and~~ shall include further detail on such items as in accordance with the currently approved and applicable: a. Master street and pedestrian/bicycle circulations; b. Master landscape plan.

Applicant Reasoning: The Interchange will conform to all City, Village and all Overlay plan requirements as dictated in the City ordinance and code. Applicant respectfully requests that these stipulations be deleted as they relate to the previously approved plan.

~~3. That right-of-way be dedicated as reflected in the approved Master Street Plan. Additional right-of-way for right-turn lanes into parcels and bus bays shall be dedicated as may be required by the Development Services Department at the time of site plan review.~~

Applicant Reasoning: All right of way dedications appear to be complete at this time. Therefore, Cypress requests this stipulation be deleted. The Interchange will conform to all City, Village and Overlay plan requirements as dictated in the City ordinance and code.

4. That the applicant shall fully improve all interior roadways ~~and adjacent half-streets~~ (exclusive of freeway construction), ~~including 27th Avenue~~, in accordance with the relevant City requirements as dictated in the Ordinance approved Master Street Plan. Said improvements shall include the cost of pedestrian and bikeway facilities, ~~and signage and the following signalized intersections:~~

Applicant Reasoning: All adjacent half streets appear to be improved at this time. Applicant will conform to the Master Streets Plan for interior roadways.

~~a. The developer will be financially responsible for the total cost of installation of the traffic signals at the following intersections, when warranted, as determined by the Street Transportation Department: 27th Avenue and Runion Drive, 27th Avenue and Beardsley Road (unless constructed by ADOT);~~

Applicant Reasoning: The three other corners of the 27th Avenue and Runion Drive intersection have been developed, and no light has been installed thus far. Placing the capital onus solely on Cypress would be unduly burdensome if the remaining developments have not paid a cost sharing fee to be reimbursed to Applicant. The 27th Avenue and Beardsley Road traffic signal is already installed, as such, Applicant requests this requirement be deleted as a stipulation.

~~b. The developer will be financially responsible for 50% of the cost of installation of a traffic signal at the intersection at 27th Avenue and Rose Garden Lane, when warranted, as determined by the Street Transportation Department.~~

Applicant Reasoning: The traffic signal at 27th Avenue and Rose Garden was previously installed, and Applicant requests the stipulation be deleted.

~~5. That 29th Avenue, in its current alignment, shall be dedicated and improved by the abutting property owners. Each abutting property owner shall be responsible for the dedication and improvement of the half-street adjacent to its respective parcel. The timing of the street improvements shall be agreed to by the affected property owners at such time as the master street plan shall be approved for this application.~~

Applicant Reasoning: 29th Avenue is dedicated and improved. Applicant requests deletion of this stipulation.

~~6. That development shall not exceed a maximum of 540 dwelling units (conditioned on a City Council density waiver); one hotel, 220,000 square feet of office and 50,000 square feet of retail uses west of 27th Avenue, (and east of 27th Avenue 1,000,000 square feet of office, one hotel, and 20,000 square feet of retail use. In the alternative, the applicant may develop 450,000 square feet of retail/office in lieu of the 1,000,000 square feet of office development.~~

Applicant Reasoning: The remainder of the Deer Valley Towne Center is already developed, and the proposed development includes an updated site plan to satisfy the needs of the local area.

~~7. That approval is conditioned on the development of the office use within 18 months and a retail component of at least 50,000 square feet within 36 months of final City Council approval if the 450,000 square foot retail component east of 27th Avenue is developed. A maximum of six (6) pad sites (defined as a stand alone structure of less than 5,000 square feet in area) are permitted, with no more than two (2) pads permitted in the development of the first 50,000 square feet of commercial development.~~

Applicant Reasoning: This stipulation relates to a conditional approval based on requirements within 18 months of its original approval and therefore this stipulation no longer applies, and Applicant requests the deletion of this stipulation.

The Interchange includes two (2) pad sites under 5,000 square feet. However, one pad site is imagined along Rose Garden Avenue near the I-17 which maintains considerable traffic from the I17 and another along 27th Avenue and Runion Drive which will support the local office dense area.

8. That development shall be consistent with the goals and policies of the Deer Valley Core Specific Plan with particular emphasis on the designated view corridors and design of 27th Avenue.

9. That the Chairman of the Deer Valley Village Planning Committee shall be notified in writing, by the applicant, of all development review meetings with the Development Services Department.

~~10. That the multifamily parcel be in general conformance with the site plan dated April 15, 1996.~~

Applicant Reasoning: The multifamily parcel is developed and this stipulation is no longer relevant. Applicant requests the deletion of this stipulation.

11. That the following design modifications as approved by the Development Services Department be incorporated into the final site development of each parcel as applicable:

a. That clearly defined shaded pedestrian connections, a minimum of four (4) feet in width, generally consistent with the pedestrian plan submitted in conjunction with this application be provided. Where the major pedestrian spines cross driveway aisles, the crosswalk area shall be enhanced with decorative or colored pavement material. The pedestrian connections shall be developed in conjunction with the development of individual sites as approved by the Development Services Department during the preliminary site plan approval process.

Applicant Reasoning: Applicant requests a clarification that Cypress will coordinate the pedestrian connections with DSD during preliminary site plan approval.

~~b. Gateway/entryway statements be provided at 27th Avenue and Rose Garden and at 27th Avenue and Runion Drive intersections. The 27th Avenue and Runion Drive intersection shall include a minimum ½ acre landscaped plaza that shall encompass all four corners of the intersection. The landscaped plaza may include retention and be included in the required building setback.~~

Applicant Reasoning: The gateway/entryway statements have already been developed on each of the corners of the 27th Avenue and Runion Drive intersection. Applicant requests deletion of this stipulation.

c. Design of the commercial development shall minimize the linear effect with substantial building offsets, vertical relief and architectural embellishments/focal points. The design shall maintain architectural uniformity around APN 209-08-027 and APN 209-08-029E ~~the entire center~~ with particular emphasis to minimizing the visual impacts from the freeway.

Applicant Reasoning: The Interchange will be subject to the requirements of the City Ordinance and Code and any Overlay plans, but will effectively maintain design throughout the development.

~~12. That the development (exclusive of the approved residential parcel and the OPUS office development) shall be subject to approval of a Comprehensive Sign Plan to be submitted by June 30, 1997. Any requests for sign permits prior to final approval of the comprehensive sign plan shall be submitted to the Planning Hearing Officer for review of consistency with the proposed design guidelines.~~

~~13. That the master developer of the entire 136-acre parcel shall be responsible for completing a revised Master Street Plan based on the interim uses approved for the site. Any deviation from the approved interim uses may require additional traffic analysis by the applicant's traffic engineer, as determined by the Street Transportation Department.~~

~~14. The master developer of the entire 136-acre parcel, or subsequent property owners as may be assigned, shall be required to make all right of way dedications and street improvements for each phase according to the approved Master Street Plan as directed by the Development Services Department, at the time of preliminary site plan review.~~

~~15. The master developer of the entire 136-acre parcel shall be responsible for completing the Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan based on the interim uses approved for the site. Any deviation from the approved interim uses may require additional analysis by the applicant's traffic engineer as determined by the Planning and Street Transportation Departments.~~

~~16. That master developer for the entire 136-acre parcel, or subsequent property owners as may be assigned, shall be required to make all necessary dedications and improvements for each phase according to the approved Master Pedestrian/Bicycle Circulation Plans, as directed by the Development Services Department, at the time of preliminary site plan review.~~

Applicant Reasoning for Stipulations 12-16: The Interchange will conform to all City, Village and Overlay plan requirements as dictated in the City Ordinance and Code. Applicant requests that these stipulations be deleted as they relate to the previously approved site.

~~17. That the Development Services Department shall pay particular attention to the orientation of buildings and parking adjacent to 27th Avenue. The following building locations shall provide buildings located adjacent to the street landscape setback with no parking or driveways permitted between the building and the 27th Avenue landscape setback:~~

- ~~a. The building located at the northwest corner of 27th Avenue and Beardsley Road;~~
- ~~b. The building located at the southwest corner of 27th Avenue and Runion Drive;~~
- ~~c. The building located immediately to the south of the building referenced above in 17.b;~~
- ~~d. The building(s) located at the southeast corner of 27th Avenue and Runion Drive;~~

- ~~e. The building located at the northeast corner of 27th Avenue and Runion Drive; and~~
~~f. The building located at the southeast corner of 27th Avenue and Rose Garden Lane.~~

Applicant Reasoning: The buildings indicated in 17 a, b, c, d, f have all been developed, as such they no longer apply. Applicant requests the stipulations be deleted.

The proposed plan does not include parking nor a driveway between the building and the adjacent street landscape setback. The imagined drive-thru only incorporates a drive thru for vehicles utilizing the retail building at the corner of 27th Avenue and Runion Drive. The Arizona addition of the Department of Transportation building (APN 209-08-022) located adjacent to the Property adds a level of complexity to developing a proper ingress and egress for the proposed buildings along 27th Avenue. As such, parking is depicted along 27th Avenue to incorporate the proper number of parking stalls.

- ~~18. That automobile circulation may be provided adjacent to 27th Avenue for the freestanding building shown on Area "F" located at the northwest corner of 27th Avenue and Runion Drive. Parking should be discouraged adjacent to the 27th Avenue landscape setback.~~

Applicant Reasoning: The northwest corner of 27th Avenue and Runion Drive was previously developed. As such, it no longer applies and Applicant requests that it be deleted.

- ~~19. That in the event of development of a drive-through restaurant, driveway circulation may occur between the 27th Avenue landscape setback and the restaurant building; however, no parking is permitted adjacent to the 27th Avenue landscape area in this instance.~~

Applicant Reasoning: Similar to the reasoning in stipulation 17. The design of the parking lot, ingress and egress in relation to the ADOT building requires parking along 27th Avenue to provide the necessary number of parking spaces.

20. That project landscaping for individual sites shall be consistent with the landscape design theme provided along 27th Avenue and shall incorporate materials consistent with the ~~attached~~ currently approved plant palette.

Applicant Reasoning: This is a clarification that The Interchange will conform to all City, Village and Overlay plan requirements as dictated in the City code and relevant overlay plans.

21. That all sidewalks, pedestrian crossings, seating areas, light standards, and screen walls, if applicable, shall be consistent throughout the project.

- ~~22. That use of the originally approved MR zoning overlay shall require modification of stipulations through the Planning Hearing Officer process and may be subject to further traffic analysis, off-site improvements, and design standards.~~

Applicant Reasoning: Applicant will be required to conform with the current City zoning Ordinance and Code requirements from the City including any additional Overlay districts that apply. Applicant requests deletion of this stipulation.

Stipulations re: Z-16-97.

1. ~~That stipulations established in in Rezoning Application 204-87-1 remain with the approved underlying zoning.~~

Applicant Reasoning: Applicant is requesting this stipulation modification for the development of a newly imagined mixed-use site within the context of the City's current zoning ordinance and code.

2. That the following be met at the time of development, as may be required by the Street Transportation Department:

a. A revised traffic study ~~relative to the development of APN 209-08-027 and 209-08-029E only~~ shall be provided to the Street Transportation Departure [Contact Ms. Dana Owsiany, P.E. at 602.495.3697 for more information];

Applicant Reasoning: Applicant will provide a traffic study only as it relates to the Property as any additional requirements go beyond the scope of this project.

b. ~~Additional Right of Way may be required upon final review and approval of the revised traffic study;~~

Applicant Reasoning: Applicant believes all required right of way dedications have been made to this point.

c. No building permits, with the exception of Phase 1 shall be issued until the revised-traffic study is approved; and

d. 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.

III. CONCLUSION

The Interchange allows for a reimagined mixed-use development within the confines of the Deer Valley Village, Overlay Districts, and City of Phoenix Ordinance and Code. Development of the Property in the proposed plan will allow for additional services including supporting medical needs for the area. With the above in mind, Applicant respectfully requests the modification of stipulations as dictated below to allow for development of the Interchange.

City of Phoenix
PLANNING DEPARTMENT

May 12 1997

Beardslev and I 17 LLC
4131 North 24th Street #C207
Phoenix AZ 85016

Winner of the
Carl Bertelsmann
Prize



Dear Applicant

RE Rezoning Application No 204 87 1 Northwest corner of Beardslev Road and Black Canyon Freeway (I 17) (approximately 42.3 acres)

Please be advised that the Phoenix City Council in accordance with the provisions of Section 506 B 1 of the Zoning Ordinance has on May 5 1997 concurred with the recommendation of the Planning Hearing Officer and recommended approval of Modification of stipulations regarding general site plan conformance design guidelines mix and amount of uses and removal of a conditional time stipulation relating to submittal of a comprehensive sign plan subject to stipulations

STIPULATIONS

- Mod** ① That development be in general conformance to the site plan presented at the Planning Hearing Officer hearing of April 2 1997 and design guidelines dated February 14 1997 as may be modified by the following stipulations or in the alternative, the applicant may utilize the approved site plan dated September 12 1996 for retail development on the east side of 27th Avenue
- Mod** ② That individual Development Plans shall be submitted to and approved by the Development Services Department and shall incorporate the design guidelines dated February 14 1997 and shall include further detail on such items as
- a Master street and pedestrian/bicycle circulations
 - b Master landscape plan
- Del** ③ That right of way be dedicated as reflected in the approved Master Street Plan. Additional right of way for right turn lanes into parcels and bus bays shall be dedicated as may be required by the Development Services Department at the time of site plan review
- Mod** ④ That the applicant shall fully improve all interior roadways and adjacent half streets (exclusive of freeway construction) including 27th Avenue in accordance with the approved Master Street Plan. Said improvements shall include the cost of pedestrian and bikeway facilities and signage and the following signalized intersections
- Del** ⑤ a The developer will be financially responsible for the total cost of installation of the traffic signals at the following intersections when warranted as determined by the Street Transportation Department

27th Avenue and Runion Drive
27th Avenue and Beardslev Road (unless constructed by ADOT)

- Del **b** The developer will be financially responsible for 50% of the cost of installation of a traffic signal at the intersection at 27th Avenue and Rose Garden Lane when warranted as determined by the Street Transportation Department
- Del **5** That 29th Avenue in its current alignment shall be dedicated and improved by the abutting property owners. Each abutting property owner shall be responsible for the dedication and improvement of the half street adjacent to its respective parcel. The timing of the street improvements shall be agreed to by the affected property owners at such time as the master street plan shall be approved for this application.
- Del **6** That development shall not exceed a maximum of 540 dwelling units (conditioned on a City Council density waiver) one hotel 220 000 square feet of office and 50 000 square feet of retail uses west of 27th Avenue and east of 27th Avenue 1 000 000 square feet of office one hotel and 20 000 square feet of retail use. In the alternative, the applicant may develop 450 000 square feet of retail/office in lieu of the 1 000 000 square feet of office development.
- Del **7** That approval is conditioned on the development of the office use within 18 months and a retail component of at least 50 000 square feet within 36 months of final City Council approval if the 450 000 square foot retail component east of 27th Avenue is developed. A maximum of six (6) pad sites (defined as a stand alone structure of less than 5 000 square feet in area) are permitted with no more than two (2) pads permitted in the development of the first 50 000 square feet of commercial development.
- Del **8** That development shall be consistent with the goals and policies of the Deer Valley Core Specific Plan with particular emphasis on the designated view corridors and design of 27th Avenue.
- Del **9** That the Chairman of the Deer Valley Village Planning Committee shall be notified in writing by the applicant of all development review meetings with the Development Services Department.
- Mod **10** That the multifamily parcel be in general conformance with the site plan dated April 15 1996.
- Del **11** That the following design modifications as approved by the Development Services Department be incorporated into the final site development of each parcel as applicable:
- Mod **a** That clearly defined shaded pedestrian connections a minimum of four (4) feet in width generally consistent with the pedestrian plan submitted in conjunction with this application be provided. Where the major pedestrian spines cross driveway aisles the crosswalk area shall be enhanced with decorative or colored pavement material. The pedestrian connections shall be developed in conjunction with the development of individual sites as approved by the Development Services Department.
- Del **b** Gateway/entryway statements be provided at 27th Avenue and Rose Garden and at 27th Avenue and Runion Drive intersections. The 27th Avenue and Runion Drive intersection shall include a minimum 1/4 acre landscaped plaza that shall encompass all four corners of the intersection. The landscaped plaza may include retention and be included in the required building setback.

Mod

c

Design of the commercial development shall minimize the linear effect with substantial building offsets vertical relief and architectural embellishments/focal points The design shall maintain architectural uniformity around the entire center with particular emphasis to minimizing the visual impacts from the freeway

Del

12

That the development (exclusive of the approved residential parcel and the OPUS office development) shall be subject to approval of a Comprehensive Sign Plan to be submitted by June 30 1997 Any requests for sign permits prior to final approval of the comprehensive sign plan shall be submitted to the Planning Hearing Officer for review of consistency with the proposed design guidelines

Del

13

That the master developer of the entire 136 acre parcel shall be responsible for completing a revised Master Street Plan based on the interim uses approved for the site Any deviation from the approved interim uses may require additional traffic analysis by the applicant's traffic engineer as determined by the Street Transportation Department

Del

14

The master developer of the entire 136 acre parcel or subsequent property owners as may be assigned shall be required to make all right of way dedications and street improvements for each phase according to the approved Master Street Plan as directed by the Development Services Department at the time of preliminary site plan review

Del

15

The master developer of the entire 136 acre parcel shall be responsible for completing the Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan based on the interim uses approved for the site Any deviation from the approved interim uses may require additional analysis by the applicant's traffic engineer as determined by the Planning and Street Transportation Departments

Del

16

That master developer for the entire 136 acre parcel or subsequent property owners as may be assigned shall be required to make all necessary dedications and improvements for each phase according to the approved Master Pedestrian/Bicycle Circulation Plans as directed by the Development Services Department at the time of preliminary site plan review

Del

17

That the Development Services Department shall pay particular attention to the orientation of buildings and parking adjacent to 27th Avenue The following building locations shall provide buildings located adjacent to the street landscape setback with no parking or driveways permitted between the building and the 27th Avenue landscape setback

Del

a

b

c

d

e

f

The building located at the northwest corner of 27th Avenue and Beardsley Road

The building located at the southwest corner of 27th Avenue and Runion Drive

The building located immediately to the south of the building referenced above in 17 b,

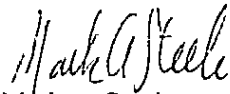
The building(s) located at the southeast corner of 27th Avenue and Runion Drive

The building located at the northeast corner of 27th Avenue and Runion Drive, and

The building located at the southeast corner of 27th Avenue and Rose Garden Lane

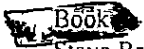
- Del 18 That automobile circulation may be provided adjacent to 27th Avenue for the freestanding building shown on Area F located at the northwest corner of 27th Avenue and Runion Drive Parking should be discouraged adjacent to the 27th Avenue landscape setback
- Del 19 That in the event of development of a drive through restaurant driveway circulation may occur between the 27th Avenue landscape setback and the restaurant building however no parking is permitted adjacent to the 27th Avenue landscape area in this instance
- Mod 20 That project landscaping for individual sites shall be consistent with the landscape design theme provided along 27th Avenue and shall incorporate materials consistent with the attached plant palette
- 21 That all sidewalks pedestrian crossings seating areas light standards and screen walls if applicable shall be consistent throughout the project
- Del 22 That use of the originally approved MR zoning overlay shall require modification of stipulations through the Planning Hearing Officer process and may be subject to further traffic analysis off site improvements and design standards

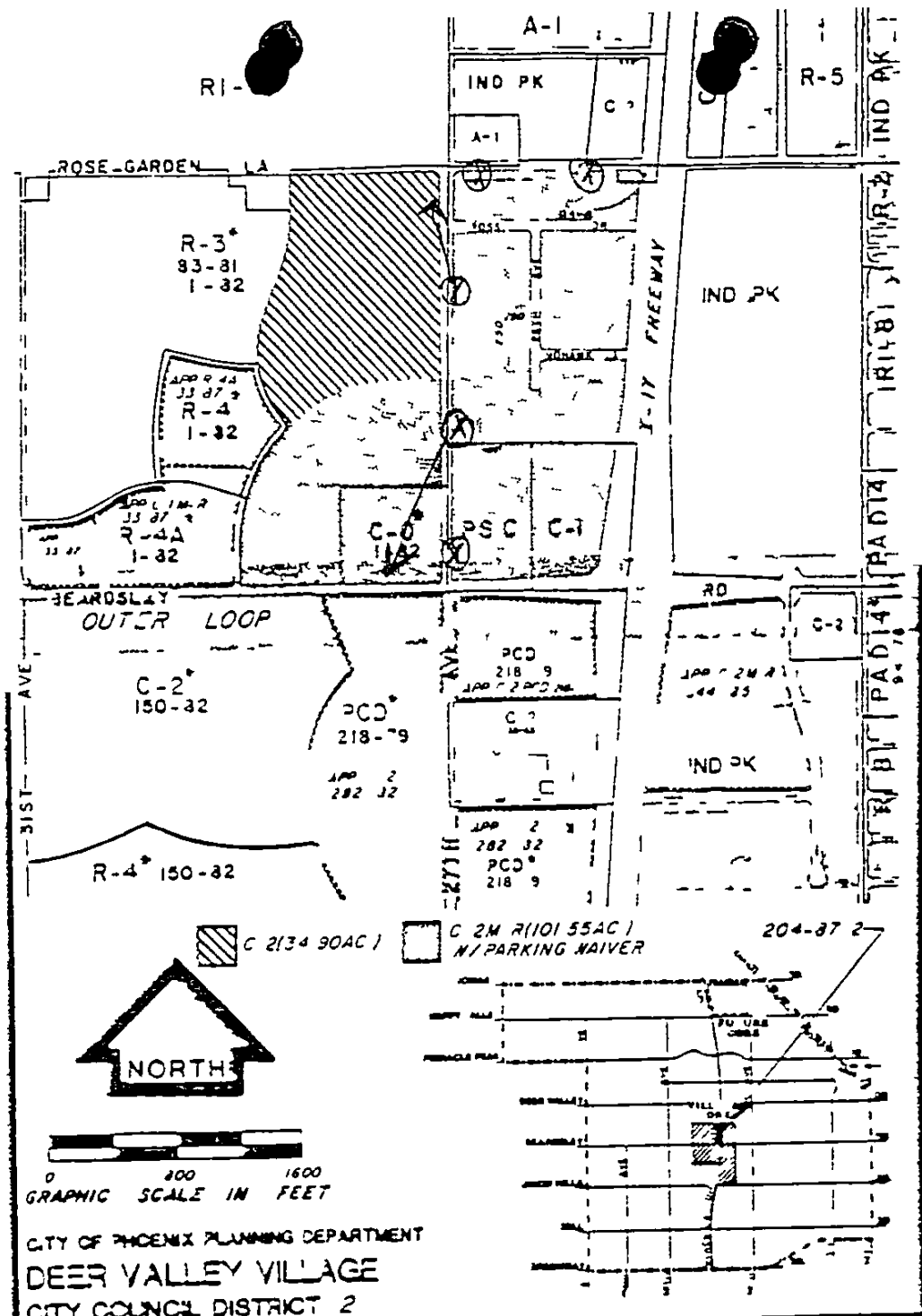
Sincerely



Mark A Steele
Principal Planner

RW lawf\hearings\pho\rat\204871 w61

c City Clerk
Michelle Dodds
Randy Watson
Rick Doell Development Services/Building Safety
Ben Leonard Public Transit
Case File

Steve Bauer
Strategies Inc
1101 East Warner Road #126
Tempe AZ 85284

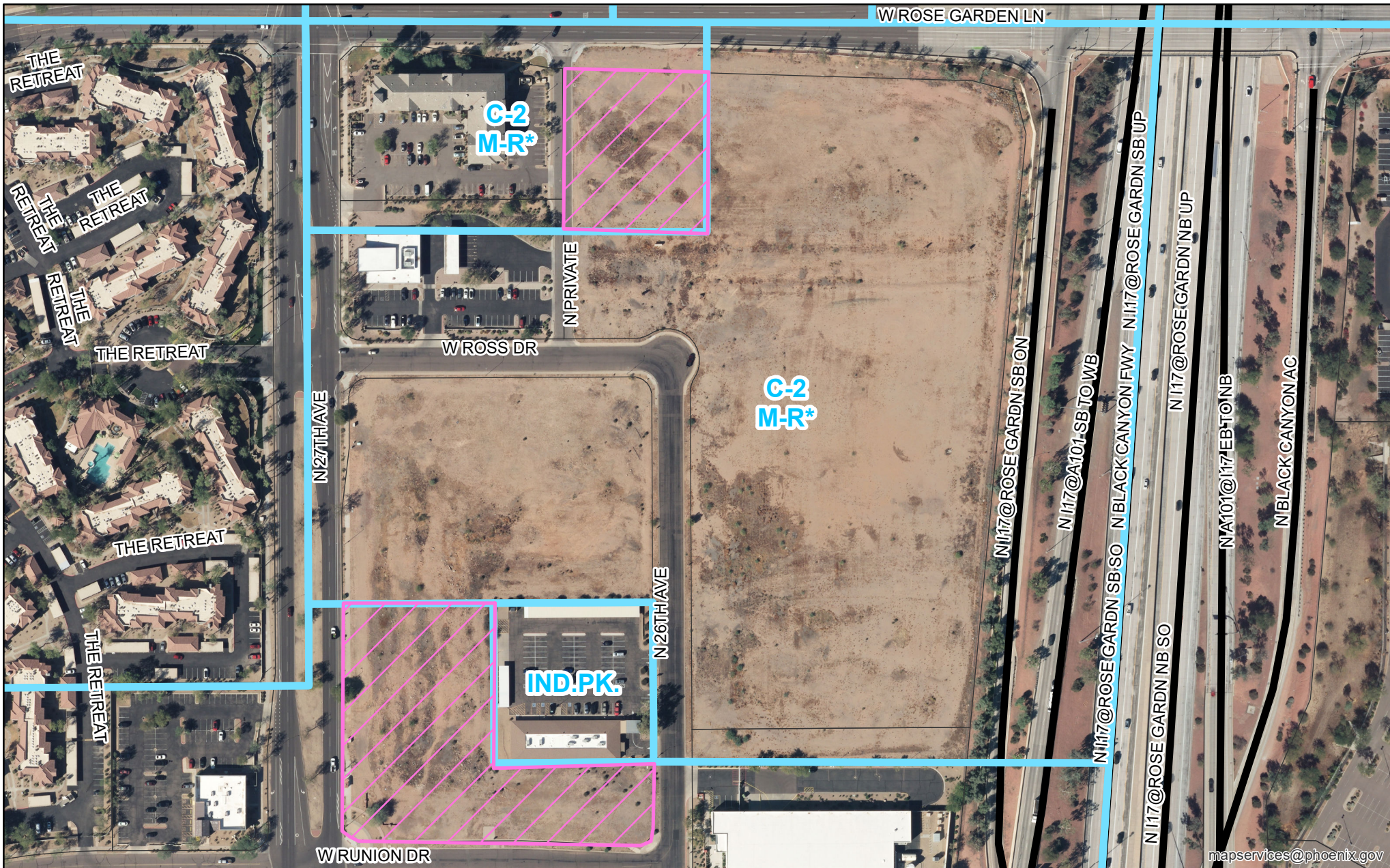


S LOHEE
 4/2/97
 PHO
 204-87-1
 Note change
 in Council
 districts for
 87

APPLICANT'S NAME <u>VALLEY PARK ASSOCIATES</u>		REQUESTED CHANGE
APPLICATION NO <u>204-87-1</u>		FROM IND PK C-0, C-1, PSC, RI-8
ZONING MAP 41-22 23		TO C-2, C-2M-R WITH PARKING WAIVER (1 SPACE PER 250 SQ FT)
MULTIPLES PERMITTED		UNITS P.R.D. OPTION

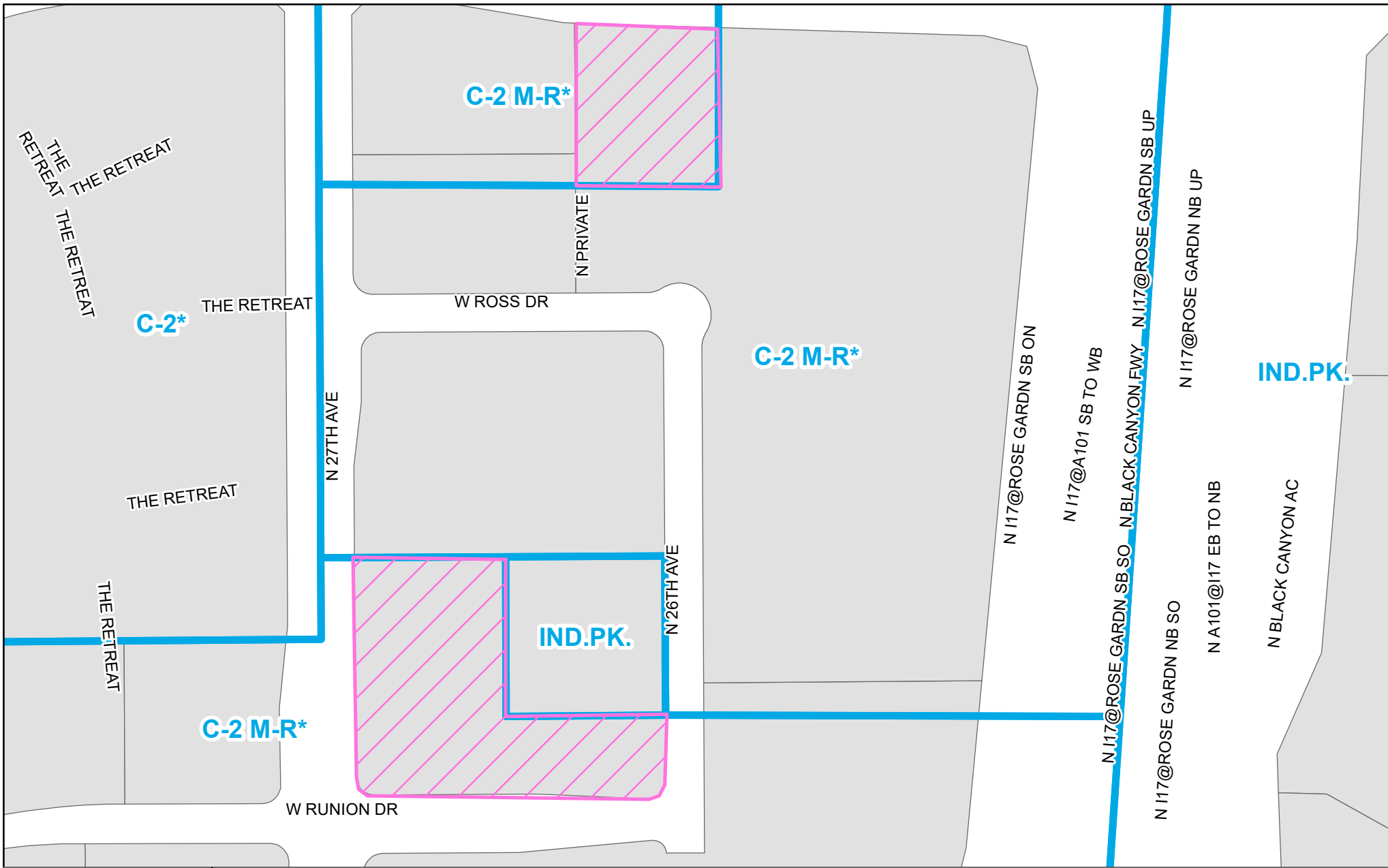
MAXIMUM UNIT ALLOW

1-957



PHO-12-25--Z-204-87-1

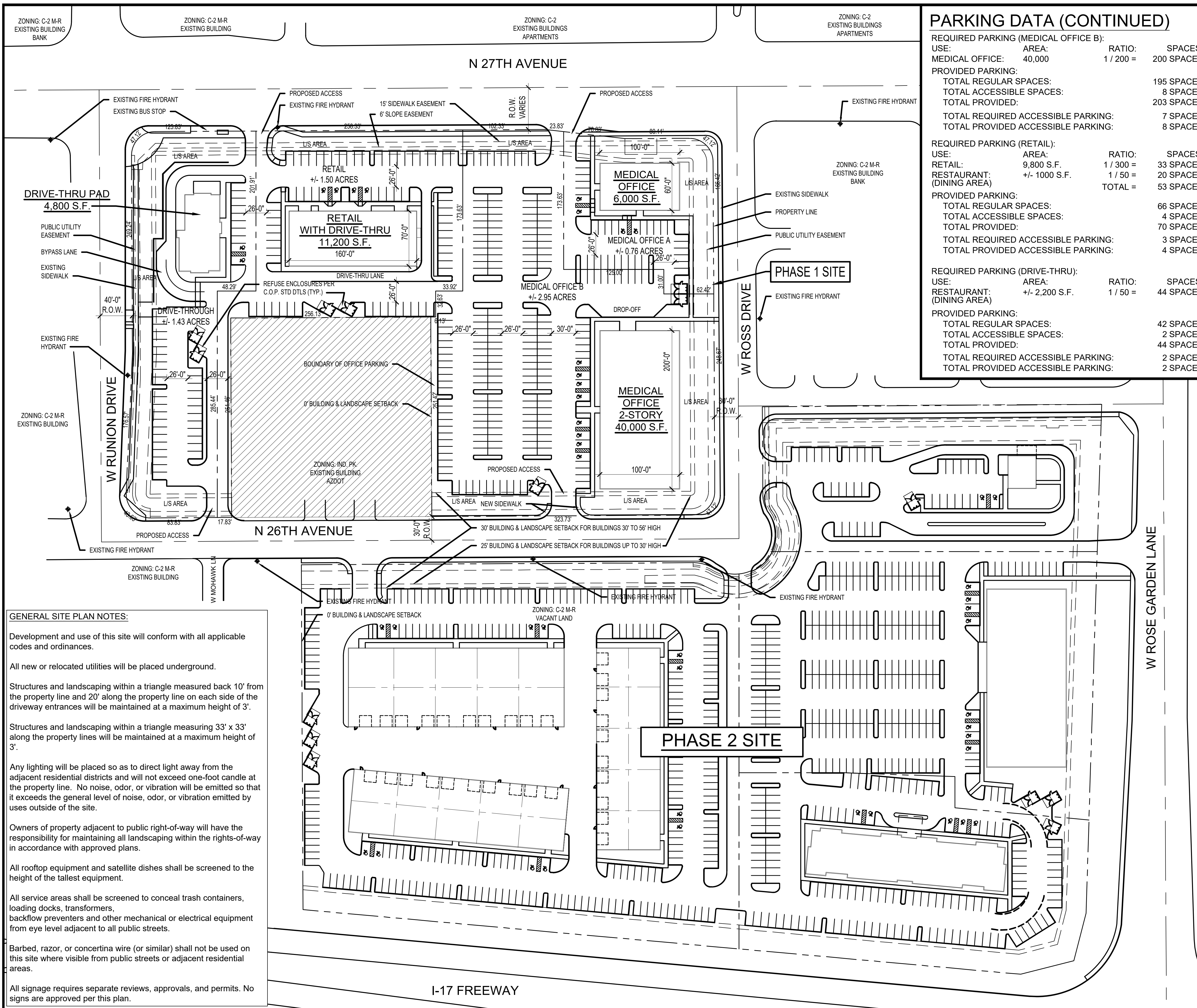
Property Location: Northeast corner of 27th Avenue and Runion Drive and approximately 350 feet east of the southeast corner of 27th Avenue and Rose Garden Lane



PHO-12-25--Z-204-87-1

Property Location: Northeast corner of 27th Avenue and Runion Drive and approximately 350 feet east of the southeast corner of 27th Avenue and Rose Garden Lane





PARKING DATA (CONTINUED)

REQUIRED PARKING (MEDICAL OFFICE B):			
USE:	AREA:	RATIO:	SPACES:
MEDICAL OFFICE:	40,000	1 / 200 =	200 SPACES
PROVIDED PARKING:			
TOTAL REGULAR SPACES:			195 SPACES
TOTAL ACCESSIBLE SPACES:			8 SPACES
TOTAL PROVIDED:			203 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING:			7 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:			8 SPACES
REQUIRED PARKING (RETAIL):			
USE:	AREA:	RATIO:	SPACES:
RETAIL:	9,800 S.F.	1 / 300 =	33 SPACES
RESTAURANT:	+/- 1000 S.F.	1 / 50 =	20 SPACES
(DINING AREA)		TOTAL =	53 SPACES
PROVIDED PARKING:			
TOTAL REGULAR SPACES:			66 SPACES
TOTAL ACCESSIBLE SPACES:			4 SPACES
TOTAL PROVIDED:			70 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING:			3 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:			4 SPACES
REQUIRED PARKING (DRIVE-THRU):			
USE:	AREA:	RATIO:	SPACES:
RESTAURANT:	+/- 2,200 S.F.	1 / 50 =	44 SPACES
(DINING AREA)			
PROVIDED PARKING:			
TOTAL REGULAR SPACES:			42 SPACES
TOTAL ACCESSIBLE SPACES:			2 SPACES
TOTAL PROVIDED:			44 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING:			2 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:			2 SPACES

PROJECT INFORMATION

PROJECT NAME: 27TH AVENUE & ROSE GARDEN
 PROJECT ADDRESS: SWC OF 27TH AVE & ROSE GARDEN LN PHOENIX, AZ 85027
 PROPERTY OWNER: SAFEWAY INC
 250 E PARKCENTER BLVD
 BOISE, ID 83706
 DEVELOPER: CYPRESS WEST PARTNERS
 30021 TOMAS ROAD, SUITE 130
 RANCHO SANTA MARGARITA, CA 92688
 ARCHITECT: DALKE DESIGN GROUP, LLC
 2039 E. RICE DRIVE
 TEMPE, AZ 85283
 480-589-3793
 VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

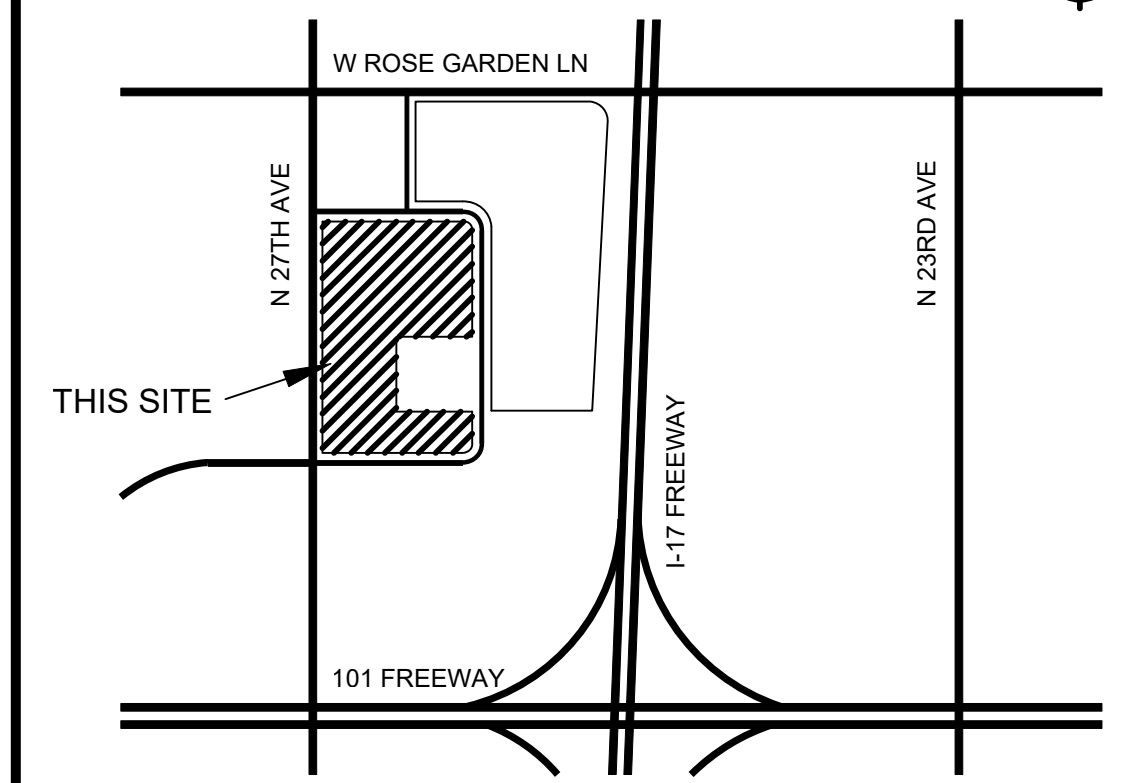
PARCEL NUMBER: 209-08-027
 CURRENT ZONING: C-2 M-R (ZONING TO REMAIN)
 ZONING CASES: Z-204-87, Z-16-97
 GROSS SITE AREA: PHASE 1 SITE: 8.81 ACRES (383,747 S.F.)
 NET SITE AREA: PHASE 1 SITE: 6.64 ACRES (289,402 S.F.)
 LOT SALES: NO
 BUILDING AREA: 62,000 S.F. TOTAL BUILDING AREA (GROSS)
 LOT COVERAGE: 14.5%
 F.A.R.: 0.16
 STORIES: ONE & TWO STORY BUILDINGS
 BLDG HEIGHTS: ONE STORY BUILDINGS: +/- 24'-0"
 TWO STORY BUILDING: +/- 38'-0"
 OCCUPANCY: B
 CONSTRUCTION TYPE: TYPE V-B (SPRINKLERED)

PARKING DATA

REQUIRED PARKING (MEDICAL OFFICE A):			
USE:	AREA:	RATIO:	SPACES:
MEDICAL OFFICE:	+/- 6,000 S.F.	1 / 200 =	30 SPACES
PROVIDED PARKING:			
TOTAL REGULAR SPACES:			30 SPACES
TOTAL ACCESSIBLE SPACES:			4 SPACES
TOTAL PROVIDED:			34 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING:			2 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:			4 SPACES

PROJECT DESCRIPTION:
 ONE NEW 11,200 S.F. RETAIL BUILDING, ONE NEW 4,800 S.F. DRIVE-THROUGH BUILDING AND TWO NEW MEDICAL OFFICE BUILDINGS TOTALING 46,000 S.F. WITH PARKING AND SITEWORK ON A VACANT SITE

VICINITY MAP



CITY APPROVALS

CITY OF PHOENIX
 DEC 13 2024
 Planning & Development
 Department

GENERAL SITE PLAN NOTES:

Development and use of this site will conform with all applicable codes and ordinances.

All new or relocated utilities will be placed underground.

Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 3'.

Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.

Any lighting will be placed so as to direct light away from the adjacent residential districts and will not exceed one-foot candle at the property line. No noise, odor, or vibration will be emitted so that it exceeds the general level of noise, odor, or vibration emitted by uses outside of the site.

Owners of property adjacent to public right-of-way will have the responsibility for maintaining all landscaping within the rights-of-way in accordance with approved plans.

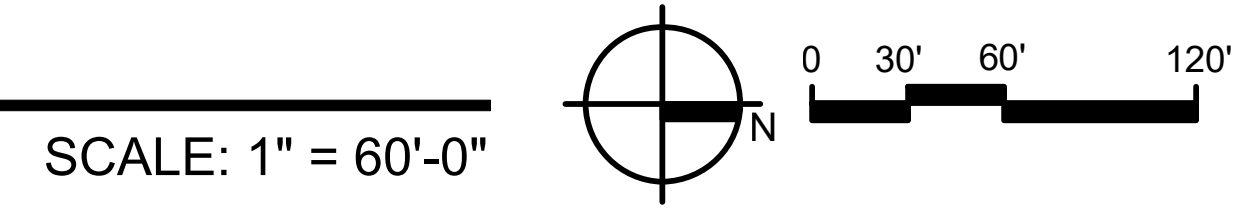
All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.

All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.

Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.

All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.

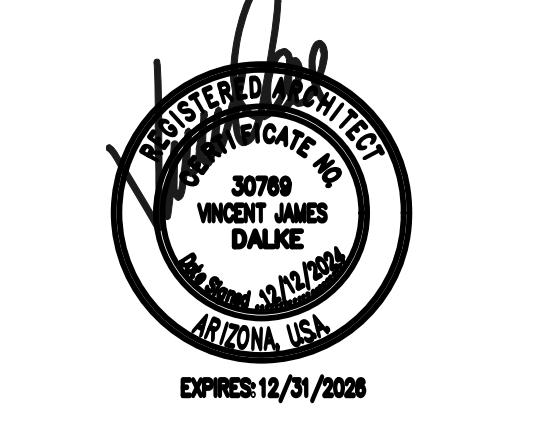
PRELIMINARY SITE PLAN - PHASE 1



2039 E RICE DR., TEMPE
 AZ, 85283
 480-589-3793
 VINCE@DALKEDESIGNGROUP.COM

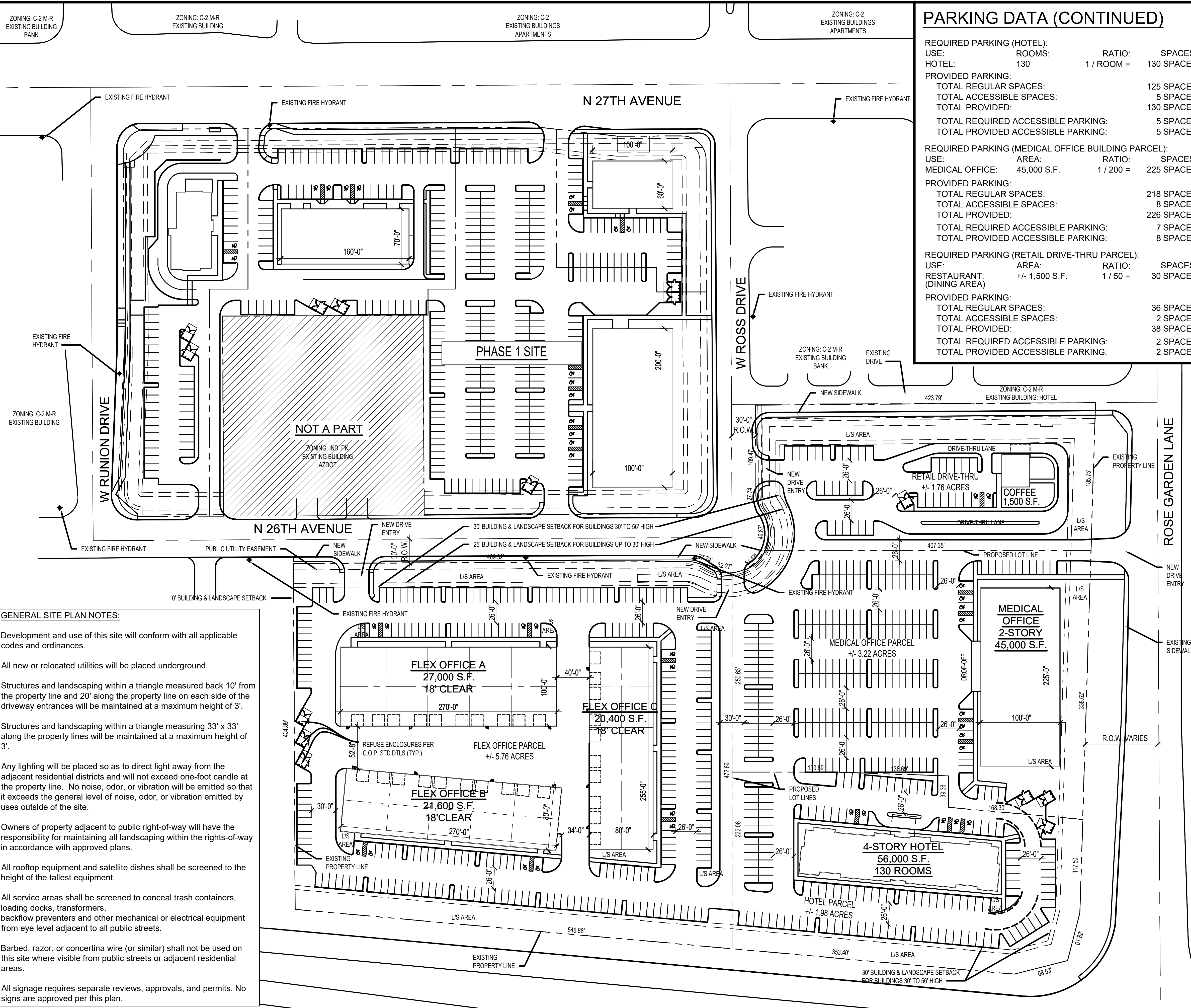
27TH AVENUE & ROSE GARDEN
 PHOENIX, AZ

NUMBER	REVISION	DATE



SHEET TITLE
 PRELIMINARY SITE PLAN
 ISSUE DATE 12/12/24
 DRAWN
 CHECKED BY VJD
 PROJECT NUMBER

DRAWING NO.
A0.1.1
 REV



GENERAL SITE PLAN NOTES:

Development and use of this site will conform with all applicable codes and ordinances.

All new or relocated utilities will be placed underground.

Structures and landscaping within a triangle measured back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 3'.

Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.

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All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.

Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.

All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.

PARKING DATA (CONTINUED)

REQUIRED PARKING (HOTEL):			
USE:	ROOMS:	RATIO:	SPACES:
HOTEL:	130	1 / ROOM =	130 SPACES
PROVIDED PARKING:			
TOTAL REGULAR SPACES:			125 SPACES
TOTAL ACCESSIBLE SPACES:			5 SPACES
TOTAL PROVIDED:			130 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING:			5 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:			5 SPACES
REQUIRED PARKING (MEDICAL OFFICE BUILDING PARCEL):			
USE:	AREA:	RATIO:	SPACES:
MEDICAL OFFICE:	45,000 S.F.	1 / 200 =	225 SPACES
PROVIDED PARKING:			
TOTAL REGULAR SPACES:			218 SPACES
TOTAL ACCESSIBLE SPACES:			8 SPACES
TOTAL PROVIDED:			226 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING:			7 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:			8 SPACES
REQUIRED PARKING (RETAIL DRIVE-THRU PARCEL):			
USE:	AREA:	RATIO:	SPACES:
RESTAURANT: (DINING AREA)	+/- 1,500 S.F.	1 / 50 =	30 SPACES
PROVIDED PARKING:			
TOTAL REGULAR SPACES:			36 SPACES
TOTAL ACCESSIBLE SPACES:			2 SPACES
TOTAL PROVIDED:			38 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING:			2 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:			2 SPACES

PROJECT INFORMATION

PROJECT NAME: 27TH AVENUE & ROSE GARDEN
 PROJECT ADDRESS: SWC OF 27TH AVE & ROSE GARDEN LN PHOENIX, AZ 85027
 PROPERTY OWNER: SAFEWAY INC
 250 E PARKCENTER BLVD
 BOISE, ID 83706
 DEVELOPER: CYPRESS WEST PARTNERS
 30021 TOMAS ROAD, SUITE 130
 RANCHO SANTA MARGARITA, CA 92688
 ARCHITECT: DALKE DESIGN GROUP, LLC
 2039 E. RICE DRIVE
 TEMPE, AZ 85283
 480-589-3793
 VINCE@DALKEDESIGNGROUP.COM

PROJECT DATA

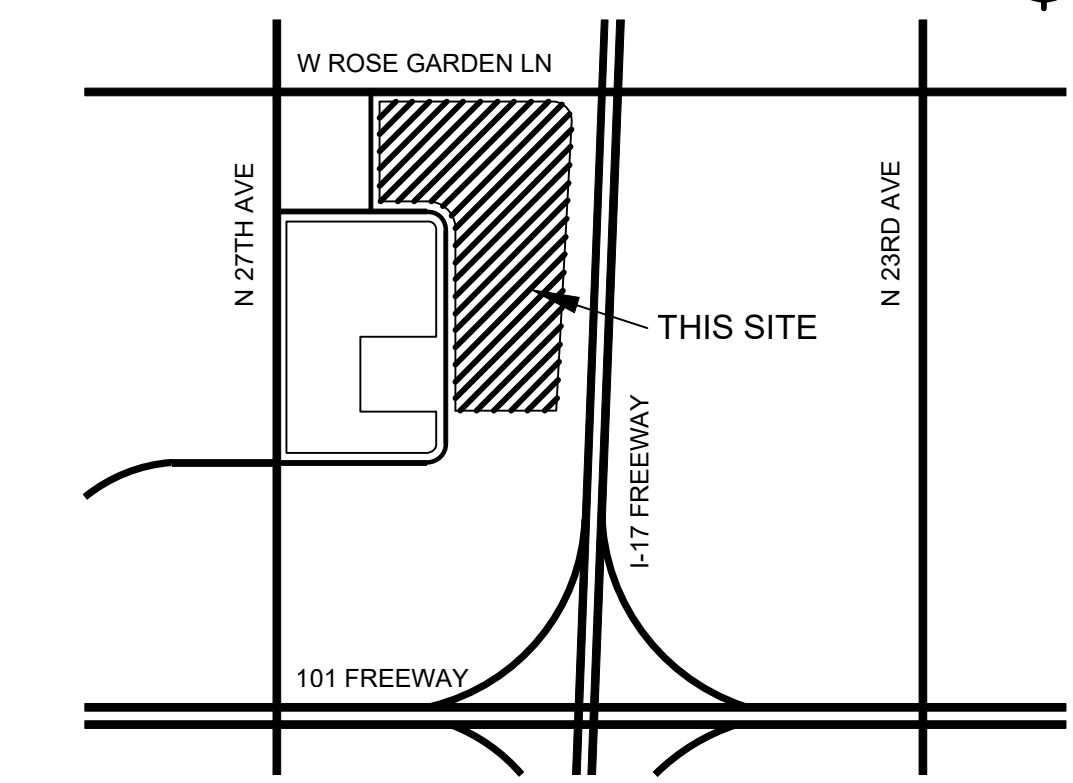
PARCEL NUMBER: 209-08-029E
 CURRENT ZONING: C-2 M-R (ZONING TO REMAIN)
 ZONING CASES: Z-204-87, Z-16-97
 GROSS SITE AREA: 14.78 ACRES (643,963 S.F.)
 NET SITE AREA: 12.73 ACRES (554,353 S.F.)
 LOT SALES: NO
 BUILDING AREA: 171,500 S.F. TOTAL BUILDING AREA
 LOT COVERAGE: 19.3%
 F.A.R.: 0.27
 STORIES: ONE, TWO AND FOUR STORY BUILDINGS
 BLDG HEIGHTS: ONE STORY COFFEE: +/- 22'-0"
 ONE STORY FLEX BUILDINGS: +/- 28'-0"
 TWO STORY MEDICAL OFFICE: +/- 38'-0"
 FOUR STORY HOTEL: +/- 56'-0"

PARKING DATA

REQUIRED PARKING (FLEX OFFICE PARCEL):			
USE:	AREA:	RATIO:	SPACES:
OFFICE:	+/- 30,000 S.F.	1 / 300 =	100 SPACES
WAREHOUSE:	+/- 39,000 S.F.	1 / 1000 =	39 SPACES
		TOTAL =	139 SPACES
PROVIDED PARKING:			
TOTAL REGULAR SPACES:			235 SPACES
TOTAL ACCESSIBLE SPACES:			12 SPACES
TOTAL PROVIDED:			247 SPACES
TOTAL REQUIRED ACCESSIBLE PARKING:			7 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:			12 SPACES

PROJECT DESCRIPTION:
 THREE FLEX OFFICES TOTALING 69,000 S.F., A NEW 56,000 S.F. HOTEL, A NEW 45,000 S.F. MEDICAL OFFICE BUILDING AND A 1,500 S.F. COFFEE DRIVE-THROUGH. ALSO WITH PARKING AND SITEWORK ON A VACANT SITE

VICINITY MAP

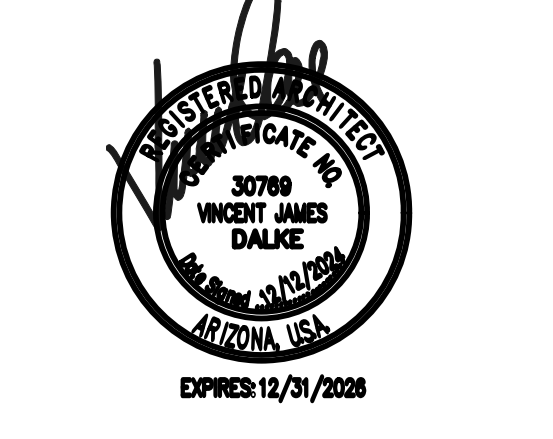


CITY APPROVALS

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 480-589-3793
 VINCE@DALKEDESIGNGROUP.COM

27TH AVENUE & ROSE GARDEN
 PHOENIX, AZ

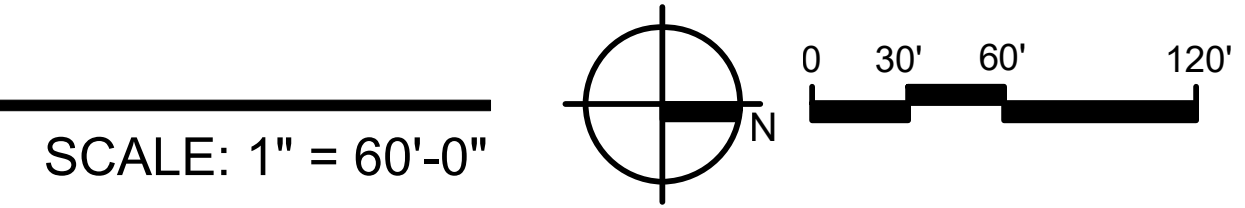
NUMBER	REVISION	DATE

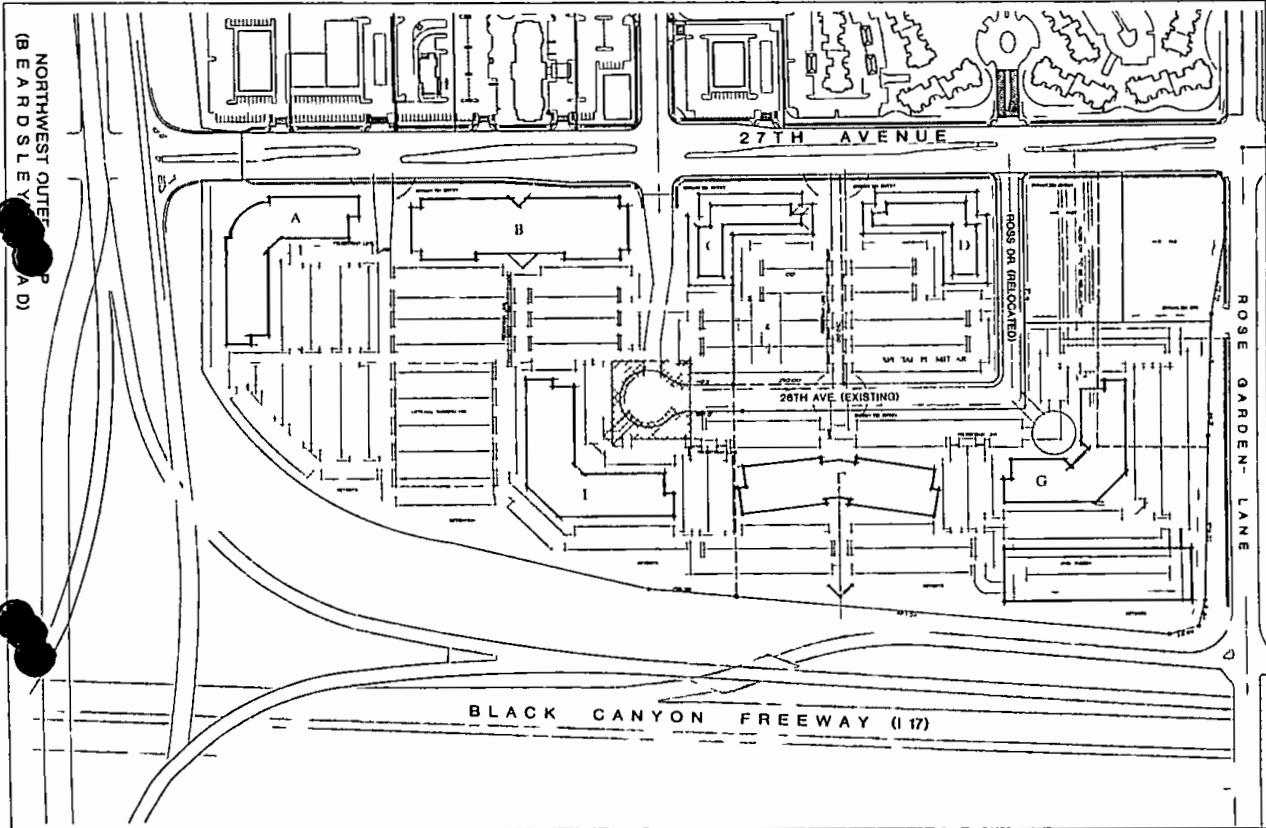


SHEET TITLE
 PRELIMINARY SITE PLAN
 ISSUE DATE 12/02/24
 DRAWN
 CHECKED BY VJD
 PROJECT NUMBER

DRAWING NO.
A0.1.2
 REV

PRELIMINARY SITE PLAN - PHASE 2





SITL DATA

TOTAL NET SITE AREA APPROX.	13 AC.
BUILDING LEGEND	
BUILDING A	2 STORY
BUILDING B	1 STORY
BUILDING C	2 STORY
BUILDING D	1 STORY
BUILDING E	2 STORY
BUILDING F	2 STORY
BUILDING G	1 STORY
TOTAL NET BLDG AREA	117,500

10 FEB 2017

100 247

DEVELOPED BY
FELDMAN EQUITIES

DEER VALLEY TOWNE CENTER
27TH AVENUE & ROSE GARDEN LANE
PHOENIX ARIZONA



Butler Design Group
Architects & Planners
810 North 40th Street
Suite 202
Phoenix, Arizona 85018
Phone: 602-987-8800
Fax: 602-987-4722

PHO-12-25--Z-204-87-1

Stipulated Site Plan

Hearing Date: February 19, 2025



10115 E. Bell Road, Suite 107 #410
Scottsdale, AZ 82560
P (949) 629-3799
F (949) 629-3766

As noted in the application narrative, Developer will comply with the design requirements of the Deer Valley Village, applicable overlay districts, and the City of Phoenix Zoning Ordinance and Code at time of preliminary site planning.

CITY OF PHOENIX

DEC 13 2024

**Planning & Development
Department**

Final Edit

DEVELOPMENT GUIDELINES

for

NORTHRIDGE

at

Deer Valley Village

Clark/Van Voorhis
The Paragon Design Resource
7250 North 16th Street Suite 404
Phoenix Arizona 85020
(602) 944 6464

October 1987
(Rev 10/27/87)
(Rev 12/24/87)
(Rev 1/6/88)
(Rev 1/18/88)
(Rev 2/16/88)
(Rev 2/18/88)

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- 2 The Deer Valley Village
- 3 Village Core Policies
- 4 Environmental Quality
- 5 Visual Quality
- 6 Site Function

B Opportunities and Constraints

C Synthesis

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URBAN AND LAND USE PLANNING

URBAN DESIGN

LANDSCAPE

ARCHITECTURE

TECHNICAL

INTRODUCTION

These Development Guidelines are prepared for purposes of establishing criteria for the physical development of Northridge at the Deer Valley Village core. This mixed use business community located in North Phoenix at the crossing of the Black Canyon and Outer Loop Freeways acknowledges the goals of the City of Phoenix Urban Villages Plan as well as the objectives of the Deer Valley Village Planning Committee.

The Guidelines are intended to a) ensure consistently high quality development in Northridge b) provide for the enhancement of investments within the project c) protect the community from sub standard development. The Guidelines will provide a basis for the evaluation of design improvements for each phase of development. The Guidelines will also establish an equitable set of standards that can be enforced by the Northridge business community and by the City of Phoenix.

ADMINISTRATION OF THE GUIDELINES

In order to ensure the orderly and aesthetic development of Northridge these Development Guidelines are prepared pursuant to the Declaration of Covenants Conditions and Restrictions and Easements for Northridge, Deer Valley Village recorded as an instrument of official records of Maricopa County Arizona as thereafter amended from time to time

The Development Guidelines are thereby made binding on all Persons who at any time may construct, alter or maintain any improvement on the property The Development Guidelines are to be enforced and administered by the Design Review Committee in accordance with the Declaration and the procedures set forth therein

OVERVIEW OF THE GUIDELINES

The Guidelines are structured around six (6) basic elements that constitute the fundamentals of the development. Those basic elements representing the various disciplines involved in the development of Northridge are

- 1 CENTRAL PLAZA
- 2 URBAN AND LAND USE PLANNING
- 3 URBAN DESIGN
- 4 LANDSCAPE
- 5 ARCHITECTURE
- 6 TECHNICAL

Central Plaza objectives include the creation of a mixed use public space that will allow for the intensity of use prescribed by the General Plan for the Deer Valley Village Core.

Land Use Planning guidelines will address the anticipated uses of the lands within the project in relation to the goals and objectives established by the City of Phoenix. These will closely coordinate with the development trends in the Deer Valley Village as well as the adjacent properties.

Urban Design is the fundamental thrust of the plan and is the element that coordinates the development of separate parcels within the sequence of development. This element is concerned with the spatial relationship of buildings to each other as well as the spaces created by the buildings.

Landscape treatments perform a critical role by defining and articulating pedestrian ways, road edges and open space design. This element is critical to reinforcement of the human scale in Northridge. Further, the landscape theme is perhaps the strongest unifying element common to the individual developments in the project.

Architectural standards are those elements in the plan that establish and maintain a high level of quality in the physical design of buildings. These standards will largely establish the aesthetic quality of the development.

Technical considerations include the concerns for roads and infrastructure that are critical to the safety and efficiency of the project. Careful preparation is necessary in providing for the future growth in Northridge.

STATEMENT OF PURPOSE

The purpose of the Development Guidelines is to establish criteria for design and development within Northridge including streets architecture landscaping and community design. The Guidelines are restrictive to the extent that all development meets certain quality standards and are sufficiently flexible to stimulate creative solutions to design problems. The standards established are not intended to specify materials techniques or design philosophies but rather allow for a diversity of style and material application. The Guidelines should be specific enough to satisfy the objectives of the community including the City of Phoenix and the residents of the Deer Valley Village. They should also be general enough to allow for quality design solutions.

DESIGN CRITERIA

The design standards incorporated in these Guidelines merge the goals and objectives of the City of Phoenix and the vision of the prototypical urban village core. The design for the Deer Valley Village Core provides for a clearly identifiable mixed use urban environment accommodating business and employment as well as civic and cultural activities. The Plan for Northridge establishes a highly visible business address providing for efficient site utilization market flexibility and outstanding design integrity. Efficient vehicular and pedestrian circulation systems within the Village Core will promote an interactive and viable mixed use community.

GOALS AND OBJECTIVES

Issues

1 The General Plan for Phoenix

General conformance with the elements of the General Plan is fundamental to the development of Northridge. The General Plan is designed to serve as a general guide for the Council, Commission, and Staff to review specific development proposals. It outlines the goals and policies necessary to implement the needs of the Village, City and metropolitan region. It is a flexible guide toward achieving balanced growth. The elements of land use, circulation, public buildings, services and safety prescribed by the General Plan are addressed by the Development Guidelines for Northridge.

2 The Deer Valley Village

The Plan for the Deer Valley Village as well as the other Urban Villages in Phoenix provides for core designations as well as a gradient and a peripheral area for the community. The primary Village Core for Deer Valley designated by the City of Phoenix is located at the intersection of Beardsley Road and the Black Canyon Freeway. Northridge is wholly contained within the northwest sector of the core and represents the best opportunity to comply with the objectives of the Village Plan.

The land uses proposed for Northridge generally comply with the Policy Statements published in the Land Use and Commercial components of the Goals, Policies and Recommendations for the Deer Valley Village. The Northridge land use plan reflects a high intensity office development with a retail/mixed use activity center that functions to organize the site. Residential uses are provided for off site immediately to the west and north of the site.

3 Village Core Policies

The Core for the Deer Valley Village is designated to contain a high intensity of use. The floor area ratio for Northridge is approximately 1.0 and fully complies with the spirit and intent of the Village Plan. Mid rise office buildings are proposed for the development. These buildings are generally located along the freeway frontages and will comply with the low lot coverage requirements of the Phoenix Development Guide. Lower buildings with greater lot coverage occupy the center of the site. A transitional zone of low rise business park uses occupies the west portion of the site to act as a buffer to the high density housing approved and planned to the west.

4 **Environmental Quality**

A primary objective of the Development Guidelines is to create a Village Core characterized by environmental quality. The development is conceived to generate comfortable micro climates facilitating pedestrianization and the active use of outdoor spaces. Sunlight will be controlled where possible to shade summer exposure and shall allow for free access during the winter months. Noise from traffic or other nuisance sources shall be controlled by appropriate landscaping or the construction of walls to block or direct transmissions. Air quality can be managed by the appropriate design of transportation systems. Creative solutions shall be included as an integral part of the design and management of the total environment at Northridge.

5 **Visual Quality**

The assurance of visual quality at Northridge is critical to the ultimate success of the project. It is necessary for the development to be perceived to have a high level of continuity and organization through the application and maintenance of urban design criteria and landscape design. Individual expression of architectural design should be encouraged in order to allow for the highest quality of physical expression and definition of form. It is the intent of these Guidelines to encourage continuity and standardization of common elements of streetscape and technical concern and not through the repetitive use of building form or materials.

6 **Site Function**

Appropriate utilization of the site will allow Northridge to become a viable and dynamic business center as well as the mixed use community center for the Deer Valley Village. The placement of interactive uses in the center of the site will allow for the highest intensity of activity along 27th Avenue. Parcels outside of the mixed use center are organized around landscaped courts creating sub centers that are connected to the central plaza. These sub centers are accessed by a circular drive that diverts traffic away from the center, allowing for a high degree of pedestrianization and interaction at the project's focus.

Opportunities and Constraints

An opportunity exists to develop a model mixed use village core in the only undeveloped Urban Village Core in Phoenix. Virtually all other core locations are encumbered with existing development requiring modification or rehabilitation. The absence of on site development provides the greatest opportunity to comply with the goals and objectives of the City of Phoenix and the Deer Valley Village. Additional opportunities exist as a result of the high concentration of light industrial and commercial development existing along the Black Canyon Freeway. These uses benefit from an ample supply of residential developments in the area which provide a quality labor pool for these industries.

The site has minimal environmental constraints. Drainage, soils, vegetation and topography appear to impose few concerns for development. A partial street system exists as a result of the Beardsley Industrial Park developed prior to the designation of the site as a Village Core. Certain improvements will be demolished or improved to service the higher development levels associated with Northridge. A significant constraint exists with the location of the Outer Loop Freeway that effectively bisects the Village Core. The improvement of 27th Avenue as a major arterial is designed to connect Northridge with the southern portions of the core.

Synthesis

The proposal to develop Northridge is presented as a synthesis of planning parameters and design criteria. An objective of the guidelines is to provide a framework for the careful processing of planning issues and objectives. Adherence to public and private planning objectives obviates the need for premature site design that would not allow for flexibility in the marketplace or the ability to adapt to new changes in environmental and economic conditions.

As a result of the synthesis of planning with design criteria, a detailed site plan is not a part of the Northridge development approach. In lieu, a series of graphics relating to specific elements were developed as guides for future development plans. The inclusion of Development Guidelines as part of the Restrictive Covenants constitute the basis for detailed design decisions in the future.

The elements of the plan are intended to serve as a general guide for the determination of use of land through the construction phase of development. This plan allows for a flexible phasing sequence. The land use designations allow for flexibility of individual design solutions necessary for the establishment of corporate image and a competitive business environment.

The Development Guidelines are organized around a synthesis of planning and design parameters to establish a clear direction for the development to follow. The Guidelines encompass the most general planning issues to highly specific streetscape details. The format of the Guidelines will be a summary or general statement of the design issue as listed in the Overview, followed by a more specific Guideline consecutively enumerated herein after for each section.

CENTRAL PLAZA

- 1 The pedestrian plaza is located in the center of the site and features a grade separated vehicular overpass allowing for a minimum of pedestrian vehicular conflicts
- 2 The purpose of the plaza is to functionally as well as visually link both sides of the project creating an interactive pedestrian environment
- 3 An alignment may be established by easement to provide for future rapid transit adjacent to the central pedestrian plaza. Such alignment, if any shall be in substantial compliance with the Transit graphic attached
- 4 The plaza will provide for a point of convergence for on and off site pedestrian and bicycle routes
- 5 The Central Plaza will incorporate the following design objectives
 - a a variety of formal and informal seating arrangements,
 - b solar access and shading
 - c shelter from objectionable winds,
 - d cooling micro climates,
 - e discriminating water features
 - f articulated building facades
 - g active retail and food service facilities and
 - h flexible public assembly space
- 6 The plaza should allow for public access for the benefit of the community and should perform as the Center for the Deer Valley Village
- 7 A 150' foot building setback radius will be established from the center of the street at the vehicular overpass to define the perimeter of the Central Public Plaza. The Master Developer will provide for or install all improvements within the established right of way. Provisions will be established to require subsequent developers to construct the balance of the public plaza

URBAN AND LAND USE PLANNING

Coordination with Adjacent Uses

North

- 8 Development of sites adjacent to the high school shall incorporate design principles and features that acknowledge the presence of existing school facilities to the extent feasible
- 9 Minimize vehicular conflicts with the school uses in all instances
- 10 Coordinate bicycle and pedestrian routes with both the school uses and the State Land parcel to the northwest

East

- 11 Land uses and development types in the northeast portion of the project should be reflective of relatively greater access opportunities
- 12 On site development practices shall preserve opportunities for visual penetration into the site from the freeway corridors
- 13 Where parking structures are located along freeway frontages, the following devices shall be employed
 - a) articulate facades and walls
 - b) bevel edges and corners of structural planes
 - c) strategically place planters and landscape features
 - d) earthen berms,
 - e) devices to break up continuous rooftop parking areas

South

- 14 Building massing within the project should facilitate and prioritize visual core identification from lands to the south which is the principal direction of approach
- 15 Development types within the project will be supportive of the existing and emerging employment uses along the Black Canyon Freeway Corridor

- 16 The 27th Avenue crossing of the Outer Loop should be emphasized as the primary vehicular and pedestrian link between the north and south portions of the Deer Valley Village Core

West

- 17 Development of sites adjacent to the west edge of the project shall incorporate design principles and features that acknowledge the use and scale of existing and planned developments
- 18 Provide effective pedestrian and bicycle connections from uses adjacent to the west to/from the central plaza area that is the focus of Northridge

On-site Distribution of Land Uses

- 19 The general distribution of on site development provides for the highest degree of activity at the center of Northridge, as contrasted with the highest intensity of use (ie FAR) located at the eastern and southern periphery of the project Building heights in excess of four stories will be encouraged in the center of the project provided sufficient inter activity is accomplished with adjacent development parcels
- 20 The on site distribution of land uses and intensities shall be reflective of core gradient periphery Village Core theory incorporating transitional development types along the north and west edges of the project
- 21 Developments at the center of Northridge must be mixed use and interactive in nature in order to assure the highest degree of activity at the heart of the project Mixed use office retail and hotel development on component land parcels will be encouraged throughout the project
- 22 In order to reinforce the interactive nature of the center of the project lot coverage and building clustering shall be maximized in and around the central activity area All buildings within the project shall be grouped to the extent possible in order to facilitate synergistic activity and the creation of functional exterior spatial enclosures
- 23 Project parcelization shall provide for a broad range of subdivision opportunities

URBAN DESIGN

- 24 Relatively taller buildings at the freeway frontages shall be clustered to frame strategic view corridors outward from the center of the project
- 25 Midrise and lowrise buildings shall be clustered to facilitate compositional unity and to create quasi public plazas. These groupings will function as the secondary activity centers of the project
- 26 The arrangement and massing of buildings shall provide for well defined exterior spatial enclosures that create a 'sense of place'
- 27 Exterior spatial enclosure shall provide for protected environments through the use of
 - a) nuisance screening
 - b) wind protection
 - c) sun exposure and mitigation
 - d) cooling devices and
 - e) noise abatement
- 28 Interior and exterior spaces shall have close functional relationships so that building and site are perceived as one
- 29 Transitional spaces such as entry courts and arcaded loggias shall be used to visually and functionally integrate buildings with their surroundings
- 30 Utilize devices such as walls and planters to visually unify a building with a site
- 31 The orientation and arrangement of buildings shall maximize visual access to prominent vistas (eg mountains to the north downtown Phoenix to the south)
- 32 Individual site plans shall be coordinated to ensure the realization of building groupings and contiguous open spaces both in the form of plazas and continuous landscaped building foregrounds
- 33 The central plaza shall be linked to the secondary activity centers and transit stops by well defined environmentally protected pedestrian connections and promenades

- 34 The character of the central plaza shall be distinctly urban incorporating a combination of soft and hardscape design elements previously noted
- 35 The secondary activity centers are organized around quasi public spaces that will incorporate the following design elements
 - a) a variety of seating arrangements
 - b) sun access and shading,
 - c) shelter from the wind,
 - d) passive landscape micro climates
 - e) discriminating use of water and
 - f) opportunities for display of public art

LANDSCAPE

- 36 Project entries shall be designed using a variety of plant materials that collectively establish a unifying landscape theme which focuses on pedestrian activity
- 37 Project entries shall achieve an appropriate balance between signage and landscape elements
- 38 The Central Plaza shall be composed of a variety of landscape elements, coordinated streetscape furniture awnings and fabrics, pedestrian lighting colorful signage, textured pavings and a discriminating use of water
- 39 Crosswalk paving should be finely textured and of distinctive color to define pedestrian areas
- 40 All public roadway sections shall incorporate provisions for pedestrians bicycles and barrier free access for the handicapped
- 41 The circular access road and other project drives will incorporate high bay lighting, coordinated street tree plantings and consistent signage programs

- 42 Non deciduous overhead canopy trees will be used to establish a unifying landscape theme throughout the project
- 43 Provide intermediate accent trees shrubs and flowering ground cover to define and emphasize focal points such as entries road crossings and public spaces These compositions can be used to distinguish individual developments
- 44 Lush landscape environments will be established in the most visible areas along 27th Avenue, and water sensitive xeriscape environments will be recommended in all other applications
- 45 Pedestrian scale plantings shall be used to define and emphasize building entrances
- 46 Plantings adjacent to structured and informal seating areas will provide a variety of sensory experiences, including seasonal characteristics flowers and plants with attractive leaves and fragrant qualities
- 47 Plant material will be used to create spatial enclosure and furnish shade where appropriate
- 48 Planting strips will be implemented to effectively separate vehicular and pedestrian movements along designated pedestrian corridors
- 49 Parking and service areas shall be screened from public view wherever practical

ARCHITECTURE

- 50 Building heights will transition from midrise at the freeway edges down to lowrise buildings at the northern and western edges of the project in order to maximize views from all buildings
- 51 Building facades shall provide for full visual access at pedestrian level and introduce a mix of transparent and opaque materials at upper levels in window wall treatments
- 52 Pedestrian level facades shall provide frequent penetrations to promote visual street interest and maximize pedestrian access opportunities

- 53 The mixed use retail office and hotel functions adjacent to 27th Avenue shall be afforded full visibility from the street
- 54 Building massing shall be articulated to acknowledge the importance of the human scale public spaces and pedestrian linkages
- 55 Primary and accent building colors shall be approved by the Architectural Review Committee
- 56 Outward reflectivity of a building's glazed surfaces shall be restricted to twenty percent for single vision units
- 57 Encourage utilization of shading techniques on sun exposures to allow for diffused penetration of daylight to reduce energy consumption
- 58 No rooftop mechanical equipment shall be visible from public view unless the mechanical feature has a finished appearance and is integral to the design of the building

TECHNICAL

- 59 Provide access to the curved alignment of Rose Garden Lane with a free flow right turn lanes from 27th Avenue onto Rose Garden Lane. The final design for the intersections are to be reviewed and approved by the Streets and Traffic Department
- 60 Provide for free flow right turn lanes at the southernmost on site signalized intersection of 27th Avenue and the circular access drive to direct through traffic away from the center of the project. The final design for the intersections are to be reviewed and approved by the Streets and Traffic Department
- 61 Improve the circular access road to accommodate design speeds up to 35 MPH with a left turn center lane to allow for maximum flexibility of access into the peripheral parcels
- 62 Provide dense landscaping or low walls along the outer edges of the curves to screen visual contact with the parking lots beyond, and to define the edge of the street

- 63 Provide spaced high canopy landscaping along the inner edge of the curves to allow for visual access across the curves as a safety measure. Based on a 35 MPH design speed 400 feet of sight distance shall be provided on either side of any driveway in the curved section of roadway.
- 64 Coordinate with the streetscape plans of adjacent developments to connect sidewalks directly into the center of the site. Provide controlled crossing points at intersections with handicapped ramps to accommodate off site access. No mid block crossings of any type will be allowed.
- 65 Construct primary concrete sidewalks along the outer edge of the circular access road to connect the peripheral activity centers with a continuous linkage. Allow for secure crossings at the signalized intersections to avoid physical barriers to pedestrian circulation. Construct secondary service walkways on the inner edge of the circular access road for continuity.
- 66 Design curbs, walks and crossings for full handicapped access in accordance with ANSI and Arizona State Standards.
- 67 Minimize curb cuts and drives off 27th Avenue to allow for safe pedestrian utilization of the street frontages. Access employee parking primarily from the circular access road whenever practical. Any drives provided from 27th Avenue between intersections at the north and south loop connectors shall be 90 degrees to the street.
- 68 Locate pedestrian easements to coordinate with utility distribution lines when possible.
- 69 Design parking facilities to allow for a separation of short term visitor parking accessible to the main entry of buildings and long term parking accessible to secondary building entries for employee use.
- 70 Group parking structures where practical.
- 71 Parking structures should be architecturally incorporated within buildings to as great an extent as practical.
- 72 Bury all utility distribution systems and provide markers for locations.
- 73 When possible screen utility fixtures such as transformers, junction vaults, traffic control pedestals, irrigation controls and fire protection assemblies with the exception of fire hydrants.

- 74 Provide area lighting along all streets and public spaces for safety during hours of darkness as per City of Phoenix standards and approved by the Streets and Traffic Department
- 75 Install task lighting to emphasize designated project signage and select landscaping including focus trees and walkway edges. Light all grade changes involving ramps or steps in public places. Lighting is to be in compliance with the City of Phoenix Dark Sky Ordinance
- 76 Prohibit atmosphere uplighting except for temporary event lighting
- 77 The installation of infrastructure shall be coordinated with the development of parcels on a service demand basis thereby eliminating the premature placement of under utilized roads and infrastructure
- 78 Prior to the commencement of construction on any parcel which is not adjacent to 27th Avenue a minimum two lane access road will be provided to the closest improved major or collector street. The street size must accommodate all traffic generated by the parcel
- 79 Construction of additional roadway infrastructure shall be based on demand in accordance with a traffic analysis conducted and paid for by the developer and approved by the City of Phoenix Streets and Traffic Department. Such analysis shall be conducted at intervals of 10 million square feet of developed gross leasable space or when requested by the Streets and Traffic Department
- 80 Twenty Seventh Avenue will be improved beyond existing status after completion of the interchange at the Outer Loop and the Black Canyon freeways. Future improvements to 27th Avenue will be based on a traffic analysis to be conducted on completion of the freeway interchange
- 81 Roads and utilities are designed for the maximum development capacity of an FAR of 10, consisting of approximately 50 million gross leasable square feet at build out
- 82 Right of way dedications are designed for the ultimate build out based on traffic analysis to be reviewed and approved by Phoenix Streets and Traffic Department

REPORT OF PLANNING HEARING OFFICER ACTION
April 2, 1997

SUBJECT

DISTRICT NO	1
APPLICATION NO	204-87-1
OWNER	Beardsley and I 17 LLC
REPRESENTATIVE	Steven Bauer of Development Strategies
LOCATION	Northwest corner of Beardsley Road and the Black Canyon Highway
REQUEST	Modification of stipulations regarding general site plan conformance design guidelines mix and amount of uses and removal of a conditional time stipulation related to submittal of a comprehensive sign plan

PLANNING HEARING OFFICER'S RECOMMENDATION

Approval with modified stipulations

FINDINGS

Mr Steven Bauer 1101 East Warner Suite 26 presented the request for modification to stipulations Mr Bauer indicated that there was significant office interest in this site He clarified with the Planning Hearing Officer that those stipulations in question were numbers 1 2 6 12 20 and 22 which would need modification to facilitate an office development He presented a revised site plan which illustrates a different mix of office uses which would provide 1 million square feet of space He noted that there has been a meeting with Development Services regarding the new plan Phase 1 would involve building A at the south

The Planning Hearing Officer reviewed the request in terms of the entire site He clarified with the applicant that if the request is approved, the entire project would consist of 540 dwelling units, 2 hotels, 1.2 million square feet of office development with 220,000 on the west side of 27th Avenue and 1 million on the east side of 27th Avenue, and approximately 50,000 square feet of retail on the west side, (not including the hotel), and 20,000 square feet of retail/restaurant space on the east side, again not including the hotel use Mr Bauer indicated that Stipulation 6 needs to remain flexible to facilitate development with an either/or situation involving the above mix of uses, or utilization the previously approved retail plan

The Planning Hearing Officer clarified that the flexibility would need to be worked into several of the stipulations It was not an option to mix and match the current request with the original approval as development progressed Mr Bauer indicated that if an office permit is issued the entire property would close with the office configuration Mr Bauer also indicated that stipulation number 12 regarding the comprehensive sign plan was in progress and needed to be extended given the new configuration

The Planning Hearing Officer noted that building height remains at 2 to 4 stories Mr Bauer indicated that there may need to be additional height in the future under the approved Midrise

overlay, depending on market forces. The PHO stated that use of the mid rise would require additional review and traffic analysis Mr Bauer indicated that Development Services has already requested a revised traffic analysis

The Planning Hearing Officer noted that the request had support from the Deer Valley Village Planning Committee and is consistent with the Deer Valley Core Specific Plan. The request provides a desirable mix of office, hotel and retail uses and provides a unifying theme and development standards

MOTION

The Planning Hearing Officer moved to recommend approval of the request with modifications as follows

STIPULATIONS

- 1 That development be in general conformance to the site plan presented at the Planning Hearing Officer hearing of April 2 1997 and design guidelines dated September 12 1996 February 14, 1997 and schematic landscape wall and entry feature diagrams submitted by the applicant as may be modified by the following stipulations or in the alternative, the applicant may utilize the approved site plan dated September 12, 1996 for retail development on the east side of 27th Avenue
- 2 That individual Development Plans shall be submitted to and approved by the Development Services Department and shall incorporate ~~the landscape wall and entry feature schematics~~ design guidelines dated February 14, 1997 and shall include further detail on such items as
 - a ~~Development standards, including lighting setbacks landscaping signing etc~~
 - b a Master street and pedestrian/bicycle circulations
 - e b Master landscape plan
- 3 That right-of way be dedicated as reflected in the approved Master Street Plan. Additional right-of-way for right turn lanes into parcels and bus bays shall be dedicated as may be required by the Development Services Department at the time of site plan review
- 4 That the applicant shall fully improve all interior roadways and adjacent half-streets (exclusive of freeway construction), including 27th Avenue in accordance with the approved Master Street Plan. Said improvements shall include the cost of pedestrian and bikeway facilities and signage and the following signalized intersections
 - a The developer will be financially responsible for the total cost of installation of the traffic signals at the following intersections when warranted as determined by the Street Transportation Department

27th Avenue and Runion Drive
27th Avenue and Beardsley Road (unless constructed by ADOT)

- b The developer will be financially responsible for 50% of the cost of installation of a traffic signal at the intersection at 27th Avenue and Rose Garden Lane when warranted as determined by the Street Transportation Department
- 5 That 29th Avenue in its current alignment shall be dedicated and improved by the abutting property owners. Each abutting property owner shall be responsible for the dedication and improvement of the half-street adjacent to its respective parcel. The timing of the street improvements shall be agreed to by the affected property owners at such time as the master street plan shall be approved for this application.
- ~~6 That development shall not exceed a maximum of 540 dwelling units (conditioned on a City Council density waiver); two hotels 200,000 square feet of office and 500,000 square feet of commercial retail and/or office space.~~
- 6 That development shall not exceed a maximum of 540 dwelling units (conditioned on a City Council density waiver), one hotel 220,000 square feet of office and 50,000 square feet of retail uses west of 27th Avenue and east of 27th Avenue 1,000,000 square feet of office one hotel and 20,000 square feet of retail use. In the alternative the applicant may develop 450,000 square feet of retail/office in lieu of the 1,000,000 square feet of office development.
- 7 That approval is conditioned on the development of the office use within 18 months and a retail component of at least 50,000 square feet within 36 months of final City Council approval if the 450,000 square foot retail component east of 27th Avenue is developed. A maximum of six (6) pad sites (defined as a stand alone structure of less than 5,000 square feet in area) are permitted, with no more than two (2) pads permitted in the development of the first 50,000 square feet of commercial development.
- 8 That development shall be consistent with the goals and policies of the Deer Valley Core Specific Plan with particular emphasis on the designated view corridors and design of 27th Avenue.
- 9 That the Chairman of the Deer Valley Village Planning Committee shall be notified in writing by the applicant of all development review meetings with the Development Services Department.
- 10 That the multifamily parcel be in general conformance with the site plan dated April 15 1996.
- 11 That the following design modifications as approved by the Development Services Department be incorporated into the final site development of each parcel as applicable.

- a That clearly defined shaded pedestrian connections a minimum of four (4) feet in width generally consistent with the pedestrian plan submitted in conjunction with this application be provided Where the major pedestrian spines cross driveway aisles the crosswalk area shall be enhanced with decorative or colored pavement material The pedestrian connections shall be developed in conjunction with the development of individual sites as approved by the Development Services Department
 - b Gateway/entry way statements be provided at 27th Avenue and Rose Garden and at 27th Avenue and Runion Drive intersections The 27th Avenue and Runion Drive intersection shall include a minimum ½ acre landscaped plaza that shall encompass all four corners of the intersection The landscaped plaza may include retention and be included in the required building setback
 - c Design of the commercial development shall minimize the linear effect with substantial building offsets vertical relief and architectural embellishments/focal points The design shall maintain architectural uniformity around the entire center with particular emphasis to minimizing the visual impacts from the freeway
- 12 That the development (exclusive of the approved residential parcel and the OPUS office development) shall be subject to approval of a Comprehensive Sign Plan to be submitted to staff within thirty (30) days of final City Council action by June 30, 1997 Any requests for sign permits prior to final approval of the comprehensive sign plan shall be submitted to the Planning Hearing Officer for review of consistency with the proposed design guidelines
 - 13 That the master developer of the entire 136 acre parcel shall be responsible for completing a revised Master Street Plan based on the interim uses approved for the site Any deviation from the approved interim uses may require additional traffic analysis by the applicant's traffic engineer as determined by the Street Transportation Department
 - 14 The master developer of the entire 136 acre parcel, or subsequent property owners as may be assigned shall be required to make all right of way dedications and street improvements for each phase according to the approved Master Street Plan as directed by the Development Services Department, at the time of preliminary site plan review
 - 15 The master developer of the entire 136 acre parcel shall be responsible for completing the Deer Valley Towne Center Master Pedestrian/Bicycle Circulation Plan based on the interim uses approved for the site Any deviation from the approved interim uses may require additional analysis by the applicant's traffic engineer as determined by the Planning and Street Transportation Departments
 - 16 That master developer for the entire 136 acre parcel or subsequent property owners as may be assigned shall be required to make all necessary dedications and improvements

for each phase according to the approved Master Pedestrian/Bicycle Circulation Plans as directed by the Development Services Department at the time of preliminary site plan review

- 17 That the Development Services Department shall pay particular attention to the orientation of buildings and parking adjacent to 27th Avenue. The following building locations shall provide buildings located adjacent to the street landscape setback with no parking or driveways permitted between the building and the 27th Avenue landscape setback
 - a The building located at the northwest corner of 27th Avenue and Beardslev Road
 - b The building located at the southwest corner of 27th Avenue and Runion Drive
 - c The building located immediately to the south of the building referenced above in 17 b
 - d The building(s) located at the southeast corner of 27th Avenue and Runion Drive
 - e The building located at the northeast corner of 27th Avenue and Runion Drive and
 - f The building located at the southeast corner of 27th Avenue and Rose Garden Lane

- 18 That automobile circulation may be provided adjacent to 27th Avenue for the freestanding building shown on Area F located at the northwest corner of 27th Avenue and Runion Drive. Parking should be discouraged adjacent to the 27th Avenue landscape setback.

- 19 That in the event of development of a drive through restaurant driveway circulation may occur between the 27th Avenue landscape setback and the restaurant building however no parking is permitted adjacent to the 27th Avenue landscape area in this instance.

- ~~20 That all commercial development exhibit a unified design theme incorporating similar materials and colors that are found in the multi-family and OPUS office product.~~

- 21 20 That project landscaping for individual sites shall be consistent with the landscape design theme provided along 27th Avenue and shall incorporate materials consistent with the attached plant palette.

- ~~22 That all project screen walls designed to screen parking areas mechanical yards or trash areas shall be a minimum of three (3) feet and a maximum of six (6) feet in height, and exhibit a unified design generally consisting of stone brick and/or stucco elements.~~

- 23-21 That all sidewalks pedestrian crossings seating areas light standards and screen walls if applicable shall be consistent throughout the project.

- 24 22 That use of the originally approved MR zoning overlay shall require modification of

Planning Hearing Officer Summary

April 2 1997

Page 6

stipulations through the Planning Hearing Officer process and may be subject to further traffic analysis, off site improvements and design standards

OPPOSITION None

F:\hearings\PHO\sum\040220487

DEER VALLEY VILLAGE PLANNING COMMITTEE

MINUTES

WHEN: Thursday, March 20, 1997 @ 7:00 p.m.
WHERE: Multipurpose Room, Deer Valley
Community Center, 2001 W. Wahalla Dr.
Phoenix, Arizona.

MEMBERS PRESENT

James Unmacht, Chair
Robin Mofford
Salem Al-Shatti
Lynne Baron
Louise Bubel
Susan Fuchs
Clancy Jayne
Robert Khaler
Deborah Lofgreen
Leanne Lonski
Judy Moskop
Diane Sangiradi
Gary White

MEMBERS ABSENT

Barbara Cleckner, excused
Doreen Fischer, excused
James Perlow, excused
Billie Shields

STAFF

Jim Mathien
Katherine Wischart

1997 APR 11 PM 4:26
CITY CLERK DEPT. C

00463001029

1. Call to order -- Introduction and announcements.

Meeting was called to order @ 7:15 p.m.

A new member was introduced -- Deborah Lofgreen

Staff Person -- Katherine Wischart, Planning Department.

Tom Lemon is newest Team Member for the North Team in the Planning Department.

Councilman Siebert -- Presentation

2. Review and approval of the minutes from the February 20, 1997 meeting.

Clancy Jayne -- Page 2 minutes -- April 5th NOT April 6th is Deer Valley Days

Minutes passed -- No opposition.

5184

3. Public comments concerning items not on the Agenda -- (Not for Committee Discussion).

Dorothy Valow - Could not hear Presentation from Councilman Siebert

Kathy McQuestion -- Parks issue @ 43rd Ave. & Yorkshire -- Not presented by Councilmen Siebert.

Dorothy Valow -- support

4. Announcements and report on items discussed in prior meetings. -- (Not for Committee Discussion).

- Announcements from Committee members.

None

- Status of zoning application reviewed at previous meetings.

Jim Mathien, Planning Department.

Z 7-97-1 RV Park -- Took Deer Valley Committee Recommendations denied as filed -- Change zone -- Traffic study will be done -- issues looked at and worked into plan.

SEC 67th Ave & Happy Valley
SEC 7th & Union Hills

- General Plan Amendment.

N/A

5. Preview and Plans for the Deer Valley Village Planning Committee for 1997.

a. Subcommittee Reports

- Parks & Recreation

Bob Khaler meeting with Parks, Recreation & Library Department on April 7th @ 6:30 p.m. @ the Deer Valley Community Center in Room #2.

Jim Unmacht requested Councilman Siebert be included.

- Deer Valley Airport

Gary White -- 7th Avenue and Deer Valley Road -- Stop light Long Range meeting coming up.

00463001030

- Zoning & Growth

Leanne Lonski -- Pending reports -- No more visible outside storage --
Please study.

- I-17 Corridor

Jim Mathien -- New team established, will start work through the summer.

- Deer Valley Pride

Clancy Jayne -- April 5, Deer Valley Days Celebration -- 22 schools
invited -- participating -- General invite

Salem Al-Shatti -- Pride Description -- DV Pride Founded 1996 --
Different entity than DVVPC.

6. Presentation and discussion on 1997 District 1 Issues and Plans. Presentation by
Councilman David Siebert.

Congratulation letter, Excellence Award, Pride -- Deer Valley Days

District 1 Issues:

- New Development
- Newspaper article about Village Committees
- Anti Gang initiative - Successful
- Problem Areas: 27th Avenue and Deer Valley
East side of Freeway
- (Proposing hiring a City Attorney to represent zoning enforcement inspectors at
court hearings).
- J-Park (35th Avenue North Beardsley)
- Fight back Project - Thunderbird to Acoma & 35th Avenue to 43rd Avenue.
(This Year) -- Thus far successful

Committee Comments

Bob Kahler - First offender program

Adding 2 positions to Planning Commission -- more input from Village
Committees -- 1 year rotation

Jim Unmacht -- Newspaper Article -- Not all comments Jim made were included in the
article

Gary White -- Commends Councilman Siebert for his efforts

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Salem Al-Shatti - Developer concerns and Desert View Village.

Jim Unmacht - Questioned the time frame for new Village committee.

Robin Mofford -- Project Scrub needs more support

Clancy Jayne -- Concern for Industrial Proposal, Commercial, Employment

Jim Unmacht & Clancy Jayne volunteered for Councilman Siebert's "Special" committee for area of concern and Airport.

7. Discussion and possible action concerning the following zoning cases:

- a. **16-97-1** Approx. 660 feet east of 27th Ave., south side of Rose Garden Lane. A request to rezone approximately 21.3 acres from Industrial Park (Approved C-2 SP) to C-2 and 204-87-1, request for modification of stipulations regarding site plan conformance, design guidelines, approved uses and item stipulation related to Comprehensive Sign Plan.

Steve Bauer presented the case -- 1101 W. Warner Rd., Tempe.

Several Comments and Questions were made by committee members:

Robin Mofford -- Will there be access from Rose Garden?

Salem Al-Shatti -- How much property is owned? Glad to see changes.

Clancy Jayne -- Need to coordinate with High School -- Deer Valley signs have been removed. Yorkshire improvement needed.

Susan Fuchs -- Time Frame? Where will the traffic lights be @ 27th Ave? Maybe 2 lights?

Clancy made a motion to withdraw Special Use Permit.
Bob Kahler seconded -- Motion passed.

- b. 17-97-1 SEC 67th Ave. & Happy Valley road. A request to rezone approximately 14.5 acres from S-1 to C-2.

Chuck Kennedy presented the case to the committee -- 5010 E Shea Blvd., Scottsdale. Also present was Chris Girardo - Pierson Group (Grocery Chains)

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Several questions and comments were made by the committee members:

Clancy Jayne -- What kind of structures?

Gary White -- Any office plans?

Salem Al Shatti -- Any opposition from Neighbors?

Louise Bubel -- Business signs concern.

Robin Mofford -- Staff -- Any commercial property? Who is business cohesive with?

Motion made by Robin Mofford to approve as stated. Bob Kahler seconded the motion. -- Motion passed.

c. 18-97-1

East side of 7th Ave., 275 feet south of Union Hills Dr. A request to rezone approximately 7.3 acres from R1-8 to C-2.

Paul Gilbert, of Beus, Gilbert & Morrill, presented the case, 3200 N. Central Avenue. For record, no car wash on any pads -- Wants access to remain on Union Hills (entrance).

Comments & Questions:

Jim Unmacht -- Comment to move entrance to 7th Avenue.

Ellen Babbit, 18203 N 5th Ave -- In support of presentation as is.

Naja Laliberte, 714 N 7th Ave -- No objection to plans but concern to business on 7th Ave.

Gary White -- Will RV's in the mini-storage be visible?

Salem Al-Shatti -- Is staff willing to listen to recommendations?

Paul Blaket also gave construction assistance with presentation.

Jim Unmacht -- Request for rezoning only

Clancy Jayne -- Staff - Why do they want entrance moved to 7th Ave.?

Bob Kahler -- Traffic

Robin Mofford -- Concern, community meeting she attended did not know entrance change was recommended by Staff.

Community looking for good neighbors.

Clancy Jayne made a motion to approve C-2 as presented with stipulation that they workout with neighbors. Bob Kahler seconded the motion. -- Motion passed.

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- d. 19-97-3 SEC of Bell Rd., & Black Canyon Frontage Rd. A request to rezone approximately 49 acres from IP (A-1) to C-2 SP.

Gordon Taylor with the Arizona State Land Department presented the case, 1616 W. Adams St.

Keith Greenberg, 2344 W. Marconi, stated he is in support of proposal.

Gary White -- Zoning question & traffic concern

Staff Comment

Jim Mathien - Recommended C-2 but only Grand View, North --
Stipulate Traffic study -- Supportive of request
Right of Way issues -- owner defaulted (RTC process) -- City
does not own Right-of-way -- No legal access -- This request is
beneficial to City access to Grand View.

Clancy Jayne --Made a motion to support recommended request to rezone. The motion was seconded by Susan Fuchs. Motion passed.

8. Discussion and possible action on Text Amendment 2-97, Wireless Communication Facilities.

Katherine Wischart presented the Text Amendment to the committee.

Salem Al-Shatti made a motion to approve the Text. Gary White seconded the motion. --
Motion passed.

9. Identification of Future Agenda Items.

None

10. Adjournment.

The meeting was adjourned at 9:53 p.m.

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