



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-4-23-2
Mayo Clinic PUD
July 24, 2023

[Desert View Village Planning Committee Meeting Date:](#)

August 1, 2023

[Planning Commission Hearing Date:](#)

September 7, 2023

Request From:

[R1-18](#) (Approved [CP/BP PCD](#)) (Single-Family Residence District) (Approved Commerce Park District, Business Park Option, Planned Community District) (76.76 acres)

Request To:

[PUD](#) (Planned Unit Development) (76.76 acres)

Proposal:

PUD to allow commercial / commerce-business park uses

Location:

Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard

Owner:

Mayo Clinic Arizona

Applicant/Representative:

Nick Wood, Snell & Wilmer, LLP

Staff Recommendation:

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Mixed-Use (Commercial / Commerce/ Business Park)	
<u>Street Map Classification</u>	64th Street	Arterial	0-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of taller and large buildings in Areas of Change away from single-family and low-rise, multifamily housing.</p> <p>The PUD will be located away from single-family and low-rise multifamily housing. The existing vacant land to the east and the Reach 11 Park to the south serve as large buffers between the site and existing single-family subdivisions.</p>			

General Plan Conformity

CONNECT PEOPLE AND PLACES CORE VALUE; CANAILS AND TRAILS; DESIGN PRINCIPLE: *Plan, design and develop pedestrian linkages between parks, open spaces, village cores, neighborhood shopping centers, neighborhood schools, and neighboring municipalities.*

As stipulated, and as provided in the PUD Street Standards, the proposal will construct pedestrian connections to the multi-use trail on the Reach 11 property, south of the site, in addition to the shared-use path along the east side of the property to connect to the overall Mayo Clinic development and to adjacent developments.

STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: *Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.*

The PUD will permit land uses that will facilitate the location of employment generating uses located within a major employment center within the Mayo Clinic campus.

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

As stipulated, and as provided in the PUD Street Standards, the proposal integrates trees and shade in the design, including enhanced landscaping around the perimeter of the site, shaded detached sidewalks, and shaded pedestrian walkways.

Applicable Plans, Overlays, and Initiatives

[Monarch Butterfly Pledge](#) – See Background Item No. 10.

[Phoenix Climate Action Plan](#) – See Background Item No. 11.

[Tree and Shade Master Plan](#) – See Background Item No. 12.

[Complete Streets Guiding Principles](#) – See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 14.

[Zero Waste PHX](#) – See Background Item No. 15.

[Transportation Electrification Action Plan](#) – See Background Item No. 16.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant	R1-18 (Approved CP/BP PCD)
North	ASU Health Futures Center and vacant land	CP/BP DRSP
South	Reach 11 recreation area	R1-18
East (across 64th Street)	Vacant, utility facility	R1-18 (Approved R1-8 PCD)
West	Mayo Clinic campus	CP/BP DRSP

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 76.76-acre site located approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard. The request is to rezone from R1-18 (Approved CP/BP PCD) (Single-Family Residence District, Approved Commerce Park District, Business Park Option, Planned Community District) to PUD (Planned Unit Development) to allow commercial / commerce – business park and residential uses.

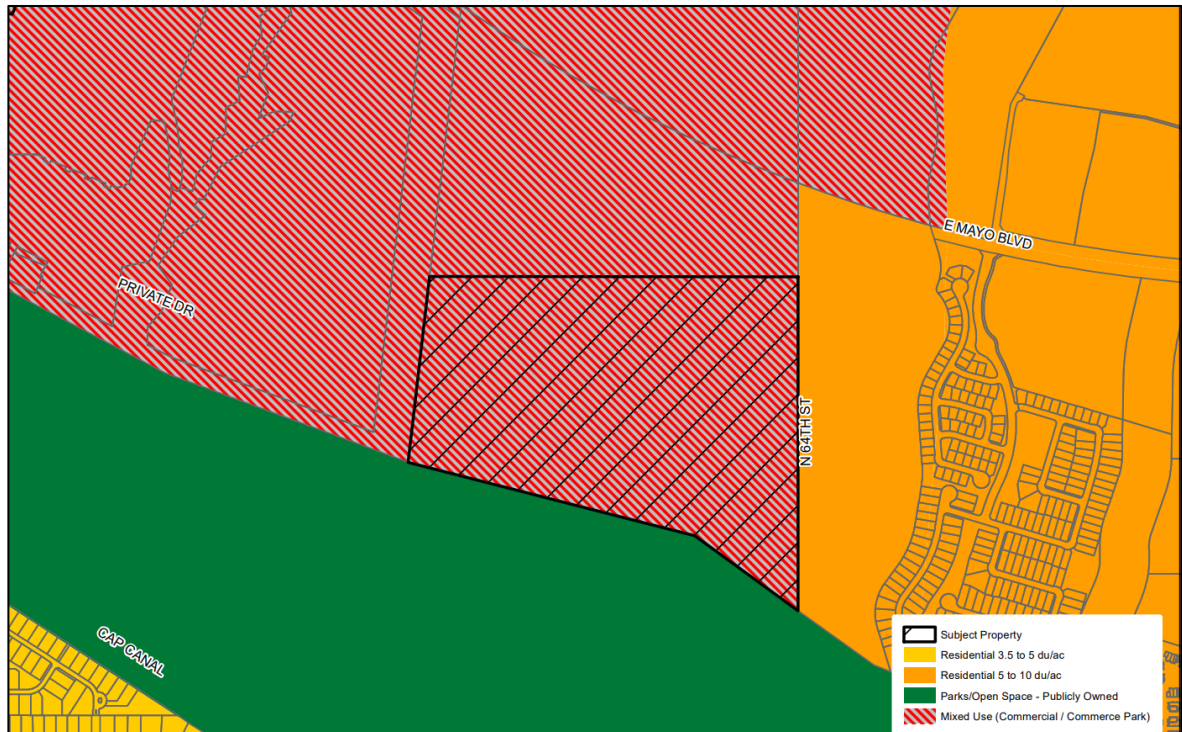
The subject site is within the larger 2,167-acre Paradise Ridge Planned Community District (PCD). The Paradise Ridge PCD was originally rezoned in 1994 (Z-75-94-2) for the Arizona State Land Department to allow a variety of residential, commercial and office along with a resort and golf course.

At the time the Paradise Ridge PCD was established, the subject property was given the CP/BP (Commerce Park District, Business Park Option) zoning district. Through this process of removing the PCD designation, the applicant has chosen to use the PUD zoning district for the subject property instead in order to facilitate a cohesive development for the Mayo Clinic campus. The subject property is along the west edge of the Paradise Ridge PCD and is separated from the built-out portion of the PCD to the east by vacant land which could serve as a buffer between the subject property and the PCD.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Mixed Use (Commercial / Commerce/Business Park). The PUD proposal is consistent with the General Plan Land Use Map designation as it would allow a mix of commercial, commerce park and multifamily residential uses.

The General Plan Land Use Map designations to the north and west of the site are also Mixed Use (Commercial / Commerce/Business Park). The General Plan Land Use Map designation to the east of the site (across 64th Street) is designated as Residential 5 to 10 dwelling units per acre. The General Plan Land Use Map designation to the south is Parks / Open Space – Publicly Owned.



General Plan Land Use Map

Source: Planning and Development Department

SURROUNDING ZONING AND LAND USES

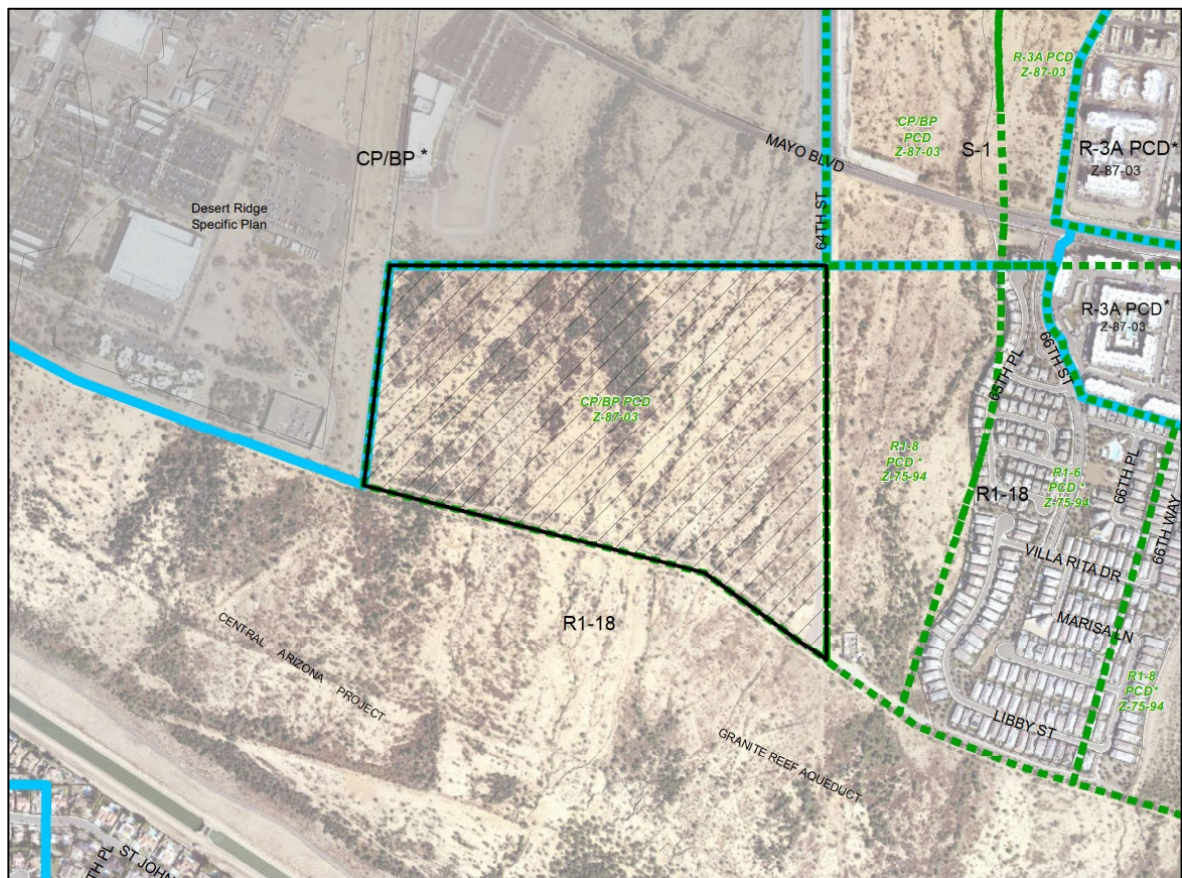
3. The subject site is vacant land zoned R1-18 (Approved CP/BP PCD) (Single-Family Residence District, Approved Commerce Park District, Business Park Option, Planned Community District) and is primarily surrounded by vacant land, except for the ASU Health Futures Center to the north and the Mayo Clinic Hospital to the west.

North of the site is the ASU Health Futures Center and vacant land, zoned CP/BP DRSP (Commerce Park District, Business Park Option, Desert Ridge Specific Plan).

East of the site is vacant land and a City lift station zoned R1-18 (Approved R1-8 PCD) (Single-Family Residence District, Approved Single-Family Residence District, Planned Community District). Further to the east (approximately 460 feet at its closest point) is a single-family residential subdivision zoned R1-18 (Approved R1-6 PCD and R1-8 PCD).

South of the site is the Reach 11 recreation area, zoned R1-18 (Single-Family Residence District).

West of the site is the Mayo Clinic Hospital, zoned CP/BP DRSP (Commerce Park District, Business Park Option, Desert Ridge Specific Plan).



Zoning Aerial Map

Source: Planning and Development Department

PROPOSAL

4. The proposal was developed utilizing the PUD zoning district. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case-by-case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
5. The PUD proposes standards that support the vision of a built environment that is superior to that produced by conventional zoning districts and design guidelines,

including enhanced landscaping and shading. The purpose of this PUD is to be a tool that would allow the incorporation of this parcel, which is located outside of the Desert Ridge Specific Plan, to be tied into the overall Mayo Clinic campus. This PUD case is running concurrently with a text amendment to the Desert Ridge Specific Plan for Superblock 3 (GPA-DSTV-1-23-2), which encompasses the Mayo Clinic campus, to establish the same type of zoning entitlements across the overall campus. Permitted uses, development standards and design guidelines are intended to be the same across the campus in order to facilitate a cohesive development. The plan for the campus is conceptual and the end users, the overall site layout, and the building elevations are unknown at this time. The applicant provided a land use plan and “Illustrative Images”, or images of existing buildings throughout the Valley used as an inspiration for the desired architecture of this campus. These are both attached as exhibits.

The PUD proposes a regulatory framework to promote investment surrounding the existing Mayo Clinic Hospital, which is split into two sections to accommodate the long-term growth of the campus – base permitted uses and development standards, which includes the uses and standards already allowed with the existing zoning entitlements of Development Parcel 3.CP/BP.1 of the Desert Ridge Specific Plan, and enhanced permitted uses and development standards, which includes more intense zoning entitlements that can only be used upon complying with certain conditions. The enhanced permitted uses and development standards can only be used if the following conditions are met, which are identified in Section D5 of the PUD:

1. Submittal and approval of a conceptual master development parcel site plan for the overall Mayo Clinic campus with individual development unit boundaries, floor area ratio calculations for each individual development unit and the entire Mayo Clinic campus, proposed building heights, proposed dwelling units, and land uses for each development unit.
2. Submittal and approval of conceptual master plans for the entire area with regional roadway infrastructure improvements assigned to each development unit.
3. Submittal and approval of a Traffic Impact Study (TIS) prior to any preliminary site plan approvals for the entire area.
4. Execution of conceptual master plans and a development agreement with details of funding obligations for regional infrastructure improvements.

The General Plan designates a Shared-Use Path (SUP) along the east side of the site, along the west side of 64th Street. The developer will be required to dedicate a Shared-Use Path Easement (SUPE) along the east side of the site and construct a SUP within the SUPE. This is addressed in Stipulation No. 2.

Staff recommends constructing a 10-foot-wide multi-use trail (MUT) within a 10-foot-wide multi-use trail easement (MUTE) adjacent to the western edge of the

PUD site to provide connectivity to the Reach 11 trails to the south. This is addressed in Stipulation No. 3.

Master Plans will be required to be submitted as part of the overall Mayo Clinic campus. Staff recommends the master plans include the complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, shared-use paths along 56th Street, Mayo Boulevard and 64th Street, bicycle repair stations, and a Pedestrian and Bicycle Circulation Plan that includes internal pedestrian and bicyclist circulation on site. This is addressed in Stipulation No. 4.

6. **Land Use**

The PUD proposes a mixed-use development to include a range of Commerce Park/Business Park, commercial, medical, multifamily residential and single-family residential uses. The proposed uses are the same as the proposed permitted uses in the Specific Plan Amendment to the Desert Ridge Specific Plan for Superblock 3, Development Parcel 3.CP/BP.1, split into base and enhanced permitted uses.

The base permitted uses includes uses permitted in the Commerce Park District (Business Park Option) of the Phoenix Zoning Ordinance, commercial uses permitted in the Commercial C-1 District – Neighborhood Retail (Section 622) of the Phoenix Zoning Ordinance, and the manufacturing of medical, pharmaceutical, and biotechnical products or equipment.

The enhanced permitted uses mainly includes uses currently permitted in Development Parcel 3.CP/BP.2 of the Desert Ridge Specific Plan, in addition to multifamily residential uses up to the R-5 Multifamily Residence District standards, single-family residential up to the R-3 Multifamily Residential District standards, and mobile food vending as an accessory use.

7. **Development Standards**

The PUD proposes development standards, consistent with the vision of a pedestrian-oriented mixed-use development, the same as the proposed development standards in the Specific Plan Amendment to the Desert Ridge Specific Plan for Superblock 3, Development Parcel 3.CP/BP.1, split into the base and enhanced development standards. The base development standards include a floor area ratio (FAR) of 0.20 overall for the development parcel and a FAR of 0.25 for individual developments. Additionally, a maximum building height of 56 feet, exclusive of rooftop mechanical facilities and associated screening, is permitted. On top of these base development standards, additional standards were added to enhance the overall development of the campus, including standards for minimum open space, detached sidewalks, shared-use paths, a multi-use trail, minimum landscaping, electric vehicle (EV) parking, bicycle infrastructure, minimum shade, green stormwater infrastructure, and recycling. A condition of approval for use of the base section was also added to clarify that master plans for the overall campus are required and must be updated with each phase of development.

The enhanced development standards include an FAR of 0.85 for the overall development parcel and a maximum building height of 250 feet (limited to 10 percent of the net area of the development parcel), a maximum building height of 70 feet (limited to 75 percent of the net area of the development parcel), and a maximum building height of 35 feet (limited to 15 percent of the net area of the development parcel).

Below are the base development standards from the PUD Narrative:

Maximum Building Height	56 feet
Minimum Building Setbacks	64th Street: 100 feet, average 125 All other public streets: 50 feet Private streets: 25 feet Interior lot lines: 0 feet Reach 11: 65 feet
Lot Coverage	Maximum 50%
Common Open Space	Minimum 10% of gross area, allocated throughout
Vehicular Parking	Off-street parking and loading requirements may be modified by the Planning and Development Department when supported by an appropriately documented study. Minimum 2.5% of required parking spaces shall be Electric Vehicle (EV) Installed spaces Minimum 2.5% of required parking spaces shall be EV Ready spaces
Bicycle Infrastructure	Bike lanes, bike boulevards, or other bike visibility infrastructure shall be provided throughout the development to provide bicycle circulation throughout Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance, in addition to the following. Bicycle parking shall be provided through Inverted U and artistic racks located near all building entrances, or as otherwise specified below, and installed per the requirements of Section 1307.H.

	<ol style="list-style-type: none">1) Multifamily residential: secured bicycle parking spaces at a minimum rate of 0.25 spaces per dwelling unit and guest bicycle parking spaces at a minimum rate of 0.05 spaces per dwelling unit2) Single-family residential uses: 0.05 spaces per dwelling unit, located in improved open space areas <p>Bicycle repair stations (“fix it stations”) shall be provided, maintained and evenly distributed throughout the development parcel and shall be located adjacent to sidewalks, walkways, shared-use paths and multi-use trails, spaced a minimum of a quarter mile apart. The bicycle repair stations (“fix it stations”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to:</p> <ol style="list-style-type: none">1) Standard repair tools affixed to the station.2) A tire gauge and pump affixed to the base of the station or the ground.3) A bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike. <p>A minimum of 10% of the required bicycle parking spaces shall include standard electrical receptacles, or standard electric outlets for secured bicycle parking, for electric bicycle charging capabilities.</p>
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8. **Landscape Standards**

The PUD proposes landscaping which includes more vegetative live coverage, larger tree caliper sizes along the streetscape and within landscape setbacks, and

enhanced shade standards, including a minimum of 75 percent of public sidewalks, shared-use paths, bicycle parking spaces and bicycle repair stations to be shaded and a minimum of 50 percent of multi-use trails and bike lanes to be shaded at summer solstice at noon. The proposal includes shade and landscape planting standards that are an enhancement compared to the conventional Phoenix Zoning Ordinance standards.

9. **Design Guidelines and Standards**

The PUD proposes elevating many of the design guidelines in Section 507 Tab A of the Phoenix Zoning Ordinance from either Considerations (C) or Presumptions (P) to Requirements (R), in addition to adding several other design guidelines using the same implementation standards as Section 507 Tab A. The proposed design guidelines are an enhancement compared to the conventional design guidelines of the Phoenix Zoning Ordinance and will guide development with an overall better design. Design present images, attached as an exhibit, were provided to exemplify the anticipated design of the Mayo Clinic campus once end users are known in the future.

PLANS, OVERLAY DISTRICTS, AND INITIATIVES

10. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the [National Wildlife Federation's Mayor's Monarch Pledge](#). This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. To support the monarch butterfly population, the PUD addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Metro Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in the PUD Narrative, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

12. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The PUD includes standards for detached sidewalks along 64th Street separated by a landscape strip to include drought-tolerant shade trees placed 20 feet on center, minimum 75 percent shade along public sidewalks and shared-use paths, minimum 50 percent shade along public and private walkways and multi-use trails, minimum 50 percent shade within public and private open space areas, minimum 25 percent shade in parking areas with drought-tolerant shade trees, minimum 50 percent shade for occupiable roof areas, minimum 75 percent shade for bicycle repair stations and bicycle parking spaces, minimum 50 percent shade for bike lanes, and shade at the corners of traffic lights for pedestrians. The PUD also includes standards for larger caliper drought-tolerant shade trees within landscape setbacks.

13. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote safety and connectivity for all users, the PUD proposes standards for detached sidewalks along 64th Street and along public and private local streets. Additionally, the PUD proposes a shared-use path along 64th Street and enhanced treatments to streets shared by bicyclists, as recommended by the Active Transportation Plan, to increase visibility and safety to bicyclists, which is also addressed in Stipulation No. 2.

14. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The PUD incorporates requirements for bicycle parking, street treatments for increased bicyclist visibility and safety, and bicycle repair stations to encourage multi-modal transportation.

15. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The PUD proposes to provide waste stations to include a landfill

receptacle and recycling receptacle, and compost receptacles, when possible, with informational signs indicating what type of waste should go in which receptacle, located at all building entrances/exits and allocated throughout the site in common open spaces areas and along sidewalks, pedestrian walkways and shared-use paths at convenient locations, typically within a quarter mile of each other.

16. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. The PUD proposes standards to provide EV Installed and EV Capable parking spaces and to provide standard electrical receptacles for bicycle parking spaces and standard electrical outlets (for secured bicycle parking spaces) for electric bicycle charging capabilities.

COMMUNITY INPUT SUMMARY

17. At the time the staff report was written, staff has received one letter of opposition regarding this proposal. The stated concerns are building height, lack of firm development plans, infrastructure burdens on the City, property values, traffic, noise, and inconsistency with neighborhood character.

INTERDEPARTMENTAL COMMENTS

18. **Community and Economic Development**

The Community and Economic Development Department commented that they are very supportive of this request.

19. **Floodplain Management**

Floodplain Management commented that the subject property is within a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA) and is subject to inundation by a 100-year flood. The subject property is within a SFHA called Zone AO. The architect or engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3), including the latest versions of the Floodplain Ordinance of the Phoenix City

Code. The Grading and Drainage plan needs to be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of floodplain requirements. An Elevation Certificate (FEMA Form 086-0-33) based on construction plans, based on buildings under construction and a minimum 95% compaction test results for the building pads, and based on finished construction must be provided to Floodplain Management for approval prior to issuance of Grading and Drainage permits, prior to issuance of building permits, and prior to issuance of a Certificate of Occupancy. This is addressed in Stipulation No. 5.

20. **Water Services Department**

The Water Services Department commented that the property has existing water and sewer mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.

21. **Street Transportation Department**

The Street Transportation Department (STD) commented that STD and the Planning and Development Department (PDD) have worked together closely to draft components of the “Enhanced Permitted Uses and Development Standards” section of the proposed Specific Plan Amendment text language for GPA-DSTV-1-23-2, which was mirrored into the Mayo Clinic PUD. This section addresses initial concerns from STD regarding intensity of the zoning entitlement request and impact on the regional transportation system without a Traffic Impact Study (TIS) having been submitted for review at this stage. STD also requested the following:

- That master plans associated with the Traffic Impact Analysis (TIA) be submitted for review and approval.
- That the developer design and construct all warranted and affected traffic signals as identified by the TIS and Master Street Plans.
- That roadway improvements be installed in accordance with the Master Street Plan and TIS approved phasing plan.
- That any proposed access to public right-of-way conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing.
- That the developer construct all necessary roadway infrastructure improvements as required by the Arizona Department of Transportation (ADOT) within ADOT jurisdiction.
- That the developer be required to perfect existing right-of-way easements controlled by the property as fee title.
- That the site conform to Arizona State Land Department (ASLD) land sale (Application No. 53-122049) stipulations or subsequent development agreements.

- That the developer construct the ultimate 100-year storm event box culvert dry crossing along arterial streets identified for construction by the Master Street Plan to their full limits, including the construction of the upstream and downstream maintenance access ramps.
- That the developer be responsible for all 404 permitting, environmental and archeological assessments and associated easement dedications to construct and maintain the ultimate box culvert dry crossing along arterial streets identified for construction by the Master Street Plan.
- That right-of-way be dedicated for 64th Street from the existing Arizona Department of Transportation (ADOT) traffic interchange north to Deer Valley Road and consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Deer Valley Road.
- That all streets be constructed with all required elements and meet ADA standards.

These are addressed in Stipulation Nos. 6 through 16.

22. **City of Scottsdale Aviation Department**

The City of Scottsdale Aviation Department requested that the developer provide notice to prospective purchasers of the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) and provide documentation that Form 7460 has been filed with the FAA with an FAA response of "No Hazard Determination". These are addressed in Stipulation Nos. 17 and 18.

OTHER

23. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 19 through 21.
24. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to

require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 22.

25. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed PUD is consistent with the General Plan Land Use Map designation and compatible with the existing land use pattern in the surrounding area.
2. The proposed PUD will allow for development that will provide employment opportunities in a designated employment center.
3. The proposed PUD sets forth design and development standards that will enhance connectivity in the immediate vicinity by providing shaded detached sidewalks, a shared-use path, and enhanced shading, visibility and safety for pedestrians and bicyclists.

Stipulations

1. An updated Development Narrative for the Mayo Clinic Discovery Oasis PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 20, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].
2. A 10-foot-wide shared-use path easement (SUPE) shall be dedicated along the east property line, adjacent to 64th Street, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section D1.1.2 of the PUD Development Narrative.

3. A 10-foot-wide multi-use trail easement (MUTE) shall be dedicated adjacent to the western edge of the PUD area, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
4. Master plans, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation Department and the Planning and Development Department. The initial master plans submitted by the master developer shall include the following:
 - a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per the Street Standards section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and the Master Landscape Plan.
 - b. Complete build-out of bicycle repair stations per the Bicycle Infrastructure section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan.
 - c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety, and comfort.
5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
 - b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements.
 - c. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits.

- d. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits.
 - e. The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy.
- 6. The developer shall submit Master Street Plans associated with the Traffic Impact Analysis, as approved by the Street Transportation Department.
- 7. The developer shall be responsible for design, redesign, and construction of all warranted and affected traffic signals as identified by the Traffic Impact Study and Master Street Plans, as approved or modified by the Street Transportation Department.
- 8. Roadway improvements, as stipulated, shall be installed in accordance with the approved Master Street Plan and Traffic Impact Study approved phasing plan, as approved or modified by the Street Transportation Department.
- 9. Any proposed access to public right-of-way shall conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing, as approved or modified by the Street Transportation Department.
- 10. The developer shall construct all necessary roadway infrastructure improvements as required by the Arizona Department of Transportation (ADOT) within ADOT jurisdiction, as approved or modified by ADOT.
- 11. The developer shall be required to perfect existing right-of-way easements controlled by the property as fee title, as approved or modified by the Street Transportation Department and the Planning and Development Department.
- 12. The subject site shall conform to the Arizona State Land Department (ASLD) land sale, Application No. 53-122049, stipulations or subsequent development agreements, as approved by the Street Transportation Department and the Planning and Development Department.
- 13. The developer shall construct the ultimate 100-year storm event box culvert dry crossing along arterial streets identified for construction by the Master Street Plan to their full limits, including the construction of the upstream and downstream maintenance access ramps, as approved or modified by the Street Transportation Department and the Planning and Development Department.

14. The developer shall be responsible for all 404 permitting, environmental and archeological assessments and associated easement dedications to construct and maintain the ultimate box culvert dry crossing along arterial streets identified for construction by the Master Street Plan, as approved or modified by the Street Transportation Department and the Planning and Development Department.
15. Right-of-way shall be dedicated for 64th Street from the existing Arizona Department of Transportation (ADOT) traffic interchange north to Deer Valley Road, as approved by the Planning and Development Department. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Deer Valley Road, as approved or modified by the Street Transportation Department and the Planning and Development Department.
16. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
17. The property owner shall record documents that disclose the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
18. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
19. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
20. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
21. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

22. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

July 24, 2023

Team Leader

Racelle Escobar

Exhibits

Sketch Map

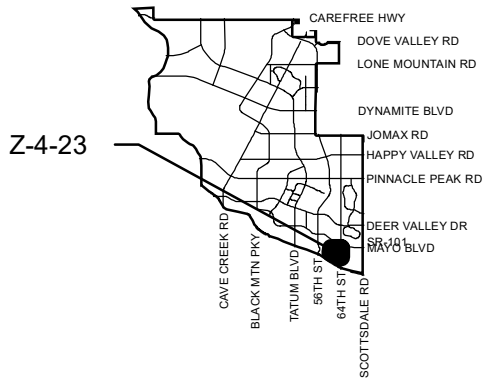
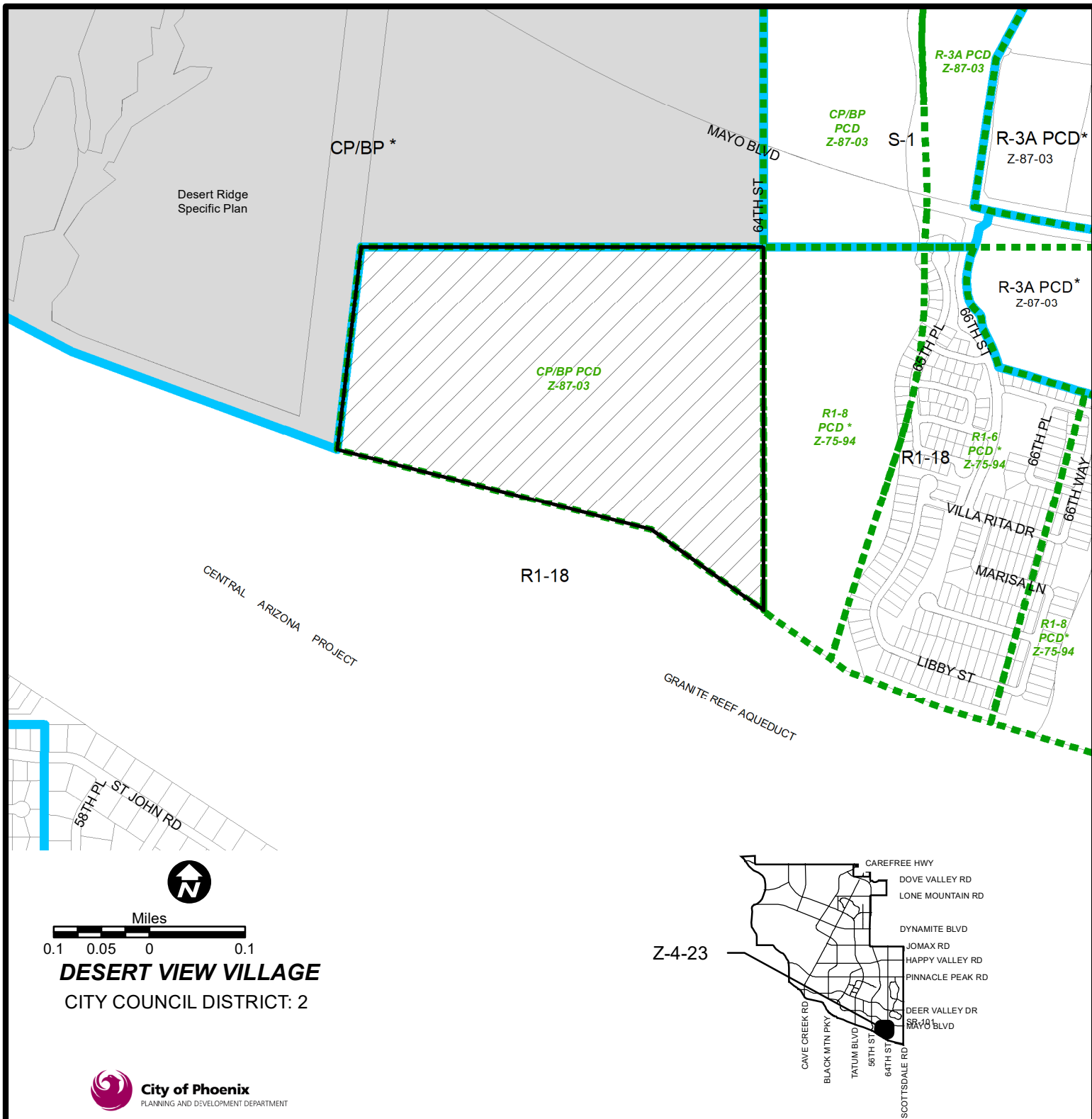
Aerial Map

Conceptual Land Use Plan date stamped July 20, 2023

Illustrative Images date stamped July 20, 2023 (24 pages)

Correspondence (2 pages)

[Mayo Clinic PUD Development Narrative](#) date stamped July 20, 2023



APPLICANT'S NAME: Nick Wood, Snell & Wilmer, LLP

APPLICATION NO. Z-4-23

DATE: 1/26/2023
REVISION DATES:

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

76.76 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 38-42

ZONING MAP
M-12

REQUESTED CHANGE:
FROM: R1-18 (Approved CP/BP PCD (76.76 a.c.)

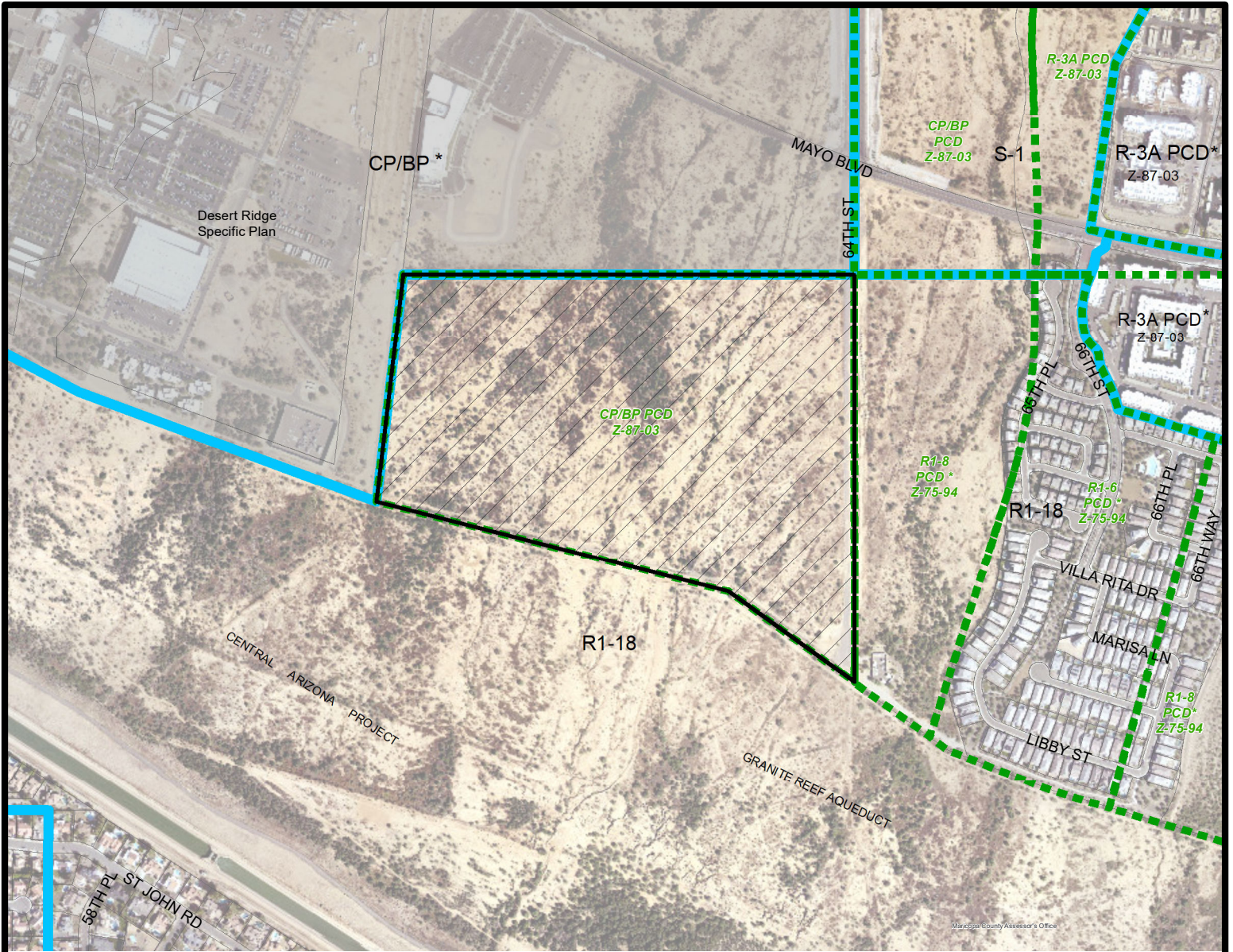
TO: PUD (76.76 a.c.)

MULTIPLES PERMITTED
R1-18 (Approved CP/BP PCD)
PUD

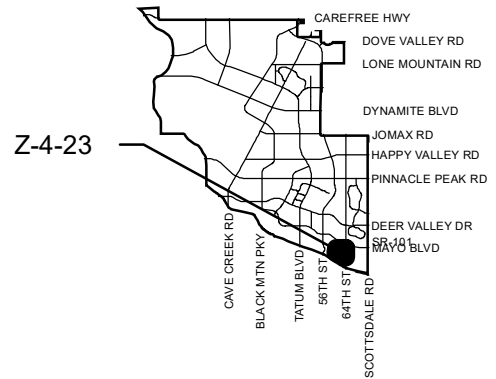
CONVENTIONAL OPTION
149 (N/A)
N/A

*** UNITS P.R.D. OPTION**
179 (N/A)
N/A

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



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Nick Wood, Snell & Wilmer, LLP		REQUESTED CHANGE:	
APPLICATION NO. Z-4-23		FROM: R1-18 (Approved CP/BP PCD (76.76 a.c.)	
DATE: 1/26/2023 REVISION DATES:		TO: PUD (76.76 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 76.76 Acres			
AERIAL PHOTO & QUARTER SEC. NO. QS 38-42		ZONING MAP M-12	
MULTIPLES PERMITTED R1-18 (Approved CP/BP PCD) PUD		CONVENTIONAL OPTION 149 (N/A) N/A	
		* UNITS P.R.D. OPTION 179 (N/A) N/A	

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

Framework Concept and Program Zones

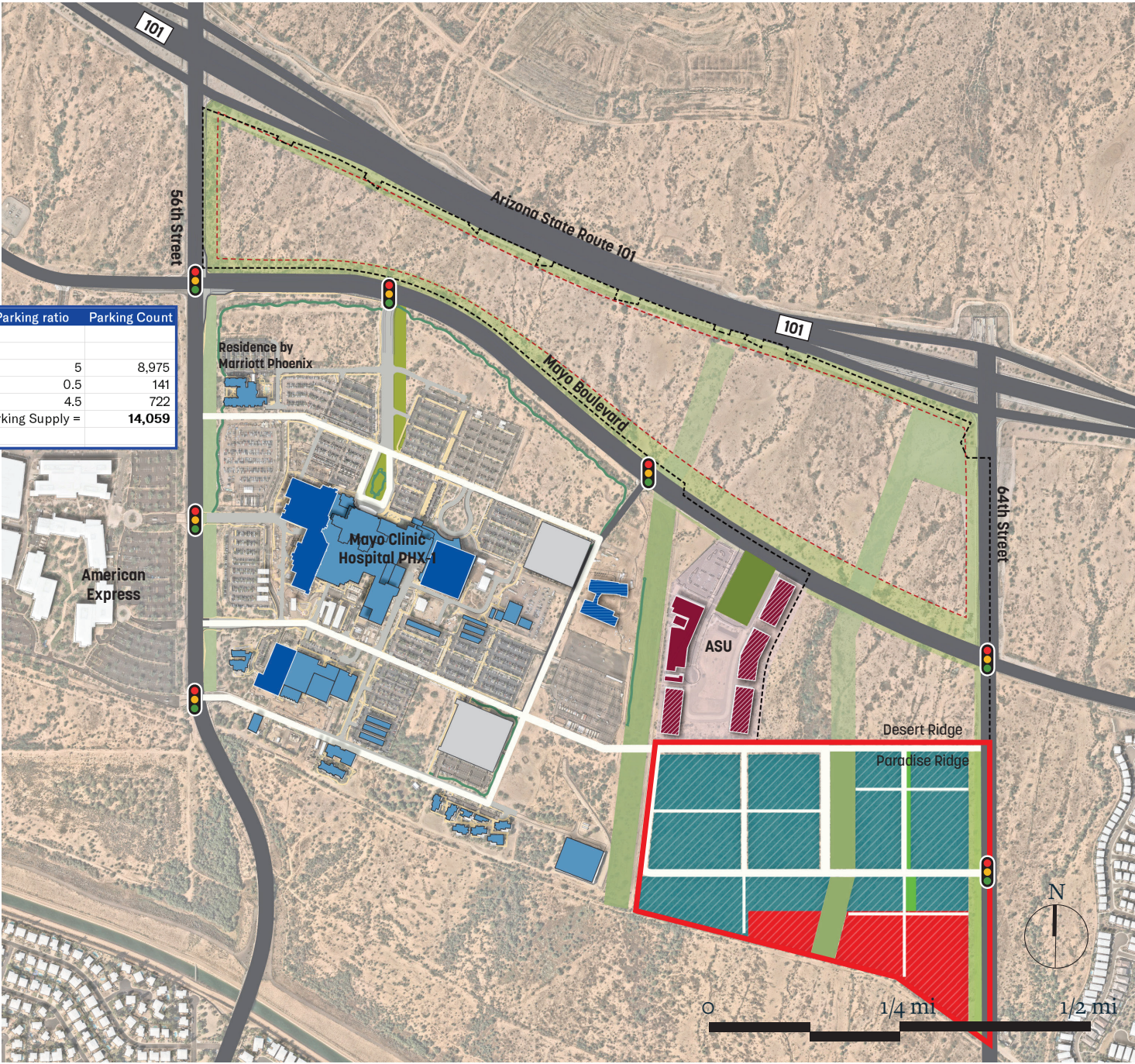
Paradise Ridge

Proposed Development

	Acres	SF	FAR (sf)	%	Parking ratio	Parking Count
Paradise Ridge	77	3,354,120	2,237,230	100%		
		Outpatient Clinic**	1,795,050	80%	5	8,975
		Ancillary Retail	281,680	13%	0.5	141
		Subacute Facility*	160,500	7%	4.5	722
		*160 beds			Parking Supply =	14,059
		**Outpatient Clinic buildings are medical offices				

CITY OF PHOENIX
JUL 20 2023
Planning & Development
Department

- Signalized Intersections
- Mayo Paseo
- Major Open Spaces
- Washes
- Plaza
- Amenities / Mixed Use
- Office
- Wet Lab
- Advanced Manufacturing
- Outpatient Clinic
- Parking Garages
- Surface Parking
- Mayo Clinic Buildings (Ongoing)
- Mayo Clinic Buildings (Existing)



Buildings: Amenity Hub

Arizona Center / Gensler

CITY OF PHOENIX

JUL 20 2023

**Planning & Development
Department**



Buildings: Amenity Hub
Biltmore Fashion Park, Phoenix, AZ



Buildings: Amenity Hub
Tempe Marketplace, Tempe, AZ



Buildings: Commercial Office

Arizona State University, Biodesign Institute C / ZGF



Buildings: Commercial Office

ASU Health Services Building / Lake|Flato



Buildings: Paseo facing

Arizona State University, Biodesign Institute C / ZGF



Buildings: Paseo facing

Arizona State University, Biodesign Institute C / ZGF



Buildings: Paseo facing

ASU Health Services Building / Lake|Flato



Buildings: Mayo Boulevard facing

Health Sciences Education Building, Phoenix / CO Architects

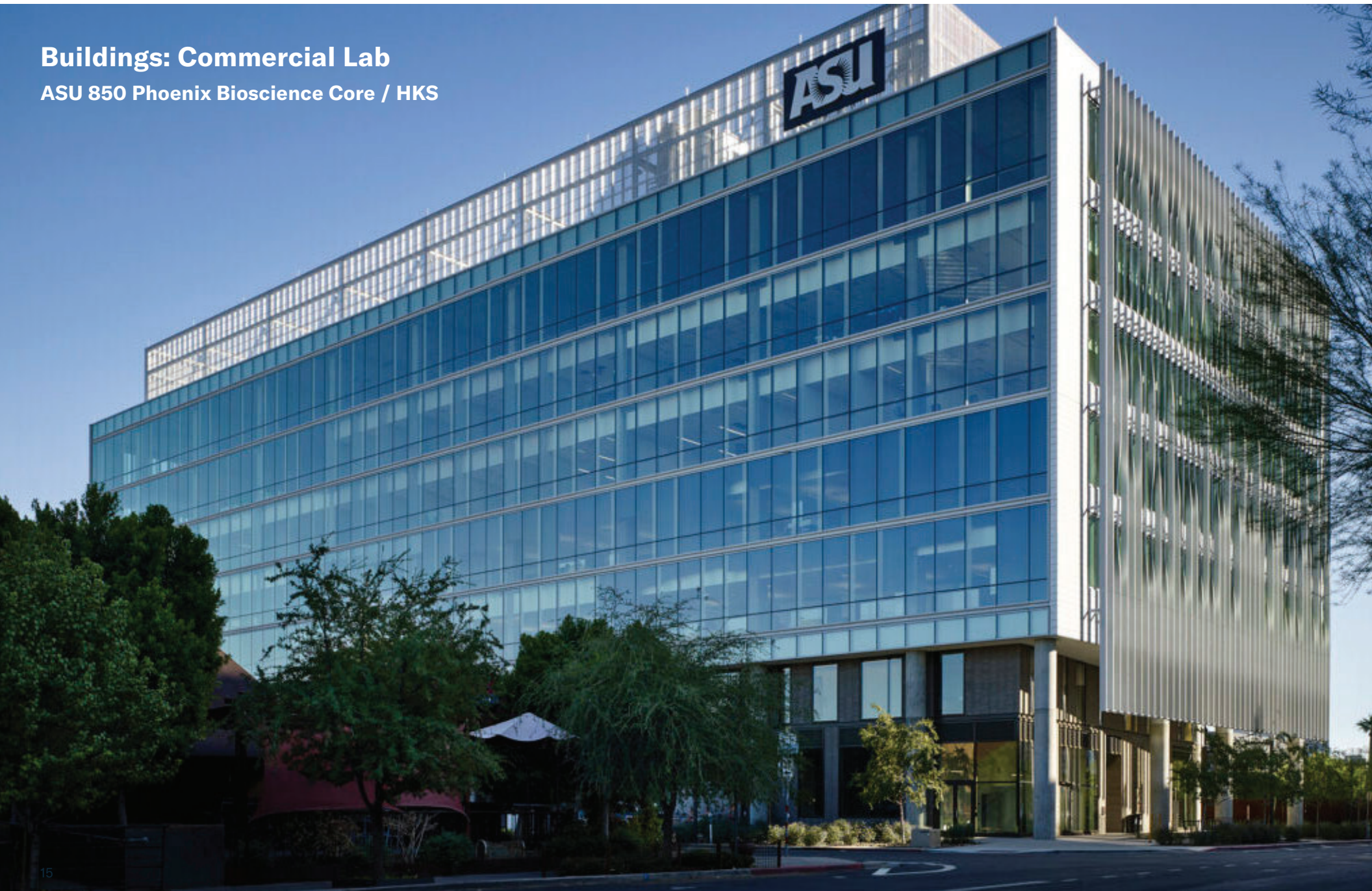


Buildings: Mayo Boulevard facing
Health Sciences Education Building, Phoenix / CO Architects



Buildings: Commercial Lab

ASU 850 Phoenix Bioscience Core / HKS



Buildings: Commercial Lab

ASU 850 Phoenix Bioscience Core / HKS



Buildings: Commercial Lab

University of Arizona Health Sciences Innovation Building, Tucson, AZ / CO Architects



Buildings: Commercial Lab

ASU Bioscience Research Laboratories, Tucson, AZ / ZGF



Buildings: Commercial Lab

ASU Bioscience Research Laboratories, Tucson, AZ / ZGF



Buildings: Commercial Lab

ASU Global Futures Laboratory™ / Grimshaw Architects



Landscape: Shade structures at Amenity Hubs

V&A Museum, London / University of Stuttgart



Landscape: Shade structures at Amenity Hubs

Easytiger: Austin Beer Garden / FK Architects



Landscape: Amenity Hub

Playa District, Los Angeles CA



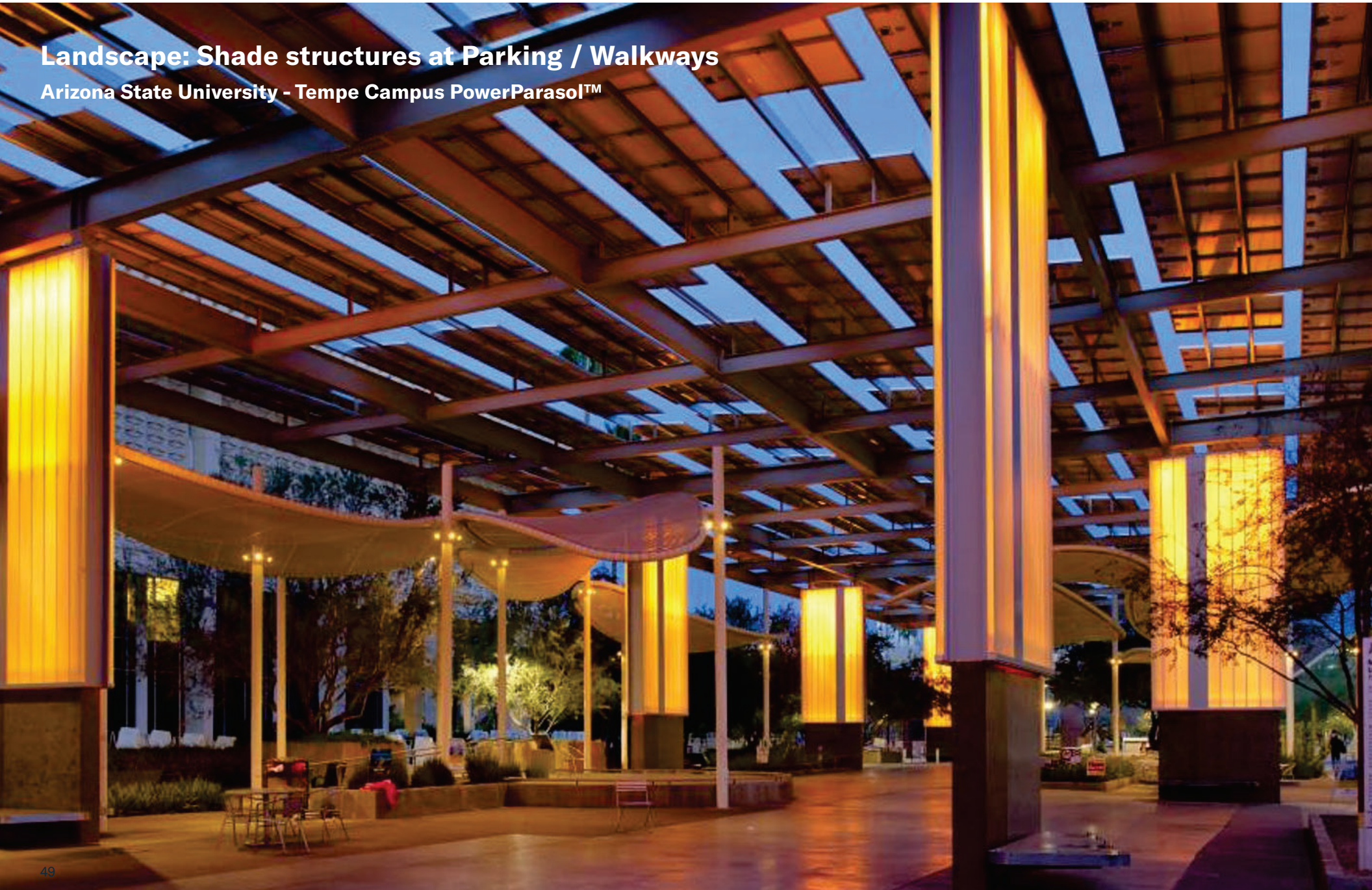
Landscape: Buffer areas / Trails

Grand Canalscape Multi-Use Trail, Phoenix, AZ



Landscape: Shade structures at Parking / Walkways

Arizona State University - Tempe Campus PowerParasol™



Buildings: Parking Structures

Washington University 560 Garage, St. Louis, MO / Clayco



Buildings: Parking Structures

Penn State Health Westview Garage, Hershey, PA / Lamar Johnson Collaborative



Buildings: Parking Structures

Phoenix Biomedical Campus / Watry Design, Inc.



Adrian G Zambrano

From: Adrian G Zambrano
Sent: Monday, July 10, 2023 10:58 AM
To: Adrian G Zambrano
Subject: 2023-07-07 - Opposition - Carol Shilliday

From: carol shilliday <c.shillidayprhoa@gmail.com>

Sent: Friday, July 7, 2023 3:45 PM

To: PDD Long Range Planning <pdd.longrange@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 1 PCC <council.district.1@phoenix.gov>; Council District 2 PCC <council.district.2@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; Council District 4 <council.district.4@phoenix.gov>; Council District 5 PCC <council.district.5@phoenix.gov>; Council District 7 PCC <council.district.7@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; PDD PHO <pdd.pho@phoenix.gov>; Anthony M Grande <anthony.grande@phoenix.gov>; Racelle Escolar <racelle.escolar@phoenix.gov>

Subject: Unprecedented Favor Granted for Zoning Case Z-4-23 at Taxpayer Expense

Subject: Concerns Regarding the Proposed Change in Zoning from Residential R-18 with 30 foot building height to PUD commercial use with 250 foot building height for Parcel 215-04-717: Zoning Case Z-4-23

To Whom It May Concern;

On behalf of the 265 homeowners in the Paradise Ridge Community, located less than 600 feet from the proposed zoning change, we write to express our deep concerns regarding the proposed change in zoning from residential use R-18 with a maximum height of 30 feet to Planned Unit Development (PUD) with a height of 250 feet or more for parcel 215-04-717, as requested by the Mayo Clinic. We firmly believe that this change in zoning would deviate from the General Plan, negatively impacting the surrounding community. The General Plan serves as a vital blueprint for guiding development and land use in our city, and it clearly designates parcel 215-04-717 for residential development. Mayo Clinic's use of parcel 215-04-717 for commercial development with a height of 250 feet, contradicts the specific land use as outlined.

Mayo Clinic has NOT come forward with firm plans, yet they seek a significant departure from the residential use originally intended for parcel 215-04-717. This gives them excessive developer influence, control and flexibility in designing and implementing their projects without giving sufficient consideration to the long-term impacts on the neighborhood or the needs of the existing community.

Moreover, the statements made during the Village Planning Committee meeting suggesting that the project's approval has been pre-determined, and the zoning meetings are merely a formality, are concerning. The city's extraordinary measures of waiving the requirement for neighborhood meetings further compounds our apprehension about the transparency and fairness of the process.

Mayo Clinic's tax-exempt status as a non-profit organization raises concerns about the impact on the city's revenue. Allowing the PUD designation on parcel 215-04-717 would grant Mayo Clinic the opportunity to construct commercial buildings up to 250 feet tall without fully considering the infrastructure cost burden on the city. As stated in the Village Planning Meeting, Mayo Clinic will be requiring the city to expand 64th street without the developer contributing to the cost for improvements. It is troubling that Mayo Clinic, as a non-profit organization, seeks to transfer the burden of infrastructure costs to the City of Phoenix, while enjoying tax exemptions that deprive the city of much-needed revenue.

At the same time Mayo Clinic uses tax exempt privileges, they plan to engage in for profit activity. Their first project is a proposed land lease to an apartment developer that will be able to build under Mayo's proposed PUD zoning without the same constraints of the surrounding development.

The proposed zoning change has already begun to affect property values in the area, as residents face the prospect of towering 250-foot commercial buildings in their backyards, in direct conflict with the intentions of the General Plan for residential use with a building maximum of 30 feet. Distressed by these zoning changes, residents have started listing their properties for sale, fearing the irreparable damage that could be inflicted upon our community.

Rezoning from residential to commercial would have significant and adverse impacts on our community. It would introduce increased traffic, noise, and disrupt the character and aesthetics of our neighborhood. As homeowners, citizens and stakeholders, we firmly believe that our concerns, interests and property values should be considered.

Moreover, why the massive departure from the General Plan intention for building height no greater than 30 feet? It is a rare case that a city approves a large leap in zoning with literally no planning in place.

Granting PUD zoning to Mayo Clinic would not only do harm to the surrounding community, it rewards big organizations unprecedented favor not normally given to local developers.

Thank you,

Carol Shilliday

Paradise Ridge Homeowners Association Board Member

18032 N. 65th Place

Phoenix, AZ 85054