
Cave Creek and Greenway Village

16026 North Cave Creek Road

**Planned Unit Development
Development Narrative**

Z- 10 -11 - 3

Submitted: March 25, 2011

Re-Submitted: April 27, 2011

Final Submittal: May 25, 2011

Final Approval Submittal: August 3, 2011

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the zoning ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right of way abandonment.

PRINCIPALS AND DEVELOPMENT TEAM

PROPERTY OWNER / DEVELOPER:

Howard Taylor
Arizona Gold Exchange
9017 North Cave Creek Road
Phoenix, AZ 85020
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EMAIL: howard@arizonagoldexchange.com

APPLICANT/REPRESENTATIVE:

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A. PURPOSE AND INTENT

The Cave Creek and Greenway Village PUD property is currently zoned C-2 and is an existing commercial shopping center located at the northwest corner of Cave Creek Road and Greenway Parkway (the "Property"). The Property fronts Cave Creek Road, was built in the mid 1980s and is mostly vacant except for a smoke shop and plumbing supply store. There are a total of five vacant shop spaces that have struggled to maintain tenants. The Property is approximately .986 gross acres.

The strategic vision for the Cave Creek and Greenway Village is to create economic revitalization in the community in a true village concept. The Property Owner expects to attract new businesses including an urban-style restaurant/market. Other potential uses include a coffee shop, boutique retail store, Arizona Gold Exchange and service-oriented amenity shops.

The redevelopment and re-tenant of the Property will provide substantial benefits to the area and its residents. It will provide an attractive and safe retail and service amenity. It will potentially increase property values and spur new redevelopment in the immediate vicinity. It will fill vacant space which reduces blight, graffiti, and property crimes. This is the ideal use and redevelopment project for this Property. Redevelopment of the Property includes a face lift to the existing 1980's façade and upgraded landscaping along the streetscapes and within the interior parking lot.

B. LAND USE PLAN

This .986 gross net acre site is a small infill parcel. The site is developed and has existed in its current condition for many years. A mixture of retail, restaurant and service uses are proposed on site.

C. SITE CONDITIONS AND LOCATION

ACREAGE: .986 gross acres

LOCATION: The Property is located at the northwest corner of Cave Creek Road and Greenway Parkway.

EXISTING ZONING: The Property is currently zoned C-2.

TOPOGRAPHY & NATURAL FEATURES: There are no topographical or natural features on the Property. The Property has been developed as a commercial center since the mid 1980's.

D. GENERAL PLAN CONFORMANCE

Urban Form: Goal 1: Ensure that neighborhoods have reasonable access to basic neighborhood support services.

By redeveloping and upgrading the Property the neighborhood will have access to convenient and upscale retail services.

Growth Element: Goal 1: Maintain a high quality of life and economically healthy community.

The rezoning, tenant improvements, and leasing of the property will encourage quality jobs and an economically healthy community.

Land Use Element: Goal 3: Infill: Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long term character and goals for the area.

The property is currently underdeveloped. The proposed site plan is compatible and complimentary to the surrounding character of the neighborhood. The redevelopment of the Property will enhance the community and will hopefully spur further redevelopment along the Cave Creek corridor.

E. ZONING AND LAND USE COMPATIBILITY

The Property is currently zoned C-2, and developed with an existing commercial shopping center. The Property is surrounded by a number of existing commercial uses including automotive repair, a restaurant, and a marine store. The Property is also located adjacent to vacant land zoned C-2 across the street. A large portion of the shopping center is currently vacant and unoccupied, which highlights the need for redevelopment of the Property.

The closest residential use is behind the Property, separated by 40' of pavement, alleyway, and an 8' wall which buffers the adjacent residents and prohibits any direct access to the center. The residential areas have no direct access to the shopping center and would require an indirect route through the residential neighborhood before accessing Cave Creek Road and the Property. There are no other residential uses to the north, east, or south.

F. LIST OF USES

A. Permitted Uses

- a. All uses permitted in the C-2 zoning district with the exception to those uses prohibited under D. below.
- b. Pawn Shop

B. Temporary Uses

- a. As outlined in Temporary Uses section of the Zoning Ordinance.

C. Accessory Uses

- a. As outlined in the C-2 section of the Zoning Ordinance.

D. Prohibited Uses

- a. Adult Bookstore
- b. Adult Novelty Store
- c. Adult Theatre
- d. Adult Live Entertainment Establishment
- e. Erotic Dance or Performance Studio
- f. Tattoo Parlor
- g. Residential

G. DEVELOPMENT STANDARDS

Development Standards	PUD
Density	N/A
Minimum Gross Lot Area	N/A
Building setbacks	Adjacent to Streets: 25 feet Adjacent to Commercial: 0 feet
Building separation	Per Building Code
Building height	Maximum 25 feet
Lot Coverage	Maximum 50%

Landscape Standards	PUD
Adjacent to Cave Creek	10' minimum setback
Adjacent to Greenway Parkway	0' landscape setback
Adjacent to alleyway	0' landscape setback
Adjacent to commercial property	0' landscape setback
Parking Areas	1 island located at one end of each parking aisle for a total of 2 islands. Minimum 5' in width measured from inside curb.
Minimum Planting Size	
Trees	Min. 3-inch caliper or multi-trunk tree (50% of required trees)
	Min. 4-inch caliper or multi-trunk tree (50% of required trees)
	1 tree per 20' on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree

Parking Standards	PUD
Retail/Restaurant/Public Assembly	1 space per 400 SF
Parking Stall Size	8.5' x 17' along building; 8.5' x 16' along Cave Creek Road
Parking Lot Drive Aisle	24'

Shade Standards	PUD
	A minimum 50% shade of all private walkways by means of vegetation or shade structure shall be provided. The percentage of shade is measured at summer solstice at noon. Building overhangs and canopies shall be implemented to shade pedestrians and promote a walkable environment.

Lighting Standards	PUD
	Exterior lighting will be oriented downward and fully shielded adjacent to residential uses. Flat or recessed lenses are required. Photometric Plans shall be submitted with site plan review. The value of light foot candles at property lines can not exceed 1.0 foot candle and the interior can not exceed 4.0 foot candle.

H. DESIGN GUIDELINES

Design Guidelines are to be in general compliance with Section 507 Tab A., Guidelines for Design Review, of the Phoenix Zoning Ordinance.

In addition, the proposed elevations will be re-coated with a light to medium sand texture stucco and painted with a light sage green color. The shade canopy columns will be an aged brick veneer with a concrete cap. The existing Glu-Lam beam will be sandblasted and sealed with a transparent stain while the existing tile will be removed and replaced with either a rusted steel or pre-finished standing seam metal roof. Additionally, a new anchor store parapet will be constructed at the south east corner of the building and will be the Arizona Gold Exchange store location.

I. SIGNS

Refer to Section 705 of the City of Phoenix Zoning Ordinance for Sign Standards.

J. SUSTAINABILITY

The Cave Creek Greenway Village PUD is an adaptive reuse project. The existing building will be rehabilitated through an exterior façade renovation and individual tenant improvements. Additionally desert landscaping will enhance the streetscape, creating shade for the pedestrian.

A minimum 50% shade of all private walkways by means of vegetation or shade structure shall be provided. The percentage of shade is measured at summer solstice at noon. Building overhangs and canopies shall be implemented to shade pedestrians and promote a walkable environment.

K. INFRASTRUCTURE

Circulation

The Property is currently accessed by Cave Creek Road and Greenway Parkway, both major arterials roadways. There is one existing curb cut on Cave Creek Road that will remain. There are two existing curb cuts on Greenway Road that will remain.

Grading and Drainage

The existing grading and drainage patterns will remain as they exist currently.

Water and Sewer

The existing water and sewer servicing the Property is serviced by the City of Phoenix within Cave Creek Road.

L. PHASING PLAN

No phasing is proposed.

M. ONE YEAR REVIEW

The Applicant shall file for and pursue a one-year review of the PUD from the date of final City Council action thru the Planning Hearing Officer public hearing process.

1. COMPARITIVE DEVELOPMENT STANDARDS

Development Standards	C-2	PUD
Density	N/A	N/A
Minimum Gross Lot Area	N/A	N/A
Building setbacks	Adjacent to Streets: Average 25 feet / 20 minimum feet Not Adjacent to Streets : Residential: 25 feet Commercial: 0 feet	Adjacent to Streets: 25 feet Adjacent to Commercial: 0 feet
Landscape setback	Adjacent to Streets: Average 25 feet / 20 minimum feet Not Adjacent to Streets : Residential: 10 feet Commercial: 0 feet	Adjacent to Cave Creek: 10 feet Adjacent to Commercial: 0 feet Adjacent to Greenway: 0 feet Adjacent to Alleyway: 0 feet
Building separation	Per Building Code	Per Building Code
Building height	Maximum 25 feet	Maximum 25 feet
Lot Coverage	Maximum 50%	Maximum 50%
Parking		
Retail Uses	1 space per 300 SF	1 space per 400 SF
Restaurant Uses	1 space per 50 SF	1 space per 400 SF
Parking Stall	9.5' x 18'	8.5' x 16' minimum
Parking Lot Drive Aisle	26'	24'

LEGAL DESCRIPTION
APN 214-41-004-P
PHOENIX , ARIZONA

DATE 03-23-11
JOB NO.2011-042
PAGE 1 of 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 3 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 3, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST A DISTANCE OF 2586.19 FEET;

THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 279.82 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 45 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF CAVE CREEK ROAD AND THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 54 MINUTES 16 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 170.35 FEET;

THENCE SOUTH 51 DEGREES 37 MINUTES 18 SECONDS WEST, LEAVING SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 36.50 FEET TO A POINT ON A LINE LYING 190' NORTHERLY OF AND PARALLEL TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF TRACT 'D' OF MOUNTAIN VISTA UNIT ONE ACCORDING TO BOOK 179 OF MAPS, PAGE 12 RECORDS OF MARICOPA COUNTY, ARIZONA;

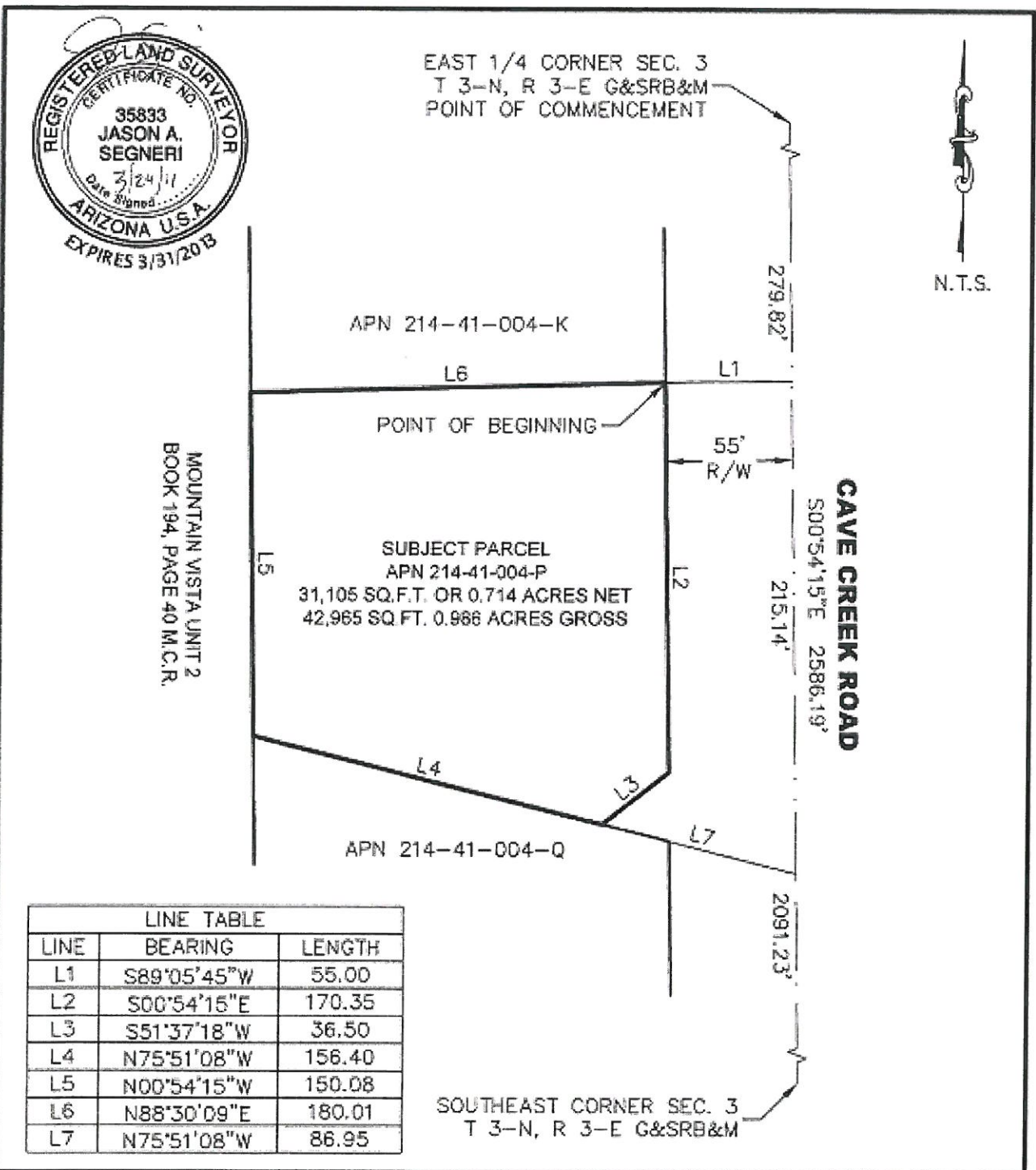
THENCE NORTH 75 DEGREES 51 MINUTES 08 SECONDS WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 156.40 FEET TO A POINT ON THE EAST LINE OF MOUNTAIN VISTA UNIT TWO ACCORDING TO BOOK 196 OF MAPS, PAGE 40 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 54 MINUTES 15 SECONDS WEST, LEAVING SAID PARALLEL LINE AND ALONG SAID EAST LINE OF MOUNTAIN VISTA UNIT TWO, A DISTANCE OF 150.08 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 250 FEET OF THE PARCEL OF LAND DESCRIBED IN DOC. NO. 1988-116080 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 88 DEGREES 30 MINUTES 09 SECONDS EAST, LEAVING SAID EAST LINE OF MOUNTAIN VISTA UNIT TWO AND ALONG SAID SOUTH LINE OF THE NORTH 250 FEET OF THE PARCEL OF LAND DESCRIBED IN DOC. NO. 1988-116080 A DISTANCE OF 180.01 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 31,105 SQUARE FEET OR 0.714 ACRES NET OR 42,965 SQUARE FEET OR 0.988 ACRES GROSS, MORE OR LESS.





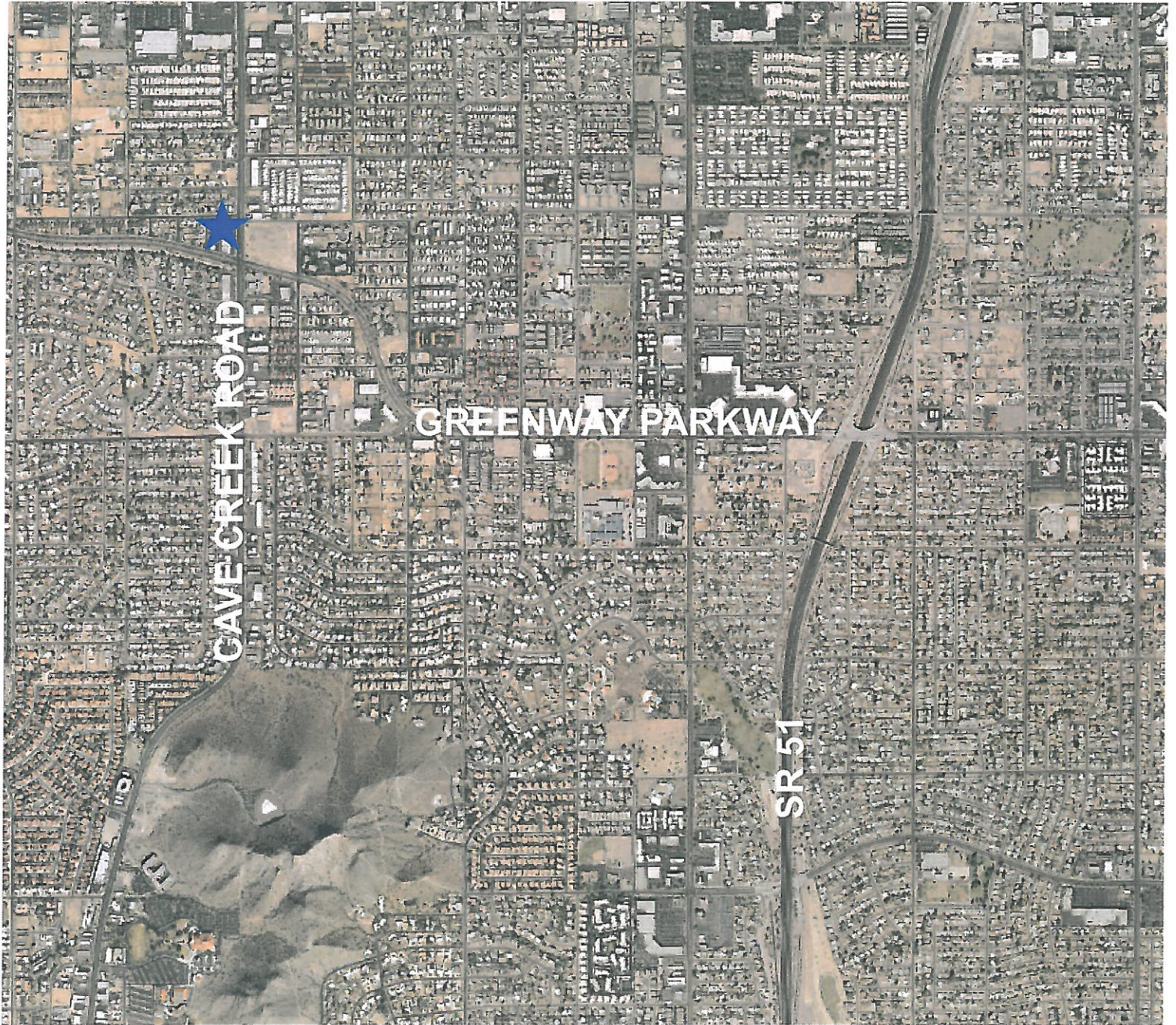
SIG
SURVEY INNOVATION
GROUP, INC

APN 214-41-004-P
PHOENIX, ARIZONA

Ph (480) 922 0780 **Land Surveying Services** Fx (480) 922 0781
 16414 N. 91st STREET, STE #102, SCOTTSDALE, AZ 85260

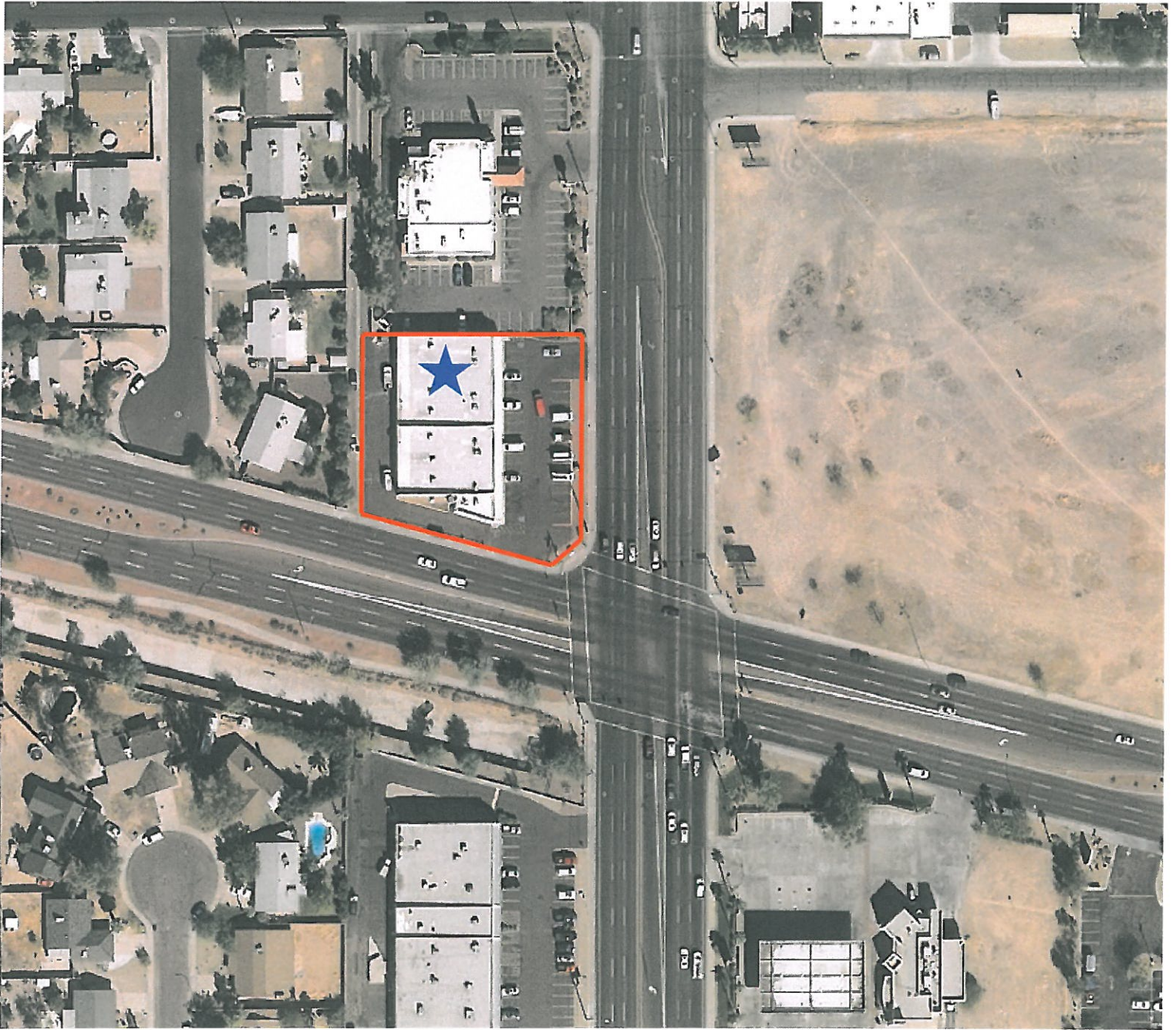
JOB#2011-042	DWG: 2011-042 LEGAL	DATE: 03/23/11
SCALE: N.T.S.	DRAWN: RMH	CHK: JAS
		SHEET: 1 OF 1

3. AREA VICINITY MAP



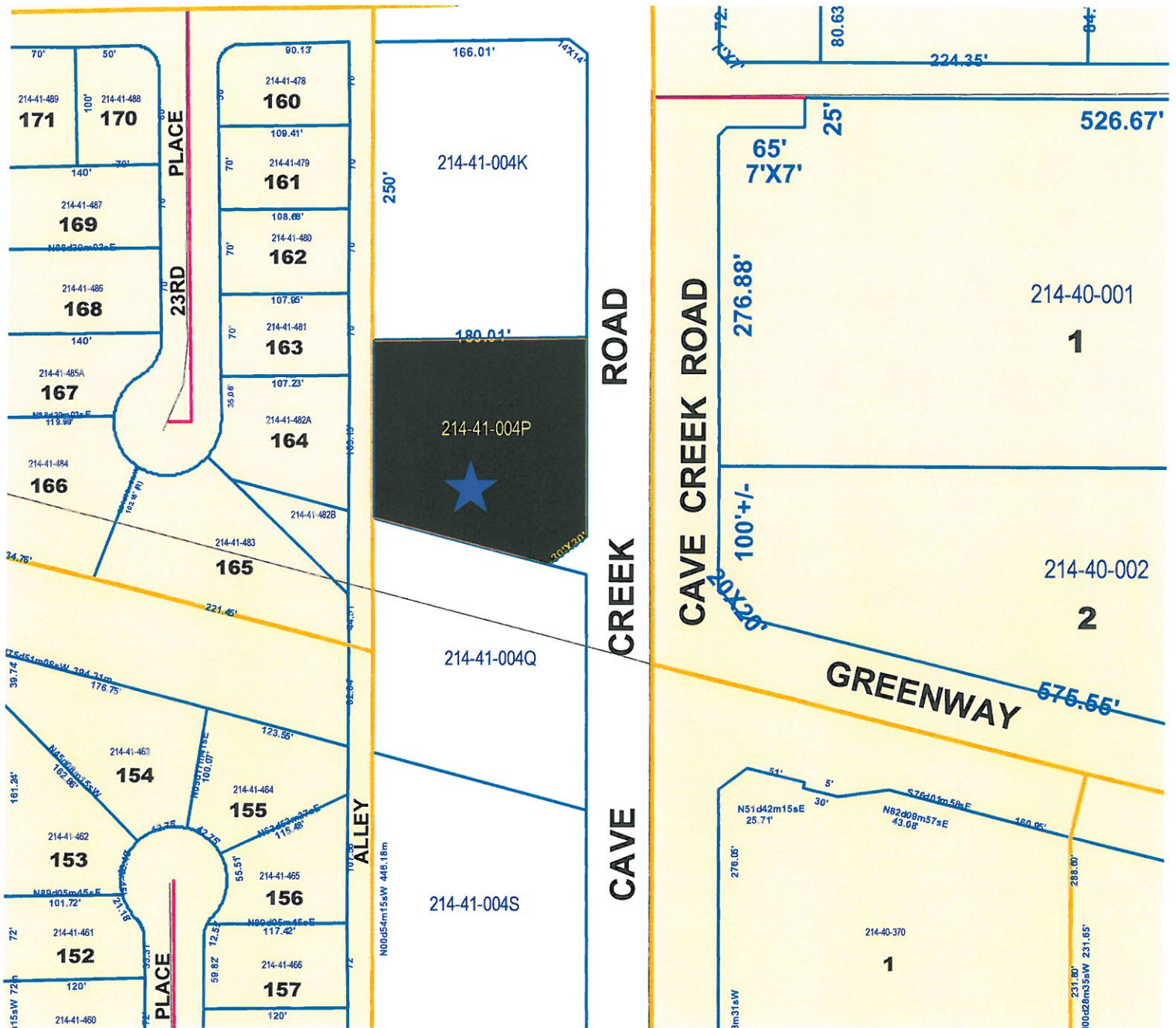
 SITE

4. AERIAL MAP



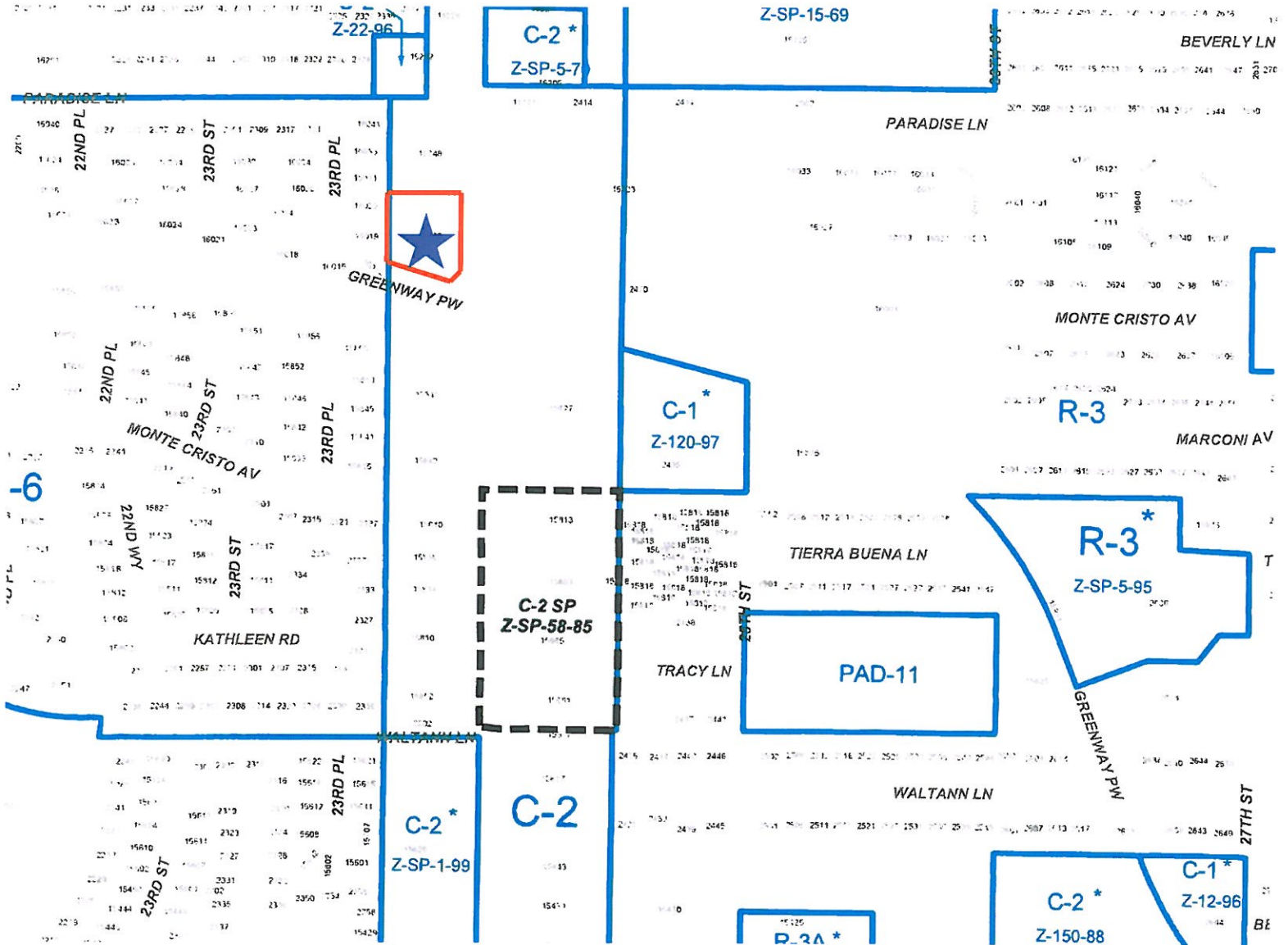
 SITE

5. PARCEL MAP



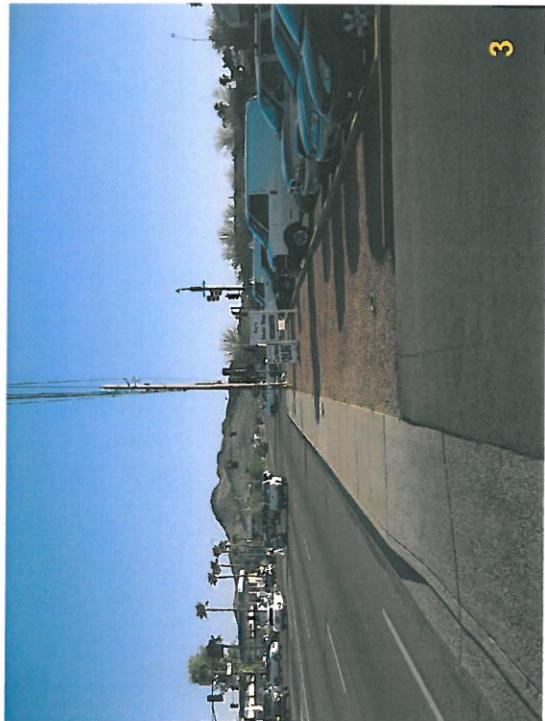
 SITE

6. EXISTING ZONING MAP



 SITE

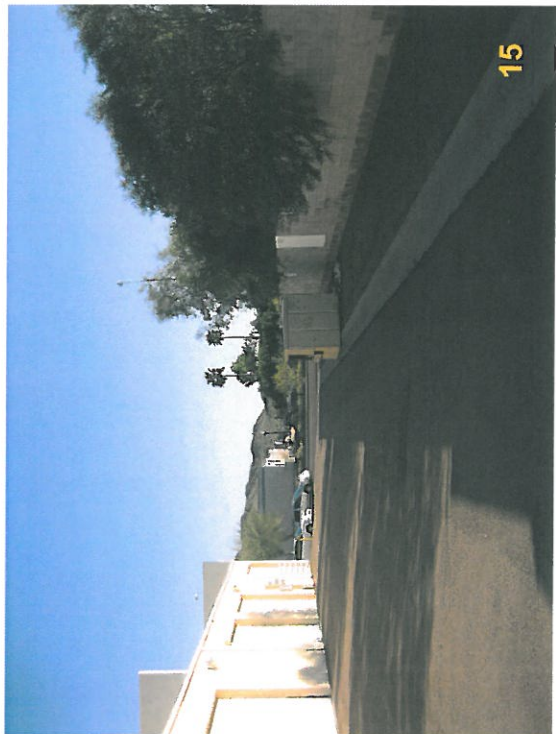
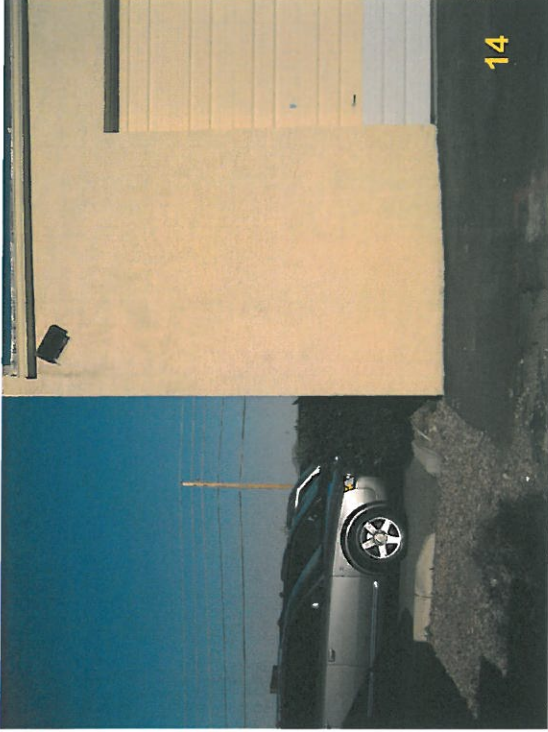




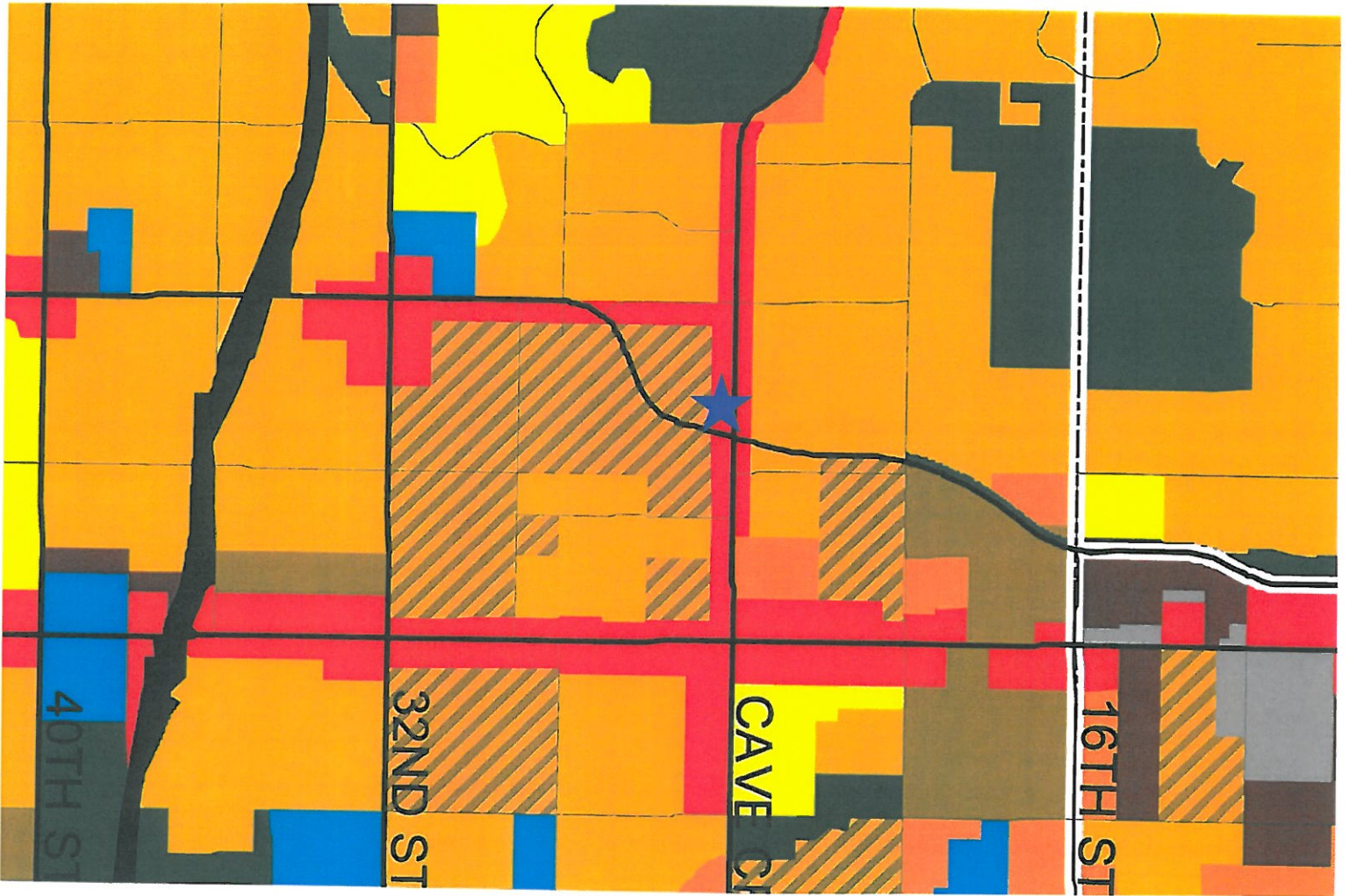




7. CONTEXT PLAN AND PHOTOGRAPHS



8. GENERAL PLAN MAP



LEGEND

LAND USE

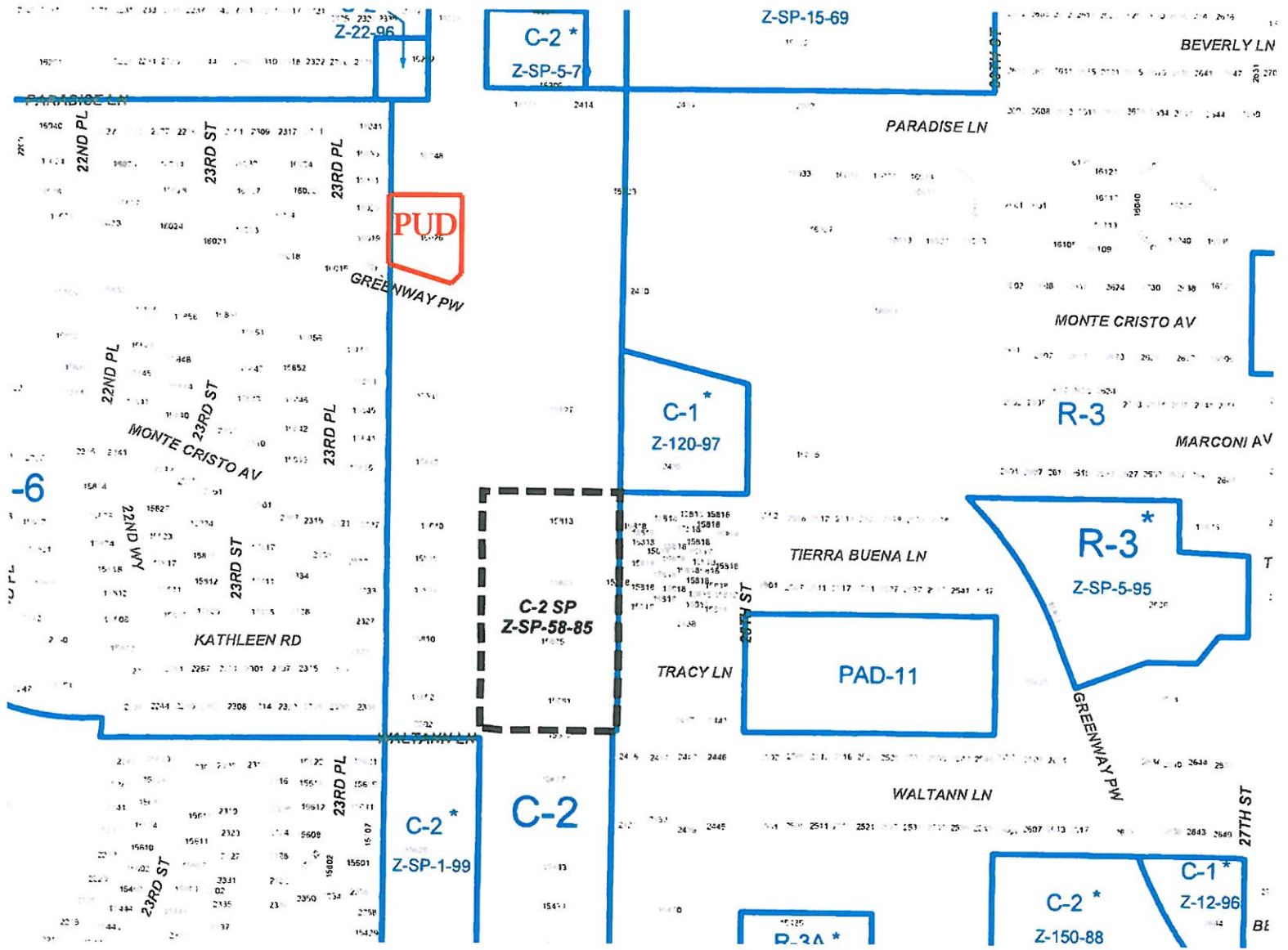
- 0 to 1 du/acre - Large Lot
- 1 to 2 du/acre - Large Lot
- 2 to 3.5 du/acre - Traditional Lot
- 3.5 to 5 du/acre - Traditional Lot
- 5 to 10 du/acre - Traditional Lot
- 10 to 15 du/acre - Higher density attached townhouses, condos, or apartments
- 15+ du/acre - Higher density attached townhouses, condos, or apartments
- Parks/Open Space - Publicly Owned
- Parks/Open Space - Privately Owned
- Future Parks/Open Space or 1 du/acre
- Mixed Use Agricultural
- Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre
- Commercial
- Mixed Use (MU)
- Mixed Use (Areas C, D and Northwest Area only)
- Industrial
- Commerce / Business Park
- Public/Quasi-Public
- Floodplain
- Undesignated Area

NOTE:
Movement within
large lot,
traditional lot
and higher
density residential
categories does
not require a
General Plan
amendment.

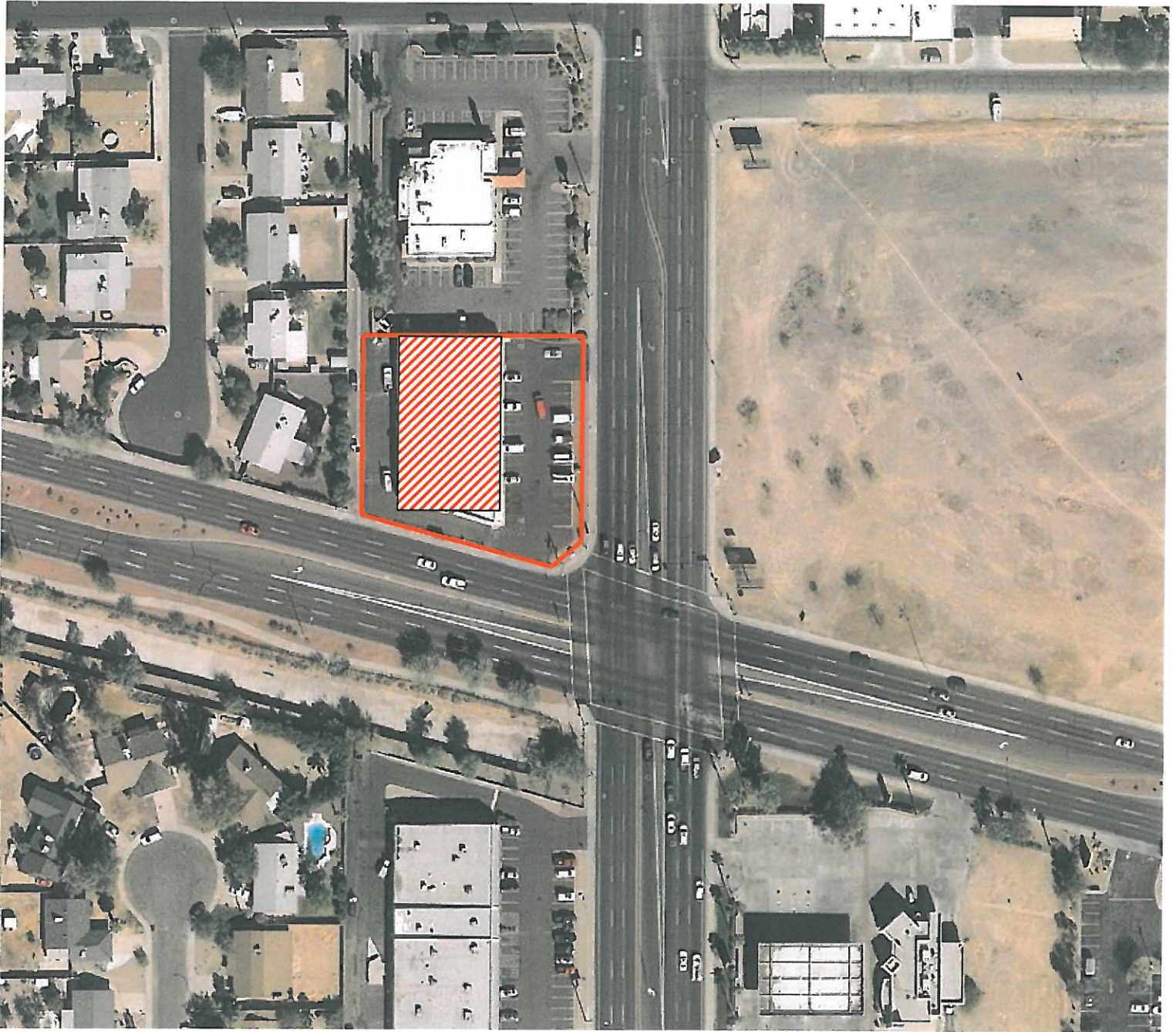
- Proposed Park in Area
- Proposed School in Area
- Resort (See NOTES: below)
- Density Cap
- Density Cap Limit

SITE

9. PROPOSED ZONING MAP



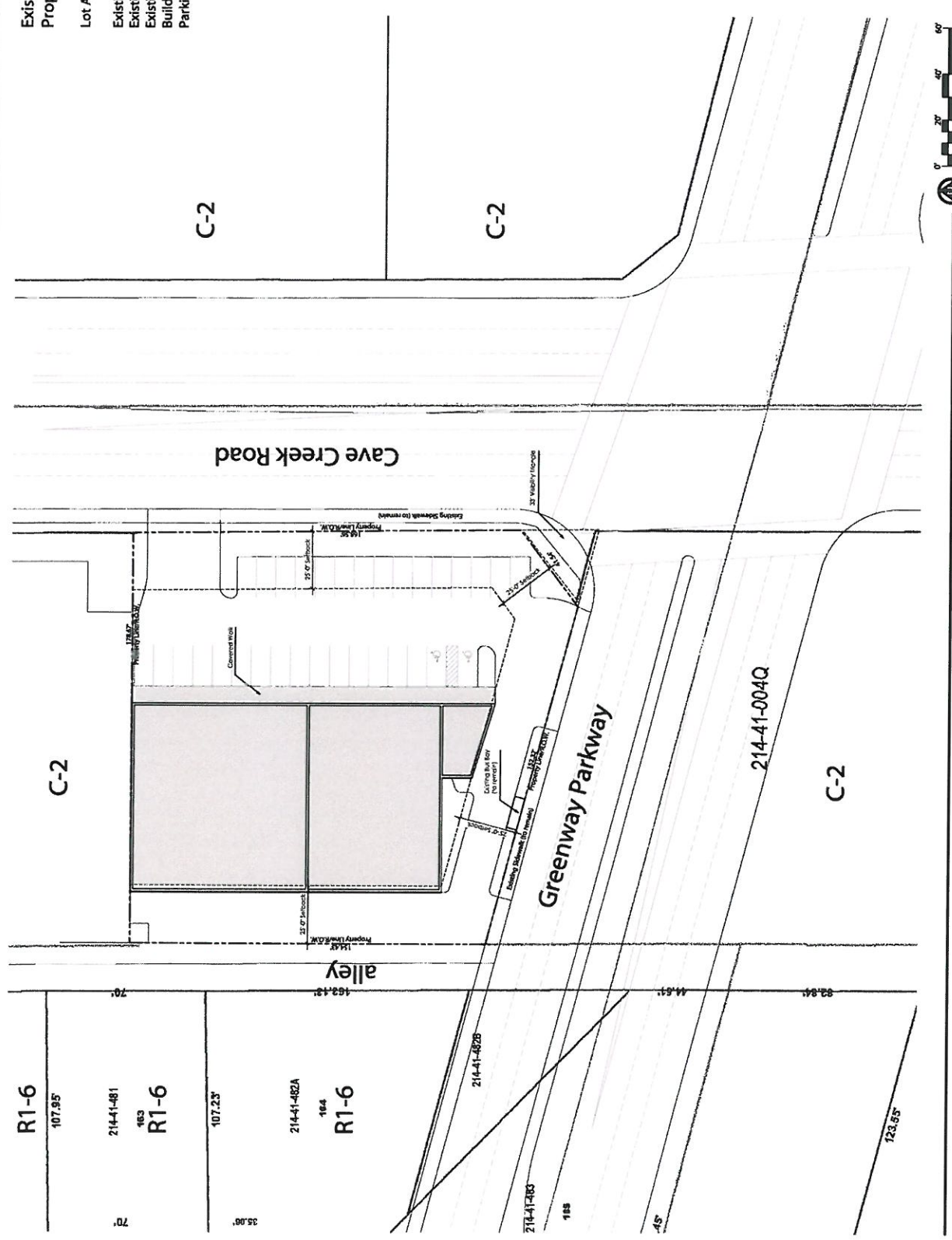
10. LAND USE PLAN



**COMMERICAL
RETAIL
RESTAURANT
SERVICE**

conceptual site plan

cave creek rd & greenway pkwy



Existing Zoning: C-2
 Proposed Zoning: PUD

Lot Area: 32,410 sq.ft.
 0.74 A.C.

Existing Building Area: 11,298 sq.ft.
 Existing FAR: 0.35
 Existing Lot Coverage: 34.9%
 Building Ht.: 25' Max.
 Parking: 1 space/400 sq.ft.
 32 spaces
 (2 accessible)

C-2

C-2

suite
 design group

4029 n 45th street
 phoenix, az 85018
 p: 602.400.5331
 f: 602.414.3068
 www.suitegroup.com

cave creek rd
 & greenway
 pkwy

16026 n cave cre
 phoenix, az 8503



preliminary
 not for construction

revision:	00.00.10
	00.00.10
	00.00.10
	00.00.10
	00.00.10
	00.00.10

date: 05.25.2011
 prepared by:
 reviewed by:
 drawn by:
 team:
 csp001
 title:
 1"=20'-0"



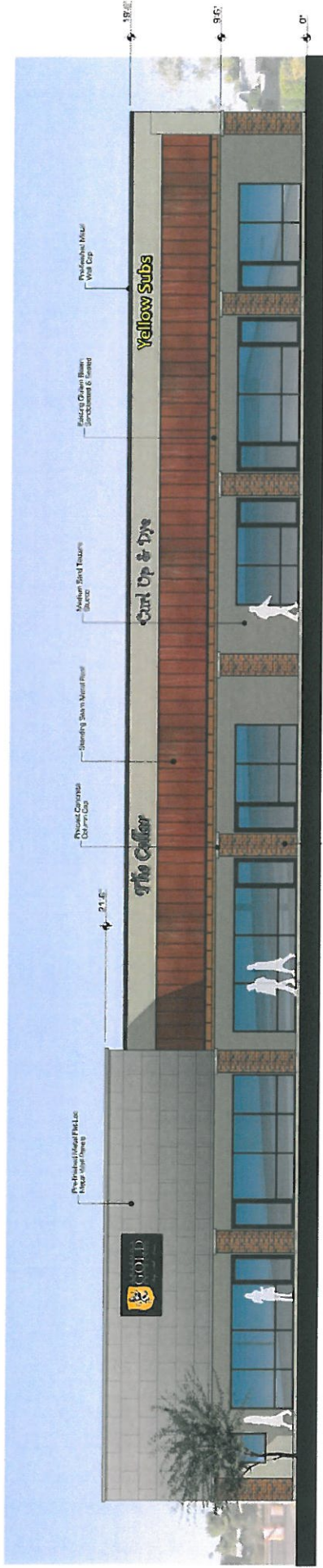
scale: ne

0 20' 40' 60'

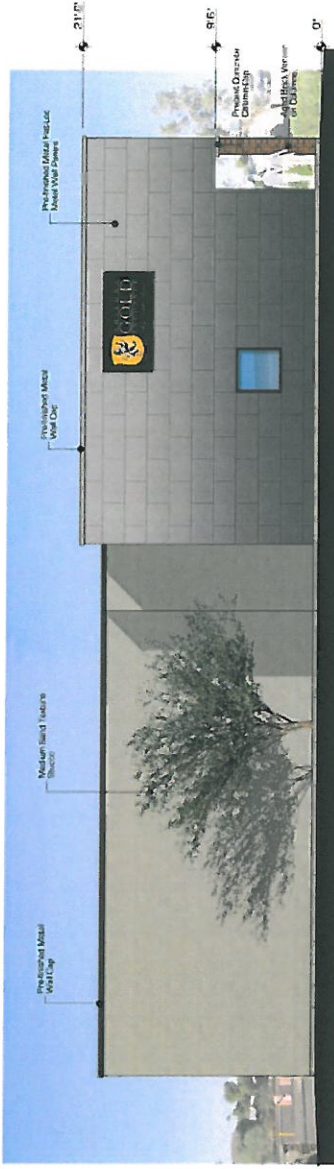
SCALE: 1" = 20'-0"

drawing:
 site plan

12. CONCEPTUAL ELEVATIONS



East Elevation



South Elevation



MATERIAL LEGEND

STANDING SEAM METAL ROOF
FINISH

ALTERNATE
MANUFACTURER
CHARACTERISTICS

RESISTIVE UNICLAD-UC3
MANUFACTURER
CHARACTERISTICS

METAL WALL PANELS
MANUFACTURER

COLOR
CHARACTERISTICS

RESISTIVE UNICLAD
MANUFACTURER
CHARACTERISTICS

STUCCO
TEXTURE
COLOR
CHARACTERISTICS

MEDIA/SAC FINISH
TEXTURE
COLOR
CHARACTERISTICS

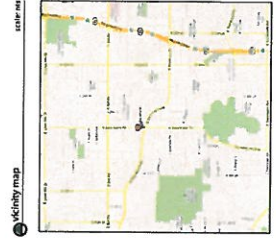
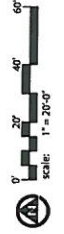
BRICK VENEER
MANUFACTURER
COLOR
CHARACTERISTICS

CORNFORDTINE
SPECIAL USE BRICK
50 - RUBIC B END /
30 - PRECCTA
20 - PVE

13.

conceptual landscape plan

cave creek rd & greenway pkwy



drawing:
landscape plan

date: 05.23.2011
project:
drawn by:
team:
ecsp01
scale:
1" = 20'-0"

revision:
△ 00.00.10
△ 00.00.10
△ 00.00.10
△ 00.00.10
△ 00.00.10
△ 00.00.10

preliminary
not for construction



cave creek rd
& greenway
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16026 n cave creek rd
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f | 602.414.3068
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