



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-3-15-1  
(Norterra PUD)  
May 11, 2015**

**Deer Valley Village Planning Committee Meeting Date** May 21, 2015

**Planning Commission Hearing Date** June 9, 2015

**Request From** S-1 (Approved CP/GCP M-R PCD): 279.69 acres;  
C-2 M-R PCD: 50.08 acres  
CP/GCP M-R PCD: 59.80 acres  
S-1: 7.04 acres  
RE-43 (Approved CP/GCP PCD): 1.18 acres  
RE-43: 0.07 acres

**Request To** PUD (Planned Unit Development): 397.86 acres

**Proposed Use** Planned Unit Development to mixed use, including single-family, multi-family, and commercial uses

**Location** Northwest corner of 19th Avenue and Happy Valley Road

**Representative** Jason Morris/Adam Baugh, Withey Morris, PLC

**Staff Recommendation** Approval, subject to a stipulations

<b>GENERAL PLAN CONFORMITY</b>			
<b>General Plan Land Use Designation</b>	Existing: Commerce/Business Park: 340.40 acres Mixed Use (Commercial/Commerce Park): 49.73 acres Residential 2 to 5 du/acre: 7.73 acres Proposed: Mixed Use (Commercial, Commerce Park/Business Park, Residential 5-10 du/acre, Residential 10-15 du/acre, Residential 15 + du/acre): 397.86 acres		
<b>Street Map Classification</b>	19th Avenue	Major Arterial	80 foot half street width
	Happy Valley Road	Major Arterial	75 foot half street width

	Jomax Road	Arterial	60 foot half street width
	Norterra Parkway	Collector	<u>West side:</u> 55 foot half street width, <u>East side:</u> 77 foot half street width

**LAND USE ELEMENT: GOAL 2: EMPLOYMENT AND POPULATION BALANCE: POLICY 14:** LOCATE MULTI-FAMILY DEVELOPMENT NEAR SPECIALIZED PUBLIC FACILITIES, MAJOR TRANSPORTATION SERVICES AND EMPLOYMENT CENTERS.

The subject site is within close proximity to the Interstate-17 freeway and the Happy Valley Park and Ride with an existing bus rapid transit service to downtown Phoenix. Also, there are public transportation options available off of Happy Valley Road and the area has been identified to potentially have additional bus rapid transit in the future. The proposed development is in close proximity to major employment centers and will offer additional employment opportunities.

**LAND USE ELEMENT: GOAL 4: MIXED LAND USE DEVELOPMENT:** MIXED LAND USE PATTERNS SHOULD BE DEVELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIZE THE NUMBER AND LENGTH OF TRIPS.

The proposed PUD allows for mixed use development and encourages connectivity throughout with the intent of allowing safe and easy access for vehicles, bicycles, and pedestrians. A variety of land uses will be permitted that will allow residents to live, work, and play in the area.

**LAND USE ELEMENT: GOAL 5: INTEGRATION OF LAND USE AND TRANSPORTATION SYSTEMS:** AN INTEGRATED LAND USE AND TRANSPORTATION SYSTEM, WHICH FURTHERS THE URBAN VILLAGE MODEL AND MINIMIZES THE ADVERSE IMPACTS OF THE TRANSPORTATION SYSTEM ON HOUSING, BUSINESSES AND PUBLIC USES, SHOULD BE ENCOURAGED. **POLICY 2:** LOCATE MAJOR TRAFFIC-GENERATING LAND USES ON MAJOR STREETS IN AREAS PLANNED FOR SUCH USES, OR NEAR PARKWAY AND FREEWAY ACCESS AND TRANSIT CENTERS OR LIGHT RAIL TRANSIT STATIONS, AND AVOID USE OF LOCAL STREETS.

The proposed PUD is located on arterial and collector streets, within close proximity to the Interstate-17 freeway and the Happy Valley Park and Ride facility. The area has sufficient transportation options to support the development. Additionally, the area has been identified to potentially have additional bus rapid transit options in the future, either on 35th Avenue or 19th Avenue.

**LAND USE ELEMENT: GOAL 9: DIVERSE HOUSING MIX:** A RANGE OF HOUSING CHOICES, DENSITIES, AND PRICES IN EACH VILLAGE SHOULD BE ENCOURAGED:

**POLICY 1:** PROVIDE RESIDENTS AN OPPORTUNITY TO LIVE AND WORK IN THE VILLAGE OF THEIR CHOICE BY OFFERING A VARIETY OF HOUSING, SUCH AS APARTMENTS, TOWNHOUSES, SINGLE-FAMILY DETACHED HOMES, ACCESSORY UNITS, AND MOBILE HOMES, TO RESPOND TO CHANGING FAMILY SIZE, HEALTH OR INCOME.

The proposed PUD allows for a variety of housing and density options, ranging from 8 to 50 dwelling units per gross acre. The proposed development has the potential to allow up to 2,200 new dwelling units.

**CIRCULATION ELEMENT: GOAL 1: AN EFFECTIVE MULTI-MODAL**

**TRANSPORTATION SYSTEM:** A MULTIMODAL TRANSPORTATION SYSTEM SHOULD BE DEVELOPED THAT WILL ALLOW THE MOVEMENT OF GOODS AND ALL PEOPLE SAFELY AND EFFICIENTLY THROUGHOUT THE CITY, ESPECIALLY INTO, AND BETWEEN, THE URBAN VILLAGE CORES.

**POLICY 4:** SUPPORT THE LAND USE ELEMENT GOALS OF BALANCING HOUSING AND EMPLOYMENT IN URBAN VILLAGES AND ENCOURAGING A MIXTURE OF LAND USES IN NEIGHBORHOODS TO REDUCE THE LENGTH AND NUMBER OF VEHICLE TRIPS.

The proposed mixed use development will allow a variety of commercial and residential uses that will aide in balancing housing and employment and reduce number of vehicle trips.

**BICYCLING ELEMENT: GOAL 2: RIDERSHIP: INCREASE BICYCLE RIDERSHIP WITHIN THE CITY OF PHOENIX. POLICY 1:**

PROVIDE A COMPATIBLE STREET SYSTEM AND REMOVE BARRIERS TO BICYCLING. BARRIERS INCLUDE MID-BLOCK CROSSINGS, FREEWAY CROSSINGS, CANAL CROSSINGS, DISCONNECTED BIKE LANES, ETC. **RECOMMENDATION A:** CONTINUE TO INCLUDE BICYCLE FACILITIES AS AN INTEGRAL PART OF FUTURE DEVELOPMENTS IN ALL AREAS THROUGHOUT THE CITY THAT CONNECT TO OTHER EXISTING AND PROPOSED BICYCLE FACILITIES.

The proposed PUD will provide bicycle lanes throughout the development and has required bicycle parking standards for commercial non-retail uses over 5,000 square feet and multi-family residential developments.

**GOAL 2: HOUSING CHOICE:** A DIVERSE CHOICE OF HOUSING SHOULD BE PROVIDED IN ALL VILLAGES OF THE CITY TO MEET THE NEEDS OF ALL HOUSEHOLDS.

**POLICY 1:** DEVELOP A RANGE OF HOUSING TYPES IN EACH URBAN VILLAGE. D. ENCOURAGE A BALANCE BETWEEN RENTAL AND OWNER-OCCUPIED MULTI-FAMILY HOUSING OPPORTUNITIES IN EACH VILLAGE.

The proposed development increases diversity in housing options for the area. The proposed PUD will allow housing choices that are not available within the immediate area, such as single-family attached residential, alley loaded detached single-family residential, and mixed-use/multi-family residential buildings.

**NEIGHBORHOOD ELEMENT: GOAL 1: NEW NEIGHBORHOOD DESIGN:** ALL NEIGHBORHOODS SHOULD BE DESIGNED TO BE SAFE, WELL MAINTAINED, PEDESTRIAN-ORIENTED, DESIRABLE PLACES TO LIVE.

The proposed PUD has been designed to allow a safe environment for vehicles, bicycles and pedestrians. There are themed landscape streetscapes that will reinforce the Norterra PUD identity, enhance the aesthetics of the area, as well as provide shade. Several community features are proposed that support good neighborhood design such

as a community center, athletic fields, recreational parks, pocket parks, greenbelts and connectivity throughout the development, as well as connections to the existing city infrastructure.

**NEIGHBORHOOD ELEMENT: GOAL 4: CHARACTER AND IDENTITY:**  
NEIGHBORHOOD CHARACTER AND IDENTITY SHOULD BE ENCOURAGED AND REINFORCED.

Elements of the PUD that contribute to the character and identity of the area are the connectivity to commercial uses, recreation spaces, and the public trails system. Also the proposed landscape plant list, American Southwest Desert Plant List, will contribute to reinforcing the character of the area as it is a plant list that is commonly used in the area and is stipulated by some rezoning cases. The PUD is also designed with consideration to adjacent single-family uses to the north and east.

### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This is a request to rezone a 397.86-gross acre site located at the northwest corner of 19th Avenue and Happy Valley Road from S-1 (Approved CP/GCP M-R PCD), C-2 M-R PCD, CP/GCP M-R PCD, S-1, RE-43 (Approved CP/GCP PCD), and RE-43 to PUD (Planned Unit Development). The rezoning is proposed to allow mixed use, including single-family, multi-family, and commercial uses beyond what would typically be permitted in any one zoning district.
2. The General Plan Land Use Map designation for the subject site is Commerce/Business Park (340.40 acres), Mixed Use (Commercial/Commerce Park) (49.73 acres), and Residential 2 to 5 du/acre (7.73 acres). The proposal does not conform to the current Land Use Map designations. A General Plan Amendment is being requested concurrently with this rezoning and must be approved prior to taking action on this rezoning case.

The following General Plan Land Use Map designations are surrounding the site:

North: Residential 2 to 5 du/acre

East: Residential 2 to 5 du/acre, Residential 3.5 to 5 du/acre, and Commercial

South: Mixed Use (Commercial / Commerce Park), Commerce / Business Park, and Industrial

West: Mixed Use (Commercial / Commerce Park), Commerce / Business Park, and Transportation.

#### **ON-SITE DEVELOPMENT**

3. The subject site is vacant.
4. The subject site has street frontages on 19th Avenue, Happy Valley Road, Jomax Road, and Norterra Parkway. A portion of the subject site is also adjacent to the Interstate-17 freeway (directly to the west). Freeway access is available off of Jomax Road adjacent to the northwest corner of the site and access off of Happy Valley Road is approximately 1,810 feet to the west.

**SURROUNDING ZONING AND USES**

**5. ZONING**

**USE**

**North**

S-1, R-3A	Vacant, proposed multi-family residential
S-1 (Approved R1-6 and R1-8 PCD)	Vacant
R1-8 PCD	Single-family residential

**East**

County RU-43 (A portion of right-of-way is approved S-1)	Large-lot single-family residential, vacant (county land)
S-1 (Approved C-O/M-O and C-2)	Vacant
C-2	Gas station/convenience market

**South**

C-2 M-R PCD	Retail, restaurant, theater, vacant
CP/GCP M-R PCD	Office, vacant
S-1 (Approved C-2)	Childcare
A-1 (Approved C-2)	Childcare
A-1	Medical office and restaurant
CP/BP	Bank, restaurant, vacant
CP/BP (Approved C-2)	Retail, veterinarian, restaurant, auto service

**West**

C-2 M-R PCD	Retail, restaurant, theater, vacant
CP/GCP M-R PCD	Office, vacant
S-1	Freeway

**PROPOSAL**

6. The Norterra PUD, proposes a 397.86-gross acre mixed use development to allow single-family detached and attached residential, multi-family residential, mixed use buildings, and a variety of commercial uses consistent with uses allowed in the C-1, C-2, C-O and CP/GCP zoning districts. The PUD proposes approximately 1,000 - 1,200 single-family lots, 800 - 900 multi-family rental units, 20 - 30 live-work units, 50 - 70 loft units above retail, 200,000 - 300,000 square feet of retail space, 500,000 - 750,000 square feet of new office, and a 150-room hotel. The number of residential dwelling units will not exceed a total of 2,200 dwelling units. The entire lot is currently vacant, undeveloped land and the development is planned to occur in three phases, with community amenities to be constructed during each phase of development. The proposed development offers ample community amenities, shaded pedestrian connectivity throughout the site, connections to adjacent city trails and sidewalks, and opportunity for diverse housing types.
  
7. Below is a summary of the proposed standards for the subject site as described in the PUD Narrative dated May 1, 2015.

Where the PUD Narrative is silent on a requirement, the applicable Zoning Ordinance provision will be applied.

### LAND USE

The PUD Narrative proposes six (6) zoning districts: Commercial, Main Street Mixed Use, High Density Residential/Mixed Use, Neighborhood Residential, Neighborhood Residential (no multi-family), Office/Multi-family/Residential, and Office/Commercial/Multi-family. Each of these zones allows various building types: Commercial, Office, Mixed Use, including Live/Work, Multi-family Residential, Single-family Attached Residential, and Single-family Detached Residential. Zone 3 (High Density Residential/Mixed Use) is unique in that it is the only zone that allows all building types. The permitted uses are per building type as shown on the page 29 of the PUD Narrative. Each building type allows the permitted uses, including accessory uses, from the Phoenix Zoning Ordinance as follows:

<u>Building Type</u>	<u>Equivalent Zone</u>
Commercial	C-2
Office	C-O, CP/GCP
Mixed Use, including Live/Work	C-1
Multi-family Residential	R-5
Single-family Attached Residential	R-2
Single-family Detached Residential	R1-6

### DEVELOPMENT STANDARDS

All development standards are per building type as well and are further restricted by zone and proximity to other building types

Height and Density are per the following:

<u>Building Type</u>	<u>Maximum Height</u>	<u>Maximum Density</u> (Not to exceed a total of 2,200 dwelling units)
Commercial	140 feet	40
Office	140 feet	40
Mixed Use, including Live/Work	70 feet	50
Multi-family Residential	70 feet	50
Single-family Attached Residential	Zone 4-A: 30 feet Others: 48 feet	12
Single-family Detached Residential	Zone 4-A: 30 feet Others: 45 feet	8

Building Setbacks vary as follows:

Front: 0 – 20 feet  
Side (Street): 0 – 20 feet  
Side (Property): 0 – 15 feet (minimum separation)  
Rear: 0 – 20 feet

There are additional provisions for single-family residential garage setbacks depending on where the garage is located in relation to the street.

### Landscape Standards

Front: 0 – 20 feet  
Side (Street): 0 – 20 feet

Rear (Street): 10 feet

Perimeter (Adjacent to Arterial or Collector Streets): Minimum 10 feet, Average 15 feet

Interior (Between adjacent and different building types): 0 – 10 feet

There are additional provisions for additional landscaping where specific building types are adjacent to each other.

There are specific landscape requirements for the right-of-way area that correlate with the thematic streetscapes in the Design Guidelines Section of the PUD Narrative.

There are also specific requirements for entry landscaping for key entry points into the Norterra PUD site. The entry landscape locations are identified on the Conceptual Landscape Plan.

A minimum of 10% of parking areas are to be landscaped. Minimum 120-square foot landscape planters are required at the end of each row of parking and approximately every 110 feet.

#### Lot Coverage

The maximum permitted lot coverage proposed is 100%.

#### Walls/Screening

Walls are required to blend in with the desert environment. Perimeter walls may be up to 8 feet in height. Screen walls are required to screen parking lots from streets. Chain link fences are not permitted, except for game courts.

#### Parking

Parking is required per the standard Zoning Ordinance requirements with a 10% reduction. There are also other modifications proposed that are in keeping with a mixed use development. The modifications will not affect parking for single-family building types.

#### Shade

Structural shade elements are required for office, retail, and amenity buildings in Zones 1, 2, and 3. 50% shading of public sidewalks is required in Zones 1 and 2.

#### Lighting

Lighting shall comply with the standard Zoning Ordinance and City Code requirements. There are some additional restrictions imposed. The lighting provisions emphasis, aesthetics, safety, and enhancing pedestrian environment.

#### Amenities

The PUD narrative proposes several community amenities, a community center, athletic fields, recreational parks, pocket parks, greenbelts and connectivity throughout the development. Additionally, there are specific park sizes and features that are required for each phase of development, per Page 40 of the PUD Narrative.

The community amenities will be provided concurrently with the development of residential lots. Sport court and ballfields are not permitted within 500 feet of the north and east perimeter of the site. The details of the phasing will be determined during the Master Planning Process. Multi-family developments will also be subject to the open space and amenity requirements from Section 703.B. of the Zoning Ordinance.

#### Single-Family Design Review

Single-family design review is required for all single-family detached homes, regardless of the lot width.

#### DESIGN GUIDELINES

The standard design guidelines per Section 507.Tab A. of the Phoenix Zoning Ordinance will apply. Additionally, there are other design guideline provisions for thematic streetscapes, screening of parking garages, lighting, and amenities.

#### SIGNAGE

The PUD Narrative proposes signage to meet Section 705 of the Phoenix Zoning Ordinance. A comprehensive sign plan will be processed to assure that all signage is compatible with the character of the area.

#### SUSTAINABILITY

Sustainability features that are required are related to bicycle parking, and 50% shading on sidewalks within Zones 1 and 2.

Sustainability features that are highly encouraged are related to vertically mixed use development, recycling, specific amenity features, shading of surface parking lots, encouraging shared parking strategies, providing bicycle lanes and pedestrian paths throughout the development, providing secure, visible bicycle parking, incorporating public art, storing and using stormwater to water landscaping, using non-invasive native vegetation, providing a wide variety of home types and sizes, and using LED and energy efficient lighting.

#### INFRASTRUCTURE

Existing city infrastructure does surround the site. Where necessary, the developer will need to construct improvements such as, but not limited to, public trails, streets and sidewalks, and water and wastewater services.

#### PHASING

The development is proposed in three phases. The first phase encompasses the south portion of the site with access on Norterra Parkway and 19th Avenue. Details of the phasing plan will be determined during the Master Planning Process.

8. Enhancements that the PUD offers beyond traditional zoning:
  - A mixed-use development where people have the opportunity to live, work, and play.
  - Large community amenity areas such as a community center, sports fields, general parks, and green belts areas.

- Enhanced shade requirements.
  - Enhanced Single-Family Design Review requirements.
  - Bicycle and pedestrian connectivity throughout the development.
9. The proposed project will increase the allowed density and building height that is permitted in the current zoning designations on the property, however the PUD is designed with consideration to adjacent single-family uses to the north and east.
10. The recommended stipulations address typographic errors or are for clarification and consistency purposes other than the following:
- a. Staff recommends not permitting the Single-Family Detached Residential building type in Zone 6 because of its proximity to the freeway (Stipulation 1.d.).
  - b. Staff has concern that there may not be sufficient spacing between the single-family building types and other building types that are over 45 feet in height within the PUD. A stipulation has been recommended to offer more appropriate height transitions. (Stipulation 1.h.).
  - c. Staff is recommending that two (2) trash receptacles be required for per each park space of a minimum of .40-acres (Stipulation 1k.).

#### STREETS AND TRAFFIC

11. A Traffic Study has been submitted to the Street Transportation Department on March 26, 2015. Master Street Plans will need to be processed through the Master Planning Process.

#### MISCELLANEOUS

12. The Water Services Department has stated the following:

The proposed PUD is surrounded with existing water and sewer mains that can potentially serve the development.

##### Standard Note Applies:

Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.

##### WATER:

Existing water mains in the vicinity: There is a 16-inch distribution main in Norterra Parkway and Jomax Road, a 12-inch main in Happy Valley Road, 19th Avenue and Jomax Road. There is a 54-inch transmission main in 19th Avenue and a 24-inch transmission main in Happy Valley Road, not for use.

##### SEWER:

Existing sewer mains in the vicinity: There is a 12-inch main in Happy Valley Road,

a 21-inch main in Norterra Parkway, a 10-inch main in Jomax Road. There is a 24-inch force main in 19th Avenue, not available for use.

Repayments: There are three (3) sewer repayment agreements #36828, 32897, but no repayment fees will apply for this development.

13. The Floodplain Management Division of the Street Transportation Department has determined that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
14. The Aviation Department has reviewed the Rezoning application submittal and requests that the following items should be completed prior to approval:
  - That the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
  - That a completed Form 7460-1 for structures 100 feet or higher shall be submitted to the Federal Aviation Administration (FAA) and receive a "No Hazard Determination". Documentation showing a "No Hazard Determination" shall be provided prior to issuance of a building permit.
  - That if temporary equipment (e.g. cranes) of 100 feet or higher are used during construction and exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
  - That the property owner records a limited Avigation Easement granted to the City of Phoenix for overflight right-of-way, including the rights, effects and impacts to and upon the above property.
15. 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 proposal does not conform to the current General Plan Land Use Map designations. A General Plan Amendment is being requested concurrently with this rezoning and must be approved prior to taking action on this rezoning case.
2. The proposed PUD is in conformance with several General Plan goals and policies.
3. The proposed PUD will provide additional employment, retail and services, and housing choices to the area.
4. The proposal is compatible with the existing commercial and residential developments surrounding the site and provides consideration to adjacent single-family uses to the north and east.

## **Stipulations**

1. An updated Development Narrative for the Norterra 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 May 1, 2015, as modified by the following stipulations:
  - a. Page 21, Surrounding Conditions Table: Applicant shall revise “R1-08” to “R1-8”.
  - b. Page 23, Exhibit 7 (General Plan Map): Applicant shall revise the proposed General Plan Map to reflect the Proposed General Plan map that is generated by the city.
  - c. Page 28, a. Permitted Uses, 3: Applicant shall revise the second line as follows “in character, with more than one uses including, but not”.
  - d. Page 29, Land Use Table: Applicant shall revise Zone 4-A, Multi-Family Residential to “Not Permitted”.
  - e. Page 29, Land Use Table: Applicant shall revise Zone 6, Single-Family Detached Residential to “Not Permitted”.
  - f. Page 29, Land Use Table: Applicant shall revise the approximate acreages for each zone to equal the 398 acres.
  - g. Page 30, Garage Setback Illustration: Applicant shall revise as follows:
    - 1) Remove the label and arrow for the “Garage Setback 5 ft. from primary building façade” that is located on the upper right side lot. The arrow is pointing to the side walk.
    - 2) Revise the label that is located on the upper left lot as follows: “Garage Setback MINIMUM 5 ft. from primary building façade”.
  - h. Page 31, Development Standards Table: Applicant shall add minimum open space requirements of 5% in the last row of the table or remove the row.
  - i. Page 30-31, Development Standards: Applicant shall add a setback provision for buildings over 45 feet as follows:
    - “1. **Height Transition Standards:**  
Properties that have building types that are over 45 feet in height and have a shared property line with a Single-Family Attached and Detached Residential building type shall provide a building setback of one foot for each additional one foot of building setback over the 45-foot height and up to the maximum permitted height.”

- j. Page 32, Summary Chart for Planting Guidelines, Parking Lot Area Landscape, Area Requirements: Applicant shall correct the spelling of the word "landscaping".
- k. Page 33, Arterial & Major Collector Road Landscape, Second paragraph: Applicant shall add "page 32" to reference the Summary Chart for Planting Guidelines, as referenced in the other sections.
- l. Page 41, Amenities: Applicant shall revise the minimum number of trash receptacles to two per each park space of a minimum of .40-acres.
- m. Pages 43-45: Applicant shall revise the dimensions of the landscape planters to be consistent with the Street Sections (Exhibits 11-14), and do not include curbs as part of the landscape planter widths.
- n. Page 46-49, Exhibits 11-14 (Street Sections): Applicant shall revise the following:
  - 1) Revise the dimensions of the landscape planters to be consistent with the descriptions in the Thematic Streetscape Section, and do not include curbs as part of the landscape planter widths.
  - 2) Page 49, Minor Neighborhood Street: Upper-case "Street"
- o. Pages 54: Applicant shall remove item 1.d. and add it to 2.g., as follows:  
"g. Encourage shared/reciprocal parking to reduce the overall number of parking spaces required. Use and implementation of shared parking strategies should be considered wherever possible following the requirements provided in Section 702.E.2 Shared parking model."
- p. Page 58, Exhibit 16 (Comparative Zoning Standards): Applicant shall revise the PUD landscape setbacks to reflect the changes made in the Development Standards Table (page 31) as follows:  
Rear Street: 10'  
~~Rear: 0'~~ Interior: 0' – 10'
- q. Page 59-86, Exhibit 17: Applicant shall revise the exhibit number from "4" to "17".
- r. Page 71, Exhibit 17, Zone 4: Applicant shall revise line 33 of the legal description changing from a non-tangent curve to a tangent curve as follows:  
"THENCE North 79°50'09" West, a distance of 214.68 feet, to the beginning of a tangent curve;

**Writer**

Racelle Escolar  
5/11/15

**Team Leader**

Joshua Bednarek

**Attachments**

Attachment A: Sketch Map

Attachment B: Aerial Map

Attachment C: Conceptual Land Use Plan

Attachment D: Conceptual Landscape Plan

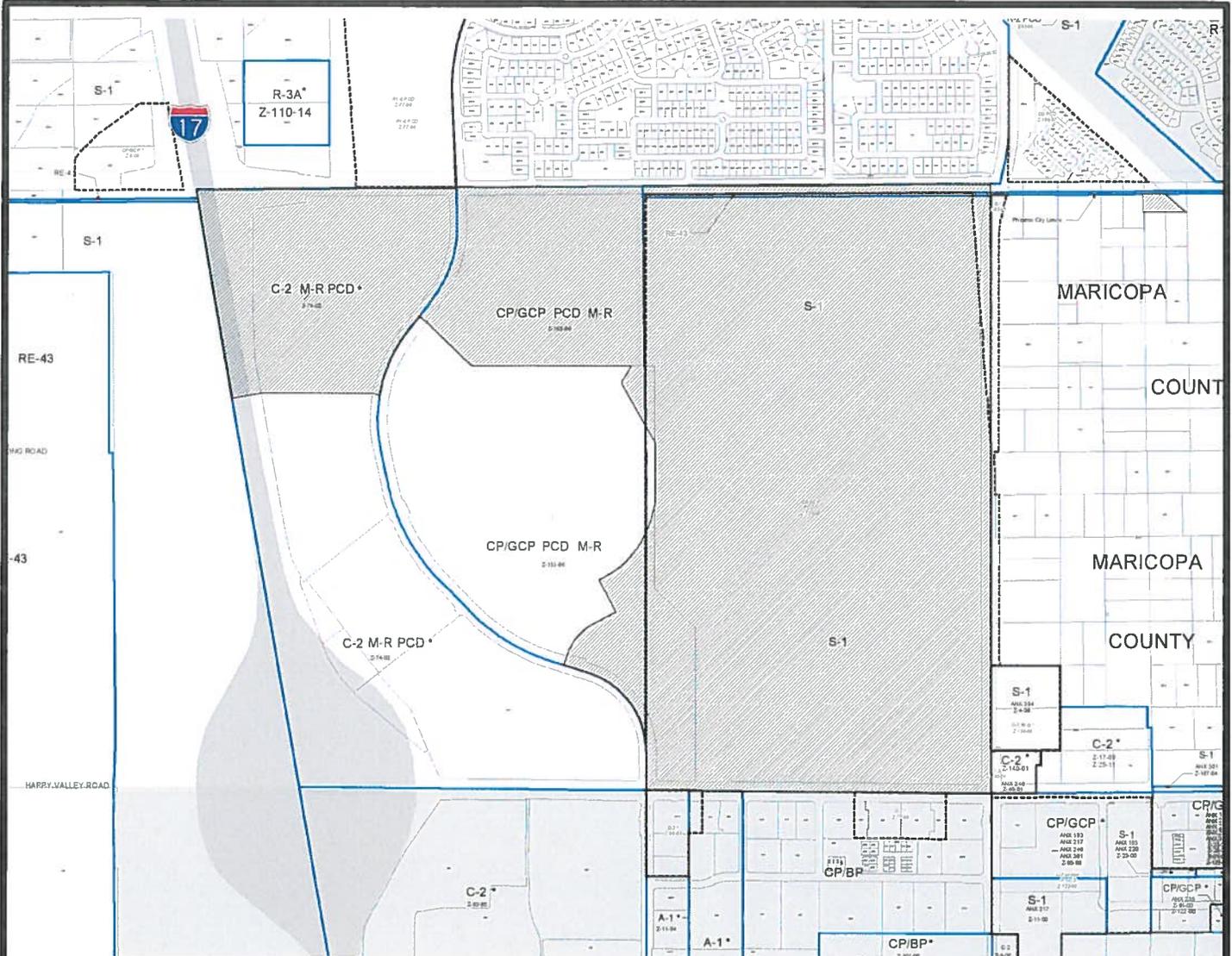
Attachment E: Illustrative Plan

Attachment F: Norterra Planned Unit Development Narrative date stamped May 1, 2015

(<https://www.phoenix.gov/pddsite/Documents/Z-3-15n.pdf> or

<https://www.phoenix.gov/pdd/pz/pzservices/pud-cases>)

# ATTACHMENT A

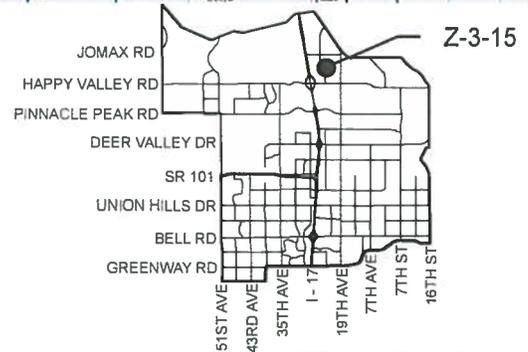


1,200 600 0 1,200 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

## DEER VALLEY VILLAGE

CITY COUNCIL DISTRICT: 1



**APPLICANT'S NAME:** Jason Morris/Adam Baugh, Withey Morris

**APPLICATION NO.** Z-3-15

**DATE:** 2/3/15  
**REVISION DATES:** 4/2/15

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

397.86 Acres

**AERIAL PHOTO & QUARTER SEC. NO.**  
QS 47-23

**ZONING MAP**  
O-7

**REQUESTED CHANGE:**

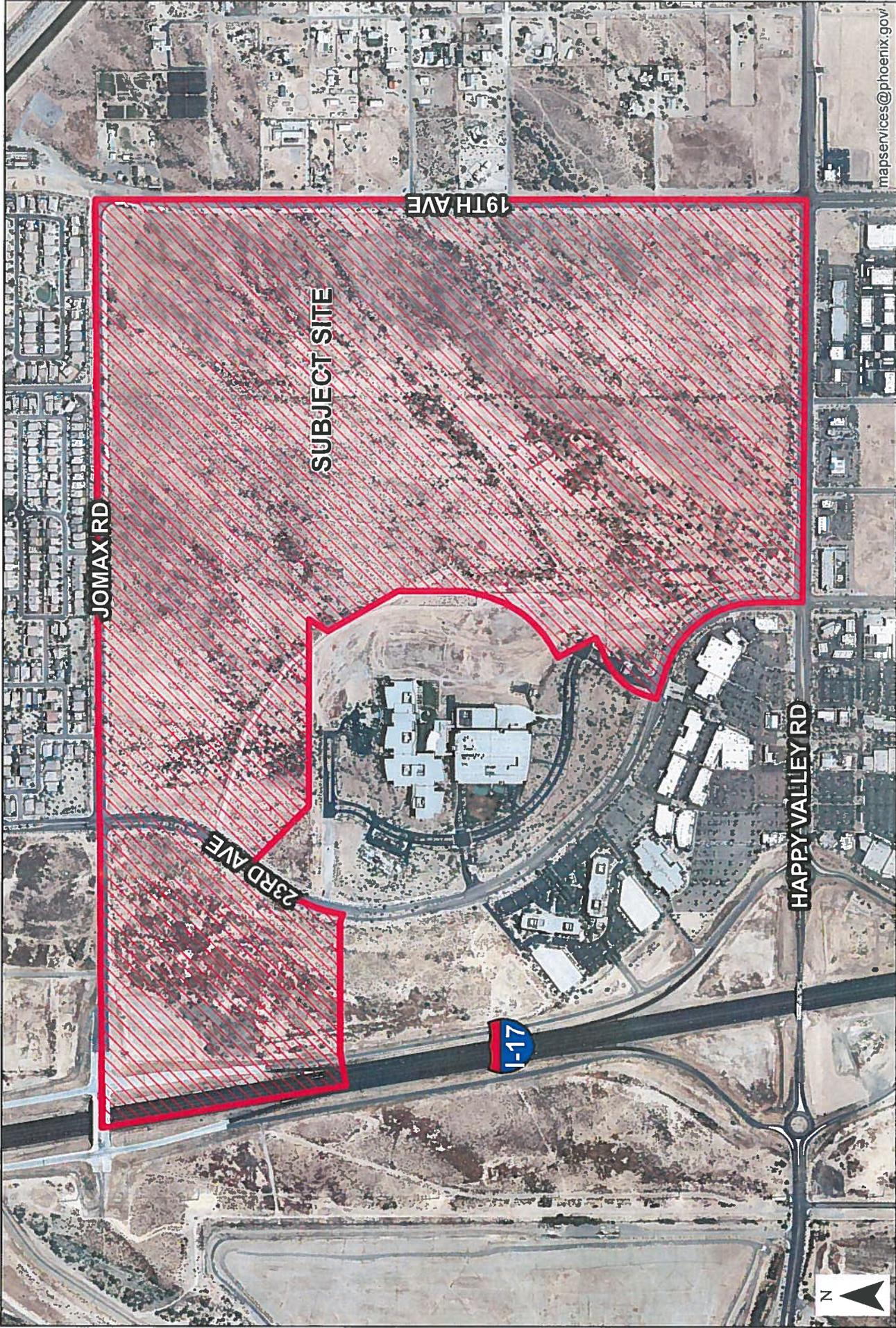
FROM S-1 (Approved CP/GCP M-R PCD), (279.69 a.c.)  
C-2 M-R PCD, (50.08 a.c.)  
CP/GCP M-R PCD, (59.80 a.c.)  
S-1, (7.04 a.c.)  
RE-43 (Approved CP/GCP PCD), (1.18 a.c.)  
RE-43 (.07 a.c.)  
TO PUD, (397.86 a.c.)

**MULTIPLES PERMITTED**  
S-1 (CP/GCP M-R PCD), C-2 M-R PCD,  
CP/GCP M-R PCD, S-1, RE-43 (CP/GCP PCD), RE-43  
PUD

**CONVENTIONAL OPTION**  
279 (N/A), 726,  
N/A, 7, 1 (N/A), 0  
2,220

**\* UNITS P.R.D. OPTION**  
N/A (N/A), 871,  
N/A, N/A, N/A (N/A), N/A  
2,220

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

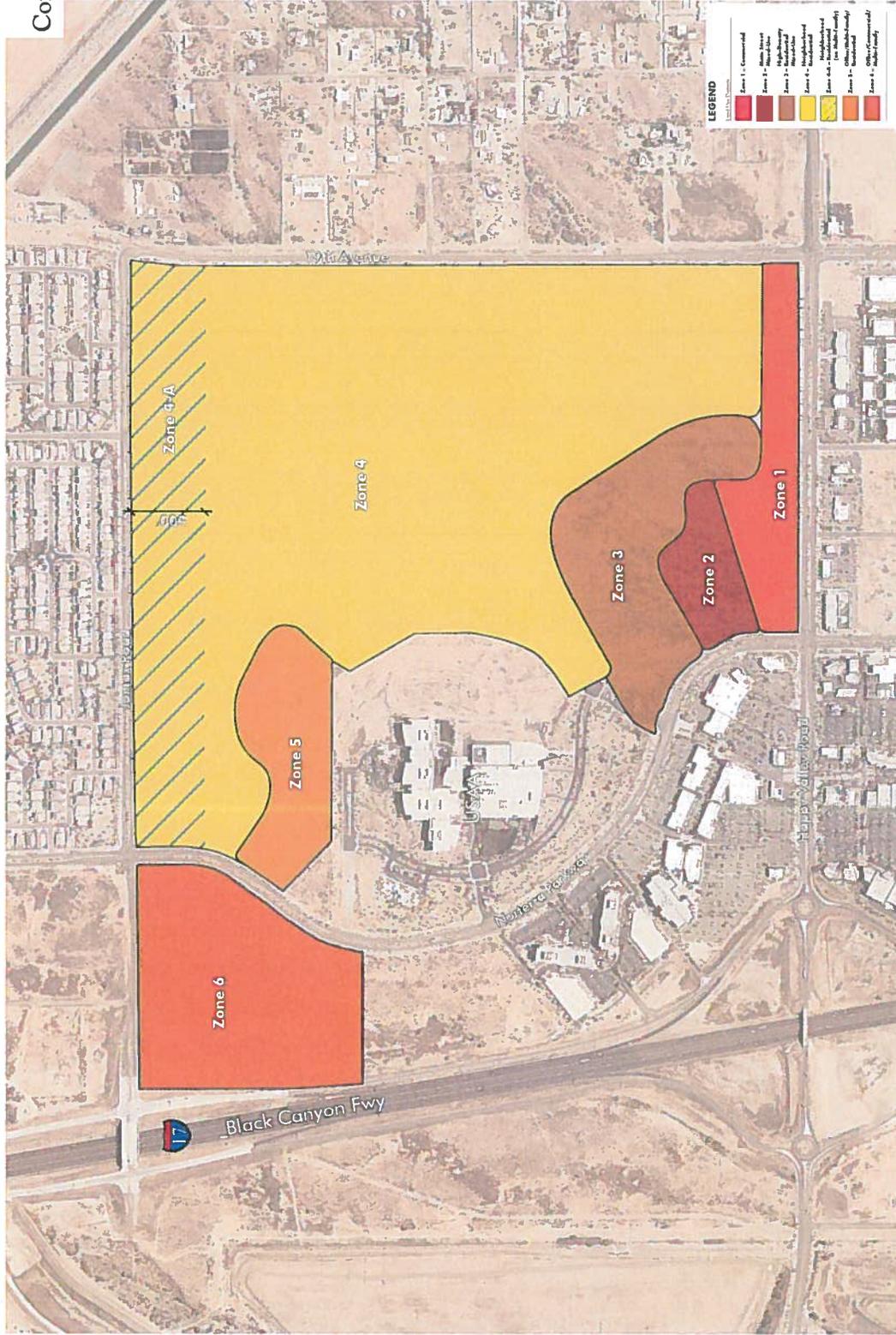


mapservices@phoenix.gov



City of Phoenix  
PLANNING AND DEVELOPMENT DEPARTMENT



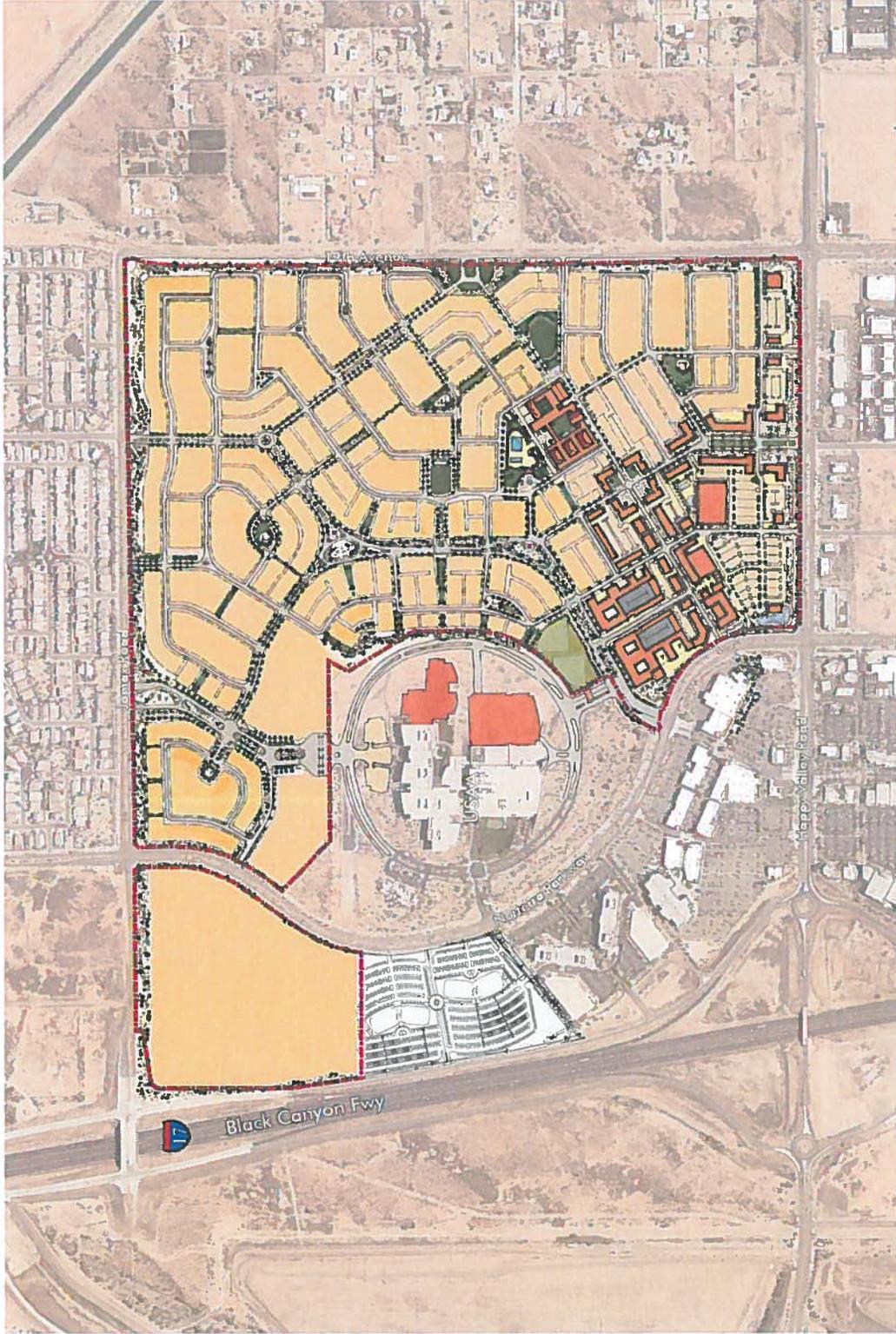




**PARKS & OPEN SPACE LANDSCAPE PATTERNS**  
**NORTERRA**  
 Phoenix, AZ



Artist depiction for illustrative purposes only. The location, configuration, and pattern of developed areas, open space and other features is preliminary and subject to change.



**ILLUSTRATIVE PLAN**  
**NORTERRA**  
Phoenix, AZ



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