



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**DESERT RIDGE SPECIFIC PLAN – SUPERBLOCK 5, DEVELOPMENT
PARCEL 5.A, PARCEL G
STAFF ANALYSIS**

**Desert View Village Planning
Committee Meeting Date:**

April 1, 2025

Planning Commission Hearing Date:

May 1, 2025

Acreage:

Approximately 20 acres

Request:

Review of proposed plans for buildings in excess of four stories per Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan

Location:

Northwest corner of 56th Street and the Loop 101 freeway

Owner:

ZT 56TH STREET AT 101 NW FS OWNER LLC

Applicant/Representative:

Benjamin Tate, Withey Morris Baugh, PLC

Staff Recommendation:

Staff finds the submittal to meet the requirements of Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan

Background

ZT 56TH STREET AT 101 NW OWNER LLC ("ZOM"), is the owner of approximately 20 acres of vacant land, referred to as Parcel G, located at the northwest corner of 56th Street and the Loop 101 freeway, within Superblock 5, Development Parcel 5.A of the Desert Ridge Specific Plan, which is the Desert View Village Primary Core. The allowable uses are outlined in the Desert Ridge Specific Plan and generally follow the permitted uses in the C-2 (Intermediate Commercial) zoning district. ZOM has requested confirmation that their proposal meets the requirements found in Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan, which states that individual projects with buildings that exceed four stories in height are subject to review by the Village Planning Committee, Planning Commission and City Council.

Desert Ridge Specific Plan

The Desert Ridge Specific Plan was adopted in 1990 and encompasses approximately 5,700 acres in North Phoenix. The Arizona State Land Department owned all the land in Desert Ridge and has auctioned off the land over time for residential, commercial and commerce park development. Throughout the years, there have been amendments to

the Desert Ridge Specific Plan, which range from basic clean-ups to larger density shifts, and changes in uses. Chapter 4 of the Desert Ridge Specific Plan, which is the subject of this request, was amended in 1998 to add additional requirements for the floor area ratio (F.A.R.) for the mixture of uses in the Core. In addition, the amendment added a requirement for public hearing review of buildings exceeding four stories in height.

Superblock 5

Since the inception of the Desert Ridge Specific Plan in 1990, Superblock 5 has been envisioned as the Primary Core of the Desert View Village. Superblock 5 includes three separate development parcels – Development Parcel 5.A, Development Parcel 5.B, and Development Parcel 5.C.

Development Parcel 5.A, the subject development parcel of this request, is bounded by Deer Valley Drive to the north, 56th Street to the east, the Loop 101 freeway to the south, and Tatum Boulevard to the west. Portions of Development Parcel 5.A have developed over the years, including the Desert Ridge Marketplace and the High Street development, which demonstrates appropriate massing and pedestrian-scale development envisioned for the Core. ZOM is planning for development for one of the remaining vacant parcels within Development Parcel 5.A. The main difference between Development Parcel 5.A, Development Parcel 5.B, Development Parcel 5.C is that Development Parcel 5.A is permitted to have a maximum building height of 140 feet, given other conditions are met. The Desert Ridge Specific Plan addresses specific development standards, such as floor area ratio, parking and pedestrian circulation.

Request

Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan states that individual parcels within Development Parcel 5.A shall be subject to review by the Village Planning Committee, Planning Commission and City Council if the proposed building height exceeds four stories. The review is limited to confirming that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and the Areas C and D General Plan. ZOM has requested confirmation that the submitted plans for Parcel G meets the requirements of the above-mentioned section.

Findings

ZOM's plans date stamped March 13, 2025 meet the provision in the Desert Ridge Specific Plan found in Chapter 4, Section E.2.a.2.

1. The Desert Ridge Specific Plan will still regulate F.A.R., setbacks, pedestrian circulation and vehicular circulation within the area, which will regulate the intensity of proposed development.

2. The intent behind the provision listed in Chapter 4, Section E.2.a.2 is that appropriate massing and step backs are provided. The applicant is providing a building height exhibit that illustrates step backs from public rights-of-way.
3. Development Parcel 5.A is the Desert View Village Primary Core where high-density and high-intensity development is envisioned and encouraged. The proposed height is appropriate given the location.
4. The proposal is consistent with Goal 1 and Goal 3 of the Peripheral Areas C and D General Plan by concentrating higher-intensity development within the designated Village Core and therefore focusing infrastructure investments to achieve maximum benefit.

Recommendation

Staff is supportive of the applicant's submittal date stamped March 13, 2025 and find that they meet the requirements of Chapter 4, Section E.2.a.2. All development shall adhere to the building heights and step backs shown on the building height exhibit.

Writer

Adrian Zambrano

March 21, 2025

Team Leader

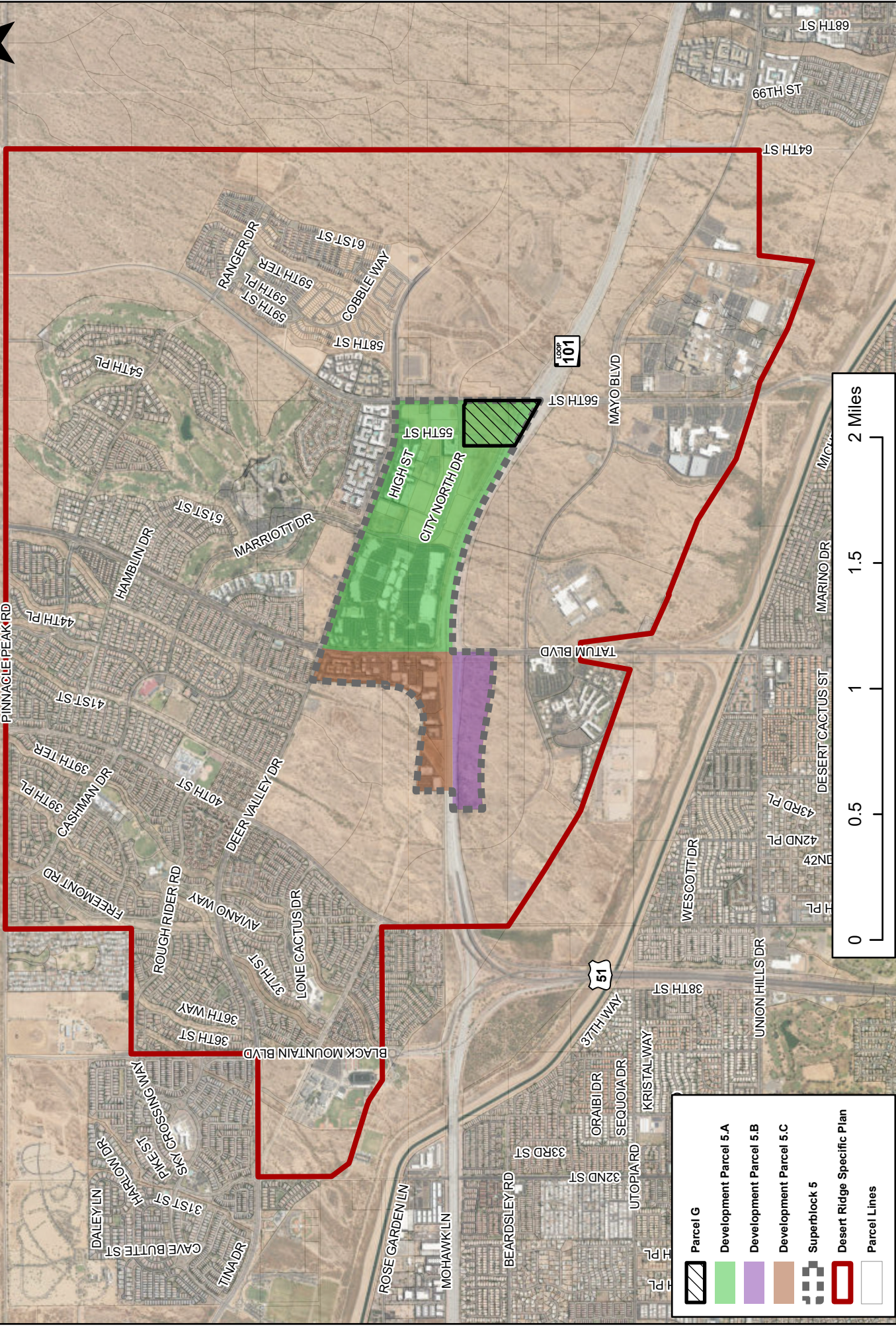
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Exhibits

Superblock 5 Map (2 pages)

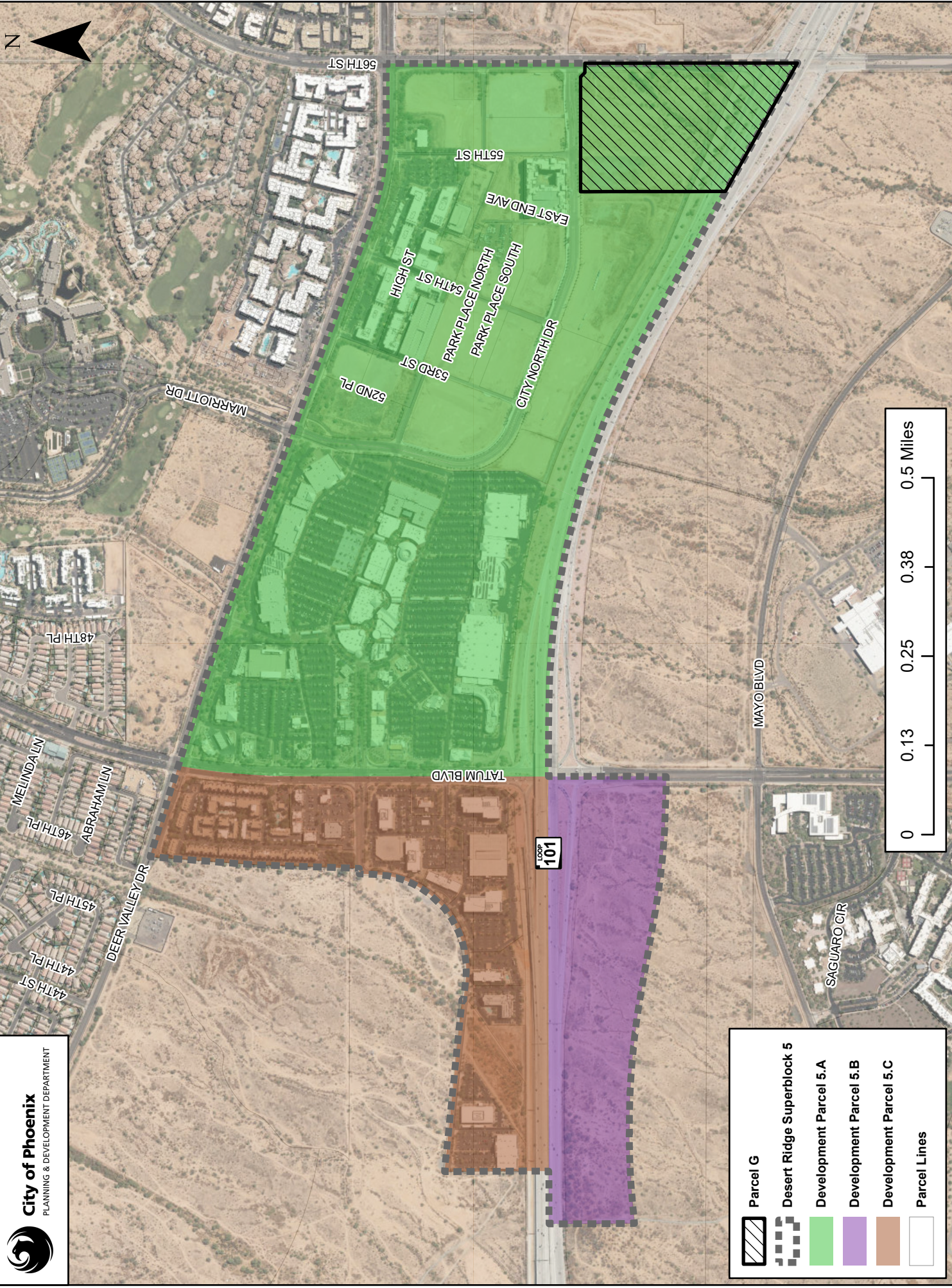
Applicant's submittal materials date stamped March 13, 2025 (23 pages)

Desert Ridge Specific Plan - Superblock 5 - Development Parcel 5.A - Parcel G



	Parcel G
	Development Parcel 5.A
	Development Parcel 5.B
	Development Parcel 5.C
	Superblock 5
	Desert Ridge Specific Plan
	Parcel Lines

Desert Ridge Specific Plan - Superblock 5 - Development Parcel 5.A - Parcel G



	Parcel G
	Desert Ridge Superblock 5
	Development Parcel 5.A
	Development Parcel 5.B
	Development Parcel 5.C
	Parcel Lines

March 13, 2025

Sarah Stockham
Phoenix Planning & Development Department
200 West Washington Street, 2nd Floor
Phoenix, Arizona 85003

Re: Parcel G Height Approval Request – Desert Ridge Development Parcel 5.A

Dear Sarah:

This request is being submitted on behalf of ZT 56TH STREET AT 101 NW FS OWNER LLC, and its successors and assigns (“ZOM”), owner of approximately 20 acres of vacant land located at the northwest corner of 56th Street and Loop 101 in Phoenix, AZ (the “Property”) as shown on the Aerial Map attached at **Tab 1**. The Property is located within Development Parcel 5.A of the Desert Ridge Specific Plan Area and is identified as Parcel G on the approved Conceptual Parcel Site Plan for Development Parcel 5.A as illustrated in the Desert Ridge Specific Plan Area Map and Approved CPSP at **Tabs 2 and 3**, respectively.

Pursuant to Development Parcel Regulations in Section D.5.A.3 of the Specific Plan, buildings in Development Parcel 5.A shall not exceed 140 feet. Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan (the “Specific Plan”), buildings within Development Parcel 5.A taller than four stories are subject to review by the Village Planning Committee, Planning Commission and City Council. Per the Specific Plan, the scope of review is limited to confirming that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and Areas C and D General Plan. In the fall of 2020, Crown Realty and Development (“Crown”), Declarant in the Commercial Core and owner of approximately 102 of the 155 total acres within Development Parcel 5.A, applied for and obtained approval for buildings up to 140 feet on its properties within Development Parcel 5.A.

Consistent with the approvals obtained by Crown and the development standards and guidelines outlined in the Specific Plan, ZOM is requesting approval to allow buildings up to 140 feet on the Property. As illustrated by the enclosed plans, the height request observes the stepbacks and setbacks required by the Specific Plan. Moreover, the height request is not a blanket approval – F.A.R., setbacks, pedestrian circulation, and vehicular circulation are all regulated the Specific Plan and will ultimately dictate the intensity of the overall development of the Property. Crown, as Commercial Core Declarant, has approved ZOM’s proposed building height request as indicated by the proposed amendment to the CPSP attached here at **Tab 4**.

The exhibits illustrate two conceptual scenarios: 1) all buildings within the Property at 140 feet height limit (Proposed Height Request - Page 6), and 2) the approved Azola at Desert Ridge multi-family project (“Azola”) on approximately 12 acres of the Property and buildings on the remaining 8 acres utilizing the 140-foot height limit (Current Proposed Plan – Page 8). Although ZOM is currently moving forward with the Azola project, we are nonetheless seeking the 140-foot maximum approval for the entire 20 acres of the Property to ensure flexibility for future development.

In light of the foregoing, ZOM respectfully requests approval to allow buildings up to 140 feet on the Property, subject to the development standards in the Specific Plan and Conceptual Parcel Site Plan for Development Parcel 5.A. As

March 13, 2025
Page 2

outlined above, this request meets the requirements specified in Chapter 4, Section E.2.a.2 of the Specific Plan and is consistent with approved height requests for other parcels within Development Parcel 5.A.

Very truly yours,

WITHEY MORRIS BAUGH P.L.C.

By


Benjamin L. Tate

Attachments

CITY OF PHOENIX

MAR 13 2025

**Planning & Development
Department**

TAB 1

Aerial Map



WITHEY
MORRIS
BAUGH

CITY OF PHOENIX
MAR 13 2025
Planning & Development
Department



NWC 56th Street & Loop 101 - Phoenix, AZ

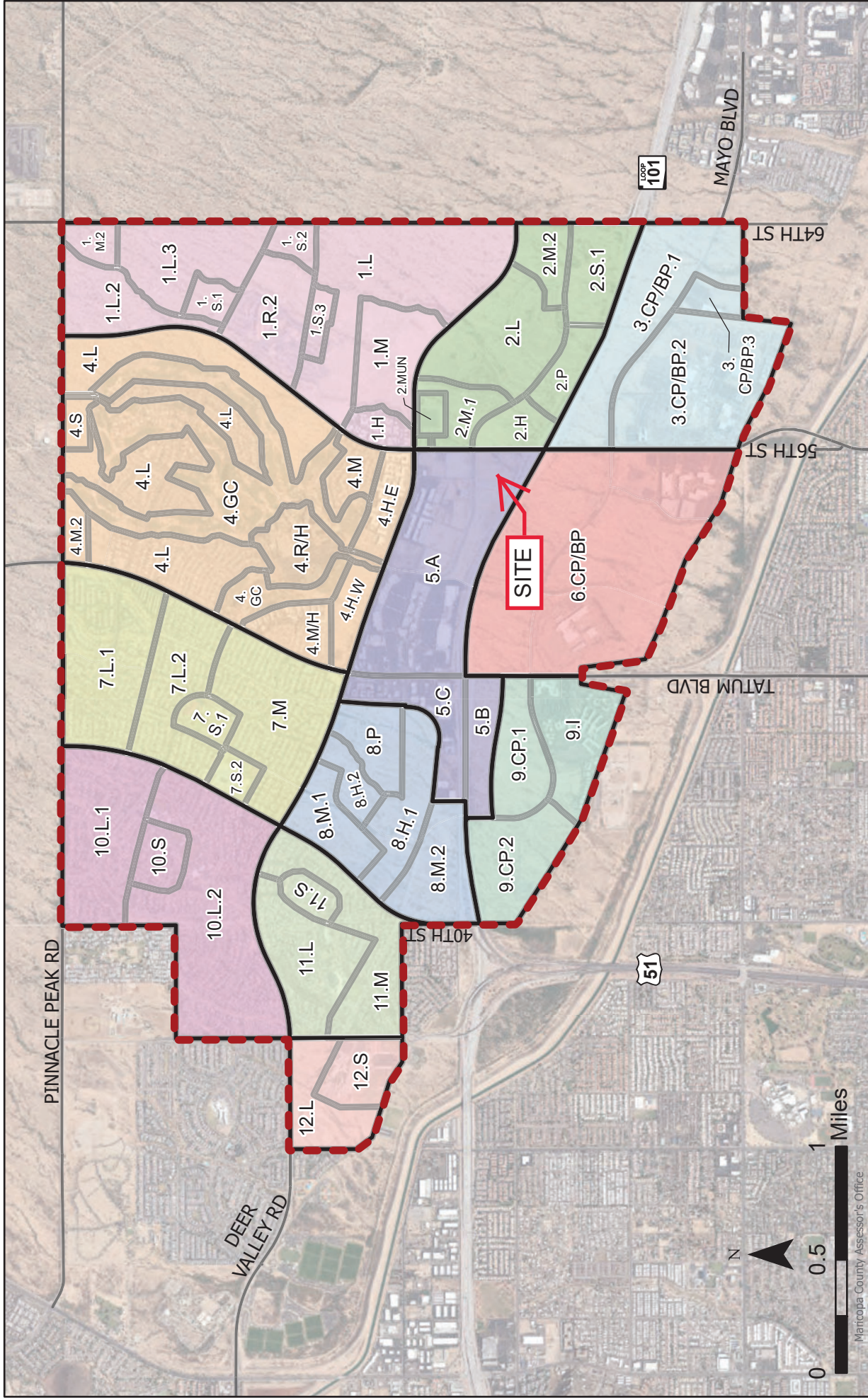
CITY OF PHOENIX

MAR 13 2025

Planning & Development
Department

TAB 2

Desert Ridge Specific Plan



Desert Ridge Specific Plan

- Development Parcel
- Superblock

Superblock Number:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12

CITY OF PHOENIX
MAR 13 2025
 Planning & Development Department

City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT
 Created: 12/12/2023
 Revised:



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CITY OF PHOENIX

MAR 13 2025

**Planning & Development
Department**

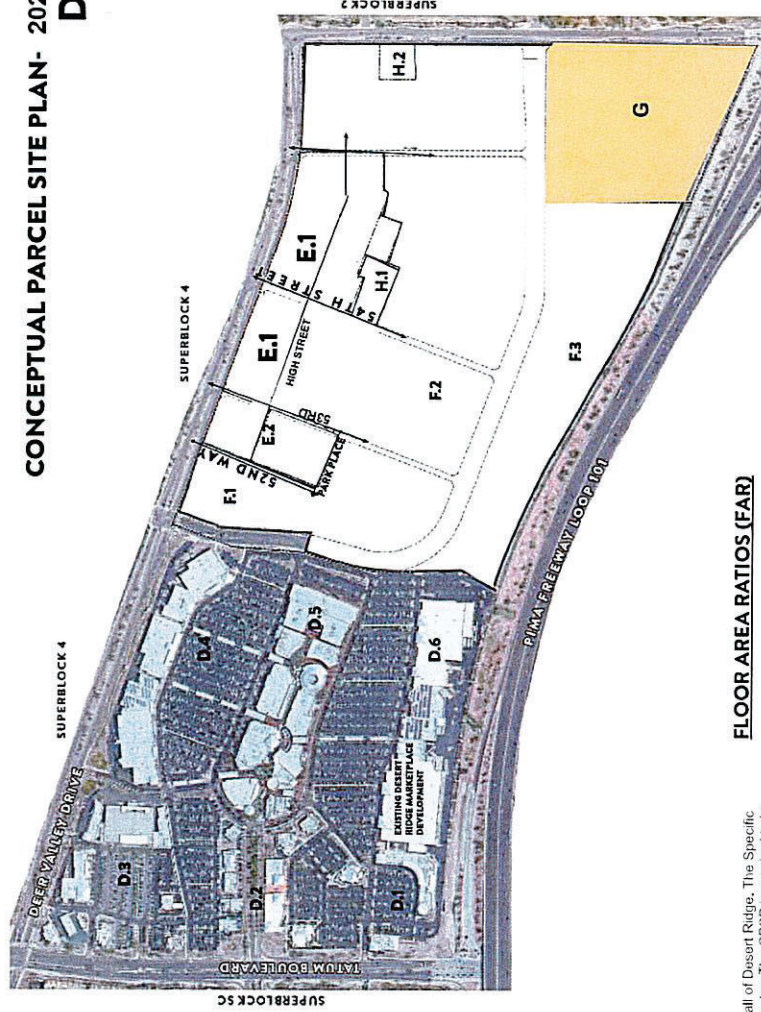
TAB 3

INTRODUCTION

The Desert Ridge Village Center is the primary activity center for the 5700-acre Desert Ridge planned community in Northeast Phoenix. At build out, Desert Ridge is expected to include over 20,000 residences, parks, schools, a destination resort, Mayo Hospital, ASU Medical Campus, a mix of commercial uses, and at its heart, a retail, office and residential Village Center. Except for very limited convenience commercial uses currently allowed by the Desert Ridge Specific Plan, the Village Center will include all of the community and retail uses and significant employment uses for Desert Ridge. The intent of the Village Center is to be the true community marketplace, entertainment, retail, hospitality, residential, and employment core for residents and visitors of Desert Ridge. The Village Center is and will continue to be the shopping district, entertainment center, higher density residential, office employment, and gathering place for Desert Ridge and Northeast Phoenix. The Village Center is also known as the "Core" and its zoning entitlements are governed by this CPSP and the Desert Ridge Specific Plan. The Core is currently partially improved with the Desert Ridge Marketplace, High Street, commercial elements within Superblock 5C, and other commercial elements and also contains vacant land.

PLAN CONTEXT

The Village Center is located near the center of Desert Ridge. Most residents and employees in Desert Ridge are located within one to two miles of the Village Center. Roadways surrounding the Village Center include the eight-lane Pima Freeway (a regional transportation route) to the south, Tatum Boulevard to the west, 56th Street to the east and Deer Valley Drive to the north, Tatum Boulevard, 56th Street and Deer Valley Drive are all improved, with landscaped parkway and center median areas. The Declarant, CN Associates A, LLC, has reviewed and approved this 2024 CPSP pursuant to the provisions of Section 4.2 (b) of the Core Declaration.



PLAN PURPOSE/INTENT

The Desert Ridge Specific Plan is the City of Phoenix land use regulatory document for all of Desert Ridge. The Specific Plan requires the preparation of a Conceptual Parcel Site Plan (CPSP) for the Village Center. The CPSP is required to be prepared by the applicant and approved by the City of Phoenix prior to the review and approval of any individual project site plans for individual portions of the Village Center. The intent of the CPSP is to provide a conceptual plan for the Village Center, which is more detailed than the plan included in the Desert Ridge Specific Plan. In light of this, however, the CPSP is not intended to be an individual project site plan which specifically identifies the occupants or uses of improvements, or parking and open space areas to be constructed in Parcel 5A of the Village Center. This CPSP does not change the entitlements allocated to Parcels D.1-D.6 as shown in the Conceptual Parcel Site Plan approved by the City of Phoenix on September 9, 2016 or the entitlements allocated to Parcels G. H1, and H2 as shown in the Conceptual Parcel Site Plans approved by the City of Phoenix on February 28, 2019, and on May 16, 2019. The February 28, 2019 CPSP allocated the entitlements approved by the 2016 CPSP between (1) Parcels F1, F2, and F3, (2) Parcel G, and (3) Parcels H1 and H2 based on the gross acreage of the F Parcels, the G Parcel, and the H Parcels. The May 16, 2019 CPSP revised the entitlements allocated to Parcels F1, F2, and F3, based on a traffic memorandum prepared by Wilson & Company dated March 11, 2019 submitted to the City of Phoenix and approved by Matthew Wilson of the traffic division on March 11, 2019. The November 5, 2020 CPSP allocated a pro rata share of 663 additional residential units and 524 additional hotel keys to Parcels F1, F2, and F3 based on the gross acreage of (1) Parcels F1, F2, and F3, (2) Parcel G, and (3) Parcels H1 and H2. These additional residential units and hotel keys were supported by a traffic statement prepared by United Civil Group dated December 20, 2019 submitted to the City of Phoenix and approved by Matthew Wilson of the traffic division on January 15, 2020. As to Parcel G and Parcels H1 and H2, the 2020 CPSP stated that the pro rata additional allocation of residential units and hotel keys were available to Parcel G or Parcels H1 and H2 through the CPSP approval process. Pursuant to this 2024 CPSP, of the 132 remaining residential units unallocated in the 2020 CPSP, 118 of those residential units are allocated to Parcel G leaving the remaining 14 residential units available to be allocated to Parcels H1 and H2 through the CPSP approval process. (See, Table 1, Footnote No. (1), below). The 2023 CPSP allocated 140 additional hotel keys to Parcels E.1 and E.2. The additional hotel keys allocated to Parcels E.1 and E.2 were supported by the Traffic Statement prepared by Kittelson & Associates dated July 2021 submitted to the City of Phoenix and approved by Matthew Wilson of the City's traffic division on September 16, 2021. Except for the allocation of the 118 residential units to Parcel G, this 2024 CPSP does not make any further changes to the Master Plan Totals as shown in Table 1.

ZT 56th Street at 101 NW Owner, LLC

CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP - PARCEL G DESERT RIDGE SUPERBLOCK 5A

Narrative & Vicinity Map



Note: All concepts in this Conceptual Parcel Site Plan are subject to change in adoption and/or approval in connection with any specific site plan or new Conceptual Parcel Site Plan consistent with the Desert Ridge Specific Plan.

DEVELOPER
ZT 56th Street at 101 NW Owner, LLC
3131 East Camelback Road, Suite 450
Phoenix, AZ 85018
Contact: Nick Rahman
O: (602) 715-0800
nr@zomiliving.com

FLOOR AREA RATIOS (FAR)

The floor area ratios, density, and uses for the various parcels in the Village Center are presented on Table 1, Sheet 3, Development Program/FAR. The overall floor area ratio ("FAR") for Parcel 5A of the Village Center is a maximum of 0.65 pursuant to the Desert Ridge Specific Plan. Floor Area Ratios for Parcels D1 through D6 and E1 have been established by individual project site plans approved by the City of Phoenix. This CPSP does not affect the previously approved FAR for the individual project site plans for these parcels.

- Gross acres and FAR calculations are based on land area measured to the centerline of adjacent roadways and a 25' wide strip of the Pima Freeway (where applicable).
- "FAR" or Floor Area Ratio means gross floor area divided by the gross acres; "gross floor area" excludes residential, public uses, and hotel building areas, and all areas ancillary to a residential and hotel uses (such as leasing office, lobby, meeting rooms, fitness center, clubhouse, pool, or other ancillary or accessory structures), public uses (including any public library or community center), and excludes structured parking, common use areas such as trash areas, utility installations, common facilities (such as meeting areas), and any area consisting of, appurtenant to, or related to residential, public use, or hotel use.

Approved for Submission
ZT 56th Street at 101 NW Owner, LLC
Developer Authorized Signatory
Date: 6/6/24

This 2024 CPSP - Site Plan is approved by Core Declarant pursuant to Section 4.2 (b) of the Core Declaration.

This 2024 CPSP - Site Plan is approved by Core Declarant for Subsequent Approval by City of Phoenix pursuant to Section 4.2 (d) of the Core Declaration.

Rick Carpinella 2024
City of Phoenix Authorized Signatory
Date: 8/19/24

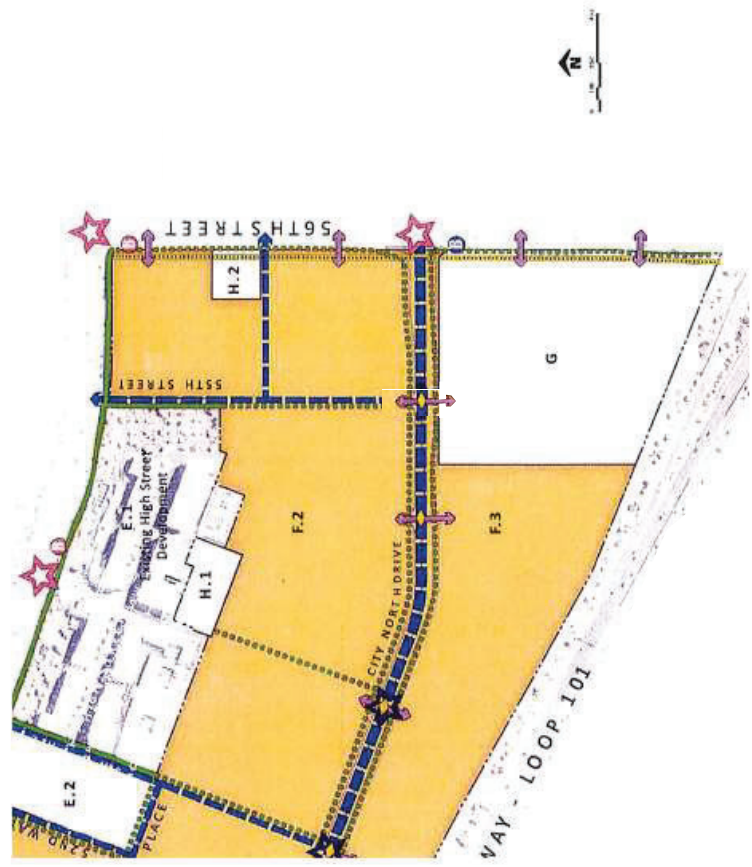
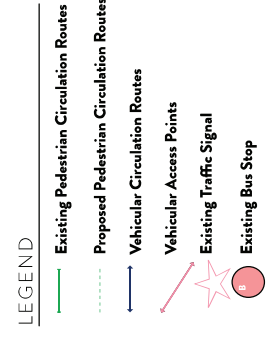
City of Phoenix Approval
Planning and Development Director
Date: 8/19/24

NVA 04-4082
APLN 180017
MDPE 240140

DESERT RIDGE-SUPERBLOCK 5A

**CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP - PARCEL G
DESERT RIDGE**
SUPERBLOCK 5A

**Vehicular/Pedestrian
Circulation Plan**



VEHICULAR, PEDESTRIAN AND OTHER CIRCULATION

While each district will have a unique character, vehicular and pedestrian connections establish the common identity of the Village Center through the use of dedicated bike and pedestrian paths, landscaping, streetlights, signage, and pavement treatments. The streetscape character of Parcel 5A of the Village Center is illustrated on Sheet 3 of the November 5, 2020 CPSP. Parcel 5A will include private access ways that connect and distribute interior and exterior vehicular and pedestrian traffic to adjacent arterial streets. The private access ways for Parcels E1, E2, and F1, F2, F3, G, H1 and H2 may include 52nd Way, City North Drive, 53rd Street, 54th Street, 55th Street, Crown Place, and Park Place. These private access ways may connect with Deer Valley Drive or 56th Street with existing and proposed signals as shown on Sheet 2 of the November 5, 2020 CPSP. The private access ways will be designed to collect and distribute traffic based on uses, traffic control and pedestrian needs. 54th Street may terminate just south of Parcel E.1 to encourage pedestrian, bike and alternative transportation means and gathering areas. The private access ways may make it possible for all districts within the Village Center to interact thereby reducing traffic on adjacent arterial streets. A mixed-use environment with multiple services and complementary uses and facilities will also facilitate traffic reduction and shared parking. Alternative transportation modes such as ride sharing, scooters, bikes and electric/autonomous vehicles will be allowed to transport residents, patrons, and users of the Village Center within all contiguous parcels. City North Drive has been established as a "private access way." While the Desert Ridge Specific Plan previously contemplated the planning of a four-lane collector to cross beneath the Pima Freeway, this collector street is no longer necessary. A shared parking analysis performed by a traffic engineer and reviewed by the city, will ultimately determine parking requirements for each individual project site plan. The private access ways are set forth in the Map of Dedication recorded with the Maricopa County Recorder at Document No. 2007-1180844, as amended and/or the Final Plat for City North recorded with the Maricopa County Recorder at Document No. 2021-0787583. Each parcel within Parcel 5A must establish direct legal access and physical access to the private access ways in connection with the review and approval of any new CPSP or individual project site plan.

PEDESTRIAN CIRCULATION

Pedestrian and bicycle facilities will be located along the surrounding arterial streets and City North Drive. Pedestrian sidewalks within each district will eventually connect separate districts as well as ultimately connecting with City North Drive. Shading of pedestrians will be accommodated through the use of landscaping, shade structures, building shadows or other techniques. Pedestrian and bike connections with the greater Desert Ridge community are also incorporated within the plan. Directional signage and/or alternative paving treatments will be provided at crossing of the perimeter arterial streets.

CENTRAL GATHERING SPACES

The central gathering space contemplated by the Specific Plan has been provided in the location shown on the November 5, 2020 CPSP (Parcel D5). In connection with the development of Parcels F1, F2 and F3, final site plans may incorporate additional open spaces and/or plazas.

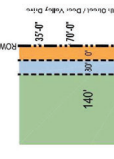
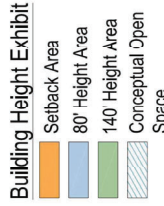
PUBLIC USES

Subject to mutual agreement of the City of Phoenix and the Declarant under the Core Declaration as to location and economics, a public library or community center may be integrated into the Core. Any area allocated to these spaces shall be excluded from FAR calculations.

CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP - PARCEL G
DESERT RIDGE
SUPERBLOCK 5A

Village Center Standards and
Development Program/FAR
SUPERBLOCK 5A

Table 1: Footnotes (1) The Desert Ridge Specific Plan allows for up to 4,160 dwelling units within Parcel 5A (two 1,040 units and 3,120 units) and up to 1,360 units within Parcel 5B (two 680 units and 3,600 units) as shown in the conceptual site plan. The maximum FAR for Parcel 5A is 5.2, Parcel 5B is 4.1, and the maximum density is 120 units per acre. The maximum density is 120 units per acre. The maximum density is 120 units per acre. The maximum density is 120 units per acre.



VILLAGE CENTER STANDARDS

- I. Master Plans
1. Development of the Village Center shall be consistent with the Desert Ridge Specific Plan.
II. Arterial Street Improvements
1. Tatum Boulevard, Deer Valley Drive and 56th Street improvements and rights-of-way currently include sidewalks, crosswalks, street furniture, streetlights, traffic signals and landscaping. A new traffic signal will be provided in connection with the completion of City North Drive at 56th Street. Additional improvements on 56th Street in connection with new curb cuts will be determined by future traffic analysis.
III. Perimeter (Arterial Street) Setbacks
Buildings, parking facilities and walls shall be setback from public rights-of-way boundaries as specified below:
1. Tatum Boulevard (East Side)
Building setback - 35 feet from ROW
Parking setback - 40 feet from ROW
Wall setback - 20 feet from ROW
2. Tatum Boulevard (West Side)
Building setback - 20 feet from ROW
Parking setback - 20 feet from ROW
Wall setback - 20 feet from ROW
3. Deer Valley Drive (East of Tatum Boulevard)
Building setback - 35 feet from ROW
Parking setback - 40 feet from ROW
Wall setback - 20 feet from ROW
4. Deer Valley Drive (West of Tatum Boulevard)
Building setback - 20 feet from ROW
Parking setback - 20 feet from ROW
Wall setback - 20 feet from ROW
5. 56th Street (West Side)
Building setback - 35 feet from ROW
Parking setback - 40 feet from ROW
Wall setback - 20 feet from ROW
IV. Maximum Building Height
(Per City Council Report, Item 68, dated 11/6/2019)
80 feet - between 35 feet and 70 feet from ROW; 140 feet - 70 feet or more from ROW; subject to a stepback plane that inclines at a ratio of 2:1, beginning 0 feet in height at the ROW line up to 140 feet in height 70 feet from the ROW.
These Maximum Building Height provisions do not apply to the parcels marked "Not a Part" in the Building Height Exhibit above. Those parcels remain subject to the provisions of Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan which state that parcels within Superblock 5.A. shall be subject to individual site plan review through the Village Planning Committee, Planning Commission, and City Council if the proposed building height exceeds four stories.
V. Other Perimeter Treatments
1. Loading docks bays and service and storage areas will be oriented or screened to reduce visibility from surrounding arterial streets or the Pima Freeway.
VI. Pedestrian Circulation Standards
1. Sidewalks shall be a minimum of five feet in width.
2. Amenities, such as small courtyards, benches, shade structures, denser landscape or other refuge areas, shall be provided along sidewalks at various locations.
3. Pedestrian walkways shall be intermittently shaded along their entire distance through a variety of means including structures, arcades, landscaping, building canopies and shadows, pergolas or other shading.
4. Pedestrian walkways shall be identified with signs, materials or colors.

CITY OF PHOENIX

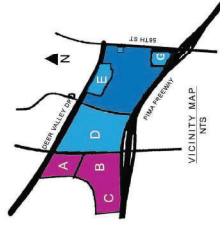
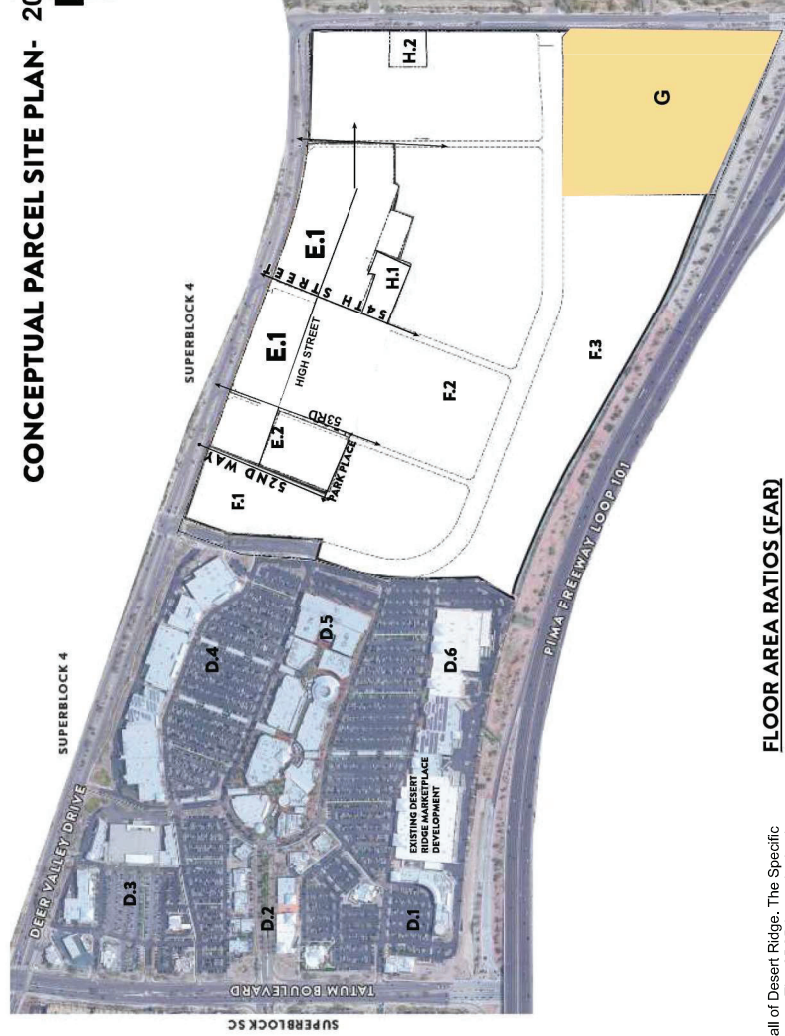
MAR 13 2025

**Planning & Development
Department**

TAB 4

**CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP #2 - PARCEL G
 DESERT RIDGE
 SUPERBLOCK 5A**

Narrative & Vicinity Map



Note: All concepts in this Conceptual Parcel Site Plan are subject to change in adoption and/or approval in connection with any specific site plan or new Conceptual Parcel Site Plan consistent with the Desert Ridge Specific Plan.

DEVELOPER
 ZT 56th Street at 101 NW Owner, LLC
 3131 East Camelback Road, Suite 450
 Phoenix, AZ 85016
 Contact: Nick Kaminan
 O: (602) 715-0800
 nar@zomiliving.com

Approved for Submission	6/6/24	Date
<i>[Signature]</i>		
ZT 56th Street at 101 NW Owner, LLC Developer Authorized Signatory		
This 2024 CPSP #2 Site Plan is approved by Core Declarant pursuant to Section 4.2 (a) of the Core Declaration.		
This 2024 CPSP #2 Site Plan is approved by Core Declarant for Submission to the City of Phoenix pursuant to Section 4.2 (g) of the Core Declaration.		
Declassified by:	5/31/2024	Date
<i>[Signature]</i>		
Rick Cappiulli City Assessor/CLIC Core Declarant Authorized Signatory		
City of Phoenix Approval		Date
Planning and Development Director		

FLOOR AREA RATIOS (FAR)

The floor area ratios, density, and uses for the various parcels in the Village Center are presented on Table 1, Sheet 3. Development Program/FAR. The overall floor area ratio ("FAR") for Parcel 5A of the Village Center is a maximum of 0.65 pursuant to the Desert Ridge Specific Plan. Floor Area Ratios for Parcels D.1 through D.6 and E.1 have been established by individual project site plans approved by the City of Phoenix. This CPSP does not affect the previously approved FAR for the individual project site plans for these parcels.

- Gross acres and FAR calculations are based on land area measured to the centerline of adjacent roadways and a 25' wide strip of the Pima Freeway (where applicable).
- "FAR" or Floor Area Ratio means gross floor area divided by the gross acres; "gross floor area" excludes residential, public uses, and hotel building areas, and all areas ancillary to a residential and hotel uses (such as leasing office, lobby, meeting rooms, fitness center, clubhouse, pool, or other ancillary or accessory structures), public uses (including any public library or community center), and excludes structured parking, common use areas such as trash areas, utility installations, common facilities (such as meeting areas), and any area consisting of, appurtenant to, or related to residential, public use, or hotel use.

INTRODUCTION

The Desert Ridge Village Center is the primary activity center for the 5,700-acre Desert Ridge planned community in Northeast Phoenix. At build out, Desert Ridge is expected to include over 20,000 residences, parks, schools, a destination resort, Mayo Hospital, ASU Medical Campus, a mix of commercial uses, and at its heart, a retail, office and residential Village Center. Except for very limited convenience commercial uses currently allowed by the Desert Ridge Specific Plan, the Village Center will include all of the community and retail uses and significant employment uses for Desert Ridge. The intent of the Village Center is to be the true community marketplace, entertainment, retail, hospitality, residential, and employment core for residents and visitors of Desert Ridge. The Village Center is and will continue to be the shopping district, entertainment center, higher density residential, office employment, and gathering place for Desert Ridge and Northeast Phoenix. The Village Center is also known as the "Core" and its zoning entitlements are governed by this CPSP and the Desert Ridge Specific Plan. The Core is currently partially improved with the Desert Ridge Marketplace, High Street, commercial elements within Superblock 5C, and other commercial elements and also contains vacant land.

PLAN CONTEXT

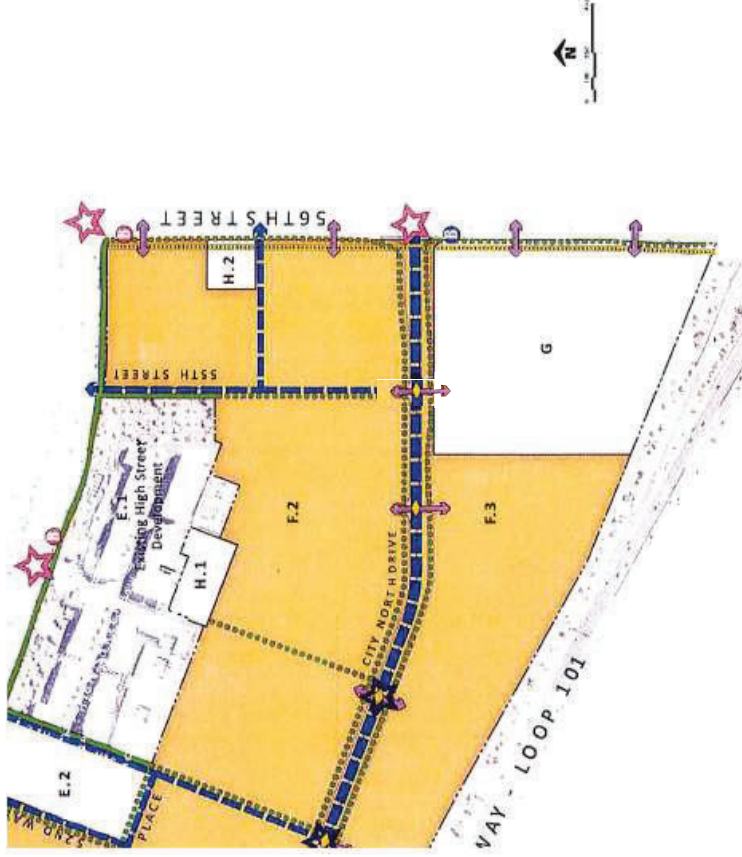
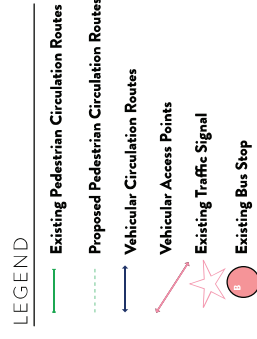
The Village Center is located near the center of Desert Ridge. Most residents and employees in Desert Ridge are located within one to two miles of the Village Center. Roadways transporting the Village Center include the eight-lane Pima Freeway (a regional transportation route) to the south, Tatum Boulevard to the west, 56th Street to the east and Deer Valley Drive to the north. Tatum Boulevard, 56th Street and Deer Valley Drive are all improved, with landscaped parkway and center median areas. The Declarant, CN Associates, A, LLC, has reviewed and approved this 2024 CPSP #2 pursuant to the provisions of Section 4.2 (a) of the Core Declaration.

PLAN PURPOSE/INTENT

The Desert Ridge Specific Plan is the City of Phoenix land use regulatory document for all of Desert Ridge. The Specific Plan requires the preparation of a Conceptual Parcel Site Plan (CPSP) for the Village Center. The CPSP is required to be prepared by the applicant and approved by the City of Phoenix prior to the review and approval of any individual project site plans for individual portions of the Village Center. The intent of the CPSP is to provide a conceptual plan for the Village Center, which is more detailed than the plan included in the Desert Ridge Specific Plan. In light of this, however, the CPSP is not intended to be an individual project site plan which specifically identifies the occupants or uses of improvements, or parking and open space areas to be constructed in Parcel 5A of the Village Center. This CPSP does not change the entitlements allocated to Parcels D.1-D.6 as shown in the Conceptual Parcel Site Plan approved by the City of Phoenix on September 9, 2016 or the entitlements allocated to Parcels G, H1, and H2 as shown in the Conceptual Parcel Site Plans approved by the City of Phoenix on February 28, 2019, and on May 16, 2019. The February 28, 2019 CPSP allocated the entitlements approved by the 2016 CPSP to (1) Parcels F.1, F.2, and F.3; (2) Parcel G; and (3) Parcels H1 and H2 based on the gross acreage of the F Parcels, the G Parcel, and the H Parcels. The May 16, 2019 CPSP revised the entitlements allocated to Parcels F.1, F.2, and F.3, based on a traffic memorandum prepared by Wilson & Company dated March 11, 2019 submitted to the City of Phoenix and approved by Matthew Wilson of the traffic division on March 11, 2019. The November 5, 2020 CPSP (the "2020 CPSP") allocated a pro rata share of 663 additional residential units and 524 additional hotel keys to Parcels F.1, F.2, and F.3 based on the gross acreage of (1) Parcels F.1, F.2, and F.3; (2) Parcel G; and (3) Parcels H1 and H2. These additional residential units and hotel keys were supported by a traffic statement prepared by United Civil Group dated December 20, 2019 submitted to the City of Phoenix and approved by Matthew Wilson of the traffic division on January 15, 2020. As to Parcel G and Parcels H1 and H2, the 2020 CPSP stated that the pro rata additional allocation of residential units and hotel keys were available to Parcel G or Parcels H1 and H2 through the CPSP approval process. Pursuant to the 2024 CPSP #1, of the 132 remaining residential units unallocated in the 2020 CPSP, 118 of those residential units were allocated to Parcel G leaving the remaining 14 residential units available to be allocated to Parcels H.1 and H.2 through the CPSP approval process. (See, Table 1, Footnote No. (1), below). The 2023 CPSP allocated 140 additional hotel keys to Parcels E.1 and E.2. The additional hotel keys allocated to Parcels E.1 and E.2 were supported by the Traffic Statement prepared by Kittelson & Associates dated July 2021 submitted to the City of Phoenix and approved by Matthew Wilson of the City's traffic division on September 16, 2021. The purpose of this 2024 CPSP #2 is to document the approval of the Maximum Building Height provisions for Parcel G set forth in the Village Center Standards, Section IV and the accompanying Building Height Exhibit on page 3 hereof. This 2024 CPSP #2 does not make any changes to the Master Plan Totals as shown in Table 1.

**CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP #2- PARCEL G
 DESERT RIDGE**
SUPERBLOCK 5A

**Vehicular/Pedestrian
 Circulation Plan**



VEHICULAR, PEDESTRIAN AND OTHER CIRCULATION

While each district will have a unique character, vehicular and pedestrian connections establish the common identity of the Village Center through the use of dedicated bike and pedestrian paths, landscaping, streetlights, signage, and pavement treatments. The streetscape character of Parcel 5A of the Village Center is illustrated on Sheet 3 of the November 5, 2020 CPSP. Parcel 5A will include private access ways that connect and distribute interior and exterior vehicular and pedestrian traffic to adjacent arterial streets. The private access ways for Parcels E1, E2, and F1, F2, F3, G, H1 and H2 may include 52nd Way, City North Drive, 53rd Street, 54th Street, 55th Street, Crown Place, and Park Place. These private access ways may connect with Deer Valley Drive or 56th Street with existing and proposed signals as shown on Sheet 2 of the November 5, 2020 CPSP. The private access ways will be designed to collect and distribute traffic based on uses, traffic control and pedestrian needs. 54th Street may terminate just south of Parcel E.1 to encourage pedestrian, bike and alternative transportation means and gathering areas. The private access ways may make it possible for all districts within the Village Center to interact thereby reducing traffic on adjacent arterial streets. A mixed-use environment with multiple services and complementary uses and facilities will also facilitate traffic reduction and shared parking. Alternative transportation modes such as ride sharing, scooters, bikes and electric/autonomous vehicles will be allowed to transport residents, patrons, and users of the Village Center within all contiguous parcels. City North Drive has been established as a "private access way." While the Desert Ridge Specific Plan previously contemplated the planning of a four-lane collector to cross beneath the Pima Freeway, this collector street is no longer necessary. A shared parking analysis performed by a traffic engineer and reviewed by the city, will ultimately determine parking requirements for each individual project site plan. The private access ways are set forth in the Map of Dedication recorded with the Maricopa County Recorder at Document No. 2007-1180844, as amended and/or the Final Plat for City North recorded with the Maricopa County Recorder at Document No. 2021-0787583. Each parcel within Parcel 5A must establish direct legal access and physical access to the private access ways in connection with the review and approval of any new CPSP or individual project site plan.

PEDESTRIAN CIRCULATION

Pedestrian and bicycle facilities will be located along the surrounding arterial streets and City North Drive. Pedestrian sidewalks within each district will eventually connect separate districts as well as ultimately connecting with City North Drive. Shading of pedestrians will be accommodated through the use of landscaping, shade structures, building shadows or other techniques. Pedestrian and bike connections with the greater Desert Ridge community are also incorporated within the plan. Directional signage and/or alternative paving treatments will be provided at crossing of the perimeter arterial streets.

CENTRAL GATHERING SPACES

The central gathering space contemplated by the Specific Plan has been provided in the location shown on the November 5, 2020 CPSP (Parcel D5). In connection with the development of Parcels F1, F2 and F3, final site plans may incorporate additional open spaces and/or plazas.

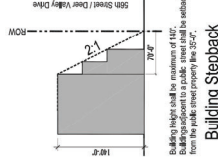
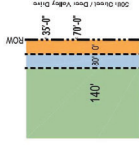
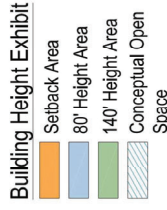
PUBLIC USES

Subject to mutual agreement of the City of Phoenix and the Declarant under the Core Declaration as to location and economics, a public library or community center may be integrated into the Core. Any area allocated to these spaces shall be excluded from FAR calculations.

**CONCEPTUAL PARCEL SITE PLAN- 2024 CPSP #2 - PARCEL G
 DESERT RIDGE
 SUPERBLOCK 5A**

**Village Center Standards and
 Development Program/FAR**

Parcel #	Use	Area	Est. Bls	FAR	Units
1	Office	1,385,000	0.27	5,934.39	0.50
2	Office	46,000	0.27	1,242.00	0.50
3	Office	107,250	0.27	2,893.25	0.50
4	Office	112,000	0.27	3,024.00	0.50
5	Office	298,800	0.27	8,067.60	0.50
6	Office	296,000	0.27	7,992.00	0.50
7	Office	463,300	0.27	12,509.10	0.50
8	Office	146,000	0.27	3,942.00	0.50
9	Office	37,000	0.27	981.00	0.50
10	Office	801,354	0.27	21,636.56	0.50
11	Office	507,652	0.27	13,706.60	0.50
12	Office	190,819	0.27	5,152.11	0.50
13	Office	150	0.27	4,050.00	0.50
14	Office	149	0.27	4,024.50	0.50
15	Office	10,077	0.27	272.08	0.50
16	Office	1,900,000	0.43	823,000.00	0.50
17	Office	180,000	0.27	4,860.00	0.50
18	Office	1,900,000	0.27	507,000.00	0.50
19	Office	1,040	0.27	28,080.00	0.50
20	Office	3,406	0.27	91,962.00	0.50
21	Office	490,250	0.27	13,196.75	0.50
22	Office	196	0.27	5,292.00	0.50
23	Office	538	0.27	14,514.60	0.50
24	Office	2,711	0.27	72,197.70	0.50
25	Office	17,888	0.27	481,936.00	0.50
26	Office	39,033	0.27	1,043,791.50	0.50
27	Office	16	0.27	424.80	0.50
28	Office	90	0.27	2,406.00	0.50
29	Office	4,022,893	0.43	1,730,463.00	0.50
30	Office	1,700,250	0.27	45,906.75	0.50
31	Office	3,027,288	0.27	81,736.78	0.50
32	Office	1,329	0.27	35,883.00	0.50
33	Office	4,168	0.27	112,536.00	0.50
34	Office	125,000	0.27	3,375.00	0.50



VILLAGE CENTER STANDARDS

- I. Master Plans**
 - Development of the Village Center shall be consistent with the Desert Ridge Specific Plan.
- II. Arterial Street Improvements**
 - Tatum Boulevard, Deer Valley Drive and 56th Street improvements and rights-of-way currently include sidewalks, crosswalks, street furniture, streetlights, traffic signals and landscaping. A new traffic signal will be provided in connection with the completion of City North Drive. Additional improvements on 56th Street in connection with new curb cuts will be determined by future traffic analysis.
- III. Perimeter (Arterial Street) Setbacks**

Buildings, parking facilities and walls shall be setback from public rights-of-way boundaries as specified below:

 - Tatum Boulevard (East Side)
 - Building setback - 35 feet from ROW
 - Parking setback - 40 feet from ROW
 - Wall setback - 20 feet from ROW
 - Deer Valley Drive (West of Tatum Boulevard)
 - Building setback - 20 feet from ROW
 - Parking setback - 20 feet from ROW
 - Wall setback - 20 feet from ROW
 - 56th Street (West Side)
 - Building setback - 35 feet from ROW (Includes structured parking)
 - Parking setback - 40 feet from ROW (Applicable to surface parking)
 - Wall setback - 20 feet from ROW

- IV. Maximum Building Height**

(Per City Council Report, Item 88, dated 11/6/2019, and Item 11, dated 1/10/2020, and Item 12, beginning 0 feet in height at the ROW line up to 140 feet in height or more from ROW; subject to a stepback plane that inclines at a ratio of 2:1, beginning 0 feet in height at the ROW line up to 140 feet in height or more from ROW.)

These Maximum Building Height provisions do not apply to the parcels marked "Not a Part" in the Building Height Exhibit above. Those parcels remain subject to the provisions of Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan which state that parcels within Superblock 5.A shall be subject to individual site plan review through the Village Planning Committee, Planning Commission, and City Council if the proposed building height exceeds four stories.
- V. Other Perimeter Treatments**
 - Loading docks bays and service and storage areas will be oriented or screened to reduce visibility from surrounding arterial streets or the Pima Freeway.
- VI. Pedestrian, Circulation Standards**
 - Sidewalks shall be a minimum of five feet in width.
 - Amenities, such as small courtyards, benches, shade structures, denser landscape or other refuge areas, shall be provided along sidewalks at various locations.
 - Pedestrian walkways shall be intermittently shaded along their entire distance through a variety of means including structures, arcades, landscaping, building canopies and shadows, pergolas or other shading.
 - Pedestrian walkways shall be identified with signs, materials or colors.

CITY OF PHOENIX

MAR 13 2025

Planning & Development
Department

DESERT RIDGE

BUILDING HEIGHT EXHIBITS

ZOM - Desert Ridge
Phoenix, AZ | 01.21012.00 | 03.07.25
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- Design Narrative
- Building Height Exhibit
- Appendix A- Exhibits





Request
To establish setbacks/stepbacks for buildings with heights greater than four-stories and up to 140' in height (exclusive of rooftop mechanical and appearance screening) located in the areas depicted in the Building Height in this document. Buildings which conform to the criteria herein do not need further review as contemplated by Chapter 4, Section E.2.a.2 of the Desert Ridge Specific Plan.

Introduction
For purposes of this request, Parcel G refers to approximately 20 acres located in the southeast corner portion of Parcel G of Desert Ridge as shown on the Building Height Exhibit in this document. The Parcel G is bordered by Parcel F3 to the west, CITY NORTH DRIVE to the north, North 56th Street to the east, and the Arizona State Route 101 to the south. Parcel G is zoned "Intermediate Commercial" ("C-2") in accordance with the Desert Ridge Specific Plan and the Phoenix Zoning Ordinance; it is identified as a Primary Core area and Major Employment Center within the 2015 City of Phoenix General Plan. The Desert Ridge Specific Plan comments on the Village Core:

"This is the Desert Ridge Village Core and the focus of the entire development. Along with major retail uses will be significant office/employment uses as well as residential uses at urban densities."

Desert Ridge Approval Process and Implementation
This request does not change the existing, approved entitlements. Rather, it simply identifies specific areas where buildings greater than four-stories and up to 140' in height (exclusive of rooftop mechanical and appearance screening) may be located. The height is already approved – the sole focus of this request is the location of the height. There is no limitation on the number of stories greater than four stories so long as the height does not exceed 140'. This request does not result in any increase in the Floor Area Ratio (FAR) of 0.65 already approved by the Specific Plan. Likewise, the existing Specific Plan requirement for 20% open space is not diminished by this request. Chapter 4 of the Desert Ridge Specific Plan outlines the process governing development within Desert Ridge. Chapter 4, Section E.2.a.2 (page 4-9) sets forth the criteria for approving the location of buildings within parcel G which are higher than four stories. The Village Planning Committee, Planning Commission and City Council review is limited to confirming that the proposed plans are consistent with and meet the intentions of the Desert Ridge Specific Plan and the Areas C and D General Plan.

Areas C and D General Plan and Desert View Village Character Plan
The Areas C and D General Plan contemplates that Village Cores will be the location of the tallest buildings. Likewise, the Desert View Village Character Plan, which is included in the 2015 City of Phoenix General Plan, contemplates locating "land uses with greatest height and most intense uses within Village cores." The Character Plan does not mention specific heights in the Village Core but does refer to the Desert Ridge Specific Plan.

Desert Ridge Specific Plan Building Height Criteria
Chapter 6, Section D.3.A.3 (Page 6-49) and Chapter 4, Section E.2.a.1 (page 4-9) of the Desert Ridge Specific Plan both state:
"Maximum building height shall not exceed 140 feet. The Village Core buildings are to be the only buildings in the Desert Ridge Specific Plan which may be in excess of 100 feet with the exception of Mayo Hospital located in Superblock 3."

Prior to 2007, the Specific Plan included other criteria for buildings above four stories in the Village Core (e.g., no more than 38 floors above the fourth floor, no more than 5 eight-floor buildings, no more than 9 six-floor buildings, and spacing requirements). Those criteria were removed from the Specific Plan in 2007. The review by the Village Planning Committee, Planning Commission, and City Council had more items to consider when these criteria were still a part of the Specific Plan. Post 2007, the review is much simpler: are the heights consistent with the Specific Plan and the Areas C and D General Plan.

Proposed Heights are Consistent with the Specific Plan and the Desert View Village Character Plan
This request seeks to approve building heights of 140' throughout the Parcel G project in a single application. This proposal would eliminate the need for multiple reviews to allow buildings over four stories in the future. The proposed heights:

- Are in conformance with the Desert Ridge Specific Plan
- Align with the vision for the Desert Ridge Village Core
- Align with the 2015 General Plan
- Align with principals established by the Areas C and D General Plan
- Will not increase density beyond what has already been approved previously.





NOT TO SCALE



