



**City of Phoenix**  
OFFICE OF THE CITY MANAGER

February 29, 2024

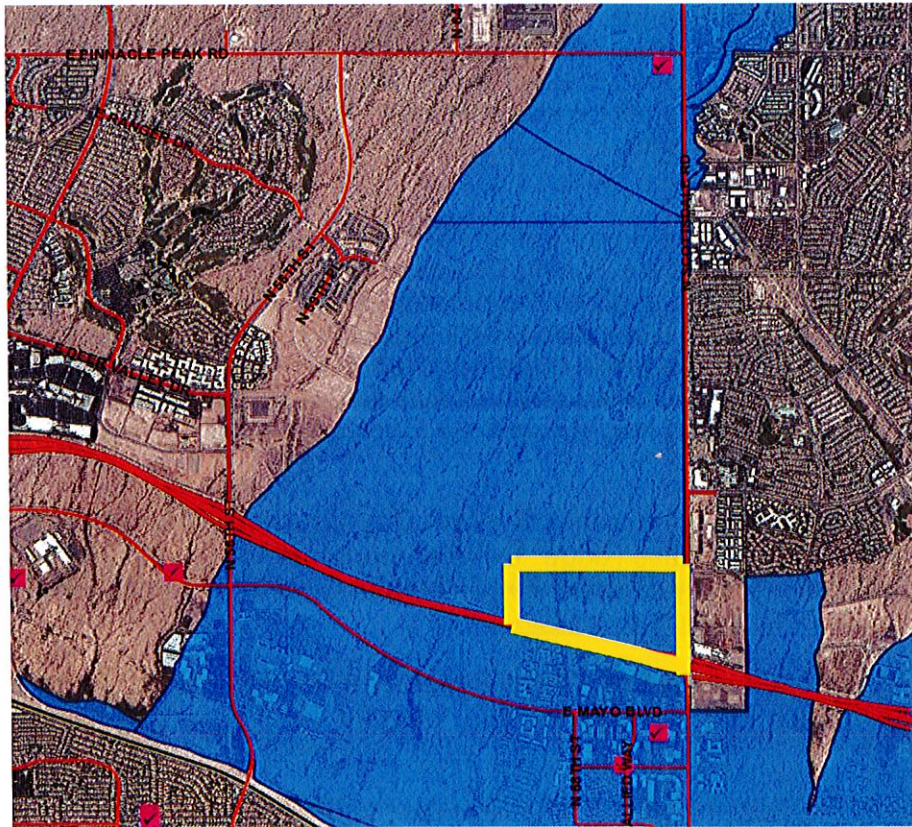
Mr. Mark Edelman, AICP  
Executive Consultant, Urban Development  
Arizona State Land Department  
1616 West Adams Street  
Phoenix, Arizona 85007

RE: REVISED: 53-124365 (PARADISE RIDGE PARCELS AT NORTHWEST  
CORNER OF SCOTTSDALE ROAD AND THE LOOP 101 FREEWAY

Dear Mr. Edelman:

Thank you for the opportunity to comment on your request for information regarding the zoning and anticipated infrastructure requirements for this Paradise Ridge Parcel.

The smaller revised parcel is depicted below and is generally described as a portion of the Paradise Ridge Planned Community District comprised of  $\pm 110$  gross acres located at the northwest corner of Scottsdale Road and Loop 101 as shown on the map below, outlined in yellow and the attached Wood Patel exhibit dated December 2022.



In accordance with past practice, ASLD requested comments from the City of Phoenix detailing any offsite infrastructure improvements that will be required to develop the parcels in accordance with its current zoning. Staff has reviewed the request and based upon limited information provided has the below comments. As additional information becomes available these requirements will likely be modified based upon actual development project submittals through the development process.

### **PLANNING AND DEVELOPMENT DEPARTMENT**

Staff reviewed the request and have the below comments regarding the zoning and development requirements based upon the information we have today.

#### **Zoning:**

The parcel is zoned S-1 (Ranch or Farm Residence), approved C-2 M-R PCD (Intermediate Commercial, Mid-Rise District, Planned Community District). The approval of Rezoning Case No. Z-75-94-2 established the Paradise Ridge PCD. The approval of Rezoning Case No. Z-87-03-2, a major amendment to the Paradise Ridge PCD, approved the C-2 M-R PCD zoning on the parcel, subject to stipulations. The C-2 Zoning District allows for a broad range of retail, office, hotel uses along with multi-family development up to 15.23 dwelling units per gross acre and density bonuses can be earned for up to 17.4 dwelling units per gross acre if Zoning Ordinance criteria is met and the cap of the overall PCD dwelling units is not exceeded. Density bonus points are earned by providing development items that are over and above the base and overlay zoning requirements. The zoning permits a horizontal and vertical mix of uses as well as individual use parcels/areas. The Mid-Rise zoning overlay permits building heights up to 190-feet with a minimum 30% open space requirement pursuant to the City of Phoenix Zoning Ordinance. The City does not utilize Floor Area Ratios (FAR) as a regulation tool for this parcel. All development shall comply with both rezoning case stipulations, submit required master development plans pursuant to the zoning ordinance requirements and shall be submitted and approved by the City, in addition to all other City Code requirements,

#### **Signs:**

There is not a Comprehensive Sign Plan on file for the subject site. All signs would need to comply with Section 705 of the Zoning Ordinance, which outlines the area, and height and other sign standards that apply to the property. Freeway signs up to 48 feet are permitted in conjunction with Commercial and Industrial zoned properties that have freeway frontage and must be within three hundred feet of, and oriented to, the freeway, expressway or parkway as identified on the City's Street Classification Map. An opportunity for increased sign height exists if a Comprehensive Sign Plan is prepared and adopted for the property.

#### **Development Impact Fees and other System Development Charges:**

This parcel falls in the "Paradise Ridge" Development Impact Fee Area. Development Impact Fees are governed by Chapter 29 of Phoenix City Code and can be found on the web at: <https://phoenix.municipal.codes/CC/29>.

This parcel falls in the "Off-Project" Water Resources Acquisition Fee Area. Water Resources Acquisition Fees are governed by Chapter 30 of Phoenix City Code and can be found on the web at: <https://phoenix.municipal.codes/CC/30>.

The city collects the Sewer and/or Water Development Occupational Fees on all new water meters installed. Sewer Development Occupational Fees are governed by Chapters 19(A) and 19(B), and can be found on the web at:

<https://phoenix.municipal.codes/CC/19A> and <https://phoenix.municipal.codes/CC/19B>. Water Development Occupation Fees are governed by Chapters 19(C) and 19(D), and can be found on the web at: <https://phoenix.municipal.codes/CC/19C> and <https://phoenix.municipal.codes/CC/19D>.

All system development charges are subject to change without notice. Please contact the Planning and Development, Growth and Infrastructure Section at: [impactfees@phoenix.gov](mailto:impactfees@phoenix.gov) with any questions about the City's Development Impact Fee program or other system development charges collected by the city to pay for necessary infrastructure to serve new development.

### **STREET TRANSPORTATION DEPARTMENT**

The Street Transportation Department has the following comments:

Development will be required to submit a Traffic Impact Analysis (TIA) at time of development review to the City of Phoenix to determine appropriate locations for ingress and egress and all applicable dedications required to accommodate improvements necessary to support the anticipated traffic demand generated by the proposed development. Development shall be responsible for any signal funding, construction or contribution of funds as required by the approved TIA. Improvements may expand beyond the project site boundary up to the inclusion of direct interchange access to the 101 freeway to address generated traffic demands based upon the TIA and approved Master Street Plans. The TIA at a minimum shall analyze the below improvements for potential dedication and improvements as part of the development. The actual dedication and improvements will be based upon the approved TIA:

Development to dedicate and construct the 64<sup>th</sup> Street right of way and improvements from existing ADOT traffic interchange north to Deer Valley Drive. Dedication and construction shall be consistent with street cross section 'A' as shown on the Street Classification Map and consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140 foot right of way to Deer Valley Drive.

Development to dedicate right-of-way and improve Deer Valley Drive between 64<sup>th</sup> Street and Scottsdale Road consistent with street cross section 'A' as shown on the Street Classification Map or as identified per the approved Traffic Impact Analysis. Full section right of way dedications are required at bridge crossings and intersection connections. Deer Valley Drive improvements to be consistent with street cross section 'A' as shown on the Street Classification Map.

Development will be required to provide a secondary roadway access between Scottsdale Road and 64<sup>th</sup> Street following the Legacy Boulevard alignment. Right-of-way dedication and construction shall be consistent with street cross section 'CM' as shown on the Street Classification Map or as determined by the approved Traffic Impact Analysis and Master Street Plan.

The Traffic Impact Analysis (TIA) will need to be submitted to, and findings supported by the City of Scottsdale and Arizona Department of Transportation (ADOT). All work within rights-of-way within those jurisdictions will need to be approved by the appropriate jurisdiction prior to or concurrent with City approval.

Development will be required to submit Master Street Plans, consistent with the improvements identified by the approved TIA, prior to preliminary site plan approvals. The development is required to fully construct the street improvements identified in the Master Street Plans.

Future access control shall be in conformance with the City of Phoenix Street Planning and Design Guideline Manual.

Development will be responsible for the reconstruction of the traffic signal located at the intersection of Scottsdale Road and Deer Valley Drive, if warranted by the approved TIA.

Development will be responsible for the reconstruction of the traffic signal located at the intersection of Scottsdale Road and Legacy Boulevard.

Development will be responsible for the construction of the traffic signal located at the intersection of 64<sup>th</sup> Street and Legacy Boulevard.

Development is responsible to construct the ultimate 100-year storm event dry crossing of Deer Valley Drive and Legacy Boulevard (Center Drive) to its full limits as identified by the Paradise Ridge drainage study performed by FCDMC including the construction of the upstream and downstream maintenance access ramps.

Development will be responsible for acquiring any rights-of-way or access easements needed for maintenance of roadway bridges and/or culverts. This requirement is only triggered if the approved TIA warrants any road improvements to Deer Valley Drive.

Development to perform applicable environmental and archeological clearances on all stipulated right-of-way prior to dedication to the city.

In accordance with City Council Resolution 22048, development is responsible for addressing project impacts on Sonoran Desert Drive through an expanded Traffic Impact Analysis and provide a level of compensation proportionate to the identified impacts to the Corridor.

### **WATER SERVICES DEPARTMENT**

The Water Services Department has the following comments, system information and requirements for development.

#### **Domestic Water Stipulations:**

##### Existing System:

Site is located within pressure zone 6A

There are no existing water mains fronting the project site area.

The closest pressure zone 6A water mains are located in Deer Valley Drive just east of 60<sup>th</sup> St. (12-inch and 24-inch, not accepted yet)

There is a pressure zone 5E water main stub located in Scottsdale Road just north of Mayo Blvd

##### Main Extension and Upsizing Requirement:

The following water stipulations are based on the assumption that total domestic and fire flow do not exceed 6000gpm. If the total domestic and fire flow demand for future

developments exceed 6000gpm, water infrastructure needs will need be re-evaluated by the City and additional improvements may be required depending on submitted plans.

Per City of Phoenix 2020 Water Master Plan for the area the following improvement are outlined.

The existing 24-inch and 12-inch water mains located within Deer Valley Road just east of 60th St shall be extended to Scottsdale Road, following the future Deer Valley Road/Thompson Peak Road alignment and is located in Pressure Zone 6A

A new 16-inch transmission water main shall be extended south within the Scottsdale Road alignment. from the new 24-inch main at Deer Valley Road to a new 5MGD PRV station which will be located on the NWC of Loop 101 and Scottsdale Road. The new PRV station will be serving zone 5E.

A new 16-inch transmission water main shall be extended north within Scottsdale Road from the existing 24-inch main stub located just north of Mayo Boulevard (pressure zone 5E). This main will connect to the new PRV station located on the NWC of Loop 101 and Scottsdale Road.

The PRV shall be located on the NWC of Scottsdale Road and the Loop 101 and will require minimum 50 X 50 foot footprint. This PRV site is required to be on a dedicated site, above ground and outside the ROW.

PRV's design should follow WSD's Water Remote Facilities Design Guidance Manual, please see link below  
<https://www.phoenix.gov/waterservicessite/Documents/wsdremfacdes201308.pdf>

There may be additional distribution mains required for this development depending on the ROW dedication requirements. Per City Code Chapter 37-33, a water main extension and pipe appurtenances shall be required in the right-of-way and/or a private accessway. All bounding streets must have water main frontage to the proposed development. For water quality purposes, a looped connection is preferred by the Water Services Department (WSD). The design of the new water main shall comply with the P&D's Water Checklist and the WSD Design Standards Manual for Water & Wastewater Systems (DSM).

If a water/sewer main extension is required for offsite work a separate plan set shall be submitted.

Connection Points and Water Taps:

Connection points for the 12-inch main within Deer Valley is at valve # 41-42-203 ( Not accepted yet)

Connection points for the 24-inch main within Deer Valley is at valve # 41-42-202 ( Not accepted yet)

Connection points for the 16-inch main within Scottsdale Road is at valve # 39-44-402

City mapping indicates no water taps/service connections to the site.

Easement Stipulations:

A water main in an easement shall follow the Easement Requirements per WSD's Design Standards Manual (Pages 10-14). No permanent structures are allowed to be constructed within a water or sewer easement.

The development shall acquire all necessary easements to construct the water mains and the PRV station.

**Other Stipulations:**

When multiple distribution mains in the same pressure zone are adjacent to a development, all service connections shall be taken from the largest diameter main or as approved by WSD through the Technical Appeal process.

Chapter Code 37-48 and 28-29(C) does not allow water or sewer services to cross through property lines.

**Fire Flow Stipulations:**

Please provide fire flow requirements for the development according to the City of Phoenix Building/Fire code with the pre-app/preliminary site plan submittal.

**Fire Flow Test Location:**

When requesting a fire flow test, please request that the 12-inch Zone 6A main within Deer Valley Road be tested. Other fire flow test locations may be established in the future over the long development horizon anticipated for this parcel.

**Upsizing Requirement:**

If fire flow cannot be met, upsizing or looping shall be required.

**Maximum Fire Hydrant Spacing:**

Fire hydrant spacing requirements apply to all new developments, including those that do not need to install new public water mains. The spacing and location of public fire hydrants shall meet the City's Fire Code requirements, or as approved by the Fire Department.

**Sewer Stipulations:**

**Existing System:**

There are no existing water mains fronting the project site area. The closest sewer main is the 36-inch sewer main located just east of 56th St and north of the Loop 101.

**Main Extension and Upsizing Requirement:**

Connection to the public sewer system shall be accomplished through sewer main extension from existing sewer manhole 40-41-204, located approximately 7,400 linear feet west of Scottsdale Road along the north side of the Loop 101 Freeway, to the point of need for this project. The existing line is 36" diameter. Sizing of the main extension is to be based upon the planned and projected wastewater discharge from this project and other projects within the sewer basin and following the City's design standards for new gravity sewer main, as approved by WSD. A minimum 50 ft. easement for the sewer extension is required. Please coordinate the sewer easement alignment with the Paradise Ridge Drainage (or Rawhide Wash Drainage) project.

Per City Code Chapter 28-22 & 28-29, a sewer main extension shall be required in the right-of-way and/or in a private accessway. Install the sewer main only to the point of

need. The design of the new sewer main shall comply with the P&D's Checklists and the WSD Design Standards Manual for Water & Wastewater Systems (DSM).

Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors, see General Stipulations language below.

Connection Points and Sewer Taps:

Connection to be made at manhole 40-41-204

City mapping indicates no sewer taps/service connections to the site. Commercial projects require a minimum 6-inch sewer tap.

Easement Stipulations:

A sewer main in an easement shall follow the Easement Requirements per WSD's Design Standards Manual (Pages 10-14). No permanent structures are allowed to be constructed within a water and/or sewer easement.

The development shall acquire all necessary easements to construct the sewer mains.

Industrial Wastewater Pretreatment Requirement:

Some facilities may require an industrial waste water pretreatment device. Industrial wastewater pretreatment plan review for the following business can be conducted through the normal construction plan review and construction permit application process via the Planning and Development Department. Please contact Ruben Martinez in WSD at 602-495-0278.

Other Stipulations:

Chapter Code 37-48 and 28-29(C) does not allow water or sewer services to cross through property lines.

**Miscellaneous Stipulations:**

Repayment:

None

Water and Wastewater Master Plans:

This development is required to provide water and wastewater master plans. The water and wastewater master plans shall include, at a minimum, the following information as applicable:

- Proposed land uses
- The estimated water & wastewater demand by the development(s)
- Delineation of water pressure zones and sewer basins
- Alignment of water distribution mains, water transmission mains, reclaimed water mains, sewer collection mains, and sewer force mains.
- Location and sizes of all water and sewer facilities (e.g. lift stations, etc.).
- Planning level cost estimate for all water/sewer mains, water/sewer facilities.
- The water/wastewater infrastructure needs on a phased approach and the ultimate infrastructure needs based on the build-out scenario of the development.
- The water/wastewater master plans should include all the local and regional water/wastewater infrastructures needed inside and outside of the development boundary to support the build-out scenario.

All improvements shall comply with the City of Phoenix Water and Wastewater System Design Standards and facility design guidance manuals. The water and wastewater master plans shall be reviewed and approved by WSD before the City grants preliminary site plan approval.

**General Stipulations:**

Per City Code Chapter 37-33, all public streets bounding (along property frontage) and within a proposed development must have public water mains within them, if none exists, developer must install. The information contained above is based on existing conditions and circumstances. Please be advised that available capacity is a dynamic condition that can change over time due to a variety of factors. For that reason, the City of Phoenix is only able to provide assurance of water and sewer capacity at the time of preliminary site plan approval and building permit approval. If you are in the City's service area, it is our intent to provide water and sewer service. These requirements will be based on the status of our water and sewer infrastructure at the time the application is submitted. For any given property, these requirements may vary over time to be less or more restrictive depending on the status of Water Department infrastructure. The requirements for water and sewer service are not determined until the time of preliminary site plan or building permit approval.

**FLOODPLAIN MANAGEMENT**

This parcel is designated as being in a Federal Emergency Management Agency (FEMA) Zone AO alluvial fan special flood hazard area (SFHA) and as such is vulnerable to flooding threats that trigger a variety of potential mitigation requirements. Current general development requirements include but are not limited to the following requisites:

- The site is in a FEMA Special Flood Hazard Area AO with a depth of 1 foot. All constructed buildings must be elevated a minimum of 2 feet above the highest adjacent natural grade. Any development on the site will need to be FEMA compliant.
- Additional construction requirements for residential and non-residential structures that generally include higher elevations.
- Additional site planning and construction requirements associated with the parcel that generally include on-site/off-site water retention, additional drainage structures for streets and parking, and/or additional fill and elevation requirements.
- Flood insurance to protect structures and associated property.

Current intergovernmental efforts between The City of Phoenix, Flood Control District of Maricopa County (FCDMC), and Arizona State Land Department (ASLD) could potentially result in the removal of this parcel from the Zone AO floodplain. An intergovernmental agreement (IGA) has been executed for the design of the first of two major projects Rawhide Wash Flood Hazard Mitigation Project (RWFHMP). The second is the Paradise Ridge Flood Control Project (PRFCP) land. An Intergovernmental Agreement (IGA) is being finalized for this project. These projects could potentially lead to the removal of this parcel from the floodplain and/or SFHA zone re-classification by controlling storm event flows associated with Rawhide Wash.

The City of Phoenix is currently participating in the Rawhide Wash Flood Hazard Mitigation Project (RWFHMP) east of Scottsdale Road, a joint effort with the Flood Control District of Maricopa County (FCDMC) and the City of Scottsdale (COS) to design and construct flood control improvements that will contain a Federal Emergency Management Agency (FEMA) special flood hazard delineated floodplain that currently impacts land in Scottsdale and Phoenix. After completion of the proposed project in



Scottsdale, approximately 960 acres of developable land within City of Phoenix jurisdiction (Paradise Ridge Area) would no longer be designated in a Federal Emergency Management Agency (FEMA) special flood hazard delineated floodplain and approximately 1,710 acres of floodplain would remain.

The proposed Paradise Ridge Flood Control Project (PRFCP) west of Scottsdale Road represents a specific segment of the RWFHMP that is wholly within City of Phoenix limits and would involve a joint effort of the City of Phoenix, the FCDMC, and ASLD. Under the proposed arrangement for PRFCP, FCDMC would manage the project. PRFCP would consist of an engineered natural desert trapezoidal channel with pertinent facilities and engineered structural elements to provide the conveyance and contain the existing floodplain within a new proposed channel. PRFCP would ultimately remove the remaining 1,710 acres in Phoenix's Paradise Ridge Area from the floodplain. FCDMC will be the lead agency for the development of this flood control project.

If the parcel develops before the completion of above anticipated projects, then the current Zone AO general development requirements for this site development would need to be met by the developer. If the parcel develops after the completion of the above anticipated projects, the project will be subject to the special flood hazard area (SFHA) requirements per FEMA's new zone determination.

Regarding the hydrology and hydraulics of the area, we recommend that the buyer of the land be aware of the multitude of studies that have been performed up to this point by the Flood Control District of Maricopa County. We recommend that the most current and historical drainage parameters which include but are not limited to flow rates, velocities, etc. be consistent with what Maricopa County has developed and verify the information to be used for analysis, design, and construction of the development areas south of the Loop 101 Freeway. The overall goal is for the efforts that are ongoing north of the Loop 101 Freeway, by ASLD, City of Phoenix, and Maricopa County are not impacted by the future developments south of the Loop 101 Freeway.

For any other additional information, please contact David Neal at [david.neal@phoenix.gov](mailto:david.neal@phoenix.gov).

Sincerely,



Alan Stephenson  
Deputy City Manager

Attachment: 75-94 Approval Letter  
75-94 Sketch Map  
87-03 Approval Letter  
87-03 Sketch Map

c: Christopher Kowalsky, Eric Froberg, Street Transportation  
Jim Swanson, Can Xiao, Water Services Water  
Joshua Bednarek, David Neal, Planning and Development  
Christine Mackay, Community and Economic Development  
Arizona State Land Department File

