



City of Phoenix
OFFICE OF THE CITY MANAGER

April 17, 2024

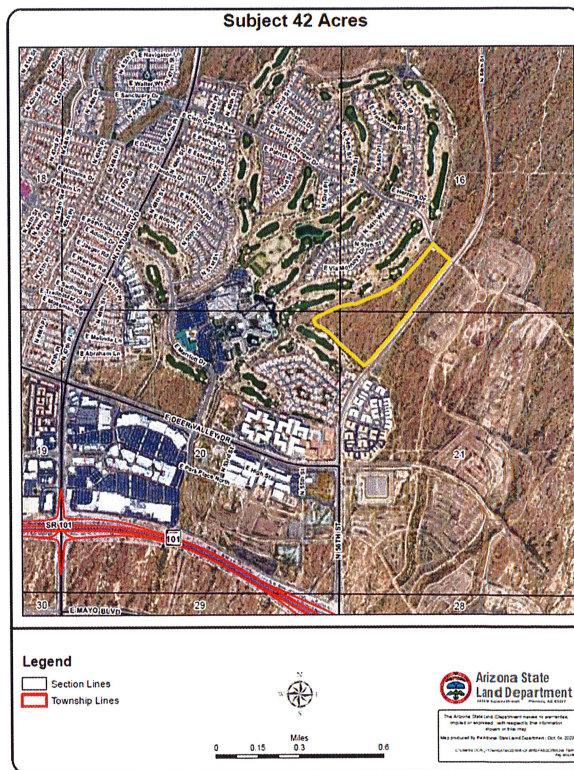
Mr. Mark Edelman, AICP
Executive Consultant, Urban Development
Arizona State Land Department
1616 West Adams Street
Phoenix, AZ 85007

RE: 53-123047 (Desert Ridge superbloc 4L, D.R. Horton)

Dear Mr. Edelman:

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

The parcel is depicted in the attached exhibit and is generally described as a portion of Desert Ridge Superblock 4, Parcel 4L, ±53 gross acres located at the SWC of 56th Street and the Ranger Drive alignment.



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 has the below comments.

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 subject site is located within Desert Ridge Superblock 4, Development Parcel 4.L. The site is zoned S-1 DRSP (Ranch or Farm Residence, Desert Ridge Specific Plan). Additionally, all development shall comply with the provisions outlined in the Desert Ridge Specific Plan and approved Master Plans. Chapter 6 of the Desert Ridge Specific Plan includes additional standards regarding permitted uses and development standards for Development Parcel 4.L. The Desert Ridge Specific Plan can be found at the following link,

https://www.phoenix.gov/villagesite/Documents/pdd_pz_pdf_00086.pdf.

Signs:

These locations are within the Desert Ridge Comprehensive Sign Plan. Signage that is proposed in these locations must comply with the plan requirements and/or go through the comprehensive sign plan amendment process.

Development Impact Fees and other System Development Charges:

This parcel falls in the “Northeast” 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 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:

- 1) Development will be required to submit a site-specific traffic impact analysis (TIA) at time of development review to determine appropriate locations for

ingress and egress and all applicable dedications to accommodate the development.

- 2) Development shall comply with City Resolution 22048 to provide an expanded TIA that will address the proposed developments impacts on the Sonoran Desert Drive Corridor. Development to identify and provide a commitment for private funding sources to pay for its share of the Sonoran Desert Drive Corridor construction costs.
- 3) Development will be responsible to fund all associated roadway improvements and traffic signal infrastructure as required by the approved TIA.
- 4) Development will be responsible for the design and construction of a traffic signal located at the intersection of 56th Street and Pinnacle Peak Road.
- 5) Any proposed access to and from 56th Street and Ranger Drive shall follow the City approved *Street Transportation Planning and Design Guidelines* for location and spacing.
- 6) Development to perfect the existing right-of-way easements along 56th Street. Development to perform applicable environmental and archeological clearances on all stipulated right of way prior to dedication to the City.
- 7) Development to dedicate a minimum 80-foot right-of-way and construct the ultimate Ranger Drive per the City of Phoenix Street Classification Map. Improvements are to consist of a minimum 40-foot paving, curb, gutter, minimum 5-foot detached sidewalk, street-lighting, landscaping, ADA improvements, off-site pavement tapers and incidentals.
- 8) Development to perform applicable environmental and archeological clearances on all stipulated right of way prior to dedication to the City.
- 9) Development shall be responsible for the following per Ordinance S-49239, Intergovernmental Agreement between ASLD and the City:
 - a. Development will be responsible for the design and construction of a traffic signal located at the intersection 56th Street and Pinnacle Peak Road and/or be responsible for the full reimbursement to the City if traffic signal exists at the time of development.
 - b. Development will be responsible for design and construction of the ultimate Deer Valley Road between 40th Street east to Tatum Boulevard.

WATER SERVICES DEPARTMENT

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

Domestic Water Stipulations:

Existing System:

Pressure zone 6A

24-inch CCP water main within 56th St (Do Not Use)

36-inch DIP water main within 56th St (Do Not Use)

12-inch DIP water main within 56th St (some sections have not been accepted by WSD)

12-inch DIP water main within Ranger Dr alignment (20-foot water easement)

Main Extension and Upsizing Requirement:

If main extensions are required, the following shall be required:

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:

No connection points specified at this time.

No water taps to the project site at this time.

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.

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.

In order to provide a connection to the public water and/or sewer, this site is required to cross under/over transmission mains that are 24-inches in diameter or greater. This will require coordination with the Pipelines and Watermain Replacement Division by submitting a Method of Planned Operation (MOPO). Please note that shutdowns may take up to six-months to coordinate, and shutdowns may not be permitted between April 15th and October 15th of any calendar year. Please also be aware that crossing PCCP pipe needs to follow additional construction guidelines as outlined in City of Phoenix Design Standards Manual for Water and Wastewater System Section IV.D.14.

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 56th Street to be tested.

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. New developments adjacent to existing water infrastructure shall install the necessary hydrants to meet the spacing requirements per WSD's Design Standards Manual (see "Table 14. Fire Hydrant Spacing" on page 36).

Sewer Stipulations:

Existing System:

10-inch to 12-inch VCP sewer main within 56th Street (some sections have not been accepted by WSD).

Main Extension and Upsizing Requirement:

If main extensions are required, the following shall be required:

Per City Code Chapter 28-22 and 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).

Depending on the development timing, there may or may not be a downstream sewer capacity issue. The sewer capacity for this development will be re-evaluated at the preliminary site plan review stage.

Depending on the development timing, this development can either flow to 91st Ave Wastewater Treatment Plant (WWTP) or to Cave Creek Water Reclamation Plant (CCWRP). If the development is constructed before CCWRP comes online, the development will need flow to 91st Ave WWTP. Depending on the development sewer flow at that time, there may or may not be a downstream sewer capacity issue for flow to go to 91st Ave WWTP. The developer may be required to upsize or provide a relief sewer line to portions of the existing sewer main within Cave Creek Road, from Deer Valley Road to Greenway Road to accommodate the increased flows.

Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors.

Connection Points and Sewer Taps:

No connection points specified at this time.

No sewer taps to the project site at this time.

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.

Industrial Wastewater Pretreatment Requirement:

This facility 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.

Show sewer connection on site plan at preliminary submittal.

Miscellaneous Stipulations:

Infrastructure Reimbursements:

None.

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. However, the requirements for such water and sewer service are not determined until the time of application for site plan or building permit approval. 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 our infrastructure.

FLOODPLAIN MANAGEMENT

We have determined that the 42-acre site is located within a Special Flood Hazard Areas called a Zone X on panel 1315 L of the Flood Insurance Rate Maps (FIRM) revised Jan. 4, 2021.

This 42-acre parcel is an area with moderate flooding risk and has no additional Floodplain development requirements.

For any other additional information, please contact David Neal at david.neal@phoenix.gov.

Sincerely,



Alan Stephenson
Deputy City Manager

Attachments:
N/A

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