



City of Phoenix
OFFICE OF THE CITY MANAGER

November 15, 2024

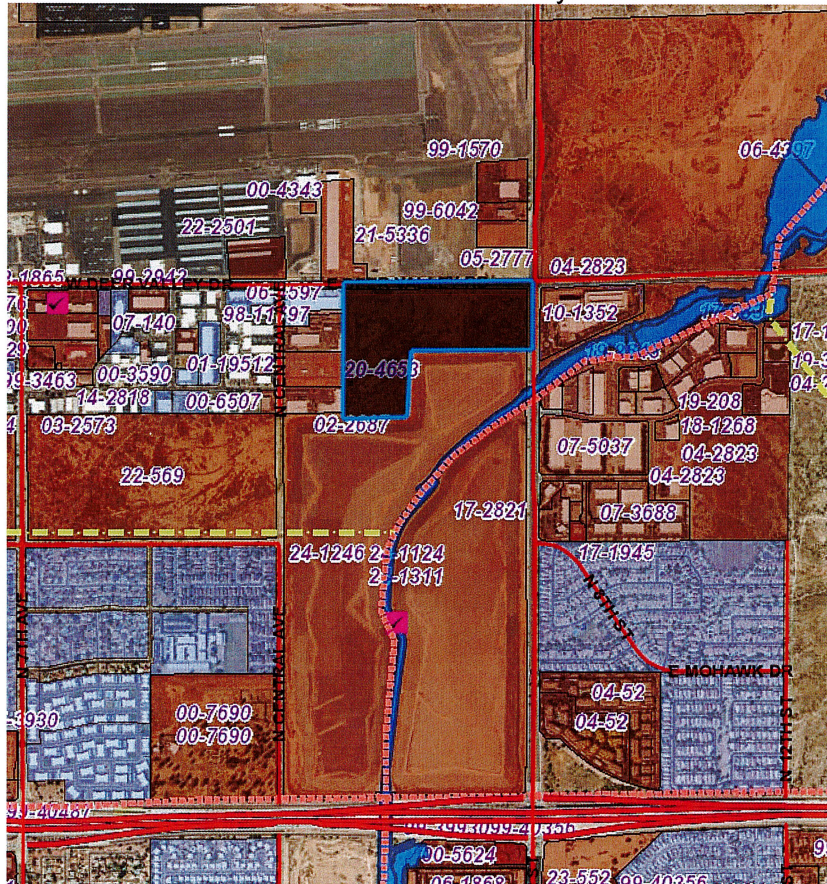
Mr. Mark Edelman, AICP
Executive Consultant, Urban Development
Arizona State Land Department
1616 West Adams Street
Phoenix, AZ 85007

RE: FW: 53-122173 (SWC 7th Street & Deer Valley Road)

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 ± 290 gross acres located at the SEC of 7th Street and Deer Valley Road.



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

Zoning and Development requirements based upon information known today.

Zoning:

The site is approximately 39.37 acres zoned A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District). The General Plan Land Use Map shows the site is designated as Industrial.

The requirements for the A-1 zoning district are subject to the provisions of Section 627 of the Phoenix Zoning Ordinance: <https://phoenix.municipal.codes/ZO/627>. The A-1 zoning was established on the property at the time of annexation on December 19, 1972 (Ordinance G-1241) as part of Annexation No. 86.

Rezoning Case Nos. Z-138-06-1-2-3 and Z-TA-23-05 established the Deer Valley Airport Overlay (Ordinance G-4841 and G-4842). The requirements for the Deer Valley Airport Overlay (DVAO) District are subject to the provisions of Section 658 of the Phoenix Zoning Ordinance: <https://phoenix.municipal.codes/ZO/658>.

All development is subject to the applicable provisions of Section 507 Tab A of the Phoenix Zoning Ordinance: https://phoenix.municipal.codes/ZO/507_TabA.

Signs:

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

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. The applicant shall submit a Traffic Impact Study (TIS) to the City of Phoenix and Arizona Department of Transportation (ADOT). No preliminary approval of plans shall be granted until the study is reviewed and approved by the City of Phoenix Street Transportation Department and ADOT. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department Development Coordination Section.
2. Additional right-of-way dedication may be required to accommodate turn lanes should the Traffic Study determine as necessary for the proposed development.
3. Proposed full access driveways are to be spaced at a minimum 660' dimension on Deer Valley Road from the intersection with 7th Street or as determined by the approved TIS.
4. There is an existing 115' right-of-way easement and water easement (recorded document numbers 16-121115 and 20-1205297) along the west boundary of the subject parcel.
 - a. On site development may not encroach into the existing easements. Contact City of Phoenix Water Department for further considerations.
5. Underground existing electrical utilities within the public right-of-way that are impacted/or to be relocated as part of this project. Coordinate with the affected utilities company for their review and permitting.

WATER SERVICES DEPARTMENT

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

Domestic Water Stipulations:

Existing System:

- The Development is located in Pressure Zone 4A
- 12-inch DIP water main within Deer Valley Drive (south side of street)
- Two 66-inch PCCP water main within Deer Valley Drive (Transmission main Do Not Use)
- 12-inch DIP water main within 7th Street

- Three 60-inch Steel water main within an easement located west of project site. (Transmission mains with Cathodic Standard Do Not Use)

Main Extension and Upsizing Requirement:

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:

City mapping indicates no services.

Easement Stipulations:

There is critical infrastructure within the 115' water easement on the west side of the project. A technical appeal will be required for any proposed improvements within the water easement.

NO ENCROACHMENT INTO EASEMENT ON THE WEST SIDE WILL BE ALLOWED.

Other Stipulations:

Chapter Code 37-48 and 28-29(C) does not allow water, fire line or sewer services to cross through property lines. All services connections must be connected to public mains located in Right-of-Way or designated easements. If any services must cross property lines after the development receives zoning approval, a technical appeal may be submitted to WSD.

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 4A main within Deer Valley Dr 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. 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:

10-inch VCP sewer main within Deer Valley Drive.

Main Extension and Upsizing Requirement:

No sewer capacity evaluation was conducted at this time due to lack of information. Sewer capacity will be re-evaluated at pre-liminary site plan review stage. If the development is only proposing shell buildings with no Certificate of Occupancy (COFO), sewer capacity needs be re-evaluated at Tenant Improvement (TI) plan review stage before issuance of the building permit. 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:

Please be advised that capacity is a dynamic condition that can change over time due to a variety of factors. This project may discharge into a 10-inch main which discharges into a 21-inch trunk sewer line within 23rd Avenue that is rapidly approaching its capacity, potentially triggering the need for replacing approximately 1,300 lf of 21-inch main with 27-inch pipe.

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

Please connect to the 10-inch main within Deer Valley Road, between manholes 42-28-202 and 42-28-305.

Commercial projects require a minimum six-inch sewer tap.

Indicate sewer connection location on site plan at preliminary submittal.

Easement Stipulations:

None

Industrial Wastewater Pretreatment Requirement:

This facility may require an industrial wastewater 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, fire line or sewer services to cross through property lines. All services connections must be connected to public mains located in Right-of-Way or designated easements. If any services must cross

property lines after the development receives zoning approval, a technical appeal may be submitted to WSD.

Miscellaneous Stipulations:

Repayment:

None.

Water Conservation:

Developments that use an average of 250,000-gallons of water or more per day are required to provide a Water Conservation Plan. In addition, developments that use an average of 500,000-gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan.

The Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.

CIP Projects: Please be aware that City of Phoenix Capital Improvement Project #WS85100046 is in the construction phase, tentative project schedule start date: 7/1/21, end date: 10/31/24, scheduled to up-grade the existing booster station to the west of project. CIP projects may or may not move forward due to budget constraints. Public can check the City's CIP projects website for updates: www.phoenix.gov/waterservices. Regardless of the CIP project status, the development is required to verify the domestic water and fire flow needs and upsize the existing water main as needed before occupancy.

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

The parcel has been examined to determine if this project is within a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA). Special Flood Hazard Areas are subject to inundation by a 100-year flood.

It has been determined that the site is located within a Special Flood Hazard Areas called a Zone A on panel 1292M of the Flood Insurance Rate Maps (FIRM).

The Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to, provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code. A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Street Transportation Department for review and approval of Floodplain requirements. FEMA approved CLOMR-F or CLOMR is required prior to issuance of a Grading and Drainage permit. LOMR application must be submitted to Floodplain Management prior to issuance of vertical construction permit.

If you have any questions, please contact Floodplain Management at 602-262-4960 or email us at floodplain@phoenix.gov.

For any other additional information, please contact David Neal at 602-534-7031 or email at david.neal@phoenix.gov.

Sincerely,



Alan Stephenson
Deputy City Manager

Attachments:
N/A

c: Brandy Kelso, 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 Department
David Neal, Principal Planner
Matteo Moric, Deer Valley Village Planner
Arizona State Land Department File