



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case:	Z2015013 – Carefree Crossings
Meeting Date:	October 6, 2016
Agenda Item:	3
Supervisor District:	3
<hr/>	
Applicant:	Burch & Cracchiolo, P.A.
Owners:	Donald & Catherine Mahoney, MP 9365 Mc Kemy LLC
Request:	Zone Change from Rural-43 to C-2 CUPD without a precise Plan of Development and located within the Carefree Highway Scenic Corridor Study Area.
Site Location:	Generally located at the northeast corner of Carefree Highway and 7 th Street in the Desert Hills area.
Site Size:	17.25 acres
Density:	N/A
County Island:	No
County Plan:	New River Area Plan – Commercial
Municipal Plan:	City of Phoenix – Undesignated Area
Municipal Comments:	City of Phoenix – comments related to Carefree Highway Scenic Corridor Design Policies.
Support/Opposition:	Opposition from New River/Desert Hills Community Association
Recommendation:	Approve with conditions

Project Summary:

1. The subject parcels consist of 17.25 acres to be rezoned from Rural-43 to C-2 CUPD without a precise Plan of Development. The owner is intending to setup future commercial land uses and development standards with this application. The property is located at the northeast corner of 7th St. and Carefree Highway in the Desert Hills area. The subject site consists of three parcels zoned Rural-43 and entirely within the Carefree Highway Scenic Corridor Study (CHSCS). The applicant has also filed a companion Special Use Permit (SUP) Z2015014 for mini-storage and outdoor storage uses on 8.9 acres of the site.

2. The rezone to C-2 CUPD without a precise Plan of Development would establish various commercial land uses utilizing septic, sewer (upon availability) and a list of prohibited commercial land uses. The site currently does not have a wastewater service provider. The CUPD would limit the type of commercial uses which include C-1 and C-2 land uses based upon septic and upon connectivity to sewer. The applicant has requested that once a sewer service provider is available to service the properties, then all uses identified for sewer (column 2) and uses on septic (column 1) would be an allowed use. The septic systems installed on-site will be abandoned when sewer service becomes available. The table includes a list of prohibited commercial land uses (column 3) regardless of wastewater disposal. Staff notes the applicant evaluated the proposed commercial land uses on septic and sewer with MCESD and is acceptable in the various land uses, but has issued an objection to the zone change application due to deviation from the CHSCS which references zone changes with connectivity to sewer. Staff has modified the applicant's table to identify uses which are recommended land uses within the CHSCS (identified with an * and shown in bold). Note that this list is not based upon current MCZO verbiage but is considered applicable to the subject C-2 CUPD zoning district being proposed.

	COLUMN 1	COLUMN 2	COLUMN 3
	C-1 & C-2 LAND USES WITH SEPTIC	C-1 & C-2 LAND USES WITH SEWER **	PROHIBITED USES
1.	Accessory buildings & uses customarily incidental to the above uses. Renewable energy systems are not permitted as a primary use but may be permitted as an accessory use as set forth in Section 1206 of MCZO. Where renewable energy systems involve the generation or storage of electricity, only grid-connected or off-grid systems are permitted.		
2.	Antique Shops *		
3.	Arcades		
4.	Art Galleries *		
5.	Art metal and ornamental iron shops		
6.		Automobile laundries, provided steam cleaning is confined to a building	
7.	Automobile parts & supplies *		
8.		Automobile repair shops and garages, including an outside vehicle storage area to be used for vehicles under repair which shall be completely screened from any street or surrounding property, and further provided all repair operations are conducted within a building	
9.	New and used, automobile and golf cart sales, and rentals provided all sales activities are conducted within a building	New and used, automobile and golf cart sales, and rentals provided all sales, service and repair activities are conducted within a building	

10.	Awning and canvas stores		
11.	Bakery shops for sales of products prepared off site only	Baking on the premises for on-site sales only *	
12.	Banks *		
13.		Barber & beauty shops *	
14.		Bars including retail sales of package goods for off-site consumption, provided that there is no entertainment of music or audible off-site	
15.		Health spas and public gyms	
16.	Blueprint, Photostat and reproduction (copy) services		
17.	Boat sales, including an outside display area, provided all sales activities are conducted within a building	Boat sales, including an outside display area, provided all sales and repair activities are conducted within a building	
18.	Books, stationery & gift shops *		Adult oriented facilities – books, stationery and gift shops
19.	Business schools		
20.	Cabinet and carpenter shops		
21.	Candy shops for sales of products prepared off site only	Manufacturing of candy on the premises for on-site sales only	
22.		Catering establishments not utilizing any manufacturing process or outside storage of materials or vehicles	
23.	Churches & house of worship, including accessory columbarium provided that the building area of the columbarium shall not exceed 10% of the total building area of the church building(s)*		
24.	Cleaning agencies, laundry agencies, pressing establishments provided there is no cleaning of clothes on the premise	Cleaning agencies, laundry agencies, pressing establishments & self-service laundries or self-service dry cleaning machines, provided there is no cleaning of clothes on the premise	
25.	Clock & watch repair shops *		
26.	Clothing & dry good shops, including clothing & costume rental		
27.	Conservatories or studios: Art, dancing or music		
28.	Craft & hobby shops, with incidental craft or hobby instruction only *		
29.	Day nurseries & nursery schools, playground equipment which shall be screened from any adjoining rural or residential zoning district. *		
30.		Delicatessen shops *	
31.	Department stores		
32.	Dress Shops		
33.		Drive-in restaurants and refreshment stands	
34.	Drugstores * & soda fountains		
35.	Electrical fixtures and appliance sales, repair and service *		
36.	Feed stores, inside storage only *		
37.	Privately owned or operated stations for fire protection, police or security service, ambulance or other emergency service providers *		
38.	Florist shops *		
39.	Furniture stores including: new, used, finished or unfinished merchandise		
40.	Gardens and community gardens		
41.	Gas (butane and propane), retail sales of		
42.		Gasoline service station, provided all incidental repair work is conducted	

		wholly within a completely enclosed building & space required for such repair work does not constitute more than 60% of the floor area	
43.		Grocery stores and meat markets	No slaughtering of animals or poultry on the premise
44.	Hardware shops*		
45.		Hospitals	
46.		Hotels, resorts, motels	
47.	Household appliance shops *		
48.	Ice cream shops	Manufacturing of ice cream on the premises for on-site sales only	
49.	Interior Decorator shops *		
50.	Jewelry Shops *		
51.	Key, locksmith or gun shops *		
52.		Laboratories, medical or dental	
53.	Liquor stores		
54.	Liquor stores limited to retail sales of package goods for off-site consumption		
55.	Medical clinics and surgical hospitals for farm animals (horse, cattle, and other farm animals)- No floor drains allowed	Medical clinics and surgical hospitals for farm animals (horse, cattle and other farm animals)	
56.			Medical Marijuana Dispensary Facilities as defined in MCZO Chapter 2
57.	Nurseries, flower and plant sales, provided all incidental equipment & supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least 6' in height and no goods, materials or objects are stacked higher than the fence or wall so erected		
58.	Offices *		
59.	Paint and wall paper stores		
60.	Parking lots and public garages, subject to parking standards in MCZO Chapter 11		
61.	Pet shops, including the treatment or boarding of cats, dogs or other small animals		
62.	Photographer's and artist's studios *		
63.	Plumbing shops		
64.	Pool halls or billiard centers		
65.	Precision, optical and musical instrument repair shops		
66.	Private clubs & fraternal organizations *		
67.	Private schools operated as a commercial enterprise		
68.	Public facilities such as libraries, museums, parks, playgrounds, community buildings, including police stations, post offices and other community service buildings used for non-commercial non-profit purposes *		
69.	Public schools: elementary, high school & college		
70.	Precision, optical and musical instrument repair shops		
71.	Radio & television broadcasting stations & studios, but not including transmitter towers & stations		
72.	Radio and television shops, including repair		
73.	Rental services: household, lawn, garden, sickroom or office equipment		
74.		Restaurants & cafes, including patios, with or without cocktail lounges, provided there is no entertainment or	

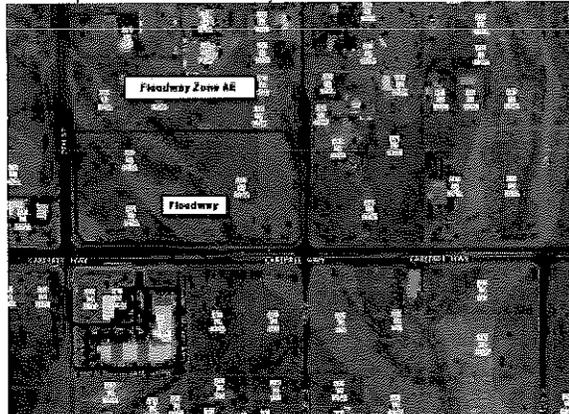
75.		music audible off-site Restaurants and cafes, including drive-thru service with no outside eating facilities, but not including those having dancing or shows, or drive in car service *. The sales of alcoholic beverages for on-site consumption only may be permitted as an accessory use subject to the following requirements: a) the kitchen facilities in the restaurant shall be no less than 20% of the floor area. (b) The floor plan of the restaurant shall be approved by the Planning and Development Dept.	
76.	Retail stores		
77.	Secretarial or answering services		
78.	Self-storage facilities		
79.	Service to the public of water, gas, electricity, telephone, cable television and sewage including wastewater treatment plants. The foregoing shall be deemed to include attendance facilities & appurtenances to these uses, including, without limitation, distribution, collector and feeder lines, pumping or boosting stations along pipelines, and substations along electric transmission lines		
80.	Shoe repair shops *		
81.	Tailor shops *		
82.		Taxidermists	
83.	Temporary construction administration offices/yard complex, which may include a security office or residence for a security guard provided that the following conditions are met: (a) the uses are only associated with the developer/owner & subdivision or project in which they are located. (b) Upon sales of the development cessation of the need for the use (95% buildout), or cessation of the use, all structures, modifications to structures and uses related to the temporary facility removed. (c) Those uses of structures allowed shall meet all building code requirements. (d) All items stored onsite shall only be those required for construction onsite. (e) The allowed uses may encroach into setback areas. (f) All necessary permits must be issued prior to placement on the site.		
84.	Theaters, but not including a drive-in theater and adult-oriented facilities		
85.	Tinsmith shops		
86.	Trade school		
87.	Upholstery shops		
88.	Variety and notion stores		
89.	Veterinary hospitals, clinics and kennels for dogs, cats and small animals – No floor drains allowed	Veterinary hospitals, clinics and kennels for dogs, cats and small animals	
90.	Video rental stores *		
91.		Any use permitted in the R-5 Multi-Family Residential Zoning District	
** Once Sewer is provided to the site, then all land uses listed in Column 1 "C-1 & C-2 with septic" will be an allowed use.			
* Land uses identified with the CHSCS.			

3. There is no timeframe projected for the development of the site, the report states the site will develop in phases based upon market demands. The CUPD includes a limitation on the C-2 zoning district to include staggered front yard and street-side yard setbacks along Carefree Highway, and to eliminate the rear setbacks adjacent to the drainage channel. Shown below is the proposed CUPD table, staff is supportive of the requested variations.

Regulation	Base Zoning District Regulations C-2	Proposed Zoning District Regulations C-2 CUPD
Height	40/3 stories	25'/2 stories
Front Yard	10'	25' or Staggered front yard setbacks adjacent to Carefree Highway as follows: 40', 50', 55' and 60' (see zoning exhibit for locations).
Side Yard	10'	0'
Street-side Yard	10'	10' or Staggered street-side setbacks adjacent to Carefree Highway as follows: 40', 50', 55' and 60' (see zoning exhibit for locations).
Rear Yard	25'	10' or 0' adjacent to Drainage Channel
Lot Area	6,000 sq. ft.	6,000 sq. ft.
Lot Width	60'	60'
Lot Coverage	60%	60%

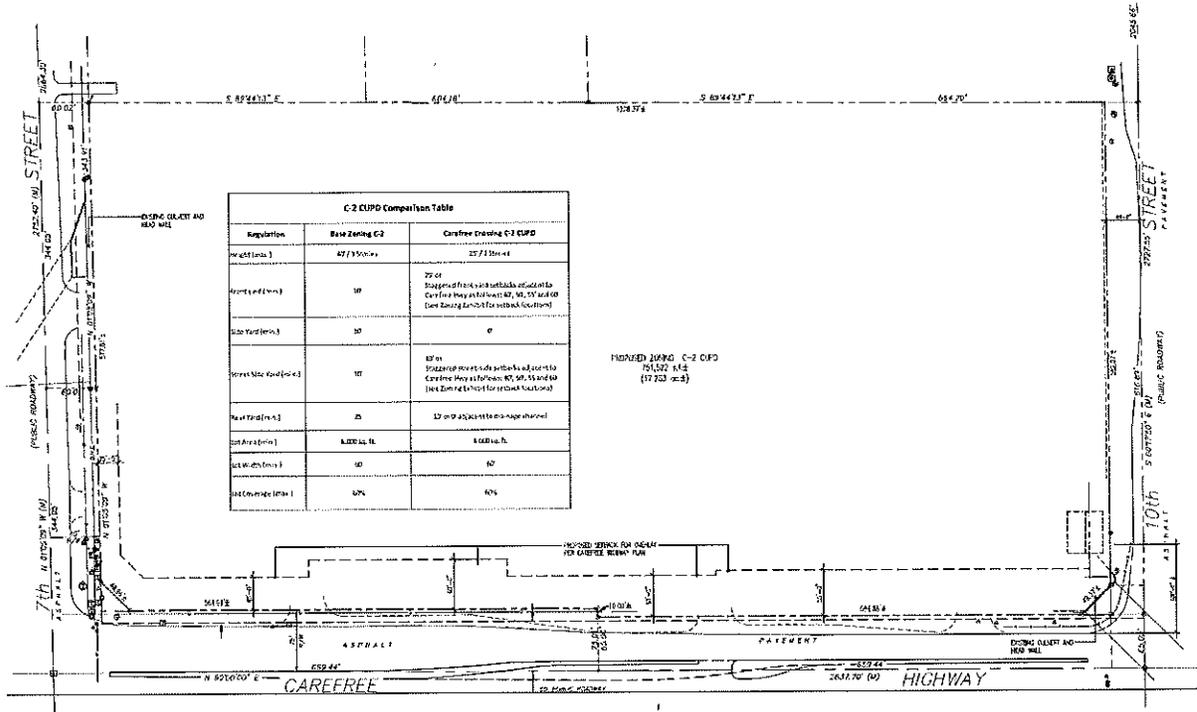
4. The subject site is within the Desert Lake Wash and includes both floodway and floodplain as depicted in Figure 3. The Flood Zone FW is defined by Flood Insurance Rate Map (FIRM) as a channel of stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. Adjacent to the floodway is Floodway Zone AE which is designated by FIRM as the 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Development of the site would include a channelized drainage way that would re-route the wash along the north and east property lines to be constructed in conjunction with development of the SUP. Staff notes that Flood Control has provided comments specifying that a CLOMR/LOMR will be required to re-route the wash.

Floodplain Viewer of subject sites – Desert Lake Wash.



5. Access to the site will be from 7th St., 10th St. and proposed access along Carefree Highway. A culvert over the drainage channel will be constructed in the future for connectivity to 10th St. The zoning exhibit shows three points of access along Carefree Highway, The driveway connections will occur with development of the commercial sites. The driveways along Carefree Hwy. are shown as 50' in width to be spaced 490' and 315' feet apart.

Conceptual Zoning Exhibit



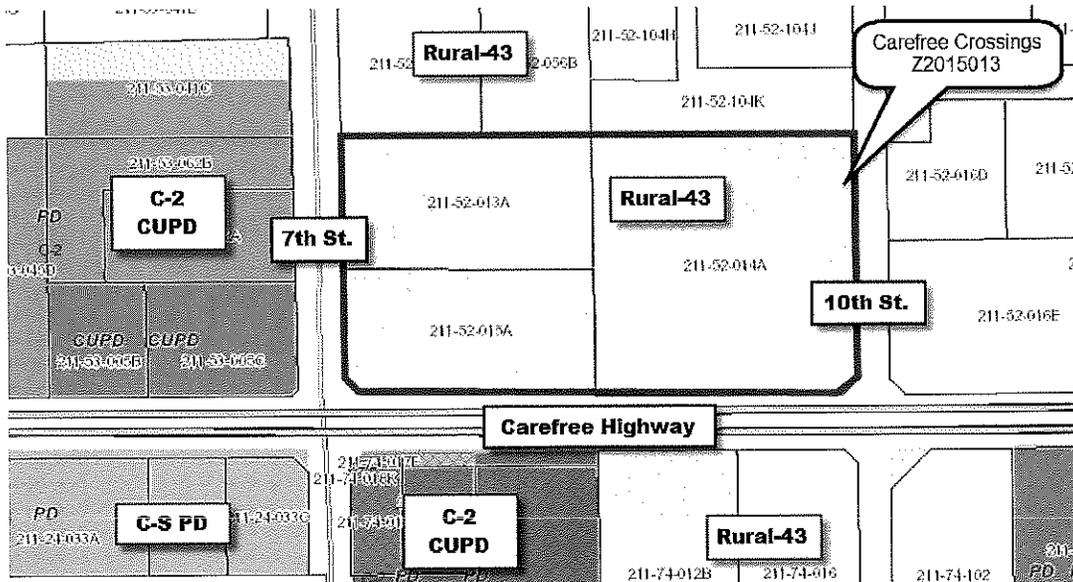
Existing On-Site and Adjacent Zoning / Land Use:

6. On-site: Rural-43 / Vacant land
 North: Rural-43 / Church and large lot residential
 South: C-2 CUPD / Retail commercial uses and vacant land
 East: Rural-43 / Vacant land
 West: C-2 CUPD and C-2 PD / Commercial uses, gas station and fast food, vacant

Aerial image of subject site.



Rural-43 zoning district



Utilities and Services:

- | | |
|---|---|
| <p>7. Water:
Wastewater:
School District:
Fire:
Police:</p> | <p>Town of Cave Creek
On-site septic system
Deer Valley Unified #97
Daisy Mountain Fire District
Maricopa County Sheriff's Office</p> |
|---|---|

Adopted Plans:

8. **New River Area Plan:** The land use plan was adopted, April 7, 1999 and displays the region as Rural (0-1 d.u./ac.) and within the CHSCS as Community Retail Center uses within 1,000' of the intersection of Carefree Hwy. and 7th St. with a policy stating the area should develop as a multi-commercial node.
9. **Carefree Highway Scenic Corridor Study (CHSCS):** Originally approved in 1997 as an addendum to the New River Area Plan, an update to the Study was adopted August 2008. The study was created as a guide regarding growth and development along Carefree Highway with input from area residents. The CHSCS is policy, not regulatory and are guides to assist with development along Carefree Highway to enhance development along the corridor. The CHSCS is located a ¼ mile north and south of the centerline of the highway and expands 3.5 miles from 7th Ave. to 28th St. alignment. The CHSCS was developed to protect the scenic views by restricting building heights, landscaping, screening, signage, safe lighting and architectural design.

The land use designation of Community Retail Center as referenced in the New River Area Plan is considered too intense and inappropriate for the area. The updated CHSCS refines this land use to identify various commercial uses that would be appropriate for the area that includes the rural character and neighborhood retail and offices uses to serve the immediate area. The plan includes the following recommendations for retail and office uses.

- *All neighborhood retail uses should utilize C-S zoning only to help manage specific uses and implement the concepts noted above.*
- *Special use permits are discouraged except if they are rural in character, meet the intended concepts outlined above, and are compliant with the surrounding area.*
- *At the time of zone change, all neighborhood retail and neighborhood office uses should demonstrate that necessary infrastructure and services are available to serve the site, including a public water system, public sewer system, emergency response services, necessary roadway improvements, and other infrastructure and services deemed necessary.*
- *All new neighborhood retail and neighborhood office development should be compatible with adjacent residential development.*
- *Landscaping should be compatible with the natural environment and/or adjacent development to give a consistent appearance from the roadway.*

The CHSCS includes a listing of various retail and office uses, with proposed uses not listed within the plan discouraged, but would be evaluated on a case-by-case basis to determine consistency. Staff evaluated the proposed land uses against the CHSCS and identified uses consistent with the CHSCS with an * and bolded as referenced in paragraph 2.

The subject site is adjacent to the Carefree Highway, 7th St. and 10th St. The CHSCS states Carefree Highway is designated as a Principal Arterial Roadway which includes 4

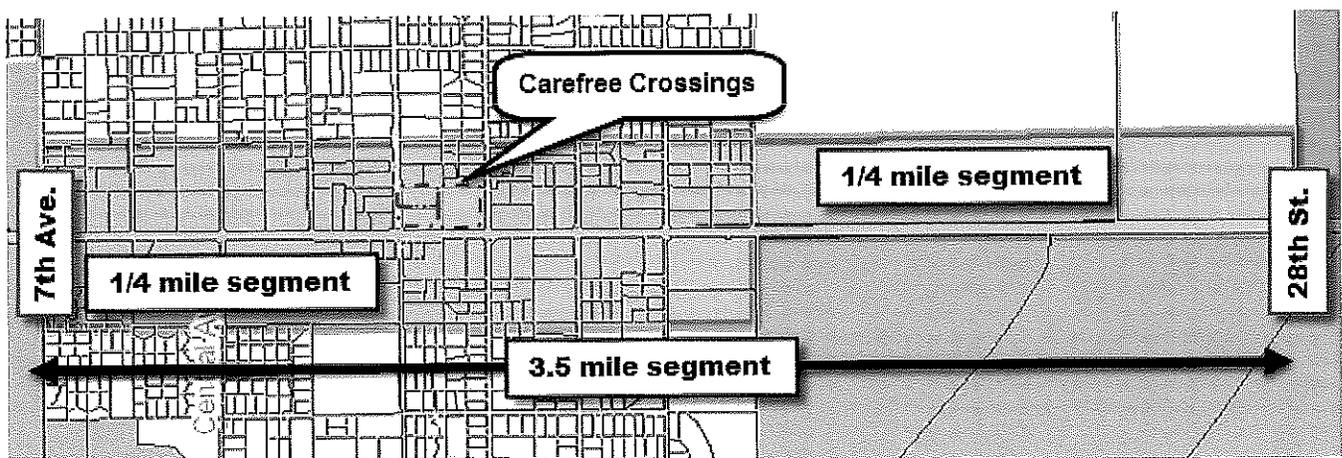
to 6 lanes divided highway with bicycle lanes. 7th St. is designated as a Minor Arterial Roadway with 2 through lanes separated by center left-turn lane and bicycle lanes. 10th St. is identified as a local street with direct access and 2 through lanes.

The CHSCS plan identifies multiple goals for development within the corridor.

- Goal #1: *Promote efficient land development that is compatible with adjacent land uses, is well integrated with transportation systems, and is sensitive to the natural environment.*
- Goal #2: *Maintain the views, rural character, and scenic beauty of the study area, and protect, preserve, and enhance its environmental qualities.*
- Goal #3: *Protect existing plant and animal habitats and species from the impacts of new development.*
- Goal #4: *Achieve specialty and niche neighborhood retail and neighborhood office uses that are high quality, sensitive in design and function to the desert and rural character, and that primarily serves the immediate area.*
- Goal #5: *Deter so-called "strip," large building size "chain," "big box," and other types of retail commercial and office uses that attract customers, employees, and traffic from a regional basis.*
- Goal #6: *Review all zone change and other development applications to ensure that new urban development includes the necessary urban infrastructure and urban services.*
- Goal #7: *Review all zone change and other development applications to ensure respect for the scale and character of the study area.*

Design Guidelines are included as part of the CHSCS to preserve the rural corridor and supplement the goals contained with the study. Since the zone change does not include a precise plan of development, staff notes the owner upon applying for a Plan of Development will need to address the CHSCS Design Standards. The design standards include recommendation on the identity of the area, architectural design, setbacks, building heights, landscaping, parking, screening, lighting and signage.

Subject site within the Carefree Highway Scenic Corridor Study.



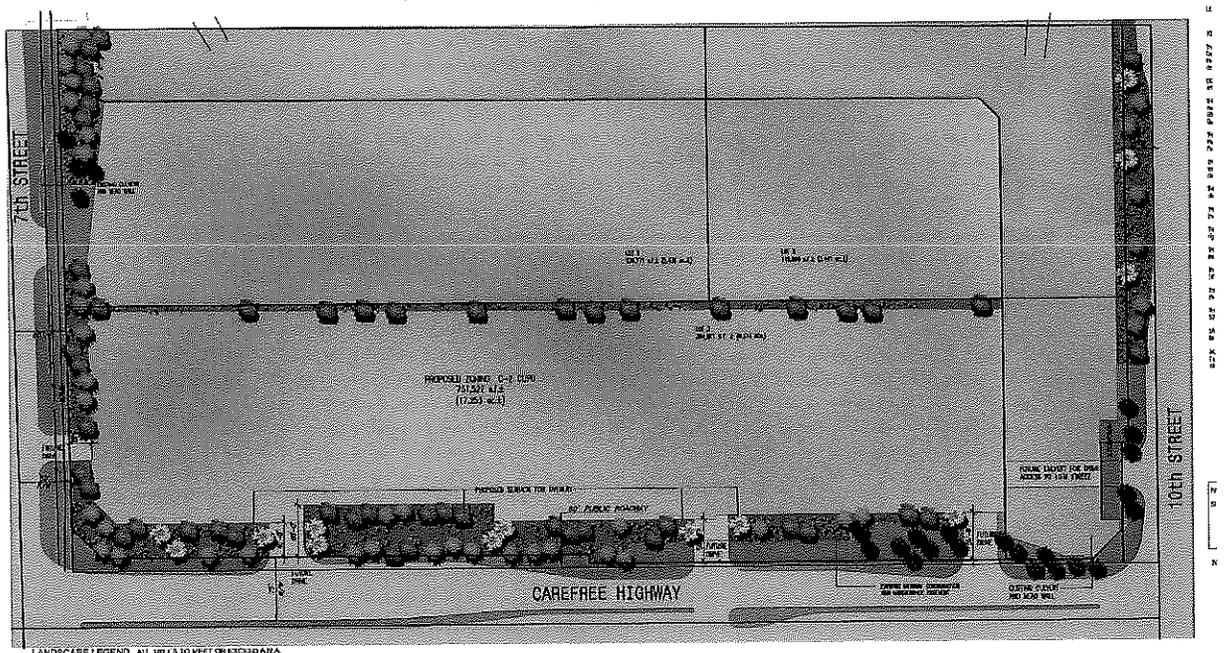
10. **City of Phoenix General Plan:** The General Plan designates the subject site as 'Undesignated'.
11. **City of Phoenix – Carefree Highway Scenic Corridor Design Policies:** Adopted June 11, 1997. In a letter dated June 1, 2016, the City of Phoenix indicated the zone change would be subject to improvements recommended by the City design policies. The comments also reference the design constraints with drainage would make it difficult to meet the design recommendations. Phoenix has indicated the proposed landscape setback of 115' to 135' from centerline would average out to the 120' setback as recommended in the design policies. The policies includes the following:
 1. A 120' foot setback from the centerline of Carefree Highway to contain an undisturbed landscaped area.
 2. The undisturbed landscape area adjacent to Carefree Highway should taper into wash areas to appear to naturally blend into the wash.

The city recommends the following improvements adjacent to Carefree Highway:

1. Provide a larger landscape transition/taper area on the northwest corner of 10th Street and Carefree Highway to blend into the proposed drainage feature.
2. That a 10-foot wide public multi-use trail be constructed within an easement in accordance with MAG supplemental detail along Carefree Highway for the length of the property.

The conceptual landscape plan identifies various trees, shrubs, accents and ground cover adjacent to Carefree Highway and along 7th St. and 10th St. The plan does not include a landscape taper along 10th St. as recommended by the City, the plan also does not include a 10' wide multi-use trail. Shown below is an image provided by the applicant for landscaping.

Proposed landscaping for Carefree Crossings



Public Participation Summary:

12. The applicant posted the property and notified all property owners within 300' of the subject site in accordance with the Maricopa County's Citizen Review Process. The results report included copies of letters mailed to owners within 300' with changes to the application, public meeting held on July 2, 2015 which included 4 people in attendance and a meeting with the New River/Desert Hills Community Association on December 4, 2015. The public meeting included review of the site plan and exhibits, the report states there was positive comments received. The meeting with New River/Desert Hills addressed the CHSCS, comments on the SUP application, driveways along Carefree Highway and traffic. As of the writing of this report, staff has received several telephone calls from the residents in the vicinity regarding the related Special Use Permit application, but no issues identified or raised regarding the rezone application.

Outstanding Concerns from Reviewing Agencies:

13. MCESD letter dated August 17, 2016 indicates objection to the zone change application due the proposal of utilizing on-site septic systems as a viable sewer solution for long term commercial uses. The concerns relate to the possible installation of multiple on-site septic systems to accommodate commercial uses which is not a viable solution for development. The CHSCS includes a policy that states at the time of zone change all neighborhood retail should demonstrate necessary infrastructure and services are available to service the site, including public water systems and public sewer systems. Staff notes, CHSCS is policy, not regulatory and was established to provide guidance for new development about the character and development along Carefree Highway. MCESD has indicated that an existing sewer line is located approximately 4.4 miles to the east at Carefree Highway and 44th St. on the east bank of Cave Creek Wash. A condition is included to address that when public sewer is available, the owner shall abandon the on-site septic systems and participate in a fair share of the public sewer system funding.
14. The New River/Desert Hills Community Association (NRDHCA) issued a letter dated 5/16/16 with a recommendation of denial. The analysis indicates the C-2 CUPD fits the Area Plan, CHSCS, zoning ordinance and dark sky standards, but references the following problems with the application therefore recommends denial:
 - Allowing customers (public) to cross Carefree Highway to turn left into the east-bound lanes (a dangerous situation). Carefree Highway is currently a divided four (4) lane highway, slated to be six (6). This is the primary reason for recommending denial.
 - Commercial facility on septic.
 - Difficulties related to the rerouting of the flood-way that crosses the parcel.
 - Lack of a drainage plan.
 - Does not meet the setbacks of the CHSCS.

Staff Analysis:

15. The pre-application meeting held on May 6, 2014, staff recommended a zone change to C-S (Commercial-Shopping) for consistency with the CHSCS which references zone

changes to C-O (Commercial Office) or C-S. Staff raised concerns regarding commercial zoning without a viable sewer solution. An intensity of commercial land uses beyond the allowance of C-S was being requested, therefore the zone change was submitted as C-2 CUPD. Staff notes there is no existing wastewater service provider available to serve the properties, the existing sewer line is approximately 4.4 miles to the east. The existing wastewater treatment plant at the commercial site across the street at the NWC of 7th St. and Carefree Highway is almost at full capacity. The CHSCS states that a zone change should demonstrate that public water and public sewer system are available. The zone change does not meet the policies as developed by residents within the CHSCS, in regards to zoning and urban services.

16. The CHSCS was established based upon recommendations from residents on future development of the existing rural character and scenic qualities of the Carefree Highway to envision development to occur with limited rural and neighborhood land uses. Staff notes there are several recommended land uses from the CHSCS that are identified in the proposed land use table. Staff notes upon submittal of individual Plan of Development applications, the owner will need to address design standards identified within the CHSCS. Staff notes the New River/Desert Hills Community Association letter states problems with access from Carefree Highway (primary reason for denial), commercial on septic, floodway, and setbacks. Staff notes access from Carefree Highway, setbacks, compliance with Design Standards within the CHSCS will be addressed at the Plan of Development stage.
17. In an effort to proceed forward with neighborhood commercial zoning, a table of various C-1 and C-2 uses and land uses within CHSCS were submitted for MCESD evaluation based upon low demand for wastewater on septic and connectivity to sewer. The C-2 CUPD establishes various land uses on septic and sewer, prohibition of uses, reduction in building heights, and staggered setbacks.
18. Staff concurs with MCESD on concerns raised regarding rezoning without a viable sewer solution, in an effort to proceed forward with development, the CUPD would allow for various land uses dependent upon a wastewater solution to be reviewed and approved by MCESD. Staff notes there are land uses beyond the identified rural/neighborhood uses identified by the residents within the CHSCS. Staff is supportive of the zone change with the CUPD that includes limited land uses with MCESD to issue approval when individual Plan of Development site plans and permitting are submitted. Other county agencies do not have objection to the zone change application.

Recommendation:

19. For the reasons outlined in this staff report, staff recommends the Commission motion for **approval** with conditions 'a' – 'n', of **Z2015013**.

Provided the following conditions are met:

- a. Development of the site shall comply with the Zoning Exhibit entitled, "Carefree Crossings – 7th St. & Carefree Highway", consisting of 1 full-size sheet, dated revised April 7, 2015, and stamped received May 6, 2016, except as modified by the following conditions.

- b. Development of the site shall be in conformance with the Narrative Report entitled, "Carefree Crossings Zoning", consisting of eighteen pages, dated revised July 26, 2016, and stamped received July 28, 2016, except as modified by the following conditions.
- c. The C-2 CUPD will allow the following C-1 & C-2 commercial land uses on septic, to be reviewed and approved by Maricopa County Environmental Services Department (MCESD) with the Plan of Development application and permitting with MCESD:
1. Accessory buildings & uses customarily incidental to the above uses. Renewable energy systems are not permitted as a primary use but may be permitted as an accessory use as set forth in Section 1206 of MCZO. Where renewable energy systems involve the generation or storage of electricity, only grid-connected or off-grid systems are permitted.
 2. Antique shops
 3. Arcades
 4. Art Galleries
 5. Art metal and ornamental iron shops.
 6. Automobile parts & supplies.
 7. New and used, automobile and golf cart sales, and rentals provided all sales activities are conducted within a building.
 8. Awning and canvas stores.
 9. Bakery shops for sales of products prepared off site only.
 10. Banks
 11. Blueprint, Photostat and reproduction (copy) services.
 12. Boat sales, including an outside display area, provided all sales activities are conducted within a building.
 13. Books, stationery & gift shops.
 14. Business schools.
 15. Cabinet and carpenter shops.
 16. Candy shops for sales of products prepared off site only.
 17. Churches & house of worship, including accessory columbarium provided that the building area of the columbarium shall not exceed 10% of the total building area of the church building(s).
 18. Cleaning agencies, laundry agencies, pressing establishments provided there is no cleaning of clothes on the premise.
 19. Clock & watch repair shops.
 20. Clothing & dry good shops, including clothing & costume rental.
 21. Conservatories or studios: Art, dancing or music.
 22. Craft & hobby shops, with incidental craft or hobby instruction only.
 23. Day nurseries & nursery schools, playground equipment which shall be screened from any adjoining rural or residential zoning district.
 24. Department stores
 25. Dress shops
 26. Drugstores & soda fountains
 27. Electrical fixtures and appliance sales, repair and service.
 28. Feed stores, inside storage only.
 29. Privately owned or operated stations for fire protection, police or security service, ambulance or other emergency service providers.

30. Florist shops
31. Furniture stores including: new, used, finished or unfinished merchandise.
32. Gardens and community gardens.
33. Gas (butane and propane), retail sales of
34. Hardware shops
35. Household appliance shops.
36. Ice cream shops
37. Interior Decorator shops.
38. Jewelry shops.
39. Key, locksmith or gun shops.
40. Liquor stores.
41. Liquor stores limited to retail sales of package goods for off-site consumption.
42. Medical clinics and surgical hospitals for farm animals (horse, cattle, and other farm animals) – No floor drains allowed.
43. Nurseries, flower and plant sales, provided all incidental equipment & supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least 6' in height and no goods, materials or objects are stacked higher than the fence or wall so erected.
44. Offices.
45. Paint and wall paper stores.
46. Parking lots and public garages, subject to parking standards in MCZO Chapter 11.
47. Pet shops, including the treatment or boarding of cats, dogs or other small animals.
48. Photographer's and artist's studios.
49. Plumbing shops.
50. Pool halls or billiard centers.
51. Precision, optical and musical instrument repair shops.
52. Private clubs & fraternal organizations.
53. Private schools operated as a commercial enterprise.
54. Public facilities such as libraries, museums, parks, playgrounds, community buildings, including police stations, post offices and other community service buildings uses for non-commercial non-profit purposes.
55. Public schools: elementary, high school & college.
56. Precision, optical and musical instrument repair shops.
57. Radio & television broadcasting stations & studios, but not including transmitter towers & stations.
58. Radio and television shops, including repair.
59. Rental services: household, lawn, garden, sickroom or office equipment.
60. Retail stores.
61. Secretarial or answering services.
62. Self-storage facilities.
63. Service to the public of water, gas, electricity, telephone, cable television and sewage including wastewater treatment plants. The foregoing shall be deemed to include attendance facilities & appurtenances to these uses, including, without limitation, distribution, collector and feeder lines, pumping or boosting stations along pipelines, and substations along electric transmission lines.

- 64. Shoe repair shops.
- 65. Tailor shops.
- 66. Temporary construction administration offices/yard complex, which may include a security office or residence for a security guard provided that the following conditions are met: (a) the uses are only associated with the developer/owner & subdivision or project in which they are located. (b) Upon sales of the development cessation of the need for the use (95% buildout), or cessation of the use, all structures, modifications to structures and uses related to the temporary facility removed. (c) Those uses of structures allowed shall meet all building code requirements. (d) All items stored onsite shall only be those required for construction onsite. (e) The allowed uses may encroach into setback areas. (f) All necessary permits must be issued prior to placement on the site.
- 67. Theaters, but not including a drive-in theater and adult-oriented facilities.
- 68. Tinsmith shops.
- 69. Trade school.
- 70. Upholstery shops
- 71. Variety and notion stores
- 72. Veterinary hospitals, clinics and kennels for dogs, cats and small animals – No floor drains allowed.
- 73. Video rental stores.

d. The C-2 CUPD will allow the following C-1 & C-2 commercial land uses with a wastewater sewer provider. The owner shall provide documentation to Planning & Development and Maricopa County Environmental Services Department (MCESD) demonstrating connectivity to a sewer provider with application of a Plan of Development and application for permitting with MCESD:

- 1. Automobile laundries, provided steam cleaning is confined to a building.
- 2. Automobile repair shops and garages, including an outside vehicle storage area to be used for vehicles under repair which shall be completely screened from any street or surrounding property, and further provided all repair operations are conducted within a building.
- 3. New and used, automobile and golf cart sales, and rentals provided all sales, service and repair activities are conducted within a building.
- 4. Baking on the premises for on-site sales only.
- 5. Barber & beauty shops.
- 6. Bars including retail sales of package goods for off-site consumption, provided that there is no entertainment of music or audible off-site.
- 7. Health spas and public gyms.
- 8. Boat sales, including an outside display area, provided all sales and repair activities are conducted within a building.
- 9. Manufacturing of candy on the premises for on-site sales only.
- 10. Catering establishments not utilizing any manufacturing process or outside storage of materials or vehicles.
- 11. Cleaning agencies, laundry agencies, pressing establishments & self-service laundries or self-service dry cleaning machines, provided there is no cleaning of clothes on the premise.
- 12. Delicatessen shops.
- 13. Drive-in restaurants and refreshment stands.

14. Gasoline service station, provided all incidental repair work is conducted wholly within a completely enclosed building & space required for such repair work does not constitute more than 60% of the floor area.
 15. Grocery stores and meat markets.
 16. Hospitals.
 17. Hotels, resorts, motels.
 18. Manufacturing of ice cream on the premises for on-site sales only.
 19. Laboratories, medical or dental.
 20. Medical clinics and surgical hospitals for farm animals (horse, cattle and other farm animals).
 21. Restaurants & cafes, including patios, with or without cocktail lounges, provided there is no entertainment or music audible off-site.
 22. Restaurants and cafes, including drive-thru service with no outside eating facilities, but not including those having dancing or shows, or drive in car service. The sales of alcoholic beverages for on-site consumption only may be permitted as an accessory use subject to the following requirements: a) the kitchen facilities in the restaurant shall be no less than 20% of the floor area. (b) The floor plan of the restaurant shall be approved by the Planning and Development Dept.
 23. Taxidermists.
 24. Veterinary hospitals, clinics and kennels for dogs, cats and small animals.
 25. Any use permitted in the R-5 Multi-Family Residential Zoning District.
- e. The C-2 CUPD zoning district prohibits the following commercial land uses:
1. Adult oriented facilities – books, stationary and gift shops.
 2. No slaughtering of animals or poultry on the premises.
 3. Medical Marijuana Dispensary Facilities as defined in the Maricopa County Zoning Ordinance Chapter 2.
- f. Once a sewer provider is available to provide wastewater service to the subject properties, all land uses identified in conditions 'c' and 'd' will be considered an allowed commercial land use.
- g. The following C-2 CUPD standards shall apply:
1. Height: 25' / 2 stories
 2. Front Yard setback: 25' or staggered front yard setbacks adjacent to Carefree Highway as follows: 40', 50', 55', and 60' – see Zoning Exhibit for setback locations.
 3. Side Yard setback: 0'
 4. Street Side Yard Setback: 10' or staggered street-side setbacks adjacent to Carefree Highway as follows: 40', 50', 55' and 60' – see Zoning Exhibit for setback locations.
 5. Rear Yard setback: 10' or 0' adjacent to drainage channel
 6. Lot Area: 6,000 sq. ft.
 7. Lot Width: 60'
 8. Lot Coverage: 60%

- h. At the time of each precise Plan of Development the applicant shall demonstrate compliance with the Carefree Highway Scenic Corridor Study Design Standards.
- i. The following Maricopa County Department of Environmental Services Department (MCESD) conditions shall apply:
 - 1. The onsite septic system designs will be submitted to MCESD for approval. Wastewater discharge will consist of typical sewage only, and will not include any motor oil, gasoline, paint, varnish, solvent, pesticides, fertilizer, or other material not generally associated with toilet flushing, food preparation, laundry, or personal hygiene (ACC R18-9-A309.7a).
 - 2. The owner will abandon the septic systems and connect to a public sewer system when one is available, and participate in a fair share of the public sewer system funding.
 - 3. Development and engineering design shall be in conformance with the Maricopa County Stormwater Quality Management and Discharge Control Regulation. The owner/developer shall prepare a Stormwater Site Plan (SWPP) and obtain approval by MCESD prior to construction (a separate submittal to MCESD is required).
 - 4. Upon completion of construction, the owner shall fulfill MCESD post-construction permit requirements. This will include appropriate operation and maintenance requirements.
 - 5. The property will be developed according to the permitted and prohibited land use table.
- j. The property owner shall submit a 'will serve' from the Daisy Mountain Fire Department for fire protection services for the project site. A copy of the 'will serve' letter shall be required as part of the initial construction permit submittal.
- k. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
- l. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
- m. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or

possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

- n. Zoning approval is conditional per Maricopa County Zoning Ordinance, Article 304.6, and ARS § 11-814 for seven (7) years for the initial construction permit outside of the Special Use Permit area and an additional seven (7) years for each subsequent phase, within which time the subdivision infrastructure permit or construction permit for each phase must be obtained. The applicant may request an extension of this timeframe pursuant to MCZO requirements. The applicant shall submit a written report every seven years from the date of Board of Supervisors approval of Z2015013 which details the status of this project, including progress on obtaining subdivision infrastructure and/or construction permits. The status report to be administratively reviewed by Planning and Development with the ability to administratively accept or to carry the status report to the Board of Supervisors (Board), upon recommendation by the Planning and Zoning Commission (Commission) for consideration of amendments or revocation of zoning for undeveloped parcels. Status reports will be required until completion of the initial subdivision infrastructure and/or construction permits for each zoning parcel (C-2 CUPD).

Presented by: Rachel Applegate, Senior Planner
Reviewed by: Matthew Holm, AICP, Planning Supervisor

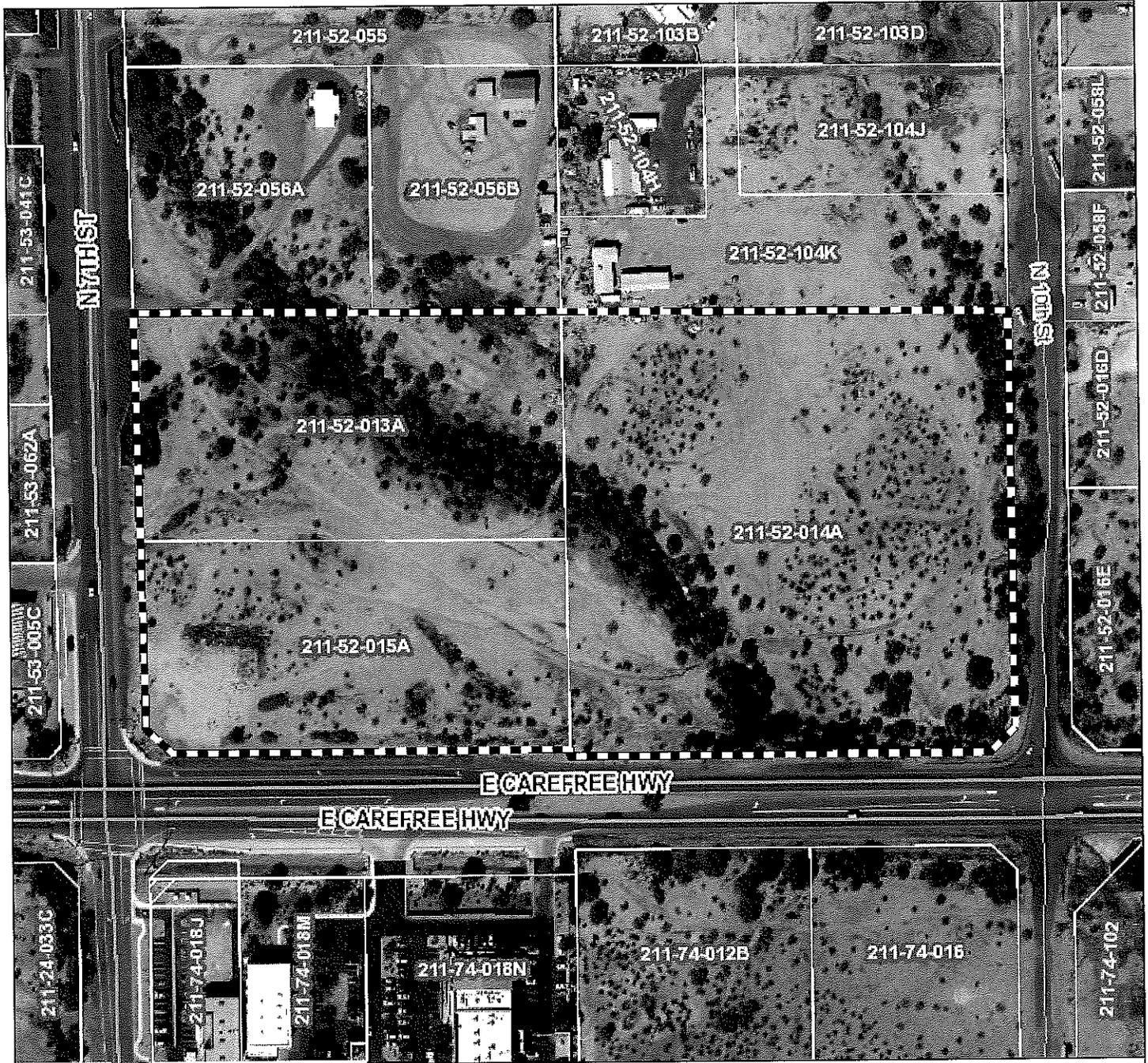
Attachments: Case Map (1 page)
Vicinity Map (1 page)
Site Plan (reduced 8.5"x11", 1 page)
Narrative Report/Ex. Summary (24 pages)
MCESD comments (2 pages)
Engineering comments (1 page)
MCDEM comments (2 pages)
MCSO comments (1 page)
Daisy Mountain Fire District (2 pages)
New River/Desert Hills Community Association (2 pages)
ADOT comments (1 page)
City of Phoenix (2 pages)





MARICOPA COUNTY

**ONE
STOP
SHOP**



Application Name: Carefree Crossing - Zone Change to C-S

Legal Description

T05N R03E 4,

Applicant

Ed Bull for Burch & Cracchiolo

Applicant Phone/Email

602.234.9913
ebull@bcattorneys.com

Z2015013

Case Address

34609 N 7TH St
PHOENIX AZ 85086

Parcel Primary: 211-52-015A

211-52-013A, 211-52-014A

Generated September 14, 2016 11:55 AM

Gross Acres: 7 approx.

Map scale 1:3,049
Aerials Sep-Nov 2014

Supervisor District No.3

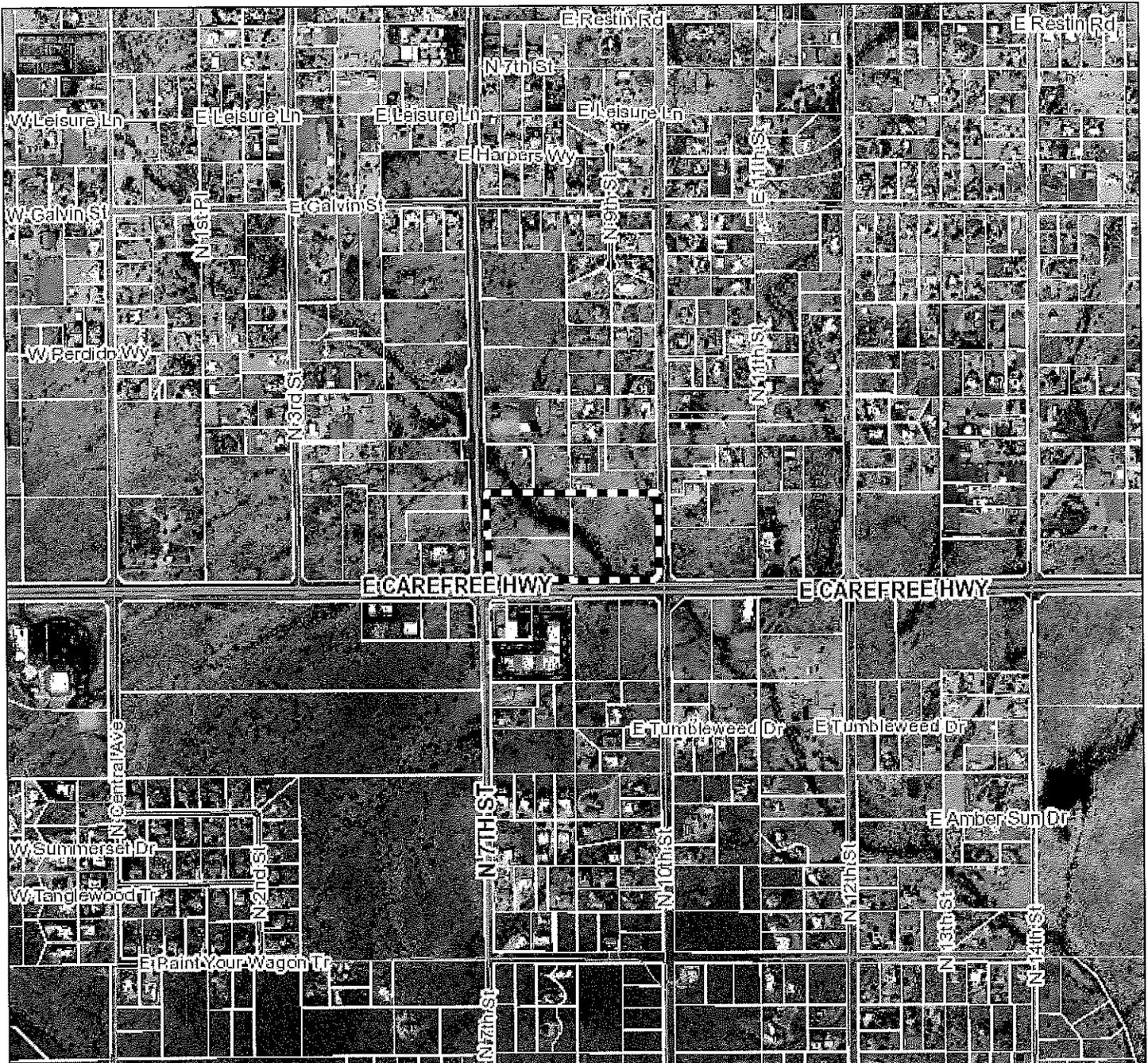
CAREFREE CROSSING / REZONE TO C-2 CUPD





MARICOPA COUNTY

ONE STOP SHOP



Application Name: Carefree Crossing - Zone Change to C-S		
Legal Description T05N R03E 4,		
Applicant Ed Bull for Burch & Cracchiolo	Applicant Phone/Email 602.234.9913 ebull@bcattorneys.com	Z2015013
Case Address 34609 N 7TH St PHOENIX AZ 85086	Parcel Primary: 211-52-015A 211-52-013A, 211-52-014A	
Generated September 14, 2016 11:58 AM	Gross Acres: 7 approx.	Map scale 1:15,600 Aerials Sep-Nov 2014

Supervisor District No.3

CAREFREE CROSSING / REZONE TO C-2 CUPD



**C-2 COMMERCIAL UNIT PLAN OF DEVELOPMENT
FOR**

**CAREFREE CROSSING
ZONING**

NORTHEAST CORNER OF 7TH STREET AND CAREFREE HIGHWAY

Case No. Z2015013

**Submitted: January 14, 2015
1st Revision: May 21, 2015
2nd Revision: November 4, 2015
3rd Revision: May 5, 2016
4th Revision: July 26, 2016**

DEVELOPMENT TEAM

Property Owners and Project Development

Pat Mahoney and Jim & Catherine Mahoney
Arizona Commercial Real Estate, SVS
5210 N. Central Avenue, Suite 102
Phoenix, AZ 85012
602-264-4336

Architect

Stephen M. Krager
Euthenics Architecture and Interiors
5210 N. Central Avenue, Suite 102
Phoenix, AZ 85012
602-252-5606

Civil Engineers

Don Surface
Surface Engineering
1646 E/ Runion Drive
Phoenix, AZ 85024
602-717-2135

Len Erie

Erie and Associates, Inc.
3120 North 24th Street
Phoenix, AZ 85046
602-954-6399

Landscape Architect

Hardy Laskin
Laskin and Associates
67 E. Weldon Avenue, Suite 230
Phoenix, AZ 85012
602-840-7771

Zoning Entitlements

Ed Bull
Burch & Cracchiolo
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014
602-234-9913

TABLE OF EXHIBITS

Exhibit No.	Description
1	Aerial Map
2	Zoning Exhibit
3	Conceptual Landscape Plan (C2 CUPD)
4	Prohibited and Permitted Land Use Table
5	"Will Serve" Water Letter
6	C-2 CUPD Development Standards Comparison Table

CAREFREE CROSSING C-2 CUPD NARRATIVE

PURPOSE OF REQUEST

This request is for a C-2 Commercial Unit Plan of Development (“CUPD”) without a Precise Plan of Development on approximately 17.253 acres located at the northeast corner of 7th Street and Carefree Highway, which is in District 3 of Maricopa County, Arizona (the “Site”). An aerial photograph of the Site is provided at Exhibit 1.

A portion of the Site (approximately 8.9 acres) is currently in the review process for a Special Use Permit or “SUP” (Case No. Z2015014) which, if approved, will permit indoor self-storage and RV/boat/trailer storage. “Trailer” spaces include horse trailers, travel trailers, toy haulers and the like. A drainage channel (width and details under review) will be constructed along the north and east portions of the Site to convey offsite drainage flows around the Site. The 17.253 acre Site is shown on the Zoning Exhibit provided at Exhibit 2.

REQUESTED USES WITHIN THE C-2 CUPD

This C-2 CUPD requests certain C-1 and C-2 “low water demand” uses that can adequately be served by an onsite septic system. The system will meet all of MCESD standards (per AAC R18-9-A309.7a) which provides in part:

“Flows to the facility consist of typical sewage and do not include any motor oil, gasoline, paint, varnish, solvent, pesticides, fertilizer, or other material not generally associated with toilet flushing, food preparation, laundry or personal hygiene.”

To ensure only low demand water users will be potential tenants/end users on the Site, until such time as non-septic sewer service is available to the Site, we request approval of the C-1 and C-2 uses listed in Column #1 of the Prohibited and Permitted Land Use Table attached at Exhibit 4.

Further, we request that a Stipulation be adopted to automatically allow all C-1 and C-2 permitted uses without further application, action or hearing upon the Site being connected to non-septic sewer infrastructure (see Column #2 of the Prohibited and Permitted Land Use Table at Exhibit 4). Notwithstanding the automatic allowance of the permitted uses shown on Column #2 upon connecting to non-septic sewer infrastructure, the “Prohibited Uses” in Column #3 of the Prohibited and Permitted Land Use Table at Exhibit 4 will not be allowed on the Site irrespective of whether non-septic sewer service becomes available to the Site.

ZONING, COMPREHENSIVE PLAN AND AREA PLAN DESIGNATIONS

The vacant 17.253 acre Site is currently zoned Rural-43. This Site is designated “Commercial” on the Maricopa County Comprehensive Plan and is within the boundary of the New River Area Plan (“Area Plan” or “Plan”) which designates the site as Commercial Retail Center (“CRC”) and within a Commercial Node. The Site is also within the Carefree Highway

Scenic Corridor Study Area (“Carefree Highway Study” or “Study”). Although the 1999 Area Plan and the 2008 Carefree Highway Study differ from each other in some respects, the Plan and Study share numerous fundamental goals and guidelines.

This C-2 CUPD application supports the following goals of the Carefree Highway Study:

Land Use Goal 1 - The Site is identified as being appropriate for smaller scale commercial, retail, office and other uses within a multi-commercial node. The Study encourages appropriately designed screen walls (where necessary) and no more walls than is necessary for appropriate screening. Here, we are requesting that screen walls not be required between individual pads on the Commercial Retail portion of the Site; however, screen walls will be provided where appropriate on the perimeter of the Site to screen the development and parking areas from the surrounding roadways. Screen walls will not be required along either side of the drainage channel.

Land Use Goal 2 – The Commercial Retail portion of the Site is expected to be predominately (if not exclusively) one-story commercial, retail, office and service providers. Thus, the Study’s desire for preservation of views is being honored. The Study encourages an open space buffer and significant building setbacks along Carefree Highway. As is shown on Plan L1 attached at **Exhibit 3**, significant saw toothed landscape buffers and corresponding minimum building setbacks are being requested as a part of this CUPD that will provide significant building setbacks along Carefree Highway. This CUPD does not include any residential development. Furthermore, as is shown on Plan L1 **Exhibit 3**, per discussions with Staff, this CUPD limits commercial access to the three locations that are shown on Plan L1. This CUPD also recognizes that only the middle driveway to/from the Carefree Highway will be full directional; whereas, the east and west driveways will be limited to right in/right out. As is recommended by the Study, on-site lighting will be restricted to low levels with appropriate shielding so all on-site lighting will be compliant with applicable Dark Sky Standards. All on-site signs will use colors, materials and illumination that are compatible with the natural environment. All utilities (under 69KV) will be installed underground.

Land Use Goal 4 - A wide variety of small-scale commercial retail, service and office uses are identified as recommended land uses. This C-2 CUPD application supports this Land Use Goal by provided exactly those types of uses. The Commercial Retail portion of the Site will provide close-to-home, non-regional, relatively small scale and compatible developments that will be attractively designed, low profile and beneficial to local residents and businesses.

Land Use Goal 5 - The Study encourages non-regional users that are not “big box” and encourages a series of smaller users rather than “commercial strip.” This C-2 CUPD application is proposing uses that are one-story, neighborhood type uses.

Land Use Goal 6 – Other than a public sewer system, the Site has the necessary infrastructure and services available to serve the Site, including water, emergency services, and roadway improvements. Individual onsite septic systems (one per development) will be located on the Site. The septic system will be abandoned if/when sanitary sewer services become available to the Site.

Transportation Goal #1, 2 & 3 - The Study discourages direct access to Carefree Highway for "residential" uses. This CUPD does not include any residential developments.

This C-2 CUPD application supports the following goals of the New River Area Plan:

Policy ED1.1 – The Plan encourages commercial development only when its demand can be justified and with the provision that construction will be completed on the proposed facilities within a specified time period. There is significant demand for indoor self-storage and RV/boat/trailer storage and other neighborhood commercial retail uses at this location. We anticipate the indoor self-storage and RV/boat/trailer storage facility will begin as soon as we can obtain a SUP and all applicable construction permits.

Policy ED1.3 – The Plan discourages strip commercial development. This C-2 CUPD application supports this Policy by providing close-to-home, non-regional, relatively small scale and compatible developments that will be attractively designed, low profile, well buffered, and beneficial to local residents and businesses.

PHASING

The approximately 17.253 acre Site will be a phased development with Phase I probably being the indoor self-storage and RV/boat/trailer storage facility and later phases including multiple commercial retail pads along the Site's Carefree Highway frontage. The Commercial Retail portion of the Site will develop in multiple phases pursuant to market demand and development/construction efficiencies that will be determined during Precise Plan(s) review of the Commercial Retail Site.

ACCESS AND TRAFFIC

The Site will have access on 7th Street (minor arterial) and 10th Street, as well as access on Carefree Highway (principal arterial). A Traffic Impact Statement has been included for review with the pending SUP application.

RELATIONSHIP TO SURROUNDING PROPERTIES

The property to the north is zoned RU-43 and includes a church and rural, large residential lots with limited onsite improvements. The property to the east is zoned RU-43 and is vacant. The property to the south is zoned C-2 with a portion developed with existing retail commercial uses and a portion that is vacant land. The property to the west is zoned C-2 with an existing gas station, fast food restaurant, and some vacant land. As is discussed above in the context of the New River Area Plan and the Carefree Highway Scenic Corridor Study, the Commercial Retail portion of the Site will provide close-to-home, non-regional, relatively small scale and compatible developments that will be attractively designed, low profile and beneficial to local residents and businesses -- as will the SUP (storage) facility.

COMMUNITY FACILITIES AND SERVICES

There will be no residential development (other than the on-site manager at the SUP Site) on this 17.253 acre Site if this application is approved. The Site is currently zoned Rural-43.

This rezoning to C-2 CUPD will allow commercial land uses that will generate increased on-site property taxes and generate other revenues that will help fund schools and other amenities. Further, this commercial development will not have any negative impact on any school district, parks or other amenities in the area.

PUBLIC UTILITIES AND SERVICES

Water: Town of Cave Creek. A “Will Serve” letter is attached at **Exhibit 5.**

Sewer: Individual onsite septic systems (one per development) will be located on the Site. The septic systems will be abandoned if/when sanitary sewer service becomes available to the Site.

Police: Maricopa County Sheriff’s Department

Fire: Daisy Mountain Fire Department

DEVELOPMENT STANDARDS CHART

The C-2 CUPD Development Standards Comparison Table is attached at **Exhibit 6.**

CONCLUSION

This C-2 CUPD Application establishes uses and other criteria that are appropriate for the Site and compatible with the surrounding area. Approval is requested.

Exhibit 1



SITE

Google

N 12th St

N 10th St

N 7th St

N 7th St

N 7th St

N 7th St

N 3rd St

N 3rd St

N 3rd St

E Carefree Hwy

Arizona Shunt Specialties

Vistana Granite

El Encanto Docs

Desert Hills Animal Clinic

Desert Lake Wash

Desert Hills Church - Nazarene

Discount Tire Store - Phoenix, AZ

Peaks & Valleys

Roastrunner Pharmacy

Burger King

Redbox

4 Sons Food Stores

Chevron

Mike & Hay, Barn II

Exhibit 2

Exhibit 3

Exhibit 4

PERMITTED AND PROHIBITED LAND USES		
Column 1	Column 2	Column 3
C-1 & C-2 USES WITH SEPTIC	C-1 & C-2 USES WITH SEWER	PROHIBITED USES
	All C-1 & C-2 Uses with Septic	
Accessory buildings & uses customarily incidental to the above uses. Renewable energy systems are not permitted as a primary use but may be permitted as an accessory use as set forth in Section 1206 of this Ordinance. Where renewable energy systems involve the generation or storage of electricity, only grid-connected or off-grid systems are permitted.		
Antique shops		
Arcades		
Art galleries		
Art metal and ornamental iron shops		
	Automobile laundries, provided steam cleaning is confined to a building	
Automobile parts & supplies		
	Automobile repair shops and garages, including an outside vehicle storage area to be used for vehicles under repair which shall be completely screened from any street or surrounding property, and further provided all repair operations are conducted within a building	
New and used, automobile and golf cart sales, and rentals provided all sales activities are conducted within a building	New and used, automobile and golf cart sales, and rentals provided all sales, service and repair activities are conducted within a building	
Awning and canvas stores		
Bakery shops for sales of products prepared off site only	Baking on the premises for on-site sales only	
Banks		
	Barber & beauty shops	
	Bars, including retail sales of package goods for off-site consumption, provided that there is no entertainment of music or audible off-site	
	Health spas and public gyms	
Blueprint, Photostat and reproduction (copy) services		

PERMITTED AND PROHIBITED LAND USES		
Column 1	Column 2	Column 3
C-1 & C-2 USES WITH SEPTIC	C-1 & C-2 USES WITH SEWER	PROHIBITED USES
Boat sales, including an outside display area, provided all sales activities are conducted within a building	Boat sales, including an outside display area, provided all sales and repair activities are conducted within a building	
Books, stationery & gift shops		Adult oriented facilities - books, stationery and gift shops
Business schools		
Cabinet and carpenter shops		
Candy shops for sales of products prepared off site only	Manufacturing of candy on the premises for on-site sales only	
	Catering establishments not utilizing any manufacturing process or outside storage of materials or vehicles	
Churches & house of worship, including accessory columbariums provided that the building area of the columbarium shall not exceed 10% of the total building area of the church building(s)		
Cleaning agencies, laundry agencies, pressing establishments, provided there is no cleaning of clothes on the premise	Cleaning agencies, laundry agencies, pressing establishments & self-service laundries or self-service dry cleaning machines, provided there is no cleaning of clothes on the premise	
Clock & watch repair shops		
Clothing & dry good shops, including clothing & costume rental		
Conservatories or studios: Art, dancing or music		
Craft & hobby shops, with incidental craft or hobby instruction only		
Day nurseries & nursery schools, playground & playground equipment which shall be screened from any adjoining rural or residential zoning district		
	Delicatessen shops	
Department stores		
Dress shops		
	Drive-in restaurants and refreshment stands	
Drugstores & soda fountains		
Electrical fixtures and appliance sales, repair and service		

PERMITTED AND PROHIBITED LAND USES		
Column 1	Column 2	Column 3
C-1 & C-2 USES WITH SEPTIC	C-1 & C-2 USES WITH SEWER	PROHIBITED USES
Feed stores, inside storage only		
Privately owned or operated stations for fire protection, police or security service, ambulance or other emergency service providers		
Florist shops		
Furniture stores including: new, used, finished or unfinished merchandise		
Gardens and community gardens		
Gas (butane or propane), retail sales of		
	Gasoline service station, provided all incidental repair work is conducted wholly within a completely enclosed building & space required for such repair work does not constitute more than 60% of the floor area.	
	Grocery stores and meat markets	No slaughtering of animals or poultry on the premises
Hardware shops		
	Hospitals	
	Hotels, resorts, motels	
Household appliance shops		
Ice cream shops	Manufacturing of ice cream on the premises for on-site sales only	
Interior decorator shops		
Jewelry shops		
Key, locksmith or gun shops		
	Laboratories, medical or dental	
Liquor stores		
Liquor stores limited to retail sales of package goods for off-site consumption		
Medical clinics and surgical hospitals for farm animal (horse, cattle and other farm animal) – No floor drains allowed	Medical clinics and surgical hospitals for farm animal (horse, cattle and other farm animal)	
		Medical Marijuana Dispensary Facilities as defined in MCZO Chapter 2
Nurseries, flower and plant sales, provided all incidental equipment & supplies including fertilizer and empty cans, are kept within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least 6' in height and no goods, materials or objects are stacked		

PERMITTED AND PROHIBITED LAND USES		
Column 1	Column 2	Column 3
C-1 & C-2 USES WITH SEPTIC	C-1 & C-2 USES WITH SEWER	PROHIBITED USES
higher than the fence or wall so erected.		
Offices		
Paint and wall paper stores		
Parking lots and public garages, subject to parking standards in MCZO Chapter 11		
Pet shops, including the treatment or boarding of cats, dogs or other small animals		
Photographer's and artist's studios		
Plumbing shops		
Pool halls or billiard centers		
Precision, optical and musical instrument repair shops		
Private clubs & fraternal organizations		
Private schools operated as a commercial enterprise		
Public facilities such as libraries, museums, parks, playgrounds, community buildings including police stations, post offices and other community service buildings used for non-commercial non-profit purposes		
Public schools: elementary, high school & college		
Precision, optical and musical instrument repair shops		
Radio & television broadcasting stations & studios, but not including transmitter towers & stations		
Radio and television shops, including repair		
Rental services: household, lawn, garden, sickroom or office equipment		
	Restaurants & cafes, including patios, with or without cocktail lounges, provided there is no entertainment or music audible off-site	
	Restaurants and cafes, including drive-thru service with no outside eating facilities, but not including those having dancing or shows, or drive in car service. The sale of alcoholic beverages for on-site consumption only may be permitted as an accessory use subject to the following requirements: a) the	

PERMITTED AND PROHIBITED LAND USES		
Column 1	Column 2	Column 3
C-1 & C-2 USES WITH SEPTIC	C-1 & C-2 USES WITH SEWER	PROHIBITED USES
	kitchen facilities in the restaurant shall be no less than 20% of the floor area. (b) The floor plan of the restaurant shall be approved by the Planning & Development Dept.	
Retail stores		
Secretarial or answering services		
Self-storage facilities		
Service to the public of water, gas, electricity, telephone, cable television A& sewage including wastewater treatment plants. The foregoing shall be deemed to include attendant facilities & appurtenances to these uses, including, without limitation, distribution, collector and feeder lines, pumping or boosting stations along pipelines, and substations along electric transmission lines.		
Shoe repair shops		
Tailor shops		
	Taxidermists	
Temporary construction administration offices/yard complex, which may include a security office or residence for a security guard provided that the following conditions are met: (a) the uses are only associated with the developer/ owner & subdivision or project in which they are located. (b) Upon sale of the development, cessation of the need for the use (95% buildout), or cessation of the use, all structures, modifications to structures and uses related to the temporary facility removed. (c) Those uses of structures allowed shall meet all building code requirements. (d) All items stored onsite shall only be those required for the construction on site. (e) The allowed uses may encroach into setback areas. (f) All necessary permits must be issued prior to placement on the site.		
Theaters, but not including a drive-in theater and adult-oriented facilities		
Tinsmith shops		

PERMITTED AND PROHIBITED LAND USES		
Column 1	Column 2	Column 3
C-1 & C-2 USES WITH SEPTIC	C-1 & C-2 USES WITH SEWER	PROHIBITED USES
Trade school		
Upholstery shops		
Variety or notion stores		
Veterinary hospitals, clinics and kennels for dogs, cats and small animals - No floor drains allowed	Veterinary hospitals, clinics and kennels for dogs, cats and small animals	
Video rental stores		
	Any use permitted in the R-5 Multi-Family Residential Zoning District	

Exhibit 5

October 22, 2015



Mahoney Properties
5210 N. Central Ave., Suite 102
Phoenix, AZ 85012

Attention: Pat Mahoney

Dear Mr. Mahoney:

This letter is to notify you that the following parcel numbers, 211-52-014A, 211-52-013A and 211-52-015A are located within the Cave Creek Water service area, and can be provided with water from the Cave Creek water system. In order to receive water service at the property, the following requirements must be met:

- The property owner must sign a Utility Service Agreement with the Town. A legal description of the property will need to be provided by the property owner to be included in the Utility Service Agreement.
- The property owner must pay the Water Service Fee, as well as meter fees, and account setup fees. These fees are will be included as an attachment to the Utility Service Agreement.
- If a water line is not immediately adjacent to the property, the property owner is responsible for having the water line designed and installed by a licensed contractor, all at the property owner's expense. All design and construction work requires Town of Cave Creek Utilities Department approval. The property owner is also responsible for the installation of service lines and meter boxes to service the property.

Please contact Dave Snow, Assistant Utilities Manager for the Town of Cave Creek, at 480-488-6620, with future correspondence regarding this matter.

Sincerely,

Town of Cave Creek

David Snow, Assistant Town Engineer

DS:bb

EVERY DROP COUNTS



Exhibit 6

C-2 CUPD Comparison Table

Regulation	Base Zoning C-2	Carefree Crossing C-2 CUPD
Height (max.)	40' / 3 Stories	25' / 2 Stories
Front yard (min.)	10'	25' or Staggered front yard setbacks adjacent to Carefree Hwy as follows: 40', 50', 55' and 60' (see Zoning Exhibit for setback locations)
Side Yard (min.)	10'	0'
Street Side Yard (min.)	10'	10' or Staggered street-side setbacks adjacent to Carefree Hwy as follows: 40', 50', 55 and 60' (see Zoning Exhibit for setback locations)
Rear Yard (min.)	25'	10' or 0' adjacent to drainage channel
Lot Area (min.)	6,000 sq. ft.	6,000 sq. ft.
Lot Width (min.)	60'	60'
Lot Coverage (max.)	60%	60%



Maricopa County

Environmental Services Department
Water and Waste Management Division

Subdivision Infrastructure &
Planning Program
1001 N. Central Avenue #150
Phoenix, Arizona 85004
Phone: (602) 506-1058
Fax: (602) 506-5813
TDD 602 506 6704

DATE: August 17, 2016
TO : Rachel Applegate, Planning & Development Dept.
Planner
FROM: Souren Naradikian, P.E.
Senior Civil Engineer
SUBJECT: Carefree Crossing Rezone; Z2015013

The Maricopa County Environmental Services Department (MCESD) has reviewed revised documents received from the Maricopa County Planning and Development Department for the above referenced project. This project is a request for approval of rezoning a 6.38 acre site on the northeast corner of Carefree Highway and 7th Street from RU-43 to CS for a proposed retail/commercial center. According to the documents submitted, potable water will be provided by a private water company, and wastewater service will be by septic system(s). Septic systems in this area are not consistent with the Carefree Highway Scenic Corridor Study; however the Planning Department has indicated a willingness to allow septic systems for low intensity commercial use on a case-by-case basis. The project is located in the Urbanized Unincorporated Area and will exceed one acre in size, and will therefore, be regulated by the Maricopa County Stormwater Quality Program.

Based on the above, MCESD **raised objections** to the Planning & Development Department in Accela Automation on August 17, 2016.

Assuming the Board of Supervisors approves the applicant's request to deviate from the Carefree Highway Scenic Corridor Study requirements which do not allow septic systems within the Scenic Corridor, the project is subject to the following stipulations:

Stipulations:

- 1. The onsite septic system designs will be submitted to MCESD for approval. Wastewater discharge will consist of typical sewage only, and will not include any motor oil, gasoline, paint, varnish, solvent, pesticide, fertilizer, or other material not generally associated with toilet flushing, food preparation, laundry, or personal hygiene (AAC R18-9-A309.7a).**
- 2. For this zoning case the revisions of no floor drains allowed for the Veterinary hospitals, clinics and kennels for dogs, cats and small animals.**
- 3. Medical clinics and surgical hospitals for farm animal (horse, cattle and other farm animal) – No floor drains allowed.**
- 4. The owner will abandon the septic systems and connect to a public sewer system when one is available, and participate in a fair share of the public sewer system funding.**

Water and Waste Management
Division
Subdivision Infrastructure &
Planning Program
1001 N. Central Avenue #150
Phoenix, Arizona 85004
Phone: (602) 506-0376
Fax: (602) 506-5813
TDD 602 506 6704

- 5. Development and engineering design shall be in conformance with the Maricopa County Stormwater Quality Management and Discharge Control Regulation. The owner/developer shall prepare a Stormwater Site Plan (SWPPP) and obtain approval by MCESD prior to construction. (A separate submittal to MCESD is required.)**
- 6. Upon completion of construction, the owner shall fulfill MCESD post-construction permit requirements. This will include appropriate operation and maintenance requirements.**
- 7. The property will be developed according to the permitted and prohibited land uses table.**

For more details, please see the table for Permitted and Prohibited Land Uses.

It should be noted that several other Maricopa County agencies must review this project. Final approval authority for this project rests with the Maricopa County Board of Supervisors.



Maricopa County

Planning & Development Department

Kevin Bischel, P.E.
Planning & Development
501 North 44th Street, Suite 200
Phoenix, Arizona 85008
Phone: (602) 372-0966
Fax: (602) 506-8762
www.maricopa.gov/planning
email address:
kevinbischel@mail.maricopa.gov

Date: June 3, 2016

Memo To: Darren Gerard, AICP, Deputy Director, Department of Planning & Development

Attn: Rachel Applegate, Planner, Planning & Development Services

Via: Bob Fedorka, P.E., Drainage Engineering Supervisor, Development Services

From: Kevin Bischel, P.E., Drainage Engineer, Development Services

Subject: Z2015013 – Carefree Crossing Rezone to C-2 CUPD

APN: 211-52-015A and 211-52-013A

I have reviewed the application materials for the subject application, date stamped May 09, 2016. Engineering Plan Review (Drainage, FCD & MCDOT) has no comments or objections to the subject rezoning request.

Please contact me if you have any questions or require any additional information.



Maricopa County
Department of Emergency Management

5630 East McDowell Road
Phoenix, Arizona 85008-3403
Phone: (602) 275-1411
Fax: (602) 275-1638
T1: (602) 244-1638

DATE: June 21, 2016
TO: Rachael Applegate
FROM: Julie Symopoulos, Planning/Communications Manager
VIA: Stella Sheridan, Emergency Services Planner
RE: Carefree Crossing Rezoning (Z2015013) & Special Use Permit
(Z2015014)

The Maricopa County Department of Emergency Management (MCDEM) has reviewed the most recent "Carefree Crossing Special Use Permit & Zone Change" application resubmittal dated May 6, 2016. The site is located on approximately 17 acres at the northeast corner of 7th Street and the Carefree Highway.

The request seeks a Special Use Permit (SUP) for an indoor self-storage and an outdoor RV/boat/trailer storage area on the north half of the site to be developed in two phases. Phase 1 (Lot 1 & 2) includes 58,706 sq. ft. of indoor self-storage (about 354 units of various sizes) and approximately 40 covered and 42 uncovered RV/boat/trailer storage spaces. Phase 1 also includes 7th Street access and emergency access from/to Carefree Highway, drainage channel construction along the north and east perimeters, leasing office/site manager's living quarters along 7th Street, and parking adjacent to the eastern drainage channel.

Phase 2 (Lot 3) will be developed for low water commercial land uses if septic systems are used; or higher water land uses if/when connected to sewer. This commercial development will also serve to screen the self-storage facility from Carefree Highway.

MCDEM has three areas of comment/concern:

1) **Usages within Floodway** - While permitting uses in the floodplain comes under the authority of Planning and Development and/or the Flood Control District, Emergency Management simply notes concern with any outdoor storage or usage within the floodway which may complicate flows with debris or hazardous materials.

2) **Emergency Preparedness** - We recommend that all businesses have an emergency plan. Such a plan should address how the business will serve its

Maricopa County
Department of Emergency
Management
5630 E. McDowell Road
Phoenix, Arizona 85008
Phone: (602) 273-1411
Fax: (602) 275-1638

June 21, 2016

Carefree Crossing Z2015013 and Z2015014 (Special Use Permit)

2

customers before, during and after disaster, and what it will do if employees or customers cannot access the site because of blocked or damaged roads.

3) **Storage of Hazardous Materials:** Retail sales of gasoline and/or other uses subject to Section 311 of the Emergency Planning and Community Right-to-Know Act (EPCRA) as mentioned in our memo dated February 13, 2015.

We appreciate the opportunity to review development proposals. Effective mitigation planning helps communities in Maricopa County become more sustainable and disaster-resistant by breaking the cycle of disaster damage, reconstruction, and repeated damage.

If you have any questions regarding the above information, please contact Stella Sheridan at (602-273-1411).

Rachel Applegate - PLANDEVX

From: Ian Thompson - SHERIFFX
Sent: Wednesday, May 27, 2015 11:54 AM
To: Rachel Applegate - PLANDEVX
Subject: RE: Carefree Crossing - 2nd Revision - Z2015013 - Zone Change

Follow Up Flag: Follow up
Flag Status: Flagged

Rachel: The Sheriff's Office does not have any objections to the zone change request submitted by the applicant.

Thanks,

Ian

The information contained in this e-mail and any files transmitted with it are confidential and/or privileged, and are intended solely for the use of the recipients listed above. If you are not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of the transmitted information is strictly prohibited. If you received this transmission in error, please immediately notify the sender and delete and destroy all copies and attachments.

From: Rachel Applegate - PLANDEVX
Sent: Wednesday, May 27, 2015 11:36 AM
To: 'alan.stephenson@phoenix.gov'; 'dovevalley@lycos.com'; Alan@NRDHCA.com; 'plan-dev@NRDHCA.com'; behomes@g.com; 'foothillsfocus@qwest.net'; 'mark.nichols@dmfd.org'; 'Rerickson@azdot.gov'; 'pghno1inaz@hotmail.com'; 'carefreecarriage@msn.com'; 'khearty@aamaz.com'
Cc: 'Lyle Richardson'; Bob Fedorka - PLANDEVX; Souren Naradikian - ENVX; Wendy Downing - PLANDEVX; Julie Symopoulos - EMERMGTX; Stella Sheridan - EMERMGTX; Ian Thompson - SHERIFFX; Rachel Applegate - PLANDEVX
Subject: Carefree Crossing - 2nd Revision - Z2015013 - Zone Change

Reviewing Agencies,

Attached with this e-mail includes the application materials received for **Carefree Crossings – Zone Change Z2015013**. Please send review comments to me as soon as possible, this project is not scheduled for a secondary Technical Advisory Committee Meeting.

If you have any questions, please feel free to give me a call.

Thank you,

Rachel Applegate

Senior Planner
Comprehensive Planning Division
Maricopa County Planning and Development
501 N. 44th Street, Suite 200
Phoenix, AZ 85008
Office: 602-372-0318
Fax: 602-506-3711
rachelapplegate@mail.maricopa.gov
www.maricopa.gov/planning

Your feedback is important – Click [HERE](#) to let us know!



Daisy Mountain Fire Department

515 E. Carefree Hwy., PMB 385 ■ Phoenix, AZ 85085
Office (623) 465-7400 ■ Fax (623) 465-7632 ■ www.DaisyMountainFire.org

Carefree Crossing Special use permit Review. Z20155013

The Daisy Mountain Fire Department has reviewed the Carefree Crossing preliminary site plan and has the following comments for the proposed RV storage.

1. Propane storage will require a permit. 105.7
2. Additional Access required (2 total). One access may be an emergency access only with apparatus access road. 503
3. Access Gate designs require Fire Dept. approval and use of the Knox system. 503
4. On-site fire hydrants shall be provided and locations approved. 508
5. Submittals for Fire Permits required. Information regarding submittals attached.

Daisy Mountain Fire Prevention

Fire Marshal

For Questions or Information

fire.marshall@dmfd.org

(602) 909 - 2441

Plan Review Requirements

All plans and specifications for new commercial construction, remodeling, and alterations or Operational Permits within the Daisy Mountain Fire District (DMFD) shall be submitted to the Department for review and approval prior to any construction or operations. The plans will be reviewed with the approval and recommendations forwarded to the Maricopa County Planning and Development. Plans to comply with the 2003 I.F.C. Submittal information shall include, but is not limited to the following:

1. A copy of the Maricopa County Building Permit.
2. A copy of the county approved drawings including all buildings, fire lanes and access roads.
3. Plans for Fire Protection Systems require an Engineering or N.I.C.E.T. approval.
4. Fire Flow requirements for the building and Fire Protection Systems required.
5. Drawing sheets to be the same size ("C" Size 24x36 preferred.) Electronic submittal may be acceptable depending on format.
6. A single 8-1/2 x 11 drawing of each buildings floor plan showing exit routes, occupant load and intended use of each room.
7. Show the location of the main Fire Alarm control panel, Knox lock box, and Fire Sprinkler risers.
8. Drawing that shows the location of Emergency lighting and Exit signs, fire extinguisher locations, Emergency Operation plan and the Occupant load signs.

Daisy Mountain Fire Department.

DaisyMountainFire.org



New River/Desert Hills Community Association, Inc.

PO Box 75068

Phoenix, AZ 85087-1000

Phone 602-432-2800

Fax: 623-465-1177

Website: www.NRDHCA.ORG

President's email: Alan@NRDHCA.com

May 16, 2016

Rachel Applegate
Maricopa County Planning and Development
501 North 44th Street, Suite 200
Phoenix, AZ 85008

Dear Rachel Applegate,

The New River/Desert Hills Community Association (NR/DHCA) board has a quorum for the following recommendation:

- Z2015013 Carefree Crossing Zone change (4th Set of Revisions) **Recommendation:** Denial
- Z2015014 Carefree Crossing Special Use Permit (4th Set of Revisions) **Recommendation:** Denial

The board would also like to have any updates/revisions to these cases.

Regards,

Ann Hutchinson
Planning and Development Liaison
New River - Desert Hills Community Association
PO Box 75068
Phoenix, AZ 85087-1000
Email: behomes@g.com
www.nrdhca.org
623-742-6514

Attachment: Consultant's analysis

PAUL H. McALLISTER
201 W. Circle Mountain Road
New River, AZ 85087
Date: May 14, 2016

To: NR-DHCA Board
Review By Date: May 18, 2016

Case: Z2015013 ZONE CHANGE + CUPD (Commercial Unit Plan of Development), Revised.

Related Case: Z2015013 - various revisions since February 2015.

Planner: Rachel Applegate, Senior Planner.

Type case: TAC BOA P&Z Other:

Meeting Date: no meeting date set

Property Location: North/East corner of Carefree Hwy & 7th Ave. APN# 211-52-013A, 211-52-014A, 211-52-015A. Maricopa County Assessor indicates 719,437 sq. ft. or 16.516 acres; Narrative indicates 751,522 sq. ft. 17.253 acres. Only a survey will establish a true area.

Developer: Pat Mahony, Jim and Catherine Mahoney, Arizona Commercial Real Estate SVS 5210 N. Central Ave, Suite 102 Phoenix AZ 85012.

Owner: APN# 211-52-013A Mahoney Donald J Jr. / Cathernie T Tr, APN# 211-52-014A & 211-52-015A MP9365 McKemy LLC as shown on MC Assessor maps. Narrative: indicates owners as Pat Mahony, Jim and Catherine Mahoney, Arizona Commercial Real Estate SVS 5210 N. Central Ave, Suite 102 Phoenix AZ 85012. Agent to owner on application: Lyl S. Richardson, 7356 N. Camino Sin Vagas, Tucson AZ 85718.

Current Zoning: RU-43. **Current Use:** Vacant.

Request for: Zone change from RU-43 to C-2 CUPD without Precise Plan of Development

Background The application request a Zone Change (RU-43 to C-2 CUPD) for the 3 parcels, located at the N/E corner of Carefree Highway and 7th Street and the rerouting of an existing wash along the north and east property lines. New River Area Land Plan, Carefree Highway Scenic Corridor Study (CHSCS), and proposals for the Daisy Mountain Area Plan designate these parcels for commercial.

Opinion: Zone Change from RU-43 to C-2 CUPD fits the Area Plans (current and proposed) and CHSCS and complies with the zoning ordinances and other department manuals. The narrative does indicated the applicant will comply with the Dark Sky Standards.

The problems I see is with this request is

- Allowing customers (the public) to cross Carefree Highway to turn left into the east-bound lanes (a dangerous situation). Carefree Highway is currently a divided four (4) lane highway, slated to be six (6). **This is the primary reason for my recommending denial.**
- Has a commercial facility on septic
- Difficulties related to the rerouting of the flood-way that crosses the parcel.
- Lack of a drainage plan
- Does not meet the setbacks set in the CHSCS.

Recommendation: Denial Approval Other _____

Sincerely,

Paul H. McAllister

Rachel Applegate - PLANDEVX

From: Vanessa Nunez <VNunez@azdot.gov>
Sent: Thursday, May 28, 2015 7:39 AM
To: Rachel Applegate - PLANDEVX
Cc: Richard Erickson
Subject: FW: Carefree Crossing - 2nd Revision - Z2015013 - Zone Change
Attachments: Z2015013 Application Narrative.pdf; 001 A1-LU.pdf; 003 L-1.pdf; Z2015013 2nd Routing.pdf

Good morning Ms. Applegate,

Thank you for the opportunity to review the subject request for a zoning change. Please know the location is more than ¼ mile from one of our transportation corridors and we also remain neutral regarding any requests for changes in zoning. Thank you.

Vanessa Nuñez
On behalf of Richard Erickson, ADOT Manager Right of Way Project Management Section

Vanessa Nuñez
R/W Administrative Assistant II
205 South 17th Avenue, MD 612E
Phoenix, Arizona, 85007-3212
602.712.7184
www.azdot.gov



From: Richard Erickson
Sent: Wednesday, May 27, 2015 5:14 PM
To: APPLEGATER@mail.maricopa.gov
Cc: Vanessa Nunez
Subject: FW: Carefree Crossing - 2nd Revision - Z2015013 - Zone Change

Thank you for the opportunity to review the subject request for a zoning change. Please know the location is more than ¼ mile from one of our transportation corridors and we also remain neutral regarding any requests for changes in zoning.

From: Rachel Applegate - PLANDEVX [<mailto:APPLEGATER@mail.maricopa.gov>]
Sent: Wednesday, May 27, 2015 11:36 AM
To: 'alan.stephenson@phoenix.gov'; 'dovevalley@lycos.com'; Alan@NRDHCA.com; 'plan-dev@NRDHCA.com'; behomes@q.com; 'foothillsfocus@qwest.net'; 'mark.nichols@dmfd.org'; Richard Erickson; 'pghno1inaz@hotmail.com'; 'carefreecarriage@msn.com'; 'khearty@aamaz.com'
Cc: 'Lyle Richardson'; Bob Fedorka - PLANDEVX; Souren Naradikian - ENVX; Wendy Downing - PLANDEVX; Julie Symopoulos - EMERMGTX; Stella Sheridan - EMERMGTX; Ian Thompson - SHERIFFX; Rachel Applegate - PLANDEVX
Subject: Carefree Crossing - 2nd Revision - Z2015013 - Zone Change

Reviewing Agencies,

Attached with this e-mail includes the application materials received for **Carefree Crossings – Zone Change Z2015013**. Please send review comments to me as soon as possible, this project is not scheduled for a secondary Technical Advisory Committee Meeting.



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

June 1, 2016

Rachel Applegate, Senior Planner
Maricopa County
Planning and Development Department
501 North 44th Street, Suite 200
Phoenix, AZ 85008
rachelapplegate@mail.maricopa.gov

RE: Z2015014 (Special Use Permit) - Carefree Crossing - 4th Revision, North of the Northeast Corner of 7th Street and Carefree Highway

Dear Ms. Applegate,

Thank you for the opportunity to comment on the fourth revision of Special Use Permit Case No. Z2015014. The special permit request is to allow an RV Storage facility.

Staff has reviewed the proposed special use permit and has determined that the request is located in an area that is undesignated on the Phoenix General Plan Land Use Map.

The site is located within the Carefree Highway Scenic Corridor and is subject to the Carefree Highway Scenic Corridor Design Policies. This document is available on the North Gateway Village website at <https://www.phoenix.gov/pdd/pz/north-gateway-village-planning-committee>.

The proposed special use permit case is not directly adjacent to Carefree Highway, therefore is not subject to the improvements recommended by the plan. However, the related zoning change request Z2015013 would be subject to the improvements recommended by the plan. The Carefree Highway Scenic Corridor Design Policies recommends the following:

1. A 120-foot setback from the centerline of Carefree Highway to contain an undisturbed landscaped area.
2. The undisturbed landscape area adjacent to Carefree Highway should taper into wash areas to appear to naturally blend in to the wash.

We understand that the depth of the property and drainage constraints make it difficult to meet the prescribed design recommendation. The proposed plans show a landscape setback ranging from 115 feet to 135 feet from the centerline of Carefree Highway, which average out to over 120 feet and meets the intent of the design policy. We also

recommend that the following improvements be provided by the developer of the commercial lot immediately adjacent to Carefree Highway:

1. Provide a larger landscape transition/taper area on the northwest corner of 10th Street and Carefree Highway to blend into the proposed drainage feature.
2. That a 10-foot wide public multi-use trail shall be constructed within an easement in accordance with the MAG supplemental detail along Carefree Highway for the length of the property.

Please contact Racelle Escolar at (602) 262-6949 or racelle.escolar@phoenix.gov if you desire any additional information.

Sincerely,



Alan Stephenson,
Director

c: Josh Bednarek
Marc Thornton
Maricopa County File