



**ZON22-24**

**DESERT RIVER II PAD**

**AMENDMENT**

**Planning Commission, March 23, 2023**





# Request

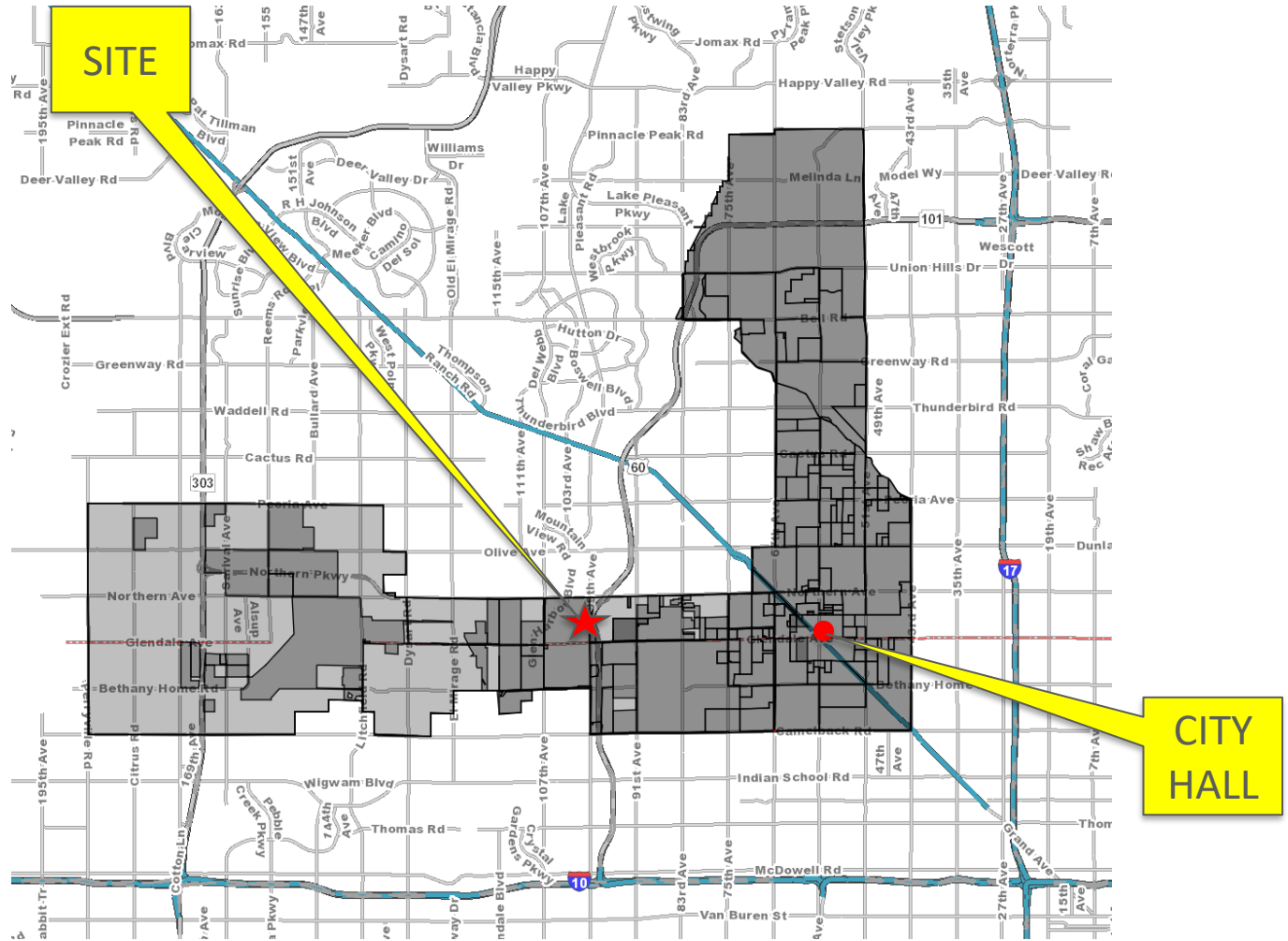
---

**Request:** To amend the Desert River II  
PAD

**Project Size:** 24.24 acres

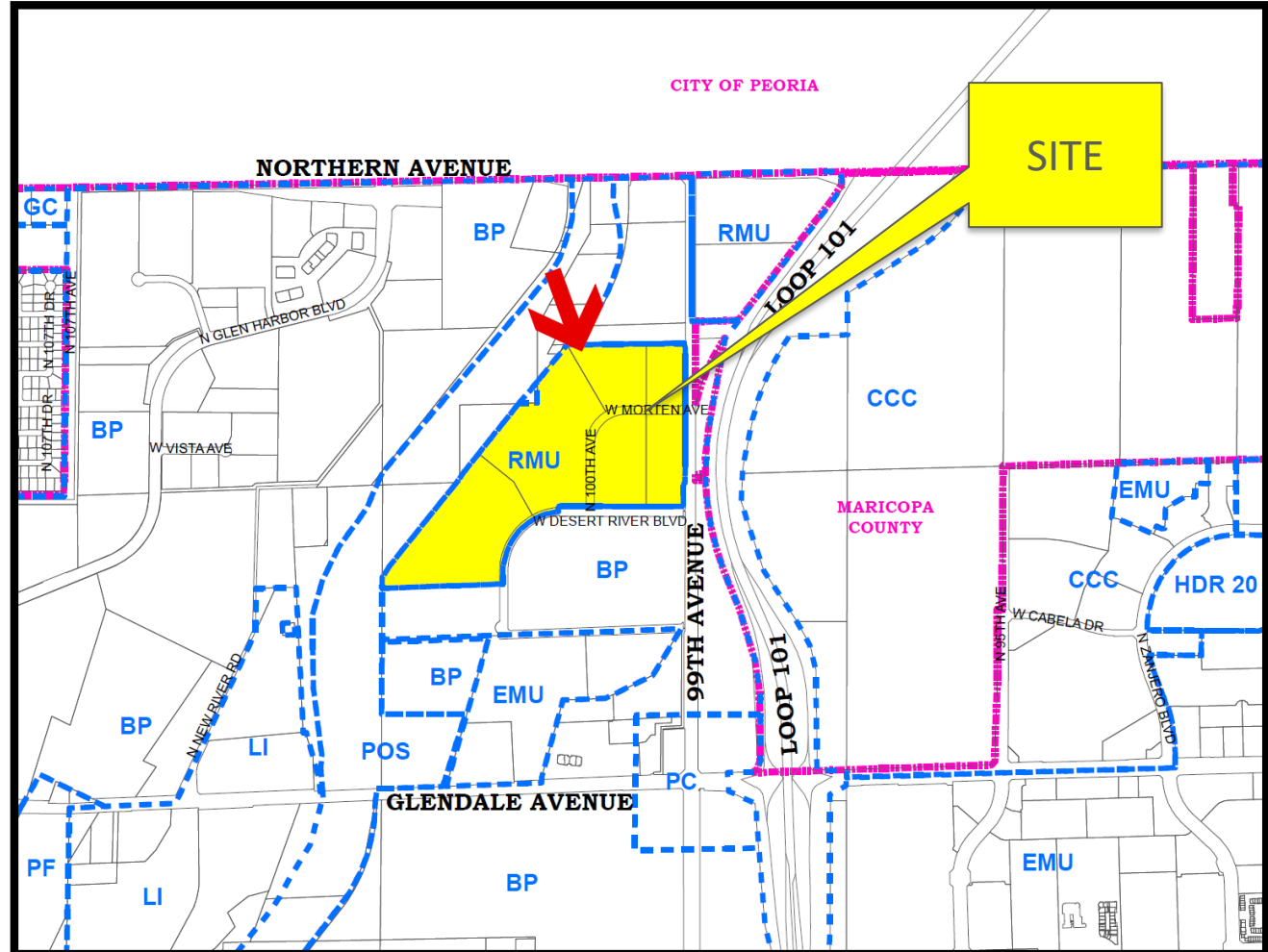
# Vicinity Map

North of  
Desert  
River  
Boulevard  
and West  
of 99<sup>th</sup>  
Avenue

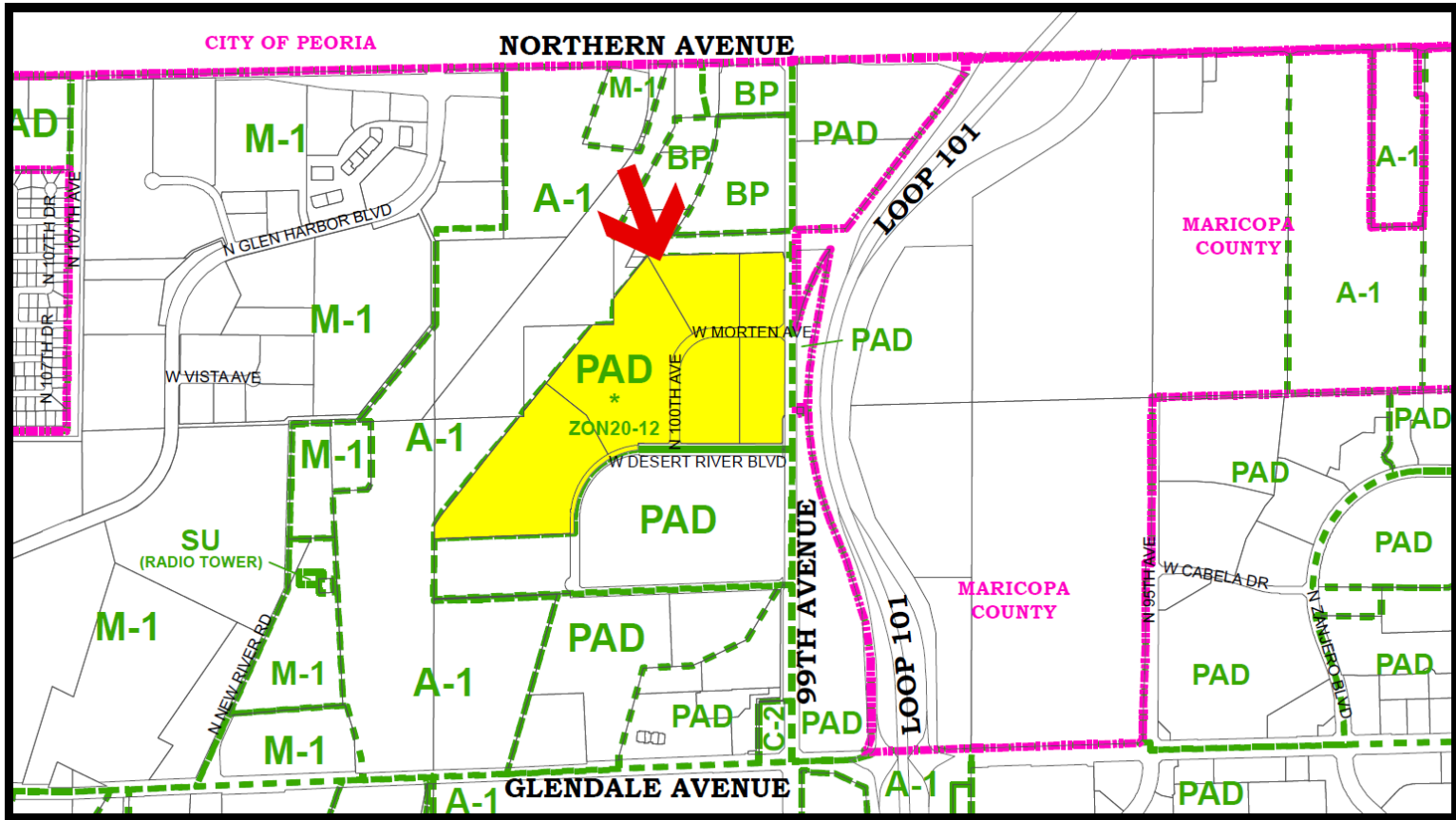


# General Plan

General  
Plan  
designation  
is Regional  
Mixed Use

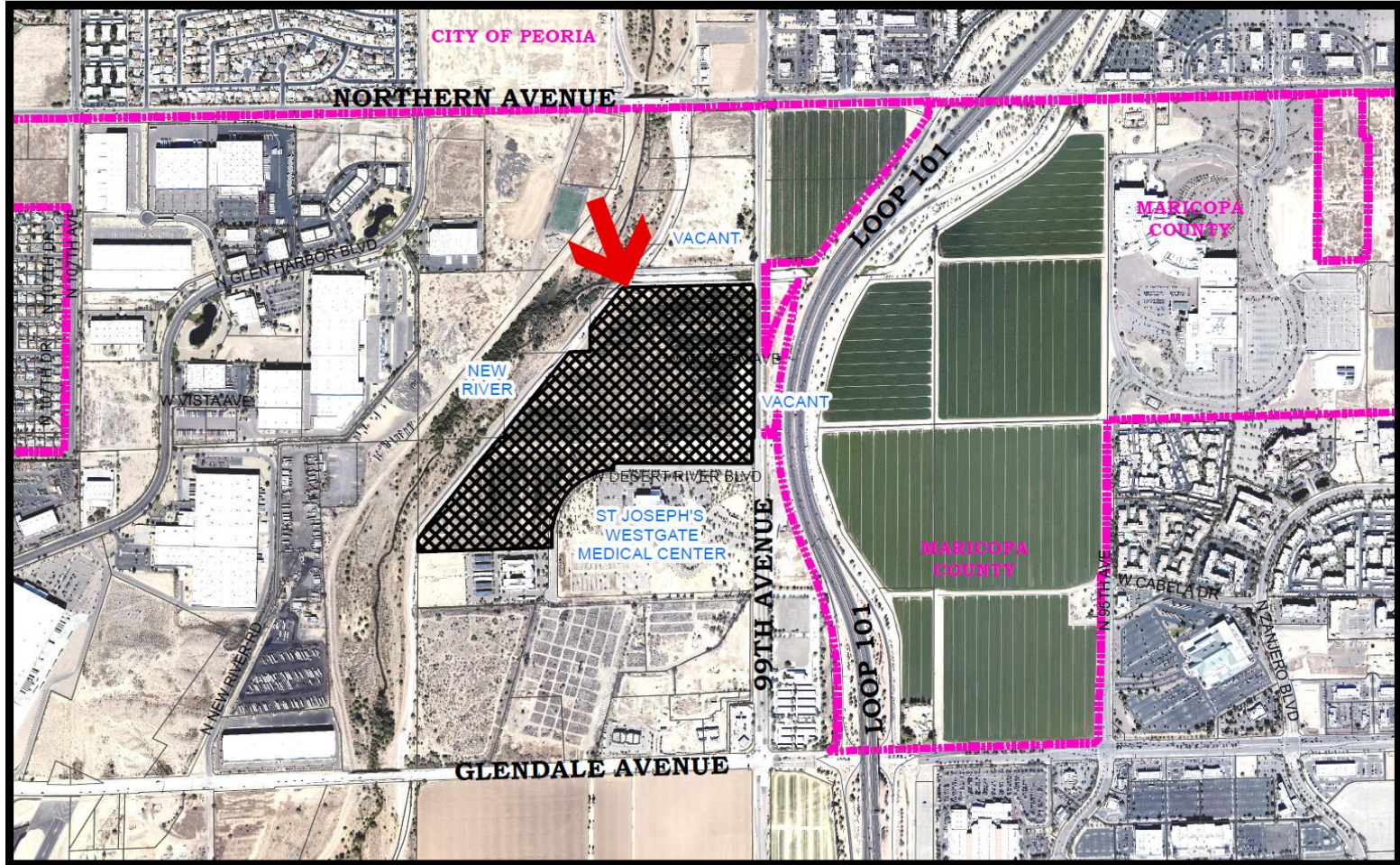


# Zoning Map





# Aerial Map





# Proposed Changes to PAD

---

## Section 2 - Permitted Uses Subject to Conditions:

1. Amend Item h. Self-Storage facilities for storage purposes located internal to the site and not on the frontage road **within 250 feet of 99<sup>th</sup> Avenue and Desert River Boulevard.** Must be Indoor, airconditioned with a minimum of three stories.



# Proposed Changes to PAD

---

**2. Add Item k. Senior living/active adult, age restricted, memory care, treatment facilities, and assisted living to be located internal to the site and not on the frontage road within 250 feet of 99<sup>th</sup> Avenue and Desert River Boulevard.**



# Proposed Changes to PAD

---

3. Add Item I. To add the land use of Indoor/enclosed Auto Service Center to be located internal of the site and not on the frontage road within 250 feet of 99<sup>th</sup> Avenue and Desert River Boulevard.



# Proposed Changes to PAD

---

**4. Add Item M. To add the land use of indoor new and used auto sales/dealership to be located internal of the site and not on the frontage road within 250 feet of 99<sup>th</sup> Avenue and Desert River Boulevard.**



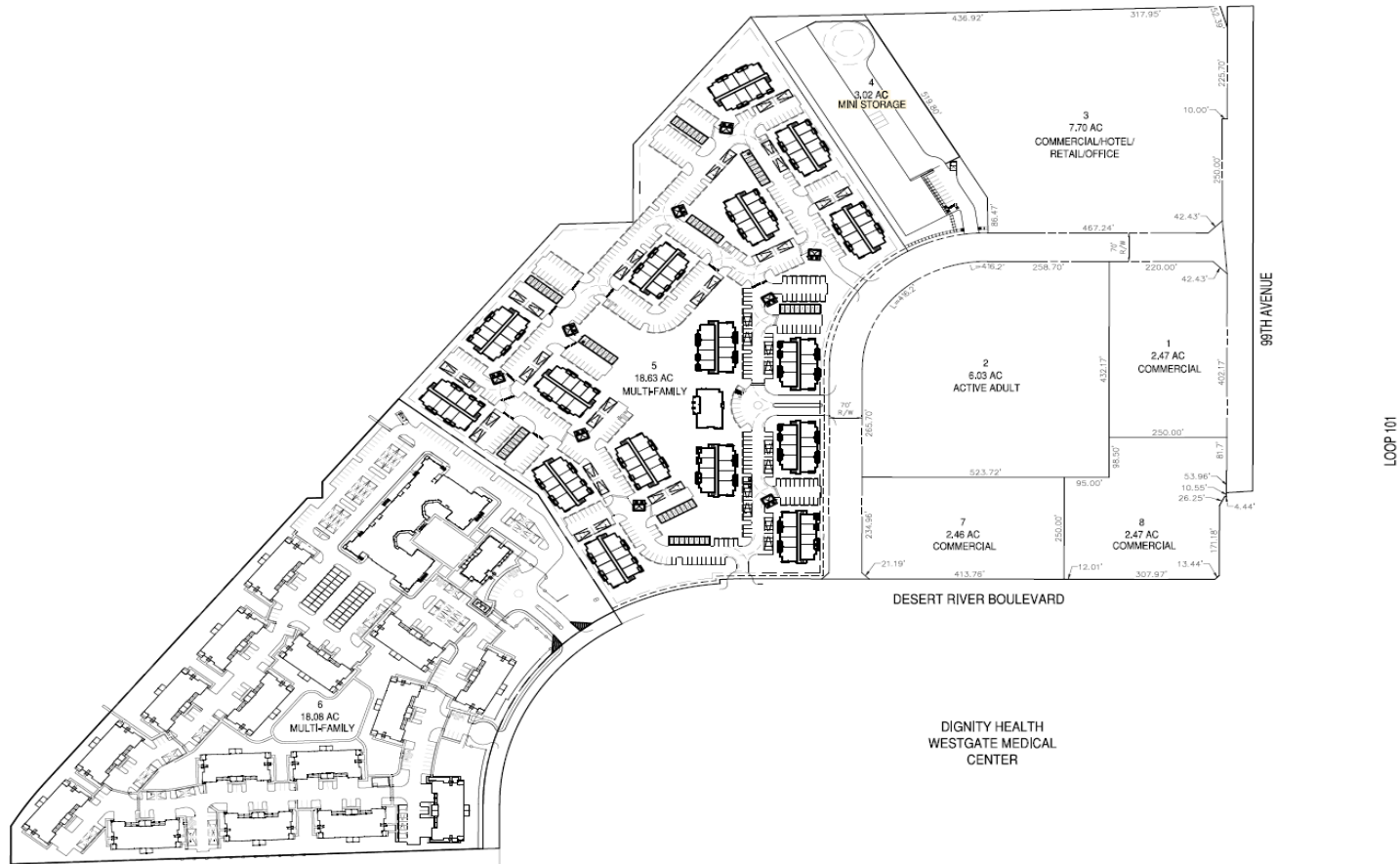
# Proposed Changes to PAD

---

5. Modify parking requirements for Indoor Self-Storage from 1 parking space per 2000 square feet of gross floor area to **1 parking space per 100 self-storage units.**



# Conceptual Site Plan





# Public Involvement

---

- Notification letters mailed out January 4, 2023
- Posted on-site January 30, 2023
- Advertised March 1, 2023
- No comments or concerns have been received



# Findings for PAD

---

Section 5.901 of the Zoning Ordinance states that the purpose of the PAD (Planned Area Development) district is to:

A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.

B. Encourage residential development to provide a mixture of housing types and designs.



# Findings for PAD

---

C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.

D. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.



## Findings for PAD

---

E. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.

F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.



# Recommendation

---

Should the Planning Commission motion to recommend approval of ZON22-24, it should be subject to the following stipulations:

1. Compliance with the original conditions adopted by the City Council as Ordinance No. 20-74 in case ZON20-12, Desert River II PAD, except as modified by conditions herein.
2. Lots 1 through 4 shall comply with the amended Desert River II Planned Area Development dated December 8, 2022.
3. The indoor auto service center must be west of the indoor auto dealership.



# Proposed Motion

---

Move to recommend approval of ZON22-24, subject to the stipulations contained in the staff report.



**ZON22-24**

**DESERT RIVER II PAD**

**AMENDMENT**

**Planning Commission, March 23, 2023**

