



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission

**Date:** October 1, 2020

**From:** Sofia Mastikhina  
Laveen Village Planner

**Subject:** ITEM NO. 11 (Z-12-20-7 LAVEEN SPECTRUM PUD) – NORTHWEST CORNER OF 59TH AVENUE AND BASELINE ROAD

This memo is to address corrections to the Laveen Spectrum PUD Development Narrative, and a revised exhibit to the “Perimeter Design Corridor Supplement to the PUD Narrative (September 2020)” and update the staff recommendation.

The Laveen Village Planning Committee (VPC) recommended approval of Z-12-20-7 (Laveen Spectrum PUD) with an additional stipulation on September 14, 2020 by a vote of 4-3.

The applicant has modified the Perimeter Design Corridor Supplement to the PUD Narrative to add a greater number of mandatory design requirements for all buildings within 100 feet of Baseline Road and 59th Avenue, per the feedback received from the Laveen Village Planning Committee. These required additions are as follows and is addressed in Stipulation 1.e:

- Reduce building mass by using a combination of architectural techniques;
- Design elements for buildings with facades greater than 100-feet in length;
- Exterior finishes: maximum 75 percent stucco coverage, accent color palettes for building trim, signage and accent areas, building colors that reduced reflectivity.

In the current PUD narrative, the above design elements were offered as an option for buildings within the project perimeter areas. The applicant has submitted the revised supplement to make these required elements.

In addition, staff recommends a modification Stipulation 1.a to reflect that the August 21, 2020 narrative submittal is the fourth, not the third submittal. Further, the current version of the development narrative lists community garden as a subsection of a park and ride facility permitted use. Stipulation 1.d will modify the narrative to correctly list community garden as a standalone permitted use within Development Sub-Area 2.

Staff recommends approval, subject to the revised stipulations below:

**Z-12-20-7 (Laveen Spectrum PUD) Revised Stipulations:**

1. An updated Development Narrative for the Laveen Spectrum PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped August 21, 2020, as modified by the following stipulations:
  - a. Front cover: Revise the submittal date information on the bottom to add the following: ~~Third~~ FOURTH submittal: August 21, 2020; City Council adopted: [Add adoption date].
  - b. Page 25, Table 3, Trees: Trees in streetscape landscape areas along Baseline Road shall be minimum 50 percent 2-inch caliper, 25 percent 3-inch caliper, and 25 percent 4-inch caliper.
  - c. PAGE 17, TABLE 2: DEVELOPMENT STANDARDS, MINIMUM OPEN SPACE: RESIDENTIAL USES IN DEVELOPMENT SUB-AREA 2 AND 3 SHALL HAVE A MINIMUM OF 15 PERCENT OPEN SPACE.
  - D. PAGE 14, DEVELOPMENT SUB-AREA 2 LAND USES: REVISE FORMATTING TO REFLECT COMMUNITY GARDEN BEING A STANDALONE PERMITTED USE.
  - E. PAGES 72 THROUGH 78: APPENDIX K, PERIMETER DESIGN CORRIDOR SUPPLEMENT TO THE PUD NARRATIVE: THIS EXHIBIT SHALL BE REPLACED WITH THE PERIMETER DESIGN CORRIDOR SUPPLEMENT DATED SEPTEMBER 2020.
2. The developer shall dedicate right-of-way and construct one bus stop pad along westbound Baseline Road west of the 59th Avenue alignment. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 59th Avenue and Baseline Road according to City of Phoenix Standard Detail P1258.
3. The developer shall dedicate right-of-way and construct one bus stop pad along southbound 59th Avenue south of the Carson Road alignment. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet. The final bus stop pad placement to be approved by the Public Transit Department.
4. The developer shall dedicate right-of-way and construct one bus stop pad along southbound 59th Avenue south of the Vineyard Road alignment. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1262 with a minimum depth of 10 feet. The final bus stop pad placement to be approved by the Public Transit Department.

5. The developer shall dedicate minimum 80-foot right-of-way for the west half of 59th Avenue tapering to the north, as approved by the Street Transportation Department.
6. The developer is fully responsible for any relocation or modification of the traffic signal at 59th Avenue and Baseline Road.
7. Existing irrigation facilities along any existing or proposed right-of-way are to be undergrounded and/or relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish appropriate process to relocate facility. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.
8. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
9. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
10. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
11. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
13. DEVELOPER SHALL PROVIDE NOTICE TO THE CHAIR OF THE LAVEEN VILLAGE PLANNING COMMITTEE UPON SUBMITTAL OF A PRELIMINARY SITE PLAN APPLICATION TO THE PLANNING AND DEVELOPMENT DEPARTMENT FOR EACH INDIVIDUAL DEVELOPMENT PROJECT. THE NOTICE SHALL INCLUDE A COPY OF THE PRELIMINARY SITE PLAN SUBMITTAL AND THE DATE AND TIME OF THE PRELIMINARY SITE PLAN PUBLIC REVIEW MEETING WITH PLANNING AND DEVELOPMENT DEPARTMENT STAFF.

14. CONCURRENT WITH THE DEVELOPMENT OF THE FIRST INDIVIDUAL DEVELOPMENT PROJECT WITHIN A DEVELOPMENT SUB-AREA, ALL REQUIRED STREETScape ZONE PERIMETER SETBACK LANDSCAPING FOR THE ENTIRE DEVELOPMENT-SUB-AREA MUST BE INSTALLED.

Attachments:

Perimeter Design Corridor Supplement to the PUD Narrative (September 2020)