



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-44-18-6** **(Hospice of the Valley Campus PUD)** January 2, 2019

Camelback East Village Planning Committee Meeting Date:	January 8, 2019
Planning Commission Date:	February 7, 2019
Request From:	R1-10 (3.56 acres)
Request To:	PUD (3.56 acres)
Proposed Use:	Planned Unit Development to allow a mix of uses including dementia care and education facility, adult day care and hospice.
Location:	Southeast corner of 44th Street and Indianola Avenue
Owner:	Hospice of the Valley
Applicant:	Dennis M. Newcombe, Beus Gilbert, PLLC
Representative:	Paul E. Gilbert, Beus Gilbert, PLLC
Staff Recommendation:	Approval, subject to stipulations

The Street Transportation Department has provided updated comments related to the rezoning request. The department requested that the stipulation related to driveways be removed as the details pertaining to the number, width and location of driveways should be determined during the technical site plan review process.

Staff is supportive of the updated stipulations and recommends approval per the modified stipulations listed below.

Revised Stipulations

1. An updated Development Narrative for the Hospice of the Valley Campus 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 December 18, 2018, as modified by the following stipulations:

- a. Front Cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date]
- b. Page 4, Table of Contents: Update page numbers to match the PUD sections.
- c. Page 4, Exhibits: Modify Exhibit 10 to “Cross-Section along Indianola Avenue” and Exhibit 11 to “Proposed Building Height and Building and Landscape Setback Exhibit”.
- d. Page 11, 1st sentence, Revise as follows: “Clearly, even the proposed height is consistent and compatible with the single-family residential zoning districts....”.
- e. Page 16, Building Height, 2nd Paragraph, 2nd Sentence, Revise as follows: The result of this compatible lot coverage is the creation of greater openness...”.
- f. Page 16, Building Height, 2nd Paragraph, 4th Sentence: Delete.
- g. Page 17, The Landscape Design, 4th Paragraph, 1st Sentence: Modify as follows: An average 28-foot landscape setback...”
- h. Page 18, List of Uses: Add the following below 1.a): b) No residential dwelling units, as defined by Section 202 of the City of Phoenix Zoning Ordinance shall be permitted.
- i. Page 21, Development Standards, Building Setbacks: Modify to Exhibit K-11.
- j. Page 22, Add: Development Standards header at the top of the table.
- k. Page 22, Landscape Setbacks/Area and Building Height: Modify to Exhibit K-11.
- l. Page 22, Second Building Height Standard, Add “Maximum” in front of Building Height and change the maximum building height to 25-feet.
- m. Page 22, Lot Coverage, Delete: “Note: Calculations assume gross site area including Indianola Avenue”.
- n. Page 26, Design Guidelines, 2.c, Modify as follows: “Building facades shall not exceed 40 linear feet without architectural embellishments...”
- o. Page 26, Design Guidelines, Façade articulation standards, Add the following: “g. Second story windows shall be prohibited along the southern property line.

- p. Page 29, Sustainability, Add the following requirement: “6. Recycling collection areas shall be identified on the site plan at the time of the site plan review process. A minimum of two recycle containers to service the development shall be provided, as approved by the Planning and Development Department”.
 - q. Exhibit 8: Modify the North and South Building Setbacks for the R1-10 Subdivision column to the following: “3 or 10 feet”.
 - r. Exhibit 11: Add “Proposed Building Height and Building and Landscape Setback Exhibit” above the legend and increase the legend font size.
 - s. Add a lot coverage exhibit exhibiting the following:
 - 1. The primary building and the accessory structures square footage divided by the net lot area; provide calculation at the bottom of exhibit.
 - 2. Portions of the parking garage that are above 4 feet 6 inches from the natural grade square footage divided by the net lot area; provide calculations at the bottom of exhibit.Make a reference to the exhibit in the development standards table for lot coverage in the following manner: “* See Exhibit K-13 for lot coverage calculation standards”
- ~~2. Three 30-foot wide driveways shall be constructed along Indianola Avenue, as approved by the Planning and Development Department.~~
- ~~2.3.~~ 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.
- ~~3.4.~~ The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
- ~~4.5.~~ 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.