



City of Phoenix

Planning Department

Addendum A Staff Report Z-138-C-83-5

Village Planning Committee Meeting Date	December 8, 2009
Planning Commission Hearing Date	December 9, 2009
Request From:	R1-6 PCD (5.77 Acres), R-2 PCD (64.14 Acres), R1-8 PCD (54.69 Acres), R-3A PCD (11.65 Acres), R-2 PCD (11.42 Acres), C-1 PCD (2.20 Acres)
Request To:	PUD PCD (125.30 Acres), R-3A PCD (24.57 Acres) (Total 149.87 acres)
Proposed Use	A Major Amendment to a PCD to allow R-3A higher density residential and a Planned Unit Development (PUD) with a mix of uses to include Manufacturing, Retail, Office and Higher Density Residential uses that limits overall residential development to the existing cap of 1,868 dwelling units.
Location	Approximately 368 feet south of the southwest corner of 99th Avenue and Bethany Home Road Alignment
Owner	John F. Long Family Revocable Living Trust
Applicant/Representative	Stephen Anderson, Esq./Gammage & Burnham
Staff Recommendation	Approval, subject to stipulations

Reason for Addendum

This addendum replaces a stipulation from the existing DC Ranch PCD and adds specific DC Ranch (East) PCD stipulations that shall be carried over with this rezoning request. These PCD carry-over stipulations are a compilation of all existing stipulations for this portion of the PCD that still apply to the balance of the entire PCD.

Staff recommends approval of the rezoning request Z-138-C-83-5 with stipulations as modified by the removal of stipulation #13 and the addition of the following DC Ranch (East) PCD carry-over stipulations, as follows:

Revised Stipulations

1. That an updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped November 16, 2009, as modified by the following stipulations:
2. That the PUD shall be modified as follows:
 - a. Page 3, Development Sub-Areas: Change number of parcels from five to four.
 - b. Page 35, (q) Residential Multifamily: Combine the three types of multifamily residential projects (condominium, loft, apartment), renumber, and add the standards that apply to all three products to state that:
 - i. The aggregate development of residential multifamily uses including residential multifamily condominium, loft, and/or apartment uses shall not exceed the remaining 288 unit maximum, exclusive of resort, established for the DC Ranch Planned Community District.
 - ii. Development of residential multifamily uses shall not exceed a density of 20 dwellings units per gross acre.
 - iii. Development of multifamily residential uses shall incorporate a minimum improved open space area as follows:
 - (1). Residential Multifamily Apartment: 20% of the net site area.
 - (2). Residential Multifamily Condominium: 20% of the net site area.
 - (3). Residential Multifamily Loft: 10% of the net site area.
 - c. Signs
 - i. Page 59. Freeway Project Identification and Electronics; Sign Area shall be modified as follows:

- (1). Sign face shall not exceed 1200 square feet with the electronic portion of the sign limited to a maximum 672 square feet. There shall be a maximum of two (2) sign faces per structure. Sign face is not the same as sign area, which is detailed below.
 - (2). From sunset to 11:00 p.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of 342 nits.
 - (3). Signs shall be extinguished from 11:00 p.m. to sunrise.
- ii. Page 60. Project Landmark: Sign Area shall be modified as follows:
 - (1). From sunset to 11:00 p.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of 300 nits, and 10x38 sized electronic components of signs shall be dimmed to a maximum illumination of 342 nits.
 - (2). Signs shall be extinguished from 11:00 p.m. to sunrise.
- iii. Page 62. Electronic Message Panels; shall be modified as follows:
 - (1). Maximum brightness levels for electronic, digital, or video display signs shall not exceed 5000 nits, when measured from the sign's face at its maximum brightness, during daylight hours.
 - (2). Maximum brightness levels for electronic, digital, or video display signs from sunset to 11:00 p.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of 300 Nits, and 10x38 sized electronic components of signs shall be dimmed to a maximum illumination of 342 Nits.
- iv. Page 64. All Other Signs; shall be modified as follows:
 - (1). All signs not addressed or changed in this PUD shall refer back to the Phoenix Zoning Ordinance.
3. That in the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of that discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
4. That the property owner shall record documents that disclose the existence and operational characteristics of Glendale Municipal Airport 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.

5. That prior to issue of building permits for any structures, in excess of 48 ft in height, the developer shall file an FAA Form 7460-1 and receive a "No Hazard Determination" and provide proof of "No Hazard Determination" to the Development Services Department.
6. That a Notice to Purchasers shall be required for all purchasers of residential property within the PUD boundaries alerting them to the concentration of outdoor activities and manufacturing uses in the area and the noise generating nature of the area.
7. That a traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Development Services Department.
8. That 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 Development Services Department. All improvements shall comply with all ADA accessibility standards.

Stipulations to R-3A PCD

9. That the total number of residential units within the proposed R-3A parcel south of Missouri Avenue shall not exceed 443 units developed at a maximum density of 18 dwelling units per acre.
10. That all site plans and elevations for development within the R-3A parcel shall be administratively approved by the Planning Hearing Officer.

PCD Stipulations

11. That the total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
12. That the DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment, as approved by the Development Services Department.
13. ~~That all applicable conditions of the D.C. Ranch (East) PCD shall apply.~~

Z-16-03-5 (PHO 4/6/05):

13. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE SITE PLAN AND ELEVATIONS DATE STAMPED FEBRUARY 24, 2005, AS MAY

BE APPROVED AND MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT, SUBJECT TO HEIGHT WAIVER APPROVAL TO EXCEED 30 FEET. IN ADDITION:

- RAMADAS SHALL BE PROVIDED AT THE BARBEQUE AREAS WITHIN THE OPEN SPACE.
- A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING HEARING OFFICER FOR ADMINISTRATIVE APPROVAL PRIOR TO PRELIMINARY SITE PLAN APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT.
- GARAGE DOORS SHALL INCLUDE DESIGN ELEMENTS SUCH AS DECORATIVE WINDOWS.

14. THAT THE APPLICANT SHALL DEDICATE AN EASEMENT FOR A WELL SITE, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

Z-50-05-5:

15. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS AND SITE PLAN DATED MARCH 14, 2005 WITH SPECIFIC REGARD TO THE MIX OF RESIDENTIAL AND RETAIL USES, AS APPROVED OR MODIFIED BY THE DEVELOPMENT SERVICES DEPARTMENT.

16. THAT THE RETAIL COMPONENT SHALL HAVE A MINIMUM TENANT LEASABLE AREA OF 24,377 SQUARE FEET, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

17. THAT THE MAXIMUM ALLOWABLE BUILDING HEIGHTS SHALL BE 40 FEET, AS APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

18. THAT A LANDSCAPE PLAN BE ADMINISTRATIVELY APPROVED BY THE PLANNING HEARING OFFICER PRIOR TO DEVELOPMENT SERVICES DEPARTMENT PRELIMINARY SITE PLAN APPROVAL.

19. THAT THE APPLICANT SHALL COMPLETE AND SUBMIT THE DEVELOPER PROJECT INFORMATION FORM FOR THE MAG TRANSPORTATION IMPROVEMENT PROGRAM TO THE STREET TRANSPORTATION DEPARTMENT. THIS FORM IS A REQUIREMENT OF THE EPA TO MEET CLEAN AIR QUALITY REQUIREMENTS.

Writer

SR

JB

12/8/09