



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**ADDENDUM-A**  
**Staff Report Z-62-13-7**  
March 5, 2014

<b>Estrella Village Planning Committee Meeting Date</b>	March 18, 2014
<b>Planning Commission Hearing Date</b>	May 13, 2014
<b>Request From:</b>	C-2 (77.15 Acres) RE-35 (10.23 Acres) RE-35 (Approved R-2) (40.84 Acres)
<b>Request To:</b>	A-1 (74.52 Acres) CP/GCP (53.70 Acres)
<b>Proposed Use</b>	Commercial and Industrial Uses
<b>Location</b>	Approximately 700 feet west of the southwest corner of 59th Avenue and Lower Buckeye Road
<b>Owner</b>	Newport Groups 22 and 37 LLC
<b>Applicant/Representative</b>	Michael J. Curley, Earl, Curley and Lagarde PC
<b>Staff Recommendation</b>	Approval, subject to stipulations

This addendum is to revise the rezoning request for a portion of the subject parcel that is located west of the future Loop 202 freeway alignment. The applicant has requested to rezone these 53.70 acres to Commerce Park/General Commerce Park after consultation with the Estrella Village Planning Committee at their February 18, 2014 meeting.

The applicant is not requesting to delete, modify or add any additional stipulations with this amendment/request. Staff is recommending deletion of Stipulation 7 as the Commerce Park/General Commerce Park zoning district provides appropriate building height limitations. All of the other 20 staff recommended stipulations of entitlement will remain and accompany this amendment/request. As such, staff has no concerns with the amendment and recommends approval, subject to the stipulations below.

The stipulations are as follows:

**Revised Stipulations**

1. The development shall be in general conformance with the site plan and landscape plans date stamped ~~December 16, 2014~~ FEBRUARY 27, 2014, as approved by the Planning and Development Department.

2. A minimum 75-foot landscape setback shall be provided along the west and south property lines and shall utilize the Commerce Park/General Commerce Park landscape standards for plant types, quantity and spacing, as approved by the Planning and Development Department.
3. A minimum 75-foot building setback shall be provided along the west and east property lines, as approved by the Planning and Development Department.
4. A minimum 125-foot building setback shall be provided along the south property line, as approved by the Planning and Development Department.
5. An eight-foot high decorative wall shall be constructed and set back a minimum of 75 feet from the west property line, as approved by the Planning and Development Department.
6. The perimeter walls adjacent to Lower Buckeye Road and 63rd Avenue shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
- ~~7. Building height shall be limited to a maximum of 48 feet within 100 feet of the west property line, as approved by the Planning and Development Department.~~
- ~~8.~~ 7. Building height shall be limited to a maximum of 48 feet within 150 feet of the south property line, as approved by the Planning and Development Department.
- ~~9.~~ 8. Outdoor storage shall not be permitted within 250 feet of the north, south and west property lines, as approved by the Planning and Development Department.
- ~~10.~~ 9. A one-foot non-vehicular access easement shall be provided along the west property line, as approved by the Planning and Development Department.
- ~~11.~~ 10. Right-of-way totaling 55 feet shall be dedicated for the south half of Lower Buckeye Road. Provide full improvements consisting of curb, gutter, sidewalk, curb ramps, streetlights, landscaping and incidentals for the length of the project.
- ~~12.~~ 11. Submit amended Traffic Impact Study Analysis updated to proposed development use. Additional improvements may be stipulated based upon study findings.

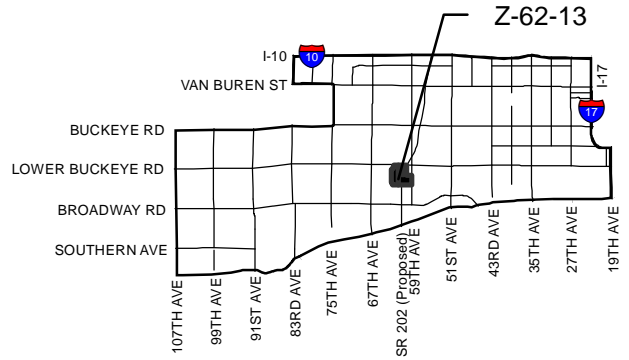
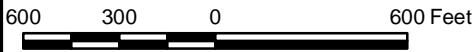
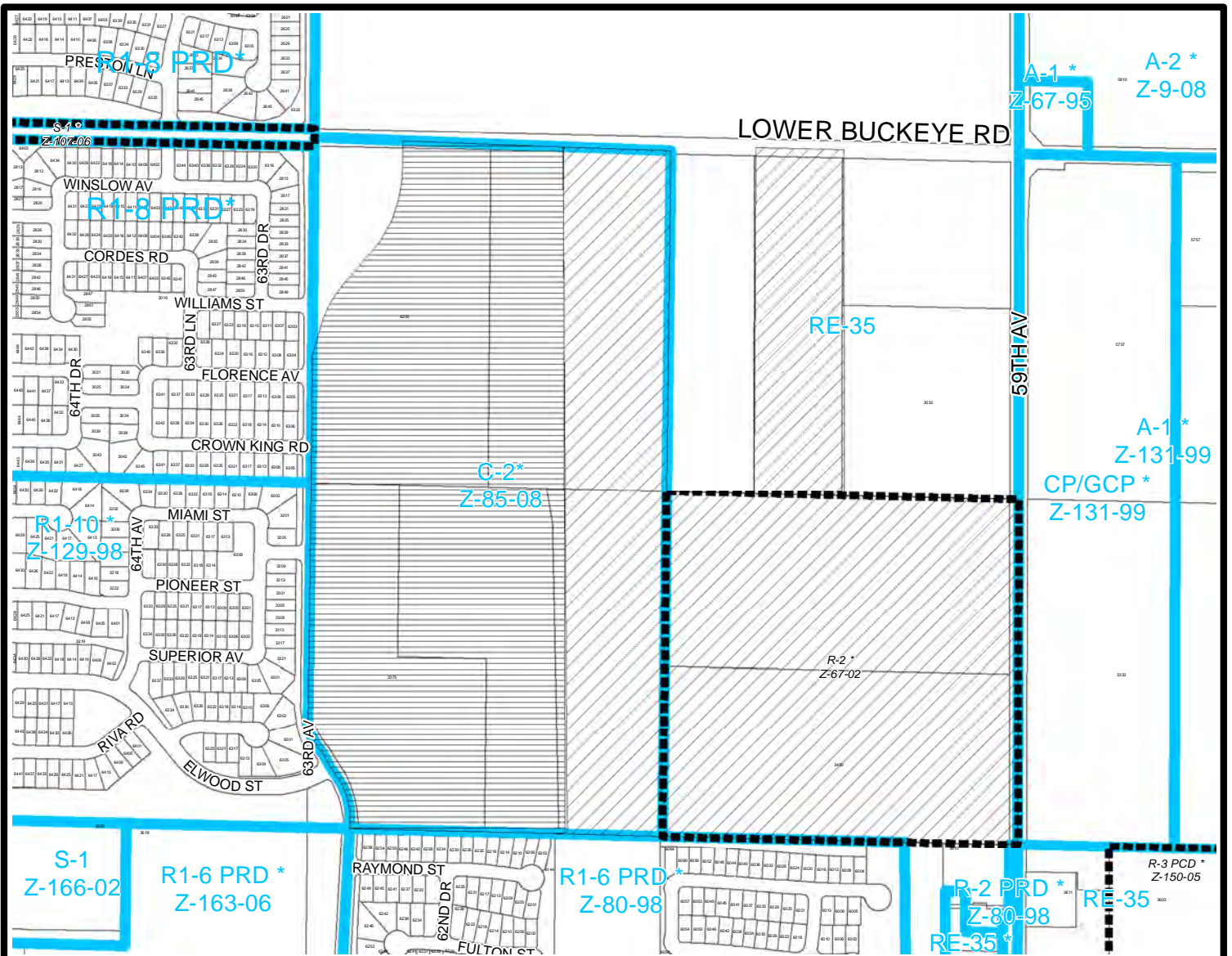
- ~~13-~~ 12. Right-of-way totaling 55 feet shall be dedicated for the west half of 59th Avenue. Provide curb, gutter, paving, sidewalk, curb ramps, streetlights, landscaping and incidentals for the length of the project.
- ~~14-~~ 13. Right-of-way totaling 50 feet shall be dedicated for the existing 63rd Avenue Alignment with a minimum 25-foot pavement section to service Williams Street. Provide curb, gutter, sidewalk, paving and incidentals for the length of the project.
- ~~15-~~ 14. Right-of-way totaling 60 feet shall be dedicated for the proposed 63rd Avenue from Florence Avenue to Lower Buckeye Road. Provide curb, gutter, paving, sidewalk, curb ramps, streetlights, landscaping and incidentals for the length of the project.
- ~~16-~~ 15. Right-of-way totaling 30 feet shall be dedicated for the east half of 63rd Avenue. Provide curb, gutter, paving, sidewalk, curb ramps, streetlights, landscaping and incidentals for the length of the project.
- ~~17-~~ 16. Contact Bruce Littleton (602-262-4690) for potential conduit and junction boxes at Lower Buckeye Road and 63rd Avenue for future traffic signal equipment for the intersection. Submittal will be made as a separate document that shows the entire intersection with existing conduit runs and junction boxes. The Developer will submit the approved plan to the Civil Plans Coordinator as part of the civil engineering plan set. All work related to the construction or reconstruction of the signal, conduit runs and junction box installation is the responsibility of the Developer.
- ~~18-~~ 17. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
- ~~19-~~ 18. Complete a Red Border Letter to notify ADOT of development adjacent to its freeway corridor and submit it to Alan Hilty in the Street Transportation Department 602-262-6193, with a copy to the Traffic Engineer and Civil Plans Reviewer
- ~~20-~~ 19. Provide underground street light circuits, poles and fixtures on all public streets in locations approved by the Street Transportation Department. Submit one copy of the approved site plan with three copies of the streetlight plans to the 2nd floor of City Hall to be routed to Street Lighting Section reviewer, Diane Gomez 602-262-7223.

- 24- 20. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, setback sidewalk, curb ramps, streetlights, landscape and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**Attachments**

Revised Sketch Map

Revised site plan date stamped February 27, 2014



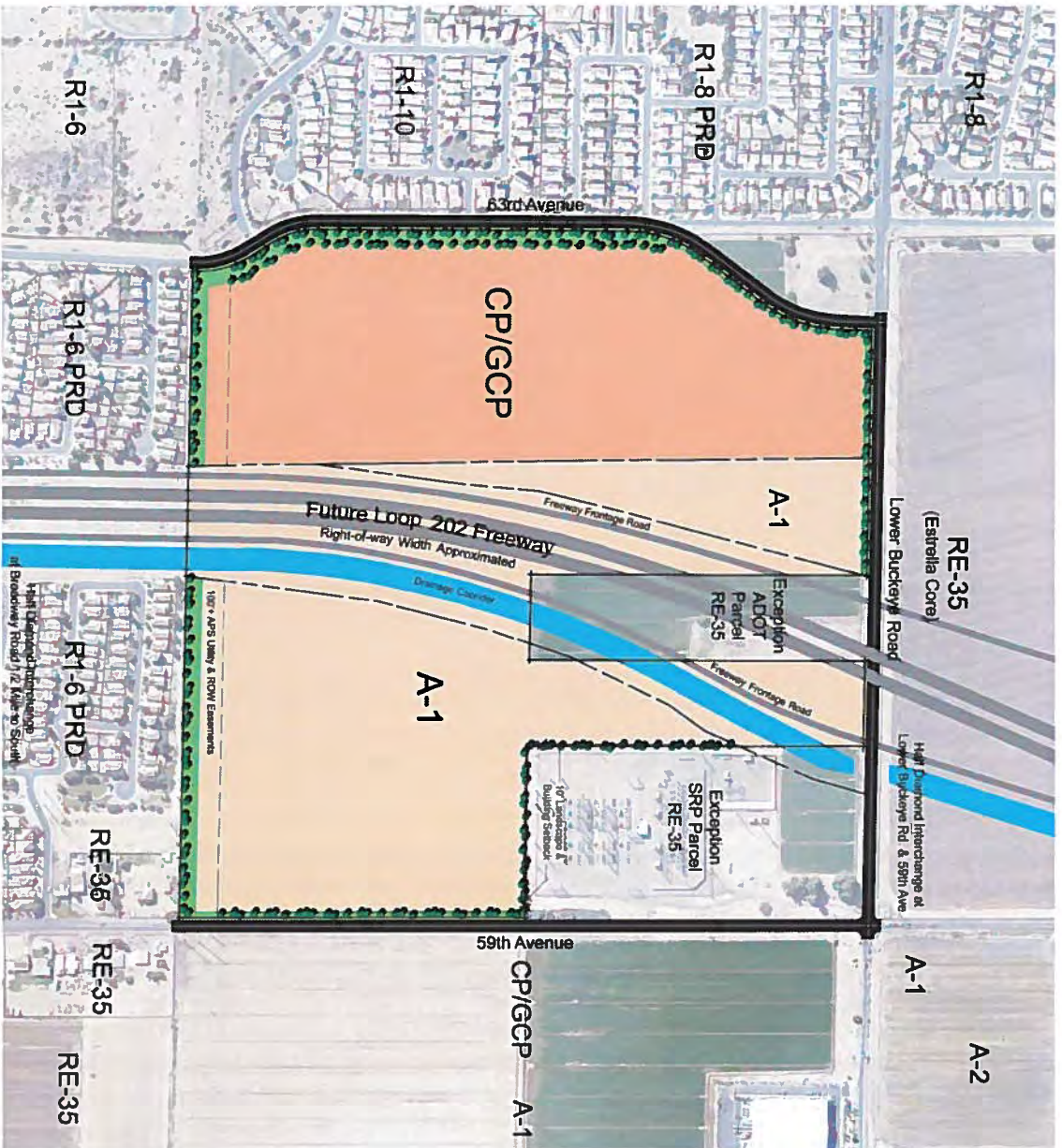
CITY OF PHOENIX PLANNING DEPARTMENT  
**ESTRELLA VILLAGE**  
 CITY COUNCIL DISTRICT: 7

APPLICANT'S NAME: <b>Michael J. Curley</b>	
APPLICATION NO. <b>Z-62-13</b>	DATE: <b>1/27/14</b>
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>128.22 Acres</b>	REVISION DATES: <b>2/28/14</b>
AERIAL PHOTO & QUARTER SEC. NO. <b>QS 6-14</b>	ZONING MAP <b>E-5</b>

<b>REQUESTED CHANGE:</b>	
FROM:	<b>C-2, (77.15 a.c.) RE-35, (10.23 a.c.) RE-35 (Approved R-2), (40.84 a.c.)</b>
TO:	<b>A-1, (74.52 a.c.) CP/GCP, (53.70 a.c.)</b>

<b>MULTIPLES PERMITTED</b>	<b>CONVENTIONAL OPTION</b>	<b>* UNITS P.R.D. OPTION</b>
<b>C-2, RE-35, RE-35 (R-2) A-1, CP/GCP</b>	<b>1118, 11, 45 (408) N/A, N/A</b>	<b>1342, 13, 54 (490) N/A, N/A</b>

\* Maximum Units Allowed with P.R.D. Bonus



**Plan Data:**

Project Area: 128.22 Gross Acres+/-

Existing Zoning:

C-2 77.04 Gross Acres+/-  
 RE-35 (R-2 Approved) 40.00 Gross Acres+/-  
 RE-35 11.18 Gross Acres+/-  
 Total: 128.22 Gross Acres+/-

Proposed Zoning:

CP/GCP 54.02 Gross Acres+/-  
 A-1 74.20 Gross Acres+/-  
 Total: 128.22 Gross Acres+/-

**Location Map:**



Applicant:  
 Earl Curley & Lagarde, P.C.  
 3101 N Central Ave., Suite 1000  
 Phoenix, Arizona 85012  
 602.555-0524

Prepared for:  
 Newport Group

Conceptual Site Plan for:

**Newport 129 Acres**

Phoenix, Arizona

Date: 2/26/2014

Approximate Scale



FEB 27 REC'D

PLANNING DEPT.  
 2nd fl. RECEPTION