



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

July 16, 2019

Stephen W. Anderson
Gammage and Burnham
2 North Central Avenue, 15th Floor
Phoenix, Arizona 85004

RE: Z-138-D-83-5 – Approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on July 3, 2019, considered a request for a Major amendment to the DC Ranch PCD to allow an amendment to the Aldea Centre PUD to allow a mix of uses including commercial, commerce park, and multifamily residential.

The City Council ratified application Z-138-D-83-5 as recommended by the Planning Commission for approval.

Stipulations:

1. 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 April 15, 2019, as modified by the following stipulations:
 - a. Update legal description in Appendix A to reflect boundary of current case.
 - b. Update all applicable exhibits throughout the narrative to address changes made since prior approval, including, but not limited to setbacks and street connections.
 - c. Pages 40-41, Loading Standards: Remove verbiage restricting construction of loading docks within 150 feet of a residential district or use for both manufacturing and wholesale uses.
 - d. Page 45, Canal Bank Landscaping: Update section to read "Canal Bank Standards."
 - e. Page 40, Omit the last sentence that reads, "Loading areas/docks shall not be constructed within 150 feet of an existing residential district or use."
 - f. Page 41, Omit the second to last bullet that reads, "Loading areas/docks shall not be constructed within 150 feet of an existing residential district or use."

- g. Page 47, Omit the last sentence in the first paragraph that reads, "What is not addressed here will default to 507 Tab A."
2. 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.
3. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property.
4. 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 Planning and Development Department.
5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning Development Departments for review and approval.
6. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 Waiver of Claims in a form approved by the City Attorney's Office. The Waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

PCD Stipulations

7. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
8. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment, as approved by the Planning and Development Department.

Sincerely,



Joshua Bednarek
Planning and Development Deputy Director

- c: John F. Long Rev. Tr. c/o Tim Wright, 1118 E. Missouri Ave., #A, Phoenix, AZ 85014
File
Tricia Gomes, PDD-Planning-Special Projects Administrator (Electronically)
Racelle Escolar, PDD-Planning-Planner III (Electronically)
Samantha Keating, PDD-Planning-Principal Planner (Electronically)
Ben Kim, PDD-GIS (Electronically)
Craig Mavis, PDD-Development (Electronically)
Penny Parrella, City Council (Electronically)