

Attachment B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-36-19-6 (44 Camelback PUD) September 20, 2018

Camelback East [Village Planning Committee](#) Meeting Date October 1, 2019

Planning Commission Hearing Date November 7, 2019

Request From: [C-O](#) (17.72 acres)

Request To: [PUD](#) (17.72 acres)

Proposed Use Planned Unit Development to allow a mixed-use development.

Location Northwest corner of 44th Street and Camelback Road

Owner Camel Square, LLC

Applicant/Representative Ed Bull, Burch & Cracchiolo

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial and Residential 2 to 3.5 dwelling units per acre	
Street Map Classification	44th Street	Major Arterial	50-foot west half street
	Camelback Road	Arterial	40 to 55-foot north half street
	Medlock Drive	Local	25-foot east half street
CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.			
The development proposes a mix of heights with the land use areas with the maximum height located at the intersection of two arterial streets, adjacent to commercial uses on the east and west, and within a major employment corridor.			
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.			

The proposal includes development standards that require detached sidewalks along the arterial street frontages, increased planting standards and double rows of trees along the northeastern perimeter of the site. The PUD also requires that a minimum of 75 percent of public sidewalks be shaded.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

The PUD contains numerous design guidelines that provide enhanced architectural style including four-sided architecture, multiple building materials and colors as well as provisions for outdoor amenities. Further, the PUD contains standards that require enhanced planting and increased setbacks along the property lines adjacent to single-family homes.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; EMPLOYERS (JOB CREATION); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers

The subject site is located within an identified Employment Corridor with nearby access to an executive and professional workforce. The proposal will generate jobs, subject to the development of new office buildings. The Employment Center profile provided by the Community and Economic Development Department identifies the area as a location for premier office, high-end retail and hotel development serving the community.

CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

The proposed PUD narrative requires that bicycle parking spaces be provided for residents, guests and employees. The project will support tenants, employers and visitors who use all modes of transportation to get to work, seek entertainment or utilize nearby outdoor activities.

Area Plans, Overlay Districts, and Initiatives

[Camelback Corridor Major Employment Center](#) – See Background Item No. 5.

[44th Street Corridor Specific Plan](#) – See Background Item No. 8.

[Tree and Shade Master Plan](#) – See Background Item No. 9.

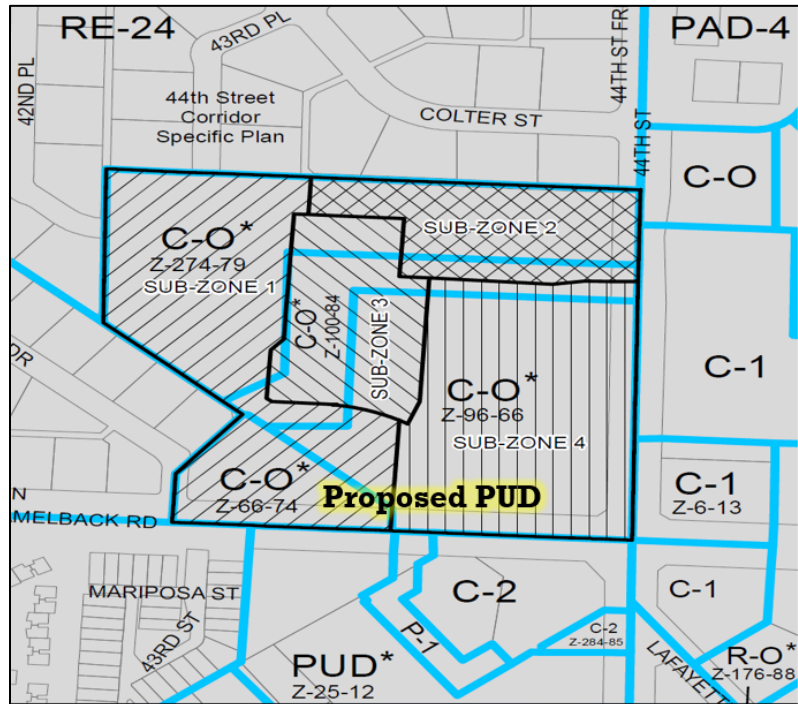
[Complete Streets Guiding Principles](#) – See Background Item No. 10.

[Reimagine Phoenix](#) – See Background Item No. 11.

Background/Issues/Analysis

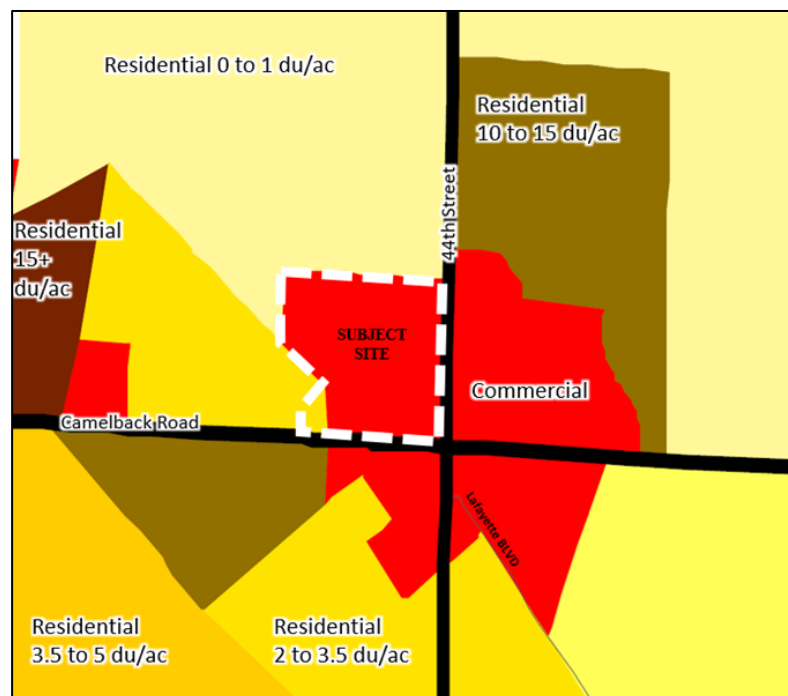
SUBJECT SITE

1. This request is to rezone an approximately 17.72-acre site located at the northwest corner of 44th Street and Camelback Road from C-O (Commercial Office District-Restricted Commercial) to PUD (Planned Unit Development) to allow a mixed-use development.



Source: City of Phoenix Planning and Development Department

2. The General Plan Land Use Map designation for the majority of the subject site is Commercial and Residential 2 to 3.5 dwelling units per acre. The proposal is consistent with the Commercial designation and is not consistent with the residential designation; however, an amendment is not required as the residential designation area is less than 10 acres. The surrounding General Plan Land Use Map designations are as follows:



Source: City of Phoenix Planning and Development Department

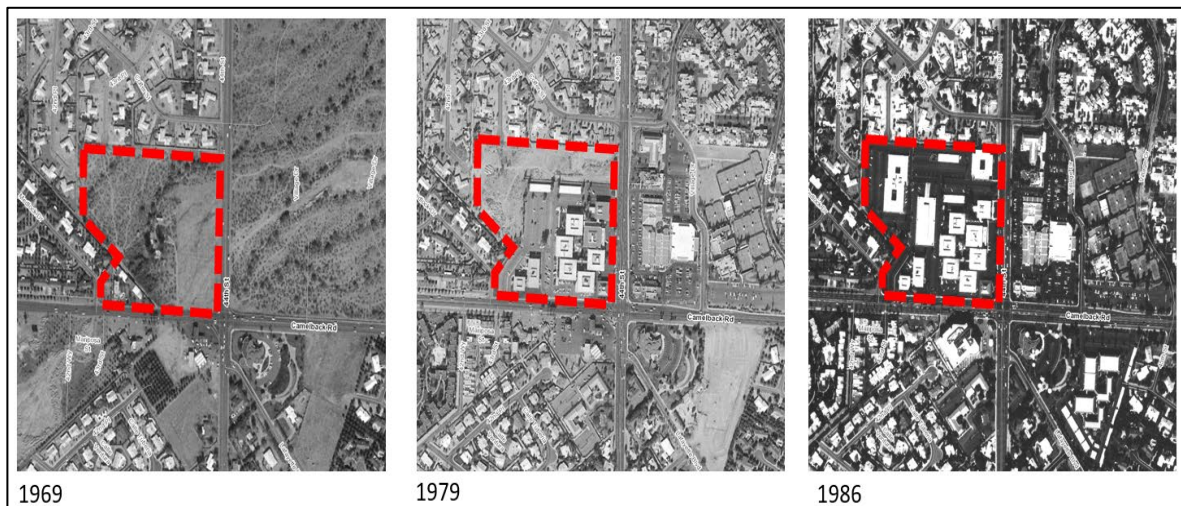
North: Residential 0 to 1 dwelling units per acre.

South: Commercial and Residential 10 to 15 dwelling units per acre.

East: Commercial.

West: Residential 0 to 1 dwelling units per acre and Residential 2 to 3.5 dwelling units per acre.

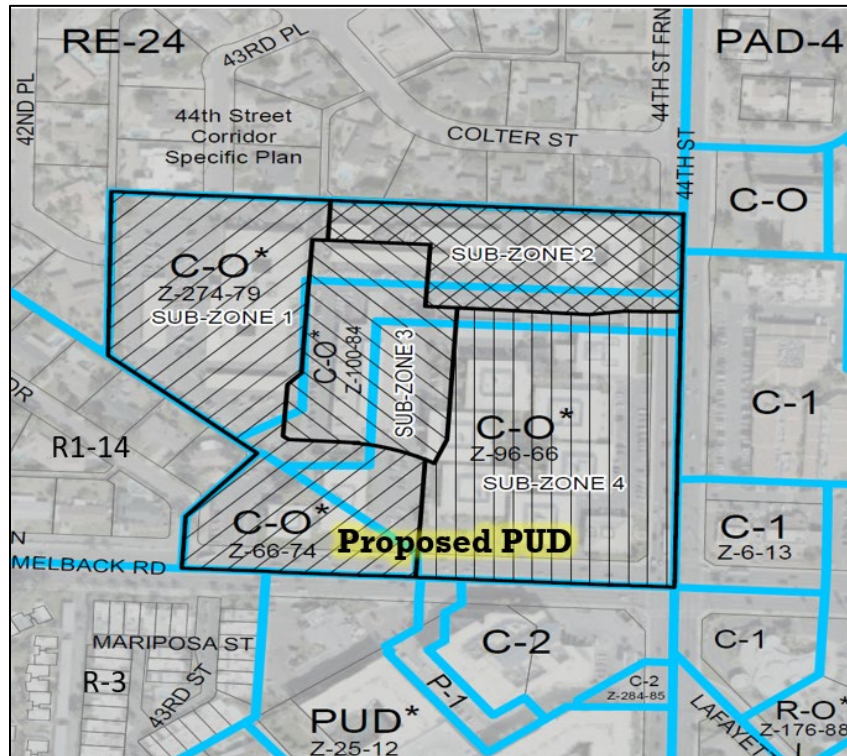
- The subject site consists of one parcel that is under the ownership of Camel Square, LLC and is improved with office buildings. The subject site was annexed into the City of Phoenix on November 2, 1961. At that time the subject site was mostly vacant with surrounding single-family lots. The subject site was developed by 1986 as demonstrated by Maricopa County historical aerials. The property was rezoned to C-O piece by piece through four different zoning actions, Rezoning Case Nos. Z-96-66, Z-66-74, Z-274-79 and Z-100-84. Because various portions of the property were rezoned at different times, each case had a distinct set of stipulations which caused difficulties in developing or redeveloping the property as a whole. Therefore, there were several Planning Hearing Officer stipulation modification requests to add or delete stipulations. The most recent PHO request was submitted in 2010 and included each zoning case on the subject site to allow the redevelopment of the site under a comprehensive set of stipulations. Phoenix City Council approved the PHO request in November 2011 subject to Commercial C-O/M-O (Commercial Office District- Restricted Commercial/Major Office) standards and additional conditions that addressed development standards, dedications and public review of building elevations, site plan and landscape plan.



Source: Maricopa County Historical Aerials

EXISTING CONDITIONS & SURROUNDING ZONING

- The subject site is currently occupied by office buildings zoned C-O (Commercial Office District-Restricted Commercial).



Source: City of Phoenix Planning and Development Department

NORTH

North of the subject site are single-family residential homes zoned RE-24 (Residential Estate District – One-Family Residence).

SOUTH

South of the subject site, across Camelback Road, is an office building zoned C-2 (Intermediate Commercial District) and P-1 (Parking District), restaurant and multi-family zoned PUD (Planned Unit Development) and multifamily zoned R-3 (Multifamily Residence District).

EAST

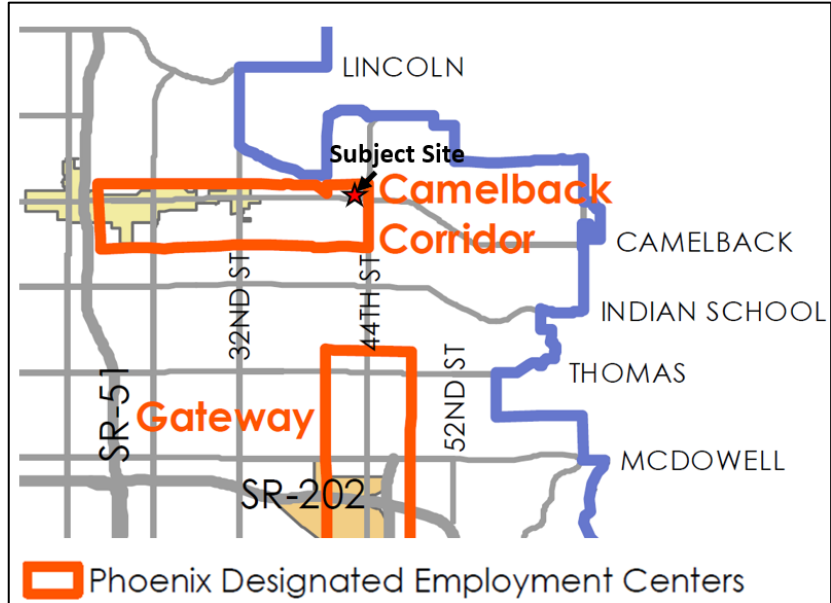
East of the subject site, across 44th Street, is a commercial center zoned C-1 (Neighborhood Retail District) and a bank zoned C-O (Commercial Office District-Restricted Commercial).

WEST

West of the subject site are single-family residential homes zoned RE-24 (Residential Estate District – One-Family Residence), and R1-14 (Residential District-One Family Residence).

CAMELBACK CORRIDOR MAJOR EMPLOYMENT CENTER

5. The subject site falls within the boundaries of the Camelback Corridor Employment Center identified by City of Phoenix. The Camelback Biltmore profile provided by the Community and Economic Development Department states that the Biltmore area hosts a dynamic mix of premier office, high-end retail and hotel developments that serve as the focal point for business and entertainment activity. In addition, the area has access to a large executive and professional workforce. The proposal for a mixed-use development, which includes a hotel and Class A office space will support and add to the nearby professional workforce.



Source: City of Phoenix Planning and Development Department

PROPOSAL

6. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped September 9, 2019. The PUD would allow the development of a mixed-use project. The comparative zoning district utilized in this staff report is C-O/M-O (Commercial Office District - Restricted Commercial/Major Office Option). The C-O/M-O zoning district was used because the most recent PHO request stipulated adherence to the C-O/M-O development option with additional stipulations. These additional development stipulations are also included in the comparison.



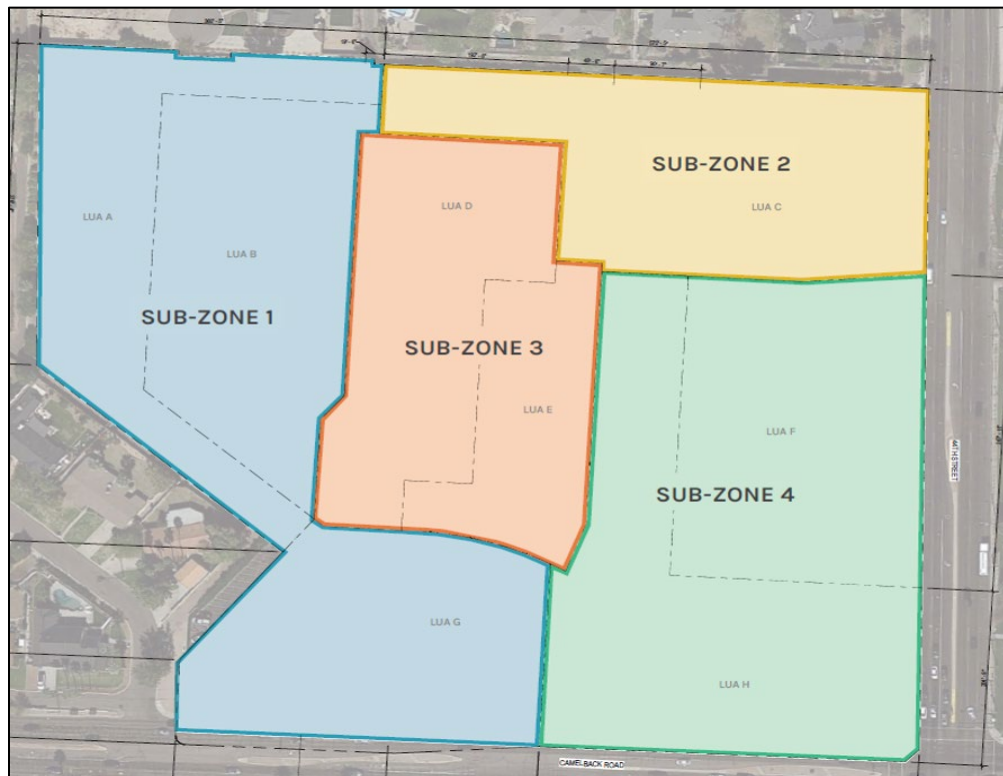
Conceptual Site Plan

Source: SmithGroup

a. Land Use Plan

The PUD proposes a land use plan that is governed by Sub-Zones 1-4. Within each subzone are Land Use Areas A-H. The development standards govern the entire PUD area with exception of height restrictions which are specific to each Land Use Area. The size and dimension of each Land Use Area (LUA) can be found in Exhibit 6, Plan No. G-108 of the PUD narrative. The proposal includes office, hotel, retail, a self-service storage facility and a private health recreation facility with landscape buffers along the northern and western property lines and concentrated intensity at the intersection. The PUD permits administrative modification to each LUA by a maximum of 25 percent from the established dimensions. To ensure that appropriate buffers and protections are in place along the western property line,

staff has requested that LUA B be restricted to the northern, southern and western dimensions identified in Site Land Use Area Plan (Exhibit 6 – G-108), Exhibit G-108 be updated to identify that LUAs cannot cross into adjacent Sub-Zones they are currently not located within. This is addressed in Stipulation Nos. 1.c and 1.j.



Sub-Zone and Land Use Plan
Source: SmithGroup

b. Permitted Land Uses

The PUD limits the permitted land uses within specified LUAs. The identified uses permitted within each LUA are identified in the land use matrix. Generally, the PUD proposes the following uses: parking and landscape buffers in LUA A; professional office, retail sales and self-service storage in LUA B; private health recreation facility in LUA C; office and retail sales in LUA D; office, retail, health recreation facility, personal services, restaurant and cocktail lounge in LUA E; health recreation facility, hotel, multifamily for a maximum of 20 dwelling units, and personal services in LUA F; office uses, health recreation facility and retail sales in LUA G; office, cocktail lounge, health recreation facility, personal services, and retail sales in LUA H. The PUD also prohibits certain uses that include but are not limited to the following: adult uses, retail sales of automobile parts, car wash, garage repair, hospital, and public utility service yards.

Accessory uses are permitted in conformance with existing Zoning Ordinance regulations as defined in Section 202 of the Phoenix Zoning Ordinance.

Temporary uses are permitted in conformance with existing Zoning Ordinance regulations as specified in Section 708 of the Phoenix Zoning Ordinance.

c. Development Standards

Building Height

The PUD proposes maximum building heights within each LUA. The proposed maximum building heights are as follows:

LUA A: 0 feet maximum except for 15 feet maximum for parking canopies

LUA B: 28 feet maximum

LUA C: 36 feet maximum

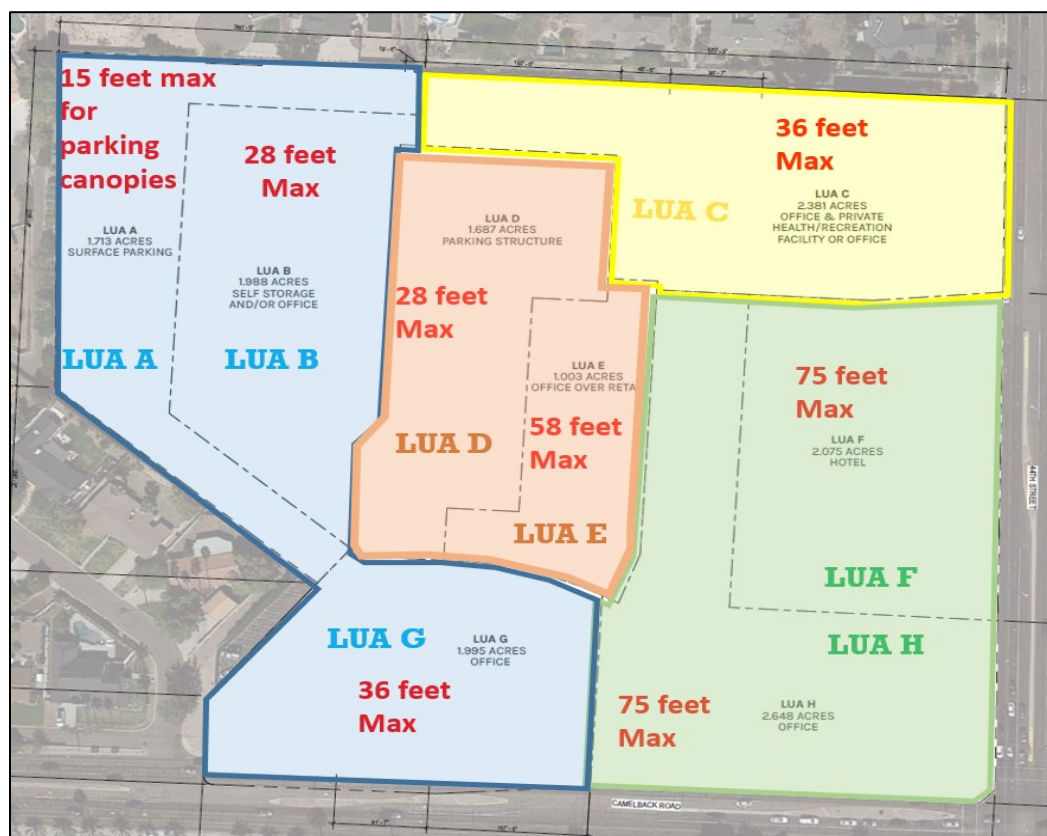
LUA D: 28 feet maximum and an additional 12-feet for shade or solar panels.

LUA E: 58 feet maximum

LUA F: 75 feet maximum, minimum 220-foot setback form northern property line

LUA G: 36 feet maximum

LUA H: 75 feet maximum



Proposed Maximum Heights; Source: SmithGroup, annotations by City of Phoenix Planning and Development Department

The proposed heights, with exception of the 75-foot height in LUAs F and H, are comparable to or more restrictive than the C-O/M-O zoning district. The C-O/M-O district permits a maximum height of 56 feet adjacent to non-residential districts. When adjacent to a residential district, there is a step back standard that limits the

height to a minimum 25 feet within 75 feet of a single-family residential zoning district property line. In addition, height may increase by an additional 1 foot for every three feet of setback to a maximum height of four stories not to exceed 56 feet. The most recent PHO request stipulated the following height standards:

- Maximum height of 16 feet within 75 feet of a single-family residential zoning district property line.
- Maximum height of 25 feet between 75 feet to 100 feet of a single-family residential zoning district property line.
- Maximum height of 4 stories and 56 feet provided that 4 feet of setback be provided for each additional 1 foot in height measured from the 100-foot setback where the starting height is 31.25 feet.

As a result, the setback for a 56-foot building would be 200 feet from the northern and western property lines. In addition, it was stipulated that buildings with the boundaries of Rezoning Case No. Z-274-79 (northeastern end) be limited to 36 feet and buildings within the boundaries of Rezoning Case No. Z-66-74 (southwestern end) be limited to 36 feet in height.

As proposed in the PUD, the closest buildings from the western property line would be setback approximately 130 feet to achieve a maximum height of 28 feet in the northwestern portion of the property end and 36 feet in height at the southwestern portion. These setback restrictions are more restrictive than the C-O/M-O standards and the PHO stipulated standards. The PUD proposes the northeastern building in LUA C be limited to 36 feet within approximately 82 feet from the northern property line. This standard is identical to the PHO stipulated requirement of 36 feet maximum within the boundaries of Rezoning Case No. Z-274-79. Staff is recommending that the height standard in LUA E be reduced



Previous Zoning Cases
Source: City of Phoenix Planning and Development Department

82 feet from the northern property line. This standard is identical to the PHO stipulated requirement of 36 feet maximum within the boundaries of Rezoning Case No. Z-274-79. Staff is recommending that the height standard in LUA E be reduced

to a maximum building height of 56 feet in order to minimize heights in excess of 56 feet and concentrate the additional height at the intersection. This is addressed in Stipulation Nos. 1.b. and 1.e.

Per the proposed PUD standards, the maximum building height of 75 feet is concentrated along two arterial street and only permitted in LUAs F and H. The restriction of the maximum building height to these two LUAs creates a minimum building setback of 220 feet from the single-family zoning to the north and a 379-foot setback from the single-family zoning to the west for buildings higher than 56-feet. The northern and western boundaries include increased setbacks and all access is off arterial streets. In addition, the 75-foot buildings are located across multi-family, commercial uses and a 56-foot tall office building to the south.

Density

The PUD proposes a maximum of 20 dwelling units within the boundaries of LUA F and proposed as part of the hotel. This standard is less restrictive, as the C-O/M-O district does not permit residential dwelling units.

Building Setbacks

The proposed north building setback is a minimum of 60 feet for a single-story building and 75 feet for buildings that are two stories and above. This standard is more restrictive than the C-O/M-O district which would permit a setback of 10 feet. The most recent PHO request stipulated a minimum setback of 20 feet. The standard proposed in the PUD is more restrictive. Staff is requesting the northern setback along Sub-Zone 2 be modified to address height versus stories to restrict a maximum of 1-story and 20 feet in height a minimum of 60-feet from the property line (exclusive of maximum 15-foot tall parking canopies) and a maximum height of 36 feet beyond a 70-foot setback from the northern property line. This is addressed in Stipulation No. 1.f.

The proposed south building setback is a minimum of 20 feet. This standard is identical to the C-O/M-O zoning district and the most recent PHO stipulation which also requires a minimum 20-foot setback along Camelback Road.

The proposed east building setback is a minimum of 20 feet. This standard is identical to the C-O/M-O zoning district standards and the most recent PHO stipulation which also requires a 20-foot setback along 44th Street. The proposed west building setback is a minimum of 75 feet. This standard is more restrictive than the C-O/M-O zoning district standard which would permit an interior setback of 10 feet. The C-O/M-O district also permits 28-foot tall building within 84 feet from the western property line adjacent to single-family zoning and 36-foot tall buildings within 108 feet to the western property line adjacent to the single-family zoning district line. The PUD will require buildings to be located approximately 130 feet from the western property line, within LUAs B and G. The PUD is more restrictive than the most recent PHO approval regarding the northwestern building which permitted approximately 30-foot tall buildings at a 100-foot setback. The PUD

standard is identical to the most recent PHO approval regarding the southwestern building which permitted 36-foot tall buildings.

Lot Coverage

The PUD proposes a maximum lot coverage of 45 percent for the primary structures, and a maximum lot coverage of 15 percent for shade canopies and solar devices. This standard is less restrictive than the C-O/M-O zoning district standards and the most recently approved PHO stipulation which permitted a maximum lot coverage of 50 percent for both attached and detached structures. Although the lot coverage is slightly larger than the C-O/M-O district would permit, the development proposes increased outdoor site amenity areas for a minimum of 15 percent of the site to mitigate impacts of increased lot coverage.

Landscape Standards

The proposed north, south, east and west landscape setbacks are a minimum of 20 feet. The north, south and west landscape setback is identical to the C-O/M-O ordinance standards and the most recent PHO stipulation.

Planting Standards

The C-O/M-O district is silent on planting standards. The City of Phoenix Design Review, Section 507. Tab A. has a presumption noting that 60 percent 2-inch caliper and 40 percent 1-inch caliper trees be provided as part of the landscape palette. The most recent PHO approval required a double row of 50 percent 3-inch and 50 percent 4-inch caliper trees placed 15 feet on center or in equivalent grouping along property lines adjacent to single-family zoning. The PUD requires a double row of trees along the northern property line of Sub-Zone two, with minimum 50 percent 2-inch caliper, minimum 25 percent 3-inch caliper and minimum 25 percent 4-inch caliper trees placed 15 feet on center or in equivalent groupings. The remainder of the northern property line and the western property line require one row of trees, minimum 50 percent 2-inch caliper, minimum 25 percent 3-inch caliper and minimum 25 percent 4-inch caliper placed 20-feet on center or in equivalent groupings. These standards are similar to the most recent PHO approval.

Based on the uses permitted, the C-2 zoning district would be most comparable development district regarding streetscape planting standards. The C-2 zoning district planting standards require minimum 50 percent 2-inch caliper, minimum 25 percent 3-inch caliper and minimum 25 percent 4-inch caliper trees. The PUD streetscape planting standards require minimum 50 percent 3-inch and 50 percent 4-inch caliper trees. The PUD streetscape planting standards exceed the C-2 zoning district planting standards.

Detached Sidewalks

The PUD includes requirements for detached sidewalks along the 44th Street and Camelback Road frontages with a minimum sidewalk width of 6 feet. In addition, a minimum 5-foot wide landscape strip located between the sidewalk and back of

curb is required with minimum 2-inch caliper trees planted 20 feet on center or in equivalent grouping in addition to the landscape planting standards.

Amenities

The PUD requires a minimum of three amenities which include but are not limited to the following: site furnishings, bollards, benches, shaded pedestrian walkways, shaded pedestrian gathering areas and trash/recycle bins for pedestrians.

Fences/Walls

The PUD proposes conformance with Section 703 of the Phoenix zoning ordinance with additional design guidelines addressing decorative materials, articulation, view fencing and screening of mechanical equipment.

Lighting

The PUD proposes conformance with Section 507 Tab A of the Phoenix Zoning Ordinance. Staff has also requested that the lighting meet Section 704. This is addressed in Stipulation No. 1.g.

Shading

The PUD includes a requirement that a minimum of 50 percent of private sidewalks, pedestrian pathways, and common amenity areas shall be shaded by landscaping, architectural features or projections, or other stand-alone structural shading devices. In addition, the PUD requires 75 percent shaded public sidewalks.

Parking

The PUD will conform with existing Zoning Ordinance parking standards of Section 702, except for the hotel use which requires 1.47 spaces per room. This is more restrictive than the 1 space per room required by the Zoning Ordinance. The PUD also requires that a minimum of 25 guest parking spaces be provided near high traffic areas, minimum 25 bicycle parking spaces for employees and a minimum of one parking space per residential unit be provided.

d. Design Guidelines

Architecture

The PUD contains a variety of design guidelines addressing building facades, which are intended to enhance the visual interest of the structures, mitigate the impact of building massing and height, and provide a high-quality design. Guidelines include a requirement for four-sided architecture and diversity in the use of building materials and color palette. Seventy-five percent glazing is required along the pedestrian level along the office and retail establishments in addition to landscaped entry plazas and wayfinding signage. Lastly, the PUD requires that the development meet design guidelines identified in Section 507 Tab. A of the Phoenix Zoning Ordinance.

e. **Signage**

The PUD proposes conformance with the Section 705 of the Phoenix Zoning Ordinance with the addition of temporary signage along street frontages. The subject site has an approved Camel Square comprehensive sign plan. An amendment to the comprehensive sign plan will need to be submitted to pursue signs visible from street frontages.

f. **Sustainability**

The Development Narrative proposes a variety of sustainability features to be enforced by the City including the provision of LED lighting, drought tolerant trees and bicycle parking. Staff has also requested the development provide recycling services, which is addressed in Stipulation 1.h.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

8. **44th Street Corridor Specific Plan**

The property is located within the boundaries of the 44th Street Corridor Specific Plan which was adopted in 1991. The Specific Plan is a non-regulatory policy document for approximately one quarter mile on each side of the 44th Street corridor extending from just north of Camelback Road, south to the Phoenix Sky Harbor Airport. The plan is vague about recommended future land uses for the corridor, stating, "In general, the land uses reflect existing conditions and previously approved development projects." The plan designates this site as Office. The PUD, in turn, offers a mixed-use development that includes office uses. In addition, the specific plan identifies creation of landscape buffers along 44th Street. The PUD offers development standards that require a detached sidewalk along 44th Street with a row of trees along each side of the sidewalk to improve the esthetic of the public-right-of-way and enhance the pedestrian experience, therefore reflecting the goals of the plan.

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. The proposal includes enhanced landscape planting standards along 44th Street and Camelback Road. Trees help to reduce the urban heat island effect and will provide thermal comfort for residents and guests.

10. **Complete Streets Guiding Principles**

In 2014, the Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. The proposal includes enhanced landscape planting standards along both street frontages and minimum 75 percent shade along public sidewalks.

11. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to

increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The PUD does not address recycling as part of the proposal. Staff is recommending that recycling services be provided on the site. This is addressed in Stipulation No. 1.e.

STIPULATED REVISIONS FOR THE PUD HEARING DRAFT

12. Stipulations not otherwise addressed in the staff report were formulated to address formatting and technical corrections to text and exhibits within the 44 Camelback PUD hearing draft dated September 9, 2019. Changes to the text include updating exhibits and rewording to provide clarification regarding the development proposal. All stipulations must be applied within 30 days of City Council final approval of the request.

COMMUNITY INPUT SUMMARY

13. At the time this staff report was written, staff received eight letters of support, twenty-five letters of opposition and 285 statements of support. The opposition referenced concerns of height and traffic.
14. The applicant is working with neighbors to address off-site landscape improvements and maintenance along Camelback Road and Medlock Drive.

INTERDEPARTMENTAL COMMENTS

15. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
16. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1765 L of the Flood Insurance Rate Maps (FIRM) dated July 31, 2015.
17. The Street Transportation Department has indicated that a 1-foot non-vehicular access easement along all parcel lines adjacent to single-family zoning, improvements and maintenance of landscape medians along Camelback Road and 44th Street, a sidewalk easement be dedicated for the full length of 44th Street and Camelback Road, right-of-way be deducted along Camelback Road, Traffic Impact Study be submitted and approved prior to preliminary site plan approval and that all streets be updated to meet current ADA guideline. There are addressed in Stipulation Nos. 2 through 7.

MISCELLANEOUS

24. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 8.
25. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with several General Plan policies and the Commercial General Plan Land Use Map designation.
2. The proposal includes several development standards and design guidelines that exceed conventional Zoning Ordinance standards.
3. The proposed development is supported in an employment corridor.
4. The proposal concentrates height and intensity at the intersection of two arterial streets while restricting the uses and height adjacent to single-family homes along the northern and western property lines.
5. The proposal promotes Class A office, hotel and entertainment uses within an identified City of Phoenix Employment Center.

Stipulations

1. An updated Development Narrative for the 44 Camelback 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 September 9, 2019, 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 9, 4th Paragraph, Sub-Zone 3: Modify maximum height to 56 feet.
 - c. Page 10, 3rd Paragraph: Add language reflecting the following:

- Identify that modification to Sub-Zones would require a major amendment.
 - Clarify that although LUA's can be modified by a maximum of 25%, they cannot extend into an adjacent Sub-Zone.
 - Restrict modifications to LUA B.
- d. Page 16, Add header to top of Land Use Table.
- e. Page 19, Development Standards, Maximum Building Height, LUA E: Modify building height to 56 feet maximum.
- f. Page 20, North Building Setback for Sub-Zone 2 shall be modified as follows:
North: Minimum 60-feet for Maximum 1-story, 20 feet in height (except for 15-Foot tall maximum parking canopies)
Maximum 36-feet in height beyond 70-foot setback
- g. Page 26, 6.a shall be modified as follows: "All lighting will be consistent with the standards of Section 704 of the Phoenix Zoning Ordinance."
- h. Page 32, Sustainability, Add the following requirement: "4. Recycling collection areas shall be identified on the site plan at the time of the site plan review process. Recycling containers to service the development shall be provided, as approved by the Planning and Development Department".
- i. Exhibit 3, G-104: Update identified setbacks "build to lines" numbers to provide greater clarity.
- j. Exhibit 6, G-108, update exhibit to identify the exception to not allow a change to Land Use Area B.
2. There shall be no access to 42nd Place and 43rd Place and the developer shall record a 1-foot non-vehicular access easement along all parcel lines adjacent to single-family zoning district or local street, as approved by the Planning and Development Department.
3. Development shall be responsible for the improvements and maintenance of the median islands on Camelback Road between 42nd Street and 44th Street.
4. A sidewalk easement shall be dedicated including the full width of all sidewalks along Camelback Road and 44th Street, as approved by the Planning and Development Department.
5. Right-of-way totaling 55 feet shall be dedicated for the north half of Camelback Road, as approved by the Planning and Development Department.

6. The developer shall submit a Traffic Impact Study (TIS) to the City for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City. Additional off-site improvements and right-of-way dedications may be required as identified in the approved traffic study. Development shall be responsible for the costs associated with these improvements and dedications.
7. 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.
8. 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.

Writer

Maja Brkovic

September 20, 2019

Team Leader

Samantha Keating

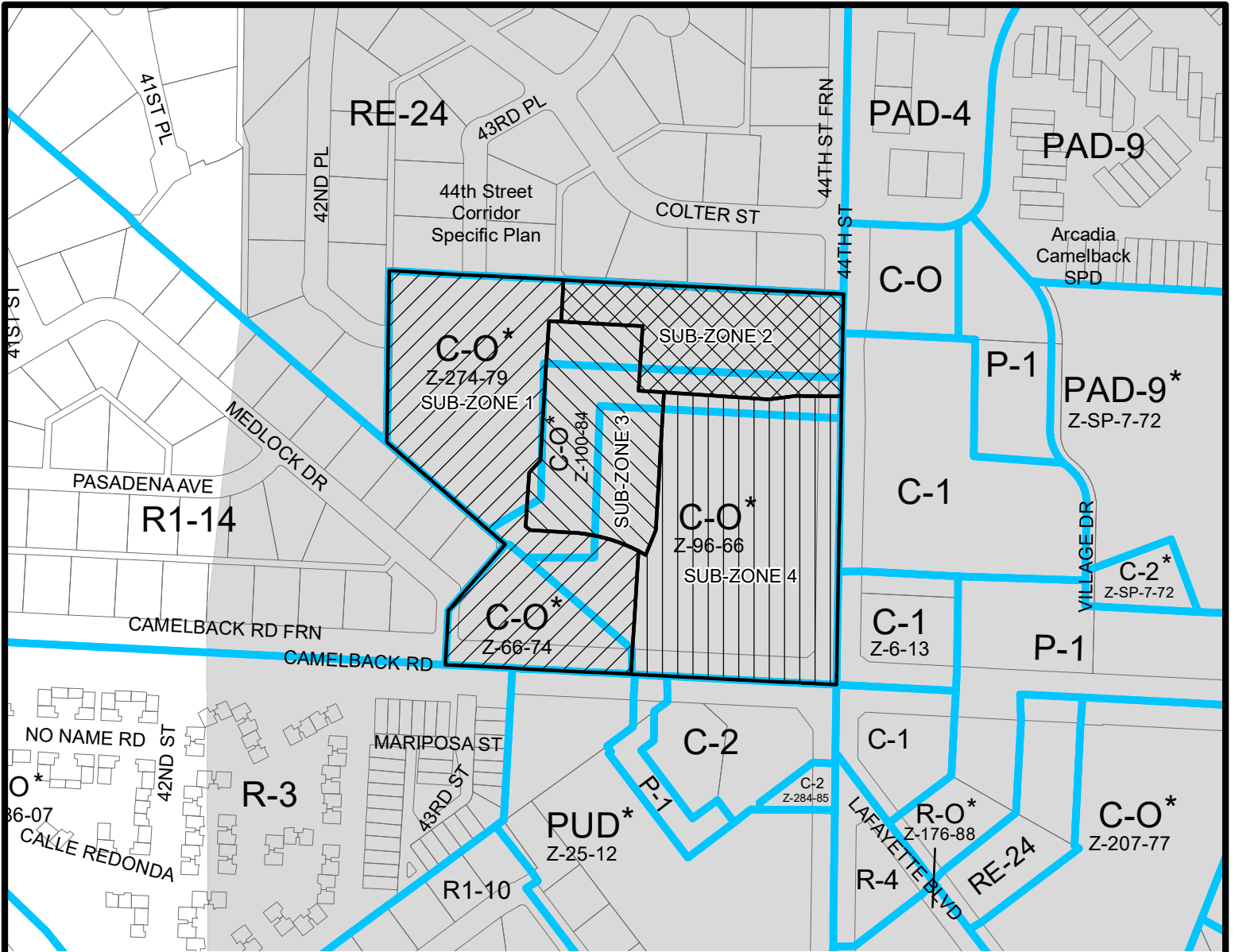
Exhibits

Sketch Map

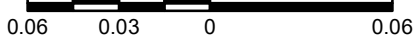
Aerial

Community Correspondence (258 pages) - [Available on online version linked below.](#)

[44 Camelback PUD](#) date stamped September 9, 2019



Miles

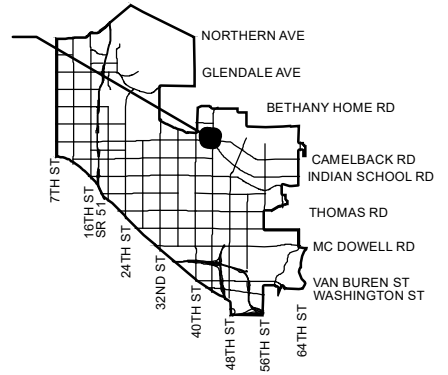


CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6

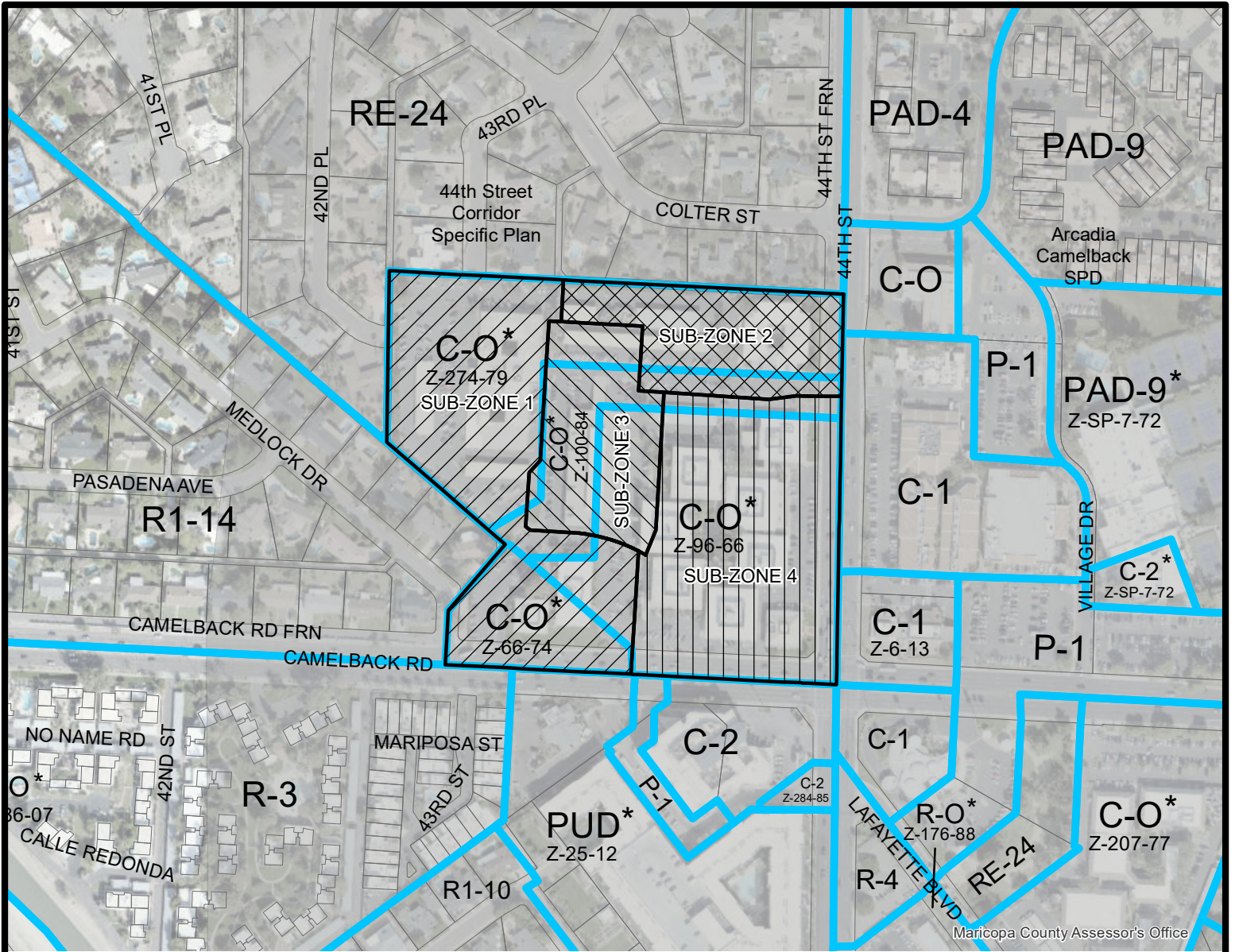


Z-36-19

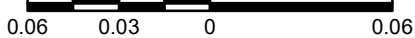


APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo		REQUESTED CHANGE: FROM: C-O (17.72 a.c.) TO: <ul style="list-style-type: none"> PUD (6.37 a.c.) Sub-Zone 1 PUD (2.72 a.c.) Sub-Zone 2 PUD (2.69 a.c.) Sub-Zone 3 PUD (5.94 a.c.) Sub-Zone 4 	
APPLICATION NO. Z-36-19 <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 17.72 Acres	DATE: 7/16/2019 <small>REVISION DATES:</small> 9/16/2019	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 19-37	<small>ZONING MAP</small> H-10
MULTIPLES PERMITTED C-O <small>PUD Sub-Zone 1, PUD Sub-Zone 2, PUD Sub-Zone 3, PUD Sub-Zone 4</small>	CONVENTIONAL OPTION N/A 0, 0, 0, 20		* UNITS P.R.D. OPTION N/A N/A, N/A, N/A, N/A

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



Miles

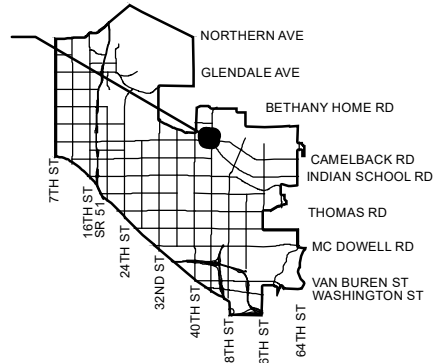


CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



Z-36-19



APPLICANT'S NAME: **Ed Bull, Burch & Cracchiolo**

APPLICATION NO. **Z-36-19**

DATE: **7/16/2019**
REVISION DATES:

9/16/2019

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.
17.72 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 19-37**
ZONING MAP **H-10**

REQUESTED CHANGE:

FROM: **C-O (17.72 a.c.)**

- PUD (6.37 a.c.) Sub-Zone 1**
- PUD (2.72 a.c.) Sub-Zone 2**
- PUD (2.69 a.c.) Sub-Zone 3**
- PUD (5.94 a.c.) Sub-Zone 4**

TO:

MULTIPLES PERMITTED
C-O
PUD Sub-Zone 1, PUD Sub-Zone 2,
PUD Sub-Zone 3, PUD Sub-Zone 4

CONVENTIONAL OPTION
N/A
0, 0, 0, 20

*** UNITS P.R.D. OPTION**
N/A
N/A, N/A, N/A, N/A

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