

PHOENIX CITY COUNCIL FORMAL AGENDA



Mayor Greg Stanton

Vice Mayor
District 4
Laura Pastor

District 1
Thelda Williams

District 2
Jim Waring

District 3
Debra Stark

District 5
Daniel Valenzuela

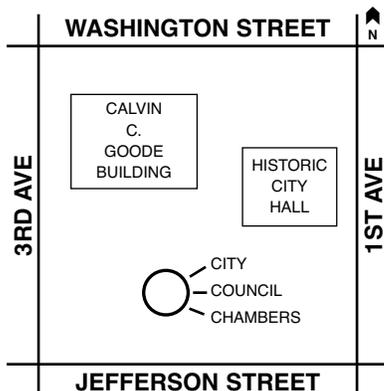
District 6
Sal DiCiccio

District 7
Michael Nowakowski

District 8
Kate Gallego

*Online agendas and
results available at
www.phoenix.gov*

City Council Chambers
200 W. Jefferson St.
Phoenix, AZ 85003



WELCOME!

Thank you for participating in the process of representative local government. We welcome your interest and hope you and your neighbors will often attend Phoenix City Council meetings. Democracy cannot endure without an informed and involved electorate.

Phoenix operates under a Council-Manager form of local government. Policy is set by the Mayor and Council, and the City Manager, who is appointed by the Council, directs staff to carry out the policies. This separation of policy-making and policy administration is considered the most economical and efficient form of city government.

FORMAL CITY COUNCIL MEETINGS

The Council generally holds formal meetings at 2:30 p.m. on Wednesdays to take official action on Ordinances, Resolutions, and other items on the agenda. Although the formal agenda is subject to change, all changes to the printed agenda will be available at least 24 hours prior to the meeting. Visit <https://www.phoenix.gov/cityclerk/publicmeetings> to view the agenda and meeting schedule.

The formal meeting may appear to proceed very quickly, with important decisions reached with little discussion. However, councilmembers receive the agenda the week prior to the meeting, giving them the opportunity to study every item and to ask questions of City staff members. If no additional information is presented at the meeting, action may be taken without discussion.

HOW CITIZENS CAN PARTICIPATE

The public may request to address the Council regarding an agenda item by submitting a yellow Request to Speak card at the meeting, or may submit a white card to state their support or opposition to an item for the record without speaking. Individuals should arrive and submit a card by the beginning of the meeting, before action is taken on the item. After action has been taken on an item, cards will not be accepted.

In addition, Citizen Comments are heard for up to 15 minutes at the start of the regular formal meeting and, if necessary, for up to 15 minutes (unless extended by the Chair) before adjournment or recess provided a quorum of the Council is present. Any member of the public will be given three minutes to address the Council on issues of interest or concern to them. Speakers will be called in the order in which requests to speak are received. As mandated by the Arizona Open Meeting Law, officials will not discuss matters raised during the Citizen Comment session, but may respond to personal criticism, and may direct staff to follow-up with the citizen.

If you have an individual concern involving the City, you are encouraged to contact your District councilmember at 602-262-7029 or the City Manager's Office at 602-262-4449. To reach the Mayor's Office, call 602-262-7111. We will do everything possible to be responsive to your individual requests.

REGISTERED LOBBYISTS

Individuals paid to lobby on behalf of persons or organizations other than themselves must register with the City Clerk prior to lobbying or within five business days thereafter and must re-register annually. If you have any questions about registration or whether or not you must register, visit <https://www.phoenix.gov/cityclerk/publicmeetings> or contact the City Clerk's Office at 602-256-3186.

ACCESSIBILITY

An assistive listening system is available in the Council Chambers for individuals with hearing loss. Obtain a headset unit at the entrance table in the Chambers. In addition, the City Clerk's Office will provide sign language interpreting services. Please call 602-256-3186 or Relay 7-1-1 as early as possible to coordinate needed arrangements.

Si necesita asistencia o traducción en español, favor de llamar lo mas pronto posible a la oficina de la Secretaría Municipal de Phoenix al 602-256-3186.

City of Phoenix Council members and district boundaries



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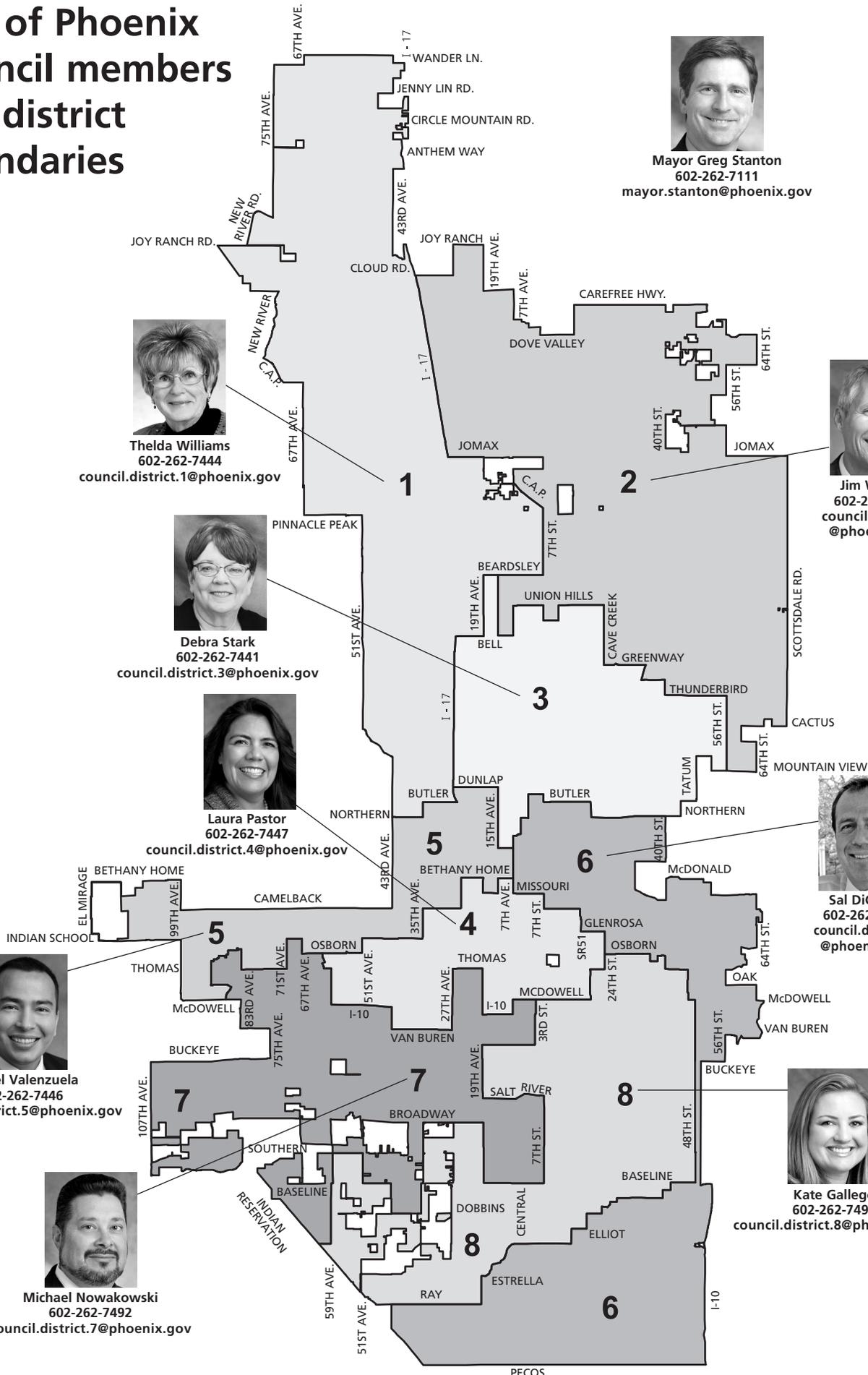
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Agenda

City Council Formal Meeting

Wednesday, October 4, 2017

2:30 PM

phoenix.gov

*****REVISED Oct. 3, 2017*****
Items Revised: 4 & 62; Item Added: 91

CALL TO ORDER AND ROLL CALL

CITIZEN COMMENTS

MINUTES OF MEETINGS

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- 2 (CONTINUED FROM SEPT. 20, 2017) - For Approval or Correction, the Minutes of the Formal Meeting on July 6, 2017 Page 14

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- 7 Liquor License - Smokehouse Bar & Grill District 3 - Page 31
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| 26 | O.P.E.N. America, Inc., doing business as OpenWorks |
| 27 | Tumbleweed Press, Inc. |
-

- 28 **Various Vendors for Window Treatments**
- 29 **Copper State Supply, Inc.**
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REPORTS FROM CITY MANAGER, COMMITTEES OR CITY OFFICIALS

CITIZEN COMMENTS

ADJOURN



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 10/4/2017, Item No. 1

(CONTINUED FROM SEPT. 20, 2017) - For Approval or Correction, the Minutes of the Formal Meeting on May 31, 2017

Summary

This item transmits the minutes of the Formal Council meeting of May 31, 2017 for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 10/4/2017, Item No. 2

(CONTINUED FROM SEPT. 20, 2017) - For Approval or Correction, the Minutes of the Formal Meeting on July 6, 2017

Summary

This item transmits the minutes of the Formal Council meeting of July 6, 2017 for review, correction and/or approval by the City Council.

The minutes are available for review in the City Clerk Department, 200 W. Washington St., 15th Floor.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 10/4/2017, Item No. 3

Mayor's Appointments to Boards and Commissions

Summary

This item transmits the Mayor's recommendations for appointments and reappointments to various city boards and commissions.

Responsible Department

This item is submitted by the Mayor's Office.



City of Phoenix

To: City Council **Date:** Oct. 4, 2017
From: Greg Stanton
Mayor
Subject: BOARDS AND COMMISSIONS

The purpose of this memo is to provide recommendations for appointments to the following Boards and Commissions:

Citizen's Transportation Commission

I recommend the following individuals for reappointment:

Gail Knight

Ms. Knight will serve a second full term beginning on Oct. 29, 2017 which will expire on Oct. 28, 2019.

David Martin

Mr. Martin will serve a second full term beginning on Oct. 29, 2017 which will expire on Oct. 28, 2019.

Jennifer Mellor

Ms. Mellor will serve a second full term beginning on Oct. 29, 2017 which will expire on Oct. 28, 2019.

Rick Naimark

Mr. Naimark will serve a second full term beginning on Oct. 29, 2017 which will expire on Oct. 28, 2019.

Phil Pangrazio

Mr. Pangrazio will serve a second full term beginning on Oct. 29, 2017 which will expire on Oct. 28, 2019.

Ed Pastor

Mr. Pastor will serve a second full term beginning on Oct. 29, 2017 which will expire on Oct. 28, 2019.

Quinn Tempest

Mrs. Tempest will serve a second full term beginning on Oct. 29, 2017 which will expire on Oct. 28, 2019.

Human Relations Commission

I recommend the following individuals for appointment:

Julianna Myers

Ms. Myers is a community educator and resident of District 6. She will fill a vacant seat, serving a full term which will expire on Oct. 4, 2020.

Brendan Mahoney

Mr. Mahoney will serve his second term, which will expire on June 30, 2020.

Karen Bayless Feldman

Ms. Bayless Feldman will serve her second term, which will expire on June 30, 2020.

Phoenix Arts and Culture Commission

I recommend the following individuals for appointment:

Shannon McBride

Ms. McBride is a resident of District 5 and runs an arts center in the 19 North neighborhood. She will serve a full term, which will expire on Sept. 30, 2020.

Patrick Murphy

Mr. Murphy is the theater manager at the Musical Instrument Museum in District 2. He will serve a full term, which will expire on Sept. 30, 2020.

Barbara Snyder

Ms. Snyder is the Phoenix Campus Director at the University of Phoenix and resides in District 3. She will serve a full term, which will expire on Sept. 30, 2020.

Phoenix Aviation Advisory Board

I recommend the following individual for appointment:

Karlene Keogh Parks

Ms. Keogh Parks is the Senior Vice President Employee Benefits at USI Insurance Services, and she is the Founder of Keogh Health Connection. She replaces Andrew Cohn and will serve a full term which will expire on Oct. 4, 2021.

Phoenix Residential Investment Development Effort

I recommend the following individual for appointment:

Sherry Sentgeorge

Ms. Sentgeorge is a realtor with Century21 and a resident of District 5. She will fill a vacant seat, serving a full term which will expire on Oct. 4, 2020.

South Mountain Village Planning Committee

I recommend the following individual for appointment:

Kurt Mangum Jr.

Mr. Mangum is the General Manager at The Refuge located in the Phoenix Sky Harbor International Airport, and a resident of District 8. He fills a vacant seat, and will serve a full term which will expire on Oct. 4, 2021.



City of Phoenix

City Council Formal Meeting

City Council Report

Agenda Date: 10/4/2017, Item No. *4

*****REVISED*** (SEE REVISED ATTACHMENT) - City Council Appointments to Boards and Commissions**

Summary

This item transmits recommendations from the Council for appointment or reappointment to City Boards and Commissions

Responsible Department

This item is submitted by the City Council Office.



City of Phoenix

To: Mayor and Council City Council **Date:** Oct. 4, 2017
From: Penny Parrella
Executive Assistant to the City Council
Subject: BOARDS AND COMMISSIONS- CITY COUNCIL APPOINTEES

The purpose of this memo is to provide recommendations for an appointment to the Village Planning Committees.

Neighborhood Block Watch Oversight Committee

Councilman Sal DiCiccio recommends the following appointment:

Tracey Church

Ms. Church is the founder and admin of the Ahwatukee Crime Watch social media platforms. She fills a vacant position and will serve a full term to expire on Oct. 4, 2019.

Camelback East Village Planning Committee

Councilman DiCiccio recommends the following appointment:

Linda Bair

Ms. Bair is on the Echo Canyon Homeowners Association Finance Committee, and a member of the Social Ventures Partners. She replaces Mo Stein, and will serve a partial term to expire Nov. 19, 2017.

Deer Valley Village Planning Committee

Councilwoman Debra Stark recommends the following reappointments:

Ricardo Romero

Mr. Romero will serve his third term to expire on Nov. 19, 2018.

William Levy

Mr. Levy is a retired Calibration Technician, and a resident of District 3. He fills a vacancy on the committee and will serve a term to expire on Nov. 19, 2019.

North Gateway Village Planning Committee

Councilmember Jim Waring recommends the following appointments:

Julie Read

Ms. Read is a special education teacher in PVUSD & a Co-Leader of Block Watch Phoenix North. She will serve a full term, which will expire on Nov. 19, 2019.

Michelle Ricart

Ms. Ricart is the owner of West Coast Plumbing and Air and a resident of District 2. She will serve a full term, which will expire on Nov. 19, 2019.

North Mountain Village Planning Committee

Councilwoman Debra Stark recommends the following reappointments:

Jason Barraza

Mr. Barraza will serve his second term to expire on Nov. 19, 2018.

Ted Donley

Mr. Donley will serve his fifth term to expire on Nov. 19, 2018.

Jim Larson

Mr. Larson will serve his fifth term to expire on Nov. 19, 2019.

Barbara Snyder

Ms. Snyder will serve her second term to expire on Nov. 19, 2018.

Maria Viedmark

Ms. Viedmark will serve her fourth term to expire on Nov. 19, 2018.

Donna Wiedoff

Ms. Wiedoff will serve her seventh term to expire on Nov. 19, 2018.

Paradise Valley Village Planning Committee

Councilwoman Debra Stark recommends the following reappointments:

Roger Baele

Mr. Baele will serve his fifth term to expire on Nov. 19, 2018.

Toby Gerst

Mr. Gerst will serve his second term to expire on Nov. 19, 2018.

Jennifer Hall

Ms. Hall will serve her second term to expire on Nov. 19, 2018.

Rio Vista Village Planning Committee

Councilwoman Thelda Williams recommends the following reappointment:

Judy Lorch

Ms. Lorch will serve her second term to expire on Nov. 19, 2018.

Thank you for your consideration.



Liquor License - Cambria Suites

Request for a liquor license. Arizona State License 11077098.

Summary

Applicant

Kelly Wilcott, Agent

License Type

Series 11 - Hotel/Motel

Location

4425 E. Irma Lane

Zoning Classification: C-2 DRSP

Council District: 2

This request is for a new liquor license for a hotel. This location was not previously licensed for liquor sales and does not have an interim permit.

The sixty-day limit for processing this application is Oct. 17, 2017.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am a good citizen - responsible and educated."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Our guest & local patrons will be able to purchase alcohol on the premises."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Cambria Suites
Liquor License Map - Cambria Suites

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Cambria Suites

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Bar | 6 | 4 | 0 |
| Liquor Store | 9 | 3 | 0 |
| Beer and Wine Store | 10 | 3 | 2 |
| Restaurant | 12 | 19 | 6 |
| Club | 14 | 1 | 0 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 8.54 | 22.18 |
| Violent Crimes | 2.19 | 0.50 | 1.06 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

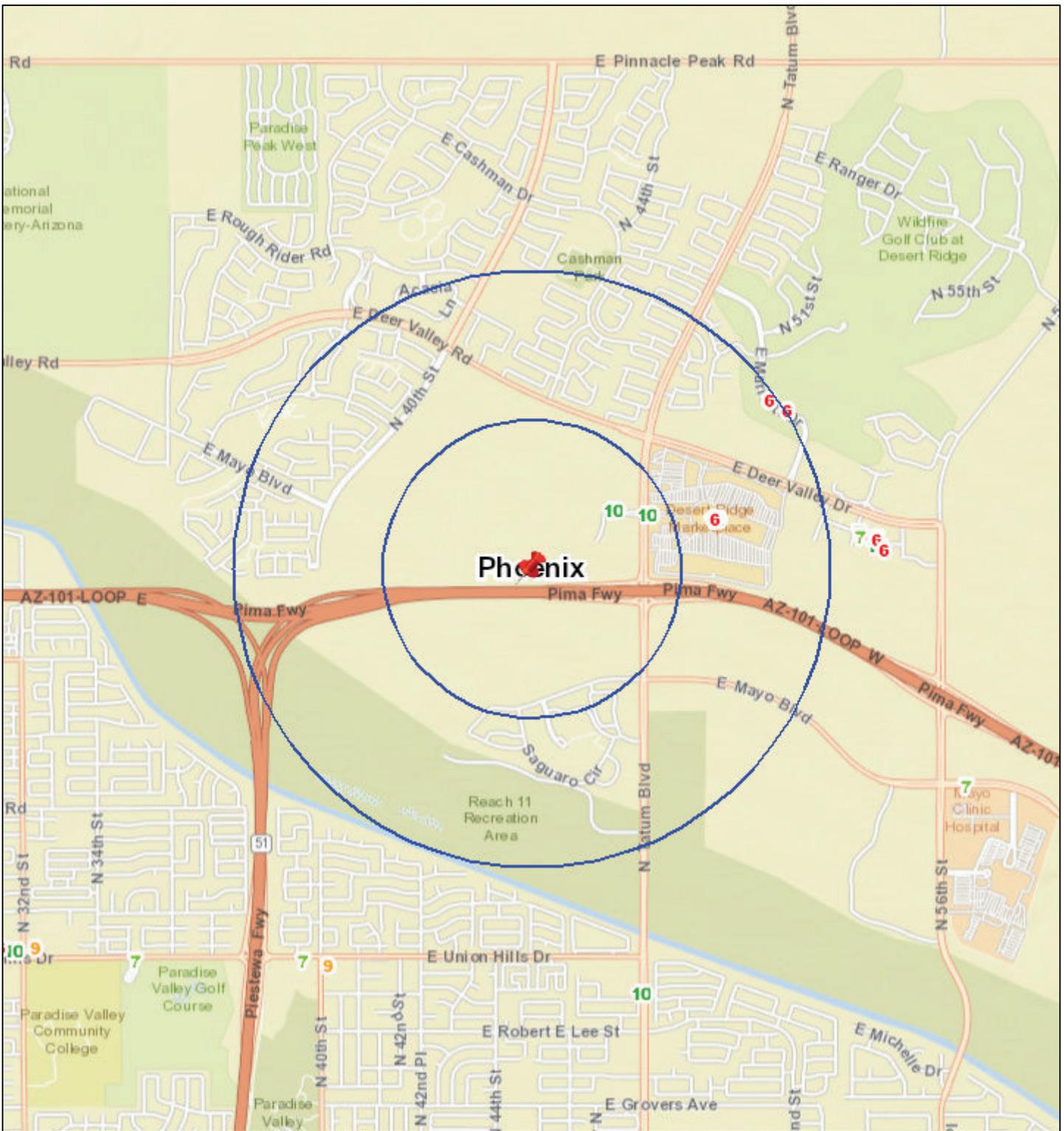
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 0 |
| Total Violations | 128 | |

Census 2010 Data 1/2 Mile Radius

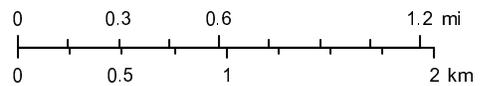
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 6150003 | 344 | 8 % | 38 % | 5 % |
| 6152001 | 1993 | 8 % | 29 % | 12 % |
| 6152002 | 2127 | 70 % | 10 % | 4 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: Cambria Suites



September 19, 2017

1:36,112



mapservices@phoenix.gov
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Las 15 Salsas Restaurant Oaxaqueno

Request for a liquor license. Arizona State License 1207B139.

Summary

Applicant

Mark Gonzalez, Agent

License Type

Series 12 - Restaurant

Location

722 W. Hatcher Road

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and does not have an interim permit.

The sixty-day limit for processing this application is Oct. 14, 2017.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona violation information.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"Business has been in operation since August 2012 without incident providing quality food and non alcoholic drinks and being able to track all sales accordingly with a POS system in place. Business owners have extensive experience in the restaurant business and has a support staff in place to ensure business runs smoothly."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"Because this is primarily a restaurant, it provides quality food at a fair price including dishes from a certain region of Mexico. Also there would be no issue with traffic as the premises has sufficient parking thereby not impacting traffic or parking within the neighborhood. The restaurant provides a safe and comfortable place for their customers to enjoy a great meal at a fair price."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Las 15 Salsas Restaurant Oaxaqueno

Liquor License Map - Las 15 Salsas Restaurant Oaxaqueno

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Las 15 Salsas Restaurant Oaxaqueno

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Bar | 6 | 2 | 1 |
| Liquor Store | 9 | 5 | 1 |
| Beer and Wine Store | 10 | 13 | 5 |
| Restaurant | 12 | 8 | 0 |
| Club | 14 | 1 | 1 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 25.84 | 26.85 |
| Violent Crimes | 2.19 | 6.66 | 9.34 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

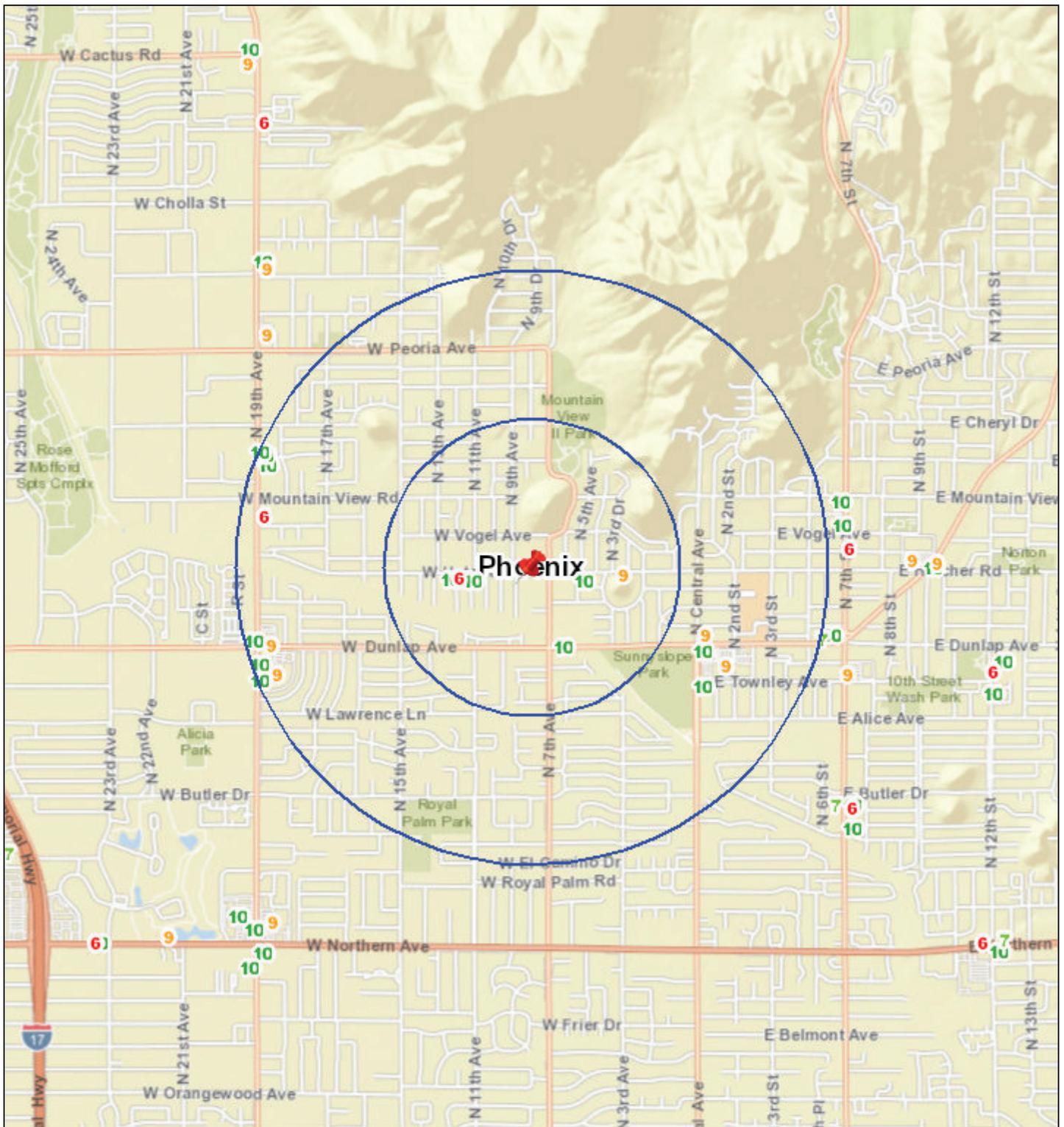
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 176 |
| Total Violations | 127 | 376 |

Census 2010 Data 1/2 Mile Radius

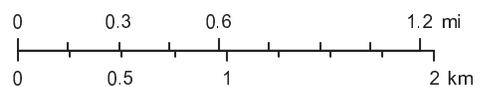
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1045011 | 795 | 78 % | 7 % | 18 % |
| 1045012 | 1110 | 5 % | 29 % | 23 % |
| 1045013 | 1204 | 7 % | 29 % | 48 % |
| 1045021 | 2058 | 40 % | 14 % | 50 % |
| 1045022 | 2126 | 31 % | 14 % | 49 % |
| 1046001 | 1767 | 43 % | 21 % | 27 % |
| 1046003 | 1165 | 68 % | 20 % | 35 % |
| 1053002 | 1704 | 34 % | 25 % | 42 % |
| 1053003 | 1205 | 96 % | 9 % | 0 % |
| 1054001 | 1427 | 100 % | 3 % | 4 % |
| 1054002 | 981 | 85 % | 7 % | 5 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: Las 15 Salsas Restaurant Oaxaqueno



September 15, 2017

1:36,112



mapservices@phoenix.gov
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Smokehouse Bar & Grill

Request for a liquor license. Arizona State License 1207B128.

Summary

Applicant

Gregory Bender, Agent

License Type

Series 12 - Restaurant

Location

3128 E. Cactus Road

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The sixty-day limit for processing this application is Oct. 6, 2017.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I am a strong proponent of the community and feel I am capable and reliable in upholding the liquor license laws."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"I am able to uphold the laws of serving liquor issued by the City of Phoenix & State of Arizona."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - Smokehouse Bar & Grill

Liquor License Map - Smokehouse Bar & Grill

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Smokehouse Bar & Grill

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Bar | 6 | 3 | 3 |
| Beer and Wine Bar | 7 | 1 | 0 |
| Liquor Store | 9 | 6 | 1 |
| Beer and Wine Store | 10 | 3 | 2 |
| Restaurant | 12 | 4 | 2 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 9.55 | 8.91 |
| Violent Crimes | 2.19 | 1.19 | 1.69 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

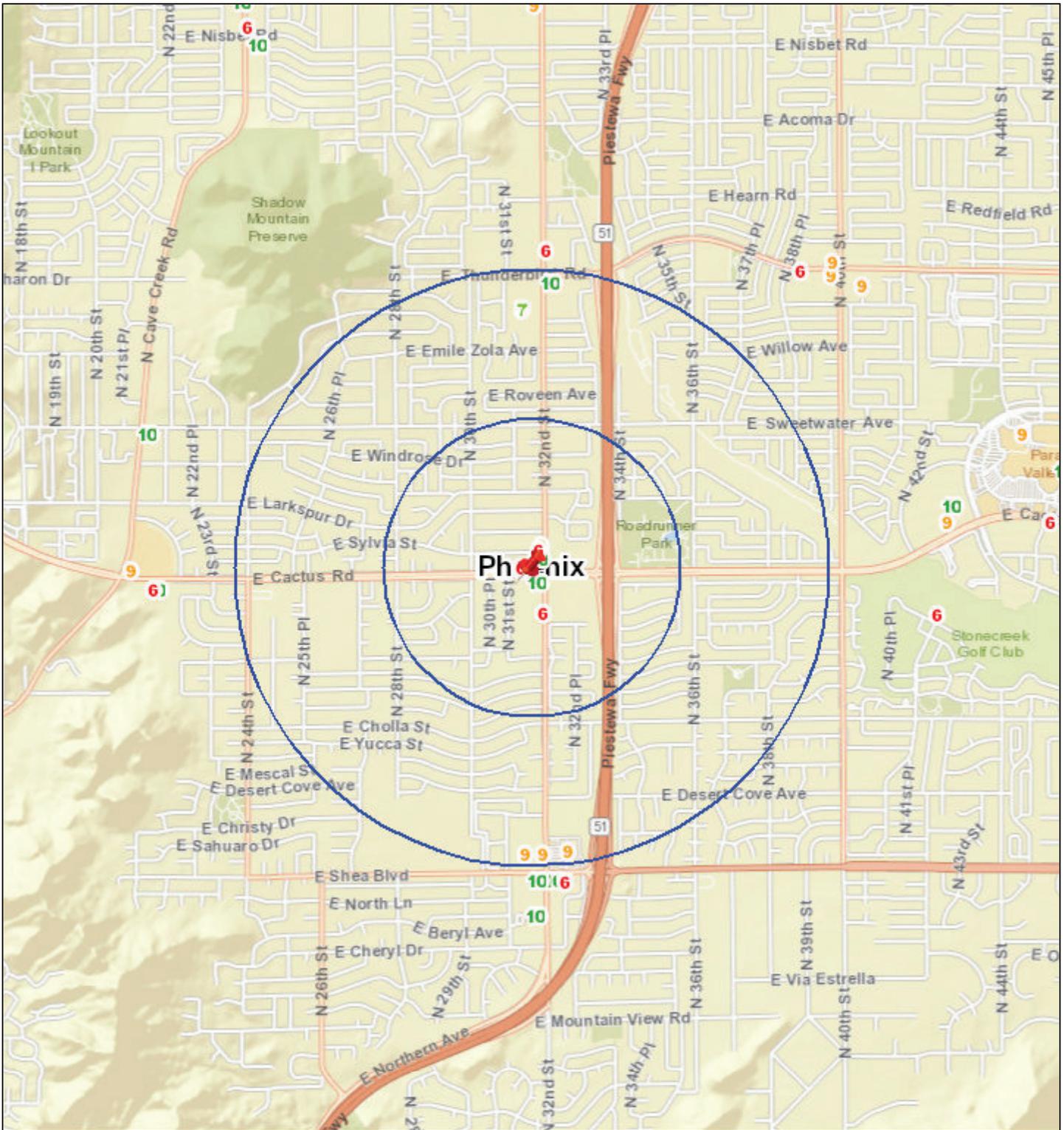
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 94 |
| Total Violations | 127 | 210 |

Census 2010 Data 1/2 Mile Radius

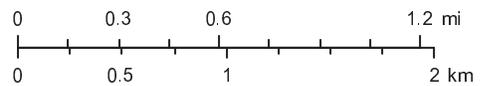
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1034001 | 1544 | 82 % | 0 % | 6 % |
| 1035021 | 1498 | 61 % | 5 % | 10 % |
| 1035023 | 1511 | 71 % | 2 % | 17 % |
| 1035025 | 1744 | 70 % | 0 % | 4 % |
| 1048021 | 941 | 84 % | 0 % | 4 % |
| 1048022 | 1874 | 40 % | 0 % | 8 % |
| 1049003 | 2131 | 84 % | 6 % | 2 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: Smokehouse Bar & Grill



September 15, 2017

1:36,112



mapservices@phoenix.gov
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Whipples Fun Center/Whipples Cafe

Request for a liquor license. Arizona State License 07070806.

Summary

Applicant

Jeff Carl, Agent

License Type

Series 7 - Beer and Wine Bar

Location

1510 E. Bell Road, Ste. 300

Zoning Classification: C-2

Council District: 3

This request is for a new liquor license for a beer and wine bar. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow a bar within 300 feet of a residential zoning district.

The sixty-day limit for processing this application is Oct. 10, 2017.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have successfully owned & operated small businesses over the last 16 years. I have past experience operating a wine bar "NW Wine Bar " in Oregon's Willamette Valley. I am comfortable in managing all aspects of business."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"We have been in business just short of a year, and the overwhelming request has been to add beer & wine. We first wanted to make sure we had the entertainment centers policies & procedures implemented first."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - Whipples Fun Center/Whipples Cafe

Liquor License Map - Whipples Fun Center/Whipples Cafe

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: Whipples Fun Center/Whipples Cafe

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Bar | 6 | 1 | 1 |
| Beer and Wine Bar | 7 | 1 | 1 |
| Liquor Store | 9 | 2 | 2 |
| Beer and Wine Store | 10 | 4 | 1 |
| Restaurant | 12 | 10 | 4 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 31.31 | 26.22 |
| Violent Crimes | 2.19 | 3.21 | 2.54 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

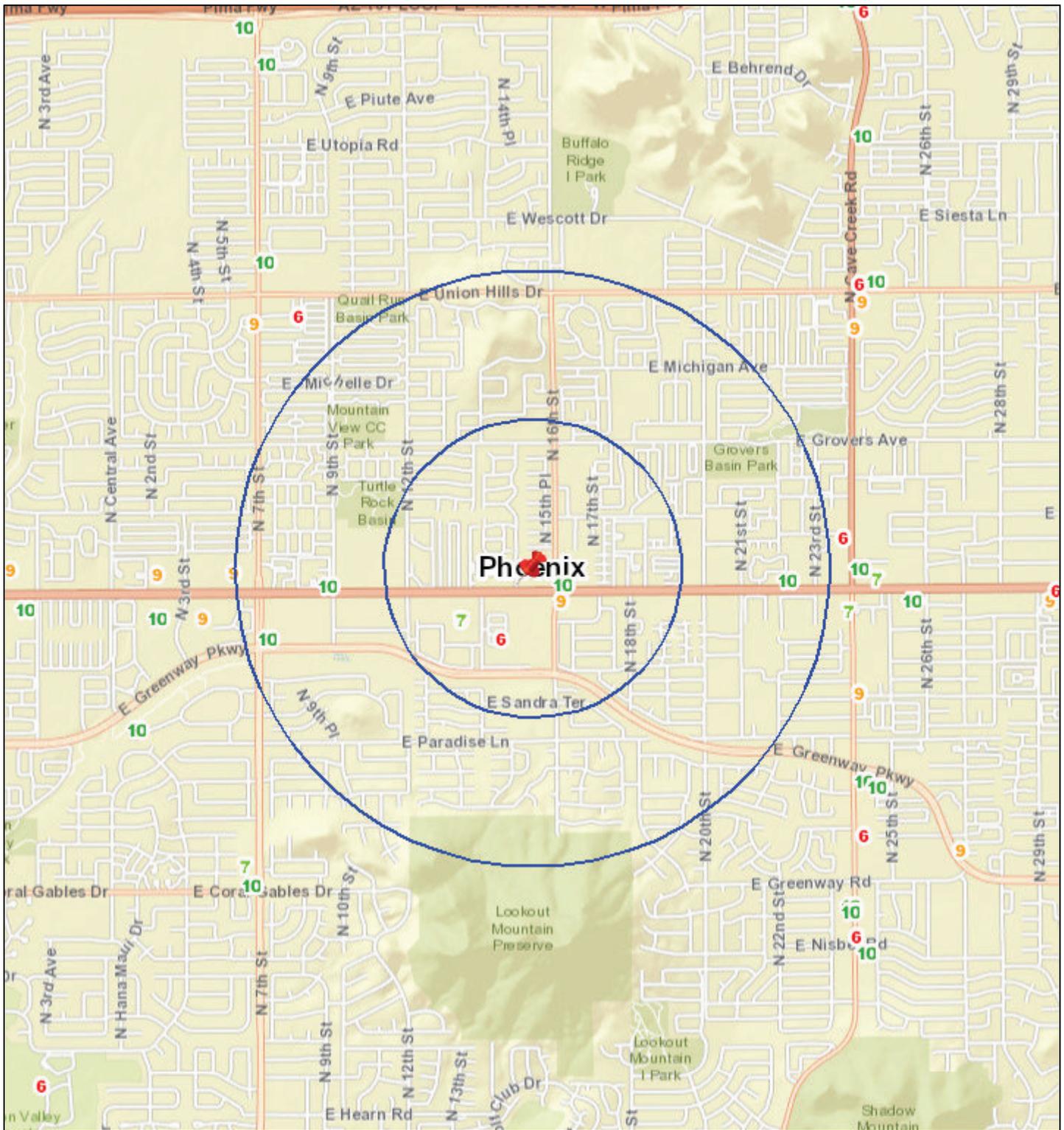
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 24 |
| Total Violations | 128 | 56 |

Census 2010 Data 1/2 Mile Radius

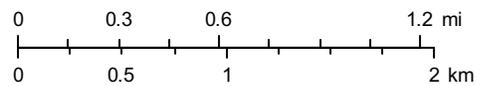
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1036062 | 854 | 90 % | 13 % | 4 % |
| 1036063 | 2174 | 78 % | 13 % | 25 % |
| 1036111 | 1396 | 66 % | 14 % | 3 % |
| 6190002 | 1340 | 91 % | 0 % | 9 % |
| 6192001 | 1053 | 20 % | 23 % | 17 % |
| 6192002 | 1223 | 0 % | 15 % | 29 % |
| 6192003 | 2370 | 48 % | 17 % | 12 % |
| 6193001 | 1220 | 87 % | 12 % | 14 % |
| 6194002 | 1484 | 18 % | 18 % | 8 % |
| 6194003 | 1151 | 79 % | 9 % | 31 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: Whipples Fun Center/Whipples Cafe



September 20, 2017

1:36,112



mapservices@phoenix.gov
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - 2601 On Central

Request for a liquor license. Arizona State License 1207B133.

Summary

Applicant

Francisco Gaucin, Agent

License Type

Series 12 - Restaurant

Location

2601 N. Central Ave.

Zoning Classification: C-2 HRI TOD-1

Council District: 4

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The sixty-day limit for processing this application is Oct. 9, 2017.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations

on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Cash Nightclub & Lounge (Series 6)
2140 E. McDowell Road, Phoenix
Calls for police service: 10
Liquor license violations: None

Las Tres Potrancas (Series 12)
7710 W. Lower Buckeye Road #107, Phoenix
Calls for police service: 17
Liquor license violations: In March 2017, a fine of \$1,500 was paid and a consent agreement was signed for failure to derive 40% of income from food.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have completed both the basic and management training required, in addition to having the proper business management experience."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:

"A restaurant at this location would serve the neighboring residents and local businesses."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - 2601 On Central
Liquor License Map - 2601 On Central

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: 2601 On Central

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Bar | 6 | 8 | 4 |
| Beer and Wine Bar | 7 | 5 | 1 |
| Liquor Store | 9 | 5 | 1 |
| Beer and Wine Store | 10 | 9 | 5 |
| Hotel | 11 | 3 | 1 |
| Restaurant | 12 | 32 | 7 |
| Club | 14 | 1 | 1 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 36.99 | 34.28 |
| Violent Crimes | 2.19 | 5.65 | 8.70 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

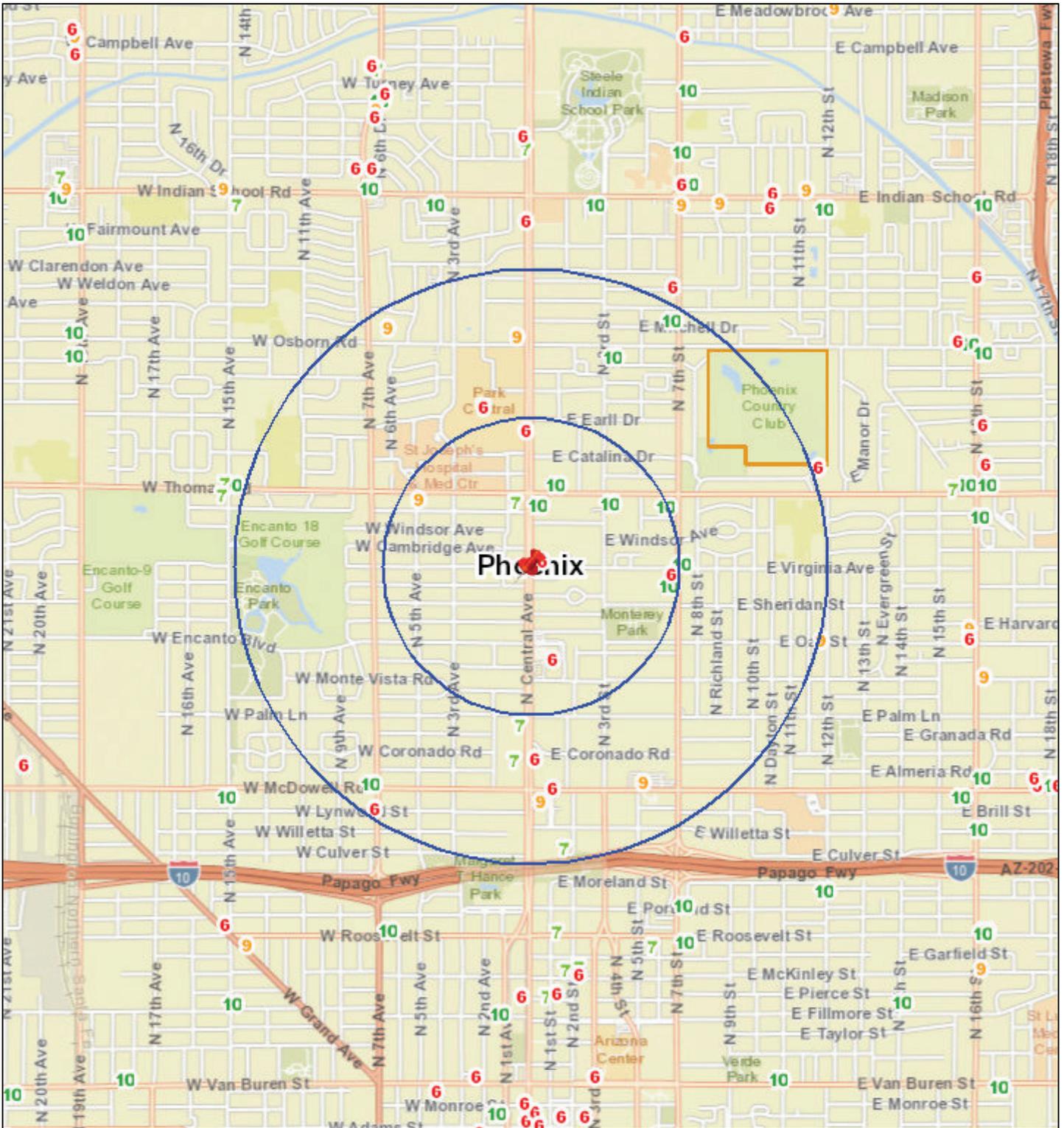
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 29 |
| Total Violations | 128 | 58 |

Census 2010 Data 1/2 Mile Radius

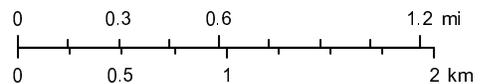
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1105013 | 824 | 16 % | 17 % | 40 % |
| 1105022 | 1216 | 28 % | 19 % | 23 % |
| 1117004 | 1227 | 75 % | 20 % | 21 % |
| 1118001 | 742 | 44 % | 28 % | 5 % |
| 1118002 | 1030 | 67 % | 9 % | 17 % |
| 1118003 | 996 | 65 % | 15 % | 4 % |
| 1118004 | 671 | 62 % | 6 % | 6 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: 2601 On Central



September 19, 2017

1:36,112



mapservices@phoenix.gov
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Special Event - East Valley Hispanic Chamber of Commerce

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Manuel Frklich

Location

4344 W. Indian School Road, Ste. 100
Council District: 5

Function

Concert

Date(s) - Time(s) / Expected Attendance

Oct. 19, 2017 - 7 p.m. to 2 a.m. / 900 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Boxer Luv Rescue

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Patricia Spencer

Location

1702 E. Northern Ave.
Council District: 6

Function

Community Event

Date(s) - Time(s) / Expected Attendance

Oct. 14, 2017 - 6:30 p.m. to 11 p.m. / 200 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



**Liquor License - Special Event - Mount Claret Roman Catholic Retreat Center
Phoenix**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Thomas McGuire

Location

4633 N. 54th St.
Council District: 6

Function

Dinner

Date(s) - Time(s) / Expected Attendance

Oct. 14, 2017 - 5 p.m. to 10 p.m. / 300 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



**Liquor License - Special Event - St. Thomas the Apostle Roman Catholic Parish
Phoenix**

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Warren Weston

Location

4510 N. 24th St.
Council District: 6

Function

Carnival

Date(s) - Time(s) / Expected Attendance

Nov. 4, 2017 - 10 a.m. to 3:30 p.m. / 1,500 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Wine Store

Request for a liquor license. Arizona State License 10076433.

Summary

Applicant

Mark Tarbell, Agent

License Type

Series 10 - Beer and Wine Store

Location

3209 E. Camelback Road

Zoning Classification: C-1

Council District: 6

This request is for an acquisition of control of an existing liquor license for a beer and wine store/bar. This location is currently licensed for liquor sales.

The sixty-day limit for processing this application is Oct. 16, 2017.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Troon North Golf Club (Series 6)

10320 E. Dynamite Blvd., Scottsdale

Calls for police service: N/A - not in Phoenix

Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because: "I have held liquor licenses with the City of Phoenix (#94008384, Tarbell's Restaurant, and #07070163/10076433S, Restaurant Collection) for 23 and 3 years respectively, without incident. In August 2017 I updated my Title 4 Management Liquor Law Training Certification."

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Wine Store

Request for a liquor license. Arizona State License 07070163.

Summary

Applicant

Mark Tarbell, Agent

License Type

Series 7 - Beer and Wine Bar

Location

3209 E. Camelback Road

Zoning Classification: C-1

Council District: 6

This request is for an acquisition of control of an existing liquor license for a beer and wine store/bar. This location is currently licensed for liquor sales. This location requires a Use Permit to allow patron dancing.

The sixty-day limit for processing this application is Oct. 16, 2017.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

Troon North Golf Club (Series 6)
10320 E. Dynamite Blvd., Scottsdale

Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have held liquor licenses with the City of Phoenix (#94008384, Tarbell's Restaurant, and #07070163/10076433S, Restaurant Collection) for 23 and 3 years respectively, without incident. In August 2017 I updated my Title 4 Management Liquor Tax Training Certification."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Young's Market Company

Request for a liquor license. Arizona State License 04077080.

Summary

Applicant

Andrea Lewkowitz, Agent

License Type

Series 4 - Wholesaler

Location

402 S. 54th Place

Zoning Classification: A-2

Council District: 6

This request is for an acquisition of control of an existing liquor license for a wholesaler. This location is currently licensed for liquor sales.

The sixty-day limit for processing this application is Oct. 7, 2017.

Pursuant to A.R.S. 4-203, consideration should be given only to the applicant's personal qualifications.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the

applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
“Applicant is an experienced wholesale distributor of alcoholic beverages committed to upholding all laws and regulations.”

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - My Slice of the Pie Pizzeria

Request for a liquor license. Arizona State License 1207B132.

Summary

Applicant

Randy Bortin, Agent

License Type

Series 12 - Restaurant

Location

3724 E. Indian School Road

Zoning Classification: C-2

Council District: 6

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit.

The sixty-day limit for processing this application is Oct. 8, 2017.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I will uphold local, state and any governing laws and regulations pertaining to the liquor license. Accompanied by food we will serve alcohol responsibly."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The community itself has requested My Slice of the Pie Pizzeria obtain a liquor license. Our main motive has been to serve outstanding food and with approval of this license our patrons can enjoy a beer or a glass of wine with our pizza."

Staff Recommendation

Staff recommends approval of this application.

Attachments

Liquor License Data - My Slice of the Pie Pizzeria

Liquor License Map - My Slice of the Pie Pizzeria

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: My Slice of the Pie Pizzeria

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Wholesaler | 4 | 2 | 0 |
| Bar | 6 | 3 | 1 |
| Beer and Wine Bar | 7 | 4 | 2 |
| Liquor Store | 9 | 1 | 1 |
| Beer and Wine Store | 10 | 7 | 1 |
| Restaurant | 12 | 29 | 14 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 24.73 | 30.57 |
| Violent Crimes | 2.19 | 2.38 | 2.22 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

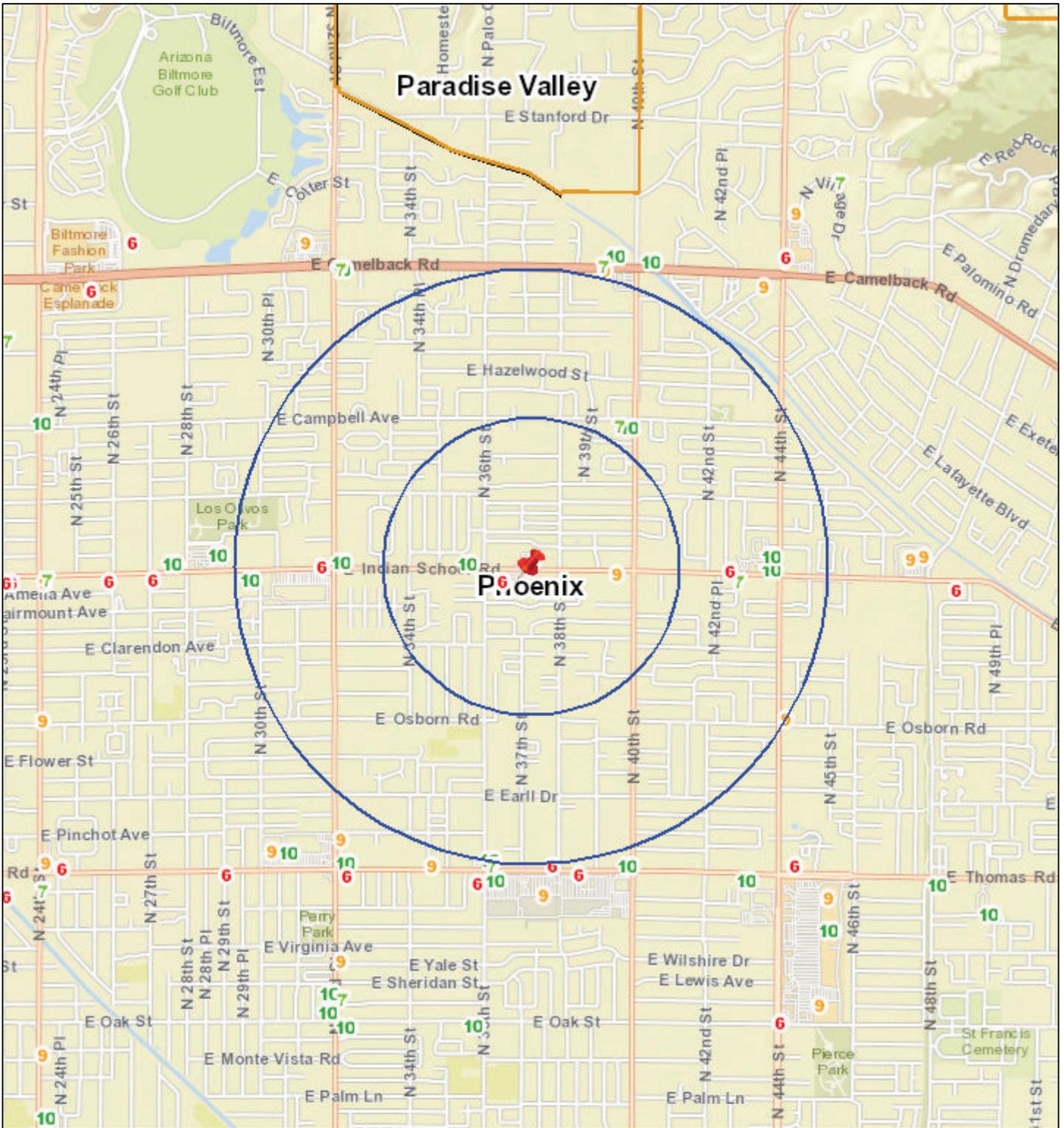
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 53 |
| Total Violations | 128 | 122 |

Census 2010 Data 1/2 Mile Radius

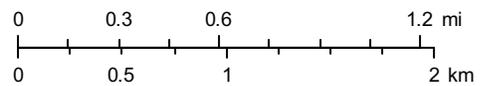
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1082003 | 1225 | 76 % | 13 % | 17 % |
| 1083013 | 982 | 75 % | 18 % | 1 % |
| 1083021 | 1229 | 70 % | 16 % | 3 % |
| 1083022 | 1824 | 50 % | 13 % | 4 % |
| 1109011 | 665 | 96 % | 10 % | 13 % |
| 1109021 | 2609 | 33 % | 21 % | 40 % |
| 1109022 | 2224 | 39 % | 7 % | 18 % |
| 1110001 | 781 | 25 % | 11 % | 3 % |
| 1110002 | 1105 | 63 % | 8 % | 19 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: My Slice of the Pie Pizzeria



September 20, 2017

1:36,112



mapservices@phoenix.gov
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - Special Event - Alwun House Foundation

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Dana Johnson

Location

1204 E. Roosevelt St.
Council District: 8

Function

Art Show

Date(s) - Time(s) / Expected Attendance

Oct. 28, 2017 - 7 p.m. to 1 a.m. / 250 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Girl Scouts-Arizona Cactus-Pine Council, Inc.

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Jennifer Ho

Location

1611 E. Dobbins Road

Council District: 8

Function

Networking Event

Date(s) - Time(s) / Expected Attendance

Nov. 3, 2017 - 6 p.m. to 10 p.m. / 600 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - Special Event - Phoenix Pride Incorporated

Request for a Series 15 - Special Event liquor license for the temporary sale of all liquors.

Summary

Applicant

Justin Owen

Location

115 N. 6th St.

Council District: 8

Function

Festival

Date(s) - Time(s) / Expected Attendance

Oct. 21, 2017 - 10 a.m. to 6 p.m. / 10,000 attendees

Oct. 22, 2017 - 10 a.m. to 6 p.m. / 10,000 attendees

Staff Recommendation

Staff recommends approval of this application.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Liquor License - El Chino Restaurante Y Cantina

Request for a liquor license. Arizona State License 1207B131.

Summary

Applicant

Rafael Ung, Agent

License Type

Series 12 - Restaurant

Location

711 S. Central Ave.

Zoning Classification: DTC-Commercial-2

Council District: 8

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor alcohol consumption.

The sixty-day limit for processing this application is Oct. 7, 2017.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I have nearly 20 years in restaurant management, I also a licenses loan officer and used to be licenses as a process server for the State of Arizona."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"The best interest of the community will cause of the fast grown of Phoenix Warehouse District and will be well serve by a top notch Mexican restaurant & bar."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - El Chino Restaurante Y Cantina

Liquor License Map - El Chino Restaurante Y Cantina

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: El Chino Restaurante Y Cantina

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Wholesaler | 4 | 1 | 0 |
| Government | 5 | 5 | 0 |
| Bar | 6 | 25 | 9 |
| Beer and Wine Bar | 7 | 2 | 1 |
| Liquor Store | 9 | 3 | 1 |
| Beer and Wine Store | 10 | 10 | 4 |
| Hotel | 11 | 4 | 2 |
| Restaurant | 12 | 47 | 16 |
| Club | 14 | 2 | 1 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 31.60 | 26.75 |
| Violent Crimes | 2.19 | 8.89 | 5.73 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

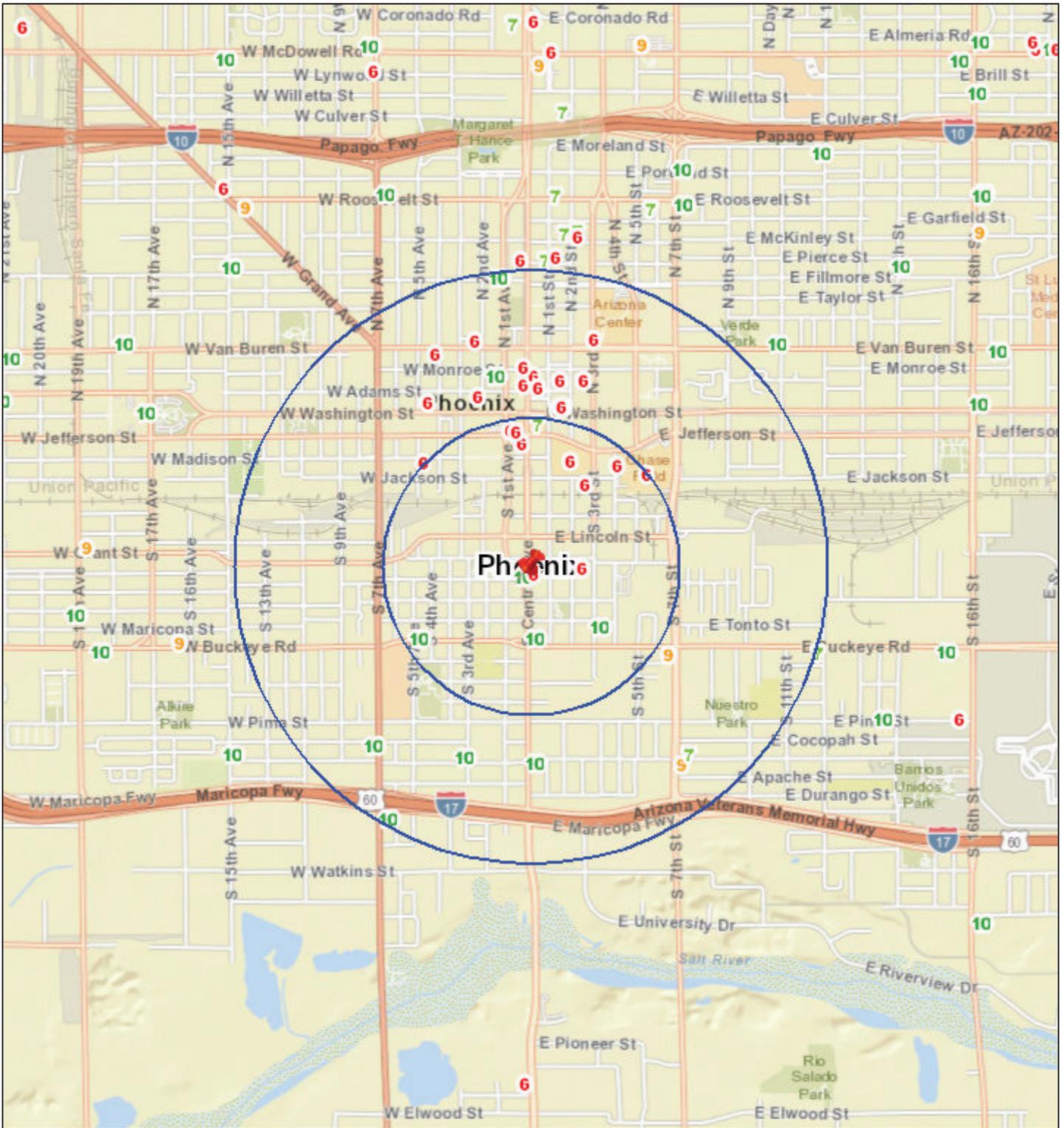
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 96 |
| Total Violations | 128 | 204 |

Census 2010 Data 1/2 Mile Radius

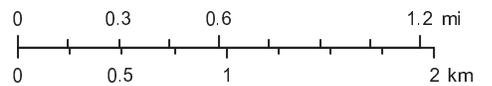
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|-------------------|------------------------|-----------------------|----------------------------|---------------------------|
| 1140002 | 78 | 77 % | 0 % | 32 % |
| 1141001 | 2299 | 16 % | 37 % | 44 % |
| 1142001 | 1321 | 36 % | 22 % | 50 % |
| 1149001 | 798 | 28 % | 13 % | 57 % |
| 1149002 | 1742 | 11 % | 3 % | 68 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: El Chino Restaurante Y Cantina



September 19, 2017

1:36,112



mapservices@phoenix.gov
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - La Marquesa Birreria + Tequilera

Request for a liquor license. Arizona State License 1207B138.

Summary

Applicant

Felipe Guzman, Agent

License Type

Series 12 - Restaurant

Location

1915 E. McDowell Road

Zoning Classification: C-2

Council District: 8

This request is for a new liquor license for a restaurant. This location was not previously licensed for liquor sales and does not have an interim permit. This location requires a Use Permit to allow outdoor dining and outdoor alcohol sales.

The sixty-day limit for processing this application is Oct. 14, 2017.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

The ownership of this business has an interest in other active liquor license(s) in the

State of Arizona. This information is listed below and includes liquor license violations on file with the AZ Department of Liquor Licenses and Control and, for locations within the boundaries of Phoenix, the number of aggregate calls for police service within the last 12 months for the address listed.

La Santisima Gourmet Taco Shop (Series 12)
1919 N. 16th St., Phoenix
Calls for police service: 1
Liquor license violations: None

La Santisima Gourmet Taco Shop (Series 12)
5932 W. Glendale Ave., Glendale
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

La Santisima Gourmet Taco Shop (Series 12)
119 S. San Francisco St., Flagstaff
Calls for police service: N/A - not in Phoenix
Liquor license violations: None

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant submitted the following statement in support of this application. Spelling, grammar and punctuation in the statement are shown exactly as written by the applicant on the City Questionnaire.

I have the capability, reliability and qualifications to hold a liquor license because:
"I m responsible person, I have a wife, 6 kids that im responsible for them, Im a honest, hardworker, that follow all the rules, Im a cheff my main business is my dishes, liquor is a complement for my dishes."

The public convenience requires and the best interest of the community will be substantially served by the issuance of the liquor license because:
"Is a complement for customers to enjoy our dishes."

Staff Recommendation

Staff recommends approval of this application noting the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - La Marquesa Birreria + Tequilera

Liquor License Map - La Marquesa Birreria + Tequilera

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: La Marquesa Birreria + Tequilera

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Microbrewery | 3 | 1 | 0 |
| Bar | 6 | 6 | 4 |
| Beer and Wine Bar | 7 | 1 | 0 |
| Liquor Store | 9 | 6 | 1 |
| Beer and Wine Store | 10 | 17 | 5 |
| Restaurant | 12 | 11 | 7 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 34.23 | 33.86 |
| Violent Crimes | 2.19 | 9.39 | 6.68 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

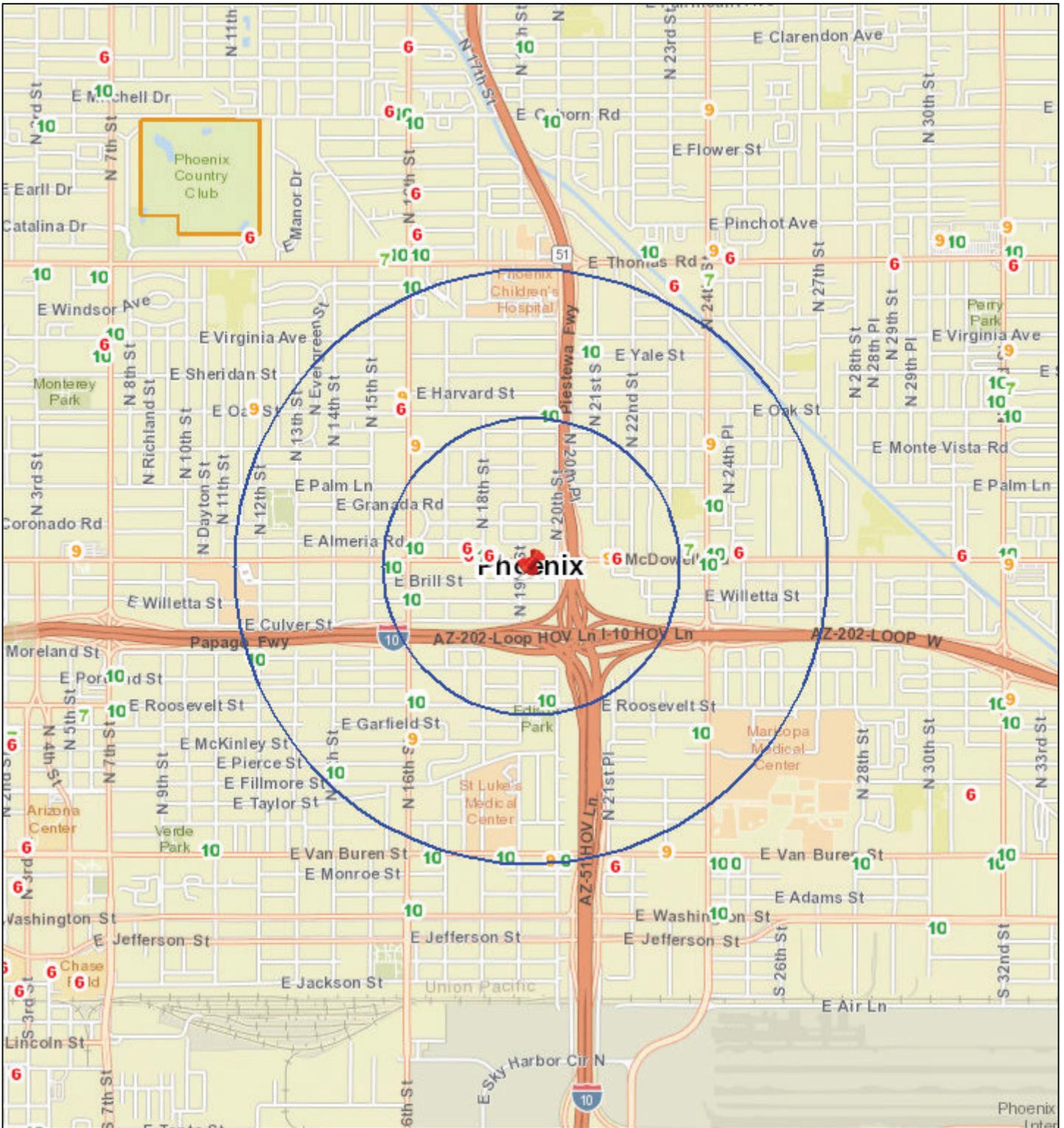
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 139 |
| Total Violations | 128 | 294 |

Census 2010 Data 1/2 Mile Radius

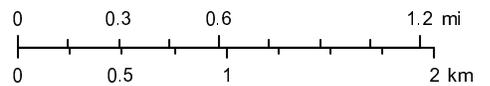
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1116012 | 1200 | 65 % | 11 % | 40 % |
| 1116022 | 2607 | 54 % | 9 % | 61 % |
| 1117002 | 1243 | 39 % | 12 % | 28 % |
| 1132031 | 1473 | 30 % | 20 % | 57 % |
| 1132032 | 638 | 28 % | 7 % | 70 % |
| 1133001 | 2490 | 40 % | 12 % | 49 % |
| 1133002 | 1119 | 0 % | 11 % | 91 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: La Marquesa Birreria + Tequilera



September 19, 2017

1:36,112



mapservices@phoenix.gov
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



Liquor License - The Myle Stone

Request for a liquor license. Arizona State License 1207B103.

Summary

Applicant

Amanda Miller, Agent

License Type

Series 12 - Restaurant

Location

1101 W. Grant St.

Zoning Classification: C-3 CCSIOD

Council District: 8

This request is for a new liquor license for a restaurant. This location was previously licensed for liquor sales and may currently operate with an interim permit.

The sixty-day limit for processing this application was Sept. 11, 2017. However, the applicant submitted a written request for more time.

Pursuant to A.R.S. 4-203, a spirituous liquor license shall be issued only after satisfactory showing of the capability, qualifications and reliability of the applicant and that the public convenience and the best interest of the community will be substantially served by the issuance. If an application is filed for the issuance of a license for a location, that on the date the application is filed has a valid license of the same series issued at that location, there shall be a rebuttable presumption that the public convenience and best interest of the community at that location was established at the time the location was previously licensed. The presumption shall not apply once the licensed location has not been in use for more than one hundred eighty days.

Other Active Liquor License Interest in Arizona

This applicant does not hold an interest in any other active liquor license in the State of

Arizona.

Public Opinion

No protest or support letters were received within the 20-day public comment period.

Applicant's Statement

The applicant choose not to submit a statement in support of this application.

Staff Recommendation

Staff recommends disapproval of this application based on the applicant's failure to submit the required City application and fees, and based on a Police Department recommendation for disapproval. The applicant has failed to show the capability, reliability and qualifications to hold and control a liquor license.

Staff also notes the applicant must resolve any pending City of Phoenix building and zoning requirements, and be in compliance with the City of Phoenix Code and Ordinances.

Attachments

Liquor License Data - The Myle Stone

Liquor License Map - The Myle Stone

Police Department Recommendation - The Myle Stone

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.

Liquor License Data: The Myle Stone

Liquor License

| Description | Series | 1 Mile | 1/2 Mile |
|---------------------|--------|--------|----------|
| Bar | 6 | 12 | 0 |
| Beer and Wine Bar | 7 | 1 | 0 |
| Liquor Store | 9 | 3 | 1 |
| Beer and Wine Store | 10 | 12 | 1 |
| Hotel | 11 | 2 | 0 |
| Restaurant | 12 | 23 | 2 |
| Club | 14 | 3 | 1 |

Crime Data

| Description | Average * | 1 Mile Average ** | 1/2 Mile Average*** |
|-----------------|-----------|-------------------|---------------------|
| Property Crimes | 13.64 | 26 | 31.52 |
| Violent Crimes | 2.19 | 9.71 | 15.60 |

*Citywide average per square mile **Average per square mile within 1 mile radius ***Average per square mile within 1/2 mile radius

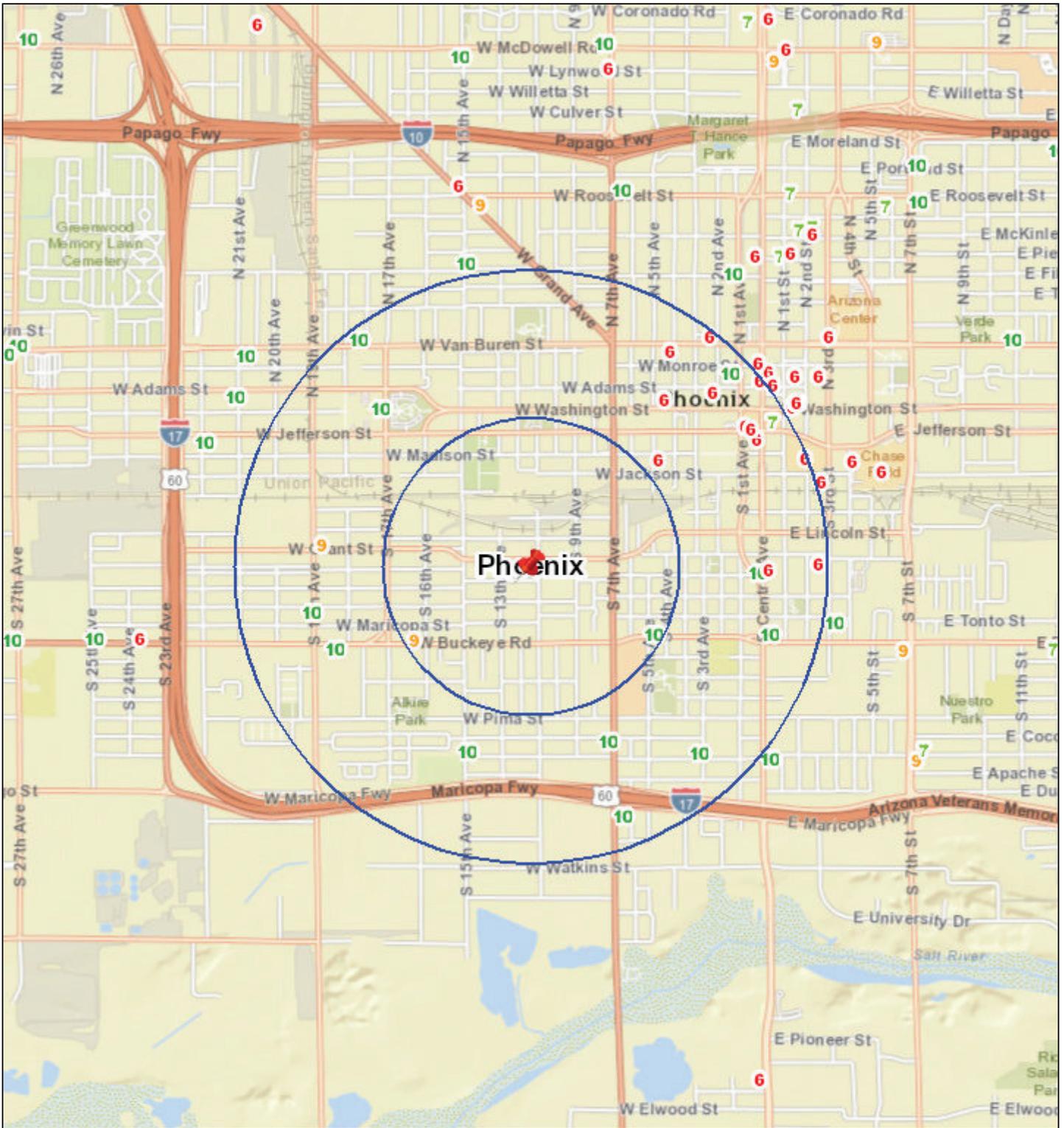
Property Violation Data

| Description | Average | 1/2 Mile Average |
|----------------------|---------|------------------|
| Parcels w/Violations | 70 | 138 |
| Total Violations | 128 | 330 |

Census 2010 Data 1/2 Mile Radius

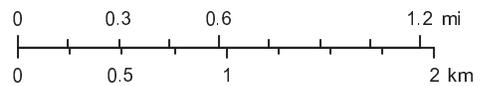
| BlockGroup | 2010 Population | Owner Occupied | Residential Vacancy | Persons in Poverty |
|------------|-----------------|----------------|---------------------|--------------------|
| 1141001 | 2299 | 16 % | 37 % | 44 % |
| 1142001 | 1321 | 36 % | 22 % | 50 % |
| 1143011 | 1389 | 22 % | 15 % | 57 % |
| 1143021 | 788 | 20 % | 17 % | 66 % |
| 1143022 | 1689 | 9 % | 31 % | 48 % |
| 1148002 | 1258 | 54 % | 36 % | 42 % |
| 1149002 | 1742 | 11 % | 3 % | 68 % |
| Average | | 61 % | 13 % | 19 % |

Liquor License Map: The Myle Stone



September 19, 2017

1:36,112



mapservices@phoenix.gov
 Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

LIQUOR LICENSE DISAPPROVAL FORM

Police Department Liquor License Disapproval Recommendation

Application Information

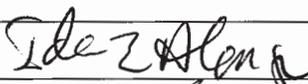
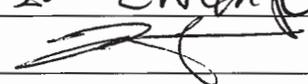
| | | | |
|--------------------------|-------------------------------|--------------------|-----------|
| Business Name | The Myle Stone | District | 8 |
| Business Location | 1101 West Grant Street | | |
| Applicant Name | Amanda Miller | Series Type | 12 |

The Police Department recommends disapproval of this liquor license application for the following reason:

The applicant, Ms. Miller, failed to submit the required City forms and information required to make an informed recommendation. These are necessary to conduct a complete Police Department review of the application.

Due to Ms. Miller's failure to provide the required City forms and information, the Police Department was unable to conduct a thorough review of the application. Therefore, the Police Department is recommending disapproval of this liquor license application because she has not shown that she is capable, qualified or responsible to hold a liquor license in the City of Phoenix.

This recommendation for disapproval is submitted by: **Ida E. Alonge A4289**

| SIGNATURES | |
|--|--|
| Administrative Licensing Investigator | Alonge A4289  |
| Liquor Enforcement Detail Supervisor | Mark Doty 5785  |



PAYMENT ORDINANCE (Items 24-34) (Ordinance S-43932)

Ordinance S-43932 is a request to authorize the City Controller to disburse funds, up to amounts indicated below, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requests continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code Section 42-13.

24 Savage Range Systems, Inc.

For \$10,500.00 in payment authority to purchase a Savage Range System Heavy Duty Gunsmith, a type of bullet trap allowing police personnel to test-fire crime guns in a controlled setting, for the Police Department. This will allow the Police Department's Violent Crimes Bureau, National Integrated Ballistic Information Network Unit, to process firearms evidence more efficiently.

25 B.E. Meyers & Co., Inc.

For \$96,800.00 in payment authority to purchase weapon mounted visible and infrared laser and illuminator devices for the Special Assignments Unit (SAU) for the Police Department. The SAU is the Special Weapons And Tactics (SWAT) team for the Phoenix Police Department responsible for the resolution of barricade subjects, high risk search warrants, and arrests of subjects with a high violence potential. The SAU require specialized weapon accessories as they operate under a tactical environment that is unique in low-light circumstances.

26 O.P.E.N. America, Inc., doing business as OpenWorks

For \$88,000.00 in additional payment authority for Contract 135525 to provide all labor, cleaning supplies, materials, equipment, tools, vehicles,

uniforms, chemicals, and supervision necessary for custodial services for the Phoenix Convention Center Department (PCCD) facilities. Usage on this contract has been higher than anticipated due to an increase in event bookings and building activities. PCCD is the sole user of this contract.

27 Tumbleweed Press, Inc.

For \$30,000.00 in payment authority for a new contract, entered on or about Oct. 1, 2017 for a term of five-years, for a subscription to Tumble Book Premium Library for the Phoenix Public Library. Tumble Book Premium Library is the only digital content platform designed exclusively for children, with content most appropriate for grades K-6. It includes animated talking picture books, chapter books, video, non-fiction titles, play-lists, books in languages other than English, such as French and Spanish, graphic novels, and math stories.

28 Various Vendors for Window Treatments

For \$38,000.00 in additional payment authority for all labor, materials, equipment, transportation, supplies, and coordination related to the supply of window treatments for Citywide departments. Usage has been higher than anticipated, with Fire and Public Works departments being the majority users.

Ardy's Mini-Blind Service Inc., doing business as Ardy's Gallery of Window Coverings, Contract 129183
Coyote Blind Company Inc., Contract 129196

29 Copper State Supply, Inc.

For \$10,000.00 in additional payment authority for Contract 142083 to provide needle and syringe collection containers for the Police Department. The needle and syringe collection containers are used by police officers and detectives to secure hazardous needles and other sharp items collected as evidence. The containers are essential for the safety of the officers and detectives.

30 Public Safety Crisis Solutions, LLC

For \$19,500.00 in payment authority for International Association of Fire Firefighters Peer Support Training for 100 Phoenix Fire Department firefighters. Phoenix has received a grant from the Federal Emergency

Management Agency to provide this train-the-trainer course designed to help address stresses faced by Fire Department members during the course of their careers, such as multiple casualty events, violence, injury to children, and the inherent dangers of firefighting. Peer support programs with mental health oversight and continuing education have been demonstrated to be an effective method for providing support.

31 Downtown Phoenix Hotel Corporation, doing business as Sheraton Grand Phoenix

For \$23,050.00 in payment authority for the 2017 Federal Emergency Management Agency (FEMA) required seminar for Arizona Task Force - One (AZ-TF1). As a recipient of FEMA funds, Phoenix is required to coordinate this training seminar/event. All expenses for the seminar will be 100% reimbursed by FEMA.

32 Interim Public Management, LLC

For \$10,000.00 in additional payment authority for Contract 144971, for executive consulting services for the Human Resources Department. The City used the services of an executive from Interim Public Management to serve as the interim Human Resources Director while a national search was conducted to fill this critical position. The position was filled as of Sept. 18 and this finishes the contract.

33 Ellen MacArthur Foundation Trading LTD

For \$50,000.00 in additional payment authority for Contract 141574 for membership to Circular Economy 100 on behalf of the Public Works Department. Membership provides access to industry best practices on a global scale to implement business plans to attract key industry leaders and capital investment in waste diversion projects at the Phoenix Resource Innovation Campus. This item was approved by the Transportation and Infrastructure Subcommittee on Sept. 12, 2017.

34 American Association of State Highway and Transportation Officials

For \$36,000.00 in payment authority for renewal of bridge management software provided by the American Association of State Highway and Transportation Officials (AASHTO), for the Street Transportation Department. AASHTOWare, a bridge management analytical software,

provides a means to collect and store bridge inspection and inventory data for Federal reporting services. It also allows the City to track preservation and maintenance, perform deterioration modeling, and guide the decision-making process toward the most cost-effective choices for bridge preservation, rehabilitation and replacement.



(CONTINUED FROM AUG. 30, SEPT. 6 AND 20, 2017) - Marketing Partnership Program - Service Line Protection Program (Ordinance S-43868)

This report requests authorization for the City Manager, or his designee, to enter into an agreement that extends revenue generating Contract 133068 with Service Line Warranties of America (SLWA) through Dec. 31, 2017. The new agreement, which will include the same terms and conditions as Contract 133068, will allow sufficient time for the City to evaluate the program and procure a new contract. This report further requests authorization for the City Treasurer to accept and the City Controller to disburse funds generated through the program. There is no cost to the City; this is a revenue contract.

Summary

On Aug. 1, 2012, the City entered into a two-year marketing agreement with SLWA with three one-year options. SLWA is an optional warranty program for residential sewer and/or water lines, with participating residents billed directly by the company. The program is completely outsourced and generates General Fund revenue for City programs and services, with no cost to the City.

The City currently receives 12 percent of revenue from warranty subscriptions. Since its inception, the program has produced a savings of more than \$2 million for Phoenix residents who have filed claims. Additionally, the program has generated approximately \$1.4 million in revenue for the City through royalties and other one-time payments.

The original contract, including extension options, expired Aug. 1, 2017. Because these services provide revenue to the City and an optional and beneficial resource to Phoenix residents, staff recommends extending these services through Dec. 31, 2017, to allow staff time to evaluate the program and procure a new contract while avoiding a lapse in services.

Contract Term

If approved, the agreement term runs from August 1, 2017, through Dec. 31, 2017.

Financial Impact

There is no cost to the City; this is a revenue contract.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone.



Proposed Telles Annexation - Public Hearing

A public hearing, as required by Arizona Revised Statutes Section 9-471, on the proposed Telles Annexation. This public hearing allows the City Council to gather community input regarding this annexation proposal. The City Council will not act on the proposed annexation at this public hearing. Formal adoption of this proposed annexation will be considered at a later date.

Summary

This annexation was requested by David Telles for the purpose of building a residential subdivision development. The proposed annexation conforms to current City policies and complies with Arizona Revised Statutes Section 9-471.

Location

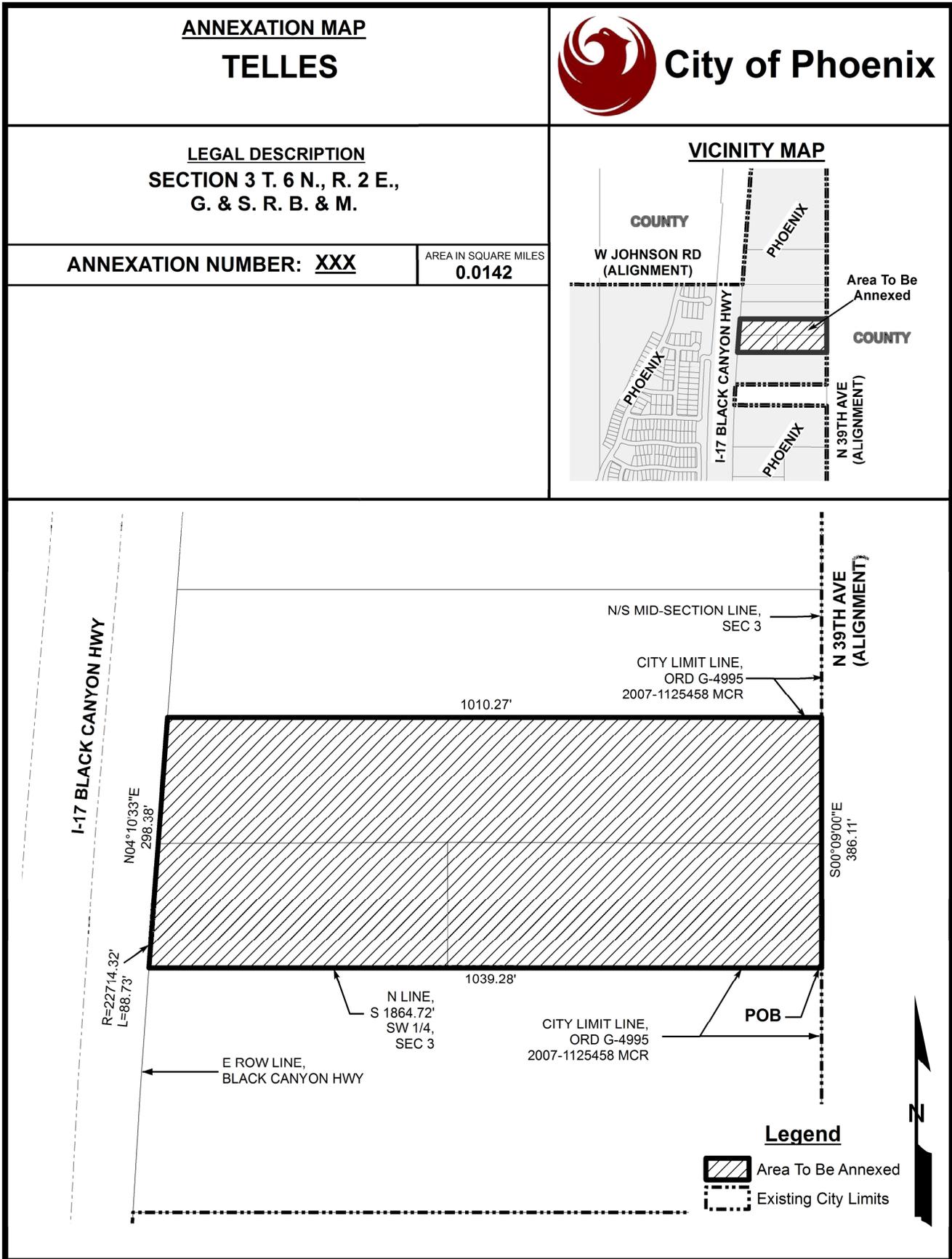
The proposed annexation area includes parcels 202-22-003F, 202-22-003K and 202-22-003J and is located east of the Black Canyon Highway and north of Circle Mountain Road, in Council District 1. The annexation area is approximately 9.095 acres (0.0142 sq. mi.) and the population is estimated to be zero individuals.

Public Outreach

Notification of the public hearing was published in the *Arizona Business Gazette* newspaper and was posted in at least three conspicuous places in the area proposed to be annexed. Notice by first-class mail was sent to each property owner within the proposed annexation area.

Responsible Department

This item is submitted by Acting Deputy City Manager Toni Maccarone and the City Clerk Department.



Attachment B

CITY COUNCIL REPORT

TO: Mario Paniagua
Deputy City Manager

FROM: Alan Stephenson
Planning & Development Director

SUBJECT: TASK FORCE ANALYSIS FOR TELLES ANNEXATION

This report recommends the approval of the proposed annexation of 9.085 acres located east of the Black Canyon Highway and north of Circle Mountain Road, parcels 202-22-003F, 202-22-003K and 202-22-003J, in Council District 1.

THE REQUEST:

The applicant is requesting the annexation of three parcels stating an intent to develop a single-family detached residential subdivision with 38 residential units, at a density of 4 dwelling units per acre.

OTHER INFORMATION:

| | |
|---|--|
| Planning Village: | North Gateway |
| General Plan Designation: | Commercial |
| Current County Zoning District: | RU-43 |
| Equivalent Zoning District: | S-1 |
| Proposed Zoning District: | Unknown (no request pending) |
| Current Conditions: | |
| Current Land-Use: | Vacant parcels |
| To the North: | Vacant, zoned C-2, City of Phoenix jurisdiction |
| To the South: | Vacant, zoned C-2, City of Phoenix jurisdiction |
| To the West: | Single-Family subdivision under construction, zoned R1-6, City of Phoenix jurisdiction |
| To the East: | State Trust Land, zoned RU-43, Maricopa County jurisdiction |
| Maricopa County - History of Non-Conformities: | None |
| Maricopa County - Parcel(s) Zoning Case History | None |

ALTERNATIVES:

- Option A - Annex the land as requested:

The City of Phoenix will control rezoning requests in this area to ensure conformance with the General Plan Land Use Map. The City of Phoenix will capture property tax, utility tax, state shared revenue, and impact fees when applicable.

- Option B - Deny the request for annexation:

If annexed later, this site would have been developed under County zoning and development standards that may not be consistent with the General Plan, Land Use Map, zoning, and development standards.

RECOMMENDATION:

Located adjacent to City of Phoenix lands, this annexation is supported by the 2015 General Plan, particularly the Land Use Element goal for land uses and development standards for unincorporated land, under Policies 1 and 2. This annexation is recommended for approval.

SUPPORTING INFORMATION:

I. Water and Sewer Service

The parcels do not have frontage to a City of Phoenix public water or sewer main. The closest existing infrastructure is over 3600-feet to the south and west, and it is within a Private Development subdivision. Significant water and sewer infrastructure improvements would be required in order to serve the proposed parcels with City of Phoenix services. Design and construction of any infrastructure and facilities needed to connect to, or increase the capacity of the existing sewer system will be the responsibility of the developer.

II. Fire Protection

Service Station: Daisy Mountain Fire Station 142, 41104 N. Daisy Mountain Drive. This station is part of the Automatic Aid partnership in the valley. If they are already on call the next closest fire station will respond. The closest is Phoenix Fire Station 56, 7 miles away, with over a 10-minute response time.

| | |
|------------------------------------|---------------|
| Current Station Capacity Level: | Not Available |
| Station Capacity After Annexation: | Not Available |

| | | |
|--|--------|---------|
| Current Response Time: | 6 Min. | 0 Sec. |
| City Average Response Time: | 4 Min. | 39 Sec. |
| Difference from Typical Response Time: | 1 Min. | 21 Sec. |
| Number of Service Calls Expected: | 10 | |

| | |
|--------------------------------|--------------|
| Average Cost Per Service Call: | <u>\$466</u> |
|--------------------------------|--------------|

Estimated Total Annual Fire Service Costs: **\$4,519**

III. Police Protection

Servicing Station: Black Mountain Precinct, 33355 N. Cave Creek Road

Number of New Officers Required: 0.10
Number of New Patrol Cars Required: 0.05
Estimated Total Annual Police Service
Costs: **\$13,228**

IV. Refuse Collection

Number of New Containers Required: 38

Cost for Refuse Containers, Each: \$48.45
Cost for Recycling Containers, Each: \$48.45
Total Start-Up Costs for Refuse Collection: **\$3,682**

V. Street Maintenance

Average Cost Per Acre for Street
Maintenance: \$85.00
Estimated Total Annual Street Maintenance
Costs: **\$769**

VI. Public Transit

Servicing Routes: There are no servicing routes near the annexation area.

VII. Parks and Recreation

Neighborhood Park Demand in Acres: 0.38
Community Park Demand in Acres: 0.20
District Park Demand in Acres: 0.20
Total Park Demand in Acres: 0.78
Cost Per Acre, Annual Maintenance: \$11,000
Total Annual Parks and Recreation Costs: **\$8,585**

VIII. Schools

Elementary School District: Deer Valley Unified
High School District: Deer Valley Unified

Expected Elementary School Students: 27
Expected High School Students: 15
Total Expected New Students: 42

IX. Revenues

This annexation is within the North Gateway West Impact Fee area. Expected total impact fees at buildout, upon permit issuance, include the following: Administration, Impact, Water Resource Acquisition, and Water and Sewer Development Occupational fees.

Expected Total Impact Fees at Buildout: \$588,354

Beginning Next Fiscal Year

| | |
|-------------------------------------|-----------------|
| Property Tax Income*: | \$2,420 |
| Utility Fee Income: | \$4,750 |
| State Shared Revenue: | \$24,514 |
| Solid Waste: | \$1,018 |
| Sales Tax Generated: | <u>\$0</u> |
| Total Tax Related Income, Annually: | \$32,702 |

Beginning 2018 - 2020 Fiscal Year

| | |
|-------------------------------------|-----------------|
| Property Tax Income*: | \$2,420 |
| Utility Fee Income: | \$4,750 |
| State Shared Revenue: | \$24,514 |
| Solid Waste: | \$1,018 |
| Sales Tax Generated: | <u>\$0</u> |
| Total Tax Related Income, Annually: | \$32,702 |

X. Total Costs

| | |
|---------------------------|-----------|
| Revenue, First Year Only: | \$621,056 |
| Revenue, 2019 and Beyond: | \$32,702 |

| | |
|--------------------------------|-----------------|
| Expenses, First Year Only: | \$30,783 |
| Expenses, Year Two and Beyond: | <u>\$27,101</u> |

| | |
|--|------------------|
| Total Annual Revenue, First Year: | \$590,273 |
| Total Annual Revenue, 2019 and Beyond: | \$5,601 |

** The above referenced Property Tax Income figures are based on vacant parcels only. Actual Property Tax income and Total Revenues will vary depending on project scope and size, timing of permit issuance, and build-out.*



Authorize the Sale of the Sheraton Grand Phoenix Hotel; Further Authorize Lease Agreement and Any Additional Agreements to Facilitate the Lease and Hotel Sale (Ordinance S-43964)

Request to authorize the Downtown Phoenix Hotel Corporation and the City Manager, or his designee, to sell the Sheraton Grand Phoenix Hotel and the hotel's personal property to TLG Phoenix (or other City-approved nominee) (Buyer); and to enter into a 20-year Government Property Lease Excise Tax (GPLET) and other agreements as necessary and appropriate to facilitate the lease and hotel sale. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item, pursuant to the agreements, and for the Chief Financial Officer to liquidate, pay down, restructure, refinance or renegotiate the City's hotel debt.

Summary

The City of Phoenix created the Downtown Phoenix Hotel Corporation in 2005 to develop a convention headquarters hotel to support the expanding Phoenix Convention Center. The hotel opened in 2008, in time to serve the first guests of the expanded Convention Center, and to benefit the tourism industry, downtown revitalization, and the local economy. At the Dec. 2, 2015 Formal City Council meeting, the City Council authorized the Downtown Phoenix Hotel Corporation to market the hotel for sale and present recommended purchase offers to the City Council.

Pursuant to the Letter of Intent from TLG Phoenix dated July 7, 2017, TLG Phoenix has deposited \$100,000 in escrow. Within five business days after executing the Purchase Contract, TLG Phoenix will deposit an additional \$4.9 million, with the remainder of the purchase price due on closing. The hotel sale price will be no less than \$255 million inclusive of all lease payments. The term of the lease will not exceed 20 years, at which time the land and improvements convey to the Buyer. The property may only be used for hotel and related uses, consistent with current uses, unless otherwise approved by the City. Buyer will honor all existing convention, meeting and event contracts, as well as labor agreements, at the hotel. Buyer will have a 45-day due diligence period upon execution of the Purchase Contract, with a one-time 30-day extension contingent upon an additional \$100,000 deposit. Closing is anticipated around Jan. 5, 2018. The City will pay for title insurance, and each party

will pay its share of transaction costs.

The hotel's capital replacement fund of approximately \$13 million will remain with the property to facilitate required renovations. TLG Phoenix anticipates making \$30 million to \$40 million in hotel renovations and property improvements.

Financial Impact

Staff estimates the net expense to the City to complete this transaction and close out the City's financial obligations related to the hotel will be approximately \$40 million, significantly reducing the obligation of the Sports Facilities Fund. An independent economic impact analysis concluded that the direct public benefit as a result of this transaction would exceed \$391 million over the life of the 20-year GPLET, including the generation of more than \$2 million annually in net new lease excise and personal property taxes, which would primarily benefit local schools.

Location

340 N. 3rd St.
Council District: 7

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Phoenix Convention Center Department.



Authorization to Apply for the Bloomberg Philanthropies 2017 Mayors Challenge (Ordinance S-43962)

This report requests authorization for the City Manager to apply, accept, and if awarded, to enter into an agreement for the Bloomberg Philanthropies 2017 Mayors Challenge Grant. Further request authorization for the City Treasurer to accept and the City Controller to disburse the funds for purposes of this ordinance.

Summary

The Bloomberg Philanthropies 2017 Mayors Challenge invites cities across the United States to think big and uncover innovative solutions to today's most pressing problems. Bloomberg Philanthropies is offering \$17.5 million in grants and technical assistance to cities as part of the initiative. In 2013, five cities in the United States were awarded funding, with Providence, Rhode Island securing the grand prize.

The City's application will take on the problem of urban heat and its disproportionate impact on low-income neighborhoods in Phoenix. Increasing urban heat is a serious threat to public health, especially for vulnerable populations, and threatens the long-term viability of the City and quality of life for its residents. Research conducted by Arizona State University shows a significant disparity on how Phoenix residents experience heat depending on where in the City they live. This Mayors Challenge application will focus on using data, community engagement and emerging technologies to create a first-ever "Heat-Ready City" certification, in consultation with first responders, public health experts, social service providers, climate scientists, and others. If funded, the City would establish the certification and then demonstrate it in practice in one or more areas of the City that are the most heat-stressed.

The application deadline is Oct. 20, 2017. In early 2018, 35 Champion Cities will be awarded up to \$100,000 each to test and refine their ideas. 2017 Mayors Challenge winners will be announced in October 2018. The grand prize city will be awarded \$5 million, and four other cities will receive \$1 million each to bring their ideas to life.

On Sept. 6, 2017, the City participated in a day-long pre-application workshop led by Bloomberg Philanthropies to explore the most pressing issues facing our City. Participants included City executives and staff, non-profit partners, and representatives

from Arizona State University.

Concurrence/Previous Council Action

This item was recommended for City Council approval by the Sustainability, Housing, Efficiency and Neighborhoods Subcommittee on Sept. 19, 2017, by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Office of Sustainability.



Contract Award for Real Estate Sales and Brokerage Services for Citywide Projects (Ordinance S-43936)

Request to authorize the City Manager, or his designee, to enter into contracts with the real estate salespersons and brokers listed below. Further request authorization for the City Controller to disburse funds related to this item.

Summary

These contracts will provide the Finance Department Real Estate Division a Qualified Vendor List (QVL) for Real Estate Sales and Brokerage Services on an as-needed basis. The Real Estate Division contracts with real estate salespersons and brokers to assist in the disposition and leasing of City-owned property. Assignments will be made under a separate engagement letter based on qualifications that are required, specific to each property.

Procurement Information

The Finance Department released a Request for Qualifications (RFQ) for Real Estate Sales and Brokerage Services for Citywide Projects on May 24, 2016. The RFQ was conducted in accordance with Administrative Regulation 3.10. Ten proposals were received in response to the RFQ, nine of which were deemed responsive to the requirements of the RFQ.

The evaluation panel reviewed submittals according to the following qualification criteria set forth in the RFQ: qualifications of offeror, licensure of the offeror, and familiarity of the offeror with the local real estate market. The panel determined that nine offerors met the established criteria to provide Real Estate Sales and Brokerage services. The offerors are listed below in alphabetical order.

1. Berry Realty & Associates
2. Colliers International AZ, LLC
3. Colton Realty Ltd dba Colton Commercial
4. Cushman & Wakefield
5. Helix Properties, LLC
6. Jones Lang Lasalle
7. Tina Waggoner Real Estate Services

- 8. R.O.I. Properties
- 9. West USA Commercial Services

Contract Term

The five-year contract term shall begin on or about Oct. 15, 2017.

Financial Impact

The contracts are revenue generating. The firms will be compensated from the proceeds of the sale of excess City-owned land.

Responsible Department

This item is submitted by City Manager Ed Zuercher and the Finance Department.



Acquisition of Real Property for Road Improvement Project Located Along Pinnacle Peak Road from 35th to 45th Avenues (Ordinance S-43938)

Request to authorize the City Manager, or his designee, to acquire and dedicate to public use for right of way purposes, fee title or lesser interest in all or portions of improved or vacant land by donation, purchased within the City's appraised value, or by the power of eminent domain for the Pinnacle Peak Road Improvement Project. If, however, the property is acquired directly from the Arizona State Land Department (ASLD) it shall be acquired at a purchase price and upon such other terms as are established at a public auction conducted by ASLD with the City's maximum bid to be determined by the City Manager, or his designee, consistent with instructions provided by the City Council in Executive Session. If the property is acquired directly from Maricopa County, it shall be acquired at a purchase price within Maricopa County's appraised fair market value with opportunity given to the City to review the appraisal for reasonableness.

Further request authorization to enter into short-term protective leases to minimize relocation costs and temporary occupancy agreements to allow occupants time to relocate, as may be necessary to and in furtherance of this acquisition. Further request authorization for the City Treasurer to accept, and for the City Controller to disburse, all funds related to this item.

Further request the City Council to grant an exception pursuant to Phoenix City Code 42-20 to include indemnification and assumption of liability provisions in the transaction documents that are otherwise prohibited by Phoenix City Code 42-18.

Summary

The acquisition is required for widening and roadway improvements along Pinnacle Peak Road from 35th to 45th Avenues. Improvements will include the installation of curbs and gutters, Americans with Disabilities Act (ADA) compliant sidewalks, landscaping, street lighting, traffic signals and intersection improvements. A new storm drain system with upgraded box culverts will also be constructed to improve drainage.

Financial Impact

The project will be funded with Arizona Highway User Revenue Funds (AHUR),

available in the Street Transportation Department's Capital Improvement Program budget.

Location

Along Pinnacle Peak Road, from 35th Avenue to 45th Avenue (Attachment A).
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.

Attachment A

PROPERTY IDENTIFICATION

City of Phoenix Project: ST85100400- Pinnacle Peak, 35th to 45th Avenues
Road Improvement Project

The following parcels are included on this request. Improved and/or unimproved parcels affected by acquisition identified by the Maricopa County Assessor's parcel number (APN), and the Site Address or Location.

| APN: | LOCATION: |
|-------------|---|
| 205-11-972 | 4250 W. Pinnacle Peak Rd. |
| 205-14-163 | 4028 W. Camino Vivaz |
| 205-14-162 | 4028 W. Camino Vivaz |
| 205-11-990A | 23425 N. 39 th Dr. |
| 206-40-002 | 22500 N. 43 rd Ave. |
| Unassessed | Southwest corner of 39 th Avenue and Pinnacle Peak Road |



Purchase IBIS BRASSTRAX Acquisition Station Software, Hardware and Warranty - RFA 18-006 (Ordinance S-43939)

Request to authorize the City Manager, or his designee, to enter into a contract with Ultra Electronics Forensic Technology Inc. in the amount not to exceed \$98,983.50 to purchase the IBIS BRASSTRAX Acquisition Station. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The system will provide the Police Department the ability to utilize tool marks left on expended shell casings recovered at crime scenes and link gun crime cases that would not otherwise be linked.

This item has been reviewed and approved by the Information Technology Services Department.

Procurement Information

In accordance with Administrative Regulation 3.10, normal competition was waived as Ultra Electronics Forensic Technology Inc. is the only vendor that provides the IBIS BRASSTRAX Acquisition Station software, hardware and warranty.

Financial Impact

The purchase of the IBIS BRASSTRAX Acquisition Station will not exceed \$98,983.50. Funds are available in the Police Department's budget.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department.



Amend Ordinance S-43079 to Correct the Street Address of Excess Real Property (Ordinance S-43940)

Request City Council authorization for the City Manager, or designee, to amend Ordinance S-43079 to correct the street address of real property identified as 1735 E. Rancho Drive to 1718 E. Rancho Drive.

Summary

The address for the property identified by assessor parcel number 164-50-058 was erroneously listed 1735 E. Rancho Drive. The correct address is 1718 E. Rancho Drive.

Concurrence/Previous Council Action

City Council adopted Ordinance S-43079 on Dec. 14, 2016 which authorized the sale of excess City-owned property.

Location

1718 E. Rancho Drive
Council District: 6

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.



Authorization to Amend Lease with BAMCM, LLC, to Include One Additional Five-Year Option (Ordinance S-43941)

Request authorization for the City Manager, or his designee, to amend Contract 124338 with BAMCM, LLC (Crazy Jim's), to provide one additional five-year option period through Aug. 31, 2028. Further request authorization for the City Treasurer to accept all funds related to this item.

Summary

BAMCM, LLC, (tenant) currently leases approximately 4,000 square feet of interior, ground floor retail space at 305 W. Washington St. for the Crazy Jim's restaurant. The tenant is currently in the first option period of the lease term, through Aug. 31, 2018, with one remaining five-year option to extend through Aug. 31, 2023. The tenant plans to make tenant improvements at its sole expense, including new signage in accordance with Planning and Development Department requirements. The purpose of the additional five-year option period is for amortization of the improvements by the tenant over a total 10-year period. Base rent at the beginning of the five-year option period will be at the then-prevailing market rate, plus utility charges and applicable taxes. Base rent will be adjusted annually based on CPI.

Financial Impact

Revenue to be reflective of market rent as determined by the Finance Department Real Estate Division.

Location

305 W. Washington St.
Council District: 7

Concurrence/Previous Council Action

Contract 124338 was approved by Ordinance S-34900, adopted April 2, 2008.

Responsible Department

This item is submitted by City Manager Ed Zuercher, Deputy City Manager Karen Peters, and the Public Works and Finance departments.



Contracts for Purchase of New Vehicles - State of Arizona Contract ADSPO17-00006937 (Ordinance S-43943)

Request to authorize the City Manager, or his designee, to access the State of Arizona Cooperative Contracts awarded as a result of solicitation ADSPO17-00006937 and to enter into contracts with Courtesy Chevrolet, Larry Miller Toyota, LHM Ram Chrysler Jeep Dodge, and Sanderson Ford, Inc., for the purchase of new vehicles. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value will not exceed \$5.6 million, but no City funds will be used because these vehicles are being purchased on behalf of the Federal Transit Administration.

Summary

The City of Phoenix, as the designated recipient of federal funds, will purchase new vehicles on behalf of grant subrecipients of the Federal Transit Administration's Enhanced Mobility of Seniors and Individuals with Disabilities Section 5310 program. The grant subrecipients (non-profit agencies who serve the elderly and people with disabilities) will be the owner of record for the vehicles and the City of Phoenix will be the lienholder of record during the time there is a federal interest in the asset.

Procurement Information

In accordance with Administrative Regulation 3.10, a participating agreement is required when the City uses a cooperative agreement from another public agency. The contract was awarded through a competitive process consistent with the City's procurement processes, as set forth in the Phoenix City Code, Chapter 43. Cooperative agreements allow the City to benefit from national government pricing and volume discounts. The State of Arizona contracts cover the purchase of new vehicles and were awarded April 1, 2017.

Contract Term

The five-year contract term shall begin on or about Nov. 1, 2017.

Financial Impact

The aggregate contract value will not exceed \$5.6 million.

No City funds will be used for these contracts. The City of Phoenix, as designated recipient for FTA grants, will purchase vehicles on behalf of FTA Section 5310 grant subrecipients using the FTA funds allocated to those subrecipients and local matching funds provided by the subrecipients, and there is no financial impact to the City.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



Dedicate Right of Way for Parcels with Existing Roadway or Right of Way Improvements (Ordinance S-43945)

Request the City Council dedicate to public use, for right of way purposes, land acquired for various street improvement projects, and further order the ordinance be recorded.

Summary

The dedication is required for parcels with existing roadway improvements at various locations. For a listing of each parcel by location, City Council District and assessor parcel number (APN), see Attachment A - Parcels to be Dedicated.

Location

Various locations listed in Attachment A.
Council Districts: 4, 6, 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.

ATTACHMENT A - Parcels to be Dedicated

Properties are sorted by APN

| LOCATION | CITY COUNCIL DISTRICT | APN |
|--|-----------------------------|--------------------------|
| S. 1st Avenue roadway, north of W. Sherman Street | 8 | 112-23-055A (portion) |
| N. 20th St. right of way improvements, north of N. Greenfield Road | 4 | 119-25-059A |
| alley located north of E. Roma Avenue, at the 17th Place alignment | 4 | 163-27-103A (portion) |
| N. 17th Place roadway, south of E. Roma Avenue | 4 | 163-27-127A |
| N. 17th Place roadway, south of E. Roma Avenue | 4 | 163-27-128A |
| N. 17th Place roadway, south of E. Turney Avenue | 4 | 163-27-150A |
| N. 17th Place roadway, south of E. Turney Avenue | 4 | 163-27-151A |
| N. 17th Place roadway, south of E. Montecito Avenue | 4 | 163-27-174A |
| N. 17th Place roadway, south of E. Montecito Avenue | 4 | 163-27-175 |
| E. Glenrosa Avenue right of way at 17th Place | 4 | 163-28-133B |
| E. Sierra Vista Drive roadway, north of N. 18th Street | 6 | 164-36-074A |
| N. 18th Street cul-de-sac, south of E. Medlock Drive | 6 | 164-57-001 |
| N 18th Ave, south of Medlock Dr | 6 | 164-57-002 |
| SR 51 frontage road roadway, south of E. Colter Street | 6 | 164-57-017A |
| SR 51 frontage road roadway, south of E. Colter Street | 6 | 164-57-027 |
| SR 51 frontage road roadway, south of E. Colter Street | 6 | 164-57-040 |
| SR 51 frontage road roadway, south of E. Colter Street | 6 | 164-57-045 |
| SR 51 frontage road roadway, south of E. Colter Street | 6 | 164-57-058 |
| SR 51 frontage road roadway, south of E. Colter Street | 6 | 164-57-063 |
| north of E Camelback Rd, west of N 18th St | 6 | 164-57-077 |



Purchase Legal Publications from Matthew Bender & Company, Incorporated - State of Arizona ADSPO 12-018934 (Ordinance S-43946)

Request to authorize the City Manager, or his designee, to enter into a contract to purchase legal publications in print, DVD Media, CD-ROM and e-book format from Matthew Bender & Company, Incorporated (D.B.A. LexisNexis Matthew Bender) with an annual expenditure of \$30,000, and not to exceed \$150,000 over the life of the contract. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This contract will allow City departments, including but not limited to, the Police and Law departments to purchase electronic books, printed materials, DVD Media, and CD-ROM; and those materials can include legal treatises, encyclopedia products and Matthew Bender publications as one-time purchases or annual subscriptions. Publications include a number of references and/or periodical materials such as: public laws, legislative materials, regulatory code, administrative rules, legal/professional journals, legal scholarly publications, trade reports, article services, etc. The legal publications will also help those performing legal research to streamline analysis with expert insights, checklists, forms and primary legal references.

In accordance with Administrative Regulation 3.10 and under the Intergovernmental Agreement with the State of Arizona, the City of Phoenix may adopt its agreements when it is beneficial for the City to do so. Using cooperative agreements allows the City to benefit from State of Arizona government pricing and volume discounts. The State of Arizona contract was awarded on May 21, 2012.

Contract Term

The five-year contract term shall begin on or about Sept. 1, 2017.

Financial Impact

The aggregate contract value will not exceed \$150,000 (including applicable taxes), with an estimated annual expenditure of \$30,000. This amount is based on historical use and projected need; actual usage of this contract may be higher or lower. Funds are available in various departments' budgets.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Finance Department.



Acceptance and Dedication of a Deed and Easement for Roadway and Sidewalk Purposes (Ordinance S-43947)

Request for the City Council to accept and dedicate a deed and easement for roadway and sidewalk purposes; further ordering the ordinance recorded.

Summary

Accepting and dedicating the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: 2011 West Morten Ave, LLC, its successor and assigns

Purpose: Sidewalk

Location: 2011 W. Morten Ave.

File: FN170080

Council District: 5

Deed (b)

Applicant: Habitat for Humanity Central Arizona, its successor and assigns

Purpose: Roadway

Location: 7035 W. Buckeye Road

File: FN170083

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



Traffic Signal Poles - Additional Expenditures for Contracts 140172 and 140171 (Ordinance S-43948)

Request to authorize the City Manager, or his designee, to approve additional expenditures under Contracts 140172 and 140171 with Valmont Industries and Southwest Fabrication LLC, for the purchase of traffic signal poles for the Street Transportation Department. Further request authorization for the City Controller to disburse all funds related to this item. This request is for \$1.5 million in additional funds to be split between the two contracts.

Summary

The two contracts provide traffic signal poles for new and rebuilt intersections. There has been a large increase in the traffic signal poles needed as a result of new development, increased capital improvement program (CIP) road projects, and the number of poles damaged by vehicle accidents. Additionally, the Street Transportation Department has allocated additional funding resources towards traffic signal infrastructure replacement.

Procurement Information

IFB 15-087 was conducted in accordance with Administrative Regulation 3.10.

Financial Impact

Upon approval of \$1.5 million in additional funds for the two contracts, the revised aggregate value will increase from \$2 million to an amount not to exceed \$3.5 million. Funds are available in the Street Transportation Department's budget.

Concurrence/Previous Council Action

The contracts were awarded by City Council on Feb. 18, 2015 and go through Jan. 31, 2020.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



Amend Ordinance S-43624 to Revise the Entity Name for Acceptance of a Public Utility Easement (Ordinance S-43949)

Request the City Council amend Ordinance S-43624 to revise the entity name for acceptance of public utility easement (a) due to a change in ownership; further ordering the ordinance be recorded.

Summary

Ordinance S-43624 authorized the City Council to accept easement (a), referenced as file FN 170030, for public utility purposes from SWC 28th and Peoria Investors, LLC. The property was conveyed to Adachi Property Management, LLC on May 25, 2017, prior to adoption of the ordinance on June 7, 2017.

All of the conditions and stipulations previously stated in the above-referenced ordinance will remain the same.

Location

10450 N. 28th Drive
Council District: 1

Concurrence/Previous Council Action

Ordinance S-43624 for the acceptance of easements for public utilities and refuse collection purposes was adopted on June 7, 2017.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



Acceptance and Dedication of a Deed and Easements for Roadway and Sidewalk Purposes (Ordinance S-43950)

Request for the City Council to accept and dedicate a deed and easements for roadway and sidewalk purposes; further ordering the ordinance recorded.

Summary

Accepting and dedicating the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: Nexmetro Camelback Ranch, LLC, its successor and assigns

Purpose: Sidewalk

Location: Southwest corner 107th Avenue and Highland Avenue

File: FN170026

Council District: 5

Easement (b)

Applicant: CMB111, LLC, its successor and assigns

Purpose: Sidewalk

Location: 3601 N. 44th St.

File: FN170085

Council District: 6

Easement (c)

Applicant: SRJ Ventures, LLC, its successor and assigns

Purpose: Sidewalk

Location: 3605 N. 44th St.

File: FN170085

Council District: 6

Deed (d)

Applicant: New Era Phoenix, LLC, its successor and assigns

Purpose: Roadway

Location: West of 95th Avenue between Broadway Road and Jones Avenue

File: FN170071

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



Acceptance of Easements for Public Utilities, Refuse Collection, Emergency and Service Vehicle Access, and Water Main Purposes (Ordinance S-43951)

Request for the City Council to accept easements for public utilities, refuse collection, emergency and service vehicle access, and water purposes; further ordering the ordinance recorded.

Summary

Accepting the property interests below will meet the Planning and Development Department's Single Instrument Dedication Process requirement prior to releasing any permits to applicants.

Easement (a)

Applicant: Nexmetro Camelback Ranch, LLC, its successor and assigns
Purpose: Refuse Collection and Emergency and Service Vehicle Access
Location: Northwest corner of 107th Avenue and Highland Avenue
File: FN170037
Council District: 5

Easement (b)

Applicant: Maricopa County Holdings, LLC, its successor and assigns
Purpose: Public Utilities
Location: 1415 S. 17th Ave.
File: FN170082
Council District: 8

Easement (c)

Applicant: Alan N Beaudoin and Marci J Beaudoin, its successor and assigns
Purpose: Public Utilities
Location: 8818 S. 22nd St.
File: FN170073
Council District: 8

Easement (d)

Applicant: The Garrett Corporation, its successor and assigns

Purpose: Water Main
Location: 318 S. 36th St.
REN: 10227
Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development and Finance departments.



**Equipment, Installation, Testing and Warranty of Citywide Cabling
Communication Systems - ADSPO17-00007125 (Ordinance S-43955)**

Request to authorize the City Manager, or his designee, to access the State of Arizona Cooperative Contract ADSPO17-00007125 and enter into contracts with Anixter, Inc., BPG Technologies, LLC, Cable Solutions, LLC, Corporate Technology Solutions, LLC, Fishel Company, Graybar Electric Company, Inc., IES Commercial, Inc., and Tel Tech Networks, Inc., for equipment, installation, testing, and warranty of cabling communications systems. Further request authorization for the City Controller to disburse all funds related to this item. The aggregate contract value shall not exceed \$17,500,000 (including applicable taxes) with an estimated annual expenditure of \$3,500,000.

Summary

Cabling communication systems are used citywide to connect City facilities to the data network and phone system through Internet access, phone lines, and data circuits, allowing City facilities to connect to email, instant messaging, and access to critical applications such as the City's financial accounting and reporting system and the human resources system. The City's cabling communication systems are critical to operations of City departments. Cabling communications systems enable access to emergency services provided by the Police and Fire departments, provide Internet access in public libraries, allow the Parks and Recreation Department to manage sprinkler systems in City parks, allow the Street Transportation Department to manage traffic signals and lights throughout the City, and facilitate several other important city services. Without the cabling communication systems users and devices will not be able to connect to their network and/or back-end systems for operations.

Procurement Information

In accordance with ARS 41-2631, the City has entered into an intergovernmental agreement with the State of Arizona in order to access specified State cooperative contracts. The State's contract was awarded using a competitive process consistent with the City's procurement processes set forth in the Phoenix City Code, Chapter 43. The State of Arizona contract covers various cabling communications systems and services required by the City. The State of Arizona Cooperative Contract was awarded on May 5, 2017.

Contract Term

The five-year contract shall begin on or about Oct. 10, 2017.

Financial Impact

The aggregate contract value shall not exceed \$17,500,000 (including applicable taxes) with an estimated annual expenditure of \$3,500,000. Funds are available in the Information Technology Services Department's budget.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Information Technology Services Department.



Intergovernmental Agreement (License) with the Arizona Department of Environmental Quality (Ordinance S-43961)

Request the City Manager, or his designee, to enter into an Intergovernmental Agreement (License) with the Arizona Department of Environmental Quality for continued location of air quality monitoring equipment at the City of Phoenix North Mountain communications site.

Summary

The Arizona Department of Environmental Quality (ADEQ) owns and maintains air quality monitoring equipment located at the City's communication site at the summit of North Mountain. The prior agreement is due to expire, and ADEQ has requested to continue to use the site for ADEQ's monitoring equipment. There is no financial impact to the City, and ADEQ is responsible for all maintenance of the equipment.

Contract Term

The term of the license will be for five years, commencing on or about Oct. 18, 2017, and ending on or about Oct. 17, 2022.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Information Technology Services Department.



Authorization for Phoenix Municipal Court to Enter into Contract for Legal Resources Services (Ordinance S-43957)

Request to authorize the Phoenix Municipal Court to enter into a five-year contract with West Publishing Corporation, doing business as Thomson Reuters West, to provide access to online and print legal research resources for judges and judicial support staff. The total value of the five-year contract will not exceed \$220,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

Thomson Reuters West services provide an important tool for judges and judicial support staff to conduct legal research. Thomson Reuters West, through Westlaw, provides expansive access to online legal resources which facilitate legal research for court cases. Westlaw is currently used by all Superior Courts, Courts of Appeal, and the Supreme Court in Arizona, as well as other City departments.

Procurement Information

In accordance with Administrative Regulation 3.10 normal competition was waived due to the unique requirements of the Court. West Publishing Corporation, doing business as Thomson Reuters West, provides exclusive content, utilizes a proprietary key numbering system and is used by Arizona Courts and other City departments.

Contract Term

The five-year contract term will begin on or about Dec. 1, 2017, and end on Nov. 30, 2022. There are no provisions to extend the contract beyond the initial five-year term.

Financial Impact

Funds are available in the Phoenix Municipal Court's operating budget. The total value of the five-year contract will not exceed \$220,000, and the annual expenditure is estimated at \$44,000.

Responsible Department

This item is submitted by Chief Presiding Judge B. Don Taylor and Deputy City Manager Karen Peters.



Sustainability of Section 8 Voucher Program

Request authorization for the City Manager, or his designee, to issue a Request for Proposals (RFP) to contract out management of the Section 8 Voucher program to a private firm experienced in U.S. Department of Housing and Urban Development (HUD) regulations and program requirements.

Summary

Section 8 is HUD's largest program providing housing assistance to very low income individuals and families, the elderly, and disabled. The Housing Department, which serves as the Public Housing Authority for the City of Phoenix, has been administering the Section 8 program since 1978. The Section 8 program is a rental subsidy; Section 8 voucher holders pay thirty percent of their adjusted gross income toward rent, and the Housing Department directly pays private landlords the balance of the rent. In addition, HUD provides Section 8 Administrative fees to fund the operating costs of administering the program including staff salaries and administrative costs.

HUD calculates Administrative fees based on a formula intended to provide enough funds to cover all operating costs. In the past, this formula has provided sufficient funding to cover all administrative costs for the Phoenix Section 8 program and allow the Housing Department to establish a reserve account. As a budget reduction and a method to reduce these reserves, the federal government has been reducing Administrative fees since 2011. This funding reduction is called "proration" and the reduction in the Administrative fee has ranged from sixty-nine percent to eight-two percent of the funding formula. This loss in Administrative fees has had a significant impact. For the past five fiscal years, Housing Department annual deficits have ranged between \$438,800 and \$759,400. The Housing Department has used its Section 8 reserves to cover these losses and continue operations. However, the reserves are now depleted, and there is no other funding or HUD strategy to offset the losses and sustain the program.

During these years of reduced Administrative fees, HUD awarded an additional 408 vouchers to the Housing Department, resulting in current caseloads of 400 to 500 cases per employee. To keep costs as low as possible, the Phoenix Section 8 program operates with fewer management staff than other similarly-sized Public Housing

Authorities. Additional reductions in staff would be detrimental to the performance and management of this program. At this time, a significant change or additional source of funding is required to continue administering the Section 8 program. The following three options were considered to address the long term sustainability of this program:

1) Seek Council approval for up to \$1 million in City General Funds annually to subsidize the program.

2) Move to Private Contract Management: utilize a vendor to administer all operations and accounting while maintaining minimal City staff to manage contract and financial compliance. Remaining positions would be shifted to other Housing Department programs or placed in other City departments. This is a cost-neutral option with no losses projected.

3) Relinquish the Program to HUD (Housing Department would discontinue managing the Phoenix Section 8 program): HUD could contract the program out, give it to another local Public Housing Authority to administer, or discontinue it altogether. Relinquishing the program would cause the City to lose local control of voucher priorities such as set asides for homeless veterans, victims of domestic violence and human trafficking, chronically homeless, senior and disabled, and other special needs populations. In addition the City would no longer be able to designate Project-Based Vouchers to provide incentives for new affordable housing construction.

To continue this critical service and retain control over the special population priority vouchers, staff recommends issuing a RFP for the private contract management of the Housing Department's Section 8 program. This is a cost-neutral solution as contract vendors can manage the Program for a percentage of the Administrative fee, even with proration reductions. Contracting this program will provide a sustainable way forward, allowing for efficiencies to be introduced that are not available under the current structure such as technology, process, and systems improvements that would potentially house more low-income Phoenix residents.

HUD's reduction in Administrative fees paid to Public Housing Authorities has not solely impacted the Phoenix Housing Department. In the last few years, six major Public Housing Authorities including the Buffalo Municipal Housing Authority, Chicago Housing Authority, Memphis Housing Authority, Newark Housing Authority, Miami-Dade County, and Westchester County Housing Authority have contracted this program, which has led to the successful management and sustainability of their Section 8 programs.

The Housing Department's Section 8 program has 34 authorized full-time employees (FTE's), seven of which are vacant. Temporary agency staff are currently utilized to offset the vacant positions. The Housing Department will work closely with the Human Resources Department and the respective bargaining units to reassign and place existing staff. The Housing Department will also work with the successful proposer to interview and offer jobs to staff who are interested in employment with the private company.

Procurement Information

If authorized, the RFP is expected to be issued in late Fall 2017. Staff will negotiate business terms with the recommended proposer, which will be brought to the Sustainability, Housing, Efficiency and Neighborhoods Subcommittee for review and recommendation, and then to the full City Council for approval.

Financial Impact

There is no impact to the General Fund. Funding is provided by HUD through Section 8 Voucher program Administrative fees.

Concurrence/Previous Council Action

This item was heard at the Sustainability, Housing, Efficiency and Neighborhoods Subcommittee on Sept. 19, 2017, and approval was recommended by a vote of 4-0.

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Housing Department.



NFL Foundation Grassroots Grant Application for Choice Neighborhoods (Ordinance S-43956)

Request authorization for the City Manager, or his designee, to apply for, accept, and enter into agreements for up to \$250,000 in grant funds from the National Football League (NFL) Foundation Grassroots Program to add new athletic playing fields at, or near, Edison Park located within the Edison-Eastlake Choice Neighborhoods Community. Authorization is also requested for the City Treasurer to accept, and the City Controller to disburse funds for the life of the grant.

Summary

The Housing Department is seeking to apply for a \$250,000 grant from the NFL Foundation Grassroots Program. If awarded, the funds will be used to build new, quality, safe, and accessible athletic playing fields at, or near, Edison Park located within the Edison-Eastlake Choice Neighborhoods (CN) Community.

In June 2016, the City was awarded a U.S. Department of Housing and Urban Development (HUD) CN Planning and Action Grant to conduct a comprehensive neighborhood planning and community engagement process. Within the CN boundaries lie three Public Housing sites: Frank Luke Homes, A.L. Krohn Homes, and Sidney P. Osborn. The CN Grant focuses on creating a redevelopment plan for these three sites as well as a plan to catalyze critical neighborhood improvements, provide services for individuals and families, and improve outcomes for youth. As learned through the Edison-Eastlake CN Community Resident Leadership Council and over 300 Public Housing resident surveys, access to recreational spaces for physical activity are among the top needs of the community. New athletic playing fields would provide new physical fitness options and sports programming for kids in a high poverty community.

As part of the CN effort, the City's Parks and Recreation Department committed \$250,000 from its Fiscal Year 2017-18 Capital Improvement Program Funds to make park improvements at Edison Park. These improvements will be implemented in 2018 based on resident input from a Park Charrette held in April 2017. The Housing Department has also secured a one-for-one \$250,000 match from the Phoenix Residential Investment Development Effort (PRIDE), to assist with this grant

opportunity. Together, these funds will provide leverage for the NFL Foundation Grassroots Program grant. The grant application is due on Oct. 16, 2017.

If awarded, the Housing Department, in partnership with the Parks and Recreation Department, the Phoenix Parks Foundation, and PRIDE, will utilize the NFL Foundation Grassroots Program grant funds to build new, quality, safe, and accessible athletic playing fields at, or near, Edison Park. By leveraging concurrent CN efforts, this grant opportunity will reach an underserved population and provide much needed sports amenities, in addition to promoting youth sports safety and community programming on the fields.

Financial Impact

There is no impact to the General Fund. The Parks and Recreation Department committed \$250,000 from its Fiscal Year 2017-18 Capital Improvement Program Funds. In addition, PRIDE, a 501(c)3 nonprofit organization, will provide up to \$250,000 in one-for-one matching funds as required by the grant.

Concurrence/Previous Council Action

This item was heard at the Sustainability, Housing, Efficiency, and Neighborhoods Subcommittee on Sept. 19, 2017, and approval was recommended by a vote of 4-0.

Location

The Edison-Eastlake CN Community is bounded by 16th Street on the west, Interstate 10 freeway on the north and east, and the Union Pacific Railroad on the south.

Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Housing and Parks and Recreation departments.



Significant Amendment to the Housing Department's Annual Agency Plan (Ordinance S-43958)

This report requests City Council approval for the adoption of a Significant Amendment to the Housing Department's 2017-2018 Annual Agency Plan by adding the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) Award and implementing RAD program requirements.

Summary

On Feb. 3, 2016, City Council authorized the Housing Department to apply for the U.S. Department of Housing and Urban Development's (HUD) RAD Program for 815 units across five multi-family rental properties in the City's public housing portfolio, to execute all related agreements, and to fully implement the RAD Program, if approved by HUD.

The RAD Program converts public housing units from a public housing operating subsidy to a long-term, sustainable, project-based Section 8 rental assistance contract. This conversion allows Public Housing Authorities, such as the Phoenix Housing Department, to revitalize aging public housing properties, address the backlog of deferred maintenance and capital improvements, and provide for future financial sustainability and continued affordability.

In February 2017, HUD notified the Housing Department that it was selected to participate in the RAD Program for five multi-family properties totaling 815 units. On March 22, 2017, via Ordinance S-43326, City Council approved the adoption of the Housing Department's 2017-2018 Annual Agency Plan (AAP), which provides a comprehensive guide to the policies, programs, operations, and strategies for meeting local housing needs and goals. Due to the timing of the RAD award, and other HUD requirements, including a 45-day notice period to provide comments and a public hearing, RAD could not be included in the AAP, as it would have delayed the Housing Department's submittal.

In order to fulfill RAD milestones associated with the conversion from public housing to project-based Section 8 rental assistance, HUD regulations and related RAD guidance require a Significant Amendment to the AAP. The Amendment includes information

regarding the type of Section 8 rental assistance anticipated to be utilized at each property, and details revised resident rights and participation, waiting list establishment, and grievance procedure requirements. The Amendment also states the Housing Department will apply for the RAD program for some, or all, of its remaining public housing properties, including: Maryvale Parkway Terrace Apartments (108 units), Pine Tower Apartments (156 units), Washington Manor Apartments (112 units), Summit Apartments (50 units), McCarty on Monroe (34 units), and Aeroterra Senior Village (60 units), which City Council approved via Formal Action on May 31, 2017. Additional changes include updates to the following sections: Site Selection and Neighborhood Standards Review; Relocation Plans; and Significant Amendment Definition.

A copy of the Amendment is available at www.phoenix.gov/housing

Financial Impact

There is no impact to the General Fund. The Significant Amendment to the Annual Agency Plan is an administrative change only.

Concurrence/Previous Council Action

On Feb. 3, 2016, City Council authorized the Housing Department to apply for the RAD Program, through Ordinance S-42281. On March 22, 2017, City Council approved the adoption of the Housing Department's 2017-2018 Annual Agency Plan through Ordinance S-43326. This item was heard at the Sustainability, Housing, Efficiency and Neighborhoods Subcommittee on Sept. 19, 2017, and approval was recommended by a vote of 4-0.

Public Outreach

The 13-member Resident Advisory Board (representing the Conventional, Senior, Scattered Sites and Section 8 Housing Choice Voucher programs) met and approved the Significant Amendment on July 6, 2017. As required by federal regulation, the public was given a 45-day notice to provide comments. A public hearing was held on Sept. 6, 2017, to obtain input and comments. All comments and input are addressed in the resulting Significant Amendment.

Locations

- 1) Foothills Village (200 units): 920 W. Alta Vista Road
 - 2) A.L. Krohn (202 units): 1940 ½ E. Villa St.
 - 3) A.L. Krohn East (38 units): 14th and Monroe streets (multiple addresses)
 - 4) Frank Luke Homes (230 units): 500 N. 20th St.
 - 5) Sidney P Osborn (145 units): 1720 E. Adams St.
- Council Districts: 7,8

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Housing Department.



Choice Neighborhoods Implementation Grant (Ordinance S-43959)

This report requests authorization for the City Manager, or his designee, to apply for the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Implementation Grant Program for up to \$30 million or the maximum award, for the Edison-Eastlake Community (EEC), and to implement the grant with the Housing Department and Gorman and Company serving as co-development partners. Authorization is also requested for the City Treasurer to accept and the City Controller to disburse all funds for the life of the grant.

Summary

The HUD Choice Neighborhoods (CN) Program is designed to support locally-driven solutions for transforming distressed neighborhoods, using place-based strategies to address the interconnected challenges of poor quality housing, access to quality educational programs, poor health, high crime, and lack of capital. Since being awarded a \$1.5 million CN Planning and Action Grant in June 2016 to create a comprehensive Neighborhood Transformation Plan for the EEC, the Housing Department has conducted comprehensive community engagement in this effort, including working with public housing and community residents, non-profit and private sector partners, and local stakeholders.

The EEC is the CN target area, bounded by the I-10 Freeway on the north and east, 16th Street on the west, and the Union Pacific Railroad on the south. The neighborhood includes the A.L. Krohn, Frank Luke Homes, and Sidney P. Osborn public housing communities, St. Luke's Medical Center, light rail, Edison Park, Edison Elementary School and various businesses. The public housing within the EEC is aged, obsolete and beyond its useful life. Upon redevelopment of the public housing communities, the Housing Department will utilize the HUD Rental Assistance Demonstration (RAD) Program to convert public housing units from a public housing operating subsidy to a long-term, sustainable, project-based Section 8 contract.

The City is seeking to apply for a HUD CN Implementation Grant through a Notice of Funding Availability (NOFA) that was released on Aug. 24, 2017. Through the NOFA, HUD is making up to \$30 million available per applicant in Implementation Grant funds to support communities, like Phoenix's EEC, that have undergone a local, community-

driven planning process and are ready to implement the resulting plan to redevelop public housing sites into new, energy-efficient mixed-income housing, revitalize and improve conditions in the surrounding neighborhood, and provide supportive services to individuals, families and youth in the area. Applications for the CN Implementation Grant are due by Nov. 22, 2017. The estimated grant term is six years, from July 2018 through July 2024.

Gorman and Company (Gorman), a Wisconsin-based affordable and mixed-income housing developer, was previously procured to provide co-development services for the Choice Neighborhoods Program. Gorman and their team of national and local consultants have extensive experience successfully securing various national and local financing, including CN grants, and utilizing RAD to develop and redevelop affordable and mixed-income housing communities in Arizona and nationwide. This partnership will leverage the City's resources and expedite the completion of the work through the CN Implementation Grant.

The Housing Department, working with its co-development partner, Gorman, seeks authorization to proceed with all actions necessary or appropriate to apply for, accept, disburse, and implement the CN Implementation Grant including the following:

- 1) Pursue rezoning of existing public housing sites and affected offsite property to the City of Phoenix Walkable Urban Code.
- 2) Appropriate, expend and disburse up to \$15 million in Housing Department Public Housing and/or Affordable Housing Funds to provide for application expenses, predevelopment, gap funding, and/or other activities to serve as required leverage for the CN Implementation Grant.
- 3) Appropriate, expend and disburse up to \$1.5 million in federal Community Development Block Grant (CDBG) funds to provide for neighborhood and/or housing improvements, or other activities to serve as required leverage for the CN Implementation Grant.
- 4) Appropriate, expend and disburse up to \$5.4 million in federal HOME Investment Partnerships Program funds to provide for predevelopment, gap funding for housing redevelopment, and/or other activities to serve as required leverage for the CN Implementation Grant.
- 5) Acquire land in strategic locations to further the goals of the CN Planning, Action and Implementation Grant Programs.

6) Allocate up to 200 Section 8 Project-Based Vouchers, and/or RAD-converted units, amend HUD Annual Plans, and enter into or execute associated contracts, documents, and agreements, as necessary to facilitate activities for the application and implementation of the CN Implementation Grant.

7) Enter into or execute all contracts, documents, and agreements necessary to apply for and implement the CN Implementation Grant, including development and other agreements with Gorman.

8) Apply for, use, expend, and/or disburse the proceeds of any grants, match funds, in-kind and cash donations, leverage funds, loans, and other financing and funding sources to facilitate activities for the application and implementation of the CN Implementation Grant.

9) Partner with public and private agencies, non-profit and for-profit organizations, and individuals to leverage the financial, human capital, and in-kind resources needed to support the application and implementation of the CN Implementation Grant.

10) Take other action necessary or appropriate to apply for, accept, disburse, and implement all funding and activities associated with the CN Implementation Grant.

Financial Impact

There is no impact to the General Fund. The City's required leverage funds of up to \$21.9 million are available in the Housing Department's Affordable Housing, Public Housing, and other Federal Programs. CN Implementation Grant funds and leverage funds will be incorporated in future Housing Department Capital Improvement Program and operating budgets.

Concurrence/Previous Council Action

This item was heard at the Sustainability, Housing, Efficiency and Neighborhoods Subcommittee on Sept. 19, 2017, and approval was recommended by a vote of 4-0.

Location

Edison-Eastlake CN Community is bounded by the I-10 Freeway on the north and east, 16th Street on the west, and the Union Pacific Railroad on the south. The public housing properties within the Edison-Eastlake CN Community are:

- 1) A.L. Krohn Homes, 1940 1/2 E. Villa Street, 202 units
 - 2) Frank Luke Homes, 500 N. 20th Street, 230 units
 - 3) Sidney P. Osborn, 1720 E. Adams Street, 145 units
- Council District: 8

Responsible Department

This item is submitted by Deputy City Manager Deanna Jonovich and the Housing Department.



2018 Downtown Enhanced Municipal Services District Estimate of Expenses, Assessment of Expenses and Hearing Date (Resolution 21571)

Requests City Council approval of the 2018 Downtown Enhanced Municipal Services District (EMSD) estimate of expenses, assess this total on the EMSD, and set the date of Nov. 1, 2017 for the public hearing on the estimated assessments pursuant to A.R.S. 48-575. The EMSD is generally bounded by Fillmore Street, 7th Street, 3rd Avenue and the railroad tracks south of Jackson Street. The City of Phoenix estimated annual expenditure for this program is \$1,255,074.

Summary

The City Council authorized formation of the EMSD in 1990 to provide enhanced public services above and beyond the level of services provided in the remainder of the City. The City contracts directly with Downtown Phoenix, Inc. (DPI) to implement the work plan of the downtown EMSD.

2018 Downtown EMSD Estimate of Expenses

The work plan and budget for 2018 provides a variety of enhanced services in the downtown core, including the Ambassadors, streetscape improvements and maintenance, a Clean Team, marketing, events, economic and community development and transportation services.

In June of 2017, the EMSD Board of Directors (EMSD Board), which includes representatives of the City and other EMSD property owners, approved a 2018 proposed EMSD budget of \$3,844,287. This includes \$153,250 for streetscape maintenance expenses, which are paid only by property owners and tenants adjacent to the Streetscape Improvement District.

This proposed budget represents a 4.79 percent increase over the 2017 budget. The total increase is approximately \$175,724, and is distributed among the approximately 768 parcels in the EMSD. The slight increase is driven by fixed costs (utilities, liability insurance and health insurance) and does not add new full-time employees. DPI continues to increase services including improving walkability by adding and maintaining trees, trash pickup, graffiti removal and assistance with conventions. These expenses are outlined below:

Estimated EMSD Expenses: \$3,691,037
Estimated Streetscape Maintenance Expenses: \$153,250
Total estimated of EMSD Expenses: \$3,844,287

Assessment of Expenses

The annual assessments for the downtown EMSD will be levied for the 2018 calendar year after the required EMSD approval process has been completed. Assessments are determined in proportion to the benefits received by each parcel.

The proposed EMSD assessment diagram indicates the properties to be assessed for enhanced municipal services. This proposed diagram is on file in the office of the Director of the Street Transportation Department in the City of Phoenix. The proposed assessments and diagram are based on the estimate of expenses and property data available as of May 18, 2017. The proposed diagram was completed on June 2, 2017.

Public Hearing Date

It is requested that the City Council set the date of Nov. 1, 2017, as the date for the public hearing on the EMSD assessments.

Financial Impact

The City of Phoenix estimated annual expenditure for this program is \$1,255,074, which includes \$371,309 from the General Fund, \$524,459 from the Convention Center, \$124,871 from the Sports Facilities Fund, \$8,501 from the Genomics Facilities Operations and Maintenance Fund, and \$225,934 from collections from tenants on City-owned properties.

Concurrence/Previous Council Action

The Downtown, Aviation, Economy and Innovation Subcommittee heard this item on Sept. 6, 2017 and recommended the approval by a vote of 3-0.

Public Outreach

A public hearing will be held for property owners to discuss the proposed assessments, costs, and services provided in connection with the EMSD. If approved, the public hearing would be set for Nov. 1, 2017, at 2:30 p.m., in the Phoenix City Council Chambers. All property owners will be notified by mail of their annual assessment cost by the Street Transportation and Community & Economic Development departments 20 days prior to the public hearing. Notice of the public hearing also will be published in the Record Reporter as specified below. No further notification is required after the public hearing.

Published:

The Record Reporter

Oct. 11, 2017

Oct. 13, 2017

Location

The EMSD is generally bounded by Jackson Street to Fillmore Street from 3rd Avenue to 7th Street.

Council Districts: 7, 8

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Deanna Jonovich, and the Street Transportation and Community and Economic Development departments.



2018 Downtown Enhanced Municipal Services District Assessment Diagram (Resolution 21572)

Request City Council approval of the 2018 Downtown Enhanced Municipal Services District (EMSD) assessment diagram.

Summary

The City Council authorized formation of the Downtown EMSD in 1990 to provide enhanced public services above and beyond the level of services provided in the remainder of the City. The costs for EMSD services are paid through assessments on property owners within the EMSD.

The proposed 2018 Downtown EMSD Diagram (2018 Diagram) indicates the properties to be assessed and is on file in the office of the Director of the Street Transportation Department in the City of Phoenix. The proposed assessments and 2018 Diagram are based on the estimate of expenses and property data available as of May 18, 2017. The proposed 2018 Diagram was completed on June 2, 2017. Per A.R.S. 48-575(d) the 2018 Diagram shows each separate lot numbered consecutively, the area in square feet of each lot and the area in square feet of any building or buildings located on each lot.

Public streets, alleys, and property utilized for residential purposes that do not benefit by the enhanced public services are excluded from this proposed 2018 Diagram.

This Request for Council Action includes a Resolution approving the 2018 Downtown EMSD Diagram.

Financial Impact

No financial impact for approving the 2018 Diagram.

Public Outreach

A public hearing will be held for property owners to discuss the proposed assessments, costs, and services provided in connection with the EMSD. The Public Hearing is set for Nov. 1, 2017, at 2:30 p.m., in the Phoenix City Council Chambers. All property owners will be notified by mail of their annual assessment cost by the Street

Transportation and Community and Economic Development departments 20 days prior to the public hearing. Notice of the public hearing also will be published in the Record Reporter as specified below. No further notification is required after the public hearing.

Published:

The Record Reporter

Oct. 11, 2017

Oct. 13, 2017

Location

The EMSD is generally bounded by Jackson Street to Fillmore Street from 3rd Avenue to 7th Street.

Council Districts: 7, 8

Responsible Department

This item is submitted by Deputy City Managers Mario Paniagua and Deanna Jonovich, and the Street Transportation and Community and Economic Development departments.



Authorization to Enter Into Agreement for Phoenix Convention Center Advertising and Marketing Services (Ordinance S-43954)

Request to authorize the City Manager, or his designee, to enter into a contract with Owens Harkey & Associates (DBA OH Partners) for advertising and marketing services for the Phoenix Convention Center Department (PCCD). Further request authorization for the City Controller to disburse all funds related to this item. The estimated cost of the contract is \$400,000 per year; not to exceed \$2,035,938 over the life of the contract.

Summary

PCCD operates the largest meeting and exhibition venue in the state of Arizona. The department contracts with a private agency to market and promote the Convention Center venues for local meetings, public shows, banquets and receptions, theatrical performances and social functions. The advertising and marketing firm provides consultation and creative services for print and digital advertising campaigns and programs targeting meeting, convention and tradeshow planners; promoters; and attendees. The previous contract expired on June 30, 2017.

Procurement Information

On March 10, 2017, PCCD issued Request for Proposals (RFP) 17-009 for Advertising and Marketing Services. The procurement was conducted in accordance with Administrative Regulation 3.10. An optional pre-proposal conference was held, with nine firms attending. PCCD received proposals from the following six firms: On Advertising, Davidson/Belluso, Off Madison Ave, Prime Time Marketing, Lane Terralever, and Owens Harkey & Associates. All proposers were deemed responsive. The evaluation panel consisted of PCCD staff along with panel members from the Equal Opportunity and Community and Economic Development departments.

The technical evaluation was based on criteria in the RFP. Points assigned to each criteria totaled 1,000 and included: Method of Approach (300 points), Company and Staff Qualifications (300 points), Financial Strength (200 points), Cost of Services (150 points), and Overall Responsiveness to RFP (50 points).

The interview portion of the evaluation was worth 350 points, making a grand total of 1,350 possible points.

The panel awarded the following scores:

1. Owens Harkey & Associates - 1,159.50 points
2. Off Madison Ave. - 1,079.50 points
3. Lane Terralever - 1,007.40 points
4. Davidson/Belluso - 700 points
5. On Advertising - 689.80 points
6. Prime Time Marketing - 317.60 points

Contract Term

The initial contract term is for a three-year period from Nov. 1, 2017 through Oct. 31, 2020, with the option to extend the term up to two years, which may be exercised by the City at its sole discretion.

Financial Impact

The contract's estimated cost is \$400,000 per year, not to exceed \$2,035,938 over the total length of the contract. The majority of expenditures for this contract, about 60 percent, are funded with Convention and Visitors Bureau Marketing Funds, with approximately 40 percent funded through the PCCD operating budget.

Concurrence/Previous Council Action

The Downtown, Aviation, Economy and Innovation Subcommittee recommended City Council approval by a 3-0 vote at its Sept. 6, 2017 meeting.

Location

The services will be provided to the Phoenix Convention Center and theatre venues at 100 N. 3rd St.

Council District: 7

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Phoenix Convention Center Department.



*****REVISED*** (SEE ATTACHED CORRECTION MEMO) - Authorization to Enter into FY 2017-18 Tourism and Hospitality Advisory Board Agreement (Ordinance S-43953)**

Request to authorize the City Manager, or his designee, to enter into an agreement to provide up to \$500,000 in Tourism and Hospitality Advisory Board (THAB) funding to the Greater Phoenix Convention and Visitors Bureau (GPCVB). GPCVB will utilize the funding to seek projects and/or programs that enhance the City's convention, tourism and hospitality industry. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

THAB is the City board that on an annual basis seeks and reviews proposals for projects and/or programs that enhance the City's tourism and hospitality industry. The 14-member board is comprised of eight hoteliers (one from each council district), two at-large members from hospitality-related industries, two citywide representatives, one non-voting representative from City staff, and one non-voting member from the GPCVB (known as Visit Phoenix).

Procurement Information

On July 7, 2017, the Phoenix Convention Center Department (PCCD) issued Request for Proposals (RFP) 18-001 for the FY 2017-18 THAB process. The procurement was conducted in accordance with Administrative Regulation 3.10. The RFP was posted on the City of Phoenix website and advertised in the Arizona Business Gazette, Arizona Informant, Prensa Hispana, and the Record Reporter.

The THAB board recommended awarding the contract to GPCVB, which was the sole proposer and received 930 points out of a possible 1,000 points.

Contract Term

The contract term is for five years, Nov. 1, 2018, through Oct. 31, 2023.

Financial Impact

The budget will not exceed \$500,000 over the life of the contract. THAB is funded through the Sports Facilities Fund, which is the hospitality industry's share of special

excise taxes on hotel/motel lodging and rental cars.

Concurrence/Previous Council Action

The Downtown, Aviation, Economy and Innovation Subcommittee recommended approval of this item by a vote of 3-0 at its Sept. 6, 2017 meeting.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Phoenix Convention Center Department.



City of Phoenix

To: Milton Dohoney, Jr.
Assistant City Manager

Date: September 29, 2017

From: John Chan, Director
Phoenix Convention Center Department

Subject: REQUEST TO CORRECT ITEM 62 ON THE OCTOBER 4, 2017 FORMAL AGENDA – AUTHORIZATION TO ENTER INTO FY 2017-18 TOURISM AND HOSPITALITY ADVISORY BOARD AGREEMENT (ORDINANCE S-43953)

This memo is to request that the contract term dates listed on item 62, Authorization to Enter into FY 2017-18 Tourism and Hospitality Advisory Board Agreement (Ordinance S-43953) be corrected. The contract term dates listed for this item are incorrect. The correct contract term dates are Nov. 1, 2017, through Oct. 31, 2022.

Approved: 
Milton Dohoney, Jr., Assistant City Manager



Authorize Recommended Changes to 2018 Neighborhood Block Watch Grant Application and Program Process

This report requests City Council approval of changes to the 2018 Neighborhood Block Watch (NBW) grant application and program process as recommended by the Neighborhood Block Watch Oversight Committee.

Summary

The NBW Oversight Committee was established to solicit, evaluate and recommend to the Mayor and City Council appropriate proposals to expend funds for the expansion of the Block Watch programs within the limits of the Neighborhood Protection Ordinance. This ordinance, known as Proposition 301, was adopted at a special election on Oct. 5, 1993. The City Council adopted the format and guidelines for this process on April 26, 1994.

The NBW Oversight Committee reviewed and approved requests to change the NBW grant application and program process during its meetings in May, June and August 2017. The NBW Oversight Committee is recommending the following changes become effective for the 2018 grant application process, which opens on Nov. 1, 2017.

The following is an outline of the NBW Oversight Committee recommended changes:

1. Change the restricted items list to increase the cap from \$500 to \$750 for the combined total of website hosting/maintenance/domain name, and add "email server" to the list.
2. Change the restricted items list for neighborhood event items to combine face painters and balloon artists, add disc jockeys, and cap each artist at \$150 per neighborhood event.
3. Change the restricted items list regarding "regular copy printers" to say "regular copy printers, including maintenance" capped at \$500.
4. For clarification purposes to assist grantees in successfully completing the grant application, add the following language to the grant application guide:

- a. If the grant application includes a co-applicant, the co-applicant must provide the same grant application documents as required by the primary applicant.
- b. Grant applications scoring below the City Council approved minimum score of 5.25 points will be disqualified and will not be eligible to appeal or receive funding.
- c. Grant funds may not be used to pay for the administration of the grant itself, including payment to an accountant or individual to complete quarterly reports, or to pay Block Watch members for any services.
- d. If applicants are eligible to appeal denied grant application funding, only the application contact and/or grant signers are allowed to present the appeal.
- e. Failure to answer all questions and/or provide all required information may result in the application being disqualified, scored lower or items may be vetoed or capped.
- f. If a narrative is not included with a budget category, the application may be disqualified, scored lower or items may be vetoed or capped.
- g. When requesting Lawful Traffic Mitigation Devices, if the budget supplement document is not included with the application, the application may be disqualified, scored lower or items may be vetoed or capped.
- ~~h. Under allowable equipment purchases change fencing/gates and remove the word gates. (see Concurrence/Previous Council Action section)~~

Contract Term

The funding period for the 2018 NBW grants is July 1, 2018 through June 30, 2019.

Financial Impact

No matching funds are required.

Concurrence/Previous Council Action

This item was unanimously approved by the Public Safety and Veterans Subcommittee on Sept. 13, 2017, with one change reference the strikethrough on h above. Subcommittee requested to add back in the word gates, and include installation of fences and gates as an allowable expense.

Location

Citywide

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department on behalf of the Neighborhood Block Watch Oversight Committee.



Authorization to Accept Donation of Explosive Detection Canine from Phoenix Police Foundation (Ordinance S-43960)

Request authorization for the City Manager, or his designee, to accept a donation of an explosive detection canine from the Phoenix Police Foundation valued at \$14,750.

Summary

The Explosive Detection Canine (EDC) will be utilized by the Phoenix Police Department, Homeland Defense Bureau's Bomb Squad on calls for service and incidents. EDCs are deployed weekly to support public safety operations across the City to include venues like Phoenix Sky Harbor Airport, City Hall, sports arenas and bomb-related incidents. The EDCs are an operational necessity and a force multiplier in venue searches during the preparation for and response to incidents and special events.

This EDC is replacing an EDC who has to be medically retired due to a sudden illness diagnosis. After hearing of this unexpected expense to the City, the Phoenix Police Foundation approved a \$14,750 expenditure to purchase a fully-trained replacement explosive detection canine and donate it to the Phoenix Police Department's Bomb Squad. The Phoenix Police Foundation is a 501(c)3 nonprofit organization.

Included with the donation will be a handler training course and the canine's one-year health guarantee against any genetic health defects and hip x-rays and shot records. The canine will also have a one-year working ability guarantee.

Financial Impact

There will be minimal annual maintenance costs for food and veterinarian visits. Funds for these expenses are available in the Police Department's budget.

Concurrence/Previous Council Action

This item was approved at the Public Safety and Veterans Subcommittee meeting on Sept. 13, 2017 by vote of 4-0.

Responsible Department

This item is submitted by Assistant City Manager Milton Dohoney, Jr. and the Police Department.



Phoenix Sky Harbor International Airport Rental Car Center Reconfiguration and Tenant Relocation Construction Administration and Inspection Services - AV15000071 (Ordinance S-43944)

Request to authorize the City Manager, or his designee, to enter into a contract with Pierce Goodwin Alexander & Linville, Inc. (Las Vegas, Nev.) (PGAL) to provide construction administration and inspection services for the Rental Car Center (RCC) reconfiguration and tenant relocation project at Phoenix Sky Harbor International Airport. The contract may contain other terms and conditions deemed necessary or appropriate by the City Manager or his designee. Further request authorization for the City Controller to disburse all funds related to this item. PGAL's fee will not exceed \$600,000, including all subconsultants and reimbursable costs.

Summary

The RCC opened in 2006 and is presently home to 14 rental car brands owned by six rental car companies. Due to business consolidations across the rental car industry and the need to increase operation areas for small rental car operators, changes must be made to the current layout of the RCC in order to better accommodate rental car operations. The existing facilities at the RCC will undergo a series of reconfigurations, which will include demolition, new construction, relocating existing equipment, and renovating existing facilities.

PGAL's services may include construction administration and inspection services for all phases of the project during construction, such as providing consultation and advice to the City, reviewing all contractor submittals, responding to requests for information, reviewing alternate construction methods proposed by the contractor, conducting pre-final and final inspections of the completed project, issuing certificates of construction completion, performing an orderly closeout of the project, and conducting post-construction services, such as producing record drawings and a final construction report and attending a one-year warranty inspection of the project.

Procurement Information

PGAL was chosen for this project using a qualifications-based selection process according to section 34-603, Arizona Revised Statutes. Scoring and selection were made in conjunction with Design Services.

Contract Term

The term of the contract is 10 months. Contract work scope identified and incorporated into the contract prior to the end of the term of the contract may be agreed to by the parties, and work may extend past the end of the term of the contract. No additional contract work scope changes may be executed after the end of the term of the contract.

Financial Impact

PGAL's fee will not exceed \$600,000, including all subconsultants and reimbursable costs. Funds are available in the Aviation Department's Capital Improvement Program budget. Contract payments may be made up to contract limits for all rendered contract services, which may extend past the end of the term of the contract.

Concurrence/Previous Council Action

City Council approved Design Services Contract 143974 on Nov. 30, 2016.

Location

The RCC is located on the southeast corner of 16th Street and Buckeye Road.
Council District: 8

Responsible Department

This item is submitted by Deputy City Managers Deanna Jonovich and Mario Paniagua, the Aviation Department, and the City Engineer.



Initiating the T2050 Bus Rapid Transit Program

This report requests City Council approval to issue a Request for Qualifications (RFQ) to solicit firms to assess supporting data for specified corridors, conduct an initial study, begin public involvement, and initiate planning, capital system development, conceptual design and preliminary engineering on the T2050 Bus Rapid Transit (BRT) Program, as outlined on the Proposition 104 ballot approved by voters in August 2015.

Summary

On Aug. 25, 2015, City of Phoenix voters approved passage of Proposition 104, providing a 0.3 percent increase and extension of the transaction privilege and use tax rate to fund Transportation 2050 (T2050). The T2050 plan includes implementing five arterial BRT lines. The proposed corridors are shown in Attachment A and include:

- Baseline Road, between 59th Avenue and Interstate 10
- 19th Avenue or 35th Avenue, between Baseline Road and Happy Valley Road
- 24th Street, between Baseline Road and Biltmore Fashion Park
- Bell Road, between 51st Avenue and Scottsdale Road
- Thomas Road, between 91st Avenue and 44th Street

The objectives of the BRT program are to:

- Provide a premier transit experience on high ridership corridors.
- Provide a safe, secure, and comfortable customer experience.
- Connect Phoenix's major activity centers.
- Operate seamlessly, complementing light rail and local bus services.
- Increase transit reliability.
- Reliably deliver riders faster than driving during the peak periods.
- Improve quality of life by reducing time not spent commuting.

The T2050 BRT Service will be different than the existing RAPID commuter service. RAPID operates solely during morning and evening peak travel times and primarily runs in freeway corridors with direct connections between point A and B. The new BRT corridors will operate on arterial roadways with stop spacing ranging from one-third to

one mile. Branding will distinguish this new BRT service from the existing RAPID service.

While there is not a strict definition of what constitutes a BRT line or system, the following elements are major characteristics of bus rapid transit:

- Smart traffic signals and transit signal priority that improves travel in the corridor for all modes and specifically extends green lights to support transit system efficiency.
- Where necessary, dedicated running ways for transit vehicles, increasing speed and reliability of service and efficient movement in general purpose lanes.
- Time of day lane management addressing congestion hot spots and utilizing excess street capacity.
- Enhanced stations that provide level or near-level boarding, off-board payment and all door boarding, real-time arrival information, shade and passenger amenities.
- System branding, colors, naming, and specialized vehicles that provide a strong visual recognition and marketing of the system.

Program Approach

At key milestones throughout the life of the BRT program development, staff will seek approval from the Citizens Transportation Commission and City Council on fundamental direction and decisions to advance the program in alignment with the objectives of T2050. Anticipated milestones in the next year and a half include:

- Consultant selection and notice to proceed (early 2018).
- BRT network development progress (mid-2018).
- Funding and finance strategy (winter 2018).
- Implementation plan and initiation of preliminary engineering (early 2019).

In addition to the key milestones, the BRT team will provide regular updates on community education and engagement work that will occur for all stages of the BRT program. The community education and engagement tasks include meeting with neighborhoods, businesses, and community-based organizations on their turf, at their venues and presenting information clearly. These efforts are in order to provide direction to develop and deliver a strong outreach effort to educate and inform residents about what BRT is, as many are not aware of this technology and service type, which will be new for Phoenix. Staff will offer translation and Spanish-language communications and will include website updates and media requests.

The initial step in the program approach will include a review of the conditions used to determine the initial BRT corridor selection, as included in the Citizens Transportation Commission's and Transportation and Infrastructure Subcommittee's

recommendations for approval. Program and implementation planning will define the BRT Program and provide direction for the successful implementation of the corridors. Each of the corridors have different engineering challenges, community opportunities and needs. This work will set a strong foundation and establish an efficient approach to carry out the long-term program. Key elements include review of conditions used to determine the initial selection of BRT corridors and validation for future implementation, network planning and project management, refinement of a work plan and implementation schedule, establishment of program goals and objectives, development of operating standards and guidelines for investment and advancement of a funding and finance plan.

Capital system development is a focused work element that identifies the significant infrastructure components that constitute the BRT investments. Key components are:

- A system branding and identity plan.
- Vehicle selection and specification support.
- Station prototype and definition of station amenities.
- Signal technology.
- Fare collection and capital system integration with Valley Metro.
- Street elements (lane treatments, bus bays, median and lane modifications).

Corridor conceptual design and preliminary engineering initiates corridor design and concept of operation planning. Preliminary engineering includes civil design up to 15 percent. Key outcomes of this work are:

- Development of corridor conceptual design to support BRT network development and phasing, operation and financial plans, and corridor designs for community and stakeholder reviews and coordination.
- Development of preliminary engineering to advance the design and engineering to identify engineering constraints and constructability, utility coordination, refined project costs and schedules, and delivery methods.

Following preliminary engineering, staff will prepare a project delivery recommendation to advance final design, construction, and operation of the new BRT routes and services.

Financial Impact

The current T2050 Plan identifies approximately \$100 million of capital investment (fleet, stations, signals, and infrastructure) for the BRT program and \$577 million for operations through 2050. The T2050 programs anticipated leveraging the local funds with federal grants, and other state and local funds, as well as potential partnerships.

The BRT implementation planning will include competitive federal and regional grant sources and define how agency and private partners can uniquely support the program. It will also discuss bundling of complementary city or private-sector projects that could improve grant competitiveness.

The BRT Program will introduce transit efficiency, service reliability, and improved travel times. Introducing transit signal progression and transit signal priority in the BRT corridors can decrease transit travel times from 20 to 25 percent. Faster bus run times equates to fewer buses and operators needed to provide the same level and frequency of service.

The request before the City Council is to release the initial RFQ to initiate the supporting data evaluation, and conduct community education and engagement, planning, capital development, preliminary engineering, followed by separate solicitations for final design. Staff will conduct the consultant selection process and bring negotiated scopes, schedules, and budget back to the Transportation and Infrastructure Subcommittee and City Council for approval.

Concurrence/Previous Council Action

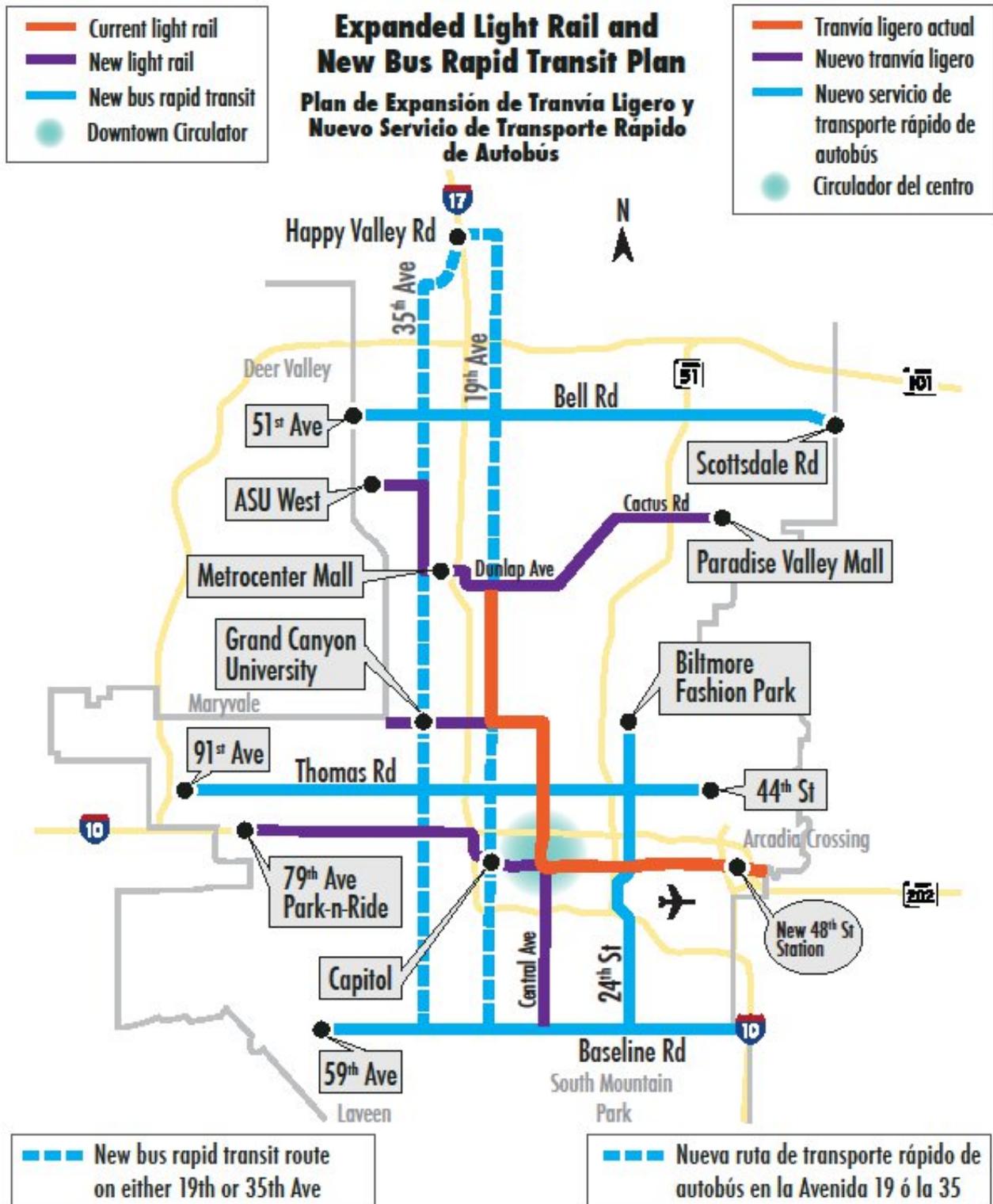
The Citizens Transportation Commission recommended approval of this item on Aug. 31, 2017, adding that the work should also include an assessment of the information used to identify specified BRT corridors to ensure previous conditions considered are still valid for current and future system needs. The CTC addition is included in staff's recommendation.

The Transportation and Infrastructure Subcommittee recommended approval of this item on Sept. 12, 2017, including the CTC recommendation to include an assessment of BRT corridors to ensure they remain valid for future system needs by a vote of 3-0.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.

Attachment A – T2050 Planned BRT Network map





Enter Into Agreement with Maricopa County for Purchase of Transit Fare Media (Ordinance S-43952)

Request to authorize the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with Maricopa County for the purchase of transit fare media. Request to authorize the City Treasurer to accept the funds for purposes of this ordinance.

Summary

The Public Transit Department purchases fare media from a third party and distributes it to, among others, transit partners for the regional transit system. Bus and light rail passes are sold at transit ticket vending machines and retail locations as well as bus fareboxes and light rail stations. This IGA is for the purchase of fare media from the City of Phoenix by the Maricopa County Human Services Department for various programs.

Contract Term

The 10-year contract term shall begin on Nov. 15, 2017 and expire on Nov. 14, 2027.

Financial Impact

During the period of this agreement, Maricopa County will pay the City the face value of the fare media. There is no cost to the City.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Public Transit Department.



Request Authorization to Enter into an Intergovernmental Agreement with Town of Paradise Valley for Drainage Improvement Project at 52nd Street and Turquoise Avenue (Ordinance S-43933)

Request authorization for the City Manager, or his designee, to enter into an Intergovernmental Agreement (IGA) with the Town of Paradise Valley for a local drainage project at 52nd Street and Turquoise Avenue. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item. The total estimated project cost is approximately \$390,000, which will be shared between multiple sources.

Summary

The Flood Control District of Maricopa County (FCDMC) Small Project Assistance Program (SPAP) provides an opportunity for cities to cost share flood hazard mitigation projects through local drainage solutions, with emphasis on projects that mitigate historical flooding issues. The City of Phoenix submitted five local drainage projects for the FY 2018 SPAP, which were all approved. The 52nd Street and Turquoise Avenue local drainage improvement project is one of the approved projects under the 2018 SPAP program by FCDMC.

The FY 2018 program provides cost share opportunities for project-related construction costs to be completed between July 1, 2017 and June 30, 2018. According to the 2018 SPAP program, the City of Phoenix will receive up to \$250,000, or 75 percent of construction costs, whichever is less, for the construction costs of the project only. The remaining costs will be shared between the City of Phoenix and the Town of Paradise Valley. The City of Phoenix will be the lead for design and construction of the project, while both agencies will operate and maintain specific components of the completed project.

Financial Impact

The total estimated project cost is approximately \$390,000. The amount of financial assistance from the FCDMC is limited to 75 percent of the project construction cost or \$190,000. The remaining cost of approximately \$200,000 will be shared 50/50 between the City of Phoenix and the Town of Paradise Valley. The City's share of the estimated project costs will be funded from the Local Drainage Solutions Program,

which is in the Street Transportation Department's Capital Improvement Program for FY 2018. The design related project costs are covered under the FY 2017 Local Drainage Solutions Program.

Concurrence/Previous Council Action

On Oct. 5, 2016, the Phoenix City Council approved the authorization to apply for and accept funding from the FCDMC for local drainage projects, which includes 52nd Street and Turquoise Avenue Project. On Sept. 12, 2017, the Transportation and Infrastructure Subcommittee recommended City Council Approval to enter into an IGA with the Town of Paradise Valley for the 52nd Street and Turquoise Avenue Drainage Project by a vote of 3-0.

Location

The project is located along and adjacent to 52nd Street between Mountain View Road and Turquoise Avenue.

Council District: 3

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



Electrical, Instrumentation and Control Systems Inspection and Testing Services for Water Remote Facilities (Ordinance S-43934)

Request to authorize the City Manager, or his designee, to enter into an agreement with Clements Inspection Services to provide Electrical, Instrumentation, and Control (EIC) Systems Inspection and Testing Services for Water Remote Facilities throughout the City. Clements Inspection Services' fee under this contract will not exceed \$1,275,000, including all subconsultant and reimbursable costs, with annual expenditures estimated at \$425,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Water Services Department has developed EIC standards which are used to provide consistency in control systems. To improve the functionality, efficiency, and maintenance of EIC systems the Water Services Department uses EIC system inspection and testing services to assist during upgrades or expansions of the water distribution systems. Clements Inspection Services will be enforcing these standards throughout the design phase, construction installation inspections, and commissioning testing and calibrations of the EIC systems.

Clements Inspection Services', services include, but are not limited to: provide design, construction, and commissioning support services that consist of technical consultations on installation techniques and procedures; equipment submittal review and installation; assistance on computer control strategy checkout; tuning of control loops; perform loop tests; troubleshooting computer control system programmers; maintain designated instruments through final acceptance; educate plant staff on systems; support maintenance staff on developing maintenance procedures for designated equipment and reviews of accuracy of as-built documentation for electrical drawings and process and instrumentation diagrams.

Additionally request authorization for the City Manager, or his designee, to take all action deemed necessary to execute all utilities-related design and construction agreements, licenses, permits, and requests for utility services related to the development, design, and construction of the project and to include disbursement of funds. Utility services include, but are not limited to, electrical, water, sewer, natural

gas, telecommunication, cable television, railroads, and other modes of transportation. This authorization excludes any transaction involving an interest in real property.

Procurement Information

Clements Inspection Services was selected for this project using a qualification-based selection process according to Section 34-603 of the Arizona Revised Statutes (A.R.S.). Pursuant to A.R.S. Title 34, the City may not release the scoring of proposers until a contract has been awarded. The top-three rankings follow:

Clements Inspection Services: Ranked #1

Industrial Power Solutions: Ranked #2

OZ Engineering: Ranked #3

Contract Term

The term of the contract is three years. Contract work scope identified and incorporated into the contract prior to the end of the contract may be agreed to by the parties and work may extend past the termination of the contract. No additional contract work scope charges may be executed after the end of the contract term.

Financial Impact

Clements Inspection Services' fee under this contract will not exceed \$1,275,000, including all subconsultant and reimbursable costs. It is anticipated that the consultant's fee will not exceed \$425,000 per year. Funding is available in the Water Services Department's Capital Improvement Program budget. Contract payments may be made up to the contract limits for all rendered contract services, which may extend past the contract termination.

Responsible Department

This item is submitted by Deputy City Managers Karen Peters and Mario Paniagua, the Water Services Department, and the City Engineer.



Request Authorization to Amend Intergovernmental Agreement with Flood Control District of Maricopa County for Durango Regional Conveyance Channel Project (Ordinance S-43935)

Request authorization for the City Manager, or his designee, to amend the Intergovernmental Agreement (IGA) with the Flood Control District of Maricopa County (FCDMC) for the Durango Regional Conveyance Channel (DRCC) project, between 75th Avenue and 107th Avenue. Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item. The estimated DRCC project cost is \$14 million, of which the City's contribution will be \$5.5 million.

Summary

The Durango Area Drainage Master Plan (ADMP) was developed by the FCDMC and the City in June 2001 to identify solutions to flooding problems within the Durango Area Watershed. The City and the FCDMC entered into IGA FCD2010A029, dated Aug. 31, 2011. The IGA outlined the channel rights-of-way acquisition, utility relocations, construction, construction management and operation, and maintenance of the second phase of the Durango Regional Conveyance Channel (DRCC) Project. Due to budgetary restrictions on both the City and the District, the original IGA FCD2010A029 has not taken effect. Amendment 1 modifies the project funding responsibilities outlined in the original IGA in order to move the project towards implementation.

The City of Phoenix and the FCDMC have committed to work together to design and construct three priority flood control projects that are either located within or benefit properties within City of Phoenix jurisdiction by providing mitigation to flooding and flood related hazards.

The following drainage areas/watersheds have been identified as priorities, and are of high importance to the City: (1) the Durango Regional Conveyance Channel Project, (2) South Mountain Area Projects, and (3) the Rawhide Wash Project. The City of Phoenix and the FCDMC are working on developing IGAs or negotiating amendments to existing IGAs in order to define funding, construction and construction management responsibilities for the three projects. Approval of Amendment 1 to the existing DRCC project IGA is the first of these actions, but approval for IGAs for the other two projects will be requested in the near future.

Financial Impact

The estimated DRCC project cost is \$14 million, which includes channel rights-of-way, utility relocations, construction, construction management, post design, and materials testing costs. Under the terms of Amendment 1, the FCDMC will fund \$8.5 million of the estimated project cost, and the City's contribution will be \$5.5 million. The City's contribution is available in the Street Transportation Department's five-year Capital Improvement Program (CIP) budget.

Concurrence/Previous Council Action

City Council approved Ordinance S-38154 on Aug. 31, 2011, authorizing the City Manager and/or his designee to enter into IGA FCD2010A029. On Sept. 12, 2017, the Transportation and Infrastructure Subcommittee recommended City Council Approval to enter into Amendment 1 of the IGA with the Flood Control District of Maricopa County for the Durango Regional Conveyance Channel (DRCC) between 75th Avenue and 107th Avenue by a vote of 3-0.

Location

The project is generally located along the Elwood Street alignment between 75th Avenue and 107th Avenue.
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



Request Authorization to Apply for and Accept Funding and Enter into Intergovernmental Agreements with the Flood Control District of Maricopa County for the Fiscal Year (FY) 2019 Small Project Assistance Program (Ordinance S-43942)

Request authorization for the City Manager, or his designee, to apply for and accept funding and enter into Intergovernmental Agreements (IGA) with the Flood Control District of Maricopa County (FCDMC) for the fiscal year (FY) 2019 Small Project Assistance Program (SPAP). Further request authorization for the City Treasurer to accept and the City Controller to disburse all funds related to this item. The amount of financial assistance from the FCDMC is limited to 75 percent of the project construction costs or up to \$250,000 per project. The City must cover the remaining construction costs and all design and pre-construction costs.

Summary

The FCDMC SPAP provides an opportunity for cities to cost share flood hazard mitigation projects through local drainage solutions, with emphasis on projects that mitigate historical flooding issues. The application submittal period for FY 2019 SPAP funding opened on Aug. 15, 2017. Project submittals are due by Oct. 6, 2017. The FY 2019 FCDMC SPAP program provides cost share opportunities for project-related construction costs to be completed between July 1, 2018 and June 30, 2019.

Street Transportation Department staff maintains a local drainage database of more than 800 flood hazard mitigation locations. After evaluation of the City's Local Drainage database for prioritized projects, a review of the application criteria, and analysis of available local funds in the Department's Capital Improvement Program (CIP); Floodplain Management staff prepared a list of three high priority local drainage projects for submittal on Oct. 6, 2017. The three projects are: (1) Grovers Avenue - 53rd Place to 55th Place Storm Drain Project, (2) 2201 E. Monterosa Street Flood Mitigation Project, and (3) Vista Avenue Storm Drain (27th Avenue to Black Canyon Highway).

Financial Impact

The amount of financial assistance from the FCDMC is limited to 75 percent of the project construction costs or up to \$250,000 per project. The City must cover the

remaining construction costs and all design and pre-construction costs. For any projects accepted by the FCDMC for SPAP FY2019 funding, the City's cost share will be funded from the Local Drainage Solutions Program, which totals \$2 million dollars annually in the Street Transportation Department's Capital Improvement Program.

Concurrence/Previous Council Action

On Sept. 12, 2017, the Transportation and Infrastructure Subcommittee unanimously recommended City Council approval to apply for, accept funding and enter into IGAs with the Flood Control District of Maricopa County (FCDMC) for the fiscal year (FY) 2019 Small Project Assistance Program (SPAP) by a vote of 3-0.

Location

- (1) Grovers Avenue from 53rd Place to 55th Place
 - (2) 2201 E. Monterosa Street Flood Mitigation Project
 - (3) Vista Avenue Storm Drain (27th Avenue to Black Canyon Highway)
- Council Districts: 2, 4, 5

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation Department.



Programming Consulting Services for Budget Database (Ordinance S-43937)

Request to authorize the City Manager, or his designee, to enter into Amendment 3 to Contract 145728 with David Dredger & Associates Inc. to add expenditures in the amount of \$150,000. The amendment may contain other terms and conditions deemed necessary or appropriate by the City Manager or his designee. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

The Aviation and Water Services departments need additional technical support and maintenance services for their financial databases. David Dredger & Associates Inc. provides on-call programming services to the budget databases, including understanding the necessary requirements to maintain the links with Budget Reporting and Analysis Support System (BRASS) and Systems Applications and Products (SAP). Databases allow efficient management of budgets, which are maintained in different cost centers and funds.

This item has been reviewed and approved by the Information Technology Services Department.

Financial Impact

Including the \$150,000 in additional expenditures, the Contract's revised aggregate value will be \$187,500, including applicable taxes. Funds are available in the Aviation Capital Improvement Program and Water Services Departments' operating budgets.

Concurrence/Previous Council Action

The Contract was authorized by a Formal Action of the City Council on May 31, 2017, with an original aggregate value of \$37,500 requested by the Public Works Department.

Responsible Department

This item is submitted by Deputy City Managers Deanna Jonovich and Karen Peters, and the Aviation and Water Services departments.



Amend Ordinance S-42786 to Accept Any Real Property Interests and Execute Any and All Agreements Necessary to Fulfill Terms of the Development Agreement 144549 with Cave Buttes Development Partners, LLC (Ordinance S-43963)

Request authorization to amend Ordinance S-42786 to authorize the City Manager, or his designee, to accept any real property interests and execute any and all agreements in connection with or related to the development agreement with Cave Buttes Redevelopment Partners, LLC for the construction of roadway infrastructure for Deer Valley Road between Cave Creek Road and Black Mountain Boulevard; and further approve an exception pursuant to Phoenix City Code 42-20 authorizing indemnification and assumption of liability provisions that otherwise would be prohibited by Phoenix City Code 42-18.

Summary

The City entered into a Development Agreement, City Contract 144549, with Cave Buttes Development Partners, LLC for the construction of roadway infrastructure for Deer Valley Road between Cave Creek Road and Black Mountain Boulevard. The development agreement contains provisions requiring acquisition of property for public right of way purposes. Inclusion of indemnification and assumption of liability provisions is a necessary condition to the City's acquisition affecting properties owned and/or operated by Arizona State Land Department (ASLD), the Central Arizona Water Conservation District (CAWCD) and Bureau of Reclamation (BOR). Funding for all agreements in connection with the development agreement was included in the previous Council action.

Concurrence/Previous Council Action

Ordinance S-42786 was adopted on July 1, 2016.

Location

Deer Valley Road, between Cave Creek Road and Black Mountain Boulevard.
Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Street Transportation and Finance departments.



Final Plat - Parc Pinnacle - 170040 - Northwest Corner of Central Avenue and Pinnacle Peak Road

Plat: 170040

Project: 06-495

Name of Plat: Parc Pinnacle

Owner(s): LaPour D.C. One, LLC and Jackson-Shaw Parc Pinnacle, LLC

Engineer(s): Hunter Engineering, Inc.

Request: A 1-Lot Commercial Subdivision

Reviewed by Staff: Sept. 7, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public. This plat needs to record concurrently with Abandonment V170012.

Location

Generally located at the northwest corner of Central Avenue and Pinnacle Peak Road.
Council District: 1

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Master Plat For Sky Crossing - 160111 - Northwest Corner of Deer Valley Road and Black Mountain Parkway

Plat: 160111
Project: 16-1029
Name of Plat: Master Plat for Sky Crossing
Owner(s): Cave Buttes Development Partners, LLC
Engineer(s): HilgartWilson, LLC
Request: A Master Infrastructure Subdivision Plat
Reviewed by Staff: Sept. 8, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the northwest corner of Deer Valley Road and Black Mountain Parkway.
Council District: 2

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Broadstone Mid-Town - 170031 - Northeast Corner of Osborn Road and 3rd Avenue

Plat: 170031

Project: 15-222

Name of Plat: Broadstone Mid-Town

Owner(s): Broadstone Midtown, LLC

Engineer(s): Kland Civil Engineers

Request: A 1-Lot Multi-Family Residential Development Plat

Reviewed by Staff: Sept. 1, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the northeast corner of Osborn Road and 3rd Avenue.

Council District: 4

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Lazy Day Manor Amended - 170070 - West of 15th Avenue, South of Orangewood Avenue

Plat: 170070

Project: 15-3216

Name of Plat: Lazy Day Manor Amended

Owner(s): PLHAZ Lazy Day, LLC

Engineer(s): Wood, Patel & Associates, Inc.

Request: A 24-Lot Conventional (Residential) Subdivision Plat

Reviewed by Staff: Sept. 1, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public. This plat needs to record concurrently with Abandonment V170028.

Location

Generally located west of 15th Avenue, south of Orangewood Avenue.

Council District: 5

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Sunset Farms Unit 8 (Parcel 9A) - 150109 - Southeast Corner of 103rd Avenue and Jones Avenue

Plat: 150109

Project: 02-2183

Name of Plat: Sunset Farms Unit 8 (Parcel 9A)

Owner(s): Meritage Homes of Arizona, Inc.

Engineer(s): Coe & Van Loo Consultants, Inc.

Request: A 55-Lot Residential Subdivision Plat

Reviewed by Staff: Sept. 7, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the southeast corner of 103rd Avenue and Jones Avenue.

Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Final Plat - Sunset Farms Unit 12A - 160101 - Northeast Corner of 99th Avenue and Broadway Road

Plat: 160101
Project: 02-2183
Name of Plat: Sunset Farms Unit 12A
Owner(s): Meritage Homes of Arizona
Engineer(s): Coe & Van Loo Consultants, Inc.
Request: A 42-Lot Residential Subdivision Plat
Reviewed by Staff: Sept. 7, 2017

Summary

Staff requests that the above plat be approved by the City Council and certified by the City Clerk. Recording of the plat dedicates the streets and easements as shown to the public.

Location

Generally located at the northeast corner of 99th Avenue and Broadway Road.
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Abandonment of Easement - V170012A - Northwest Corner of Central Avenue and Pinnacle Peak Road (Resolution 21577)

Abandonment: V170012A

Project: 06-495

Applicant: LaPour D.C. One, LLC

Request: To abandon all of the Public Utility Easement dedicated as a 120-foot Sewer/Public Utility Easement per the Map of Dedication recorded as Docket 1037 Page 21, Maricopa County Recorder, and portions of the same Sewer Easement, leaving 40-feet in the center, all located on the parcel identified as APN 210-16-002V on the northwest corner of Central Avenue and Pinnacle Peak Road.

Date of Decision: May 1, 2017

Summary

The resolution of the abandonment and the subdivision plat Parc Pinnacle, Plat 170040, are to be recorded together with the Maricopa County recorder on the same day, at the same time. The sequence of recording to be followed is that the resolution is recorded first, then the plat is recorded second.

Location

Northwest corner of Central Avenue and Pinnacle Peak Road

Council District: 1

Financial Impact

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Abandonment of Easement - V170036A - 926 S. 7th St. (Resolution 21575)

Abandonment: V170036A

Project: 05-3793

Applicant: Road Machinery, LLC

Request: To abandon the 8-foot by 8-foot Water Easement on the southeast corner of the parcel addressed 926 S. 7th St., APN 112-32-977.

Date of Decision: Aug. 1, 2017

Location

926 S. 7th St.

Council District: 8

Financial Impact

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Abandonment of Right-of-Way - V160033A - 1107 E. Hatcher Road (Resolution 21574)

Abandonment: V160033A

Project: 00-2642

Applicant: Noe Arroyo and Inglesia Del Dios Vivo

Request: To abandon the 8-foot alley right-of-way located between the parcel addressed 1107 E. Hatcher Road, APN 159-35-006, and the parcel identified as APN 159-35-040.

Date of Hearing: July 13, 2016

Location

1107 E. Hatcher Road

Council District: 3

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$554.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Abandonment of Right-of-Way - V170028A - West of 15th Avenue, South of Orangewood Avenue (Resolution 21573)

Abandonment: V170028A

Project: 15-3216

Applicant: Ryan Larsen

Request: To abandon the west 10-feet of the 15th Avenue Right-of-Way adjacent to the parcels addressed 7336 and 7340 N. 15th Ave., APN 157-13-012R and 157-13-012S, as Quit Claimed in Docket 4603 Page 211, Maricopa County Recorder, along with any portion from this dedication that may be adjacent to the parcel identified as APN 157-13-001H.

Date of Hearing: June 27, 2017

Summary

The resolution of the abandonment and the subdivision plat Lazy Day Manor Amended, Plat 170070, are to be recorded together with the Maricopa County recorder on the same day, at the same time. The sequence of recording to be followed is that the resolution is recorded first, then the plat is recorded second.

Location

West of 15th Avenue, south of Orangewood Avenue

Council District: 5

Financial Impact

A fee was also collected as part of this abandonment in the amount of \$593.08.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



**Closure of Public Right-of-Way - V170027C - Jefferson Street East of 1st Street
(Resolution 21576)**

Abandonment: V170027C

Project: 16-2834

Applicant: Block 23 Commercial, LLC

Request: To close to public use a portion of the Jefferson Street Right-of-Way adjacent to the parcel addressed 125 E. Washington St., APN 112-27-119, beginning 19.93 feet east of the southwest corner of the parcel, then east for 34.64 feet, south 4.6 feet, west 32.85 feet, then north 4.9 feet.

Date of Hearing: June 27, 2017

Location

Jefferson Street east of 1st Street

Council District: 7

Financial Impact

Pursuant to Phoenix City Code Art. 5, Sec. 31-64 (e) as the City acknowledges the public benefit received by the generation of additional revenue from the private tax rolls and by the elimination of third-party general liability claims against the city, maintenance expenses, and undesirable traffic patterns, also replatting of the area with alternate roadways and new development as sufficient and appropriate consideration in this matter.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.



Amend City Code - Ordinance Adoption - Rezoning Application Z-SP-9-17-3 - Southeast Corner of 17th Avenue and Bell Road (Ordinance G-6367)

Application Z-SP-9-17-3

Current Zoning: C-2 SP

Proposed Zoning: C-2 SP

Acreage: 8.95

Proposed Use: Special permit for automobile and travel trailer/camper (recreational vehicle) retail sales and rental, and all underlying C-2 uses

Owner: 1645 Bell Road, LLC

Applicant: William F. Allison, Withey Morris, PLC

Representative: William F. Allison, Withey Morris, PLC

Summary

Request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-9-17-3 and rezone the site.

Location

Southeast corner of 17th Avenue and Bell Road

Council District: 3

Parcel Address: N/A

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-9-17-3) FROM C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT FOR AUTOMOBILE SALES) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT FOR AUTOMOBILE AND TRAVEL TRAILER/CAMPER (RECREATIONAL VEHICLE) RETAIL SALES AND RENTAL, AND ALL UNDERLYING C-2 USES)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 8.95-acre property located at the southeast corner of 17th Avenue and Bell Road in a portion of Section 6, Township 3 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "C-2 SP" (Intermediate Commercial, Special Permit for automobile sales) to "C-2 SP" (Intermediate Commercial, Special Permit for automobile and travel trailer/camper (recreational vehicle) retail sales and rental, and all underlying C-2 uses).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Prior to the issuance of a permit for tenant improvements, the landscaping along the Bell Road frontage and the parking lot planters shall be replenished to meet the Zoning Ordinance minimum standards, as approved by the Planning and Development Department.
2. Prior to the issuance of a permit for tenant improvements, pedestrian connection(s) (stamped concrete, stamped asphalt or pavers) shall be installed from the bus stop on Bell Road to the entry of the existing building and any future building(s). The final location of the pedestrian connection(s) shall be approved by Planning and Development Department.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley 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.
4. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 4th day of October, 2017.

MAYOR

ATTEST:

_____ City Clerk

APPROVED AS TO FORM:

_____ City Attorney

REVIEWED BY:

_____ City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

DRAFT

EXHIBIT A

LEGAL DESCRIPTION FOR Z-SP-9-17-3

A PORTION OF LOT 3, SECTION 6, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND A PORTION OF PARCEL 2 OF THE SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2016-0197904, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 2512.37 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 1,201.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 625.02 FEET;

THENCE SOUTH 00 DEGREES 09 MINUTES 16 SECONDS WEST, LEAVING SAID NORTH SECTION LINE, A DISTANCE OF 621.60 FEET;

THENCE NORTH 89 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 435.02 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF SOUTH 87 DEGREES 08 MINUTES 45 SECONDS WEST, A CHORD DISTANCE OF 190.60 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1,251.58 FEET, THROUGH A CENTRAL ANGLE OF 08 DEGREES 44 MINUTES 02 SECONDS, A DISTANCE OF 190.79 FEET;

THENCE NORTH 00 DEGREES 11 MINUTES 01 SECONDS EAST, A DISTANCE OF 625.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 386,686 SQUARE FEET OR 8.877 ACRES, MORE OR LESS.

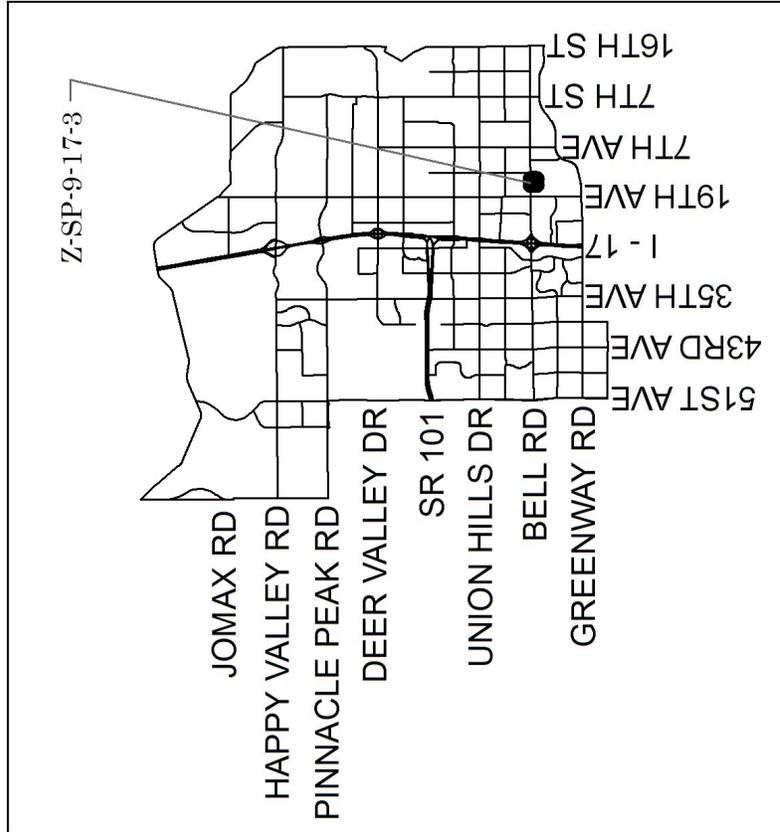
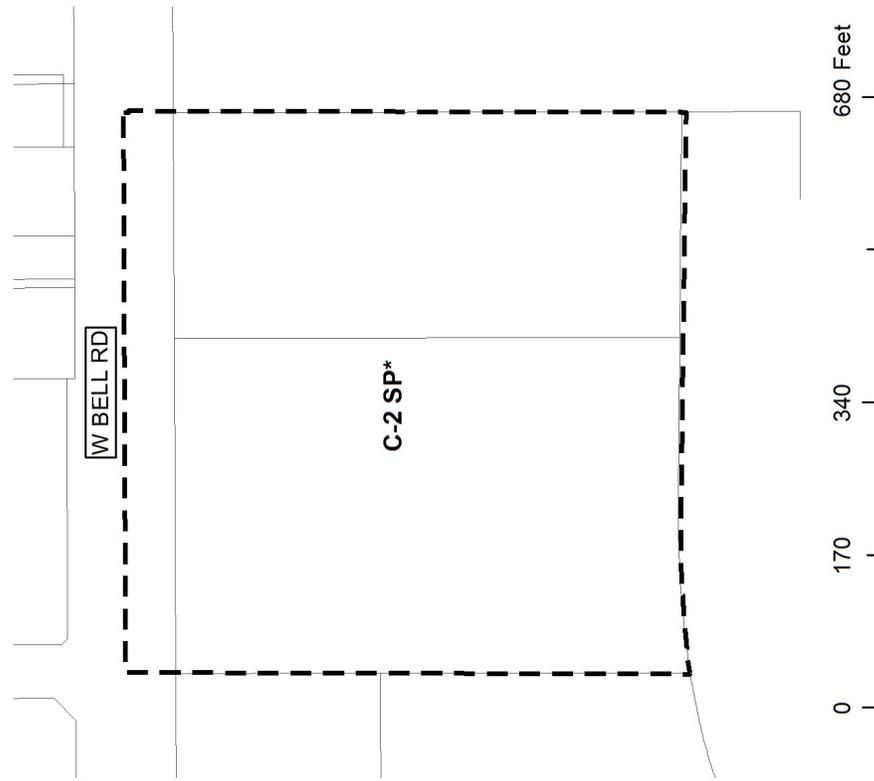
EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-SP-9-17-3
Zoning Overlay: N/A
Planning Village: Deer Valley

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: ■ ■ ■ ■ ■



NOT TO SCALE



Drawn Date: 9/8/2017



Amend City Code - Ordinance Adoption - Rezoning Application Z-34-17-4 - Northwest Corner of 43rd Avenue and Thomas Road (Ordinance G-6365)

Current Zoning: PSC
Proposed Zoning: C-2
Acreage: 6.26
Proposed Use: Retail and Commercial

Owner: Arrowhead Plaza Enterprises, LLC
Applicant: William Allison, Withey Morris, PLC
Representative: William Allison, Withey Morris, PLC

Summary

Request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-34-17-4 and rezone the site.

Location

Northwest corner of 43rd Avenue and Thomas Road
Council District: 4
Parcel Addresses:
2910 N. 43rd Ave., 2920 N. 43rd Ave., 2922 N. 43rd Ave., 2932 N. 43rd Ave., 2934 N. 43rd Ave., 2936 N. 43rd Ave., 2938 N. 43rd Ave., 4302 W. Thomas Road, 4304 W. Thomas Road, 4306 W. Thomas Road, 4308 W. Thomas Road, 4310 W. Thomas Road, 4312 W. Thomas Road, 4316 W. Thomas Road, 4320 W. Thomas Road, and 4326 W. Thomas Road.

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-34-17-4) FROM PSC (PLANNED SHOPPING CENTER DISTRICT) TO C-2 (INTERMEDIATE COMMERCIAL DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 6.26-acre property located at the northwest corner of 43rd Avenue and Thomas Road in a portion of Section 28, Township 2 North, Range 2 East, as described more specifically in Exhibit "A", is hereby changed from "PSC" (Planned Shopping Center District) to "C-2" (Intermediate Commercial District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

1. Prior to the issuance of a permit for tenant improvements for a C-2 use or building permits for any new buildings or additions, all existing landscape planters shall be replenished to meet Zoning Ordinance commercial standards minimums per Section 623.E. Trees along the street frontages shall be planted adjacent to the sidewalk to provide shade/thermal comfort for pedestrians, as approved by the Planning and Development Department.

TRANSIT

2. Prior to any new buildings or additions, the right-of-way shall be dedicated and a bus pad (detail #P1261) constructed along westbound Thomas Road at the location of the current bus stop as approved by the Planning and Development Department.

STREET TRANSPORTATION

3. Prior to any new buildings or additions, 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.

AVIATION

4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix 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.

ARCHAEOLOGY

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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 4th day of October,
2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

- Exhibits:
A – Legal Description (1 Page)
B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-34-17-4

A portion of the Southeast quarter of Section 28, Township 2 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows;

BEGINNING at the Southeast corner of Section 28, which bears South 00 degrees 01 minutes 45 seconds West 755.59 feet from the intersection of Verde Lane and 43rd Avenue, as shown on the plat of MARYVALE TERRACE NO. 17, a subdivision recorded in Book 77 of Maps, Page 42, records of Maricopa County, Arizona;

Thence along the South line of the Southeast quarter of said Section 28, as shown on said MARYVALE TERRACE NO. 17, North 89 degrees 52 minutes 00 seconds West 435.00 feet to point on the Southerly prolongation of the West line of the East 370.00 feet of Tract "B" (as measured along the North line) of said MARYVALE TERRACE NO. 17;

Thence along said line and said West line, North 00 degrees 01 minutes 45 seconds East 615.58 feet to a point on the North line of said Tract "B";

Thence along the North line of said Tract "B" and the Easterly prolongation thereof, North 90 degrees 00 minutes 00 seconds East 435.00 feet to a point on the East line of said MARYVALE TERRACE NO. 17;

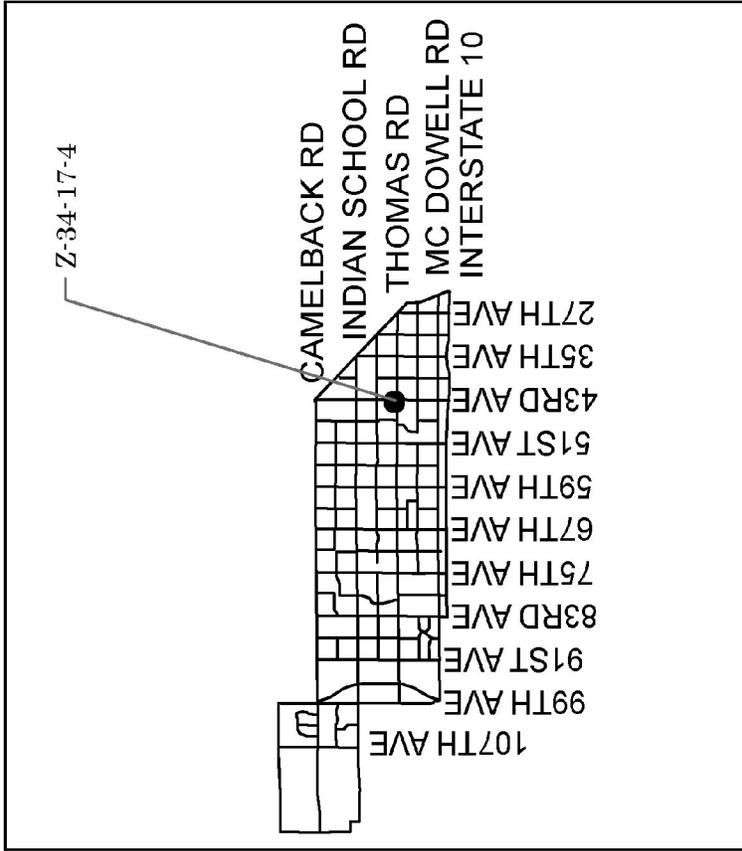
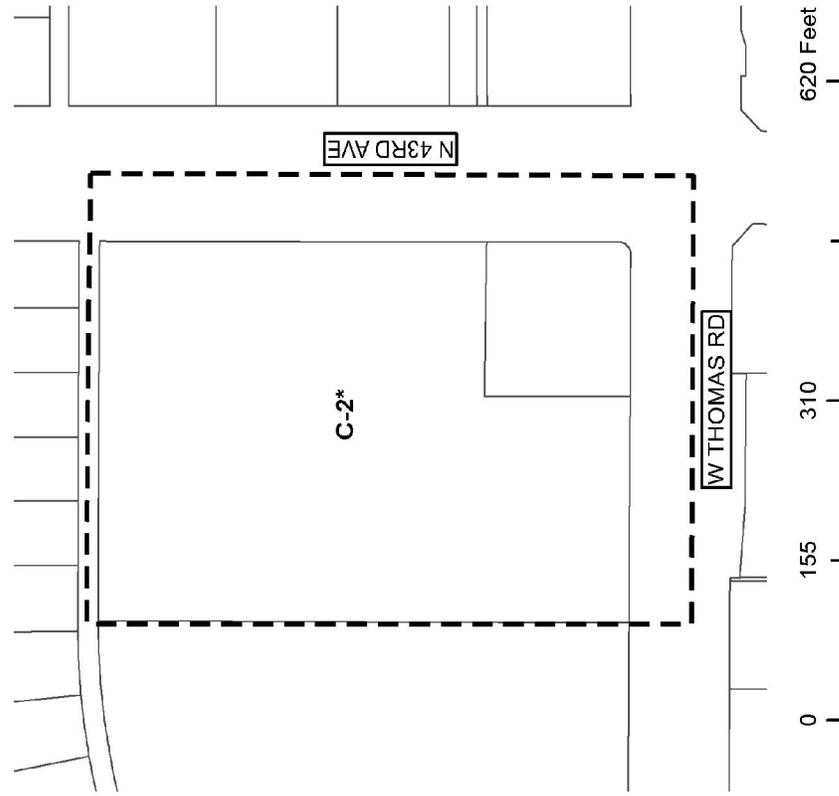
Thence along said East line, South 00 degrees 01 minutes 45 seconds West 616.59 feet to the POINT OF BEGINNING.

Comprising 6.152 acres or 267,997 square feet, subject to all easements of record.

ORDINANCE LOCATION MAP

Zoning Case Number: Z-34-17-4
Zoning Overlay: N/A
Planning Village: Maryvale

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■



NOT TO SCALE



Drawn Date: 9/11/2017



Amend City Code - Ordinance Adoption - Rezoning Application Z-36-17-7 - Southwest Corner of 103rd Avenue and Buckeye Road (Ordinance G-6366)

Current Zoning: S-1, R1-8, and C-3
Proposed Zoning: CP/GCP
Acreage: 20.13
Proposed Use: Light Industrial/Logistics

Owner: Virtua Buckeye 103, LLC
Applicant: Jack Gilmore, Gilmore Planning & Landscape Arch.
Representative: Jack Gilmore, Gilmore Planning & Landscape Arch.

Summary

Request to authorize the City Manager to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-36-17-7 and rezone the site.

Location

Southwest corner of 103rd Avenue and Buckeye Road.
Parcel Address: N/A
Council District: 7

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (Z-36-17-7) FROM S-1 (RANCH OR FARM RESIDENCE DISTRICT), R1-8 (SINGLE-FAMILY RESIDENCE DISTRICT), AND C-3 (GENERAL COMMERCIAL DISTRICT) TO CP/GCP (COMMERCE PARK/GENERAL COMMERCE PARK DISTRICT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 20.13-acre property located at the southwest corner of 103rd Avenue and Buckeye Road in a portion of Section 17, Township 1 North, Range 1 East, as described more specifically in Exhibit "A", is hereby changed from "S-1" (Ranch or Farm Residence District), "R1-8" (Single-Family Residence District), and "C-3" (General Commercial District), to "CP/GCP" (Commerce Park/General Commerce Park District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

1. The developer shall provide a minimum 50-foot building setback along the northern and southern boundaries of the site, as approved by the Planning and Development Department.
2. The developer shall provide a minimum 30-foot landscape setback along both 103rd Avenue and Buckeye Road. In addition, the developer shall provide and maintain 26-feet of landscaping in the Buckeye Road right-of-way. The streetscape landscaping shall be installed and maintained in accordance with the C-2 zoning district standards for planting type, size, and quantity, as approved by the Planning and Development Department.
3. The developer shall provide a minimum 20-foot landscape setback along the southern and western boundaries of the site, as approved by the Planning and Development Department.
4. The development shall comply with the Estrella Village Arterial Street Landscaping Program, as approved by the Planning and Development Department.
5. Building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
6. Building height shall be limited to a maximum of 40 feet within 100 feet of the southern boundary of the site, as approved by the Planning and Development Department.
7. 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.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
9. The site plan and elevations shall be reviewed and approved by the Planning Hearing Officer prior to preliminary site plan approval.

10. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 4th day of October, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-36-17-7

The land referred to herein below is situated in the County of Maricopa, State of Arizona and is described as follows:

The East half of the Northwest quarter of Section 17, Township 1 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona

Except any of the property conveyed to the United States of America in Book 187 of Deeds, Page 374 and more particularly described as follows:

That certain ditch as now located and constructed within the West half of Section 17 Township 1 North, Range 1 East of the Gila and Salt River Base and Meridian, together with sufficient land on each side of said ditch to permit the economical operation and maintenance thereof, said ditch extending from the 16/13 corner to the 16/12 corner of Section 17, along and immediately North of the East and West mid-section line, thence South to the 16/0 corner, along and immediately West of the North and South center line of the West half of said Section 17 and

Except that portion lying Southerly of the North line of Caballo Crossing Phase 1, according to Book 1193 of Maps, Page 23, Records of Maricopa County, Arizona and

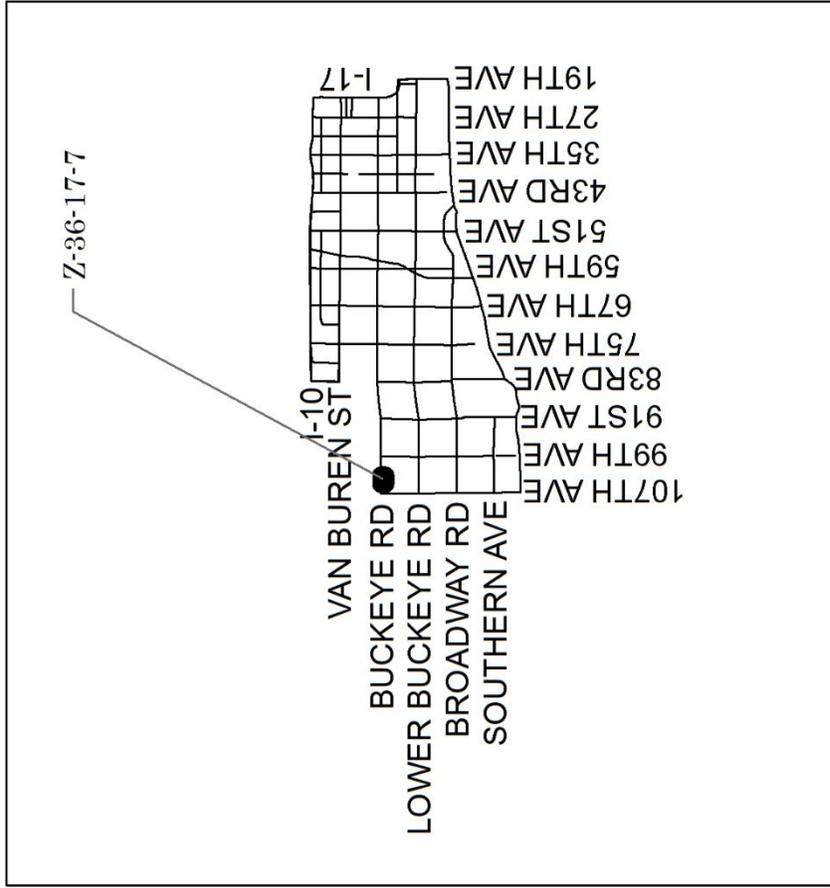
Except the East 33 feet of the South 663.47 feet of the North 696.47 feet of said East half, as conveyed to the City of Phoenix, an Arizona Municipal Corporation in warranty deeds recorded November 26, 2014 in Document No 2014-784280, Document No 2014-784281 and Document No 2014-784519, records of Maricopa County, Arizona

EXHIBIT B

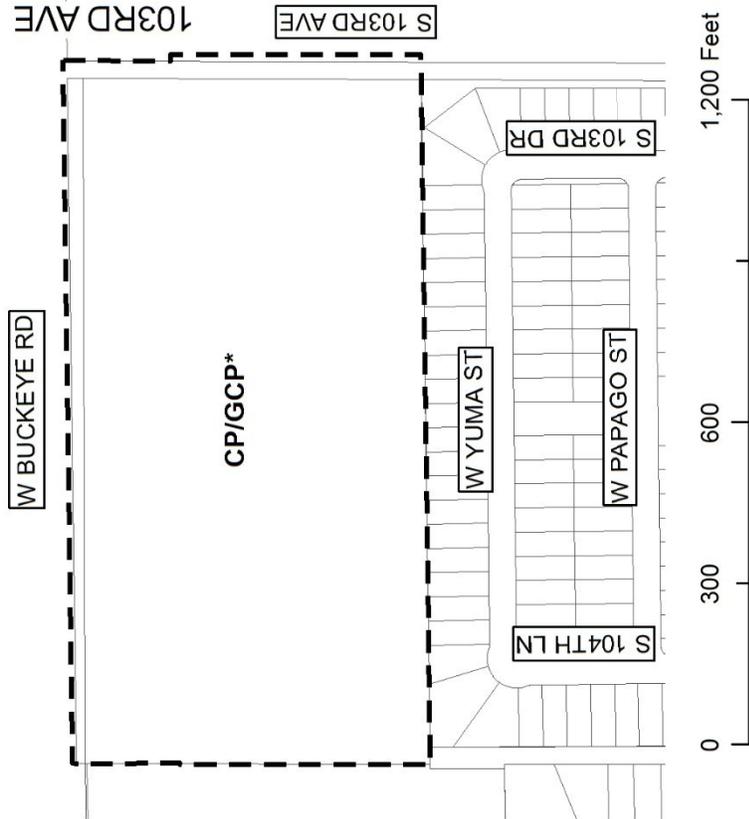
ORDINANCE LOCATION MAP

Zoning Case Number: Z-36-17-7
Zoning Overlay: N/A
Planning Village: Estrella

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■ ■



NOT TO SCALE



Drawn Date: 9/8/2017



Amend City Code - Public Hearing and Resolution Adoption - General Plan Amendment GPA-RV-1-17-1 - Approximately 1,500 Feet North of the Northeast Corner of I-17 and Circle Mountain Road (Resolution 21579)

Request to hold a public hearing on the General Plan Amendment request for the following item to consider adopting the Planning Commission's recommendation and the related Resolution if approved.

Summary

Application: GPA-RV-1-17-1

Current General Plan Land Use Map Designation: Commercial

Proposed General Plan Land Use Map Designation: Residential 3.5 to 5 dwelling units per acre

Acreage: 68.94

Proposal: Single-Family Residential

Owner: Various

Applicant: David Telles, New Hamburg Land Company, LLC

Representative: David Telles, New Hamburg Land Company, LLC

Staff Recommendation: Approval

VPC Action: The Rio Vista Village Planning Committee heard the request on Aug. 8, 2017 and recommended approval by a 3-0 vote.

PC Action: The Planning Commission heard the request on Sept. 7, 2017 and recommended approval by a 6-0 vote.

Location

Approximately 1,500 feet north of the northeast corner of I-17 and Circle Mountain Road

Council District: 1

Parcel Address: N/A

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

RESOLUTION _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE
2015 GENERAL PLAN FOR PHOENIX, APPLICATION
GPA-RV-1-17-1, CHANGING THE LAND USE
CLASSIFICATION FOR THE PARCEL DESCRIBED
HEREIN.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as

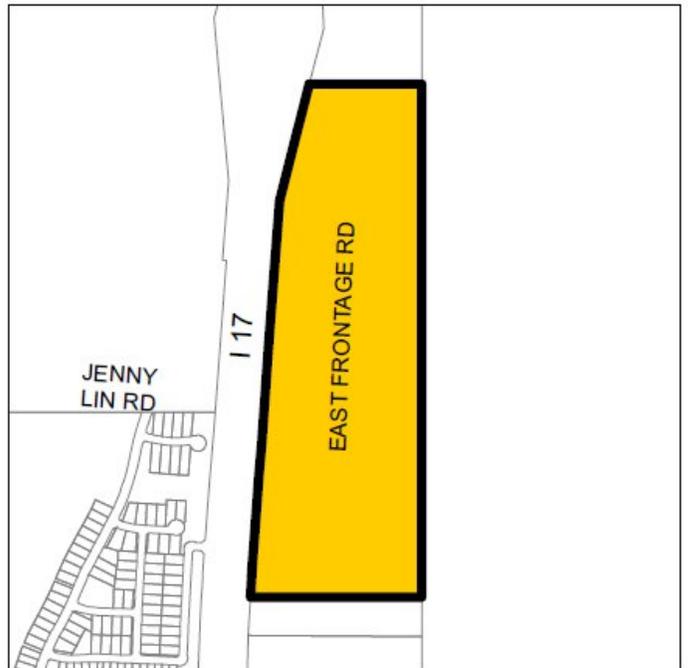
follows:

SECTION 1. The 2015 Phoenix General Plan which was adopted by Resolution No. 21307, is hereby amended by adopting GPA-RV-1-17-1, 68.94 acres located approximately 1,500 feet north of the northeast corner of the I-17 and Circle Mountain Road for 68.94 acres of Residential 3.5 to 5 dwelling units per acre as approved by the City Council on October 4, 2017 and that the Planning and Development Director is instructed to modify The 2015 Phoenix General Plan to reflect this land use classification change as shown below:

PROPOSED CHANGE:

Residential 3.5 to 5 DU/Acre (68.94 +/- Acres)

 Residential 3.5 to 5 du/acre



PASSED by the Council of the City of Phoenix this 4th day of October, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager



Amend City Code - Public Hearing and Resolution Adoption - General Plan Amendment GPA-CE-2-16-6 - Approximately 1,340 Feet North of the Northeast and Northwest Corners of Invergordon Road and Camelback Road (Resolution 21578)

Request to hold a public hearing on the General Plan Amendment request for the following item to consider adopting the Planning Commission's recommendation and the related Resolution if approved.

Summary

Application: GPA-CE-2-16-6

Current General Plan Land Use Map Designation: Residential 0 to 1, Residential 3.5 to 5, Residential 5 to 10, Residential 10 to 15 dwelling units per acre, Commercial, Parks/Open Space - Private, and Parks/Open Space - Public

Proposed General Plan Land Use Map Designation: Residential 0 to 1, Residential 3.5 to 5, Residential 3.5 to 5 or 5 to 10, Residential 5 to 10 dwelling units per acre, Resort-Commercial, Mixed Use Commercial/Residential 5 to 10 dwelling units per acre, Parks/Open Space - Private

Acreage: 318.37 (Originally 319.11)

Proposal: Single-family residential, multifamily residential, and resort

Owner: Todd Mark - Host Hotels and Resorts

Applicant: Paul Gilbert - Beus Gilbert, PLLC

Representative: Paul Gilbert - Beus Gilbert, PLLC

Staff Recommendation: Approval per Addendum A

VPC Action: The Camelback East Village Planning Committee heard the request on Aug. 1, 2017 and recommended approval, per Addendum A, by a 15-0 vote.

PC Action: The Planning Commission heard the request on Sept. 7, 2017 and recommended approval as recommended by the Camelback East Village Planning Committee, by a 6-0 vote.

Location

Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road

Council District: 6

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED RESOLUTION**

RESOLUTION _____

A RESOLUTION ADOPTING AN AMENDMENT TO THE
2015 GENERAL PLAN FOR PHOENIX, APPLICATION
GPA-CE-2-16-6, CHANGING THE LAND USE
CLASSIFICATION FOR THE PARCEL DESCRIBED
HEREIN.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as

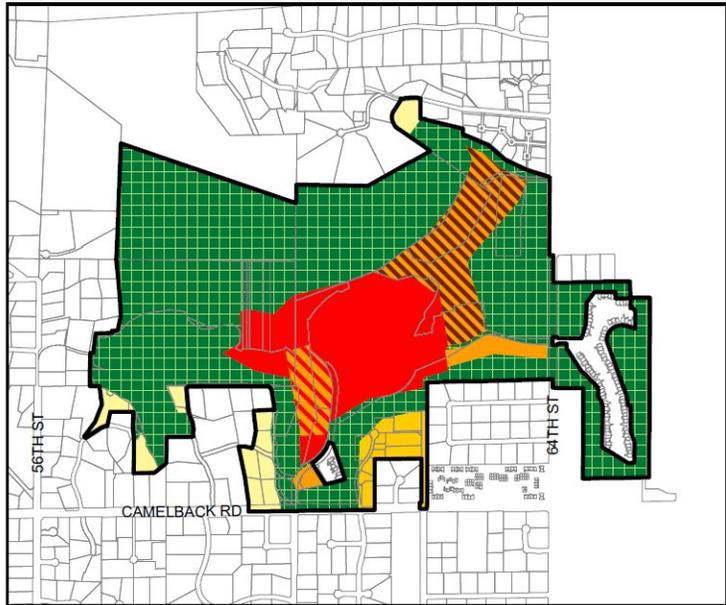
follows:

SECTION 1. The 2015 Phoenix General Plan which was adopted by Resolution No. 21307, is hereby amended by adopting GPA-CE-2-16-6, 318.37 acres located approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road for 12.68 acres of Residential 0 to 1 dwelling units per acre, 8.99 acres of Residential 3.5 to 5 dwelling units per acre, 25.05 acres of Residential 3.5 to 5 or 5 to 10 dwelling units per acre, 4.96 acres of Residential 5 to 10 dwelling units per acre, 46.57 acres of Resort-Commercial, 7.54 acres of Mixed Use Commercial or 5 to 10 dwelling units per acre, and 212.58 acres of Parks/Open Space – Private Owned as approved by the City Council on October 4, 2017 and that the Planning and Development Director is instructed to modify The 2015 Phoenix General Plan to reflect this land use classification change as shown below:

PROPOSED CHANGE:

- Residential 0 to 1 du / acre (12.68 +/- Acres)
- Residential 3.5 to 5 du / acre (8.99 +/- Acres)
- Residential 3.5 to 5 or 5 to 10 du / acre (25.05 +/- Acres)
- Residential 5 to 10 du / acre (4.96 +/- Acres)
- Resort-Commercial (46.57 +/- Acres)
- Mixed Use Commercial / 5 to 10 du / acre (7.54 +/- Acres)
- Parks/Open Space - Privately Owned (212.58 +/- Acres)

-  Residential 0 to 1 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 3.5 to 5 or 5 to 10 du/ac
-  Residential 5 to 10 du/ac
-  Resort-Commercial
-  Mixed Use Commercial / 5 to 10 du/ac
-  Parks/Open Space - Privately Owned



PASSED by the Council of the City of Phoenix this 4th day of October, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

PL:tml:____v1 (CM __) (Item __) 10/04/17

Attachment B

GENERAL PLAN AMENDMENT STAFF ANALYSIS July 19, 2017

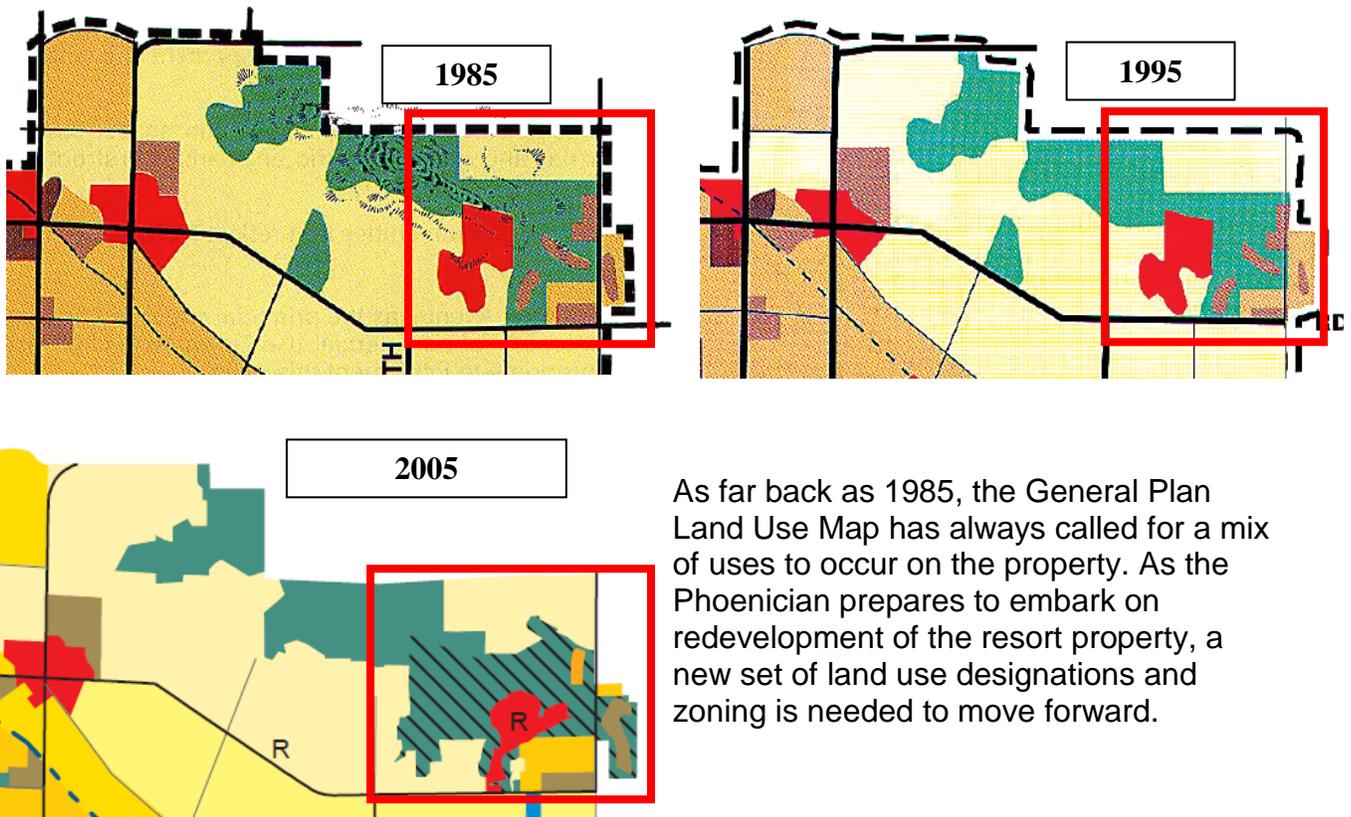
| | |
|---|---|
| <u>Application:</u> | GPA-CE-2-16-6 |
| <u>Applicant:</u> | Paul Gilbert, Beus Gilbert PLLC |
| <u>Location:</u> | Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road. |
| <u>Acreage:</u> | 319.11 +/- acres |
| <u>Current Plan Designation:</u> | Residential 0 to 1 du / acre (13.24 +/- acres) Residential 3.5 to 5 du / acre (8.89 +/- acres) Residential 5 to 10 du / acre (4.72 +/- acres) Residential 10 to 15 du / acre (0.67 +/- acres) Commercial (41.11 +/- acres) Parks / Open Space - Private (249.59 +/- acres) Parks / Open Space - Public (0.89 +/- acres) |
| <u>Requested Plan Designation:</u> | Residential 0 to 1 du / acre (12.68 +/- acres) Residential 3.5 to 5 du / acre (8.99 +/- acres) Residential 3.5 to 5 du / acre or 5 to 10 du / acre (25.05 +/- acres) Residential 5 to 10 du / acre (4.96 +/- acres) Resort-Commercial (46.57 +/- acres) Mixed Use Commercial / 5 to 10 du / acre (7.54 +/- acres) Parks / Open Space - Privately Owned (213.32 +/- acres) |
| <u>Requested Change:</u> | To update the land use designations on the General Plan Land Use Map for the Phoenician Resort. |
| <u>Reason for Requested Change</u> | To match the proposed zoning changes as associated with rezoning case Z-83-16-6. |
| <u>Village Planning Committee Date:</u> | Camelback East VPC; August 1, 2017 |
| <u>Staff Recommendation:</u> | Approval |

FINDINGS

- 1) The proposed General Plan Amendment will provide an updated land use mix that will allow an existing Phoenix resort hotel to expand and develop underutilized properties.
- 2) The proposed General Plan Amendment implements several goals and principles of the Phoenix General Plan.
- 3) The subject area exceeds 10 acres, which requires a General Plan Amendment to the Land Use map.
- 4) The companion zoning case, Z-83-16-6, will help ensure high-quality development compatible with surrounding uses.

BACKGROUND

Below is a series of snapshots from General Plan Land Use maps from the last few decades. The general area for the Phoenician is captured in the red box.



As far back as 1985, the General Plan Land Use Map has always called for a mix of uses to occur on the property. As the Phoenician prepares to embark on redevelopment of the resort property, a new set of land use designations and zoning is needed to move forward.

The purpose of this General Plan Amendment (GPA) is to update the land uses on the General Plan Land Use Map to more closely reflect the proposed zoning changes for the Phoenician Resort property as part of rezoning case Z-83-16-6.

The most significant change in the land use mix is an increase in the amount of land designated for residential development on the site. Currently there are approximately 27.52 acres dedicated for residential land uses. The requested changes result in 51.68 acres dedicated to residential land uses. There is also a request to increase the amount of land for commercial land uses from approximately 41.11 acres to 54.11 acres. Lastly, there are 7.54 acres that are designated for Mixed Use Commercial or Residential 5 to 10 dwelling units per acre.

Land that is currently designated as Parks / Open Space - Privately Owned is where most of the expanded commercial and residential land uses will be located. The land in question is currently a golf course and as part of the redevelopment proposal, the course will be reduced from 27 to 18 holes.

The request still maintains more than 213 acres as Parks / Open Space - Privately Owned. This is one of the largest concentrations of this land use designation in Phoenix. A large portion of the site falls on privately owned portions of Camelback Mountain. The GPA represents a commitment to continue to preserve this significant portion of Camelback Mountain as natural open space.

RELATIONSHIP TO GENERAL PLAN CORE VALUES

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE

CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

While the request does expand the area for residential land uses, the residential land uses will be in areas where they are adjacent to similar land uses outside of the PUD or an open space buffer is provided between the residential land use and existing neighborhoods.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

TOURISM FACILITIES; CODES: Support amendments to codes and ordinances when appropriate to encourage tourism.

The request allows for an existing resort hotel (tourism facility) to continue in operation and allows for development of underutilized portions of the site.

CONNECT PEOPLE & PLACES CORE VALUE

CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.

The proposed land use map request preserves property with trails on Camelback Mountain as Parks / Open Space – Privately Owned. Preserving access to trail and to the city's recreational amenities is one of the goals of the General Plan.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE

Desert Character; Land Use Principle: Promote land uses that preserve Phoenix's natural open spaces.

The request maintains approximately 213 acres as Parks / Open Space – Privately Owned. Approximately 99 acres of this land use area is on Camelback Mountain. Designation as Parks / Open Space – Privately Owned is consistent with the applicant's commitment to maintain the portion of Camelback Mountain as open space accessible to the public via the existing Cholla Trail.

The proposed amendment has no significant effect on the following General Plan Core Values:

- *CREATE AN EVEN MORE VIBRANT DOWNTOWN*

CONCLUSION AND RECOMMENDATION

Approval of this General Plan Amendment will help to implement the goals of the General Plan.

Staff recommends that the request be approved.

Writer

J. Bednarek
July 19, 2017

Exhibits

Sketch Map

GENERAL PLAN AMENDMENT

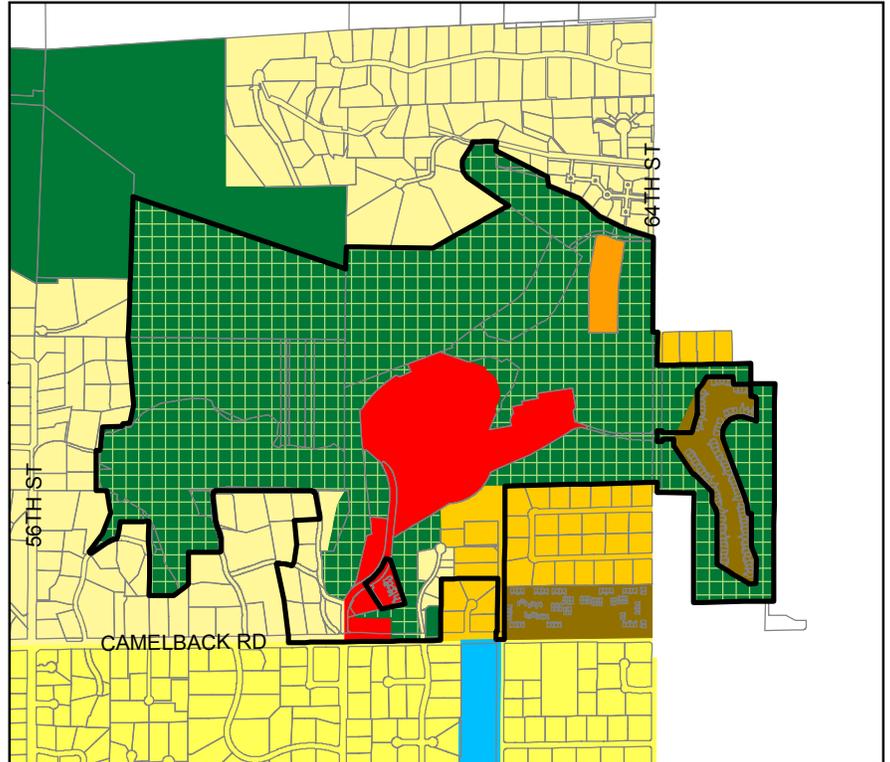
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

| | |
|--|---------------------|
| APPLICATION NO: GPA-CE-2-16-6 | ACRES: 319.11 +/- |
| VILLAGE: Camelback East | COUNCIL DISTRICT: 6 |
| APPLICANT: Paul Gilbert, Beus Gilbert PLLC | |

EXISTING:

- Residential 0 to 1 du / acre (13.24 +/- Acres)
- Residential 3.5 to 5 du / acre (8.89 +/- Acres)
- Residential 5 to 10 du / acre (4.72 +/- Acres)
- Residential 10 to 15 du / acre (0.67 +/- Acres)
- Commercial (41.11 +/- Acres)
- Parks / Open Space-Private (249.59 +/- Acres)
- Parks / Open Space-Public (0.89 +/- Acres)

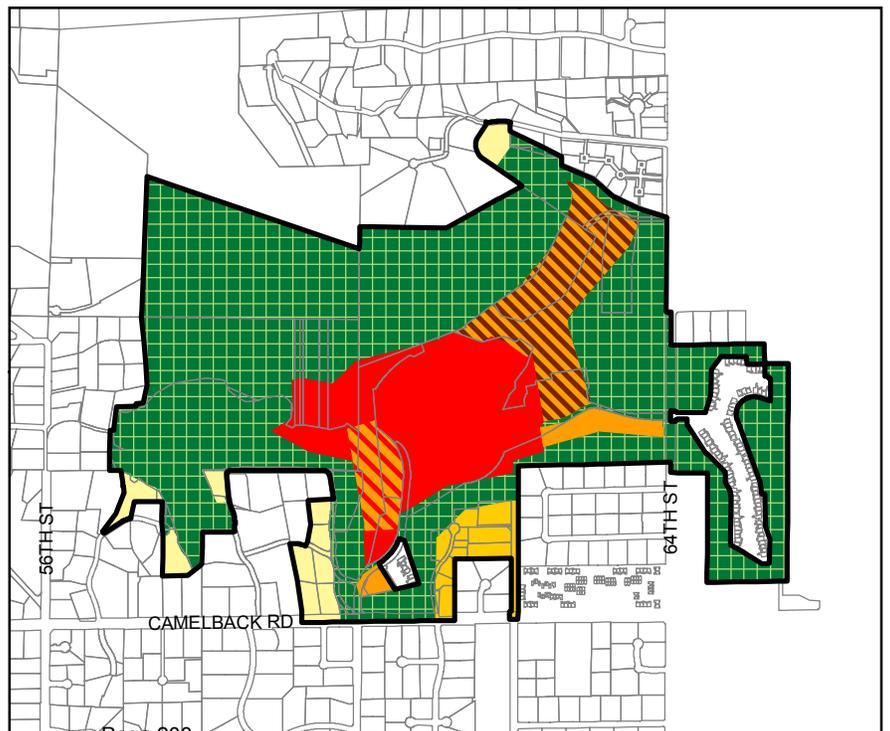
-  Residential 0 to 1 du/ac
-  Residential 1 to 2 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac
-  Commercial
-  Parks/Open Space - Privately Owned
-  Parks/Open Space - Publicly Owned
-  Public/Quasi-Public



PROPOSED CHANGE:

- Residential 0 to 1 du / acre (12.68 +/- Acres)
- Residential 3.5 to 5 du / acre (8.99 +/- Acres)
- Residential 3.5 to 5 or 5 to 10 du / acre (25.05 +/- Acres)
- Residential 5 to 10 du / acre (4.96 +/- Acres)
- Resort-Commercial (46.57 +/- Acres)
- Mixed Use Commercial / 5 to 10 du / acre (7.54 +/- Acres)
- Parks/Open Space - Privately Owned (213.32 +/- Acres)

-  Residential 0 to 1 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 3.5 to 5 or 5 to 10 du/ac
-  Residential 5 to 10 du/ac
-  Resort-Commercial
-  Mixed Use Commercial / 5 to 10 du/ac
-  Parks/Open Space - Privately Owned



Attachment C

**GENERAL PLAN AMENDMENT
Addendum A
August 1, 2017**

Application: GPA-CE-2-16-6

Applicant: Paul Gilbert, Beus Gilbert PLLC

Location: Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road.

Acreage: 319.11 +/- acres

Current Plan Designation: Residential 0 to 1 du / acre (13.24 +/- acres)
Residential 3.5 to 5 du / acre (8.89 +/- acres)
Residential 5 to 10 du / acre (4.72 +/- acres)
Residential 10 to 15 du / acre (0.67 +/- acres)
Commercial (41.11 +/- acres)
Parks / Open Space - Private (249.59 +/- acres)
Parks / Open Space - Public (0.89 +/- acres)

Requested Plan Designation: Residential 0 to 1 du / acre (12.68 +/- acres)
Residential 3.5 to 5 du / acre (8.99 +/- acres)
Residential 3.5 to 5 du / acre or 5 to 10 du / acre (25.05 +/- acres)
Residential 5 to 10 du / acre (4.96 +/- acres)
Resort-Commercial (46.57 +/- acres)
Mixed Use Commercial / 5 to 10 du / acre (7.54 +/- acres)
Parks / Open Space - Privately Owned (213.32 +/- acres)

Requested Change: To update the land use designations on the General Plan Land Use Map for the Phoenician Resort.

Reason for Requested Change To match the proposed zoning changes as associated with rezoning case Z-83-16-6.

Village Planning Committee Date: Camelback East VPC; August 1, 2017

Staff Recommendation: Approval

Staff has identified an error in the General Plan Amendment (GPA) sketch map. A portion of two parcels along the northern boundary was included within the application boundary. These parcels were included in error and a corrected GPA sketch map is attached. The correction reduces the overall acreage of the GPA from 319.11 acres to 318.37 acres.

The reduction occurs in the requested land use area for Parks / Open Space Private which is currently at 213.32 acres. The correction reduces this area to 212.58 acres.

RECOMMENDATION

Staff recommends approval of the request with a reduction in the total acreage to 318.37 acres.

Writer

J. Bednarek
August 1, 2017

Exhibits

Revised Sketch Map

GENERAL PLAN AMENDMENT

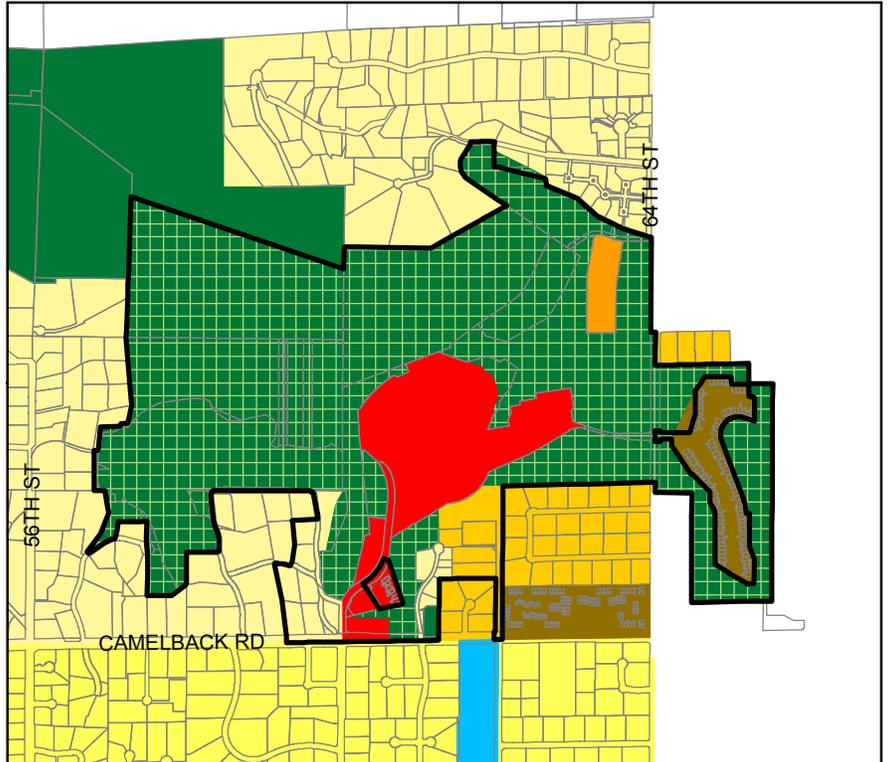
CITY OF PHOENIX ♦ PLANNING & DEVELOPMENT DEPARTMENT ♦ 200 W WASHINGTON ST ♦ PHOENIX, AZ ♦ 85003 ♦ (602) 262-6882

| | |
|--|---------------------|
| APPLICATION NO: GPA-CE-2-16-6 | ACRES: 318.37 +/- |
| VILLAGE: Camelback East | COUNCIL DISTRICT: 6 |
| APPLICANT: Paul Gilbert, Beus Gilbert PLLC | |

EXISTING:

- Residential 0 to 1 du / acre (13.24 +/- Acres)
- Residential 3.5 to 5 du / acre (8.89 +/- Acres)
- Residential 5 to 10 du / acre (4.72 +/- Acres)
- Residential 10 to 15 du / acre (0.67 +/- Acres)
- Commercial (41.11 +/- Acres)
- Parks / Open Space-Private (248.85 +/- Acres)
- Parks / Open Space-Public (0.89 +/- Acres)

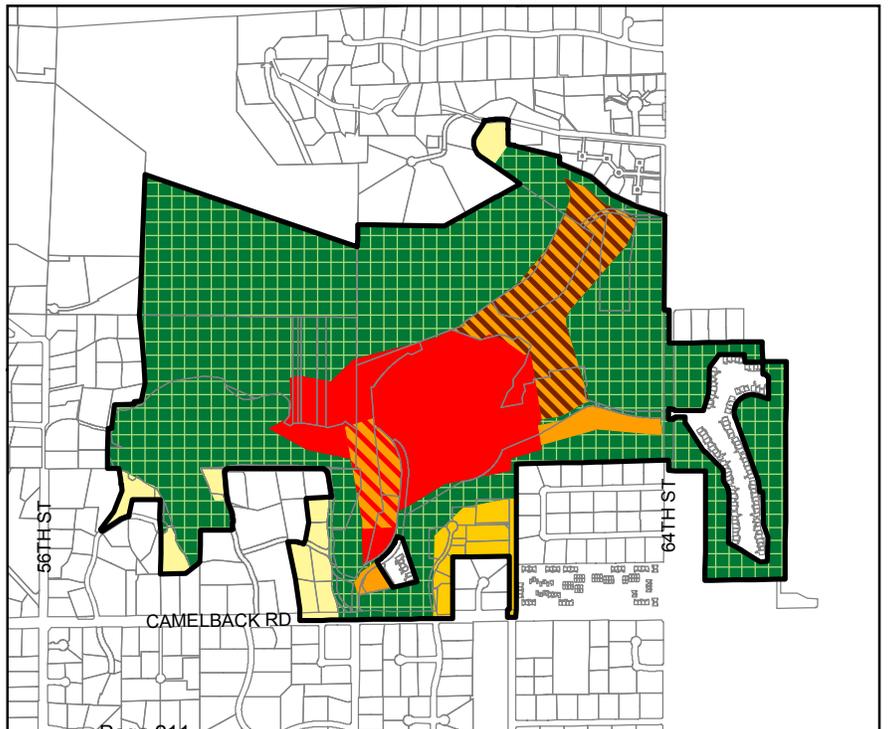
-  Residential 0 to 1 du/ac
-  Residential 1 to 2 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 5 to 10 du/ac
-  Residential 10 to 15 du/ac
-  Commercial
-  Parks/Open Space - Privately Owned
-  Parks/Open Space - Publicly Owned
-  Public/Quasi-Public



PROPOSED CHANGE:

- Residential 0 to 1 du / acre (12.68 +/- Acres)
- Residential 3.5 to 5 du / acre (8.99 +/- Acres)
- Residential 3.5 to 5 or 5 to 10 du / acre (25.05 +/- Acres)
- Residential 5 to 10 du / acre (4.96 +/- Acres)
- Resort-Commercial (46.57 +/- Acres)
- Mixed Use Commercial / 5 to 10 du / acre (7.54 +/- Acres)
- Parks/Open Space - Privately Owned (212.58 +/- Acres)

-  Residential 0 to 1 du/ac
-  Residential 3.5 to 5 du/ac
-  Residential 3.5 to 5 or 5 to 10 du/ac
-  Residential 5 to 10 du/ac
-  Resort-Commercial
-  Mixed Use Commercial / 5 to 10 du/ac
-  Parks/Open Space - Privately Owned



Attachment D

REPORT OF PLANNING COMMISSION ACTION September 7, 2017

| | |
|-----------------|--|
| ITEM NO: 4 | |
| | DISTRICT NO.: 6 |
| SUBJECT: | |
| | |
| Application #: | GPA-CE-2-16-6 (Companion Case Z-83-16-6) |
| Location: | Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road |
| Request: | Residential 0 to 1, Residential 3.5 to 5, Residential 5 to 10, Residential 10 to 15, Commercial, Parks/Open Space - Private, Parks/Open Space - Public To: Residential 0 to 1, Residential 3.5 to 5, Residential 3.5 to 5 or 5 to 10, Residential 5 to 10, Resort-Commercial, Mixed Use Commercial/Residential 5 to 10, Parks/Open Space – Private Acreage: 319.11 |
| Proposal: | Single-family residential, multifamily residential, and resort |
| Applicant: | Paul Gilbert, Beus Gilbert, PLC |
| Owner: | Todd Mark, Host Hotels and Resorts |
| Representative: | Paul Gilbert, Beus Gilbert, PLC |

ACTIONS:

Staff Recommendation: Approval, per the Addendum A Staff Report.

Village Planning Committee (VPC) Recommendation:

Camelback East 8/1/2017 Approved, per Addendum A. Vote: 15-0.

Planning Commission Recommendation: Approved as recommended by the Camelback East Village Planning Committee.

Motion discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve GPA-CE-2-16-6 as recommended by the Camelback East Village Planning Committee.

Maker: Katsenes
Second: Montalvo
Vote: 6-0
Absent: Shank and Whitaker
Opposition Present: Yes

Findings:

- 1) The proposed General Plan Amendment will provide an updated land use mix that will allow an existing Phoenix resort hotel to expand and develop underutilized properties.
- 2) The proposed General Plan Amendment implements several goals and principles of the Phoenix General Plan.

- 3) The subject area exceeds 10 acres, which requires a General Plan Amendment to the Land Use map.
- 4) The companion zoning case, Z-83-16-6, will help ensure high-quality development compatible with surrounding uses.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.



Amend City Code - Public Hearing and Ordinance Adoption - Rezoning Application Z-83-16-6 - Approximately 1,340 Feet North of the Northeast and Northwest Corners of Invergordon Road and Camelback Road (Ordinance G-6368)

Application No. Z-83-16-6

Current Zoning: P-1 ACSPD, R-2 PCD ACSPD, R-2 PCD SP ACSPD, RE-35 ACSPD, RE-35 PCD ACSPD, RE-35 PCD SP ACSPD, RE-43 PCD SP ACSPD, RH ACSPD, RH PCD ACSPD, R-2 PCD SP, and RE-35 PCD SP

Proposed Zoning: PUD ACSPD and PUD

Acreage: 318.37 (Originally 319.11)

Proposal: Planned Unit Development to allow a mix of uses including single-family residential, multifamily residential, and resort

Applicant: Paul Gilbert, Beus Gilbert, PLLC

Owner: Host Hotels and Resorts

Representative: Paul Gilbert, Beus Gilbert, PLLC

Staff Recommendation: Approval, per the Addendum A staff report

VPC Action: The Camelback East Village Planning Committee heard the request on Aug. 4, 2017 and recommended approval, per the Addendum A staff report with an additional stipulation requiring the developer to install a traffic light on Invergordon Road, by a 13-2 vote.

PC Action: The Planning Commission heard the request on Sept. 7, 2017 and recommended approval, per the Addendum B staff report with modifications and an additional stipulation, by a 6-0 vote. Three Planning Commission members submitted a letter after the hearing to the Mayor and Council to recommend an additional stipulation (Attachment I).

3/4 Vote Required: No

Summary

Request to hold a public hearing to authorize the City Manager to approve the Planning Commission recommendation to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix for the PUD (Planned Unit Development) zoning district to allow a mix of uses including single-family residential, multifamily residential, and resort, as requested with application Z-83-16-6.

Location

Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road

Council District: 6

Parcel Addresses: N/A

Responsible Department

This item is submitted by Deputy City Manager Mario Paniagua and the Planning and Development Department.

ATTACHMENT A

THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL, ADOPTED ORDINANCE

ORDINANCE G-

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-83-16-6) FROM P-1 ACSPD, R-2 PCD ACSPD, R-2 PCD SP ACSPD, RE-35 ACSPD, RE-35 PCD ACSPD, RE-35 PCD SP ACSPD, RE-43 PCD SP ACSPD, RH ACSPD, RH PCD ACSPD, R-2 PCD SP, AND RE-35 PCD SP TO PUD ACSPD AND PUD.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: The zoning of an approximately 318.37-acre property located approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road in a portion of Sections 16, 21, and 22, Township 2 North, Range 4 East, as described more specifically in Exhibit "A", is hereby changed from 4.58 acres of "P-1 ACSPD" (Parking District, Arcadia Camelback Special Planning District), 48.83 acres of "R-2 PCD ACSPD" (Multifamily Residence District, Planned Community District, Arcadia Camelback Special Planning District), 44.53 acres of "R-2 PCD SP ACSPD" (Multifamily Residence District, Planned Community District, Special

Permit, Arcadia Camelback Special Planning District), 5.30 acres of “RE-35 ACSPD” (Single-Family Residence District, Arcadia Camelback Special Planning District), 10.04 acres of “RE-35 PCD ACSPD” (Single-Family Residence District, Planned Community District, Arcadia Camelback Special Planning District), 22.39 acres of “RE-35 PCD SP ACSPD” (Single-Family Residence District, Planned Community District, Special Permit, Arcadia Camelback Special Planning District), 9.02 acres of “RE-43 PCD SP ACSPD” (Residential Estate District, Planned Community District, Special Permit, Arcadia Camelback Special Planning District), 108.84 acres of “RH ACSPD” (Resort District, Arcadia Camelback Special Planning District), 40.12 acres of “RH PCD ACSPD” (Resort District, Planned Community District, Arcadia Camelback Special Planning District), 11.67 acres of “R-2 PCD SP (Multifamily Residence District, Planned Community District, Special Permit), and 13.05 acres of “RE-35 PCD SP (Single-Family Residence District, Planned Community District, Special Permit)” to 293.65 acres of PUD ACSPD (Planned Unit Development, Arcadia Camelback Special Planning District) and 24.72 acres of PUD (Planned Unit Development).

SECTION 2: The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit “B”.

SECTION 3: Due to the site’s specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

SECTION 4: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

1. An updated Development Narrative for the Phoenician 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 July 17, 2017 as modified by the following stipulations:
 - a. Page 11, Amendments Section, 3rd Paragraph, first sentence: Delete “except for density transfers permitted and processed in accordance with Section G”.
 - b. Page 34-35, Permitted Use List: Update the table to add the following language to the golf driving range, miniature golf, outdoor recreation uses, and swimming pools rows – “(Shall not be permitted east of 64th street/Invergordon Road)”
 - c. Page 35, Permitted Use List: Update the table to restrict parking lots and garages to only the resort core.
 - d. Page 35, Permitted Use List: Add a new row to the table for temporary parking within only the resort core and resort periphery that reads as follows – “Parking, temporary, for passenger vehicle parking of not more than 48 consecutive hours. Includes event parking on the golf course or driving range. (Shall not be permitted east of 64th Street/Invergordon Road)”
 - e. Page 35, Permitted Use List: Update the special events and outdoor tents for a temporary use row with the following language – “(Shall not be allowed east of 64th Street/Invergordon Road unless for golf related events)”
 - f. Page 36, Permitted Use List: Update the wireless communication facilities and helistop for temporary helicopter landings rows with the following language – “(Shall not be permitted east of 64th Street/Invergordon Road)”

- g. Page 36, Note at the End of Permitted Use List Table: Update the note at the end of the permitted use list table to read as follows – “Until a primary residential use has been established (through approval of a site plan or final subdivision plat), property designated with a land use of custom single family, single family, condominium, and/or townhome can be utilized for any primary or accessory use permitted in the resort periphery land use category, such as continuation of the golf course. Development area H shall also be permitted to continue use as a parking lot until a primary residential use has been established.”
- h. Page 39, Maximum Units Table: Delete all references to the transfer of dwelling units. Delete the third and fourth columns of the table and references to alternative dwelling unit counts via the transfer provision in Development Areas C/D and I.
- i. Page 40, Development Area Unit Transfer or Conversion Section: Delete title of section and first bullet point and the three sub-bullet points regarding dwelling unit transfer.
- j. Page 40: Update second bullet point to read as follows – “NOT TO EXCEED THE MAXIMUM NUMBER OF COMBINED HOTEL UNITS AND DWELLING UNITS OF 1,003 FOR THE ENTIRE PUD, UNCONSTRUCTED DWELLING UNITS SHALL BE PERMITTED TO BE UTILIZED ~~converted and transferred to~~ AS a new hotel room or casita with the following restrictions”. Update the subsequent bullet point to read as follows – “UNCONSTRUCTED ~~dwelling units from any Development Area~~ OUTSIDE OF THE RESORT CORE may be converted to a hotel room / casita and ~~transferred~~ ASSIGNED to another Area Development Areas A, I and J within the Resort Core. ~~Converted and transferred hotel room / casitas may only be received by Development Area A (Resort Core only), I or J.~~”
- k. Page 45, Development Area Perimeter and Interior / Common Space Landscape. Update the first sentence to read as follows: “The following minimum LANDSCAPING standards for any new Interior / Common Space ~~landscaping~~ AND DEVELOPMENT AREA PERIMETER NOT ON AN ARTERIAL STREET shall apply”.
- l. Page 53, Development Area C/D: Delete “237 Residential Units if maximum transfer occurs pursuant to Section G of this PUD”
- m. Page 55, Development Area F: Update the development standards table to require a minimum 15’ side yard setback for the primary structure and all accessory structures along the southern boundary of the development area.

- n. Page 95: Add legal descriptions for each of the Development Areas.
2. Prior to the submittal of any minor amendment to the PUD the applicant shall provide notice to all neighborhood associations registered with the City of Phoenix located within a half mile of the boundaries of the PUD. In all cases, the notification shall be provided to the Arcadia Camelback Mountain Neighborhood Association. Notices shall be provided by certified letter with return receipt sent not less than 14 calendar days prior to the minor amendment submittal and affidavit of notice shall be included with the submittal to the City of Phoenix.
 3. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.
 4. 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.
 5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
 6. A minimum 15-foot-wide easement shall be dedicated for the existing public natural (foot only) trail in Development Areas B and K1 to provide connectivity to the Cholla Trailhead as approved by the Parks and Recreation and Planning and Development Departments.
 7. 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.
 8. The developer shall provide a bond or guarantee, with a term of five years, for the installation of a traffic signal at the intersection of Phoenician Boulevard and Invergordon Road, only when traffic warrants are met as approved by the Street Transportation and Planning and Development Departments. All costs for the traffic signal shall be the responsibility of the developer and the amount of the bond or guarantee shall be determined by the Street Transportation Department.

9. 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.
10. The developer shall dedicate a hiking trail easement and contribute \$100,000 to help build a 10-foot wide publicly available hiking trail within the 100-foot north property line setback area. This trail shall start at Invergordon Road at the existing inlet called Staghorn and proceed westerly to join the existing trail at an appropriate location. The stipulation can apply to the following:
- An eight-foot high berm along the north side of the trail,
 - Appropriate landscape and decomposed granite coverage for the length of the trail, and/or
 - A landscape screen wall, or oleanders or natural desert vegetation along the north side of the berm shall be constructed to screen views of the trail.

PASSED by the Council of the City of Phoenix this 4th day of October, 2017.

MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

REVIEWED BY:

City Manager

Exhibits:

A - Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-83-16-6

Those portions of the southeast quarter of Section 16, the North half of Section 21 and the northwest quarter of Section 22 all in Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Parcel No 1

All of Parcels No. 2,3,7,8,9,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26 and 27 according to the Special Warranty Deed recorded in the office of the County Recorder of Maricopa County, Arizona as instrument number 1999-0115795;

Except from said Parcel No. 8 the following:

Those portions of Tract "A" of Camelback Club Estates, a subdivision according to the plat recorded in the office of the County Recorder of Maricopa County, Arizona as Book 65 of maps, page 38 described as follows:

All of said Tract "A" lying East of a line struck between the southwest corner of Lot 17 and the northwest corner of Lot 18 of said Camelback Club Estates;

Together with all of said Tract "A" lying South of a line struck between the northwest corner of Lot 27 and the northeast corner of Lot 28 of said Camelback Club Estates;

Together with all of said Tract "A" lying South of the westerly prolongation of the North line of Lots 28, 29 and 30 of said Camelback Club Estates;

Together with all of Tract "B" of said Camelback Club Estates.

Parcel No. 2

All of Parcels No. 1,2,3,4,5,6,7 and 8 according to the Special Warranty Deed and Quit Claim Deed recorded in the office of the County Recorder of Maricopa County, Arizona as instrument number 2015-0415131.

Parcel No. 3

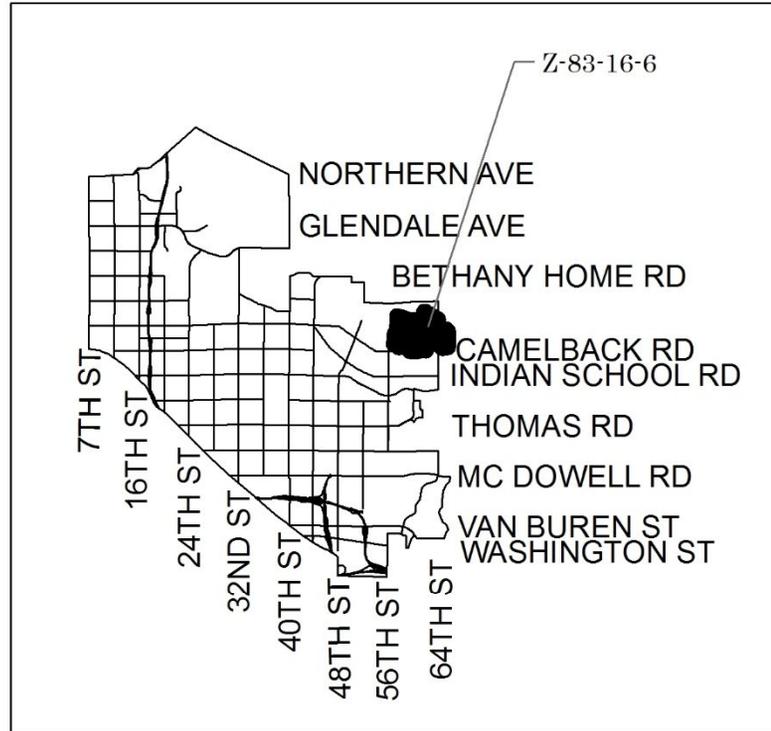
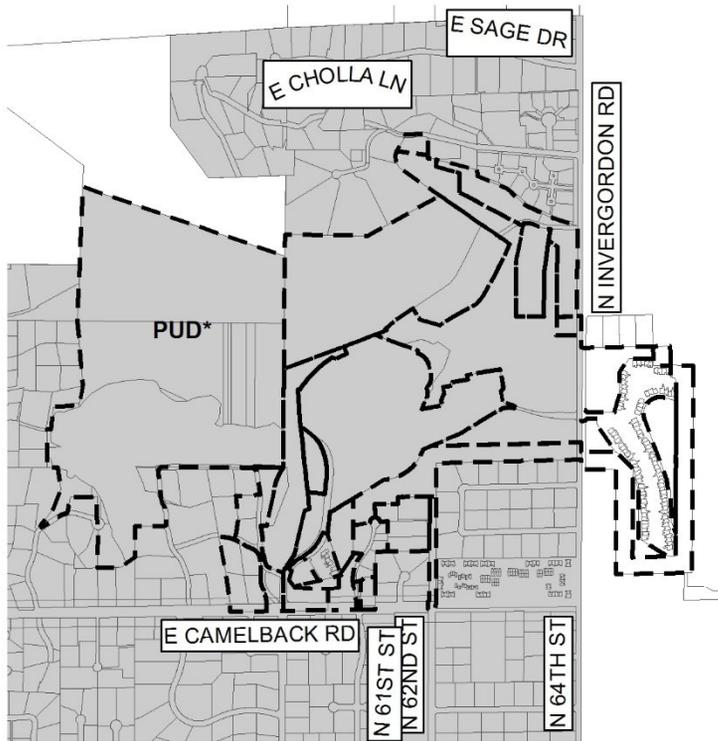
That certain parcel of land described in Special Warranty Deed and Quit Claim Deed recorded in the office of the County Recorder of Maricopa County, Arizona as instrument number 2015-0415132.

ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■

Zoning Case Number: Z-83-16-6
Zoning Overlay: Arcadia Camelback SPD
Planning Village: Camelback East



NOT TO SCALE

Drawn Date: 9/8/2017

R:\IS_Team\Core_Functions\Zoning\SuppMaps_OrdMaps\2017_Ord\9-7-17\Z-83-16-6.mxd

Attachment B

**Staff Report Z-83-16-6
(The Phoenician PUD)
July 19, 2017**

Camelback East Village Planning Committee Meeting Date: August 1, 2017

Planning Commission Hearing Date: September 7, 2017

Request From: P-1 ACSPD (4.58 acres)
R-2 PCD ACSPD (48.83 acres)
R-2 PCD SP ACSPD (44.58 acres)
RE-35 ACSPD (5.3 acres)
RE-35 PCD ACSPD (10.04 acres),
RE-35 PCD SP ACSPD (22.39 acres)
RE-43 PCD SP ACSPD (9.71 acres)
RH ACSPD (108.84 acres)
RH PCD ACSPD (40.12 acres)

R-2 PCD SP (11.67 acres)
RE-35 PCD SP (13.05 acres)

Request To: PUD ACSPD (294.39 acres)
PUD (24.72 acres)

Proposed Use: Single-family Residential, Multifamily Residential, and Resort Hotel

Location: Approximately 1,340 feet north of the northeast corner and northwest corner of Invergordon Road and Camelback Road

Owner: Host Hotels and Resorts

Applicant/Representative: Paul Gilbert, Beus Gilbert PLLC

Staff Recommendation: Approval, subject to stipulations

| General Plan Conformity | | | |
|---|----------------|--|--|
| General Plan Land Use Designation | | Residential 0 to 1 du /acre (13.24 acres), Residential 3.5 to 5 du / acre (8.89 acres), Residential 5 to 10 du / acre (4.72 acres), Residential 10 to 15 du / acre (0.67 acres), Commercial (41.11 acres), Parks / Open Space – Private (249.59 acres), Parks / Open Space – Public (0.89 acres) | |
| Street Map Classification | Camelback Rd | Arterial | 67-foot north half street |
| | Invergordon Rd | Arterial | 40-foot west half street 40-foot east half street |
| <p><i>CONNECT PEOPLE AND PLACES CORE VALUE; CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.</i></p> <p>As stipulated, the request will preserve connectivity for the existing Cholla Trail.</p> | | | |
| <p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; TOURISM FACILITIES; CODES: Support amendments to codes and ordinances when appropriate to encourage tourism.</i></p> <p>The request allows for an existing resort hotel (tourism facility) to continue in operation and allows for development of underutilized portions of the site.</p> | | | |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The PUD proposes a land use mix that is compatible with the surrounding neighborhoods and is consistent with the Arcadia Camelback Special Planning District.</p> | | | |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; Design Principle: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impacts on the residential properties.</i></p> <p>The PUD requires that significant portions of the site remain as open space (Camelback Mountain, golf course). Open space is a defining characteristic of the existing resort hotel and the surrounding neighborhoods. The PUD contains development standards that help to buffer the proposed residential development on the site from the existing neighborhoods.</p> | | | |

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; Desert Character; Land Use Principle: Promote land uses that preserve Phoenix's natural open spaces.

The PUD preserves 99 acres of Camelback Mountain from development and, as stipulated, dedicates an easement to protect a portion of the existing Cholla Trail.

Area Plan

Most of the property (294.39 acres) falls within the boundaries of the Arcadia Camelback Special Planning District (ACSPD). See Background Item #5 for a review of how the PUD complies with the ACSPD.

Background/Issues/Analysis

1. This is a request to rezone the existing Phoenician Resort property and additional property adjacent to the resort (319.11 acres) from a wide variety of zoning districts to a Planned Unit Development (PUD). The PUD allows for the continued operation of a resort hotel and the development of a mix of single-family homes and townhomes on undeveloped parcels on the property and a portion of the existing 27-hole golf course.
2. The property is a mix of several General Plan Land Use Map designations. A companion General Plan Land Use Map Amendment request is being processed concurrently (GPA-CE-2-16-6). The General Plan Amendment requests an update of the land use designations on the site to more closely reflect the land use mix proposed for the site in the PUD. Staff recommends approval of GPA-CE-2-16-6. The site is larger than 10 acres as a result a General Plan Land Use Map Amendment is required.

SURROUNDING ZONING AND LAND USES

3. The application area is surrounded by a wide variety of housing types and zoning districts. The attached Zoning Sketch Map and Aerial help to highlight the existing land use and zoning mix. A variety of housing types surround the property on all four sides. To the north of the property are single-family homes zoned RE-35, RE-43 PCD. The southern boundary of the PUD meanders around a variety of land uses and zoning districts. Along the southwest portion of the site are single-family homes and a church zoned RE-35. Further east along Camelback Road are additional single-family homes zoned RE-35 and townhomes zoned RH. A single-family neighborhood zoned RE-35 borders the PUD along Invergordon Road.

To the west are single-family homes zoned RE-35. The eastern portion of the PUD encircles the Phoenician East townhome development that is zoned R-2 PCD and

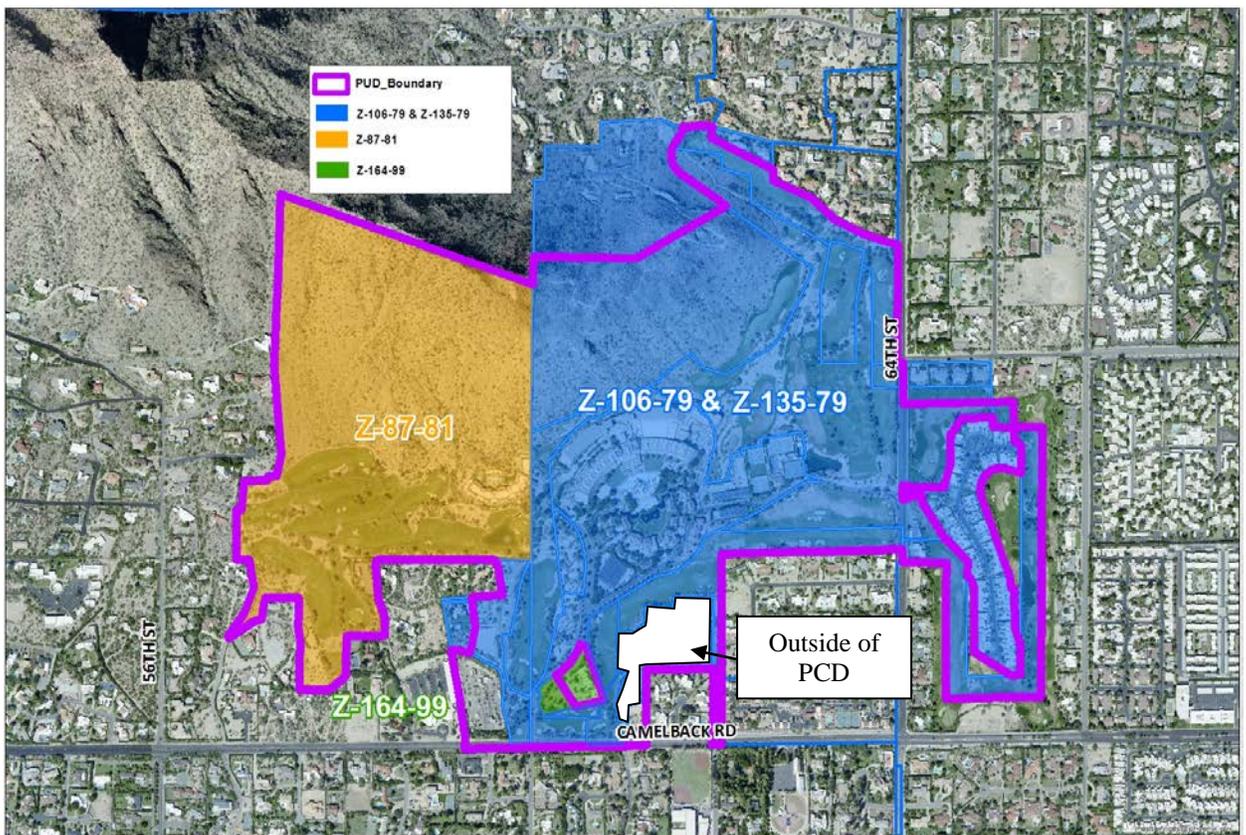
several single-family homes zoned RE-35 PCD. Neither the townhomes nor the single-family homes are included in the PUD. This eastern portion of the PUD only includes the golf course east of Invergordon Road.

Additional single-family and multifamily homes are located to the east in the Town of Paradise Valley and the city of Scottsdale.

EXISTING ZONING

4. The existing zoning for the Phoenician Resort is a complex mix of zoning districts and conditions that are the result of a series of rezoning requests, use permits and zoning variances approved between 1979 and 2000.

The existing zoning entitlements are associated with four rezoning cases. The map below outlines the general locations of these rezoning cases overlaid with the PUD boundary.



The following table summarizes the hotel and dwelling units associated with each rezoning case. There is a portion (approximately 5 acres) of the application area zoned RE-35 that is not included in any of the rezoning cases. Based on the existing zoning and acreage, six units could be developed on this portion of the property.

| Rezoning Case | Approved Hotel and Residential Units |
|---|---|
| Z-106-79 & Z-135-79 | 960 (481 resort hotel units, 110 related casitas, 27 single-family homes, 102 town home units east of Invergordon Road and 240 west of Invergordon Road.) |
| Z-87-81 | 100 guest rooms and dwelling units |
| Z-164-99 | 12 townhomes (portion of this property not included in PUD boundary) |
| RE-35 Zoned Properties via G-449 outside the boundaries of rezoning cases, but within boundary of PUD application area. | 6 units allowed per the existing zoning |
| Total | 1078 hotel rooms and dwelling units permitted on Resort site |

The PUD application area does not capture all the areas associated with the rezoning cases for the resorts. For example, the PUD application area includes the golf course east of Invergordon Road, but not the Phoenician East townhome development. In addition, 12 of the homes associated with the 27 single-family homes from Z-106-79 & Z-135-79 were built outside of the PUD boundary. Finally, the application area only includes a portion of the zoning area associated with Z-164-99.

The total number of permitted hotel and dwelling units within the PUD application area is 957 (*1,078 permitted for the existing resort minus the following: the 102 units permitted in the Phoenician East townhome development, 12 of the single-family units built outside of the PUD and seven of the townhomes associated with Z-164-99*).

The PUD is proposing a total of 1,003 hotel and dwelling units. This is 46 more units than what is allowed within the application area today. Within the PUD Boundary, the only units that have been constructed thus far are the 645 units associated with the resorts. The 1,003-proposed total includes the 645 existing resort hotel rooms.

While the units are permitted on the site today, they are limited as to where they can be built based on the existing Special Permits for the golf course. The PUD provides flexibility for the hotel and dwelling units to be built in areas of the property, specifically portions of the golf course, that would not be permitted today. Additional discussion regarding the proposed number of dwelling units is in background item #9.

ARCADIA CAMELBACK SPECIAL PLANNING DISTRICT

5. The bulk of the subject site, outside of the property east of Invergordon Road, falls within the boundaries of the Arcadia Camelback Special Planning District (ACSPD), which the Phoenix City Council adopted in 1999. The ACSPD boundaries are included in the attached Zoning Sketch Map (Exhibit A). The ACSPD was developed to provide policy guidance on a variety of topics to assist in sustaining the residential character of

the area.

The ACSPD's recommendations are organized into three sections – (1) Interior Neighborhoods, (2) Land Use on Camelback Road and (3) Resorts. The Phoenician Resort is addressed in the Resort section as it was well established as an existing use prior to the adoption of the ACSPD. The ACSPD addresses both the Phoenician Resort and the Royal Palms Inn (not included in this application). The ACSPD states that the resorts are “compatible land uses within the overall residential character”. The ACSPD includes seven policy recommendations regarding the resorts. The following summarizes how the proposed PUD addresses these seven policy recommendations.

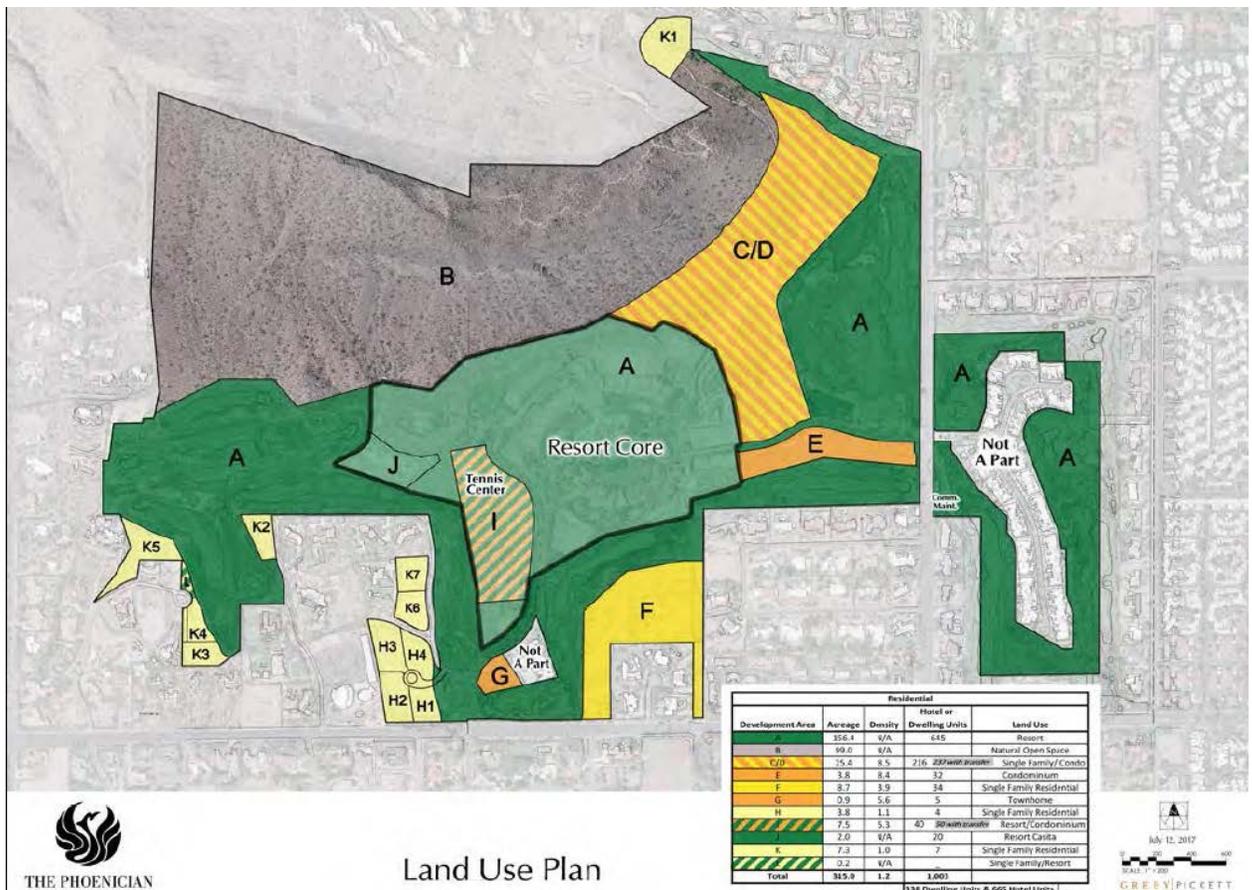
- *Policy #1: Present boundaries designating the resort land use areas are mapped in the plan:* The ACSPD designates a boundary for the Phoenician Resort. There are approximately five acres of land that are included in the portion of the PUD within the ACSPD that are beyond this boundary. This area is designated for single-family homes in the PUD's land use plan.
- *Policy #2: Structures to facilitate the use of the golf course shall be designed to minimize their visual impacts:* The PUD requires outdoor facilities associated with the golf course be screened from view.
- *Policy #3: Access to activities within the resort should be from an internal street system. Existing entrances at Camelback Road and at 64th Street are to continue to be the main public access points:* The PUD does not propose any additional vehicular access points and the primary access points will continue to be Camelback Road and Invergordon Road (64th Street).
- *Policy #4: Recognition is made that the development entitlement remains within the current master planned resort zoning approvals. If any new plans are proposed relating to the property within this area, they should include standards to ensure compatibility with the surrounding area:* The PUD proposes minimum building and landscape setbacks that buffer the resorts proposed land uses from surrounding development. In addition, standards regarding noise and lighting are in place for certain uses.
- *Policy #5: If any new plans are proposed for the resort property, they should go through the required public hearing process:* The PUD has followed the public hearing requirements associated with a rezoning request.
- *Policy #6: Any new development will continue the earlier standards established by the resort including underground utilities, shielding light and noise, traffic impacts and property maintenance:* The PUD contains standards regarding noise, has a Traffic Impact Study approved by the Street Transportation Department and includes many of the historical stipulations that have applied to the property including the restriction of any buildings with a roofline above an elevation of 1,420 feet.
- *Policy #7: All perimeter fencing and landscaping should be acceptable to the neighborhood:* The PUD prohibits the use of chain link fencing as a permanent fencing type and requires that all walls should have a finished appearance and be treated with decorative materials.

PROPOSAL

- The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The result is property rezoned with standards crafted specifically for the site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped July 17, 2017.

LAND USE PLAN

- The PUD is organized into 11 development areas (A-L) each with their own unique set of land uses and development standards. The development areas are grouped into five primary types of land use categories – Resort, Custom Single Family Residential, Single Family Residential, Condominium & Townhome Residential and Natural Open Space. A map of the development areas can be found on pages 10 and 90 of the PUD Narrative and a snapshot of the map is provided below.



The following table summarizes the Development Areas and their corresponding Land Use Categories:

| Development Area | Acreage (approx.) | Land Use Category |
|-------------------------|--------------------------|--|
| A | 156.4 | Resort |
| B | 99.0 | Natural Open Space |
| C / D | 25.4 | Single-Family Residential / Condominium & Townhome Residential |
| E | 3.8 | Condominium & Townhome Residential |
| F | 8.7 | Single-Family Residential |
| G | 0.9 | Condominium & Townhome Residential |
| H | 3.8 | Custom Single-Family Home Residential |
| I | 7.5 | Resort / Condominium & Townhome Residential |
| J | 2.0 | Resort |
| K | 7.3 | Custom Single-Family Home Residential |
| L | 0.2 | Single-Family Residential / Resort |

Based on acreage alone, the two primary land uses are Resort and Natural Open Space. These two land uses account for approximately 80% of the site area.

The PUD's Land Use Plan proposes to preserve 18 holes of the existing 27-hole golf course. The preserved golf course falls within Development Area "A" and the Resort land use category. The PUD breaks the Resort land use category into two subcategories – Resort Core and Resort Periphery. The Resort Core subcategory is located at the center of the property and will contain the resort hotel and associated uses. The Resort Periphery subcategory includes all the other Resort Land Use Category areas and is limited to uses such as golf and outdoor recreation.

Because the boundaries of each of the Development Areas are critical to ensuring the PUD's Land Use Plan develops as proposed, a stipulation has been included that requires legal descriptions for each of the Development Areas to be included in the final PUD submittal. Legal descriptions will provide definitive boundaries for the Development Areas and provide clarity on exactly where uses are allowed as development occurs.

DEVELOPMENT STANDARDS

8. The PUD proposes a unique set of development standards for each of the Development Areas. Individual development standard sheets for each Development Area can be found on pages 50-70 of the PUD Narrative. The table below spotlights some of the development standards for each Development Area:

| Dev. Area | Land Use Category | Development Standard Spotlight |
|------------------|--------------------------|---|
| A | Resort | Provides for a minimum 100-foot setback for any buildings greater than 20 feet in height adjacent |

| | | |
|-----|--|---|
| | | to residential zoning on the PUD boundary. |
| B | Natural Open Space | This entire area is to be preserved as natural open space. No development is permitted and thus no development standards are provided. |
| C/D | Single Family Residential / Condominium & Townhome Residential | <p>Establishes a minimum 1,100-foot setback from the northern PUD boundary for any buildings more than 30 feet in height.</p> <p>Includes hillside standards that further regulate development along the mountainside with greater than 10% in slope.</p> <p>The PUD proposes a maximum building height of 54 feet and 4 stories for this Development Area. The typical building height for a four-story building is 48 feet. To mitigate the impact that development in this area might have on views of Camelback Mountain, a stipulation has been included that requires this standard to be modified in the PUD to a maximum building height of 48 feet and four stories. The proposed hillside development regulations will also further restrict building height in the portion of the development area above the 10% slope line.</p> |
| E | Condominium & Townhome Residential | There is a maximum building height of 30 feet and two stories for this area and a requirement for 10% of the area to be open space. |
| F | Single Family Residential | There is a maximum building height of 30 feet and two stories for this area and a requirement for 15% of the area to be open space. |
| G | Condominium & Townhome Residential | There is a maximum building height of 30 feet and two stories for this area and a requirement for 10% of the area to be open space. |
| H | Custom Single-Family Home Residential | All custom home lots. Establishes a maximum building height of two stories and 30 feet and a maximum lot coverage of 25% for each lot. |
| I | Resort / Condominium & Townhome Residential | Will be developed initially as the new tennis center and could ultimately have both a mix of the tennis facilities and condominiums / town homes or hotel rooms. Condominiums / townhomes are restricted to a maximum building height of 30 feet and two stories. |
| J | Resort | To be developed as resort casitas with a maximum building height of two stories and 30 feet. |

| | | |
|---|---|---|
| K | (Custom Single-Family Home Residential) | All custom home lots. Establishes a maximum building height of two stories and 30 feet and maximum lot coverage of 25% for each lot. |
| L | Single-Family Residential / Resort | Will remain as part of the golf course or be developed as part of a custom single-family lot. If it is combined with an adjacent residential parcel, the development standards for Area L will be that of the parcel to which it is combined. |

In addition to the standards for each of the development areas, the PUD prohibits any structure to be constructed with a roofline that projects above an elevation of 1,420 feet with the exception for the residential home on Development Area K1. This is a longstanding provision from previous rezoning cases and helps to mitigate the impact new development or redevelopment will have on views to Camelback Mountain.

DWELLING UNIT DENSITY

- The PUD proposes a maximum of 665 hotel rooms and 338 residential units for a total of 1,003 hotel rooms / dwelling units. As stated in background item #4, based on the existing zoning entitlements, the proposed hotel and dwelling unit count is approximately 26 more units than what is permitted within the PUD application area today. The PUD does provide greater flexibility as to where these hotel rooms and units can be built than the existing zoning provides today.

The following table outlines the maximum number of hotel or dwelling units proposed per Development Area in the PUD:

| Development Area | Maximum Number of Units and Type |
|------------------|---|
| A | 645 hotel rooms |
| B | 0 (no development allowed within B) |
| C/D | 216 single family homes or condos / townhomes |
| E | 32 condos or townhomes |
| F | 34 single family homes |
| G | 5 condos / townhomes |
| H | 4 (1 unit per numbered area) (custom single-family homes) |
| I | 40 hotel units or condos / townhomes |
| J | 20 hotel units (resort casitas) |
| K | 7 (1 unit per numbered area) (custom single-family homes) |
| L | 0 (Will remain part of golf course or be combined with a custom single-family home in Development Area K) |
| Total | 1003 maximum (665 hotel rooms and 335 dwelling units) |

The PUD proposes a provision that will allow undeveloped units within the PUD's Development Areas to be transferred to other Development Areas. Transfers may occur from any Development Area, but Development Areas C/D and I are the only two Development Areas that are permitted to receive the transferred units.

The PUD proposes a maximum number of dwelling units that these two areas could receive. For Development Area C/D the maximum number of units it could receive via transfer is 21 and for Development Area I the maximum number of transfer units it could receive is 10. This transfer provision would raise the maximum unit count for Development Areas C/D and I to 237 and 50 respectively, but does not raise the overall maximum unit count for the PUD. The PUD also proposes that undeveloped units could be converted to hotel rooms and transferred to Development Areas within the Resort Core. The PUD proposes that the unit transfer would be administered via a minor amendment to the PUD.

Staff is not supportive of the transfer provision for dwelling units, but is supportive of unused dwelling units being utilized as hotel rooms within the Resort Development Area's Resort Core subcategory. Changes in dwelling unit density less than 5% are already permitted via a minor-amendment as part of Section 671 (Planned Unit Development) in the Phoenix Zoning Ordinance. The proposed dwelling unit transfer provision exceeds a 5% change for both Development Areas.

A stipulation has been included requiring that the density transfer provision and all references to it in the PUD be removed, and clarifies that unbuilt dwelling units can be built as hotel rooms in the Resort Core via a minor amendment.

PARKING AND TRAFFIC

10. The PUD contains parking standards that were developed as part of the attached Parking Study. The parking study employs a shared parking model based on the variety of offsetting parking demands the PUD's uses create. The PUD also contains a provision that off-site parking can be utilized up to 12 times a year to accommodate when the parking requirements cannot be met within the PUD boundary. Off-site locations must be on locations that permit the parking of vehicles and the resort must demonstrate to the Zoning Administrator that they maintain a contractual agreement with the subject property owner to use the site for parking.

The applicant submitted a Traffic Impact Study (TIS) to the City of Phoenix Street Transportation Department. The TIS is dated stamped November 16, 2016 and is attached to this report. The Street Transportation Department has reviewed and approved the TIS. A stipulation has been included that requires the applicant to be responsible for any dedications and required improvements as recommended by the traffic study.

SIGNS

11. The PUD outlines standards and locations for any new signs that will be installed on the property. A primary entry sign is proposed on Camelback Road and a secondary entry sign is proposed on Invergordon Road.

The PUD's sign section does permit temporary signs along Camelback and Invergordon

roads. Temporary signs include subdivision sale and model home signs.

ADDITIONAL STANDARDS

12. The PUD provides regulatory provisions for several other aspects of the site. Below is a summary of some of these provisions.

Hillside Development: The PUD contains requirements for any development that will occur on land determined to contain slopes greater than 10% (Pages 41-42).

Landscaping: The PUD proposes minimum landscape standards for arterial streets, perimeter property lines, entryways and driveways, parking lots and open space areas (Pages 43-45).

Walls & Fencing: The PUD restricts the use of chain link fence and proposes standards for newly constructed walls and requests that all service areas and mechanical equipment be screened (Pages 45-46).

Lighting: The PUD contains standards for the height of lighting in proximity to the PUD boundary and shielding standards for all lighting fixtures (Page 49).

PUD NOTICE FOR MINOR AMENDMENTS

13. The PUD prescribes enhanced notification requirements for any minor amendments to the PUD. Minor PUD amendments are defined in Section 671 of the Zoning Ordinance and are administratively reviewed by the Planning and Development Department. Examples of a minor amendment include a change in building or landscape setbacks less than five percent or an increase in open space.

The PUD requires that the applicant shall provide notice to all neighborhood associations registered with the City of Phoenix located within a half mile of the boundaries of the PUD. Notices are required to be provided by certified letter with return receipt and sent no less than 14 calendar days prior to the minor amendment submittal to the City of Phoenix.

A stipulation has been included that requires this enhanced notification for minor amendments.

MISCELLANEOUS

14. The existing Cholla Trail on Camelback Mountain falls within a portion of the application area in Development Areas B and K1. A stipulation has been included that requires the property owner to dedicate an easement for this portion of the trail to ensure that it continues to remain accessible to the public.

The Planning and Development Department is scheduled to participate in ongoing conversations with the community and applicant on the potential for additional trail

connections to the Cholla Trail.

15. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. A stipulation has been included requiring the notice be recorded.
16. While the subject property does not fall within the boundaries of an archaeological significant area, a stipulation has been included that requires the City Archaeologist be notified should archaeological materials be discovered during construction.
17. 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 Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the PUD.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is not consistent with all the General Plan Land Use Map designations and the site's gross acreage exceeds 10 acres. A companion General Plan Amendment request is being processed concurrently.
2. The request is consistent with several Core Values and Land Use and Design Principles of the Phoenix General Plan such as the preservation of natural open space and the continued operation of an existing tourist destination.
3. The request is consistent with the Arcadia Camelback Special Planning District.
4. The PUD contains development standards that helps to integrate any new development and redevelopment on the site with the surrounding neighborhoods.

Stipulations

1. An updated Development Narrative for the Phoenician 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 July 17, 2017 as modified by the following stipulations:

- a. Page 11, Amendments Section, 3rd Paragraph, first sentence: Delete “except for density transfers permitted and processed in accordance with Section G”.
- b. Page 39, Maximum Units Table: Delete all references to the transfer of dwelling units. Delete the third and fourth columns of the table and references to alternative dwelling unit counts via the transfer provision in Development Areas C/D and I.
- c. Page 40, Development Area Unit Transfer or Conversion Section: Delete title of section and first bullet point and the three sub-bullet points regarding dwelling unit transfer.
- d. Page 40: Update second bullet point to read as follows – “NOT TO EXCEED THE MAXIMUM NUMBER OF COMBINED HOTEL UNITS AND DWELLING UNITS OF 1,003 FOR THE ENTIRE PUD, UNCONSTRUCTED DWELLING UNITS SHALL BE PERMITTED TO BE UTILIZED ~~converted and transferred to~~ AS a new hotel room or casita with the following restrictions”. Update the subsequent bullet point to read as follows – “UNCONSTRUCTED ~~D~~dwelling units from any Development Area OUTSIDE OF THE RESORT CORE may be converted to a hotel room / casita and ~~transferred~~ ASSIGNED to another Area Development Areas A, I and J within the Resort Core. ~~Converted and transferred hotel room / casitas may only be received by Development Area A (Resort Core only), I or J.~~”
- e. Page 45, Development Area Perimeter and Interior / Common Space Landscape. Update the first sentence to read as follows: “The following minimum LANDSCAPING standards for any new Interior / Common Space ~~landscaping~~ AND DEVELOPMENT AREA PERIMETER NOT ON AN ARTERIAL STREET shall apply”.
- f. Page 53, Development Area C/D: Delete “237 Residential Units if maximum transfer occurs pursuant to Section G of this PUD”
- g. Page 53, Development Area C/D: In the second table, update the standard in the fifth row to read as follows: “No structure south of the 54’ 48’ building height line shall exceed ~~54’ maximum~~ (4 stories) AND 48 FEET IN BUILDING HEIGHT.
- h. Page 53, Development Area C/D: Update map graphic to change 54’ Maximum to 48’ Maximum.

- i. Page 95: Add legal descriptions for each of the Development Areas.
2. Prior to the submittal of any minor amendment to the PUD the applicant shall provide notice to all neighborhood associations registered with the City of Phoenix located within a half mile of the boundaries of the PUD. In all cases, the notification shall be provided to the Arcadia Camelback Mountain Neighborhood Association. Notices shall be provided by certified letter with return receipt sent not less than 14 calendar days prior to the minor amendment submittal and affidavit of notice shall be included with the submittal to the City of Phoenix.
3. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.
4. 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.
5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
6. A minimum 30-foot-wide easement shall be dedicated for the existing public multi-use trail in Development Areas B and K1 to provide connectivity to the Cholla Trailhead as approved by the Parks and Recreation and Planning and Development Departments.
7. 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

J. Bednarek
July 19, 2017

Exhibits

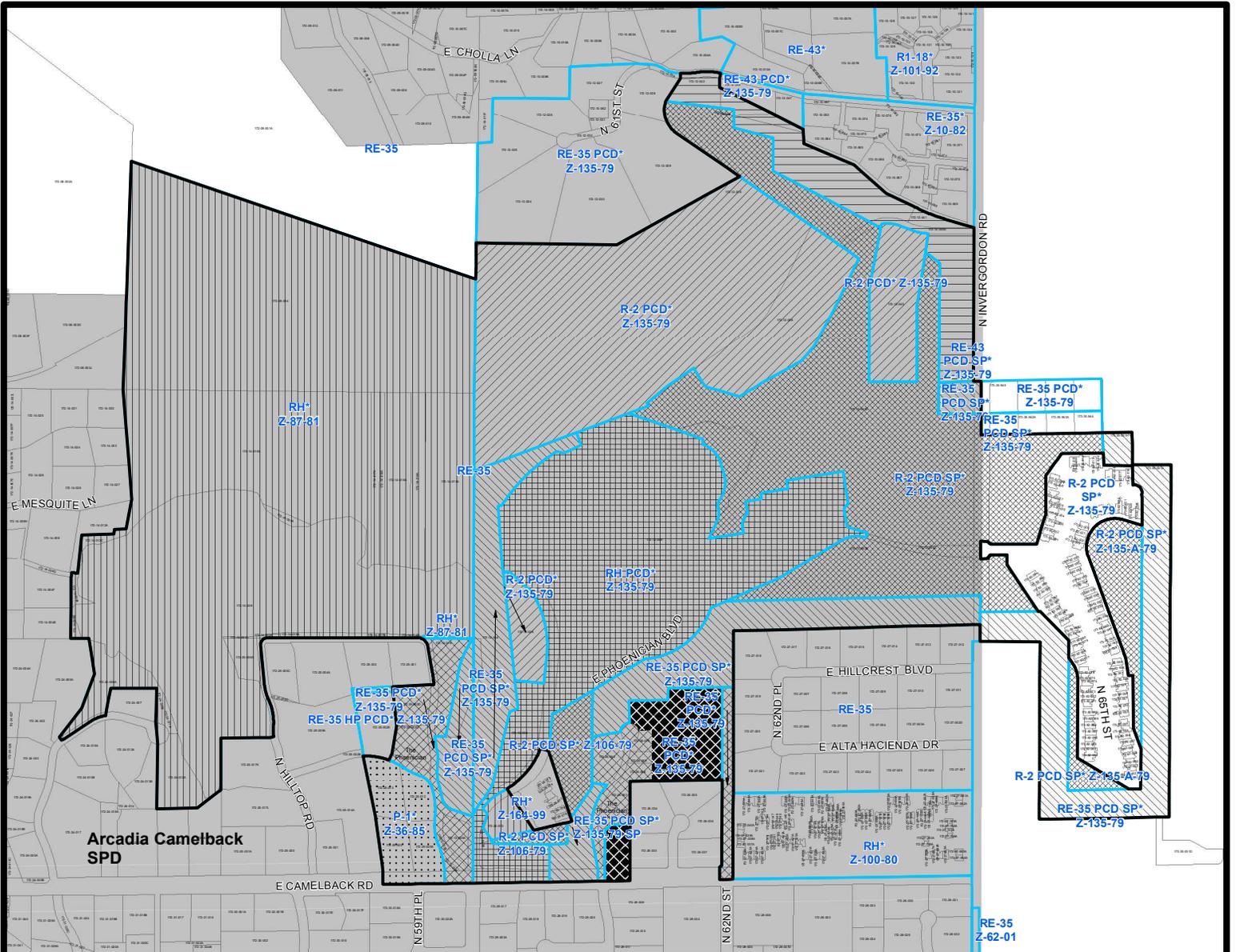
Zoning sketch

Aerial Map

Phoenician PUD Narrative Date Stamped July 17, 2017

Phoenician PUD Traffic Impact Study Date Stamped November 10, 2016

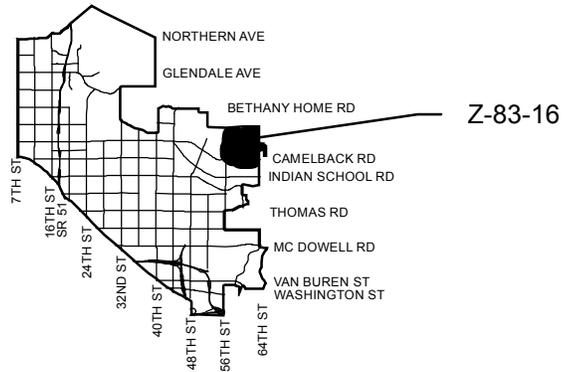
Phoenician PUD Parking Study Date Stamped November 10, 2016



Feet



CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME:
Paul Gilbert, Beus Gilbert PLLC

APPLICATION NO. **Z-83-16**

DATE: **06/30/2017**
REVISION DATES:

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

319.11 Acres

AERIAL PHOTO & QUARTER SEC. NO. **QS 18-42**
ZONING MAP **H-12**

REQUESTED CHANGE:

| | | |
|-------|-------------------------------|---------------------------------|
| FROM: | P-1 ACSPD (4.58 a.c.) | RE-35 PCD SP ACSPD (22.39 a.c.) |
| | R-2 PCD ACSPD (48.83 a.c.) | RE-43 PCD SP ACSPD (9.71 a.c.) |
| | R-2 PCD SP ACSPD (44.58 a.c.) | RH ACSPD (108.84 a.c.) |
| | RE-35 ACSPD (5.30 a.c.) | RH PCD ACSPD (40.12 a.c.) |
| | RE-35 PCD ACSPD (10.04 a.c.) | R-2 PCD SP (11.67 a.c.) |
| TO: | PUD ACSPD (294.39 a.c.) | RE-35 PCD SP (13.05 a.c.) |
| | PUD (24.72 a.c.) | |

MULTIPLES PERMITTED

P-1 ACSPD, R-2 PCD ACSPD, R-2 PCD SP ACSPD, RE-35 ACSPD, RE-35 PCD ACSPD, RE-35 PCD SP ACSPD, RE-43 PCD SP ACSPD, RH ACSPD, RH PCD ACSPD, R-2 PCD SP, RE-35 PCD SP

PUD ACSPD, PUD

CONVENTIONAL OPTION

N/A, 488, 446, 6, 11, 24, 7, 2177, 802, 116, 14

338

*** UNITS P.R.D. OPTION**

N/A, 586, 535, 7, 13, 29, N/A, N/A, N/A, 140, 17

N/A

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



PUD_Boundary



Town of Paradise Valley

Scottsdale

64TH ST

CAMELBACK RD

56TH ST



Attachment C

ADDENDUM A
Staff Report: Z-83-16-6
July 31, 2017

| | |
|--|--|
| Camelback East Village Planning Committee Meeting Date: | August 1, 2017 |
| Planning Commission Hearing Date: | September 7, 2017 |
| Request From: | P-1 ACSPD (4.58 acres) R-2 PCD ACSPD (48.83 acres) R-2 PCD SP ACSPD (44.58 acres) RE-35 ACSPD (5.3 acres) RE-35 PCD ACSPD (10.04 acres), RE-35 PCD SP ACSPD (22.39 acres) RE-43 PCD SP ACSPD (9.71 acres) RH ACSPD (108.84 acres) RH PCD ACSPD (40.12 acres) R-2 PCD SP (11.67 acres) RE-35 PCD SP (13.05 acres) |
| Request To: | PUD ACSPD (294.39 acres) PUD (24.72 acres) |
| Proposed Use: | Single-family Residential, Multifamily Residential, and Resort Hotel |
| Location: | Approximately 1,340 feet north of the northeast corner and northwest corner of Invergordon Road and Camelback Road |
| Owner: | Host Hotels and Resorts |
| Applicant/Representative: | Paul Gilbert, Beus Gilbert PLLC |
| Staff Recommendation: | Approval, subject to stipulations |

Staff has identified an error in the zoning sketch map. A portion of two parcels along the northern boundary was included within the PUD boundary. These parcels were included in error and a corrected zoning sketch map is attached. The correction reduces the overall acreage of the PUD from 319.11 acres to 318.37 acres.

The number of acres for two of the existing zoning districts included in the PUD are impacted by the change. The changes are outlined in the table below:

| Original Zoning Acreage | Corrected Zoning Acreage |
|--------------------------------|---------------------------------|
| R-2 PCD SP ACSPD: 44.58 acres | R-2 PCD SP ACSPD: 44.53 acres |
| RE-43 PCD SP ACSPD: 9.71 acres | RE-43 PCD SP AC: 9.02 acres |

The combined change is a 0.74-acre reduction between the two districts.

Staff is recommending approval of the request subject to the stipulations with a reduction in the total acreage to 318.37 acres. The recommended stipulations are as follows:

Stipulations

1. An updated Development Narrative for the Phoenician 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 July 17, 2017 as modified by the following stipulations:
 - a. Page 11, Amendments Section, 3rd Paragraph, first sentence: Delete “except for density transfers permitted and processed in accordance with Section G”.
 - b. Page 39, Maximum Units Table: Delete all references to the transfer of dwelling units. Delete the third and fourth columns of the table and references to alternative dwelling unit counts via the transfer provision in Development Areas C/D and I.
 - c. Page 40, Development Area Unit Transfer or Conversion Section: Delete title of section and first bullet point and the three sub-bullet points regarding dwelling unit transfer.
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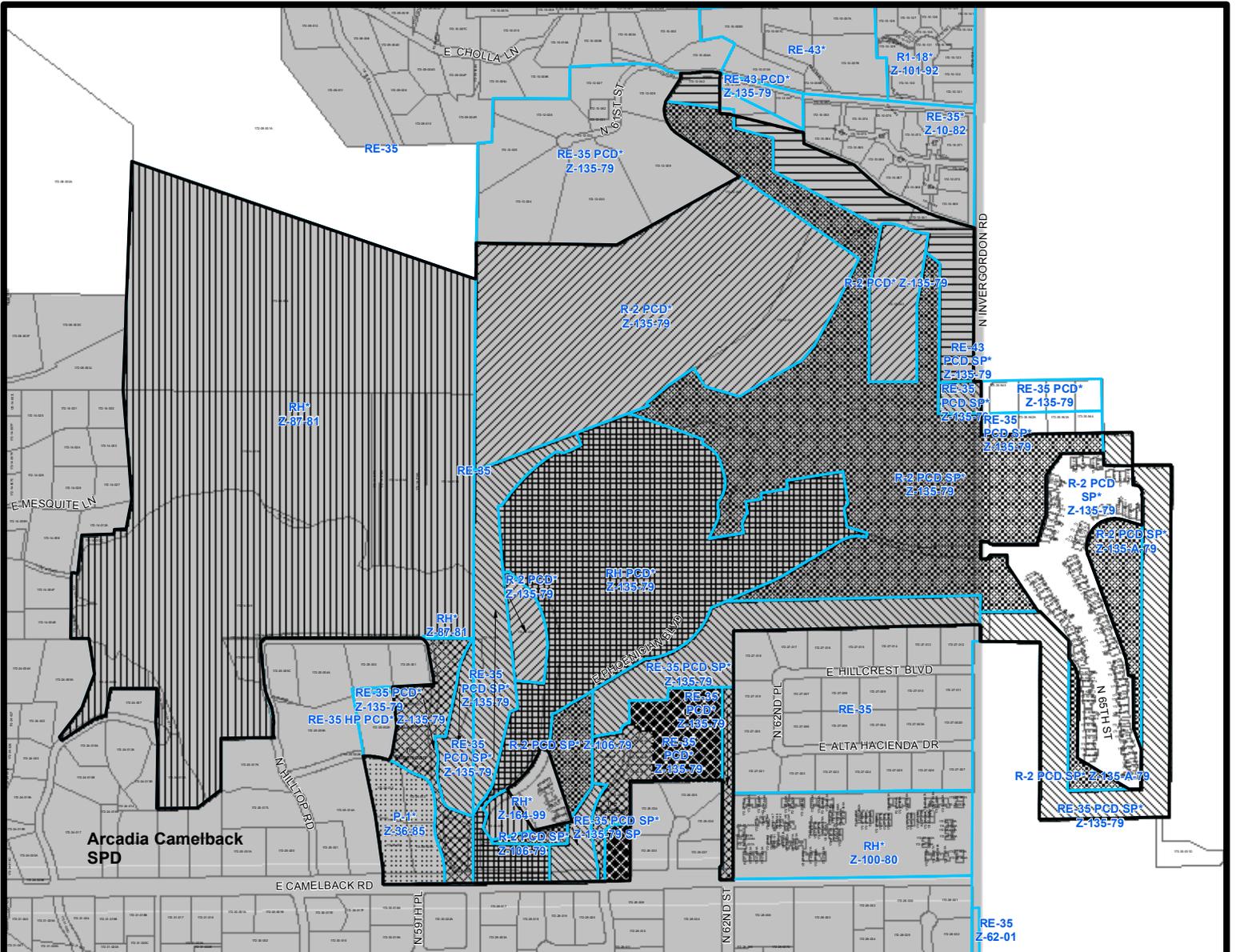
- e. Page 45, Development Area Perimeter and Interior / Common Space Landscape. Update the first sentence to read as follows: "The following minimum LANDSCAPING standards for any new Interior / Common Space landscaping AND DEVELOPMENT AREA PERIMETER NOT ON AN ARTERIAL STREET shall apply".
 - f. Page 53, Development Area C/D: Delete "237 Residential Units if maximum transfer occurs pursuant to Section G of this PUD"
 - g. Page 53, Development Area C/D: In the second table, update the standard in the fifth row to read as follows: "No structure south of the 54' 48' building height line shall exceed 54' maximum (4 stories) AND 48 FEET IN BUILDING HEIGHT.
 - h. Page 53, Development Area C/D: Update map graphic to change 54' Maximum to 48' Maximum.
 - i. Page 95: Add legal descriptions for each of the Development Areas.
2. Prior to the submittal of any minor amendment to the PUD the applicant shall provide notice to all neighborhood associations registered with the City of Phoenix located within a half mile of the boundaries of the PUD. In all cases, the notification shall be provided to the Arcadia Camelback Mountain Neighborhood Association. Notices shall be provided by certified letter with return receipt sent not less than 14 calendar days prior to the minor amendment submittal and affidavit of notice shall be included with the submittal to the City of Phoenix.
 3. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.
 4. 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.
 5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
 6. A minimum 30-foot-wide easement shall be dedicated for the existing public multi-use trail in Development Areas B and K1 to provide connectivity to the

Cholla Trailhead as approved by the Parks and Recreation and Planning and Development Departments.

7. 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.

Exhibits

Amended Sketch Map



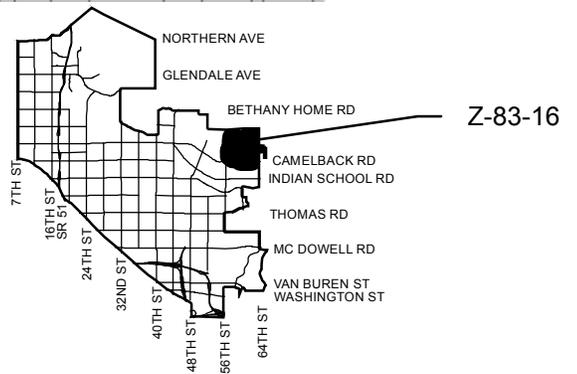
Feet



CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Paul Gilbert, Beus Gilbert PLLC

APPLICATION NO. Z-83-16

DATE: 06/30/2017

07/25/2017

REVISION DATES:

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

318.37 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 18-42

ZONING MAP
H-12

REQUESTED CHANGE:

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| | R-2 PCD ACSPD (48.83 a.c.) | RE-43 PCD SP ACSPD (9.02 a.c.) |
| | R-2 PCD SP ACSPD (44.53 a.c.) | RH ACSPD (108.84 a.c.) |
| | RE-35 ACSPD (5.30 a.c.) | RH PCD ACSPD (40.12 a.c.) |
| | RE-35 PCD ACSPD (10.04 a.c.) | R-2 PCD SP (11.67 a.c.) |
| TO: | PUD ACSPD (293.65 a.c.) | RE-35 PCD SP (13.05 a.c.) |
| | PUD (24.72 a.c.) | |

MULTIPLES PERMITTED

P-1 ACSPD, R-2 PCD ACSPD, R-2 PCD SP ACSPD, RE-35 ACSPD, RE-35 PCD ACSPD, RE-35 PCD SP ACSPD, RE-43 PCD SP ACSPD, RH ACSPD, RH PCD ACSPD, R-2 PCD SP, RE-35 PCD SP

PUD ACSPD, PUD

CONVENTIONAL OPTION

N/A, 488, 445, 6, 11, 24, 7, 2177, 802, 116, 14

338

*** UNITS P.R.D. OPTION**

N/A, 586, 534, 7, 13, 29, N/A, N/A, N/A, 140, 17

N/A

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

Attachment D



ADDENDUM B
Staff Report: Z-83-16-6
September 5, 2017

| | |
|--|--|
| Camelback East Village Planning Committee Meeting Date: | August 1, 2017 (Approved) |
| Planning Commission Hearing Date: | September 7, 2017 |
| Request From: | P-1 ACSPD (4.58 acres) R-2 PCD ACSPD (48.83 acres) R-2 PCD SP ACSPD (44.53 acres) RE-35 ACSPD (5.3 acres) RE-35 PCD ACSPD (10.04 acres), RE-35 PCD SP ACSPD (22.39 acres) RE-43 PCD SP ACSPD (9.02 acres) RH ACSPD (108.84 acres) RH PCD ACSPD (40.12 acres) R-2 PCD SP (11.67 acres) RE-35 PCD SP (13.05 acres) |
| Request To: | PUD ACSPD (293.65 acres) PUD (24.72 acres) |
| Proposed Use: | Single-family Residential, Multifamily Residential, and Resort Hotel |
| Location: | Approximately 1,340 feet north of the northeast corner and northwest corner of Invergordon Road and Camelback Road |
| Owner: | Host Hotels and Resorts |
| Applicant/Representative: | Paul Gilbert, Beus Gilbert PLLC |
| Staff Recommendation: | Approval, subject to stipulations |

The applicant is proposing additional standards and restrictions in the PUD. These additions are the result of discussions the applicant has had with surrounding property owners. The changes focus on further restricting uses within the PUD's Resort Periphery land use category. Specifically, the proposed changes provide greater clarity regarding the standards associated with temporary parking and restrict the types of uses that may occur within the PUD boundary east of Invergordon Road. These changes are captured in Stipulation # 1.b through 1.g.

Another change proposed by the applicant is an increase to the side yard setback for Development Area F. This change will ensure that at a minimum, when combined with the required landscape setback, there will be a 45-foot setback between any future buildings and the south property line. This new standard is addressed in Stipulation #1.o.

After further review, the Parks and Recreation Department has requested a change to Stipulation #6 to decrease the width of the easement from 30-feet to 15-feet and to change how the trail is referenced.

Lastly, the Camelback East Village Planning Committee approved the request subject to staff's stipulations and an additional stipulation on August 1, 2017. The additional stipulation requires the applicant to install a traffic signal on Invergordon Road. Staff has consulted with the Street Transportation Department on the appropriate wording for the stipulation and it is included as new Stipulation #8.

Staff is supportive of the revised stipulations.

Revised Stipulations

1. An updated Development Narrative for the Phoenician 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 July 17, 2017 as modified by the following stipulations:
 - a. Page 11, Amendments Section, 3rd Paragraph, first sentence: Delete "except for density transfers permitted and processed in accordance with Section G".
 - B. PAGE 34-35, PERMITTED USE LIST: UPDATE THE TABLE TO ADD THE FOLLOWING LANGUAGE TO THE GOLF DRIVING RANGE, MINIATURE GOLF, OUTDOOR RECREATION USES, AND SWIMMING POOLS ROWS – "(SHALL NOT BE PERMITTED EAST OF 64TH STREET/INVERGORDON ROAD)"

- C. PAGE 35, PERMITTED USE LIST: UPDATE THE TABLE TO RESTRICT PARKING LOTS AND GARAGES TO ONLY THE RESORT CORE.
- D. PAGE 35, PERMITTED USE LIST: ADD A NEW ROW TO THE TABLE FOR TEMPORARY PARKING WITHIN ONLY THE RESORT CORE AND RESORT PERIPHERY THAT READS AS FOLLOWS – “PARKING, TEMPORARY, FOR PASSENGER VEHICLE PARKING OF NOT MORE THAN 48 CONSECUTIVE HOURS. INCLUDES EVENT PARKING ON THE GOLF COURSE OR DRIVING RANGE. (SHALL NOT BE PERMITTED EAST OF 64TH STREET/INVERGORDON ROAD)”
- E. PAGE 35, PERMITTED USE LIST: UPDATE THE SPECIAL EVENTS AND OUTDOOR TENTS FOR A TEMPORARY USE ROW WITH THE FOLLOWING LANGUAGE – “(SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD UNLESS FOR GOLF RELATED EVENTS)”
- F. PAGE 36, PERMITTED USE LIST: UPDATE THE WIRELESS COMMUNICATION FACILITIES AND HELISTOP FOR TEMPORARY HELICOPTER LANDINGS ROWS WITH THE FOLLOWING LANGUAGE – “(SHALL NOT BE PERMITTED EAST OF 64TH STREET/INVERGORDON ROAD)”
- G. PAGE 36, NOTE AT THE END OF PERMITTED USE LIST TABLE: UPDATE THE NOTE AT THE END OF THE PERMITTED USE LIST TABLE TO READ AS FOLLOWS – “UNTIL A PRIMARY RESIDENTIAL USE HAS BEEN ESTABLISHED (THROUGH APPROVAL OF A SITE PLAN OR FINAL SUBDIVISION PLAT), PROPERTY DESIGNATED WITH A LAND USE OF CUSTOM SINGLE FAMILY, SINGLE FAMILY, CONDOMINIUM, AND/OR TOWNHOME CAN BE UTILIZED FOR ANY PRIMARY OR ACCESSORY USE PERMITTED IN THE RESORT PERIPHERY LAND USE CATEGORY, SUCH AS CONTINUATION OF THE GOLF COURSE. DEVELOPMENT AREA H SHALL ALSO BE PERMITTED TO CONTINUE USE AS A PARKING LOT UNTIL A PRIMARY RESIDENTIAL USE HAS BEEN ESTABLISHED.”
- b- H. Page 39, Maximum Units Table: Delete all references to the transfer of dwelling units. Delete the third and fourth columns of the table and references to alternative dwelling unit counts via the transfer provision in Development Areas C/D and I.
- e. I. Page 40, Development Area Unit Transfer or Conversion Section: Delete title of section and first bullet point and the three sub-bullet points regarding dwelling unit transfer.
- e. J. Page 40: Update second bullet point to read as follows – “NOT TO EXCEED THE MAXIMUM NUMBER OF COMBINED HOTEL UNITS

AND DWELLING UNITS OF 1,003 FOR THE ENTIRE PUD, UNCONSTRUCTED DWELLING UNITS SHALL BE PERMITTED TO BE UTILIZED ~~converted and transferred to~~ AS a new hotel room or casita with the following restrictions”. Update the subsequent bullet point to read as follows – “UNCONSTRUCTED ~~dwelling units from any Development Area~~ OUTSIDE OF THE RESORT CORE may be converted to a hotel room / casita and ~~transferred~~ ASSIGNED to ~~another Area Development Areas A, I and J within the Resort Core.~~ ~~Converted and transferred hotel room / casitas may only be received by Development Area A (Resort Core only), I or J.”~~

- e. K. Page 45, Development Area Perimeter and Interior / Common Space Landscape. Update the first sentence to read as follows: “The following minimum LANDSCAPING standards for any new Interior / Common Space ~~landscaping~~ AND DEVELOPMENT AREA PERIMETER NOT ON AN ARTERIAL STREET shall apply”.
 - f. L. Page 53, Development Area C/D: Delete “237 Residential Units if maximum transfer occurs pursuant to Section G of this PUD”
 - g. M. Page 53, Development Area C/D: In the second table, update the standard in the fifth row to read as follows: “No structure south of the 54’ 48’ building height line shall exceed ~~54’ maximum~~ (4 stories) AND 48 FEET IN BUILDING HEIGHT.
 - h. N. Page 53, Development Area C/D: Update map graphic to change 54’ Maximum to 48’ Maximum.
 - O. PAGE 55, DEVELOPMENT AREA F: UPDATE THE DEVELOPMENT STANDARDS TABLE TO REQUIRE A MINIMUM 15’ SIDE YARD SETBACK FOR THE PRIMARY STRUCTURE AND ALL ACCESSORY STRUCTURES ALONG THE SOUTHERN BOUNDARY OF THE DEVELOPMENT AREA.
 - i. P. Page 95: Add legal descriptions for each of the Development Areas.
2. Prior to the submittal of any minor amendment to the PUD the applicant shall provide notice to all neighborhood associations registered with the City of Phoenix located within a half mile of the boundaries of the PUD. In all cases, the notification shall be provided to the Arcadia Camelback Mountain Neighborhood Association. Notices shall be provided by certified letter with return receipt sent not less than 14 calendar days prior to the minor amendment submittal and affidavit of notice shall be included with the submittal to the City of Phoenix.
 3. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as

recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.

4. 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.
5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
6. A minimum ~~30~~-15-foot-wide easement shall be dedicated for the existing public ~~multi-use~~ NATURAL (FOOT ONLY) trail in Development Areas B and K1 to provide connectivity to the Cholla Trailhead as approved by the Parks and Recreation and Planning and Development Departments.
7. 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.
8. THE DEVELOPER SHALL INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF PHOENICIAN BOULEVARD AND INVERGORDON ROAD, ONLY WHEN TRAFFIC WARRANTS ARE MET AS APPROVED BY THE STREET TRANSPORTATION AND PLANNING AND DEVELOPMENT DEPARTMENTS. ALL COSTS FOR THE TRAFFIC SIGNAL SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
9. 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.

Attachment E

REPORT OF PLANNING COMMISSION ACTION September 7, 2017

| | |
|-----------------|---|
| ITEM NO: 5 | |
| | DISTRICT NO.: 6 |
| SUBJECT: | |
| Application #: | Z-83-16-6 (Companion Case GPA-CE-2-16-6) |
| Location: | Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road |
| Request: | P-1 ACSPD, R-2 PCD ACSPD, R-2 PCD SP ACSPD, RE-35 ACSPD, RE-35 PCD ACSPD, RE-35 PCD SP ACSPD, RE-43 PCD SP ACSPD, RH ACSPD, RH PCD ACSPD, R-2 PCD SP, RE-35 PCD SP To: PUD ACSPD, PUD Acreage: 319.11 |
| Proposal: | Planned Unit Development to allow a mix of uses including single-family residential, multifamily residential, and resort |
| Applicant: | Paul Gilbert, Beus Gilbert PLLC |
| Owner: | Host Hotels and Resorts |
| Representative: | Paul Gilbert, Beus Gilbert PLLC |

ACTIONS:

Staff Recommendation: Approval, per the Addendum A Staff Report.

Village Planning Committee (VPC) Recommendation:

Camelback East 8/1/2017 Approved, per Addendum A with an additional stipulation. Vote: 13-2.

Planning Commission Recommendation: Approved, per the Addendum B Staff Report with modifications and an additional stipulation.

Motion discussion:

Commissioner Glenn made a MOTION to approve Z-83-16-6 per the Addendum B Staff Report with the modifications and additional stipulations. Modifying Stipulation 8 to read:

THE DEVELOPER SHALL PROVIDE A BOND OR GUARANTEE, WITH A TERM OF FIVE YEARS, FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF PHOENICIAN BOULEVARD AND INVERGORDON ROAD, ONLY WHEN TRAFFIC WARRANTS ARE MET AS APPROVED BY THE STREET TRANSPORTATION AND PLANNING AND DEVELOPMENT DEPARTMENTS. ALL COSTS FOR THE TRAFFIC SIGNAL SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE AMOUNT OF THE BOND OR GUARANTEE SHALL BE DETERMINED BY THE STREET TRANSPORTATION DEPARTMENT.

Changing the height limitation in Stipulation 1.M to 52 feet rather than 48 feet.

The addition of a stipulation that the developer will remove the restroom facility located at the 4th hole of the Phoenician's golf course in conjunction with the closure of that section of the golf course.

And lastly, the developer shall dedicate a hiking trail easement within the 100-foot north property line setback area.

Mr. Stephenson responded that staff does not support the stipulation regarding the removal of the restroom facility due to removing an already established restroom if a trail does open in the alternative location.

Commissioner Glenn stated that he believes a planning exercise should be done on the possible location of a future restroom for a trail if it is developed in that location in the future.

MOTION FAILED – There was no second on the motion.

Commissioner Katsenes made an alternative MOTION to approve Z-83-16-6 per the Addendum B Staff Report with the modification of Stipulation 1.M to strike it out and therefore have a height limit of 54 feet and the modification of Stipulation 8 and an additional stipulation to read:

8. THE DEVELOPER SHALL PROVIDE A BOND OR GUARANTEE, WITH A TERM OF FIVE YEARS, FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF PHOENICIAN BOULEVARD AND INVERGORDON ROAD, ONLY WHEN TRAFFIC WARRANTS ARE MET AS APPROVED BY THE STREET TRANSPORTATION AND PLANNING AND DEVELOPMENT DEPARTMENTS. ALL COSTS FOR THE TRAFFIC SIGNAL SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE AMOUNT OF THE BOND OR GUARANTEE SHALL BE DETERMINED BY THE STREET TRANSPORTATION DEPARTMENT.

10. THE DEVELOPER SHALL DEDICATE A HIKING TRAIL EASEMENT AND CONTRIBUTE \$100,000 TO HELP BUILD A 10-FOOT WIDE PUBLICLY AVAILABLE HIKING TRAIL WITHIN THE 100-FOOT NORTH PROPERTY LINE SETBACK AREA. THIS TRAIL SHALL START AT INVERGORDON ROAD AT THE EXISTING INLET CALLED STAGHORN AND PROCEED WESTERLY TO JOIN THE EXISTING TRAIL AT AN APPROPRIATE LOCATION. THE STIPULATION CAN APPLY TO THE FOLLOWING:
 - AN EIGHT-FOOT HIGH BERM ALONG THE NORTH SIDE OF THE TRAIL,
 - APPROPRIATE LANDSCAPE AND DECOMPOSED GRANITE COVERAGE FOR THE LENGTH OF THE TRAIL, AND/OR
 - A LANDSCAPE SCREEN WALL, OR OLEANDERS OR NATURAL DESERT VEGETATION ALONG THE NORTH SIDE OF THE BERM SHALL BE CONSTRUCTED TO SCREEN VIEWS OF THE TRAIL.

Commissioner Glenn seconded the motion.

Commissioner Wininger stated that the bathroom on the fourth hole of the golf course is going to become an issue with vandalism and safety. She also asked whose responsibility is it to maintain the restroom in the interim while a new trail is proposed.

Commissioner Katsenes responded that the restroom is on the Phoenician property and is maintained by them until a new trail is established. She also stated that the restroom is currently not accessible and will not be accessible to anyone other than guests of the Phoenician until a trail is developed and open to the public.

Mr. Bednarek clarified that if Stipulation 1.M is being changed that Stipulation 1.N regarding a graphic, needs to be modified. Commissioners Katsenes and Glenn agreed.

Commissioner Wininger asked if the restroom is within the 100-foot easement.

Mr. Stephenson confirmed that it is within the 100-foot easement.

Motion details – Commissioner Katsenes made a MOTION to approve Z-83-16-6 per the Addendum B Staff Report with modifications and an additional stipulation.

Maker: Katsenes
Second: Glenn
Vote: 6-0
Absent: Shank and Whitaker
Opposition Present: Yes

Findings:

1. The proposal is not consistent with all the General Plan Land Use Map designations and the site's gross acreage exceeds 10 acres. A companion General Plan Amendment request is being processed concurrently.
2. The request is consistent with several Core Values and Land Use and Design Principles of the Phoenix General Plan such as the preservation of natural open space and the continued operation of an existing tourist destination.
3. The request is consistent with the Arcadia Camelback Special Planning District.
4. The PUD contains development standards that helps to integrate any new development and redevelopment on the site with the surrounding neighborhoods.

Stipulations:

1. An updated Development Narrative for the Phoenician 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 July 17, 2017 as modified by the following stipulations:
 - a. Page 11, Amendments Section, 3rd Paragraph, first sentence: Delete "except for density transfers permitted and processed in accordance with Section G".

- B. PAGE 34-35, PERMITTED USE LIST: UPDATE THE TABLE TO ADD THE FOLLOWING LANGUAGE TO THE GOLF DRIVING RANGE, MINIATURE GOLF, OUTDOOR RECREATION USES, AND SWIMMING POOLS ROWS – “(SHALL NOT BE PERMITTED EAST OF 64TH STREET/INVERGORDON ROAD)”
- C. PAGE 35, PERMITTED USE LIST: UPDATE THE TABLE TO RESTRICT PARKING LOTS AND GARAGES TO ONLY THE RESORT CORE.
- D. PAGE 35, PERMITTED USE LIST: ADD A NEW ROW TO THE TABLE FOR TEMPORARY PARKING WITHIN ONLY THE RESORT CORE AND RESORT PERIPHERY THAT READS AS FOLLOWS – “PARKING, TEMPORARY, FOR PASSENGER VEHICLE PARKING OF NOT MORE THAN 48 CONSECUTIVE HOURS. INCLUDES EVENT PARKING ON THE GOLF COURSE OR DRIVING RANGE. (SHALL NOT BE PERMITTED EAST OF 64TH STREET/INVERGORDON ROAD)”
- E. PAGE 35, PERMITTED USE LIST: UPDATE THE SPECIAL EVENTS AND OUTDOOR TENTS FOR A TEMPORARY USE ROW WITH THE FOLLOWING LANGUAGE – “(SHALL NOT BE ALLOWED EAST OF 64TH STREET/INVERGORDON ROAD UNLESS FOR GOLF RELATED EVENTS)”
- F. PAGE 36, PERMITTED USE LIST: UPDATE THE WIRELESS COMMUNICATION FACILITIES AND HELISTOP FOR TEMPORARY HELICOPTER LANDINGS ROWS WITH THE FOLLOWING LANGUAGE – “(SHALL NOT BE PERMITTED EAST OF 64TH STREET/INVERGORDON ROAD)”
- G. PAGE 36, NOTE AT THE END OF PERMITTED USE LIST TABLE: UPDATE THE NOTE AT THE END OF THE PERMITTED USE LIST TABLE TO READ AS FOLLOWS – “UNTIL A PRIMARY RESIDENTIAL USE HAS BEEN ESTABLISHED (THROUGH APPROVAL OF A SITE PLAN OR FINAL SUBDIVISION PLAT), PROPERTY DESIGNATED WITH A LAND USE OF CUSTOM SINGLE FAMILY, SINGLE FAMILY, CONDOMINIUM, AND/OR TOWNHOME CAN BE UTILIZED FOR ANY PRIMARY OR ACCESSORY USE PERMITTED IN THE RESORT PERIPHERY LAND USE CATEGORY, SUCH AS CONTINUATION OF THE GOLF COURSE. DEVELOPMENT AREA H SHALL ALSO BE PERMITTED TO CONTINUE USE AS A PARKING LOT UNTIL A PRIMARY RESIDENTIAL USE HAS BEEN ESTABLISHED.”
- h H. Page 39, Maximum Units Table: Delete all references to the transfer of dwelling units. Delete the third and fourth columns of the table and references to alternative dwelling unit counts via the transfer provision in Development Areas C/D and I.
- e I. Page 40, Development Area Unit Transfer or Conversion Section: Delete title of section and first bullet point and the three sub-bullet points regarding dwelling unit transfer.
- d J. Page 40: Update second bullet point to read as follows – “NOT TO EXCEED

THE MAXIMUM NUMBER OF COMBINED HOTEL UNITS AND DWELLING UNITS OF 1,003 FOR THE ENTIRE PUD, UNCONSTRUCTED DWELLING UNITS SHALL BE PERMITTED TO BE UTILIZED ~~converted and transferred to~~ AS a new hotel room or casita with the following restrictions”. Update the subsequent bullet point to read as follows – “UNCONSTRUCTED ~~D~~dwelling units from any Development Area OUTSIDE OF THE RESORT CORE may be converted to a hotel room / casita and ~~transferred~~ ASSIGNED to another Area Development Areas A, I and J within the Resort Core. ~~Converted and transferred hotel room / casitas may only be received by Development Area A (Resort Core only), I or J.”~~”

- e K. Page 45, Development Area Perimeter and Interior / Common Space Landscape. Update the first sentence to read as follows: “The following minimum LANDSCAPING standards for any new Interior / Common Space ~~landscaping~~ AND DEVELOPMENT AREA PERIMETER NOT ON AN ARTERIAL STREET shall apply”.
 - f L. Page 53, Development Area C/D: Delete “237 Residential Units if maximum transfer occurs pursuant to Section G of this PUD”
 - g M. ~~Page 53, Development Area C/D: In the second table, update the standard in the fifth row to read as follows: “No structure south of the 54’ 48’ building height line shall exceed 54’ maximum (4 stories) AND 48 FEET IN BUILDING HEIGHT.~~
 - h N. ~~Page 53, Development Area C/D: Update map graphic to change 54’ Maximum to 48’ Maximum.~~
 - o M. PAGE 55, DEVELOPMENT AREA F: UPDATE THE DEVELOPMENT STANDARDS TABLE TO REQUIRE A MINIMUM 15’ SIDE YARD SETBACK FOR THE PRIMARY STRUCTURE AND ALL ACCESSORY STRUCTURES ALONG THE SOUTHERN BOUNDARY OF THE DEVELOPMENT AREA.
 - i P N. Page 95: Add legal descriptions for each of the Development Areas.
2. Prior to the submittal of any minor amendment to the PUD the applicant shall provide notice to all neighborhood associations registered with the City of Phoenix located within a half mile of the boundaries of the PUD. In all cases, the notification shall be provided to the Arcadia Camelback Mountain Neighborhood Association. Notices shall be provided by certified letter with return receipt sent not less than 14 calendar days prior to the minor amendment submittal and affidavit of notice shall be included with the submittal to the City of Phoenix.
 3. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.

4. 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.
5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
6. A minimum ~~30~~-15-foot-wide easement shall be dedicated for the existing public ~~multi-use~~ NATURAL (FOOT ONLY) trail in Development Areas B and K1 to provide connectivity to the Cholla Trailhead as approved by the Parks and Recreation and Planning and Development Departments.
7. 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.
8. THE DEVELOPER SHALL ~~INSTALL~~ PROVIDE A BOND OR GUARANTEE, WITH A TERM OF FIVE YEARS, FOR THE INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF PHOENICIAN BOULEVARD AND INVERGORDON ROAD, ONLY WHEN TRAFFIC WARRANTS ARE MET AS APPROVED BY THE STREET TRANSPORTATION AND PLANNING AND DEVELOPMENT DEPARTMENTS. ALL COSTS FOR THE TRAFFIC SIGNAL SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND THE AMOUNT OF THE BOND OR GUARANTEE SHALL BE DETERMINED BY THE STREET TRANSPORTATION DEPARTMENT.
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COVERAGE FOR THE LENGTH OF THE TRAIL, AND/OR

- A LANDSCAPE SCREEN WALL, OR OLEANDERS OR NATURAL DESERT VEGETATION ALONG THE NORTH SIDE OF THE BERM SHALL BE CONSTRUCTED TO SCREEN VIEWS OF THE TRAIL.

This publication can be made available in alternate format upon request. Please contact Tamra Ingersoll at (602) 534-6648, TTY use 7-1-1.

Attachment F

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

| | | | |
|---|--|--|----------|
| FORM TO REQUEST PC to CC | | | |
| I HEREBY REQUEST THAT THE PC / CC HOLD A PUBLIC HEARING ON: | | | |
| APPLICATION NO/ LOCATION | Z-83-16-6 Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road. | <i>(SIGNATURE ON ORIGINAL IN FILE)</i> | |
| | | opposition | X |
| | | applicant | |
| APPEALED FROM: | PC 9/717 | Phoenician II, Inc. 602-710-2224 | |
| | <i>PC/CC DATE</i> | <i>NAME / PHONE</i> | |
| TO PC/CC HEARING | CC 10/4/17 | Lyn Krupnik, attorney for Phoenician II 6400 E Phoenician Blvd. Phoenix AZ 85251 | |
| | <i>DATE</i> | <i>STREET ADDRESS/CITY/STATE/ZIP</i> | |
| REASON FOR REQUEST: Oppose decision based on traffic impact and potential uses of property that is part of the PUD on the Association and its members. | | | |
| RECEIVED BY: | DB / LO | RECEIVED ON: | 09/14/17 |

Alan Stephenson
Sandra Hoffman
Tricia Gomes
Christina Encinas
Stephanie Saenz
Lilia Olivarez, PC Secretary
PLN All



SEP 14 2017

Planning & Development
Department

The **PLANNING COMMISSION** agenda for September 7, 2017 is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. September 14, 2017.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m., September 14, 2017.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. September 14, 2017.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. September 21, 2017.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-83-16-6
APPLICATION NO.

1340 feet north of the northeast and northwest corners of Inverorden & Camelback Rd,
LOCATION OF APPLICATION SITE

9/7/17
DATE APPEALED FROM

OPPOSITION
 APPLICANT

Danielle K
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

Phoenician II, Inc.
PRINTED NAME OF PERSON APPEALING

Y.M. K, a Horny for Phoenician II, Inc.
SIGNATURE

6400 E. Phoenician Blvd.
STREET ADDRESS

9/12/17
DATE OF SIGNATURE

Phoenix AZ 85251
CITY, STATE & ZIP CODE

(602) 710-2224
TELEPHONE NO.

REASON FOR REQUEST - Oppose decision based on traffic impact and potential uses of property that is part of the PUD on the Association and its members.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING

CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT

| | | | |
|--|---|--|-----------------|
| FORM TO REQUEST PC to CC | | | |
| I HEREBY REQUEST THAT THE PC / CC HOLD A PUBLIC HEARING ON: | | | |
| APPLICATION NO/ LOCATION | Z-83-16-6 Approximately 1,340 feet north of the northeast and northwest corners of Invergordon Road and Camelback Road. | <i>(SIGNATURE ON ORIGINAL IN FILE)</i> | |
| | | opposition | X |
| | | applicant | |
| APPEALED FROM: | PC 9/717 | John Pappas | |
| | | 619-917-0832 | |
| | <small>PC/CC DATE</small> | <small>NAME / PHONE</small> | |
| TO PC/CC HEARING | CC 10/4/17 | 6630 E McDonald Drive | |
| | | Paradise Valley, AZ 85253 | |
| | <small>DATE</small> | <small>STREET ADDRESS/CITY/STATE/ZIP</small> | |
| REASON FOR REQUEST: Jokake Inn should be nominated for NRHP and Phoenix Register of Historic Places | | | |
| RECEIVED BY: | JB / LO | RECEIVED ON: | 09/14/17 |

Alan Stephenson
 Sandra Hoffman
 Tricia Gomes
 Christina Encinas
 Stephanie Saenz
 Lilia Olivarez, PC Secretary
 PLN All



SEP 14 2017

Planning & Development

The **PLANNING COMMISSION** agenda for September 7, 2017 is attached. **Department**

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To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. September 14, 2017.

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- 3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. September 21, 2017.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

7-83-16-6
APPLICATION NO.

Inverwood + Caseback
LOCATION OF APPLICATION SITE

Sept 7th 2017
DATE APPEALED FROM

OPPOSITION
 APPLICANT

Jasmine Braswell
PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

John Pappas
PRINTED NAME OF PERSON APPEALING

[Signature]
SIGNATURE

6330 E McDonald Dr
STREET ADDRESS

9/14/17
DATE OF SIGNATURE

Paradise Valley AZ 85253
CITY, STATE & ZIP CODE

(619) 917-0832
TELEPHONE NO.

REASON FOR REQUEST Jokake Inn should be nominated for NRHP and Phoenix Register of Historic Places.

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING

Attachment G

September 8th, 2017

Dear Mayor and Council:

As Chair, Vice Chair and a Member of the City of Phoenix Planning Commission we want to make you aware of an important stipulation that we highly recommend you add as a condition of rezoning the Phoenician Resort Property (Z-83-16-6) when you hear this case on October 5th. As we learned more about an issue regarding a bathroom on the Phoenician property after our recent Planning Commission vote (9/7/17), we considered taking a motion for reconsideration to address our concerns prior to Council consideration. We ultimately decided that writing this letter, signed by the three of us, would be more effective as our next regularly scheduled Planning Commission hearing, where a motion for reconsideration could legally be considered is the day *after* your Council hearing.

While the Planning Commission discussed adding a stipulation that requires the Phoenician to remove the golf course bathroom located on the 4th Hole of the Desert Course, the Planning Commission ultimately did not include this stipulation in the final approval. We have now received additional information that causes us to believe that this bathroom removal stipulation is not only fair but also necessary. Including the following:

- The property owners who are currently most affected by the bathroom are those whose homes back onto the Desert Course. They purchased their homes for a premium based on the existence of the golf course that afforded them open golf course views from their backyard. With the proposed rezoning, these residents will no longer view a golf course, but rather they will back onto a townhome project. They are not protesting the townhomes or any other part of the resort rezoning because they respect the private property rights of the Phoenician to redevelop the golf course. That said, this redevelopment from a backyard on a golf course, to a backyard adjacent to townhomes will be a big change.
- We understand that the current Cholla Trail alignment has caused consternation of many neighbors. Additional neighbors (several located on Cholla Avenue) have asked that the City reroute the trail so that the thousand plus hikers using the Cholla Trail each day, would not continue to travel through their property and park on their street. These neighbors have asked that the public trail be moved behind the homes of the neighbors mentioned above that currently overlook the golf course. These neighbors backing the current golf course did not purchase their homes with the expectation that they would lose their golf course view and gain a hiking trail. These neighbors have a tremendous concern that the remaining golf course restroom, currently located behind their homes, will become a public restroom for

thousand plus hikers per day. These neighbors requested that this restroom be removed and relocated. We believe that this is an incredibly fair request.

In contemplating this situation, we are not clear that a bathroom is a necessity, and believe discussion of including and/or keeping a bathroom should be done in a public forum with the golf course, and all neighbors included.

- Finally, the Phoenician attorney did not oppose the stipulation requiring that the removal of the restroom. Additionally *no* members of the community opposed the restroom removal during our Planning Commission meeting.

To remedy this situation we request that you add the following stipulation to the rezoning for the Phoenician resort:

Applicant shall remove the golf course restroom facility, currently located at the 4th Hole of the Desert course of the Phoenician Golf Course, in conjunction with the closure of the current Desert Course and final site plan approval as determined by the City of Phoenix Planning Department, and a future restroom facility shall not be located there in the future without an public meeting..

Thank you again for your attention to this important matter and we appreciate you taking the time to consider adding this Stipulation. We are available to answer any questions on this, or other Phoenician related matters. Thank you for your consideration.

Sincerely,

Justin Johnson, Chair, City of the Phoenix Planning Commission
Andrea Katsenes, Vice Chair of the Phoenix Planning Commission
John Glenn, Member of the Phoenix Planning Commission



*****REQUEST TO ADD-ON*** - Software Maintenance and Technical Support for User Configurable Open System (Ordinance S-43965)**

Request to authorize the City Manager or his designee, to add funds for contract 132552 with Technip FMC / Control Systems International, Inc., in an amount of \$635,000 per year for five years, not to exceed \$3,175,000. Further request authorization for the City Controller to disburse all funds related to this item.

Summary

This contract is for additional software maintenance and technical support for the User Configurable Open System (UCOS). This system monitors and controls water and wastewater treatment processes for the Water Services Department.

Financial Impact

This contract has previously been funded in the amount of \$1,844,720. This request, for five years of funding from Sept. 1, 2017, through Aug. 31, 2022, totals \$3,175,000. The new aggregate value of the contract, including this request, will be \$5,019,720.

Concurrence/Previous Council Action

This contract was awarded by Formal Council Action on June 22, 2011.

Responsible Department

This item is submitted by Deputy City Manager Karen Peters and the Water Services Department.



City of Phoenix

To: Karen Peters
Deputy City Manager

Date: October 2, 2017

From: Kathryn Sorensen *KS*
Water Services Department Director

Subject: ADD-ON RCA FOR THE OCTOBER 4, 2017, FORMAL AGENDA

Request approval of an add-on item for the Oct. 4, 2017, Formal Agenda for City Council authorization to add funds for Contract 132552 with Technip FMC / Control Systems International, Inc. This item should be placed on the Oct. 4, 2017, Formal Meeting Agenda due to the necessity to pay for currently due 24-hour maintenance and technical support for software critical to water and wastewater treatment process monitors and controls.

Approved by:



Karen Peters
Deputy City Manager

10/2/17

Date