



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-25-20-4
(Phoenix Children's Hospital PUD)
October 28, 2021

Encanto Village Planning Committee November 1, 2021
Meeting Date:

Planning Commission Hearing Date: November 4, 2021

Request From: R-3 RI (Multifamily Residence District, Residential Infill District) (3.46 acres), R-5 RI (Multifamily Residence District, Residential Infill District) (1.25 acres), C-O (Commercial Office - Restricted Commercial District) (1.20 acres), C-O/G-O (Commercial Office - Restricted Commercial District / General Office) (1.30 acres), C-2 SP (Intermediate Commercial District, Special Permit) (2.85 acres), C-2 HGT / WVR (Intermediate Commercial District, Height Waiver) (7.70 acres), C-2 H-R (Intermediate Commercial, High-Rise H-R District—High-Rise and High Density District) (21.71 acres), C-2 H-R SP (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Special Permit) (0.31 acres), C-2 H-R (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District) (1.00 acres) (Approved C-2 H-R SP (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Special Permit (1.00 acres), and P-1 (Parking) (1.87 acres)

Request To: PUD (Planned Unit Development) (42.65 acres)

Proposed Use: PUD to allow for a medical campus

Location: Southwest corner of the SR-51 Freeway and Thomas Road

Owner: Phoenix Children's Hospital, et al.

Applicant: Phoenix Children's Hospital

Representative: Taylor Earl, Earl & Curley

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		<p>Current Designation: Public/Quasi Public (21.59 acres), Residential 10 to 15 dwelling units per acre (19.07 acres), and Commercial (2.53 acres)</p> <p>Proposed (GPA-EN-1-20-4 for 21.06 acres):</p>	
Street Map Classification	Thomas Road	Arterial	Varies, 42 to 54-foot south half street
	Windsor Avenue	Local Street	50-foot full street 25-foot south half street
	Cambridge Avenue	Local Street	50-foot full street Varies, 25 to 32-feet north half street 25-foot south half street
	Virginia Avenue	Local Street	Varies, 25 to 30 foot-north half street
	Yale Street	Local Street	25-foot north half street
	17th Place	Local Street	10-foot east half street
	20th Street	Local Street	Varies, 0 to 30-foot west half street
<p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.</p> <p>The PUD will support and facilitate ongoing investment and development of the Phoenix Children's Hospital Campus, which serves as one of the area's largest employers. By consolidating multiple zoning districts into a single PUD, the process for master planning and expanding will be streamlined. While the subject site is not located in a designated employment center, the Phoenix Children's Hospital contains a cluster of complementary uses and employers with immediate access to a freeway and an arterial street.</p>			

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.

The Phoenix Children's Hospital Campus includes a significant amount of structured parking and the vision provided in the PUD is for a compact and complete medical campus, that does not rely significantly on surface parking. The PUD includes provisions that all new surface parking lots will be shaded to 25 percent by vegetative shade and that 50 percent of the spaces will have structural shade.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The PUD includes provisions to create pedestrian friendly streetscape environments with shaded and detached sidewalks in new developments with a requirement for 75 percent shade. Additionally, the PUD includes enhanced tree planting standards for open space areas and along private pedestrian walkways.

Applicable Plan, Overlays, and Initiatives

[Piestewa Peak Parkway Specific Plan](#): See Background Item No. 11.

[Complete Streets Guiding Principles](#): See Background Item No. 12.

[Tree and Shade Master Plan](#): See Background Item No. 13.

[Zero Waste Phoenix](#): See Background Item No. 14.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 42.65 acres located at the southwest corner of the State Route 51 Freeway and Thomas Road from R-3 RI (Multifamily Residence District, Residential Infill District) (3.46 acres), R-5 RI (Multifamily Residence District, Residential Infill District) (1.25 acres), C-O (Commercial Office - Restricted Commercial District) (1.20 acres), C-O/G-O (Commercial Office - Restricted Commercial District / General Office) (1.30 acres), C-2 SP (Intermediate Commercial District, Special Permit) (2.85 acres), C-2 HGT / WVR (Intermediate Commercial District, Height Waiver) (7.70 acres), C-2 H-R (Intermediate Commercial, High-Rise H-R District—High-Rise and High Density District) (21.71 acres), C-2 H-R SP (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District, Special Permit) (0.31 acres), C-2 H-R (Intermediate Commercial District, High-Rise H-R District—High-Rise and High Density District) (Approved C-2 H-R SP (Intermediate Commercial District, High-

Rise H-R District—High-Rise and High Density District, Special Permit (1.00 acres), and P-1 (Parking) (1.87 acres) to allow for the Phoenix Children's Hospital medical campus. The subject site is located in an area generally bounded by Thomas Road on the north, Yale Street on the south, 17th Street on the west, and the State Route 51 on the east.

2. The General Plan Land Use Map designation for the subject site is a mixture of several designations including Public/Quasi Public, Residential 10 to 15 dwelling units per acre, and Commercial. A companion General Plan Amendment case, GPA-EN-1-20-4, has been filed to update the General Plan Land Use Map designation to consolidate the entire campus to Public/Quasi-Public.

SURROUNDING LAND USE AND ZONING

3. The subject site was first developed in 1961 as the Doctors Hospital and has since operated as Humana Hospital, the Phoenix Regional Medical Office, and then from 2000 as Phoenix Children's Hospital. The subject site operates as a medical campus as the principal use and with accessory uses typical of a major hospital campus, such as offices. The existing campus includes a mix of building heights ranging from one and two stories up to the tower at the center of the campus which reaches a height of 192 feet.

Historic Advertisement, Source: PUD Narrative.



West, south of Thomas Road and north of Cambridge Avenue:

Immediately adjacent to the subject site at the above location is primarily multifamily and office uses zoned for R-3 RI and R-5 RI. The R-5 RI site located along Thomas Road immediately west of the subject site is built to two-stories tall but is zoned to allow a maximum height of six-stories and 65 feet. The remainder of properties adjacent to the subject site are zoned R-3 RI which limits development to two-stories or 30 feet with a maximum height of four-stories and 48 feet subject to setback requirements.

Non-Contiguous site, south of Cambridge Avenue and north of Yale Street:

The non-contiguous parcel located in the most southwesterly portion of the subject site is adjacent to a mix of single-family and multifamily dwellings ranging in height from one to two stories but zoned R-3 RI which limits development to two-stories or 30 feet with a maximum height of four-stories and 48 feet subject to setback requirements.

South of Cambridge Avenue and north of Virginia Avenue:

To the south and west of this portion of the site are a mix of single-family and multifamily dwellings ranging in height from one to two stories but zoned R-3 RI which limits development to two-stories or 30 feet with a maximum height of four-stories and 48 feet subject to setback requirements. To the east of this site is a four-level parking structure and conference center zoned C-2 HGT / WVR and built at an approximate height of 44 feet.

East, north of Cambridge Avenue:

Located immediately east of the subject site but north of Cambridge Avenue is 20th Street. Beyond 20th Street is the State Route 51 which is elevated at this location. In total, the right-of-way measures approximately 440 feet in width before the nearest private property.

North of Thomas Road:

Located north, across Thomas Road from the subject site are a mix of uses including surface parking, offices, multifamily residences, commercial, and healthcare. From the west near 17th Place, most of the parcels are developed in a single-story form which increases to three and four stories in height approaching State Route 51. This mix of land uses is achieved through a mix of zoning including R-5, C-1, C-2 HGT/WVR, and C-2 HGT/WVR SP.

Interior to Campus: There are two parcels located within the perimeter boundary of the subject site but not included in the rezoning case.

Located at the northeast corner of Cambridge Avenue and 18th Place is a City of Phoenix Fire Station. This site is one-story and zoned R-3 which allows a height of two-stories or 30 feet with a maximum height of four-stories and 48 feet subject to setback requirements.

Located north of Windsor Avenue near the western edge of the rezoning boundary is a parcel owned and operated by the State of Arizona which is built to one-story in height but zoned R-5 RI which allows a maximum height of six-stories and 65 feet.

PROPOSAL

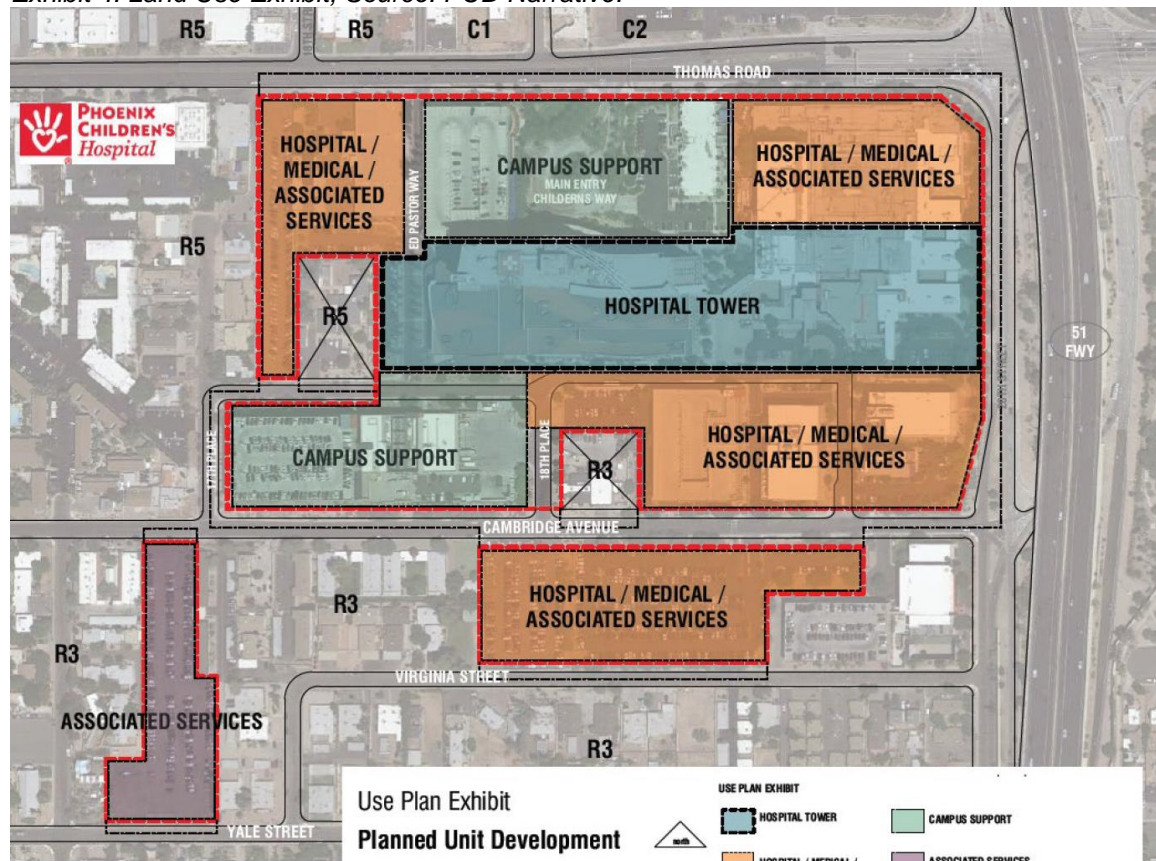
4. The proposal utilizes the PUD zoning district which is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant proposes standards and guidelines that are tailored to the context of the specific site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions are applied.

The proposal is to consolidate the 10 zoning districts that currently govern development on the campus into a comprehensive set of regulations, requirements, and design standards contained in the PUD Development Narrative, herein referred to as the "development narrative."

5. **Site Plan**

The development narrative contains a series of site plans depicting the overall flow of the existing campus and their vision for how future development on the site may occur. Elements of this conceptual plan are incorporated into the body of the narrative to regulate certain elements of the campus, including building heights in addition to building and landscape setbacks.

Exhibit 4: Land Use Exhibit, Source: PUD Narrative.



6. **Land Use**

The development narrative is written to permit a mix of uses that will complement the overall mission of Phoenix Children's Hospital through operational and locational synergies.

Permitted uses: Administrative offices; behavioral health including both inpatient and outpatient; birthing center; blood donation; central service facilities; medical,

dental, and clinical offices; conference/training facilities; health and support services; hospice care; hospital; hospital service organizations; medical technology research and development; nursing or medical training facilities; office; parking structures and surface parking; pharmacies; rehabilitation services; research laboratories; respite care; and women and children center.

Permitted accessory uses: Ancillary uses, temporary lodging, child day care; and helistop (existing and subject to current stipulations).

Permitted temporary uses: Temporary parking lots.

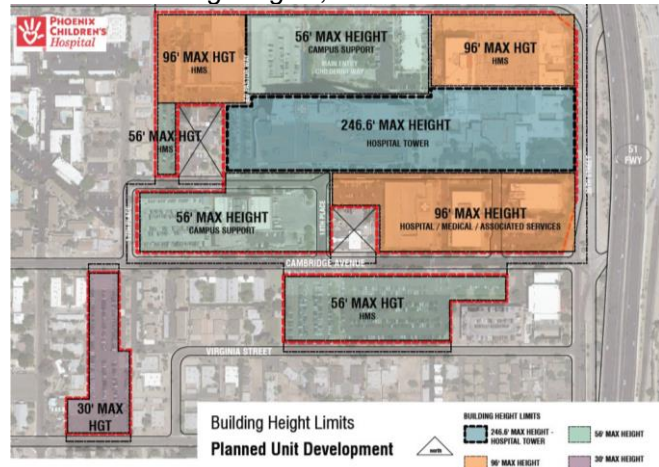
7. **Development Standards**

The development narrative includes development standards such as height, setbacks, lot coverage, and open space requirements in addition to landscape planting standards, parking requirements, and others; this summary focuses on key elements of the development standards section. The narrative and its development standards are written to allow for vertical and horizontal expansion of the health campus while respecting the interface with the nearby neighborhoods, primarily through where the greatest height is permitted and by prescribing perimeter setbacks.

Height:

The development narrative consolidates existing height permissions from previous zoning cases with few minor exceptions. The maximum height permitted by the narrative is 247 feet which is the existing height of the hospital tower at the center of the campus. Additional height is focused along Thomas Road and along State Route 51, where the campus can achieve the greatest visibility and least impact to nearby residential neighborhoods.

Exhibit 7: Building Heights, Source: PUD Narrative.



As depicted in Exhibit 7 to the right, the narrative restricts height to 30 feet in the most southwesterly portion of the site, to 56 feet south of Cambridge Avenue and north of Virginia Avenue, to 56 feet adjacent to the west zoning boundary with the exception of the most northwesterly portion of the site adjacent to Thomas Road which is restricted to maximum height of 96 feet.

Setbacks: The development narrative prescribes a height-based setback regime for building and landscape setbacks for when sites are adjacent to public streets, residential uses, and non-residential uses.

Building and Landscape Setbacks (Adjacent to Public Streets):

	Building Setback (Min.)	Building Setback (Min.)	Landscape Setback (Min.)
	<i>2 stories or less</i>	<i>Greater than 2 stories</i>	<i>N/A</i>
Thomas Road	25'	25'	25'
20th Street	15'	15'	15'
Cambridge Avenue	15'	30'	15'
17th Place			
18th Place			
Virginia Street			
Yale Street			

Perimeter Building and Landscape Setbacks (Adjacent to Residential Uses):

- Building Setbacks: When a structure is two-stories or a maximum of 30 feet, the narrative requires a minimum building setback of 10 feet. When a structure is greater than 2 stories or 30 feet, the narrative requires a minimum building setback of 20 feet.
- Landscape Setbacks: When a structure is two-stories or a maximum of 30 feet, the narrative requires a minimum landscape setback of 5 feet. When a structure is greater than 2 stories or 30 feet, the narrative requires a minimum landscape setback of 20 feet.

Perimeter Building and Landscape Setbacks (Adjacent to Non-Residential Uses):

- Building Setbacks: When a structure is two-stories or a maximum of 30 feet, the narrative requires a minimum building setback of 5 feet. The undermentioned landscape setback requirement for a 20 foot minimum landscape setback for buildings greater than 2 stories or 30 feet would, by default, create a 20 foot minimum building setback.
- Landscape Setbacks: When a structure is two-stories or a maximum of 30 feet, the narrative requires a minimum landscape setback of 5 feet. When a structure is greater than 2 stories or 30 feet, the narrative requires a minimum landscape setback of 20 feet. (Page 15).

Campus Development Standards:

While much of the campus is existing, the development narrative prescribes additional requirements for all new development and, in some cases, for the campus in aggregate. The below section is divided into "new development" and "aggregate campus" standards.

New Development:

- Shaded and detached public sidewalks: With development or redevelopment, sidewalks will be detached from the curb by a minimum landscape area of 5 feet in width and will be shaded to 75 percent.
- Shaded private pedestrian pathways: All new pedestrian pathways will be shaded to 50 percent.
- Shaded surface parking: All new surface parking lots will be landscaped and shaded to 25 percent by vegetative shade and 50 percent of required parking spaces will be shaded via architectural shade, as addressed in Stipulation No. 1.d.
- Bicycle parking: All new buildings will include one new bicycle rack.

Aggregate Campus:

- Surface parking lots: A minimum 10 percent area of all surface parking lots – new and existing – will be landscape, as addressed in Stipulation No. 1d.
- Open space: A minimum 5 percent of the gross area will be open space and with individual spaces programmed for active uses such as play areas, outdoor dining, and patios and passive spaces to provide an aesthetically pleasing and calming element to the campus through turf and landscaping.
- Pedestrian pathways: The narrative preserves the requirement that a pedestrian circulation plan be updated with each new development on the campus. This plan must depict connections to nearby buildings, parking structures and lots, and public sidewalks. In addition to the physical connections, the plan must also depict public street crossings, shaded walkways, and adjacent amenity programming.

8. ***Design Guidelines***

The development narrative contains many design guidelines that add specificity to the aesthetic and operational characteristics that will be implemented through the requirements of the PUD. This section prescribes design requirements pertaining to sustainable design, architectural design, open space design, and pedestrian connectivity but this summary focuses only on key elements.

Design continuity:

The design guidelines articulate a theme for the hospital campus and specific strategies for how the theme will be implemented across the site. This theme includes a landscape palette, a color palette, and an approach to open space and architectural design that is both calming and playful.

All buildings will include four-sided architecture with multiple colors, materials, and architectural features including offsets and recesses. All new parking structures will include multiple colors and architectural features with special emphasis on parking structures oriented to Thomas Road or Children's Way. The color palette will be carried forward in landscape art, building accents, and in landscape programming.

The campus will be connected by pedestrian pathways that are shaded with adjacent spaces intentionally programmed to provide diverse experiences ranging from playful to meditative.

9. ***Signage***

The development narrative utilizes the existing Comprehensive Sign Plan and the City of Phoenix processes in their entirety pertaining to signage.

10. ***Sustainability***

The development narrative proposes a series of sustainability features such as green building systems, water efficient landscaping, interior water use reductions, light color roofs, and waste diversion during construction.

11. ***Technical Corrections Stipulated***

Staff is recommending Stipulation Nos. 1.a – 1.f to make minor technical corrections to the development narrative. These technical corrections are minor in their scope, correct formatting, eliminate discrepancies and unnecessary provisions, and/or modify content for clarity. Below is a list of this technical corrections.

- Stipulation No. 1.a: Corrects the font color on the table of contents page.
- Stipulation No. 1.b: Adds language to clarify that if any discrepancies exist between the development narrative text and the associated exhibit, the more stringent provision shall apply. This pertains to perimeter landscape setbacks.
- Stipulation No. 1.c and f: Corrects language included in the legends for two instances of the same map exhibit to more clearly describe the subject of the map element, "landscape Setbacks not adjacent to a public street."
- Stipulation No. 1.d: Adds language to the more clearly indicate the intent of the development narrative to require new surface parking lots be shaded to 25 percent by vegetative shade.
- Stipulation No. 1.e: Removes a development standard related to screen walls from the design guidelines section of the development narrative which is both redundant to the City of Phoenix Zoning Ordinance.

STUDIES AND POLICIES

12. **Piestewa Peak Parkway Specific Plan**

The plan corridor is approximately one-half mile in width, just over five miles in length, and includes the Piestewa Peak Freeway from Interstate 10 north to Glendale Avenue. The Plan does not contain specific restrictions on land use that differ from existing regulations. As such, this plan is deemed to be non-regulatory but contains statements of goals, standards and policies. The medical campus was present during the plan development in 1990 and has grown significantly since that time.

The Piestewa Peak Parkway Specific Plan contains two goals relevant to the proposed PUD which is compatible and in alignment with the goals of the plan.

- Goal 3: "Protect and maintain viable neighborhoods, housing and other uses." The proposed PUD integrates previously approved stipulations focused on neighborhood compatibility such as operational constraints on the helipad and height restrictions.
- Goal 4: "Promote land use stability through strategic land use planning." The proposed PUD would consolidate several rezoning cases that were each subject to different stipulations and development standards through piece-meal zoning entitlements which made master planning difficult. By consolidating the campus under a PUD, Phoenix Children's Hospital can begin master planning their campus and nearby stakeholders can more easily understand the entitlements for this major campus.

13. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To support these principles related to pedestrian connectivity and safety, the development narrative:

- Requires detached sidewalks shaded to 75 percent in all new development to facilitate safe and comfortable pedestrian travel,
- Requires private pedestrian pathways shaded to 75 percent in all new developments and connecting to public streets and on-site destinations,
- Requires bicycle parking in new developments, and
- Reduces vehicular trips through the locational synergies of a complete and compact health and employment campus.

14. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. To support these principles related to pedestrian connectivity and safety, the development narrative:

- Requires detached sidewalks shaded to 75 percent in all new development to facilitate safe and comfortable pedestrian travel,
- Requires private pedestrian pathways shaded to 75 percent in all new developments and connecting to public streets and on-site destinations, and
- Requires new surface parking lots be shaded to 25 percent by vegetative means. This item is contained in the development narrative and reiterated in Stipulation No. 1.d.

15. [Zero Waste Phoenix](#)

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The narrative section on sustainability requires 50 percent waste diversion during construction.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff has not received any community correspondence.

INTERDEPARTMENTAL COMMENTS

16. The Street Transportation Department provided their standard comment requiring all street improvements to comply with ADA standards and a stipulation requiring a Traffic Impact Study/Statement. These items are addressed in Stipulation Nos. 4 and 5.
17. The Public Transit Department provided three stipulations including that two bus stop pads be retained and that a robust system of shaded and connected internal pedestrian pathways be provided throughout the campus. These items are addressed in Stipulation Nos. 2 and 3 respectively.
18. The Fire Department commented that they do not anticipate any problems serving the site but noted that the site must comply with the Phoenix Fire Code. They further commented that the water supply to the site (gpm and psi) has not been determined and that additional water supply may be needed to meet the required fire flow per the Phoenix Fire Code.
19. The Water Services Department commented that the site has existing water and sewer mains that can potentially serve the development. The department added their standard comment that capacity is a dynamic condition that can change over time due to a variety of factors. It is the City's intent to provide water and sewer service. However, the requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time.
20. The Public Works Department determined that the subject site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

OTHER

21. The Aviation Department determined that the subject site is located within the Traffic Pattern Airspace for Sky Harbor International Airport and that the site is subject to maximum structure heights. Due to these proximities, the Aviation Department requires: forms be recorded to disclose the presence and operational characteristics of Sky Harbor International Airport to all future tenant and purchasers, an aviation easement be granted to the City of Phoenix, and that the applicant obtain a No Hazard Determination from the FAA for all development on the site. These items are addressed in Stipulation Nos. 6 through 8.
22. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 9 through 11.
23. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Public/Quasi-Public, pending the Companion General Plan Amendment GPA-EN-1-20.
2. The development narrative provides a unified regulatory framework for the entire campus that addresses design, intensity, multi-modal connectivity, and compatibility with the surrounding neighborhoods and businesses.
3. The development narrative provides enhanced design standards, landscape standards, and streetscape standards that will promote high-quality development in the expansion of this major healthcare campus

Stipulations

1. An updated Development Narrative for Phoenix Children's Hospital 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 October 13, 2021, as modified by the following stipulations:
 - a. Page 5: Table of Contents: Change the font color to black.
 - b. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks: Add the following text "In the case of inconsistencies, the larger setback provision shall apply."
 - c. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks, Exhibit 6 Landscape 6 Inset: Modify the legend in the replace "Landscape Setbacks Perimeter (Not adjacent to a street)" with "Landscape Setbacks not adjacent to a public street".
 - d. Page 15: Table 2.2: Landscape Standards Table, d. Parking Lot Areas and Structured Parking: Add a row titled "Surface Parking Shade" with the following standard "All new surface parking areas after the adoption of the PUD will be shaded to 25% by vegetative shade."
 - e. Page 41: Design Guidelines, h. Fences and Walls: Delete No. 1 "Shall comply with the City of Phoenix Zoning Ordinance, Section 703" and renumber the subsequent guidelines.
 - f. Page 54: Exhibit 6: Modify the legend in the replace "Landscape Setbacks Perimeter (Not adjacent to a street)" with "Landscape Setbacks not adjacent to a public street".
2. The developer shall retain the bus stop pad along eastbound Thomas Road east of the 18th Street Alignment. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of Thomas Road and the 18th Street alignment according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.
3. The developer shall retain the bus stop pad along eastbound Thomas Road east of Children's Way. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 12 feet. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.

4. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
5. 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.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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.
7. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
9. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
11. 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

Nick Klimek

October 28, 2021

Staff Report: Z-25-20-4 (Phoenix Children's Hospital PUD)

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Team Leader

Samantha Keating

Exhibits

Sketch Map

Aerial Map

[Phoenix Children's Hospital PUD Narrative](#) date stamped October 13, 2021

