

ATTACHMENT B



City of Phoenix

Planning and Development Department

CONDITIONAL APPROVAL – ABND 220026

Your Federal Patent Easement Waiver request was granted **CONDITIONAL APPROVAL** by **Christopher DePerro, Abandonment Hearing Officer**.

This request will NOT be completed until all the stipulations have been met and this request is formally adopted by City Council. It is the **APPLICANT'S RESPONSIBILITY** to ensure that all stipulations are satisfied. **Please contact the Abandonment Coordinator at (602) 256-3487** for questions and notification of your completion of the stipulations.

Upon completion of the stipulations your request will be scheduled for City Council action.

If the stipulations of Federal Patent Easement Waiver are not completed within **two years** from the date of your conditional approval (**your expiration date is June 9, 2024**), this request will then expire. At that time a new submittal will be required along with the required payment for the easement waiver process. A one-time, **one year** extension can be requested prior to the expiration date, with applicable extension fee due.



City of Phoenix

Planning and Development Department

June 9, 2022

Preliminary Abandonment Staff Report: **ABND 220026**

Project# **20-4321**

Quarter Section: **36-44**

Council District: **2**

Location:

Southwest Corner of Scottsdale Road and
Bell Road

Applicant:

The Hampton Group, LLC

Request to abandon:

The 30-feet of the 40-foot wide sidewalk
easement, and a section of 33-feet of the 40-
foot wide sidewalk easement over Parcel C
of Princess Crossing plat, MCR.

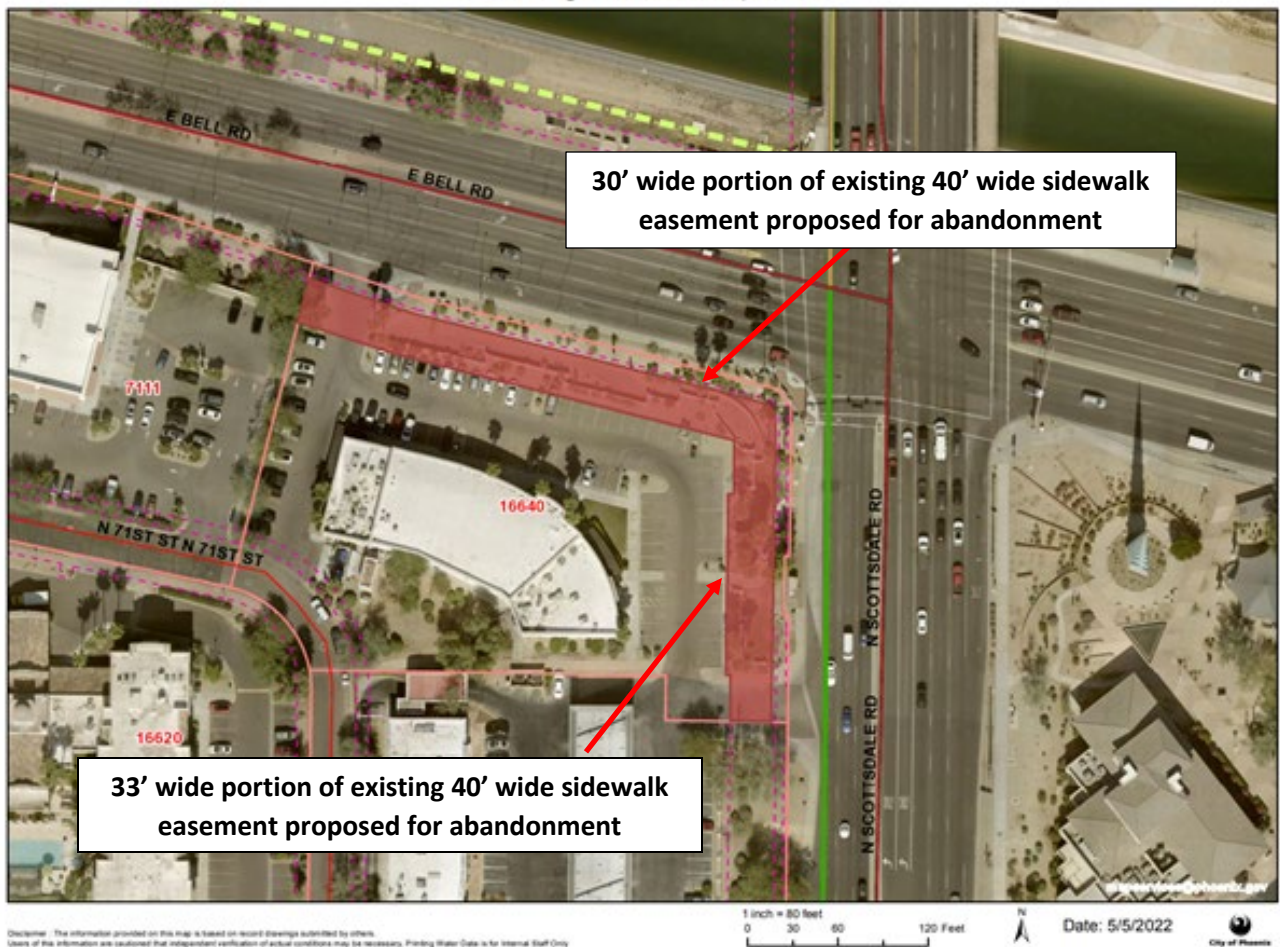
Purpose of request:

The applicant states, “the site is being
redeveloped for a residential high rise per Z-
12-21-2 and a more formal streetscape will
be provided per PUD standards. A 10-foot/ 7-
foot easement will remain, providing more
than sufficient room for required public
sidewalks and consistency with the PUD.”

Hearing date:

June 9, 2022

Planning and Development



Hearing Summary

Mr. Christopher DePerro, the Abandonment Hearing Officer, called the hearing to order at 9:30 am on June 9, 2022.

Ms. Maggie Dellow, the Abandonment Coordinator introduced abandonment ABND 220009 and read the case into the record by stating the applicant, location, waiver request, and purpose of the request, as well as City staff research.

Mr. DePerro then started the discussion by asking the applicant if they would like to add any additional comments regarding the abandonment request.

Mr. Noel Griemsmann, the applicant's representative, explained a 40-foot sidewalk easement was dedicated in the original plat for the site, but the area has been developed primarily as retention and doesn't serve a sidewalk purpose. Mr. Griemsmann shared that the site has been rezoned PUD and will see a residential tower development. The proposed partial-width abandonment of the sidewalk easement would bring the site in line with the Site Plan approved by City Council.

Mr. Griemsmann asked to clarify language within the stipulations of conditional approval. The PUD refers to a "landscape strip" while the abandonment case refers to a landscape "area" Mr. Griemsmann asked that the stipulations of conditional approval revise the language to "landscape strip" for consistency.

Mr. DePerro asked if there were any attendees with additional questions or comments. No attendees had any questions or comments.

Ms. Dellow reviewed the comments received from staff reviewers and utility providers as well as the staff-recommended stipulations of conditional approval.

The Hearing Officer granted a conditional approval subject to stipulations in the staff report revised to per the language suggested by the applicant during the hearing

Stipulations of Conditional Approval

The request of abandonment is conditionally approved by the Abandonment Hearing Officer. The following stipulations will need to be met:

1. The abandonment may not be completed until a demolition permit has been pulled for the site included in PUD Z-12-21.
2. Sufficient sidewalk easement shall be dedicated or retained along the south side of Bell Road to construct a detached sidewalk consisting of an 8-foot-wide landscape strip and 8-foot-wide sidewalk consistent with the standards in PUD Z-12-21.
3. Sufficient sidewalk easement shall be dedicated or retained along the west side of Scottsdale Road to construct a detached sidewalk consisting of a 7-foot-wide landscape strip and 8-foot-wide sidewalk consistent with the standards in the PUD Z-12-21.
4. All stipulations must be completed within two years from the Abandonment Hearing Officer's decision.

This conditional approval has been reviewed and approved by the Abandonment Hearing Officer.

Hearing Officer Signature:  _____ Date: 1.18.23

REPORT SUBMITTED BY: Maggie Dellow, Abandonment Coordinator

cc: The Hampton Group, LLC, Applicant/Representative
Noel Griemsmann, Applicant/Representative
Christopher DePerro, Abandonment Hearing Officer