

Attachment B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

**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
<i>CONNECT PEOPLE AND PLACES CORE VALUE; CANALS & TRAILS; DESIGN PRINCIPLE: Provide multi-use trail connections where appropriate.</i>			
As stipulated, the request will preserve connectivity for the existing Cholla Trail.			
<i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; TOURISM FACILITIES; CODES: Support amendments to codes and ordinances when appropriate to encourage tourism.</i>			
The request allows for an existing resort hotel (tourism facility) to continue in operation and allows for development of underutilized portions of the site.			
<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>			
The PUD proposes a land use mix that is compatible with the surrounding neighborhoods and is consistent with the Arcadia Camelback Special Planning District.			
<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>			
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.			

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

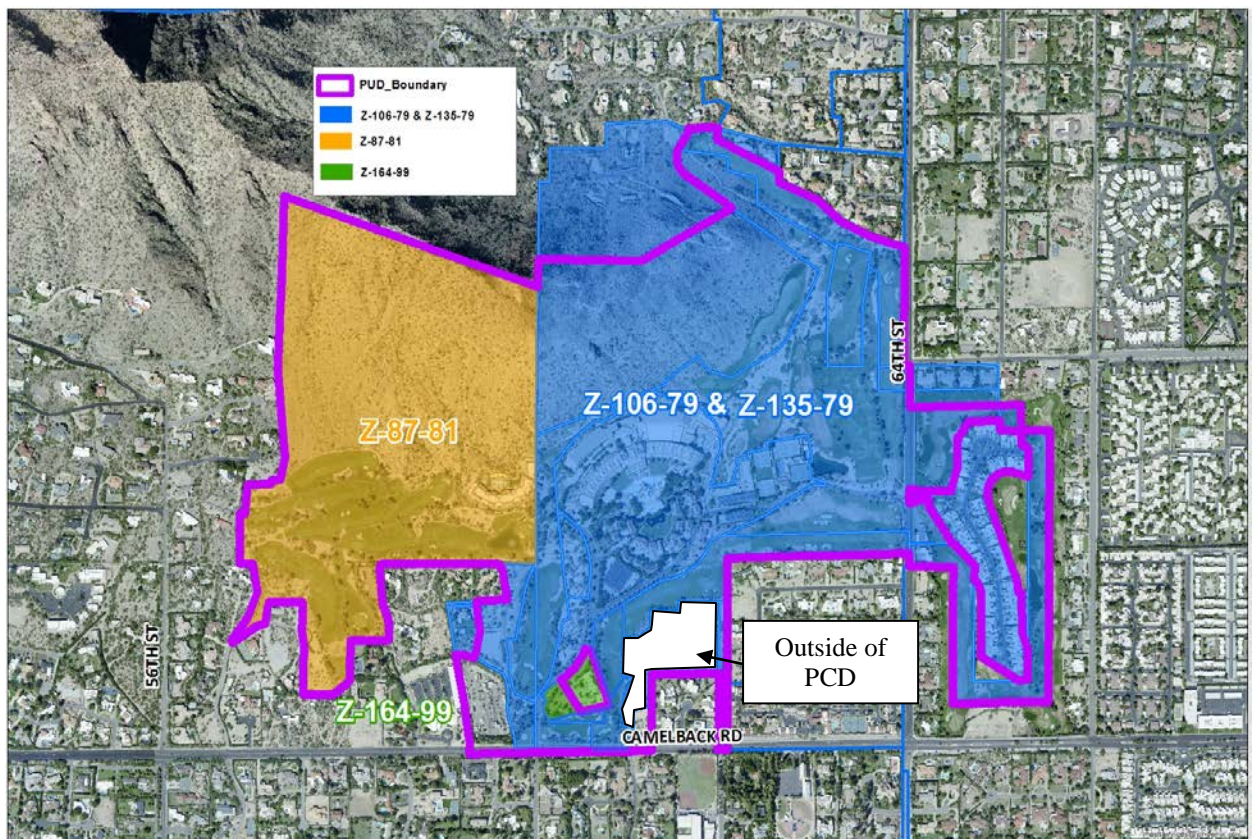
several single-family homes zoned RE-35 PCD. Neither the townhomes nor the single-family homes are included in the PUD. This eastern portion of the PUD only includes the golf course east of Invergordon Road.

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.

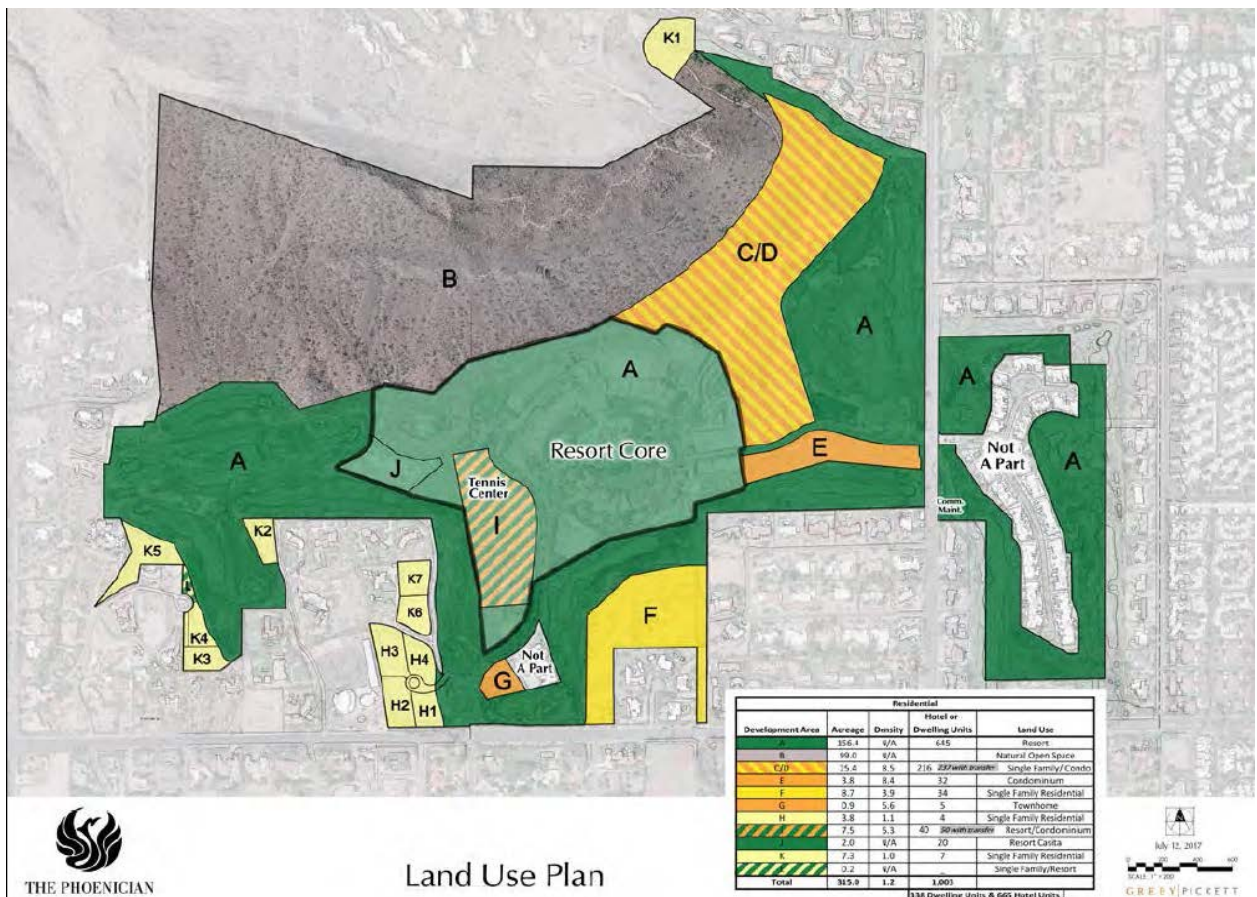
- *Policy #1: Present boundaries designating the resort land use areas are mapped in the plan:* The ACSPD designates a boundary for the Phoenician Resort. There are approximately five acres of land that are included in the portion of the PUD within the ACSPD that are beyond this boundary. This area is 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

6. 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

7. 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

9. 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

Staff Report: Z-83-16-6

July 19, 2017

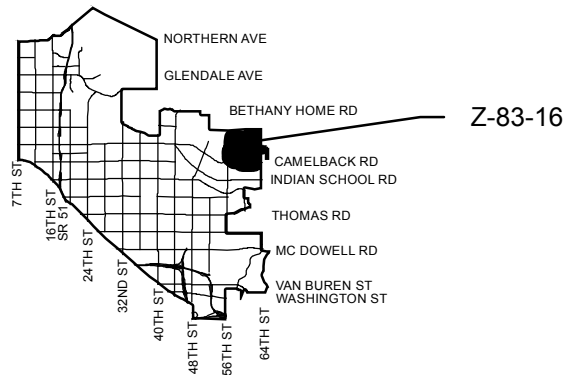
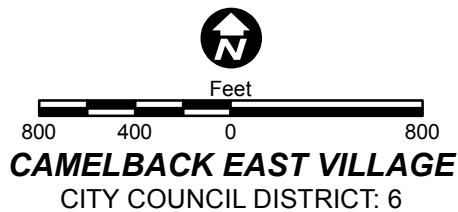
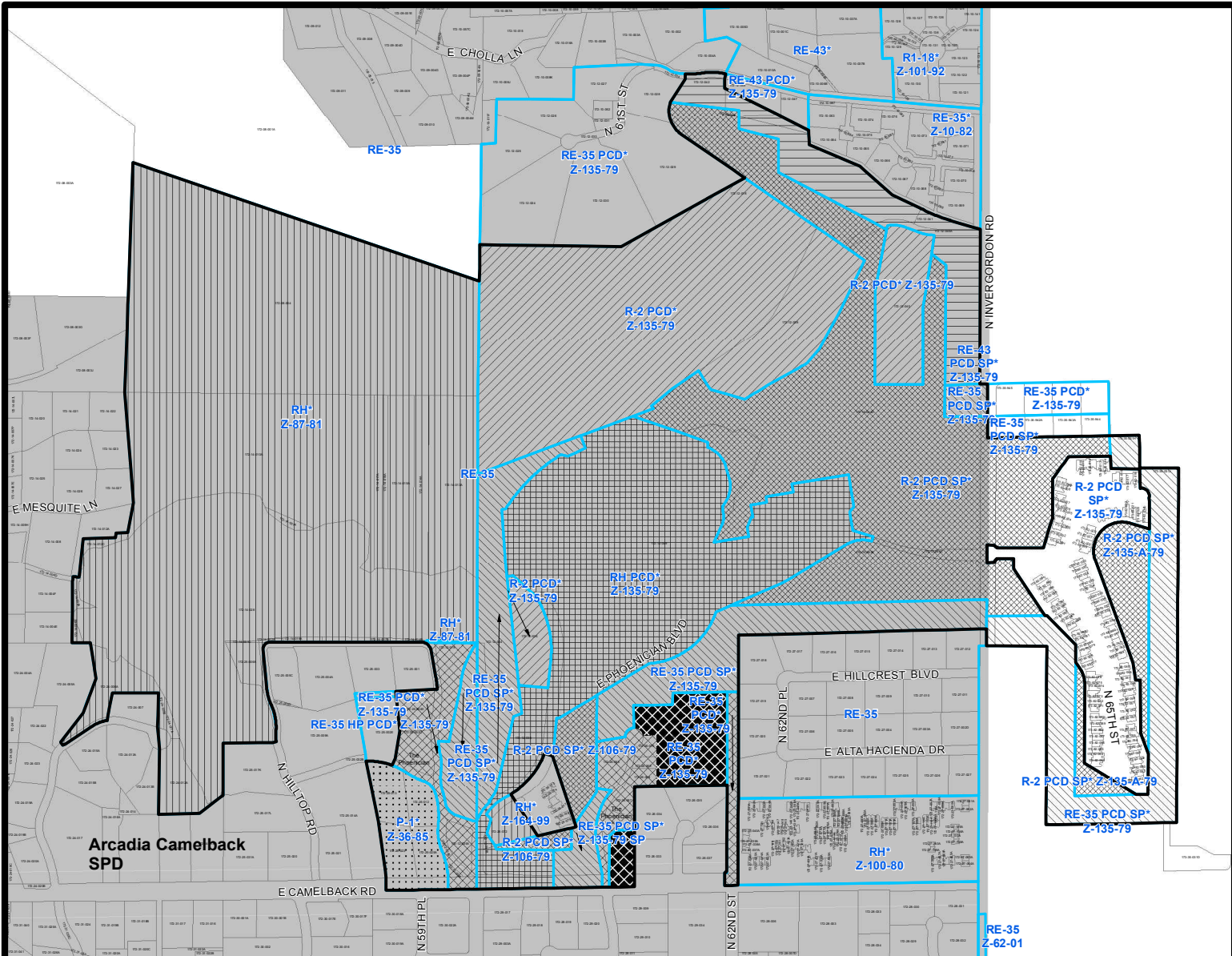
Page 16 of 16

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



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

56TH ST

64TH ST

CAMELBACK RD

