



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Milton Dohoney Jr.
Assistant City Manager

Date: December 12, 2017

From: Alan Stephenson *AS*
Planning and Development Director

Subject: ADDITIONAL INFORMATION ON ITEM 116 ON THE DECEMBER 13, 2017
FORMAL AGENDA – AMEND CITY CODE – ORDINANCE ADOPTION –
REZONING APPLICATION Z-27-17-6 – APPROXIMATELY 180 FEET EAST OF
THE NORTHEAST CORNER OF 7TH STREET AND MARLETTE AVENUE
(ORDINANCE G-6373)

This memo is to request that Attachment A for Item 116 – Amend City Code – Ordinance Adoption – Rezoning Application Z-27-17-6 – Approximately 180 feet east of the northeast corner of 7th Street and Marlette Avenue be added on the revised agenda for the December 13, 2017 Formal meeting as additional information only. This memo was presented to City Council for its consideration at the November 15, 2017 Formal meeting. Staff recommends approval of the rezoning request pursuant to the stipulations outlined in the memo.

Approved:

Milton Dohoney Jr.

Milton Dohoney Jr., Assistant City Manager

Attachment A – Memo – Z-27-17-6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Mario Paniagua
Deputy City Manager

Date: November 15, 2017

From: Alan Stephenson 
Planning and Development Director

Subject: ITEM 90 ON THE NOVEMBER 15, 2017 FORMAL AGENDA – PUBLIC HEARING/ORDINANCE ADOPTION OF Z-27-17-6 (G-6373) – APPROXIMATELY 180 FEET EAST OF THE NORTHEAST CORNER OF 7TH STREET AND MARLETTE AVENUE

Item 90 rezoning application Z-27-17-6 and Ordinance G-6373, is a request to rezone a 3.93-acre property located approximately 180 feet east of the northeast corner of 7th Street and Marlette Avenue from R-4 (Multifamily Residence District) and R-5 (Multifamily Residence District to PUD (Planned Unit Development) to allow multifamily residential.

The City Council continued this request at the November 1, 2017 Formal meeting. The applicant has proposed additional stipulations at the request of the Mayor's Office and Council District 6 Office to address issues raised by some neighbors, enhance the design requirements for the project and further limit the maximum building heights and number of dwelling units. Staff is supportive of the updated stipulations below.

The new stipulations are listed in all CAPS, bold below.

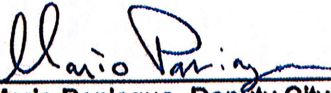
1. An updated Development Narrative for the ALTA Marlette PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped August 18, 2017, as modified by the following stipulations:
 - a. Page 22, Table 4.3: Temporary Signs, Fabric Marketing Banners: Revise as follows: "NORTH South and West Elevations Only"
 - B. PAGE 18, DESIGN GUIDELINES, 3RD PARAGRAPH: UPDATE TO REQUIRE THE USE OF BRICK ACCENTS ON SIX ARCHITECTURAL POP-OUTS AT A MINIMUM ON THE 3RD AND 4TH LEVELS OF THE NORTH AND EAST ELEVATIONS.
 - C. PAGE 19, ARCHITECTURAL CHARACTER, BULLETS 1 AND 2: UPDATE TO REQUIRE A MINIMUM OF 40 PERCENT BRICK ON THE STELLA LANE FAÇADE, A MINIMUM OF 50 PERCENT BRICK ON THE MARLETTE AVENUE FAÇADE, AND THE USE OF BRICK ON A MINIMUM OF SIX ARCHITECTURAL POP-OUTS ON THE 3RD AND 4TH LEVELS OF THE NORTH AND EAST ELEVATIONS.
 - D. PAGES 38-41, EXHIBIT J: UPDATE CONCEPTUAL ELEVATIONS TO REFLECT

REVISIONS AS REQUIRED IN THESE STIPULATIONS.

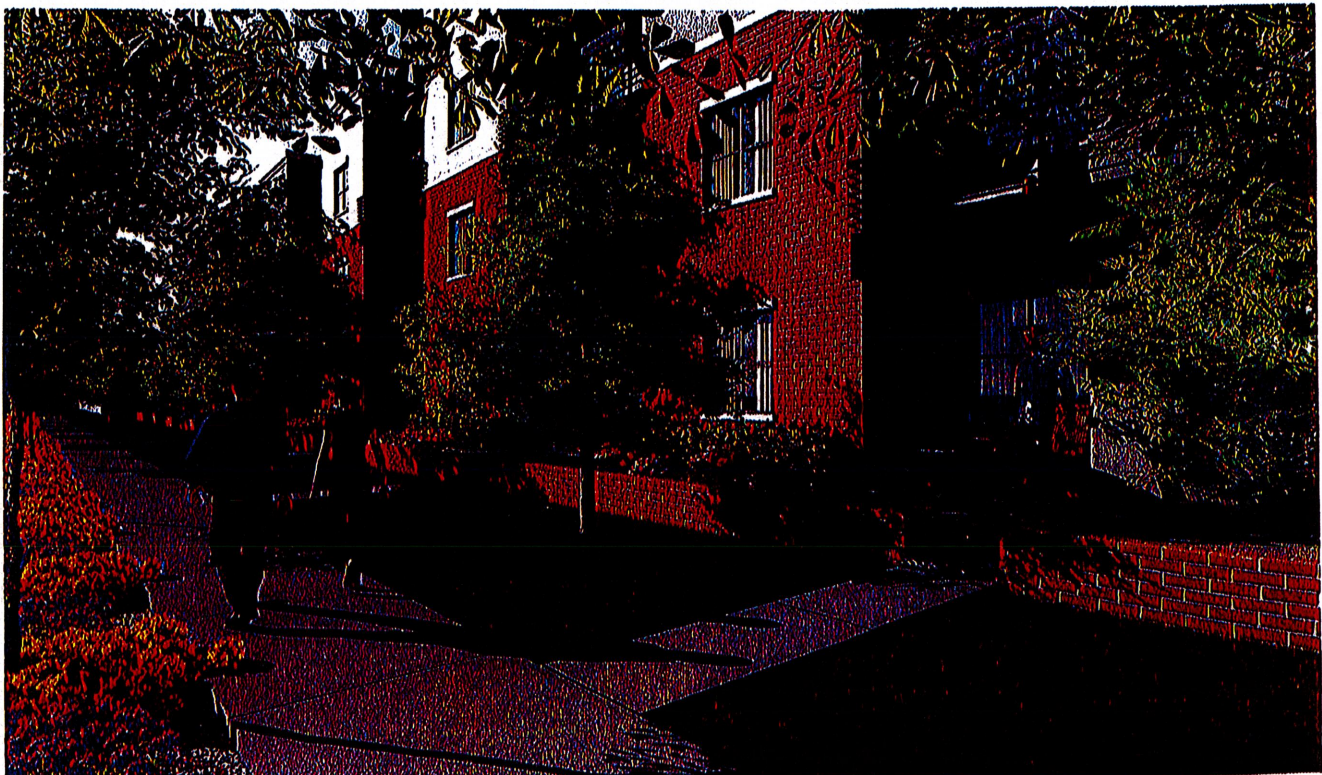
- E. PAGE 16, TABLE 3.1, MAXIMUM DENSITY: ADD THE FOLLOWING TEXT:
MAXIMUM NUMBER OF DWELLING UNITS 245**
- F. PAGE 16, TABLE 3.1, BUILDING HEIGHT AND MAXIMUM NUMBER OF STORIES:
REPLACE DEVELOPMENT STANDARD WITH THE FOLLOWING: "35-FOOT
MAXIMUM HEIGHT FOR 3 STORIES, 45-FOOT MAXIMUM FOR 4 STORIES; 48-
FOOT MAXIMUM HEIGHT FOR INTERNALIZED PARKING STRUCTURE. THESE
BUILDING HEIGHT STANDARDS SHALL NOT APPLY TO THE ARCHITECTURAL
EMBELLISHMENTS AT THE ENTRY.**
- G. ADD THE MARLETTE FRONTAGE RENDERING DATE STAMPED NOVEMBER 15,
2017 TO THE PUD AS EXHIBIT K AND UPDATE THE LIST OF EXHIBITS AND
PAGE NUMBERS ACCORDINGLY.**
- 2. THAT RESIDENTIAL DEVELOPMENT ON THE SITE SHALL BE IN GENERAL
CONFORMANCE WITH THE BUILDING ELEVATIONS AND THE MARLETTE
FRONTAGE RENDERING CONTAINED IN THE FINAL CITY COUNCIL ADOPTED
NARRATIVE FOR THE ALTA MARLETTE PUD WITH SPECIFIC REGARD TO THE
PUD'S DESIGN GUIDELINES SECTION (PAGES 18-20) AS APPROVED BY THE
PLANNING AND DEVELOPMENT DEPARTMENT.**
- 2-3. 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.**
- 3-4. 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.**
- 4-5. 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.**

Exhibits:

A – Marlette Frontage Rendering Date Stamped November 15, 2017

Approval: 
Mario Panlagua, Deputy City Manager

Marlette Frontage Rendering
Z-27-17-6



CITY OF PHOENIX

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**Planning & Development
Department**