

## Attachment F



### City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

#### ADDENDUM A

**Staff Report: Z-138-F-83-5**

August 4, 2022

<b>Maryvale <u>Village Planning Committee</u></b>	July 13, 2022
<b>Meeting Date:</b>	May 11, 2022
	April 13, 2022 (Information Only)
<b><u>Planning Commission</u> Hearing Date:</b>	August 4, 2022
<b>Request From:</b>	<u>PUD PCD</u> (Planned Unit Development, Planned Community District) (125.30 Acres)
<b>Request To:</b>	<u>PUD PCD</u> (Planned Unit Development, Planned Community District) (125.30 Acres)
<b>Proposed Use:</b>	Major Amendment to the DC Ranch PCD to allow an amendment to the Aldea Centre PUD to allow multifamily residential
<b>Location:</b>	Northwest corner of 99th Avenue and Missouri Avenue
<b>Owner:</b>	John F. Long Family Revocable Living Trust
<b>Applicant/Representative:</b>	Brian Greathouse, Burch and Cracchiolo
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The purpose of this addendum is to provide an updated site plan.

The Maryvale Village Planning Committee heard this case on May 11, 2022 and recommended denial by a 6-1 vote; however, after the meeting, it was discovered that the applicant failed to meet the notification requirements outlined in the rezoning process packet. The applicant returned to the Village Planning Committee for a recommendation at the next available meeting date. As a result, this case was heard on July 13, 2022 and the Maryvale Village Planning Committee recommended approval, per the staff recommendation by a 6-4 vote.

During the July Maryvale Village Planning Committee meeting, the applicant from Burch and Cracchiolo explained that the proposed multifamily residential development on the south portion of the subject site would be renamed to Cabana Aldea and the site plan was updated to modify the layout of the buildings. The applicant provided an updated site plan for the proposed Cabana multifamily development on August 2, 2022; and building renderings for both the proposed Cabana and Streamline multifamily

developments on August 4, 2022. The updated site plan for the Cabana product modified the configuration of the buildings into different sections with centralized open space for each individual section. The updated site plan for the proposed multifamily development on the south portion of the subject site meets the requirements of the proposed Aldea Center PUD Narrative. Staff recommends adding the updated renderings as an exhibit in the PUD Narrative to ensure there is an illustration related to the design guidelines. This is addressed in Stipulation Nos. 1.g through i. below.

Staff recommends approval, subject to the stipulations provided below:

### **Stipulations**

1. An updated Development Narrative for the Aldea Centre 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 April 26, 2022, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to the following:  
  
Major Amendment Z-183-F-83  
Submitted: November 3, 2021  
2nd Submittal: February 1, 2022  
Hearing Draft: April 26, 2022  
City Council Adopted: [Add Adoption Date]
  - b. Page 60, Page 61, Section 7 City Administered Design Guidelines: Add the following language applicable to all uses: Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
  - c. Page 60, Page 61, Section 7 City Administered Design Guidelines: Add the following language applicable to all uses: Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
  - d. Page 61, Section 7 City Administered Design Guidelines, Design Guidelines applicable to Multifamily uses north of Montebello Ave: Add additional bullet point with the following language: "Refuse bins shall be fully screen from view by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials."

- e. Page 61, Section 7 City Administered Design Guidelines, Design Guidelines applicable to Multifamily uses north of Montebello Ave: Add additional bullet point with the following language: “A minimum of 75% of residential units facing the canal shall contain balconies.”
  - f. Page 37, Section G Performance and Development Standards, Section s) Residential Multifamily, First Bullet Point: Modify existing bullet point with the following language “The aggregate development of residential multifamily uses including residential multifamily apartment, condominium, and/or loft uses within the PUD area shall not exceed 827 units. This will increase the DC Ranch (East) PCD unit maximum to 2,407 units.
- G. PAGE III, LIST OF FIGURES: ADD THE MULTIFAMILY BUILDING RENDERING EXHIBITS DATE STAMPED AUGUST 4, 2022 TO THE LIST OF FIGURES.**
- H. PAGE 61, SECTION 7 CITY ADMINISTERED DESIGN GUIDELINES, DESIGN GUIDELINES APPLICABLE TO MULTIFAMILY USES NORTH OF MONTEBELLO AVENUE: AFTER THE SIXTH BULLET ON PAGE 61 REGARDING ARCHITECTURAL EMBELLISHMENTS AND DETAILING, ADD THE FOLLOWING:**
- SEE FIGURE \_\_\_ BELOW FOR ILLUSTRATION OF DESIGN GUIDELINE IMPLEMENTATION.**
- THE REFERENCED FIGURE SHALL BE THE MULTIFAMILY BUILDING RENDERING EXHIBITS DATE STAMPED AUGUST 4, 2022.**
- I. PAGE 61, SECTION 7 CITY ADMINISTERED DESIGN GUIDELINES, DESIGN GUIDELINES APPLICABLE TO MULTIFAMILY USES NORTH OF MONTEBELLO AVENUE: AFTER THE LAST BULLET ADD THE BUILDING RENDERING EXHIBITS DATE STAMPED AUGUST 4, 2022.**
- 2. The developer shall construct two bus stop pads along southbound 99th Avenue: one south of Montebello Avenue and the other near the northern entrance of the multifamily development along 99th Avenue. The bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from each intersection according to City of Phoenix Standard Detail P1258.
  - 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.

4. Any cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.
5. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.
6. The property owner shall record documents that disclose the existence, and operational characteristics of the Glendale Municipal 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. For Multifamily Development  
Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchasers which discloses the proximity of the Glendale Municipal Airport and increased frequency of overflight and related aircraft noise, as approved by the Planning and Development Department.
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. The developer shall grant and record an avigation easement to the City of Glendale for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
10. 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.
11. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. 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.

#### **PCD Stipulations**

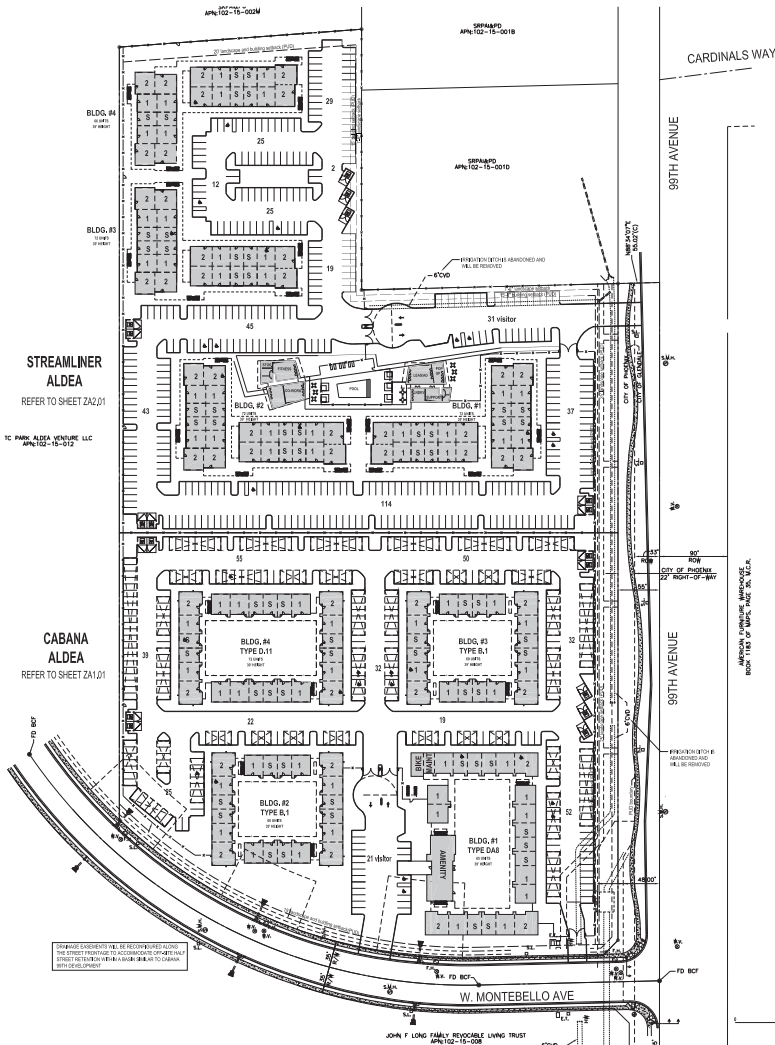
12. The development master plan shall be updated to reflect that the maximum total number of residential units within the DC Ranch (East) PCD shall not exceed 2,407 units.

13. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment if applicable, as approved by the Planning and Development Department.
14. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning and Development Departments for review and approval.

**Exhibits**

Conceptual Site Plan date stamped August 2, 2022 (2 pages)

Building Renderings date stamped August 4, 2022 (2 pages)



**STREAMLINER ALDEA PROPOSED DEVELOPMENT**

SITE AREA: 7.35 NET ACRES (320,378 SF)  
7.77 GROSS ACRES

DENSITY PROVIDED: 38.34 DU / NET ACRE  
38.26 DU / GROSS ACRE

UNITS / CARPARKS:

STUDIO:	90 UNITS (25%)	X 1' = 90	
1 BDRM:	96 UNITS (26%)	X 1.5 = 144	
2 BDRM:	96 UNITS (26%)	X 1.5 = 144	
	<b>282 UNITS</b>		<b>378 CARPARKS</b>

CARPARKS PROVIDED:

346 PRIVATE UNRESERVED
30 PUBLIC
<b>378 TOTAL CARPARKS</b>

**CABANA ALDEA PROPOSED DEVELOPMENT**

SITE AREA: 7.92 NET ACRES (344,888 SF)  
8.24 GROSS ACRES

DENSITY PROVIDED: 32.46 DU / NET ACRE  
27.82 DU / GROSS ACRE

UNITS / CARPARKS:

STUDIO:	102 UNITS (40%)	X 1 = 102	
1 BDRM:	108 UNITS (42%)	X 1.5 = 162	
2 BDRM:	47 UNITS (18%)	X 1.5 = 71	
	<b>257 UNITS</b>		<b>335 CARPARKS</b>

CARPARKS PROVIDED:

358 PRIVATE UNRESERVED
21 PUBLIC
<b>379 TOTAL CARPARKS</b>

NOTE: FOR COMPLETE DEVELOPMENT STANDARDS DATA, SEE COVER SHEET ZAA1/01

**CITY OF PHOENIX**

AUG 9 2022

Planning & Development  
Department



KIVIA 09-4501  
SDEV# 2100320, 2100321  
QSF 026-4

**WORKSBUREAU**  
200 N. CENTRAL AVENUE  
PHOENIX, ARIZONA 85004-1001  
TEL: 602.442.8800

NO.	DATE	DESCRIPTION

SHEET SCALE

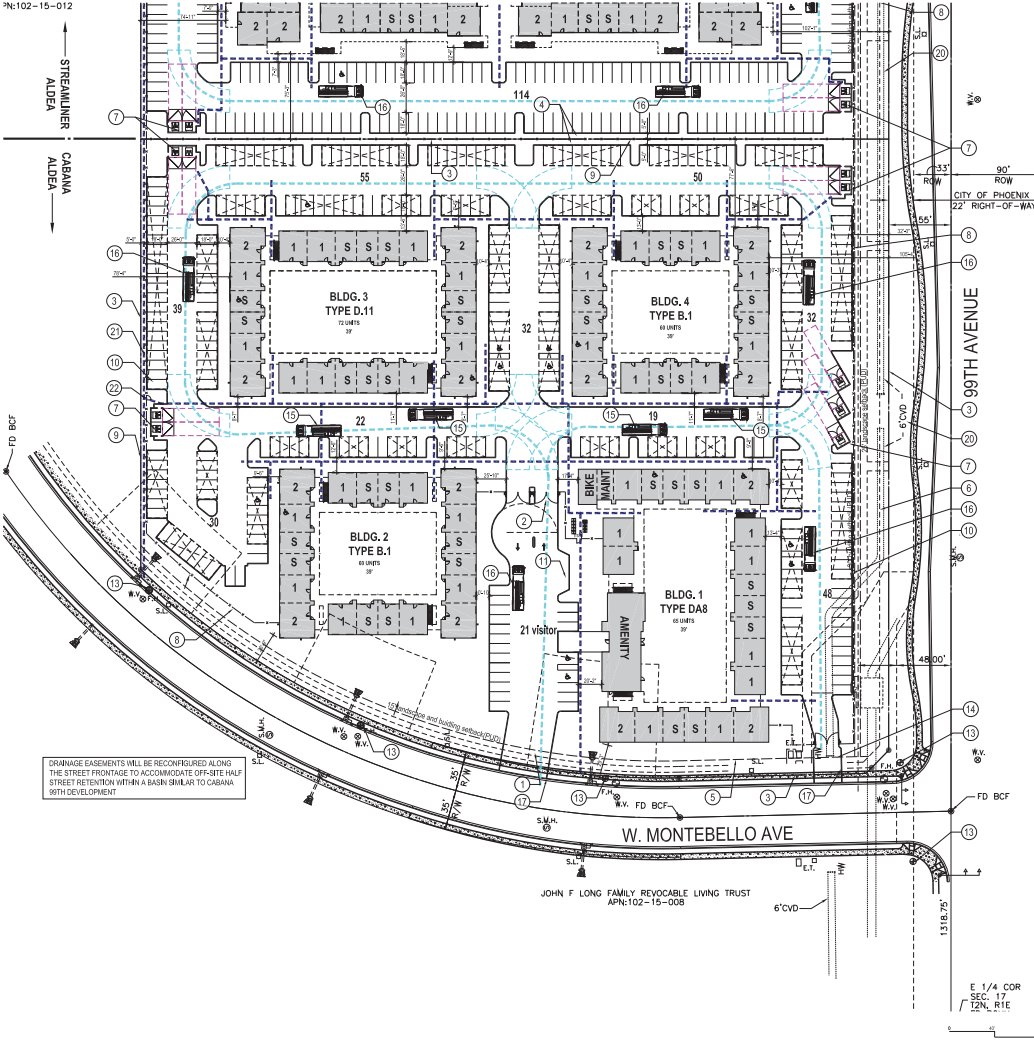
CABANA ALDEA- STREAMLINER ALDEA  
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SCENARIO 50

**COMBINED SITE PLAN**

26 JANUARY 2021  
DRAWN BY: EB  
CHECKED BY: RG

PROJECT #108  
ZONING AMENDMENT

**ZAO.02**



CRUNGE EASMENTS WILL BE RECONFIGURED ALONG THE STREET FRONTAGE TO ACCOMMODATE OFF-SITE HALF STREET RETENTION WITHIN A BASIN SIMILAR TO CABANA BIRTH DEVELOPMENT

JOHN F LONG FAMILY REVOCABLE LIVING TRUST  
APN:102-15-008

W. MONTEBELLO AVE

E 1/4 COR  
SEC. 17  
T2N, R1E

AMERICAN FURNITURE WAREHOUSE  
BOOK 183 OF MAPS, PAGE 35, M.C.R.

CITY OF PHOENIX  
22' RIGHT-OF-WAY

99TH AVENUE

**KEYNOTES**

1. MAIN INGRESS AND EGRESS DRIVE
2. VERTICAL ARCHITECTURALLY ENHANCED INGRESS AND EGRESS GATES WITH FIRE DEPARTMENT KNIX BOX, OPTICON AND KEY SWITCH
3. PROPERTY LINE
4. 5' LANDSCAPE BUFFER
5. 15' LANDSCAPE & BUILDING SETBACK
6. 8' FENCE
7. CMU TRASH ENCLOSURE WITH GATE
8. 6" ORNAMENTAL METAL FENCE W/ CMU PLASTERS AT 5' AND 10' CMU BASE TO SCREEN CURB
9. PROPOSED 4' CMU DOCKLEY WALL FENCE
10. PARKING CANOPY (TYPICAL)
11. DELIVERY / LOADING AREA
12. NOT USED
13. EXISTING FIRE HYDRANT
14. FIRE EGRESS DRIVE ONLY
15. AERIAL FIRE APPARATUS ACCESS
16. FIRE APPARATUS ACCESS
17. NEW CURB CUT
18. NOT USED
19. NOT USED
20. FIRE TRENCH DEPTH IS ABANDONED AND WILL BE REMOVED
21. PUBLIC SIDEWALK WITH ACCESS TO CANAL
22. PEDESTRIAN GATE

**LEGEND**

- REFUSE TRUCK RADI
- FIRE APPARATUS RADI
- FIRE APPARATUS ACCESS PATH
- ACCESSIBLE PATHWAY
- PROPERTY LINE
- FENCE
- BUILDING SETBACK
- PUBLIC UTILITY EASEMENT
- FIRE RISER
- PROPOSED / EXISTING FIRE HYDRANT

NOTE: FOR COMPLETE DEVELOPMENT STANDARDS DATA, SEE COVER SHEET ZA01

KVA08 09-4501  
SDEV# 2100320, 2100321  
QSF 025-4

**CITY OF PHOENIX**  
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# Streamliner Aldea

CITY OF PHOENIX

AUG 04 2022

Planning & Development  
Department



# Cabana Aldea



**CITY OF PHOENIX**

AUG 04 2022

Planning & Development  
Department