

ATTACHMENT F

CITY OF PHOENIX PLANNING AND DEVELOPMENT DEPARTMENT

FORM TO REQUEST PC to CC I HEREBY REQUEST THAT THE CC HOLD A PUBLIC HEARING ON:			
APPLICATION NO/ LOCATION	Z-69-23-6 (Camelback Lakes Residential PUD) Approximately 125 feet north and 450 feet east of the northeast corner of 26th Street and Camelback Road	(SIGNATURE ON ORIGINAL IN FILE)	
		opposition	x
APPEALED FROM:	PC May 2, 2024	2525 East Camelback Road Phoenix, AZ 85016	
	<i>PC DATE</i>	<i>STREET/ADDRESS/CITY/STATE/ZIP</i>	
TO PC/CC HEARING	CC June 12, 2024	Shane A. Ross or William E. Lally (602) 452-2716 wel@tblaw.com	
	<i>CC DATE</i>	<i>NAME / PHONE / EMAIL</i>	
REASON FOR REQUEST: Opposition to the Planned Unit Development on this property			
RECEIVED BY:	Julia Loewen	RECEIVED ON:	5/9/2024

Alan Stephenson
Joshua Bednarek
Tricia Gomes
Racelle Escolar
Sarah Stockham
Stephanie Vasquez
Heather Klotz

Camryn Thompson
Paul M. Li
GIS
Byron Easton (for PHO Appeals only)
Vikki Cipolla-Murillo
Village Planner
Applicant



CITY OF PHOENIX

City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

MAY 09 2024

Planning & Development
Department

The **PLANNING COMMISSION** agenda for **May 2, 2024** is attached.

The **CITY COUNCIL** may approve the recommendation of the Planning Commission without further hearing **unless**:

1. A **REQUEST FOR A HEARING** by the **CITY COUNCIL** is filed within seven (7) days.

There is a \$630.00 appeal fee for hearings requested by the applicant, due by 5:00 p.m. **May 9, 2024**.

Any member of the public may, within seven (7) days after the Planning Commission's action, request a hearing by the City Council on any application. If you wish to request a hearing, fill out and sign the form below and return it to the Planning and Development Department by 5:00 p.m. **May 9, 2024**.

2. A **WRITTEN PROTEST** is filed, no later than seven (7) days after the Planning Commission's action, which requires a three-fourths vote. A written protest will require a three-fourths vote of the City Council to approve a zoning change when the owners of at least 20 percent of the property by area and number of lots, tracts, and condominium units within the zoning petition area have signed the petition. The zoning petition area includes both the area of the proposed amendment, and the area within 150 feet of the proposed amendment, including all rights-of-way. For condominium, townhouse and other types of ownership with common lands, authorized property owner signatures are required. Please see Planning and Development Department Staff for additional information prior to gathering signatures.

To require a three-fourths vote of the City Council for approval, a written protest for applications on this agenda must be filed with the Planning and Development Department by 5:00 p.m. **May 9, 2024**.

The Planning and Development Department will verify ownership by protestors to determine whether or not a three-fourths vote will be required.

3. A **CONTINUANCE** is granted at the **PLANNING COMMISSION**. In the event of a continuance, there is an \$830.00 fee due from the applicant within fourteen (14) days, by 5:00 p.m. **May 16, 2024**.

FORM TO REQUEST CITY COUNCIL HEARING

I HEARBY REQUEST THAT THE CITY COUNCIL HOLD A PUBLIC HEARING:

Z-69-23-6 (Camelback Lakes Residential PUD)

Approximately 125 feet north and 450 feet east of the northeast corner of 26th Street and Camelback Road

APPLICATION NO.

LOCATION OF APPLICATION SITE

May 2, 2024

DATE APPEALED FROM

☒ OPPOSITION
☐ APPLICANT

-Racelle Escobar, AICP Julia Loewen

PLANNER
(PLANNER TAKING THE APPEAL)

BY MY SIGNATURE BELOW, I ACKNOWLEDGE CITY COUNCIL APPEAL:

SHANE A. ROSS or WILLIAM E. LALLY
PRINTED NAME OF PERSON APPEALING

Shane A. Ross
SIGNATURE

2525 E. CAMELBACK ROAD
STREET ADDRESS

05/09/2024
DATE OF SIGNATURE

PHOENIX, AZ 85016
CITY, STATE & ZIP CODE

602-452-2716
TELEPHONE NO.

WEL@TBLAW.COM
EMAIL ADDRESS

REASON FOR REQUEST:

PLEASE SEE ATTACHED, EXHIBIT A

APPEALS MUST BE FILED IN PERSON AT 200 WEST WASHINGTON, 2ND FLOOR, ZONING COUNTER



EXHIBIT A

William E. Lally, on behalf of Hillstone Restaurant Group (“Hillstone”), files this appeal from the May 2, 2024 City of Phoenix Planning Commission’s action and respectfully requests a hearing by the City Council for the reasons stated below.

As you are aware, Hillstone’s Phoenix location is immediately adjacent to and shares a parking lot with the proposed Planned Unit Development to allow multifamily residential per Application #: Z-69-23-6. For several months leading up to the Camelback East Village Planning Committee hearing, Hillstone collaborated with the Applicant in order to create a mutually beneficial situation for both parties. Due to the proximity of the proposed project, the existing constrained parking, and potential impact that the proposed project may have on Hillstone’s business, the specific issues at hand are of critical importance and must be addressed with the utmost care and attention. The Applicant has been beyond accommodating and worked to fully understand Hillstone’s specific concerns. The Applicant and Hillstone have worked together tirelessly for months to craft a set of stipulations and to modify an existing shared parking agreement that was workable for both parties.

These agreed-upon stipulations were discussed at the April 2nd Camelback East Village Planning Committee (“Village”) Hearing, without opposition, and the application was approved.

After the approval at Village, Hillstone received no further updates about this application for over 4 weeks. However, on the afternoon of May 2, a mere two hours before the Planning Commission hearing, Hillstone received a 17-page memo from staff detailing significant modifications to the stipulations that the Applicant and Hillstone previously agreed to.

Hillstone had to scramble to review, analyze, and attempt to compromise with the Applicant on a very different set of stipulations. Unfortunately, there was simply not enough time to fully assess all of the changes to understand their impact prior to the hearing.

Hillstone did fill out a comment card to speak at the Planning Commission hearing; however, we were not called to speak. The Planning Commission approved the stipulations as modified by the last-minute memo, without opposition. Hillstone now files this appeal from the Planning Commission’s action and respectfully requests a hearing by the City Council.



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission

Date: May 2, 2024

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NO. 5 (Z-69-23-6, CAMELBACK LAKES RESIDENTIAL PUD) -
APPROXIMATELY 125 FEET NORTH AND 450 FEET EAST OF THE
NORTHEAST CORNER OF 26TH STREET AND CAMELBACK ROAD

The purpose of this memo is to recommend modified stipulations in response to the Camelback East Village Planning Committee (VPC) recommendation and include additional stipulations agreed upon by the applicant and neighbor.

Rezoning Case No. Z-69-23-6 is a request to rezone 1.57 acres located approximately 125 feet north and 450 feet east of the northeast corner of 26th Street and Camelback Road from C-O CEPCSP (Commercial Office – Restricted Commercial, Camelback East Primary Core Specific Plan) to PUD CEPCSP (Planned Unit Development, Camelback East Primary Core Specific Plan) for the Camelback Lakes Residential PUD to allow multifamily residential.

The Camelback East VPC heard this request on April 2, 2024, and recommended approval, per the staff recommendation, with modifications and additional stipulations by a vote of 16-0.

Staff recommends the following updates:

- Stipulation No. 9 should be deleted, as the maximum height listed in the PUD Narrative is already 56 feet.
- Stipulation Nos. 10 and 22 should be deleted and incorporated into Stipulation No. 1.c, which addresses density.
- Stipulation No. 11.e and g should be deleted and incorporated into the landscaping development standards within the PUD Narrative. This is addressed in new Stipulation No. 1.e.
- The first sentence of Stipulation No. 12 should be deleted and added to the parking development standards within the PUD Narrative, and the last sentence regarding parking space width should be deleted. Section 702.B.2.b requires spaces located in surface parking lots that are single striped shall be a minimum of nine and one-half feet by eighteen feet. If the entire surface parking lot is double striped, 50 percent of the spaces provided in the lot must be nine and

one-half feet by eighteen feet wide, while the remainder of the spaces may be a minimum of nine feet wide. This is addressed in new Stipulation No. 1.f.

- Stipulation No.13 should be deleted and incorporated into the PUD Narrative. This is addressed in new Stipulation No. 1.d.
- Stipulation No. 14.a, b, c, d and f should be deleted and incorporated into the design standards of the PUD Narrative, Stipulation No. 14.e should be deleted and included in the Sign Section of the PUD Narrative, and the first sentence of Stipulation No. 14 should be deleted and incorporated into a new section of the PUD Narrative that includes items agreed upon by the developer and neighbors, but not enforceable by the City. These are addressed in new Stipulation Nos. 1.g, 1.h, 1.i, 1.j, 1.l, and 1.m.(1).
- Stipulation No. 15.a through 15.e should be deleted and incorporated into the PUD Narrative in an unenforceable section as noted above, as construction activity is not enforceable at the time of site plan review. Stipulation No. 15.f regarding the construction of an eight-foot high, block wall along the northeast side of the property should remain as a stand-alone stipulation. These are addressed in new Stipulation Nos. 1.m.(2) and 10.
- Stipulation No. 16 should be deleted and incorporated into the PUD Narrative in an unenforceable section as noted above, as it is not realistically enforceable. This is addressed in new Stipulation No. 1.m.(3).
- Stipulation No. 17 should be deleted and incorporated into the PUD Narrative. This is addressed in new Stipulation No. 1.d.
- Stipulation No. 18. should be reworded to require the disclosures to be provided to future tenants or owners and recorded. This has been renumbered to new Stipulation No. 11.
- Stipulation No. 19 should be deleted as it is not appropriate to stipulate an improvement on a property not within the PUD request area and with a separate property owner.
- Stipulation No. 20.a should be deleted and incorporated into the PUD Narrative. The item related to the prohibition on outdoor live music should be incorporated in the List of Uses Section and the remaining items should be added to an unenforceable section as noted above. This is addressed in new Stipulation Nos. 1.d and 1.m.(4). Stipulation No. 20.b should remain but is modified for clarity and renumbered to new Stipulation No. 13.

- Stipulation No. 21 should be deleted and incorporated in the Signs Section of the PUD Narrative. This is addressed in new Stipulation No. 1.k.

The applicant has continued to with the neighbors and has requested to include additional, mutually agreed upon stipulations. There are three modifications related to the construction agreement. Additionally, staff is recommending that any reference to the staging plan be updated to the Proposed Construction Plan, as that is the title of the plan. These are reflected in Stipulation Nos. 1.b, 1.m.(2)(d), 1.m.(2)(e), 1.m.(2)(f), and 1.n. The applicant has requested three added stipulations regarding the construction of wall with "Top Golf" type netting along the northeast property line, shrubs to be planted on the Arizona Biltmore golf course property, and finally, providing rules and regulations regarding golf course membership. These are addressed in new Stipulation Nos. 12, 1.m.(5), 1.m.(6)(iii) and 10, respectively.

Staff also recommends that the elevations referenced in the stipulations replace the ones in the PUD Narrative to avoid any future confusion. There is no difference in the elevations other than the specific date that was referenced. This is addressed in new Stipulation No. 1.n.

Staff recommends approval, per the modified stipulations in **bold** font below:

1. An updated Development Narrative for the Camelback Lakes Residential 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 March 20, 2024, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following: City Council Adopted: [Add Adoption Date]

B. PAGE 4, TABLE OF CONTENTS:

 - **ADD A NEW SECTION K TITLED "ITEMS AGREED UPON BY THE DEVELOPER AND NEIGHBORS, BUT NOT ENFORCEABLE BY THE CITY" AND RENAME "EXHIBITS" AS SECTION L.**
 - **ADD THE PROPOSED CONSTRUCTION PLAN TO THE LIST OF EXHIBITS.**

b- C. Page 10, Development Standards Table, Maximum Density: Update the density to ~~47.77~~ 38.22 dwelling per acre, 60 UNITS.

D. PAGE 10, C. LIST OF USES, 1. PERMITTED LAND USES: AMEND STATEMENT A AS FOLLOWS:

USES ARE LIMITED TO THOSE ALLOWED IN THE PHOENIX ZONING ORDINANCE SECTION 608 (RESIDENCE DISTRICTS) AND THE MULTIFAMILY AND OFFICE USES FROM THE R-5 ZONING DISTRICT (SECTION 618).

THERE SHALL BE NO OUTDOOR LIVE MUSIC ON THE SITE.

E. PAGE 11, D. DEVELOPMENT STANDARDS, 2. LANDSCAPE STANDARDS TABLE, PARKING LOT AREA LANDSCAPE STANDARDS: ADD THE FOLLOWING TWO SENTENCES AS SEPARATE ROWS:

PARKING LOT LANDSCAPE PLANTERS ADJACENT TO THE WEST SIDE OF THE BUILDING SHALL BE A MINIMUM OF 5 FEET WIDE AND PLANTED WITH 24-INCH BOXED DESERT MUSEUM PALO VERDE TREES, OR A MUTUALLY ACCEPTABLE SPECIES.

A LANDSCAPING BARRIER SHALL BE PROVIDED BETWEEN PARKING STALLS FOR THE EXCLUSIVE USE OF THE RESTAURANT AND ANY ADJACENT SIDEWALKS IN ORDER TO PREVENT UNAUTHORIZED PARKING.

F. PAGE 12, D. DEVELOPMENT STANDARDS, 3. PARKING, A. VEHICLE PARKING: ADD THE FOLLOWING SENTENCE TO THE FIRST PARAGRAPH:

A MINIMUM OF 27 PARKING STALLS SHALL BE PROVIDED ADJACENT TO THE RESTAURANT PARCEL FOR EXCLUSIVE USE OF RESTAURANT CUSTOMERS AND EMPLOYEES.

G. PAGE 14, E. DESIGN GUIDELINES, EXTERIOR MATERIALS: ADD THE FOLLOWING STANDARD AFTER THE LAST SENTENCE:

REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.

H. PAGE 14, E. DESIGN GUIDELINES, COLOR PALETTE: ADD THE FOLLOWING AFTER THE FIRST SENTENCE:

NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LVR) GREATER THAN 75%.

I. PAGE 15, E. DESIGN GUIDELINES, GLAZING: ADD THE FOLLOWING AFTER THE LAST SENTENCE:

REFLECTIVITY OF WINDOWS SHALL BE LIMITED TO 20%. THERE SHALL BE NO MORE THAN 50% GLAZING OR GLASS MATERIAL ALONG THE WESTERN FACING FAÇADE.

- J. PAGE 16, E. DESIGN GUIDELINES: ADD A NEW ROW AT THE END OF THE TABLE TITLED EXTERIOR LIGHTING AND ADD THE FOLLOWING:**

EXTERIOR LIGHTING, SPECIFICALLY ON THE PORTION OF THE NEW RESIDENTIAL BUILDING FACING THE RESTAURANT SHALL BE MINIMIZED TO AVOID ADVERSELY AFFECTING GUEST EXPERIENCE.

LIGHTING SHALL BE A MAXIMUM OF 3,000 KELVIN WITH NO SPOT LIGHTING DIRECTED AT THE RESTAURANT.

NEW LANDSCAPE ISLAND LIGHTING SHALL MATCH THE EXISTING RESTAURANT LIGHTING.

THE ADJACENT RESTAURANT SHALL RETAIN THE RIGHT TO REVIEW AND PROVIDE INPUT ON PLANS FOR EXTERIOR LIGHTING IN EFFORTS TO MINIMIZE IMPACT ON GUEST EXPERIENCE.

- K. PAGE 16, F. SIGNS: REVISE THE SECOND PARAGRAPH TO READ AS FOLLOWS:**

WALL SIGNS FOR THE MULTIFAMILY RESIDENTIAL USES MAY INCLUDE PROJECTING/BLADE SIGNS PERPENDICULAR TO THE BUILDING FACADE AND PLACED NO HIGHER THAN THE TOP OF THE SECOND STORY AS REQUIRED BY THE CEPCSP.

- L. PAGE 16, F. SIGNS: ADD THE FOLLOWING AS A THIRD PARAGRAPH:**

THERE SHALL BE NO SIGNAGE ON THE PORTION OF THE NEW RESIDENTIAL BUILDING IMMEDIATELY FACING THE RESTAURANT.

- M. PAGE 21, K. UPDATE TITLE TO "ITEMS AGREED UPON BY THE DEVELOPER AND NEIGHBORS, BUT NOT ENFORCEABLE BY THE CITY" AND ADD THE FOLLOWING ITEMS IN A LIST.**

- (1) THE DEVELOPER SHALL WORK WITH THE ADJACENT RESTAURANT OWNER TO DETERMINE MUTUALLY AGREEABLE COLORS, MATERIALS, AND BUILDING DESIGN ON THE BUILDING FACING THE RESTAURANT PARCEL (WESTERN FAÇADE).**

- (2) **CONSTRUCTION ON THE PROPERTY SHALL BE LIMITED AS FOLLOWS:**
- (A) **OUTDOOR CONSTRUCTION ACTIVITY AND EXTERIOR CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. TO 5:00 P.M. ON WEEKDAYS UNLESS NOTICE IS PROVIDED TO RN PROPERTIES AT ATTN: JEREL CAMPBELL, 4455 E CAMELBACK RD, STE C-140, PHOENIX, AZ 85018 ONE WEEK BEFORE ANY DEVIATION FROM THIS SCHEDULE.**
 - (B) **NO OUTDOOR CONSTRUCTION ACTIVITY OR EXTERIOR CONSTRUCTION SHALL OCCUR ON WEEKENDS.**
 - (C) **INTERIOR CONSTRUCTION SHALL BE ALLOWED ONLY AFTER THE BUILDING'S EXTERIOR IS COMPLETED AND ONLY BETWEEN 8:00 A.M. AND 5:00 P.M.**
 - (D) **THE DEVELOPER SHALL, PRIOR TO DEMOLITION AND CONSTRUCTION PROVIDE CONSTRUCTION SCHEDULES TO THE OWNER OF THE PROPERTY DESIGNATED APN 164-14-027A.**

CONSTRUCTION SHALL NOT BEGIN ON THE PROPERTY BEFORE JUNE 2025.

- (E) **DURING CONSTRUCTION, TRAFFIC, PROPERTY ACCESS, LOADING, UNLOADING, WORKER PARKING, STORAGE OF CONSTRUCTION EQUIPMENT, AND STAGING SHALL CONFORM TO THE PROPOSED CONSTRUCTION PLAN DATE STAMPED APRIL 2, 2024 (CONSISTING OF ONE PAGE) AND SHALL NOT OCCUR OUTSIDE THE HOURS DEFINED ABOVE.**

THE STORAGE AREA NOTED ON THE NORTHWEST SIDE OF THE PROPERTY/EXISTING PARKING STRUCTURE SHALL BE SCREENED WITH A TEMPORARY WALL.

THE PROPERTY OWNER SHALL REVIEW CONSTRUCTION TRAFFIC ACCESS ON A TRAFFIC STUDY AND ALL POSSIBLE TIMES, USE ITS BEST EFFORTS TO UTILIZE ALTERNATIVE ACCESS AWAY FROM 26TH STREET.

- (3) AFTER ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE, THE NOISE LEVEL SHALL NOT EXCEED 55 DB (LDN) AT THE PROPERTY LINE.
- (4) PRIOR TO FINAL SITE PLAN APPROVAL, ITEMS (2) AND (3) ABOVE SHALL BE RECORDED AGAINST THE PROPERTY IN FAVOR OF MARICOPA COUNTY APN 164-14-027A.
- (5) THE DEVELOPER WILL PLANT A DENSE ROW OF SHRUBS ON THE ARIZONA BILTMORE GOLF COURSE SIDE OF THE 8-FOOT WALL FOR THE ENTIRE LENGTH OF THE WALL. PLANT MATERIAL SHALL BE PRIVET, FICUS, FOTINIA, OR EQUAL.

THE ARIZONA BILTMORE GOLF COURSE WILL PROVIDE IRRIGATION AND MAINTENANCE FOR THE SHRUBS.

- (6) THE RESIDENTIAL BUILDING OPERATOR OR MANAGER SHALL, AT THE TIME OF CONVEYANCE TO TENANTS OR UNIT PURCHASERS, MANDATE DISCLOSURES THAT INFORM THE FOLLOWING:
 - (i) DESIGNATE ASSIGNED PARKING SPACES FOR RESIDENTS AND IDENTIFY ADJACENT AREAS WHICH ARE NOT TO BE USED FOR RESIDENT AND GUEST PARKING.
 - (ii) DETAIL THE RULES AND REGULATIONS ADDRESSING PROHIBITED USES OF BALCONY AND PATIO AREAS OF THE RESIDENTIAL BUILDING.
 - (iii) THE ARIZONA BILTMORE GOLF COURSE IS A PRIVATE COURSE FOR THE EXCLUSIVE USE OF THE MEMBERS AND DAILY FEE PLAYERS AND IS NOT FOR RECREATIONAL USE OF THE COMMUNITY AT ANY TIME.

O. PAGES 21 AND 81, EXHIBIT J: ADD THE PROPOSED CONSTRUCTION PLAN DATE STAMPED APRIL 2, 2024.

N. PAGES 40 TO 43, EXHIBIT E: REPLACE THE ELEVATIONS WITH THE ELEVATIONS DATED MARCH 29, 2024 (AND DATE STAMPED APRIL 2, 2024).

- 2. The developer shall submit a Traffic Impact Study for this development, no preliminary approval of plans shall be granted until the study has been reviewed and approved by the City. The developer shall be responsible for any dedications, funding and construction of all recommendations in the study.

3. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
4. All streets within and adjacent to the development shall be constructed 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. Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized, as approved or modified by the Planning and Development Department.
6. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
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.
8. Prior to final 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.
9. **~~BUILDING HEIGHT SHALL NOT EXCEED 56 FEET.~~**
10. **~~THE DENSITY SHALL BE A MAXIMUM OF 60 UNITS.~~**
44. DEVELOPMENT SHALL GENERALLY CONFORM TO THE CONCEPTUAL
9. SITE PLAN DATED MARCH 19, 2024, LEVEL 1 PLAN DATED MARCH 19, 2024, LOWER-LEVEL PLAN DATED AUGUST 31, 2023, AND ELEVATIONS DATES DATED MARCH 29, 2024 (**~~ATTACHED EXHIBIT A CONSISTING OF SEVEN PAGES~~** included in the PUD Narrative) WITH SPECIFIC REGARD TO:
 - A. PARKING STRUCTURE ENTRANCES AND THE NUMBER AND PLACEMENT OF STRUCTURED AND SURFACE PARKING SPACES;
 - B. DUMPSTER LOCATION;

- C. LOCATION OF ONLY A MAXIMUM OF TWO DWELLING UNITS, NEITHER WITH A BALCONY, ON THE NORTHERNMOST (NORTHEAST FACING) PORTION OF THE 5TH FLOOR; AND
 - D. LOCATION OF THE 5TH FLOOR AMENITY DECK ON THE SOUTH SIDE OF THE BUILDING;
 - E. ~~THE PARKING LOT LANDSCAPE PLANTERS ADJACENT TO THE WEST SIDE OF THE BUILDING. THESE SHALL BE A MINIMUM OF 5 FEET WIDE AND PLANTED WITH 24 INCH BOXED DESERT MUSEUM PALO VERDE TREES, OR MUTUALLY ACCEPTABLE SPECIES;~~
 - F. MAIN BUILDING ENTRANCE LOCATION ON SOUTHERN SIDE OF BUILDING AND NOT IMMEDIATELY FACING THE ADJACENT RESTAURANT, NO SECONDARY OR OTHER ENTRANCES FACING RESTAURANT;
 - G. ~~LANDSCAPING BARRIER BETWEEN PARKING STALLS FOR THE EXCLUSIVE USE OF THE RESTAURANT AND ANY ADJACENT SIDEWALKS IN ORDER TO PREVENT UNAUTHORIZED PARKING.~~
12. ~~THE DEVELOPER SHALL PROVIDE NO LESS THAN 27 PARKING STALLS ADJACENT TO THE RESTAURANT PARCEL FOR EXCLUSIVE USE OF RESTAURANT CUSTOMERS AND EMPLOYEES. THE 27 PARKING STALLS SHALL BE A MINIMUM OF 9 X 18 FEET IN SIZE.~~
13. ~~THERE SHALL BE NO RETAIL OR COMMERCIAL USES THAT ARE OPEN TO THE PUBLIC.~~
14. ~~THE DEVELOPER SHALL WORK WITH THE ADJACENT RESTAURANT OWNER TO DETERMINE MUTUALLY AGREEABLE COLORS, MATERIALS, AND BUILDING DESIGN ON THE BUILDING FACING THE RESTAURANT PARCEL (WESTERN FAÇADE), AND AS OUTLINED BELOW:~~
- A. ~~REFLECTIVITY OF WINDOWS SHALL BE LIMITED TO 20 PERCENT.~~
 - B. ~~REFLECTIVE BUILDING MATERIALS ARE PROHIBITED.~~
 - C. ~~NO PAINT COLORS SHALL BE USED WHICH HAVE A LIGHT REFLECTIVE VALUE (LVR) GREATER THAN 75 PERCENT.~~
 - D. ~~THERE SHALL BE NO MORE THAN 50% GLAZING OR GLASS MATERIAL ALONG THE WESTERN FACING FAÇADE.~~
 - E. ~~THERE SHALL BE NO SIGNAGE ON THE PORTION OF THE NEW RESIDENTIAL BUILDING IMMEDIATELY FACING THE RESTAURANT.~~

- F. ~~EXTERIOR LIGHTING, SPECIFICALLY ON THE PORTION OF THE NEW RESIDENTIAL BUILDING FACING THE RESTAURANT SHALL BE MINIMIZED TO AVOID ADVERSELY AFFECTING GUEST EXPERIENCE. LIGHTING SHALL BE A MAXIMUM OF 3,000 KELVIN WITH NO SPOT LIGHTING DIRECTED AT THE RESTAURANT. NEW LANDSCAPE ISLAND LIGHTING SHALL MATCH THE EXISTING RESTAURANT LIGHTING. THE ADJACENT RESTAURANT SHALL RETAIN THE RIGHT TO REVIEW AND PROVIDE INPUT ON PLANS FOR EXTERIOR LIGHTING IN EFFORTS TO MINIMIZE IMPACT ON GUEST EXPERIENCE.~~

15. ~~CONSTRUCTION ON THE PROPERTY SHALL BE LIMITED AS FOLLOWS:~~

- A. ~~OUTDOOR CONSTRUCTION ACTIVITY AND EXTERIOR CONSTRUCTION SHALL BE LIMITED TO THE HOURS OF 8:00 A.M. TO 5:00 P.M. ON WEEKDAYS UNLESS NOTICE IS PROVIDED TO RN PROPERTIES AT ATTN: JEREL CAMPBELL, 4455 E CAMELBACK RD, STE C-140, PHOENIX, AZ 85018 ONE WEEK BEFORE ANY DEVIATION FROM THIS SCHEDULE;~~
- B. ~~NO OUTDOOR CONSTRUCTION ACTIVITY OR EXTERIOR CONSTRUCTION SHALL OCCUR ON WEEKENDS.~~
- C. ~~INTERIOR CONSTRUCTION SHALL BE ALLOWED ONLY AFTER THE BUILDING'S EXTERIOR IS COMPLETED AND ONLY BETWEEN 8:00 A.M. AND 5:00 P.M.~~
- D. ~~CONSTRUCTION SHALL NOT BEGIN ON THE PROPERTY BEFORE JUNE 2025.~~
- E. ~~DURING CONSTRUCTION, TRAFFIC, PROPERTY ACCESS, LOADING, UNLOADING, WORKER PARKING, STORAGE OF CONSTRUCTION EQUIPMENT AND STAGING SHALL CONFORM TO THE PLAN SPECIFIED IN ATTACHED EXHIBIT B STAGING EXHIBIT, CONSISTING OF ONE PAGE, AND SHALL NOT OCCUR OUTSIDE THE HOURS DEFINED ABOVE. THE STORAGE AREA NOTED ON THE NORTHWEST SIDE OF THE PROPERTY/EXISTING PARKING STRUCTURE SHALL BE SCREENED WITH A TEMPORARY WALL.~~
- F. ~~BEFORE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ON THE PROPERTY, THE DEVELOPER SHALL INSTALL AN 8-FOOT HIGH, BLOCK WALL ALONG THE NORTH/NORTHEAST PERIMETER ADJACENT TO THE GOLF COURSE.~~

10. ~~BEFORE COMMENCEMENT OF DEMOLITION OR CONSTRUCTION ON THE PROPERTY, THE DEVELOPER SHALL INSTALL AN 8-FOOT HIGH,~~

BLOCK WALL ALONG THE NORTH/NORTHEAST PERIMETER ADJACENT TO THE GOLF COURSE, AS SHOWN ON THE PROPOSED CONSTRUCTION PLAN DATE STAMPED APRIL 2, 2024. THE WALL WILL BE CONSTRUCTED WITH STUCCO ON THE NORTH SIDE.

- ~~16. AFTER ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE STRUCTURE, THE NOISE LEVEL SHALL NOT EXCEED 55 DB (LDN) AT THE PROPERTY LINE.~~**
- ~~17. THERE SHALL BE NO OUTDOOR LIVE MUSIC ON THE SITE.~~**
- ~~18. THE RESIDENTIAL BUILDING OPERATOR OR MANAGER SHALL, AT THE TIME OF CONVEYANCE TO TENANTS OR UNIT PURCHASERS, MANDATE DISCLOSURES ARE PROVIDED PRIOR TO FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PURCHASERS OF PROPERTY OR TENANTS WITHIN THE DEVELOPMENT(S) THAT:~~**
 - A. DESIGNATE ASSIGNED PARKING SPACES FOR RESIDENTS AND IDENTIFY ADJACENT AREAS WHICH ARE NOT TO BE USED FOR RESIDENT AND GUEST PARKING; AND**
 - B. DETAIL THE RULES AND REGULATIONS ADDRESSING PROHIBITED USES OF BALCONY AND PATIO AREAS OF THE RESIDENTIAL BUILDING.**
 - C. THE ARIZONA BILTMORE GOLF COURSE IS A PRIVATE COURSE FOR THE EXCLUSIVE USE OF THE MEMBERS AND DAILY FEE PLAYERS AND IS NOT FOR RECREATIONAL USE OF THE COMMUNITY AT ANY TIME.**
- 12. THE DEVELOPER SHALL ERECT AN 8-FOOT WALL AS A REPLACEMENT FOR THE EXISTING PIPE AND CHAIN LINK STRUCTURE, ALONG THE NORTHEAST SIDE OF THE PROPERTY, WHICH RESIDES ENTIRELY ON THE DEVELOPER AND/OR SELLER'S PROPERTY.**

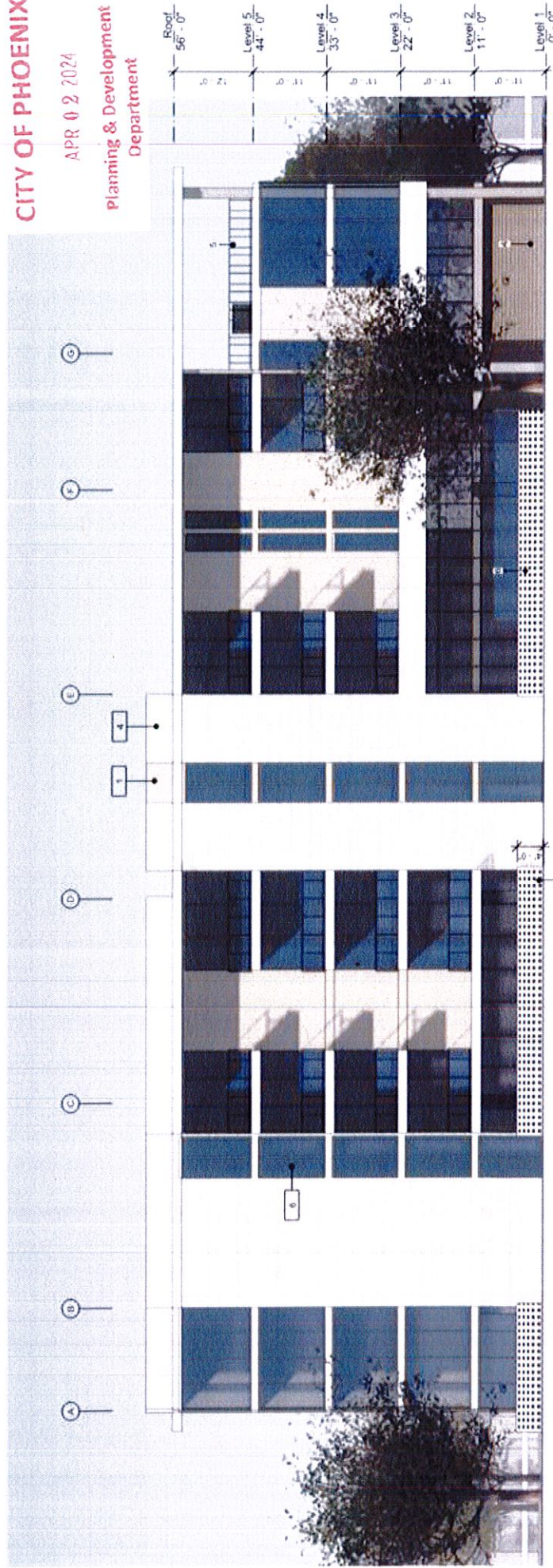
THE 8-FOOT WALL SHALL BE TOPPED WITH A "TOP GOLF" TYPE NETTING AS A COMPLETE REPLACEMENT FOR THE EXISTING PIPE AND CHAIN LINK SAFETY SCREEN.
- ~~19. THE DEVELOPER SHALL ADD COVERED PARKING ALONG THE NORTH SIDE OF THE OFFICE BUILDING.~~**
- ~~20. PRIOR TO FINAL SITE PLAN APPROVAL:~~**

- ~~A. ITEMS 7 (15), 8 (16), AND 9 (17) SHALL BE RECORDED AGAINST THE PROPERTY IN FAVOR OF MARICOPA COUNTY APN 164-14-027A.~~
- ~~B. THE DEVELOPER SHALL PROVIDE A FULLY EXECUTED AND RECORDED COPY OF THE AMENDED AND RESTATED PARKING EASEMENT AGREEMENT AND USE RESTRICTIONS, AMENDED AND RESTATED FROM THE PREVIOUSLY RECORDED PARKING EASEMENT AND AGREEMENT, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ON MAY 18, 1998 AS DOCUMENT NUMBER 98-0412811.~~
- 13. PRIOR TO FINAL SITE PLAN APPROVAL, THE DEVELOPER SHALL PROVIDE A FULLY EXECUTED AND RECORDED COPY OF THE AMENDED AND RESTATED PARKING EASEMENT AGREEMENT AND USE RESTRICTIONS, AMENDED AND RESTATED FROM THE PREVIOUSLY RECORDED PARKING EASEMENT AND AGREEMENT, RECORDED IN THE OFFICE OF THE MARICOPA COUNTY RECORDER ON MAY 18, 1998 AS DOCUMENT NUMBER 98-0412811.
- ~~21. REVISE THE NARRATIVE ON PAGE 16 TO STATE MULTIFAMILY RESIDENTIAL BUILDINGS SHALL HAVE WALL SIGNS NO HIGHER THAN THE TOP OF THE SECOND STORY AS REQUIRED BY THE CEPCSP.~~
- ~~22. THE NARRATIVE SHALL STATE THE MAXIMUM NUMBER OF UNITS WILL BE 60.~~

Enclosures:

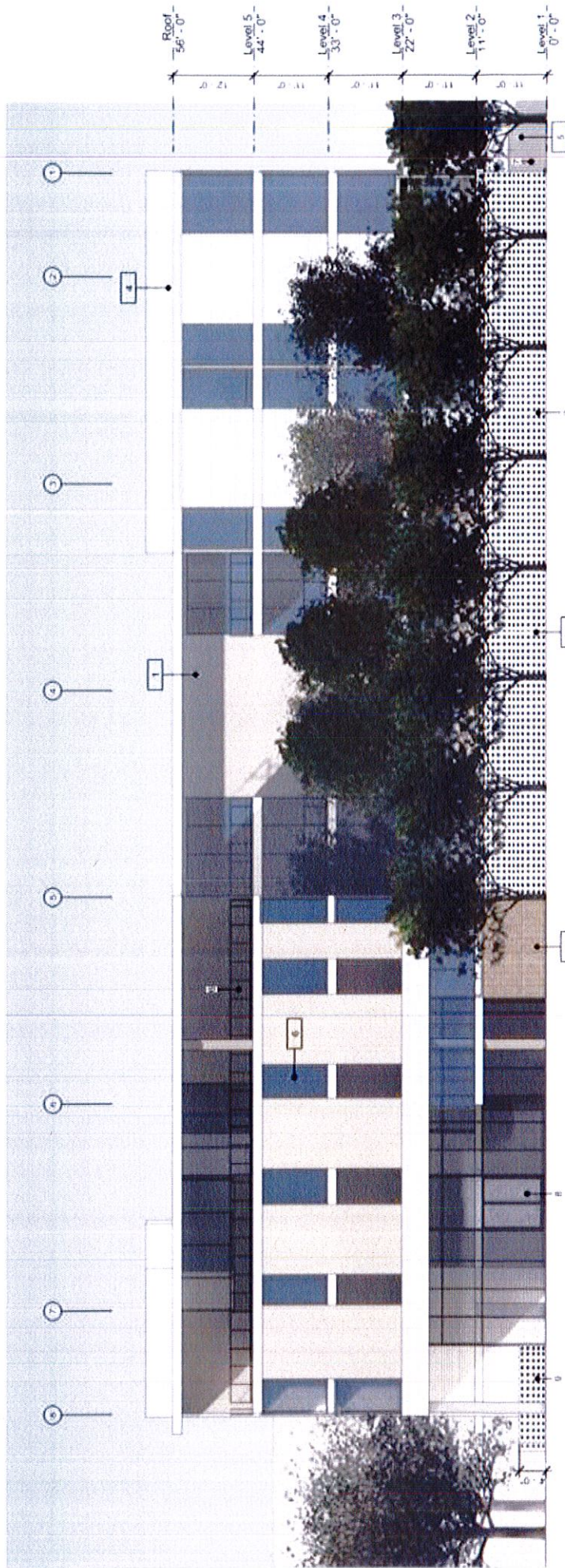
Elevations Dated March 29, 2024 and date stamped April 2, 2024 (4 pages)

Proposed Construction Plan date stamped April 2, 2024



03.29.24

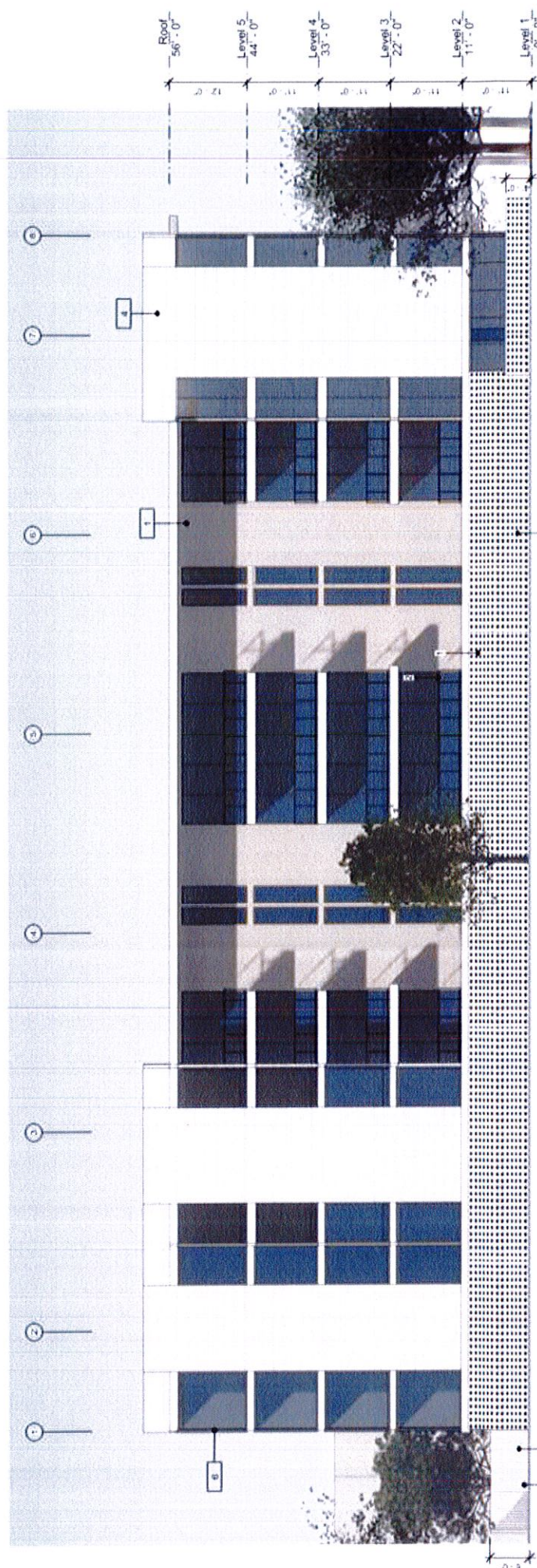
1 SOUTH ELEVATION
SCALE 3/32" = 1'-0"



2 EAST ELEVATION

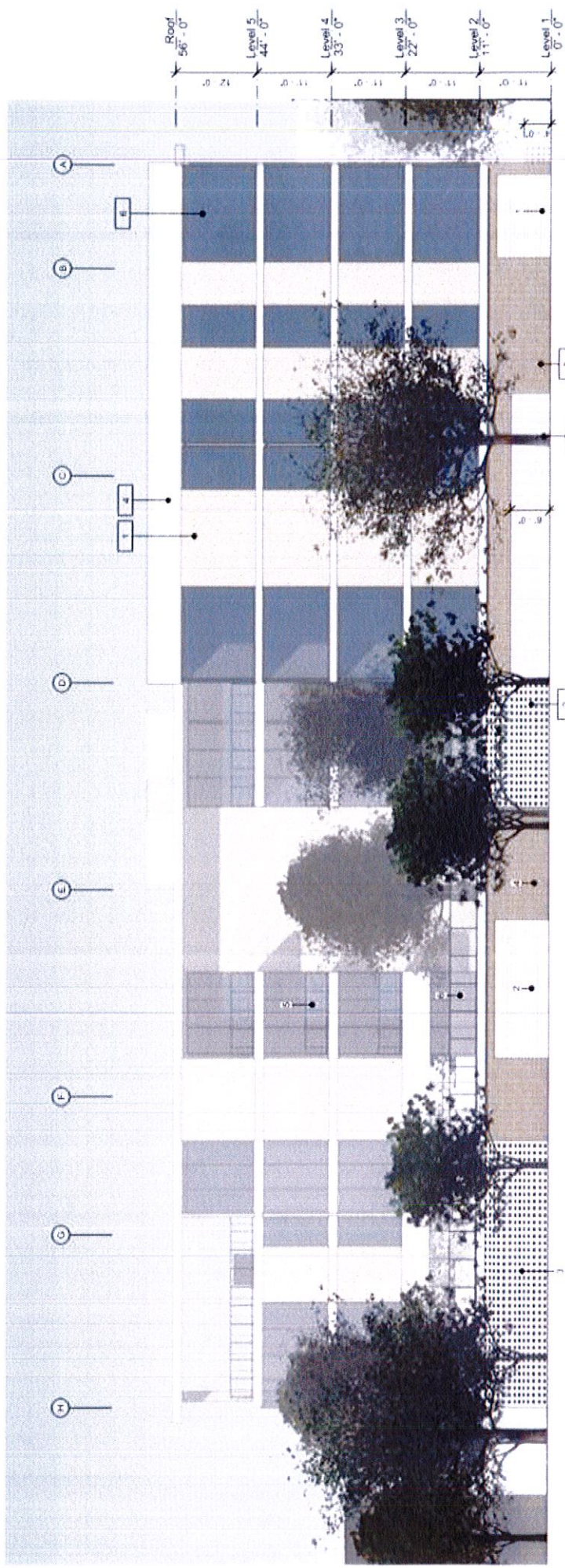
SCALE 3/32" = 1'-0"

03.29.24



03.29.24

2 WEST ELEVATION
SCALE 3/32" = 1'-0"



03.29.24
1 NORTH ELEVATION
SCALE 3/32" = 1'-0"

SHEPLEY BULFINCH

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Mainstreet
PHOENIX

NO DATE	10/25/2017

Camelback Lakes

2020 E. CAMELBACK RD., PHOENIX, AZ 85016
2020 000 0000

**PROPOSED
CONSTRUCTION
PLAN**

PUD 503

02/13/24

CITY OF PHOENIX
OFFICE OF THE CITY CLERK
RECORDING & MANAGEMENT
DEPARTMENT

