



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

March 12, 2020

John Stevenson  
Clear Sky Capital  
2398 East Camelback Road, Suite 615  
Phoenix, Arizona 85016

RE: Application Z-115-A-99-7

To Whom It May Concern:

The Phoenix City Council, at its meeting held March 4, 2020, considered a request for a major amendment to the Laveen Meadows Planned Community District (PCD) to rezone 4.26, located approximately 325 feet south of the southwest corner of 67th Avenue and Baseline Road, from R1-6 PCD (Approved C-1 PCD) to C-2 SP PCD, to allow self-service storage facility and all underlying C-2 uses.

The Council granted this request per Planning Commission's recommendation with the following stipulations:

1. The development shall be in general conformance with the site plan and elevations date stamped December 23, 2019 as modified by the following stipulations and approved by the Planning and Development Department.
2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
3. The maximum building height shall not exceed 17 feet.
4. A minimum 15-foot wide landscape setback shall be provided adjacent to the south and west property lines and shall be planted with large evergreen trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Sixty percent of the trees shall be minimum 2-inch caliper, 40 percent of the trees shall be minimum 3-inch caliper with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
5. All new perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
6. A minimum 25-foot wide landscape setback shall be provided adjacent to the east property line and shall be planted with large canopy shade trees 20 feet on center or in equivalent groupings between the sidewalk and proposed site development, as

approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.

7. The developer shall install traffic calming measures, such as speed humps or speed cushions at the property's driveways to increase the safety of pedestrians in the sidewalks by slowing down vehicles entering and exiting the property, as approved by the Planning and Development Department.
8. The developer shall provide clearly defined accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department. Pathways shall connect all building entrances and exits and all nearby sidewalks using the most direct route. Trees shall be placed in landscape areas maximizing shade coverage for pedestrian pathways, public sidewalks, and bus stops.
9. A minimum of four inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
10. The developer shall provide documentation of MCDOT (Maricopa County Department of Transportation) approval for a driveway to Baseline Road. The driveway shall be restricted to right-in / right-out or as approved by the Street Transportation Department.
11. The developer shall provide an ADA pedestrian access route from the development to the public sidewalk on 67th Avenue, as approved by the Planning and Development Department.
12. 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.
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-

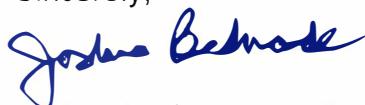
foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

The following stipulations are from case Z-115-99-7:

16. An updated General Development Plan for the Laveen Meadows PCD reflecting the changes approved through this request shall be submitted to the Planning and Development Department prior to preliminary site plan approval.
17. The development shall not exceed 1,645 dwelling units. If for some reason the school is not built as proposed, then the development will not exceed 1,705 dwelling units (R1-8).
18. The developer shall invite Phil Hertel, 2845 West Broadway, Phoenix, Arizona 85041, to the preliminary site plan review meeting with the Planning and Development Department for Parcel 11, located at the southwest corner of 67th Avenue and Baseline Road.
19. An integrated lighting theme shall be provided with decorative features that accentuate/compliment the rural character with full cutoff enclosures and downward illumination to conform to the City of Phoenix Dark Sky Ordinance.
20. The developer shall use durable, permanent, high-quality materials as requested in the Design Policy and Standards section of the Southwest Growth Study/Laveen, as approved by the Planning and Development Department.

If I can be of any further assistance, please do not hesitate to contact me at 602-256-3555.

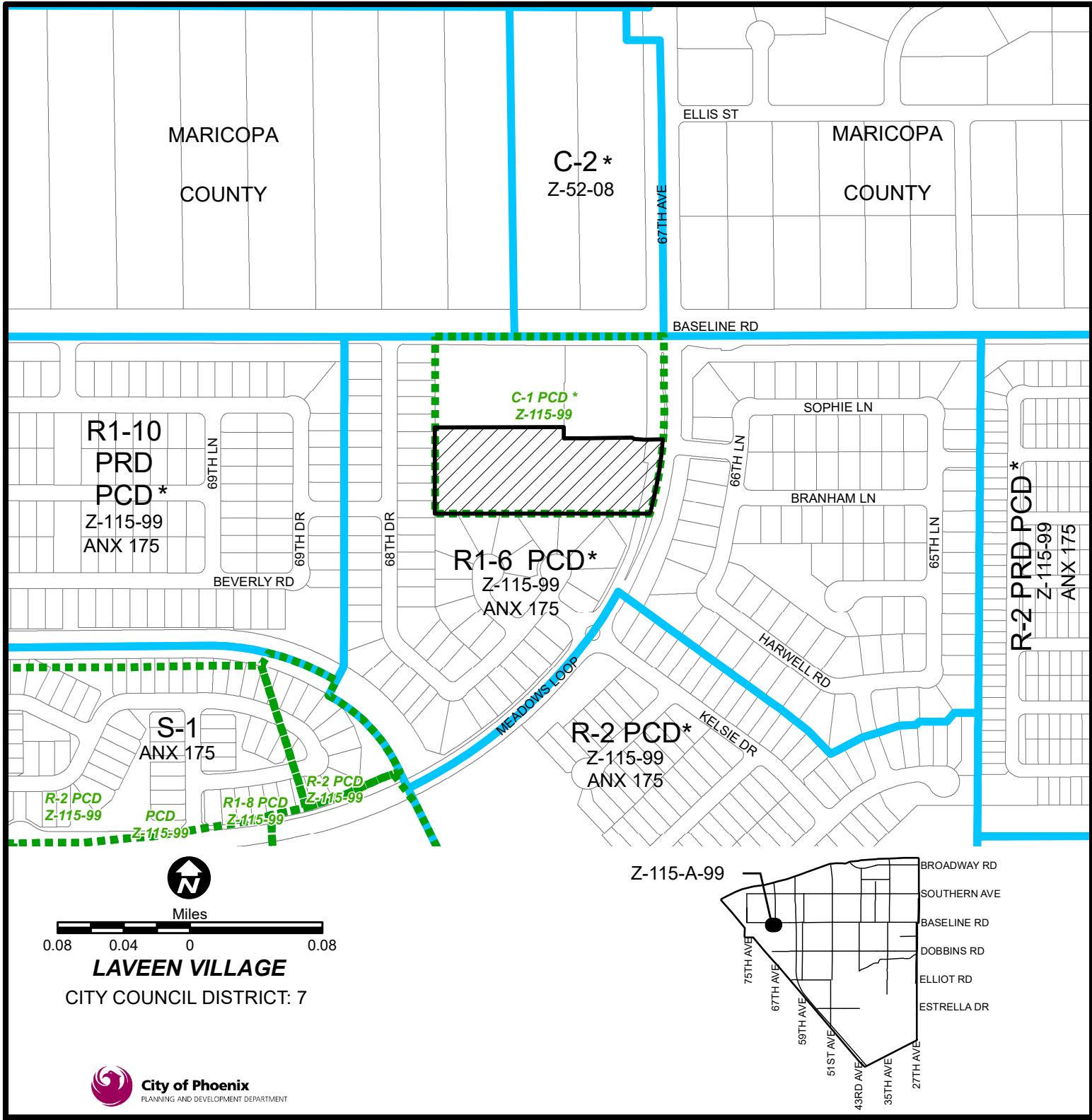
Sincerely,



Joshua Bednarek, LEED AP ND  
Planning and Development Deputy Director

c: File

Tricia Gomes, PDD-Planning-Special Projects Administrator (Electronically)  
Racelle Escolar, PDD-Planning-Planner III (Electronically)  
Samantha Keating, PDD-Planning-Principal Planner (Electronically)  
Ben Kim, PDD-GIS (Electronically)  
Craig Mavis, PDD-Development (Electronically)  
Penny Parrella, City Council (Electronically)



<b>APPLICANT'S NAME:</b> John Stevenson, Clear Sky Capital		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-115-A-99		FROM: R1-6 PCD (Approved C-1 PCD) ( 4.26 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.26 Acres		TO: C-2 SP PCD ( 4.26 a.c.)	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
R1-6 PCD (Approved C-1 PCD)		22 (62)	
C-2 SP PCD		62	
		<b>* UNITS P.R.D. OPTION</b>	
		27 (74)	
		74	

\* Maximum Units Allowed with P.R.D. Bonus

