

Attachment C
CORRECTION TO DEPARTMENT DUE DATE

PLEASE RESPOND ELECTRONICALLY TO TERESA GARCIA 2ND FLOOR, 602-262-7399



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek

Planning & Development Department Director

Date: April 23, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-131-04-1 – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **May 21, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by ***April 30, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor

City Council (Stephanie Bracken), 11th Floor

Aviation (Jordan D. Feld)

CED (Michelle Pierson), 20th Floor

Fire Prevention (Joel Asirsan), 2nd Floor

Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor

Parks & Recreation (Todd Shackelford), 16th Floor

Public Transit (Skitch Kitchen)

Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor

Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor

Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor

Water Services (Don Reynolds, Victor Romo), 8th Floor

Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor

Planning and Development/Information Services (Andrew Wickhorst), 4th Floor Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor

Planning Hearing Officer (Byron Easton, Teresa Garcia), 2nd Floor

Village Planner (Robert Kuhfuss, Deer Valley Village)

Village Planning Committee Chair (Gregory Freeman, Deer Valley Village)



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-25-Z-131-04-1

Council District: 1

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 2 regarding general conformance to the site plan date stamped May 9, 2005.;Request to modify Stipulation 4 regarding dedications and improvements for Pyramid Peak Parkway.

Contact Information

| Name | Relationship Type | Address | Phone | Fax | Email |
|---|-------------------|---|------------|-----|-----------------------------|
| Brian Greathouse, Burch & Cracchiolo, P.A. | Applicant | 1850 North Central Avenue, Suite 1700 | 6022349903 | | bgreathouse@bcattorneys.com |
| Pyramid Peak GM, South LLC; c/o Camelot Homes, Ryan Benscoter | Owner | 6607 N. Scottsdale Rd., Suite H-100, Scottsdale, AZ 85250 | 4803674314 | | ryanb@camelothomes.com |
| Brian Greathouse, Burch & Cracchiolo, P.A. | Representative | 1850 North Central Avenue, Suite 1700 Phoenix AZ 85004 | 6022349903 | | bgreathouse@bcattorneys.com |

Property Location: Southwest corner of Pyramid Peak Parkway and Northern Lights Way

Acreage: 15.8

Geographic Information

| | | |
|-------------------------|-------------|-----------------|
| Zoning Map | APN | Quarter Section |
| P4 | 201-07-001E | Q49-13 |
| P4 | 201-07-001C | Q49-13 |
| Village: Deer Valley | | |

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

| Fee | Fee Waived | Fee Date | Purpose |
|-----|------------|----------|---------|
|-----|------------|----------|---------|

\$1,080.00

\$0.00

02/14/25

PHO (1-2 stipulations)



BURCH & CRACCHIOL

BCATTORNEYS.COM

ED BULL
DIRECT LINE: 602.234.9913
E-MAIL: ebull@bcattorneys.com

BRIAN GREATHOUSE
DIRECT LINE: 602.234.9903
E-MAIL: bgreathouse@bcattorneys.com

MADISON LEAKE
DIRECT LINE: 602.234.8791
E-MAIL: mleake@bcattorneys.com

March 17, 2025

Mr. Byron Easton
Planning Hearing Officer
City of Phoenix Planning and Development Department
200 W. Washington St., 2nd Floor
Phoenix, Arizona 85003

**RE: PHO Stipulation Modification from Z-131-04
SWC Pyramid Peak Parkway & Northern Lights Way (the "Site")**

Dear Mr. Easton:

We request the PHO's approval to modify stipulations to facilitate Camelot Homes' ("Camelot") development of the Site. An aerial of the Site is attached as **Exhibit 1**. The Site is a former mining pit that is being filled under a Special Permit (SP-15-07) for inert landfill operations. The pit is anticipated to be filled within two years. Recently, in case ZA-113-15, a five-year time extension was granted to finish the operation.

After the fill operation is complete, Camelot will go through the process to remove the existing Special Permit. Subsequent to the land being prepared for develop and the Special Permit being removed, Camelot anticipates developing the Site with single-family homes in accordance with the Site's underlying R1-8 zoning and in accordance with the stipulations as proposed to be modified. This Site is planned to consist of 31 high-quality single-family homes that will be part of Camelot's high quality, gated Gold Mountain Preserve community. A Conceptual Site Plan is provided at **Exhibit 2**. We request modifications to two stipulations to allow the Site to be developed in accordance with this Conceptual Site Plan and clarify stipulation language.

We request modifications to the stipulations as follows:

Z-131-04 Stipulations to be Modified

2. That development shall be in general conformance to the site plan date stamped January 2025 ~~May 9, 2005~~ with specific regard to the density, lot size and open space as approved or modified by the Development Services Department.

4. That Phase II shall consist of the remainder of the lots (exclusive of Phase I) and shall include dedications and improvements for north Pyramid Peak Parkway for the full length of the property the length of the property shown on the site plan dated January 2025 or as approved by the Development Services Department. The private street connection to north Pyramid Peak Parkway shall be constructed with Phase II.

Regarding stipulation 2 above, we request modification to allow Camelot's updated proposed site plan (attached as **Exhibit 2**). The prior site plan stamped May 9, 2005 (attached as **Exhibit 3** with the proposed amended area highlighted) anticipated 26 lots for this Site (lots 36-61). With current housing demands and trends, slightly smaller lots and a modest increase to 31 lots is appropriate. The density is still very low, approximately 2.2 dwelling units an acre, and is appropriate for this neighborhood and the area.

Concerning stipulation 4 above, we request a modification to clarify the area requiring dedications and improvements for North Pyramid Peak Parkway. It appears "the length of the property" is in reference to this Site at the southwest corner of Pyramid Peak Parkway and Northern Lights Way given that half-street improvements are typically required adjacent to proposed developments. However, "the property" is vague and could potentially be ambiguous depending on interpretation. Therefore, for clarification moving forward, we request a modification to that stipulation to require dedications and improvements adjacent to this Site.

This request to modify stipulations is appropriate and necessary to make the best use of this underutilized property. Camelot has already expended significant time, money, and effort in improving and developing the formerly down-trodden Gold Mountain Preserve and has built a quality neighborhood. These proposed homes will be attractive, high quality, and will serve to benefit the area. If you have questions or want to discuss any of the above, please contact Madison Leake (602-234-8791 or mleake@bcattorneys.com), Brian Greathouse (602-234-9903 or bgreathouse@bcattorneys.com) or me (602-234-9913 or ebull@bcattorneys.com).

Very truly yours,

BURCH & CRACCHIOLO, P.A.



Ed Bull
Brian Greathouse
Madison Leake
For the Firm



EXHIBIT 1



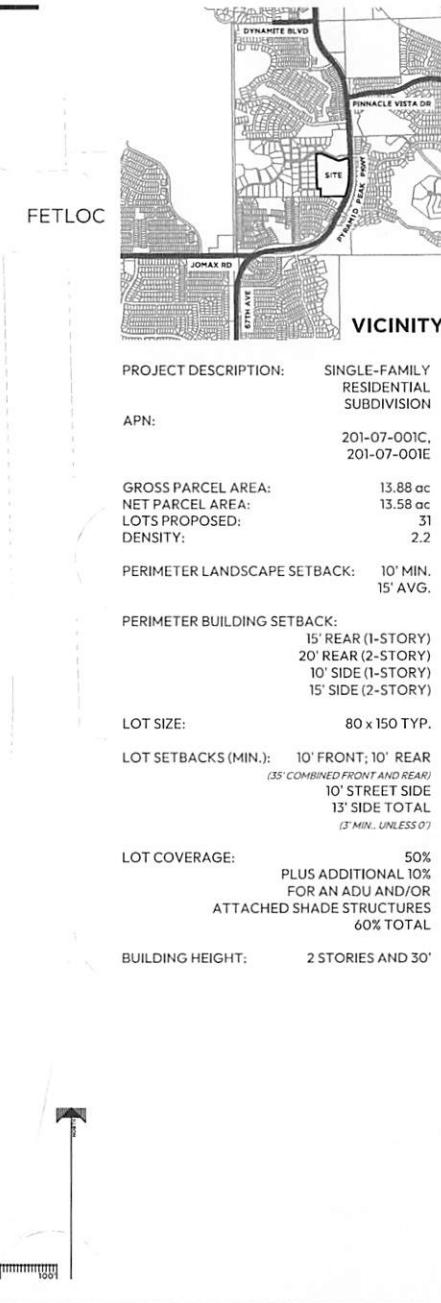
EXHIBIT 2

CONCEPTUAL SITE PLAN

GOLD MOUNTAIN PRESERVE



Note: all dimensions and areas are approximate and are subject to change based on improvement plans, plats, and/or other instrument of survey or dedication.



10JAN25

© 2023 Camelot Homes



City of Phoenix

PLANNING DEPARTMENT

SCANNED

June 2, 2005

Various

Dear Applicant:

RE: Z-131-0441

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on June 1, 2005, concurred in the recommendation of the Planning Commission and has approved on the Consent Agenda, with stipulations, application Z-131-04-1 for R1-8 PRD, on approximately 42.20 acres located approximately 1,350 feet north of the northwest corner of 63rd Avenue and Jomax Road.

STIPULATIONS:

1. That Phase II shall vest and the Special Permit shall be removed upon submittal to the Planning Department of documentation that mining and landfill operations have ceased.
- Mod 2. That development shall be in general conformance to the site plan date stamped May 9, 2005 with specific regard to the density, lot size and open space, as approved or modified by the Development Services Department.
3. That Phase I of the development shall include lots 1 through 35 and shall include dedication of the private street connection to north Pyramid Peak Parkway as shown on the plan. Construction of the private street connection and dedication of right-of-way to north Pyramid Peak Parkway are not required under Phase I.
- Mod 4. That Phase II shall consist of the remainder of the lots (exclusive of Phase I) and shall include dedication and improvements for north Pyramid Peak Parkway for the full length of the property or as approved by the Development Services Department. The private street connection to north Pyramid Peak Parkway shall be constructed with Phase II.
5. That, prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development(s) the existence (or prior existence) and operational characteristics of the landfill and any environmental impacts of the landfill and the existence and any operational characteristics of the Glendale Water Treatment Plant. The form and content of such documents shall be reviewed and approved by the City Attorney.

June 2, 2005

Ratification.Z-131-04-1

Page 2

6. That right-of-way totaling 65 feet as measured from the centerline shall be dedicated for the west half of Pyramid Peak Parkway per stipulation 3, as approved or modified by the Development Services Department.
7. That 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 Development Services Department per stipulations 3 and 4. All improvements shall comply with all ADA accessibility standards.
8. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

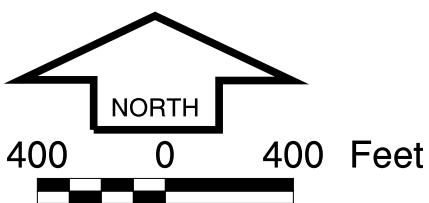
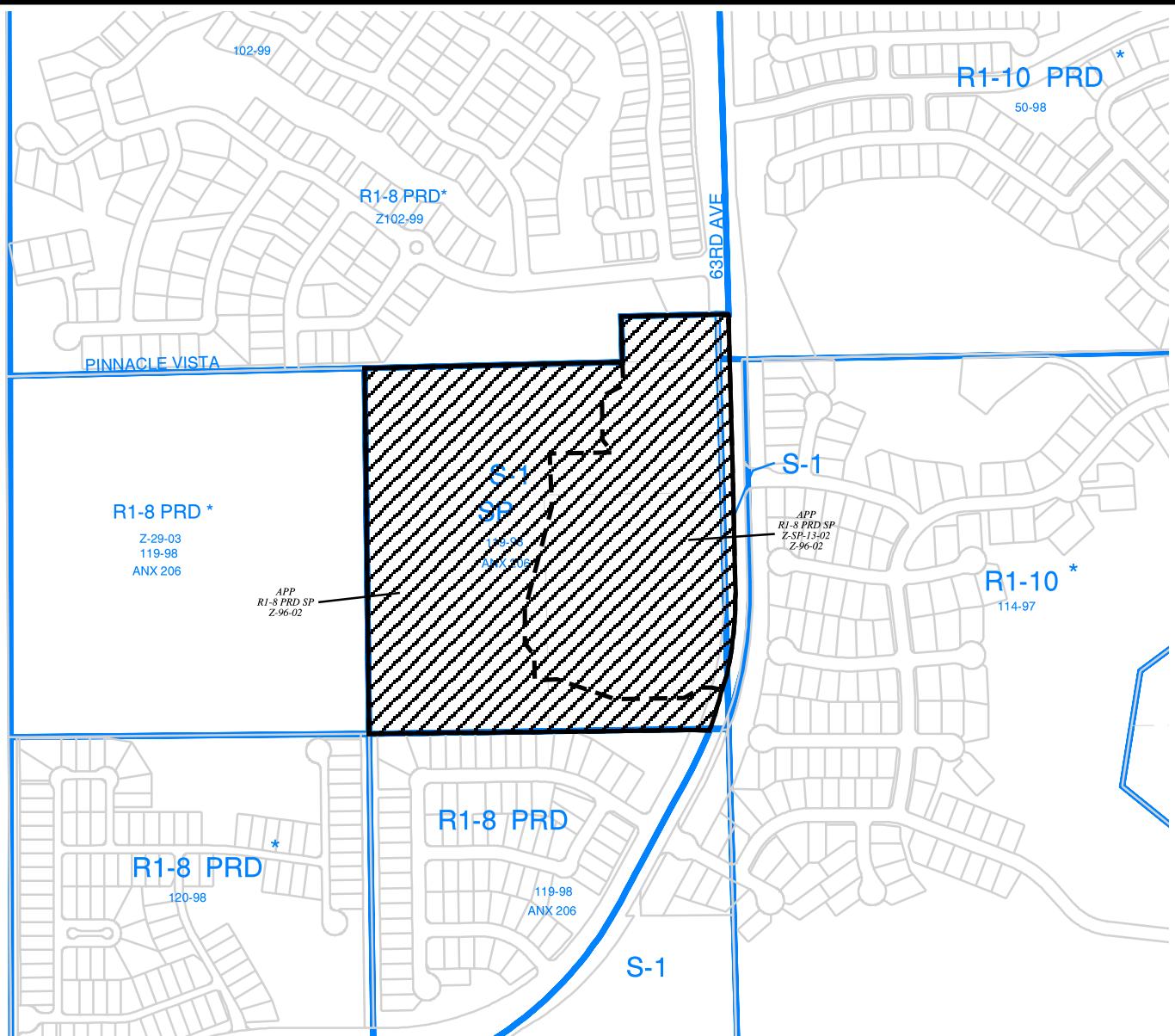
Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,



Michelle Dodds, AICP,
Principal Planner

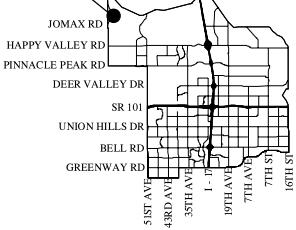
| | |
|--|---|
| Book | Jay Neville (sent electronically) |
| Files | Ken Black (sent electronically) |
| Kelly Walker (sent electronically) | Dave Barrier, DSD (sent electronically) |
| E.J. Hyncik, Public Transit (sent elec) | Shawn Stevens (sent electronically) |
| Lynn West (sent electronically) | |
| S. Heinrich/Phoenix Planning Department, 200 W. Washington St., Phoenix, AZ, 85003 | |
| City of Phoenix Planning Commission, 200 W. Washington St., Phoenix, AZ, 85003 | |



CITY OF PHOENIX PLANNING DEPARTMENT

Deer Valley Village

CITY COUNCIL DISTRICT: 1



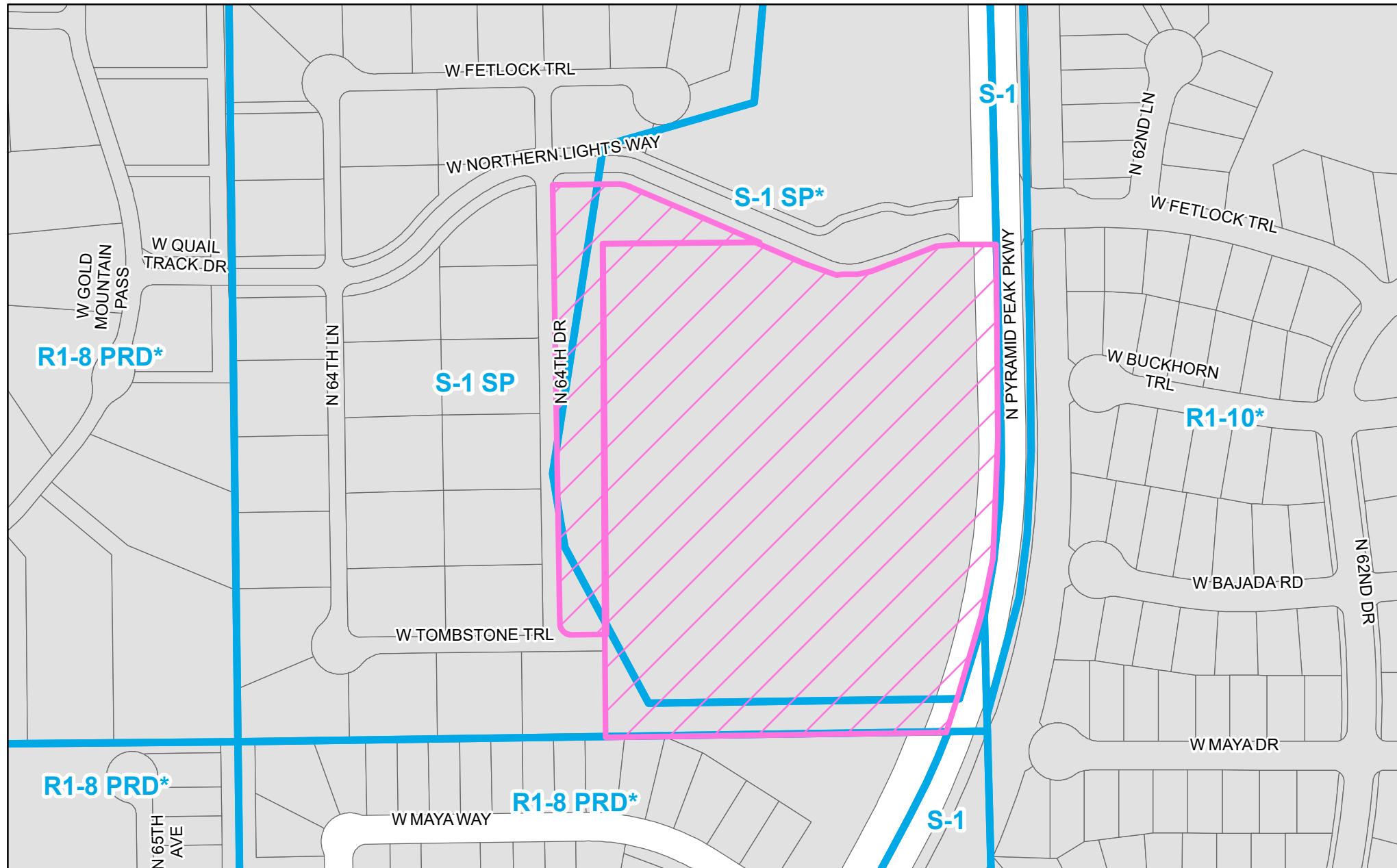
| | | | |
|---|----------------------------|--|-------------------------|
| APPLICANT'S NAME: Planning Commission | | REQUESTED CHANGE: S-1 SP (41.13 ac), S-1 (0.92 ac). R1-10 (0.15 ac) [App. R1-8 PRD SP] | |
| APPLICATION NO. 131-04 | DATE: 10-21-2004 | FROM: R1-8 PRD | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 42.20 Acres | | REVISION DATES: 5-10-2005 | TO: R1-8 PRD |
| MULTIPLES PERMITTED | | AERIAL PHOTO & QUARTER SEC. NO. Q49-13 | ZONING MAP P4 |
| R1-8 PRD SP | | CONVENTIONAL OPTION | |
| R1-8 PRD | | * UNITS P.R.D. OPTION | |
| | | 169 | 190 |
| | | 169 | 190 |

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



PHO-1-25-Z-131-04-1

Property Location: Southwest corner of Pyramid Peak Parkway and Northern Lights Way



PHO-1-25-Z-131-04-1

Property Location: Southwest corner of Pyramid Peak Parkway and Northern Lights Way

CONCEPTUAL SITE PLAN

GOLD MOUNTAIN PRESERVE

0JAN25
19.2025

5 Espíritu Logística

CITY OF PHOENIX

JAN 27 2025

Planning & Development Department

Hearing Date: March 19, 2025 10JAN25

FETLOC

VICINITY

SINGLE-FAMILY RESIDENTIAL SUBDIVISION

201-07-001C,
201-07-001E

13.88 ac
13.58 ac
31
22

: 10' MIN.
15' AVG

R (1-STORY)
R (2-STORY)
E (1-STORY)
E (2-STORY)

SIZE: 80 x 150 TYP.

SETBACKS (MIN.): 10' FRONT; 10' REAR
(35' COMBINED FRONT AND REAR)
10' STREET SIDE
13' SIDE TOTAL
(3' MIN., UNLESS O')

COVERAGE: 50%

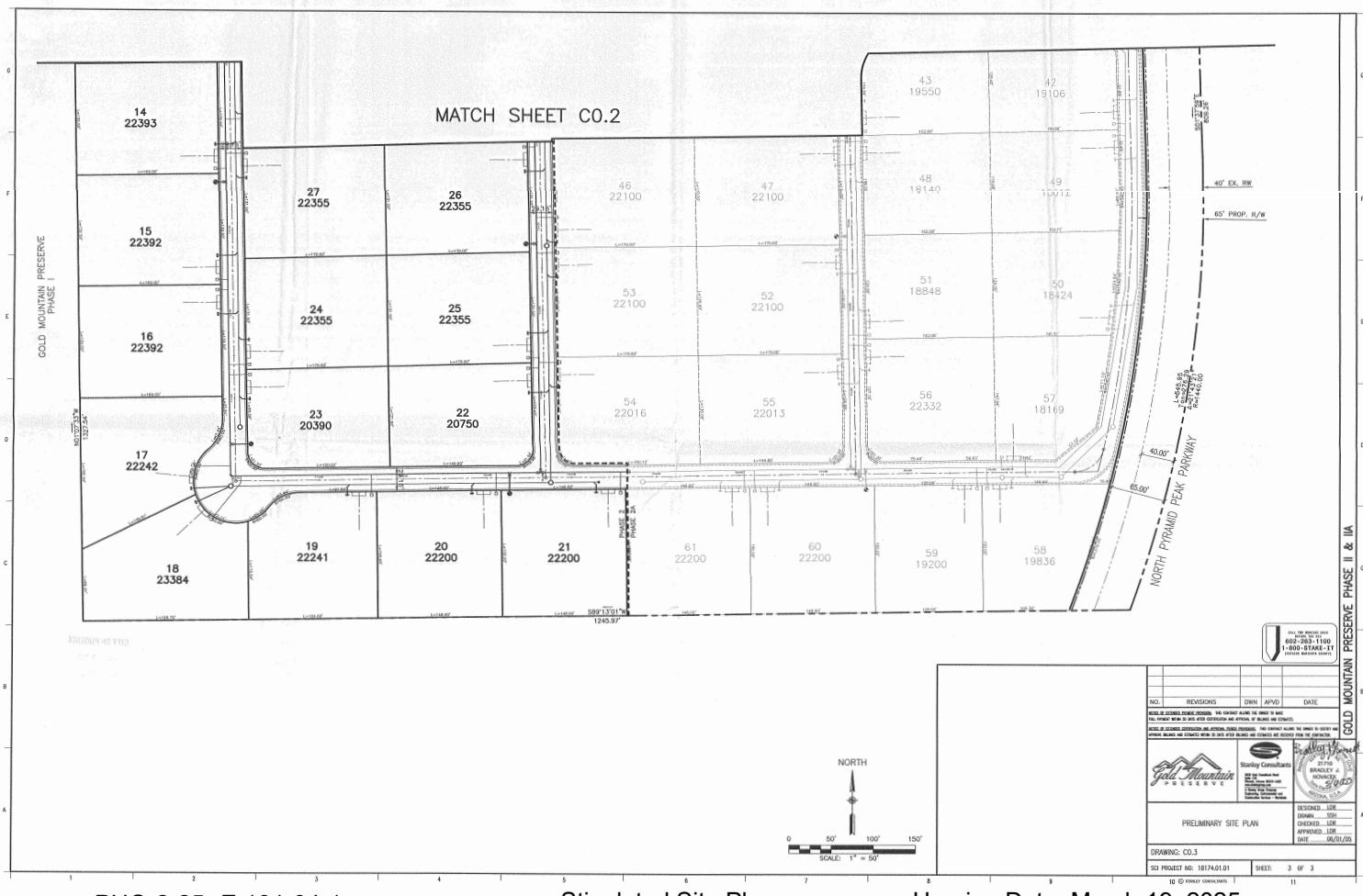
ING HEIGHT: 2 STORIES AND 30'

PYRAMID PEAK PARKWAY

HO-2-25--Z-131-04-1

Proposed Conceptual Site Plan

Hearing Date: March 19, 2025





155830

March 16, 2005

SCANNED

The Phoenix City Council convened in recessed session on Wednesday, March 16, 2005, at 5:00 p.m. in the Council Chambers.

ROLL CALL

Present: Council Members Peggy A. Bilsten (arrived late), Doug Lingner, Claude Mattox, Peggy Neely, Dave Siebert, Greg Stanton, Vice Mayor Michael Johnson and Mayor Phil Gordon
Absent: Council Member Tom Simplot
Also
Present: Acting City Manager Alton Washington, Acting City Attorney Margaret Wilson, Acting City Clerk Gary Minton and Senior Executive Assistant David Richert

The minutes of this meeting were submitted to Mr. Stanton for review.

CONTINUANCES AND WITHDRAWALS

Mr. Richert advised items 1 and 2 could be heard together and were recommended for continuance.

MOTION was made by Mr. Mattox, SECONDED by Mr. Siebert, that Item 1 be continued to June 15, 2005 at 5:00 p.m. and Item 2 be continued to April 6, 2005 at 3:00 p.m., per the agenda recommendation. MOTION CARRIED UNANIMOUSLY.

| <u>ITEM 1</u> | <u>DISTRICT 1</u> | <u>APPROXIMATELY 1,350 FEET NORTH OF NORTHWEST CORNER OF 63RD AVENUE AND JOMAX ROAD APPLICANT: PLANNING COMMISSION OWNER: VARIOUS REPRESENTATIVE: PLANNING DEPARTMENT</u> |
|---------------|-------------------|---|
|---------------|-------------------|---|

Application: Z-131-04-1 – Continued from November 17, 2004 – To be continued to June 15, 2005
From: S1-SP, S-1, R1-10 PRD (Approved R1-8 PRD SP)
To: R1-8 PRD

March 16, 2005

Acreage: 42.20
Location: Approximately 1,350 feet north of the northwest corner of 63rd Avenue and Jomax Road
Proposal: Single-Family Residential
Staff: Deny as filed and approval of 19.08 acres of R1-18 PRD with stipulations.
VPC Action: Deer Valley did not review
PC Action: November 10, 2004. – Recommendation would be verbal

SCANNED

ITEM 2

DISTRICT 2

SOUTHWEST CORNER OF
MAYO BOULEVARD
(ALIGNMENT) AND TATUM
BOULEVARD
APPLICANT: CITY OF
PHOENIX PLANNING
COMMISSION
OWNER: ARIZONA STATE
LAND DEPARTMENT

Application: Desert Ridge Specific Plan Amendment – To be continued to April 6, 2005 Formal
Acreage: 102 +/-
Location: Southwest corner of Mayo Boulevard (alignment) and Tatum Boulevard
Proposal: Amend the permitted uses allowed in Parcel 9.1 to include the following additional uses:
1. Commerce Park uses as indicated in Section 626 of the Zoning Ordinance including the following options:
a. Research Park Option
b. Business Park Option
2. Automobile related uses pursuant to Section 647.A.2.e, Special Permits of the Zoning Ordinance
3. Public assembly uses pursuant to Section 647.A.1.i, Special Permits of the Zoning Ordinance
Staff: Approved
VPC Action: Desert View – March 1, 2005 – Denied. Vote 6-3
PC Action: March 9, 2005 – Recommendation would be verbal

9.1 – Development Parcel 9.1
Size: 102 acres

Application #: Z-131-04-1 (Continued from 3/9/2005)
From: S-1 SP (Approved R1-8 PRD SP), S-1 (Approved R1-8
PRD SP), R1-10 (Approved R1-8 PRD SP)
To: R1-8 (PRD)
Acreage: 42.20
Location: Approximately 1,350 feet north of northwest corner of 63rd
Avenue and Jomax Road
Proposal: Single-Family Residential
Applicant: City of Phoenix Planning Commission
Owner: Various
Representative: S. Heinrich/Phoenix Planning Department

Ms. Michelle Dodds presented application Z-131-04-1, a request for R1-8 zoning
approximately 1,350 feet north of the northwest corner of 63rd Avenue and Jomax
Road.

The Deer Valley Village Planning Committee did not review the request as it was less
dense than the original case they heard for R18.

Staff supported the request, subject to the stipulations in the addendum. There was no
known opposition and the request may be considered for inclusion on the consent
agenda.

* * * *

STIPULATIONS:

1. That Phase II shall vest and the Special Permit shall be removed upon submittal to the Planning Department of documentation that mining and landfill operations have ceased.
2. That development shall be in general conformance to the site plan date stamped May 9, 2005 with specific regard to the density, lot size and open space, as approved or modified by the Development Services Department.
3. That Phase I of the development shall include lots 1 through 35 and shall include dedication of the private street connection to north Pyramid Peak Parkway as shown on the plan. Construction of the private street connection and dedication of right-of-way to north Pyramid Peak Parkway are not required under Phase I.
4. That Phase II shall consist of the remainder of the lots (exclusive of Phase I) and shall include dedication and improvements for north Pyramid Peak Parkway for the full length of the property or as approved by the Development Services Department. The private street connection to north Pyramid Peak Parkway shall be constructed with Phase II.

5. That, prior to final site plan approval, the property owner shall record documents that disclose to purchasers of the property within the development(s) the existence (or prior existence) and operational characteristics of the landfill and any environmental impacts of the landfill and the existence and any operational characteristics of the Glendale Water Treatment Plant. The form and content of such documents shall be reviewed and approved by the City Attorney.
6. That right-of-way totaling 65 feet as measured from the centerline shall be dedicated for the west half of Pyramid Peak Parkway per stipulation 3, as approved or modified by the Development Services Department.
7. That 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 Development Services Department per stipulations 3 and 4. All improvements shall comply with all ADA accessibility standards.
8. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.

Application #: Z-131-04-1
From: S-1-SP, S-1, R1-10 PRD (Approved R1-8 PR SP)
To: R1-8 (PRD)
Acreage: 42.20
Location: Approximately 1350 feet north of northwest corner of
63rd Avenue & Jomax Road
Proposal: Single-Family Residential
Applicant: Phoenix Planning Commission
Owner: Bailey F. & Darlene L. Sanner, Gold Mountain Preserve,
LLC.
Representative: Phoenix Planning Dept./S. Heinrich

SCANNED

Ms. Dodds presented Application Z-131-04-1, a request for R1-8 PRD near 63rd Avenue and Jomax Road. Staff recommended a continuance without fee to the March 9, 2005 Planning Commission hearing in order to clarify issues regarding the case.

Mr. Keuth made a MOTION on Application Z-131-04-1 to continue without fee to the March 9, 2005 Planning Commission hearing.

Mr. Amery SECONDED.

There being no further discussion, Chairman Frank called for a vote and the MOTION PASSED 7-0.

* * * *

Deer Valley

VILLAGE PLANNING COMMITTEE



SCANNED

Village Planning Committee Recommendation

Z-131-04-1

| | |
|-----------------|---|
| Date of Meeting | November 10, 2004 |
| Request | From R-2 PCD (non-residential development) To R-2 PCD (residential) |
| Proposed Use | Single-family residential, attached |
| Location | South of the southeast corner of South Marketplace Way and Chandler |
| Recommendation | Approve with stipulations |
| Vote | 3-10 |

Z-130-03-6 is a request for a major amendment to the General Plan of Development for the Foothills at South Mountain Planned Community District (PCD) to allow residential development. The subject site is zoned PCD, approved for R-2. However, the General Plan of Development indicates non-residential development and no dwelling units were assigned to this parcel.

The General Plan Land Use Map indicates Residential 2 to 3.5 du/acre. The 31 units proposed for this development equals 5 du/acre. However, it's important to note that a General Plan Amendment is not required because the site is less than 10 gross acres; this exception is described in the General Plan Text, under the Land Use Element, Goal 11.

The applicant has presented this project to the Ahwatukee Foothills Village Planning Committee (AFVPC) twice before (for information only). The first time, at the 9/22/03 meeting, nearly 50 units were proposed. The applicant revised the site plan based on comments from that meeting and returned to the AFVPC on 10/25/03. At that meeting, the committee asked for additional information on the perimeter fence and elevation changes between the park and the proposal.

This project proposes:

1. 31 units total; 17 two-story units (27-ft bldg. height) and 14 one-story units (19-ft bldg. height);
2. Each building contains several units; the units at the ends are single story and the two-story units are in the middle;
3. The perimeter fence adjacent to the park site is a combination retaining wall and view fence; and
4. A private street built to city standards is adjacent to most of the park boundary.

NOTE: A variance/use permit request is being process under ZA-483-03 for 1) a use permit to allow a 6-foot retaining wall where 3-foot 4-inches is the maximum allowed, and 2) a variance to delete the requirement for a perimeter street adjacent to an existing or planned city park. Therequest has been continued to 1/8/04, having been continued from 10/21/03.

Questions were asked about the perimeter fence adjacent to the park. The applicant provided a site section and detail of the park view fence/retaining wall to provide the committee with additional information on the perimeter fence adjacent to the park. Several committee members commended the applicant on the revised site plan and felt the project was a huge improvement over the earlier plan. However, a majority of the VPC expressed concerns with:

- A. The height of the retaining wall near the ball fields and the potential for defacement and/or graffiti.
- B. The pressure exerted on overburdened schools from the additional dwellings and increased population.
- C. The project is too big for the site and doesn't address the human scale
- D. Drainage
- E. Traffic

Ahwatukee resident Dick Meitz was surprised to learn that it the subject parcel was privately owned. He believed the site to be an uncompleted portion of the existing park. He thinks other residents believe this too and will be shocked if this parcel develops residentially. Other residents in attendance expressed concern with increased traffic, traffic conflicts from just one entrance/exit into the subdivision, increased population, overburdened schools, and felt the product was inappropriate for this neighborhood.

A motion to approve with staff stipulations was made by Doug Cole and seconded by Mel Hannah; the motion failed by a vote of 3-10. The committee discussed the need and merit of a second motion (to deny) but felt it unnecessary and possibly confusing (a YES vote means NO).