




**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**To:** Mario Paniagua  
Deputy City Manager

**Date:** August 26, 2019

**From:** Alan Stephenson   
Planning and Development Director

**Subject:** ADDITIONAL INFORMATION ON ITEM 158 - AMEND CITY CODE -  
ORDINANCE ADOPTION - REZONING APPLICATION - PHO-2-19--Z-33-07-5  
- APPROXIMATELY 293 FEET SOUTH OF THE SOUTHEAST CORNER OF  
99<sup>TH</sup> AVENUE AND CAMELBACK ROAD (ORDINANCE G-) ON THE AUGUST  
28 FORMAL AGENDA

Item 158, Planning Hearing Officer Application PHO-2-19--Z-33-07-5, is a request to modify stipulations of entitlement for a 28.92-acre site located approximately 293 feet south of the southeast corner of 99th Avenue and Camelback Road.

At the hearing on July 17, 2019, the Planning Hearing Officer (PHO) denied the request as filed and approved it with modifications and an additional stipulation. As stipulated, the site is required to develop in general conformance to a site plan date stamped May 31, 2019 (Attachment A, 2 pages). This site plan breaks the site up into three Development Areas - A, B and C. The bulk of the site is comprised of Development A and is proposed for multi-family residential development.

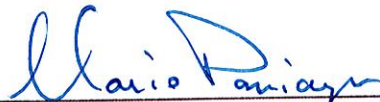
There are no current development plans for Development Areas B and C. Stipulation No. 3 requires the applicant to submit a site plan and elevations for review by the PHO prior to development commencing on these portions of the site. As approved by the PHO, this review would only be administrative and would evaluate the proposal for compatibility with the proposed residential development in Development Area A.

Because of ongoing discussions with the Council District 5 Office, the applicant has agreed to further amend Stipulation No. 3 to require a legislative review for future site plan and elevations on Development Areas B and C should these areas develop with a land use other than the residential development proposed on Development Area A. Legislative review requires a public hearing process and may include a Village Planning Committee meeting, a Planning Hearing Officer hearing, a Planning Commission hearing to review potential appeals, and requires City Council approval.

Staff recommends the following modification be made to the PHO recommendation in Stipulation No. 3, as shown in **BOLD**:

- 3) ~~That the s~~Site plans and elevations for DEVELOPMENT AREA B (A PORTION OF THE C-2 HGT/WVR PARCEL) AND DEVELOPMENT AREA C (A PORTION OF THE C-2 HR PARCEL), AS DEPICTED ON THE SITE PLAN DATE STAMPED MAY 31, 2019, ~~the C2/HR parcel and retail pads shall be~~ administratively approved by the Planning Hearing Officer (PHO) prior to preliminary site plan approval, **FOR THE EXPANSION OF THE RESIDENTIAL USE PROPOSED IN DEVELOPMENT AREA A.** THE REVIEW SHALL EVALUATE COMPATIBILITY WITH THE RESIDENTIAL DEVELOPMENT SITE PLAN AND ELEVATIONS. THIS REVIEW IS FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- a. **SHOULD DEVELOPMENT AREA B AND/OR DEVELOPMENT AREA C DEVELOP WITH A USE OTHER THAN THE EXPANSION OF THE RESIDENTIAL USE PROPOSED IN DEVELOPMENT AREA A, AS DEPICTED ON THE SITE PLAN DATE STAMPED MAY 31, 2019, THEN THE SITE PLAN AND ELEVATIONS FOR DEVELOPMENT AREAS B AND C SHALL BE REVIEWED AND APPROVED THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS WILL BE DETERMINED BY THE PLANNING HEARING OFFICER AND PLANNING AND DEVELOPMENT DEPARTMENT.**

Approved: \_\_\_\_\_



Mario Paniagua, Deputy City Manager

Attachment A: Site Plan date stamped May 31, 2019 (2 pages)



