

Attachment E

REPORT OF PLANNING COMMISSION ACTION November 4, 2021

ITEM NO: 9	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-25-20-4 (Phoenix Children's Hospital PUD) (Companion Case GPA-EN-1-20-4)
Location:	Southwest corner of the SR-51 Freeway and Thomas Road
From:	R-3 RI, R-5 RI, P-1, C-O, C-O/G-O, C-2 SP, C-2 HGT/WVR, C-2 H-R, C-2 H-R SP, and C-2 H-R (Approved C-2 H-R SP)
To:	PUD
Acreage:	42.65
Proposal:	Planned Unit Development to allow a medical campus
Applicant:	Phoenix Children's Hospital
Owner:	Phoenix Children's Hospital, et al.
Representative:	Taylor Earl, Earl & Curley, P.C.

ACTIONS:

Staff Recommendation: Approval, subject to stipulations.

Village Planning Committee (VPC) Recommendation:

Encanto 9/13/2021 Information only.

Encanto 11/1/2021 Approval, per the staff recommendation. Vote 12-0.

Planning Commission Recommendation: Approval, per the Encanto Village Planning Committee recommendation, with an additional stipulation.

Motion Discussion: N/A

Motion details: Commissioner Howard made a MOTION to approve Z-25-20-4, per the Encanto Village Planning Committee recommendation, with the additional stipulation as read into the record.

Maker: Howard
Second: Johnson
Vote: 7-0
Absent: Gorraiz and McCabe
Opposition Present: No

Findings:

1. The request is consistent with the General Plan Land Use Map designation of Public/Quasi-Public, pending the Companion General Plan Amendment GPA-EN-1-20.
2. The development narrative provides a unified regulatory framework for the entire campus that addresses design, intensity, multi-modal connectivity, and compatibility with the surrounding neighborhoods and businesses.

3. The development narrative provides enhanced design standards, landscape standards, and streetscape standards that will promote high-quality development in the expansion of this major healthcare campus.

Stipulations:

1. An updated Development Narrative for Phoenix Children's Hospital 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 October 13, 2021, as modified by the following stipulations:
 - a. Page 5: Table of Contents: Change the font color to black.
 - b. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks: Add the following text "In the case of inconsistencies, the larger setback provision shall apply."
 - c. Page 15: Table 2.2: Landscape Standards Table, b. Perimeter Landscape Setbacks, Exhibit 6 Landscape 6 Inset: Modify the legend in the replace "Landscape Setbacks Perimeter (Not adjacent to a street)" with "Landscape Setbacks not adjacent to a public street".
 - d. Page 15: Table 2.2: Landscape Standards Table, d. Parking Lot Areas and Structured Parking: Add a row titled "Surface Parking Shade" with the following standard "All new surface parking areas after the adoption of the PUD will be shaded to 25% by vegetative shade."
 - e. Page 41: Design Guidelines, h. Fences and Walls: Delete No. 1 "Shall comply with the City of Phoenix Zoning Ordinance, Section 703" and renumber the subsequent guidelines.
 - f. Page 54: Exhibit 6: Modify the legend in the replace "Landscape Setbacks Perimeter (Not adjacent to a street)" with "Landscape Setbacks not adjacent to a public street".
2. The developer shall retain the bus stop pad along eastbound Thomas Road east of the 18th Street Alignment. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of Thomas Road and the 18th Street alignment according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.
3. The developer shall retain the bus stop pad along eastbound Thomas Road east of Children's Way. If relocation is necessary, the bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 12 feet. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity.
4. The applicant shall submit a Traffic Impact Study/Statement to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.

5. 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.
6. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor 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. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
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. 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.
10. 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.
11. 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.
12. **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.**

This publication can be made available in alternate format upon request. Please contact Angie Holdsworth at (602) 495-5622, TTY use 7-1-1.