

ATTACHMENT D

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



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

Date: November 14, 2024

From: Joshua Bednarek

Planning & Development Department Director

Subject: P.H.O. APPLICATION NO. PHO-2-24--Z-58-19-7 – 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 **December 18, 2024**.
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 **November 21, 2024**.

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 (Michael Pierce)
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 (Ben Ernyei, 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 (Sam Rogers, South Mountain Village)
Village Planning Committee Chair (Trent Marchuk, South Mountain Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-2-24--Z-58-19-7

Council District: 7

Request For: Stipulation Modification

Reason for Request: Request to modify Stipulation 2 regarding streetlighting along Pueblo Avenue; Request to modify Stipulation 6 regarding undergrounding and relocation of existing irrigation facilities.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Chicanos Por La Causa	Owner	1008 East Buckeye Road Unit 115, Phoenix AZ, 85034	6022570700		prince.twumasi@cplc.org
Prince Twumasi	Representative	1008 East Buckeye Road Unit 115, Phoenix AZ, 85034	4807441552		prince.twumasi@cplc.org
Chicanos Por La Causa Inc.	Applicant	1008 East Buckeye Road Unit 115, Phoenix AZ, 85034	6022570700		prince.twumasi@cplc.org

Property Location: Northeast corner of 6th Avenue and Broadway Road

Acreage: 10.9

Geographic Information

Zoning Map	APN	Quarter Section
E8	113-07-120C	Q5-27
Village:		
South Mountain		

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		PHO (1-2 stipulations)

Chicanos Por La Causa (CPLC) is currently constructing a new multifamily apartment complex consisting of 161 units on 4.2 acres of vacant land between 6th and Central Avenue on Broadway Road. This project constitutes Phase I of the PUD. The original PUD area, consisting of 10.90 gross acres is shown outlined in red below.



The site was part of a 2022 PHO case (PHO 1-22-Z-58-19-7) and was subject to a stipulation that required the developer to complete necessary dedications and land transfers in relation to the existing irrigation facilities prior to obtaining plat and/or civil plan review approval. In 2023 Council approved an amendment to that stipulation changing the requirement of necessary land transfer dedications to be completed before Certificate of Occupancy (PHO 1-22-Z-58-19-7).

6. Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval. A CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.

CPLC is requesting an adjustment to stipulation #6 of the approved PHO case (PHO 1-22-Z-58-19-7) as approved by Ordinance G-6988 to read as follows:

6. WITHIN SIX MONTHS OF SRP AND THE BUREAU OF RECLAMATION GRANTING APPROVAL TO RELOCATE THE CANAL EASEMENT AND ISSUING OFFICIAL NOTICE TO PROCEED TO CPLC, Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. ~~Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities.~~ Relocations that require additional dedications or

~~land transfer require completion prior to obtaining plat and/or civil plan review approval~~
~~CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.~~

Rationale:

The intent of this language is to ensure that the city right-of-way is protected, and the future irrigation easement is not overlapping. The relocation of the irrigation facilities is scheduled to be done during Phase II of the Development and after Phase I has obtained Certificate of Occupancy and after SRP has issued official Notice to Proceed to CPLC for the irrigation underground work to take place. The permitted civil plans and SRP irrigation plans have been designed to ensure the two land rights do not conflict per the approved civil plan. SRP and the Bureau of Reclamation are still processing approval of the easement relocation with CPLC's assistance. The CPLC development team has been in communication with the city and has proposed alternate routes for access to the Phase I site that do not involve crossing the canal, so the Phase I Development can meet all the criteria required for a Certificate of Occupancy.

CPLC also requests an adjustment to stipulation #2.

2. The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the "out parcel" (APN 113-05-045). If the developer is unable to procure the "out parcel" for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for one combined access point for emergency and refuse collection only at the eastern limits of the property, as determined by Planning and Development and Street Transportation Departments.

CPLC is requesting an adjustment to stipulation #2 of the approved PHO case (PHO 1-22-Z-58-19-7) as approved by Ordinance G-6988 to read as follows:

2. The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the "out parcel" (APN 113-05-045). If the developer is unable to procure the "out parcel" for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for one combined access point for emergency and refuse collection only at the eastern limits of the property, as determined by Planning and Development and Street Transportation Departments. THE STREETLIGHTING ALONG PUEBLO AVENUE WILL BE COMPLETED AS PART OF THE PHASE II DEVELOPMENT THEREFORE, NOT REQUIRED TO BE COMPLETED TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR PHASE I OF THE DEVELOPMENT.

Rationale:

This proposal is a clarification that the streetlighting will be fully completed during the Construction of Phase II where it is needed. The intent of this change is to allow CPLC to obtain a certificate of occupancy for Phase I of the development where street light poles are existing and adequately lighting pueblo avenue for phase I of the development. When the work for Phase I is completed per approved plans, CPLC will design, permit, and install the required streetlighting work during Phase II of the Development.

CPLC's development team believes these changes retain the intent of the original stipulations while allowing CPLC to develop the site per schedule.

Sincerely,

Prince Twumasi
Real Estate Operations, Planner
Chicanos Por La Causa, Inc. Real Estate Operations
1008 East Buckeye Rd. Phoenix AZ 85034



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

June 14, 2022

Prince Twumasi
1112 East Buckeye Road
Phoenix, AZ 85034

RE: PHO-1-22—Z-58-19-7 – Northeast corner of 6th Avenue and Broadway Road

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on May 25, 2022, approved Zoning Ordinance # G-6988.

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

Sincerely,

Adam Stranieri
Planner III

Attachment: Signed Ordinance

c: Chicanos Por La Causa
Bradley Wylam, PDD-Planning (Electronically)
Joshua Bednarek, PDD-Development (Electronically)
Greg Gonzales, NSD (Electronically)
Sina Matthes, City Council (Electronically)
Tony Motola, Mayor's Office (Electronically)

Book
Case File

ORDINANCE G-6988

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE
TO REZONING APPLICATION Z-58-19-7 PREVIOUSLY
APPROVED BY ORDINANCE G-6716.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

SECTION 1. The zoning stipulations applicable to the property located at
the northeast corner of 6th Avenue and Broadway Road in a portion of Section 20,
Township 1 North, Range 3 East, as described more specifically in Attachment "A", are
hereby modified to read as set forth below.

STIPULATIONS:

1. An updated Development Narrative for the Broadway and Central PUD
reflecting the changes approved through this request shall be submitted to the
Planning Department within 14 days of City Council approval of this request.
The updated Development Narrative shall be consistent with Development
Narrative date stamped April 24, 2020 as modified by the following stipulations.
 - a. Page 1:
 - 1) Add "Hearing Draft: April 24, 2020"
 - 2) Add "City Council adopted: [Insert Adoption date]"
 - b. Page 7:

- 1) Replace text with the following: Where buildings are adjacent to a pedestrian accessway, a frontage type shall be required. If frontage does not contain an entrance, units adjacent to a pedestrian accessway shall be designed with windows and/or balconies overlooking the accessway.

c. Pages 6 and 7:

- 1) Add the following text in Section 1304 General Site Development Standards: The western most paseo may deviate from the 3rd Avenue alignment up to 175 feet if the deviation is marked by pedestrian oriented wayfinding; the southern most connection to Broadway Road shall be constructed after the SRP facility is buried and easements issues resolved, no later than the development of the townhomes depicted on Exhibit E.

d. Page 8:

- 1) Replace text in Section 1309 Landscape Standards, 6th Avenue and Pueblo Avenue frontage, with the following: Shall be planted with large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings installed between the sidewalk and the buildings. The trees allowed in the planting area may be adjusted or removed based on input from SRP or the Water Services Department.
- 2) Replace text in Section 1309 Landscape Standards, Broadway Road, with the following: The sidewalk and tree diagram contained in Exhibit C of this PUD shall apply. Planting details are provided in Section 1312 character areas of this table. The trees allowed in the planting area may be adjusted based on input from SRP or the Water Services Department; however, the requirement for trees shall not be removed.

e. Replace Exhibit E with the Site Plan date stamped May 21, 2020.

Mod 2.

The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the "out parcel" (APN 113-05-045). If the developer is unable to procure the "out parcel" for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for one combined access point for emergency and refuse collection only at the eastern limits of the property, as determined by Planning and Development and Street Transportation Departments.

3. The developer shall dedicate 25 feet of right-of-way for the south half of Pueblo Avenue, as approved by the Planning and Development Department.
4. The developer shall dedicate a 14-foot Sidewalk Easement along Broadway Road, for the entire length of the development, to accommodate a detached sidewalk and shade trees adjacent to the sidewalk, as approved by the Planning and Development and Street Transportation Departments.
5. The developer shall dedicate 5 feet of right-of-way for the east half of 6th Avenue, as approved by the Street Transportation Department.

Mod

6. Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval A CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.
7. The developer shall provide enhanced internal pedestrian circulation with a primary access point at the intersection of 6th Avenue and Broadway Road. The access point shall be enhanced with a minimum 700 square foot landscaped area planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover and a bollard light path or lighted art element visible from the perimeter of the site. The above shall be approved by the Planning and Development Department.
8. 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.
9. 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. Contact Mr. Matthew Wilson, Traffic Engineer III, (602) 262-7580, to set up a meeting to discuss the requirements of the statement/study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
10. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

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.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-6716 this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-6716 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

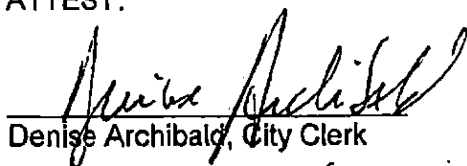
SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 25th day of May, 2022.



MAYOR

ATTEST:


Denise Archibald, City Clerk

06.03.2022



APPROVED AS TO FORM:
Cris Meyer, City Attorney

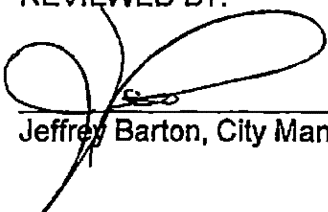
By: 

Type text here

Acting Chief Counsel

Pml

REVIEWED BY:


Jeffrey Barton, City Manager

Exhibits:

A - Legal Description (2 Pages)

B - Ordinance Location Map (1 Page)

PML:elf:LF22-0458:5-25-2022:2320627_1.docx

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-22--Z-58-19-7

PARCEL NO. 1: 113-07-120A:

A part of the Southwest quarter of Section 20, Township 1 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at an iron pipe on the South line of said Section 20, a distance of 959.4 feet West of the intersection of said Section line with the center of Central A venue, being at the Southeast corner of the tract and identical with the Southwest corner of the Pasely Tract, running;

THENCE North 454.6 feet to a point identical to the Northwest corner of Rosas Tract;

THENCE West on a straight line continuing the course of the North line of the Rosas Tract, 576 feet;

THENCE South 454 feet to a point on the South line of said Section;

THENCE East on the Section line 576 feet to the POINT OF BEGINNING.

PARCEL NO. 2: 113-05-044:

That part of the Southwest quarter of Section 20, Township 1 North, Range 3 East of the Gila River and Salt River Base and Meridian, described as follows:

BEGINNING at a point on the South line of said Section, distant 1535.4 feet West of the point of intersection of said Section line with the center line of Central A venue, said point being identical with the Southwest corner of the A.J. Crawford Tract;

Thence North along said West line of the A.J. Crawford Tract, 150 feet;

Thence South 89 degrees 44 minutes West parallel to the South line of Pueblo A venue, as shown on map of Central Gardens, recorded in Book 31 of Maps, page 3, records of Maricopa County, Arizona, 182.6 feet;

Thence North parallel to the West line of the A.J. Crawford Tract 298 feet to the South line of said Pueblo Avenue;

Thence South 89 degrees 44 minutes west along the South line of Pueblo Avenue, a distance of 400 feet to a stone being the Northwest corner of tract of land herein described;

Thence South 5 degrees 35 minutes East 448 feet to a point on the South line of said Section;

Thence East along the South line of said Section 544.6 feet to the Point of Beginning,

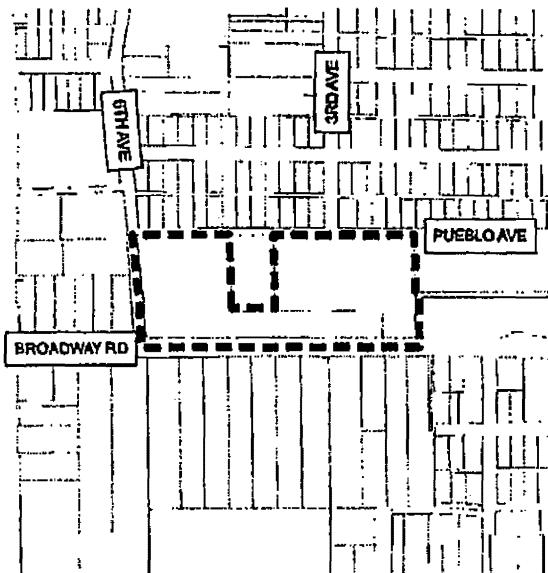
EXCEPT that portion conveyed to the City of Phoenix in deed recorded in Docket 7998, page 223.

ORDINANCE LOCATION MAP

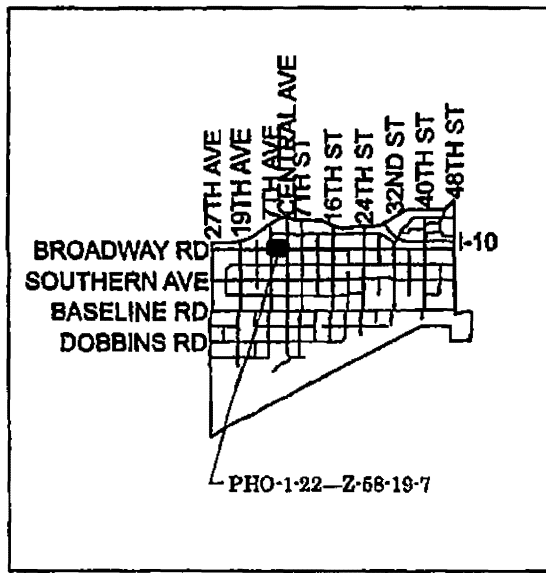
EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: ■■■■■

Zoning Case Number: PHO-1-22-Z-68-19-7
Zoning Overlay: Rio Salado Interim Overlay District
Planning Village: South Mountain



0 235 470 940 Feet

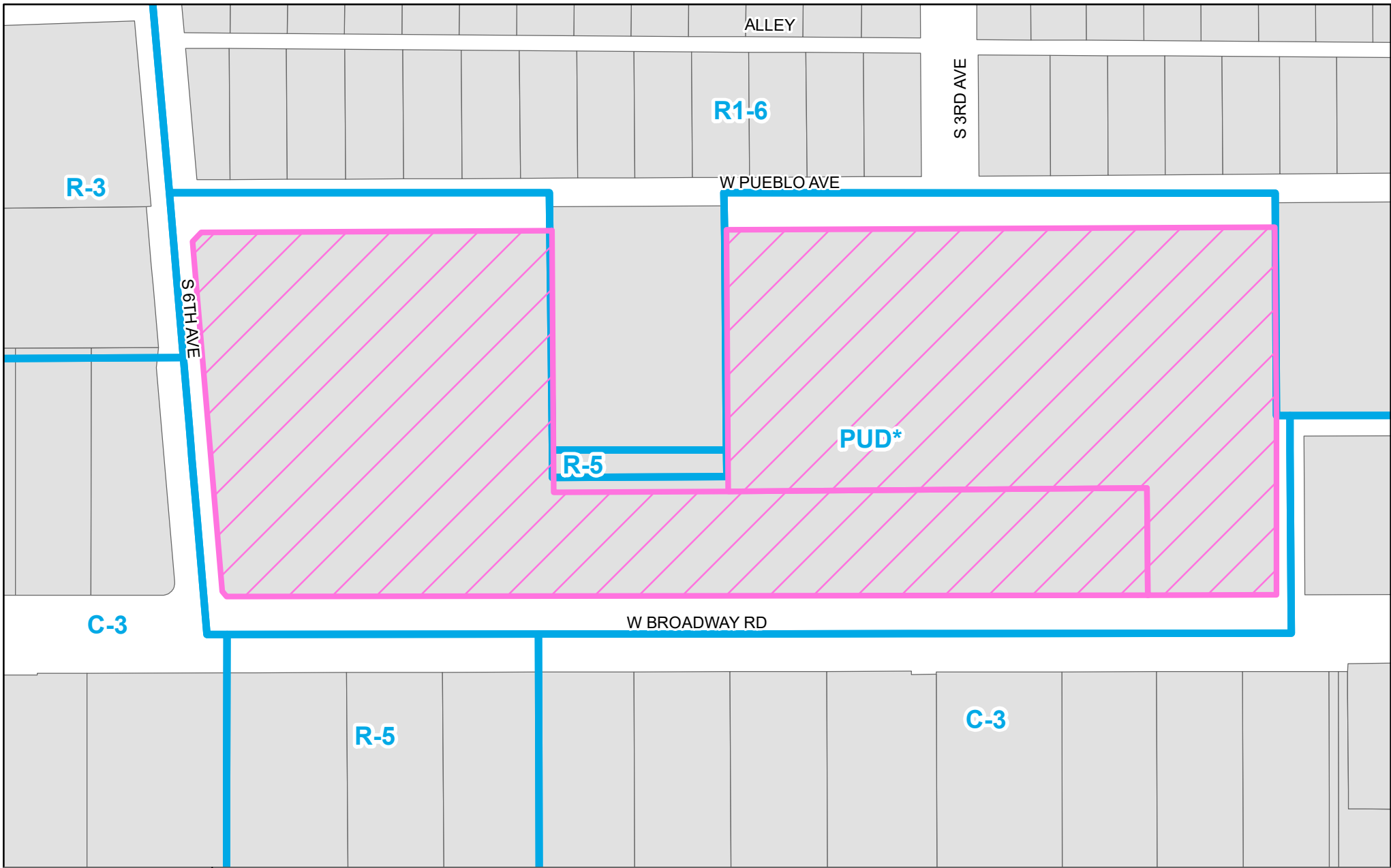


NOT TO SCALE



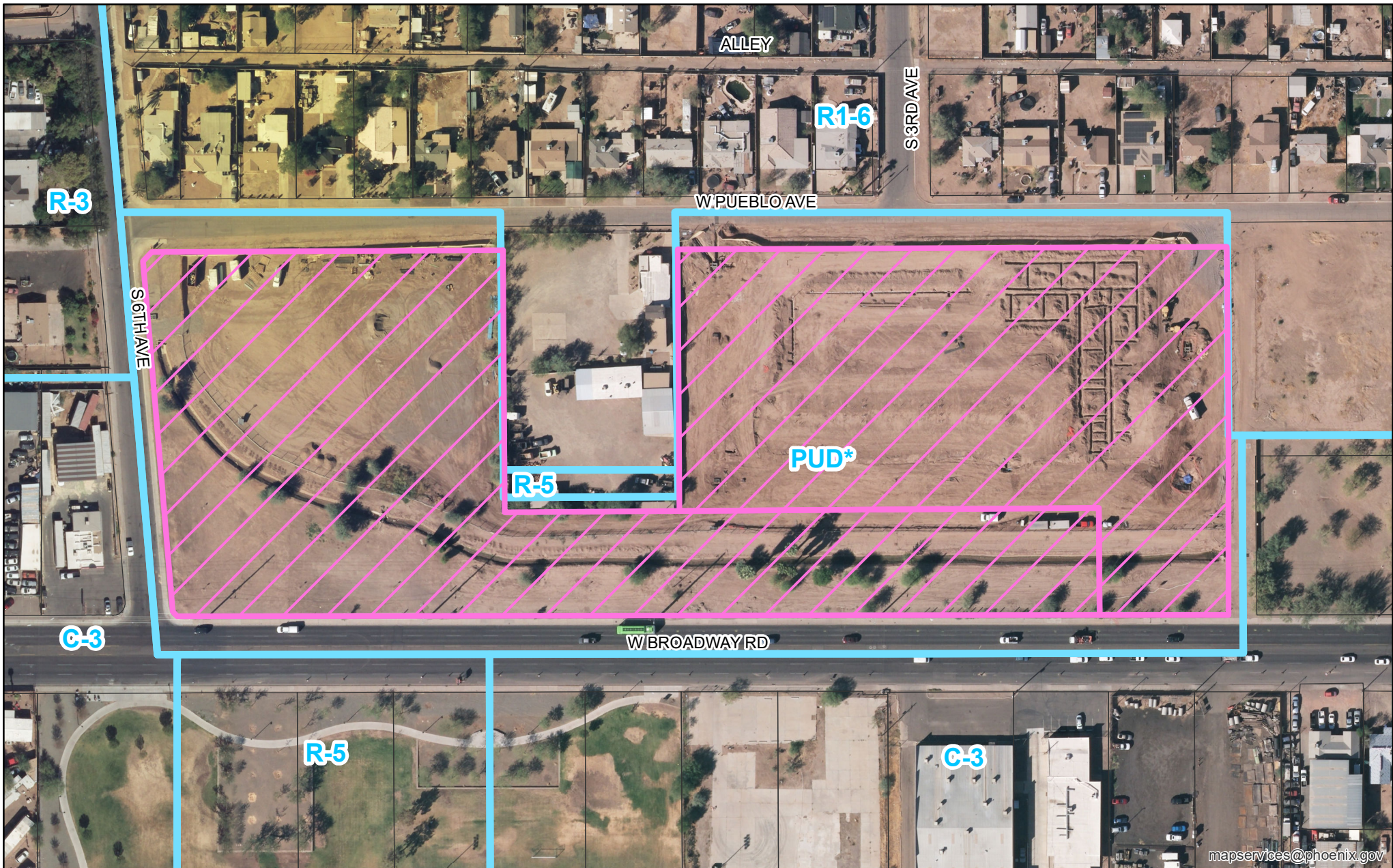
Drawn Date: 4/25/2022

\\net\pdd\Shared\Department Share\Information Systems\PL GIS\GIS_Team\GIS_Functions\Zoning\SuppMaps_Ord\Map\2022 Ord\3-23-22\PHO-1-22-Z-68-19-7.mxd



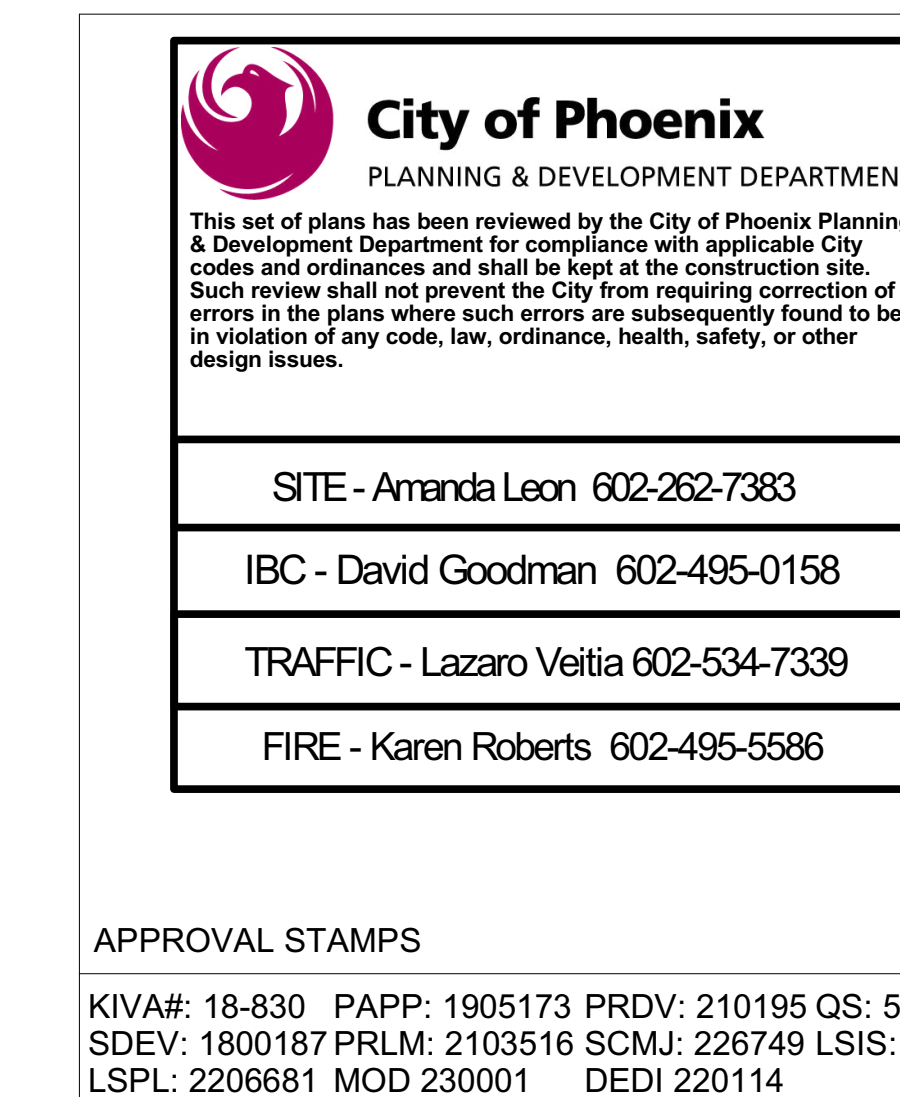
PHO-2-24--Z-58-19-7

Property Location: Northeast corner of 6th Avenue and Broadway Road



PHO-2-24--Z-58-19-7

Property Location: Northeast corner of 6th Avenue and Broadway Road



APPROVAL STAMPS

KIVA#: 18-830 PAPP: 1905173 PRDV: 210195 QS: 5-21
SDEV: 1800187 PRLM: 2103516 SCMJ: 226749 LSIS: 220447
LSPJ: 2206681 MOD 230001 DEDI 220114

A001

GLAZING CALCS

NORTH SIDE FACADE		
	GROUND FLOOR	SECOND FLOOR
FAÇADE AREA	2148.98 SF	3125.63 SF
GLAZING AREA	732.78 SF	812.26 SF
% GLAZING	34%	26%

EAST SIDE FACADE		
	GROUND FLOOR	SECOND FLOOR
FAÇADE AREA	1008.39 SF	2279.93 SF
GLAZING AREA	392.63 SF	321.29 SF
% GLAZING	39%	14%

WEST SIDE FACADE		
	GROUND FLOOR	SECOND FLOOR
FAÇADE AREA	996.26 SF	2162.16 SF
GLAZING AREA	286 SF	334.36 SF
% GLAZING	29%	15%

GENERAL SHEET NOTES

- COORDINATE ALL SPOT ELEVATIONS AND DIMENSIONS WITH CIVIL/LANDSCAPE/STRUCTURAL DRAWINGS
- PROVIDE POSITIVE DRAINAGE OF 1% MINIMUM / 2% MAXIMUM AT ALL EXTERIOR PAVED PEDESTRIAN AREAS SUCH AS SIDEWALKS, PATIOS, STAIRS, ETC. UNLESS NOTED OTHERWISE
- PROVIDE POSITIVE DRAINAGE AWAY FROM THE
- BUILDING OF 5% FOR A DISTANCE OF 10 FEET UNLESS NOTED OTHERWISE.
- FINISH GRADE SLOPES SHALL BE NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL UNLESS NOTED OTHERWISE.

SIGNAGE:

SIGNS UNDER SEPARATE PERMIT

SHADING OF WALKS

- REFER TO SHADING OF WALKS CALCULATION ON PAGE "L001 LNDSCP COVER.PDF" PROVIDED IN REFERENCE DRAWINGS FOLDER AT EPR PORTAL.
- LANDSCAPE SUBMITTAL IS A SEPARATE SUBMITTAL

ZONING CASE : Z-58-19-7

- THE DEVELOPER SHALL PROVIDE A TOTAL OF 32 FEET OF PAVING WITH CURB, GUTTER, A MINIMUM FIVE-FOOT WIDE SIDEWALK AND STREETLIGHTING ALONG PUEBLO AVENUE AND FACILITATE THE PAVEMENT ALONG THE "OUT PARCEL" (APN 113-05-045). IF THE DEVELOPER IS UNABLE TO PROCURE THE "OUT PARCEL" FOR THE LOCAL STREET PAVEMENT REQUIREMENT, THE DEVELOPMENT SHALL NOT HAVE ACCESS ALONG THE ENTIRETY OF PUEBLO AVENUE EXCEPT FOR ONE COMBINED ACCESS POINT FOR EMERGENCY AND REFUSE COLLECTION ONLY AT THE EASTERN LIMITS OF THE PROPERTY, AS DETERMINED BY PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS.
- THE DEVELOPER SHALL DEDICATE 25 FEET OF RIGHT-OF-WAY FOR THE SOUTH HALF OF PUEBLO AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE DEVELOPER SHALL DEDICATE A 14-FOOT SIDEWALK EASEMENT ALONG BROADWAY ROAD, FOR THE ENTIRE LENGTH OF THE DEVELOPMENT, TO ACCOMMODATE A DETACHED SIDEWALK AND SHADE TREES ADJACENT TO THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENTS.
- THE DEVELOPER SHALL DEDICATE 5 FEET OF RIGHT-OF-WAY FOR THE EAST HALF OF 6TH AVENUE, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.
- EXISTING IRRIGATION FACILITIES ALONG 6TH AVENUE AND BROADWAY ROAD ARE TO BE UNDERGROUNDED AND RELOCATED OUTSIDE OF CITY RIGHT-OF-WAY. CONTACT SRP TO IDENTIFY EXISTING LAND RIGHTS AND ESTABLISH THE APPROPRIATE PROCESS TO RELOCATE FACILITIES. RELOCATIONS THAT REQUIRE ADDITIONAL DEDICATIONS OR LAND TRANSFER REQUIRE COMPLETION PRIOR TO OBTAINING PLAT AND/OR CIVIL PLAN REVIEW APPROVAL.
- THE DEVELOPER SHALL PROVIDE ENHANCED INTERNAL PEDESTRIAN CIRCULATION WITH A PRIMARY ACCESS POINT AT THE INTERSECTION OF 6TH AVENUE AND BROADWAY ROAD. THE ACCESS POINT SHALL BE ENHANCED WITH A MINIMUM 700 SQUARE FOOT LANDSCAPED AREA PLANTED WITH DROUGHT-TOLERANT PLANT MATERIALS PROVIDING SEASONAL INTEREST AND 75 PERCENT LIVE COVER AND A BOLLARD LIGHT PATH OR LIGHTED ART ELEMENT VISIBLE FROM THE PERIMETER OF THE SITE. THE ABOVE SHALL BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 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.
- 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. CONTACT MR. MATTHEW WILSON, TRAFFIC ENGINEER ILL, (602) 262-7580, TO SET UP A MEETING TO DISCUSS THE REQUIREMENTS OF THE STATEMENT/STUDY. UPON COMPLETION OF THE TIS THE DEVELOPER SHALL SUBMIT THE COMPLETED TIS TO THE PLANNING AND DEVELOPMENT DEPARTMENT COUNTER WITH INSTRUCTION TO FORWARD THE STUDY TO THE STREET TRANSPORTATION DEPARTMENT, DESIGN SECTION.
- THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
- 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.
- 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.

PROJECT DATA

LOT COVERAGE:
80% MAXIMUM: 53,293.54 SF (30.8%)
FRONTAGE LENGTH:
PRIMARY BUILDING FRONTAGE:
REQUIRED: 70%
PROVIDED: 70%
BUILDING FRONTAGE TYPE:
PRIMARY FRONTAGE (BROADWAY AVE):
STOREFRONT/COMMON ENTRY
SECONDARY FRONTAGE (PUEBLO AVE): PATIO
PEDESTRIAN ACCESSWAY: COMMON ENTRY AND BALCONIES/WINDOWS OVERLOOKING ACCESSWAY
STREETSCAPE STANDARDS:
PRIMARY FRONTAGE (BROADWAY):
REQUIRED: 8' DETACHED SIDEWALK/7' TREE ZONE/10' PUE (MAY BE REDUCED TO 6')
PROPOSED: 8' DETACHED SIDEWALK/9' TREE ZONE/8' PUE
SECONDARY FRONTAGE (PUEBLO AVE):
REQUIRED: 5' SIDEWALK/8' PUE (GROUND COVER AND HARDSCAPE)
PROPOSED: 5' SIDEWALK/8' PUE

SECONDARY BUILDING FRONTAGE:
REQUIRED: 50%
PROVIDED: 70%

LANDSCAPE AREA:
TOTAL LANDSCAPE AREA IN THE PROPERTY: 47,810 SF
PERCENTAGE TO PROPERTY GROSS SF: 24.8%
SURFACE PARKING:
SURFACE PARKING AREA: 56,387 SF (INCLUDING DRIVING AISLES)
PARKING LANDSCAPE AREA: 14,959 SF (26.5%)

PEDESTRIAN ACCESSWAY / PASEO GUIDELINES

- PEDESTRIAN WAYS SHOULD BE OPEN FOR PUBLIC ACCESS FROM 7:00 A.M. TO 10:00 P.M., OR DURING THE PUBLIC HOURS OF ANY OFF-STREET PARKING AREAS TO WHICH THEY PROVIDE ACCESS, WHICHEVER IS LONGER.
- PEDESTRIAN WAYS SHOULD BE A MINIMUM OF TEN FEET IN WIDTH OR A MINIMUM OF SIX FEET IN WIDTH WHEN COMBINED WITH A THOROUGHFARE, OR WHEN PROVIDED AS IMPROVED PEDESTRIAN ALLEY ACCESS.
- PEDESTRIAN WAYS DON'T HAVE TO BE STRAIGHT, BUT SHOULD BE ENTIRELY VISIBLE FROM ONE OR BOTH OF THE THOROUGHFARES OR PRIVATE ACCESSWAYS WHICH THEY CONNECT.
- ALL ADA GUIDELINES SHALL APPLY.
- LIGHTING SHOULD BE PROVIDED TO ENSURE SAFETY AND SECURITY. THE FOLLOWING LIGHTING TREATMENT SHOULD BE PROVIDED WITHIN PEDESTRIAN WAYS AND PASEOS:
A. FIFTEEN-FOOT MAXIMUM HEIGHT OF LIGHTING FIXTURES.
B. A MINIMUM OF ONE FOOT CANDLE ILLUMINATION SHOULD BE MAINTAINED THROUGHOUT THE PASEO.
C. UNIFORM LIGHTING SHOULD BE PLACED ALONG ENTIRE PASEO TO AVOID BRIGHT HIGH GLARE AREAS AND LOW VISIBILITY DARK AREAS.
- ONE OF THE FOLLOWING ELEMENTS SHOULD BE PROVIDED AT EACH STREET ENTRANCE TO THE PASEO:
A. BOLLARD PATH LIGHT.
B. PUBLIC ART.
C. DECORATIVE DIRECTIONAL SIGNAGE.
D. BUILDING DESIGN ELEMENTS THAT EMPHASIZE THE PASEO ENTRANCE.
- ALTERNATIVE PAVING MATERIALS SUCH AS PERMEABLE PAVERS, POROUS CONCRETE OR SIMILAR MATERIALS SHOULD BE USED FOR ON-SITE HARDSCAPING TO REDUCE URBAN HEAT ISLAND EFFECT, AND TO ALLOW NATURAL DRAINAGE AND FILTRATION.

PARKING CALCS

PER PHOENIX ZONING ORDINANCE CHAPTER 13 WALKABLE URBAN CODE AND REZONING CASE # Z-58-19-7

VEHICULAR PARKING:
THERE SHALL BE NO VEHICULAR PARKING MINIMUM
PROVIDED: 157 PARKING SPACES (UNCOVERED)
ACCESSIBLE PARKING 2% : 3.14
PROVIDED: 4 ACCESSIBLE PARKING SPACES (UNCOVERED)

LOADING AND SERVICE BAYS:
MULTIFAMILY RESIDENTIAL 160,001-320,000 SF: 1 LOADING SPACE

BICYCLE PARKING:
BICYCLE "SECURE/COVERED FACILITIES" AND/OR "OUTDOOR/COVERED FACILITIES" SHALL BE PROVIDED FOR RESIDENTS AT A RATE OF 0.25 SPACES PER DWELLING UNIT, UP TO A MAXIMUM OF 50 SPACES. APPROPRIATE FACILITIES ARE DEFINED IN APPENDIX K OR THE COMPREHENSIVE BICYCLE MASTER PLAN.

PROVIDED UNDER ROOF:
REZONING CASE #: Z-58-19-7: MINIMUM 5% OF LOT AREA SHALL BE SUBJECT TO 1310 (OPEN SPACE)
PASEOS: (PUBLIC) 11,329 SF (5.88%)

A MINIMUM OF TEN INVERTED U-BICYCLE RACKS, ARTISTIC STYLE RACKS OR "OUTDOOR/COVERED FACILITIES" FOR GUESTS SHALL BE LOCATED NEAR BUILDING ENTRANCES AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.H. OF THE ZONING ORDINANCE.

PROJECT DATA

APPLICANT/ARCHITECT:
MERGE ARCHITECTURAL GROUP
600 N 4TH STREET, SUITE 112
PHOENIX, AZ 85004
CONTACT: CLARISA DEL CASTILLO, AIA, ARCHITECT
PHONE: (602) 635.1581 x702
EMAIL: cdc@mergeag.com
OWNER:
CHICANOS POR LA CAUSA
OWNER CONTACT: CHRISTOPHER HOLDER, PROJECT MANAGER
PHONE: (602) 257-0700 x2181
EMAIL: Christopher.Holder@cpcl.org

PROPERTY ADDRESS:
316 W BROADWAY RD
PHOENIX, AZ 85041
APN: 113-07-120A
ZONING DISTRICT: PUD RSIO (TRANSECT T5-5)
ZONING ORDINANCE # G-6716
REZONING CASE #: Z-58-19-7

LOT SALES PROPOSED: NO

PROPOSED CONSTRUCTION TYPE: V-A

PROJECT DESCRIPTION:
THE PROJECT ENTAILS A NEW MULTIFAMILY AFFORDABLE HOUSING COMPLEX DEVELOPMENT. THE MULTIFAMILY BUILDING WILL BE LOCATED ON THE NORTH AREA OF THE PROPERTY WITH THREE BUILDINGS OF 2, 3, 4 LEVELS HAVING 163 APARTMENT UNITS, A LEASING OFFICE, RESIDENTS COMMON AREAS, AND A COMMUNITY SPACE. COMMUNITY AMENITIES INCLUDE A CLUBHOUSE WITH YOUTH AMMENITIES, LAUNDRY FACILITIES, COURTYARD WITH A SPLASH PAD, TOT LOT, BBQ AND SEATING AREAS, AND A "WALKING TRAIL". PARKING FOR THE MULTIFAMILY COMPLEX IS LOCATED ON THE PERIMETER.

LEGAL DESCRIPTION:
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 20; THENCE SOUTH 89° 55'23" WEST (BASIS OF BEARINGS) ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1127.63 FEET; THENCE NORTH 00°21'14" WEST, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00° 21'14" WEST, A DISTANCE OF 112.04 FEET; THENCE SOUTH 89° 39'26" WEST, A DISTANCE OF 440.83 FEET; THENCE NORTH 00° 21'14" WEST, A DISTANCE OF 298.80 FEET TO THE SOUTH LINE OF PUEBLO AVENUE, ACCORDING TO BOOK 31 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS; THENCE NORTH 89°39'26" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 575.83 FEET; THENCE SOUTH 00°21'14" EAST, A DISTANCE OF 411.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BROADWAY ROAD; THENCE SOUTH 89°55'23" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING. CONTAINING 187,225 SQ.FT. OR 4.2981 ACRES, MORE OR LESS.

BUILDING HEIGHT TRANSECT T5-5:
ALLOWED: 56' MAX HEIGHT
PUEBLO AVE: 30' MAX HEIGHT 30 FEET FROM R.O.W. (REZONING CASE #: Z-58-19-7)

PROPOSED:
2-STORY: 28'-6" (FACING PUEBLO AVENUE)
3-STORY: 40'
4-STORY: 52'

SITE ACREAGE:
GROSS: 4.2981 ACRES (187,225 SF)
NET: 3.97 ACRES (172,840.47 SF)

BUILDING AREA:
UNDER ROOF: 52,465 SF
GROSS: 178,729 SF

UNIT COUNT AND SQUARE FOOTAGE				
UNIT TYPE	'A'	'B'	(A+B)	AREA (SF)
STUDIO	2	8	10	439-447
1-BEDROOM	2	24	26	606-640
2-BEDROOM	4	82	86	850-916
3-BEDROOM	2	37	39	1,130
TOTAL	10	151	161	140,450

REQUIREMENTS FOR TRANSECT T5

BUILDING SETBACKS:
PRIMARY FRONTAGE: 12' MAX;
PROPOSED: 175'-2". THE LOT HAS AN SRP EASEMENT AT THE FRONT OF THE PROPERTY AND THE NARROW PORTION OF THE LOT ON BROADWAY SERVES AS THE PRIMARY ENTRY DRIVEWAY INTO THE DEVELOPMENT.
SECONDARY FRONTAGE: 10' MAX;
PROPOSED: 8' (AFTER PUE)

OPEN SPACE:
REZONING CASE #: Z-58-19-7: MINIMUM 5% OF LOT AREA SHALL BE SUBJECT TO 1310 (OPEN SPACE)
PASEOS: (PUBLIC) 11,329 SF (5.88%)

REFUSE:
REQUIRED:
0.5 CY. PER DWELLING UNIT: 161 UNITS X 0.5 CY. = 80.5 CY.
SERVICE TWICE PER WEEK = 80.5/2=40.25
8 CY BINS: 40.25/8=5 BINS REQUIRED
PROVIDED:
FIVE (5) REFUSE 8 CY. BINS.
TWO (2) RECYCLE 8 CY. BINS.

MERGE ARCHITECTURAL GROUP

600 N 4th ST, SUITE 112

PHOENIX ARIZONA 85004

P (602) 635 1581

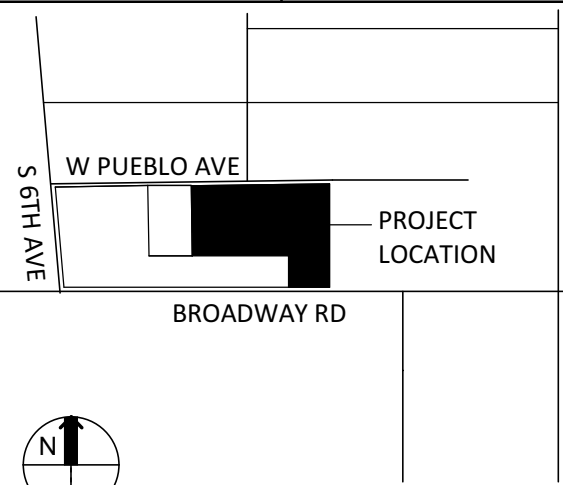
F (602) 635 1581

cam@mergeAG.com

cdc@mergeAG.com



CHICANOS POR LA CAUSA
1112 E BUCKEYE RD.
PHOENIX, AZ 85004



REVISION	NUMBER	DESCRIPTION	DATE
	1	CITY COMMENTS	01.18.23

PROJECT NO. 20R-002
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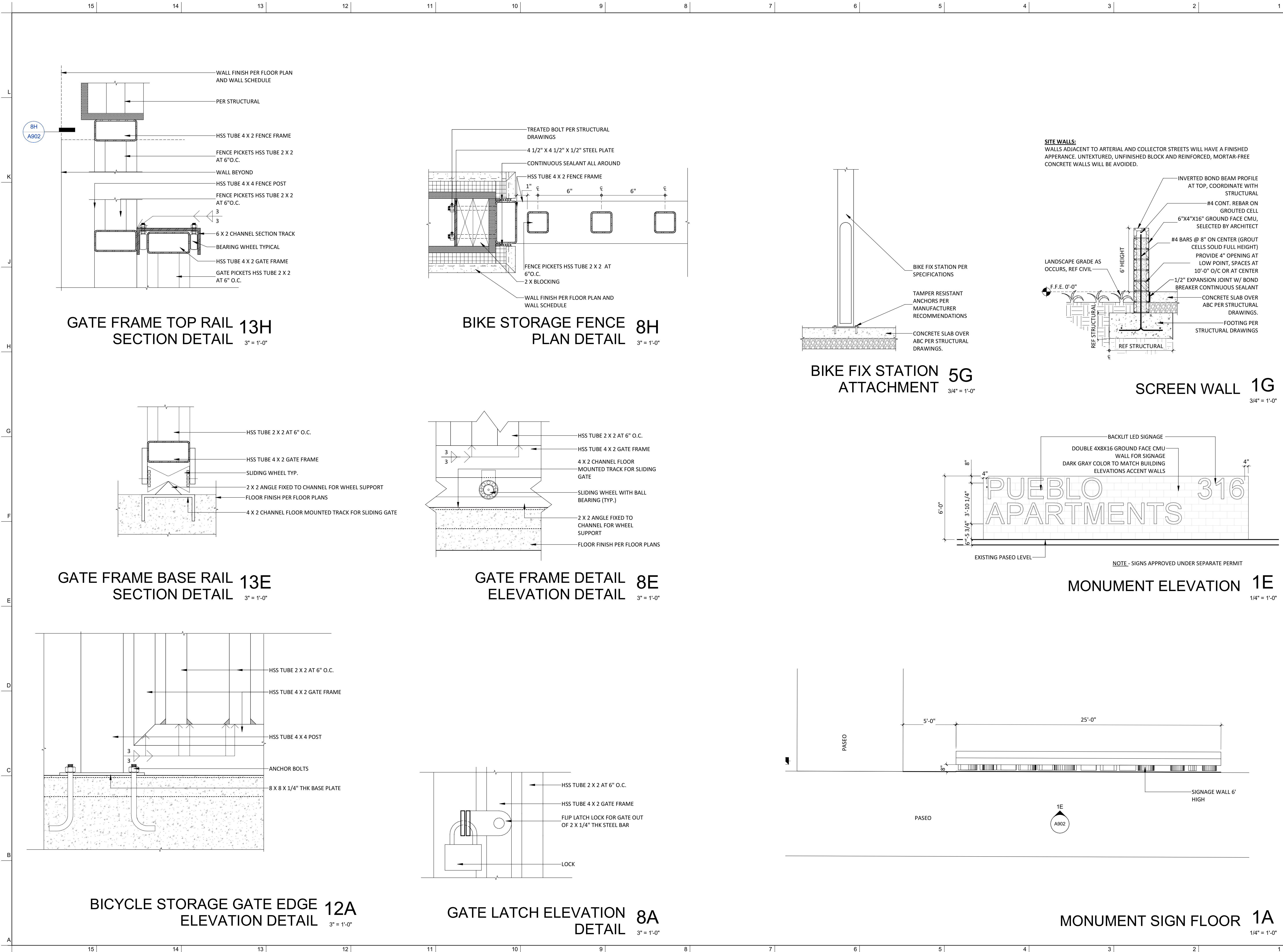
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SITE PLAN NOTES

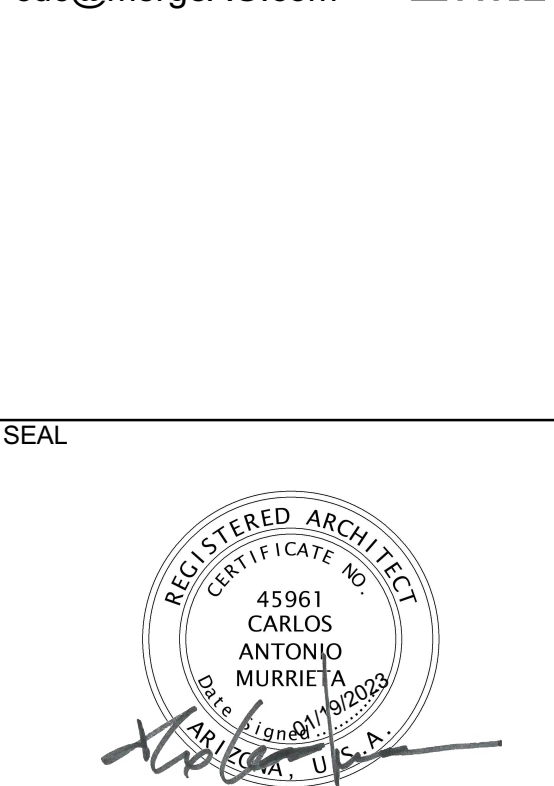
DATE 12.29.2022
SHEET

A001.1

Hearing Date: December 18, 2024

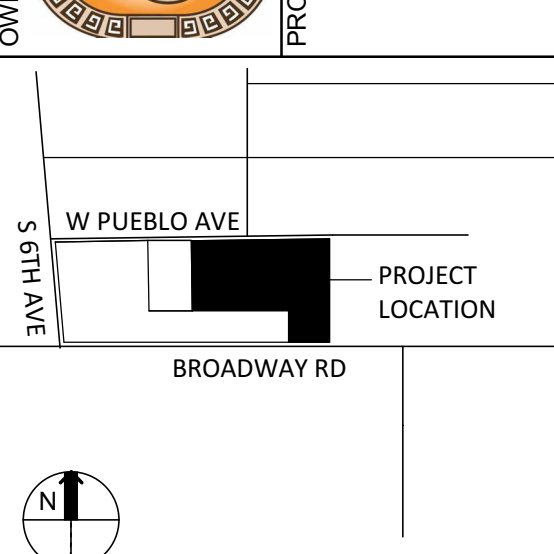


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112 E BUCKEYE RD.
PHOENIX, AZ 85034

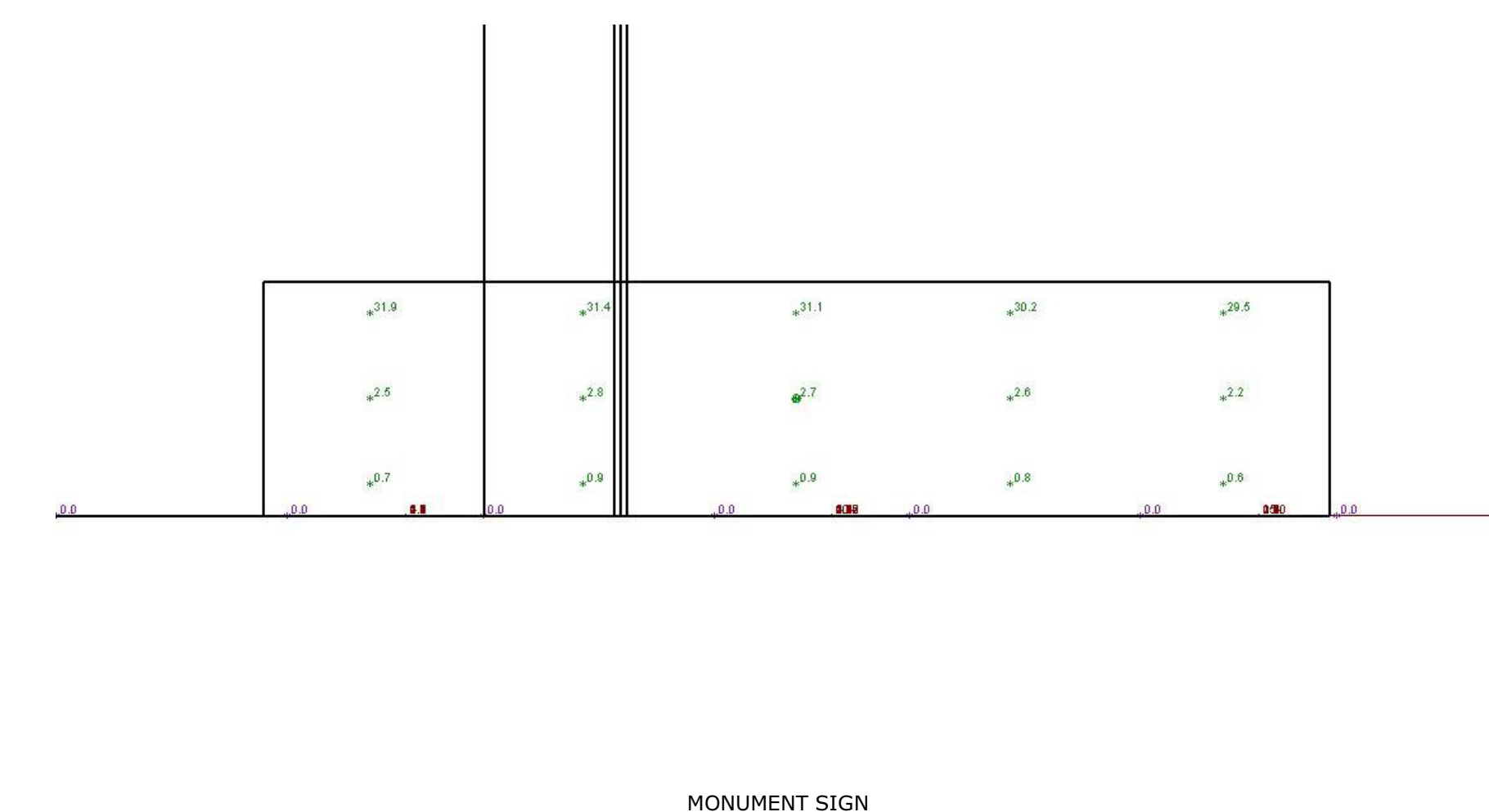
PUEBLO APARTMENTS
316 W BROADWAY RD., PHOENIX, AZ 85041









REVISION		
NUMBER	DESCRIPTION	DATE
PROJECT NO. 20R-002		
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SHEET TITLE		

SITE DETAILS

DATE 12.29.2022
SHEET **A902**



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ GRADE	✕	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	2.1 fc	15.2 fc	0.6 fc	N/A	N/A
MONUMENT SIGN	✕	11.4 fc	31.9 fc	0.0 fc	53.2 : 1	19.0 : 1

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Beam	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	1	Lithonia Lighting	(2) D5XO LED 30K 30K TSW MVOLT SPA (FINISH) ISS 12.5 W/2.5 BASE	TDW-HEAD-D-Series Size 0 Area Luminaire P10 Performance Package 3000C CCT 80 CRI Type 5 Wide	LED - 3000K	DSXO_LED_P10_30K_80CCT_TSM_les	10288	0.91	186.08
	SB	7	Lithonia Lighting	DSXO LED 30K 80CRI T7TH MVOLT SPA (FINISH) ISS 12.5 W/2.5 BASE	D-Series Size 0 Area Luminaire P4 Performance Package 3000C CCT 80 CRI Forward Thru	LED - 3000K	DSXO_LED_P4_30K_80CCT_T7TH_les	9908	0.91	93.04
	SC	11	Lithonia Lighting	WPX1 LED P1 30K MVOLT (FINISH)	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 volts	LED - 3000K	WPX1_LED_P1_30K_nA_volt_les	1537	0.91	11.49
	SCE	1	Lithonia Lighting	WPX1 LED P1 350 MVOLT 44WH (FINISH)	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 volts W/ BATTERY PACK	LED - 3000K	WPX1_LED_P1_350_3K_volt_les	1537	0.91	11.49
	SD	25	Lithonia Lighting	DSXB LED 12C 350 30K SYM MVOLT (FINISH)	D-SERIES SOLAID WITH THE 3000K LEDS OPERATED AT 350MA AND SYMMETRIC DISTRIBUTION	LED - 3000K	DSXB_LED_12C_350_3K_0K_SYM_les	1558	0.91	20
	SD	32	Lithonia Lighting	DSXB LED 12C 350 30K SYM MVOLT (FINISH)	D-SERIES SOLAID WITH 12 3000K LEDS OPERATED AT 350ma AND ASYMMETRIC DISTRIBUTION	LED - 3000K	DSXB_LED_12C_350_3K_0K_ASY_les	1194	0.91	16
	SF	32	Lithonia Lighting	DSXB LED 12C 350 30K SYM MVOLT (FINISH)	D-SERIES SOLAID WITH 12 3000K LEDS OPERATED AT 350ma AND ASYMMETRIC DISTRIBUTION	LED - 3000K	DSXB_LED_12C_350_3K_0K_ASY_les	1194	0.91	16
	SG	89	WAC Lighting	FM-OSR9 930 (FINISH)	Surface-mounted Luminaires	LED - 3000K	FM-OSR9-11618.IES	1050	0.91	12.8008
	SH	1	Lithonia Lighting	DSXO LED P4 30K RCCO MVOLT SPA (FINISH) ISS 12.5 W/2.5 BASE	DSXO LED P4 30K RCCO MVOLT SPA	LED - 3000K	DSXO_LED_P4_30K_RCCO_MVOLT_les	5979	0.91	92
	SK	1	Lumini	KHW 24 1484UN 30 K F (FINISH) (SUSPENSION TYPE) (POWER FEED) / P501DV 96 24	24" KENDOM M WET	LED - 3000K	KHW-48-30K-LLTZYHO-K F-les	472	0.91	156
	SL	5	Lithonia Lighting	DSXO LED P4 30K 80CRI BCL4 MVOLT SPA (FINISH) / ISS 12.5 W/2.5 BASE	D-Series Size 0 Area Luminaire P4 Performance Package 3000C CCT 80 CRI Type 4 Extreme Backlight Control	LED - 3000K	DSXO_LED_P4_30K_80CCT_BCL4_les	7283	0.91	93.04
	SM	1	Lithonia Lighting	[...]	[...]	LED - 3000K	[...]	6294	0.91	101.8
			Lithonia Lighting	(2) D5XO LED 30K 30K 80CRI TSM L90 MVOLT SPA (FINISH) ISS 12.5 W/2.5 BASE	TDW-HEAD-D-Series Size 0 Area Luminaire P10 Performance Package 3000C CCT 80 CRI Type 3 Medium Optics Rotated 90 Degrees to Left	LED - 3000K	DSXO_LED_P10_30K_80CCT_TSM_L90_les	6294	0.91	50.9
			Lithonia Lighting	(2) D5XO LED 30K 30K 80CRI TSM L90 MVOLT SPA (FINISH) ISS 12.5 W/2.5 BASE	TDW-HEAD-D-Series Size 0 Area Luminaire P10 Performance Package 3000C CCT 80 CRI Type 3 Medium Optics Rotated 90 Degrees to Right	LED - 3000K	DSXO_LED_P10_30K_80CCT_TSM_L90_les	6294	0.91	50.9

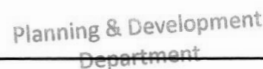
**Planning & Development
Department**

SCALE 1" = 40'

ONE INCH AT FULL SCALE

ONE INCH AT FULL SCALE

BENCHMARK
PER BOMAN:
BOH/BM
7TH ST AND ELWOOD
ELEV=1078.12
COP DATUM (NGVD 29)



Hearing Date: December 18, 2024

8. Modification of Stipulation 12 regarding a maximum number of 276 residential units.
9. Deletion of Stipulation 13 regarding fencing, landscaping, and parking standards for the western property area.
10. Deletion of Stipulation 15 regarding a minimum 15-foot landscape setback along the southern perimeter of the property.
11. Modification of Stipulation 16 regarding Laveen Village Planning Committee review and comment on final landscape plans, lighting plans, and sign packages.
12. Deletion of Stipulation 17 regarding parking lot screen and landscape along 35th Avenue.
13. Deletion of Stipulation 19 regarding commercial monument signs.
14. Technical corrections to Stipulations 8, 9, 10, and 14.

Concurrence/Previous Council Action

Village Planning Committee (VPC) Recommendation: The Laveen Village Planning Committee heard this case on April 11, 2022, and recommended approval by a vote of 8-0.

PHO Action: The Planning Hearing Officer heard this case on April 20, 2022, and recommended approval with a modifications and additional stipulations. See **Attachment A** for the full list of Planning Hearing Officer recommended stipulations.

Location

Approximately 1,500 feet south of the southwest corner of 35th Avenue and Southern Avenue.

Council District: 7

Parcel Address: N/A

This item was adopted.

**111 Amend City Code - Ordinance Adoption - Rezoning Application
PHO-1-22--Z-58-19-7- Northeast Corner of 6th Avenue and
Broadway Road (Ordinance G-6988)**

Request to authorize the City Manager, or his designee, to approve the Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on April 20,

2022.

Summary

Application: PHO-1-22--Z-58-19-7

Existing Zoning: PUD RSIO

Acreage: 10.90

Owner: Chicanos Por La Causa

Applicant/Representative: Prince Twumasi

Proposal:

1. Modification of Stipulation 6 regarding undergrounding and relocation of existing irrigation facilities.

Concurrence/Previous Council Action

Village Planning Committee (VPC) Recommendation: The South

Mountain Village Planning Committee opted not to hear this request.

PHO Action: The Planning Hearing Officer heard this case on April 20, 2022 and recommended approval. See **Attachment A** for the full list of Planning Hearing Officer recommended stipulations.

Location

Northeast corner of 6th Avenue and Broadway Road.

Council District: 7

Parcel Address: N/A

This item was adopted.

Item 14, Ordinance S-48615 was a request to authorize the City Controller to disburse funds, up to amounts indicated, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

REPORT OF PLANNING HEARING OFFICER ACTION
Adam Stranieri, Planner III, Hearing Officer
Bradley Wylam, Planner I, Assisting

April 20, 2022

ITEM NO: 3	
	DISTRICT 7
SUBJECT:	
Application #:	PHO-1-22--Z-58-19-7
Location:	Northeast corner of 6th Avenue and Broadway Road
Zoning:	PUD RSIO
Acreage:	10.90
Request:	1) Modification of Stipulation 6 regarding undergrounding and relocation of existing irrigation facilities.
Applicant:	Prince Twumasi
Owner:	Chicanos Por La Causa
Representative:	Prince Twumasi

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval.

Village Planning Committee (VPC) Recommendation: The South Mountain Village Planning Committee opted not to hear this request.

DISCUSSION:

Prince Twumasi, representative with Chicanos Por La Causa, provided an overview of the subject site and original rezoning case. He stated that a Salt River Project (SRP) canal is located on the south and west side of the subject site and the relocation of the canal is delaying the development of the PUD approved for the site. He stated that the land transfer is underway regarding the relocation of the canal and the applicants have reached an agreement with the City of Phoenix and SRP staff. He stated that the proposed modification is to require the completion of the land transfer prior to obtaining the Certificate of Occupancy, which would allow the development to be built approximately two years quicker than what would be possible without modification.

Adam Stranieri, Planning Hearing Officer, stated that he received confirmation of the coordination between the City of Phoenix and SRP. He stated that the modification is recommended to be approved.

FINDINGS:

- 1) The request to modify Stipulation 6 regarding the timing of relocations for existing irrigation facilities is recommended to be approved. The applicant noted that they have conducted extensive outreach and coordination with City of Phoenix and Salt River Project (SRP) staff regarding the timeline for relocations and land transfers and the proposed modification is acceptable to both groups. Street Transportation Department staff confirmed this and made no further recommendations regarding the proposal.

STIPULATIONS:

1.	An updated Development Narrative for the Broadway and Central PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 24, 2020 as modified by the following stipulations.		
	a.	Page 1:	
		1)	Add "Hearing Draft: April 24, 2020"
		2)	Add "City Council adopted: [Insert Adoption date]"
	b.	Page 7:	
		1)	Replace text with the following: Where buildings are adjacent to a pedestrian accessway, a frontage type shall be required. If frontage does not contain an entrance, units adjacent to a pedestrian accessway shall be designed with windows and/or balconies overlooking the accessway.
	c.	Pages 6 and 7:	
		1)	Add the following text in Section 1304 General Site Development Standards: The western most paseo may deviate from the 3rd Avenue alignment up to 175 feet if the deviation is marked by pedestrian oriented wayfinding; the southern most connection to Broadway Road shall be constructed after the SRP facility is buried and easements issues resolved, no later than the development of the townhomes depicted on Exhibit E.

	d.	Page 8:
		1) Replace text in Section 1309 Landscape Standards, 6th Avenue and Pueblo Avenue frontage, with the following: Shall be planted with large canopy, single trunk, shade trees placed a minimum of 20 feet on center or in equivalent groupings installed between the sidewalk and the buildings. The trees allowed in the planting area may be adjusted or removed based on input from SRP or the Water Services Department.
		2) Replace text in Section 1309 Landscape Standards, Broadway Road, with the following: The sidewalk and tree diagram contained in Exhibit C of this PUD shall apply. Planting details are provided in Section 1312 character areas of this table. The trees allowed in the planting area may be adjusted based on input from SRP or the Water Services Department; however, the requirement for trees shall not be removed.
	e.	Replace Exhibit E with the Site Plan date stamped May 21, 2020.
2.	The developer shall provide a total of 32 feet of paving with curb, gutter, a minimum five-foot wide sidewalk and streetlighting along Pueblo Avenue and facilitate the pavement along the "out parcel" (APN 113-05-045). If the developer is unable to procure the "out parcel" for the local street pavement requirement, the development shall not have access along the entirety of Pueblo Avenue except for one combined access point for emergency and refuse collection only at the eastern limits of the property, as determined by Planning and Development and Street Transportation Departments.	
3.	The developer shall dedicate 25 feet of right-of-way for the south half of Pueblo Avenue, as approved by the Planning and Development Department.	
4.	The developer shall dedicate a 14-foot Sidewalk Easement along Broadway Road, for the entire length of the development, to accommodate a detached sidewalk and shade trees adjacent to the sidewalk, as approved by the Planning and Development and Street Transportation Departments.	

5.	The developer shall dedicate 5 feet of right-of-way for the east half of 6th Avenue, as approved by the Street Transportation Department.
6.	Existing irrigation facilities along 6th Avenue and Broadway Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate facilities. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval A CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.
7.	The developer shall provide enhanced internal pedestrian circulation with a primary access point at the intersection of 6th Avenue and Broadway Road. The access point shall be enhanced with a minimum 700 square foot landscaped area planted with drought-tolerant plant materials providing seasonal interest and 75 percent live cover and a bollard light path or lighted art element visible from the perimeter of the site. The above shall be approved by the Planning and Development Department.
8.	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.
9.	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. Contact Mr. Matthew Wilson, Traffic Engineer III, (602) 262-7580, to set up a meeting to discuss the requirements of the statement/study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Design Section.
10.	The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
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.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. To request a reasonable accommodation, please contact Les Scott at 602-376-3981 or TTY: 7-1-1.