



City of Phoenix
CITY CLERK DEPARTMENT

March 11, 1997

Winner of the
Carl Bertelsmann
Prize



Mr. Larry Lazarus
Lazarus & Associates, P.C.
400 East Van Buren
One Arizona Center, Suite 980
Phoenix, Arizona 85004

RE: Application 108-B-88-5

Dear Mr. Lazarus:

The Phoenix City Council, at its meeting held February 19, 1997, considered the request for a major amendment to the Camelback Ranch Planned Community District (PCD) to rezone an area bounded by Bethany Home Road ext. to Campbell Avenue, 107th Avenue to 115th Avenue (approximately 575.8 acres) from S-1 (approved PCD), S-1 (143 acres), R1-10 (40 acres), R1-8 (77 acres), R1-6 (187 acres), C-2 (38 acres), R-2 (111 acres), and R-3A (25 acres) to PCD [R-2 (43.6 acres), R1-6 (198.4 acres), R1-8 (89.1 acres), R1-10 (38.6 acres), S-1 (47.3 acres), RE-35 (37.8 acres), and C-2 (21.0 acres)]. This application would increase the number of dwelling units allowed from 576 to 2413. (Proposed Use: Commercial, Multifamily, Single-family PCD.)

The Council granted this request as recommended by staff and the Planning Commission subject to the following stipulations:

Stipulations

1. That development be in general conformance with the zoning and density configurations depicted on the amended plan dated October 1, 1996.
2. That development of the commercially designated parcel be limited to a maximum .25 FAR (floor area ratio) for commercial uses.
3. That each commercial site be developed with a similar architectural theme. The theme should assure that building colors, elevations, exterior materials, landscaping and signage convey a sense of continuity throughout the development as approved by the Development Services Department.
4. That overall Master Landscaping Plan reflecting the developer's theme for the roads, entries, backup treatment and trail systems be submitted to the Development Services Department. Plant materials are to be drought resistant and promote water conservation.

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5. That acceptable areas devoted to public use (police and fire station, park sites, schools) be identified in locations approved by the responsible department or agencies or written assurance be provided that such facilities are not needed.
6. That right-of-way dedications shall be determined by the approved Master Street Plan and Traffic Impact Study.
7. That sufficient right-of-way shall be dedicated to accommodate a far-side busbay (Detail P-1257) on Camelback Road at 107th Avenue.
8. That right-of-way dedications and streets within each of the subdivisions will be determined by the Development Services Department at the time of Preliminary Subdivision Plat Review.
9. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, streetlights, median islands, landscaping and other incidentals as per plans approved by the City.
10. That the developer shall prepare a water system master plan and a wastewater system master plan subject to approval by the Water Services Director prior to vesting of zoning. Such plans shall include any offsite water and sewer facilities needed to service the development.
11. That prior to issuance of any building permits within the project, a Master Pedestrian/Bike Circulation Plan shall be submitted and approved by the City's Parks, Recreation and Library Department. The plan shall include trail connections between school and park parcels as approved by the Development Services Department. All individual projects within the development shall be required to make accommodations necessary to implement this plan.
12. That prior to the vesting of the Planned Community District zoning, the property owner shall record documents that disclose to purchasers of property within the Planned Community District the existence and operational characteristics of the Glendale Airport. The form and contents of such documents shall be as approved by the Phoenix City Council.
13. That the following additional stipulations be met as agreed to by the applicant with neighborhood interests:
 - a. The developer shall provide an underpass on the north side of Camelback Road under 111th Avenue.

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- b. Equestrian and pedestrian/bicycle trails shall be provided on the north side of Camelback Road within the fifty-foot landscaped setback provided at the base of Camelback Road
 - c. The Sun Circle Trail be built to the trail standards developed by Maricopa County on the toe of the east side of the levee, and the trail shall accommodate equestrians and pedestrians/bicycles.
 - d. A dedicated access to the levee from Bethany Home Road extended shall be provided.
 - e. Equestrians shall be allowed to use the maintenance ramps at Camelback Road and Bethany Home Road extended to the levee to access the Agua Fria River from the PCD.
 - f. The applicant will work with the City of Phoenix and the Salt River Project so that 107th Avenue is offset from the east to provide for an equestrian trail on the east side of 107th Avenue.
 - g. The density for the R-2 parcel south of Camelback Road shall be capped at 8.0 dwelling units per acre.
14. That the developer of the property provide sound attenuation per the Part 150 Plan for construction of homes west of the 60 DNL Line and north of Camelback Road.
15. That signage be placed on street signs indicating that the development is located within the "Glendale Airport Area of Influence".

If you require further assistance or information, please contact the Planning Department located on the second floor of the Phoenix City Hall, 200 West Washington street, or call 262-7131.

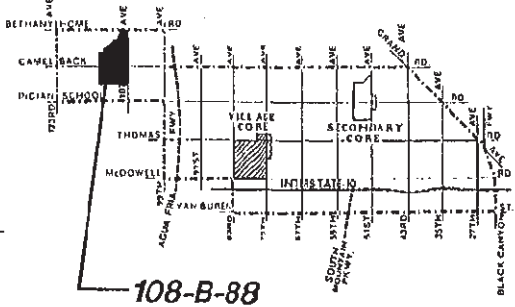
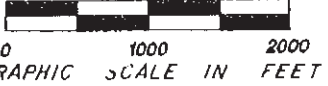
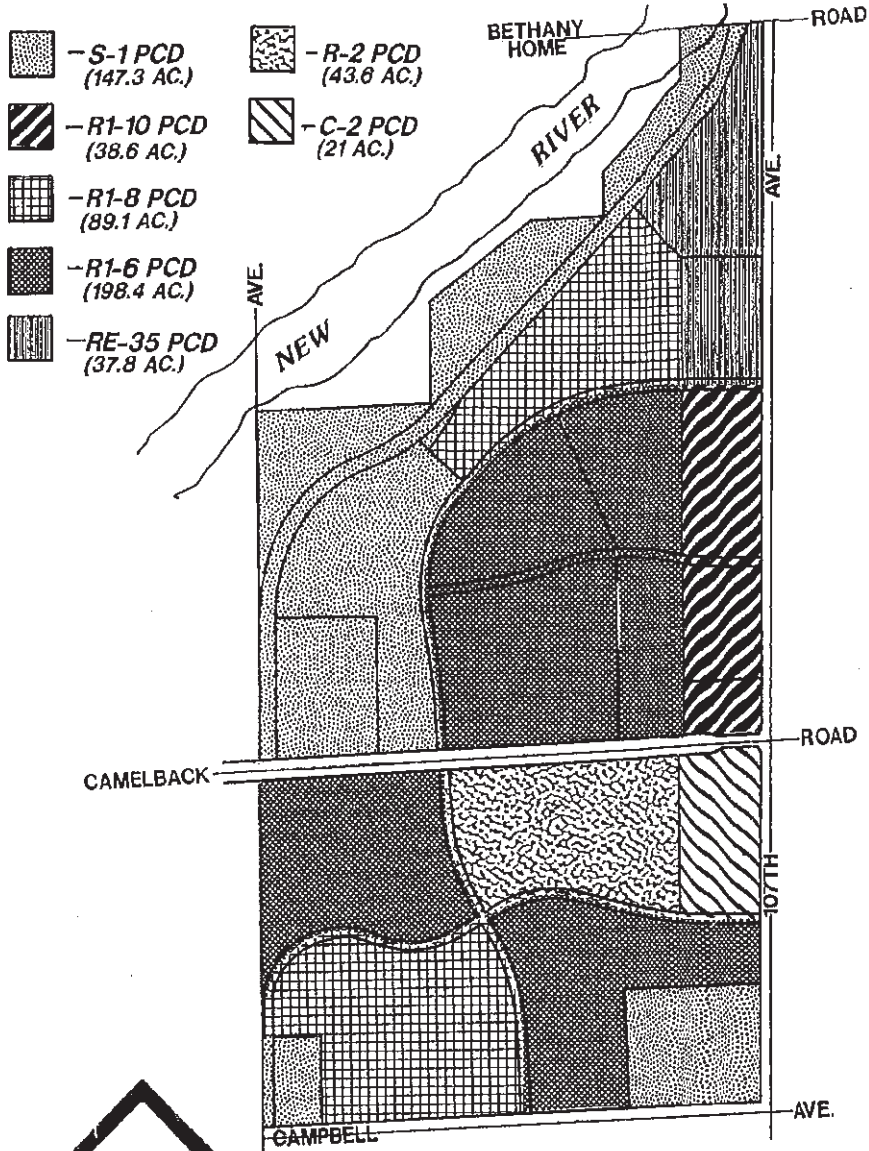
Sincerely,



Vicky Miel
City Clerk

VM/sd/Item 6

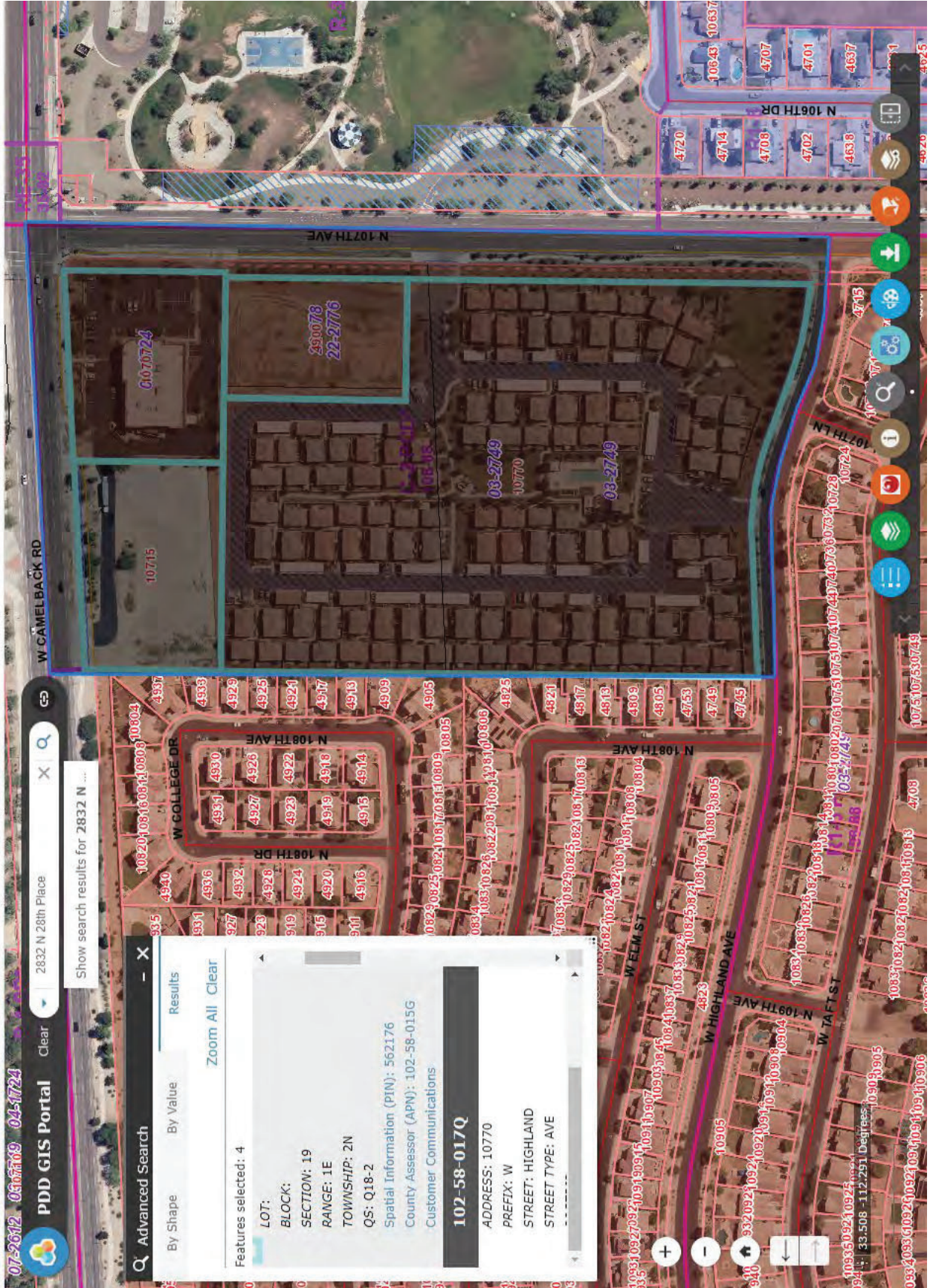
cc: Grady Gammage, Jr.
Planning Department (4)
Street Transportation Department



CITY OF PHOENIX PLANNING DEPARTMENT
MARYVALE VILLAGE
 CITY COUNCIL DISTRICT 5

APPLICANT'S NAME FLOOD CONTROL DISTRICT, MARICOPA CTY. / CITY OF PHX		REQUESTED CHANGE FROM: S-1 (app. PCD) (S-1, R1-10, R1-8, R1-6, R-2, R-3A & C-2)	
APPLICATION NO. 108-B-88-5	HEARING DATES Z.H.O. P.C. C.C. 12-11-98 2-19-97 11-13-98 12-18-96		TO: PCD (S-1, RE-35, R1-10, R1-8, R1-6, R-2 & C-2)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 575.8 ACRES	AERIAL PHOTO & QUARTER SEC. NO. 18-1, 2, 19-1, 2 20-2	ZONING MAP H-1, 2 I-2	
MULTIPLES PERMITTED S-1 PCD (S-1, R1-10, R1-8, RE-35, R1-6, R-2, C-2)	UNITS STANDARD OPTION 576 1761	* UNITS P.R.D. OPTION N/A 2413	

* MAXIMUM UNITS ALLOWED WITH P.R.D. BONUS



07-26-12 06:17:19 04-17-24
 PDD GIS Portal
 2832 N 28th Place
 Show search results for 2832 N ...

Advanced Search | By Shape | By Value | Results | Zoom All | Clear

Features selected: 4

LOT:
BLOCK:
SECTION: 19
RANGE: 1E
TOWNSHIP: 2N
QS: Q18-2

Spatial Information (PIN): 562176
 County Assessor (APN): 102-58-015G
 Customer Communications

102-58-017Q
 ADDRESS: 10770
 PREFIX: W
 STREET: HIGHLAND
 STREET TYPE: AVE