



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: July 25, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-20-17-2 – 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 **August 20, 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 **August 1, 2025**.

DISTRIBUTION

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Village Planner (Adrian Zambrano, North Gateway)
Village Planning Committee Chair (Ms. Julie Read, North Gateway)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-20-17-2

Council District: 2

Request For: Stipulation Modification

Reason for Request: Request to delete Stipulation 1 regarding detached sidewalks.;Request to delete Stipulation 2 regarding street improvements.;Request to delete Stipulation 4 regarding east and west pedestrian connections along Paseo del Prado.;Request to delete Stipulation 5 regarding pedestrian pathways.;Request to delete Stipulation 6 regarding the use of artificial turf.;Request to delete Stipulation 7 regarding turf being used in active retention basins.;Request to delete Stipulation 9 regarding the hotel development.;Request to delete Stipulation 10 regarding color and material palette for the buildings.;Request to delete Stipulation 11 regarding the glazing on all building windows.;Request to delete Stipulation 12 regarding screening of service areas.;Request to delete Stipulation 13 regarding a minimum landscape setback along property lines adjacent to public right-of-way.;Request to delete Stipulation 14 regarding the Bronco Butte Water Tank preservation.;Request to delete Stipulation 15 regarding view corridors of Bronco Butte, Pyramid Peak, Union Hills, and No Name Mountain.;Request to delete Stipulation 16 regarding maximum building height.;Request to delete Stipulation 17 regarding sufficient right-of-way for a collector street.;Request to delete Stipulation 18 regarding sewer force main construction.;Request to delete Stipulation 19 regarding approval of offsite paving plans.;Request to delete Stipulation 20 regarding updating the Sonoran Foothills PCD Street Master Plan.

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Declan Murphy on behalf of TWC	Representative	8283 North Hayden Road, Suite 258 Scottsdale AZ 85258	602-326-0111		dmurphy@coal-creek.com
Robert Jr. and Sabrina Eaton	Owner	11721 East Blue Wash Road Cave Creek AZ 85331			
Declan Murphy on behalf of TWC	Applicant	8283 North Hayden Road, Suite 258 Scottsdale AZ 85258	602-326-0111		dmurphy@coal-creek.com

Property Location: Approximately 1,420 feet west of the northwest corner of North Valley Parkway and Bronco Butte Trail
Acreage: 0.56

Geographic Information

Zoning Map Q7,R7 Village: North Gateway	APN 204-12-980	Quarter Section Q55-23
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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
\$1,725.00	\$0.00	07/21/25	PHO (3+ stipulations)

Planning Hearing Officer Request

Project: AMND: 18-1196A2A

Parcel: 204-12-980

RE: Zoning Case: Z-20-17

Date: 7/15/2025

Justification Narrative for Relief/Modification of the Z-20-17 Stipulations as it pertains to the Proposed Wireless Communication Facility (WCF) to be located on Parcel 204-12-980

TowerCom, on behalf of T-Mobile respectfully requests full relief/modification of **19 of the 22 stipulations** outlined under Zoning Case Z-20-17 as it pertains to the proposed Wireless Communication Facility (WCF) to be located on vacant parcel 204-12-980. This request is grounded in the urgent and well-documented need for improved wireless coverage in this rapidly growing North Phoenix Neighborhood, and the unique circumstances associated with the subject parcel.

Background and Site Context

The proposed WCF site is strategically located adjacent to the parcel formerly known as the Legacy Sports Complex (parcel 204-12-979), which is now under new ownership. TowerCom/T-Mobile have actively pursued this project for over three years, navigating a series of delays primarily due to the parcel's prior linkage to the Legacy Sport Complex development. That connection no longer exists. Furthermore, drainage comments and infrastructure concerns tied to the Legacy Sport Complex project are no longer applicable to the subject parcel, which now stands independently.

Although the future of the Legacy Sport Complex site remains uncertain, whether it will be developed, repurposed, or sold, it's clear that any future development will trigger the full scope of stipulations and infrastructure requirements associated with Z-20-17. However, the WCF in question is a standalone utility installation, not a large-scale commercial development, and should not be subject to the same stipulations intended for a significantly more complex and impactful project.

Requested Stipulation Modifications

Stipulation 1

~~1. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 2

~~2. 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.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 3

~~3. 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.~~

Stipulation 4

~~4. The east-west pedestrian connection (Paseo del Prado) shall be provided in accordance with the North Gateway Core Plan, as modified by the following stipulations and approved by the Planning and Development Department:~~

~~a. The Paseo del Prado shall align with the Bronco Butte Tank and continue through the site to the west.~~

~~b. A pedestrian access easement of 20 feet shall be dedicated for the pedestrian connection (Paseo del Prado). Of the 20 feet, 12 feet shall remain completely free of any pedestrian impediments, including benches. The remaining 8 feet may be used for pedestrian friendly uses such as restaurant seating, vendor stalls, artist displays, etc.~~

~~c. A minimum of 50% of the 20 foot pedestrian access easement for the Paseo del Prado shall be shaded by a structure, landscaping or a combination of the two.~~

~~d. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the Paseo del Prado. This can be achieved by placing active uses such as outdoor seating, restaurants and retail along the pedestrian path.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 5

~~5. All pedestrian pathways, including those that intersect vehicular traffic lanes, shall be constructed with decorative pavers, stamped or colored concrete, or another material other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 6

~~6. The use of artificial turf is prohibited in areas visible from public right-of-way or parking lots, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 7

~~7. Turf shall only be used in active retention basins, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 8

~~8. All retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 9

~~9. The hotel development shall be in general conformance with the elevations date stamped April 18, 2018, with specific regard to the massing, articulation, window placement and building entry, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 10

~~10. The color and material palette for the buildings shall be determined at site plan review and shall comply with the North Black Canyon Overlay District, With specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 11

~~11. The glazing on all building windows shall have a maximum reflectivity of 20%, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 12

~~**12.** All service areas must be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers and other mechanical and or electrical equipment from eye level adjacent to all public streets and private drives, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 13

~~**13.** A minimum landscape setback of 10 feet shall be required along property lines that are not adjacent to public right-of-way and planted in accordance with C-2 planting size and spacing standards, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 14

~~**14.** The Bronco Butte Water Tank shall be fully preserved, in place, as it naturally occurs and shall be identified on all site plan documents through permitting to ensure preservation.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 15

~~15. View corridors of Bronco Butte, Pyramid Peak, Union Hills and No Name Mountain, as shown on Exhibit B in the North Gateway Core Plan, shall be retained through building placement and step backs, as approved by the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 16

~~16. Maximum building height shall be limited to 60 feet. The maximum square footage of the sports arena shall be 180,000 square feet and the maximum square footage of the hotel shall be 60,000 square feet. Any request to increase building height or building square footage beyond the stipulated height and square footages shall not be approved unless all of the following occur:~~

~~a. A water report is submitted to and approved by the Water Services Department which demonstrates that sufficient water capacity exists or is being provided by the developer of this parcel;~~

~~b. A wastewater report is submitted to and approved by the Water Services Department which demonstrates that sufficient wastewater capacity exists or is being provided by the developer of this parcel; and~~

~~c. A traffic study is submitted to and approved by the Street Transportation Department which demonstrates that street improvements (existing and/or proposed) are sufficient to serve the~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 17

~~17. Sufficient right-of-way for a collector shall be dedicated for the extension of Bronco Butte Trail as necessary to establish an alignment to tie into the current terminus at the Bronco Tank and transition to a half street where the alignment is able to assume an alignment at the north property line for the extension of Bronco Butte Trail west to the 29th Avenue alignment, unless an alternative route is approved or modified by the Street Transportation Department and the Planning and Development Department.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 18

~~18. Any construction of a sewer force main, intended as a temporary sewer solution for the subject property, must be designed and constructed in a manner that minimizes the impacts to truck circulation (as necessary to maintain traffic flow to and from the W.L. Gore campus at the Bronco Butte driveway for a WB-67 vehicle).~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 19

~~19. Prior to the approval of the offsite paving plans for the project, the developer shall update the restriping plan for the intersection of North Valley Parkway and Bronco Butte Trail. The restriping plan shall be in general conformance to the restriping plan date stamped June 28, 2018, as approved by the Street Transportation Department and the Planning and Development Department. The developer shall be responsible for all improvements. The developer shall provide documentation that the restriping plan was submitted to W.L. Gore prior to submittal of off-site paving plan.~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 20

~~20. Prior to final site plan approval, the developer shall work with the adjacent property owners to update the Sonoran Foothills PCD Street Master Plan to address the following for the intersection of North Valley Parkway and Bronco Butte Trail, as approved or modified by the Street Transportation Director and the Planning and Development Director as outlined in a forthcoming letter addressing the following:~~

- ~~a. Planned roadway and striping improvements~~
- ~~b. Identify existing contributions to the traffic signal infrastructure~~

~~c. Clarify responsibilities for future traffic infrastructure~~

This Stipulation is not pertinent to utility infrastructure such as the proposed WCF on Parcel: 204-12-980, with ample precedent throughout the City of Phoenix as it relates to the placement of comparable WCF's since the adoption of Section 715. Satellite Earth Stations And Wireless Communication Facilities.

Stipulation 21

21. The developer shall notify the following individuals by mail 15 days prior to any preapplication or preliminary site plan review meetings with the Planning and Development Department. The notice shall include the date, time and location of the meeting.

a. Brent Roberts
W.L. Gore
32470 N. North Valley Parkway
Phoenix, AZ 85085

b. Heidi Kimball
Sunbelt Holdings
6720 N. Scottsdale Road, Suite 250
Scottsdale, AZ 85253

Stipulation 22

22. The developer shall notify the following individuals by mail 10 days prior to the submittal of the final site plan for approval by the Planning and Development Department.

a. Brent Roberts
W.L. Gore
32470 N. North Valley Parkway
Phoenix, AZ 85085

b. Heidi Kimball
Sunbelt Holdings
6720 N. Scottsdale Road, Suite 250
Scottsdale, AZ 85253

Essential Utility Status of Wireless Service

Wireless communication is no longer a luxury or convenience, it is an essential utility on par with water and electricity. The proposed WCF will directly address a significant coverage GAP that has impacted residents, businesses, and emergency response operations in this fast-growing area. The growth in residential and commercial activity throughout this part of the North Phoenix necessitates immediate and reliable access to wireless services. As such, delaying or obstructing this WCF due to unrelated development stipulations imposes a direct and avoidable burden on public welfare.

Importantly, this WCF has already attracted interest from two carriers, with expectations that all three major wireless carriers operating in this market will co-locate at this site once operational. The proposed WCF location removed from the nearest residential and multi-carrier capacity makes this site nearly ideal from both a technical and planning perspective.

Consistency with Citywide Standards

It is important to note that typical WCFs located within the City of Phoenix, particularly those in commercial zones are generally only required to meet basic dustproof access standards. They are not subject to extensive Street infrastructure, grading/drainage review unless warranted by unique site-specific concerns. Applying the full breadth of Z-20-17 stipulations to this WCF installation would represent a departure from standard City of Phoenix practices, creating inconsistency in the treatment of essential utility infrastructure, and departure from precedent.

Public Safety and Community Benefit

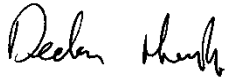
Beyond its utility value, the proposed WCF is vital to enhancing public safety. Reliable wireless communication underpins emergency services, disaster response, 911 accessibility, and medical outreach. This is a rapidly growing area where development is ongoing and populations are expanding, so ensuring immediate access to wireless coverage is not just a convenience, it is a public safety obligation.

Conclusion

In light of the above, TowerCom/T-Mobile respectfully urges the City of Phoenix to grant full relief from the 22 stipulations outlined in Z-20-17. The proposed WCF is a critical piece of utility infrastructure, not a conventional commercial development, and should be treated as such. The site is uniquely positioned to provide maximum benefit to the community with minimal impact, and serves the broader public interest in ensuring equitable, reliable access to wireless communication services.

Please let me know if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Declan Murphy". The signature is written in a cursive, flowing style.

Declan Murphy
TowerCom/T-Mobile
8283 N Hayden Road, Suite 258, Scottsdale AZ 85258
Tel: (602) 326-0111
Email: dmurphy@coal-creek.com

ORDINANCE G-6484

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-20-17-2) FROM PCD NBCOD (APPROVED C-2 / CP M-R PCD NBCOD) (PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT, APPROVED INTERMEDIATE COMMERCIAL DISTRICT OR COMMERCE PARK DISTRICT, MID-RISE DISTRICT, PLANNED COMMUNITY DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT) TO C-2 M-R NBCOD (INTERMEDIATE COMMERCIAL DISTRICT, MID-RISE DISTRICT, NORTH BLACK CANYON OVERLAY DISTRICT).

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

SECTION 1. The zoning of a 19.22 acre property located approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment in a portion of Section 14, Township 5 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from PCD NBCOD (APPROVED C-2 / CP M-R PCD NBCOD) (Planned Community District, North Black Canyon Overlay District, approved Intermediate Commercial District or Commerce Park District, Mid-Rise District, Planned Community District, North Black Canyon Overlay District) to C-2 M-R NBCOD (Intermediate Commercial District, Mid-Rise District, North Black Canyon Overlay District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

- Del ① All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.
- Del ② 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.
3. 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.
- Del ④ The east and west pedestrian connection (Paseo del Prado) shall be provided in accordance with the North Gateway Core Plan, as modified by the following stipulations and approved by the Planning and Development Department:
- Del a. The Paseo del Prado shall align with the Bronco Butte Tank and continue through the site to the west.
- Del b. A pedestrian access easement of 20 feet shall be dedicated for the pedestrian connection (Paseo del Prado). Of the 20 feet, 12 feet shall remain completely free of any pedestrian impediments, including benches. The remaining 8 feet may be used for pedestrian friendly uses such as restaurant seating, vendor stalls, artist displays, etc.

- Del c. A minimum of 50% of the 20-foot pedestrian access easement for the Paseo del Prado shall be shaded by a structure, landscaping or a combination of the two.
- Del d. The site shall be designed in such a manner that the building placement creates an alignment and synergy for the Paseo del Prado. This can be achieved by placing active uses such as outdoor seating, restaurants and retail along the pedestrian path.
- Del 5. All pedestrian pathways, including those that intersect vehicular traffic lanes, shall be constructed with decorative pavers, stamped or colored concrete, or another material other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
- Del 6. The use of artificial turf is prohibited in areas visible from public right-of-way or parking lots, as approved by the Planning and Development Department.
- Del 7. Turf shall only be used in active retention basins, as approved by the Planning and Development Department.
- Del 8. All retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.
- Del 9. The hotel development shall be in general conformance with the elevations date stamped April 18, 2018, with specific regard to the massing, articulation, window placement and building entry, as approved by the Planning and Development Department.
- Del 10. The color and material palette for the buildings shall be determined at site plan review and shall comply with the North Black Canyon Overlay District, with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
- Del 11. The glazing on all building windows shall have a maximum reflectivity of 20%, as approved by the Planning and Development Department.
- Del 12. All service areas must be screened to conceal trash containers, recycling containers, loading docks, transformers, backflow preventers and other mechanical and or electrical equipment from eye level adjacent to all public streets and private drives, as approved by the Planning and Development Department.
- Del 13. A minimum landscape setback of 10 feet shall be required along property lines that are not adjacent to public right-of-way and planted in accordance

with C-2 planting size and spacing standards, as approved by the Planning and Development Department.

- Del 14. The Bronco Butte Water Tank shall be fully preserved, in place, as it naturally occurs and shall be identified on all site plan documents through permitting to ensure preservation.
- Del 15. View corridors of Bronco Butte, Pyramid Peak, Union Hills and No Name Mountain, as shown on Exhibit B in the North Gateway Core Plan, shall be retained through building placement and step backs, as approved by the Planning and Development Department.
- Del 16. Maximum building height shall be limited to 60 feet. The maximum square footage of the sports arena shall be 180,000 square feet and the maximum square footage of the hotel shall be 60,000 square feet. Any request to increase building height or building square footage beyond the stipulated height and square footages shall not be approved unless all of the following occur:
- Del a. A water report is submitted to and approved by the Water Services Department which demonstrates that sufficient water capacity exists or is being provided by the developer of this parcel;
- Del b. A wastewater report is submitted to and approved by the Water Services Department which demonstrates that sufficient wastewater capacity exists or is being provided by the developer of this parcel; and
- Del c. A traffic study is submitted to and approved by the Street Transportation Department which demonstrates that street improvements (existing and/or proposed) are sufficient to serve the site.
- Del 17. Sufficient right-of-way for a collector shall be dedicated for the extension of Bronco Butte Trail as necessary to establish an alignment to tie into the current terminus at the Bronco Tank and transition to a half-street where the alignment is able to assume an alignment at the north property line for the extension of Bronco Butte Trail west to the 29th Avenue alignment, unless an alternative route is approved or modified by the Street Transportation Department and the Planning and Development Department.
- Del 18. Any construction of a sewer force main, intended as a temporary sewer solution for the subject property, must be designed and constructed in a manner that minimizes the impacts to truck circulation (as necessary to

maintain traffic flow to and from the W.L. Gore campus at the Bronco Butte driveway for a WB-67 vehicle).

Del 19. Prior to the approval of the offsite paving plans for the project, the developer shall update the restriping plan for the intersection of North Valley Parkway and Bronco Butte Trail. The restriping plan shall be in general conformance to the restriping plan date stamped June 28, 2018, as approved by the Street Transportation Department and the Planning and Development Department. The developer shall be responsible for all improvements. The developer shall provide documentation that the restriping plan was submitted to W.L. Gore prior to submittal of off-site paving plan.

Del 20. Prior to final site plan approval, the developer shall work with the adjacent property owners to update the Sonoran Foothills PCD Street Master Plan to address the following for the intersection of North Valley Parkway and Bronco Butte Trail, as approved or modified by the Street Transportation Director and the Planning and Development Director as outlined in a forthcoming letter addressing the following:

Del a. Planned roadway and striping improvements

Del b. Identify existing contributions to the traffic signal infrastructure

Del c. Clarify responsibilities for future traffic infrastructure

21. The developer shall notify the following individuals by mail 15 days prior to any preapplication or preliminary site plan review meetings with the Planning and Development Department. The notice shall include the date, time and location of the meeting.

a. Brent Roberts
W.L. Gore
32470 N. North Valley Parkway
Phoenix, AZ 85085

b. Heidi Kimball
Sunbelt Holdings
6720 N. Scottsdale Road, Suite 250
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- a. Brent Roberts
W.L. Gore
32470 N. North Valley Parkway
Phoenix, AZ 85085
- b. Heidi Kimball
Sunbelt Holdings
6720 N. Scottsdale Road, Suite 250
Scottsdale, AZ 85253

SECTION 4. 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 5th day of July, 2018.



MAYOR

ATTEST:



City Clerk



APPROVED AS TO FORM:


Acting City Attorney pm^l

REVIEWED BY:


City Manager
PL:tml:LF16-2143:7/5/18:2047901v1

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-20-17-2

A PORTION OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND MARICOPA COUNTY BRASS CAP DATED 2001 ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 14 FROM WHICH A FOUND REBAR WITH CAP RLS 21081 ACCEPTED AS THE CENTER OF SAID SECTION 14 BEARS SOUTH 89°32'56" WEST, 2639.42 FEET;

THENCE SOUTH 00°22'13" EAST, 1324.91 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A FOUND REBAR WITH CAP RLS 27239 ACCEPTED AS THE 1/16TH CORNER OF SAID SECTION;

THENCE LEAVING SAID EAST LINE, SOUTH 89°35'43" WEST, 562.27 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID SOUTH LINE, NORTH 20°07'05" WEST, 223.66 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 45.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°00'00", AN ARC LENGTH OF 15.71 FEET TO A TANGENT LINE;

THENCE NORTH 00°07'05" WEST, 1098.45 FEET;

THENCE NORTH 89°32'56" EAST, 635.65 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 837,236 SQ. FT. (19.2203 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD OR OTHERWISE.

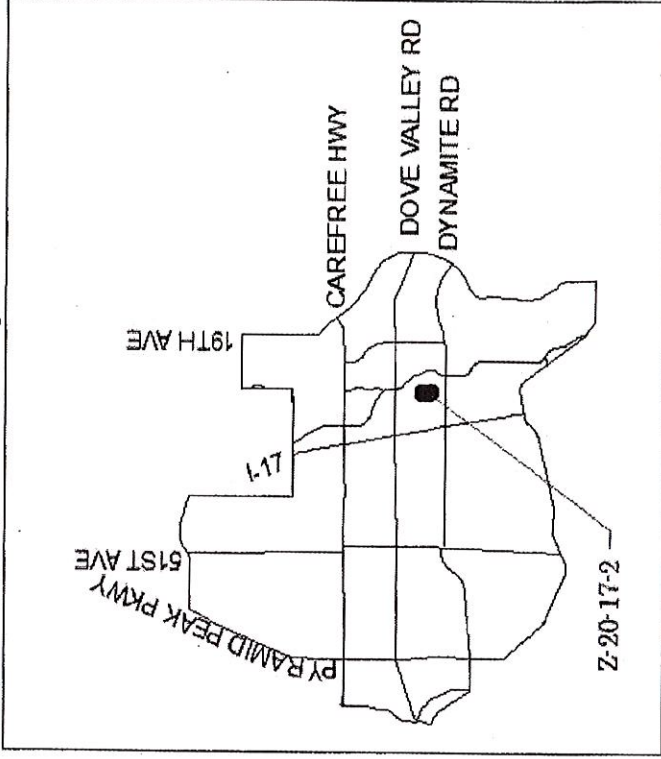
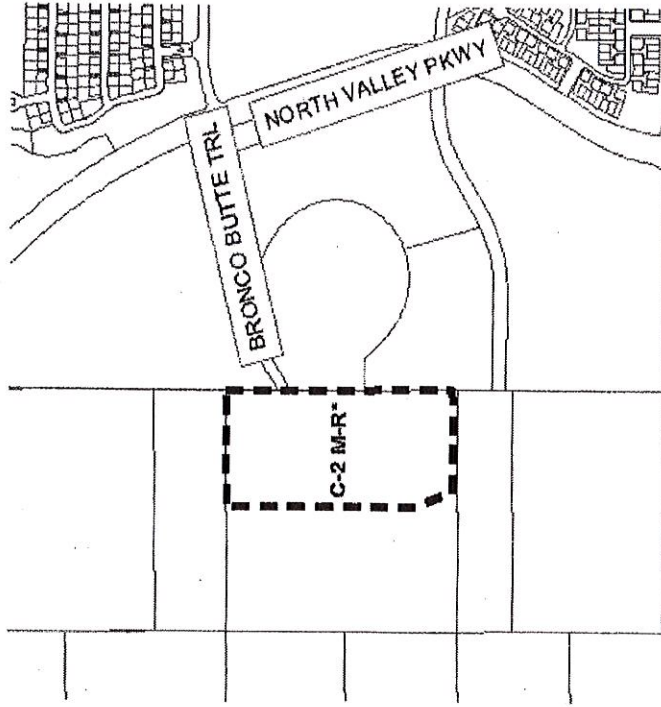
THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE ANY SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY LAND DIVISION RESTRICTIONS.

ORDINANCE LOCATION MAP

EXHIBIT B

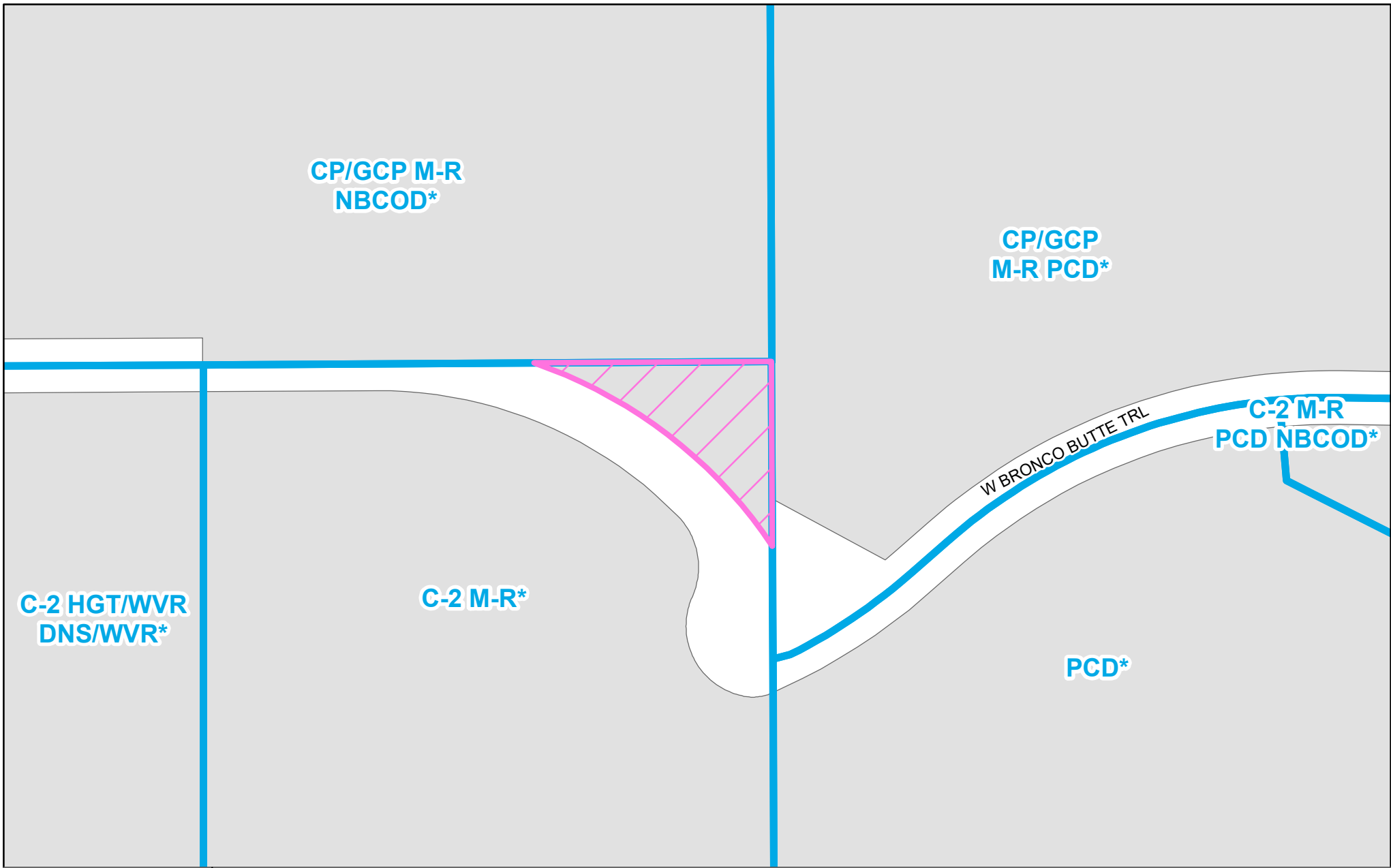
ZONING SUBJECT TO STIPULATIONS: *
SUBJECT AREA: - - - - -

Zoning Case Number: Z-20-17-2
Zoning Overlay: North Black Canyon Corridor and Overlay District
Planning Village: North Gateway



Drawn Date: 6/7/2018

\\one\pdd\Shared\Department Share\Information Systems\PL GIS\VS_Team\Core_Functions\Zoning\Supp\Maps_Ord\Map\2018_Ord\17-5-18\Z-20-17-2.mxd



PHO-1-25--Z-20-17-2

Property Location: Approximately 1,420 feet west of the northwest corner of
North Valley Parkway and Bronco Butte Trail

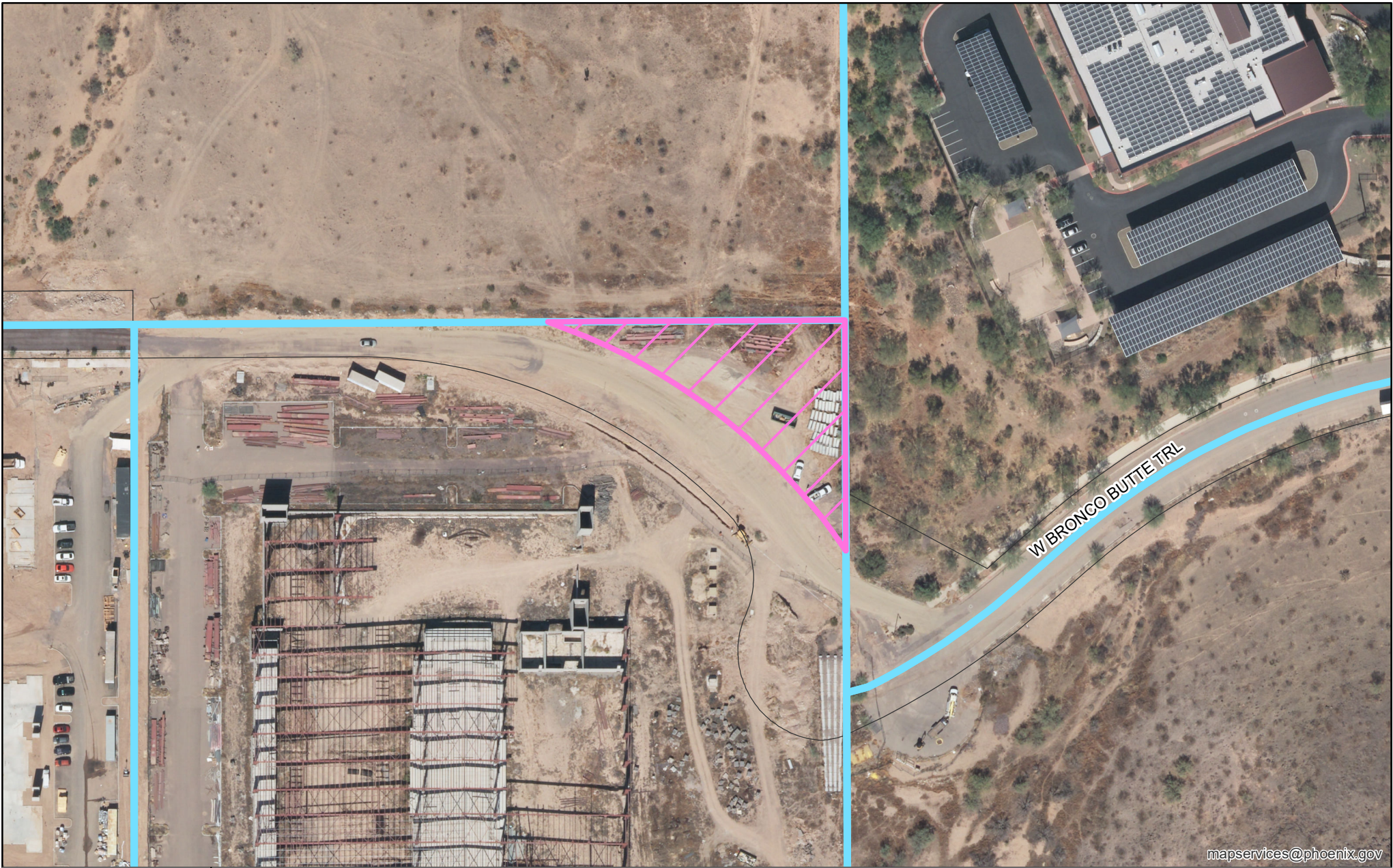


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 70 140 280 Feet





PHO-1-25--Z-20-17-2

Property Location: Approximately 1,420 feet west of the northwest corner of North Valley Parkway and Bronco Butte Trail

SURVEYOR NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE CO., ORDER NO.: 36199054 EFFECTIVE DATE: 11/23/2021.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

- ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 12B SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 02/02/22.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 04013C0865L DATED 10/16/13.

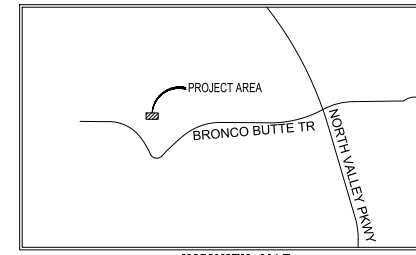
FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

LESSOR'S LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

AND BEING THE SAME PROPERTY CONVEYED TO SABRINA A. EATON AND ROBERT L. EATON JR. FROM GREATER MARICOPA INVESTORS 1986 LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED DATED JANUARY 2, 2018 AND RECORDED JANUARY 5, 2018 IN INSTRUMENT NO. 20180011630.

TAX PARCEL NO. 204-12-980



VICINITY MAP
N.T.S.

LEGEND

- BRASS CAP FLUSH (BCFL)
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

SCHEDULE B EXCEPTIONS

- TAXES FOR THE SECOND HALF OF THE YEAR 2021, AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE. (AFFECTS THE PARENT PARCEL, NO PLOTTABLE MATTERS)
- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 592, PAGE 17. (AFFECTS PARENT PARCEL, SHOWN ON SURVEY)
- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 509, PAGE 37. (DOES NOT AFFECTS PARENT PARCEL)
- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 588, PAGE 2. (DOES NOT AFFECT PARENT PARCEL)
- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 903, PAGE 28. (DOES NOT AFFECT PARENT PARCEL)
- MATTERS AS SHOWN AND NOTED ON PLAT RECORDED IN PLAT BOOK 1482, PAGE 2. (AFFECTS PARENT PARCEL, SHOWN ON SURVEY)
- EASEMENT IN FAVOR OF THE CITY OF PHOENIX SET FORTH IN INSTRUMENT RECORDED ON SEPTEMBER 10, 2009 IN INSTRUMENT NO. 20090839537. (AFFECTS PARENT PARCEL, SHOWN ON SURVEY)
- WATER EASEMENT IN FAVOR OF THE CITY OF PHOENIX SET FORTH IN INSTRUMENT RECORDED ON AUGUST 30, 2019 IN INSTRUMENT NO. 20190676621. (DOES NOT AFFECT PARENT PARCEL)

ITEMS 1-7, 9-11, AND 14 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO TOWERCOM VII-B, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE REPORT ORDER # 36199054, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 23, 2021, WHICH PROPOSES TO RESEARCH RECORD DOCUMENTS FOR THE LANDS UNDER ITS SCHEDULE B.

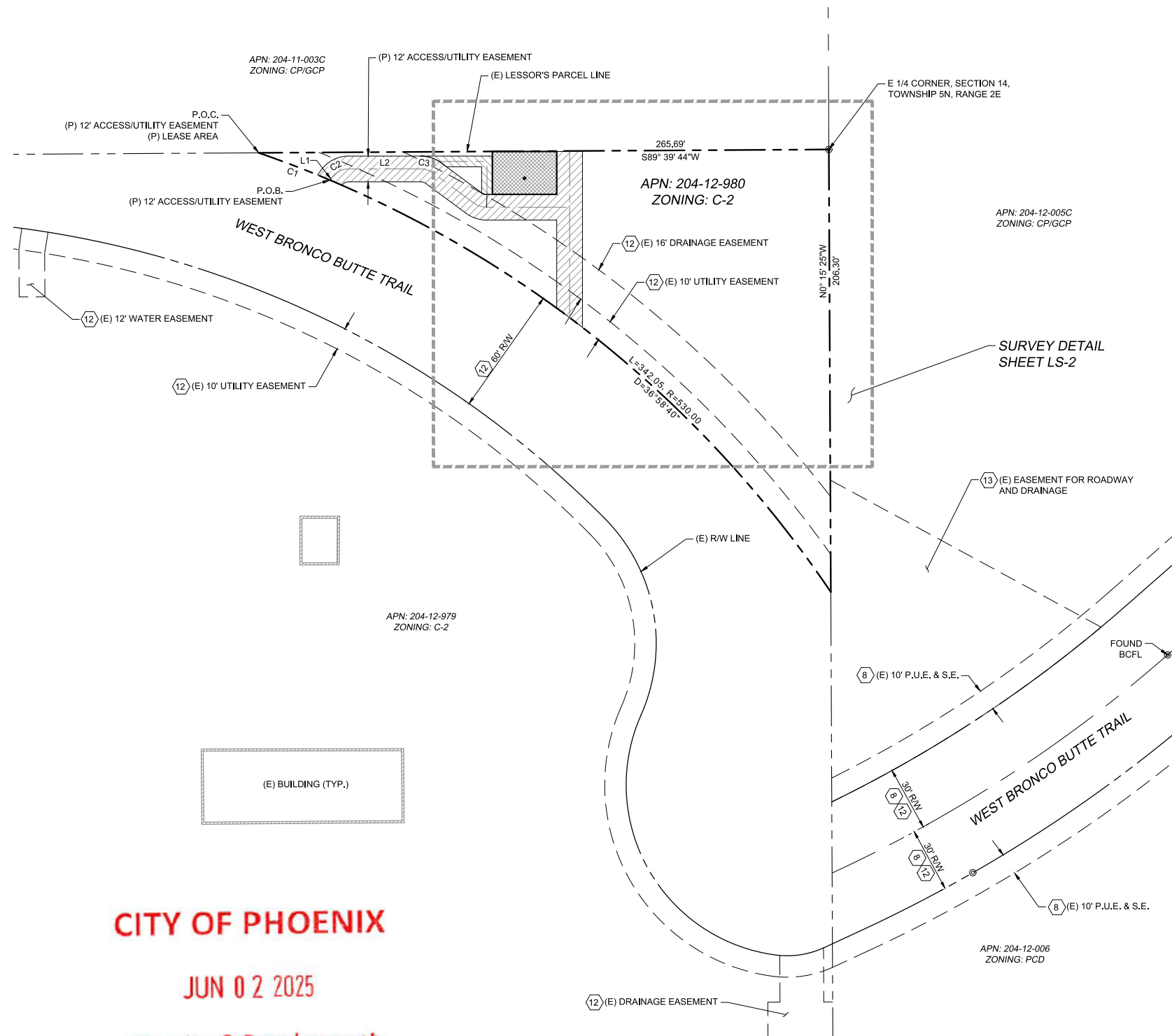
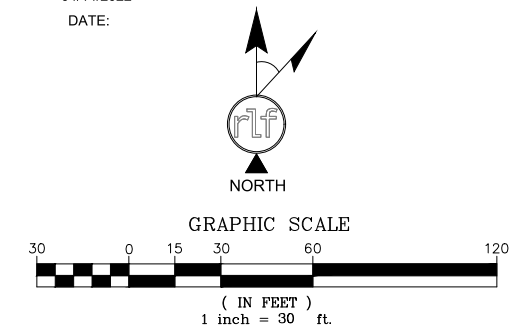
THIS SURVEYOR'S OPINION IS THAT THE LANDS UNDER SAID SCHEDULE B OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR'S OPINION IS THAT THE EASEMENTS OF RECORD IDENTIFIED UNDER SCHEDULE B-2 OF SAID TITLE COMMITMENT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE PROPOSED INSURED LANDS, INCLUDING THE LEASE AREA AND ANY AND ALL ACCESS, UTILITY AND GUY WIRE EASEMENT PARCELS.

I AM A DULY LICENCED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ARIZONA.

RLF
RYAN L. FIDLER, R.L.S. 44007

04/14/2022
DATE:



CITY OF PHOENIX

JUN 02 2025

Planning & Development
Department

TowerCom
We Connect Carriers.

COAL CREEK
CONSULTING

2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY:	CEF
DRAWN BY:	GAC
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
3	05/09/22	REVISION
2	04/14/22	FINAL
1	03/08/22	REVISION
0	02/16/22	PRELIMINARY



REUSE OF DOCUMENT
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PROJECT No.
15006194
SITE NAME:
PH68058A

SITE ADDRESS:
2775 W BRONCO BUTTE TR
PHOENIX, AZ 85085

SHEET TITLE:
BOUNDARY DETAIL

SHEET NO. LS-1	REVISION: 3
--------------------------	-----------------------

ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION
A 12.00 FOOT WIDE STRIP OF LAND BEING IN LOT 2 OF THE PLAT MAP RECORDED IN BOOK 1482, PAGE 2 OF MARICOPA COUNTY RECORDS, STATE OF ARIZONA, RECORDED IN THE OFFICE OF THE CLERK OF SAID COUNTY ON SEPTEMBER 5, 2019, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, FROM WHICH THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST BEARS NORTH 89°39'44" EAST, 265.69 FEET, ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG SAID CURVE HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 03°50'17", AN ARC LENGTH OF 35.50 FEET, AND A CHORD BEARING SOUTH 69°02'55" EAST, 35.50 FEET, TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE NORTH 33°53'42" EAST, 0.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 56°06'18", AN ARC LENGTH OF 9.79 FEET, AND A CHORD BEARING OF NORTH 61°56'51" EAST, 9.41 FEET; THENCE NORTH 90°00'00" EAST, 33.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS

OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 36°31'24", AN ARC LENGTH OF 6.37 FEET, AND A CHORD BEARING OF SOUTH 71°44'18" EAST, 6.27 FEET; THENCE SOUTH 53°28'36" EAST, 23.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 36°31'24", AN ARC LENGTH OF 6.37 FEET, AND A CHORD BEARING OF SOUTH 71°44'18" EAST, 6.27 FEET TO A POINT HEREON REFERRED TO AS POINT "A"; THENCE NORTH 90°00'00" EAST, 38.70 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE NORTH 00°00'00" EAST, 26.00 FEET TO THE POINT OF TERMINUS BEING 6.00 FEET EASTERLY OF THE NORTHEAST CORNER OF THE LEASE AREA;

IN ADDITION TO,

A 12.00 FOOT WIDE STRIP OF LAND, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE ABOVE DESCRIBED POINT "B"; THENCE SOUTH 00°00'00" EAST, 51.45 FEET TO A POINT ON THE SOUTH BOUNDARY LINE OF THE ABOVE MENTIONED LOT 2 AND THE POINT OF TERMINUS.

ALL SIDELINES TO BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

UTILITY EASEMENT LEGAL DESCRIPTION
A 5.00 FOOT WIDE STRIP OF LAND BEING IN LOT 2 OF THE PLAT MAP RECORDED IN BOOK 1482, PAGE 2 OF MARICOPA COUNTY RECORDS, STATE OF ARIZONA, RECORDED IN THE OFFICE OF THE CLERK OF SAID COUNTY ON SEPTEMBER 5, 2019, LYING 2.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE ABOVE DESCRIBED POINT "A"; THENCE NORTH 01°54'41" EAST, 6.00 FEET TO THE POINT OF BEGINNING BEING 2.50 FEET WESTERLY OF THE SOUTHWEST CORNER OF THE LEASE AREA;

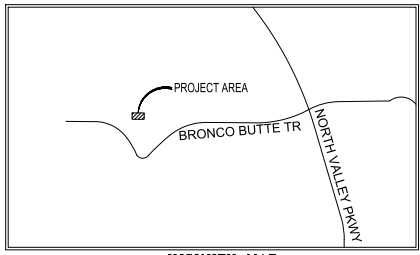
THENCE NORTH 00°00'00" EAST, 15.36 FEET; THENCE NORTH 90°00'00" WEST, 22.33 FEET TO THE POINT OF TERMINUS.

ALL SIDELINES TO BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

LEASE AREA LEGAL DESCRIPTION
A PORTION OF LOT 2 OF THE PLAT MAP RECORDED IN BOOK 1482, PAGE 2 OF MARICOPA COUNTY RECORDS, STATE OF ARIZONA, RECORDED IN THE OFFICE OF THE CLERK OF SAID COUNTY ON SEPTEMBER 5, 2019, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, FROM WHICH THE EAST QUARTER CORNER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 2 EAST BEARS N89°39'44"E, 265.69 FEET; ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG SAID CURVE HAVING A RADIUS OF 530.00 FEET, THROUGH A CENTRAL ANGLE OF 03°50'17", AN ARC LENGTH OF 35.50 FEET, AND A CHORD BEARING OF SOUTH 69°02'55" EAST, 35.50 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 33°53'42" EAST, 0.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 56°06'18", AN ARC LENGTH OF 9.79 FEET, AND A CHORD BEARING OF NORTH 61°56'51" EAST, 9.41 FEET; THENCE NORTH 90°00'00" EAST, 33.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 36°31'24", AN ARC LENGTH OF 6.37 FEET, AND A CHORD BEARING SOUTH 71°44'18" EAST, 6.27 FEET; THENCE SOUTH 53°28'36" EAST, 23.42 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 36°31'24", AN ARC LENGTH OF 6.37 FEET, AND A CHORD BEARING OF SOUTH 71°44'18" EAST, 6.27 FEET; THENCE NORTH 90°00'00" EAST, 38.70 FEET; THENCE NORTH 00°00'00" EAST, 26.00 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 20.00 FEET; THENCE NORTH 90°00'00" WEST, 30.00 FEET; THENCE NORTH 00°00'00" EAST, 20.00 FEET; THENCE NORTH 90°00'00" EAST, 30.00 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
N.T.S.

LEGEND

- BRASS CAP FLUSH (BCFL)
- POSITION OF GEODETIC COORDINATES
- PROPERTY LINE
- PROPERTY LINE (OTHER)
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- S.E. SIDEWALK EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	35.50	530.00	3°50'17"	S69° 02' 55"E	35.50
C2	9.79	10.00	56°06'18"	N61° 56' 51"E	9.41
C3	6.37	10.00	36°31'24"	S71° 44' 18"E	6.27
C4	6.37	10.00	36°31'24"	S71° 44' 18"E	6.27

LINE TABLE		
LINE	LENGTH	BEARING
L1	0.93	N33° 53' 42"E
L2	33.48	N90° 00' 00"E
L3	23.42	S53° 28' 36"E
L4	38.70	N90° 00' 00"E
L5	26.00	N0° 00' 00"E
L6	51.45	S0° 00' 00"E
L7	6.00	N90° 00' 00"W
L8	20.00	S0° 00' 00"E
L9	30.00	N90° 00' 00"W
L10	20.00	N0° 00' 00"E
L11	30.00	N90° 00' 00"E
L12	6.00	N1° 54' 41"E
L13	15.36	N0° 00' 00"E
L14	22.33	N90° 00' 00"W

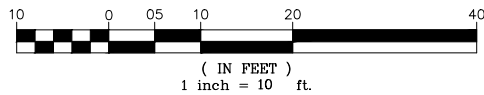
CITY OF PHOENIX

JUN 02 2025

Planning & Development
Department



GRAPHIC SCALE



TowerCom
We Connect Carriers.

COAL CREEK
CONSULTING

2166 E. UNIVERSITY DR., STE 201
TEMPE, ARIZONA 85281
PHONE: (480) 638-2600 FAX: (480) 638-2852

FIELD BY: CEF

DRAWN BY: GAC

CHECKED BY: RLF

REVISIONS

NO.	DATE	DESCRIPTION
3	05/09/22	REVISION
2	04/14/22	FINAL
1	03/08/22	REVISION
0	02/16/22	PRELIMINARY



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PROJECT No.

15006194

SITE NAME:

PH68058A

SITE ADDRESS:

2775 W BRONCO BUTTE TR

PHOENIX, AZ 85085

SHEET TITLE:

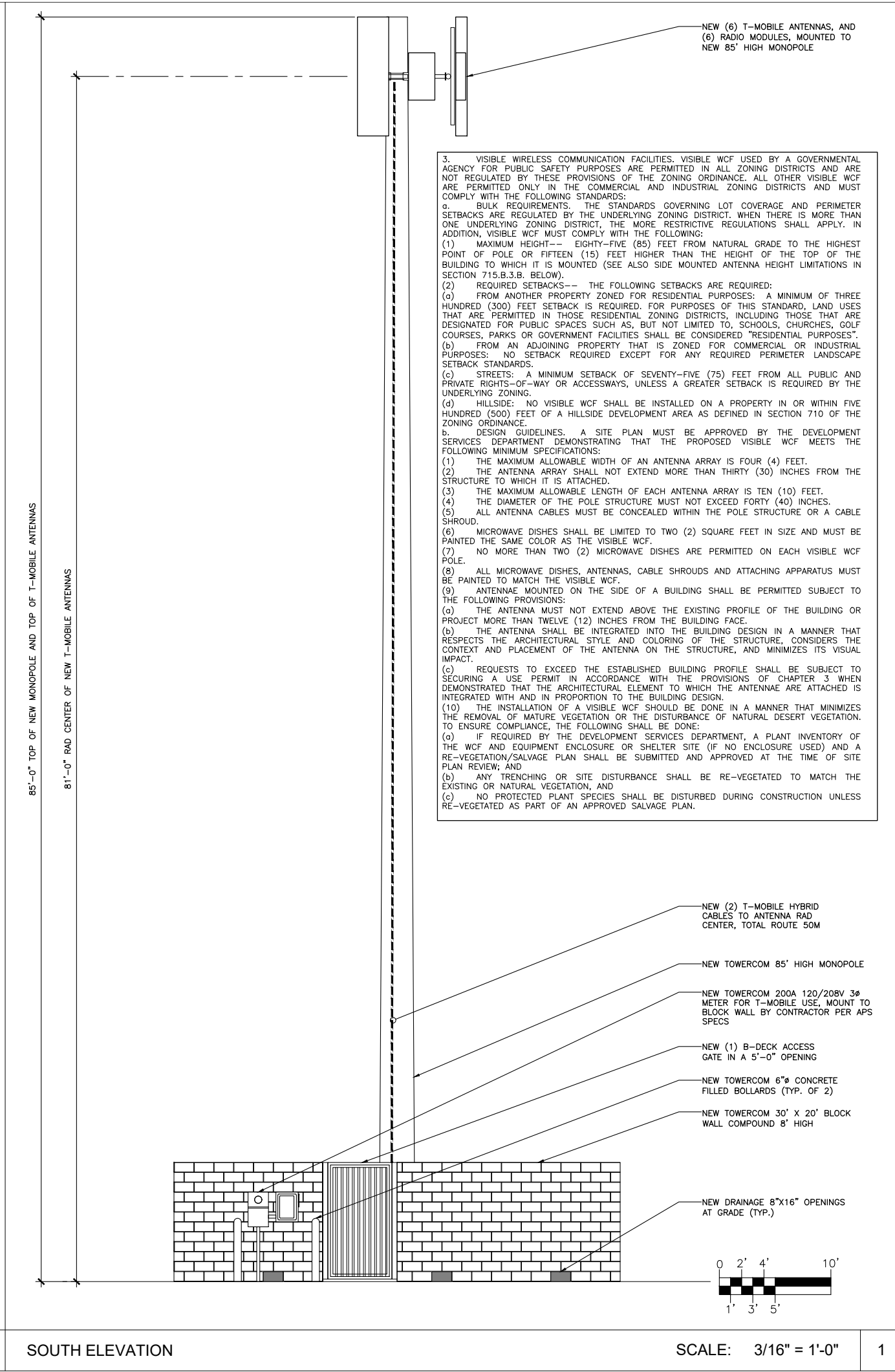
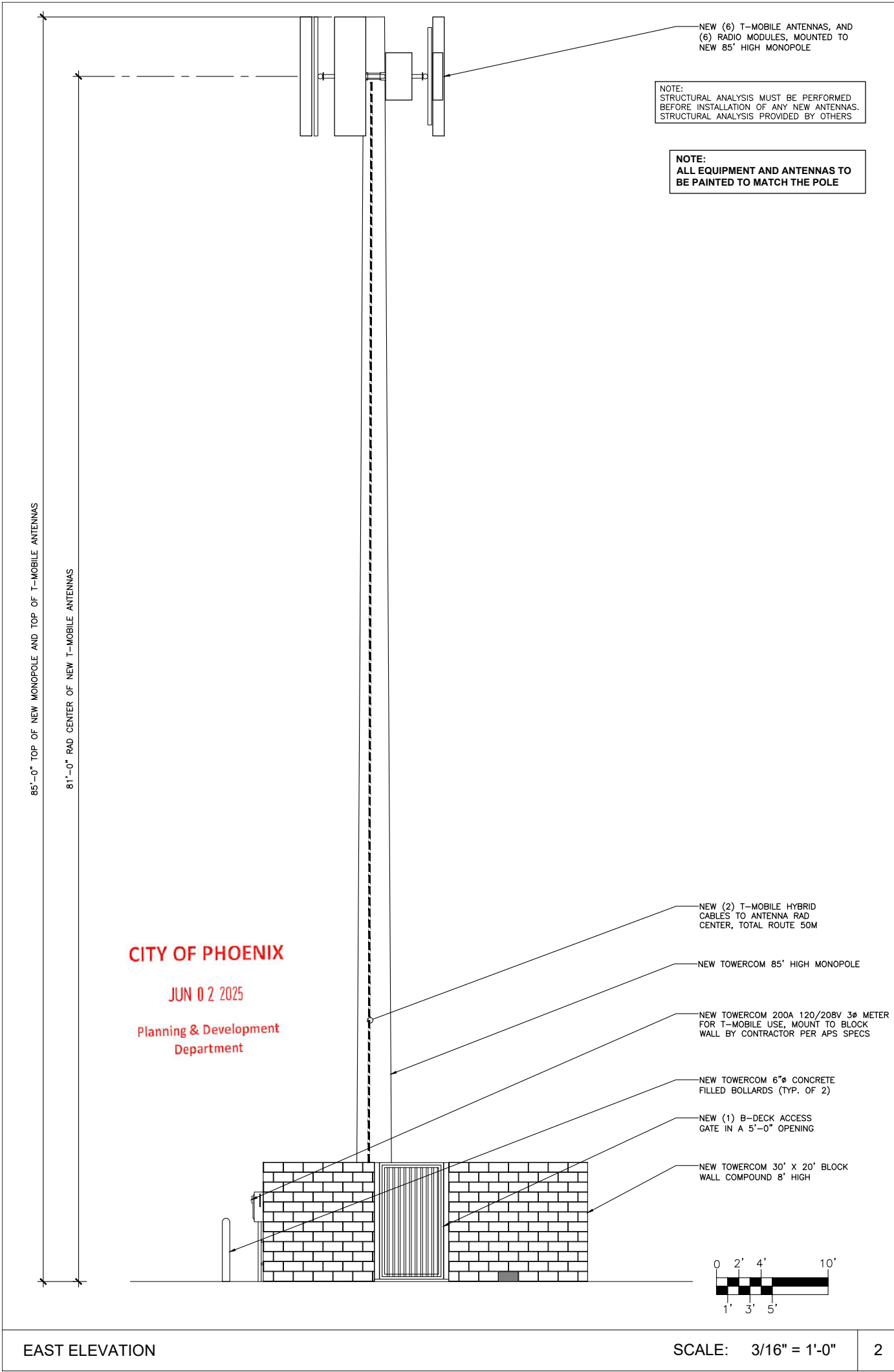
TOPOGRAPHIC SURVEY

SHEET NO.

LS-2

REVISION:

3



CLIENT

TowerCom.
We Connect Carriers.

CONSULTANT

COAL CREEK CONSULTING
8283 N. HAYDEN RD., STE 258
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 429-0533

ENGINEER OF RECORD

SEAL

NO.	DATE	DESCRIPTION	BY
3	05/16/23	CITY COMMENTS	SPE
4	05/23/23	CITY COMMENTS	2 SPE
5	10/12/23	REVISION 2	SPE
6	12/18/24	CITY COMMENTS	3 SPE
7	03/03/25	CITY COMMENTS	4 DRK

PROJECT INFORMATION

JOB: 10-043-04

PH68058A
LEGACY SPORTS
ARENA

2775 WEST BRONCO BUTTE TRAIL
PHOENIX, ARIZONA 85085

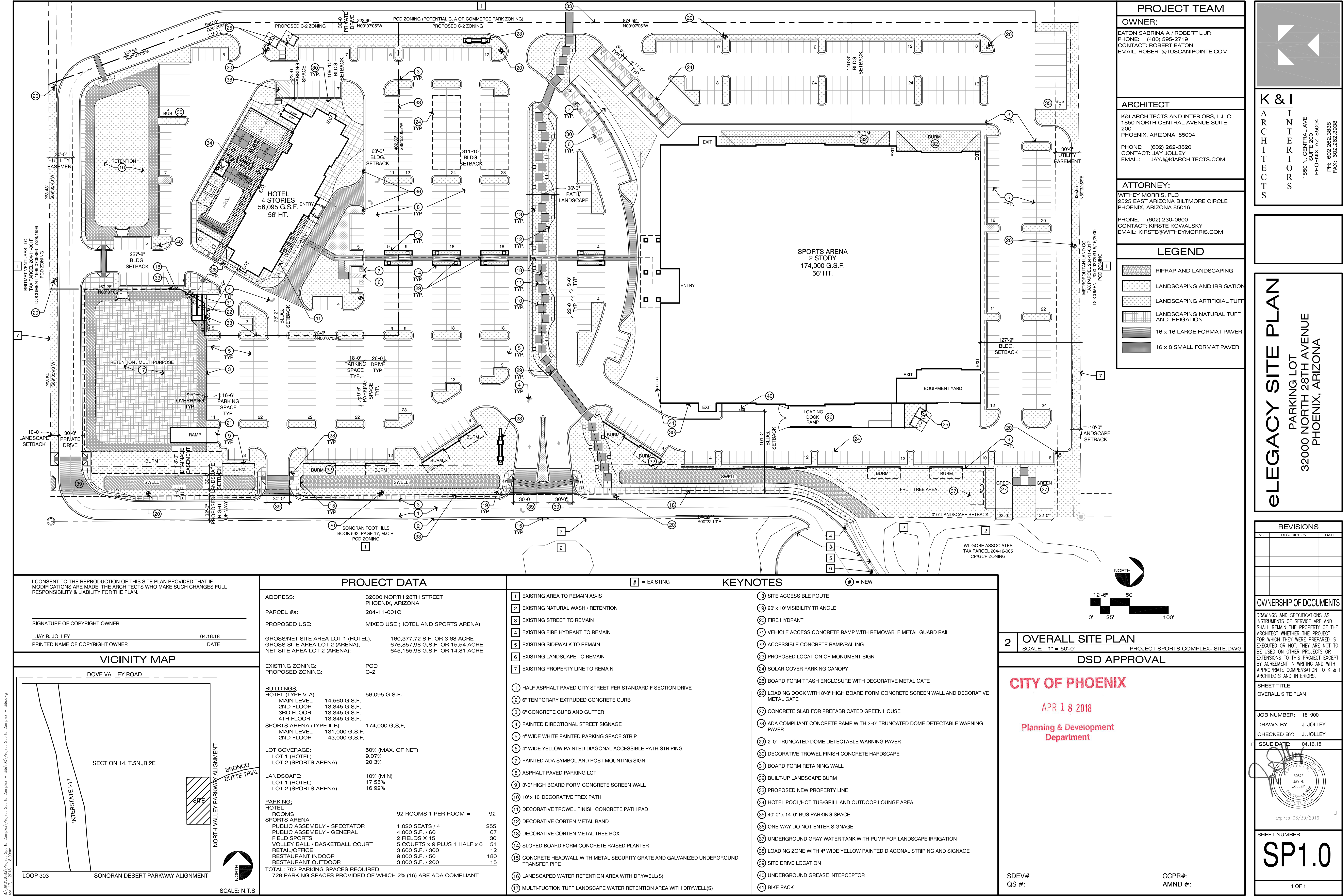
SHEET TITLE

ELEVATIONS

JURISDICTIONAL APPROVAL

SHEET NUMBER

Z-4



PROJECT TEAM

OWNER:
EATON SABRINA A / ROBERT L JR
PHONE: (480) 595-2719
CONTACT: ROBERT EATON
EMAIL: ROBERT@TUSCANIPOINT.COM

ARCHITECT
K&I ARCHITECTS AND INTERIORS, L.L.C.
1850 NORTH CENTRAL AVENUE SUITE 200
PHOENIX, ARIZONA 85004
PHONE: (602) 262-3820
CONTACT: JAY JOLLEY
EMAIL: JAYJ@KIARCHITECTS.COM

ATTORNEY:
WITHEY MORRIS, PLC
2525 EAST ARIZONA BILTMORE CIRCLE
PHOENIX, ARIZONA 85016
PHONE: (602) 230-0600
CONTACT: KIRSTE KOWALSKY
EMAIL: KIRSTE@WITHEYMORRIS.COM

LEGEND
RIPRAP AND LANDSCAPING
LANDSCAPING AND IRRIGATION
LANDSCAPING ARTIFICIAL TUFF
LANDSCAPING NATURAL TUFF AND IRRIGATION
16 x 16 LARGE FORMAT PAVER
16 x 8 SMALL FORMAT PAVER

K & I
ARCHITECTS
INTERIORS
1850 N. CENTRAL AVE.
SUITE 200
PHOENIX, AZ 85004
PH: 602.262.3820
FAX: 602.262.3838

ELEGACY SITE PLAN
PARKING LOT
32000 NORTH 28TH AVENUE
PHOENIX, ARIZONA

REVISIONS
NO. DESCRIPTION DATE

OWNERSHIP OF DOCUMENTS
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I ARCHITECTS AND INTERIORS.

SHEET TITLE:
OVERALL SITE PLAN

JOB NUMBER: 181900
DRAWN BY: J. JOLLEY
CHECKED BY: J. JOLLEY
ISSUE DATE: 04.16.18

Expires 06/30/2019

SHEET NUMBER:
SP1.0
1 OF 1

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES FULL RESPONSIBILITY & LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER
JAY R. JOLLEY 04.16.18
PRINTED NAME OF COPYRIGHT OWNER DATE

VICINITY MAP
DOVE VALLEY ROAD
INTERSTATE I-17
SECTION 14, T.5N., R.2E
NORTH VALLEY PARKWAY ALIGNMENT
BRONCO BUTTE TRIAL
LOOP 303
SONORAN DESERT PARKWAY ALIGNMENT
SCALE: N.T.S.

PROJECT DATA
ADDRESS: 32000 NORTH 28TH STREET
PHOENIX, ARIZONA
PARCEL #S: 204-11-001C
PROPOSED USE: MIXED USE (HOTEL AND SPORTS ARENA)
GROSS/NET SITE AREA LOT 1 (HOTEL): 180,377.72 S.F. OR 3.68 ACRE
GROSS SITE AREA LOT 2 (ARENA): 676,867.98 G.S.F. OR 15.54 ACRE
NET SITE AREA LOT 2 (ARENA): 645,155.98 G.S.F. OR 14.81 ACRE
EXISTING ZONING: PCD
PROPOSED ZONING: C-2
BUILDINGS:
HOTEL (TYPE V-A) 56,095 G.S.F.
MAIN LEVEL 14,560 G.S.F.
2ND FLOOR 13,845 G.S.F.
3RD FLOOR 13,845 G.S.F.
4TH FLOOR 13,845 G.S.F.
SPORTS ARENA (TYPE II-B) 174,000 G.S.F.
MAIN LEVEL 131,000 G.S.F.
2ND FLOOR 43,000 G.S.F.
LOT COVERAGE:
LOT 1 (HOTEL) 50% (MAX. OF NET)
LOT 2 (SPORTS ARENA) 9.07%
LANDSCAPE:
LOT 1 (HOTEL) 10% (MIN)
LOT 2 (SPORTS ARENA) 17.55%
PARKING:
HOTEL 92 ROOMS 1 PER ROOM = 92
SPORTS ARENA 1,020 SEATS / 4 = 255
PUBLIC ASSEMBLY - SPECTATOR 4,000 S.F. / 60 = 67
PUBLIC ASSEMBLY - GENERAL 2 FIELDS X 15 = 30
VOLLEY BALL / BASKETBALL COURT 5 COURTS X 9 PLUS 1 HALF X 6 = 51
RETAIL/OFFICE 3,600 S.F. / 300 = 12
RESTAURANT INDOOR 9,000 S.F. / 50 = 180
RESTAURANT OUTDOOR 3,000 S.F. / 200 = 15
TOTAL: 702 PARKING SPACES REQUIRED
728 PARKING SPACES PROVIDED OF WHICH 2% (16) ARE ADA COMPLIANT

KEYNOTES
[E] = EXISTING [N] = NEW
1 EXISTING AREA TO REMAIN AS-IS
2 EXISTING NATURAL WASH / RETENTION
3 EXISTING STREET TO REMAIN
4 EXISTING FIRE HYDRANT TO REMAIN
5 EXISTING SIDEWALK TO REMAIN
6 EXISTING LANDSCAPE TO REMAIN
7 EXISTING PROPERTY LINE TO REMAIN
18 SITE ACCESSIBLE ROUTE
19 20' x 10' VISIBILITY TRIANGLE
20 FIRE HYDRANT
21 VEHICLE ACCESS CONCRETE RAMP WITH REMOVABLE METAL GUARD RAIL
22 ACCESSIBLE CONCRETE RAMP/RAILING
23 PROPOSED LOCATION OF MONUMENT SIGN
24 SOLAR COVER PARKING CANOPY
25 BOARD FORM TRASH ENCLOSURE WITH DECORATIVE METAL GATE
26 LOADING DOCK WITH 8'-0" HIGH BOARD FORM CONCRETE SCREEN WALL AND DECORATIVE METAL GATE
27 CONCRETE SLAB FOR PREFABRICATED GREEN HOUSE
28 ADA COMPLIANT CONCRETE RAMP WITH 2'-0" TRUNCATED DOME DETECTABLE WARNING PAVER
29 2'-0" TRUNCATED DOME DETECTABLE WARNING PAVER
30 DECORATIVE TROWEL FINISH CONCRETE HARDSCAPE
31 BOARD FORM RETAINING WALL
32 BUILT-UP LANDSCAPE BURM
33 PROPOSED NEW PROPERTY LINE
34 HOTEL POOL/HOT TUB/GRILL AND OUTDOOR LOUNGE AREA
35 40'-0" x 14'-0" BUS PARKING SPACE
36 ONE-WAY DO NOT ENTER SIGNAGE
37 UNDERGROUND GRAY WATER TANK WITH PUMP FOR LANDSCAPE IRRIGATION
38 LOADING ZONE WITH 4" WIDE YELLOW PAINTED DIAGONAL STRIPING AND SIGNAGE
39 SITE DRIVE LOCATION
40 UNDERGROUND GREASE INTERCEPTOR
41 BIKE RACK

2 OVERALL SITE PLAN
SCALE: 1" = 50'-0" PROJECT SPORTS COMPLEX- SITE.DWG

DSD APPROVAL
CITY OF PHOENIX
APR 18 2018
Planning & Development
Department
SDEV#
QS #:
CCPR#:
AMND #:

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Maryvale Village Planning Committee heard this case on May 9, 2018 and recommended approval, per the staff recommendation by a 8-1 vote.

PC Action: The Planning Commission heard the case on June 7, 2018 and recommended approval per the Addendum A Staff Report by a 6-0 vote (1 recusal).

Location

Area generally bounded by 99th Avenue to 91st Avenue, and Thomas Road to Indian School Road and Campbell Avenue

Council District: 5

Parcel Addresses: 9150 W. Thomas Road, 3000 N. 91st Ave., 9304 W. Thomas Road, 3750 N. 93rd Ave., 3100 N. 91st Ave., 3301 N. 99th Ave., 9250 W. Thomas Road, 9701 W. Indian School Road, 9130 W. Thomas Road, 3701 N. 99th Ave., 3640 N. 91st Ave., 3000 N. 93rd Ave., 3170 N. 93rd Ave., 3000 N. 91st Ave., 9840 W. Indian School Road, 9410 W. Thomas Road, 3802 N. 91st Ave., and 3020 N. Algodon Way.

Discussion

Mayor Williams declared the public hearing open. She stated a comment card was submitted by Stephen Anderson in favor of Item 104, but he did not wish to speak. Noting no one was present wishing to speak, she declared the public hearing closed.

The hearing was held. A motion was made by Vice Mayor Waring, seconded by Councilwoman Pastor, that this item be adopted per Planning Commission's June 7, 2018 recommendation. The motion carried by the following vote:

Yes: 7 - Councilman DiCiccio, Councilwoman Gallego, Councilwoman Pastor, Councilwoman Stark, Councilman Valenzuela, Vice Mayor Waring and Mayor Williams

No: 0

Absent: 1 - Councilman Nowakowski

- 105 Amend City Code - Public Hearing and Ordinance Adoption - Rezoning Application Z-20-17-2 - Approximately 220 Feet North of the Northwest Corner of the 27th Avenue Alignment and North**

Foothills Drive Alignment (Ordinance G-6484)

Request to hold a public hearing on the rezoning application for the following item and consider adoption of the Planning Commission's recommendation and the related Ordinance if approved. Request to rezone the site from PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD) to C-2 M-R NBCOD for a PCD removal to allow for future development.

Summary

Current Zoning: PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD)

Proposed Zoning: C-2 M-R NBCOD

Acreage: 19.22

Proposed Use: PCD removal to allow for future development

Owner: Robert L. Eaton, Jr.

Applicant: City of Phoenix Planning Commission

Representative: Michael Withey, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The North Gateway Village Planning Committee heard this case on May 10, 2018 and recommended approval per the Addendum A Staff Report by a 6-0 vote.

PC Action: The Planning Commission heard the case on June 7, 2018 and recommended approval per the Addendum B Staff Report by a 7-0 vote.

Location

Approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment.

Council District: 2

Parcel Address: 32000 N. 28th Ave.

Discussion

Mayor Williams declared the public hearing open. Noting no one was present wishing to speak, she declared the public hearing closed.

The hearing was held. A motion was made by Vice Mayor Waring, seconded by Councilwoman Pastor, that this item be adopted per

Planning Commission Minutes for June 7, 2018

Item #: 10
Application #: Z-20-17-2
From: PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD)
To: C-2 M-R NBCOD
Acreage: 19.22
Location: Approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment
Proposal: PCD removal to allow for future development
Applicant: City of Phoenix Planning Commission
Owner: Robert L. Eaton, Jr.
Representative: Michael Withey of Withey Morris, PLC

Ms. Racelle Escolar presented Item No. 10, Z-20-17-2, a request to rezone 19.22 acres located approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment from PCD NBCOD (Planned Community District in the North Black Canyon Overlay District) with approved C-2 (Intermediate Commercial District) or CP (Commerce Park District) M-R (Mid-Rise District) PCD NBCOD to C-2 M-R NBCOD to allow PCD removal to allow for future development.

The North Gateway Village Planning Committee recommended approval per the staff recommendation by a 6-0 vote.

Staff recommends approval per the Addendum B Staff Report. The addendum is as a result of ongoing dialogue with the applicant, city staff and adjacent property owners. It proposes that:

- Additional language be included in Stipulation No. 2 to ensure the developer will demonstrate sufficient infrastructure capacity is available to support the desired maximum building height.
- Modifications to Stipulation No. 6 to allow for the possibility that access be provided along the northern property line in alignment with the Bronco Butte Trail alignment in lieu of 27th Avenue.

Commissioner Katsenes made a MOTION to approve Z-20-17-2 per the Addendum B Staff Report.

Commissioner Shank SECONDED.

There being no further discussion, Chairman Johnson called for a vote and the MOTION PASSED 7-0 (Heck absent).

Stipulations:

1. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by property owner.
2. ~~Right of way totaling 30 feet from the street design centerline shall be dedicated and constructed as an "F" section roadway as defined by the City's Street Classification Map for the east half of 29th Avenue as approved by the Planning and Development Department and the Street Transportation Department.~~
3. ~~Bronco Butte Trail shall be fully dedicated and constructed as an "F" section roadway as defined on the City's Street Classification Map. Bronco Butte Trail shall connect with 29th Avenue, as approved by Planning and Development Department and the Street Transportation Department.~~
32. The maximum building height shall be limited to 150 feet **PROVIDED THAT ANY DEVELOPMENT WILL DEMONSTRATE SUFFICIENT WATER/SEWER AND VEHICULAR INFRASTRUCTURE CAPACITY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
4. ~~Conceptual site plan and elevations shall be reviewed and approved by the Planning Hearing Officer through the public hearing process prior to preliminary site plan approval for conceptual review of the applicable provisions of the goals and policies of the North Gateway Village Core Plan.~~
- 5 3. 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 4. 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.

5. THE EAST AND WEST PEDESTRIAN CONNECTION (PASEO DEL PRADO) SHALL BE PROVIDED IN ACCORDANCE WITH THE NORTH GATEWAY CORE PLAN, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT:
 - A. THE PASEO DEL PRADO SHALL ALIGN WITH THE BRONCO BUTTE TANK AND CONTINUE THROUGH THE SITE TO THE WEST.
 - B. A PEDESTRIAN ACCESS EASEMENT OF 20 FEET SHALL BE DEDICATED FOR THE PEDESTRIAN CONNECTION (PASEO DEL PRADO). OF THE 20 FEET, 12 FEET SHALL REMAIN COMPLETELY FREE OF ANY PEDESTRIAN IMPEDIMENTS, INCLUDING BENCHES. THE REMAINING 8 FEET MAY BE USED FOR PEDESTRIAN FRIENDLY USES SUCH AS RESTAURANT SEATING, VENDOR STALLS, ARTIST DISPLAYS, ETC.
 - C. A MINIMUM OF 50% OF THE 20-FOOT PEDESTRIAN ACCESS EASEMENT FOR THE PASEO DEL PRADO SHALL BE SHADED BY A STRUCTURE, LANDSCAPING OR A COMBINATION OF THE TWO.
 - D. THE SITE SHALL BE DESIGNED IN SUCH A MANNER THAT THE BUILDING PLACEMENT CREATES AN ALIGNMENT AND SYNERGY FOR THE PASEO DEL PRADO. THIS CAN BE ACHIEVED BY PLACING ACTIVE USES SUCH AS OUTDOOR SEATING, RESTAURANTS AND RETAIL ALONG THE PEDESTRIAN PATH.
6. **RIGHT-OF-WAY TOTALING 40 FEET SHALL BE DEDICATED ALONG THE NORTHERN PROPERTY LINE CONSISTENT WITH THE ALIGNMENT FOR BRONCO BUTTE TRAIL OR, ALTERNATIVELY, RIGHT-OF-WAY TOTALING 60 FEET WITH ADJACENT 10-FOOT WIDE SIDEWALK EASEMENTS FOR A TOTAL OF 80-FEET SHALL BE DEDICATED FOR 27TH AVENUE FROM BRONCO BUTTE TRAIL TO THE SOUTHERN PROPERTY LINE ~~NORTH FOOTHILLS DRIVE~~, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
7. ALL PEDESTRIAN PATHWAYS, INCLUDING THOSE THAT INTERSECT VEHICULAR TRAFFIC LANES, SHALL BE CONSTRUCTED WITH DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR ANOTHER MATERIAL OTHER THAN THOSE USED TO PAVE THE PARKING SURFACES AND DRIVE AISLES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. THE USE OF ARTIFICIAL TURF IS PROHIBITED IN AREAS VISIBLE FROM PUBLIC RIGHT-OF-WAY OR PARKING LOTS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

9. TURF SHALL ONLY BE USED IN ACTIVE RETENTION BASINS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. ALL RETENTION AREAS SHALL BE NATURAL AND ORGANIC IN SHAPE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
11. THE HOTEL DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED APRIL 18, 2018, WITH SPECIFIC REGARD TO THE MASSING, ARTICULATION, WINDOW PLACEMENT AND BUILDING ENTRY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12. THE COLOR AND MATERIAL PALETTE FOR THE BUILDINGS SHALL BE DETERMINED AT SITE PLAN REVIEW AND SHALL COMPLY WITH THE NORTH BLACK CANYON OVERLAY DISTRICT, WITH SPECIFIC REGARD TO COLORS BEING MUTED AND BLEND WITH, RATHER THAN CONTRAST STRONGLY, WITH THE SURROUNDING DESERT ENVIRONMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
13. THE GLAZING ON ALL BUILDING WINDOWS SHALL HAVE A MAXIMUM REFLECTIVITY OF 20%, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
14. ALL SERVICE AREAS MUST BE SCREENED TO CONCEAL TRASH CONTAINERS, RECYCLING CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL AND OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS AND PRIVATE DRIVES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
15. A MINIMUM LANDSCAPE SETBACK OF 10 FEET SHALL BE REQUIRED ALONG PROPERTY LINES THAT ARE NOT ADJACENT TO PUBLIC RIGHT-OF-WAY AND PLANTED IN ACCORDANCE WITH C-2 PLANTING SIZE AND SPACING STANDARDS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
16. THE BRONCO BUTTE WATER TANK SHALL BE FULLY PRESERVED, IN PLACE, AS IT NATURALLY OCCURS AND SHALL BE IDENTIFIED ON ALL SITE PLAN DOCUMENTS THROUGH PERMITTING TO ENSURE PRESERVATION.
17. VIEW CORRIDORS OF BRONCO BUTTE, PYRAMID PEAK, UNION HILLS AND NO NAME MOUNTAIN, AS SHOWN ON EXHIBIT B IN THE NORTH GATEWAY CORE PLAN, SHALL BE RETAINED THROUGH BUILDING PLACEMENT AND STEP BACKS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

* * *

North Gateway Village Planning Committee

Minutes – January 11, 2018

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Mr. Robinson asked how all of the land for the Happy Valley interchange will be acquired. Bharat, ADOT, stated all of the land is currently right-of-way.

Ms. Ricart asked how the construction will work with the traffic going to the Illumination Drive-Thru Christmas light display. Kim, ADOT, responded that there mostly likely won't be construction work during Christmas time.

Ms. Simon asked how long the 1-17 would be closed. Michael, ADOT responded that most of the work will be done off-site and that the most disruptive part of the work will be the removal of the old bridges.

Mr. Tome asked how the design would impact wrong way driver. Michael, ADOT, stated the DDI design makes it harder to enter the freeway in the wrong direction. Jeremy Neuman, HDR, stated entry the wrong way is harder because you have to make a 90-degree angle and there is an eyebrow. There will also be wrong way detection installed.

Ms. Simon asked if this interchange is being used anywhere else in the Valley. Jeremy, HDR, responded there aren't any in use right now but two are being constructed in the 202 South Mountain freeway.

There was a discussion amongst VPC members and ADOT staff regarding the phasing of the bridge installation.

4. Election of Chair and Vice Chair

MOTION: Ms. Julie Read made the motion to elect Tim Mitten as Chair

Ms. Michelle Ricart seconded the motion.

VOTE: The motion was approved, 7-0.

MOTION: Ms. Michelle Ricart made the motion to elect Jason Stokes as Vice-Chair

Mr. Rick Robinson seconded the motion.

VOTE: The motion was approved, 7-0.

5. **Z-20-17-2:** Presentation, discussion and possible recommendation regarding a request to rezone 40.21 acres located approximately 220 feet north of the northwest corner of the 27th Avenue alignment and North Foothills Drive alignment from PCD NBCOD (Approved C-2 / CP M-R PCD NBCOD) to C-2 M-R NBCOD to remove the property from the North Gateway PCD. Presentation by the representative, Michael Withey, Withey Morris, PLC.

North Gateway Village Planning Committee

Minutes – January 11, 2018

Page 3 of 4

Ms. Kaelee Wilson, staff, gave a brief presentation on the case. She stated the request is a PCD removal from the defunct North Gateway PCD for the development of a preschool and associated church.

Ms. Kaelee Wilson gave a brief presentation regarding the request.

Ms. Michelle Ricart asked the applicant if there is a developer.

Ms. Kowalsky answered there is no developer at this time.

Ms. Julie Read expressed concern regarding the rezoning sign placement. She stated it was in a location that was not visible. **Ms. Wilson** responded that the applicant posted the property at the location Planning staff gave the applicant. They are required to post adjacent to public right-of-way and they did. **Ms. Wilson** also stated the applicant can't post on someone else's property.

Mr. Stokes asked if the applicant sent out the required mailing. **Ms. Wilson** responded that the applicant did send out the required notification.

Mr. Robinson asked if the VPC has to act on the zoning now if there isn't a developer. **Ms. Wilson** stated that technically the VPC can make whatever recommendation they see fit; however, the applicant is just requesting to be removed from the North Gateway PCD.

MOTION:

Mr. Robinson moved to approve case Z-20-17-2 per staff's recommendation

Mr. Tome seconded the motion

VOTE:

The motion was approved, Vote: 7-0

6. GPA-1-17: Presentation, discussion and possible recommendation on a request to amend the General Plan to add language regarding the Village Character Plans, links to the completed Character Plans, and the resulting formatting edits to the General Plan to accommodate the changes.

Ms. Kaelee Wilson, staff, explained this General Plan Amendment was to adopt the Character Plan into the General Plan.

MOTION: