



City of Phoenix

Planning Department

Staff Report: Z-138-C-83-5
(Aldea Centre PUD and Major Amendment to DC Ranch (East) PCD)
December 2, 2009

Maryvale Village Planning Committee Meeting Date	December 8, 2009
Planning Commission Hearing Date	December 9, 2009
Request From:	R1-6 PCD (5.77 Acres), R-2 PCD (64.14 Acres), R1-8 PCD (54.69 Acres), R-3A PCD (11.65 Acres), R-2 PCD (11.42 Acres), C-1 PCD (2.20 Acres)
Request To:	PUD PCD (125.30 Acres), R-3A PCD (24.57 Acres) (Total 149.87 acres)
Proposed Use	A Major Amendment to a PCD to allow R-3A higher density residential and a Planned Unit Development (PUD) with a mix of uses to include Manufacturing, Retail, Office and Higher Density Residential uses that limits overall residential development to the existing cap of 1,868 dwelling units.
Location	Approximately 368 feet south of the southwest corner of 99th Avenue and Bethany Home Road Alignment
Owner	John F. Long Family Revocable Living Trust
Applicant/Representative	Stephen Anderson, Esq./Gammage & Burnham
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 1 to 2 du / acre, Residential 3.5 to 5 du/ac, Residential 10 to 15 du/ac	
Street Map Classification	99th Avenue	Major Arterial	60 foot west half street
	Bethany Home Road (alignment)	N/A	N/A
	Missouri Avenue	Minor Collector	35 foot half street north 35 foot half street south
<p><i>GROWTH ELEMENT – GOAL 1: GROWTH: MAINTAIN A HIGH QUALITY OF LIFE AND ECONOMICALLY HEALTHY COMMUNITY.</i></p> <p>A key concept of the Growth Element encourages new employment growth in West Valley targeted growth areas to provide jobs close to new residential growth. The subject site is located within Maryvale Village proximate to the Loop 101 Freeway, recognized as one of the city's future employment centers and a potential place of Valley employment concentration. Typically, employment centers are located near existing and future freeways. Access to the site is provided by the Loop 101 Freeway and two arterials. The proposed rezoning with its mix of manufacturing, office, retail, hotel, and residential uses has the potential to significantly increase the number of jobs and sale tax revenues in the area.</p>			
<p><i>LAND USE ELEMENT - GOAL 1: URBAN FORM: GROWTH SHOULD BE STRUCTURED INTO A SERIES OF URBAN VILLAGES CHARACTERIZED BY THE FIVE COMPONENTS OF THE URBAN VILLAGE MODEL: CORE, NEIGHBORHOODS, COMMUNITY SERVICE AREAS, REGIONAL SERVICE AREAS, AND OPEN SPACE.</i></p> <p>The subject property is located within 1,000 feet of the Loop 101 Freeway, a major regional transportation corridor and two interchanges (Camelback Road and Bethany Home Road). It is appropriately situated for Regional Service Area land uses, which are defined in the General Plan to include uses such as office and commercial.</p> <p>Additionally, with Glendale's General Plan designation of "Business Parks" that promote high-activity, mixed use development north and east of the site, the Aldea Centre Planned Unit Development (PUD) and higher-density residential proposed here will allow this site to serve as an ideal land use transition between Glendale's intense plans and existing residential neighborhoods to the west and southwest of the site in Phoenix.</p>			
<p><i>LAND USE ELEMENT - GOAL 1: URBAN FORM: LOCATE LAND USES WITH THE GREATEST HEIGHT AND MOST INTENSE USES WITHIN LIMITS BASED ON VILLAGE CHARACTER, LAND USE NEEDS, AND TRANSPORTATION SYSTEM CAPACITY.</i></p> <p>The proposed rezoning will allow for maximization of the extensive public investment in transportation infrastructure by placing intense mixed-use commercial development proximate to the Loop 101 Freeway, a major freeway corridor.</p>			

LAND USE ELEMENT - GOAL 1, URBAN FORM: INCLUDE A VARIETY OF LAND USES: OFFICE, RETAIL SHOPPING, ENTERTAINMENT AND CULTURAL, HOUSING, HOTEL AND RESORT, AND WHERE APPROPRIATE, SOME TYPES OF INDUSTRY.

The proposed rezoning will allow intense development of a mix of uses that includes manufacturing, office, retail, hotel, and residential development.

LAND USE ELEMENT – GOAL 1, URBAN FORM: INCLUDE A MIX OF HOUSING TYPES AND DENSITIES THAT SUPPORT A BROAD RANGE OF LIFESTYLES.

The proposed development includes a mix of higher-density housing types that further expands housing choice in the West Valley without detriment to existing neighborhoods.

LAND USE ELEMENT - GOAL 2, EMPLOYMENT AND POPULATION BALANCE: DEVELOPMENT OF EACH VILLAGE’S POTENTIAL SHOULD BE ENCOURAGED BY DISTRIBUTING A DIVERSITY OF EMPLOYMENT AND HOUSING IN A WAY THAT ACHIEVES A BALANCED CITYWIDE PLAN AND THAT IS CONSISTENT WITH COMMUTE TRAVEL PATTERNS AND THE CURRENT CHARACTER OF EACH DEVELOPED VILLAGE.

A major goal of the urban village model is to achieve a ratio of 1.25 jobs to housing within each Village. For Maryvale Village, the present ratio is 0.89 jobs per household, and the 2020 projected ratio is .98 jobs/households. This indicates that this village, although improving, remains underserved with employment type uses. With this rezoning/PCD amendment, the Aldea Centre mixed-use development will promote a high quality employment corridor near the Loop 101 Freeway.

LAND USE ELEMENT - GOAL 5, INTEGRATION OF LAND USE AND TRANSPORTATION SYSTEMS: AN INTEGRATED LAND USE AND TRANSPORTATION SYSTEM, WHICH FURTHERS THE URBAN VILLAGE MODEL AND MINIMIZES THE ADVERSE IMPACTS OF THE TRANSPORTATION SYSTEM ON HOUSING, BUSINESSES AND PUBLIC USES, SHOULD BE ENCOURAGED.

This goal encourages locating traffic-generating land uses on major streets with freeway access. This rezoning will promote a regional use, while minimizing impacts on the residential areas to the south and west. It will provide a buffer between the freeway and intensely planned development adjacent to the freeway within the city of Glendale.

CIRCULATION ELEMENT - GOAL 2, ARTERIAL STREETS: A SYSTEM OF ARTERIAL STREETS SHOULD BE DEVELOPED THAT MEETS TRAFFIC DEMANDS, WHILE SUPPORTING LAND USE AND ENVIRONMENTAL GOALS.

Project construction will bring much needed improvements to the currently underdeveloped 99th Avenue. This will include a new street cross – section of 120 feet, as well as planned signalized intersections.

CIRCULATION ELEMENT - GOAL 2, COLLECTOR STREETS: DESIGN RESIDENTIAL COLLECTOR STREETS TO FACILITATE EFFICIENT CIRCULATION WITHIN THE NEIGHBORHOOD WHILE DISCOURAGING CUT-THROUGH OR SPEEDING TRAFFIC – ESPECIALLY FROM ARTERIAL TO ARTERIAL.

An amendment to the Street Classification Map is proposed as part of this application. The amendment will delete the currently shown collector streets north of the Missouri and 101st Avenue alignment. This will promote traffic management by allowing the implementation of traffic mitigation techniques which will discourage commercial development near the school and residential areas. The result will discourage cut-through traffic in the neighborhoods.

HOUSING ELEMENT - GOAL 1, HOUSING DEVELOPMENT: ENCOURAGE QUALITY HOUSING DESIGN AND UPDATE ZONING CODES TO REFLECT IMPROVEMENTS.

The General Plan currently designates this site for traditional lot and high density housing. The proposed amendment would focus higher density south of the Missouri alignment and mixed use planned development, which could also include some limited multi-family residential development, for the area north of Missouri Avenue.

HOUSING ELEMENT - GOAL 2, HOUSING CHOICE: PROVIDE SUFFICIENT CHOICE OF HOUSING TO MEET THE NEEDS OF ALL HOUSEHOLD AND INCOME GROUPS.

Encouraging a mix of housing choices in each urban village allows people to live near where they work and supports each village’s economic vitality.

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Agriculture	PCD (Approved R1-8, R1-6, R-2, C-1, R-3A)
North	Agriculture	City of Glendale-Business Park
South	Residential	R-3A PCD, PCD (Approved R1-8)
East	Business Park / Vacant	City of Glendale-Business Park CO / A-1
West	Residential	PCD (Approved R1-8)

Commercial/Commerce Park/Industrial per PUD Narrative		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	30'	Met
Side	25' (South), 10' and 15' (North)	Met
Rear	25'	Met
<i>Landscaped Setbacks</i>		
Street	25'	Met
Side	20'	Met
Rear	10'	Met
Lot Coverage	50%	N/A
Building Height	100' maximum	Met
Parking	N/A	N/A

BACKGROUND/ANALYSIS

1. This request is to establish Planned Unit Development (PUD) and R-3A zoning on a 149.87-acre site for proposed mixed use development with office, retail, hotel, manufacturing, and higher density residential uses. This rezoning is a Major Amendment to the DC Ranch (East) Planned Community Development (PCD), which was previously approved for R1-6 PCD, R-2 PCD, R1-8 PCD, R-3A PCD, and C-1 PCD. DC Ranch West has been completely developed with housing. The DC Ranch PCD includes the square-mile area from Camelback Road on the south, Bethany Home Road on the north, 99th Avenue on the east, and the Roosevelt Irrigation District canal on the west. The PCD is divided into west and east sections along 103rd Avenue.

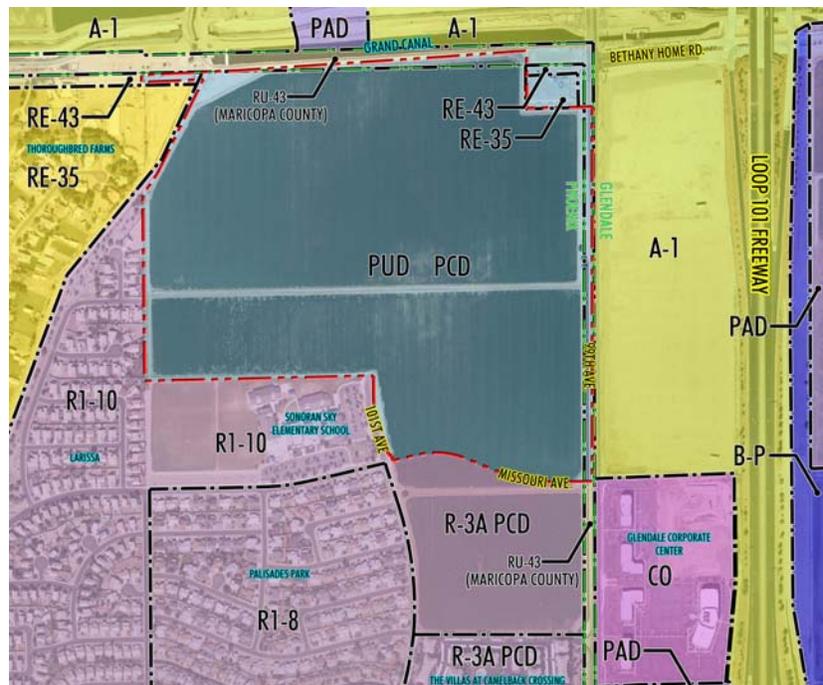
This request will establish PUD PCD zoning on 125.3 acres and R-3A PCD zoning for higher density residential on 24.57 acres within the eastern section of the PCD. The proposed development standards and allowed uses will facilitate new mixed use development and will establish the Aldea Centre. The PUD is the best suited zoning category for this request given the variety of intended uses proposed. The applicant does not propose to increase the residential density above the previously allowed cap of 1,868.

2. **General Plan** A General Plan Amendment (GPA-MV-1-09-5) to change the land use designation from Residential 1-2, Residential 3.5-5, Residential 10-15 to Mixed Use and Residential 15+ is required because the General Plan designations for well over 10 acres of the site are inconsistent with the proposed use/zoning. A second General Plan Amendment (GPA-MV-2-09-5) is required to delete two minor collector streets from the Street Classification Map: 101st Avenue between Missouri and Montebello Avenues and Montebello Avenue between 101st and 99th Avenues. These two accompanying General Plan Amendments have been filed for concurrent review and hearing.

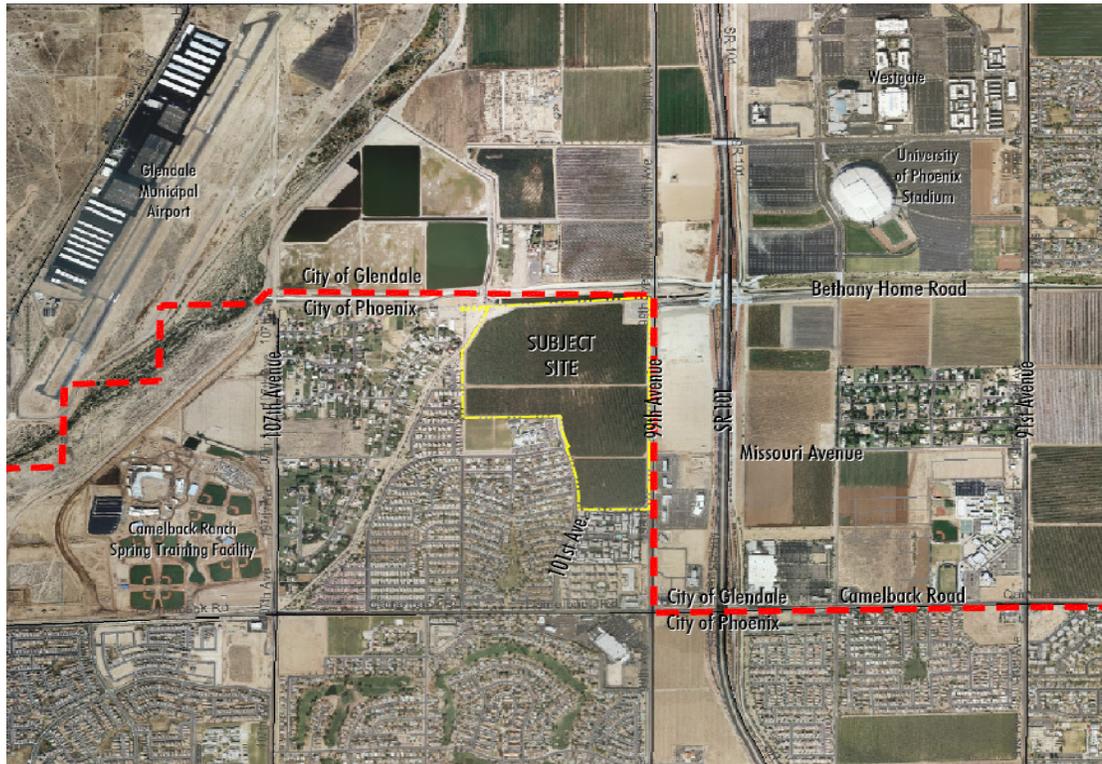
- Site:** The property is located approximately 368 feet south of the southwest corner of 99th Avenue and Bethany Home Road alignment. The site is bounded by the Grand Canal at the Bethany Home Road alignment on the north, the Oregon Avenue alignment and the northern boundary of the Sonoran Sky Elementary School property on the south, 99th Avenue on the east, and 101st Avenue and the 103rd Avenue alignment north of school property on the west. The northwest corner of the property is defined by a Roosevelt Irrigation District canal that cuts from southwest to northeast. The subject property does not include any land to the west of the canal.

There is an SRP substation located at the immediate southwest corner of 99th Avenue and the Bethany Home Road alignment, with some very small additional SRP parcels as well. The SRP lands total approximately six acres and are included in the total acreage of the accompanying General Plan Amendment (GPA-MV-1-09-5).

The applicant is also concurrently processing an annexation request of a very small strip of unincorporated Maricopa County land totaling 1.67 acres along the Grand Canal within the site. The application for annexation of this unincorporated strip, which includes land owned by the John F. Long Family Revocable Living Trust and by SRP, is currently being processed by the City Clerk's office.



- Area Context:** The subject property is located west of 99th Avenue and is within the Maryvale Village, close to the western border of the city of Phoenix. The City of Glendale abuts the site on the east (99th Avenue) and north (Grand Canal and Bethany Home Road alignment).



The site is the last development phase of the DC Ranch Planned Community District (PCD), a 563-acre master planned community initially approved by City Council on August 5, 1983. The majority of the DC Ranch PCD has since developed with single-family residential, multi-family residential and commercial uses. This request covers all of the remaining undeveloped PCD property.

With the opening of the Loop 101 Freeway in 1999, the market potential for this site has changed significantly, as is evidenced by nearby development. The freeway corridor is now an area of intense multi-jurisdictional growth. The communities along the Loop 101 Freeway corridor, including Glendale, Avondale, Tolleson, Surprise, and Peoria, have all competed to attract new regional uses such as sports, entertainment, retail, medical facilities, and office parks to the corridor.

The recent opening of Banner Estrella Medical facility, major sports venues that include University of Phoenix Stadium, Jobing.com Arena and Camelback Ranch Baseball Spring Training, Westgate Center entertainment/retail district, Algodón Business Park, and other office/commercial developments demonstrate the nature of this emerging growth corridor. Additionally, much of the remaining vacant land in the area has been planned and entitled for high-intensity mixed use development projects that are in various stages of planning, design or development.

The subject site is located less than 1,000 feet from the Loop 101 Freeway, which has full-access interchanges at both Camelback Road and Bethany Home Road, and is appropriately situated for the more intense development proposed here than that of the smaller-scale focus approved in 1983.

5. **Proposed Development: R-3A PCD Multi-Family:** The southern 24.57 acre parcel south of Missouri Avenue is included in this application for rezoning from R-2 PCD, R-3A PCD, and C-1 PCD to R-3A PCD for multifamily residential development. Although R-3A zoning would allow a maximum of 26.4 units per acre with a density development bonus, the maximum number of units that can be developed on the site is limited by unit maximum established for the entire DC Ranch PCD. Accordingly, the total number of units that can be developed on this parcel is limited to 443 units at a maximum density of 18 dwelling units/acre.

No site plan or elevations for the development of this parcel have been submitted with this application. When the property is developed, all R-3A standards of the applicable development standards of the zoning ordinance will apply. Through this approval, it will be required by stipulation that all site plans and elevations for development within the R-3A parcel shall be administratively approved by the Planning Hearing Officer.

6. **Proposed Development: Aldea Centre PUD Pcd:** The intent of the 125.3 acre Aldea Centre PUD is to create a mixed use planned development anchored by a major golf clothing manufacturer/retailer and supported by other regional employment, hospitality, entertainment, retail, higher-density residential, and service uses. The PUD zoning is a major amendment to the DC Ranch PCD and rezones the site from R1-8 PCD, R1-6 PCD, and R-2 PCD to PUD PCD.

The PUD site is bounded by the Grand Canal at the Bethany Home Road alignment on the north, Missouri Avenue and the northern boundary of the Sonoran Sky Elementary School property on the south, 99th Avenue on the east, and 101st Avenue, the 103rd Avenue alignment north of the school property, and the Roosevelt Irrigation Canal on the west. Direct access to the site will be provided from 99th Avenue via Camelback Road and Bethany Home Road (from the east only). Both of these roads have full-access interchanges at the Loop 101 Freeway.

A planned internal roadway network effectively divides the PUD property into four development sub-areas that range in size from approximately 20 acres to 36 acres in size. The property's unifying themes will be established by perimeter landscape standards, building heights, master sign plan, and design guidelines (discussed below) that will cohesively tie these sub-areas together and create overall consistency for the mixed use PUD as users are identified, market conditions dictate, and development occurs.

PUD DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

7. Below is a summary of the proposed standards for the subject site, as described in the third submittal of the Aldea Centre PUD narrative date stamped November 16, 2009. Any standard not specifically provided within this PUD will be governed by the Zoning Ordinance.

Land Use Standards: The purpose of this section is to define authorized land uses within the proposed Aldea Centre PUD. These uses include permitted uses, uses that are subject to performance standards, uses that are subject to use permits, and uses that are accessory to a primary use.

8. **Performance Standards:** The performance standards within the Aldea Centre PUD outline the purpose and intent of the proposed uses and define additional development or operational standards and/or restrictions to ensure compatibility with the surrounding properties. Performance standards preserve and enhance the lifestyle of existing and future residents through the protection of the public health, safety, and general welfare.

9. **Development Standards:** The inclusion of Development Standards within the Aldea Centre PUD protects not only the adjacent and nearby property owners, but also the future property owners within the boundaries of the PUD. These standards also preserve the public health, safety, and welfare. The standards identified within the Aldea Centre PUD pertain to density/intensity, building and landscape setbacks, building height, lot coverage, and loading. They also promote an appropriate transition and compatibility among the existing and planned land uses adjacent to the development.

10. **Landscape Standards:** The purpose of the Landscape Standards section is to outline the baseline requirements for landscape improvements and establish a common landscape theme for the project as a whole. The intent of these standards is to provide a unified appearance and visually connect individual parcels and buildings throughout the project. A goal of the development is to create a sustainable and environmentally appropriate landscape design. The diverse landscape areas on the site will require varying levels of treatment appropriate to their use and functionality. These areas are defined by the following landscape zones:

- a. Perimeter Landscape Buffer
- b. Gateway and Entry Landscaping
- c. Interior Streetscape
- d. Landscape Adjacent to Buildings
- e. Common Area and Retention Basin Landscape

In addition to these categories, there are general landscape requirements and landscape sustainability practices that will be implemented with the development of each parcel.

11. **Shade**: Shade standards will require shaded pedestrian walkways and surface parking lots.
12. **Lighting Standards**: The Aldea Centre PUD complies with lighting standards as defined within the City Code and Zoning Ordinance guidelines.
13. **Design Guidelines**: In addition to meeting all Zoning Ordinance design guidelines, the PUD also provides supplemental guidelines that apply to above-grade commercial parking structures.
14. **Walls And Fences**: In addition to meeting all city standards for walls and fences, the PUD will provide view fencing adjacent to the Grand Canal in order to maintain open, visual access to the canal and avoid walling off the canal.
15. **Sign Standards**: The sign portion is a major component of this application. The purpose of the sign standards for the Aldea Centre PUD is to identify and regulate the various types of signs that will be used to create an integrated sign package for project identity and advertising purposes. Because of the project's location near the Loop 101 Freeway and several high-intensity developments in Glendale, the creative and appropriate use of signs will help make the project competitive, yet provide a transition between those high-intensity uses to the north and east of the site and the residential neighborhoods to the south and west.

Nine types of signs (murals, electronic, projecting, roof, aerial view, sculptural, marquee, kinetic, and architectural ledge signs) are proposed within the Signage District Master Plan, which maps the locations and types of signs proposed within the project. A signage matrix is also provided to describe sign types; list quantity permitted, location, height, and sign size; and identify if illuminated and/or electronic.

The Aldea Centre PUD proposes a range of signage that extends from larger freestanding site signage oriented to the freeway to smaller on-site directional signs. The most intense of these proposed signs are the Freeway Project Identification (or, Sponsorship), Project Landmark, and Primary Multi-Tenant signs, all of which are electronic and proposed to be 85 feet for freeway, 65 feet, and 65 feet in height for the other two types. Rooftop signs for commercial and retail projects will add to the placemaking concept to create project identity for Aldea Centre. These signs are limited by linear footage and to a total size of 672 square feet per panel for each building.

This request specifies several standards related to the operation of the electronic signs within the project. Standards of particular concern are:

- a. **Rate of Copy Change**: For Freeway Project Identification and Project Landmark electronic signs, the standards propose that the rotation time be no more than eight seconds between images. This standard meets city policy.

The Arizona Department of Transportation (ADOT) and the Federal Highway Administration (FHWA) have issued written statements that changeable message signs (including digital/LED displays) that change copy no more frequently than eight second do not constitute "flashing, blinking or intermittent lights: as proscribed by state and federal statutes and are therefore permitted. The City of Phoenix has adopted this standard to ensure consistency with state and federal statutes.

- b. Light Levels: Although the applicant has requested 24-hour illumination, Freeway Project Identification and Project Landmark electronic signs standards limit the intensity of illumination between the hours from sunset to sunrise. City policy requires that electronic billboards be dimmed between sunset and 11:00 p.m.

Light coming from signs that use light emitting diodes (LED) cannot be controlled with "downlighting". The amount of light that is emitted into the nighttime sky by an LED billboard before shut off to comply with the Dark Sky Ordinance can be controlled by a dimmer switch. Light coming from LED lit billboards is measured in Nits and not lumens, as conventional billboards are. A study was performed by Lighting Sciences, Inc. to analyze the amount of lumens allowed to escape into the night sky by conventional billboard lighting systems and convert that into the equivalent Nit level. It was determined that, from sunset to 11:00 pm, the level of Nits on LED billboards should not exceed 300 Nits for sign that are 14' x 48' and 342 Nits for signs that are 10' x 30'.

- c. Hours of Operation: For Freeway Project Identification and Project Landmark electronic signs, there is no national standard that limits hours of operation. City policy requires that all billboard lighting be extinguished between the hours of 11:00 p.m. and sunrise.

The City's Dark Sky Ordinance (Section 23-100 of the Municipal Code) and State law (A.R.S. Section 49) prescribe certain illumination limitations for billboards and require all lighting to be automatically shut off between 11:00 pm and sunrise (a similar requirement of midnight to sunrise exists under State law, A.R.S. 49-1103).

City policy for electronic/LED billboards has been established through standard stipulations of the Zoning Adjustment process in acknowledgement of the above information. This policy was reached after considerable negotiation with the scientific community concerned about the effects of the field of astronomical research by LED billboards.

Any deviation from the Dark Sky Ordinance cannot be done via a PUD as those requirements are part of City Code and a separate amendment process would be required to modify the City Code. Further, any sign standard indicated for this project that does not meet city policy regarding hours of operation will require a stipulation that the PUD narrative be modified to indicate that all electronic signs will be extinguished between the hours of 11:00 p.m. and sunrise.

16. **Sustainability Guidelines:** Developers of the Aldea Centre are strongly encouraged to incorporate current Leadership in Energy and Environmental Design standards for New Commercial Construction (LEED-NC) within the project. At this time the city does not have a review process in place to ensure compliance.

INFRASTRUCTURE STANDARDS

17. **Streets/Circulation:** The Street Transportation Department indicates that a traffic impact study has been submitted and is currently under review.

Missouri Avenue between 99th Avenue and 101st Avenue is designated on the city's Street Classification Map as a minor collector street. Any change to this map designation would require a General Plan Amendment. This designation with its current alignment were approved in 1983 as part of the DC Ranch PCD Master Street Plan and reflects the requirement that access be provided to 99th Avenue as development occurs. The development of Missouri Avenue will not only provide that required access, but will also serve to effectively separate existing and planned residential uses south of the street from the more intense mixed uses proposed north of the street.

99th Avenue is a north/south major arterial road that borders the east side of the property. Its development will include three travel lanes in each direction and a center raised median. The west 60 foot half street will include a landscape strip and five-foot wide setback sidewalk. Beyond these improvements, a 38 foot SRP irrigation pipeline easement will be provided, which will provide an additional landscape buffer between 99th Avenue and the property. Signalization is proposed at Bethany Home Road, Montebello Avenue, and Missouri Avenue.

A General Plan Amendment (GPA-MV-2-09-5) to amend the Street Classification Map has been filed for concurrent review and hearing with this PUD rezoning application. The request is to delete two minor collectors, 101st Avenue between Missouri and Montebello Avenues and Montebello Avenue between 99th and 101st Avenues. Approval of the request will facilitate the development of a comprehensive circulation system that addresses traffic management through either a public or private roadway system for the area north of Missouri Avenue. It will also allow the proposed development of the site, eliminate unnecessary neighborhood connections, and mitigate the potential for any future cut-through traffic between Bethany Home and Camelback roads.

OTHER COMMENTS

18. **Aviation:** The subject site is located approximately one mile southeast of the Glendale Municipal Airport and is within the Public Airport Disclosure area as defined and prepared in accordance to ARS, Section 28-8486. The maximum height proposed for the Aldea Centre project is 100 feet. However, the developer will be required to process an FAA Form 7460-1 with the Federal Aviation Administration for any structure within the project area. A No Hazard to Air Navigation Determination is required to be submitted to the Development Services

Department prior to issuance of a building permit for any structure. Additionally, a Public Airport Disclosure Notification to purchasers is required regarding the proximity and operational characteristics of the Glendale airport.

19. **Archaeology:** This project is in an archaeologically sensitive area. It is located near the confluence of the New River and Agua Fria River where archaeological sites are likely to exist. According to records of the City of Phoenix Archaeology Office, no previous archaeological projects have been conducted within this area. The City of Phoenix Archaeology Office recommends that this project undergo an archaeological survey. Archaeological monitoring and/or testing may be necessary based upon the results of the survey. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist.
20. **Noise/use disclaimer:** A notification to residential purchasers within the Aldea Centre PUD of possible noise and noxious uses associated with area activities and uses will be required. This is a typical stipulation to help ensure that residential purchases are aware of surrounding uses.
21. **General Comments:** As a condition of the site's original DC Ranch PCD zoning approval in 1983 and subsequent amendments, all remaining PCD zoning stipulations and conditions will still apply and be carried forward with this approval. Of particular interest is the 1,868 maximum number of dwelling units within the PCD. Of the total number of units allowed, 1,137 have subsequently been constructed since original approval with 731 units remaining to be developed within the PCD.

The PUD zoning district allows applicants to create development standards but cannot alter city processes or modify regulations governed by the Zoning Ordinance. The Aldea Centre PUD submittal follows City of Phoenix processes. As individual projects and users are identified and development proceeds, project site plans and elevations will be reviewed and approved by the Development Services Department. The project will be developed in full conformance with City of Phoenix requirements.

Development and use of this site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements; and other formal actions may be required.

Findings

1. The existing residential designation is outdated because of the proximity to the Loop 101 and the location of the Glendale sports/entertainment uses. A concurrent General Plan Amendment will change the designation to Mixed Use to bring the site into conformance with multiple goals of the General Plan.
2. This request supports the General Plan by promoting regional service area land uses that attract people from outside Maryvale Village and the City of Phoenix.
3. The property's location proximate to the Loop 101 Freeway corridor makes it appropriate for PUD zoning with a mix of high-intensity land uses.
4. The proposed rezoning with its mix of manufacturing, office, retail, hotel, and residential uses has the potential to significantly increase the number of jobs and sale tax revenues in this designated employment core area.
5. Encouraging a mix of housing choices in this westernmost part of Maryvale Village will allow people to live near where they work and contribute to the village's economic vitality.

Stipulations

1. That an updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped November 16, 2009, as modified by the following stipulations:
2. That the PUD shall be modified as follows:
 - a. Page 3, Development Sub-Areas: Change number of parcels from five to four.
 - b. Page 35, (q) Residential Multifamily: Combine the three types of multifamily residential projects (condominium, loft, apartment), renumber, and add the standards that apply to all three products to state that:
 - i. The aggregate development of residential multifamily uses including residential multifamily condominium, loft, and/or apartment uses shall not exceed the remaining 288 unit maximum, exclusive of resort, established for the DC Ranch Planned Community District.
 - ii. Development of residential multifamily uses shall not exceed a density of 20 dwellings units per gross acre.
 - iii. Development of multifamily residential uses shall incorporate a minimum improved open space area as follows:
 - (1). Residential Multifamily Apartment: 20% of the net site area.
 - (2). Residential Multifamily Condominium: 20% of the net site area.
 - (3). Residential Multifamily Loft: 10% of the net site area.

- c. Signs
 - i. Page 59. Freeway Project Identification and Electronics; Sign Area shall be modified as follows:
 - (1). Sign face shall not exceed 1200 square feet with the electronic portion of the sign limited to a maximum 672 square feet. There shall be a maximum of two (2) sign faces per structure. Sign face is not the same as sign area, which is detailed below.
 - (2). From sunset to 11:00 p.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of 342 nits.
 - (3). Signs shall be extinguished from 11:00 p.m. to sunrise.
 - ii. Page 60. Project Landmark: Sign Area shall be modified as follows:
 - (1). From sunset to 11:00 p.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of 300 nits, and 10x38 sized electronic components of signs shall be dimmed to a maximum illumination of 342 nits.
 - (2). Signs shall be extinguished from 11:00 p.m. to sunrise.
 - iii. Page 62. Electronic Message Panels; shall be modified as follows:
 - (1). Maximum brightness levels for electronic, digital, or video display signs shall not exceed 5000 nits, when measured from the sign's face at its maximum brightness, during daylight hours.
 - (2). Maximum brightness levels for electronic, digital, or video display signs from sunset to 11:00 p.m., 14x48 sized electronic components of signs shall be dimmed to a maximum illumination of 300 Nits, and 10x38 sized electronic components of signs shall be dimmed to a maximum illumination of 342 Nits.
 - iv. Page 64. All Other Signs; shall be modified as follows:
 - (1). All signs not addressed or changed in this PUD shall refer back to the Phoenix Zoning Ordinance.
3. That in the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of that discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
4. That the property owner shall record documents that disclose the existence and operational characteristics of Glendale Municipal Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided, which have been reviewed and approved by the City Attorney.

5. That prior to issue of building permits for any structures, in excess of 48 ft in height, the developer shall file an FAA Form 7460-1 and receive a "No Hazard Determination" and provide proof of "No Hazard Determination" to the Development Services Department.
6. That a Notice to Purchasers shall be required for all purchasers of residential property with the PUD boundaries alerting them to the concentration of outdoor activities and manufacturing uses in the area and the noise generating nature of the area.
7. That a traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval for the first phase of development. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Development Services Department.
8. That 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 Development Services Department. All improvements shall comply with all ADA accessibility standards.

Stipulations to R-3A PCD

9. That the total number of residential units within the proposed R-3A parcel south of Missouri Avenue shall not exceed 443 units developed at a maximum density of 18 dwelling units per acre.
10. That all site plans and elevations for development within the R-3A parcel shall be administratively approved by the Planning Hearing Officer.

PCD Stipulations

11. That the total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
12. That the DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment, as approved by the Development Services Department.
13. That all applicable conditions of the D.C. Ranch (East) PCD shall apply.

Writer

S. Sargent

J. Bixler

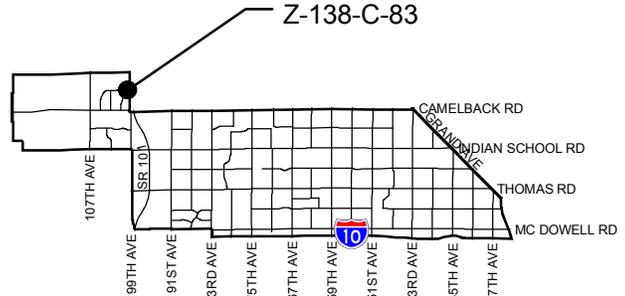
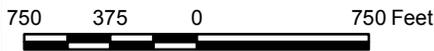
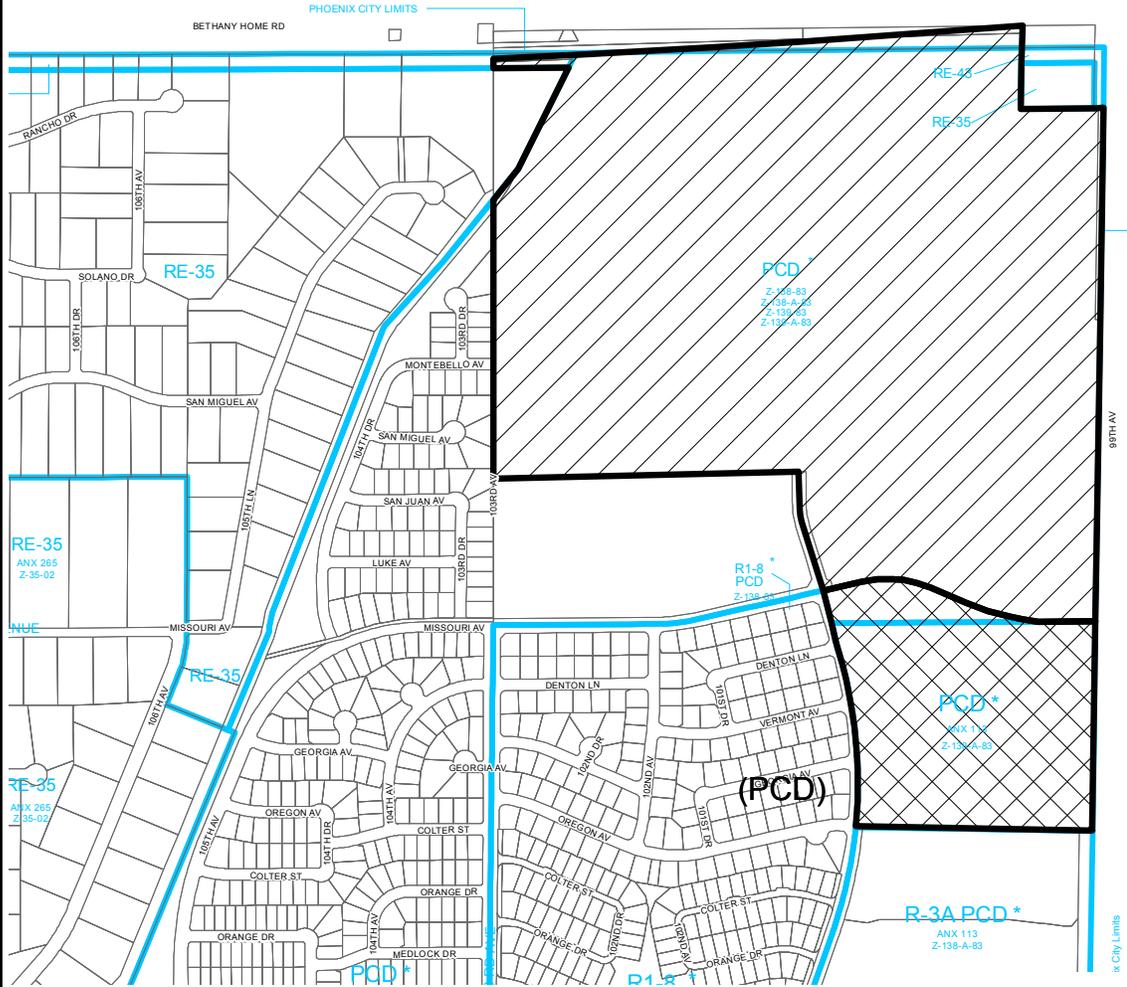
11/28/2009

Attachments

Zoning Sketch map

Aldea Centre PUD Narrative date stamped November 16, 2009

City of Glendale



CITY OF PHOENIX PLANNING DEPARTMENT

MARYVALE VILLAGE

CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME:

Stephen Anderson, Esq./Gammage & Burnham

APPLICATION NO.

Z-138-C-83

DATE:

10/31/09

REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

149.87 Acres

AERIAL PHOTO & QUARTER SEC. NO.

Q20-4

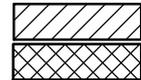
ZONING MAP

I-2

REQUESTED CHANGE:

FROM: R1-6 (PCD), (5.77 a. c.)
 R-2 (PCD), (64.14 a. c.)
 R1-8 (PCD), (54.69 a. c.)
 R-3A (PCD), (11.65 a. c.)
 R-2 (PCD), (11.42 a. c.)
 C-1 (PCD), (2.20 a. c.)

TO: PUD PCD, (125.30 a. c.)
 R-3A PCD, (24.57 a. c.)



MULTIPLES PERMITTED

R1-6, R-2, R1-8, R-3A, R-2, C-1
 PUD, R-3A

CONVENTIONAL OPTION

31, 421, 219, 200, N/A, N/A
 203/530

*** UNITS P.R.D. OPTION**

* Maximum Units Allowed with P.R.D. Bonus