



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

August 13, 2024

Wendy Riddell
Berry Riddell, LLC
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

Dear Applicant:

RE: GPA-LV-3-22-8 and Z-53-22-8 – Approximately 860 feet south of the southwest corner of 51st Avenue and Carver Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on May 15, 2024, approved Resolution 22196 and Zoning Ordinance # G-7257.

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

Sincerely,

A handwritten signature in blue ink that reads "Joshua Bednarek".

Joshua Bednarek
Planning and Development Director

Attachment: Resolution & Signed Ordinance

c: Lines Ruskin R JR, et al., 2415 S. Rural Road, #A, Tempe, AZ 85282
RVi Planning and Landscape Architecture, 4900 N. Scottsdale Rd., #1200., Scottsdale, AZ 85251
Tricia Gomes, PDD–Planning–Deputy Director (Electronically)
Racelle Escolar, PDD–Planning–Principal Planner (Electronically)
Nayeli Sanchez Luna, PDD–Planner III (Electronically)
Ben Kim, PDD–GIS (Electronically)

RESOLUTION 22196






A RESOLUTION ADOPTING AN AMENDMENT TO THE 2015
GENERAL PLAN FOR PHOENIX, APPLICATION GPA-LV-3-22-8,
CHANGING THE LAND USE CLASSIFICATION FOR THE
PARCEL DESCRIBED HEREIN.

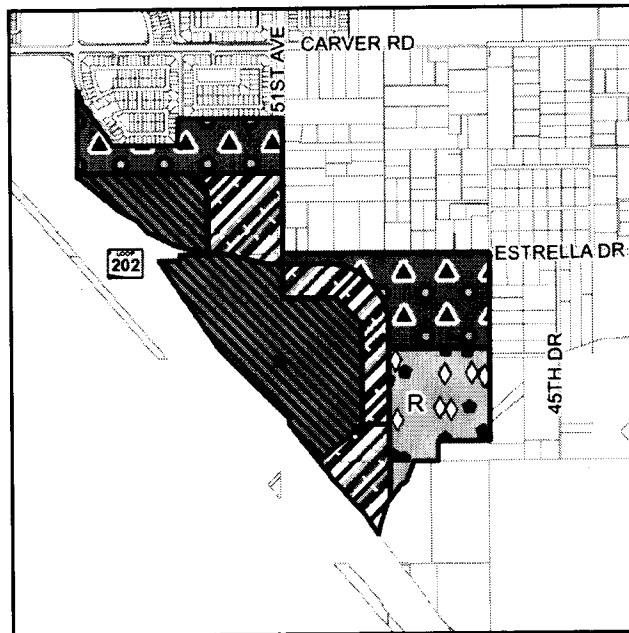
BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PHOENIX, as
follows:

SECTION 1. The 2015 Phoenix General Plan, which was adopted by
Resolution 21307, is hereby amended by adopting GPA-LV-3-22-8. The 284.19 acre
site located approximately 860 feet south of the southwest corner of 51st Avenue and
Carver Road is designated as 100.01 acres of Commercial / Commerce/Business
Park, 65.14 acres of Commercial / Commerce/Business Park / Residential 1 to 2
dwelling units per acre / Residential 3.5 to 5 dwelling units per acre / Residential 5 to
10 dwelling units per acre / Residential 10 to 15 dwelling units per acre / Residential
15+ dwelling units per acre, 40.46 acres of Commercial / Residential 1 to 2 dwelling
units per acre / Residential 3.5 to 5 dwelling units per acre / Residential 5 to 10
dwelling units per acre / Residential 10 to 15 dwelling units per acre / Residential 15+
dwelling units per acre, 78.58 acres of Residential 1 to 2 dwelling units per acre /
Residential 3.5 to 5 dwelling units per acre / Residential 5 to 10 dwelling units per acre

/ Residential 10 to 15 dwelling units per acre / Residential 15+ dwelling units per acre,
and Resort.

SECTION 2. The Planning and Development Director is instructed to
modify the 2015 Phoenix General Plan to reflect this land use classification change as
shown below:


- Commercial / Commerce/Business Park (100.01 +/- Acres)
 - Commercial / Commerce/Business Park /
 - Residential 1 to 2 du/ac / Residential 3.5 to 5 du/ac /
 - Residential 5 to 10 du/ac / Residential 10 to 15 du/ac /
 - Residential 15+ du/ac (65.14 +/- Acres)
 - Commercial / Residential 1 to 2 du/ac /
 - Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac /
 - Residential 10 to 15 du/ac / Residential 15+ du/ac
 - (40.46 +/- Acres)
 - Residential 1 to 2 du/ac / Residential 3.5 to 5 du/ac /
 - Residential 5 to 10 du/ac / Residential 10 to 15 du/ac /
 - Residential 15+ du/ac
 - (78.58 +/- Acres)
 - Resort
- | | |
|---|---|
|  | Proposed Change Area |
|  | Commercial / Commerce/Business Park |
|  | Commercial / Commerce/Business Park /
Residential 1 to 2 du/ac / Residential 3.5 to 5 du/ac /
Residential 5 to 10 du/ac / Residential 10 to 15 du/ac /
Residential 15+ du/ac |
|  | Commercial / Residential 1 to 2 du/ac /
Residential 3.5 to 5 du/ac / Residential 5 to 10 du/ac /
Residential 10 to 15 du/ac / Residential 15+ du/ac |
|  | Residential 1 to 2 du/ac / Residential 3.5 to 5 du/ac /
Residential 5 to 10 du/ac /
Residential 10 to 15 du/ac / Residential 15+ du/ac |
- R Resort

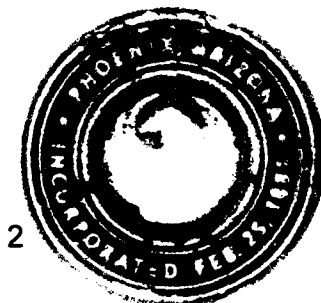


PASSED by the Council of the City of Phoenix this 15th day of May 2024.



MAYOR

ATTEST:


Denise Archibald, City Clerk



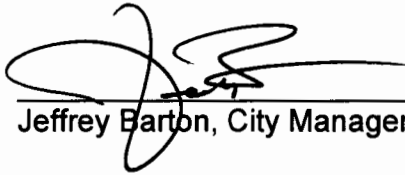
APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: 

David Lavelle, Interim Chief Counsel

P ml

REVIEWED BY:


Jeffrey Barton, City Manager

PML:ac:(LF24-1168):5-15-24:2436409_1.docx

When recorded mail to:

HOLD FOR PICK UP
CITY OF PHX. ACCT #34

Official Records of Maricopa County Recorder

STEPHEN RICHER

20240390703 07/23/2024 03:17

ELECTRONIC RECORDING

7257G-93-1-1-B

CAPTION HEADING: RE-RECORDING ORDINANCE G-7257 SO MODIFICATION
AND STIPULATIONS FROM BACK UP MEMO ARE INCLUDED IN ORDINANCE.

DO NOT REMOVE

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20240340804 06/26/2024 12:34
ELECTRONIC RECORDING
7257G-66-1-1-A

CAPTION HEADING: RE-RECORDING ORDINANCE G-7257 TO REPLACE WITH
THE REVISED VERSION BASED ON BACK UP MEMO

DO NOT REMOVE

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City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: May 13, 2024

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM 103 ON THE MAY 15, 2024, FORMAL AGENDA – PUBLIC HEARING/FORMAL ACTION - REZONING APPLICATION Z-53-22-8 – APPROXIMATELY 860 FEET SOUTH OF THE SOUTHWEST CORNER OF 51ST AVENUE AND CARVER ROAD (ORDINANCE G-7257)

Item 103, Rezoning Application Z-53-22-8, is a request to rezone 288.63 acres located approximately 860 feet south of the southeast corner of 51st Avenue and Carver Road, from S-1 (Ranch or Farm Residence), S-1 (Approved C-2 PCD) (Ranch or Farm Residence, Approved Intermediate Commercial, Planned Community District), S-1 (Approved R-2 PCD) (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), S-1 (Approved R-3 PCD) (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), S-1 (Approved R-3A PCD) (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), S-1 (Approved R1-10 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), S-1 (Approved R1-18 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), S-1 (Approved R1-8 PCD) (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), S-1 (Approved RH/R1-10 PCD) (Ranch or Farm Residence, Approved Resort District/Single-Family Residence District, Planned Community District) to PUD (Planned Unit Development) for the Gila Foothills PUD to allow single and multifamily residential, commercial uses, and some commerce park.

The Laveen VPC heard this request on March 18, 2024, and recommended approval per the staff memo dated March 18, 2024, with modifications and additional stipulations by a vote of 8-0.

The Planning Commission heard this item on April 4, 2024, and recommended approval, per the staff memo dated April 4, 2024, with a modified stipulation and a deletion.

To address continued community concerns regarding density, land use and design, the applicant has agreed to revise several stipulations which address the following:

- Stipulation No. 1.d. was modified to allow residential office uses along the east and south perimeter of Development Unit 1.
- Stipulation No. 1.f reserves Development Unit 2 for a hospital use for the first five years from City Council approval.
- Stipulation No. 1.h removes automobile dealerships, retail sales and rental uses from Development Unit 2 as a permitted use.
- Stipulation No. 1.k prohibits multifamily development within the designated "L" shaped area within Development Unit 8.

- Stipulation No. 1.m was modified to allow all professional and administrative offices to the west and south perimeters of Development Unit 8.
- Stipulation No. 1.p was modified to clarify that all other uses would only be permitted if building permits for a resort have not been issued within five years of the dedication of Gila Foothills Parkway.
- Stipulation No. 1.q requires a minimum of 50 guestrooms for any resort hotel in Development Unit 10.
- Stipulation No. 1.r was modified to include tobacco-oriented retailers, marijuana dispensaries, marijuana cultivation, and marijuana infusion to the prohibited land use list.
- Stipulation No. 1.y ensures an average of 20 feet, minimum 5-foot-wide landscape setback in Development Units 3, 4A, and 4B for an automobile dealership, retail sales and rental uses.
- Stipulation No. gg was modified to replace "within" with "with".
- Stipulation No. 1.oo was modified to reflect the maximum number of units, minimum retail or restaurant acreage required in Development Units 5 and 6, amount of retail or restaurant use required for an additional 250 dwelling units, the development of 150 age restricted single-family subdivision or apartment dwelling units for an additional 150 dwelling units, and the development of townhome units in Development Units 1 or 8 for an additional 100 dwelling units.
- Stipulation No. 1.qq was modified to remove "and within a 50-acre resort reservation area" to require any multifamily not associated with the resort to be reviewed through the Planning Hearing Officer process.
- Stipulation No. 1.ss was added to include single-family infill development option standards for townhome units.
- Stipulation No. 1.bbb was added to add additional shading requirements in the vehicle display area
- Stipulation No. 1.ooo adds design guidelines for parking garages located within the Hub Character Area.
- Stipulation No. 2 was modified to remove "and within a 50-acre resort reservation area" to require any multifamily not associated with the resort to be reviewed through the Planning Hearing Officer process.
- Stipulation No. 29 was modified to provide biannual updates starting one year after City Council approval to 2028 and annual updates after 2028.

The revised stipulations are listed below with updates in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. An updated Development Narrative for the Gila Foothills 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 February 1, 2024, as modified by the following stipulations.
 - a. Front Cover, add "City Council adopted: [Insert Adoption date]"
 - b. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses: Add a paragraph under the heading as follows:

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

- c. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses: Add a paragraph under the heading as follows:
The permitted land uses depicted below are restricted to the maximum square footage of the land use assumptions established in Appendix A2. Land Use Assumptions for Street Master Plan. Each developer shall be required to provide an updated land use matrix illustrating maximum land use square footages in compliance with Appendix A2. Land Use Assumptions for Street Master Plan. Amendments to increase these established land use assumptions may be administered through a PUD Minor Amendment and shall require an updated Traffic Impact Analysis incorporating the increased assumptions.
- D. PAGE 16, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNIT 1: ADD THE FOLLOWING:
- "SINGLE-FAMILY RESIDENTIAL."
 - **RESIDENTIAL OFFICE PER SECTION 620 OF THE ZONING ORDINANCE PERMITTED ALONG THE EAST AND SOUTH PERIMETERS.**
- E. PAGE 16, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNITS 2, 3, AND 4A: ~~DELETE~~ ~~MODIFY~~ "SELF SERVICE STORAGE (LIMITED TO A MAXIMUM TOTAL OF TWO ONE (2 4) ACROSS THE ENTIRE PUD SITE ~~WITHIN THE HUB CHARACTER AREA~~)".
- F. PAGE 16, ADD BULLET TO TOP OF THE USE LIST FOR DEVELOPMENT UNIT 2, 3, AND 4A: **WITHIN DEVELOPMENT 2, FOR THE FIRST FIVE YEARS FROM CITY COUNCIL APPROVAL, THE ONLY PERMITTED USE IS A HOSPITAL.**
- ~~d.~~
~~F.~~
G. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 2, 3, 4A: Add the following bullet point:
- Hospitals
 - Minimum 100 inpatient beds required TO ACHIEVE THE ADDITIONAL 500 UNITS REFERENCED IN THE DEVELOPMENT STANDARDS TABLE 6: MISCELLANEOUS.
- H. PAGE 19, SECTION 3.2 LAND USE PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNITS 2, 3, 4A: **MODIFY THE LAST BULLET POINT TO STATE "AUTOMOBILE DEALERSHIP AND RETAIL SALES AND RENTAL ARE ALLOWED IN DEVELOPMENT UNIT 3 AND 4A AND SUBJECT TO THE FOLLOWING STANDARDS."**

~~G.~~ I. PAGE 20, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNIT 5 AND 6: ADD THE FOLLOWING:

- SINGLE-FAMILY RESIDENTIAL IS ALLOWED IN DEVELOPMENT UNIT 5.

~~H.~~ J. PAGE 20, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNITS 8: DELETE "ALL TYPES OF OFFICE."

K. PAGE 20, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNIT 8: MODIFY THE FIRST BULLET POINT TO STATE "MULTIFAMILY IS ALLOWED OUTSIDE OF THE DESIGNATED "L" SHAPE DEVELOPMENT AREA."

~~I.~~ L. PAGE 20, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNIT 8: ADD THE FOLLOWING:

- SINGLE-FAMILY RESIDENTIAL.

~~J.~~ M. PAGE 20, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNITS 8: ADD THE FOLLOWING:

ALONG THE WEST AND SOUTH PERIMETERS: PROFESSIONAL, MEDICAL, DENTAL AND ADMINISTRATIVE OFFICE USE INCLUDING CLERICAL OR SALES REPRESENTATIVE OFFICES. NO COMMODITY OR TANGIBLE PERSONAL PROPERTY, EITHER BY WAY OF INVENTORY OR SAMPLE, SHALL BE STORED, KEPT, OR EXHIBITED IN ANY SAID OFFICE OR ON THE PREMISES WHEREIN THE SAID OFFICE IS LOCATED EXCEPT MATERIALS ASSOCIATED WITH PROFESSIONAL OR MEDICAL PRACTICE. SUCH OFFICE USE SHALL NOT INCLUDE:

A. BRANCH OFFICES FOR THE FOLLOWING: BANKS, BUILDING AND LOAN ASSOCIATIONS, BROKAGE HOUSES, SAVINGS AND LOAN ASSOCIATIONS, FINANCE COMPANIES, TITLE INSURANCE COMPANIES, TITLE INSURANCE COMPANIES AND TRUST COMPANIES.

B. VETERINARY OFFICES.

~~K.~~ N. PAGE 21, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNIT 9A: ADD THE

FOLLOWING:

- SINGLE-FAMILY RESIDENTIAL.

- f. Page 21, Section 3.2 Land Uses Per Development Unit, Permitted
L. Land Uses, Development Unit 9B: Modify the third bullet point to
O. "Alcohol sales as an accessory use."
- e. Page 21, Section 3.2 Land Uses Per Development Unit, Permitted
M. Land Uses, Development Units 9A, 9B, and 10: ~~Add a sub-bullet~~
P. ~~point under "Multifamily" as follows: Move sub-bullet point "All~~
uses within the RH District per Section 629 of the Phoenix Zoning Ordinance" to the top and add the following language under:
- ALL OTHER USES** Only permitted if building permits for a resort have not been issued within ~~three~~ FIVE years of the dedication of Gila Foothills Parkway ~~and no sooner than five years after the adoption of the PUD~~. THIS PROVISION ONLY APPLIES TO A 50-ACRE RESORT RESERVATION AREA AND NOT TO THE REMAINING APPROXIMATELY 7 ACRES. THE 7 ACRES OF MULTIFAMILY OR COMMERCIAL DEVELOPMENT MUST BE PLACED IN AREA/S THAT WOULD NOT INTERRUPT THE VIABILITY OF HAVING A RELATIVELY CONTIGUOUS 50-ACRE AREA RESERVED FOR A RESORT.
- Q. **PAGE 22, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT, PERMITTED LAND USES, DEVELOPMENT UNIT 10: ADD THE FOLLOWING UNDER "RESORT HOTEL."**
- **A MINIMUM OF 50 GUESTROOMS ARE REQUIRED.**
- N. PAGE 23, SECTION 3.2 LAND USES PER DEVELOPMENT UNIT,
R. PROHIBITED LAND USES, ALL DEVELOPMENT UNITS: ADD "SELF SERVICE STORAGE", ~~AND~~ "PAWN SHOPS", "TOBACCO-ORIENTED RETAILER", "MARIJUANA DISPENSARY (MEDICAL AND RECREATIONAL)", "MARIJUANA CULTIVATION (MEDICAL AND RECREATIONAL)", "MARIJUANA INFUSION FACILITY (MEDICAL AND RECREATIONAL)".
- g. Page 25, Section 3.3 Roadway Circulation, 51st Avenue: Remove all
Q. reference to "half-street improvements" and modify to "full limits" of
S. 51st Avenue.
- h. Page 28, Section 3.3 Roadway Circulation, Exhibit 11 – Conceptual
P. Trail Plan: Modify to show the MUT on the south and west sides of Gila
T. Foothills Parkway.
- i. Page 28, Section 3.3 Roadway Circulation, Exhibit 11 – Conceptual
Q. Trail Plan: Remove "or Planned" from the legend heading.

U.

~~R.~~ PAGE 32, EXHIBIT 14, UPDATE TO REFLECT THE UPDATED
V. MAXIMUM HEIGHT ALLOWED.

~~S.~~ PAGE 39, SECTION 4. DEVELOPMENT STANDARDS,
W. DEVELOPMENT STANDARDS TABLE 1: BUILDING SETBACKS:
UPDATE THE SETBACKS FOR DEVELOPMENT UNIT 10 ALONG
GILA FOOTHILLS PARKWAY TO 25 FEET.

~~j.~~ Page 39, Section 4. Development Standards, Development Standards
~~T.~~ Table 1: Building Setbacks: Add a row to the end of the table for the
X. Property Line shared with South Mountain Park; and require a 25 50-
foot setback for Development Units 9A, 9B, and 10.

Y. **PAGE 40, SECTION 4. DEVELOPMENT STANDARDS,
DEVELOPMENT STANDARDS TABLE 2: LANDSCAPE
SETBACKS: ADD FOOTNOTE (2) THAT STATES FOR AN
AUTOMOBILE DEALERSHIP AND RETAIL SALES AND RENTAL
USE IN DEVELOPMENT UNITS 3, 4A, AND 4B, THE FOLLOWING
LANDSCAPE STANDARDS SHALL APPLY.**

**AN AVERAGE OF 20-FEET, MINIMUM OF 5 FEET IN
DEVELOPMENT UNIT 3 THIS APPLIES TO ESTRELLA DRIVE,
GILA FOOTHILLS PARKWAY, 51ST AVENUE, ED PASTOR LOOP
202 FREEWAY, PROPERTY LINE ADJACENT TO INTERIOR
PUBLIC OR PRIVATE STREETS. IN DEVELOPMENT UNIT 4A,
THIS APPLIES TO 51ST AVENUE, ED PASTOR LOOP 202
FREEWAY, AND PROPERTY LINE ADJACENT TO INTERIOR
PUBLIC OR PRIVATE STREETS. IN DEVELOPMENT UNIT 4B,
THIS APPLIES TO GILA FOOTHILLS PARKWAY AND PROPERTY
LINE ADJACENT TO INTERIOR PUBLIC OR PRIVATE STREETS.**

~~k.~~ Page 41, Section 4. Development Standards, Development Standards
~~U.~~ Table 3: Landscape Buffers, 47th Avenue: Switch the provisions for
Z. Development Units 9A and 9B.

~~f.~~ Page 41, Section 4. Development Standards, Development Standards
~~V.~~ Table 3: Landscape Buffers: Add a row to the end of the table for the
AA. Property Line shared with South Mountain Park, and require a 25 50-
foot buffer for Development Units 9A, 9B, and 10. Also add a footnote
to see the South Mountain Perimeter Zone provisions on pages 64 and
95.

~~W.~~ PAGE 41, SECTION 4. DEVELOPMENT STANDARDS, TABLE 4:
BB. BUILDING HEIGHT, UPDATE THE MAXIMUM BUILDING HEIGHT
FOR DEVELOPMENT UNITS 3, 4A, 4B, AND 6 TO ALLOW A
MAXIMUM OF 40 FEET.

- ~~X.~~ PAGE 41, SECTION 4. DEVELOPMENT STANDARDS,
CC. DEVELOPMENT STANDARDS TABLE 4: BUILDING HEIGHT:
MODIFY FOOTNOTE (1) AS FOLLOWS:

HOSPITAL USES MAY BE UP TO 120 FEET IN HEIGHT FOR UP TO 20% OF THE AREA OF THE DEVELOPMENT UNIT.

- ~~Y.~~ PAGE 41, SECTION 4. DEVELOPMENT STANDARDS,
DD. DEVELOPMENT STANDARDS TABLE 4: BUILDING HEIGHT: ADD
FOOTNOTE (3) TO APPLY TO DEVELOPMENT UNITS 2, 3, 4A, 4B
THAT STATES THE FOLLOWING:

PARKING GARAGES ACCESSORY TO AN AUTOMOBILE DEALERSHIP MAY BE UP TO 56 FEET IN HEIGHT.

- ~~Z.~~ PAGE 41, SECTION 4. DEVELOPMENT STANDARDS,
EE. DEVELOPMENT STANDARDS TABLE 4: BUILDING HEIGHT: ADD
FOOTNOTE (4) TO APPLY TO DEVELOPMENT UNITS 9A, AND 9B,
AND 10 THAT STATES THE FOLLOWING:

RESORT USES MAY BE UP TO 48 FEET IN HEIGHT, SUBJECT TO DEVELOPMENT STANDARDS TABLE 5: BUILDING STEP BACK.

- ~~AA.~~ PAGE 41, SECTION 4. DEVELOPMENT STANDARDS,
FF. DEVELOPMENT STANDARDS TABLE 4: BUILDING HEIGHT: ADD A
FOOTNOTE TO APPLY TO DEVELOPMENT UNIT 1 THAT STATES
THE FOLLOWING:

A MAXIMUM OF 50% OF DEVELOPMENT UNIT 1 ~~THE AREA THAT~~
THAT ALLOWS 40 FEET IN HEIGHT CAN BE DEVELOPED UP TO
THE MAXIMUM HEIGHT OF 40 FEET. THE REMAINING 50% SHALL
BE LIMITED TO A MAXIMUM OF 30 FEET IN HEIGHT.

- ~~AA.~~ PAGE 42, SECTION 4. DEVELOPMENT STANDARDS,
~~BB.~~ DEVELOPMENT STANDARDS TABLE 5: BUILDING STEP BACK:
GG. UPDATE THE FIRST COLUMN REFERENCING THE PROPERTY
LINE SHARED WITH ~~IN~~ TIERRA MONTANA AS FOLLOWS:

PROPERTY LINE SHARED WITH (OR MEASURED FROM) TIERRA MONTANA NEIGHBORHOOD

- ~~m.~~ Page 42, Section 4. Development Standards, Development Standards
~~BB.~~ Table 5: Building Step Backs, Gila Foothills Parkway and 51st Ave:
~~CC.~~ Switch the provisions for Development Unit 6.
HH.

- ~~n.~~ Page 42, Section 4. Development Standards, Development Standards

~~CC.~~ Table 5: Building Step Backs: Add the following to the end of Footnote
~~DD.~~ (3):
II.

An additional foot of height will be allowed for every two additional feet of setback.

~~DD.~~ PAGE 42, SECTION 4. DEVELOPMENT STANDARDS,
~~EE.~~ DEVELOPMENT STANDARDS TABLE 5: BUILDING STEP BACK:
JJ. ADD FOOTNOTE (7) TO DEVELOPMENT UNIT 2 THAT STATES
THE FOLLOWING WITHIN THE "PROPERTY LINE SHARED WITH
(OR MEASURED FROM) TIERRA MONTANA NEIGHBORHOOD"
ROW IN THE TABLE:

56-FOOT MAXIMUM BUILDING HEIGHT WITHIN 900 FEET OF THE
TIERRA MONTANA NEIGHBORHOOD.

~~EE.~~ PAGE 43, SECTION 4, DEVELOPMENT STANDARDS,
~~FF.~~ DEVELOPMENT STANDARDS TABLE 6: MISCELLANEOUS,
KK. MAXIMUM RESIDENTIAL DENSITY, DEVELOPMENT UNIT 8:
UPDATE THE DENSITY TO 14 DU/AC; AND 2.34 DU/ACRE OR A
MAXIMUM OF 40 LOTS (WHICHEVER IS LESS) FOR THE FIRST
500 FEET; AND A FOOTNOTE THAT STATES THE FOLLOWING:

THE FIRST 500 FEET IS MEASURED FROM BOTH ESTRELLA
DRIVE AND 47TH AVENUE TO CREATE AN "L" SHAPED
DEVELOPMENT AREA. SEE DEVELOPMENT UNIT 8 DENSITY
EXHIBIT AND TABLE 7 FOR SINGLE-FAMILY DEVELOPMENT
STANDARDS.

~~p.~~ Page 43, Section 4. Development Standards, Development Standards
~~FF.~~ Table 6: Miscellaneous: Delete the row for Maximum Number of Units.
~~GG.~~
LL.

~~q.~~ Page 43, Section 4. Development Standards, DEVELOPMENT
~~GG.~~ STANDARDS TABLE 6: Miscellaneous Table, Parking Standards, first
bullet: ~~Add "model" to the end.~~ DELETE THE FIRST BULLET
HH. REGARDING THE SALE OF EV OR HYBRID AUTOMOBILES.
MM.

~~r.~~ Page 43, Section 4. Development Standards, DEVELOPMENT
~~HH.~~ STANDARDS TABLE 6: Miscellaneous Table, Parking Standards,
H. fourth bullet: Remove "not to exceed 10 chargers."
NN.

~~s.~~ Page 43, Section 4. Development Standards, Development Standards
~~II.~~ Table 6: Miscellaneous, Footnotes: Modify the end of Footnote (1) to
JJ. add the following-AS FOLLOWS:
OO.

THE ENTIRE OVERALL PUD SITE MAY BE DEVELOPED WITH A MAXIMUM BASE OF ~~1,700~~ 1,200 RESIDENTIAL UNITS. HOTEL GUEST ROOMS DO NOT COUNT TOWARDS THE MAXIMUM BASE ~~1,700~~ 1,200 DWELLING UNITS FOR THE OVERALL PUD SITE. UPON CERTIFICATE OF OCCUPANCY OF A LEVEL 1 TRAUMA CENTER HOSPITAL, AS DEFINED BY THE ARIZONA DEPARTMENT OF HEALTH SERVICES, IN DEVELOPMENT UNIT 2 AN ADDITIONAL 500 DWELLING UNITS ABOVE THE ~~1,700~~ 1,200 BASE CAP ARE PERMITTED WITH DEVELOPMENT UNITS 2 AND 5. Additional review and approval is required for ~~the additional 500 units~~ ANY MULTIFAMILY DEVELOPMENT IN DEVELOPMENT UNITS 2, AND 5 AND ~~10~~ THAT EXCEEDS 40 FEET IN HEIGHT, per Z-53-22-8 stipulation.

IN DEVELOPMENT UNITS 5 AND 6, A MINIMUM TOTAL OF 13 ACRES, AND 85,000 SQUARE FEET OF RETAIL OR RESTAURANT USE SHALL BE PROVIDED.

IF THE AMOUNT OF RETAIL OR RESTAURANT USE IN DEVELOPMENT UNITS 5 AND 6 EXCEEDS A TOTAL OF 15 ACRES AND 50% OF THE BUILDING SQUARE FOOTAGE IS VERTICALLY CONSTRUCTED, AN ADDITIONAL 250 DWELLING UNIT BONUS IS PERMITTED WHERE RESIDENTIAL IS ALLOWED.

IF A SINGLE-FAMILY RESIDENTIAL SUBDIVISION OR APARTMENT WITH AT LEAST 150 AGE RESTRICTED DWELLING UNITS IS CONSTRUCTED IN DEVELOPMENT UNITS 1, 2, 4B, 5, AND 7, AN ADDITIONAL 150 DWELLING UNIT BONUS IS PERMITTED. THE AGE RESTRICTION SHALL BE INCLUDED IN COVENANTS, CONDITIONS, AND RESTRICTIONS AND RECORDED AT THE MARICOPA COUNTY RECORDER'S OFFICE PRIOR TO PRELIMINARY SITE PLAN APPROVAL FOR AGE RESTRICTED DWELLING UNITS. AGE RESTRICTED DWELLING UNIT MEANS EITHER THE HEAD OF THE HOUSEHOLD OR A SPOUSE OF THE DWELLING UNIT IS 55 YEARS OR OLDER.

IF THE DEVELOPMENT OF A MINIMUM OF 100 TOWNHOME UNITS IS CONSTRUCTED, AN ADDITIONAL 100 DWELLING UNIT BONUS IS PERMITTED.

AT NO TIME DOES THE OVERALL PUD EARN MORE THAN 2200 DWELLING UNITS.

KK. ~~PAGE 43, SECTION 4. DEVELOPMENT STANDARDS, DEVELOPMENT STANDARDS TABLE 6: MISCELLANEOUS, FOOTNOTE (5): UPDATE TO REPLACE MAXIMUM 1,700 RESIDENTIAL UNITS WITH 1,200.~~

~~e.~~ Page 43, Section 4. Development Standards, Development Standards
~~JJ.~~ Table 6: Miscellaneous, Maximum Residential Density: Add Footnote
~~LL.~~ (2) to Development Unit 2.
~~PP.~~

~~t.~~ ~~Page 43, Section 4. Development Standards, Development Standards~~
~~Table 6: Miscellaneous, Footnotes, add Footnote (6) that states the~~
~~following and apply it to Development Units 9A, 9B, and 10:~~

~~Additional review and approval is required for any multifamily~~
~~development that is not associated with a resort per Z-53-22-8~~
~~stipulation.~~

~~KK.~~ PAGE 43, SECTION 4. DEVELOPMENT STANDARDS,
~~MM.~~ DEVELOPMENT STANDARDS TABLE 6: MISCELLANEOUS,
~~QQ.~~ FOOTNOTES: ADD A FOOTNOTE THAT STATES THE FOLLOWING
AND APPLY IT TO DEVELOPMENT UNITS 9A, 9B AND 10:

FOR ANY MULTIFAMILY DEVELOPMENT NOT ASSOCIATED WITH
A RESORT ON IN DEVELOPMENT UNITS 9A, 9B AND 10, **AND**
WITHIN A 50-ACRE RESORT RESERVATION AREA,
CONCEPTUAL SITE PLANS, ELEVATIONS, AND LANDSCAPE
PLANS SHALL BE REVIEWED AND APPROVED BY THE
PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING
PROCESS, INCLUDING REVIEW BY THE LAVEEN VILLAGE
PLANNING COMMITTEE PRIOR TO PRELIMINARY SITE PLAN
APPROVAL. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL
PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND
REQUIREMENTS WILL BE DETERMINED BY THE PLANNING
HEARING OFFICER AND THE PLANNING AND DEVELOPMENT
DEPARTMENT.

~~LL.~~ PAGE 43, SECTION 4. DEVELOPMENT STANDARDS: ADD
~~NN.~~ DEVELOPMENT STANDARDS TABLE 7: DEVELOPMENT
~~RR.~~ STANDARDS FOR SINGLE-FAMILY DEVELOPMENT. THIS TABLE
WILL ADDRESS SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
STANDARDS TO INCLUDE THE FOLLOWING:

- SELECT R1-18 LOT STANDARDS
- RESTRICTED TO 1-STORY AND 22 FEET IN HEIGHT FOR THE LOTS ALONG ESTRELLA DRIVE AND 47TH AVENUE. ALL THE INTERIOR LOTS ARE ALLOWED TO BE 2-STORIES WITH UP TO 30 FEET IN HEIGHT.
- RECTANGULAR LOTS SHALL HAVE AN AVERAGE LOT WIDTH OF 90 FEET.
- MINIMUM 22-FOOT-LONG DRIVEWAYS
- MINIMUM 5 15% OPEN SPACE.
- MINIMUM ROOF OVERHANG OF 12 18 INCHES.

SS. DEVELOPMENT STANDARDS TABLE 8: DEVELOPMENT STANDARDS FOR SINGLE-FAMILY INFILL (TOWNHOME) DEVELOPMENT. THIS TABLE WILL ADDRESS SINGLE-FAMILY INFILL (TOWNHOME) DEVELOPMENT STANDARDS TO INCLUDE THE FOLLOWING:

- **MINIMUM LOT WIDTH: 20-FEET**
- **INDIVIDUAL UNIT LOT BUILDING SETBACK: 0-FEET**
- **LOT COVERAGE: 100% FOR EACH INDIVIDUAL LOT. 50% FOR OTHER PARCELS OR TRACTS WITH ACCESSORY STRUCTURES**
- **COMMON AREAS: MINIMUM 5% OF GROSS AREA**
- **SINGLE FAMILY INFILL DEVELOPMENT OPTION STANDARDS OUTLINED IN SECTION 608. IF THE STANDARDS IN THE SINGLE-FAMILY INFILL DEVELOPMENT OPTION IN SECTION 608 CONFLICT WITH THE STANDARDS OF THIS PUD, THE STANDARDS OF THIS PUD SHALL PREVAIL.**

~~MM.~~ PAGE 43-44, SECTION 4, DEVELOPMENT STANDARDS: ADD
~~OO.~~ DEVELOPMENT UNIT 8 DENSITY EXHIBIT TO VISUALLY
~~TT.~~ DEMONSTRATE THE "L" SHAPED AREA MEASURED 500 FEET
FROM BOTH ESTRELLA DRIVE AND 47TH AVENUE.

~~tt.~~ Page 45, Section 4. Development Standards, Landscape Standards,
~~NN.~~ Landscape Standards Table 1: Landscape Setbacks: Update title to
~~PP.~~ Landscape Standards Table 1: Landscape Plant Types.
~~UU.~~

~~v.~~ Page 46, Section 4. Development Standards, Landscape Standards,
~~OO.~~ Landscape Standards Table 2: Enhanced Streetscape R.O.W
~~QQ.~~ Planting: Modify the title to "Landscape Standards Table 2: Enhanced
~~VV.~~ Streetscape R.O.W. Planting and Public Shade Standards".

~~w.~~ Page 46, Section 4. Development Standards, Landscape Standards
~~PP.~~ Table 2: Enhanced Streetscape R.O.W Planting: Revise sidewalk
~~RR.~~ shading to show all sidewalk shading in the Hub Character Area to no
~~WW.~~ less than 50%.

~~x.~~ Page 46, Section 4. Development Standards, Landscape Standards
~~QQ.~~ Table 2: Enhanced Streetscape R.O.W Planting, Notes, fifth bullet
~~SS.~~ (Shade Pockets): Add the following as a sub-bullet point:
~~XX.~~

All public sidewalks adjacent to Automobile Dealership, Automobile Retail Sales, and Automobile Rental: A minimum 25% shade is required along sidewalk areas located between shade pockets. Overall shade coverage shall equal a total of 50% inclusive of shade pockets

and the intermittent areas between shade pockets. All other uses within the HUB character area shall require a minimum 75% shade of public sidewalks.

~~y.~~ Page 46, Section 4. Development Standards, Landscape Standards
~~RR.~~ Table 2: Enhanced Streetscape R.O.W Planting: Add a note as
~~TT.~~ follows:
~~YY.~~

Upon redevelopment of a site formerly used for Automobile Dealership, Automobile Retail Sales, or Automobile Rental into Non-Automobile Dealership, Automobile Retail Sales, or Automobile Rental, right-of-way landscaping and shade requirements shall meet the 75% shade standard.

~~z.~~ Page 46-47, Section 4. Development Standards, Landscape
~~SS.~~ Standards Table 2: Enhanced Streetscape R.O.W Planting: Add a
~~UU.~~ footnote to apply to all provisions for medians as follows:
~~ZZ.~~

All modified median landscaping deviating from City of Phoenix standard landscape requirements shall be privately maintained and identified on the approved master street plan and associated plats.

~~aa.~~ Page 47, Section 4. Development Standards, Landscape Standards
~~TT.~~ Table 2: Enhanced Streetscape R.O.W Planting: Add a footnote to
~~VV.~~ apply to Development Units 3, 6, and 4A as follows:
~~AAA.~~

51st Avenue, SOUTH OF ESTRELLA DRIVE, is located within Maricopa County jurisdiction. Any street improvements or landscaping on 51st Avenue are subject to the review and approval of Maricopa County.

BBB. PAGE 48, SECTION 4. DEVELOPMENT STANDARDS, LANDSCAPE STANDARDS TABLE 3: MISCELLANEOUS: ADD THE FOLLOWING LANGUAGE AFTER THE END OF THE FIRST SENTENCE OF FOOTNOTE (2): IS REQUIRED TO BE LANDSCAPED. AN ADDITIONAL 5 PERCENT OF THE VEHICLE DISPLAY AREA IS REQUIRED TO BE SHADED WHICH CAN BE A COMBINATION OF LANDSCAPING OR STRUCTURAL SHADE, OR, A MINIMUM 50% OF THE SURFACE PARKING AREA FOR VEHICLE DISPLAY BE CONSTRUCTED WITH COOL PAVEMENT OR AN ALTERNATIVE PAVING MATERIAL WHICH IS PROVEN TO REDUCE SURFACE TEMPERATURES AS APPROVED BY THE PLANNING AND DEVELOPMENT AND STREET TRANSPORTATION DEPARTMENT.

~~bb.~~ Page 50, Section 5. Signage, Off Premise Signage: Update the end of
~~UU.~~ the second bullet point as follows:
~~WWW.~~

CCC. ...design to be presented for review and comment to the Laveen Village Planning Committee.

~~ee.~~ Page 52, Section 6. Sustainability: Add a provision for recycling as the last bullet point.

~~vv.~~
~~xx.~~
DDD.

~~ww.~~ PAGE 52, SECTION 6, SUSTAINABILITY:

~~yy.~~
EEE.

- (1) UPDATE THE LAST SENTENCE IN THE FIRST PARAGRAPH AS FOLLOWS:

DEVELOPMENT PARCELS MUST INCORPORATE ALL THE FOLLOWING SUSTAINABILITY PRINCIPLES:

- (2) ADD BULLET POINTS 2, 6, 9, AND 14 UNDER THE REQUIRED SUSTAINABILITY PRINCIPLES.
- (3) AFTER THE REQUIRED SUSTAINABILITY ITEMS, ADD THE FOLLOWING:

A MINIMUM OF THREE OPTIONAL SUSTAINABILITY PRINCIPLES SHALL BE SELECTED FROM THE OPTIONS BELOW, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- (4) ADD THE REMAINING SUSTAINABILITY ITEMS (BULLET POINTS 1, 3, 4, 5, 7, 8, 10, 11, 12, 13, 15, 16) UNDER THE OPTIONAL SUSTAINABILITY PRINCIPLES, AND INCLUDE UPGRADED HVAC UNITS AT 15 SEER OR HIGHER.

- (5) UPDATE BULLET POINT 14 AS FOLLOWS:

THE DEVELOPMENT WILL PROVIDE SAFE, RELIABLE, AND EFFICIENT STORMWATER MANAGEMENT SYSTEMS THAT PROTECT BOTH HUMAN HEALTH AND THE NATURAL ENVIRONMENT.

~~dd.~~ Page 57, Section 7. Complete Streets, Design for Safety: Remove the second and third paragraphs.

~~xx.~~
~~zz.~~
FFF.

~~yy.~~ PAGE 69, PART 2 - DESIGN GUIDELINES, FOOTHILLS CHARACTER AREA, 2.1 SITE AND BUILDING DESIGN, C.
~~aaa.~~

GGG. ARCHITECTURAL STYLE AND CHARACTER: ADD A BULLET TO INCLUDE THE FOLLOWING:

BUILDING FAÇADES ON ALL MULTIFAMILY DEVELOPMENT, FACING PUBLICLY DEDICATED RIGHT-OF-WAY THAT EXCEEDS 75 FEET IN LENGTH, SHALL CONTAIN A MINIMUM OF ONE ARCHITECTURAL EMBELLISHMENT AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES EVERY 75 LINEAR FEET.

~~ZZ.~~ PAGE 86 PART 2 - DESIGN GUIDELINES, FOOTHILLS
~~BBB.~~ CHARACTER AREA, 2.3 LANDSCAPING, B. SITE WALLS,
HHH. SCREENS, AND FENCES: UPDATE THIS SECTION TO REQUIRE THE FOLLOWING ALONG ESTRELLA DRIVE AND 47TH AVENUE: 6-FOOT PAINTED CMU PERIMETER WALLS AND TUBULAR MILD STEEL OR PIPE FENCING (ALLOWED TO TARNISH/RUST NATURALLY), IMPLEMENTED IN SEGMENTS THAT CONFORM TO INDUSTRY STANDARD LENGTHS.

~~AAA.~~ PAGE 92, PART 2 - DESIGN GUIDELINES, FOOTHILLS
~~CCC.~~ CHARACTER AREA, 2.3 LANDSCAPING, G. GENERAL
III. LANDSCAPING REQUIREMENTS: ADD THE FOLLOWING:

LOWER-LEVEL LANDSCAPING IS PREFERRED BETWEEN ANY PERIMETER WALLS AND A POSSIBLE BRIDLEPATH ALONG 47TH AVENUE.

~~BBB.~~ PAGE 93, PART 2 - DESIGN GUIDELINES, FOOTHILLS
~~DDD.~~ CHARACTER AREA, 2.3 LANDSCAPING, I. SITE LIGHTING: ADD
JJJ. THE FOLLOWING PARAGRAPH:

IF PRIVATE STREETS ARE PROPOSED IN SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS, MINIMAL STREET LIGHTING SHALL BE CONSIDERED.

~~ee.~~ Page 95, Foothills Character Area, 2.3 Landscaping, j. Perimeter
~~CCC.~~ Treatments, South Mountain Perimeter Treatment: Delete the last
~~EEE.~~ paragraph.
KKK.

~~DDD.~~ PAGE 99, PART 2 - DESIGN GUIDELINES, DISTRICT CHARACTER
~~FFF.~~ AREA, 3.1 SITE AND BUILDING DESIGN, C. ARCHITECTURAL
LLL. STYLE AND CHARACTER: ADD A BULLET TO INCLUDE THE FOLLOWING:

BUILDING FAÇADES ON ALL MULTIFAMILY DEVELOPMENT,

FACING PUBLICLY DEDICATED RIGHT-OF-WAY THAT EXCEEDS 75 FEET IN LENGTH, SHALL CONTAIN A MINIMUM OF ONE ARCHITECTURAL EMBELLISHMENT AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES EVERY 75 LINEAR FEET.

~~ff.~~ Page 103, The District Character Area, 3.1 Site and Building Design,
~~eee.~~ 2. Circulation: Remove Section 2.b.

~~ggg.~~
~~mmm.~~

~~fff.~~ PAGE 123, PART 2 - DESIGN GUIDELINES, HUB CHARACTER
~~hhh.~~ AREA, 1. SITE AND BUILDING DESIGN, B. ARCHITECTURAL
~~nnn.~~ STYLE AND CHARACTER: ADD A BULLET TO INCLUDE THE
FOLLOWING:

BUILDING FAÇADES ON ALL MULTIFAMILY DEVELOPMENT, FACING PUBLICLY DEDICATED RIGHT-OF-WAY THAT EXCEEDS 75 FEET IN LENGTH, SHALL CONTAIN A MINIMUM OF ONE ARCHITECTURAL EMBELLISHMENT AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, WINDOW FENESTRATION, SHADOW BOXES AND OVERHEAD/CANOPIES EVERY 75 LINEAR FEET.

~~ooo.~~ PAGE 127, PART 2 - DESIGN GUIDELINES, HUB CHARACTER
AREA, 1. SITE AND BUILDING DESIGN: ADD NEW SECTION E.
PARKING GARAGES: THE PARKING STRUCTURE EXTERIOR
SHOULD BE FINISHED WITH ARCHITECTURAL
EMBELLISHMENTS AND DETAILING THAT WILL CREATE VISUAL
INTEREST FOR ADJOINING PROPERTIES AND ENHANCE THE
PUBLIC RIGHT-OF-WAY.

~~gg.~~ Page 142, The Hub Character Area, 2. Circulation, C. Street Design
~~ggg.~~ and Landscape Character, Shade Pockets: Update Exhibit H9 to
~~hhh.~~ reflect the minimum 25% shade along sidewalk areas between shade
~~ppp.~~ pockets and overall shade coverage to total 50% and all uses within
the HUB to a minimum 75% shade as required by Stipulation No. 1.y
SS.

~~hh.~~ Page 143, The Hub Character Area, 2. Circulation, C. Street Design
~~hhh.~~ and Landscape Character, Shade Pockets, Conceptual Shade Pocket
~~jjj.~~ Detail A, B1, and B2: Update Detail A, B1, and B2 to reflect the
~~qqq.~~ required shading requirements per Stipulation No. 1.y SS.

~~ii.~~ Update all exhibits to include the 55th Avenue connection from the
~~iii.~~ existing northern stub to Estrella Avenue.

~~KKK.~~
RRR.

~~jj.~~ Submit legal descriptions for all development units as an appendix to
~~JJJ.~~ the PUD narrative.
~~LLL.~~
SSS.

~~KKK.~~ UPDATE ANY TYPOGRAPHICAL OR SCRIVENER'S ERRORS
~~MMM.~~ THROUGHOUT.
TTT.

2. ~~Where additional review and approval is required in the PUD narrative related to the additional 500 residential dwelling units granted with the construction of a hospital and~~ ANY MULTIFAMILY DEVELOPMENT IN DEVELOPMENT UNITS 2, AND-5 and 10 THAT EXCEEDS 40 FEET IN HEIGHT AND any multifamily development NOT ASSOCIATED WITH A RESORT in Development Units 9A, 9B, and 10, **AND WITHIN A 50-ACRE RESORT RESSERVATION AREA** ~~that is not associated with a resort,~~ SHALL HAVE conceptual site plans, elevations, and landscape plans ~~shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by Laveen Village Planning Committee prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.~~
3. A Master ~~LAND USE HEIGHT AND~~ Density Tracking Matrix shall be provided and updated on all site plan submittals, ~~REGARDLESS OF USE,~~ to track the number of units ~~AND PERCENTAGE OF LAND USE~~ within the PUD area ~~AND THE BUILDING HEIGHT WITHIN DEVELOPMENT UNIT 1. A MINIMUM OF 50% OF THE PUD SITE AREA (288.63 ACRES) SHALL BE DEVELOPED WITH COMMERCIAL USES. ANY RESORT DEVELOPMENT SHALL BE CONSIDERED COMMERCIAL DEVELOPMENT. UPON RESUBMITTAL OF A POST-COUNCIL HEARING DRAFT OF THE PUD NARRATIVE, A MASTER LAND USE HEIGHT AND DENSITY TRACKING MATRIX FORMAT SHALL BE ADDED AS AN APPENDIX.~~
4. The applicant shall submit a Traffic Impact Analysis (TIA) to the City for this development and update the existing Tierra Montana Master Street Plans associated with the Segment Two development area. The TIA shall be submitted to ADOT and MCDOT for interagency review. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
5. The developer shall update the existing Tierra Montana Master Street Plan for inclusion of Segment Two network. Phasing sheet to be updated to include roadway networks to be completed by Segment Two development within existing Segment One as per the required updated Traffic Impact Analysis.

Roadways located within Segment two that are not under the jurisdiction of the City of Phoenix shall require review and approval with the corresponding jurisdiction.

6. The developer shall design and install, at their expense, traffic signals and or roundabouts at locations approved by the TIA and updated Master Street Plan. The developer shall be responsible for the construction and/or escrow contribution, as approved by the TIA and Master Street Plans. Stipulation subject to change based on TIA comments for signal location evaluation and funding responsibility.
7. The developer shall dedicate and construct roadway, paving, curb, gutter, detached sidewalk, traffic signal infrastructure, and other necessary incidentals for all arterial and collector roadways as per the approved TIA and Master Street Plan.
8. The developer shall provide access control at locations in accordance with the City's Design Standards Manual and/or as approved per the Master Street Plan.
9. The full limits of 51st Avenue shall be dedicated and constructed north of Estrella Drive to Carver Road, per the cross-section approved in the master street plan.
10. The full limits of 51st Avenue shall be dedicated and constructed south of Estrella Drive, as approved by Maricopa County. Should 51st Avenue be annexed into the City of Phoenix, right-of-way dedications and improvements shall be required to meet City of Phoenix standards.
11. Right-of-way shall be dedicated and constructed for the west side of 47th Avenue, as required by the approved master street plans. SHOULD A REQUEST BE SUBMITTED TO ABANDON 47TH AVE, IT SHALL BE CONSIDERED THROUGH A FORMAL HEARING PROCESS PRIOR TO OR CONCURRENT WITH THE TIA AND APPROVED MASTER STREET PLAN.
12. A minimum 60-feet of right-of-way shall be dedicated and constructed for the full limits of 55th Avenue. THE DEVELOPER SHALL WORK WITH THE STREET TRANSPORTATION DEPARTMENT TO INCORPORATE TRAFFIC MITIGATION MEASURES.
13. All modified median landscaping deviating from City of Phoenix standard landscape requirements shall be privately maintained and identified on the approved master street plan and associated plats.
14. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the east side of 51st Avenue, south of Estrella Drive. Construction of the multi-use trail shall be to City standards.

15. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the north side of Estrella Drive, WEST OF 51ST AVENUE. Construction of the multi-use trail shall be to City standards.
16. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the south and west sides of Gila Foothills Parkway, as depicted on Exhibit 11 – Conceptual Trail Plan. Construction of the multi-use trail shall be to City standards.
17. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the north side of 55th Avenue, connecting to 51st Avenue. Construction of the multi-use trail shall be to City standards.
18. The developer shall convey land, if necessary, located at the end of Gila Foothills Parkway as a trailhead to South Mountain Preserve, as modified and approved by the Parks and Recreation Department and Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and Planning and Development Department.
19. The developer shall INVESTIGATE enterING into a development agreement with the City regarding the ~~location and construction of a parking lot for the trailhead at the end of Gila Foothills Parkway, as approved or modified by the Parks and Recreation Department and Planning and Development Department~~ PUBLIC INFRASTRUCTURE.
20. The developer shall underground existing electrical utilities within the public right-of-way that are impacted or require relocation, excluding 69kv or larger, as part of this project. The developer shall coordinate with the affected utility companies for their review and permitting.
21. Existing irrigation facilities along all public streets are to be undergrounded and relocated outside of City right-of-way, UNLESS OTHERWISE APPROVED BY THE STREET TRANSPORTATION DEPARTMENT. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. ~~Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval, or as approved by the Planning and Development Department.~~
22. ALL MAJOR PUBLIC INFRASTRUCTURE SHALL BE CONSTRUCTED AS PART OF THE FIRST PHASE OF CONSTRUCTION, SUBJECT TO A DEVELOPMENT AGREEMENT WITH THE CITY OF PHOENIX AND AN UPDATED STREETS MASTER PLAN, INCLUDING THE FOLLOWING: 51ST AVENUE FROM THE LOOP 202 FREEWAY ON THE SOUTH TO CARVER ROAD; GILA FOOTHILLS PARKWAY; ESTRELLA DRIVE FROM THE LOOP 202 FREEWAY ON THE WEST TO 47TH AVENUE; 47TH AVENUE ADJACENT TO THE SITE (UNLESS ABANDONED); AND 55TH AVENUE AS

REQUIRED BY THE CITY OF PHOENIX. THIS WILL ALSO INCLUDE ANY REQUIRED WATER, SEWER, AND STORMWATER INFRASTRUCTURE.

23. THE PROPOSED "COUNTY LANE" SHALL BE SHIFTED SO AS NOT TO DIRECTLY ALIGN WITH THE FRONT ENTRY OF ANY EXISTING RESIDENTIAL HOMES. THE FINAL LOCATION SHALL BE DETERMINED AT THE TIME OF MASTER STREET PLAN, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE STREET TRANSPORTATION DEPARTMENT.
- ~~22.~~ 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.
- ~~23.~~ If determined necessary by the Phoenix Archaeology Office, the applicant shall
25. conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
- ~~24.~~ If Phase I data testing is required, and if, upon review of the results from the
26. Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
- ~~25.~~ In the event archaeological materials are encountered during construction, the
27. 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.
- ~~26.~~ Prior to final site plan approval, the landowner shall execute a Proposition 207
28. waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
29. THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE **BIANNUAL LAND DEVELOPMENT UPDATES AND STATUS OF DEVELOPMENT WITHIN THE PUD, STARTING ONE YEAR AFTER CITY COUNCIL APPROVAL TO 2028. AFTER 2028 THE PROPERTY OWNER, OR DESIGNEE, SHALL PROVIDE ANNUAL LAND DEVELOPMENT UPDATES ON THE STATUS OF DEVELOPMENT WITHIN THE PUD TO THE LAVEEN VILLAGE PLANNING COMMITTEE UNTIL ALL LAND IN THE HUB CHARACTER AREA AND DEVELOPMENT UNITS 9A AND 9B HAVE PRELIMINARY SITE PLAN APPROVAL.**
30. PRIOR TO PRELIMINARY SITE PLAN APPROVAL FOR ANY DEVELOPMENT WITHIN THE PUD, THE DEVELOPER SHALL NOTIFY THE

FOLLOWING INDIVIDUALS:

PHIL HERTEL
2845 W. BROADWAY ROAD
PHOENIX, AZ 85041

JON KIMOTO
3216 W. ANSELL ROAD
LAVEEN, AZ 85339

JOHN BZDEL
12120 S. 39TH AVENUE
LAVEEN, AZ 85339

MARIA REAGIN
4131 W. CALLE POCO
LAVEEN, AZ 85339

LINDA ABEGG
5407 W. WINSTON DRIVE
LAVEEN, AZ 85339

STEPHANIE HURD
10207 S. 47TH AVENUE
LAVEEN, AZ 85339

FRANCISCO BARRAZA
4152 W. ALLEN STREET
LAVEEN, AZ 85339

JOANNE JENSEN
8303 S. 17TH DRIVE
PHOENIX, AZ 85041

PATRICK NASSER-TAYLOR
11024 S. 56TH LANE
LAVEEN, AZ 85339

CARLOS ORTEGA
7006 S. 40TH LANE
PHOENIX, AZ 85041

REBECCA PERRERA
7914 S. 73RD LANE
LAVEEN, AZ 85339

JENNIFER ROUSE
4821 W. ELLIS STREET
LAVEEN, AZ 85339

Approved: 
Alan Stephenson, Deputy City Manager

ORDINANCE G-7257

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-53-22-8) FROM S-1 (RANCH OR FARM RESIDENCE), S-1 (APPROVED C-2 PCD) (RANCH OR FARM RESIDENCE, APPROVED INTERMEDIATE COMMERCIAL, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R-2 PCD) (RANCH OR FARM RESIDENCE, APPROVED MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R-3 PCD) (RANCH OR FARM RESIDENCE, APPROVED MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R-3A PCD) (RANCH OR FARM RESIDENCE, APPROVED MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R1-10 PCD) (RANCH OR FARM RESIDENCE, APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R1-18 PCD) (RANCH OR FARM RESIDENCE, APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R1-8 PCD) (RANCH OR FARM RESIDENCE, APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), AND S-1 (APPROVED RH/R1-10 PCD) (RANCH OR FARM RESIDENCE, APPROVED RESORT DISTRICT/SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

follows:

SECTION 1. The zoning of a 288.63-acre site located approximately 860 feet south of the southwest corner of 51st Avenue and Carver Road in a portion of Sections 17, 20, and 21, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 2.17 acres of "S-1" (Ranch or Farm Residence), 27.20 acres of "S-1 (Approved C-2 PCD)" (Ranch or Farm Residence, Approved Intermediate Commercial, Planned Community District), 40.77 acres of "S-1 (Approved R-2 PCD)" (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), 3.84 acres of "S-1 (Approved R-3 PCD)" (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), 5.04 acres of "S-1 (Approved R-3A PCD)" (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), 9.58 acres of "S-1 (Approved R1-10 PCD)" (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), 76.33 acres of "S-1 (Approved R1-18 PCD)" (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), 50.30 acres of "S-1 (Approved R1-8 PCD)" (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), and 73.40 acres of "S-1 (Approved RH/R1-10 PCD)" (Ranch or Farm Residence, Approved Resort District/Single-Family Residence District, Planned Community District) to "PUD" (Planned Unit Development).

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:

1. An updated Development Narrative for the Gila Foothills 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 February 1, 2024, as modified by the following stipulations.

- a. Front Cover, add "City Council adopted: [Insert Adoption date]"
- b. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses: Add a paragraph under the heading as follows:

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

- c. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses: Add a paragraph under the heading as follows:
The permitted land uses depicted below are restricted to the maximum square footage of the land use assumptions established in Appendix A2. Land Use Assumptions for Street Master Plan. Each developer shall be required to provide an updated land use matrix illustrating maximum land use square footages in compliance with Appendix A2. Land Use Assumptions for Street Master Plan. Amendments to increase these established land use assumptions may be administered through a PUD Minor Amendment and shall require an updated Traffic Impact Analysis incorporating the increased assumptions.
- d. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 1: Add "Single-Family Residential."
- e. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 2, 3, and 4A: Delete "Self Service Storage (Limited to a maximum total of two (2) across the entire PUD site".

- f. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 2, 3, 4A: Add the following bullet point:
- Hospitals
 - Minimum 100 inpatient beds required to achieve the additional 500 units referenced in the Development Standards Table 6: Miscellaneous.
- g. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 5 And 6: Add the following:
- Single-Family Residential is allowed In Development Unit 5.
- h. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 8: Delete "All Types of Office."
- i. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 8: Add the following:
- Single-Family Residential.
- j. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 8: Add the following:

Professional, medical, dental and administrative office use including clerical or sales representative offices. No commodity or tangible personal property, either by way of inventory or sample, shall be stored, kept, or exhibited in any said office or on the premises wherein the said office is located except materials associated with professional or medical practice. Such office use shall not include:

- a. Branch offices for the following: banks, building and loan associations, brokage houses, savings and loan associations, finance companies, title insurance companies, title insurance companies and trust companies.
- b. Veterinary offices.

- k. Page 21, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 9A: Add the following:
- Single-Family Residential.
- l. Page 21, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 9B: Modify the third bullet point to "Alcohol sales as an accessory use."
- m. Page 21, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 9A, 9B, and 10: Add a sub-bullet point under "Multifamily" as follows:

Only permitted if building permits for a resort have not been issued within five years of the dedication of Gila Foothills Parkway and no sooner than five years after the adoption of the PUD. This provision only applies to a 50-acre resort reservation area and not to the remaining approximately 7 acres. The 7 acres of multifamily development must be placed in area/s that would not interrupt the viability of having a relatively contiguous 50-acre area reserved for a resort.

- n. Page 23, Section 3.2 Land Uses Per Development Unit, Prohibited Land Uses, All Development Units: Add "Self Service Storage" and "Pawn Shops".
- o. Page 25, Section 3.3 Roadway Circulation, 51st Avenue: Remove all reference to "half-street improvements" and modify to "full limits" of 51st Avenue.
- p. Page 28, Section 3.3 Roadway Circulation, Exhibit 11 – Conceptual Trail Plan: Modify to show the MUT on the south and west sides of Gila Foothills Parkway.
- q. Page 28, Section 3.3 Roadway Circulation, Exhibit 11 – Conceptual Trail Plan: Remove "or Planned" from the legend heading.
- r. Page 32, Exhibit 14, Update to reflect the updated maximum height allowed.

- s. Page 39, Section 4. Development Standards, Development Standards Table 1: Building Setbacks: Update the setbacks for Development Unit 10 along Gila Foothills Parkway to 25 Feet.
- t. Page 39, Section 4. Development Standards, Development Standards Table 1: Building Setbacks: Add a row to the end of the table for the Property Line shared with South Mountain Park; and require a 50-foot setback for Development Units 9A, 9B, and 10.
- u. Page 41, Section 4. Development Standards, Development Standards Table 3: Landscape Buffers, 47th Avenue: Switch the provisions for Development Units 9A and 9B.
- v. Page 41, Section 4. Development Standards, Development Standards Table 3: Landscape Buffers: Add a row to the end of the table for the Property Line shared with South Mountain Park, and require a 50-foot buffer for Development Units 9A, 9B, and 10. Also add a footnote to see the South Mountain Perimeter Zone provisions on pages 64 and 95.
- w. Page 41, Section 4. Development Standards, Table 4: Building Height, Update the maximum building height for Development Units 3, 4A, 4B, and 6 to allow a maximum of 40 feet.
- x. Page 41, Section 4. Development Standards, Development Standards Table 4: Building Height: Modify Footnote (1) as follows:

Hospital uses may be up to 120 feet in height for up to 20% of the area of the development unit.
- y. Page 41, Section 4. Development Standards, Development Standards Table 4: Building Height: Add Footnote (3) to apply to Development Units 2, 3, 4A, 4B that states the following:

Parking garages accessory to an automobile dealership may be up to 56 feet in height.
- z. Page 41, Section 4. Development Standards, Development Standards Table 4: Building Height: Add Footnote (4) to apply to Development Units 9A and 9B that states the following:

Resort uses may be up to 48 feet in height, subject to Development Standards Table 5: building step back.

- aa. Page 41, Section 4. Development Standards, Development Standards Table 4: Building Height: Add a footnote to apply to Development Unit 1 that states the following:

A maximum of 50% of Development Unit 1 that allows 40 feet in height can be developed up to the maximum height of 40 feet. The remaining 50% shall be limited to a maximum of 30 feet in height.

- bb. Page 42, Section 4. Development Standards, Development Standards Table 5: Building Step Back: Update the first column referencing the property line shared within Tierra Montana as follows:

Property line shared with (or measured from) Tierra Montana Neighborhood

- cc. Page 42, Section 4. Development Standards, Development Standards Table 5: Building Step Backs, Gila Foothills Parkway and 51st Ave: Switch the provisions for Development Unit 6.

- dd. Page 42, Section 4. Development Standards, Development Standards Table 5: Building Step Backs: Add the following to the end of Footnote (3):

An additional foot of height will be allowed for every two additional feet of setback.

- ee. Page 42, Section 4. Development Standards, Development Standards Table 5: Building Step Back: Add Footnote (7) to Development Unit 2 that states the following within the "Property line shared with (or measured from) Tierra Montana Neighborhood" row in the table:

56-foot maximum building height within 900 feet of the Tierra Montana Neighborhood.

- ff. Page 43, Section 4, Development Standards, Development Standards Table 6: Miscellaneous, Maximum Residential Density, Development Unit 8: Update the density to 14 du/ac; and 2.34 du/ac or a maximum of 40 lots (whichever is less) for the first 500 feet; and a footnote that states the following:

The first 500 feet is measured from both Estrella Drive and 47th Avenue to create an "L" shaped development area. See Development Unit 8 density exhibit and Table 7 for single-family development standards.

- gg. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous: Delete the row for Maximum Number of Units.
- hh. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Parking Standards, first bullet: Delete the first bullet regarding the sale of EV or hybrid automobiles.
- ii. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Parking Standards, fourth bullet: Remove “not to exceed 10 chargers.”
- jj. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Footnotes: Modify Footnote (1) as follows:

The entire overall PUD site may be developed with a maximum of 1,700 residential units. Hotel guest rooms do not count towards the maximum 1,700 dwelling units for the overall PUD site. Upon certificate of occupancy of a Level 1 Trauma Center hospital, as defined by the Arizona Department of Health Services, in Development Unit 2 an additional 500 dwelling units above the 1,700 cap are permitted with Development Units 2 and 5. Additional review and approval is required for any multifamily development in Development Units 2 and 5 that exceeds 40 feet in height, per Z-53-22-8 stipulation.

- kk. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Maximum Residential Density: Add Footnote (2) to Development Unit 2.
- ll. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Footnotes: Add a footnote that states the following and apply it to Development Units 9A, 9B and 10:

For any multifamily development not associated with a resort in Development Units 9A, 9B and 10, and within a 50-acre resort reservation area, conceptual site plans, elevations, and landscape plans shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the Laveen Village Planning Committee prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

- mm. Page 43, Section 4. Development Standards: Add Development Standards Table 7: Development Standards for Single-Family Development. This table will address single-family residential development standards to include the following:
- Select R1-18 lot standards.
 - Restricted to 1-story and 22 feet in height for the lots along Estrella Drive and 47th Avenue. All the interior lots are allowed to be 2-stories with up to 30 feet in height.
 - Rectangular lots shall have an average lot width of 90 feet.
 - Minimum 22-foot-long driveways.
 - Minimum 15% open space.
 - Minimum roof overhang of 18 inches.
- nn. Page 43-44, Section 4, Development Standards: Add Development Unit 8 Density Exhibit to visually demonstrate the “L” shaped area measured 500 feet from both Estrella Drive and 47th Avenue.
- oo. Page 45, Section 4. Development Standards, Landscape Standards, Landscape Standards Table 1: Landscape Setbacks: Update title to Landscape Standards Table 1: Landscape Plant Types.
- pp. Page 46, Section 4. Development Standards, Landscape Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Modify the title to “Landscape Standards Table 2: Enhanced Streetscape R.O.W. Planting and Public Shade Standards”.
- qq. Page 46, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Revise sidewalk shading to show all sidewalk shading in the Hub Character Area to no less than 50%.
- rr. Page 46, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting, Notes, fifth bullet (Shade Pockets): Add the following as a sub-bullet point:

All public sidewalks adjacent to Automobile Dealership, Automobile Retail Sales, and Automobile Rental: A minimum 25% shade is required along sidewalk areas located between shade pockets. Overall shade coverage shall equal a total of 50% inclusive of shade pockets and the intermittent areas between shade pockets. All other uses within the HUB character area shall require a minimum 75% shade of public sidewalks.

- ss. Page 46, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Add a note as follows:

Upon redevelopment of a site formerly used for Automobile Dealership, Automobile Retail Sales, or Automobile Rental into Non-Automobile Dealership, Automobile Retail Sales, or Automobile Rental, right-of-way landscaping and shade requirements shall meet the 75% shade standard.

- tt. Page 46-47, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Add a footnote to apply to all provisions for medians as follows:

All modified median landscaping deviating from City of Phoenix standard landscape requirements shall be privately maintained and identified on the approved master street plan and associated plats.

- uu. Page 47, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Add a footnote to apply to Development Units 3, 6, and 4A as follows:

51st Avenue, south of Estrella Drive, is located within Maricopa County jurisdiction. Any street improvements or landscaping on 51st Avenue are subject to the review and approval of Maricopa County.

- vv. Page 50, Section 5. Signage, Off Premise Signage: Update the end of the second bullet point as follows:

...design to be presented for review and comment to the Laveen Village Planning Committee.

- ww. Page 52, Section 6. Sustainability: Add a provision for recycling as the last bullet point.

- xx. Page 52, Section 6, Sustainability:

- (1) Update the last sentence in the first paragraph as follows:

Development parcels must incorporate all the following sustainability principles:

(2) Add bullet points 2, 6, 9, and 14 under the required sustainability principles.

(3) After the required sustainability items, add the following:

A minimum of three optional sustainability principles shall be selected from the options below, as approved by the Planning and Development Department.

(4) Add the remaining sustainability items (bullet points 1, 3, 4, 5, 7, 8, 10, 11, 12, 13, 15, 16) under the optional sustainability principles, and include upgraded HVAC units at 15 seer or higher.

(5) Update bullet point 14 as follows:

The development will provide safe, reliable, and efficient stormwater management systems that protect both human health and the natural environment.

yy. Page 57, Section 7. Complete Streets, Design for Safety: Remove the second and third paragraphs.

zz. Page 69, Part 2 - Design Guidelines, Foothills Character Area, 2.1 Site and Building Design, C. Architectural Style and Character: Add a bullet to include the following:

Building façades on all multifamily development, facing publicly dedicated right-of-way that exceeds 75 feet in length, shall contain a minimum of one architectural embellishment and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies every 75 linear feet.

aaa. Page 86 Part 2 - Design Guidelines, Foothills Character Area, 2.3 Landscaping, B. Site Walls, Screens, and Fences: Update this section to require the following along Estrella Drive and 47th Avenue: 6-foot painted CMU perimeter walls and tubular mild steel or pipe fencing (allowed to tarnish/rust naturally), implemented in segments that conform to industry standard lengths.

- bbb. Page 92, Part 2 - Design Guidelines, Foothills Character Area, 2.3 Landscaping, G. General Landscaping Requirements: Add the following:
- Lower-level landscaping is preferred between any perimeter walls and a possible bridlepath along 47th Avenue.
- ccc. Page 93, Part 2 - Design Guidelines, Foothills Character Area, 2.3 Landscaping, I. Site Lighting: Add the following paragraph:
- If private streets are proposed in single-family residential subdivisions, minimal street lighting shall be considered.
- ddd. Page 95, Foothills Character Area, 2.3 Landscaping, j. Perimeter Treatments, South Mountain Perimeter Treatment: Delete the last paragraph.
- eee. Page 99, Part 2 - Design Guidelines, District Character Area, 3.1 Site and Building Design, C. Architectural Style and Character: Add a bullet to include the following:
- Building façades on all multifamily development, facing publicly dedicated right-of-way that exceeds 75 feet in length, shall contain a minimum of one architectural embellishment and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies every 75 linear feet.
- fff. Page 103, The District Character Area, 3.1 Site and Building Design, 2. Circulation: Remove Section 2.b.
- ggg. Page 123, Part 2 - Design Guidelines, Hub Character Area, 1. Site and Building Design, b. Architectural Style and Character: Add a bullet to include the following:
- Building façades on all multifamily development, facing publicly dedicated right-of-way that exceeds 75 feet in length, shall contain a minimum of one architectural embellishment and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies every 75 linear feet.

- hhh. Page 142, The Hub Character Area, 2. Circulation, C. Street Design and Landscape Character, Shade Pockets: Update Exhibit H9 to reflect the minimum 25% shade along sidewalk areas between shade pockets and overall shade coverage to total 50% and all uses within the HUB to a minimum 75% shade as required by Stipulation No. 1.ss.
 - iii. Page 143, The Hub Character Area, 2. Circulation, C. Street Design and Landscape Character, Shade Pockets, Conceptual Shade Pocket Detail A, B1, and B2: Update Detail A, B1, and B2 to reflect the required shading requirements per Stipulation No. 1.ss.
 - jjj. Update all exhibits to include the 55th Avenue connection from the existing northern stub to Estrella Avenue.
 - kkk. Submit legal descriptions for all development units as an appendix to the PUD narrative.
 - lll. Update any typographical or scrivener's errors throughout.
2. Any multifamily development in Development Units 2 and 5 that exceed 40 feet in height and any multifamily development not associated with a resort in Development Units 9A, 9B, and 10, and within a 50-acre resort reservation area, shall have conceptual site plans, elevations, and landscape plans reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by Laveen Village Planning Committee prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 3. A Master Height and Density Tracking Matrix shall be provided and updated on all site plan submittals to track the number of units within the PUD area and the building height within Development Unit 1. Upon resubmittal of a post-Council hearing draft of the PUD Narrative, a Master Height and Density Tracking Matrix formal shall be added as an appendix.
 4. The applicant shall submit a Traffic Impact Analysis (TIA) to the City for this development and update the existing Tierra Montana Master Street Plans associated with the Segment Two development area. The TIA shall be submitted to ADOT and MCDOT for interagency review. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.

5. The developer shall update the existing Tierra Montana Master Street Plan for inclusion of Segment Two network. Phasing sheet to be updated to include roadway networks to be completed by Segment Two development within existing Segment One as per the required updated Traffic Impact Analysis. Roadways located within Segment two that are not under the jurisdiction of the City of Phoenix shall require review and approval with the corresponding jurisdiction.
6. The developer shall design and install, at their expense, traffic signals and or roundabouts at locations approved by the TIA and updated Master Street Plan. The developer shall be responsible for the construction and/or escrow contribution, as approved by the TIA and Master Street Plans. Stipulation subject to change based on TIA comments for signal location evaluation and funding responsibility.
7. The developer shall dedicate and construct roadway, paving, curb, gutter, detached sidewalk, traffic signal infrastructure, and other necessary incidentals for all arterial and collector roadways as per the approved TIA and Master Street Plan.
8. The developer shall provide access control at locations in accordance with the City's Design Standards Manual and/or as approved per the Master Street Plan.
9. The full limits of 51st Avenue shall be dedicated and constructed north of Estrella Drive to Carver Road, per the cross-section approved in the master street plan.
10. The full limits of 51st Avenue shall be dedicated and constructed south of Estrella Drive, as approved by Maricopa County. Should 51st Avenue be annexed into the City of Phoenix, right-of-way dedications and improvements shall be required to meet City of Phoenix standards.
11. Right-of-way shall be dedicated and constructed for the west side of 47th Avenue, as required by the approved master street plans. Should a request be submitted to abandon 47th Avenue, it shall be considered through a formal hearing process prior to or concurrent with the TIA and approved master street plan.
12. A minimum 60-feet of right-of-way shall be dedicated and constructed for the full limits of 55th Avenue. The developer shall work with the Street Transportation Department to incorporate traffic mitigation measures.

13. All modified median landscaping deviating from City of Phoenix standard landscape requirements shall be privately maintained and identified on the approved master street plan and associated plats.
14. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the east side of 51st Avenue, south of Estrella Drive. Construction of the multi-use trail shall be to City standards.
15. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the north side of Estrella Drive, west of 51st Avenue. Construction of the multi-use trail shall be to City standards.
16. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the south and west sides of Gila Foothills Parkway, as depicted on Exhibit 11 – Conceptual Trail Plan. Construction of the multi-use trail shall be to City standards.
17. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the north side of 55th Avenue, connecting to 51st Avenue. Construction of the multi-use trail shall be to City standards.
18. The developer shall convey land, if necessary, located at the end of Gila Foothills Parkway as a trailhead to South Mountain Preserve, as modified and approved by the Parks and Recreation Department and Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and Planning and Development Department.
19. The developer shall investigate entering into a development agreement with the City regarding public infrastructure.
20. The developer shall underground existing electrical utilities within the public right-of-way that are impacted or require relocation, excluding 69kv or larger, as part of this project. The developer shall coordinate with the affected utility companies for their review and permitting.
21. Existing irrigation facilities along all public streets are to be undergrounded and relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility.

22. All major public infrastructure shall be constructed as part of the first phase of construction, subject to a development agreement with the City of Phoenix and an updated streets master plan, including the following: 51st Avenue from the Loop 202 freeway on the south to Carver Road; Gila Foothills Parkway; Estrella Drive from the Loop 202 freeway on the west to 47th Avenue; 47th Avenue adjacent to the site (unless abandoned); and 55th Avenue as required by the City of Phoenix. This will also include any required water, sewer, and stormwater infrastructure.
23. The proposed "county lane" shall be shifted so as not to directly align with the front entry of any existing residential homes. The final location shall be determined at the time of master street plan, as approved by the Planning and Development Department and the Street Transportation Department.
24. 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.
25. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
26. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
27. 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.
28. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
29. The property owner, or designee, shall provide annual land development updates on the status of development within the PUD to the Laveen Village Planning Committee until all land in the Hub Character Area and Development Units 9A and 9B have preliminary site plan approval.

30. Prior to preliminary site plan approval for any development within the PUD, the developer shall notify the following individuals:

Phil Hertel
2845 W. Broadway Road
Phoenix, AZ 85041

Jon Kimoto
3216 W. Ansell Road
Laveen, AZ 85339

John Bzdel
12120 S. 39th Avenue
Laveen, AZ 85339

Maria Reagin
4131 W. Calle Poco
Laveen, AZ 85339

Linda Abegg
5407 W. Winston Drive
Laveen, AZ 85339

Stephanie Hurd
10207 S. 47th Avenue
Laveen, AZ 85339

Francisco Barraza
4152 W. Allen Street
Laveen, AZ 85339

Joanne Jensen
8303 S. 17th Drive
Phoenix, AZ 85041

Patrick Nasser-Taylor
11024 S. 56th Lane
Laveen, AZ 85339

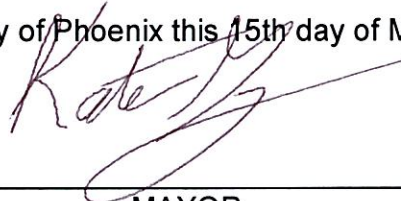
Carlos Ortega
7006 S. 40th Lane
Phoenix, AZ 85041

Rebecca Perrera
7914 S. 73rd Lane
Laveen, AZ 85339

Jennifer Rouse
4821 W. Ellis Street
Laveen, AZ 85339

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 15th day of May, 2024.




MAYOR

6/13/2024

Date


ATTEST:



Denise Archibald, City Clerk



APPROVED AS TO FORM:
Julie M. Krieh, City Attorney

By: 

David Benton, Chief Counsel 

REVIEWED BY:



Jeffrey Barton, City Manager

PML:ac:(LF24-1167):5-15-24:2438815_1.doc

Exhibits:

- A – Legal Description (3 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-53-22-8

A PORTION OF SECTIONS 17, 20, AND 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, SOUTH 89°49'09" EAST, A DISTANCE OF 2640.71 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 21, SOUTH 00°02'24" WEST, A DISTANCE OF 2396.38 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°51'02" WEST, A DISTANCE OF 660.39 FEET;

THENCE SOUTH 00°02'42" WEST, A DISTANCE OF 248.30 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 21;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 21, SOUTH 89°48'59" WEST, A DISTANCE OF 311.23 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 4 RECORDED IN DOC. 89-0500549, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DEEDED TO THE CITY OF PHOENIX IN DOC. 98-0405987, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE EAST LINE OF SAID PARCEL RECORDED IN DOC. 89-0500549, SOUTH 20°23'34" WEST, A DISTANCE OF 277.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 59°03'34" WEST, A DISTANCE OF 88.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 37°21'34" WEST, A DISTANCE OF 269.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 17°40'34" WEST, A DISTANCE OF 396.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 05°10'34" WEST, A DISTANCE OF 46.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTH MOUNTAIN FREEWAY AS SHOWN ON THE RIGHT OF WAY PLANS FOR PROJECT NO. 202L MA 000 H5439 01R;

THENCE ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING COURSES;

G 7257

NORTH 33°56'57" WEST, A DISTANCE OF 321.59 FEET;
NORTH 41°40'59" WEST, A DISTANCE OF 605.56 FEET;
NORTH 38°11'16" WEST, A DISTANCE OF 893.66 FEET;
NORTH 00°03'35" EAST, A DISTANCE OF 76.81 FEET;
NORTH 45°23'53" WEST, A DISTANCE OF 1120.82 FEET;
NORTH 40°31'59" WEST, A DISTANCE OF 199.24 FEET;
NORTH 34°17'56" WEST, A DISTANCE OF 1303.03 FEET;
NORTH 89°33'45" EAST, A DISTANCE OF 270.70 FEET;
NORTH 00°50'40" EAST, A DISTANCE OF 73.01 FEET TO THE NORTH LINE OF SAID SECTION 20;
THENCE ALONG SAID NORTH LINE, NORTH 89°33'41" EAST, A DISTANCE OF 347.81 FEET;
THENCE LEAVING SAID NORTH LINE, ALONG SAID RIGHT OF WAY LINE, NORTH 73°21'18" WEST, A DISTANCE OF 434.58 FEET;
THENCE NORTH 64°35'07" WEST, A DISTANCE OF 379.26 FEET;
THENCE NORTH 41°02'22" WEST, A DISTANCE OF 190.61 FEET;
THENCE NORTH 60°27'18" WEST, A DISTANCE OF 267.09 FEET;
THENCE NORTH 50°42'33" WEST, A DISTANCE OF 704.52 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
THENCE ALONG SAID WEST LINE, NORTH 00°17'50" EAST, A DISTANCE OF 1091.53 FEET;
THENCE LEAVING SAID WEST LINE, SOUTH 89°49'50" EAST, A DISTANCE OF 20.13 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY WHOSE RADIUS BEARS NORTH 72°20'51" EAST, A DISTANCE OF 1030.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°29'13", AN ARC LENGTH OF 116.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS SOUTH 65°52'49" WEST, A DISTANCE OF 30.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 70°02'09", AN ARC LENGTH OF 36.67 FEET;

G 7257

THENCE SOUTH 26°54'46" EAST, A DISTANCE OF 64.12 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS SOUTH 11°55'46" EAST, A DISTANCE OF 30.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71°13'47", AN ARC LENGTH OF 37.30 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 59°16'29" EAST, A DISTANCE OF 1030.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 04°30'50", AN ARC LENGTH OF 81.15 FEET;

THENCE SOUTH 35°14'21" EAST, A DISTANCE OF 427.01 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 970.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 04°30'28", AN ARC LENGTH OF 76.32 FEET;

THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 843.88 FEET;

THENCE NORTH 00°12'10" EAST, A DISTANCE OF 336.29 FEET;

THENCE SOUTH 89°58'07" EAST, A DISTANCE OF 1295.27 FEET;

THENCE SOUTH 00°06'34" WEST, A DISTANCE OF 336.26 FEET;

THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 40.00 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID EAST LINE, SOUTH 00°06'34" WEST, A DISTANCE OF 1397.13 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 40 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF FARM UNIT "B", ACCORDING TO THE FARM UNIT PLAT;

ALSO EXCEPTING THE NORTH 80 FEET OF THE EAST 90 FEET OF GLO LOT 3 OF SAID SECTION 20;

ALSO EXCEPTING THE WEST 15 FEET OF THE EAST 55 FEET OF GLO LOT 3 OF SAID SECTION 20.

ALSO EXCEPTING THEREFROM THE WEST 75.00 FEET OF SAID SECTION 21.

G 7257

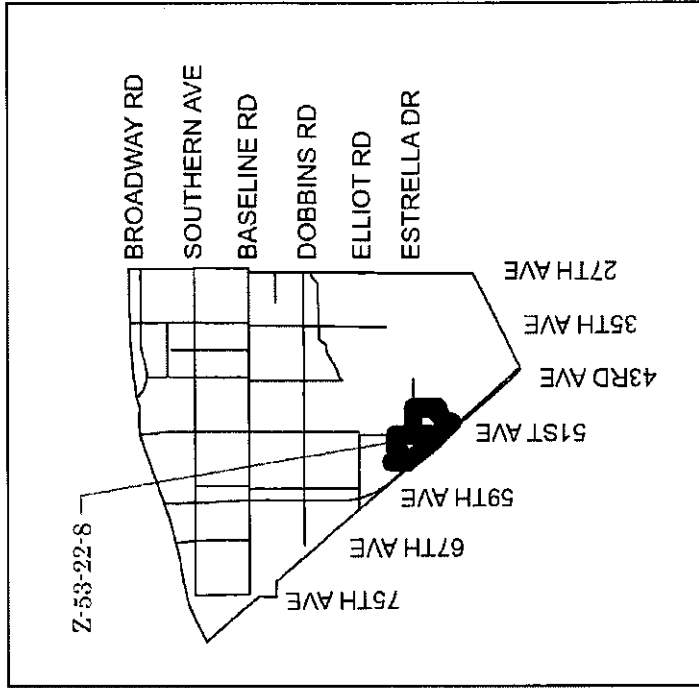
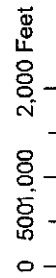
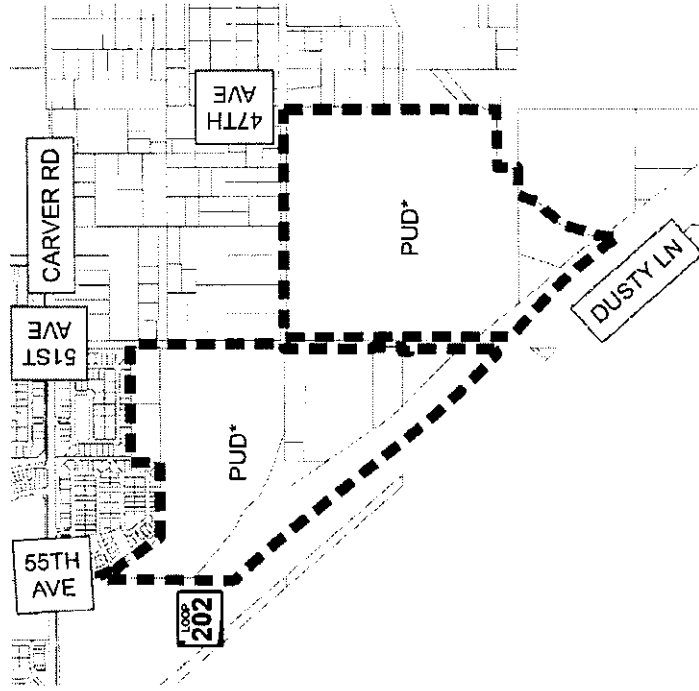
EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-53-22-8
Zoning Overlay: N/A
Planning Village: Laveen

ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -



NOT TO SCALE

Drawn Date: 3/29/2024

ORDINANCE G-7257

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-53-22-8) FROM S-1 (RANCH OR FARM RESIDENCE), S-1 (APPROVED C-2 PCD) (RANCH OR FARM RESIDENCE, APPROVED INTERMEDIATE COMMERCIAL, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R-2 PCD) (RANCH OR FARM RESIDENCE, APPROVED MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R-3 PCD) (RANCH OR FARM RESIDENCE, APPROVED MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R-3A PCD) (RANCH OR FARM RESIDENCE, APPROVED MULTIFAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R1-10 PCD) (RANCH OR FARM RESIDENCE, APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R1-18 PCD) (RANCH OR FARM RESIDENCE, APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), S-1 (APPROVED R1-8 PCD) (RANCH OR FARM RESIDENCE, APPROVED SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT), AND S-1 (APPROVED RH/R1-10 PCD) (RANCH OR FARM RESIDENCE, APPROVED RESORT DISTRICT/SINGLE-FAMILY RESIDENCE DISTRICT, PLANNED COMMUNITY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

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

follows:

SECTION 1. The zoning of a 288.63-acre site located approximately 860 feet south of the southwest corner of 51st Avenue and Carver Road in a portion of Sections 17, 20, and 21, Township 1 South, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from 2.17 acres of "S-1" (Ranch or Farm Residence), 27.20 acres of "S-1 (Approved C-2 PCD)" (Ranch or Farm Residence, Approved Intermediate Commercial, Planned Community District), 40.77 acres of "S-1 (Approved R-2 PCD)" (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), 3.84 acres of "S-1 (Approved R-3 PCD)" (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), 5.04 acres of "S-1 (Approved R-3A PCD)" (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District), 9.58 acres of "S-1 (Approved R1-10 PCD)" (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), 76.33 acres of "S-1 (Approved R1-18 PCD)" (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), 50.30 acres of "S-1 (Approved R1-8 PCD)" (Ranch or Farm Residence, Approved Single-Family Residence District, Planned Community District), and 73.40 acres of "S-1 (Approved RH/R1-10 PCD)" (Ranch or Farm Residence, Approved Resort District/Single-Family Residence District, Planned Community District) to "PUD" (Planned Unit Development).

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:

1. An updated Development Narrative for the Gila Foothills 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 February 1, 2024, as modified by the following stipulations.
 - a. Front Cover, add "City Council adopted: [Insert Adoption date]"
 - b. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses: Add a paragraph under the heading as follows:

All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.
 - c. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses: Add a paragraph under the heading as follows:

The permitted land uses depicted below are restricted to the maximum square footage of the land use assumptions established in Appendix A2. Land Use Assumptions for Street Master Plan. Each developer shall be required to provide an updated land use matrix illustrating maximum land use square footages in compliance with Appendix A2. Land Use Assumptions for Street Master Plan. Amendments to increase these established land use assumptions may be administered through a PUD Minor Amendment and shall require an updated Traffic Impact Analysis incorporating the increased assumptions.
 - d. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 1: Add the following:
 - "Single-family residential."
 - Residential Office per Section 620 of the Zoning Ordinance permitted along the east and south perimeters.

- e. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 2, 3, and 4A: Delete "Self Service Storage (Limited to a maximum total of two (2) across the entire PUD site)".
- f. Page 16, Add bullet to top of the Use List for Development Units 2, 3, and 4A: Within Development Unit 2, for the first five years from City Council approval, the only permitted use is a hospital.
- g. Page 16, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 2, 3, 4A: Add the following bullet point:
 - Hospitals
 - Minimum 100 inpatient beds required to achieve the additional 500 units referenced in the Development Standards Table 6: Miscellaneous.
- h. Page 19, Section 3.2 Land Use Per Development Unit, Permitted Land Uses, Development Units 2, 3, 4A: Modify the last bullet point to state "Automobile Dealership and Retail Sales and Rental are allowed in Development Units 3 and 4A and subject to the following standards."
- i. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Developments Unit 5 and 6: Add the following:
 - Single-family residential is allowed in Development Unit 5.
- j. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 8: Delete "All types of office."
- k. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 8: Modify the first bullet point to state "Multifamily is allowed outside of the designated "L" shaped development area."
- l. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 8: Add the following:
 - Single-family residential.

- m. Page 20, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 8: Add the following:

Along the west and south perimeters: Professional, medical, dental and administrative office use including clerical or sales representative offices. No commodity or tangible personal property, either by way of inventory or sample, shall be stored, kept, or exhibited in any said office or on the premises wherein the said office is located except materials associated with professional or medical practice. Such office use shall not include:

- a. Branch offices for the following: banks, building and loan associations, brokerage houses, savings and loan associations, finance companies, title insurance companies, title insurance companies and trust companies.
- b. Veterinary offices.

- n. Page 21, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 9A: Add the following:

- Single-family residential.

- o. Page 21, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 9B: Modify the third bullet point to "Alcohol sales as an accessory use."

- p. Page 21, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Units 9A, 9B, and 10: Move sub-bullet point "All uses within the RH District per Section 629 of the Phoenix Zoning Ordinance" to the top and add the following language under:

All other uses are only permitted if building permits for a resort have not been issued within five years of the dedication of Gila Foothills Parkway. This provision only applies to a 50-acre resort reservation area and not to the remaining approximately 7 acres. The 7 acres of multifamily or commercial development must be placed in area/s that would not interrupt the viability of having a relatively contiguous 50-acre area reserved for a resort.

- q. Page 22, Section 3.2 Land Uses Per Development Unit, Permitted Land Uses, Development Unit 10: Add the following under “Resort Hotel.”
 - A minimum of 50 guestrooms are required.
- r. Page 23, Section 3.2 Land Uses Per Development Unit, Prohibited Land Uses, All Development Units: Add “Self service storage”, “Pawn shops”, “Tobacco-oriented retailer”, “Marijuana dispensary (medical and recreational)”, “Marijuana cultivation (medical and recreational)”, “Marijuana infusion facility (medical and recreational)”.
- s. Page 25, Section 3.3 Roadway Circulation, 51st Avenue: Remove all reference to “half-street improvements” and modify to “full limits” of 51st Avenue.
- t. Page 28, Section 3.3 Roadway Circulation, Exhibit 11 – Conceptual Trail Plan: Modify to show the MUT on the south and west sides of Gila Foothills Parkway.
- u. Page 28, Section 3.3 Roadway Circulation, Exhibit 11 – Conceptual Trail Plan: Remove “or Planned” from the legend heading.
- v. Page 32, Exhibit 14, Update to reflect the updated maximum height allowed.
- w. Page 39, Section 4. Development Standards, Development Standards Table 1: Building Setbacks: Update the setbacks for Development Unit 10 along Gila Foothills Parkway to 25 feet.
- x. Page 39, Section 4. Development Standards, Development Standards Table 1: Building Setbacks: Add a row to the end of the table for the Property Line shared with South Mountain Park; and require a 50-foot setback for Development Units 9A, 9B, and 10.

- y. Page 40, Section 4. Development Standards, Development Standards Table 2: Landscape Setbacks: Add Footnote (2) that states for an Automobile Dealership and Retail Sales and Rental Use in Development Units 3, 4A, and 4B, the following landscape standards shall apply.

An average of 20 feet, minimum of 5 feet in Development Unit 3 this applies to Estrella Drive, Gila Foothills Parkway, 51st Avenue, Ed Pastor Loop 202 Freeway, and property line adjacent to interior public or private streets. In Development Unit 4A, this applies to 51st Avenue, Ed Pastor Loop 202 Freeway, and property line adjacent to interior public or private streets. In Development Unit 4B, this applies to Gila Foothills Parkway and property line adjacent to interior public or private streets.

- z. Page 41, Section 4. Development Standards, Development Standards Table 3: Landscape Buffers, 47th Avenue: Switch the provisions for Development Units 9A and 9B.
- aa. Page 41, Section 4. Development Standards, Development Standards Table 3: Landscape Buffers: Add a row to the end of the table for the Property Line shared with South Mountain Park, and require a 50-foot buffer for Development Units 9A, 9B, and 10. Also add a footnote to see the South Mountain Perimeter Zone provisions on pages 64 and 95.
- bb. Page 41, Section 4. Development Standards, Table 4: Building Height, Update the maximum building height for Development Units 3, 4A, 4B, and 6 to allow a maximum of 40 feet.
- cc. Page 41, Section 4. Development Standards, Development Standards Table 4: Building Height: Modify Footnote (1) as follows:

Hospital uses may be up to 120 feet in height for up to 20% of the area of the development unit.

- dd. Page 41, Section 4. Development Standards, Development Standards Table 4: Building Height: Add Footnote (3) to apply to Development Units 2, 3, 4A, 4B that states the following:

Parking garages accessory to an automobile dealership may be up to 56 feet in height.

- ee. Page 41, Section 4. Development Standards, Development Standards Table 4: Building Height: Add Footnote (4) to apply to Development Units 9A and 9B that states the following:

Resort uses may be up to 48 feet in height, subject to Development Standards Table 5: Building Step Back.

- ff. Page 41, Section 4. Development Standards, Development Standards Table 4: Building Height: Add a Footnote to apply to Development Unit 1 that states the following:

A maximum of 50% of Development Unit 1 that allows 40 feet in height can be developed up to the maximum height of 40 feet. The remaining 50% shall be limited to a maximum of 30 feet in height.

- gg. Page 42, Section 4. Development Standards, Development Standards Table 5: Building Step Back: Update the first column referencing the property line shared with Tierra Montana as follows:

Property line shared with (or measured from) Tierra Montana Neighborhood

- hh. Page 42, Section 4. Development Standards, Development Standards Table 5: Building Step Back, Gila Foothills Parkway and 51st Ave: Switch the provisions for Development Unit 6.

- ii. Page 42, Section 4. Development Standards, Development Standards Table 5: Building Step Back: Add the following to the end of Footnote (3):

An additional foot of height will be allowed for every two additional feet of setback.

- jj. Page 42, Section 4. Development Standards, Development Standards Table 5: Building Step Back: Add Footnote (7) to Development Unit 2 that states the following within the “Property line shared with (or measured from) Tierra Montana Neighborhood” row in the table:

56-foot maximum building height within 900 feet of the Tierra Montana Neighborhood.

- kk. Page 43, Section 4, Development Standards, Development Standards Table 6: Miscellaneous, Maximum Residential Density, Development Unit 8: Update the density to 14 du/ac; and 2.34 du/acre or a maximum of 40 lots (whichever is less) for the first 500 feet; and a footnote that states the following:

The first 500 feet is measured from both Estrella Drive and 47th Avenue to create an “L” shaped development area. See Development Unit 8 density exhibit and Table 7 for single-family development standards.

- ll. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous: Delete the row for Maximum Number of Units.

- mm.
 - Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Parking Standards, first bullet: Delete the first bullet regarding the sale of EV or Hybrid automobiles.

- nn. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Parking Standards, fourth bullet: Remove “not to exceed 10 chargers.”

- oo. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Footnotes: Modify Footnote (1) as follows:

The entire overall PUD site may be developed with a maximum base of 1,200 residential units. Hotel guest rooms do not count towards the maximum base of 1,200 dwelling units for the overall PUD site. Upon certificate of occupancy of a Level I Trauma Center hospital, as defined by the Arizona Department of Health Services, in Development Unit 2 an additional 500 dwelling units above the 1,200 base are permitted within Development Units 2 and 5. Additional review and approval is required for any multifamily development in Development Units 2 and 5 that exceeds 40 feet in height, per Z-53-22-8 stipulation.

In Development Units 5 and 6, a minimum total of 13 acres, and 85,000 square feet of retail or restaurant use shall be provided.

If the amount of retail or restaurant use in Development Units 5 and 6 exceeds a total of 15 acres and 50% of the building square footage is vertically constructed, an additional 250 dwelling unit bonus is permitted where residential is allowed.

If a single-family residential subdivision or apartment with at least 150 age restricted dwelling units is constructed in Development Units 1, 2, 4B, 5, and 7, an additional 150 dwelling unit bonus is permitted. The age restriction shall be included in covenants, conditions, and restrictions and recorded at the Maricopa County Recorder's Office prior to preliminary site plan approval for age restricted dwelling units. Age restricted dwelling unit means either the head of the household or a spouse of the dwelling unit is 55 years or older.

If the development of a minimum of 100 townhome units is constructed, an additional 100 dwelling unit bonus is permitted.

At no time does the overall PUD earn more than 2,200 dwelling units.

- pp. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Maximum Residential Density: Add Footnote (2) to Development Unit 2.

- qq. Page 43, Section 4. Development Standards, Development Standards Table 6: Miscellaneous, Footnotes: Add a footnote that states the following and apply it to Development Units 9A, 9B and 10:

For any multifamily development not associated with a resort in Development Units 9A, 9B and 10, conceptual site plans, elevations, and landscape plans shall be reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by the Laveen Village Planning Committee prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.

- rr. Page 43, Section 4. Development Standards: Add Development Standards Table 7: Development Standards for Single-Family Development. This table will address single-family residential development standards to include the following:

- Select R1-18 lot standards.
- Restricted to 1-story and 22 feet in height for the lots along Estrella Drive and 47th Avenue. All the interior lots are allowed to be 2-stories with up to 30 feet in height.
- Rectangular lots shall have an average lot width of 90 feet.
- Minimum 22-foot-long driveways.
- Minimum 15% open space.
- Minimum roof overhang of 18 inches.

- ss. Add Development Standards Table 8: Development Standards for Single-Family Infill (Townhome) Development. This table will address Single-Family Infill (Townhome) development standards to include the following:

- Minimum lot width: 20-feet.
- Individual unit lot building setback: 0-feet.
- Lot coverage: 100% for each individual lot. 50% for other parcels or tracts with accessory structures.
- Common areas: Minimum 5% of gross area.
- Single-Family Infill development option standards outlined in Section 608. If the standards in the Single-Family Infill development option in Section 608 conflict with the standards of this PUD, the standards of this PUD shall prevail.

- tt. Page 43-44, Section 4, Development Standards: Add Development Unit 8 Density Exhibit to visually demonstrate the “L” shaped area measured 500 feet from both Estrella Drive and 47th Avenue.
- uu. Page 45, Section 4. Development Standards, Landscape Standards, Landscape Standards Table 1: Landscape Setbacks: Update title to Landscape Standards Table 1: Landscape Plant Types.
- vv. Page 46, Section 4. Development Standards, Landscape Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Modify the title to “Landscape Standards Table 2: Enhanced Streetscape R.O.W. Planting and Public Shade Standards”.
- ww. Page 46, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Revise sidewalk shading to show all sidewalk shading in the Hub Character Area to no less than 50%.
- xx. Page 46, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting, Notes, fifth bullet (Shade Pockets): Add the following as a sub-bullet point:

All public sidewalks adjacent to Automobile Dealership, Automobile Retail Sales, and Automobile Rental: A minimum 25% shade is required along sidewalk areas located between shade pockets. Overall shade coverage shall equal a total of 50% inclusive of shade pockets and the intermittent areas between shade pockets. All other uses within the HUB character area shall require a minimum 75% shade of public sidewalks.

- yy. Page 46, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Add a note as follows:

Upon redevelopment of a site formerly used for Automobile Dealership, Automobile Retail Sales, or Automobile Rental into Non-Automobile Dealership, Automobile Retail Sales, or Automobile Rental, right-of-way landscaping and shade requirements shall meet the 75% shade standard.

- zz. Page 46-47, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Add a footnote to apply to all provisions for medians as follows:

All modified median landscaping deviating from City of Phoenix standard landscape requirements shall be privately maintained and identified on the approved master street plan and associated plats.

- aaa. Page 47, Section 4. Development Standards, Landscape Standards Table 2: Enhanced Streetscape R.O.W Planting: Add a footnote to apply to Development Units 3, 6, and 4A as follows:

51st Avenue, south of Estrella Drive, is located within Maricopa County jurisdiction. Any street improvements or landscaping on 51st Avenue are subject to the review and approval of Maricopa County.

- bbb. Page 48, Section 4. Development Standards, Landscape Standards Table 3: Miscellaneous: Add the following language after the end of the first sentence of Footnote (2): is required to be landscaped. An additional 5% of the vehicle display area is required to be shaded which can be a combination of landscaping or structural shade, or, a minimum 50% of the surface parking area for vehicle display be constructed with cool pavement or an alternative paving material which is proven to reduce surface temperatures, as approved by the Planning and Development and Street Transportation Departments.

- ccc. Page 50, Section 5. Signage, Off Premise Signage: Update the end of the second bullet point as follows:

...design to be presented for review and comment to the Laveen Village Planning Committee.

- ddd. Page 52, Section 6. Sustainability: Add a provision for recycling as the last bullet point.

- eee. Page 52, Section 6, Sustainability:

(1) Update the last sentence in the first paragraph as follows:

Development parcels must incorporate all the following sustainability principles:

- (2) Add bullet points 2, 6, 9, and 14 under the required sustainability principles.
 - (3) After the required sustainability items, add the following:

A minimum of three optional sustainability principles shall be selected from the options below, as approved by the Planning and Development Department.
 - (4) Add the remaining sustainability items (bullet points 1, 3, 4, 5, 7, 8, 10, 11, 12, 13, 15, 16) under the optional sustainability principles, and include upgraded HVAC units at 15 SEER or higher.
 - (5) Update bullet point 14 as follows:

The development will provide safe, reliable, and efficient stormwater management systems that protect both human health and the natural environment.
- fff. Page 57, Section 7. Complete Streets, Design for Safety: Remove the second and third paragraphs.
- ggg. Page 69, Part 2 - Design Guidelines, Foothills Character Area, 2.1 Site and Building Design, C. Architectural Style and Character: Add a bullet to include the following:

Building façades on all multifamily development, facing publicly dedicated right-of-way that exceeds 75 feet in length, shall contain a minimum of one architectural embellishment and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies every 75 linear feet.
- hhh. Page 86 Part 2 - Design Guidelines, Foothills Character Area, 2.3 Landscaping, B. Site Walls, Screens, and Fences: Update this section to require the following along Estrella Drive and 47th Avenue: 6-foot painted CMU perimeter walls and tubular mild steel or pipe fencing (allowed to tarnish/rust naturally), implemented in segments that conform to industry standard lengths.

- iii. Page 92, Part 2 - Design Guidelines, Foothills Character Area, 2.3 Landscaping, G. General Landscaping Requirements: Add the following:

Lower-level landscaping is preferred between any perimeter walls and a possible bridlepath along 47th Avenue.

- jjj. Page 93, Part 2 - Design Guidelines, Foothills Character Area, 2.3 Landscaping, I. Site Lighting: Add the following paragraph:

If private streets are proposed in single-family residential subdivisions, minimal street lighting shall be considered.

- kkk. Page 95, Foothills Character Area, 2.3 Landscaping, j. Perimeter Treatments, South Mountain Perimeter Treatment: Delete the last paragraph.

- III. Page 99, Part 2 - Design Guidelines, District Character Area, 3.1 Site and Building Design, C. Architectural Style and Character: Add a bullet to include the following:

Building façades on all multifamily development, facing publicly dedicated right-of-way that exceeds 75 feet in length, shall contain a minimum of one architectural embellishment and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies every 75 linear feet.

- mmm. Page 103, The District Character Area, 3.1 Site and Building Design, 2. Circulation: Remove Section 2.b.

- nnn. Page 123, Part 2 - Design Guidelines, Hub Character Area, 1. Site and Building Design, B. Architectural Style and Character: Add a bullet to include the following:

Building façades on all multifamily development, facing publicly dedicated right-of-way that exceeds 75 feet in length, shall contain a minimum of one architectural embellishment and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies every 75 linear feet.

- ooo. Page 127, Part 2 - Design Guidelines, Hub Character Area, 1. Site and Building Design: Add new section E. Parking Garages: The parking structure exterior should be finished with architectural embellishments and detailing that will create visual interest for adjoining properties and enhance the public right-of-way.
 - ppp. Page 142, The Hub Character Area, 2. Circulation, C. Street Design and Landscape Character, Shade Pockets: Update Exhibit H9 to reflect the minimum 25% shade along sidewalk areas between shade pockets and overall shade coverage to total 50% and all uses within the HUB to a minimum 75% shade as required by Stipulation No. 1.xx.
 - qqq. Page 143, The Hub Character Area, 2. Circulation, C. Street Design and Landscape Character, Shade Pockets, Conceptual Shade Pocket Detail A, B1, and B2: Update Detail A, B1, and B2 to reflect the required shading requirements per Stipulation No. 1.xx.
 - rrr. Update all exhibits to include the 55th Avenue connection from the existing northern stub to Estrella Avenue.
 - sss. Submit legal descriptions for all development units as an appendix to the PUD narrative.
 - ttt. Update any typographical or scrivener's errors throughout.
2. Any multifamily development in Development Units 2 and 5 that exceeds 40 feet in height and any multifamily development not associated with a resort in Development Units 9A, 9B, and 10, shall have conceptual site plans, elevations, and landscape plans reviewed and approved by the Planning Hearing Officer through the public hearing process, including review by Laveen Village Planning Committee prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements will be determined by the Planning Hearing Officer and the Planning and Development Department.
 3. A Master Height and Density Tracking Matrix shall be provided and updated on all site plan submittals to track the number of units within the PUD area and the building height within Development Unit 1. Upon resubmittal of a post-council hearing draft of the PUD Narrative, a Master Height and Density Tracking Matrix format shall be added as an appendix.

4. The applicant shall submit a Traffic Impact Analysis (TIA) to the City for this development and update the existing Tierra Montana Master Street Plans associated with the Segment Two development area. The TIA shall be submitted to ADOT and MCDOT for interagency review. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City.
5. The developer shall update the existing Tierra Montana Master Street Plan for inclusion of Segment Two network. Phasing sheet to be updated to include roadway networks to be completed by Segment Two development within existing Segment One as per the required updated Traffic Impact Analysis. Roadways located within Segment Two that are not under the jurisdiction of the City of Phoenix shall require review and approval with the corresponding jurisdiction.
6. The developer shall design and install, at their expense, traffic signals and or roundabouts at locations approved by the TIA and updated Master Street Plan. The developer shall be responsible for the construction and/or escrow contribution, as approved by the TIA and Master Street Plans. Stipulation subject to change based on TIA comments for signal location evaluation and funding responsibility.
7. The developer shall dedicate and construct roadway, paving, curb, gutter, detached sidewalk, traffic signal infrastructure, and other necessary incidentals for all arterial and collector roadways as per the approved TIA and Master Street Plan.
8. The developer shall provide access control at locations in accordance with the City's Design Standards Manual and/or as approved per the Master Street Plan.
9. The full limits of 51st Avenue shall be dedicated and constructed north of Estrella Drive to Carver Road, per the cross-section approved in the master street plan.
10. The full limits of 51st Avenue shall be dedicated and constructed south of Estrella Drive, as approved by Maricopa County. Should 51st Avenue be annexed into the City of Phoenix, right-of-way dedications and improvements shall be required to meet City of Phoenix standards.

11. Right-of-way shall be dedicated and constructed for the west side of 47th Avenue, as required by the approved master street plans. Should a request be submitted to abandon 47th Ave, it shall be considered through a formal hearing process prior to or concurrent with the TIA and approved master street plan.
12. A minimum 60-feet of right-of-way shall be dedicated and constructed for the full limits of 55th Avenue. The developer shall work with the Street Transportation Department to incorporate traffic mitigation measures.
13. All modified median landscaping deviating from City of Phoenix standard landscape requirements shall be privately maintained and identified on the approved master street plan and associated plats.
14. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the east side of 51st Avenue, south of Estrella Drive. Construction of the multi-use trail shall be to City standards.
15. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the north side of Estrella Drive, west of 51st Avenue. Construction of the multi-use trail shall be to City standards.
16. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the south and west sides of Gila Foothills Parkway, as depicted on Exhibit 11 – Conceptual Trail Plan. Construction of the multi-use trail shall be to City standards.
17. A minimum 30-foot-wide multi-use trail easement (MUTE) shall be dedicated on the north side of 55th Avenue, connecting to 51st Avenue. Construction of the multi-use trail shall be to City standards.
18. The developer shall convey land, if necessary, located at the end of Gila Foothills Parkway as a trailhead to South Mountain Preserve, as modified and approved by the Parks and Recreation Department and Planning and Development Department. The final acreage and configuration of the property to be conveyed, along with timing of the conveyance, shall be mutually agreed upon by the developer, the Parks and Recreation Department, and Planning and Development Department.
19. The developer shall investigate entering into a development agreement with the City regarding public infrastructure.

20. The developer shall underground existing electrical utilities within the public right-of-way that are impacted or require relocation, excluding 69kv or larger, as part of this project. The developer shall coordinate with the affected utility companies for their review and permitting.
21. Existing irrigation facilities along all public streets are to be undergrounded and relocated outside of city right-of-way, unless otherwise approved by the Street Transportation Department. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility.
22. All major public infrastructure shall be constructed as part of the first phase of construction, subject to a development agreement with the City of Phoenix and an updated Streets Master Plan, including the following: 51st Avenue from the Loop 202 Freeway on the south to Carver Road; Gila Foothills Parkway; Estrella Drive from the Loop 202 Freeway on the west to 47th Avenue; 47th Avenue adjacent to the site (unless abandoned); and 55th Avenue as required by the City of Phoenix. This will also include any required water, sewer, and stormwater infrastructure.
23. The proposed "County Lane" shall be shifted so as not to directly align with the front entry of any existing residential homes. The final location shall be determined at the time of Master Street Plan, as approved by the Planning and Development Department and the Street Transportation Department.
24. 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.
25. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
26. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

27. 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.
28. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
29. The property owner, or designee, shall provide biannual land development updates on the status of development within the PUD, starting one year after City Council approval to 2028. After 2028 the property owner, or designee, shall provide annual land development updates on the status of development within the PUD to the Laveen Village Planning Committee until all land in the Hub Character Area and Development Units 9A and 9B have preliminary site plan approval.

30. Prior to preliminary site plan approval for any development within the PUD, the developer shall notify the following individuals:

Phil Hertel
2845 W. Broadway Road
Phoenix, AZ 85041

Jon Kimoto
3216 W. Ansell Road
Laveen, AZ 85339

John Bzdel
12120 S. 39th Avenue
Laveen, AZ 85339

Maria Reagin
4131 W. Calle Poco
Laveen, AZ 85339

Linda Abegg
5407 W. Winston Drive
Laveen, AZ 85339

Stephanie Hurd
10207 S. 47th Avenue
Laveen, AZ 85339

Francisco Barraza
4152 W. Allen Street
Laveen, AZ 85339

Joanne Jensen
8303 S. 17th Drive
Phoenix, AZ 85041

Patrick Nasser-Taylor
11024 S. 56th Lane
Laveen, AZ 85339

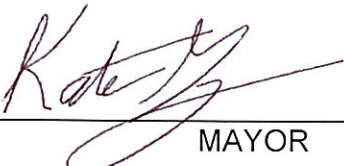
Carlos Ortega
7006 S. 40th Lane
Phoenix, AZ 85041

Rebecca Perrera
7914 S. 73rd Lane
Laveen, AZ 85339

Jennifer Rouse
4821 W. Ellis Street
Laveen, AZ 85339

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 15th day of May, 2024.



MAYOR
07/10/2024

Date

ATTEST:



Denise Archibald, City Clerk



APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: 

David Benton, Chief Counsel

P ml

REVIEWED BY:



Jeffrey Barton, City Manager

PML:ac(LF24-1167):5-15-24:2442607_1.doc

Exhibits:

- A – Legal Description (3 Pages)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-53-22-8

A PORTION OF SECTIONS 17, 20, AND 21, TOWNSHIP 1 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 21;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, SOUTH 89°49'09" EAST, A DISTANCE OF 2640.71 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 21;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 21, SOUTH 00°02'24" WEST, A DISTANCE OF 2396.38 FEET;

THENCE LEAVING SAID EAST LINE, SOUTH 89°51'02" WEST, A DISTANCE OF 660.39 FEET;

THENCE SOUTH 00°02'42" WEST, A DISTANCE OF 248.30 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 21;

THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 21, SOUTH 89°48'59" WEST, A DISTANCE OF 311.23 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL NO. 4 RECORDED IN DOC. 89-0500549, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT ALSO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DEEDED TO THE CITY OF PHOENIX IN DOC. 98-0405987, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE EAST LINE OF SAID PARCEL RECORDED IN DOC. 89-0500549, SOUTH 20°23'34" WEST, A DISTANCE OF 277.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 59°03'34" WEST, A DISTANCE OF 88.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 37°21'34" WEST, A DISTANCE OF 269.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 17°40'34" WEST, A DISTANCE OF 396.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 05°10'34" WEST, A DISTANCE OF 46.73 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE SOUTH MOUNTAIN FREEWAY AS SHOWN ON THE RIGHT OF WAY PLANS FOR PROJECT NO. 202L MA 000 H5439 01R;

G 7257

THENCE ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING COURSES;
NORTH 33°56'57" WEST, A DISTANCE OF 321.59 FEET;
NORTH 41°40'59" WEST, A DISTANCE OF 605.56 FEET;
NORTH 38°11'16" WEST, A DISTANCE OF 893.66 FEET;
NORTH 00°03'35" EAST, A DISTANCE OF 76.81 FEET;
NORTH 45°23'53" WEST, A DISTANCE OF 1120.82 FEET;
NORTH 40°31'59" WEST, A DISTANCE OF 199.24 FEET;
NORTH 34°17'56" WEST, A DISTANCE OF 1303.03 FEET;
NORTH 89°33'45" EAST, A DISTANCE OF 270.70 FEET;
NORTH 00°50'40" EAST, A DISTANCE OF 73.01 FEET TO THE NORTH LINE OF SAID SECTION 20;
THENCE ALONG SAID NORTH LINE, NORTH 89°33'41" EAST, A DISTANCE OF 347.81 FEET;
THENCE LEAVING SAID NORTH LINE, ALONG SAID RIGHT OF WAY LINE, NORTH 73°21'18" WEST, A DISTANCE OF 434.58 FEET;
THENCE NORTH 64°35'07" WEST, A DISTANCE OF 379.26 FEET;
THENCE NORTH 41°02'22" WEST, A DISTANCE OF 190.61 FEET;
THENCE NORTH 60°27'18" WEST, A DISTANCE OF 267.09 FEET;
THENCE NORTH 50°42'33" WEST, A DISTANCE OF 704.52 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17;
THENCE ALONG SAID WEST LINE, NORTH 00°17'50" EAST, A DISTANCE OF 1091.53 FEET;
THENCE LEAVING SAID WEST LINE, SOUTH 89°49'50" EAST, A DISTANCE OF 20.13 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY WHOSE RADIUS BEARS NORTH 72°20'51" EAST, A DISTANCE OF 1030.00 FEET;
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 6°29'13", AN ARC LENGTH OF 116.62 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS BEARS SOUTH 65°52'49" WEST, A DISTANCE OF 30.00 FEET;

G 7257

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 70°02'09", AN ARC LENGTH OF 36.67 FEET;

THENCE SOUTH 26°54'46" EAST, A DISTANCE OF 64.12 FEET TO THE
BEGINNING OF A CURVE CONCAVE SOUTHERLY WHOSE RADIUS BEARS
SOUTH 11°55'46" EAST, A DISTANCE OF 30.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 71°13'47", AN ARC LENGTH OF 37.30 FEET TO
THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS
BEARS NORTH 59°16'29" EAST, A DISTANCE OF 1030.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT,
THROUGH A CENTRAL ANGLE OF 04°30'50", AN ARC LENGTH OF 81.15 FEET;

THENCE SOUTH 35°14'21" EAST, A DISTANCE OF 427.01 FEET TO THE
BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF
970.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT,
THROUGH A CENTRAL ANGLE OF 04°30'28", AN ARC LENGTH OF 76.32 FEET;

THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 843.88 FEET;

THENCE NORTH 00°12'10" EAST, A DISTANCE OF 336.29 FEET;

THENCE SOUTH 89°58'07" EAST, A DISTANCE OF 1295.27 FEET;

THENCE SOUTH 00°06'34" WEST, A DISTANCE OF 336.26 FEET;

THENCE SOUTH 89°58'12" EAST, A DISTANCE OF 40.00 FEET TO THE EAST LINE
OF THE SOUTHEAST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID EAST LINE, SOUTH 00°06'34" WEST, A DISTANCE OF
1397.13 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 40 FEET OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF FARM UNIT "B", ACCORDING TO THE FARM UNIT
PLAT;

ALSO EXCEPTING THE NORTH 80 FEET OF THE EAST 90 FEET OF GLO LOT 3 OF
SAID SECTION 20;

ALSO EXCEPTING THE WEST 15 FEET OF THE EAST 55 FEET OF GLO LOT 3 OF
SAID SECTION 20.

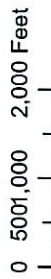
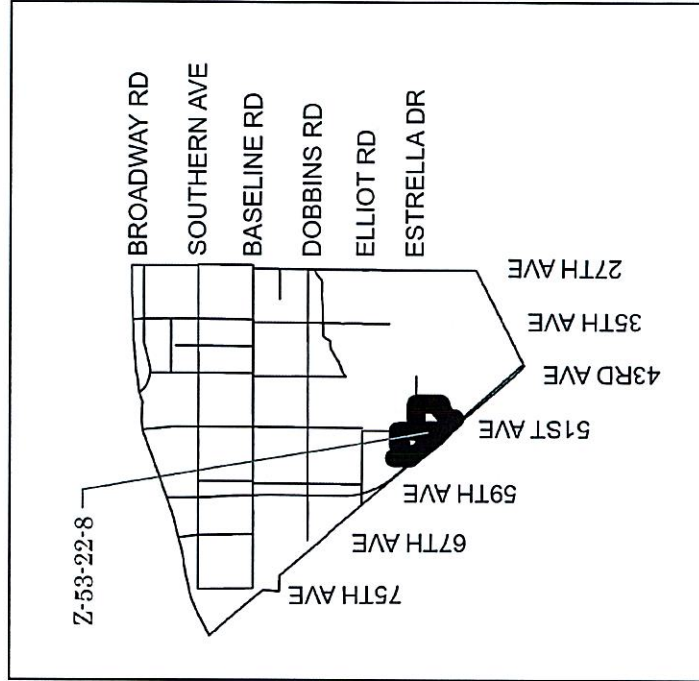
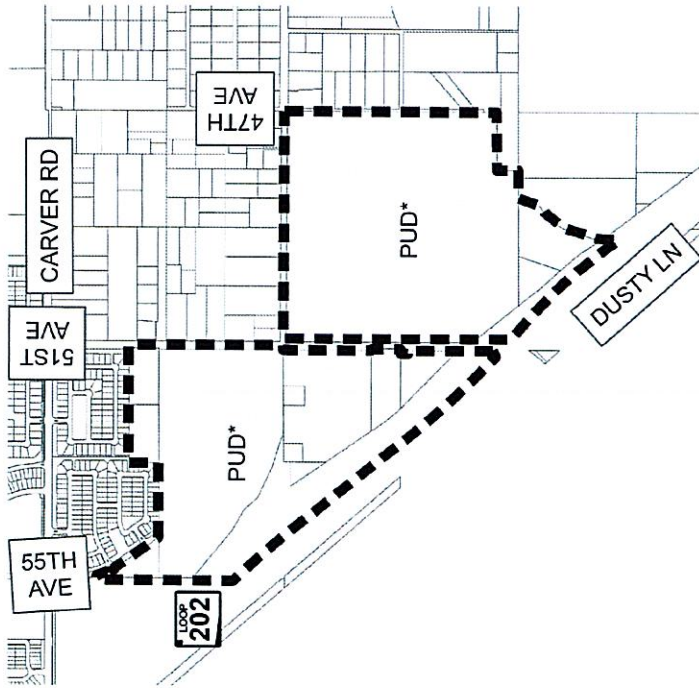
ALSO EXCEPTING THEREFROM THE WEST 75.00 FEET OF SAID SECTION 21.

EXHIBIT B

ORDINANCE LOCATION MAP

Zoning Case Number: Z-53-22-8
Zoning Overlay: N/A
Planning Village: Laveen

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



NOT TO SCALE



Drawn Date: 3/29/2024