



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-19-F-00-5

June 7, 2018

Maryvale Village Planning Committee	May 9, 2018
Meeting Date:	
Planning Commission Hearing Date:	June 7, 2018
Request From:	PUD PCD (672.92 Acres)
Request To:	PUD PCD (672.92 Acres)
Proposed Use	Major amendment to the Algodón PUD (Z-19-E-00-5) to modify the PUD boundary
Location	Area generally bounded by 91st Avenue, 99th Avenue, Thomas Road to Campbell Avenue
Owner/Applicant	Algodón AG Revocable Land Trust
Representative	Stephen W. Anderson, Gammage and Burnham, PLC.
Staff Recommendation	Approval, subject to stipulations

The Maryvale Village Planning Committee heard the request on May 9, 2018 and recommended approval of Z-19-F-00-5 as recommended by staff, by a vote of 8-1.

As a result of ongoing dialogue and the applicant's submittal of an updated "Exhibit 10.0, Circulation and Street Setbacks" to depict an illustrative location of the proposed light rail corridor as described on page 16 and 17 of Development Narrative date stamped April 25, 2018, staff is recommending the removal of stipulation 1.A. as follows:

Revised Stipulations

1. An updated Development Narrative for the Algodón PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped April 25, 2018, as modified by the following stipulations.

- A. ~~Update Exhibit 10.0, Circulation and Street Setbacks to show an illustrative location of the proposed light rail corridor as described on page 16 and 17 of Development Narrative.~~
2. An updated General Development Plan / PCD Masterplans for the Algodón PCD shall be submitted to the Planning and Development Department within 90 days of City Council approval of this request.

PUBLIC TRANSIT

3. The right-of-way shall be dedicated and a bus stop pad constructed at the following locations, as approved by the Planning and Development Department.
- Westbound Thomas Road west of 93rd Avenue
 - Westbound Thomas Road approximately 1,200 feet east of 99th Avenue
 - Eastbound Indian School Road east of 99th Avenue
 - Eastbound Indian School Road approximately 1,200 feet east of 99th Avenue
 - Westbound Indian School Road west of 93rd Avenue
 - Westbound Indian School Road approximately 1,200 feet east of 99th Avenue
 - Northbound 99th Avenue north of Thomas Road and every quarter mile for the length of the project.

The bus stop pads should be built per City of Phoenix Standard Detail P1260 or P1262 (where adjacent to detached sidewalks) with a depth of at least 10 feet and placed between 95 and 145 feet from the intersection where there is a traffic signal and between 60 and 110 feet where there is no traffic signal.

AVIATION

4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of the City of Glendale Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney

STREET

5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning Development Departments for review and approval.
6. The applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review for the first phase of development. No preliminary approval of plans shall be granted until the study is reviewed and approved. The applicant shall be responsible for any dedications and required improvements as recommended by the approved Traffic Impact Study and as approved by Planning and Development Department and the Street

Transportation Department. Contact Mr. Mani Kumar, (602)495-7129, to set up a meeting to discuss the requirements of the study.

7. 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.
8. The applicant shall submit paving plans for all arterial streets within and adjacent to the development, to the Street Transportation Department for review.
9. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to Mr. Alan Hilty, (602)262-6193, with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
10. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
11. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
12. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

Writer

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June 7, 2018

Team Leader

Samantha Keating

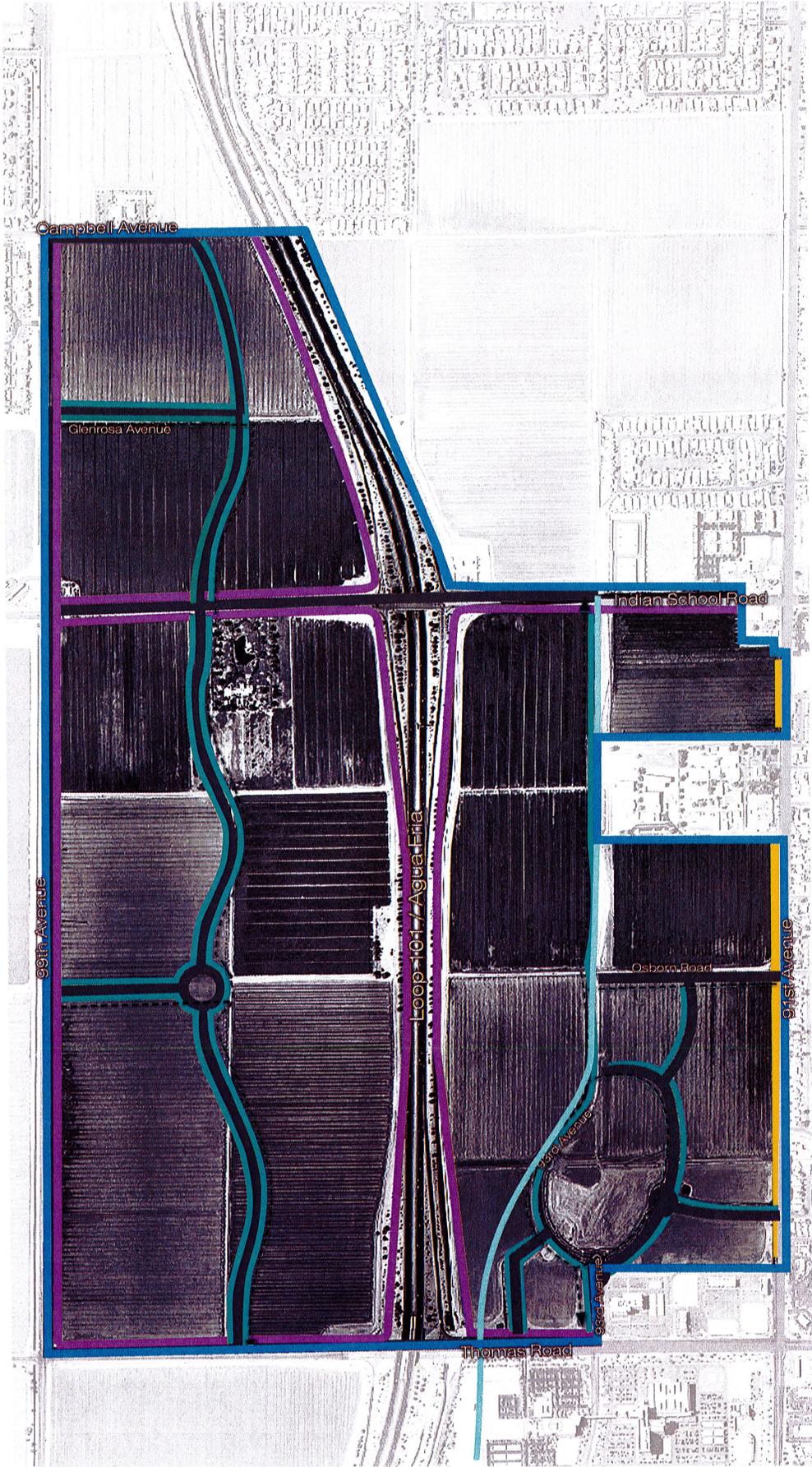
Exhibits:

Exhibit 10.0, Circulation and Street Setbacks, date stamped June 5, 2018.

CITY OF PHOENIX

JUN 05 2018

Planning & Development
Department



Key

- 30' setback at arterial streets and freeway
- 20' setback at local or collector streets
- 0' setback with mixed use
- Pedestrian Corridor (may be located on either side)
- proposed Light-Rail route
- 100' setback



Circulation & Setbacks



Exhibit 10.0
04/23/18

major PCD & PUD amendments