



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-83-16-6

July 31, 2017

Camelback East Village Planning Committee Meeting Date:	August 1, 2017
Planning Commission Hearing Date:	September 7, 2017
Request From:	P-1 ACSPD (4.58 acres) R-2 PCD ACSPD (48.83 acres) R-2 PCD SP ACSPD (44.58 acres) RE-35 ACSPD (5.3 acres) RE-35 PCD ACSPD (10.04 acres), RE-35 PCD SP ACSPD (22.39 acres) RE-43 PCD SP ACSPD (9.71 acres) RH ACSPD (108.84 acres) RH PCD ACSPD (40.12 acres) R-2 PCD SP (11.67 acres) RE-35 PCD SP (13.05 acres)
Request To:	PUD ACSPD (294.39 acres) PUD (24.72 acres)
Proposed Use:	Single-family Residential, Multifamily Residential, and Resort Hotel
Location:	Approximately 1,340 feet north of the northeast corner and northwest corner of Invergordon Road and Camelback Road
Owner:	Host Hotels and Resorts
Applicant/Representative:	Paul Gilbert, Beus Gilbert PLLC
Staff Recommendation:	Approval, subject to stipulations

Staff has identified an error in the zoning sketch map. A portion of two parcels along the northern boundary was included within the PUD boundary. These parcels were included in error and a corrected zoning sketch map is attached. The correction reduces the overall acreage of the PUD from 319.11 acres to 318.37 acres.

The number of acres for two of the existing zoning districts included in the PUD are impacted by the change. The changes are outlined in the table below:

Original Zoning Acreage	Corrected Zoning Acreage
R-2 PCD SP ACSPD: 44.58 acres	R-2 PCD SP ACSPD: 44.53 acres
RE-43 PCD SP ACSPD: 9.71 acres	RE-43 PCD SP AC: 9.02 acres

The combined change is a 0.74-acre reduction between the two districts.

Staff is recommending approval of the request subject to the stipulations with a reduction in the total acreage to 318.37 acres. The recommended stipulations are as follows:

Stipulations

1. An updated Development Narrative for the Phoenician 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 the Development Narrative date stamped July 17, 2017 as modified by the following stipulations:
 - a. Page 11, Amendments Section, 3rd Paragraph, first sentence: Delete “except for density transfers permitted and processed in accordance with Section G”.
 - b. Page 39, Maximum Units Table: Delete all references to the transfer of dwelling units. Delete the third and fourth columns of the table and references to alternative dwelling unit counts via the transfer provision in Development Areas C/D and I.
 - c. Page 40, Development Area Unit Transfer or Conversion Section: Delete title of section and first bullet point and the three sub-bullet points regarding dwelling unit transfer.
 - d. Page 40: Update second bullet point to read as follows – “NOT TO EXCEED THE MAXIMUM NUMBER OF COMBINED HOTEL UNITS AND DWELLING UNITS OF 1,003 FOR THE ENTIRE PUD, UNCONSTRUCTED DWELLING UNITS SHALL BE PERMITTED TO BE UTILIZED ~~converted and transferred to~~ AS a new hotel room or casita with the following restrictions”. Update the subsequent bullet point to read as follows – “UNCONSTRUCTED Dwelling units from any Development Area OUTSIDE OF THE RESORT CORE may be converted to a hotel room / casita and ~~transferred~~ ASSIGNED to another Area Development Areas A, I and J within the Resort Core. ~~Converted and transferred hotel room / casitas may only be received by Development Area A (Resort Core only), I or J.”~~

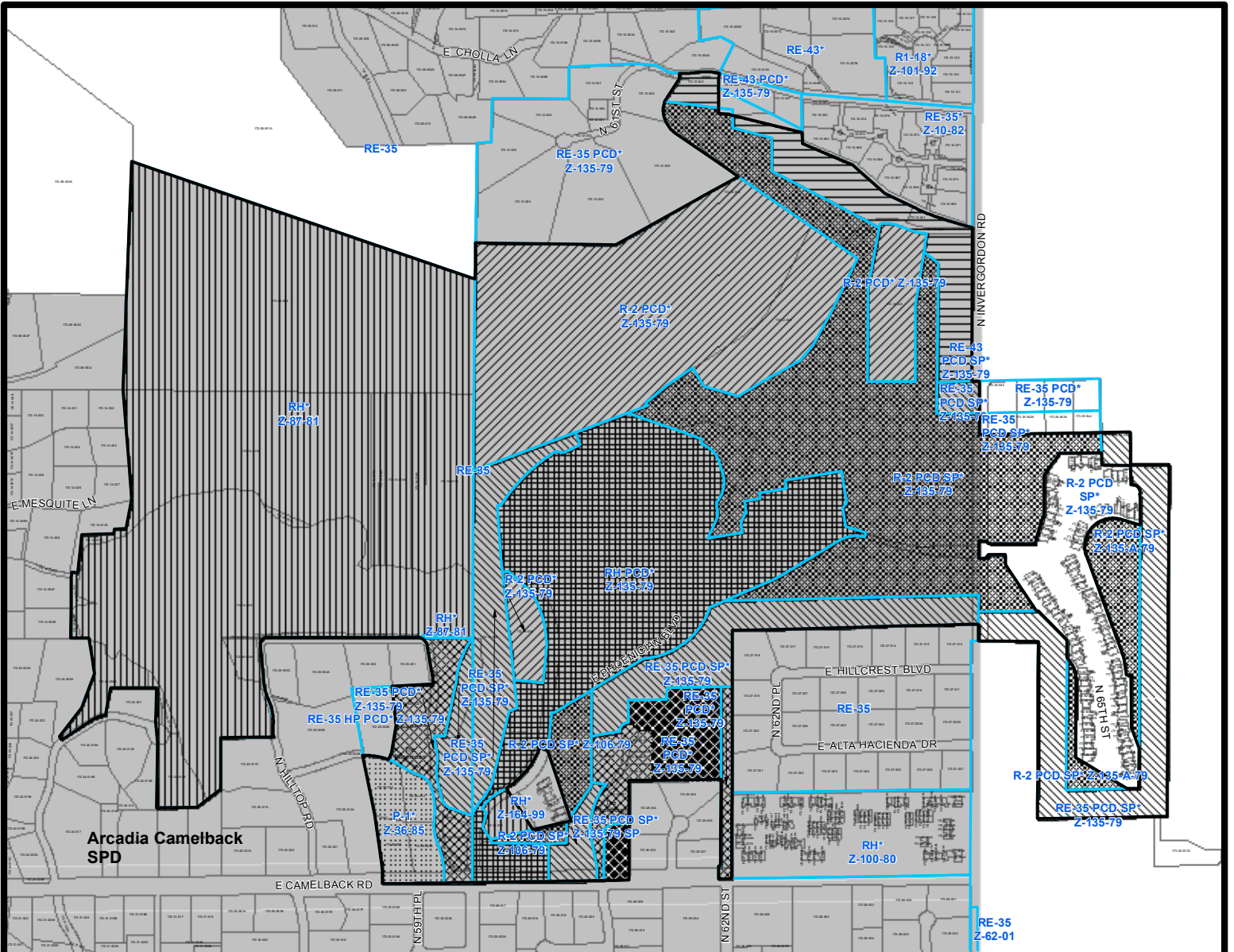
- e. Page 45, Development Area Perimeter and Interior / Common Space Landscape. Update the first sentence to read as follows: "The following minimum LANDSCAPING standards for any new Interior / Common Space landscaping AND DEVELOPMENT AREA PERIMETER NOT ON AN ARTERIAL STREET shall apply".
 - f. Page 53, Development Area C/D: Delete "237 Residential Units if maximum transfer occurs pursuant to Section G of this PUD"
 - g. Page 53, Development Area C/D: In the second table, update the standard in the fifth row to read as follows: "No structure south of the 54' 48' building height line shall exceed 54' maximum (4 stories) AND 48 FEET IN BUILDING HEIGHT.
 - h. Page 53, Development Area C/D: Update map graphic to change 54' Maximum to 48' Maximum.
 - i. Page 95: Add legal descriptions for each of the Development Areas.
2. Prior to the submittal of any minor amendment to the PUD the applicant shall provide notice to all neighborhood associations registered with the City of Phoenix located within a half mile of the boundaries of the PUD. In all cases, the notification shall be provided to the Arcadia Camelback Mountain Neighborhood Association. Notices shall be provided by certified letter with return receipt sent not less than 14 calendar days prior to the minor amendment submittal and affidavit of notice shall be included with the submittal to the City of Phoenix.
3. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.
4. 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.
5. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
6. A minimum 30-foot-wide easement shall be dedicated for the existing public multi-use trail in Development Areas B and K1 to provide connectivity to the

Cholla Trailhead as approved by the Parks and Recreation and Planning and Development Departments.

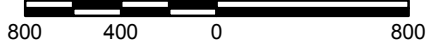
7. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Exhibits

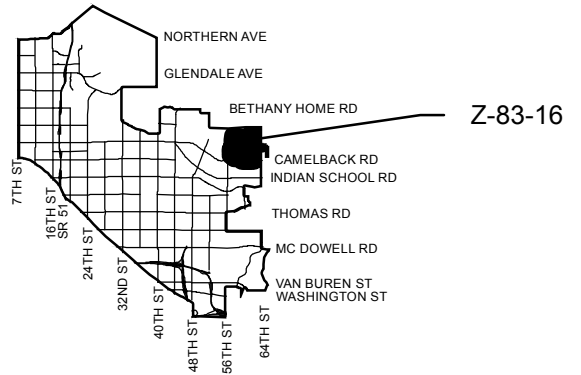
Amended Sketch Map



Feet



CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



APPLICANT'S NAME:
Paul Gilbert, Beus Gilbert PLLC

APPLICATION NO. **Z-83-16**

DATE: **06/30/2017**

07/25/2017

REVISION DATES:

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

318.37 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 18-42

ZONING MAP
H-12

REQUESTED CHANGE:

FROM:	P-1 ACSPD (4.58 a.c.)	RE-35 PCD SP ACSPD (22.39 a.c.)
	R-2 PCD ACSPD (48.83 a.c.)	RE-43 PCD SP ACSPD (9.02 a.c.)
	R-2 PCD SP ACSPD (44.53 a.c.)	RH ACSPD (108.84 a.c.)
	RE-35 ACSPD (5.30 a.c.)	RH PCD ACSPD (40.12 a.c.)
	RE-35 PCD ACSPD (10.04 a.c.)	R-2 PCD SP (11.67 a.c.)
TO:	PUD ACSPD (293.65 a.c.)	RE-35 PCD SP (13.05 a.c.)
	PUD (24.72 a.c.)	

MULTIPLES PERMITTED

P-1 ACSPD, R-2 PCD ACSPD, R-2 PCD SP ACSPD, RE-35 ACSPD, RE-35 PCD ACSPD, RE-35 PCD SP ACSPD, RE-43 PCD SP ACSPD, RH ACSPD, RH PCD ACSPD, R-2 PCD SP, RE-35 PCD SP

PUD ACSPD, PUD

CONVENTIONAL OPTION

N/A, 488, 445, 6, 11, 24, 7, 2177, 802, 116, 14

338

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

N/A, 586, 534, 7, 13, 29, N/A, N/A, N/A, 140, 17

N/A

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