



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

September 27, 2022

Brian Greathouse
Burch and Cracchiolo
1850 North Central Avenue, Suite 1700
Phoenix, Arizona 85004

RE: Application Z-138-F-83-5

To Whom It May Concern:

The Phoenix City Council, at its meeting held September 7, 2022, considered a request for a major amendment to the DC Ranch (PCD) to rezone 125.30 acres, located at the northwest 99th Avenue and Missouri Avenue, from PUD PCD to PUD PCD to allow multifamily residential.

The Council granted this request per Planning Commission's recommendation with the following stipulations:

1. An updated Development Narrative for the Aldea Centre 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 April 26, 2022, as modified by the following stipulations:
 - a. Front cover: Revise the date information on the cover page to the following:
Major Amendment Z-183-F-83
Submitted: November 3, 2021
2nd Submittal: February 1, 2022
Hearing Draft: April 26, 2021
City Council Adopted: September 7, 2022
 - b. Page 60, Page 61, Section 7 City Administered Design Guidelines: Add the following language applicable to all uses: Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
 - c. Page 60, Page 61, Section 7 City Administered Design Guidelines: Add the following language applicable to all uses: Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
 - d. Page 61, Section 7 City Administered Design Guidelines, Design Guidelines applicable to Multifamily uses north of Montebello Ave: Add additional bullet point with the following language: "Refuse bins shall be fully screen from view

by a 6-foot-tall masonry block wall and metal gate, or other high-quality materials.”

- e. Page 61, Section 7 City Administered Design Guidelines, Design Guidelines applicable to Multifamily uses north of Montebello Ave: Add additional bullet point with the following language: “A minimum of 75% of residential units facing the canal shall contain balconies.”
- f. Page 37, Section G Performance and Development Standards, Section s) Residential Multifamily, First Bullet Point: Modify existing bullet point with the following language “The aggregate development of residential multifamily uses including residential multifamily apartment, condominium, and/or loft uses within the PUD area shall not exceed 827 units. This will increase the DC Ranch (East) PCD unit maximum to 2,407 units.
- g. Page iii, List of Figures: Add the multifamily building rendering exhibits date stamped August 4, 2022 to the list of figures.
- h. Page 61, Section 7 City Administered Design Guidelines, Design Guidelines applicable to Multifamily uses north of Montebello Avenue: After the sixth bullet on page 61 regarding architectural embellishments and detailing, add the following:

See figure ___ below for illustration of design guideline implementation.

The referenced figure shall be the multifamily building rendering exhibits date stamped August 4, 2022.

- i. Page 61, Section 7 City Administered Design Guidelines, Design Guidelines applicable to Multifamily uses north of Montebello Avenue: After the last bullet, add the building rendering exhibits date stamped August 4, 2022.
2. The developer shall construct two bus stop pads along southbound 99th Avenue: one south of Montebello Avenue and the other near the northern entrance of the multifamily development along 99th Avenue. The bus stop pads shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet and shall be spaced from each intersection according to City of Phoenix Standard Detail P1258.
 3. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
 4. Any cross-access agreements shall include a pedestrian pathway, as approved by the Planning and Development Department.
 5. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.
 6. The property owner shall record documents that disclose the existence, and operational characteristics of the Glendale Municipal Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

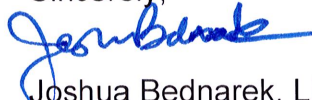
7. For Multifamily Development
Prior to issuance of a final certificate of occupancy, the developer must install a sign (approximately 8 inches by 11 inches in size) within the development's sales/leasing office that is visible to prospective renters or purchasers which discloses the proximity of the Glendale Municipal Airport and increased frequency of overflight and related aircraft noise, as approved by the Planning and Development Department.
8. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
9. The developer shall grant and record an aviation easement to the City of Glendale for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
10. 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.
11. Prior to preliminary 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.

PCD Stipulations

12. The development master plan shall be updated to reflect that the maximum total number of residential units within the DC Ranch (East) PCD shall not exceed 2,407 units.
13. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment if applicable, as approved by the Planning and Development Department.
14. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning and Development Departments for review and approval.

If I can be of any further assistance, please do not hesitate to contact me at 602-256-3555.

Sincerely,



Joshua Bednarek, LEED AP ND
Planning and Development Deputy Director

- c: John F. Long Family Rev Living Trust
Racelle Escobar, PDD
Tricia Gomes, PDD
Nayeli Sanchez-Luna, PDD