



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-4-23-2** July 31, 2023

<u>Desert View Village Planning Committee Meeting Date</u>	August 1, 2023
<u>Planning Commission Hearing Date</u>	September 7, 2023
Request From:	<u>R1-18</u> (Approved <u>CP/BP PCD</u>) (Single-Family Residence District) (Approved Commerce Park District, Business Park Option, Planned Community District) (76.76 acres)
Request To:	<u>PUD</u> (Planned Unit Development) (76.76 acres)
Proposed Use	PUD to allow commercial / commerce-business park uses
Location	Approximately 530 feet south of the southwest corner of 64th Street and Mayo Boulevard
Owner	Mayo Clinic Arizona
Applicant/Representative	Nick Wood, Snell & Wilmer, LLP
Staff Recommendation	Approval, subject to stipulations

The purpose of this addendum is to revise the staff recommended stipulations to account for modifications requested from the Street Transportation Department to remove any inference that there is flexibility to administratively modify improvement requirements established through a Traffic Impact Analysis (TIA) or approved master plans.

Staff recommends approval subject to the following revised stipulations:

1. An updated Development Narrative for the Mayo Clinic Discovery Oasis 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 20, 2023, as modified by the following stipulations:
 - a. Front cover: Revise the submittal date information on the bottom to add the following: City Council adopted: [Add adoption date].

2. A 10-foot-wide shared-use path easement (SUPE) shall be dedicated along the east property line, adjacent to 64th Street, and a minimum 10-foot-wide shared-use path (SUP) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. The SUP may be provided in lieu of the required detached sidewalk within the right-of-way if the landscape strip is provided per Section D1.1.2 of the PUD Development Narrative.
3. A 10-foot-wide multi-use trail easement (MUTE) shall be dedicated adjacent to the western edge of the PUD area, and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement to connect south to Reach 11 trails in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
4. Master plans, per the requirements of the Planned Community District (PCD), Section 636 of the Phoenix Zoning Ordinance, shall be submitted, and shall be updated with each phase of development, as approved by the Street Transportation Department and the Planning and Development Department. The initial master plans submitted by the master developer shall include the following:
 - a. Complete build-out of detached sidewalks, landscape within landscape strips, buffered bike lanes, and shared-use paths along 56th Street, Mayo Boulevard and 64th Street per the Street Standards section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan and the Master Landscape Plan.
 - b. Complete build-out of bicycle repair stations per the Bicycle Infrastructure section of the PUD Narrative, to be included on the Master Open Space, Pedestrian, Bicycle and Trails Plan.
 - c. A Pedestrian and Bicycle Circulation Plan to include internal pedestrian and bicycle circulation on site that enhances pedestrian and bicyclist convenience, safety, and comfort.
5. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AO, on Panel 1315 L of the Flood Insurance Rate Maps (FIRM) dated January 4, 2021. The following requirements shall apply, as approved by the Planning and Development Department:
 - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

- b. A copy of the Grading and Drainage Plan shall be submitted to the Floodplain Management section of the Street Transportation Department for review and approval of Floodplain requirements.
 - c. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on construction plans to Floodplain Management for approval prior to issuance of Grading and Drainage permits.
 - d. The developer shall provide an Elevation Certificate (FEMA Form 086-0-33) based on buildings under construction and a minimum 95% compaction test results for the building pads to Floodplain Management for approval prior to issuance of building permits.
 - e. The developer shall provide Elevation Certificate (FEMA Form 086-0-33) based on finished construction to Floodplain Management for approval prior to issuance of a Certificate of Occupancy.
6. The developer shall submit Master Street Plans associated with the Traffic Impact Analysis, as approved by the Street Transportation Department.
7. The developer shall be responsible for design, redesign, and construction of all warranted and affected traffic signals as identified by the **APPROVED STREET TRANSPORTATION DEPARTMENT** Traffic Impact Study and Master Street Plans, ~~as approved or modified~~ by the Street Transportation Department.
8. Roadway improvements, as stipulated, shall be installed in accordance with the approved Master Street Plan and Traffic Impact Study approved phasing plan, ~~as approved or modified by the Street Transportation Department~~.
9. Any proposed access to public right-of-way shall conform to the City-approved Street Transportation Planning and Design Guidelines for location and spacing, as approved or modified by the Street Transportation Department.
10. The developer shall construct all necessary roadway infrastructure improvements as required by the Arizona Department of Transportation (ADOT) within ADOT jurisdiction, as approved or modified by ADOT.
11. The developer shall be required to perfect existing right-of-way easements controlled by the property as fee title, as approved or modified by the Street Transportation Department and the Planning and Development Department.
12. The subject site shall conform to the Arizona State Land Department (ASLD) land sale, Application No. 53-122049, stipulations or subsequent development agreements, as approved by the Street Transportation Department and the Planning and Development Department.

13. The developer shall construct the ultimate 100-year storm event box culvert dry crossing along arterial streets identified for construction by the **APPROVED** Master Street Plan to their full limits, including the construction of the upstream and downstream maintenance access ramps, ~~as approved or modified by the Street Transportation Department and the Planning and Development Department.~~
14. The developer shall be responsible for all 404 permitting, environmental and archeological assessments and associated easement dedications to construct and maintain the ultimate box culvert dry crossing along arterial streets identified for construction by the **APPROVED** Master Street Plan, ~~as approved or modified by the Street Transportation Department and the Planning and Development Department.~~
15. Right-of-way shall be dedicated for 64th Street from the existing Arizona Department of Transportation (ADOT) traffic interchange north to Deer Valley Road, as approved by the Planning and Development Department. The dedication shall consist of applicable slope and drainage easements from existing interchange tapering to a minimum 140-foot right-of-way to Deer Valley Road, as approved or modified by the Street Transportation Department and the Planning and Development Department.
16. 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.
17. The property owner shall record documents that disclose the existence and operational characteristics of the Scottsdale Municipal Airport (SDL) 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.
18. 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.
19. If determined necessary by the Phoenix Archeology 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 Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
20. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.

21. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
22. 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.