



Mayor Greg Stanton

Vice Mayor
District 8

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District 1
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City Council Chambers
200 W. Jefferson St.
Phoenix, AZ 85003

PHOENIX CITY COUNCIL RECESSED AGENDA

This City Council agenda deals with requests for rezoning, and related matters, that have been duly noticed for public hearing on this date. Your participation is appreciated. If you wish to record your position or plan to speak on a particular item, please complete (print) one of the cards provided near the entrance to the Council Chambers and give the card to the City Clerk seated in front of the Council dais. Further information regarding procedures or facts pertaining to specific cases may be obtained from the Phoenix Planning Department, Monday through Friday, 8 a.m. to 5 p.m., 602-262-7131.

ITEMS ON THE AGENDA

The City Council will address matters printed on this agenda as follows:

CONTINUANCES OR WITHDRAWALS

Applicants may wish to continue their case until a later hearing agenda or withdraw it from further consideration. Council will ask if there are persons who object to continuance before deciding whether to postpone hearing the item, as requested, or to consider its merits on this agenda.

Also, matters on this agenda that have been previously withdrawn or have not yet been considered by the Planning Commission will not be heard; rather, Council will move to dispense with these cases or assign them new public hearing dates.

ITEMS SCHEDULED FOR PUBLIC HEARING

Waivers, Modifications of Stipulations, Text Amendments

Testimony is solicited on applicants' requests for certain waivers or appeals from conditions or stipulations placed on their properties in previous cases. Amendments to Phoenix Zoning Ordinance provisions also require public hearing. Unless these revisions are expected to engender substantial testimony, they are often placed at the end of the agenda.

Rezoning Specific Property/General Plan Amendments

Most zoning cases/General Plan Amendments deal with applications to reclassify individual sites to allow more intense development or different land use. These items are decided by City Council's analysis of planning principals; recommendations by the Planning Commission and, often, by Village Planning Committees or other interest groups; and of course, the opinions of individual citizens, affected property owners and neighborhood groups.

GUIDELINES FOR BEING HEARD

Each case is called in order. The Planning Department will provide a brief summary and comments followed by comments from the public, subject to the following strict time limits to ensure each side has fair and adequate time to present their case to the City Council:

APPLICANT'S PRESENTATION (not to exceed 10 minutes)

OPPOSITION STATEMENTS (not to exceed 10 minutes)

APPLICANT'S REBUTTAL (not to exceed 5 minutes)

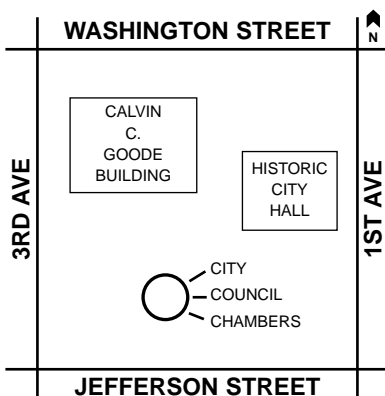
As time limits are "collective" for a group on each side of a case and not necessarily for individual speakers, citizens appearing on a case should coordinate comments to respect Council's time limits. Groups should select a spokesperson to present the major points of their argument. The Mayor, as presiding officer, has the discretion to make adjustments to time limits to keep the length of meetings manageable for both the public in attendance and the Council. If time permits, additional speakers will be called from the cards submitted. Speakers are urged to be brief and non-repetitive. (Remember, Council has read Planning Commission minutes and does not require a review of prior testimony.) Council may ask questions of the applicant, interested parties, or staff during these proceedings and that time is not counted against the speaker's time limit.

REGISTERED LOBBYISTS

Persons paid to lobby on behalf of persons or organizations other than themselves shall register with the City Clerk prior to lobbying or within five business days thereafter and must re-register annually to continue lobbying. If you have any questions about registration or whether or not you must register, please contact the City Clerk's Office at 602-256-3186.

An assistive listening system is available in the Council Chambers for individuals with hearing loss. Headset units are available at the entrance table in the Chambers. In addition, the City Clerk's office will provide sign language interpreting services. Please call (voice) 602-256-3186 or (TTY) 602-534-2737 as early as possible to coordinate needed arrangements.

Si necesita asistencia o traducción en español, favor de llamar lo mas pronto posible a la oficina de la Secretaría Municipal de Phoenix al 602-256-3186.



City of Phoenix Council members and district boundaries



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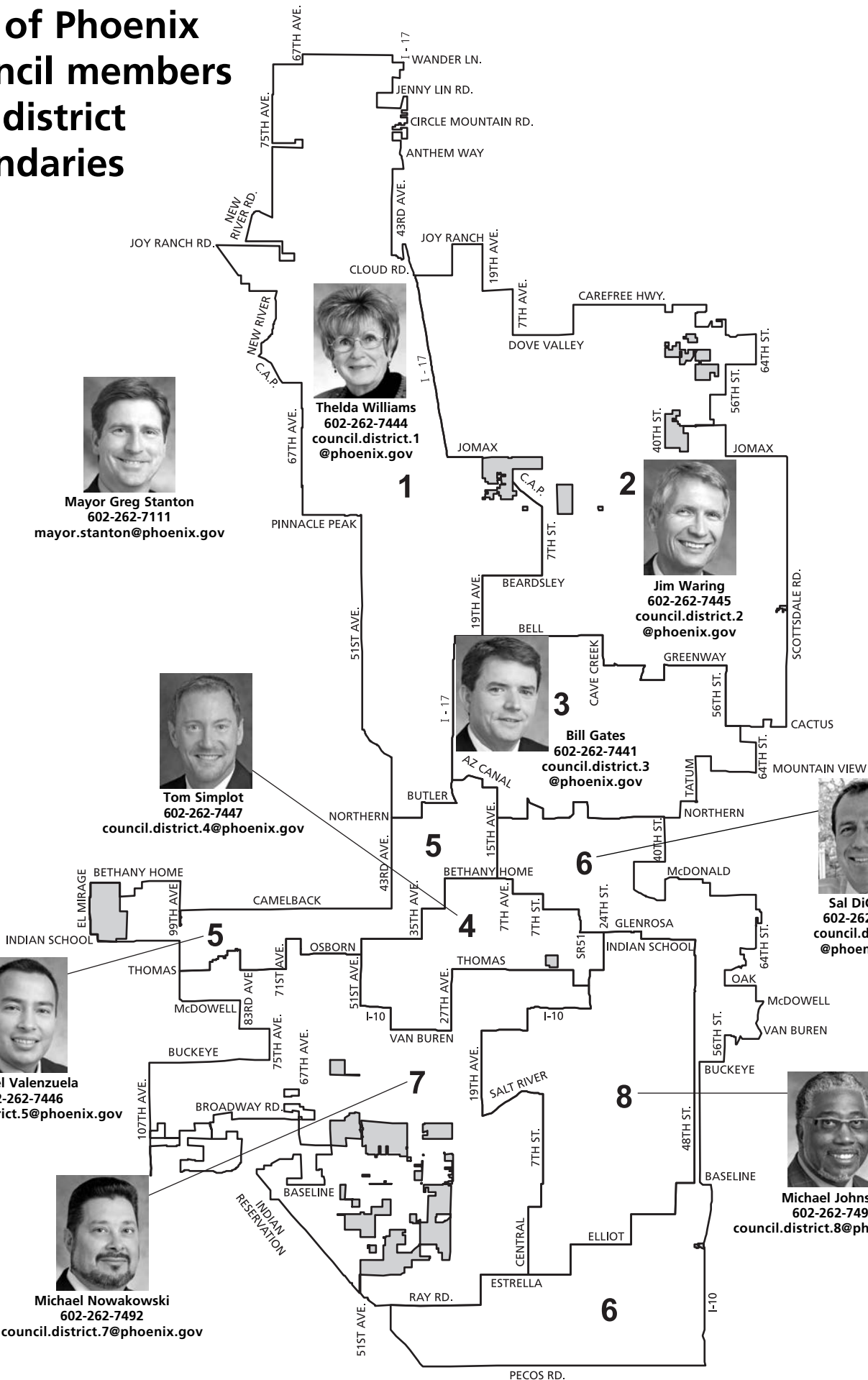
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OF
AGENDA FOR RECESSED MEETING**

**WEDNESDAY, MAY 2, 2012, 6:00 P.M.
CITY COUNCIL CHAMBERS, 200 WEST JEFFERSON
PHOENIX, ARIZONA 85003**

<u>ITEM 1</u>	CITYWIDE	ORDINANCE G-5688 - <u>PUBLIC HEARING</u> - AMEND CITY CODE - Z-TA-14-11 - COMMUNITY GARDEN/ FARMERS MARKET
<u>ITEM 2</u>	CITYWIDE	ORDINANCE G-5689 - AMEND CITY CODE - TECHNICAL CORRECTION TO MOBILE VENDING ORDINANCE; CONFORM TO ZONING ORDINANCE
<u>ITEM 3</u>	CITYWIDE	ORDINANCE G-5703 - <u>PUBLIC HEARING</u> - AMEND CITY CODE - Z-TA-6-12 - CLEAN-UP OF THE C-O ZONING DISTRICT TEXT AMENDMENT
<u>ITEM 4</u>	DISTRICT 2	<u>PUBLIC HEARING</u> - Z-87-B-03-2 - SCOTTSDALE ROAD AND PRINCESS DRIVE
<u>ITEM 5</u>	DISTRICT 2	<u>PUBLIC HEARING</u> - Z-87-C-03-2 - SCOTTSDALE ROAD AND PRINCESS DRIVE

ITEM 1

CITYWIDE

**ORDINANCE G-5688 -
PUBLIC HEARING -
AMEND CITY CODE -
Z-TA-14-11 - COMMUNITY GARDEN/FARMERS
MARKET**

(Continued from April 4, 2012, Formal Meeting) - Request to hold a public hearing and approve the text amendment changes for the following item by adopting the Planning Commission's recommendation and the related ordinance.

Application: Z-TA-14-11
Request: Community garden/farmers market in some zoning districts with approval of a Use Permit
Proposal: Amend Chapter 2, Section 202 (Definitions); Chapter 6, Section 608 (Residence Districts); and Section 622 (C-1 Neighborhood Retail) of the Zoning Ordinance to allow for a community garden/farmers market in some zoning districts with approval of a Use Permit and to add definitions of both items to the Zoning Ordinance.
Applicant: City of Phoenix Planning Commission
Representative: Planning and Development Department
Staff: Planning and Development Department
VPC Action: Village Planning Committees did not review.
PC Action: March 14, 2012 - Approved. Vote 8-0

The following language is subject to discussion at the meeting and the City Council may add, delete, or amend the language.

Proposed Language

- Amend Chapter 2, Section 202 (Definitions) by adding the following definitions in correct alphabetical order:

COMMUNITY GARDEN: A PRIVATE OR PUBLIC FACILITY FOR THE CULTIVATION OF FRUITS, VEGETABLES, FLOWERS, AND ORNAMENTAL PLANTS BY MORE THAN ONE PERSON. SALES OF PRODUCTS CULTIVATED ON-SITE ARE PERMISSABLE WITHIN TEN DAYS OF HARVESTING.

FARMERS MARKETS: A MARKET HELD IN AN OPEN AREA OR IN A STRUCTURE WHERE GROUPS OF INDIVIDUAL SELLERS OFFER FOR SALE TO THE PUBLIC SUCH ITEMS AS FRESH PRODUCE, SEASONAL FRUITS, FRESH FLOWERS, LOCALLY PRODUCED ARTS AND CRAFTS ITEMS (BUT NOT TO INCLUDE SECOND-HAND GOODS). FOOD AND BEVERAGES DISPENSED FROM BOOTHS LOCATED ON SITE IS PERMITTED AS AN ACCESSORY USE.

Amend Chapter 6, Section 608.F (Residence Districts) by adding new Paragraphs 3 and 4 to read as follows:

3. COMMUNITY GARDEN, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307. ON-SITE OPERATIONAL CONDITIONS AND IMPROVEMENTS MAY BE STIPULATED AS A CONDITION OF USE PERMIT APPROVAL.
4. FARMERS MARKET, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307 AND SUBJECT TO THE FOLLOWING STANDARDS:
 - a. NO MORE THAN SIX ONE-DAY MARKET EVENTS IN ANY 30-DAY PERIOD.
 - b. HOURS OF OPERATION SHALL BE ONLY BETWEEN 7:00 A.M. AND 9:00 P.M. THESE HOURS MAY BE RESTRICTED AS PART OF THE USE PERMIT APPROVAL.
 - c. NO SIGNAGE SHALL BE PERMITTED.
 - d. ON-SITE IMPROVEMENTS AND OTHER OPERATIONAL CONDITIONS MAY BE STIPULATED AS A CONDITION OF USE PERMIT APPROVAL.

Amend Chapter 6, Section 622.D (C-1 Neighborhood Retail) by adding new Paragraphs 35 and 60, and renumber the remainder of the section accordingly, as follows:

34. Collection Agencies

35. COMMUNITY GARDEN, SUBJECT TO OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307. ON-SITE OPERATIONAL CONDITIONS AND IMPROVEMENTS MAY BE STIPULATED AS A CONDITION OF USE PERMIT APPROVAL.

~~35:~~ 36. Confectioneries, Retail Sales

58. Family Game Center, subject to a Use Permit

59. FARMERS MARKET, SUBJECT TO THE FOLLOWING CONDITIONS:

a. OBTAINING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307.

b. ON-SITE OPERATIONAL CONDITIONS AND IMPROVEMENTS MAY BE STIPULATED AS A CONDITION OF USE PERMIT APPROVAL.

~~59:~~ 60. Finance Companies and Loan Offices

ITEM 2

CITYWIDE

**ORDINANCE G-5689 -
AMEND CITY CODE - TECHNICAL
CORRECTION TO MOBILE VENDING
ORDINANCE; CONFORM TO ZONING
ORDINANCE**

(Continued from April 4, 2012, Formal Meeting) - Request to amend Section 10-169 of the Phoenix City Code to conform a reference to the Zoning Ordinance with changes that were approved by the City Council on July 6, 2011, and to add a provision to clarify that vending that occurs in the context of a Farmers Market and/or Community Garden as defined in the Zoning Ordinance is also exempt.

City Code Section 10-169(A) provides an exemption to mobile vending license requirements for vendors regulated under the administrative temporary use permit process outlined in the Zoning Ordinance. Section 10-169(A) must be modified to correct a reference to a portion of the Zoning Ordinance that was renumbered.

In addition, Section 10-169(C) will be added to exempt vending that occurs in the context of a Farmers Market or Community Garden as defined in the Zoning Ordinance.

PUBLIC HEARING AND ORDINANCE ADOPTION

ITEM 3

CITYWIDE

**ORDINANCE G-5703 -
PUBLIC HEARING -
AMEND CITY CODE -
Z-TA-6-12 - CLEAN-UP OF THE C-O ZONING
DISTRICT TEXT AMENDMENT**

Request to hold a public hearing and approve the text amendment changes for the following item by adopting the Planning Commission's recommendation and the related ordinance.

Application: Z-TA-6-12
Request: Clean-up of the C-O zoning district
Proposal: Amend C-O, Section 621 of the Zoning Ordinance to clean-up antiquated language and standards.
Applicant: City of Phoenix Planning Commission
Representative: Planning and Development Department
Staff: Planning and Development Department
VPC Action: Village Planning Committees did not review.
PC Action: April 11, 2012 - Approved. Vote 7-0

The following language is subject to discussion at the meeting and the City Council may add, delete, or amend the language.

Staff's Proposed Language

-
Amend Chapter 6, Section 621.B (Commercial Office C-O District - Restricted Commercial) to read as follows:

B. Regulations. Except as herein provided, the regulations for property zoned C-O pursuant to an application filed prior to January 8, 1986, shall be as follows:

1. Permitted uses.

a. Office for professional use. When the professional use is a medical center, a pharmacy, and/or snack bar may be permitted in conjunction therewith, provided that the center consists of offices, occupied by at least ten doctors. Such snack bar may have accommodations for the concurrent service of ten patrons for the first ten doctors and may accommodate one additional patron for each additional four doctors over ten. In no event shall there be accommodations for the concurrent service of over thirty patrons. The entrance to said pharmacy or snack bar shall be from within the exterior walls of the building only, and no sign or display shall be located so as to be visible from a public thoroughfare or adjacent property.

The dispensing of ophthalmic materials is permitted providing that the entrance shall be from within the exterior walls of the building only, and that no sign or display be located so as to be visible from a public thoroughfare or adjacent property.

MEDICAL OFFICE USES INCLUDES THE FOLLOWING, BUT ARE NOT LIMITED TO THE FOLLOWING: SURGI-CENTERS, DIALYSIS CENTERS, AND URGENT CARE CENTERS, SO LONG AS THERE ARE NO OVERNIGHT STAYS.

b. Offices wherein administrative, clerical, CALL CENTERS, PAPERWORK DELIVERY SERVICES, or sales services only are rendered, provided that other than regular office books, records, and papers used in connection with rendering said office service, 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.

- c. Offices for the following: banks, building and loan associations, brokerage houses, savings and loan associations, finance companies, title insurance companies, ~~and~~ trust companies, AND SAFE DEPOSIT COMPANIES.

- g. Cafeteria/RESTAURANT as an accessory use, subject to MEETING THE FOLLOWING REQUIREMENTS: ~~a Use Permit.~~

- (1) MINIMUM GROSS LOT SIZE OF FIVE (5) ACRES AND MINIMUM FIFTY-THOUSAND (50,000) SQUARE FEET OF GROSS LEASABLE OFFICE SPACE IN THE COMPLEX. ~~The entrance to said cafeteria shall be from within the exterior walls of the building only.~~
- (2) PRIMARY ACCESS TO THE SITE MUST BE FROM AN ARTERIAL STREET AS DEFINED ON THE STREET CLASSIFICATION MAP. ~~No sign or other external evidence of said cafeteria shall be visible from a public thoroughfare or adjacent property.~~
- (3) Use shall be INCORPORATED INTO AN OFFICE BUILDING AS AN ACCESSORY USE AND SHALL NOT BE A STAND-ALONE BUILDING. ~~limited to persons employed on the premises.~~
- (4) USE SHALL NOT EXCEED A TOTAL OF FIFTEEN (15%) PERCENT OF THE GROSS LEASABLE AREA OF THE TOTAL OFFICE COMPLEX. ~~The provisions of (1), (2), or (3) above shall not be varied by the Zoning Administrator or the Board of Adjustment.~~
- (5) SALES OF ALCOHOLIC BEVERAGES SHALL BE PERMITTED AS AN ACCESSORY USE TO THE CAFETERIA/RESTAURANT ONLY UPON CONFORMANCE WITH THE FOLLOWING CONDITIONS:
 - (a) SECURING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307.
 - (b) APPROVAL BY THE ZONING ADMINISTRATOR OR THE BOARD OF ADJUSTMENT OF A SPECIFIC FLOOR PLAN FOR THE CAFETERIA/RESTAURANT FACILITY, DETAILING AREAS WHERE ALCOHOL MAY BE SERVED.
 - (c) ALL ALCOHOLIC BEVERAGES SHALL BE SOLD AND CONSUMED ONLY ON THE CAFETERIA/RESTAURANT PREMISES.
- (6) OUTDOOR DINING AND ALCOHOLIC BEVERAGE CONSUMPTION, SUBJECT TO THE TERMS OF ITEMS 5A, B, AND C SHALL BE PERMITTED AS ACCESSORY USES TO THE CAFETERIA/RESTAURANT ONLY UPON SECURING A USE PERMIT IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307.
- (7) SIGNAGE SHALL ONLY BE PERMITTED AS PART OF AN APPROVED COMPREHENSIVE SIGN PLAN PURSUANT TO SECTION 705.

- k. Schools: Business, data processing, insurance, private real estate, ~~and~~ stenographic, AND GENERAL CURRICULUM PRIVATE SCHOOLS. Such schools shall require obtaining a Use Permit subject to the standards and procedures of Section 307 if the site has a common property line with a lot or parcel which is zoned for single-family or multiple-family development. +1

- n. Radio, ~~and~~ television broadcasting stations, AND SOUND LABORATORIES WITHOUT LIVE PERFORMANCES. +5 *13

Amend Chapter 6, Section 621.C (Commercial Office C-O District - Restricted Commercial) to read as follows:

- C. The regulations for property zoned C-O pursuant to an application filed after January 8, 1986, and for those properties meeting the requirements set forth below shall be as follows:

- 1. General Office option (G-O). The G-O, General Office, option is intended to provide office use with limited customer service activities confined to the interior of the development. The G-O, General Office, option will require performance criteria similar to the Residential Office District to mitigate the impacts of the commercial development.

- a. Permitted uses.

- (1) All uses listed in Residential Office District, except residential uses.
- (2) Offices for financial institutions, title insurance, ~~and~~ trust companies, AND SAFE DEPOSIT COMPANIES.
- (3) Veterinary offices. The building and use shall be constructed and operated as to prevent objectionable noise and odor outside the walls of the office. No boarding or keeping of animals is permitted, except for short periods of observation necessary for medical care.
- (4) Government offices.
- (5) Storage incidental to a construction project located on the project site.
- (6) Schools: Business, data processing, insurance, private, real estate, ~~and~~ stenographic, AND GENERAL CURRICULUM PRIVATE SCHOOLS. Such schools shall require obtaining a Use Permit subject to the standards and procedures of Section 307 if the site has a common property line with a lot or parcel which is zoned for single-family or multiple-family development. Dependent care facilities are permitted as an accessory use to any school permitted pursuant to this provision. +1 *8
- (7) Radio, ~~and~~ television broadcasting stations, AND SOUND LABORATORIES WITHOUT LIVE PERFORMANCES. +5

2. Major Office options (M-O). The M-O, Major Office, option is intended to provide an option for large corporate office complexes with the primary use of office and an array of support retail and customer services which will improve and enhance the function of the commercial office development without jeopardizing the stability of adjacent neighborhoods.

a. Permitted uses.

(1) General Office option uses.

(2) The following uses are permitted in an M-O option development containing common access and parking with fifty thousand square feet or more gross leasable area of office area:

(a) Health/recreation facility open to public not to exceed five percent of the total gross leasable area of the office complex.

(b) CAFETERIA/restaurants AS AN ACCESSORY USE, SUBJECT TO MEETING THE FOLLOWING REQUIREMENTS: ~~not to exceed three percent of gross leasable area of the total office complex.~~

I. USE SHALL BE INCORPORATED INTO AN OFFICE BUILDING AS AN ACCESSORY USE AND SHALL NOT BE A STAND-ALONE BUILDING.

II. USE SHALL NOT EXCEED A TOTAL OF FIFTEEN PERCENT OF THE GROSS LEASABLE AREA OF THE TOTAL OFFICE COMPLEX.

III. Sales of alcoholic beverages SHALL BE permitted as an accessory use upon CONFORMANCE ~~compliance~~ with the following conditions:

(A) ~~The s~~Securing of a Use Permit IN ACCORDANCE WITH THE PROVISIONS OF SECTION 307. ~~from the Zoning Administrator or the Board of Adjustment.~~

(B) Approval by the Zoning Administrator or the Board of Adjustment of a specific floor plan for the CAFETERIA/restaurant facility DETAILING AREAS WHERE ALCOHOL MAY BE SERVED.

(C) All alcoholic beverages shall be sold and consumed only on the CAFETERIA/RESTAURANT premises ~~and with table service only.~~

(D) ~~Neither the Zoning Administrator nor the Board of Adjustment shall have jurisdiction to vary the terms of Item (C) above.~~

IV. OUTDOOR DINING AND ALCOHOLIC BEVERAGE CONSUMPTION SUBJECT TO THE TERMS OF III.A, III.B, AND III.C ABOVE SHALL BE PERMITTED AS

ACCESSORY USES TO THE
CAFETERIA/RESTAURANT UPON SECURING A
USE PERMIT IN ACCORDANCE WITH THE
PROVISIONS OF SECTION 307.

- V. SIGNAGE SHALL ONLY BE PERMITTED AS PART
OF A COMPREHENSIVE SIGN PLAN PURSUANT
TO SECTION 705.

PUBLIC HEARINGS

ITEM 4

DISTRICT 2

PUBLIC HEARING -
Z-87-B-03-2 -
SCOTTSDALE ROAD AND PRINCESS DRIVE

Request to hold a public hearing and approve the rezoning for the following item by adopting the Planning Commission's recommendation.

Application: Z-87-B-03-2
From: R1-18 (Approved CP/BP PCD)
To: C-2 HGT/WVR PCD and C-2 HGT/WVR DNS/WVR PCD
Acreage: 33.62
Location: Approximately 250 feet west of the southwest corner of Scottsdale Road and Princess Drive

Proposal: Major amendment to the Paradise Ridge PCD to allow auto sales, underlying C-2 uses, and multifamily residential.
Applicant: City of Phoenix Planning Commission
Owner: Arizona State Land Department
Representative: Planning and Development Department
Staff: Approved, subject to stipulations.
VPC Action: Desert View - April 3, 2012 - Approved, subject to staff stipulations with modifications to Stipulations 2, 3, and 4. Vote 9-0
PC Action: April 11, 2012 - Approved per the Desert View Village Planning Committee recommendation, subject to modifications. Vote 7-0

The following stipulations are subject to discussion at the meeting and the City Council may add, delete, or amend stipulations.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped December 23, 2011, with specific regard to the trailhead facilities on the western portion of the site, as approved by the Planning and Development Department.

RESIDENTIAL PORTION

-
2. The conceptual site plan, elevations, and landscape plan ~~for the R-4 portion~~ shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. There is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
3. The development shall be limited to 480 residential units AND THE HEIGHT LIMIT NOT TO EXCEED 40 FEET.

COMMERCIAL PORTION

-
4. The maximum COMMERCIAL building height shall be 56 feet measured from ~~finished~~ NATURAL grade.

OVERALL SITE

-
5. A public multi-use trail shall be constructed within an easement per the detail in accordance with the Maricopa Association of Governments supplemental detail along Princess Road connecting through the proposed trailhead facilities on the western portion of the site, as approved by the Parks and Recreation Department.
-
6. The applicant shall submit a Traffic Impact Analysis to the Street Transportation Department for

review and approval.

-
7. Right-of-way shall be dedicated per the approved Traffic Impact Analysis, as approved or modified by the Planning and Development Department.
8. Improvements to the traffic signal and Scottsdale Road shall be submitted for review and approval by the City of Scottsdale prior to final Site Plan approval.
9. 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 Scottsdale 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.
10. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscape, and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all Americans with Disabilities Act accessibility standards.

ITEM 5

DISTRICT 2

PUBLIC HEARING -

Z-87-C-03-2 -

SCOTTSDALE ROAD AND PRINCESS DRIVE

Request to hold a public hearing and approve the rezoning for the following item by adopting the Planning Commission's recommendation.

Application: Z-87-C-03-2
From: Approved CP/BP PCD (Pending C-2 HGT/WVR PCD)
To: C-2 HGT/WVR SP PCD
Acreage: 15.22
Location: Approximately 250 feet west of the southwest corner of Scottsdale Road and Princess Drive

Proposal: Major amendment to the Paradise Ridge PCD to allow auto sales and underlying C-2 uses.
Applicant: City of Phoenix Planning Commission
Owner: Arizona State Land Department
Representative: Planning and Development Department
Staff: Approved, subject to stipulations.
VPC Action: Desert View - April 3, 2012 - Approved, subject to staff stipulations with modifications to Stipulation 2. Vote 9-0
PC Action: April 11, 2012 - Approved per the Desert View Village Planning Committee recommendation, subject to modifications. Vote 7-0

The following stipulations are subject to discussion at the meeting and the City Council may add, delete, or amend stipulations.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped December 23, 2011, with specific regard to the trailhead facilities on the western portion of the site, as approved by the Planning and Development Department.
2. The maximum building height shall be 56 feet measured from ~~finished~~ NATURAL grade.
3. A public multi-use trail shall be constructed within an easement per the detail in accordance with the Maricopa Association of Governments supplemental detail along Princess Road connecting through the proposed trailhead facilities on the western portion of the site, as approved by the Parks and Recreation Department.
4. - The applicant shall submit a Traffic Impact Analysis to the Street Transportation Department for review and approval.
5. - Right-of-way shall be dedicated per the approved Traffic Impact Analysis, as approved or modified by the Planning and Development Department.
6. Improvements to the traffic signal and Scottsdale Road shall be submitted for review and approval by the City of Scottsdale prior to final Site Plan approval.
7. 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 Scottsdale 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.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscape, and other incidentals as per

plans approved by the Planning and Development Department. All improvements shall comply with all Americans with Disabilities Act accessibility standards.

For reasonable accommodations, call Nici Davidson at Voice/602-495-0256 or the City TTY Relay at 602-534-5500 as early as possible to coordinate needed arrangements.