

ADDENDUM A Staff Report: Z-25-16-6

September 30, 2016

Camelback East Planning
Committee Meeting Date:

September 13, 2016

Planning Commission Date: October 6, 2016

Request From: R-4A (2.37 acres) **Request To:** PUD (2.37 acres)

Proposed Use:A Planned Unit Development to allow a mix of

uses including a self-storage facility

Location: Southwest corner of the 53rd Street alignment

and Van Buren Street

Owner: VW Property, LLC

Applicant/Representative: ERC Management, LLC / Geffrey Jacobs

Staff Recommendation: Approval, subject to stipulations

The applicant has provided an updated site plan that revises the maximum building height and orientation of the buildings on the lot to reflect changes necessary for the project to be cost effective. Building height for the proposed building has been reduced from a four story, 50 foot tall building, to a three story approximately 40 feet tall building. Other development standards such as setbacks, lot coverage and parking are staying the same.

Staff is supportive of the updated site plan, and recommends approval per the modified stipulations listed below.

Revised Stipulations

- 1. An updated Development Narrative for the 202 & Van Buren Storage 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 August 16, 2016 as modified by the following stipulations.
 - A. EXHIBIT D, CONCEPTUAL SITE PLAN: APPLICANT SHALL REPLACE CONCEPTUAL SITE PLAN WITH SITE PLAN DATE STAMPED SEPTEMBER 28, 2016.
- 2. The property owner shall record a Notice to Prospective Purchasers of

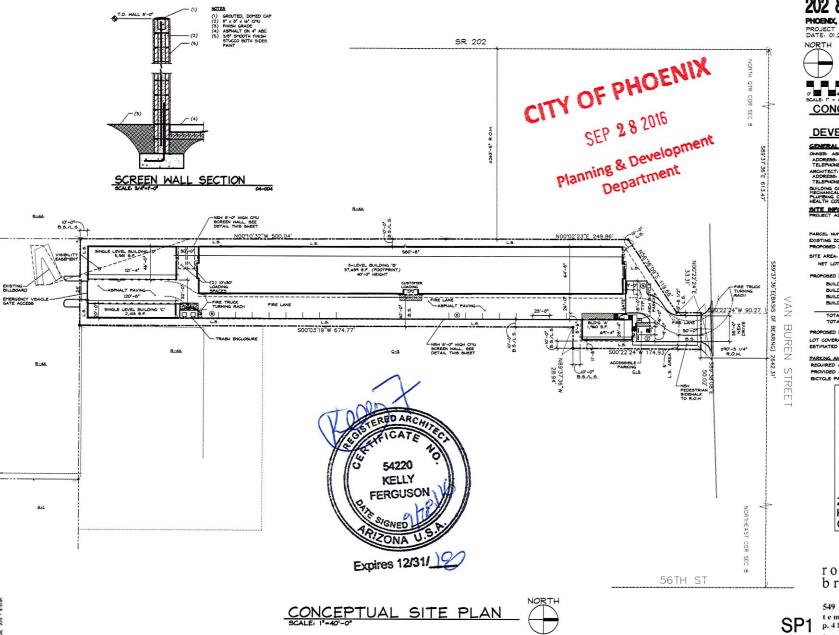
Addendum A to the Staff Report Z-25-16-6 September 30, 2016 Page 2 of 2

Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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 viewed and approved by the City Attorney.

- 3. The developer shall provide documentation to the Planning and Development and Aviation departments prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the Federal Aviation Administration.
- 4. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the Federal Aviation Administration (FAA) and a "No Hazard Determination" obtained prior to the construction start date.

Attachments

Site Plan, date stamped September 28, 2016



202 & VAN BUREN STORAGE

PHOENIX, ARIZONA

PROJECT NUMBER: 15052.00 DATE: 01.26.16



CONCEPTUAL SITE PLAN

DEVELOPMENT PROGRAM

GENERAL INFORMATION

OWNER: ASPIRANT DEVELOPMENT, LLC CON ADDRESS: 6617 N. SCOTTSDALE ROAD, SUITE IOI TELEPHONE: (480) 951-5303

TELEPHONE (80) PRIPAGO ACCUTET CONTACT. KELLY FERGUE ADDRESO SHE S. BIPTH ST. BUTTE 100, TEPHS, AZ. BOOST TELEPHONE (80) ST7-2222 FAX.(80) ST7-2230 SILLEDING COOK. 201 N.E.C. PELLYBRACK LOOK. 201 N.

SITE INFORMATION

PARCEL NUMBER: 124-13-007C 4 124-13-007D EXISTING ZONING DISTRICT: R-4A PROPOSED ZONING: PUD

NET LOT AREA THIS PROJECT: 105,0% SQ. FT. 2.37 ACRES

PROPOSED BUILDING AREA

BUILDING A BUILDING C

37,639 S.F. / FLOOR 2,413 S.F. 5,581 S.F.

TOTAL FLOOR APPA. 122.871 S.F.

PROPOSED BUILDING HEIGHT: 50'-0" MAX. LOT COVERAGE: 47,595 S.F. / 103,096 S.F. = 465 (605 MAX.) ESTIMATED LANDSCAPE AREA: 19,090 S.F. / 99,795 S.F. = 195

PARKING ANALYSIS -

REQUIRED : 1/50 STORAGE UNITS - 760 UNITS/50 - 15 SPACES PROVIDED : 21 SPACES

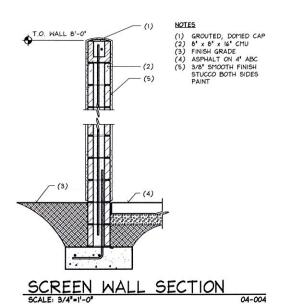
BICYCLE PARKING PROVIDED: 2 SPACES

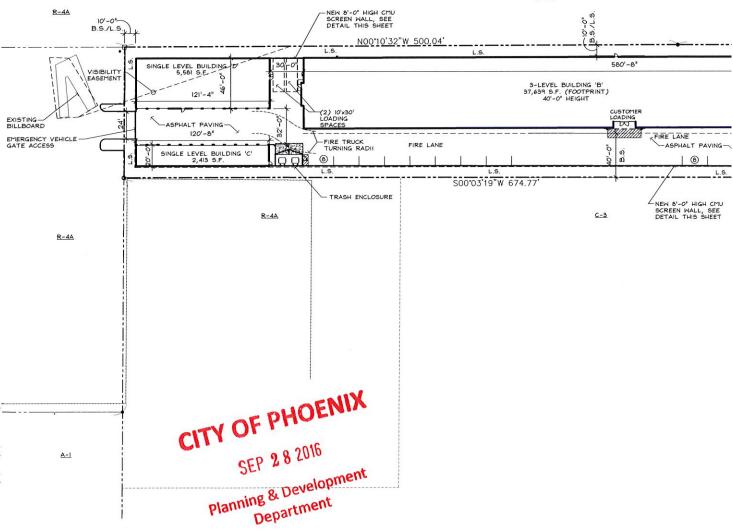
Z-25-16-6 KIVA :: 16-262 QS: 10-40

rober brown rchitects

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CONCEPTUAL SITE PL

R-4A

SR 20