



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

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 53 rd Street alignment and Van Buren Street
Owner:	VW Property, LLC
Applicant/Representative:	ERC Management, LLC / Geoffrey 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

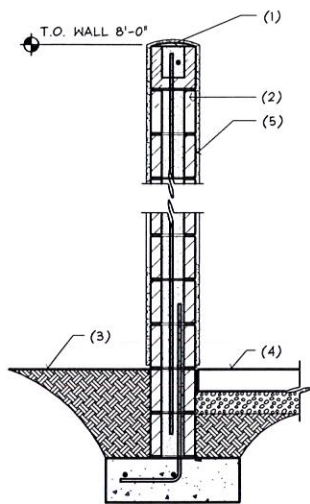
1. An updated Development Narrative for the 202 & Van Buren Storage PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with 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

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

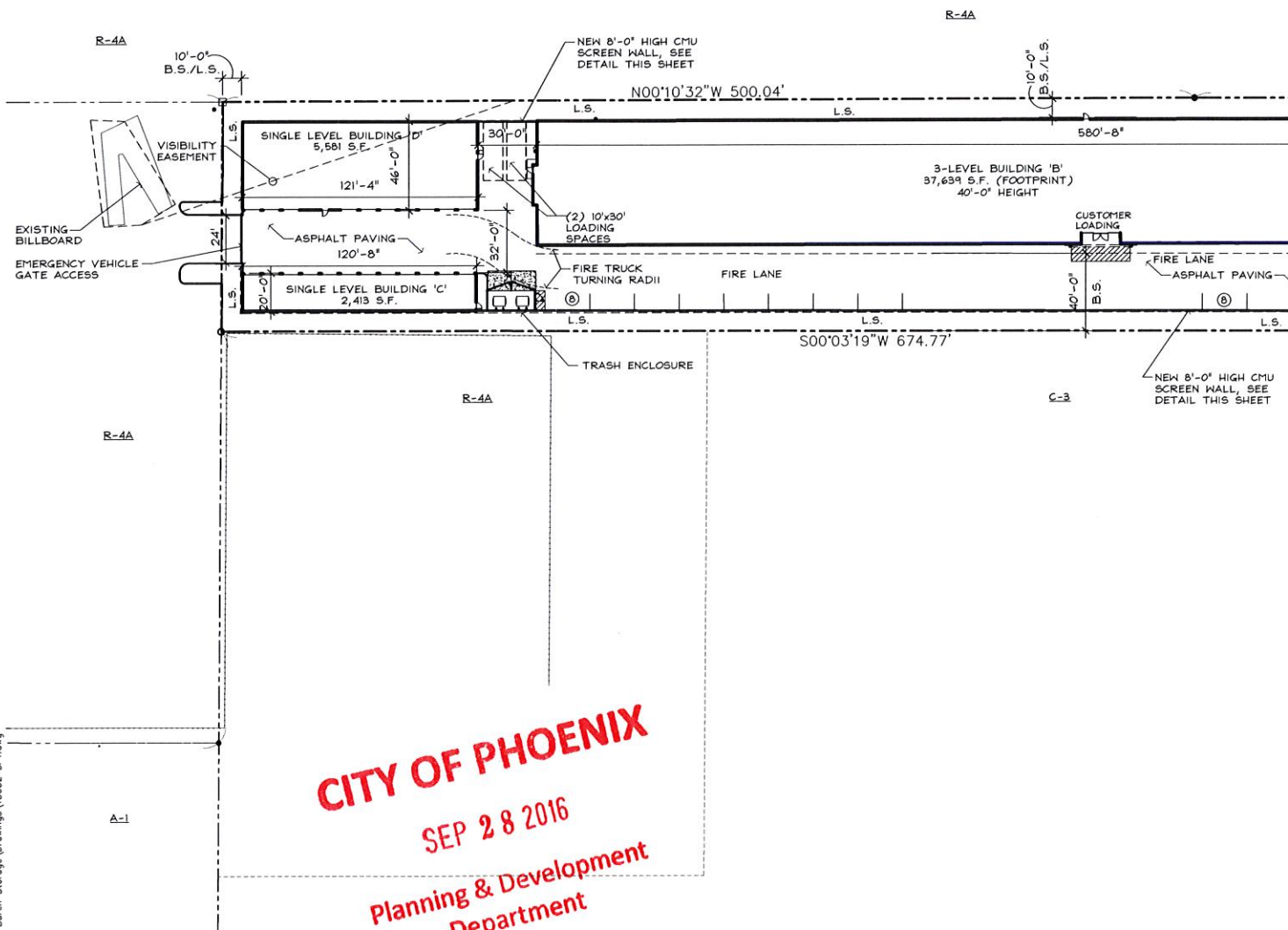
Site Plan, date stamped September 28, 2016



- NOTES**
- (1) GROUTED, DOMED CAP
 - (2) 8' x 8' x 16' CMU
 - (3) FINISH GRADE
 - (4) ASPHALT ON 4' ABC
 - (5) 3/8" SMOOTH FINISH STUCCO BOTH SIDES PAINT

SCREEN WALL SECTION

SCALE: 3/4"=1'-0" 04-004



CITY OF PHOENIX
 SEP 28 2016
 Planning & Development
 Department

CONCEPTUAL SITE PLAN

SCALE: 1"=40'-0"

V:\1 RBA PROJECTS\15 Projects\15052 202 & Van Buren Storage Drawings\15052 SP1.dwg
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