



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**ADDENDUM A**  
**Staff Report: Z-5-15-6**  
April 10, 2015

<b>Alhambra Village Planning Committee Meeting Date</b>	March 24, 2015
<b>Planning Commission Date</b>	April 14, 2015
<b>Request From:</b>	C-2 (2.58 acres), R-3 (1.60 acres) & P-1 (0.77 acres)
<b>Request To:</b>	C-O / G-O HGT WVR (4.95 acres)
<b>Proposed Use</b>	Expansion of an existing broadcasting office and studio
<b>Location</b>	Approximately 312 feet north of the northeast corner of 7th Avenue and Missouri Avenue
<b>Owner</b>	Broadcasting Corporation
<b>Applicant/Representative</b>	Wallcott Denison III
<b>Staff Recommendation</b>	Approval, subject to stipulations

At the March 24 Alhambra Village Planning Committee hearing regarding the subject case, multiple committee members expressed a desire for additional landscaping next to the multi-family residential to the south of the subject site, as well as an additional setback along the south side of the property. The committee recommended additional stipulations which staff has updated to meet standard stipulation language. These stipulations can be found in stipulations 4 and 5 below.

In addition, the applicant has continued to work with community stakeholders to ensure the project does not negatively impact the surrounding neighborhood. As a result of these discussions, the applicant has requested an additional stipulation to limit the height of the majority of the existing R-3 property. The new restriction can be found in stipulation 6 below. Staff is supportive of the additional stipulation.

**Revised Stipulations**

1. The development shall be in general conformance with the site plan date stamped January 22, 2015 except as modified by the following stipulations and approved by the Planning and Development Department.
2. Building height shall be limited to a maximum of 25 feet within 150 feet of the east property line as approved by the Planning and Development Department.

3. Building height shall be limited to a maximum of 32 feet within 99 feet of the north property line as approved by the Planning and Development Department.
4. THE PROPERTY OWNER SHALL PROVIDE MINIMUM 2-INCH CALIPER TREES TO BE PLACED 20 FEET ON CENTER WITHIN THE LANDSCAPE STRIP ALONG THE EASTERN 341 FEET OF THE SOUTH PROPERTY LINE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. THE PROPERTY OWNER SHALL PROVIDE A 20 FOOT BUILDING SETBACK ALONG THE SOUTH PROPERTY LINE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM OF 32 FEET BETWEEN 151 FEET AND 250 FEET OF THE EAST PROPERTY LINE AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.