



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### ADDENDUM A

#### Staff Report: **Z-79-17-8** and **Z-SP-13-17-8**

January 8, 2018

<b>Camelback East Village Planning Committee Meeting Date:</b>	January 9, 2018
<b>Planning Commission Hearing Date:</b>	February 1, 2018
<b>Z-79-17-8 Request From:</b>	C-1 (0.80 acres) C-2 (1.06 acres)
<b>Z-79-17-8 Request To:</b>	C-2 HGT/WVR (1.86 acres)
<b>Z-SP-13-17-8 Request From:</b>	C-1 (Pending C-2 HGT/WVR) (0.80 acres) C-2 (Pending C-2 HGT/WVR) (1.06 acres)
<b>Z-SP-13-17-8 Request To:</b>	C-2 HGT/WVR SP (1.86 acres)
<b>Z-79-17-8 Proposed Use:</b>	Commercial uses with a height waiver for up to 3 stories and 30 feet
<b>Z-SP-13-17-8 Proposed Use:</b>	Self-storage and all underlying C-2 uses with a height waiver for up to 3 stories and 30 feet
<b>Location:</b>	Southeast corner of North 28th Place and East Thomas Road
<b>Owner:</b>	EJG INVESTMENTS, LLC
<b>Applicant:</b>	Rincon Partners, LLC
<b>Representative:</b>	Manjula M. Vaz, Gammage & Burnham
<b>Staff Recommendation:</b>	Approval, subject to stipulations

As a result of ongoing dialogue with the City of Phoenix Archaeologist Office, it has been determined that although the site is within an archaeologically-sensitive quarter section, no known archaeological sites are located within or within 250 feet of this project area. The City of Phoenix Archaeologist Office has determined that no known archaeological testing is necessary. Staff is recommending Stipulations #6 and #7 (Z-79-17-8) be removed to reflect these new findings.

Also, ongoing dialogue with the City of Phoenix Aviation Department has determined that the subject site is within the Phoenix Sky Harbor International Airport (PHX) traffic pattern airspace and the City of Phoenix Aviation Department has requested that the property owner shall record documents that disclose the existence, and operational

characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. Staff is recommending a new Stipulation #7 (Z-79-17-8) to reflect this finding.

**Revised Stipulations (Z-79-17-8) – C-2 with Height Waiver**

1. The maximum building height shall be limited to 3 stories and 30 feet.
2. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department.
3. Vehicular access, ingress and egress, shall be limited to the Thomas Road frontage only, as approved by the Planning and Development Department.

**STREET**

4. A sidewalk easement totaling 10 feet shall be dedicated for the south half of Thomas Road, as approved by the Planning and Development Department.
5. The developer shall update and construct all streets adjacent to the development with paving, curb, gutter, minimum 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**ARCHAEOLOGY**

- ~~6. 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.~~
- ~~7. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.~~
6. In the event archaeological 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 Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
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7. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS 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 REVIEWED AND APPROVED BY THE CITY ATTORNEY.

**Stipulations (Z-SP-13-17-8) – Self-service Storage**

1. The building shall be in general conformance with the elevations date stamped December 19, 2017 with specific regard to the proposed stucco, paint finishes, and window locations, proportion of building articulation, and vertical and horizontal elements, as approved by the Planning and Development Department.
2. A minimum landscape setback of 25 feet shall be required along the south property line, as approved by the Planning and Development Department.
3. A minimum of one inverted-U bicycle rack for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.