



## City of Phoenix

Planning Department

**ADDENDUM A**  
**Staff Report Z-150-07-3**  
**(Phoenix Elks Lodge #335)**  
July 31, 2009

<b>Paradise Valley Village Planning Committee Date</b>	August 3, 2009
<b>Planning Commission Hearing Date</b>	September 9, 2009
<b>Request From:</b>	R1-14 (5.13 Acres), R-5 (15.32 Acres)
<b>Request To:</b>	PUD (20.45 Acres)
<b>Proposed Use</b>	Single-family residential and a mix of uses per the Planned Unit Development proposal
<b>Location</b>	Northwest corner of 32nd Street and Hearn Road
<b>Owner</b>	Phoenix Elks Lodge #335
<b>Applicant/Representative</b>	Dennis Newcombe w/ Beus Gilbert, PLLC
<b>Staff Recommendation</b>	Approval, subject to stipulations per Addendum A

### **Reason for Addendum**

The applicant and neighborhood representatives have discussed modifications, deletions and additions to the Planned Unit Development narrative with staff. Modifications, deletions and additions outlined in stipulation 2 are related to exhibit references and additional design guidelines for residential development. Additionally, a stipulation is recommended related to notification of property owners.

Staff recommends approval, subject to stipulations per Addendum A.

### **Stipulations**

1. That an updated Development Narrative for The Phoenix Elks Lodge #335 PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 15 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped July 16, 2009, as modified by the following stipulations.

2. THAT THE PUD NARRATIVE SHALL BE MODIFIED AS FOLLOWS:
  - A. PAGE 6, LAST SENTENCE SHALL MODIFY THE PAGE REFERENCE TO PAGE 54.
  - B. PAGES 16 AND 17, COLUMN "RESIDENTIAL III" ROW "PERIMETER MINIMUM BUILDING SETBACKS: REAR" SHALL DELETE "(SEE EXHIBITS 8.A – 8.E, PAGES 55-59)".
  - C. PAGE 17, COLUMN "RESIDENTIAL III" ROW "COMMON LANDSCAPED SETBACK ADJACENT TO PERIMETER STREETS" SHALL DELETE "(SEE EXHIBITS 8.A – 8.D, PAGES 55-59)".
  - D. PAGE 16, "RESIDENTIAL III" HEADER SHALL ADD A NEW LINE TO STATE "PARCEL B (SEE EXHIBITS 8.A – 8.E, PAGES 55-59) & PARCEL C (SEE EXHIBIT 8.C, PAGE 57)".
  - E. PAGE 22, H.1 DESIGN GUIDELINES, FIFTH BULLET POINT SHALL ADD "MAXIMUM" PRIOR TO "SIX-FOOT HIGH VIEW FENCE".
  - F. PAGE 22, H.1 DESIGN GUIDELINES, SIXTH BULLET POINT SHALL ADD "MAXIMUM" PRIOR TO "SIX-FOOT HIGH VIEW FENCE".
  - G. PAGE 22, H.1 DESIGN GUIDELINES, SHALL ADD A NEW BULLET POINT TO STATE "TILED ROOF ELEMENTS".
  - H. PAGE 22, H.1 DESIGN GUIDELINES, SHALL ADD A NEW BULLET POINT TO STATE "ALL HVAC EQUIPMENT SHALL BE GROUND MOUNTED AND SCREENED".
  - I. PAGE 28, COLUMN "RESIDENTIAL I" ROW "PERIMETER LOT MINIMUM BUILDING SETBACKS: SIDE" SHALL MODIFY 20' TO 10'.
  - J. PAGE 28, COLUMN "RESIDENTIAL I" ROW "INTERIOR LOT MINIMUM BUILDING SETBACKS: SIDE" SHALL DELETE "IF STREET SIDE".
  - K. PAGE 36, COLUMN "INDOOR SELF STORAGE" ROW "BUILDING SETBACKS: NORTH" SHALL MODIFY 25' TO 10'.
- 2 3. That right-of-way extending 25 feet from the property line shall be dedicated for the north half of Hearn Road as approved by the Development Services Department.
- 3 4. That right-of-way extending 25 feet from the property line shall be dedicated for the east half of 31st Street as approved by the Development Services Department.
- 4 5. That a 20-foot right-of-way radius shall be dedicated at the northeast corner of 31st Street and Hearn Road as approved by the Development Services Department.

- 5 6. That a 20-foot by 20-foot right-of-way triangle shall be dedicated at the northwest corner of 32nd Street and Hearn Road as approved by the Development Services Department.
- 6 7. That a 10-foot wide sidewalk easement shall be dedicated along 32nd Street as approved by the Development Services Department.
- 7 8. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
- 8 9. That the applicant shall submit an updated Traffic Impact Study to the Street Transportation Department and the Development Services Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by the Development Services Department and the Street Transportation Department.
- 9 10. That 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.
11. THAT THE DEVELOPER SHALL NOTIFY THE FOLLOWING INDIVIDUALS BY MAIL 15 DAYS PRIOR TO ANY FUTURE DEVELOPMENT SERVICES DEPARTMENT PRELIMINARY SITE PLAN MEETINGS OR PLANNING HEARING OFFICER HEARINGS. THE NOTICE SHALL INCLUDE THE DATE, TIME AND LOCATION OF THE MEETING/HEARING.
  - ALLEN & MARIA BLEICHER, 2836 EAST WINCHCOMB DRIVE PHOENIX, AZ 85032;
  - DAVID & KATHY TAYLOR, 3027 EAST GELDING DRIVE PHOENIX, AZ 85032;
  - JEFFREY S. COOPER, 3020 EAST WINCHCOMB DRIVE PHOENIX, AZ 85032;
  - JANNA & SANDY D'ANNA, 14206 NORTH 30TH PLACE PHOENIX, AZ 85032;
  - JOSEPH & MARY EUL, 14216 NORTH 31ST STREET PHOENIX, AZ 85032;
  - RICHARD & SUSAN FICKES, 3017 EAST GELDING DRIVE PHOENIX, AZ 85032;
  - CHARLES & MARGARET GARCIA, 3048 EAST REDFIELD PHOENIX, AZ 85032;
  - ROBERT & LANI GREENE, 2917 EAST WINCHCOMB DRIVE PHOENIX, AZ 85032;

- JOE & GINNY GUBBINS, 2815 EAST WINCHCOMB DRIVE PHOENIX, AZ 85032;
- MICHAEL B. HICKEY, 3001 EAST REDFIELD ROAD PHOENIX, AZ 85032;
- RICHARD & PAM WARRINGTON, 2920 EAST CROCUS DRIVE PHOENIX, AZ 85032;
- THOMAS M. MCINTYRE, 2724 EAST FRIESS DRIVE PHOENIX, AZ 85032;
- KENNETH & URSULA NELSON, 2909 EAST CROCUS DRIVE PHOENIX, AZ 85032;
- RICHARD A. PARIZEK, 3103 EAST CLAIRE DRIVE PHOENIX, AZ 85032;
- KAREN PULLEY, 13807 NORTH 30TH STREET PHOENIX, AZ 85032;
- RAY & MARIA SPETH, 3105 EAST CLAIRE DRIVE PHOENIX, AZ 85032;
- ANY NEIGHBORHOOD ASSOCIATIONS OR NEIGHBORHOOD ORGANIZATIONS WITHIN THE BOUNDARIES OF THE PUD REGISTERED WITH THE NEIGHBORHOOD NOTIFICATION OFFICE OF THE NEIGHBORHOOD SERVICES DEPARTMENT.

**Writer**

AA

KW

7/31/09