



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-20-14-6

August 5, 2014

Alhambra Village Planning Committee Meeting Date	July 22, 2014
Planning Commission Date	August 12, 2014
Request From:	R-3 SP (1.50 Acres), & C-2 SP (0.43 acres)
Request To:	P-1 (1.09 Acres), & C-2 (0.84 acres)
Proposed Use	Restaurant
Location	Southwest corner of 7 th Street and San Juan Avenue
Owner	Colony North, LLC
Applicant/Representative	Adam Baugh / Withey Morris PLC
Staff Recommendation	Approval, subject to stipulations

At the July 22 Alhambra Village Planning Committee hearing regarding the subject case, multiple committee members expressed a desire to require bicycle parking as part of the proposed development. Through the discussion, comments were made which staff now believes may have led the committee to believe bicycle parking would be required, and therefore a stipulation to require the bicycle parking would not be necessary. Staff is recommending an additional stipulation to require a minimum number of bicycle parking spaces to accommodate this request. Stipulation 10 has been added to require a bike rack with a minimum capacity of four bicycles.

Revised Stipulations

1. The development shall be in general conformance with the site plan date stamped July 1, 2014 and the elevations date stamped May 13, 2014 except as modified by the following stipulations and approved by the Planning and Development Department.
2. The property owner shall provide a minimum 13-foot landscape setback along the western 187 feet of the north property lines as approved by the Planning and Development Department.
3. The property owner shall provide a minimum 12-foot landscape setback along the west property line as approved by the Planning and Development Department.

4. The property owner shall provide a minimum of 50%, 2-inch caliper trees and 50%, 3-inch caliper trees placed 20 feet on center within the required landscape setback along the west and north property lines as approved by the Planning and Development Department.
5. The property owner shall provide a minimum of five 5-gallon shrubs per tree in the required landscape setback as approved by the Planning and Development Department.
6. A one-foot vehicular non-access easement shall be provided along the north and west property lines, as approved by the Planning and Development Department.
7. The applicant shall install an automatic gate to restrict access to the alley to the west as approved by the Planning and Development Department and the Public Works Department.
8. The property owner shall provide a cross-access agreement between the subject site and the parcel to the south. The agreement shall be reviewed by the Planning and Development Department prior to recordation with Maricopa County.
9. The property owner shall dedicate a 10-foot sidewalk easement on the west half of 7th Street for the length of the project as approved by the Planning and Development Department.
10. THE PROPERTY OWNER SHALL PROVIDE A BIKE RACK WITH A MINIMUM CAPACITY OF FOUR BICYCLES AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.