



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-24-14-6

November 17, 2014

Camelback East Village Planning Committee Meeting Date	October 7, 2014
Planning Commission Date	November 18, 2014
Request From:	C-O (1.78 acres)
Request To:	PUD (1.78 acres)
Proposed Use	Planned Unit Development to allow a mix of uses including self-storage, wireless communication, and commercial office uses.
Location	Approximately 346 feet north of the northeast corner of 32nd Street and Highland Avenue
Owner	VP 32 nd , LLC; c/o VIVO Development
Applicant/Representative	Ed Bull, Burch & Cracchiolo, PA
Staff Recommendation	Approval, subject to stipulations

The applicant has provided updated site plan and elevation exhibits to further illustrate the details of the landscaping for the proposed development. The exhibits include:

1. Revised Site Plan – including colored details
2. Revised north, east, south and west elevations – including enhanced streetscape and additional landscaping along interior lot lines
3. Revised landscape plan – including addition of grass and revised tree species
4. New signage exhibit – including two options for signage
5. New building perspective – including three perspective views of the west elevation

Staff is supportive of the updated site plan and elevations and recommends approval subject to the revised stipulations below.

Revised Stipulations

1. An updated Development Narrative for the Next Gen Modern Storage - Camelback 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 dated July 24, 2014, as modified by the following stipulations:

- a. Page 1, C. first paragraph: The first sentence shall read: "The intent of this THIS PUD is to provide WILL ALLOW a high-quality, indoor, climate controlled self-service storage facility consistent with Section 647.A.2.i (Special Permit for self-service storage warehouse) of the Zoning Ordinance."
- b. EXHIBIT 3: SITE PLAN SHALL BE REPLACED WITH SITE PLAN DATE STAMPED NOVEMBER 7, 2014 (ATTACHMENT B).
- c. EXHIBIT 4: ELEVATIONS SHALL BE REPLACED WITH ELEVATIONS DATE STAMPED NOVEMBER 7, 2014 (ATTACHMENT C).
- d. EXHIBIT 5: LANDSCAPE PLAN SHALL BE REPLACED WITH LANDSCAPE PLAN DATE STAMPED NOVEMBER 7, 2014 (ATTACHMENT D).
- e. EXHIBIT 6 SHALL BE INSERTED TO INCLUDE THE SIGN EXHIBIT DATE STAMPED NOVEMBER 7, 2014 (ATTACHMENT E).
- f. EXHIBIT 7 SHALL BE INSERTED TO INCLUDE THE BUILDING PERSPECTIVES DATE STAMPED NOVEMBER 7, 2014 (ATTACHMENT F).

Attachments

Attachment A: Sketch Map

Attachment B: Site plan date stamped November 7, 2014

Attachment C: Elevations date stamped November 7, 2014 (4 pages)

Attachment D: Landscape plan date stamped November 7, 2014

Attachment E: Sign Exhibit date stamped November 7, 2014

Attachment F: Building perspectives date stamped November 7, 2014 (3 pages)