



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-38-18-1** September 5, 2018

Deer Valley <u>Village Planning Committee Meeting Date</u>	August 16, 2018
<u>Planning Commission Hearing Date</u>	September 6, 2018
Request From:	S-1 DVAO , 5.15 acres
Request To:	C-2 DVAO , 1.19 acres CP/GCP DVAO 3.96 acres
Proposed Use	Contractors office, warehouse storage garages and auto repair
Location	Southeast corner of 15th Avenue and Happy Valley Road
Owner	Deer Valley Ventures, LLC
Applicant	Ridgeline Construction, Inc.
Representative	Red Hawk Development Corporation
Staff Recommendation	Approval, subject to stipulations

The Deer Valley Village Planning Committee heard the request on August 16, 2018 and recommended approval, as recommended by staff, by a vote of 6-0.

Due to continued conversations and coordination between the applicant, developer, and Street Transportation Department staff, minor adjustments to Stipulation No. 9 have been identified to more accurately reflect the requested right-of-way dedications and improvements necessary for the east half of 15th Avenue.

Staff has also identified a minor correction to Stipulation Nos. 8 and 11 regarding the street name identified in relationship to the requested right-of-way dedications along the south property line. This addendum is to incorporate both minor adjustments as follows:

Revised Stipulations

1. The development shall be in general conformance with the site plan date stamped June 7, 2018 for the C-2 portion of the site, except as modified by the following stipulations and as approved by the Planning and Development Department.
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 a minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings between the sidewalk and back of curb, as approved by the Planning and Development Department

3. All elevations of the buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department
4. The development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity along the Happy Valley Road and 15th Avenue frontages, as approved by the Planning and Development Department.
5. There shall be minimum of 10% landscaping in the parking lot area, as approved by the Planning and Development Department.
6. All landscaping provided shall be from the Plant List provided in the *Sonoran Boulevard Development Standards for Happy Valley Road* adopted by City Council on December 18, 1996, as approved by the Planning and Development Department.
7. Right-of-way totaling 65 feet and a 10 foot sidewalk easement shall be dedicated for the south half of Happy Valley Road, as approved by the Planning and Development Department.
8. Right-of-way totaling 33 feet shall be dedicated for the north half of ~~Whispering Wind Drive~~ FALLEN LEAF LANE, as approved by the Planning and Development Department.
9. Right-of-way totaling ~~33~~ 30 feet AND A 10 FOOT SIDEWALK EASEMENT shall be dedicated for the east half of 15th Avenue for ~~450~~ 240 feet south of Happy Valley Road monument line. Right-of-way tapering from ~~33~~ 30 feet to 20 feet WITH A 10 FOOT SIDEWALK EASEMENT shall be dedicated for the next 300 feet and 20 feet of right-of-way WITH A 10 FOOT SIDEWALK EASEMENT shall be dedicated for the remainder of the property for the east side of 15th Avenue, or as modified by Street Transportation at the time of patent easement waiver, as approved by the Planning and Development Department.
10. A 25 -foot by 25-foot right-of-way triangle shall be dedicated at the southeast corner of 15th Avenue and Happy Valley Road, as approved by the Planning and Development Department.
11. A 15- foot by 15-foot right-of-way triangle shall be dedicated at the northeast corner of 15th Avenue and ~~Whispering Wind Drive~~ FALLEN LEAF LANE, as approved by the Planning and Development Department.
12. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department prior to preliminary site plan approval.

13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
14. Right-of-way shall be dedicated and a transit pad (detail #P1262) constructed along eastbound Happy Valley Road east of 15th Avenue, as approved by the Planning and Development Department.
15. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Deer Valley Airport 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.
16. 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.