



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-59-13-1

April 25, 2016

Alhambra Village Planning Committee Meeting Date	April 20, 2016
Planning Commission Date	May 5, 2016
Request From:	RSC (86.86 acres) C-2 (Approved C-2 HR) (16.28 acres) C-3 (12.50 acres) C-2 (9.54 acres) C-2 (Approved P-2) (2.33 acres) C-3 (Approved C-2) (1.01 acres) C-3 M-R (0.93 acres) RSC (Approved RSC SP) (0.92 acres)
Request To:	PUD (130.37 acres)
Proposed Use	Planned Unit Development to allow a mix of uses including multifamily residential and commercial
Location	Approximately 605 feet south of the southeast corner of 28th Drive and Peoria Avenue
Owner	Carlyle Development Group
Applicant/Representative	Dennis Newcombe/Paul E. Gilbert - Beus Gilbert, PLLC
Staff Recommendation	Approval, subject to stipulations

Following the April 20 North Mountain Village Planning Committee meeting, the applicant and city staff discussed adding an additional stipulation to provide more structure regarding signage and the development of a future Master Planned Development Sign Plan.

The new stipulation can be found in stipulation 4 below. Staff is supportive of the additional stipulation.

Revised Stipulations

1. An updated Development Narrative for the Metrocenter 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 date stamped April 4, 2016.

2. Before any building, project or use is processed for site plan approval by the city, a shaded and segregated pedestrian circulation plan for the PUD area shall be provided detailing access to the following:
 - a) Existing and planned transit facilities.
 - b) Arizona Canal.
 - c) Cholla Library.
 - d) Dedicated open space areas.
3. Individual project site plans shall be required to incorporate or update the pedestrian circulation plan as necessary to provide access to the above locations listed in Stipulation #2, as administratively approved by the Planning and Development Director or designee. A copy of the updated pedestrian circulation plan shall be submitted to the Planning and Development Department on the second floor of Phoenix City Hall.
4. DETAILED PROJECT SIGN PLANS SHALL BE IN CONFORMANCE WITH THE MASTER PLANNED DEVELOPMENT SIGN PLAN.