



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-68-15-6** March 28, 2016

Camelback East Village Planning Committee Meeting Date	March 1, 2016
Planning Commission Date	April 7, 2016
Request From:	C-1 (1.19 acres)
Request To:	PUD (1.19 acres)
Proposed Use	Planned Unit Development to allow for a mix of uses including a self-service storage warehouse
Location	Approximately 302 feet south of the southeast corner of 24th Street and Campbell Avenue
Owner	EW Investments 24th Street LLC
Applicant/Representative	Adam Baugh, Withey Morris, PLC
Staff Recommendation	Approval, subject to stipulations

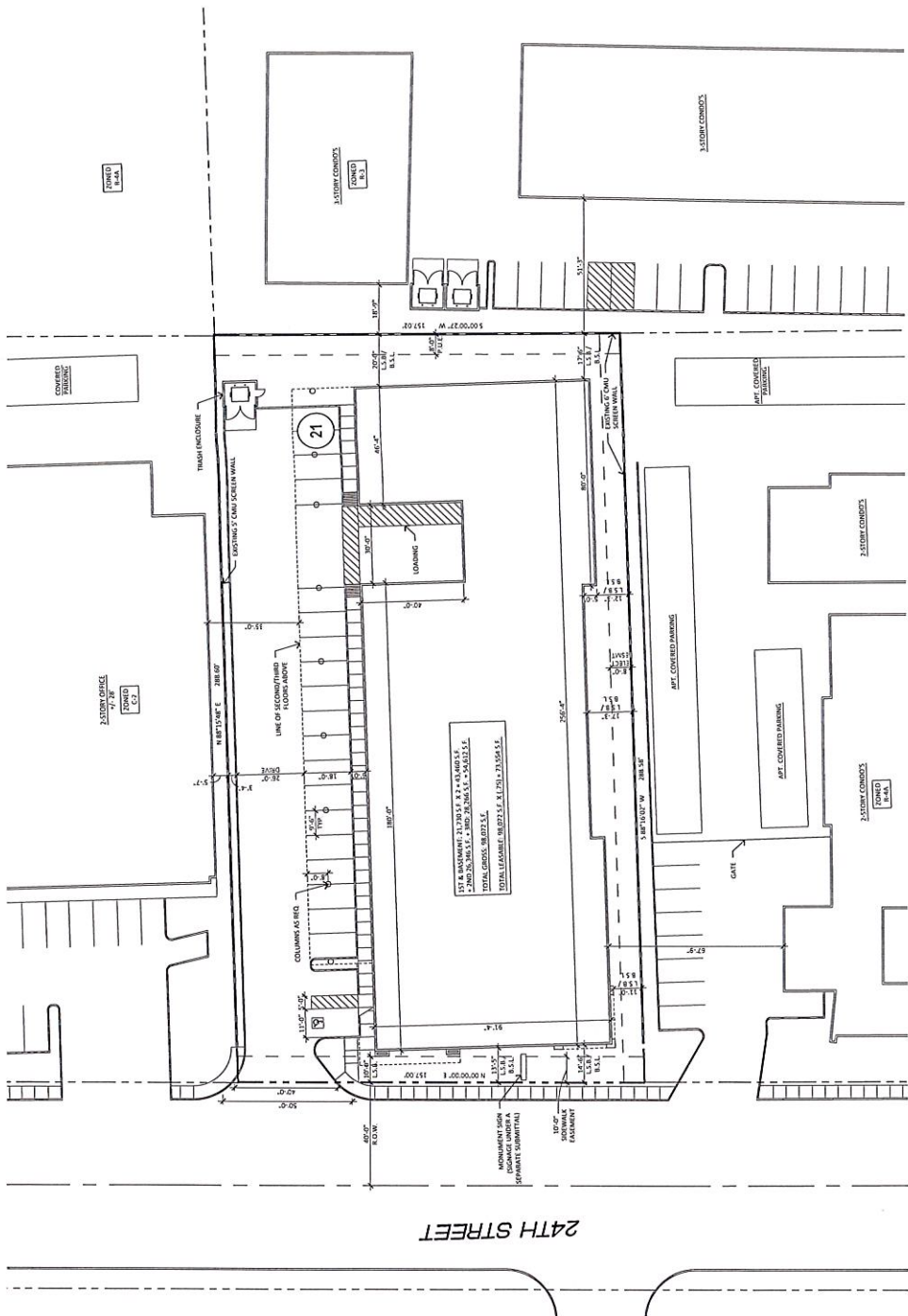
The applicant has provided an updated conceptual site plan to address an updated lot coverage calculation and provide for a relocated refuse collection area. The previous site plan provided a lot coverage calculation based on the first floor area, whereas the updated calculation is based on the third (largest) floor area. The building envelope and elevations remain unchanged. The refuse collection area has also been relocated out of the east landscape and building setback.

At the April 7, 2016 Camelback East Village Planning Committee hearing, the committee recommended approval per staff's recommendation with a modification to Stipulation 1 regarding customer access hours. Staff is supportive of the revised stipulations below, which encompass both the Camelback East Village Planning Committee recommended modification, as well as additional modifications regarding updates to reflect the correct lot coverage calculation. The additional modifications are outlined in Stipulations 1.f, 1.g and 1.h below.

Revised Stipulations

1. An updated Development Narrative for the Biltmore Storage 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 February 12, 2016 as modified by the following stipulations.

- a. Cover page: Applicant shall update resubmittal date to “January 15, 2016” and add a line that reads “Hearing Draft: February 12, 2016.”
 - b. Page 14, Landscape Standards: Applicant shall replace “Exhibit O” with “Exhibit E” at the end of the first paragraph.
 - c. Exhibit E, Conceptual Landscape Plan: Applicant shall replace plan with an updated version reflecting the landscape standards contained within the PUD narrative.
 - d. Exhibit Q, Comparative Zoning Standards Table: Applicant shall revise the C-1 landscape standards for 24th Street with “24th Street: 30’ average; Minimum 20’ for up to 50% of the frontage.”
 - e. PAGE 13, PERMITTED USES: APPLICANT SHALL ADD “NO CUSTOMER ACCESS IS PERMITTED AFTER 10 PM DAILY” TO THE LIST OF SELF-SERVICE STORAGE FACILITY REGULATONS.
 - f. **PAGE 13, DEVELOPMENT STANDARDS TABLE: APPLICANT SHALL REVISE MAXIMUM LOT COVERAGE TO 63%.**
 - g. **EXHIBIT D, CONCEPTUAL SITE PLAN: APPLICANT SHALL REPLACE PLAN WITH SITE PLAN DATE STAMPED MARCH 15, 2016.**
 - h. **EXHIBIT Q, COMPARATIVE ZONING STANDARDS TABLE: APPLICANT SHALL REVISE PUD ZONING LOT COVERAGE TO 63% MAXIMUM.**
2. The property owner shall dedicate a 10 foot sidewalk easement along the east side of 24th Street for the length of the project, as approved by the Planning and Development Department.
 3. The property owner shall update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department.
 4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.



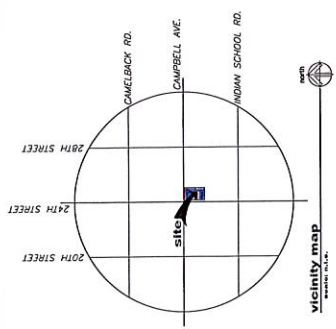
SITE PLAN
 SCALE: 1" = 20'-0"

CITY OF PHOENIX
 Planning & Development Department

NEW COMMERCIAL DEVELOPMENT
 SEC 24TH STREET AND CAMPBELL
 PHOENIX, ARIZONA
 DATE: 03-11-2016 (PRELIMINARY)

MAR 15 2016

SITE DATA	
APN/PARCEL#	163-07-087
EXISTING ZONING	C-1
PROPOSED USE	CLIMATE CONTROLLED SELF STORAGE
LOT AREA TOTAL	NET: 45,290 S.F. (1.03 ACRES) GROSS: 51,571 S.F. (1.18 ACRES)
LOT COVERAGE	63%
BUILDING AREA	FIRST FLOOR: 21,730 S.F. 2ND FLR = 21,730 S.F. GROSS TOTAL: 43,460 S.F.
BLD HGT PROPOSED	34'-0" ROOF LINE, 35'-4" TO TOP OF PARAPET, UP TO 42'-0" ON ADDITIONAL ARCHITECTURAL RELIEF ELEMENTS
ZONING SETBACKS:	
BUILDING	LANDSCAPE
PROVIDED:	PROVIDED:
FRONT (24TH STREET)	RANGE: 10' TO 14'-6" RANGE: 10' TO 14'-0"
NORTH SIDE	58' FIRST FLOOR RANGE: 20' (2ND & 3RD FLOOR) 3'-4"
SOUTH SIDE	RANGE: 11' TO 17'-3" RANGE: 11' TO 17'-3"
REAR	RANGE: 17'-6" TO 20' RANGE: 17'-6" TO 20'
PARKING CALCULATION: PER SECTION 702 OFF STREET PARKING	
TOTAL PARKING REQUIRED: 1/25 STORAGE UNITS + 2 SPACES FOR MANAGER'S APT.	
TOTAL PARKING PROVIDED: 21 STALLS, INCLUDES 1 ACCESSIBLE	



RKAA
 ARCHITECTS, INC.
 SP-1
 #15185.50