

Attachment B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report Z-22-18-2

November 1, 2018

Desert View Village Planning Committee Meeting Date:	October 2, 2018
Planning Commission Hearing Date:	November 1, 2018
Request From:	C-1 (5.12 acres)
Request To:	PUD (5.12 acres)
Proposed Use:	Planned Unit Development to allow self-storage and commercial uses
Location:	Approximately 290 feet south and 490 feet west of the southwest corner of Tatum Boulevard and Dynamite Boulevard
Owner:	P & G Properties, LLC
Applicant/Representative:	Wendy Riddell, Berry Riddell, LLC

The request is to rezone 5.12 acres from C-1 to PUD to allow a self-storage warehouse use and all underlying C-1 uses. The Desert View Village Planning Committee heard the case on October 2, 2018 and recommended approval, subject to stipulations. One item that was outstanding prior to the Desert View Planning Committee meeting was the revised landscape plan, Exhibit D. The applicant wanted more time to work with the adjacent neighbors to allow the neighbors to choose the desired tree type to be planted on the subject parcel. The applicant has continued to work closely with the adjacent neighbors on the design of the building and the landscape plan.

The applicant and the neighbors have agreed upon a landscape plan, date stamped October 31, 2018. The added stipulations are to provide added assurance that the landscaping planted will be in compliance with the agreed upon landscape plan and certain portions of the site will be planted prior to the issuance of building permits.

Staff recommends the following regarding the additional stipulations:

Revised Stipulations

1. An updated Development Narrative for the Tatum & Dynamite Self-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 September 27, 2018 AS MODIFIED BY THE FOLLOWING STIPULATIONS:

- a. AN UPDATED LANDSCAPE PLAN DATE STAMPED OCTOBER 31, 2018 SHALL BE ADDED AS EXHIBIT D.
 - b. PAGE 14-15, LANDSCAPING STANDARDS, THE FOLLOWING SHALL BE ADDED:
 - i. STREETScape (NORTH), EXCLUSIVE OF DRAINAGE WAYS SHALL PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 20 LINEAR FEET OF STREET FRONTAGE, 20-FOOT ON CENTER OR EQUIVALENT GROUPINGS.
 - ii. STREETScape (EAST), EXCLUSIVE OF DRAINAGE WAYS SHALL PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 20 LINEAR FEET OF STREET FRONTAGE, 20-FOOT ON CENTER OR EQUIVALENT GROUPINGS.
 - iii. PERIMETER LANDSCAPE SETBACK (EXCLUSIVE OF STREETScape STANDARDS AND DRAINAGE WAYS) SHALL PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 15 LINEAR FEET OF PROPERTY LINE, 20-FOOT ON CENTER OR EQUIVALENT GROUPINGS.
 - iv. ALL LANDSCAPE AREAS OUTSIDE OF REQUIRED LANDSCAPE SETBACKS, EXCLUSIVE OF DRAINAGE WAYS SHALL PROVIDE 1 TREE AND 5 SHRUBS FOR EVERY 800 SQUARE FEET OF LANDSCAPE AREA.
2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.
 3. 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
 4. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by adjacent property owner.
 5. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE LANDSCAPE PLAN DATE STAMPED OCTOBER 31, 2018, EXCLUSIVE OF TREES SHOWN IN DRAINAGE WAYS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

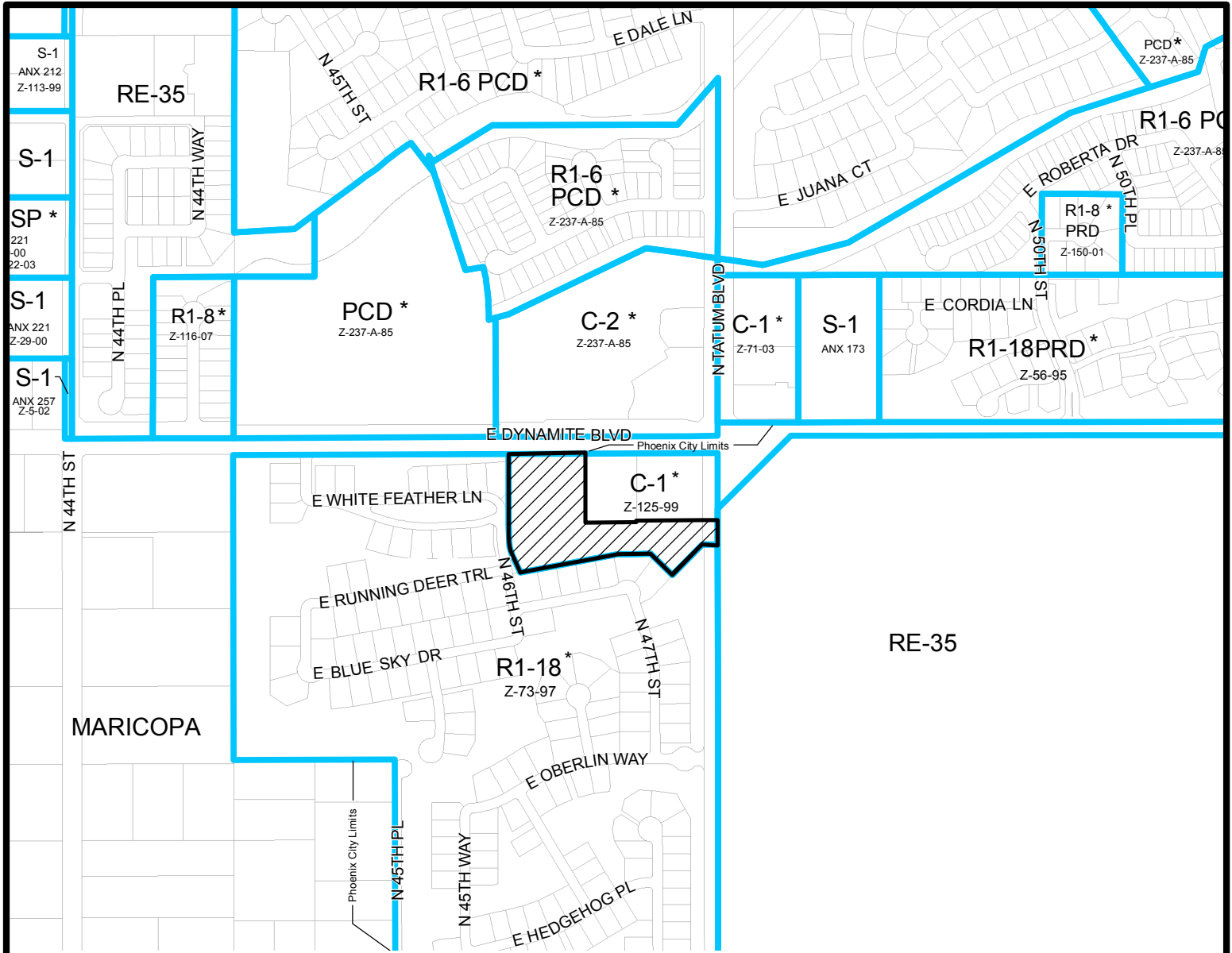
6. ALL LANDSCAPING ALONG THE SOUTHERN PROPERTY LINE, SOUTH OF THE WASH, SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

Exhibits

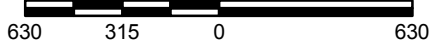
Sketch Map

Aerial Map

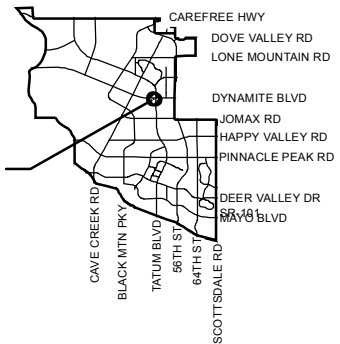
Landscape Plan date stamped October 31, 2018



Feet

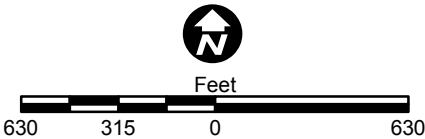
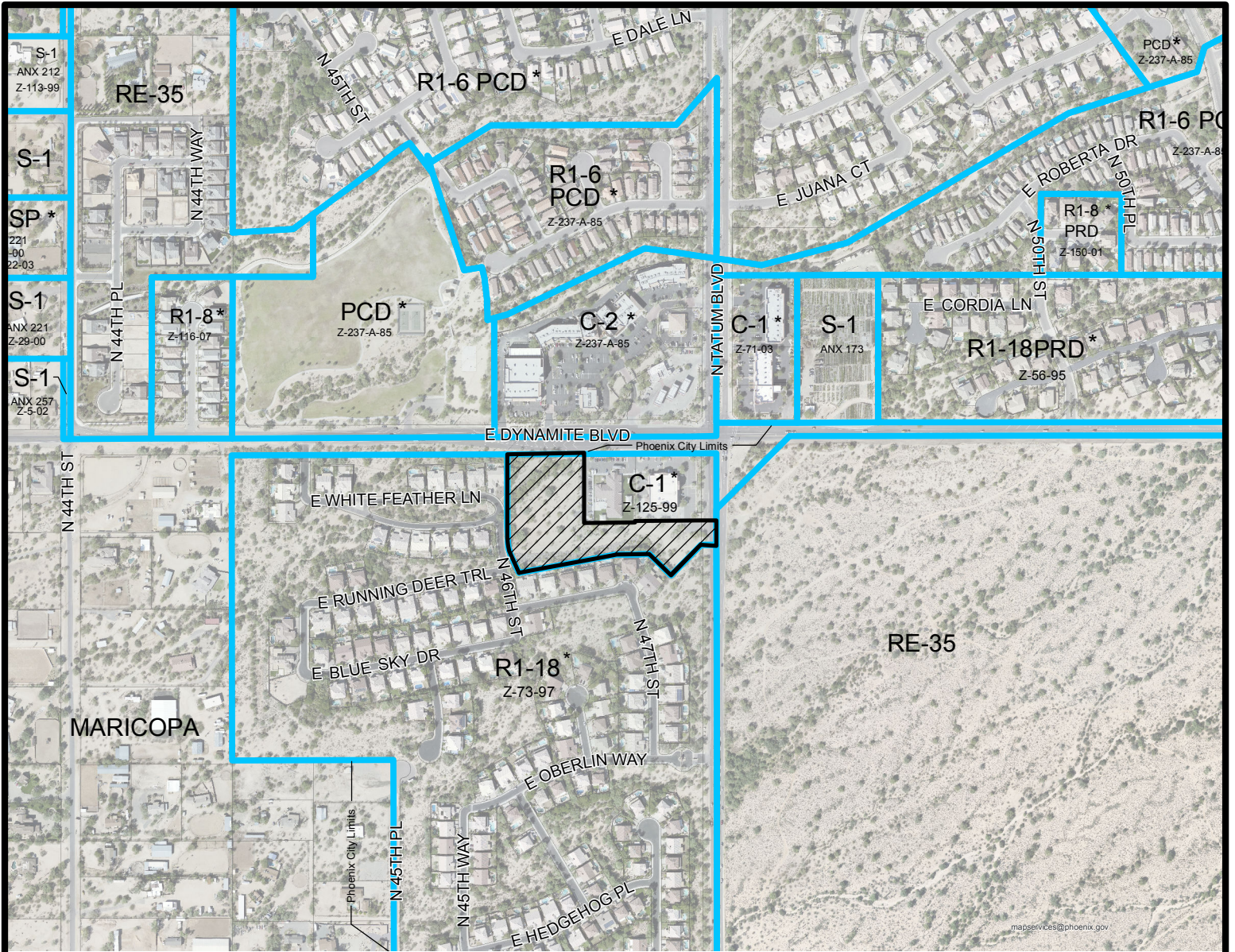


DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2

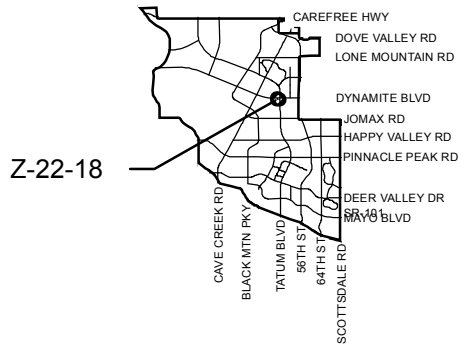


Z-22-18

APPLICANT'S NAME: Berry Riddell, LLC; Wendy Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-22-18		FROM: C-1 (5.12 a.c.)	
DATE: 4/4/2018 <small>REVISION DATES:</small>		TO: PUD (5.12 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.12 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 50-35		<small>ZONING MAP</small> P-11	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-1		89	
PUD		89	
* Maximum Units Allowed with P.R.D. Bonus			

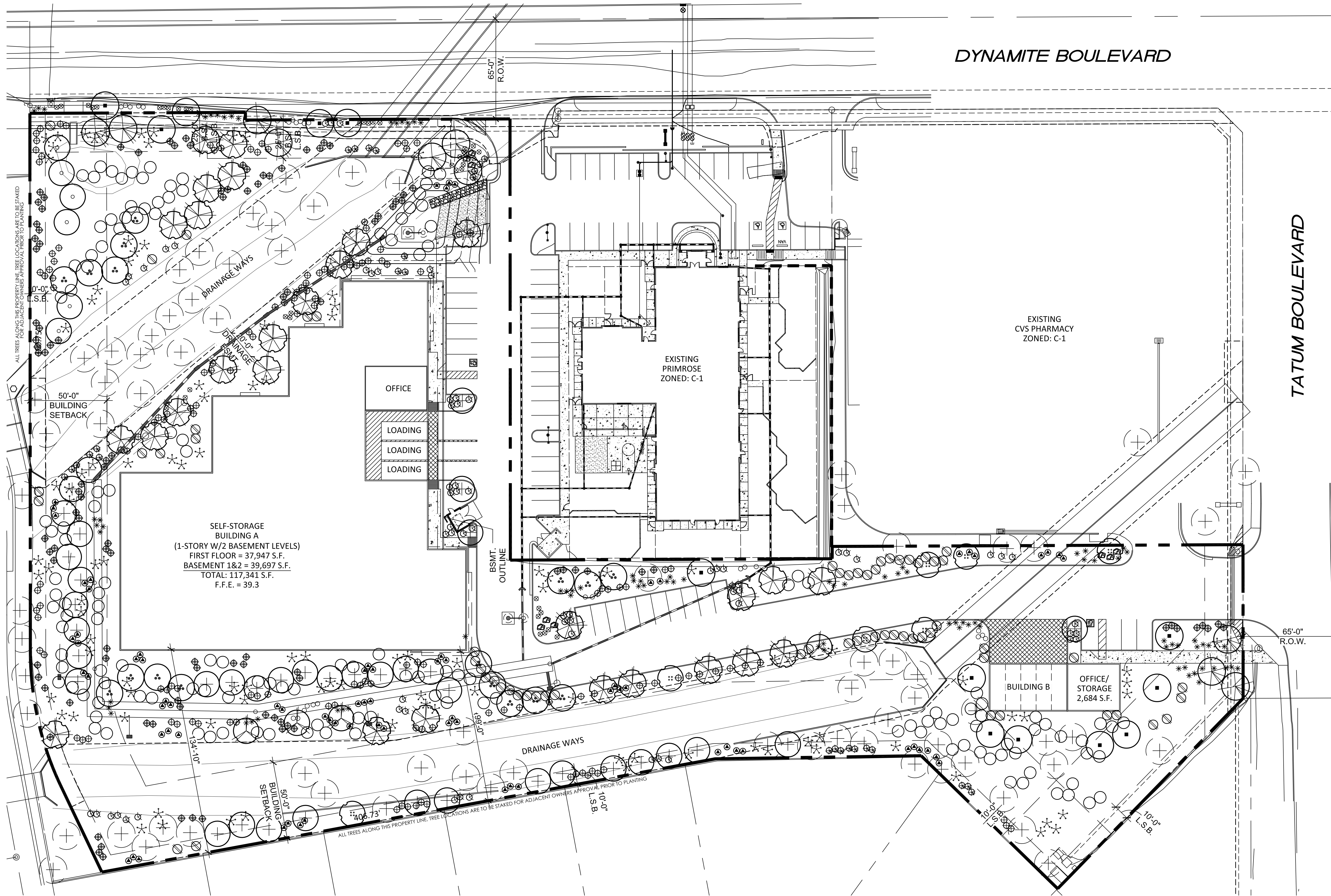


DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Berry Riddell, LLC; Wendy Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-22-18		FROM: C-1 (5.12 a.c.)	
DATE: 4/4/2018 <small>REVISION DATES:</small>		TO: PUD (5.12 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.12 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 50-35	<small>ZONING MAP</small> P-11
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-1		89	
PUD		89	

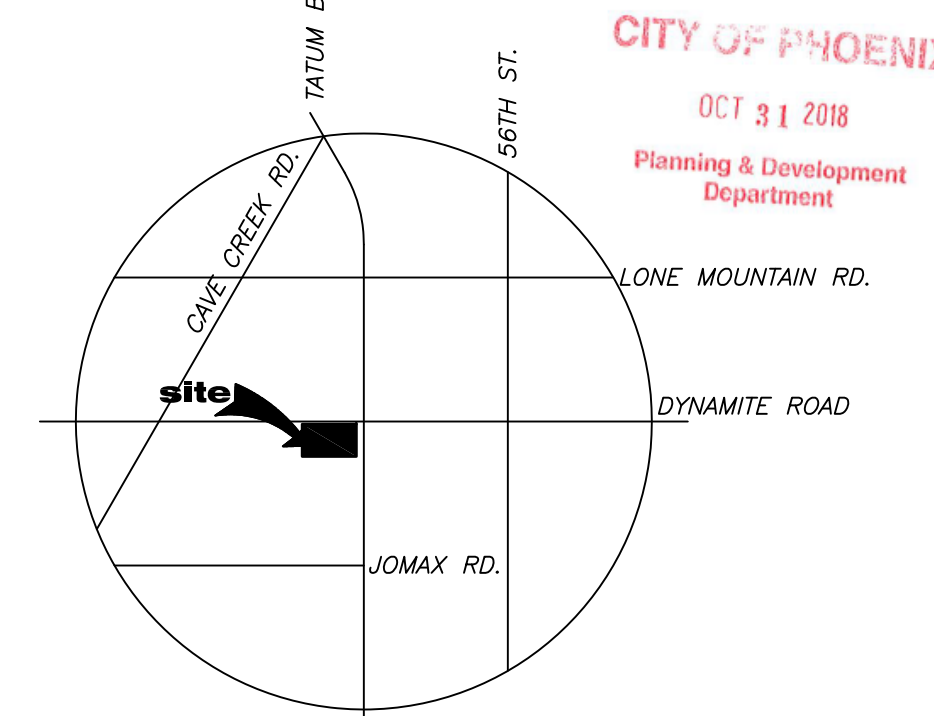
* Maximum Units Allowed with P.R.D. Bonus



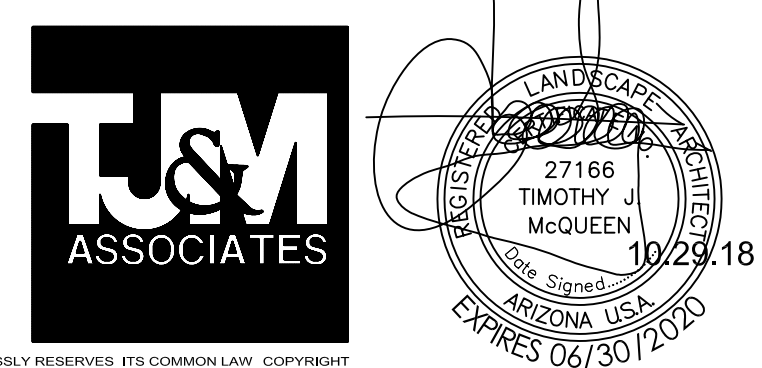
LANDSCAPE LEGEND

- CERCIDIUM FLORIDUM
BLUE PALO VERDE
2" CALIPER (29)
- ACACIA SALICINA
WILLOW ACACIA
4" CALIPER (38)
- OLNEYA TESOTA
IRONWOOD
2" CALIPER (7)
- PROSOPIS CHILENSIS 'AZT'
TORNLESS MESQUITE
2" CALIPER (4)
- ACACIA STENOPHYLLA
SHOESTRING ACACIA
2" CALIPER (13)
- CERCIDIUM PRAECOX
SONORAN PALO VERDE
4" CALIPER (10)
- DALBERGIA SISSOO
SISSOO TREE
4" CALIPER (17)
- DALBERGIA SISSOO
SISSOO TREE
2" CALIPER (6)
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (28)
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (67)
- LARREA TRIDENTATA
CREOSOTE
5 GALLON (109)
- DODONEA VISCOSA
HOP BUSH
5 GALLON (65)
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (145)
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (108)
- AGAVE WEBERII
WEBBER'S AGAVE
5 GALLON (77)
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON (89)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (27)
- EUPHORBIA RIGIDA
GOPHER PLANT
1 GALLON (41)
- ACACIA REDOLENS
'DESERT CARPET' 1m
1 GALLON (145)
- 3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH (9)

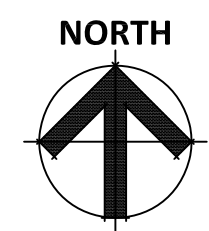
1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: timmcqueen@tjmla.net



LANDSCAPE PLAN
SCALE: 1" = 30'-0"



PROPOSED SELF STORAGE
SWC TATUM BLVD. AND DYNAMITE BLVD.
PHOENIX, ARIZONA
DATE: 10.29.18 (PRELIMINARY)

© 2017 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

La.02

RKAA# 17189.50

