



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A

Staff Report: Z-123-14-1

February 17, 2015

Deer Valley Village Planning Committee Meeting Date	February 19, 2015
Planning Commission Hearing Date	March 10, 2015
Request From:	County RU-43 (Pending S-1 DVAO) (3.30 Acres)
Request To:	CP/GCP DVAO (3.30 Acres)
Proposed Use	Office Warehouse
Location	Approximately 630 feet south of the southeast corner of 15th Avenue and Happy Valley Road
Owner	The Carolyn Cross Tyson Revocable Trust
Representative	Red Hawk Partners, Ltd. – Charles Eckert Jr.
Staff Recommendation	Approval, subject to stipulations

The applicant has been working with the Street Transportation Department to modify the required right-of-way width for Whispering Wind Drive (north boundary of property). The Street Transportation Department has agreed to modify the required right-of-way width from 25 feet to 17 feet. Therefore, Stipulation No. 3 has been modified to dedicate a right-of-way totaling 17 feet for the south half of Whispering Wind Drive for the entire length of the property, as approved by the Planning and Development Department.

Revised Stipulations

1. The development shall be in general conformance with the site plan date stamped December 3, 2014, as approved by the Planning and Development Department, and modified as follows:
 - a. Trees within the required landscape setbacks along the streets shall be placed 20 feet on center or in equivalent groupings, consisting of 60% of trees with a minimum two (2)-inch caliper and 40% with a minimum one (1) inch caliper, as approved by the Planning and Development Department.
 - b. Landscape planters shall be provided at the ends of each row of parking within the required parking areas. The planters shall be a minimum of five (5) feet wide, measured from inside face of curbs. Planters shall include at minimum a one (1) inch caliper tree

2. Right-of-way for the east half of 15th Avenue shall be dedicated as per the annexation agreement and plans approved by SRP and the City. The right-of-way dedication shall vary from 30 to 40 feet, as approved by the Planning and Development Department.
3. Right-of-way totaling 17 ~~25~~ feet shall be dedicated for the south half of Whispering Wind Drive (north boundary of property) for the entire length of the property, as approved by the Planning and Development Department.
4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. The property owner shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of 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.