



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### **ADDENDUM A** **Staff Report: Z-SP-7-19-5** March 12, 2020

<b><u>Alhambra Village Planning Committee Meeting Date:</u></b>	March 24, 2020
<b><u>Planning Commission Hearing Date:</u></b>	April 2, 2020
<b>Request From:</b>	<u>C-2</u> (1.27 acres)
<b>Request To:</b>	<u>C-2 SP</u> (1.27) acres
<b>Proposed Use:</b>	Self-service storage facility and all underlying C-2 uses
<b>Location:</b>	Approximately 280 feet west of the northwest corner of 41st Drive and Camelback Road
<b>Owner:</b>	Amerco Real Estate Company
<b>Representative/Applicant:</b>	U-Haul International Moses Eason, Amerco Real Estate Company
<b>Staff Recommendation:</b>	Approval, subject to stipulations

At the Alhambra Village Planning Committee on November 26, 2019, the applicant requested a continuance in order to work with neighbors in the area on specific design elements. The committee voted 11-0 to approve the continuance request.

The purpose of this addendum is to address correspondence and an updated conceptual site plan and elevations submitted by the applicant. The applicant indicated that following the November 26, 2019 meeting, they engaged in continued public outreach with community members in the surrounding area and have proposed three revisions to the staff recommendation to address community concerns.

The applicant has requested modifications to Stipulation Nos. 3, 5 and 7 addressing building design and site access. Stipulation No. 3 originally required architectural embellishments be added to the elevations of the buildings that face public streets. The applicant submitted updated elevations date stamped February 7, 2020 that depicts this requirement. Stipulation No. 5 requires a pedestrian pathway from the sidewalk along Camelback Road to the ADA path on the northwest corner of the site. Stipulation No. 7 is intended to restrict left-turn egress movements from the existing driveway to Camelback Road.

Staff has no concerns regarding the proposed modifications and recommends approval per the stipulations below.

### **Revised Stipulations**

1. Twenty-five percent of the trees in the required landscape setbacks shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree shall be provided, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
2. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 5-foot-wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
3. ~~Elevations facing public streets and perimeter walls shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, and/or overhang canopies, as approved by the Planning and Development Department.~~  
**THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED FEBRUARY 07, 2020 WITH SPECIFIC REGARD TO THE BRICK VENEER FACADES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
4. The developer shall plant shade trees in and around the parking area to provide shade for 25 percent of the parking area at maturity as approved by the Planning and Development Department.
5. The developer shall provide a fully accessible pedestrian path from the sidewalk along Camelback Road through the site connecting to the proposed ADA path on the northwest corner of the site. ~~The path shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.~~  
**MAKE AN UNINTERRUPTED, ACCESSIBLE PEDESTRIAN CONNECTION TO THE CAMELBACK ROAD SIDEWALK. THE ENTIRETY OF THE PATH SHALL BE PAINTED OR OTHERWISE TREATED TO PROVIDE VISUAL DELINEATION FROM**
6. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
7. ~~The developer shall modify the existing driveway to Camelback Road in order to establish a prohibition of left-turn egress movements. The developer shall coordinate with the Street Transportation Department during the site development permitting process to establish a design that is compatible with the site usage, and as approved by the Street Transportation Department.~~

**THE DEVELOPER SHALL RESTRICT LEFT-TURN EGRESS MOVEMENTS FROM THE EXISTING DRIVEWAY TO CAMELBACK ROAD THROUGH SIGNAGE AND/OR PAINTED DRIVEWAY SURFACE. THE DEVELOPER SHALL COORDINATE WITH THE STREET TRANSPORTATION DEPARTMENT DURING THE SITE DEVELOPMENT PERMITTING PROCESS TO ESTABLISH A DESIGN THAT IS COMPATIBLE WITH THE SITE USAGE, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.**

8. 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.
9. The right-of-way and bus stop pad along westbound Camelback Road along frontage of APN 145-08-619R shall be retained. Any relocation or modification shall require approval by the Public Transit Department.
10. 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.

**Writer**

David Simmons

March 12, 2020

**Team Leader**

Samantha Keating

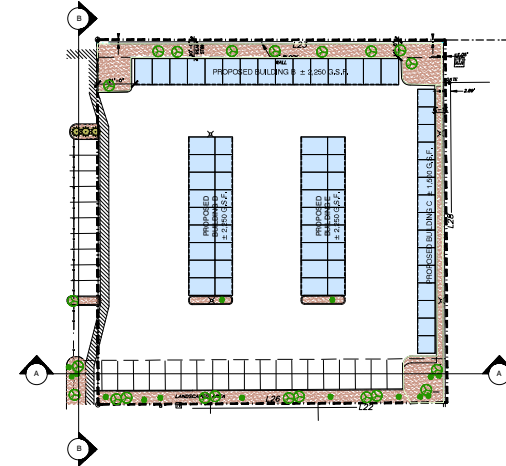
**Exhibits**

Site Plan date stamped February 7, 2020

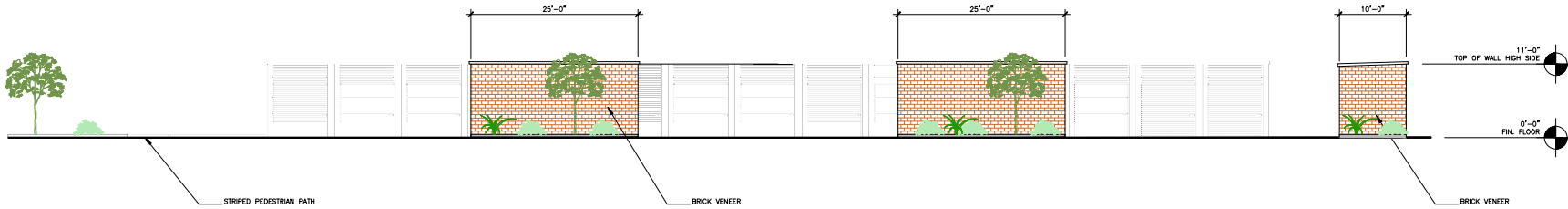
Elevations date stamped February 7, 2020



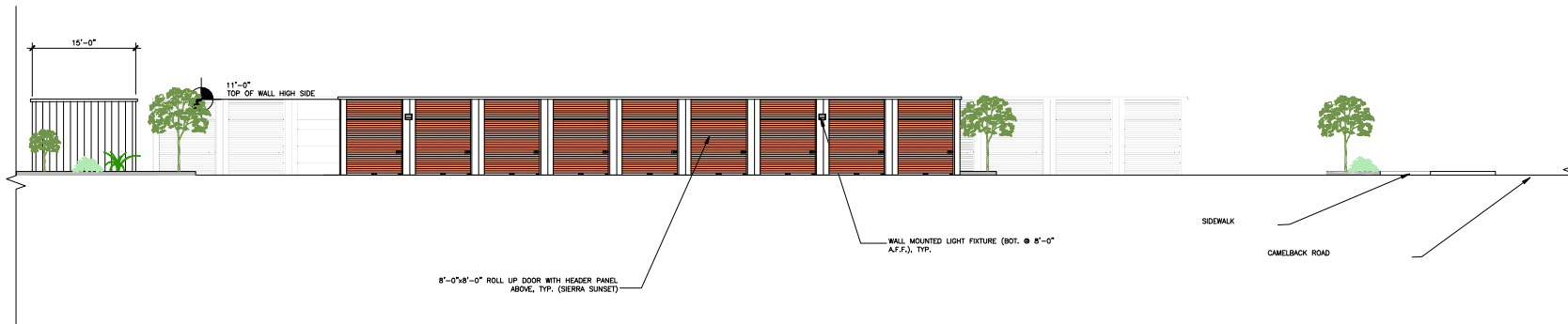
CITY OF PHOENIX  
 FEB 07 2020  
 Planning & Development  
 Department



ELEVATION REFERENCE N.T.S.



A- SOUTH ELEVATION 1"=8'-0"



B- WEST ELEVATION 1"=8'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	BY	REVISIONS

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS  
 NOT FOR CONSTRUCTION  
 FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
 REAL ESTATE COMPANY  
 CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502

SITE ADDRESS:  
 U-HAUL at W CAMELBACK  
 4240 W. CAMELBACK RD  
 PHOENIX, AZ 85019

SHEET CONTENTS:  
 BUILDING  
 ELEVATIONS  
 AND PROPOSED  
 IMAGING

721071  
 DRAWN: JLE  
 CHECKED: PB  
 DATE: 02/07/2020  
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