



**City of Phoenix**  
PLANNING AND DEVELOPMENT SERVICES

**ADDENDUM A**  
**Staff Report: Z-50-09-3**  
November 15, 2010

<b>Deer Valley Village Planning Committee Meeting Date</b>	November 18, 2010
<b>Planning Commission Hearing Date</b>	December 8, 2010
<b>Request From:</b>	From: RE-35 (7.64 Acres)
<b>Request To:</b>	To: PUD (7.64 Acres)
<b>Proposed Use</b>	Residential / small-scale professional offices and limited services
<b>Location</b>	Approximately 650 feet east of the northeast corner of Greenway Road & 22nd Avenue
<b>Owner</b>	Multiple Owners
<b>Applicant/Representative</b>	Beus Gilbert PLLC
<b>Staff Recommendation</b>	Denial. (In the event of an approval action mitigation stipulations are included.)

**BACKGROUND AND REASON FOR ADDENDUM:**

Due to some miscommunications, some modifications have been made to the staff stipulations. The stipulations have also been renumbered to more easily understand.

**Changes to Stipulations**

Stipulation 4 was modified to not only delete retail uses in general, but to add retail as an accessory use to Tack and Feed, and Tile design Firm.

Stipulation 5 was deleted as staff now agrees with a 30 foot front landscape setback as proposed in the narrative.

**Stipulation Changes**

1. That an updated Development Narrative for the Sierra Prieta Greenway Road PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Services Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 8, 2010, as modified by the following stipulations.

2. That the Development Narrative shall be modified as follows:
  - a. Page 14, Section I.A.4 shall read as follows: Lot Coverage: Lot coverage shall not exceed 25 percent (25%) of the net lot area exclusive of the first three (3) feet of roof overhang and carports. Open carports shall not exceed ten percent (10%) of the net lot area.
  - b. Page 16, Section I.A.12.a.(2) shall read as follows: Minimum 2 inch caliper drought resistant tree placed 20 feet on-center or in equivalent groupings, and;
  - c. Page 13, Section G.B.20 shall delete the following:  
Retail Sales (all permitted uses are allowed to have retail sales).
  - d. Page 16, Section I.A.12.b shall be relocated to be a subset of Section I.A.11
  - e. Page 16, Section I.A.12.b.(1) shall read as follows: Minimum 2-inch caliper drought resistant tree spaced 20 feet on-center or in equivalent groupings.
  - f. PAGE 13, SECTION G.B.21 *ADD THE UNDERLINED WORDS:*  
TACK AND FEED, WITH ACCESSORY RETAIL SALES (AUXILIARY OUTDOOR STORAGE FOR TACK AND FEED PERMITTED. STORAGE SHALL NOT EXCEED 20% LOT COVERAGE AND 8 FEET IN HEIGHT.
  - g. PAGE 13, SECTION G.B.22 *ADD THE UNDERLINED WORDS:*  
TILE DESIGN FIRM WITH ACCESSORY RETAIL SALES.
  - h. ~~Page 15, Section I.A.12.a.(1) shall read as follows: A minimum landscape yard setback of 40 feet shall be provided.~~

**Writer**  
Kelly Walker  
10/19/2010  
M. Dodds