



City of Phoenix

Planning Department

ADDENDUM A

Staff Report: Z-40-09-1

November 3, 2009

Deer Valley Village Planning Committee Meeting Date	October 15, 2009 (Approved 6-5)
Planning Commission Hearing Date	November 10, 2009
Request From:	RE-35 (10.42 acres)
Request To:	PUD (10.42 acres)
Proposed Use	Temple, meeting house and accessory uses to a temple and meeting house
Location	Northwest corner of 51st Avenue and Pinnacle Peak Road
Owner	Corp. of the Presiding Bishop LDS
Applicant/Representative	Beus Gilbert PLLC
Staff Recommendation	Approval, subject to stipulations

Since the submittal of the public hearing draft of the PUD, the applicant has informed staff that the actual building height they need is 40 feet (37 feet plus an allowance for three feet for grade improvements).

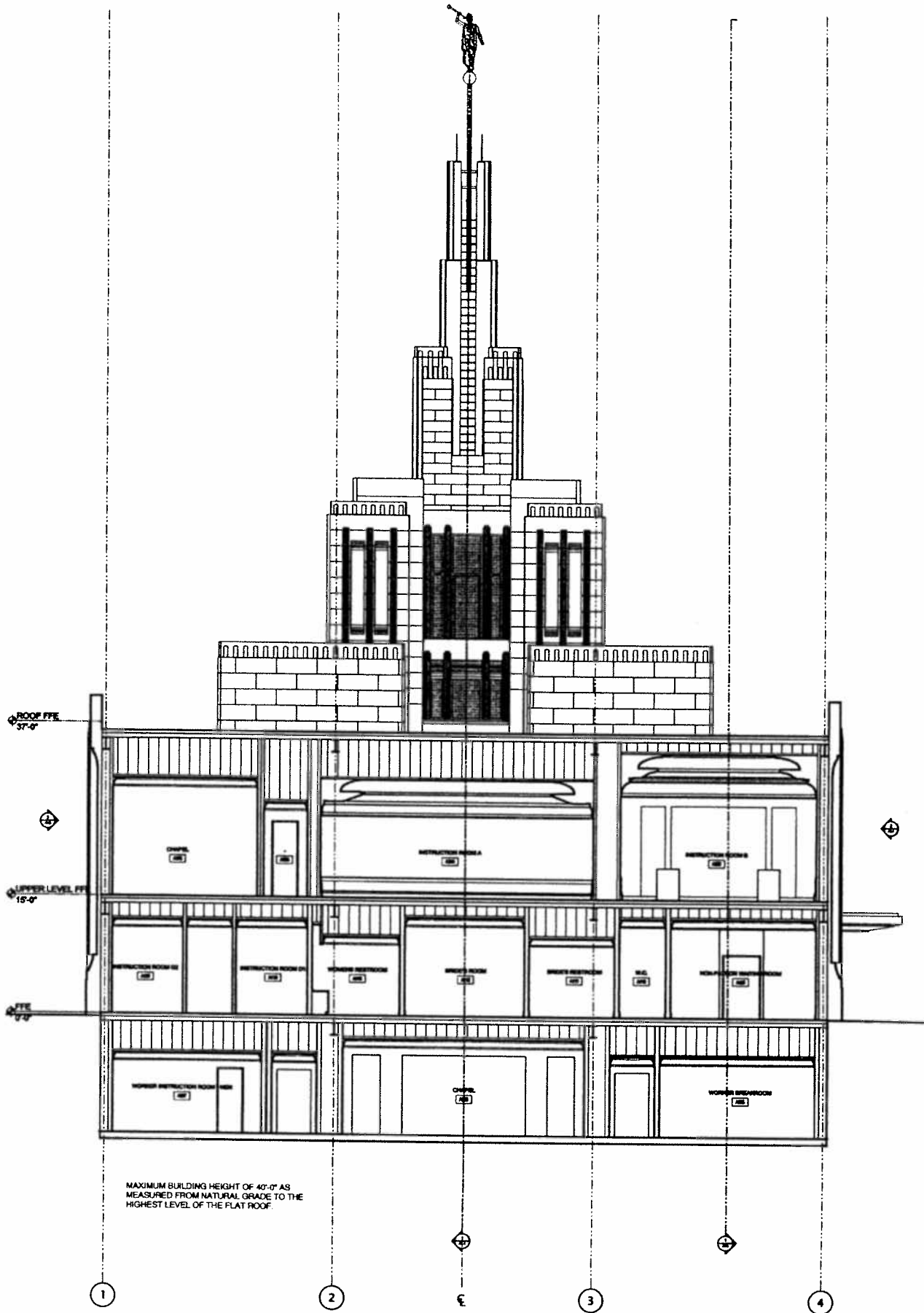
The applicant has also submitted a Traffic Impact Study to the Street Transportation Department. The Street Transportation Department has recommended some additional stipulations.

This addendum provides revised/additional stipulations recommended by staff and four attachments depicting a revised elevation and cross-sections of the building relating to height.

STIPULATIONS

1. That an updated Development Narrative for the LDS Phoenix Temple reflecting the changes approved through this request shall be submitted to the Planning Department within 14 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped October 1, 2009, as modified by the following stipulations.

2. That the PUD should be modified as follows:
 - a. References to building height shall be modified to reflect the 40 foot building height, including pages 13, Table Tab A and two locations on Tab I.
 - b. Tab L shall be replaced with attachments to Addendum dated November 2, 2009.
3. That the applicant shall submit a revised Traffic Impact Study to the Street Transportation Department and the Development Services Department within 45 days of Council approval of this request. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Development Services Department and the Street Transportation Department.
4. That the developer shall dedicate 32 feet of right-of-way for half-street roadway improvements along the north side of Pinnacle Peak for the entire frontage of the proposed development, as approved by the Street Transportation Department.
5. That the developer shall provide a Multi Use Recreational Trail Easement adjacent to the right-of-way. The easement shall be 25 feet with a 10 foot wide decomposed granite trail to be maintained by the parcel owner, as approved by the Parks and Recreation Department.
6. That the developer shall provide one streetlight, located approximately 200 feet west of the existing street light in front of the LDS property to the east, as approved by the Street Transportation Department.
7. That the developer shall provide curb, gutter, sidewalk, paving and incidentals for half-street roadway improvements on Pinnacle Peak Road, as approved by the Development Services Department.
8. That the developer shall provide landscaping and irrigation in accordance with plans approved by the Development Services Department.

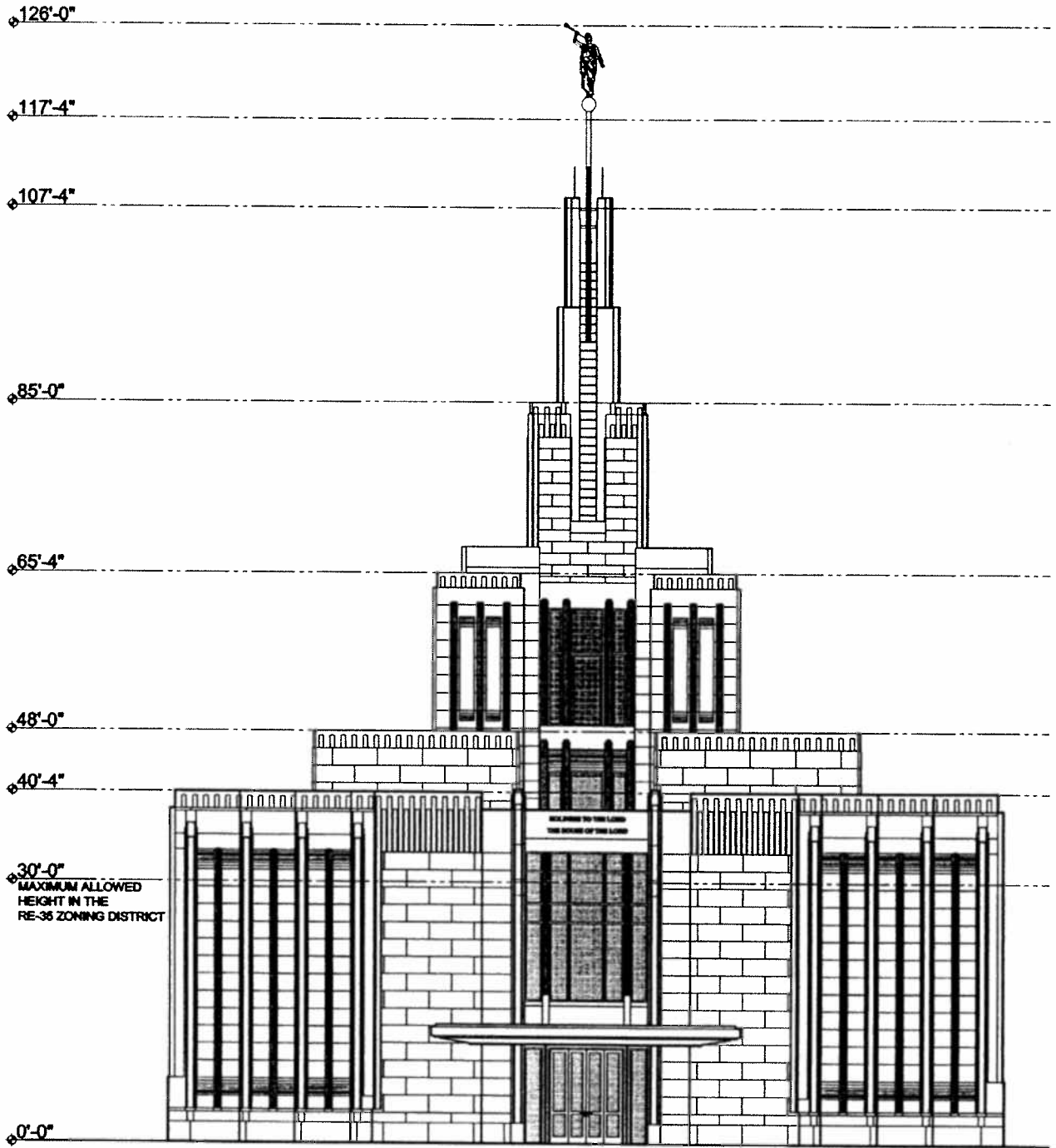


SECTION @ EW SOUTH

SCALE: 1/8" = 1'-0"

2
25A



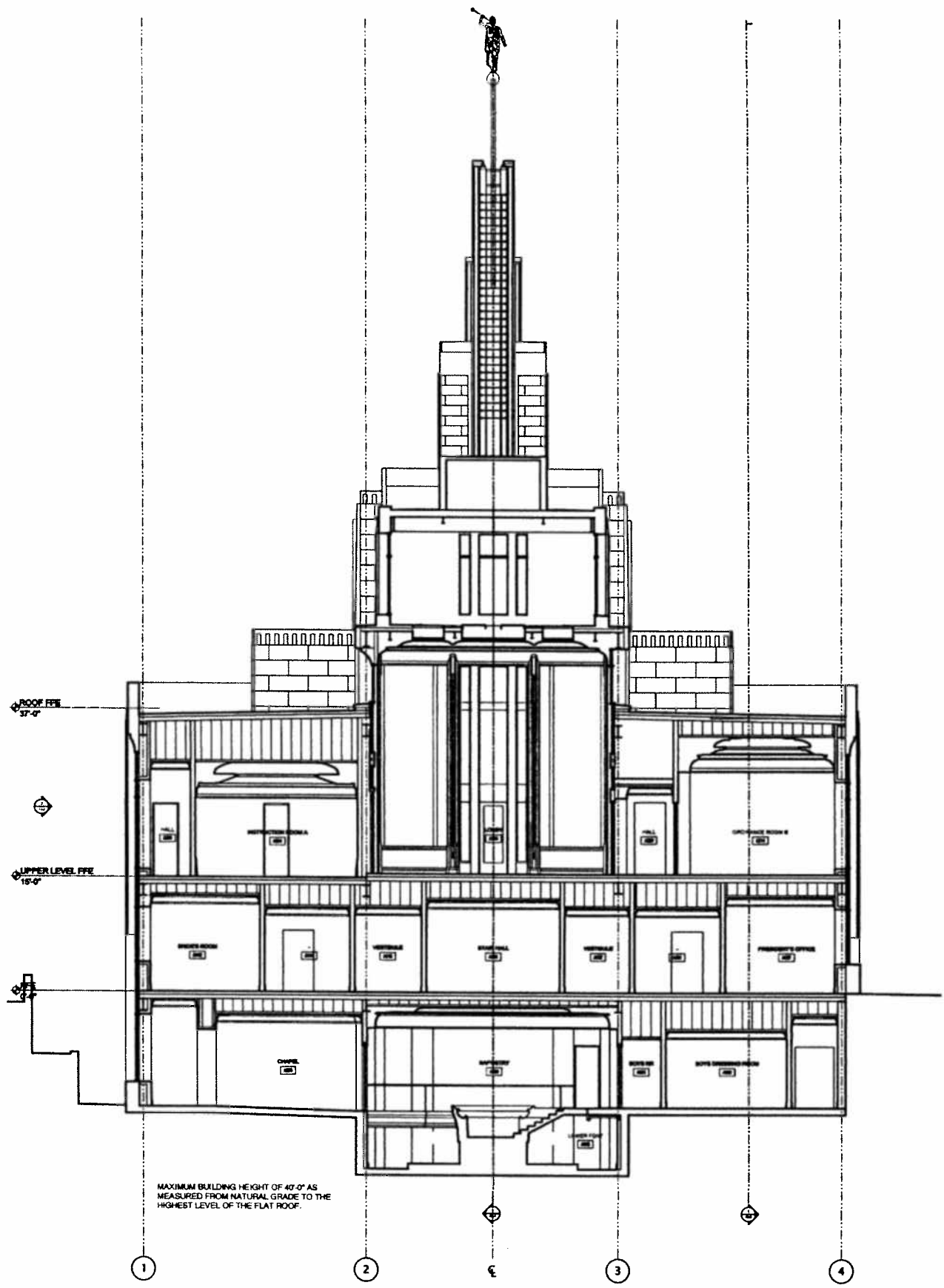


MAXIMUM BUILDING HEIGHT OF 40'-0" AS MEASURED FROM NATURAL GRADE TO THE HIGHEST LEVEL OF THE FLAT ROOF.

EAST ELEVATION

NTS





SECTION @ EW AXIS



