



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report Z-44-12-6
February 4, 2013

Camelback East Village Planning Committee Meeting Date	February 5, 2013
Planning Commission Hearing Date	February 12, 2013
Request From:	C-O/M-O (6.14 acres)
Request To:	PUD (6.14 acres)
Proposed Use	Planned Unit Development with Multi-family residential development
Location	Approximately 250 feet east of the southeast corner of 16th Street and Morten Avenue
Owner	SPV Investments, LLC
Applicant/Representative	Withey Morris, PLC
Staff Recommendation	Approval subject to stipulations

Addendum is to add a stipulation to allow all uses within the Commercial Office (Major Office Option) C-O (M-O). The intent is to keep the uses approved via case Z-28-10-6, which is the previous case on the subject site.

Stipulation 2 as follows:

The Development Narrative shall be modified as follows:

- a. Development Standards – F.) Building Height(s), Page 19 - The building height shall be a maximum of 51 feet. The following language shall be deleted:
~~*(Building A, B, and C – 25% of 4th Floor height will increase to 58 feet to allow for mezzanine as noted on “levels 2-4” sheet). See attached Site Plan and page 2 – Levels 2-4.~~
- b. Exhibit 6 – Page 2 – The site plan shall reflect the maximum height of 51 feet and delete reference to mezzanine level at 58 feet.
- c. **TABLE 1 – PAGE 17 – ALL USES PERMITTED IN THE COMMERCIAL OFFICE (C-O) ZONING DISTRICT/MAJOR OFFICE OPTION OF THE ZONING ORDINANCE SHALL BE INCLUDED.**

- d. **DEVELOPMENT STANDARDS TABLE - PAGE 18 – IF PROPERTY DEVELOPS AS A COMMERCIAL OFFICE (C-0) ZONING DISTRICT/MAJOR OFFICE USE, DEVELOPMENT STANDARDS SHALL ADHERE TO SECTION 621.C.3 EXCEPT TO ALLOW VEHICULAR ACCESS ONTO COLLECTOR STREETS.**

The Addendum is to also correct clerical errors in the staff report background. The modifications are as follows:

Section 5 – The proposal includes five separate buildings comprising a total of ~~220~~ **225** units of studios to two-bedroom units.

Section 6, Parking – Sufficient parking has been proposed for the site by meeting the minimum parking requirements for the individual uses. The proposed parking ratio is at ~~7.67~~ **1.67** parking spots per unit for a grand total of 367 parking spaces.

Section 6, Phase - Specific phases are ~~currently not being considered by the applicant outlined in Exhibit 17.~~