



Cornerstone at Camelback PAD Amendment GPA22-02 and ZON22-10

City Council Public Hearing, September 27, 2022





Request

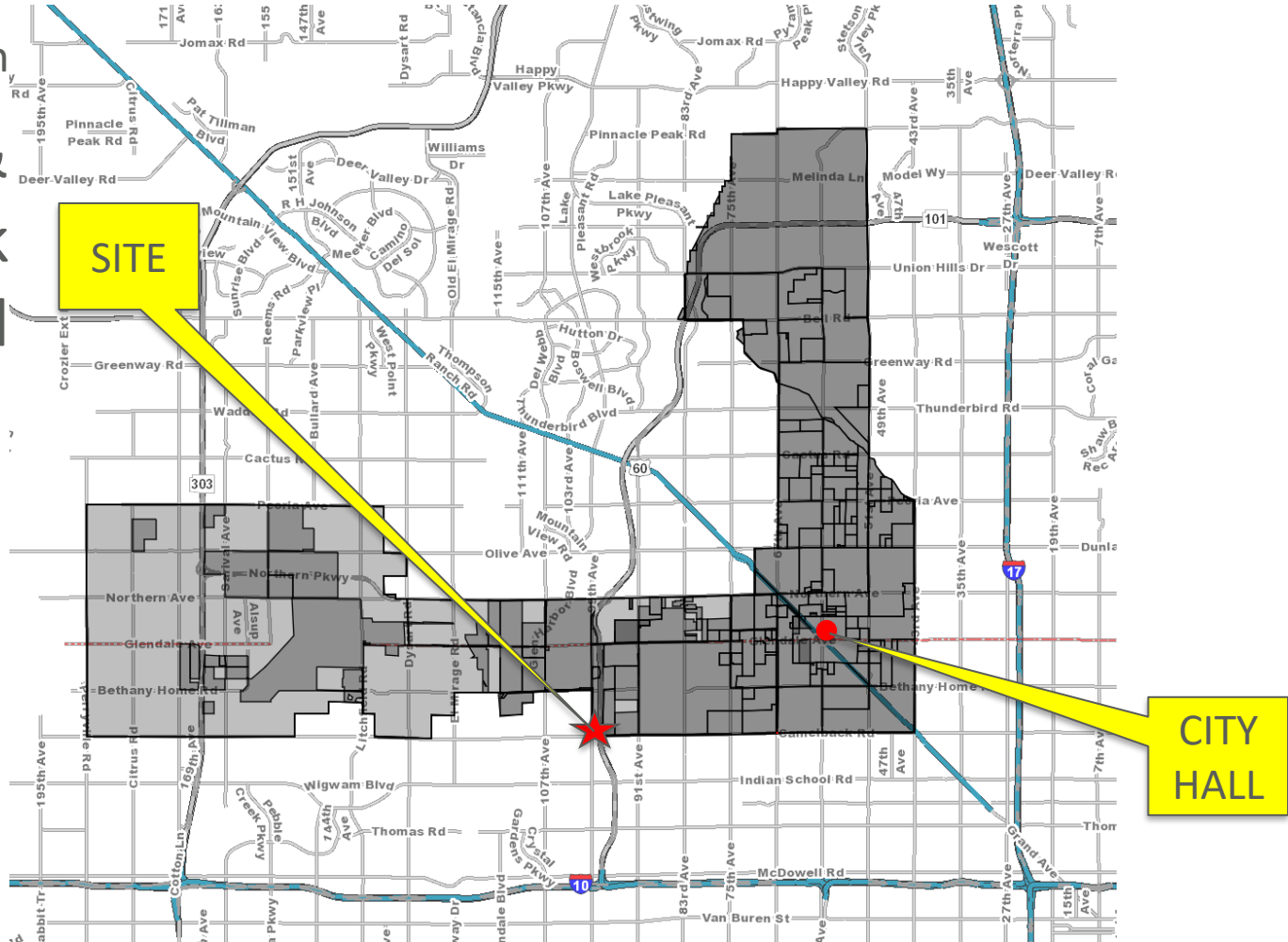
Request 1: Minor General Plan Amendment from PC (Planned Commercial) to EMU (Entertainment Mixed Use);

Request 2: Amend the Cornerstone at Camelback PAD.

Project Size: 10.28 acres.

Vicinity Map

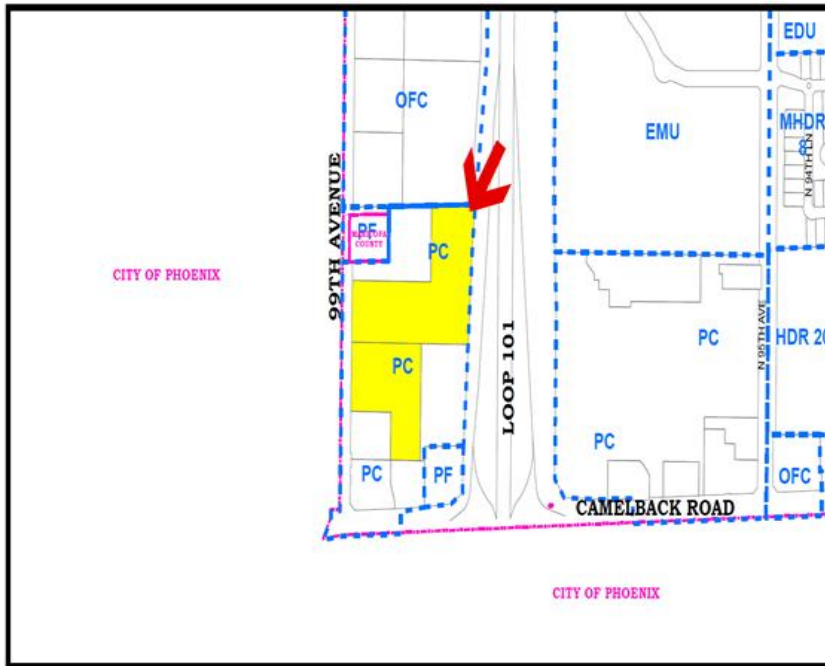
NEC of 99th
Avenue &
Camelback
Road



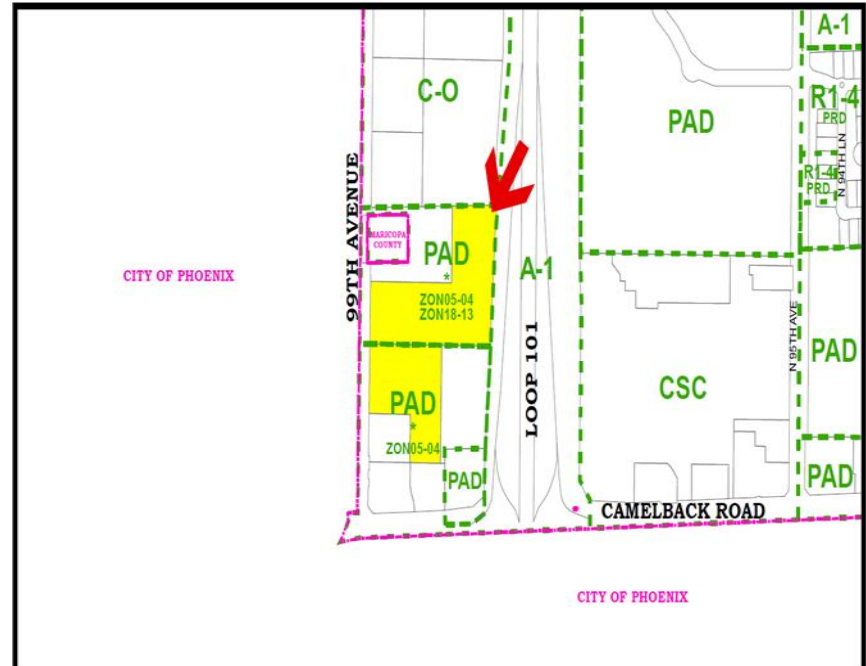


General Plan/Zoning Map

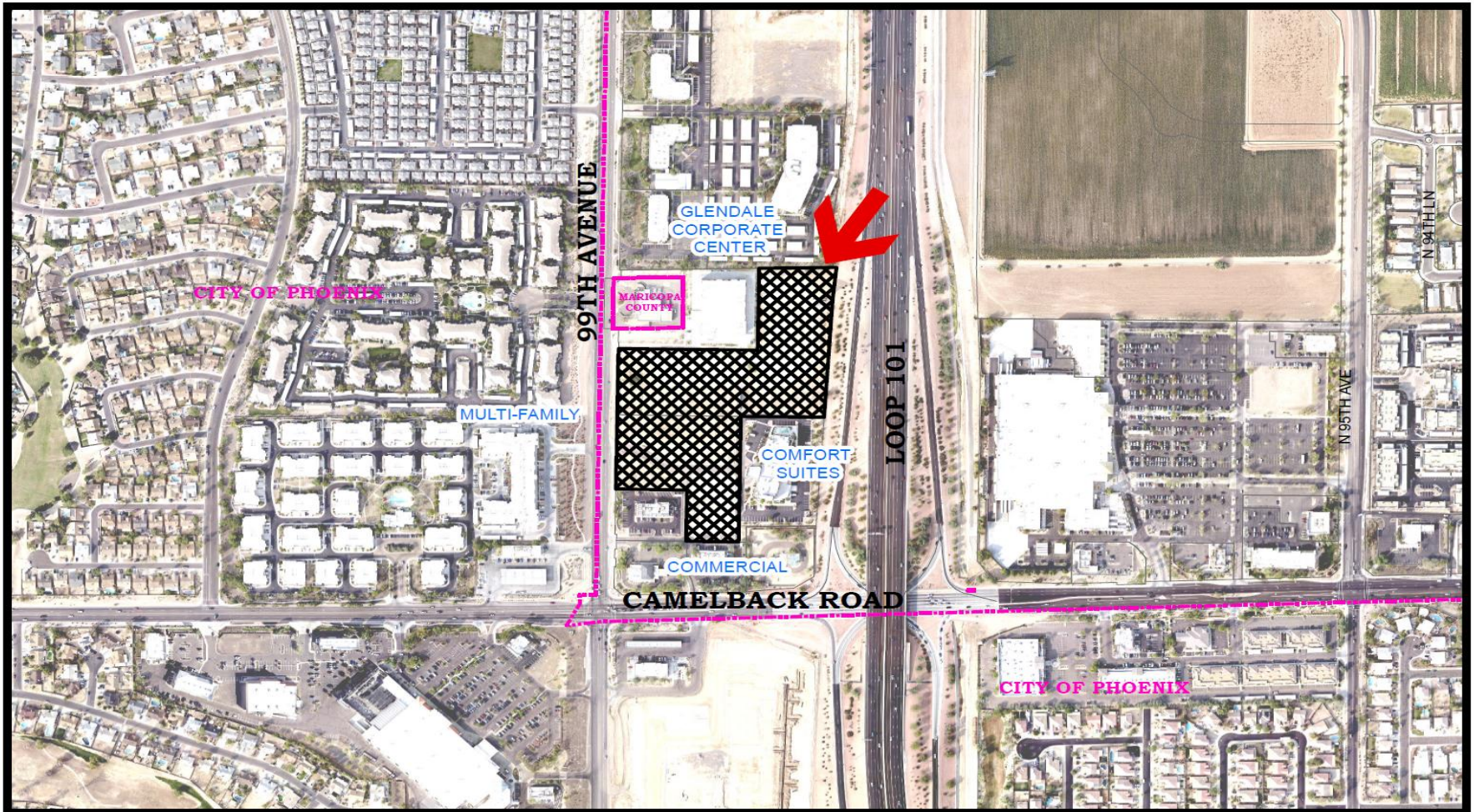
General Plan



Zoning



Aerial Map





Request

1. Additional land uses
2. Increase density to 38 dwelling units per acre
3. Development standards
4. Sign criteria standards



Multifamily Development Standards

Development Standard		Proposed Development Standard for Multifamily/Retail
Number of Units		320
Density		38 dwelling units per acre.
Minimum Building Setbacks	99 TH Avenue	20 ft.
	North	10 ft.
	East	10 ft.
	West	10 ft.
	South	10 ft.
Open Space	Active Open Space	3%
	Passive Open Space	20%
	Total Open Space	23%
Minimum Landscape Area & Setbacks	Total Site Area to be Landscaped	15%
	99 TH Avenue	30 ft.
	North	16 ft.
	East	12 ft.
	West	18 ft.
Parking	Parking Space Dimension	9 x 18



Sign Criteria Standards

	Building 1	Building 2	Ground Floor Retail on Building 1 & 2
Number of Wall Signs	1	2	1 per retail suite
Sign Letters			
Length	3 inches	3 inches	6 inches
Width	3 inches	3 inches	3 inches
Height	2 inches	3 inches	1 foot 6 inches
Total Sign Area	39 square feet	63 square feet	9 square feet
Sign Height	32 feet	15 feet	10 feet
Sign Colors	See Exhibit H		
Sign Materials	Aluminum	Aluminum	Aluminum
Sign Illumination	Illuminated	Illuminated	Illuminated



Conceptual Site Plan



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Recommendation

The Planning Commission recommended approval subject to the following stipulations:

1. Development shall be in conformance with the applicant's PAD Narrative, dated July 28, 2022.
2. The north driveway along 99th Avenue shall be a right in right out driveway with a turn restricting median.



Recommendation

3. Any proposed land uses and development changes not governed by this 2nd PAD amendment shall comply with the previously approved zoning cases ZON05-04 and ZON18-13 including the 19 stipulations approved at City Council on June 14, 2005.



Conceptual Building Elevations





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