

## Attachment B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-14-22-1 May 10, 2022

Deer Valley Village Planning Committee Meeting Date: May 12, 2022

Planning Commission Hearing Date: June 2, 2022

**Request From:** C-2 DVAO (Intermediate Commercial District, Deer Valley Airport Overlay District) (4.5 acres)  
A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) (4.85 acres)

**Request To:** A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay) (9.35 acres)

**Proposed Use:** Industrial development

**Location:** Northeast corner of Black Canyon Highway and Adobe Drive

**Owner:** BDC Adobe, LLC

**Applicant:** Baker Development Company

**Representative:** Wendy Riddell, Berry Riddell, LLC

**Staff Recommendation:** Approval, subject to stipulations

| <u>General Plan Conformity</u>               |                      |                                  |                                      |
|--|----------------------|----------------------------------|--------------------------------------|
| <u>General Plan Land Use Map Designation</u> |                      | Industrial                       |                                      |
| <u>Street Map Classification</u>             | Black Canyon Highway | Existing Freeway & frontage road | Approximately 170-185 feet east half |
|  | Adobe Drive          | Local                            | 30-foot north half street            |

**CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.**

The proposed project is compatible with the surrounding land uses and zoning districts and as stipulated, will provide enhanced screening and landscaping standards to make the proposal a compatible addition to the area.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.**

The site is located within a planned industrial corridor along the I-17 as is designated as Industrial on the General Plan Land Use Map. The proposed development provides opportunities for growth of entrepreneurs and/or new businesses in diverse industries such as general offices, high tech, and industrial trades.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city's airports.**

The subject site is in close proximity to the Phoenix Deer Valley Airport and the proposed use is complimentary to and compatible with airport operations.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLES: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.**

The proposal, as stipulated, will provide enhanced levels of shade which will provide thermal comfort for employees and pedestrians.

| <b>Applicable Plans, Overlays, and Initiatives</b>                 |                              |
|--|------------------------------|
| <a href="#"><u>Deer Valley Airport Overlay District</u></a>        | – See Background Item No. 6  |
| <a href="#"><u>Black Canyon/Maricopa Freeway Specific Plan</u></a> | – See Background Item No. 7  |
| <a href="#"><u>Tree and Shade Master Plan</u></a>                  | – See Background Item No. 8  |
| <a href="#"><u>Comprehensive Bicycle Master Plan</u></a>           | – See Background Item No. 9  |
| <a href="#"><u>Zero Waste PHX</u></a>                              | – See Background Item No. 10 |

| <b>Surrounding Land Uses/Zoning</b>   |                                      |                            |
|---------------------------------------|--------------------------------------|----------------------------|
|                                       | <b><u>Land Use</u></b>               | <b><u>Zoning</u></b>       |
| <b>On Site</b>                        | Vacant/ outdoor storage              | C-2 DVAO, A-1 DVAO         |
| <b>North</b>                          | Outdoor storage                      | A-1 DVAO                   |
| <b>South</b> (across Adobe Drive)     | Contractor office and indoor storage | C-2 DVAO                   |
| <b>East</b>                           | Industrial, auto related uses        | A-1 (Light Industrial)     |
| <b>West</b> (across the I-17 freeway) | Self Storage facility and Vacant     | C-2 SP DVAO, Ind. Pk. DVAO |

| <b>A-1 (Light Industrial District)</b> |   |  |
|--|---|--|
| <b><u>Standards</u></b>                | <b><u>Requirements</u></b>  | <b><u>Met or Not Met</u></b>   |
| <i>Minimum Building Setbacks</i>       |   |  |
| Street (Adobe Drive)                   | 25 feet   | 75 feet (Met)  |
| Street (I-17 frontage)                 | 25 feet   | 25 feet (Met)  |
| Sides and Rear (North, East)           | 0 feet  | North: 180 feet (Met)<br>East: 135 feet (Met)                              |
| <i>Minimum Landscaped Setbacks</i>     |   |  |
| Street (Adobe Drive, I-17 frontage)    | Minimum 5 feet and no less than 8 times the lot frontage, measured in square feet | Adobe Drive: 20-foot average (Met)<br>I-17 frontage: 30-foot average (Met) |
| Sides and Rear (North, East)           | None  | North: 0 feet (Met)<br>East: 5 feet (Met)                                  |

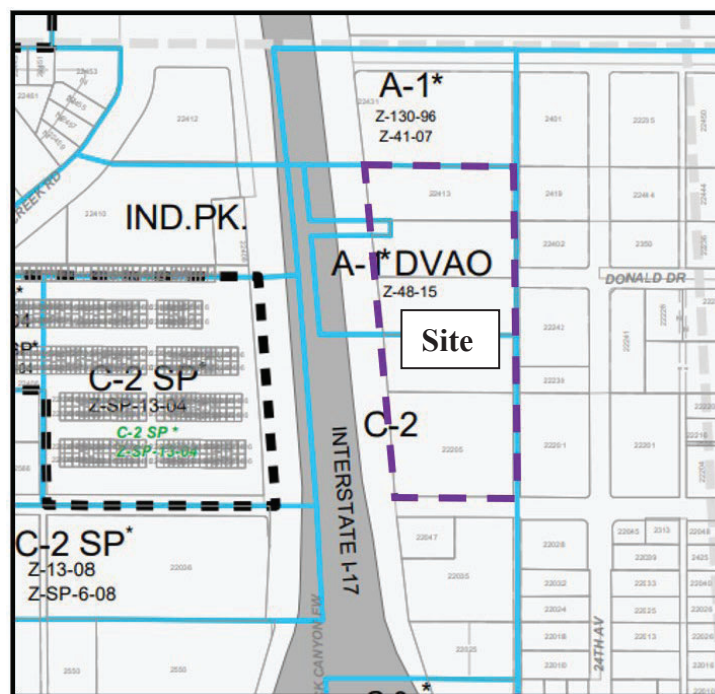
| <b>A-1 (Light Industrial District)</b> |  |                              |
|--|--|------------------------------|
| <b><u>Standards</u></b>                | <b><u>Requirements</u></b>   | <b><u>Met or Not Met</u></b> |
| Maximum Lot Coverage                   | No maximum   | 35.41% (Met)                 |
| Maximum Building Height                | 56 feet, up to 80 feet with use permit   | 56 feet (Met)                |
| Minimum Parking                        | Unspecified industrial use: 1 space per 1,000 square feet<br><br>Office space 3 per 1,000 square feet<br><br>147 parking spaces required (per site plan) | 203 parking spaces (Met)     |

### **Background / Issues / Analysis**

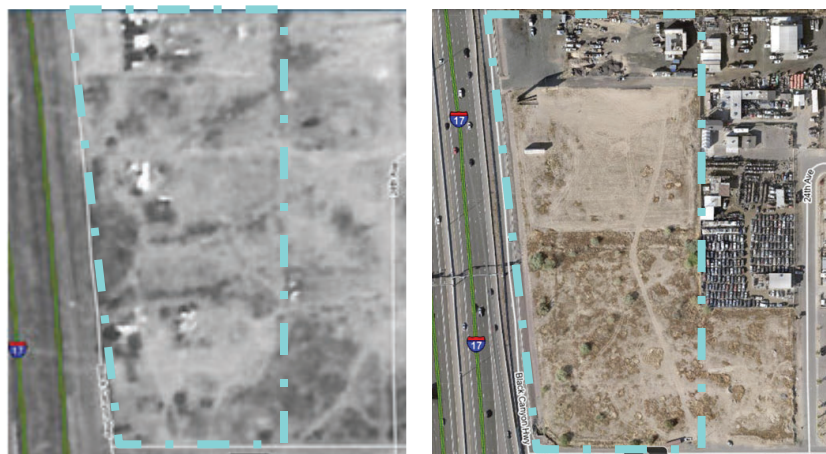
#### **1. SUBJECT SITE**

This request is to rezone 9.35 acres located at the northeast corner of the Black Canyon Freeway (I-17) and Adobe Drive. The site is zoned C-2 DVAO and A-1 DVAO. The request is to rezone the entire site to A-1 DVAO for an industrial office/warehouse development.

The subject site was annexed into the City of Phoenix from Maricopa County in 1972 and has mostly remained vacant with the exception of the northern portion of the site which developed in the late 1970s.



*Subject Site, Source: Planning and Development Department*



*Left Aerial 1976. Right Aerial 2022.  
Maricopa County Historic Aerials, Source: Maricopa County*

## 2. ZONING AND LAND USE

### Subject Site:

The subject site is zoned A-1 DVAO and C-2 DVAO and is mostly undeveloped. The northernmost parcel of the subject site contains a welding shop. There is a separate small property developed with a billboard in between the north and center lot of the subject site that is not part of the rezoning request. The billboard property is zoned C-2. All properties in the vicinity are also within the Deer Valley Airport Overlay District.

### North:

The parcel abutting the subject site on the north is zoned A-1 DVAO and is currently used for outdoor construction storage.

### South:

South of the subject site is zoned C-2 DVAO. The properties are developed with a plumbing, HVAC, and roofing contractor office and storage facility, and a storage container sales and rental facility.

### East:

The parcels to the east of the site are zoned A-1 DVAO and are developed with auto-oriented uses including outdoor storage and auto repair.



West:

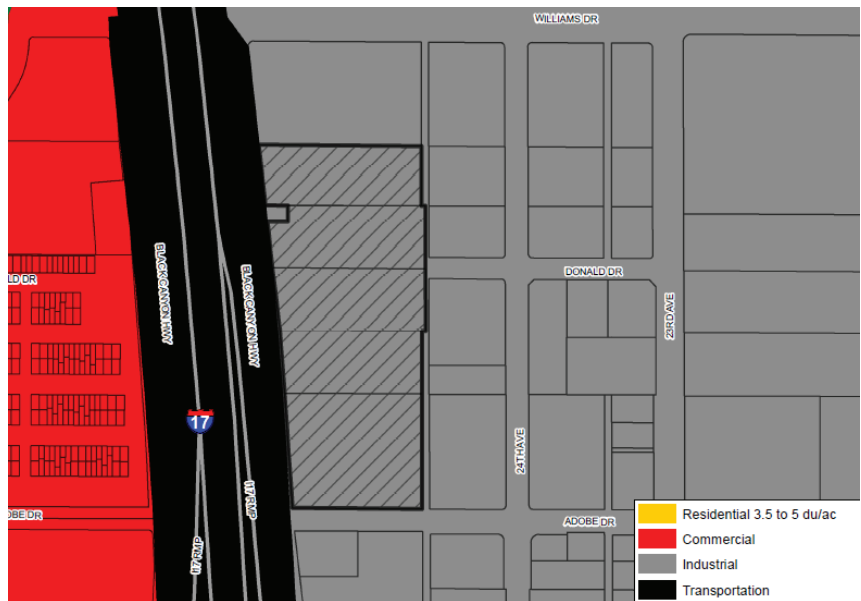
Immediately west of the subject site is the Black Canyon Freeway and its frontage roads. Beyond the Black Canyon Freeway (approximately 380 feet) is a self-storage facility zoned C-2 SP, and a vacant Industrial Park zoned property.

3. GENERAL PLAN

Subject Site:

The General Plan Land Use Map designation for the subject site is Industrial. The proposal for A-1 zoning is consistent with that designation.

The General Plan Land Use Map designations for the sites to the north, east and south are also Industrial. The General Plan Land Use Map designation for the areas west of the site across the Black Canyon Freeway is Commercial.



*Surrounding Zoning, Source: Planning and Development Department*

4. SITE PLAN

The site plan depicts two separate phases. Phase 1 consists of most of the site and includes a 133,125 square foot office/warehouse building and truck parking and maneuvering/loading areas. Parcel 2 consists of the northernmost 75 feet for the width of the lot for either a future tenant expansion from the neighboring northern parcel, or for additional parking.

The site plan as proposed meets the minimum number of required parking spaces as calculated based on the square footage of general warehouse which requires 133 spaces (203 proposed). The proposed site plan may need to be reconfigured to allow sufficient parking if the tenants require additional parking, therefore staff is not recommending a stipulation to require general conformance to the proposed site plan.

Due to its location immediately adjacent to the Black Canyon Freeway, staff is recommending a series of stipulations to enhance the perimeter treatment of the site to

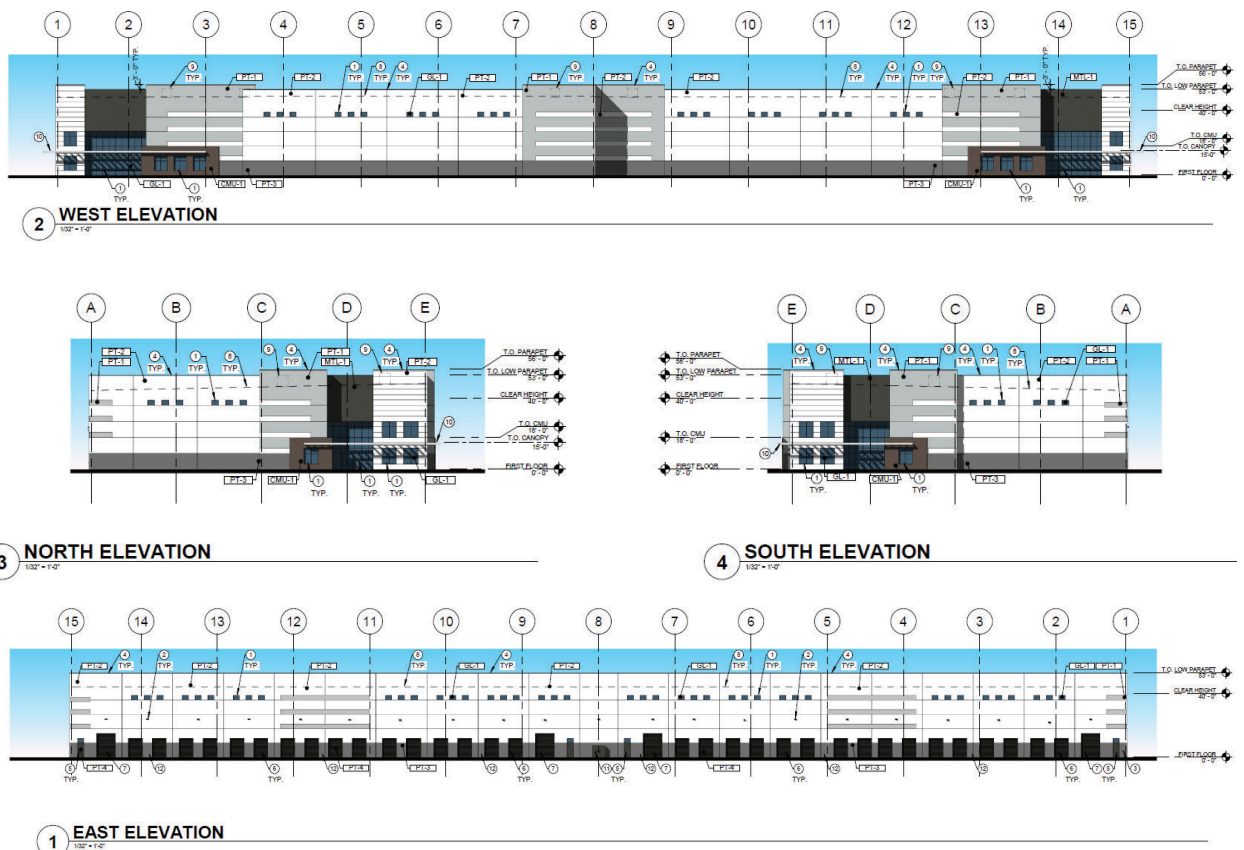


mitigate any potential impact from the freeway as well as to meet shade and heat island reduction goals. These are addressed in stipulations 1, 4, and 10.

The landscaping proposed along the freeway frontage road and Adobe Drive will enhance the appearance of the streetscape by providing shade along detached sidewalks as well as parking areas. Those are addressed in stipulations 2, 4, and 11. Stipulation No. 7 requires two outdoor employee rest areas with amenities to provide the opportunity for employees to take breaks outside.

## 5. ELEVATIONS

The proposal includes conceptual elevations that illustrate variations in roofline, window shapes and sizes, architectural embellishments, and textural changes. To ensure the elevations include architectural details, staff is recommending Stipulation No 9 which requires architectural embellishments every 100 feet for elevations adjacent to the I-17 frontage road.



*Building Elevations, Source: Baker Development Company*

6. **Deer Valley Airport Overlay District**

The subject site is located within the Deer Valley Airport Overlay District (DVAO), Areas 1 and 2, and the proposed uses and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions; and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport, grant and record an avigation easement, and to provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process. These are addressed in Stipulation Nos. 18 through 20.

7. **Black Canyon/Maricopa Freeway Specific Plan**

The freeway mitigation program was created in the City of Phoenix by the 1988 approval of Proposition 17. This proposition authorized general obligation bonds to prepare plans and fund projects which could mitigate the blighting effects on the city's neighborhoods from existing and proposed freeway construction. The Black Canyon/Maricopa Freeway Specific Plan, the fourth under this program, addresses problems encountered or anticipated in residential neighborhoods adjacent to this freeway corridor. It establishes non-regulatory policies and guidelines to improve the compatibility between the freeway and the residential neighborhoods through which it passes.

The subject site is located along Segment 1 as identified in the plan which supports change in land use designations for land uses that do not conform with the current general plan, as well as landscape buffering. To ensure compatibility with the adjacent land uses, staff recommends enhanced landscape standards and detached sidewalks, which are addressed in Stipulation Nos. 1 through 4, 10, and 11.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within and adjacent to the development. Staff is recommending stipulations for a detached shaded sidewalk along Adobe Drive and I-17 frontage road, in addition to enhanced landscape standards in and around the parking areas and along the west property line. These are addressed in Stipulation Nos.



1 through 5, 10, and 11.

9. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan also supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations, including industrial employment centers. Stipulation No. 8. requires bicycle parking spaces be provided on the site. Bicycle racks shall consist of an inverted-U or other decorative design and installed per the requirements of Section 1307. H.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The proposed conceptual site plan does not show recycling facilities.

COMMUNITY INPUT SUMMARY

11. At the time the staff report was written there was no correspondence from members of the public received.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department commented that the developer shall construct a detached sidewalks along the I-17 frontage road and Adobe Drive, and all streets within and adjacent to the development. These items are addressed in Stipulation Nos. 10 through 13.
13. The Pedestrian Safety Coordinator, from the Traffic Services Division of the Street Transportation Department, has required that pedestrian pathways that cross drive aisles be constructed with decorative pavers, stamped or colored concrete or another material that contrasts with the drive isle and parking surfaces. This is addressed in Stipulation No. 6.
14. The Aviation Department commented the site is located within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace. The developer must file FAA Form 7460, record an avigation easement over the site and record documents that disclose the existence and operational characteristics of the airport to future owners or tenants. These are addressed in Stipulation Nos. 18 through 20.

15. The Floodplain Management Division of the Public Works Department commented this project is in a Special Flood Hazard Area (SFHA) called Zone AH, on panel 1280M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The applicant is required to submit a Grading and Drainage Plan to the Floodplain Management section of Public Works Department. An Elevation Certificate (FEMA Form 086-0-33) and a FEMA approved CLOMR-F or CLOMR must be received and approved by Floodplain Management prior to issuance of a Grading & Drainage permit. This is addressed in Stipulation No. 14.
16. The City of Phoenix Fire Department does not anticipate any problems with this case. However, they noted that the site and/or buildings shall comply with the Phoenix Fire Code and requested additional detail be provided on future site plan submittals.
17. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.

#### OTHER

18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. These are addressed in Stipulation Nos. 15 through 17.
19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 21.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and

abandonments, may be required.

### **Findings**

1. The proposed land use is in conformance with the Industrial designation of the General Plan Land Use Map.
2. The subject site is located adjacent to industrial land uses. The proposed development, as stipulated will complement the surrounding area.
3. The proposed zoning is consistent with the goals and policies of the Deer Valley Airport Overlay and will provide additional employment opportunities in the village.

### **Stipulations**

1. An average 30-foot-wide landscape setback shall be provided along the I-17 frontage road, as approved by the Planning and Development Department.
2. A minimum 20-foot-wide landscape setback shall be provided along Adobe Drive, as approved by the Planning and Development Department.
3. All landscape improvements shall be installed with the first phase of development.
4. The required landscape setbacks shall be planted with minimum 50% 2-inch caliper and 50% 3-inch caliper size trees and with five 5-gallon shrubs per tree, as approved by Planning and Development Department.
5. All uncovered employee and customer surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees and five 5-gallon shrubs per tree. Landscaping shall be dispersed throughout the parking areas and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
6. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
7. Two outdoor employee resting areas of no less than 400 square feet shall be provided on site. One area shall be located along the north portion of the site and one on the south portion of the site. The employee resting areas shall not be located within loading and truck maneuvering areas. Each required resting area shall include a minimum of two pedestrian seating benches, constructed of quality

and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper size, large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.

8. The following bicycle infrastructure shall be provided and maintained, as described below and as approved by the Planning and Development Department.
  - a. A minimum of 10 bicycle parking spaces shall be provided through Inverted U, artistic racks, and/or within a secure bicycle storage area. The racks shall be located near a primary building entrance or in the central amenity area and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K or the Comprehensive Bicycle Master Plan, as approved by the Planning and Development Department.
  - b. A bicycle repair station (fix-it station) shall be provided as an employee amenity on site. The station shall include but is not limited to: standard repair tools affixed to the station; a tire gauge and pump; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
9. The west building elevation, visible from the I-17 frontage road that exceeds 100-feet in length shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration, shadow boxes and overhead/canopies, as approved by the Planning and Development Department.
10. The sidewalk along the I-17 frontage road shall be a minimum of 5 feet in width and detached with a minimum 10-foot-wide landscape strip located between the sidewalk and the back of curb, planted to the following standards, as approved or modified by the Planning and Development Department and the Arizona Department of Transportation.
  - a. Minimum 2-inch caliper drought-tolerant shade trees that provide sidewalk shade to a minimum of 75% at maturity.
  - b. Drought tolerant vegetation to achieve 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. The sidewalk along Adobe Drive shall be a minimum of 5 feet in width and detached with a minimum 5-foot-wide landscape strip located between the

sidewalk and back of curb and planted to the following standards, as approved or modified by the Planning and Development Department.

- a. Minimum 2-inch caliper drought-tolerant shade trees that provide sidewalk shade to a minimum of 75% at maturity.
- b. Drought tolerant vegetation to achieve 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

12. 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.
13. The developer shall underground existing electrical utilities within the public right-of-way that are impacted or require relocation as part of the project. The developer shall coordinate with affected utility companies for review and permitting.
14. This parcel is in a Special Flood Hazard Area (SFHA) called Zone AH, on panel 1280M of the Flood Insurance Rate Maps (FIRM) dated September 18, 2020. The following requirements shall apply, as approved by the Planning and Development Department:
  - a. The Architect/Engineer is required to show the floodplain boundary limits on the Grading and Drainage plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.
  - b. A copy of the Grading and Drainage Plan shall to be submitted to the Floodplain Management section of Public Works Department for review and approval of Floodplain requirements.
  - c. Elevation Certificate (FEMA Form 086-0-33) based on construction plans must be received and approved by Floodplain Management prior to issuance of Grading & Drainage permit. In Zone A, a base flood elevation determination letter (sample letter is provided by Floodplain Management upon request) and exhibit will also be required prior to issuance of Grading & Drainage permit.

- d. The developer shall provide a FEMA approved CLOMR-F or CLOMR prior to issuance of a Grading and Drainage permit. CLOMR-F and CLOMR also requires the following compliance with Section 7 & 9 of the Endangered Species Act (ESA).
15. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
16. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
17. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
18. The property owner shall record documents that disclose the existence, and operational characteristics of Deer Valley Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
19. The developer shall grant and record an avigation easement to the City of Phoenix for the site, per the content and form prescribed by the City Attorney prior to final site plan approval.
20. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
21. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Elias Valencia

May 10, 2022



Staff Report: Z-14-22-1

May 10, 2022

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**Team Leader**

Racelle Escolar

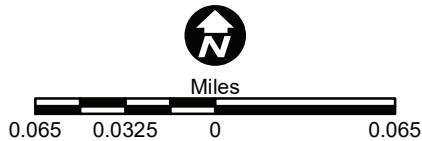
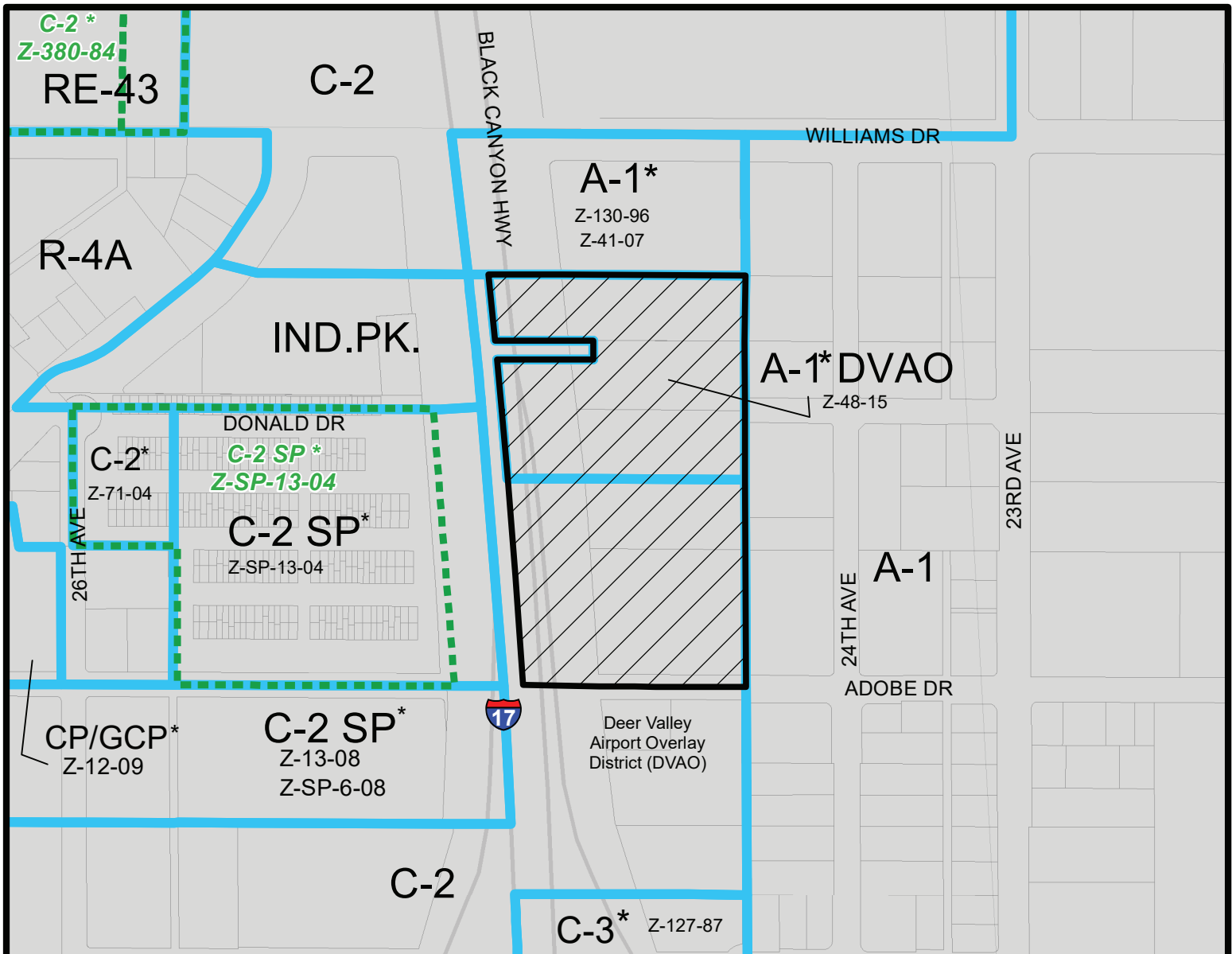
**Exhibits**

Zoning sketch map

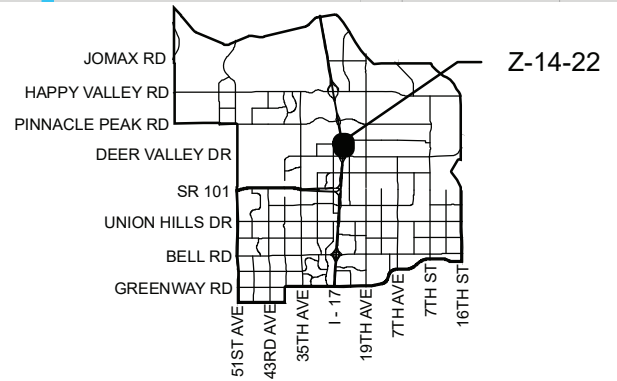
Aerial sketch map

Site plan date stamped March 4, 2022 (1 page)

Elevations date stamped March 4, 2022 (2 pages)

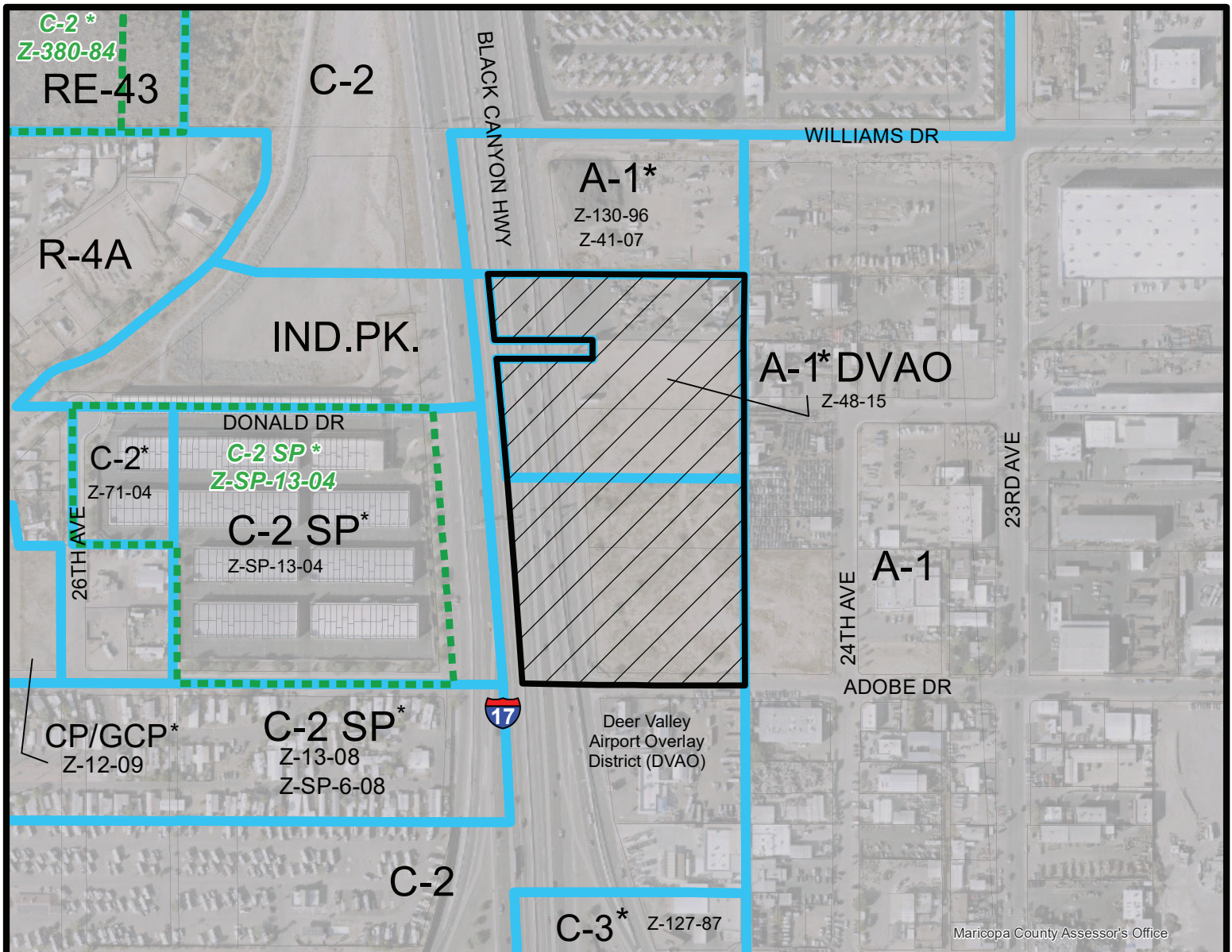


**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 1

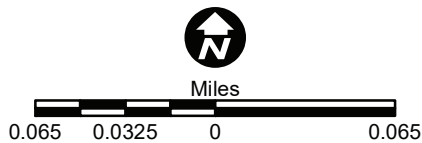


|  |  |   |  |
|--|--|---|--|
| <b>APPLICANT'S NAME:</b> Baker Development Company                                       |  | <b>REQUESTED CHANGE:</b>                                    |  |
| <b>APPLICATION NO.</b> Z-14-22   | <b>DATE:</b> 3/25/2022<br><b>REVISION DATES:</b>       | <b>FROM:</b> A-1 DVAO ( 4.85 a.c.)<br>C-2 DVAO ( 4.50 a.c.) |  |
| <b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b><br><br>9.35 Acres | <b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b><br>QS 43-23 | <b>ZONING MAP</b><br>N-7                                    | <b>TO:</b> A-1 DVAO ( 9.35 a.c.)               |
| <b>MULTIPLES PERMITTED</b><br>A-1 DVAO, C-2 DVAO<br>A-1 DVAO                             | <b>CONVENTIONAL OPTION</b><br>N/A, 65<br>N/A           |   | <b>* UNITS P.R.D. OPTION</b><br>N/A, 78<br>N/A |

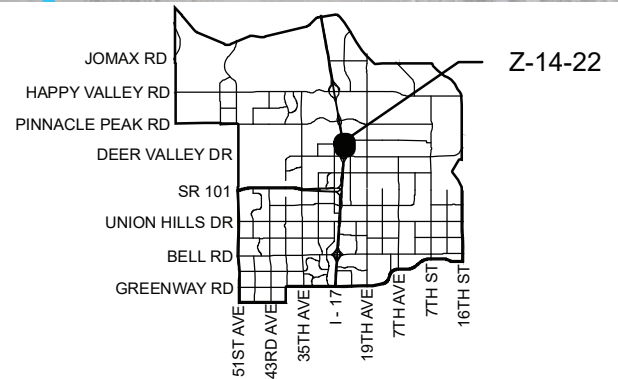
\* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office



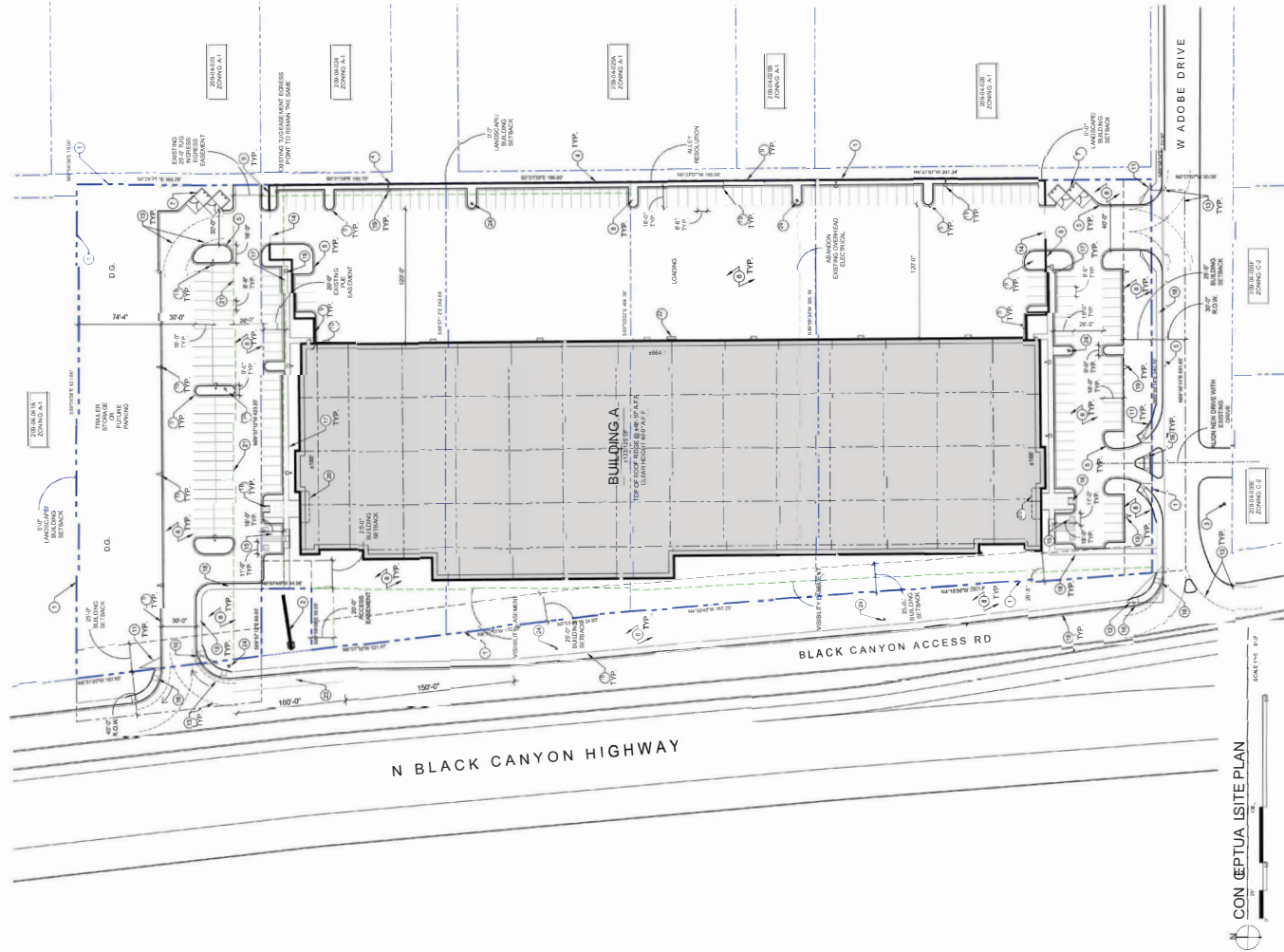
**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 1



|  |  |   |  |
|--|--|---|--|
| <b>APPLICANT'S NAME:</b> Baker Development Company                                       |  | <b>REQUESTED CHANGE:</b>                                    |  |
| <b>APPLICATION NO.</b> Z-14-22   | <b>DATE:</b> 3/25/2022<br><b>REVISION DATES:</b>       | <b>FROM:</b> A-1 DVAO ( 4.85 a.c.)<br>C-2 DVAO ( 4.50 a.c.) |  |
| <b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b><br><br>9.35 Acres | <b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b><br>QS 43-23 | <b>ZONING MAP</b><br>N-7                                    | <b>TO:</b> A-1 DVAO ( 9.35 a.c.)               |
| <b>MULTIPLES PERMITTED</b><br>A-1 DVAO, C-2 DVAO<br>A-1 DVAO                             | <b>CONVENTIONAL OPTION</b><br>N/A, 65<br>N/A           |   | <b>* UNITS P.R.D. OPTION</b><br>N/A, 78<br>N/A |

\* Maximum Units Allowed with P.R.D. Bonus





CONCEPTUAL SITE PLAN

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

VICINITY MAP

NOT TO SCALE

CITY OF PHOENIX

MAR 04 2022

Planning & Development  
Department

PLAN PROJECT # 21-4517

PAPP-2-207786

MEETING DATE

| PROJECT # | 21-0310  | DESCRIPTION |
|-----------|----------|-------------|
| DATE      | 21.10.22 |             |
| DRAWN BY  | IM       |             |
| REV #     | DATE     | DESCRIPTION |

PROJECT INFORMATION  
PROPERTY OWNER:  
BAKER DEVELOPMENT CORPORATION  
2000 N. CENTRAL AVENUE, SUITE 100  
CHICAGO, ILL 60614  
CONTACT: JAMES BAKER  
PHONE: 773.755.1000  
EMAIL: j.baker@bakerdev.com

ARCHITECT:  
PINNACLE DESIGN, INC.  
1048 N. 44TH ST. SUITE 200  
PHOENIX, ARIZONA 85008  
CONTACT: SAM MULLOY  
PHONE: 602.952.8585  
EMAIL: info@pd-az.com

PROJECT DESCRIPTION:  
PROPOSED 110,000 SF INDUSTRIAL BUILDING WITH  
OFFICE AND TRUCK LOADING

ADDRESS:  
W ADOBE DRIVE AND N BLACK CANYON ACCESS  
APN #:  
2004-00964 2004-00964 2004-00964 2004-00964 2004-00964  
2004-00964

SITE ACREAGE:  
2.46 ±  
GROSS: 30,022 AC (383,103 SF)  
NET: 8,851 AC (1,075,505 SF)

EXISTING ZONING:  
A-1C-2  
PROPOSED ZONING:  
VACANT

EXISTING LAND USE:  
VACANT  
LOT COVERAGE:  
113.12% (1,375,000 ± ± 835.41%)

PROPOSED BUILDING HEIGHT:  
113.12 SF  
PROPOSED BUILDING SF:  
110,000 SF  
PROPOSED BUILDING TYPE:  
INDUSTRIAL

PARKING PROVIDED:  
1,100 SPACES  
INCLUDES 6 ADA SPACES

SITE PLAN NOTES:  
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE  
2. THE PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA  
3. ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND  
4. ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE  
5. ADJACENT RESIDENTIAL DISTRICT AND WILL NOT EXCEED ONE FOOT CANDLE  
6. THE PROJECT SHALL BE DESIGNED TO PROVIDE VISUAL SCREENING TO THE  
7. THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION  
8. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL HAVE THE  
9. RIGHT OF WAY IN CONFORMANCE WITH APPLICABLE AND

SECTION 27 E. 14 DISTRICT REGULATIONS  
1. SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATIONS OF  
2. THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS  
3. CHAPTERS, ARTICLES 18 AND 14 OF THE HAZARDOUS WASTE REGULATIONS AS  
4. THE MARICOPA COUNTY HEALTH DEPARTMENT  
5. EXCEED 85 DB (A) ON WHEN MEASURED ON AN "A" WEIGHTED SOUND  
6. ENVIRONMENTAL PROTECTION AGENCY  
7. ENVIRONMENTAL PROTECTION AGENCY  
8. THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU SHALL BE PROVIDED  
9. MANUFACTURING, STORAGE AND WASTE PROGRAMS ON THE SITE SHALL MEET  
10. ALL DIRECT SOURCES OF ILLUMINATION, LUMINAIRES SHALL BE SHIELDED SO AS  
11. NOT TO BE VISIBLE FROM ADJACENT RESIDENTIAL ZONED PROPERTY.

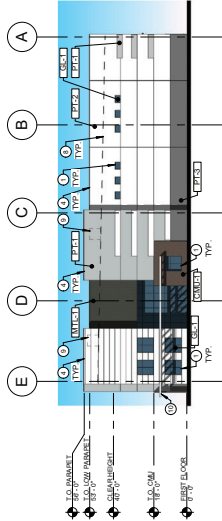
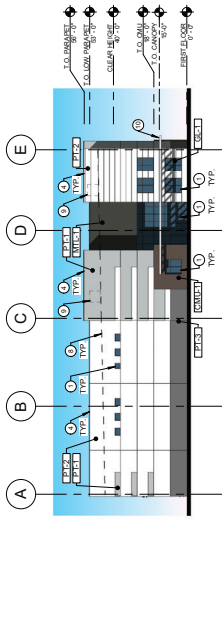
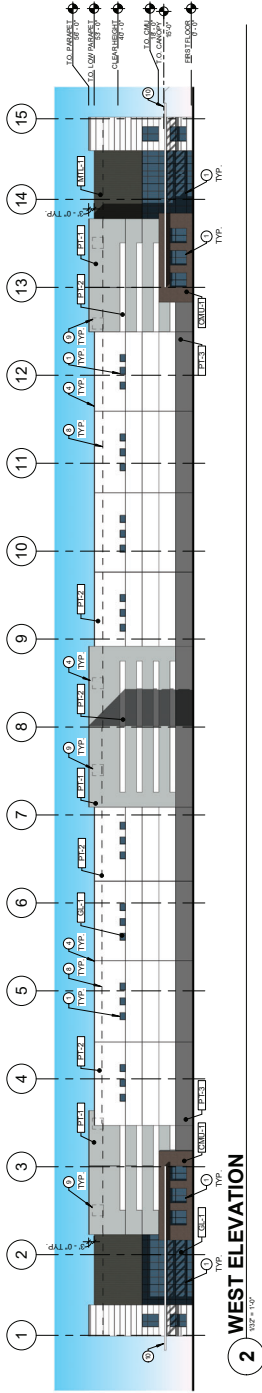
SITE PLAN NOTES:  
1. PROPERTY LINE  
2. EXISTING FIRE HYDRANT TO REMAIN  
3. EXISTING LANDSCAPE WALL TO REMAIN  
4. CONCRETE CURB  
5. ASPHALT PAVING  
6. LANDSCAPE AREA  
7. LANDSCAPE AREA  
8. LANDSCAPE AREA  
9. LANDSCAPE AREA  
10. FDOT FIRE RISER ROOM  
11. FDOT FIRE RISER ROOM  
12. 30' X 30' TRAFFIC VISIBILITY TRIANGLE  
13. 30' X 30' TRAFFIC VISIBILITY TRIANGLE  
14. 30' X 30' TRAFFIC VISIBILITY TRIANGLE  
15. ADA PARKING SPACE  
16. ADA PARKING SPACE  
17. 6" OF WIDE CONCRETE SIDEWALK (4' OF CLEAR SIDEWALK WITH 2'-0" CAR OVERHANG)  
18. 5'-0" WIDE CONCRETE SIDEWALK  
19. 5'-0" WIDE CONCRETE SIDEWALK  
20. PROPOSED BUILDING ENTRY  
21. SERVICE ENTRY SECTION  
22. SERVICE ENTRY SECTION  
23. SERVICE ENTRY SECTION  
24. FIRE HYDRANT

EXTERIOR FINISHES & MATERIALS LEGEND

- CMU-1 CONCRETE MASONRY UNITS 1
- MTL-1 METAL PANEL 1
- PT-1 PAINT COLOR 1
- PT-2 PAINT COLOR 2
- PT-3 PAINT COLOR 3
- PT-4 PAINT COLOR 4

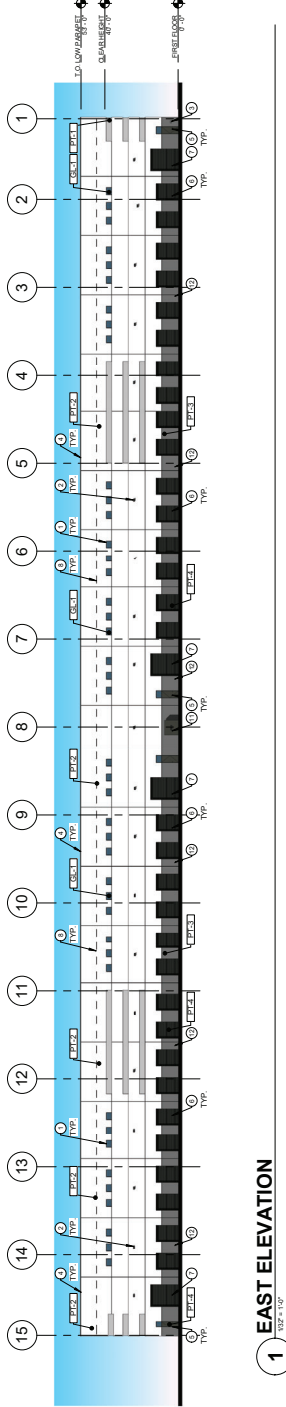
EXTERIOR ELEVATION KEYNOTES

1. ALUMINUM FRAME WINDOW SYSTEM WITH 1" INSULATED OFFSET GLAZING
2. WALL PACK LIGHT FIXTURE
3. FIRE RIBBON / FIRE DEPARTMENT CONNECTION
4. PAINTED METAL CORING
5. 4'-0" 96" OF HOLLOW METAL DOOR WITH 2'-0" TRANSOM
6. 8'-0" 96" 12'-0" OVERHEAD COILING DOOR
7. 12'-0" 96" 15'-0" OVERHEAD COILING DOOR
8. DASHED LINE INDICATES LINE OF ROOF BEYOND
9. FULLY SCREENED ROOF TOP MECHANICAL UNIT BEYOND
10. ENTRY CANOPY
11. SERVICE ENTRANCE SECTION
12. OVERFLOW DOWNSPOUT OUTLET



3 NORTH ELEVATION  
100' x 100'

4 SOUTH ELEVATION  
100' x 100'



1 EAST ELEVATION  
100' x 100'

CITY OF PHOENIX

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DR-4  
PLEASE RECYCLE

ADOBE TOWNSITE  
W. ADOBE DRIVE & N. BLACK CANYON ACCESS, PHOENIX, AZ 85027

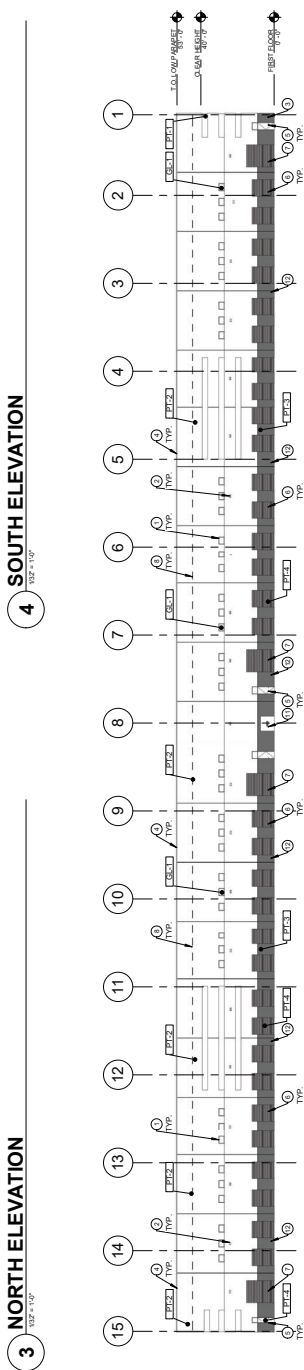
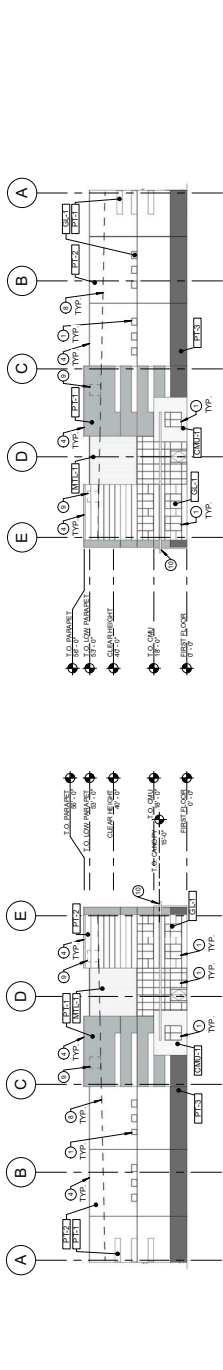
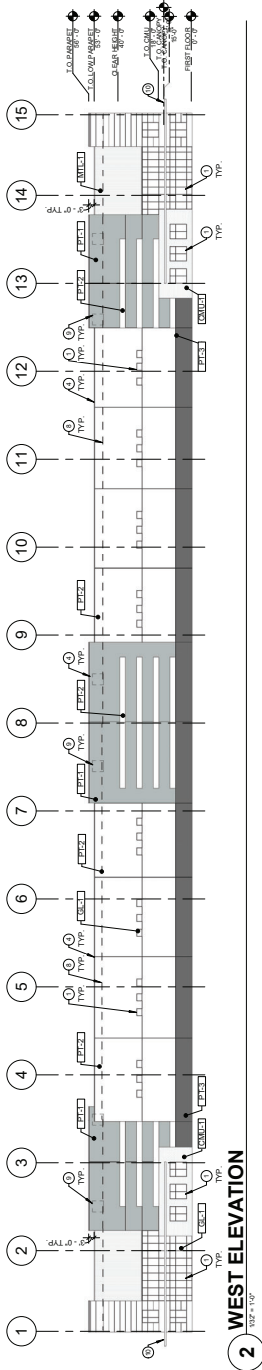
PROJECT #: 21405.0  
DATE: 2/14/22  
DRAWN BY: MC  
REV# DATE DESCRIPTION

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