



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-58-16-3**  
**(Life Storage – 32<sup>nd</sup> Street PUD)**  
December 27, 2016

**Paradise Valley Village Planning Committee Meeting Date:** January 9, 2017

**Planning Commission Hearing Date:** February 2, 2017

**Request From:** C-O/G-O HGT/WVR (2.40 acres)

**Request To:** PUD (2.40 acres)

**Proposed Use:** Planned Unit Development to allow a mix of uses including a self-storage facility

**Location:** Southeast corner of 32<sup>nd</sup> Street and Cheryl Drive

**Owner/Applicant/ Representative:** Jason Morris, Withey Morris PLC

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

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 3.5 to 5 du/acre	
<b>Street Map Classification</b>	32 <sup>nd</sup> Street	Arterial	40-foot north half street
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; CERTAINTY &amp; CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></b></p> <p>The proposed development is sensitive to surrounding residential and commercial development, thereby warranting the reasonable levels of increased intensity required for the project.</p> <p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS, CLEAN NEIGHBORHOODS PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></b></p> <p>The subject site is an irregular shape and is currently vacant. The proposed development of this parcel will greatly improve site conditions and open a new business in the area.</p>			

**Area plans**

**SQUAW PEAK FREEWAY SPECIFIC PLAN**

See Item No. 5 in the Background/Issues/Analysis Section.

**NORTH 32ND POLICY PLAN**

See Item No. 6 in the Background/Issues/Analysis Section.

**Surrounding Land Uses/Zoning**

	<b>Land Use</b>	<b>Zoning</b>
<b>On Site</b>	Vacant	C-O/G-O HGT/WVR
<b>North</b>	Dreamy Draw Park and Ride Facility	C-2
<b>South</b>	State Route 51 and ADOT office	C-2
<b>West</b>	Church	R1-10
<b>East</b>	State Route 51 and Single-family Residential	R1-10

**Background/Issues/Analysis**

**SUBJECT SITE**

1. This is a request to rezone a 2.40 acre site located at the southeast corner of 32<sup>nd</sup> Street and Cheryl Drive. The request is to rezone from C-O/G-O HGT/WVR to PUD to allow a mix of uses, including a self-service storage facility.
2. The proposed PUD site is currently vacant. In a previous 2007 rezoning case (Z-112-07-3), the subject site was rezoned from C-O to C-O/G-O HGT/WVR. The request was for a three-story office building, yet no development occurred on the subject site and it has remained vacant.

**SURROUNDING USES, GENERAL PLAN & ZONING**

3. The subject site is currently zoned C-O/G-O HGT/WVR. The Dreamy Draw park and ride facility is located north of the site and zoned C-2. Across State Route 51 there is an ADOT office that is zoned C-2 and single-family residences zoned R1-10. To the west, across 32<sup>nd</sup> Street, there is a church that is zoned R1-10.



4. The proposal is not consistent with the General Plan Land Use Map designation of Residential 3.5 to 5 du/acre. However, the subject site is less than 10 acres and therefore a General Plan Amendment is not required.

#### SQUAW PEAK FREEWAY SPECIFIC PLAN

5. The subject site falls within the boundaries of the Squaw Peak Freeway Specific Plan. This is a policy plan which addresses the impacts of the freeway on adjacent residential neighborhoods and proposes ways to maximize compatibility of the freeway with adjacent and nearby land uses. The primary purpose of the plan is to provide recommendations for freeway mitigation. The Specific Plan was adopted by the Phoenix City Council July 3, 1991.

The proposed development is of an appropriate use, scale and character adjacent to the freeway and is in keeping with the specific plan. The development introduces a use that is stable and workable in the presence of the freeway; will aid in retaining the village core as the commercial/office center of the village by discouraging inappropriate increases in land use intensity along the freeway corridor; and encourages economic development opportunities which are consistent with the neighborhood compatibility and the General Plan.

The land use element of the Specific Plan makes recommendations for land use

changes. The Specific Plan recommends that any subsequent rezoning or development adjacent to the freeway should be designed to mitigate effects of the freeway. The proposed development has little impact on nearby single-family residential because it is directly adjacent to commercial uses, the freeway, and generates little traffic.

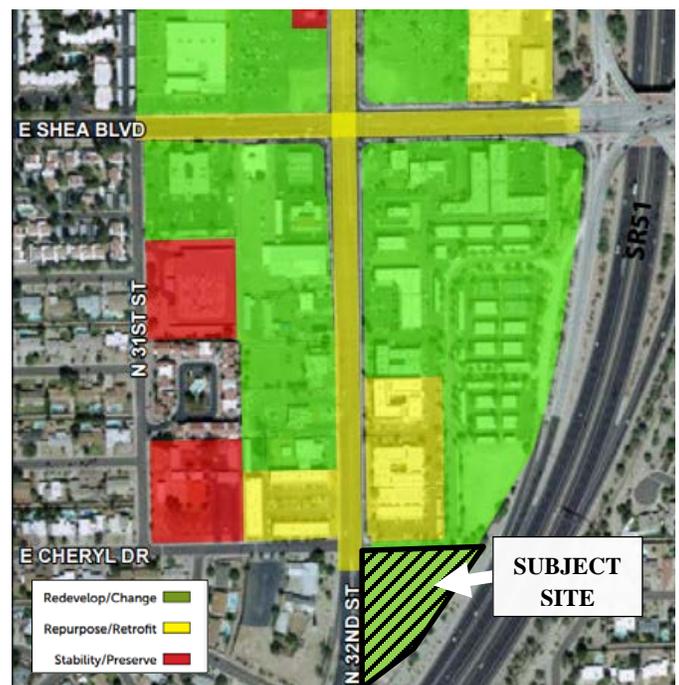
In addition, the subject site is designated commercial in the Specific Plan. The Specific Plan states to “allow the private property bounded by Cheryl Drive alignment to the north, the freeway on the east and south, and 32<sup>nd</sup> Street on the west to transition from a single-family residential to a commercial designation.”

The proposed commercial uses in the PUD are consistent with the recommendations of the Squaw Peak Freeway Specific Plan.

#### NORTH 32<sup>ND</sup> POLICY PLAN

6. The subject site falls within the boundaries of the North 32nd Policy Plan area, which are from the Phoenix Mountain Preserve to the south, Loop 101 to the north, 28<sup>th</sup> Street to the west and 36th Street/State Route 51 to the east. Starting in early 2012 through more than 40 meetings, city staff worked closely with concerned property and business owners (known as the North 32nd Working Group) to develop the North 32nd Policy Plan. The purpose of the North 32nd Policy Plan is to provide direction to future decision makers in regards to where the community may support new development and property entitlement changes (rezoning) within the corridor. The Policy Plan was adopted by the Phoenix City Council on December 3, 2014.

City staff worked closely with the North 32nd Working Group to identify ways to improve the conditions within the corridor and spur revitalization in the area. The Policy Plan includes the results of mapping exercises for all the major intersections within the corridor. To work towards implementing the community’s vision for North 32nd, city staff needed to identify where the community would support stability, retrofitting and redevelopment or change. Stability areas should stay as they currently exist, such as single-family residential neighborhoods with an established density or restoration of existing buildings. Retrofitting would include additional landscaping within the right-of-way or parking lot, adaptive reuse of structures or adding new buildings to vacant properties or parking lots at the same scale as surrounding neighborhoods. Redevelop or change supports a significant



new development that would completely redevelop the site by changing the scale and increasing the density or daily traffic.

The North 32<sup>nd</sup> Policy Plan designates this subject site as an area to redevelop/change. The proposed development is consistent with the policy plan.

## PROPOSAL

7. The proposal was developed using the PUD zoning designation which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is a site rezoned with standards crafted specifically for the site.  
The Life Storage – 32<sup>nd</sup> Street PUD provides a framework for development within the PUD area. However, specific development projects will be required to go through the Planning and Development Department review process.
  
8. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped December 8, 2016 (attached).

### **List of Uses**

The Development Narrative proposes that self-service storage facilities be permitted in addition to uses allowed in Section 622 (C-1 Neighborhood Retail Zoning District) of the Phoenix Zoning Ordinance. In addition, the PUD notes that temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance and accessory uses shall be subject to Section 622 of the Phoenix Zoning Ordinance.

### **Development Standards**

The proposed development standards are outlined in the table below.

Development Standards	Proposed
Minimum Building Setback – Northern Property Line	7 feet
Minimum Building Setback – Western Property Line	20 feet
Minimum Building Setback – Eastern Property Line	3 feet
Maximum Building Height	24-feet
Maximum Lot Coverage	45%
Outdoor Storage	No outdoor storage is allowed.

**Parking Standards**

The development of the site shall comply with the parking standards below.

Standard	Proposed
Minimum parking standards for self-storage use	1 space for every 45 storage units
Minimum parking standards for other permitted uses	Subject to Section 702 of the Phoenix Zoning Ordinance

**Landscape Standards**

The PUD proposes landscape standards outlined in the table below.

Landscape Standards	Proposed
Minimum Landscape Setbacks along 32 <sup>nd</sup> Street	13 feet
Minimum Landscape Setback along Cheryl Drive	7 feet
Minimum Landscape Setback along SR-51	3 feet
Perimeter Streetscape Planting Standards (along 32 <sup>nd</sup> Street and Cheryl Drive)	Trees: 1 per 20 feet on center or in equivalent groupings  50% 2-inch caliper 25% 3-inch caliper 25% 4-inch caliper  Shrubs: Minimum 5 per tree required 5-gallon size
Parking Lot Area Planting Standards	Minimum 10% (Interior parking surface area (exclusive of perimeter landscaping and all required setbacks)  Trees: 1 per 20 feet on center or in equivalent groupings  40% 1-inch caliper 60% 2-inch caliper  Shrubs: Minimum 5 per tree required 5-gallon size minimum

### **Lighting**

Exterior lighting shall comply with the "Environmental Performance Standards" Section 704 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code.

### **Design Guidelines and Standards**

The Life Storage - 32nd Street PUD shall conform to Section 507 Tab A of the Phoenix Zoning Ordinance with additional standards as indicated in the PUD development narrative.

The design guidelines in the PUD will create a visually appeal building form and shall include elements such as building wall articulations, variations in the roof line and form, change in use of materials or colors to create visual interest, windows, prominent entries. In addition, the design of the development shall include the use of building materials such as glass, polished and rusted metals, steel canopies, masonry and stucco, and metal panel or trim projections.

All of the design guidelines can be found in the PUD Development Narrative.

### **Signs**

All signage shall comply with the Commercial/Industrial standards of Section 705 signage regulations.

### **Sustainability**

City enforceable standards:

- This Project shall adopt the latest energy and building codes that encourage the use of construction, roofing materials and paving surfaces with solar reflectance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.
- Native desert vegetation shall be planted with decomposed granite in order to conserve water consumption.
- The project shall preserve existing mature trees to the extent the tree is deemed salvageable by the landscape consultant.
- Public building entries, loading areas and delineated pedestrian pathways shall be shaded with the use of building/architectural overhang elements and/or landscaping techniques.
- The Project shall reduce the heat island effect by using light colored roofs to provide a minimum roof SRI (Solar Reflectance Index).
- Low flow fixtures shall be used to reduce water consumption.

Practices incorporated by the developer:

- Architectural building elements stimulate the flow of air around pedestrian areas.
- Low 'e' double pane glazing.
- Provide a safe, reliable, and efficient stormwater management system that protects both human health and the environment.
- Interior lighting is controlled by motion sensors to reduce energy consumption, and provide a secure and safe path of travel for tenants.

## MISCELLANEOUS

9. The City of Phoenix Streets Transportation Department is requesting that the developer update the existing off-site street improvements to current ADA guidelines and complete a cross access agreement to allow the driveway access onto Cheryl Drive. These issues are addressed in stipulations #2 and #3.
10. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
11. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1735 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
13. The City of Phoenix Archaeology Office noted that no archaeological work is necessary for this project. However, if any archaeological materials are encountered during construction, all ground-disturbing activities must cease within 10 meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

## **Findings**

1. The proposal is consistent with the North 32nd Street Policy Plan and the Squaw Peak Freeway Specific Plan.
2. The proposal is compatible with the existing commercial developments in the surrounding area.

3. The proposal would develop an irregularly shaped vacant parcel located adjacent to the freeway.
4. The proposed building location will act as a buffer to mitigate noise impacts of the adjacent freeway on the adjacent developments.

### **Stipulations**

1. An updated Development Narrative for the Life Storage – 32<sup>nd</sup> Street PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 8, 2016, as modified by the following stipulations:
  - a. Please delete the extra 'H' in 'heat island' on page 11 within the City Enforceable Standards section.
2. The property owner shall update all existing off-site street improvements (sidewalks, curb ramps, and driveways) to current ADA guidelines.
3. The property owner shall complete a cross access agreement to allow the driveway on Cheryl Drive.

### **Writer**

Hannah Oliver  
December 27, 2016

### **Team Leader**

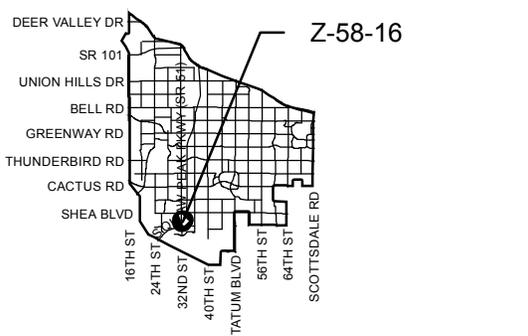
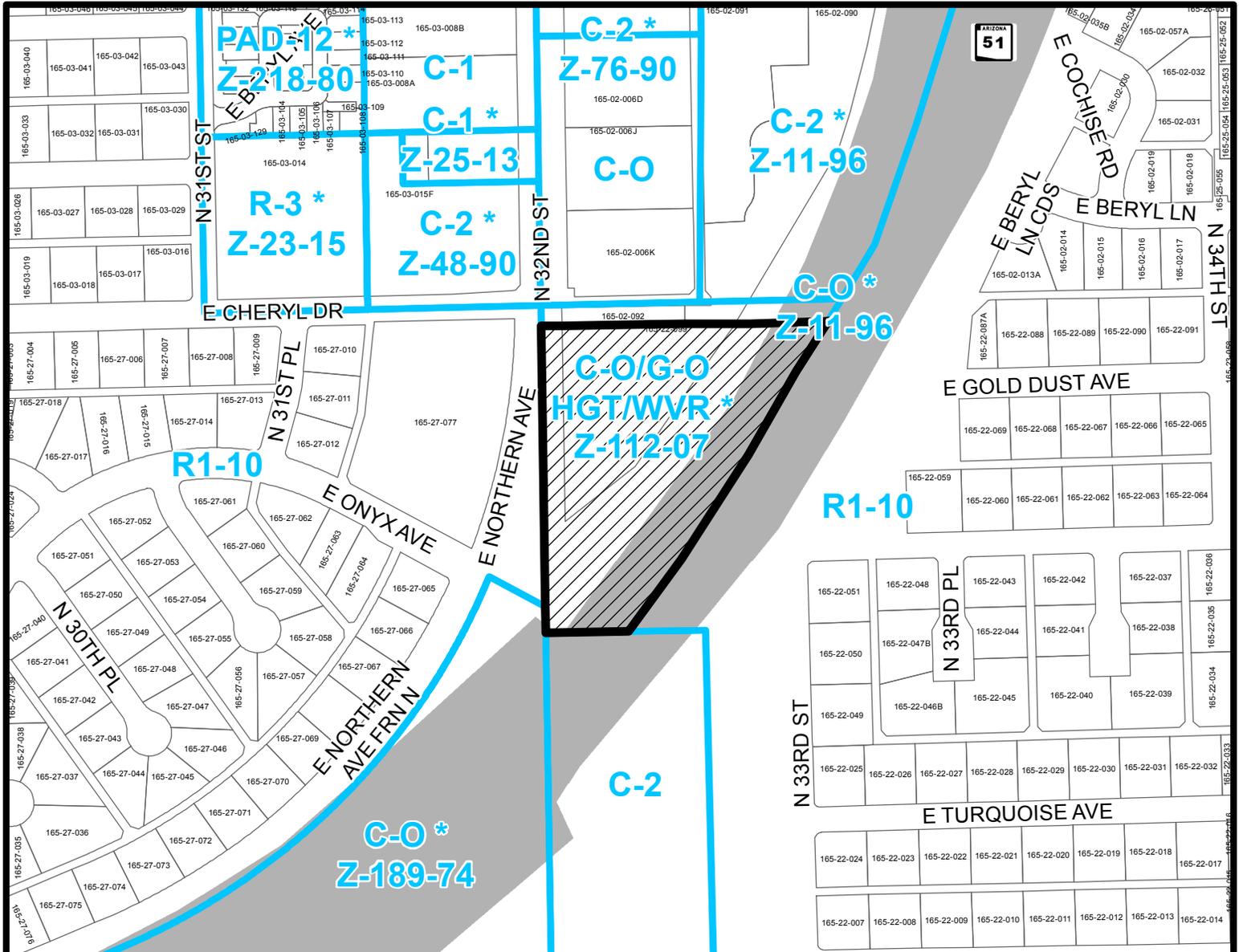
Craig Mavis

### **Exhibits**

Exhibit 1: Zoning Sketch

Exhibit 2: Aerial Map

Exhibit 3: PUD Development Narrative date stamped December 8, 2016

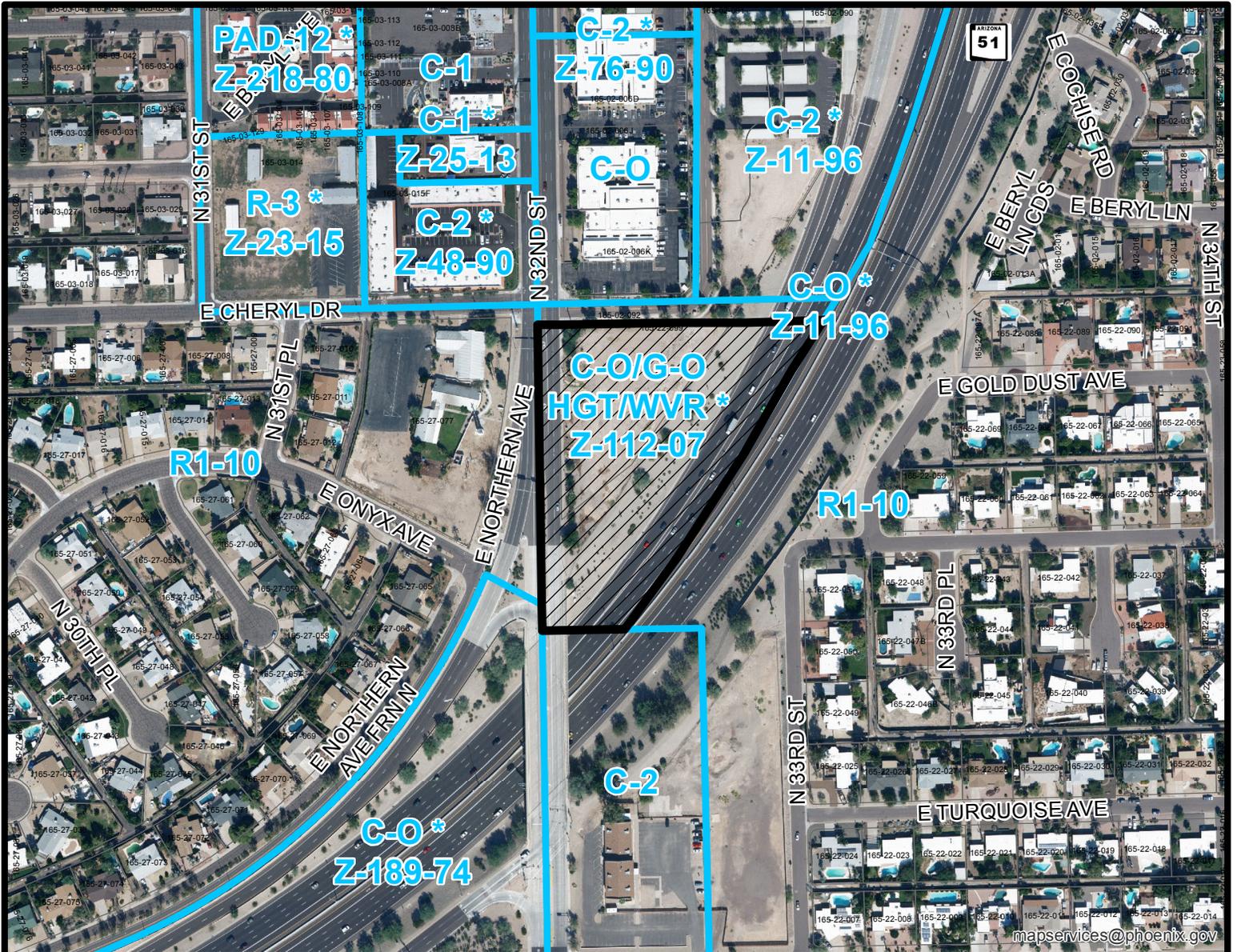


  
 Feet  
 300 150 0 300  
**PARADISE VALLEY VILLAGE**  
 CITY COUNCIL DISTRICT: 3



<b>APPLICANT'S NAME:</b> Jason Morris		<b>REQUESTED CHANGE:</b> FROM: C-O/G-O HGT WVR, (2.40 a.c.)  TO: PUD, (2.40 a.c.)	
<b>APPLICATION NO.</b> Z-58-16	<b>DATE:</b> 10/10/2016 <b>REVISION DATES:</b> 12/13/2016		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  2.40 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 28-35	ZONING MAP K-10	
<b>MULTIPLES PERMITTED</b> C-O/G-O HGT WVR PUD	<b>CONVENTIONAL OPTION</b> N/A 33	<b>* UNITS P.R.D. OPTION</b> N/A 42	

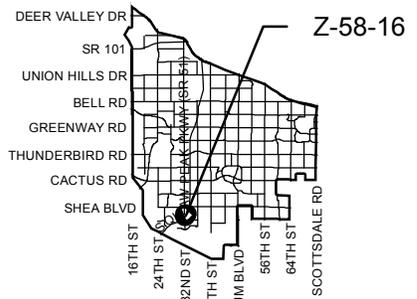
\* Maximum Units Allowed with P.R.D. Bonus



Feet



**PARADISE VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: **Jason Morris**

**REQUESTED CHANGE:**

FROM: C-O/G-O HGT WVR, (2.40 a.c.)

APPLICATION NO. **Z-58-16**

DATE: **10/10/2016**  
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

**2.40 Acres**

AERIAL PHOTO & QUARTER SEC. NO. **QS 28-35**  
ZONING MAP **K-10**

TO: **PUD, (2.40 a.c.)**

**MULTIPLES PERMITTED**

C-O/G-O HGT WVR  
PUD

**CONVENTIONAL OPTION**

N/A  
33

**\* UNITS P.R.D. OPTION**

N/A  
42

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

**Planned Unit  
Development Narrative**

**Life Storage – 32nd Street PUD**

**Zoning Case No. Z-58-16**

**10155 N. 32<sup>nd</sup> Street**

**Southeast corner of 32<sup>nd</sup> Street and Cheryl Drive**



**1<sup>st</sup> Submittal: September 6, 2016**

**2<sup>nd</sup> Submittal: November 7, 2016**

**Hearing Draft Submittal: December 8, 2016**

**City Council Adopted: \_\_\_\_\_**

## DEVELOPMENT TEAM

Developer	Gibraltar Holdings II, LLC Tarik Williams 219 S. William Dillard Drive, Suite 131 Gilbert, AZ 85233 phone 602.292.8870 email <a href="mailto:tarik@tlwconstruction.com">tarik@tlwconstruction.com</a>
Applicant/Representative	Withey Morris, PLC Jason Morris 2525 East Arizona Biltmore Circle, Suite A-212 Phoenix, AZ 85016 phone 602.230.0600 fax 602.212.1787 email <a href="mailto:jason@witheymorris.com">jason@witheymorris.com</a>
Land Planning Architect	Cooper Architecture and Design Tony Cooper 16759 W. Weymouth Rd. Surprise, AZ 85374 phone 602.690.7384 email <a href="mailto:tcooper1011@gmail.com">tcooper1011@gmail.com</a>
Building Architect	Grant L. Olds Architects Grant Olds 1608 E Diamond Dr. Tempe AZ 85283 phone 480-831-5678 email <a href="mailto:grant@GLOArchitects.com">grant@GLOArchitects.com</a>

## TABLE OF CONTENTS

---

A. PURPOSE AND INTENT.....	3
B. LAND USE PLAN .....	4
C. SITE CONDITIONS AND LOCATION .....	5
D. GENERAL PLAN CONFORMANCE.....	5
E. ZONING AND LAND USE COMPATIBILITY .....	8
F. LIST OF USES .....	8
G. DEVELOPMENT STANDARDS.....	8
H. DESIGN GUIDELINES .....	10
I. SIGNS .....	11
J. SUSTAINABILITY.....	11
K. INFRASTRUCTURE.....	12
L. PHASING PLAN .....	12
M. EXHIBITS .....	13

## A. PURPOSE AND INTENT

### 1. PLANNED UNIT DEVELOPMENT

This Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for this particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The PUD only modifies zoning ordinance regulations and does not modify other city Codes or requirements. The purpose and intent statements are not requirements that will be enforced by the city.

### 2. PROJECT OVERVIEW AND GOALS

The Life Storage - 32<sup>nd</sup> Street Planned Unit Development (PUD) rezones approximately 2.8 gross acres of vacant land that is located at the southeast corner of 32<sup>nd</sup> Street and Cheryl Drive (the "Property"). See Context Aerial & Parcel map at **Exhibit 1**.

This triangular-shaped property is a remnant parcel left over from the construction of State Route 51/Piestewa Freeway ("SR51") and is immediately adjacent to the freeway access ramp and mainline of the SR51. The Property is near existing professional medical offices, commercial services/restaurants, retail businesses, and a church along 32<sup>nd</sup> Street that have served this community for decades. Also, the Property is south of the city of Phoenix's "Dreamy Draw" park and ride facility, which extends north of Cheryl Drive to Shea Boulevard. The area's history of growth, favorable supply dynamics and high visible location create an ideal opportunity for this property to be developed with a Class-A, +/- 110,886 square feet storage facility.

The applicant, Gibraltar Holdings II, LLC, proposes to make a significant investment in this area with a new, 2-story (24-foot tall) air-conditioned storage building with a 1-story (11-foot) basement level below grade in deference to the scale of the existing 1 and 2 story buildings in the surrounding area. The street edges of the Property along 32<sup>nd</sup> Street and Cheryl Drive will be enhanced with an abundance of plant species. All four sides of the building include a blend of cutting-edge metal panels/reveals, rusted accents, steel projections, steel eyebrows, stucco and storefront glass windows at the pedestrian level. Further, the building façade is broken up at regular intervals with various window patterns and eyebrows to create a more modern, high-end appearance. The main entry level of the building will accommodate the lobby areas, sales center and storage units. The second floor and basement levels are dedicated for additional storage units and these floors will be accessed by two high capacity, stainless steel air-conditioned elevators. The high-end contemporary design of the building as shown by the proposed elevations will add to the mix of uses in this area.

The benefits of the Life Storage - 32<sup>nd</sup> Street PUD are as follows:

- This gated, self-storage facility has a more contemporary theme to further the pedestrian scale along 32<sup>nd</sup> Street. The modern architecture and high-quality materials blends well with the surrounding context and mixture of uses in the area.
- This project represents a new breed of self-service storage facility with urban-style design and air-conditioned units and is vastly superior to the antiquated facilities that have historically located in more intense areas.
- As the demand for residential and commercial storage has increased, so has the need for facilities that supply it. Life Storage - 32<sup>nd</sup> Street PUD will add value to a long-standing vacant Property and

will galvanize the community with an attractive and refreshing neighborhood-friendly service that has little impact on the area.

- The proposed use will not generate significant activity, light or noise. In fact, the proposed mini-storage warehouse is an ideal use for this uniquely shaped remnant property that has direct access to the freeway and an arterial roadway.
- The proposed building and enhanced landscaping will vastly improve the site's current blighted condition. Further, the building's location closest to the freeway, serves as a noise mitigation technique and will buffer the noises generated from the high volume of traffic.
- This secure, climate controlled storage project will provide a valuable service to support the needs of area residents and commercial users.

### SURROUNDING AREA

The Property is currently zoned Commercial Office (C-O)/ General Office (G-O) with a Height Waiver (HGT/WVR) which the city approved in 2007 for a modern 3-story/ 42-foot tall, +/- 30,555 square-foot office building with an open rooftop deck. It was determined at that time that the proposed commercial use and development standards were consistent with the surrounding area and complied with the Property's Commercial designation by the Squaw Peak Freeway Specific Plan the city adopted in 1991. We concur with the city's goal and long-standing policy that a commercial use with additional building height is a sensible land use for this freeway-orientated Property.

To the north of the site along 32<sup>nd</sup> Street are 1-story and 2-story office and retail buildings that accommodate a variety of businesses that support this diverse community such as animal care and grooming, personal care, legal services and fast-food establishments. Further north of the site is the city of Phoenix's "Dreamy Draw" park and ride facility, which extends north of Cheryl Drive to Shea Boulevard. To the south of the site along 32<sup>nd</sup> Street is the access ramps and overpass of the SR 51 Freeway. Immediately to the west of the Property, across 32<sup>nd</sup> Street is a church. To the east of the Property is the SR 51 Freeway.

### 3. OVERALL DESIGN CONCEPT

The design concept represents an "up-to-date" contemporary architectural expression with a blend of upgraded textures, colors and building materials which are usually reserved for high-end office developments. A theme of blended forms and integrated materials with soft natural earth tone colors provides a relaxed and informal elegance. Visual elements such as articulation of the building façade and varying roof/parapet heights provide interest and detail. Additionally, a decorative building entry feature is located on the north end of the Property to provide a focal point and a sense of arrival. The overall building design also incorporates functional elements, including areas for natural lighting, shaded loading zones, window shading techniques, and state-of-the-art security/access control systems.

## **B. LAND USE PLAN**

The approximate 2.8 gross acre site will allow for an indoor self-storage facility use.

## C. SITE CONDITIONS AND LOCATION

### 1. ACREAGE

The 2.8 gross acre Property consists of one remnant parcel that was once part of a residential subdivision prior to the construction of the SR 51. During that time, the Property was proposed to be a future phase of the city's park and ride facility, but it was determined that further expansion was unnecessary. See Legal Description at **Exhibit 2**.

### 2. LOCATION AND CURRENT USE

The Property is located approximately at the southeast corner of 32<sup>nd</sup> Street and Cheryl Drive and has remained vacant for nearly two decades.

### 3. TOPOGRAPHY

There are no significant topographical or natural features on the Property. The site is generally flat with existing structures. See Context Plan and Photos at **Exhibit 3**.

## D. GENERAL PLAN CONFORMANCE

### Squaw Peak Freeway Specific Plan

The Property is located within the Squaw Peak Freeway Specific Plan, which was adopted by the city on July 3, 1991 (the "Plan"). The Plan encourages a land use change for the proposed project from single-family residential to commercial, subject to a lot consolidation which took place in 2008-2009. The Plan also set forth Cheryl Drive to be a connector street in lieu of Gold Dust Avenue. The area south of Shea Boulevard and east of 32<sup>nd</sup> Street is recommended for mixed use, large-scale service center to include institutional, office and retail uses, with incorporation of a park and ride transportation facility.

### North 32nd Street Corridor Plan

More recently, the city adopted the North 32nd Street Corridor Plan that includes private property along 32nd Street between the Phoenix Mountain Preserve and the Loop 101 Freeway. More specifically, this Plan encourages redevelopment of the Property with a use that changes the scale and increases the daily traffic. Even though this project will result in a 100% increase in daily traffic, the total daily vehicle trips (especially during the a.m. and p.m. peak hours) will be far less than other traditional types of commercial/ medical office users including what could be generated from the 2007 city-approved, 3-story office building. Further, the building's location closest to the freeway, serves as a noise mitigation technique and will buffer the noises generated from the high volume of traffic. Lastly, the additional landscaping and shade trees along the sidewalk adjacent to 32<sup>nd</sup> Street and Cheryl Drive promote a more pedestrian friendly environment.

### General Plan

The Life Storage - 32<sup>nd</sup> Street PUD supports the following goals, policies and objectives of the 2015 General Plan. See Existing Land Use Map at **Exhibit 4**.

***Celebrate Our Diverse Communities & Neighborhoods – Certainty & Character***

- The Goal: Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.
- Land Use & Design Principle: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.
- Land Use & Design Principle: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.
- Land Use & Design Principle: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

This application represents an opportunity to redevelop a unique site that is constrained by its shape and size in a manner compatible with the existing and future character for the area. In fact, the city has adopted specific policies and plans in order to encourage redevelopment of this underutilized Property that is within an older part of the city. With a minimal-impact type of development, this commercial project implements the city's vision and is in keeping with the evolution uses that will continue to occur along 32nd Street. Further, the proposed use will serve as an amenity to a variety of residences and businesses that are in close proximity to the Property.

***Celebrate Our Diverse Communities & Neighborhoods - Safe Neighborhoods, Traffic***

- The Goal: The community should be protected from the negative effects of the volume, speed and cut-through traffic in neighborhoods.
- Land Use & Design Principle: Locate major traffic-generating land uses on major streets in areas planned for such uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.
- Land Use & Design Principle: Minimize traffic through lower-density residential areas by locating heavy traffic generating land uses on or near arterial streets.

The Life Storage - 32<sup>nd</sup> Street PUD is, by nature, a low-traffic commercial user will be accessed by an arterial roadway. In addition, the Property occupies a small isolated parcel that is adjacent to the SR51 and does not adjoin any residential use or single-family neighborhood. The proposed access along the northern portion of the site (the private driveway, Cheryl Drive) is adjacent to C-2 and C-O zoned properties that accommodate existing medical offices and the city's park and ride facility. It is noteworthy that a self-service storage facility has very low impact on adjacent properties because it does not generate significant vehicular traffic on a daily basis and especially during peak periods. Therefore, the use does not require significant amounts of parking and a series of driveway cuts. The use also does not generate significant activity, light spillage, noise or glare. In fact, the building's orientation along the freeway will serve as a meaningful buffer from the constant noises generated from the high volume of traffic. Lastly, the attractive building and landscaping along 32<sup>nd</sup> Street will vastly improve the site's blighted condition, which has been a vacant eyesore for many years.

***Celebrate Our Diverse Communities & Neighborhoods – Clean Neighborhoods***

- The Goal: The preservation, maintenance and improvement of property conditions should be promoted to mitigate or eliminate deterioration or blight conditions and to help encourage new development and reinvestment within our communities.
- Land Use & Design Principle: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.

- Land Use & Design Principle: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The Life Storage - 32nd Street PUD will retool a functionally obsolete vacant commercial property that is surrounded by non-residential development. This project will result in a viable commercial use with an attractive building and site improvements that are consistent with the scale and character of the surrounding uses. The redevelopment of this site and investment in the neighborhood will bring neighborhood stability and help improve the quality of life, public health and safety for the area. With a growing population down-sizing and moving toward a multi-family residential, turn-key lifestyle, the need for self-storage options close to home is a necessity. The proposed PUD will provide a needed service to the growing number of multi-family residential uses in the area and within the Paradise Valley Village.

### ***Build a Sustainable Desert City***

- The Goal: Establish Phoenix as a leader in green/sustainable building through the use of green/sustainable building techniques in private and public development.
- Land Use & Design Principle: Encourage bioclimatic designs of buildings and approved natural materials for construction.
- Land Use & Design Principle: Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.

The proposed use as designed is compatible with the area the will serve nearby residents of existing neighborhoods that are located primarily farther west from the Property. The proposed architectural theming draws from the evolving context of the larger area and complements these surrounding uses. The use of up-graded natural materials (i.e. metal panels/reveals, rusted accents, steel projections, steel eyebrows, stucco and storefront glass systems) and careful articulation enhance the exterior elevations with the uniquely coordinated forms, shapes, materials, textures and colors. These materials will also provide a well-defined and efficient envelop for climate control. The glazing proposed is strategically placed to maximize natural lighting of the interior space while minimizing the heat load factor. Shade elements further support that strategy. Further, high efficiency air conditioning units will be used to heat and cool the interior space.

The significant landscaped setbacks with drought-tolerant trees and vegetation will continue to mature as water-efficient techniques support the principle of conserving resources while providing an attractive streetscape. The setback along 32<sup>nd</sup> Street (which ranges up to 32-feet), together with the building's orientation assist in screening all on-site activities and access to the individual storage units. As illustrated by the conceptual site plan and architectural elevations, subtle design elements have been thoughtfully weaved into the subject development in order to maintain its own unique identity and to blend with its surroundings. Given the existing character of the area that is in proximity to the SR51 and park and ride facility, the proposed application is compatible with the surrounding neighborhood conditions and height environment.

The proposed development is a Class-A, climate controlled, indoor self-storage facility and its design, height and orientation have been carefully considered for this area. The Life Storage - 32<sup>nd</sup> Street PUD will serve as a transition between the more intense uses to the north and east and the commercial and residential uses to the west. The landscape buffers and building setbacks proposed ensure an appropriate transition between uses. The building has been located with its largest landscape setbacks along the west sides of the Property that faces 32<sup>nd</sup> Street. A limited parking area with (19) stalls are primarily located interior to the site and are a minimum of 20-feet from the property line along 32<sup>nd</sup> Street. This use requires only a minimal amount of employee and guest parking, which greatly differs from standard commercial and/or office developments with accompanying by large parking fields. Customers of this facility will be able to pull directly into the interior of the site and temporarily park under

the shaded loading area. Further, the parking areas located on the west side of the building and the loading area are positioned in an offset manner with landscape islands in order to buffer potential visibility from 32<sup>nd</sup> Street. All storage areas will be contained within the building and no outdoor storage shall be permitted. The Life Storage - 32<sup>nd</sup> Street PUD, as designed, incorporates high-performance design principles that are compatible with the surrounding residential area.

## E. ZONING AND LAND USE COMPATIBILITY

This project will allow for development of the site in an appropriate manner to complement the existing area development and uses. See Existing Zoning and Proposed Zoning Maps at **Exhibit 5**. The existing pattern of land uses and zoning adjacent to the Property are as follows:

SURROUNDING LAND USES AND ZONING		
	Land Use	Zoning
On-site	Vacant	C-O/ G-O HGT/WVR
North	Offices, Park and Ride Facility	C-O, C-2
South	SR51 Piestewa Freeway	N/A
East	SR51 Piestewa Freeway	N/A
West	Church	R1-10

## F. LIST OF USES

### PERMITTED USES

The self-service storage facility is permitted including uses allowed as per Section 622 (C-1 Zoning; Neighborhood Retail) of the Phoenix Zoning Ordinance as adopted.

Temporary uses shall be subject to Section 708 of the Phoenix Zoning Ordinance.

Accessory uses shall be subject to Section 622 of the Phoenix Zoning Ordinance.

## G. DEVELOPMENT STANDARDS

The provisions of the Life Storage - 32<sup>nd</sup> Street PUD will ensure compatibility with surrounding properties, promote new jobs and generate new tax revenue for the city of Phoenix. The PUD development standards and design guidelines listed below are reflective of the commercial uses proposed for the project. See Conceptual Site Plan and Building Renderings/Elevations at **Exhibit 6** and **Exhibit 7**. Development of the project shall comply with the provisions governed by the Phoenix Zoning Ordinance, unless modified by the Life Storage - 32<sup>nd</sup> Street PUD. This provision shall not limit the ability of the applicant or end user to apply for Use Permits which can be requested per Section 622 of the Phoenix Zoning Ordinance and not identified by this PUD. If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. The Life Storage - 32<sup>nd</sup> Street PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other Phoenix city Codes or requirements.

**DEVELOPMENT STANDARDS TABLE**

Minimum Building Setbacks (as measured from property line):	Northern Property Line: 7-feet Western Property Line: 20-feet Eastern Property Line: 3-feet
Maximum Building Height:	24-feet
Maximum Lot Coverage:	45%
Minimum Parking Standards (Self-Storage Use)	1 space: 45 units
Minimum Parking Requirements for Other Permitted Uses	Subject to Section 702 of the Phoenix Zoning Ordinance
Outdoor Storage	No Outdoor Storage use is allowed

**LANDSCAPE STANDARDS & TABLE**

The development shall be in conformance with the table below as illustrated by the Conceptual Landscape Plan. See Conceptual Landscape Plan in **Exhibit 8**. This proposal provides a range of plant species in order to complement the adjacent properties. Landscape materials within the site and along the perimeter will include a variety of vibrant and dense low-water use vegetation according to the Low Water Using Plant List Phoenix AMA, State of Arizona Department of Water Resources list in the following manner:

<i>Landscape Standards</i>	<i><u>Proposed PUD Standards</u></i>
Minimum Setback along 32 <sup>nd</sup> Street	13-feet
Minimum Setback along Cheryl Drive	7-feet
Minimum Setback along SR51	3-feet
Perimeter Streetscape Planting Sizes (along 32 <sup>nd</sup> Street and Cheryl Drive)	Min. 2-inch caliper tree (50% of required trees)
	Min. 3-inch caliper tree (25% of required trees)
	Min. 4-inch caliper tree (25% of required trees)
	1 tree per 20-feet on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree
Parking Lot Area Planting Sizes	
	Min. 10% (Interior parking surface area (exclusive of perimeter landscaping and all required setbacks)
Trees	Min. 1-inch caliper (40% of required trees)
	Min. 2-inch caliper (60% of required trees)
	1 tree per 20-feet on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree

**PARKING**

Independent studies which have been conducted to monitor current industry standards indicate that the self-service storage facility generates significantly less vehicle trips per day/week than is typically estimated by the Institute of Transportation Engineers (ITE). As a result, the number of parking spaces, which are proportionally needed for this type of use, are much less than typical zoning requirements. One fundamental reason is that these storage units are used for long-term purposes.

Parking spaces shall be a minimum dimension of nine and one-half (9 1/2) feet by eighteen (18) feet. Further, the required parking standard for the proposed use shall be a minimum of 1 space for each 45 storage units which is more than sufficient to meet the parking demands for this +/- 850 storage unit facility. The parking for the project is primarily located along the western side of the building in order to provide the most efficient use of the site. The architectural design of the building creates an overhang to provide a covered parking area along the western building edge. Additionally, because of its close proximity to the parking area, the landscaping provided in the western and northern setback softens the visual character of the development.

**LIGHTING**

Exterior lighting shall comply with the "Environmental Performance Standards" Section 704 of the Phoenix Zoning Ordinance and Section 23-100 of the Phoenix City Code.

**H. DESIGN GUIDELINES**

The Life Storage - 32<sup>nd</sup> Street PUD shall be designed with four-sided architecture to enhance the views of adjacent property owners, residents, customers, and users of the facility as illustrated in **Exhibits 6 and 7**. The enhanced landscaping along 32<sup>nd</sup> Street as shown in **Exhibit 8** will aid in transitioning uses from the building into the pedestrian experience. The design elements have been carefully chosen to further the relationship between the building and the surrounding environment.

The Life Storage - 32<sup>nd</sup> Street PUD shall conform to Section 507 Tab A of the Phoenix Zoning Ordinance with additional standards as indicated below.

**Building Articulation:**

The visual impact of a building depends on its relationship between its height, length and width including such features as prominent entries, windows, color and materials.

Building wall articulation shall be required on the building with appropriate details and elements to recognize the pedestrian scale environment. A minimum of two of the below acceptable modes of articulation shall be included per building facade:

- Changes in the horizontal wall plane
- Changes in the vertical wall plane
- Variation in the roof lines and form
- Use of vertical elements on or in front of expansive blank walls
- Use of pronounced wall plane offsets
- Use of vertical accents and focal points
- Change in the use of materials or color to provide a clear distinction between roof, body and base of building

- Changes in predominant material use
- Other form of building facade articulation as approved by Planning and Development Department

**Materials:**

Approved exterior wall colors and materials shall include the following list (and as shown by **Exhibits 7 and 9**), unless otherwise approved by the Planning and Development Department:

- Concrete masonry unit (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture)
- Stucco or plaster
- Glass
- Metal panel and/or trim projections
- Metals (polished and rusted)
- Storefront glass systems
- Perforated and corrugated rusted metal panels
- Painted steel canopies
- Metal cladding and reveals

## I. SIGNS

All signage shall comply with the Commercial/Industrial standards of Section 705 signage regulations.

## J. SUSTAINABILITY

The Life Storage - 32<sup>nd</sup> Street PUD is planned as a sustainable development within the community. Energy efficiency in design and long-term operation along with thermal comfort in building and site design provide a better self-storage atmosphere for customers, employees, property owners and residents.

### CITY ENFORCEABLE STANDARDS:

- This Project shall adopt the latest energy and building codes that encourage the use of construction, roofing materials and paving surfaces with solar reflectance values as shown in the Phoenix Green Construction Code or higher and which minimize heat island effects.
- Native desert vegetation with decomposed granite shall be planted in order to conserve water consumption.
- The project shall preserve existing mature trees to the extent the tree is deemed salvageable by the landscape consultant.
- Public building entries, loading areas and delineated pedestrian pathways shall be shaded with the use of building/architectural overhang elements and/or landscaping techniques.
- The Project shall reduce the hHeat island effect by using light colored roofs to provide a minimum roof SRI (Solar Reflectance Index).
- Low flow fixtures shall be used to reduce water consumption.

### PRACTICES INCORPORATED BY THE DEVELOPER:

- Architectural building elements stimulate the flow of air around pedestrian areas.
- Low 'e' double pane glazing.

- Provide a safe, reliable, and efficient stormwater management system that protects both human health and the environment.
- Interior lighting is controlled by motion sensors to reduce energy consumption, and provide a secure and safe path of travel for tenants

## **K. INFRASTRUCTURE**

### **1. CIRCULATION**

The Life Storage - 32<sup>nd</sup> Street PUD proposes one (1) full access entrance on Cheryl Drive with a secondary exit-only (gated) access point on 32<sup>nd</sup> Street. This project will provide required parking along the west side of the building and new customer parking is available outside of the new, 8-foot tall custom designed steel open-view fencing. Tenants will have secured access to the gate and to the storage unit(s) inside the building.

### **2. GRADING AND DRAINAGE**

The Life Storage - 32<sup>nd</sup> Street PUD will adhere to the city of Phoenix Design Guidelines. The project will provide retention for the 100-year, 2-hour storm event. All retention facilities will be drained within 36-hours of a major storm event as required by the city of Phoenix Drainage Design Manual.

### **3. WATER AND SEWER**

Water and wastewater infrastructure requirements will be determined, designed and constructed in accordance with Phoenix city Code requirements and Water Services Department Design Standards and Policies.

## **L. PHASING PLAN**

The Life Storage - 32<sup>nd</sup> Street PUD shall be developed in one phase.

**M. EXHIBITS**

Context Aerial & Parcel Map	1
Legal Description	2
Context Plan Map & Photos of Site	3
Existing General Plan Land Use Map	4
Existing & Proposed Zoning Maps	5
Conceptual Site Plan	6
Building Renderings and Elevations	7
Conceptual Landscape Plan	8
Building Elevations Color Sample Palette	9
Comparative Zoning Standards Table	10

# Context Aerial & Parcel Map



Life Storage – 32nd Street PUD (SEC 32<sup>nd</sup> Street & Cheryl Drive)  
Parcel 165-22-099



## Legal Description

Lot 1, Final plat for 32<sup>nd</sup> Street and Cheryl Drive, as recorded in Book 1013 of Maps, Page 39, Records of Maricopa County, located in the Northwest Quarter of Section 25, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona.

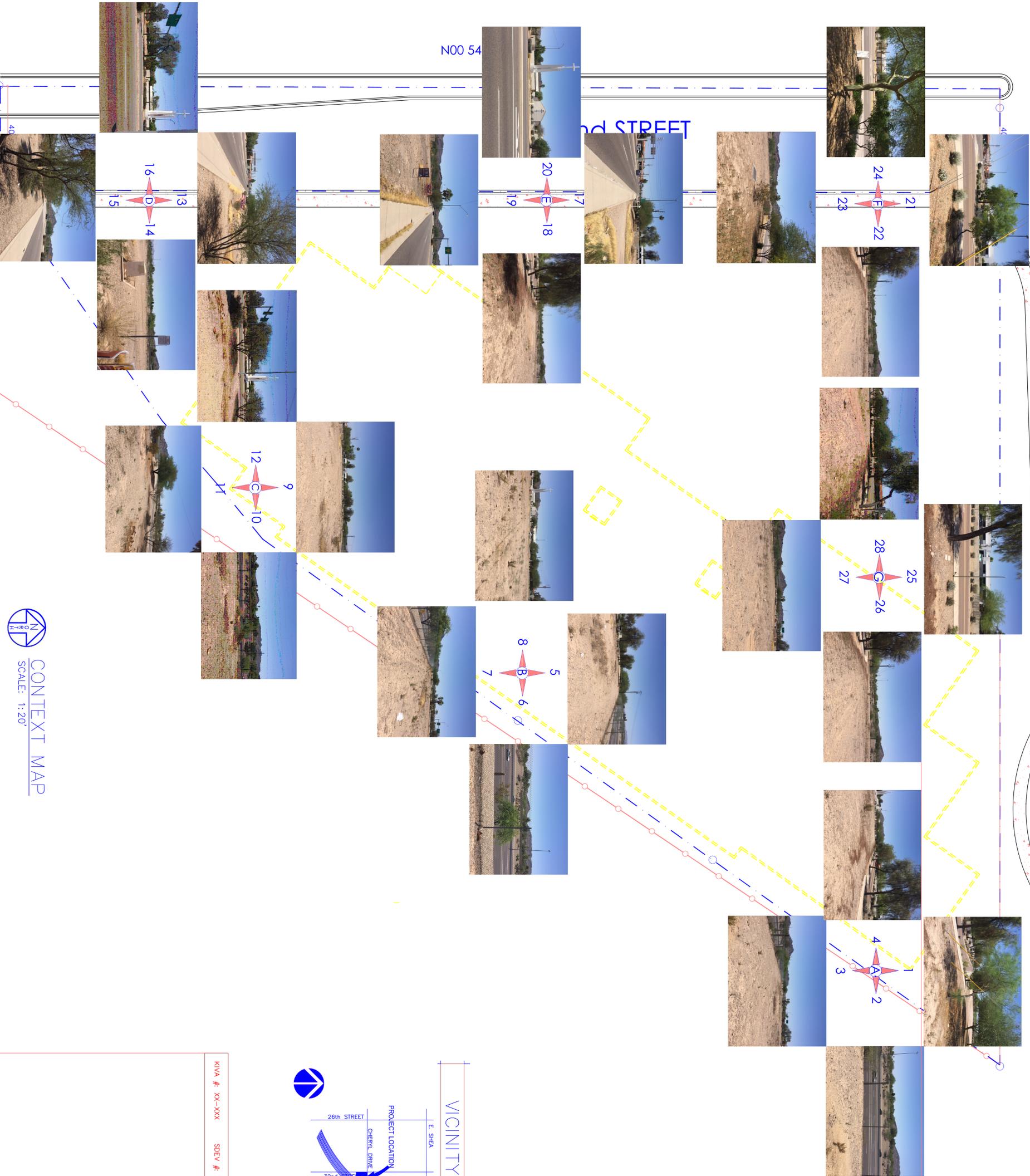
ZONING  
R1-10

SR51 RAMP

N00 54

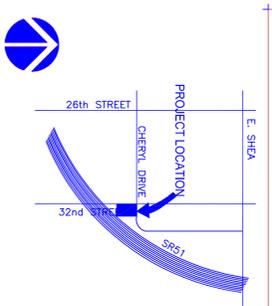
32nd STREET

S89 05' 13"W 40.00'




  
 CONTEXT MAP  
 SCALE: 1:20'

VICINITY-MAP



KVA # : XX-XXX    SDEV # : XXXXXXXX    QS # : X-XX

building permit #

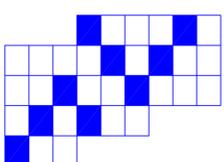
PROJECT NUMBER: 32SSS  
 DRAWN BY: TC  
 CHECKED BY: TC  
 DATE: AUGUST-2016

TITLE  
 CONTEXT  
 MAP

SUBMITTAL - AUGUST, 2016

# 32nd STREET SELF STORAGE

10155 N. 32ND STREET  
 PHOENIX, ARIZONA

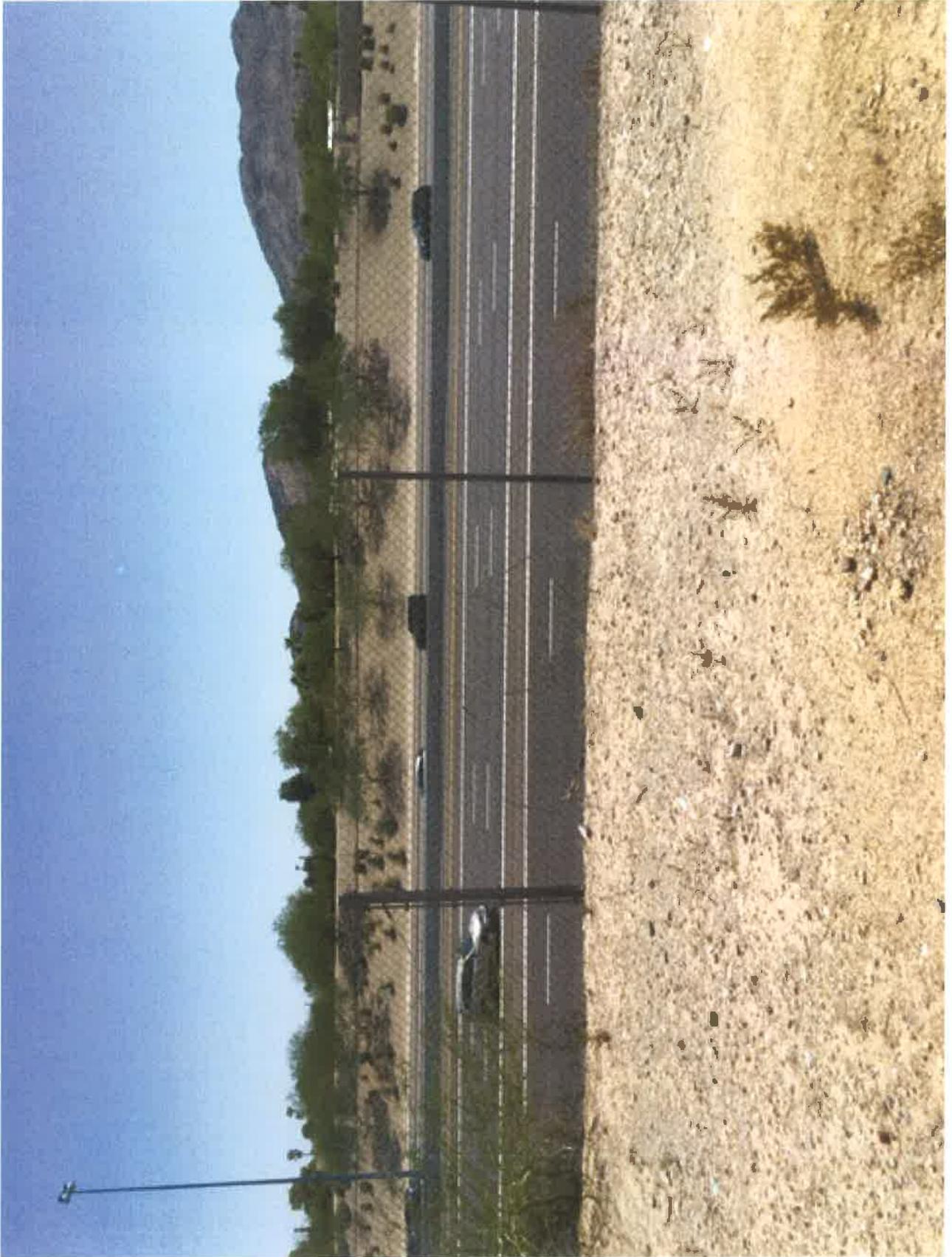


**C.A.D.**

COOPER ARCHITECTURE  
 AND DESIGN  
 16759 W. WEYMOUTH RD  
 SURPRISE, AZ 85374  
 (602) 690-7384 PHONE  
 (602) 795-0088 FAX



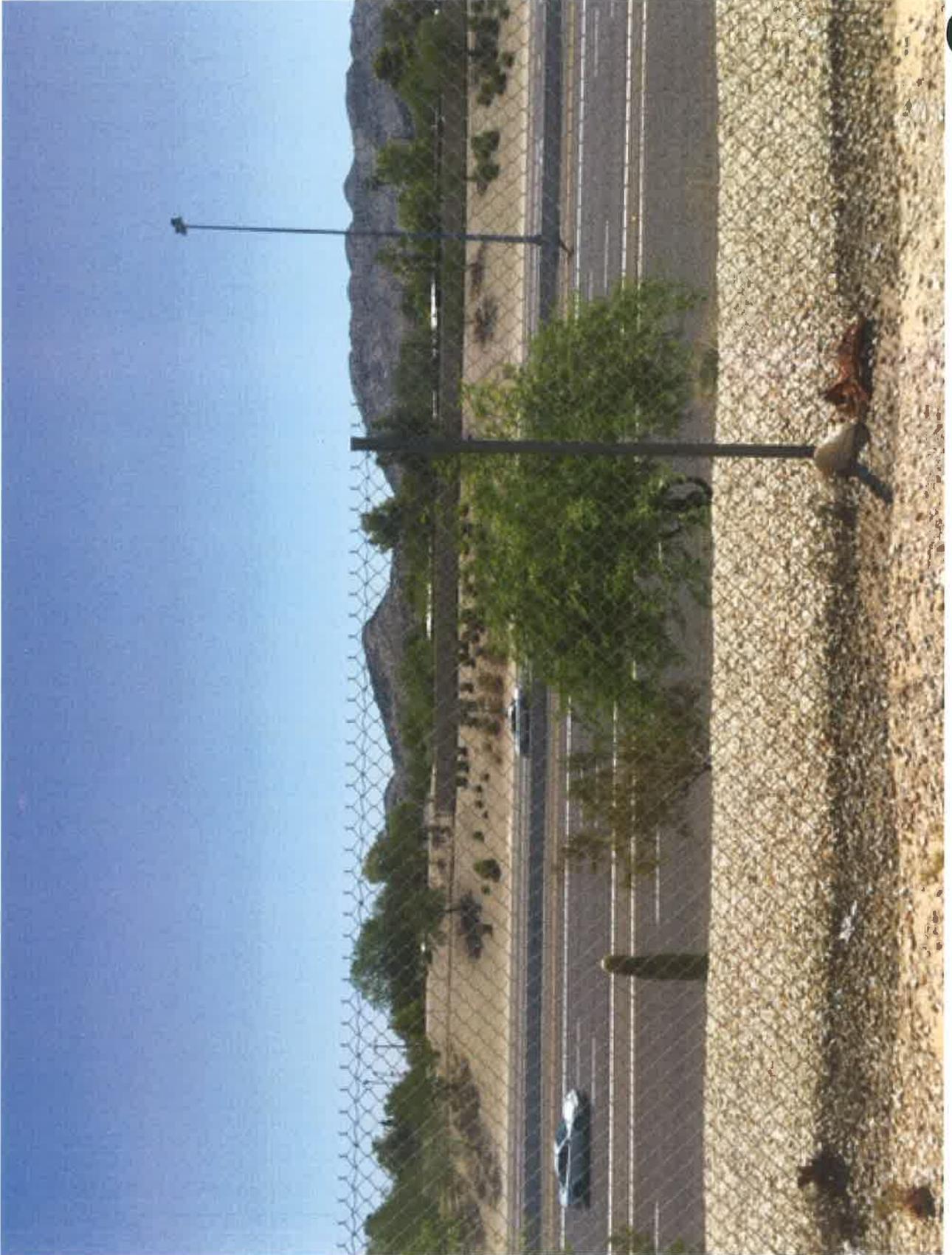
T









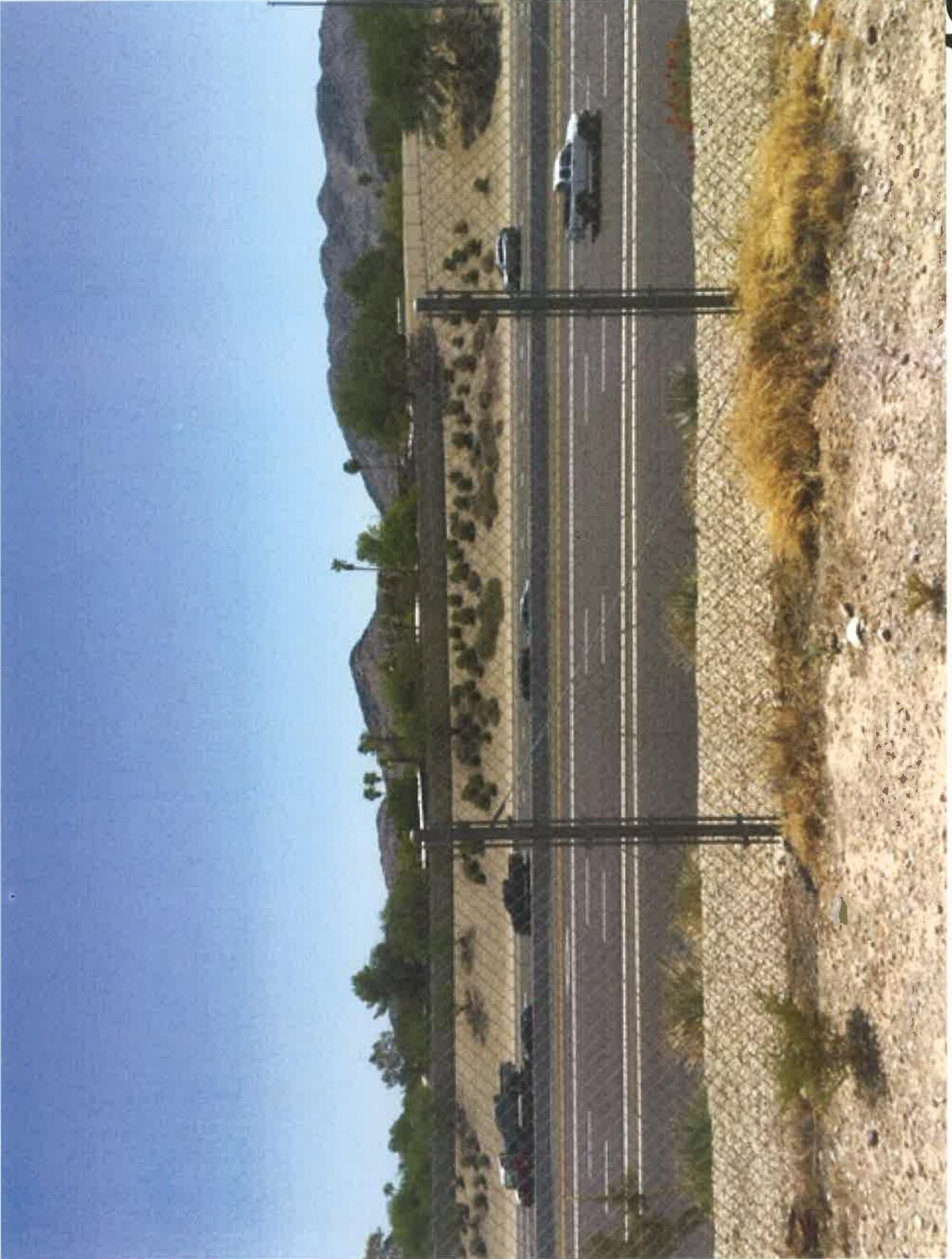


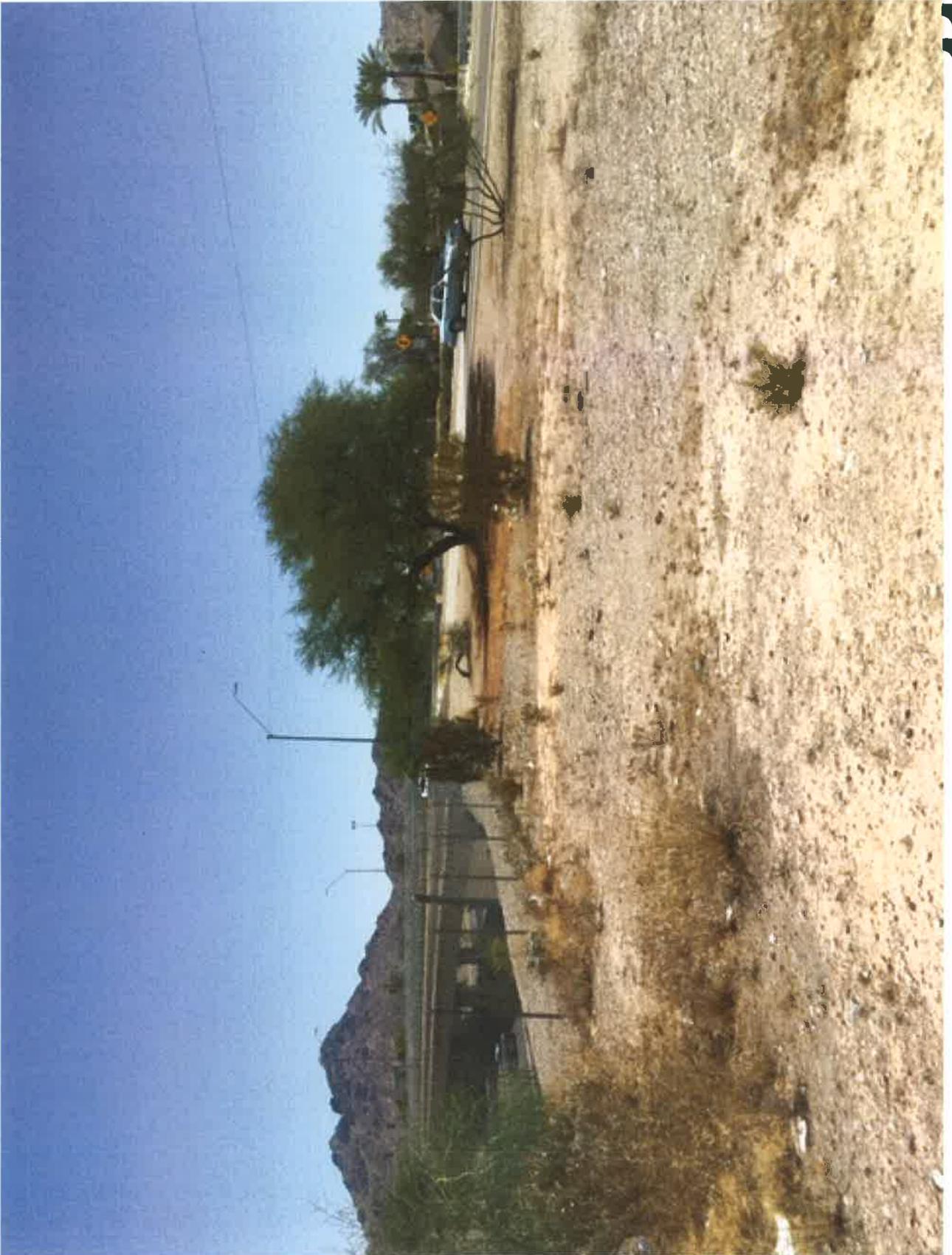


7



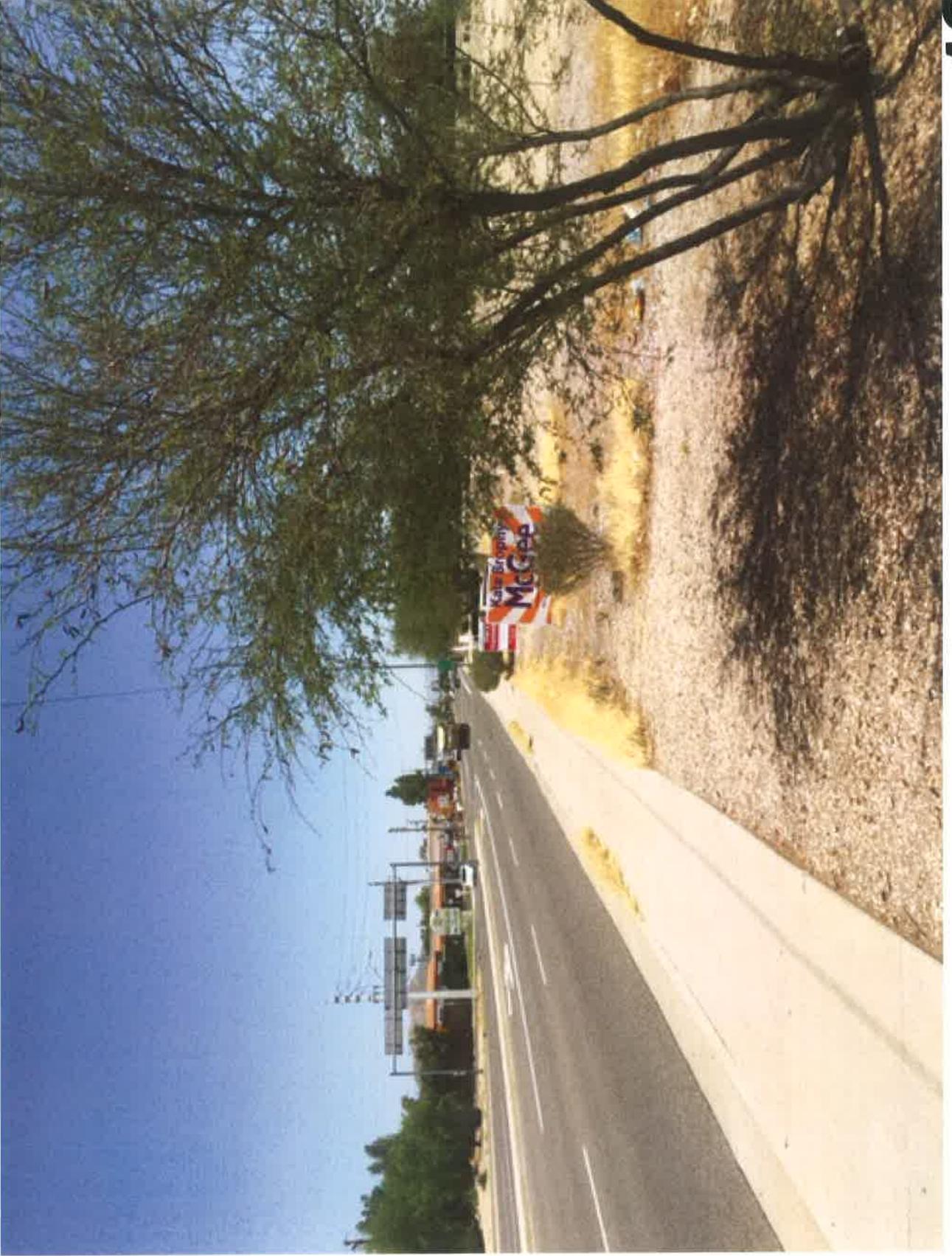


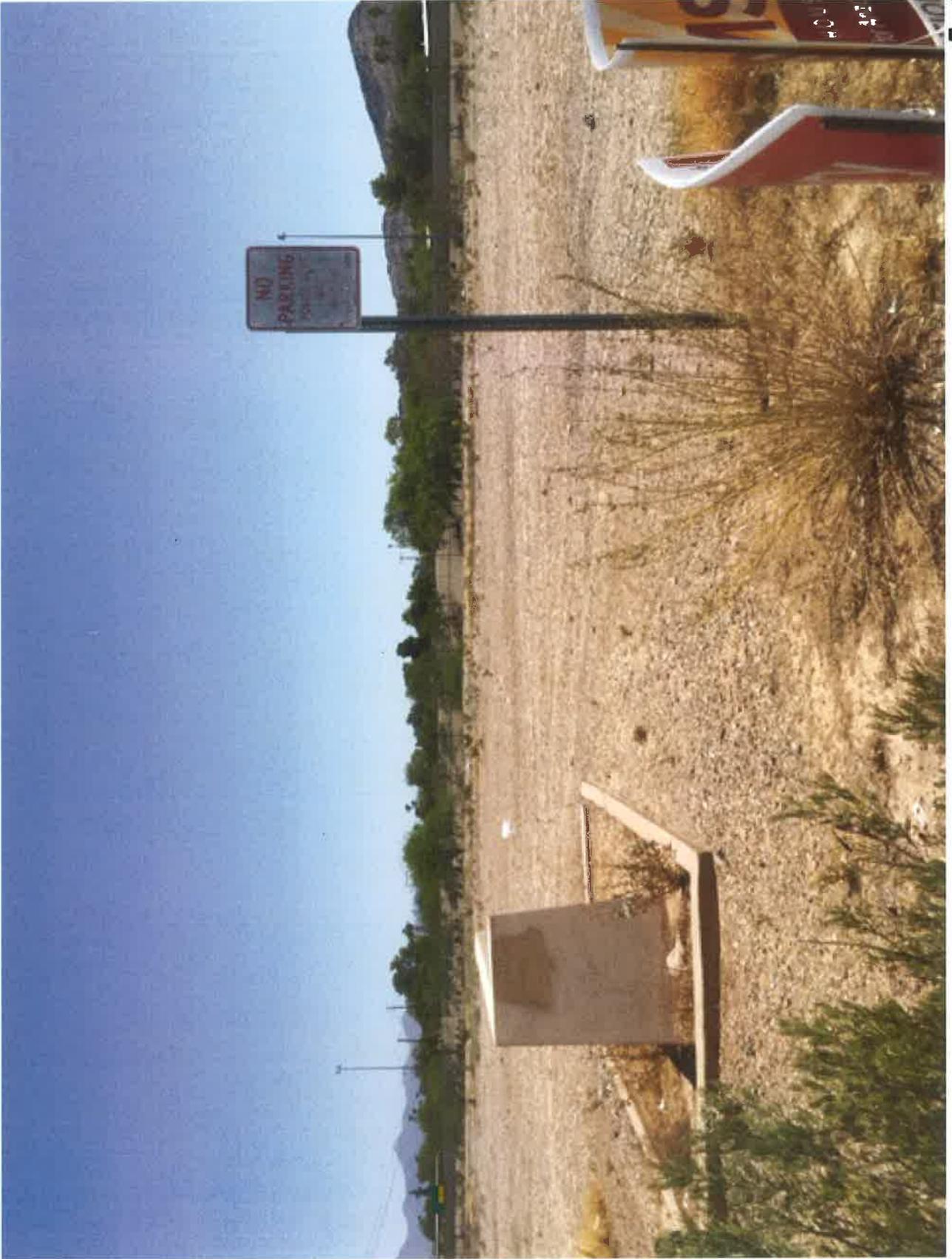


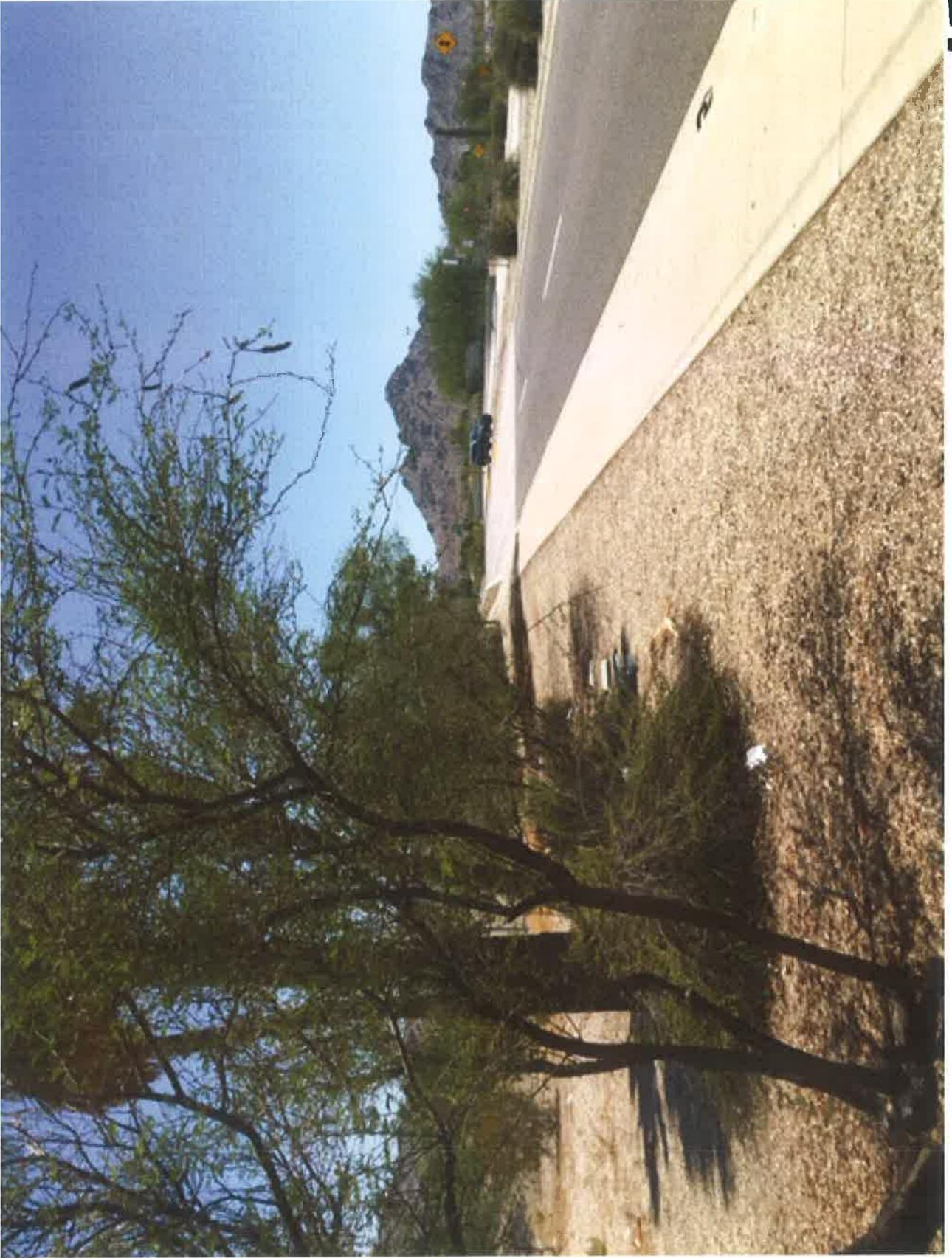


11

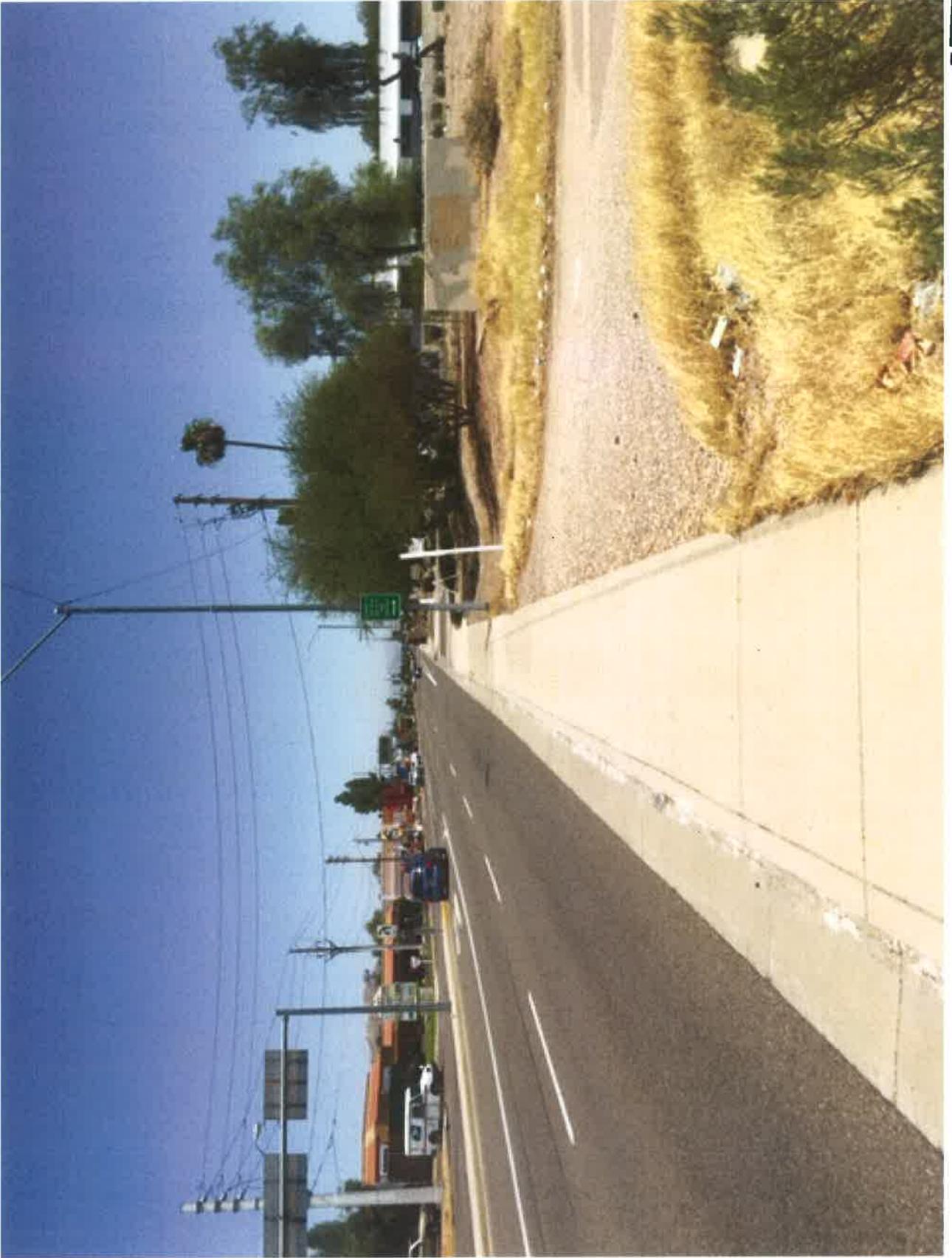


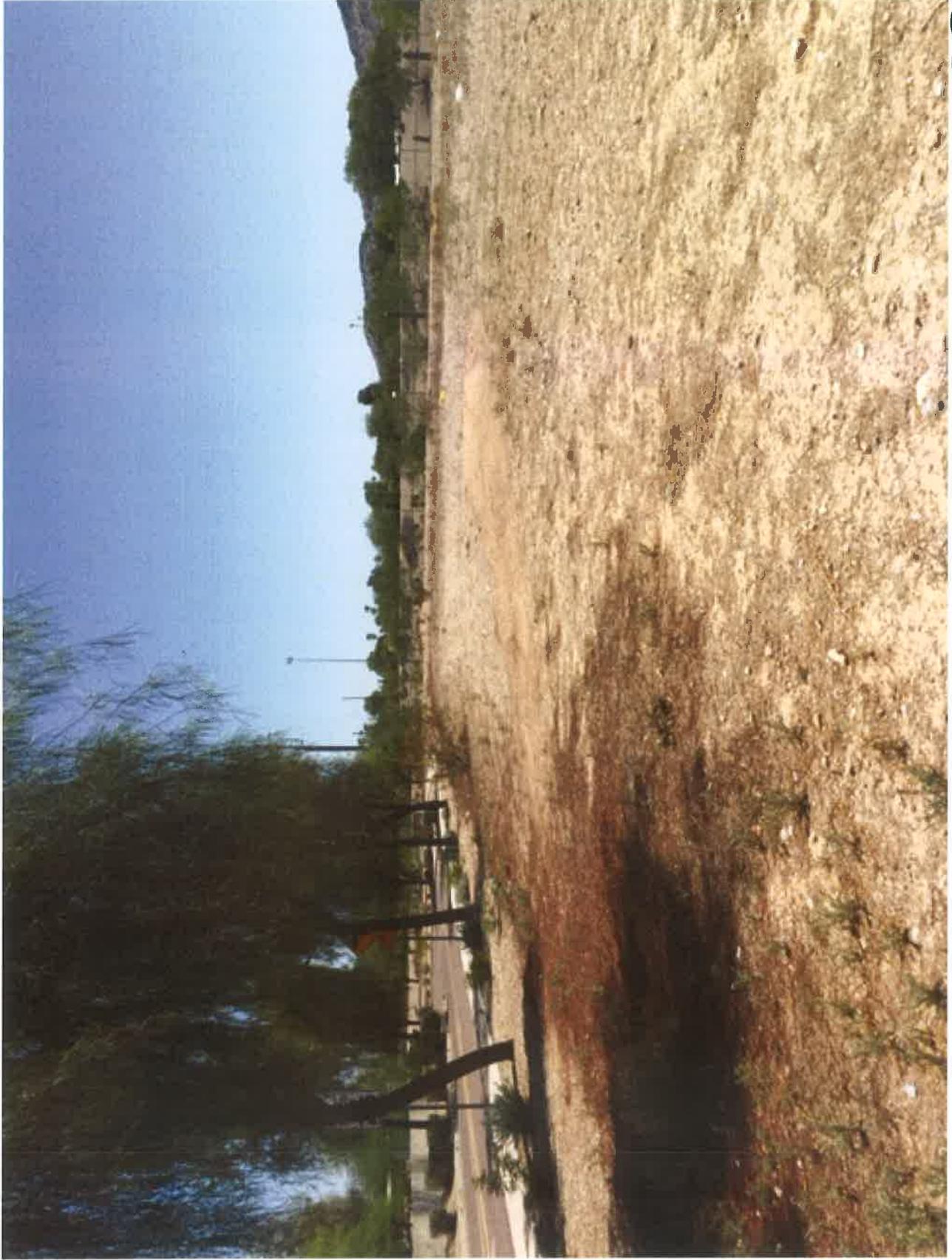


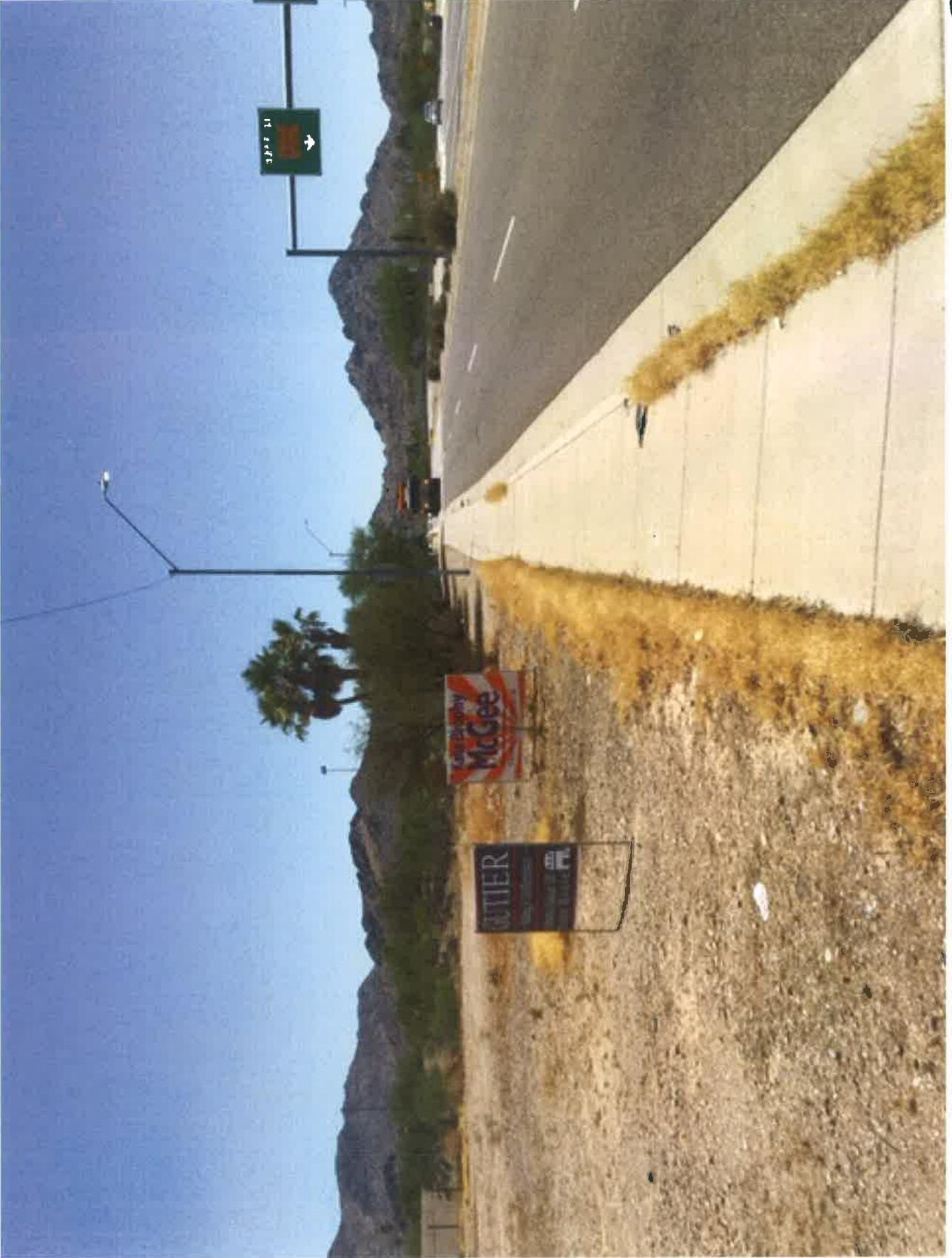










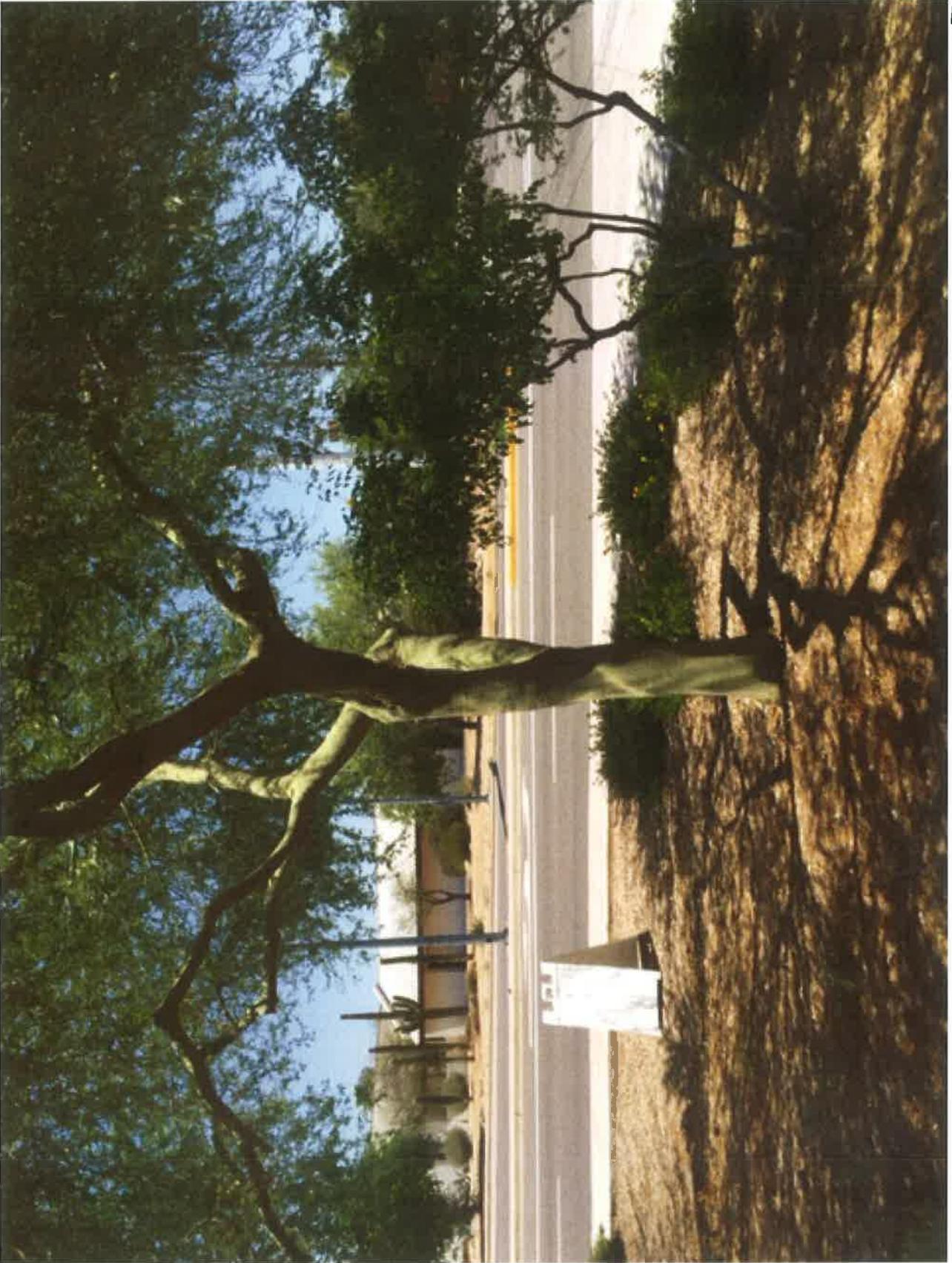






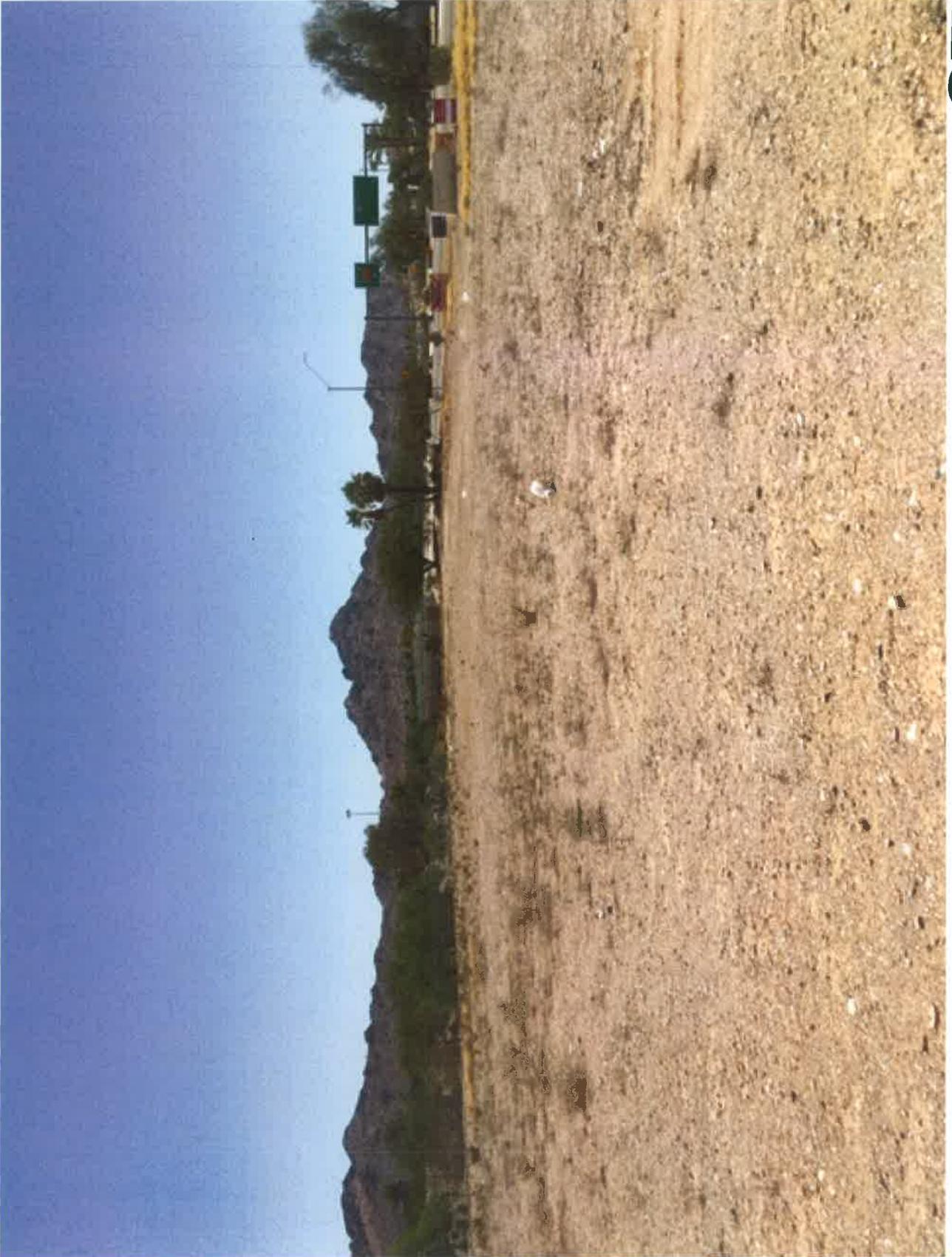






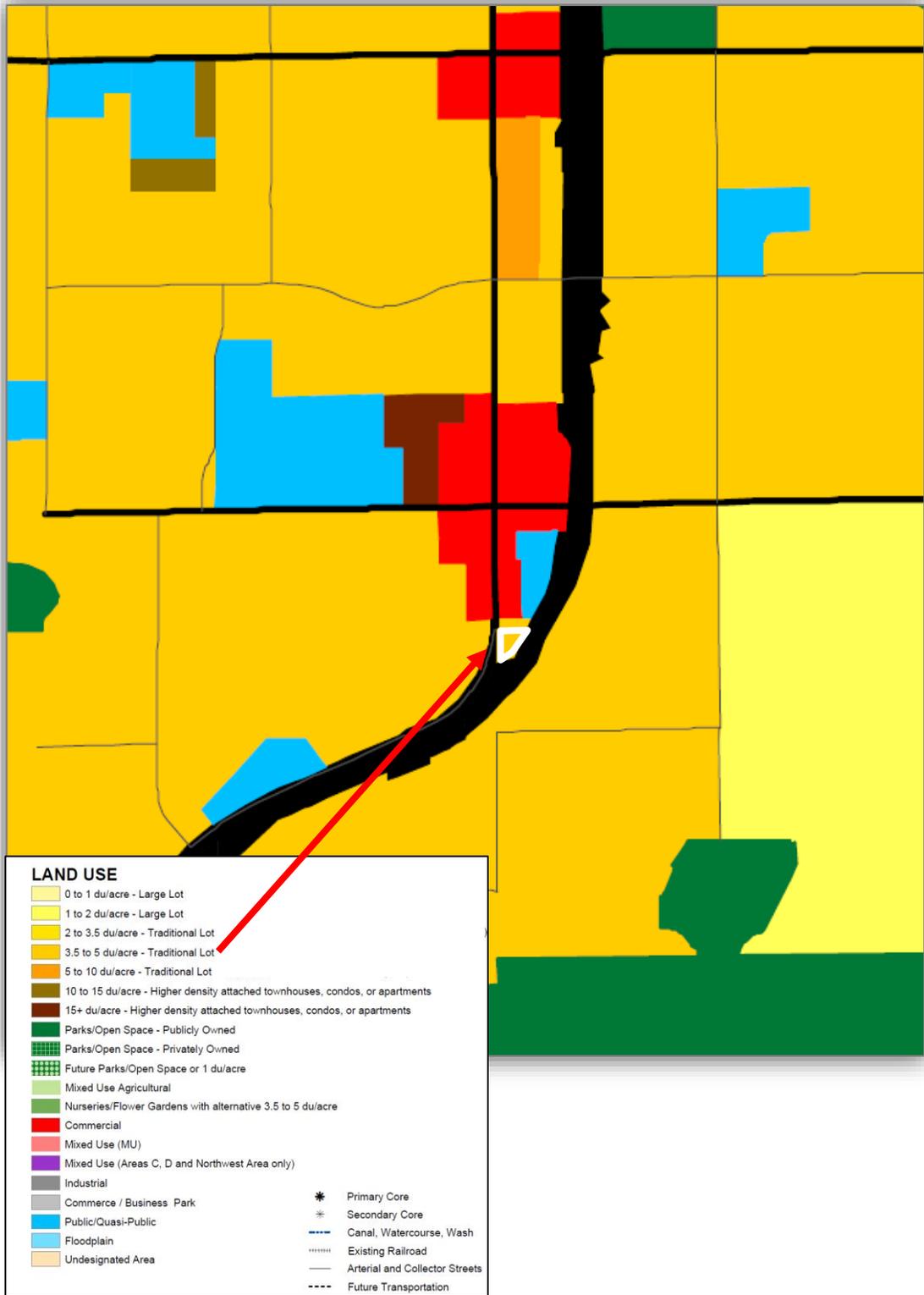








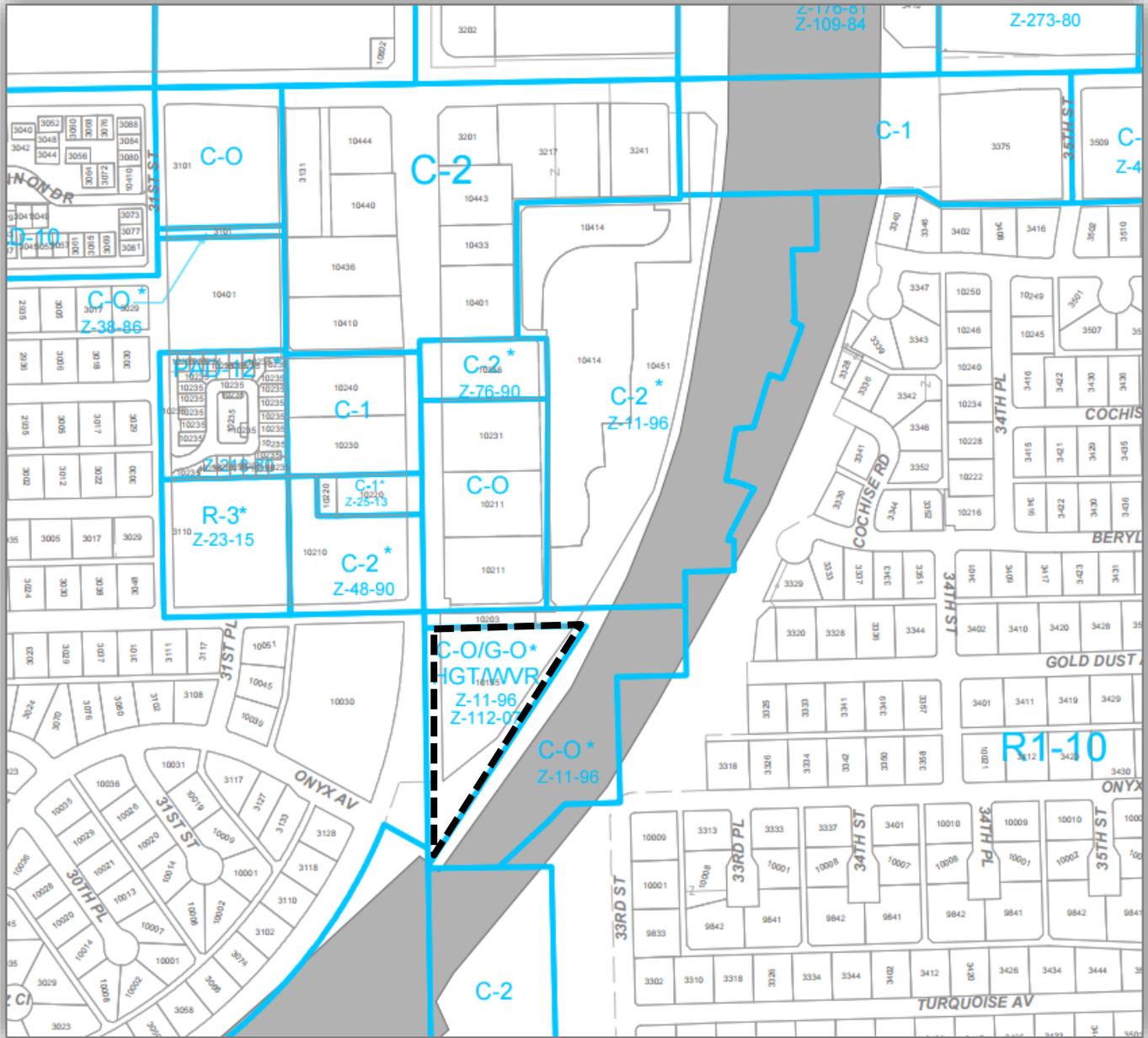
# Existing General Plan Land Use Map



Life Storage – 32nd Street PUD (SEC 32<sup>nd</sup> Street & Cheryl Drive)  
 Existing Residential 3.5 to 5 du/ac Land Use



# Existing Zoning Map



Life Storage – 32nd Street PUD (SEC 32<sup>nd</sup> Street & Cheryl Drive)

Existing C-O (Commercial Office)/ G-O (General Option) w/ Height Waiver









VIEW 01 - LOOKING SOUTHEAST

**Life Storage - 32nd Street**  
**SEC Cheryl Dr. & 32nd St. Phoenix, Arizona**

 **GRANT L OLDS ARCHITECTS...**  
1608 East Diamond Drive Tempe, Arizona 85283 (480)-831-5678



VIEW 02 - LOOKING NORTHEAST

**Life Storage - 32nd Street**  
**SEC Cheryl Dr. & 32nd St. Phoenix, Arizona**

 **GRANT L OLDS ARCHITECTS...**  
1608 East Diamond Drive Tempe, Arizona 85283 (480)-831-5678



VIEW 03 - LOOKING NORTHWEST

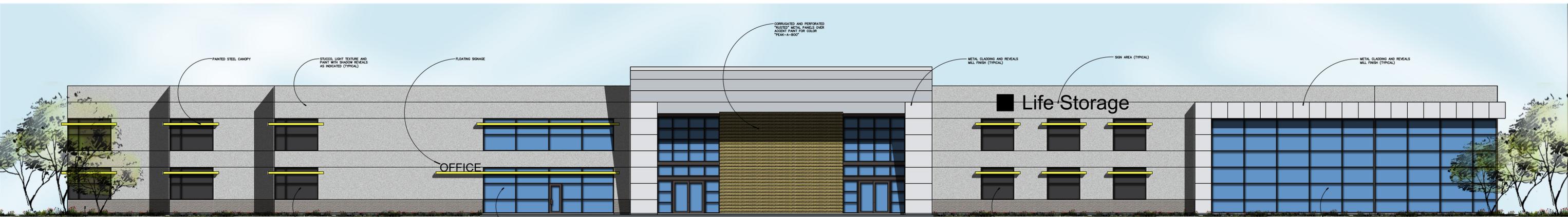
**Life Storage - 32nd Street**  
**SEC Cheryl Dr. & 32nd St. Phoenix, Arizona**

 **GRANT L OLDS ARCHITECTS...**  
1608 East Diamond Drive Tempe, Arizona 85283 (480)-831-5678



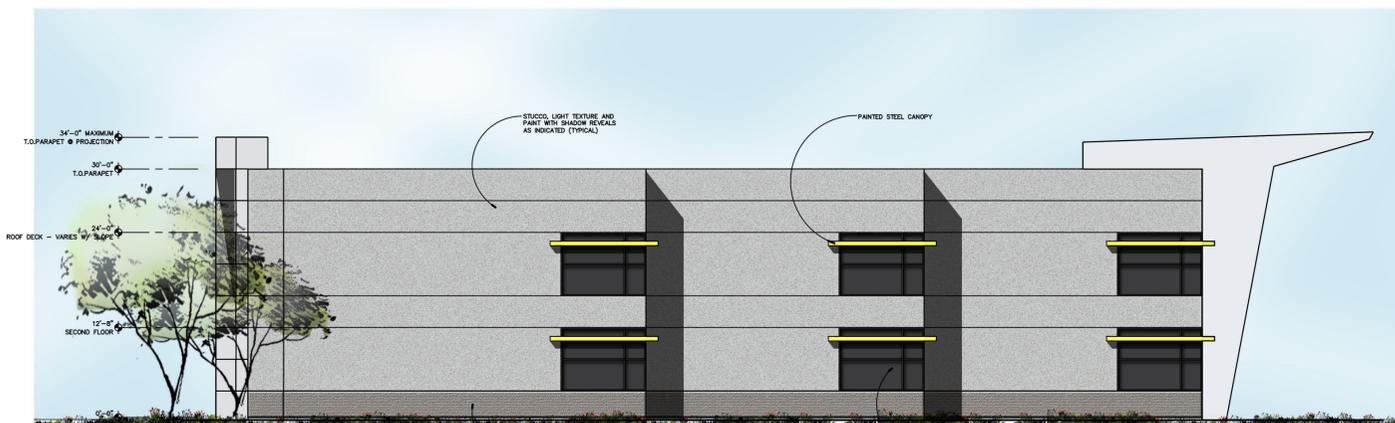
EAST ELEVATION

3/32"=1'-0"



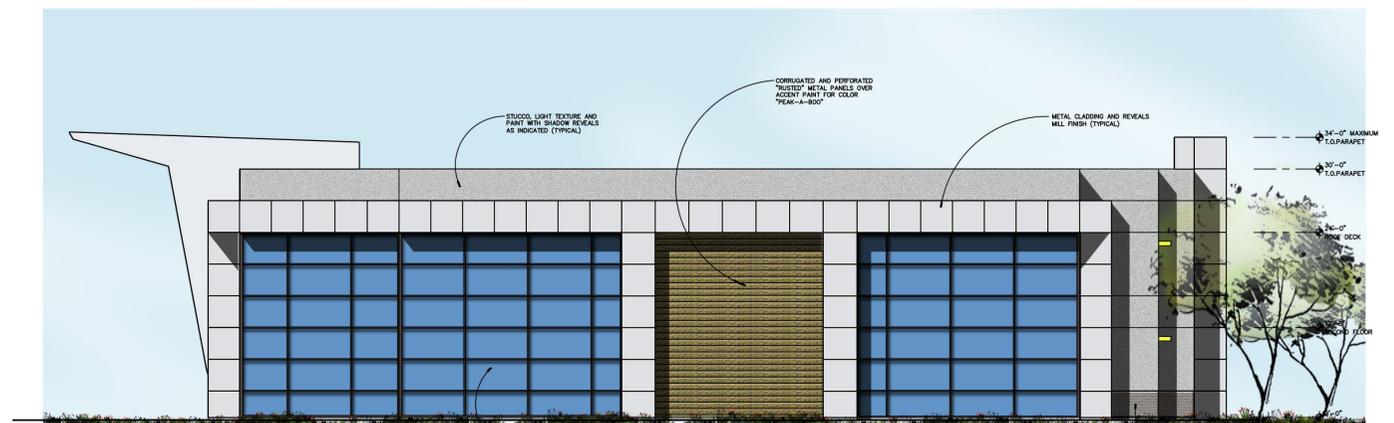
WEST ELEVATION

3/32"=1'-0"



NORTH ELEVATION

3/32"=1'-0"

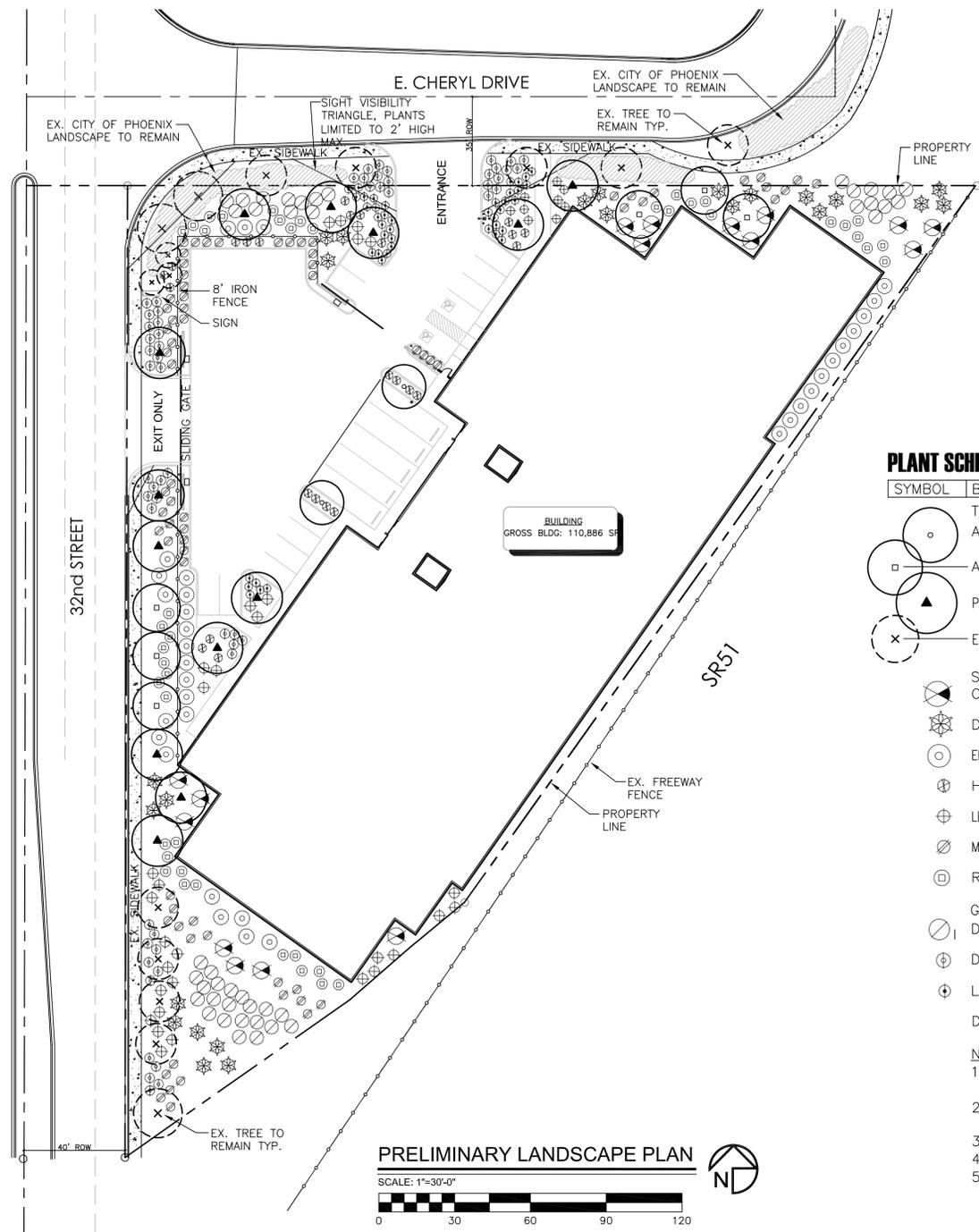


SOUTH ELEVATION

3/32"=1'-0"

**Life Storage - 32nd Street**  
**SEC Cheryl Dr. & 32nd St.**  
**Phoenix, Arizona**

**GRANT L OLDS ARCHITECTS...**  
 1608 East Diamond Drive Tempe, Arizona 85283 (480)-831-5678



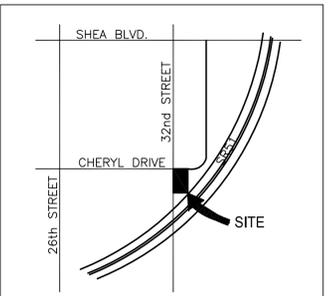
**PLANT SCHEDULE**

SYMBOL	BOTANICAL/COMMON NAME	CLPR/SIZE	MAT. SIZE (HXW)	QTY.	REMARKS
<b>TREES</b>					
○	ACACIA ANEURA MULGA	2" CAL.	15'X15'	2	STAKE AS REQUIRED
□	ACACIA FARNESIANA SWEET ACACIA	2" CAL.	20'X15'	6	STAKE AS REQUIRED
▲	PARKINSONIA HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	2" CAL.	20'X20'	13	STAKE AS REQUIRED
x	EXISTING TREE TO REMAIN IN PLACE VARIOUS SPECIES	4" AVG.	-	15	REMAIN IN PLACE
<b>SHRUBS/ACCENTS</b>					
▲	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	6'X6'	16	2 GPH EMITTER
★	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	4'X4'	24	1 GPH EMITTER
○	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL.	5'X5'	34	2 GPH EMITTER
⊕	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'X4'	25	1 GPH EMITTER
⊕	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON'™ CIMARRON SAGE	5 GAL.	3'X3'	40	2 GPH EMITTER
⊕	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	3'X4'	72	2 GPH EMITTER
⊕	RUPELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	4'X4'	44	2 GPH EMITTER
<b>GROUND COVER</b>					
⊕	DALEA GREGGII TRAILING INDIGO BUSH	1 GAL.	2'X6'	42	1 GPH EMITTER
⊕	DALEA CAPITATA 'SIERRA GOLD' GOLD TRAILING DALEA	1 GAL.	1'X4'	58	2 GPH EMITTER
⊕	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL.	2'X3'	44	2 GPH EMITTER
	DECOMPOSED GRANITE 'EXPRESS GOLD'	1" SCR.	-	-	2" DEPTH ALL LANDSCAPE AREAS

**NOTES:**

- 1) TREE HEIGHTS AND CALIPERS WILL COMPLY WITH "ARIZONA NURSERY ASSOCIATION SPECIFICATIONS" FOR THAT TYPE AND SIZE OF TREE
- 2) LANDSCAPE TO BE WATERED BY AN UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM.
- 3) THERE IS NO FIRELINE BACKFLOW PREVENTER ON THIS PROJECT.
- 4) NO POWER LINES LOCATED ON THE PROJECT SITE.
- 5) EXISTING CITY OF PHOENIX LANDSCAPE ALONG CHERYL DR. TO REMAIN.

**PRELIMINARY LANDSCAPE PLAN**



VICINITY MAP  
NTS

**DEVELOPER**  
TARIK WILLIAMS  
219 S. WILLIAM DILLARD DRIVE  
GILBERT, AZ 850  
PH: (602) 292-8870  
FX: (480) 898-8838  
EMAIL: TARIK@TLWCONSTRUCTION.COM

**ARCHITECT**  
COOPER ARCHITECTURE AND DESIGN  
16759 W. WEYMOUTH ROAD  
SURPRISE, AZ 85374  
PH: (602) 690-7384  
CONTACT: TONY COOPER  
EMAIL: TCOOPER1011@GMAIL.COM

**LANDSCAPE ARCHITECT**  
PARSONS DESIGN STUDIO  
1209 W. MEDLOCK DRIVE  
PHOENIX, AZ 85013  
PH: (602) 999-9209  
CONTACT: STEPHEN PARSONS, PLA  
EMAIL: SPARSONS@PARSONSDS.COM

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(LANDSCAPE ARCHITECT, CITY OF PHOENIX)

ESTIMATED RIGHT-OF-WAY COST: \$1,500.00  
ESTIMATED S.F. OF LANDSCAPE IN R.O.W.: 500S.F.  
MAINTENANCE BY: CITY [ ] OWNER [X]  
TOTAL ACRES LANDSCAPED AREAS: 0.44 ACRES  
S.F. OF TURF: 0 S.F.  
DATE OF PRELIMINARY SITE PLAN APPROVAL: -

KIVA: -  
SDEV: -  
CCPR: -  
PAPP: -

ZONING: -  
PRLM: -  
Q.S.: -

**32nd STREET  
SELF STORAGE**  
10155 N. 32ND STREET  
PHOENIX, ARIZONA

building permit #:  
PDS PROJECT NO: 16017

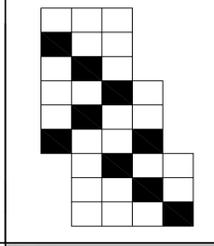
PROJECT NUMBER:	32555
DRAWN BY:	SP
CHECKED BY:	SP
DATE:	NOVEMBER 3, 2016

TITLE  
**PRELIMINARY  
LANDSCAPE PLAN  
L-100**  
SHEET 1 OF 1

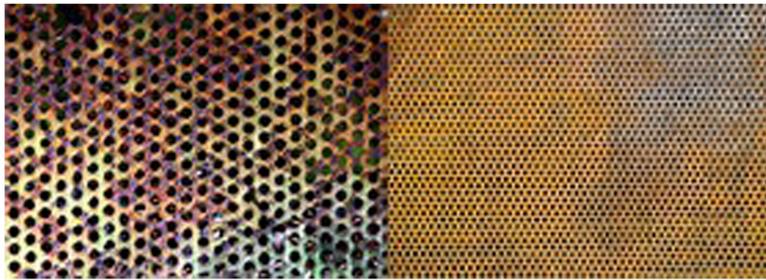
**PARSONS DESIGN STUDIO**  
LANDSCAPE ARCHITECTURE / URBAN DESIGN  
1209 W. Medlock Drive, Phoenix, AZ 85013  
P: 602-999-9209



**C.A.D.**  
COOPER ARCHITECTURE  
AND DESIGN  
16759 W. WEYMOUTH ROAD  
SURPRISE, AZ 85374  
(602) 690-7384 PHONE  
(602) 745-0288 FAX



ZONING SUBMITTAL - MAY, 2016



Metal Accent Panel Mill (Rusted) Finish



Metal Accent Panel Mill (Silver) Finish



Alternate Grey Stucco



Alternate Charcoal Stucco

Accent Metal Eyebrow



Grey Tinted and Spandrel Glass



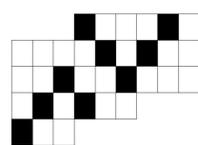
Clear Glass

Aluminum Mullions and Storefront

Alternate Charcoal Split Face CMU Wainscot



Alternate Onxy Split Face CMU Wainscot



**C.A.D.**  
COOPER ARCHITECTURE  
AND DESIGN  
16794 N. KEYMOUTH RD  
SURPRISE, AZ 85374  
(602) 640-7884 PHONE  
(602) 745-0088 FAX

**Life Storage - 32nd Street**  
**SEC Cheryl Dr. & 32nd St. Phoenix, Arizona**

**GRANT L OLDS ARCHITECTS...**  
1608 East Diamond Drive Tempe, Arizona 85283 (480) 831-5678

# COMPARITIVE ZONING STANDARDS CHART

## C-O/G-O HGT WAIVER ZONING APPROVAL FOR OFFICE DEVELOPMENT VS. PROPOSED PUD ZONING FOR SELF-STORAGE FACILITY

Development Standards	Existing C-O/G-O w/HGT WVR Zoning for 2007 City-Approved Office Use	Proposed PUD Standards for Self-Storage Facility
<b>Building Setbacks:</b>  <b>Front (Cheryl Dr.):</b> <b>Side (32<sup>nd</sup> Street):</b> <b>Rear (SR51 Freeway):</b>	20-feet ** 156-feet 15-feet **	Min. 7-feet (Ave. 20-feet) Min. 20-feet (Ave. 63-feet) Min. 3-feet (Ave. 4-feet)
<b>Landscape Setbacks:</b>  <b>Front (Cheryl Dr.):</b> <b>Side (32<sup>nd</sup> Street):</b> <b>Rear (SR51 Freeway):</b>	10-feet ** 20-feet 15-feet	Min. 7-feet (Ave. 18-feet) Min. 13-feet (Ave. 32-feet) Min. 3-feet (Ave. 49-feet)
<b>Lot Coverage</b>	16%	45%
<b>Building Height</b>	3-stories/42-feet	2 stories/24-feet (excludes parapets and rooftop stairway/elevator corridors)
<b>Provided Parking</b>	102 spaces	19 spaces

\*\* Development Standard subsequently approved by city of Phoenix under ZA-154-08 and ZA-160-09 (Time Extension)