

Attachment B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-86-18-2 January 31, 2019

Deer Valley Village Planning Committee Meeting Date:

February 21, 2019

Planning Commission Hearing Date:

March 7, 2019

Request From:

S-1 (Ranch or Farm Residence) (11.01 acres)

Request To:

CP / GCP (Commerce Park / General Commerce Park) (11.01 acres)

Proposed Use:

Recreational Vehicle and Boat Storage Facility

Location:

Northeast and southeast corners of Black Canyon Highway and the Dynamite Boulevard alignment

Owner:

The Prescott Valley Company

Applicant:

Fortress RV Storage, LLC - Mark Temen

Representative:

Lazarus, Silvyn, & Bangs, PC

Staff Recommendation:

Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Mixed Use (Commerce Business Park or 15 + dwelling units per acre)	
<u>Street Map Classification</u>	Black Canyon Highway Frontage Road	Existing Freeway	Approximately 178 feet, including frontage roads
<i>CERTAINTY AND 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> As stipulated, the proposed development is compatible with existing nearby uses by employing compatibility measures such as increased perimeter setbacks adjacent to residential zoning districts and enhanced landscape standards.			

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

As stipulated, the proposal is sensitive to the scale and character of the surrounding development. The proposal contains enhanced perimeter features to prevent negative impacts on the surrounding land uses. The proposed development will generate little traffic which is appropriate for this location due to the limited transportation access via the one-way frontage road.

CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses. The site is adjacent to properties zoned for residential use with multifamily to the north and northeast and rural residential uses to the east and south. As stipulated, the proposed site plan provides impact-mitigating features such as sufficient setbacks and buffering in order to protect any potential residential use from any negative impacts that may be imposed by the general commerce park use. The proposed development, as stipulated, is compatible with the general land use pattern in the area.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – see Background / Issues / Analysis No. 6

[Reimagine Phoenix Initiative](#) – see Background / Issues / Analysis No. 7

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-Family Residence	S-1 (Ranch or Farm Residence)
North and Northeast	Multifamily Residential	R-3A PCD (Multifamily Planned Community District)
South and Southeast	Single-Family Residence	S-1 (Ranch or Farm Residence)
West	Black Canyon Freeway and Single-Family Residences (across the Black Canyon Freeway)	East Half of Freeway: S-1 (Ranch or Farm Residence) West Half of Freeway: R1-6 (Single-Family Residence District)

Commerce Park / General Commerce Park		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street (West)	30 feet	Met (37 feet)
Side (North)	20 feet	Met (20 feet)
Side (South)	20 feet	Met (20 feet)
Rear (East)	20 feet	Met (20 feet – 47 feet)
<i>Landscaped Setbacks</i>		
Street	30 feet	Met (30 feet)
Side (North)	5 feet	Met (20 feet)
Side (South)	5 feet	Met (20 feet)
Rear (East)	5 feet	Met (10 - 15 feet)
Lot Coverage	50%	Met (39%)
Building Height	18-foot maximum height is permitted within 30 feet of the perimeter lot line, then one-foot of additional height is allowed for every three feet of additional setback, up to 56 feet.	Not Met. 22 feet 9 inches at setback of 37 feet
Parking	1 per 300 square feet of office. Approximately 4	Met (7 spaces)

Background / Issues / Analysis

1. SUBJECT SITE

This is a request to rezone an 11.01 acre site from S-1 (Ranch or Farm Residence) to CP / GCP (Commerce Park, General Commerce Park Option). This request was initiated by the applicant seeking approval to use the site for recreational vehicle storage and boat storage.

Access to the site is limited with the only access from the Black Canyon Freeway frontage road. The frontage road is located west of the site and is north-bound only. To access the site, vehicles must exit from Black Canyon Freeway at Jomax Road and travel north along the frontage road approximately 9/10th of a mile.

2. ZONING AND LAND USE

Subject Site:

The subject site is zoned S-1 (Ranch or Farm Residence) and contains two single-family residences on 11.01 acres. The site is proposed to be rezoned to allow recreational vehicle and boat storage, and all underlying CP / GCP uses.

North and Northeast:

The parcel to the north and northeast of the subject site is included in the Dynamite Mountain Planned Community District (PCD) which rezoned the site from S-1 (Ranch or Farm Residence) to R-3A (Multifamily Residence District) PCD with a specified density up to 22 dwelling units per acre.

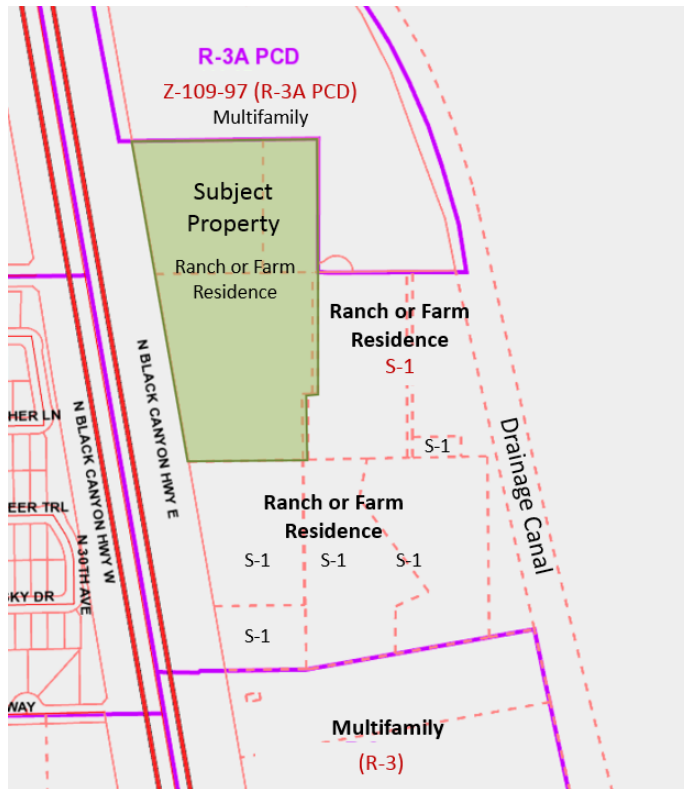
This property developed as multifamily in 2010 to a height of three stories.

South and Southeast:

The three parcels to the south and southeast of the subject site are zoned S-1 (Ranch or Farm Residence) and include single-family residential homes.

West:

Immediately west of the subject site is the Black Canyon Freeway and its frontage roads. Beyond the Black Canyon Freeway (approximately 350 feet), are single-family residential neighborhoods zoned R1-6.



Source: Phoenix Planning and Development

3. GENERAL PLAN

Subject Site:

The General Plan Land Use Map designation for the subject site is Mixed Use (Commerce Business Park or 15+ dwelling units per acre). The proposed use and zoning classification are consistent with the General Plan Land Use Map designation.

North and Northeast East:

The General Plan Land Use Map designation for the property to the north and northeast are Mixed Use (Commerce Business Park or 15 + dwelling units per acre), Residential 5 to 15 dwelling units per acre, and Floodplain.

South and Southeast

The General Plan Land Use Map designation for the properties to the south and southeast is Mixed Use (Commerce Business Park / 15 + dwelling units per acre).

West (Across Black Canyon Freeway).

The General Plan Land Use Map designation for the areas immediately west of the site across the Black Canyon Freeway is Residential 2 to 5 dwelling units per acre.

4. The CP / GCP zoning district requires a use permit subject to Section 626.F.2.Z to allow outdoor storage uses such as those proposed in this request. The use permit application will require additional detail pertaining to perimeter treatments, screening, and height restrictions in the interior of the site; this process may result in additional stipulations or limitations on the proposed use.



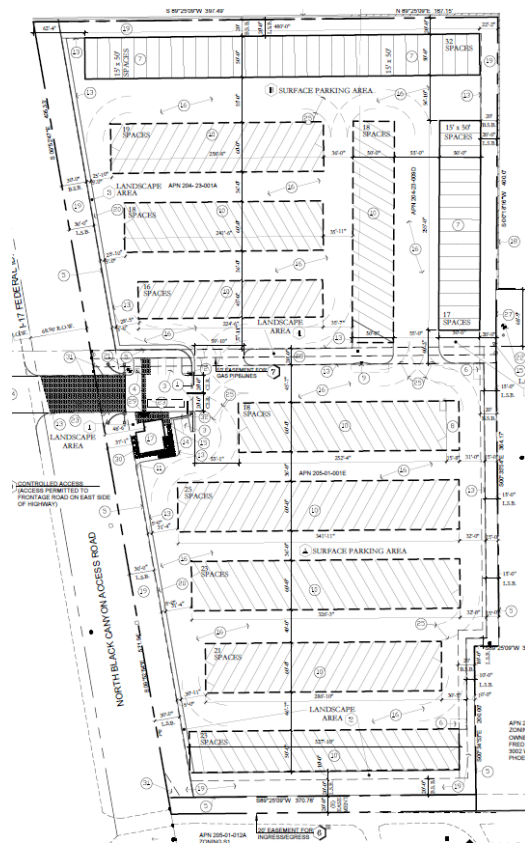
Source: Phoenix Planning and Development

5. SITE PLAN

The applicant is proposing a recreational vehicle and boat storage facility. The site plan indicates a single point of entrance from the frontage road near the Dynamite Boulevard alignment; this point of entrance will include the entry building, a gate, in addition to gateway signage and landscaping.

Due to its location immediately adjacent to a residential zoning district, staff has placed a series of stipulations to enhance the perimeter treatment of the site to mitigate any potential negative impact to adjacent residential.

- Staff has stipulated to general conformance with the site plan dated January 29, 2019. This is addressed in Stipulation No. 1.
 - The stipulation does not include general conformance to the elevations or preliminary landscape plan. The height of the building does not presently comply with height and step back requirements. In addition, the preliminary landscape plan depicts plantings in general conformance with the stipulation standards with the exception of a section along the south-half of the east property line which does not depict any tree plantings.
- For enhanced buffering between the adjacent residential uses, staff has stipulated to enhanced planting standards. This is addressed in Stipulation No. 2.
- For visual continuity with the multifamily project to the north, staff has stipulated to design standards for the perimeter wall. This is addressed in Stipulation No. 3.
- For enhanced separation between the subject site and adjacent residential and the frontage road, staff has stipulated enhanced landscaping setbacks. This is addressed in Stipulation Nos. 4 - 6.



Source: Site Plan. Applicant

6. [TREE AND SHADE MASTER PLAN](#)

Per the Tree and Shade Master Plan, staff has stipulated an increased landscape setback and increased planting standards along the western property line, adjacent to the Black Canyon Freeway Frontage Road in addition to all perimeter setbacks. An increased landscape setback with larger trees will be visually appealing and aid in noise mitigation. This is addressed in Stipulation Nos. 4 through 6.

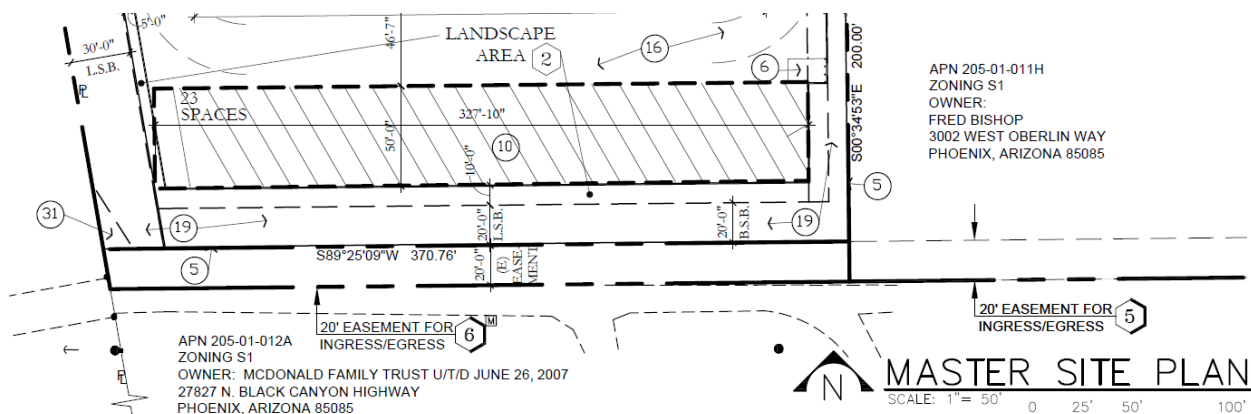
7. REIMAGINE PHOENIX

As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

8. COMMUNITY INPUT SUMMARY

From the time the case was filed to the time the staff report was written, one letter of inquiry and concern was received by staff. The letter pertained to maintaining the private access to the residential homes using the Oberlin Road alignment. The letter is attached as an exhibit to this report.

The below site plan excerpt illustrates a 20-foot easement along the south property line adjacent to a 30-foot landscape setback to preserve ingress/egress for nearby residences.



Source: Site Plan Excerpt (South portion to depict the Oberlin Road easement)

Interdepartmental Comments:

9. The Street Transportation Department commented that the developer shall coordinate access and frontage requirements with the Arizona Department of Transportation. This is addressed in Stipulation No. 7.
10. The Aviation Department commented the site is located within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace. The Aviation Department is requesting a Notice to Prospective Purchasers of Proximity to disclose the existence and operational characteristics of the Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property. This is addressed in

Stipulation No 8.

11. 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. This is addressed in Stipulation Nos. 9 through 11.
12. The Public Works Department commented that it has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 1260 L / 1280 L of the Flood Insurance Rate Maps (FIRM) dated July 20, 2018 / January 29, 2015.
13. The Fire Department does not anticipate any problems with this case. 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.
14. The Water Services Department commented that the property currently has water mains to serve the development, but that a sewer main extension will be required. The sewer should be extended to the point of need and that no permanent structures of any kind be allowed within the sewer easement.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Mixed Use (Commerce Business Park / 15 + dwelling units per acre).
2. As stipulated, the proposed development is compatible with the existing zoning in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 29, 2019, as modified by the following stipulations and as approved by the Planning and Development Department.

2. Drought tolerant, 3-inch caliper evergreen trees 20 feet on center or in equivalent groupings shall be provided in the landscape setback areas, as approved by the Planning and Development Department.
3. All perimeter walls shall incorporate stone veneer, stonework, integral color CMU block or faux stone, and be compatible with the existing wall on the northern most property lines, as approved by the Planning and Development Department.
4. A minimum landscape setback of 30 feet shall be required along the west property lines, as approved by the Planning and Development Department
5. A minimum landscape setback of 20 feet shall be required along the north and south property lines, as approved by the Planning and Development Department.
6. Minimum landscape setbacks shall be provided as follows along the eastern property line as depicted in the setback exhibit dated January 29, 2019 and as approved by the Planning and Development Department.
 - a. A minimum setback of 20 feet for the northern 420 feet.
 - b. A minimum setback of 15 feet for the middle 343 feet.
 - c. A minimum setback of 10 feet for the southern 160 feet, terminating at the 20-foot landscape setback along the southern property line.
7. The developer shall coordinate access and frontage requirements with the Arizona Department of Transportation.
8. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Deer Valley Airport (DVT) to future owners or tenants of the property.
9. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
11. In the event archaeological 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 Archaeologist, and allow time for the

Archaeology Office to properly assess the materials.

Writer

Nick Klimek

January 31st, 2019

Team Leader

Samantha Keating

Exhibits

Zoning sketch map

Aerial sketch map

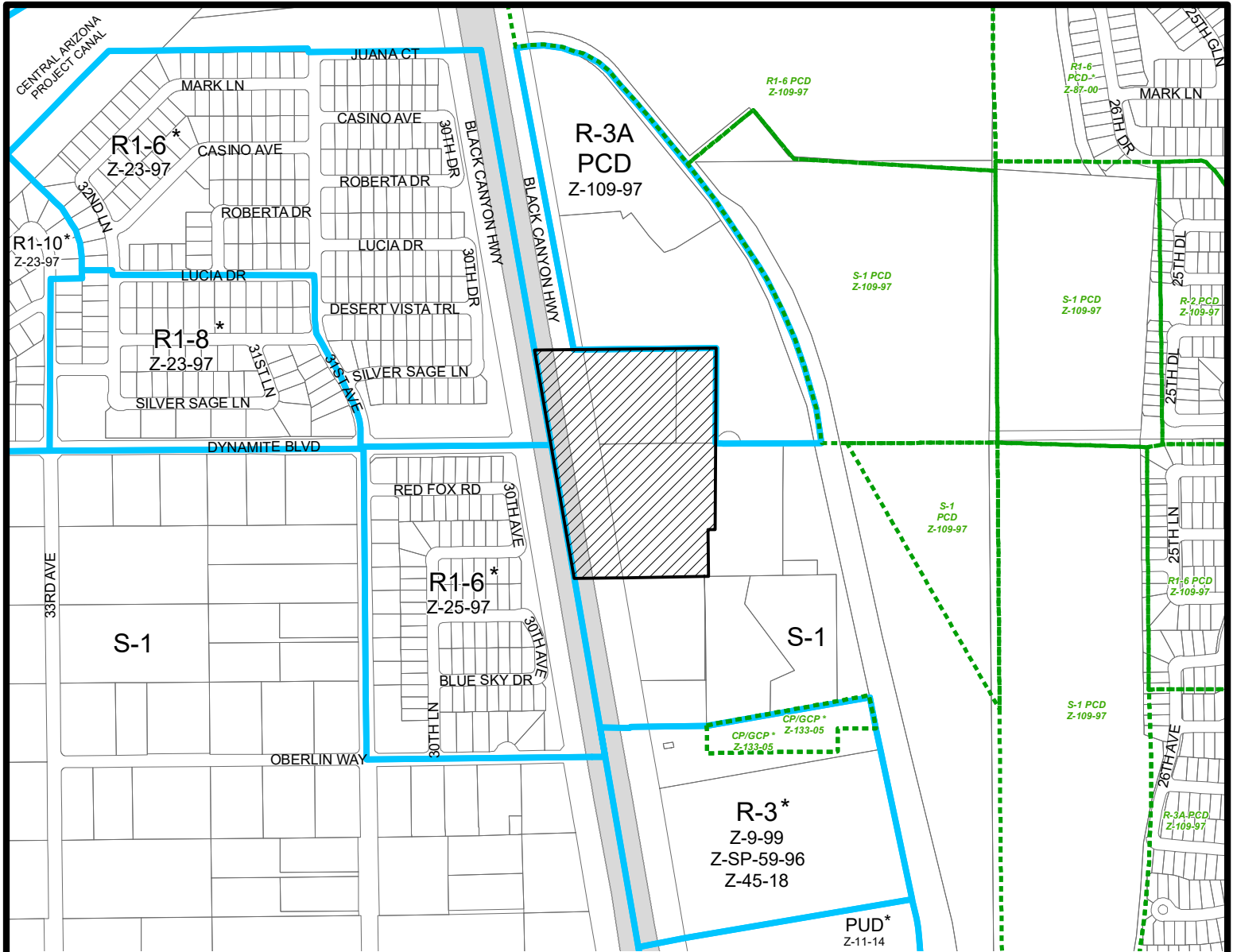
Site plan date stamped January 29, 2019

Setback exhibit date stamped January 29, 2019

Preliminary landscape plan date stamped January 29, 2019

Elevations date stamped November 29, 2018 (3 pages)

Community input

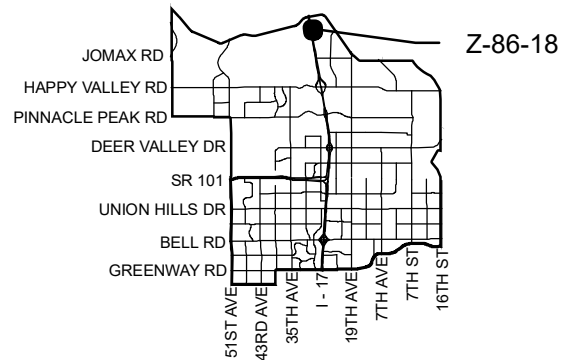


Miles
0.1 0.05 0 0.1

DEER VALLEY VILLAGE CITY COUNCIL DISTRICT: 2



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Fortress RV Storage LLC - Mark Temen

APPLICATION NO. Z-86-18

DATE: 12/21/2018
REVISION DATES:

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

11.01 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 51-22

ZONING MAP

P-7

REQUESTED CHANGE:

FROM: S-1 (11.01 a.c.)

TO: CP/GCP (11.01 a.c.)

MULTIPLES PERMITTED

S-1

CP/GCP

CONVENTIONAL OPTION

11

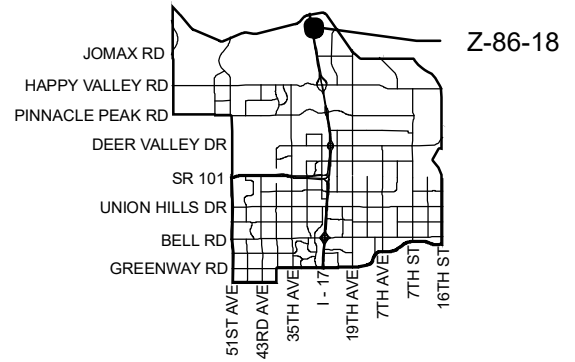
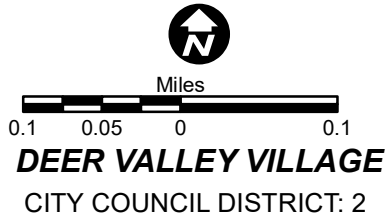
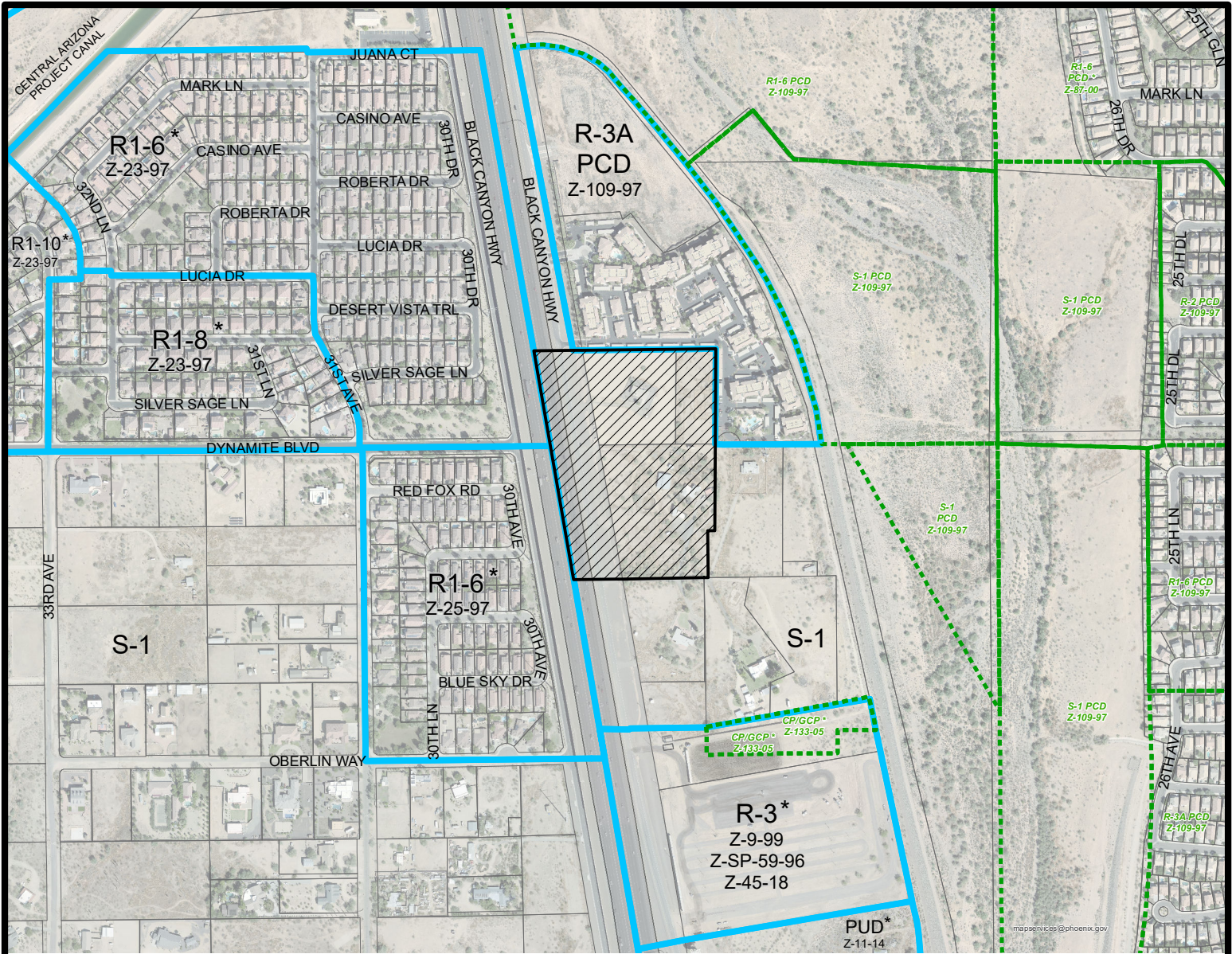
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*** UNITS P.R.D. OPTION**

N/A

N/A

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



APPLICANT'S NAME: **Fortress RV Storage LLC - Mark Temen**

APPLICATION NO. **Z-86-18**

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

11.01 Acres

DATE: **12/21/2018**
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 51-22

ZONING MAP

P-7

REQUESTED CHANGE:

FROM: **S-1 (11.01 a.c.)**

TO: **CP/GCP (11.01 a.c.)**

MULTIPLES PERMITTED

S-1

CP/GCP

CONVENTIONAL OPTION

11

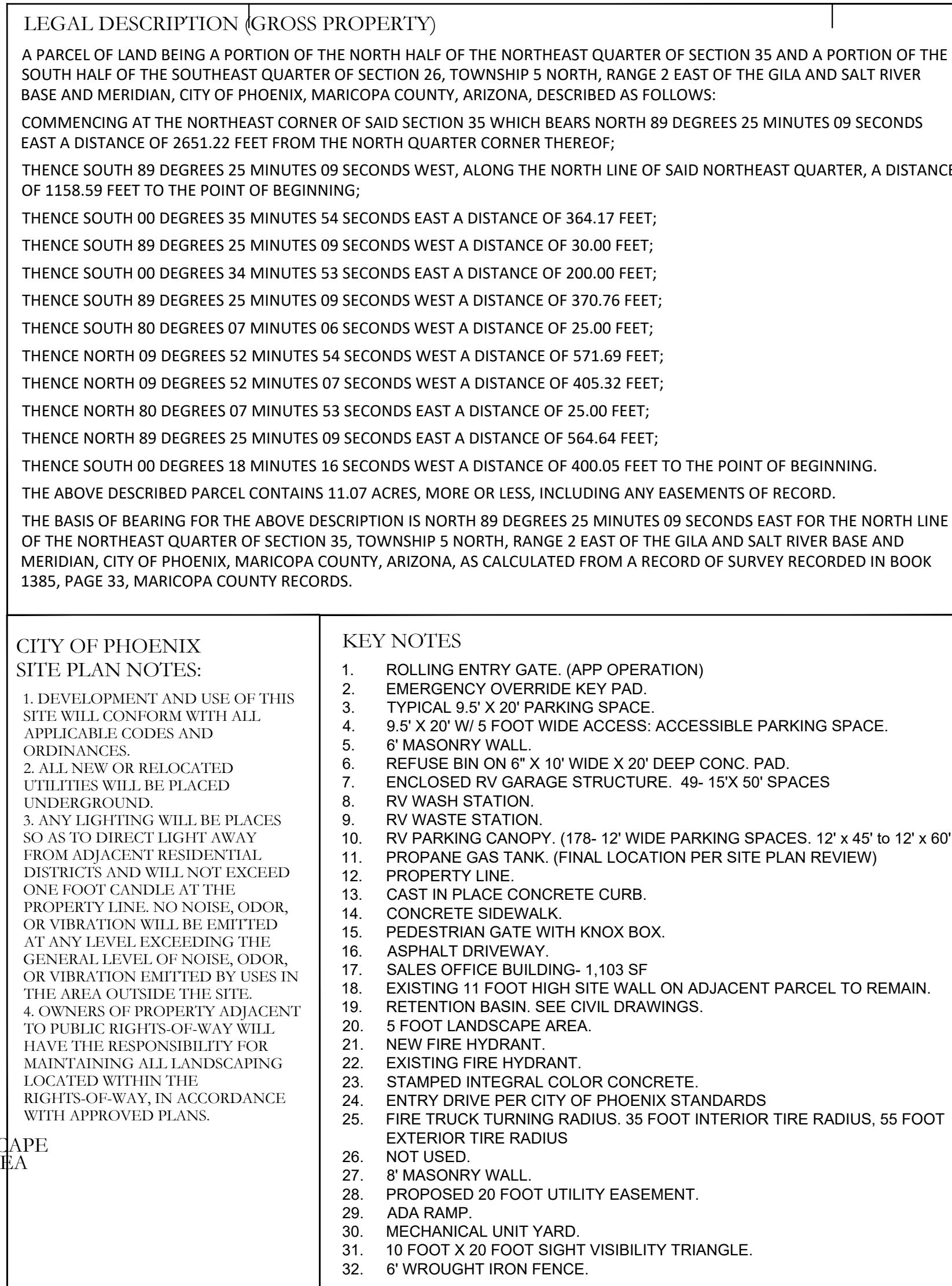
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




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

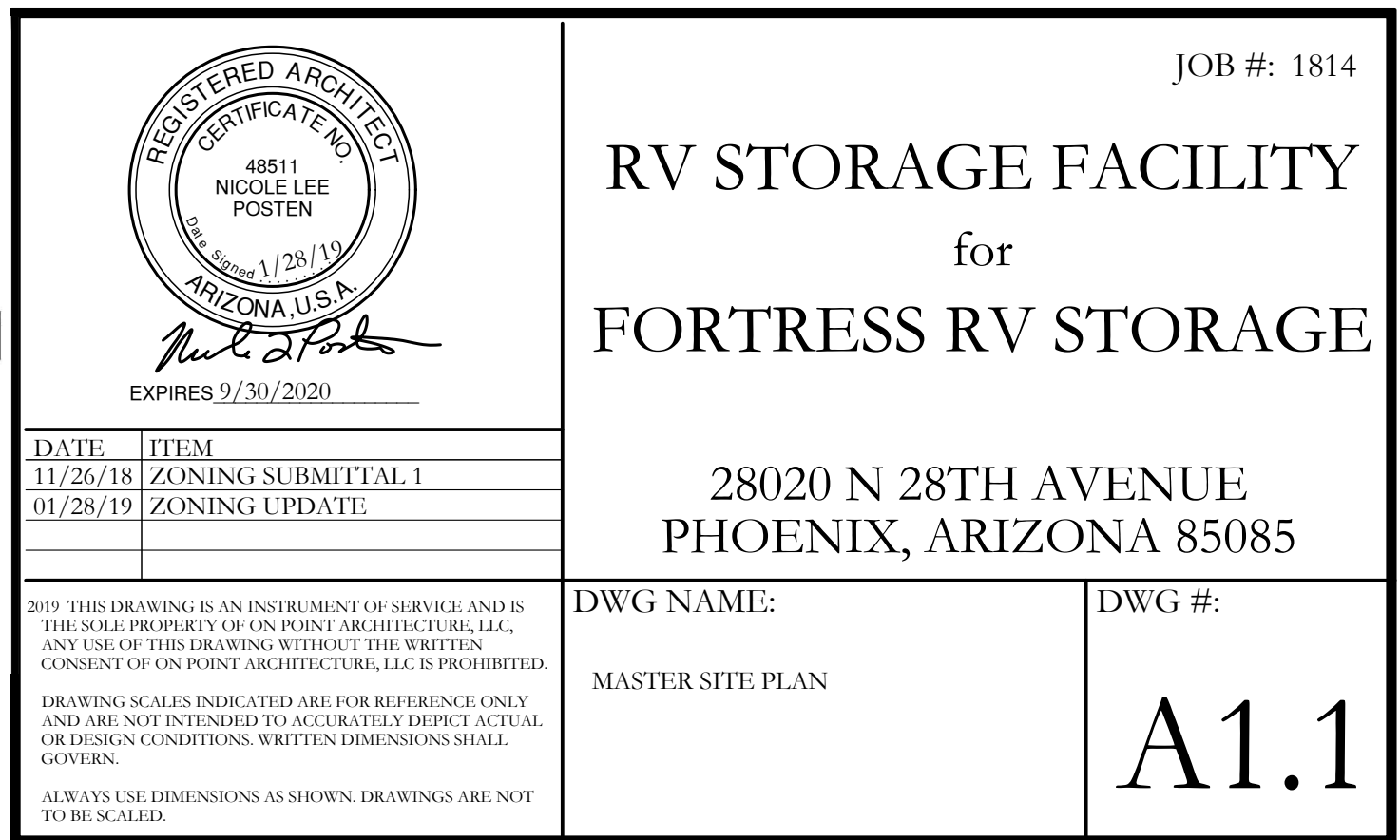
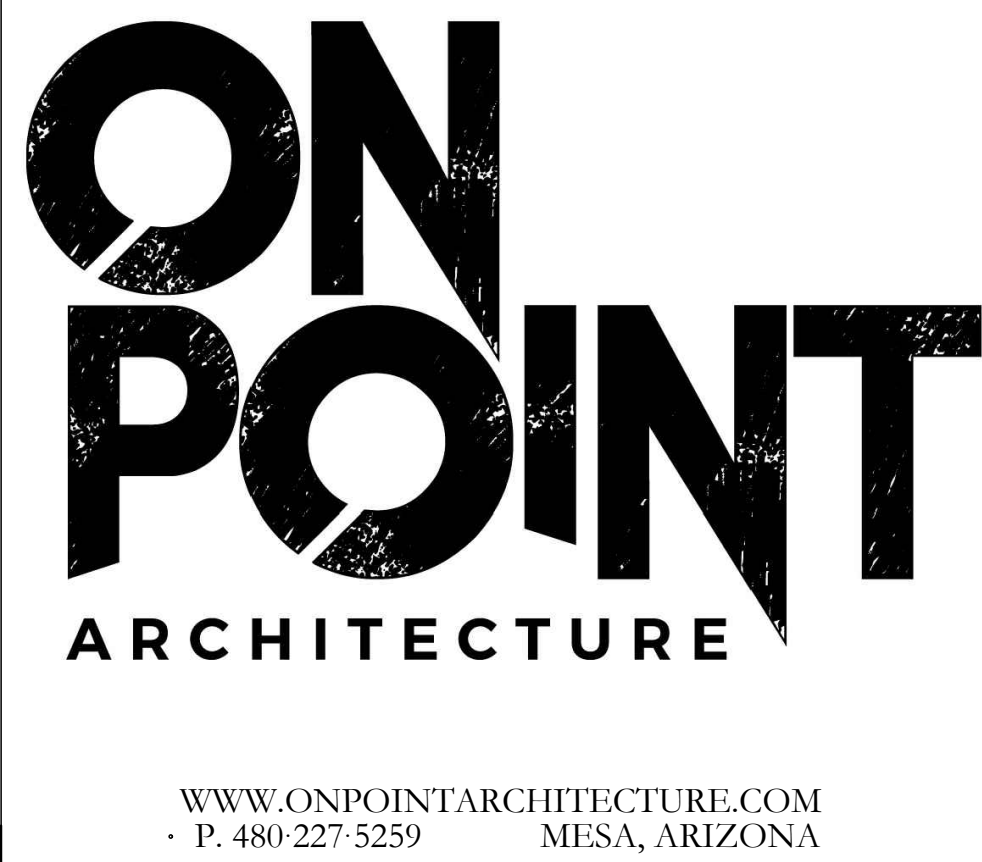
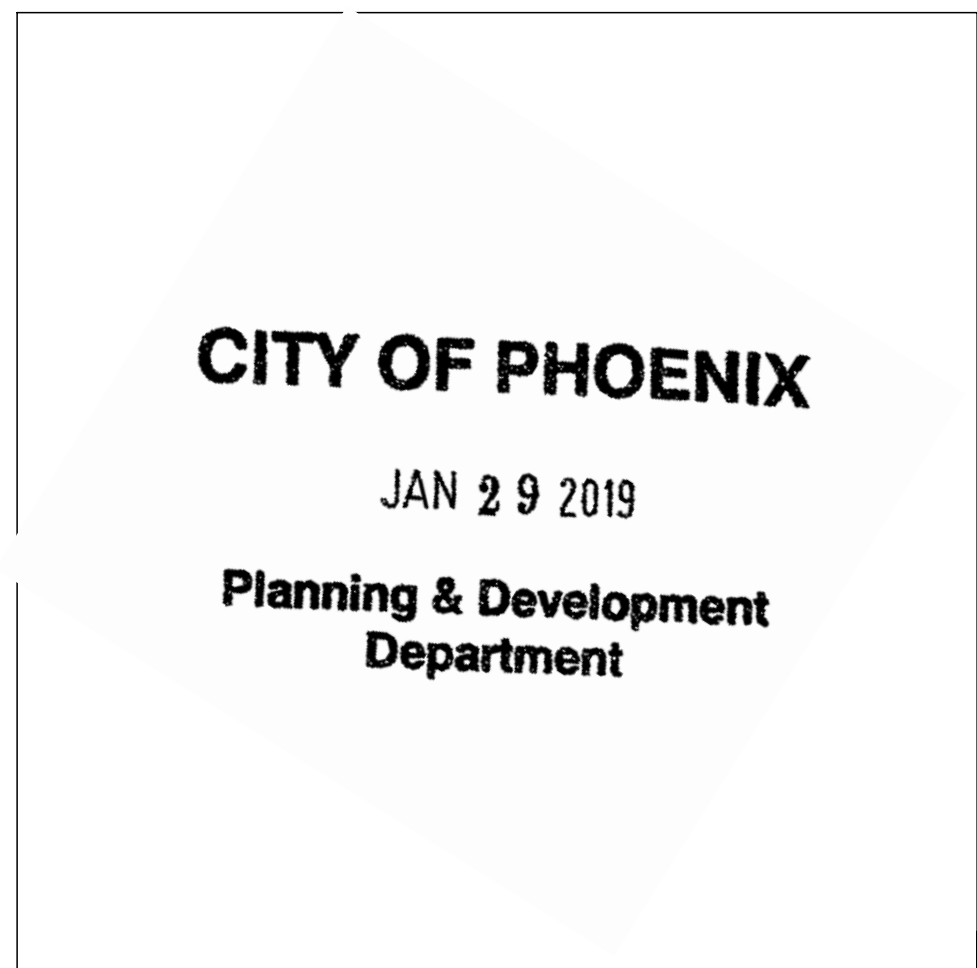
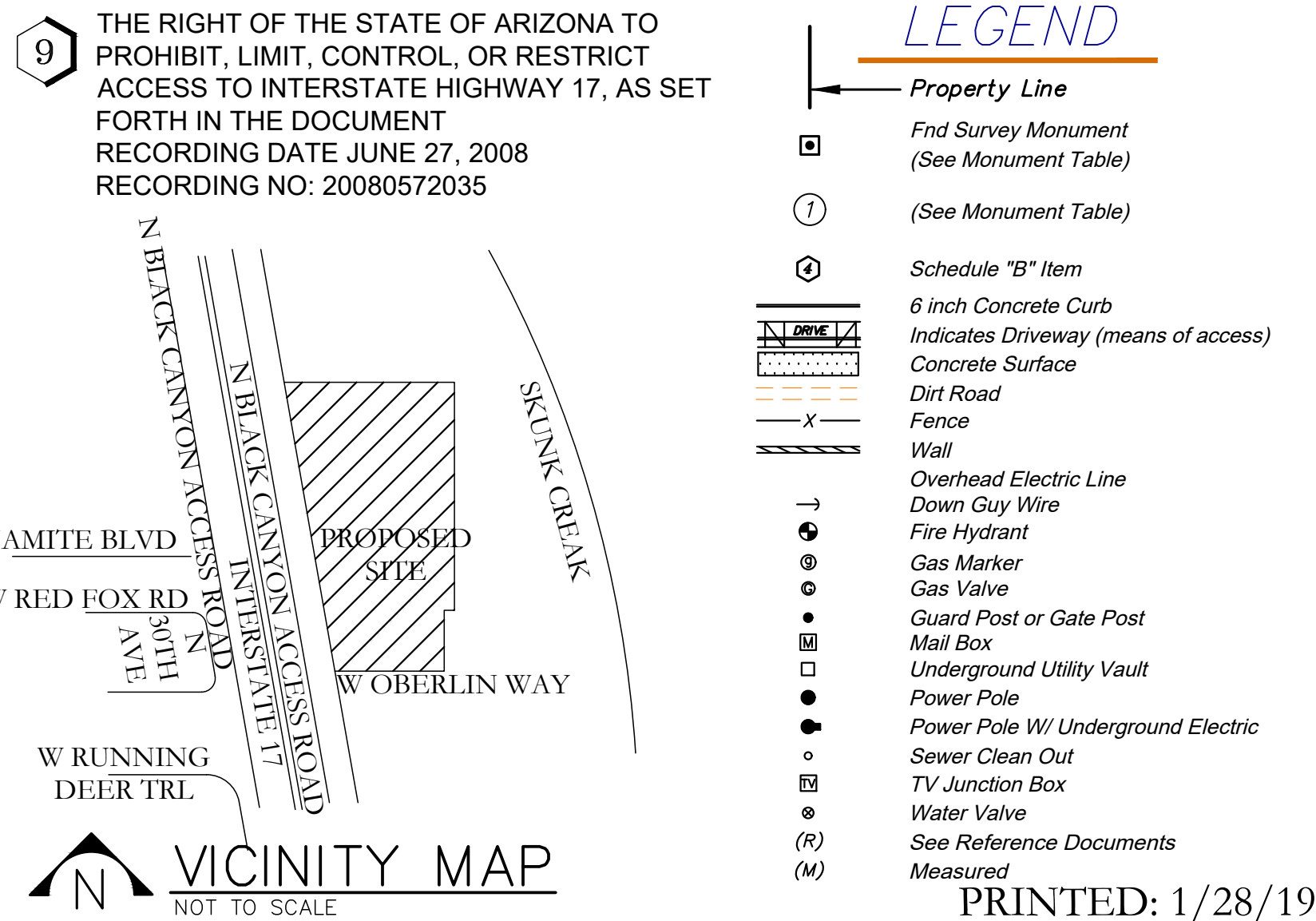
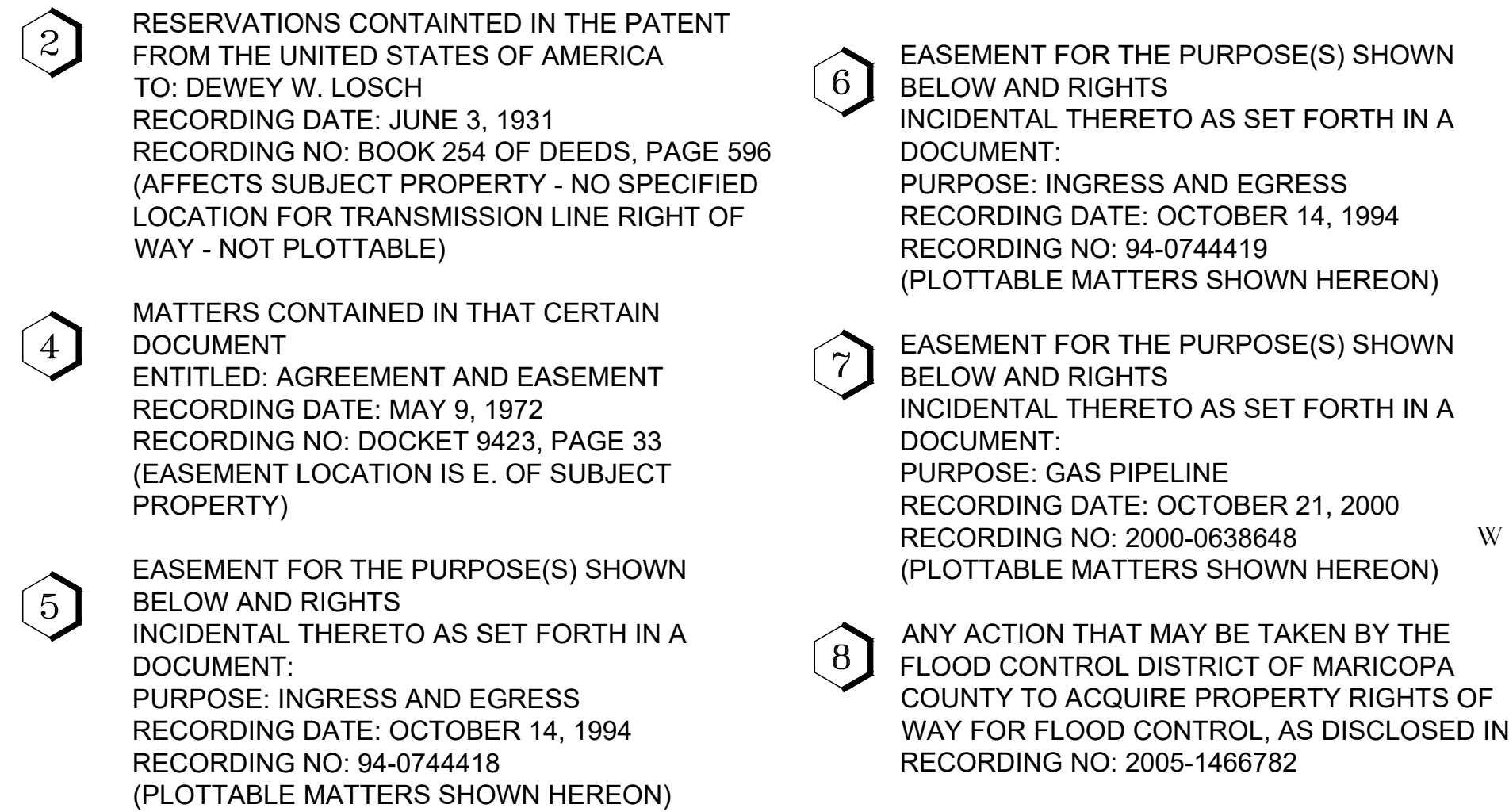
N/A

N/A

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



DEVELOPMENT STANDARDS	PROPOSED DEVELOPMENT STANDARDS	APPLICANT/ BUSINESS OWNER: FORTRESS RV STORAGE LLC MARK TEMEN 2211 EAST CAMELBACK ROAD UNIT 607 PHOENIX, ARIZONA 85016 CONTACT: MARK TEMEN P: 602-228-2826 CIVIL ENGINEER: RPA PETE HEMINGWAY PE STEVE LEWIS, PE 5727 N. 7TH STREET SUITE 120 PHOENIX, AZ 85014 ARCHITECT: ON POINT ARCHITECTURE, LLC NICOLE POSTEN, RA 1541 E FAIRFIELD ST. MESA, AZ 85203 P: 480-227-5259
BUILDING SETBACKS/ BUILD-TO-LINES	30' SETBACK ALONG I-17 FRONTAGE (STREET) 20' SETBACKS ALONG ALL OTHER INTERIOR PROPERTY LINES (NOT ON A STREET)	PROPERTY LOCATION BLACK CANYON HIGHWAY AND DYNAMITE ROAD PHOENIX, AZ 85009 ASSESSOR'S PARCEL NO.s: 205-01-001E, 204-23-009D, & 204-23-001A LOT SIZE: APN 204-23-009D NET: 66,835.16 SF (1.53 AC) GROSS: 66,835.16 SF (1.53 AC) APN 205-01-001E NET: 246,138.80 SF (5.65 AC) GROSS: 260,415.24 SF (5.98 AC) APN 204-23-001A NET: 144,701.93 SF (3.32 AC) GROSS: 154,823.83 SF (3.55 AC) TOTAL: NET: 457,675.89 SF (10.51 AC) GROSS: 482,074.23 SF (11.07 AC)
LANDSCAPE SETBACKS	30' SETBACK ALONG I-17 FRONTAGE 20' SETBACKS ON ALL OTHER PROPERTY LINES, EXCEPT FOR 15' AND 10' SETBACK ALONG SOUTH HALF OF EAST PROPERTY LINE AS SHOWN IN SITE PLAN	CURRENT ZONING: S1 PROPOSED ZONING: CP-GCP GENERAL COMMERCE PARK
HEIGHT	HEIGHT OF UP TO 18' WITHIN 30' OF PERIMETER LOT LINE, WITH A 1' HEIGHT INCREASE PER EACH 3' OF ADDITIONAL SETBACK	
AREA CALCULATIONS:	SALES OFFICE BUILDING: 1,103 SF COVERED RV PARKING: 143,219 SF RV GARAGES: 36,735 SF SURFACE PARKING AREAS:  189,935 SF  140,541 SF LANDSCAPE AREAS:  2,289 SF  3,911 SF  5,548 SF  4,541 SF  1,906 SF TOTALS: SURFACE PARKING AREA: 330,476 SF INTERIOR LANDSCAPE AREA: 18,195 SF	
LOT COVERAGES	BUILDING COVERAGE: 181,057 SF/457,675.89 SF= 39.5% INTERIOR LANDSCAPE AREA: 18,195 SF/ 330,476 SF= 5.5%	
PARKING	REQUIRED: 1 SPACE PER 300 SF OF OFFICE= 1,103/300= 4 SPACES PROVIDED: 7 REGULAR SPACES 1 ACCESSIBLE SPACES	THE APPLICANT PROPOSES TO CONSTRUCT (IN 2 PHASES) AND OPERATE AN RV AND BOAT STORAGE FACILITY, OFFERING BOTH ENCLOSED AND CANOPY STORAGE AREAS. VEHICULAR INGRESS AND EGRESS TO AND FROM THE FACILITY WILL OCCUR AT THE MID-POINT ALONG THE PROPERTY'S WEST BOUNDARY THROUGH AN ENTRANCE GATE WHICH CONNECTS TO THE I-17 FRONTAGE ROAD. A PROPANE STATION AND RV WASTE STATION ARE ALSO PROPOSED. UPON RECEIVING REZONING APPROVAL, THE APPLICANT WILL OBTAIN THE NECESSARY USE PERMIT APPROVAL TO OPERATE A RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY IN ACCORDANCE WITH SECTION 626.F.2.Z OF THE ZONING ORDINANCE.



APN 204-23-464B
ZONING R3A-PCD
OWNER:
DYNAMITE DEVELOPMENT COMPANY
OF
SAGE LLC
28425 N. BLACK CANYON HWY
PHOENIX, AZ 85085

S 89°25'09"W 397.49'

N 89°25'09"E 167.15'

APN 204-23-001A

APN 204-23-009D

10' EASEMENT FOR
GAS PIPELINES

APN 205-01-001E

NORTH BLACK CANYON ACCESS ROAD

APN 205-01-012A
ZONING S1
OWNER: MCDONALD FAMILY TRUST U/T/D JUNE 26, 2007
27827 N. BLACK CANYON HIGHWAY
PHOENIX, ARIZONA 85085

APN 205-01-011H
ZONING S1
OWNER:
FRED BISHOP
3002 WEST OBERLIN WAY
PHOENIX, ARIZONA 85085

SETBACK EXHIBIT
SCALE: 1" = 50'

0 25' 50' 100'

CITY OF PHOENIX


JAN 29 2019

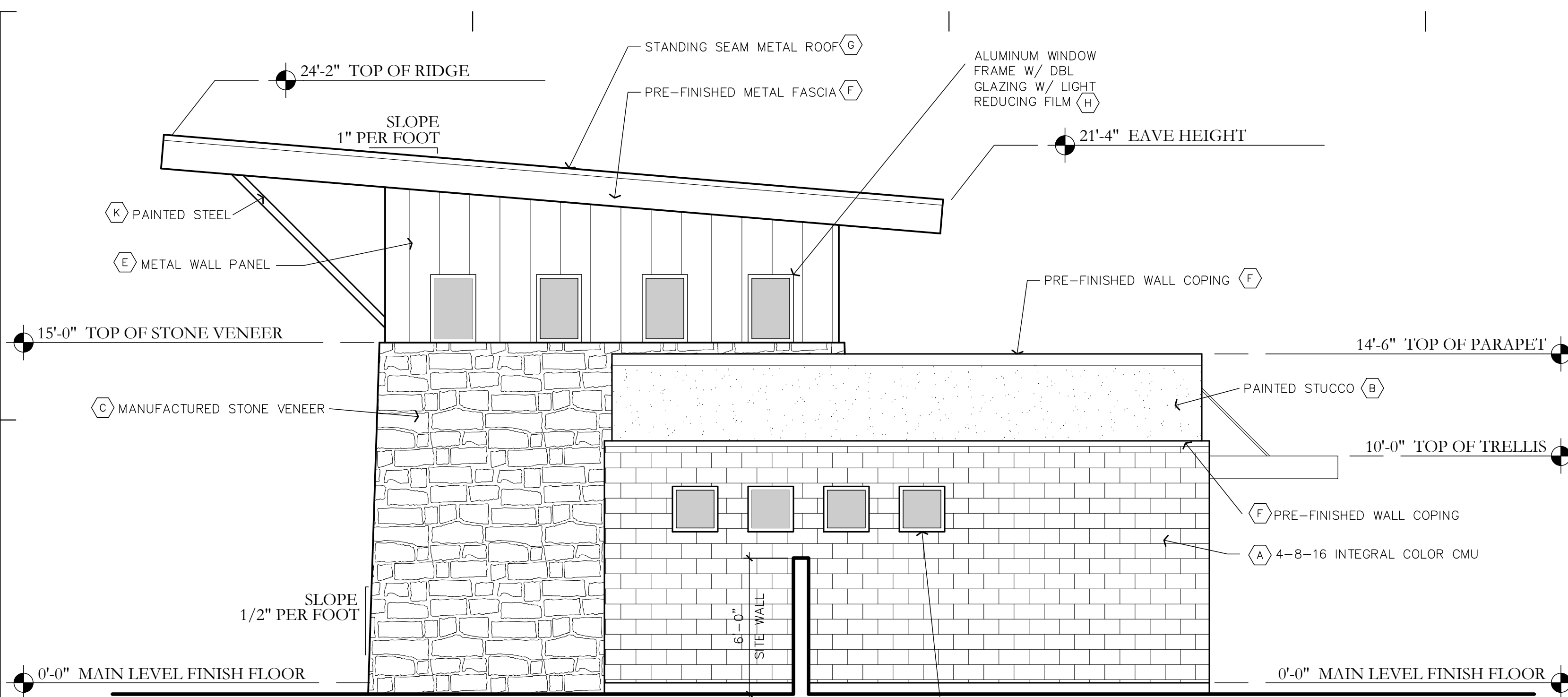
Planning & Development
Department

ON
POINT
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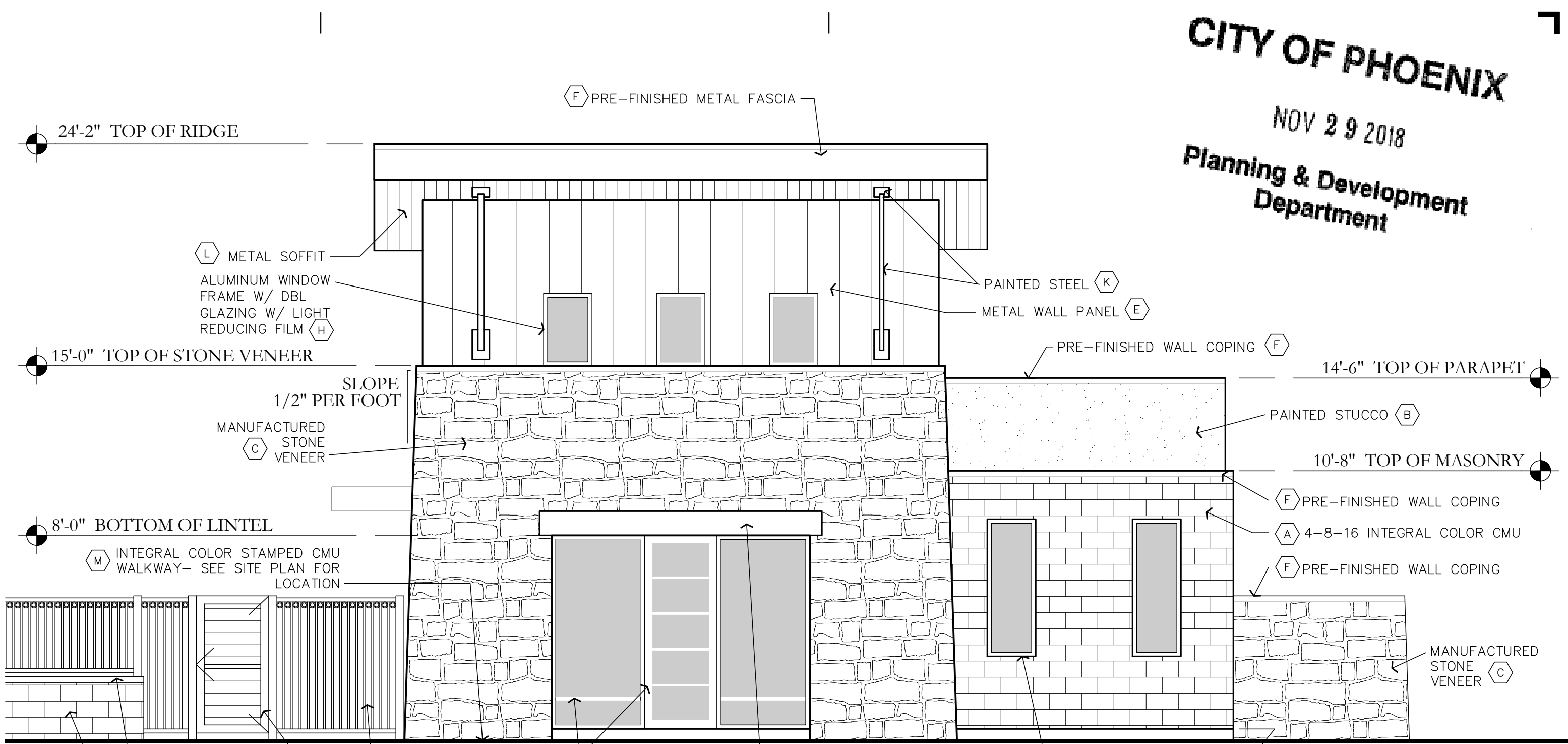
WWW.ONPOINTARCHITECTURE.COM
P. 480-227-5259 MESA, ARIZONA

PRINTED: 01/28/19

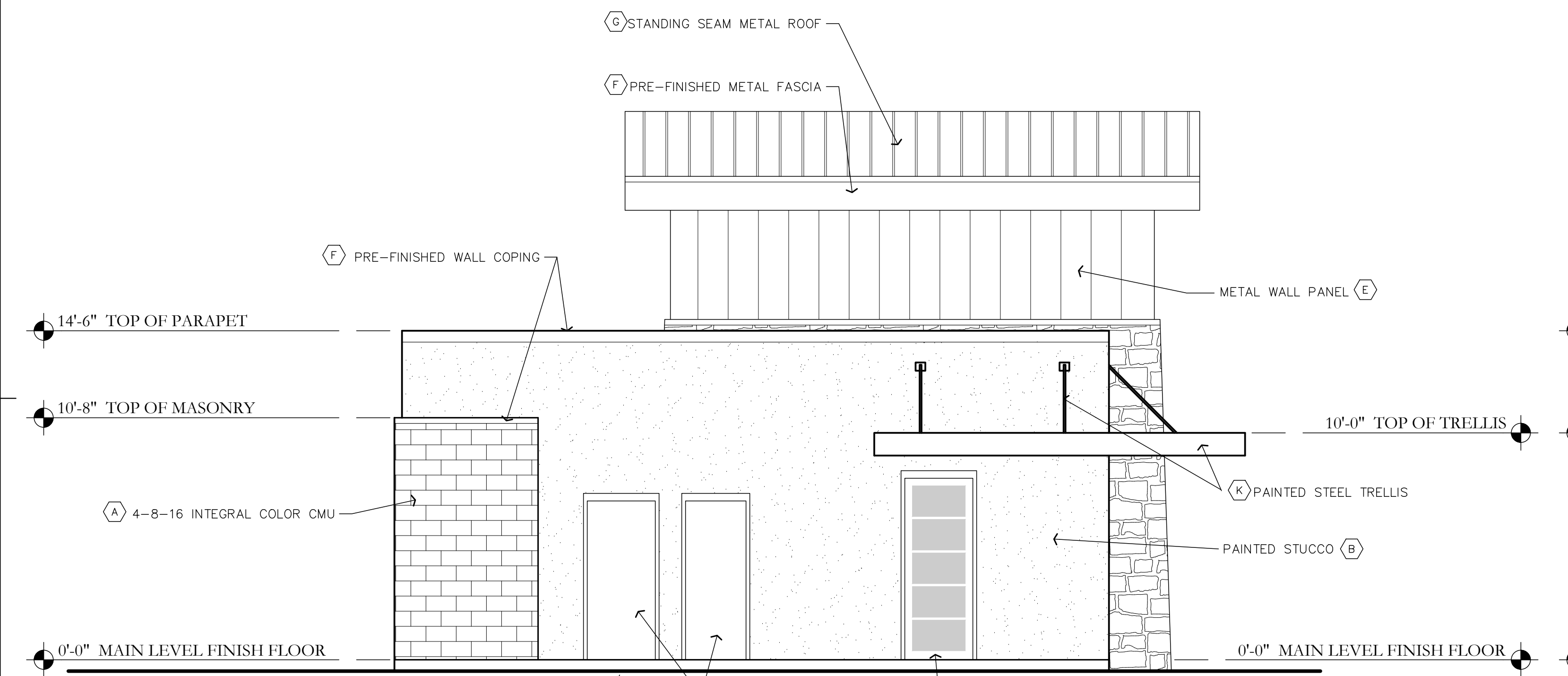
		JOB #: 1814	
DATE		ITEM	
11/26/18		ZONING SUBMITTAL 1	
01/28/19		ZONING 2ND SUBMITTAL	
2018 THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF ON POINT ARCHITECTURE, LLC. ANY USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF ON POINT ARCHITECTURE, LLC IS PROHIBITED.		RV STORAGE FACILITY for FORTRESS RV STORAGE	
DRAWING SCALES INDICATED ARE FOR REFERENCE ONLY AND ARE NOT INTENDED TO ACCURATELY DEPICT ACTUAL OR DESIGN CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.		28020 N 28TH AVENUE PHOENIX, ARIZONA 85085	
ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED.		DWG NAME: SETBACK EXHIBIT	DWG #: A0



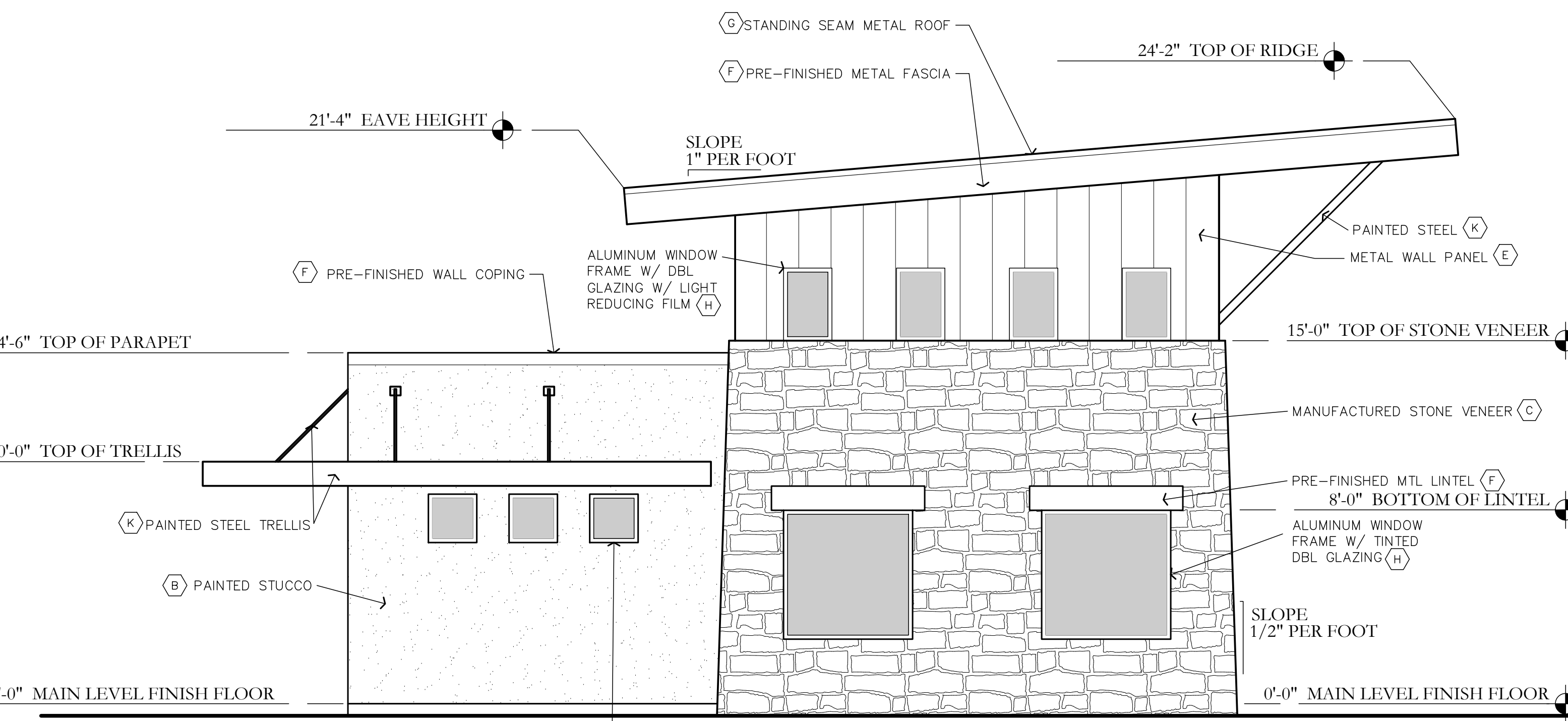
WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL KEY	
(A) CMU, INTEGRAL COLOR:	PEBBLE BEACH, MESASTONE BY ECHELON
(B) PAINTED STUCCO:	MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(C) MANUFACTURED STONE VENEER:	OSAGE, DAKOTA BROWN BY CORONADO STONE
(D) CMU, INTEGRAL COLOR:	HOPI SANDSTONE BY SUPERLITE
(E) METAL WALL PANEL & TRIM:	DESIGNER SERIES FLAT, GALVALUME, BY MBCI
(F) PRE-FINISHED WALL COPING & FASCIA:	BURNISHED SLATE, BY MBCI
(G) STANDING SEAM METAL ROOF:	BURNISHED SLATE, CRAFTNAB SERIES- SMALL BATTEN, BY MBCI
(H) ALUMINUM WINDOW/ DOOR FRAMES:	DARK BRONZE ANODIZED ALUMINUM
(J) PAINTED H/M DOORS:	MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(K) PAINTED STEEL TRELLIS & SUPPORTS:	SEALSKIN, SW7675 BY SHERWIN WILLIAMS
(L) METAL SOFFIT:	BURNISHED SLATE, FLEXLOC BY MBCI
(M) STAMPED CONCRETE, INTEGRAL COLOR:	COCOA CC177/6, BY INCRETE SYSTEMS, PATTERN: COBBLE STONE



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P. 480-227-5259 MESA, ARIZONA

REGISTERED ARCHITECT
48511
NICOLE LEE POSTEN
ARIZONA U.S.A.
Expires 9/30/2020

DATE	ITEM
11/26/18	ZONING SUBMITTAL 1

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PRINTED: 11/16/2018

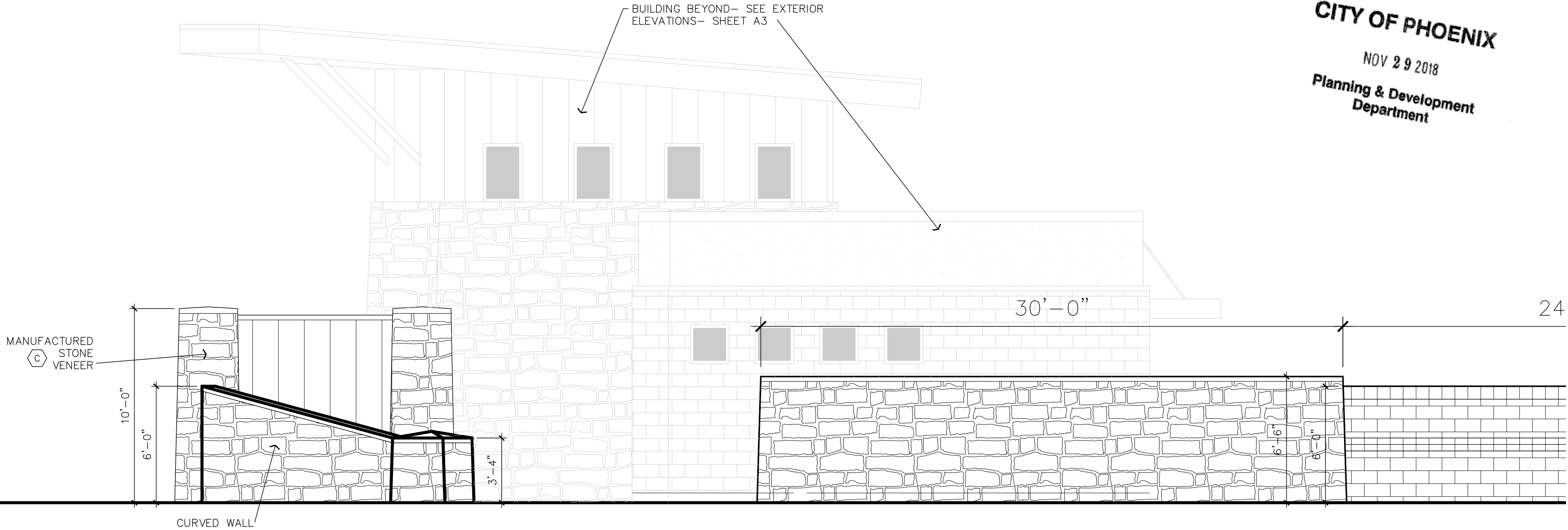
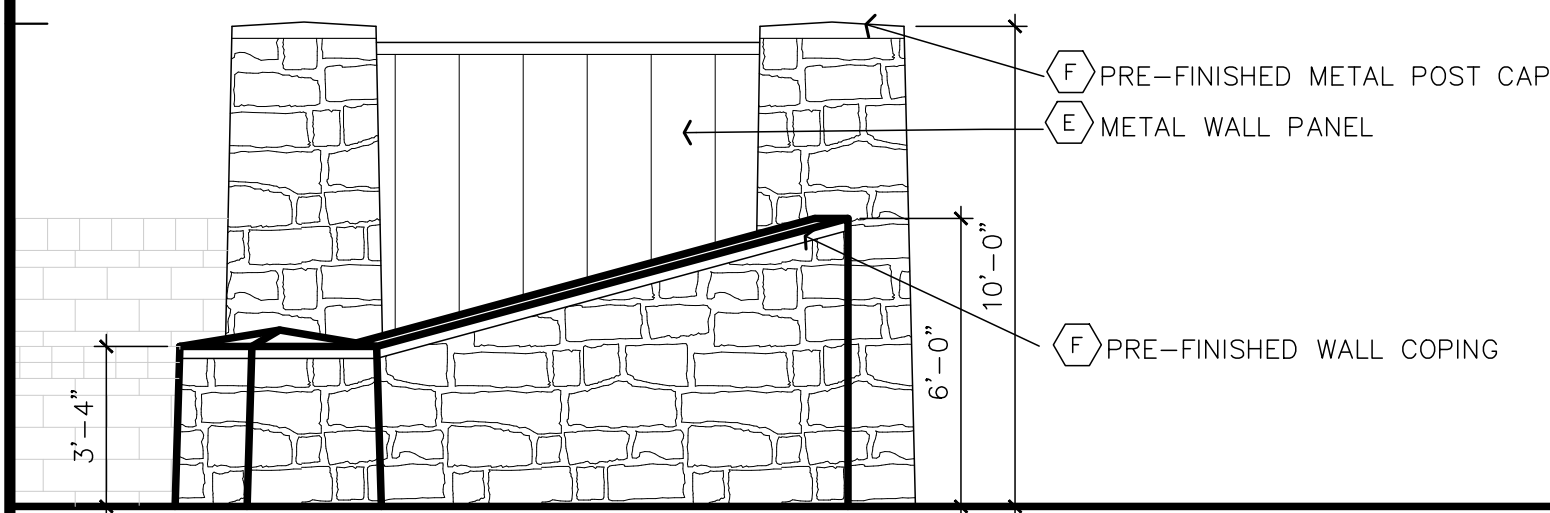
JOB #: 1814

RV & BOAT
STORAGE FACILITY
for
FORTRESS RV STORAGE
28020 N 28TH AVENUE
PHOENIX, ARIZONA 85085

DWG NAME:
SALES OFFICE EXTERIOR
ELEVATIONS

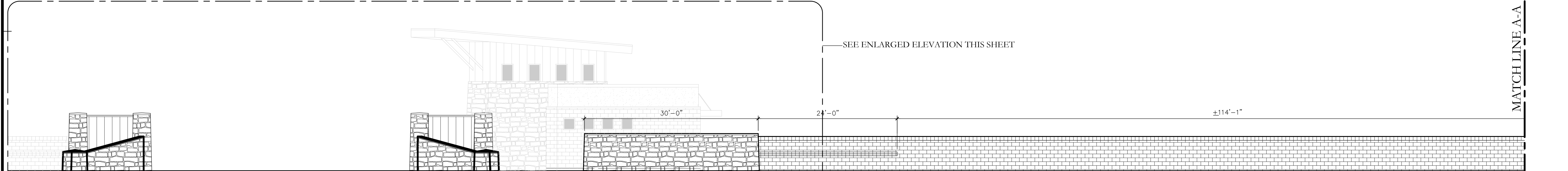
DWG #:
A3

MATERIAL KEY	
(A) CMU, INTEGRAL COLOR:	PEBBLE BEACH, MESASTONE BY ECHELON
(B) PAINTED STUCCO:	MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(C) MANUFACTURED STONE VENEER:	OSAGE, DAKOTA BROWN BY CORONADO STONE
(D) CMU, INTEGRAL COLOR:	HOPI SANDSTONE BY SUPERLITE
(E) METAL WALL PANEL& TRIM:	DESIGNER SERIES FLAT, GALVALUME, BY MBCI
(F) PRE-FINISHED WALL COPING & FASCIA:	BURNISHED SLATE, BY MBCI
(G) STANDING SEAM METAL ROOF:	BURNISHED SLATE, CRAFTNAB SERIES- SMALL BATTEN, BY MBCI
(H) ALUMINUM WINDOW/ DOOR FRAMES:	DARK BRONZE ANODIZED ALUMINUM
(J) PAINTED H/M DOORS:	MODERN GRAY, SW7632 BY SHERWIN WILLIAMS
(K) PAINTED STEEL TRELLIS & SUPPORTS:	SEALSKIN, SW7675 BY SHERWIN WILLIAMS
(L) METAL SOFFIT:	BURNISHED SLATE, FLEXLOC BY MBCI
(M) STAMPED CONCRETE, INTEGRAL COLOR:	COCO A CC177/6, BY INCRETE SYSTEMS, PATTERN: COBBLE STONE



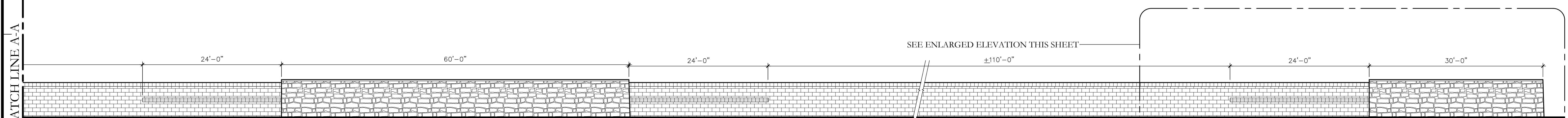
STREET ENTRY ELEVATION- PARTIAL- ENLARGED

SCALE: 1/4" = 1'-0"



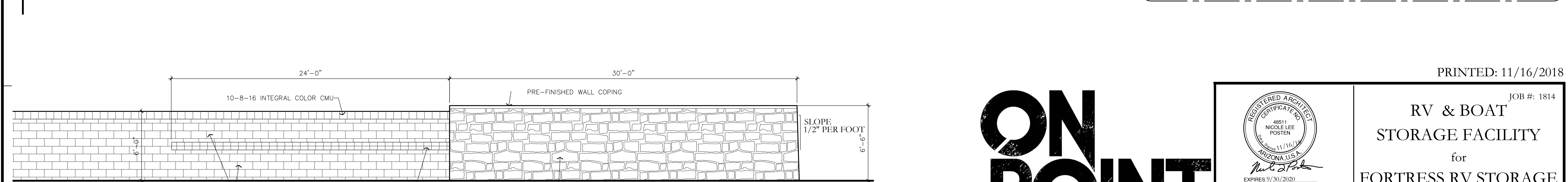
STREET ENTRY ELEVATION- PARTIAL

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



STREET ENTRY ELEVATION- PARTIAL

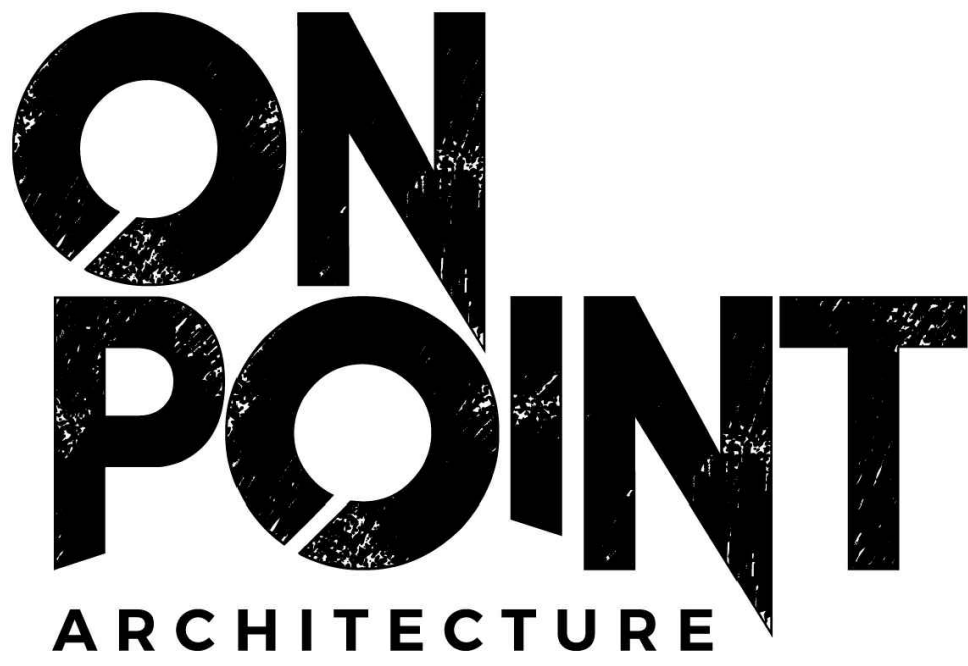
SCALE: 1/8" = 1'-0"



STREET ENTRY ELEVATION- PARTIAL- ENLARGED

SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT

CERTIFICATE NO.

48511


NICOLE LEE

POSTEN

State of Arizona

11/16/18

ARIZONA, U.S.A.



EXPIRES 9/30/2020

DATE	ITEM
11/26/18	ZONING SUBMITTAL 1

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RV & BOAT

STORAGE FACILITY

for

FORTRESS RV STORAGE

28020 N 28TH AVENUE

PHOENIX, ARIZONA 85085

DWG NAME:

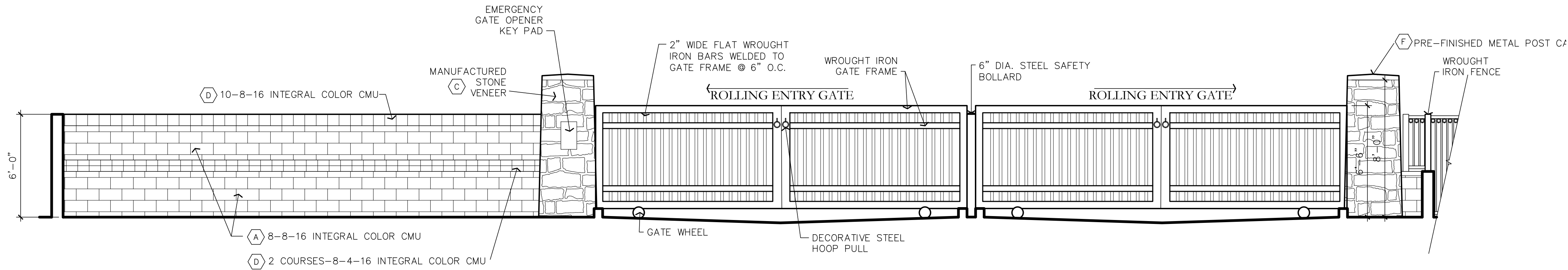
SITE WALL/ ENTRY ELEVATIONS

JOB #:

1814

DWG #:

A3.1



ENTRY GATE ELEVATION- PARTIAL- ENLARGED

SCALE: 1/4"= 1'-0"

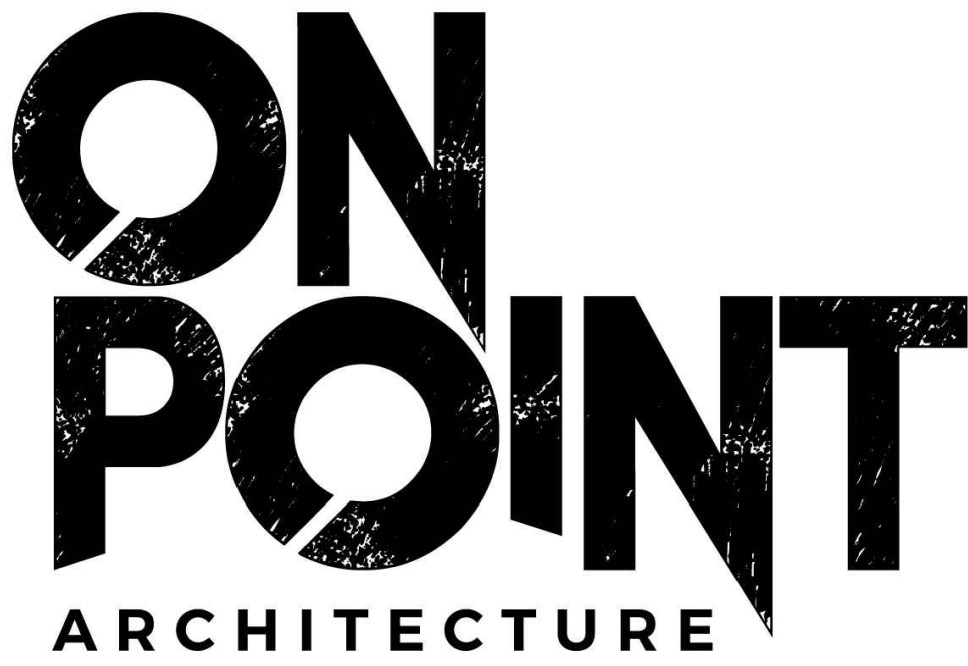


STREET ENTRY ELEVATION- PARTIAL- ENLARGED (CUT THRU CURVED ENTRY WALL

SCALE: 1/4"= 1'-0"

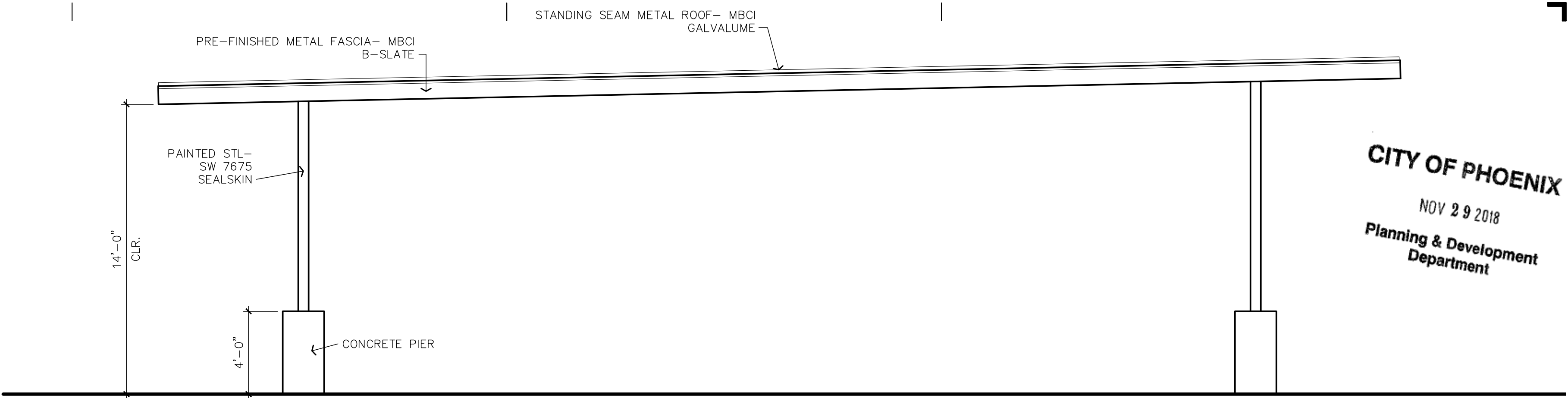
MATERIAL KEY	
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PRINTED: 11/16/2018

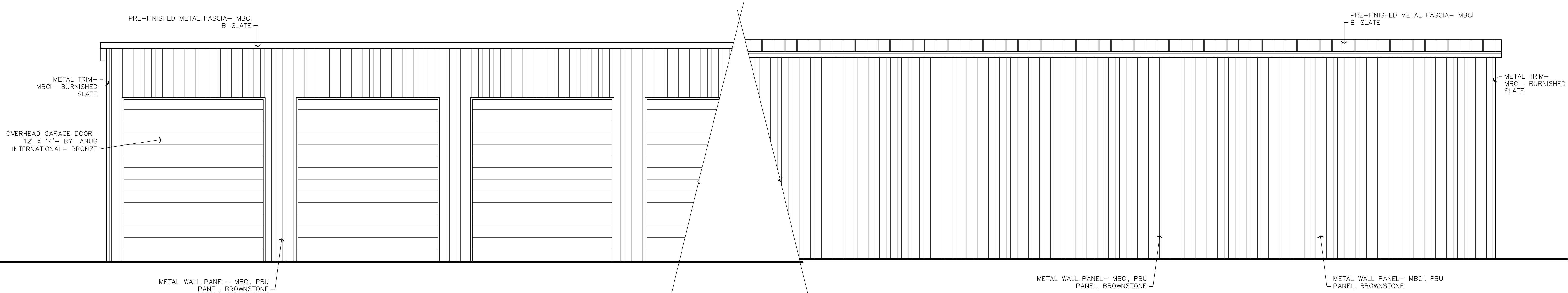


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		JOB #: 1814	
DATE 11/26/18		ITEM ZONING SUBMITTAL 1	
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DWG NAME: ENTRY GATE ELEVATION		DWG #: A3.2	

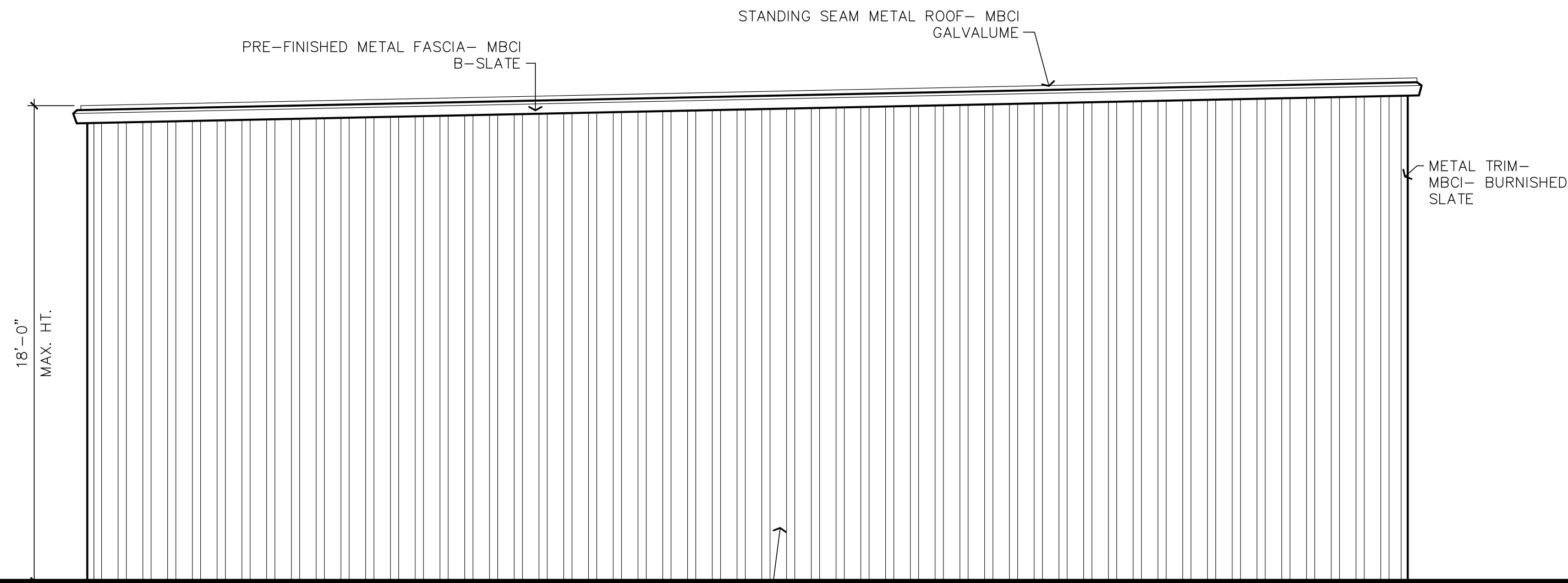


RV PARKING CANOPY- TYPICAL END ELEVATION
SCALE: 1/4"= 1'-0"

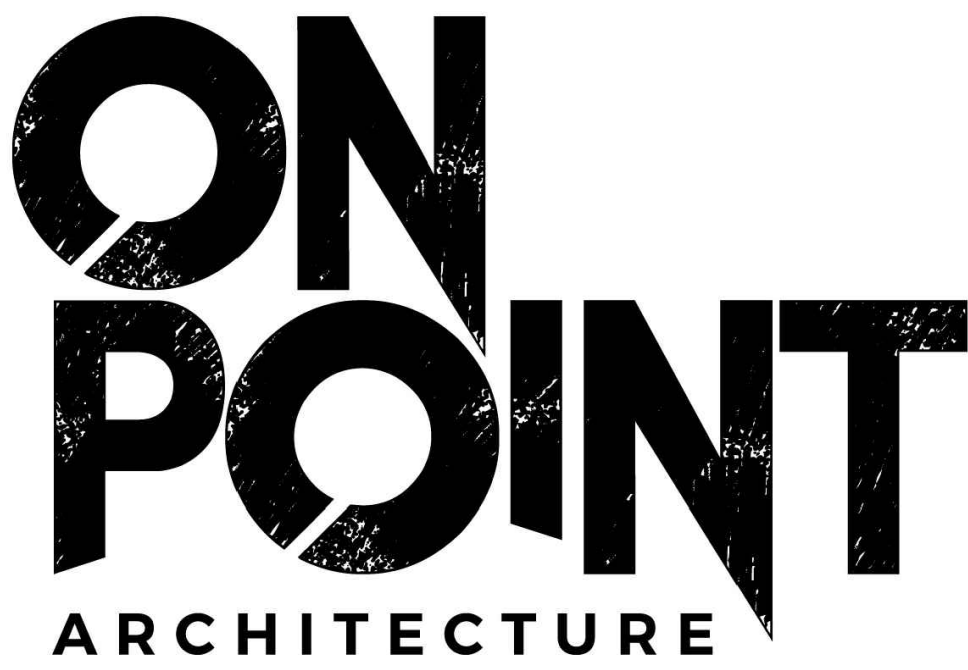


RV GARAGE- TYPICAL FRONT ELEVATION
SCALE: 1/4"= 1'-0"

RV GARAGE- TYPICAL REAR ELEVATION
SCALE: 1/4"= 1'-0"



RV GARAGE- TYPICAL END ELEVATION
SCALE: 1/4"= 1'-0"



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DATE	ITEM
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RV & BOAT
STORAGE FACILITY
for
FORTRESS RV STORAGE
28020 N 28TH AVENUE
PHOENIX, ARIZONA 85085

DWG NAME:
RV CANOPY & RV GARAGE
TYPICAL ELEVATIONS

DWG #:
A3.4

From: [Fred Bishop](#)
To: [Alan Hilty](#)
Cc: [Nick Klimek](#)
Subject: Fwd:
Date: Monday, December 17, 2018 4:31:35 PM
Attachments: [Z-86-18-2 Fortress RV Community hearing.pdf](#)

Alan,

Thank you for the conversation today. Attached is the mail I received showing three properties to be developed, 205-01-001E, 204-23-009D and 204-23-001A.

As described on the phone, I would support a dedication for Oberlin and Dynamite, appropriate for the development of the properties to the East, 205-01-011H, 205-01-001X (both owned by myself) and 205-01-011S and 205-01-011R (Wick Family Trust).

Along the Dynamite road alignment, on the south side of the alignment, there is a large natural gas line that services the KB homes to the west, crossing under the highway, which prevents building any structures. This is also the appropriate location for the easement to bring water to the properties being developed for Fortress RV, as an existing water line easement extends for some distance to the west along the south edge of the Sage Apartment property. To support further development, the Dynamite alignment should be brought as far east as possible, even if that ends at a cul-de-sac at the western edge of 205-01-011H. The Fortress RV development could provide Dynamite to the eastern edge of their property and install a gate until development continues to the east.

Oberlin would be the other logical access to the eastern properties. I talked to Marge Wick, trustee for the Wick Family Trust,; my understanding is she would also like the dedication for Oberlin, to provide access for future development. However, as is customary, she would not want any improvements to be paid by the properties to the east until required as part of the development of those properties for future uses. We both view the existing dirt road as temporary for the current S-1 zoning for very large residential lots, until the remaining properties are developed under a more appropriate zoning such as CP/GCP, residential or multi-family.

Rather than an RV park, a commercial complex including grocery and retail would be more appropriate for this general location, given that approximately 600 residences are being built to the south, at 205-01-010L, 205-01-010J, 205-01-010G and 205-4-002. With Sage Apartments, there will likely be more than 800 residences in the immediate area.

The number of residences will create a tremendous amount of pressure on the access road and it would be an appropriate time to add the north bound access road at Dixileta, which would also be useful for the RV park if that is approved.

In addition, it would make sense that and development along the freeway be required to implement a sound wall to reduce noise, similar to the sound wall along KB homes on the west side of I-17.

Copying Nick Klimek, who is creating the staff report for RV Fortress.

Regards

Fred Bishop