

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-5-23-2

April 27, 2023

Paradise Valley Village Planning May 1, 2023

Committee Meeting Date:

Planning Commission Hearing Date: May 4, 2023

Request From: C-2 SP (Intermediate Commercial, Special Permit) (6.69 acres)

R-3 (Approved R-3) (Multifamily Residence District, Approved Multifamily Residence District) (0.73 acres)

Request To: C-2 HGT/WVR SP (Intermediate Commercial, Height Waiver, Special Permit) (7.42 acres)

Proposal: Self-service storage warehouse with underlying C-2 uses and a height waiver

Location: Northwest corner of the 38th Street alignment and Bell Road

Owner/Applicant: Extra Space Properties 121, LLC

Representative: William F Allison, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity

<u>General Plan Land Use Designation</u>	Commercial and Transportation		
<u>Street Map Classification</u>	Bell Road	Major Arterial	55-foot north half street

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise multifamily housing.

The proposed development is located adjacent to the SR-51 freeway, Paradise Valley Park and the Paradise Valley High School. The proposed three-story building will be located away from single-family and low-rise multifamily housing.

CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

As stipulated, the proposal will provide secured bicycle parking near the rental office. This bicycle parking will provide employees and guests with an alternative mode of transportation to the site.

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

The proposal, as stipulated, will revegetate existing landscape areas and will provide landscaping in new parking areas with trees to provide sufficient shade.

Applicable Plan, Overlays, and Initiatives

[Piestewa Peak Freeway Specific Plan](#): See Background Item No. 6.

[State Route 51 & Loop 101 Scenic Corridor Policy](#): See Background Item No. 7.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

[Zero Waste PHX](#): See Background Item No. 10.

[Transportation Electrification Action Plan](#): See Background Item No. 11.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Self-service storage warehouse	C-2 SP, R-3 (Approved R-3)
North	Freeway and park	R-3 and R1-18
South / West	Automobile repair shop	C-3 and R-4 (Approved C-3)
South (across Bell Road)	Gas station, convenience store and carwash	C-2
East	Park and high school	R1-18 and R1-14
West	Freeway	R-3

C-2 HGT/WVR SP – Intermediate Commercial, Height Waiver, Special Permit Development Standards		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Gross Acreage</i>	-	7.42 acres
Maximum Lot Coverage	50%, exclusive of the first six feet of roof overhang, open carports, covered patios or covered walkways	Not specified
Maximum Building Height	4 stories and 56 feet	3 stories and 36 feet (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Streets (For Structures Exceeding Two Stories or 30 Feet)	Average 30 feet; Minimum 20 feet permitted for up to 50% of structure, including projections	South (Bell Road): Approx. 1,174 feet (Met)
		West (Freeway): 0 feet* (Not Met)
Not Adjacent to Streets (When Adjacent Zoning is S-1, S-2, RE-43 to R-3), Maximum Building Height 3-story (or 42 feet)	100 feet	North (Adjacent to R-3 and R1-18): Approx. 573 feet (Met)
		East (Adjacent to R1-18 and R1-14): Approx. 58 feet* (Not Met)
		South (Adjacent to R1-18 and R1-14): Approx. 818 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Streetscape (For Structures Exceeding Two Stories or 30 Feet)	Average 30 feet; Minimum 20 feet permitted for up to 50% of the frontage	South (Bell Road): Approx. 40 feet (Met)
		West (Freeway): 0 feet* (Not Met)
Property Lines Not Adjacent to a Street	10 feet	North: 0 feet* (Not Met)
		East: 0 feet* (Not Met)
Property Lines Not Adjacent to a Street, but Adjacent to C-3	0 feet	South: 0 feet (Met)
		West: 0 feet (Met)
Minimum Parking	37 spaces required 1 space per 35 storage units Existing units: 725 New units: 566 Total: 1,291 units	37 spaces provided (Met)

*Variance or site plan modification required

**Variances granted for existing buildings; ZA-358-94 (October 1994) and ZA-162-99 (April 1999)

Background/Issues/Analysis

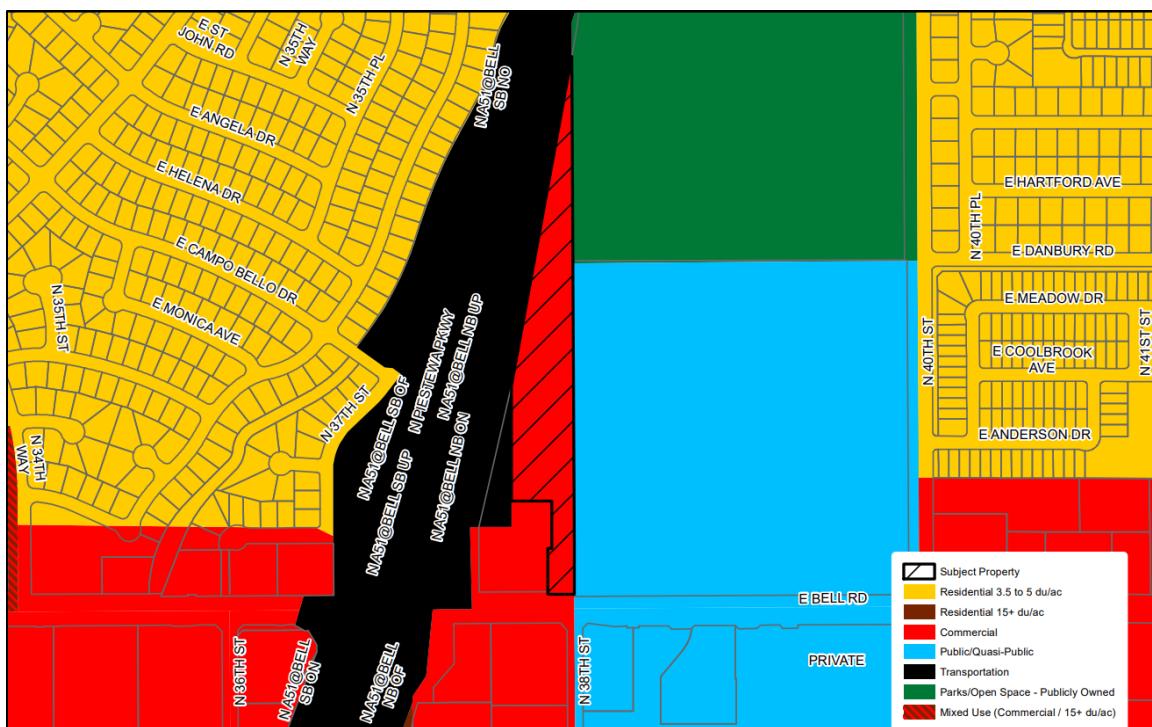
SUBJECT SITE

1. This request is to rezone 7.42 acres located on the northwest corner of the 38th Street alignment and Bell Road from C-2 SP (Intermediate Commercial, Special Permit) and R-3 (Approved R-3) (Multifamily Residence District, Approved Multifamily Residence District) to C-2 HGT/WVR SP (Intermediate Commercial, Height Waiver, Special Permit) for a self-service storage warehouse with underlying C-2 uses and a height waiver.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Commercial and Transportation. The proposal is consistent with the existing General Plan Land Use Map designation.

The proposal is compatible with General Plan Land Use Map designations adjacent to the site. To the north is designated as Transportation and Parks/Open Space – Publicly Owned. To the east is designated as Parks/Open Space – Publicly Owned and Public/Quasi-Public. To the south is designated as Commercial. To the west is designated as Transportation.



General Plan Land Use Map

Source: Planning and Development Department

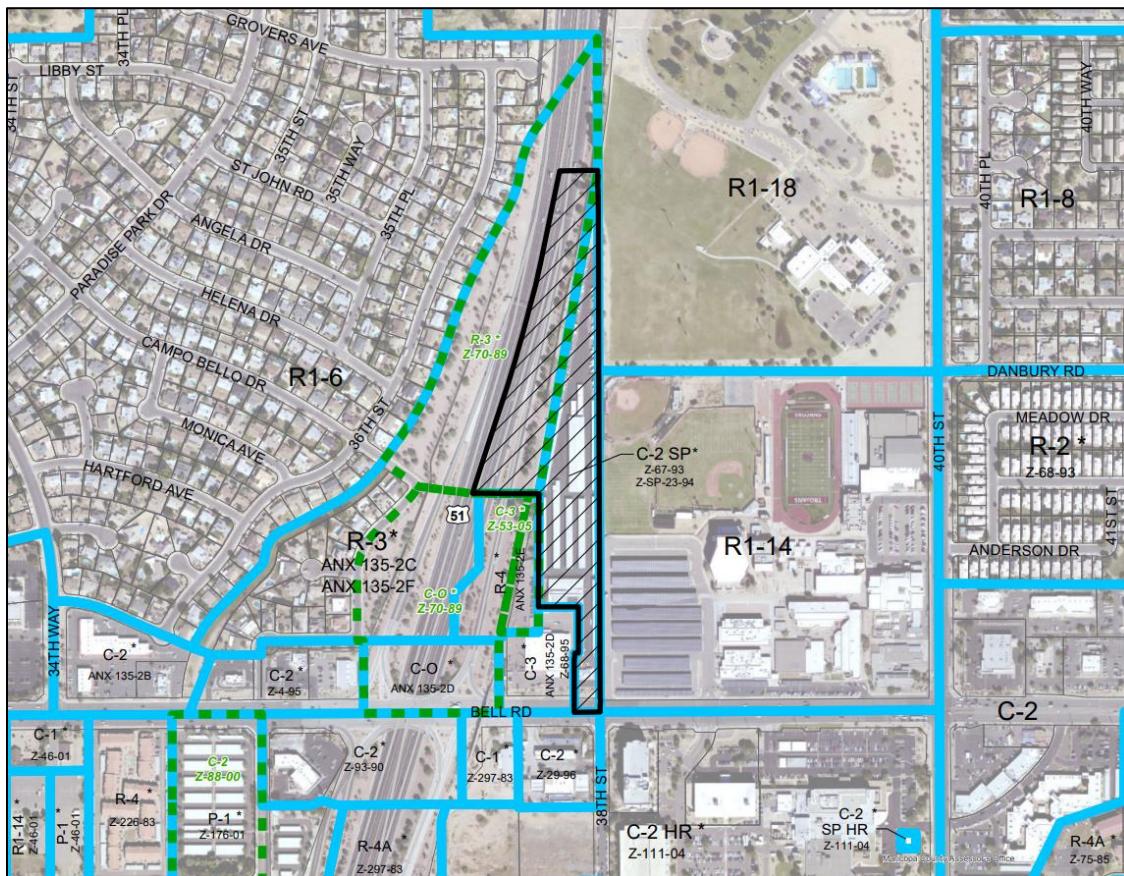
SURROUNDING LAND USES AND ZONING

3. The subject site contains a self-service storage warehouse and is currently zoned C-2 SP (Intermediate Commercial, Special Permit). The request for C-2 HGT/WVR SP (Intermediate Commercial, Height Waiver, Special Permit) will permit an approximately 25,401-square foot, three-story building addition to the site for an additional 566 storage units proposed.

To the north and west of the subject site is the SR-51 freeway, zoned R-3 (Multifamily Residence District) and to the north and east is the Paradise Valley Park, zoned R1-18 (Single-Family Residence District).

To the east, south of the Paradise Valley Park, is the Paradise Valley High School, zoned R1-14 (One-Family Residence).

To the south and west is an automobile repair shop, zoned C-3 (General Commercial) and R-4 (Approved C-3) (Multifamily Residence District, Approved General Commercial) and to the south (across Bell Road) is a gas station, convenience store and carwash, zoned C-2.



Zoning Sketch Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The site plan, attached as an exhibit, proposes a new three-story building, up to 36 feet in height, with a building footprint of 25,401 square feet. This building addition proposes 566 new storage units to add to the existing 725 storage units on the site. The Special Permit for the self-service storage warehouse use was already obtained under the existing entitlement, rezoning case no. Z-SP-23-94, which stipulated a maximum building height of one-story. The request is for a height waiver which would permit the proposed three-story, 36-foot-tall building. There is existing vehicular access from Bell Road. Additionally, there is an existing office building, nine existing storage buildings, existing covered RV parking, and existing uncovered rental parking areas.

There is an existing sidewalk that turns off of Bell Road to access the site, but then stops abruptly. Staff recommends this sidewalk be continued at a minimum width of five feet to connect to the office building entrance. This is addressed in Stipulation No. 3.

For enhanced pedestrian safety and visibility, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of an alternative material or pavement treatment that visually contrasts parking and drive aisle surfaces. This is addressed in Stipulation No. 4.

There are existing landscape areas where either landscaping died or was removed. Staff recommends these existing landscape areas, as well as any new landscape areas, be planted with trees in surface parking lot areas to achieve a minimum of 25 percent shade at maturity, trees in landscape areas to achieve a minimum of 75 percent shade at maturity, and minimum 75 percent vegetative live coverage at maturity. This is addressed in Stipulation No. 5.

5. **Elevations**

The building elevations and renderings, attached as an exhibit, propose a variation of colors and materials, masonry and architecturally enhanced corner designs with windows. Given the enhanced elevations proposed, staff recommends general conformance to the elevations date stamped January 25, 2023, with specific regard to the design criteria mentioned above. This is addressed in Stipulation No. 1.

PLANS, OVERLAYS, AND INITATIVES

6. **Piestewa Peak Freeway Specific Plan**

The subject site is located within the Piestewa Peak Freeway Specific Plan corridor, Segment 8. This segment contains a mix of City park land, a golf course, single-family residential development, a high school and commercial development. The north end of the subject site was identified as an area for possible park expansion. After staff discussed with the Parks and Recreation

Department, it was determined that the remaining northern portion of the site is not desired for Parks and Recreation Department acquisition. No circulation mitigation measures were proposed for Segment 8. A bikeway was identified as the shared-use path along the east side of the freeway in the Recreational Trails and Bicycle Paths Element for Segment 8. No landscape enhancement measures were proposed for the subject site. No noise walls or berms were proposed for Segment 8. The Public Art Element identified opportunities for the development of public art projects along the Piestewa Peak Freeway and actions to implement public art along the freeway.

7. **State Route 51 & Loop 101 Scenic Corridor Policy**

The subject site is located within the State Route 51 & Loop 101 Scenic Corridor Policy area. This scenic corridor was established due to public concern in regard to outdoor uses with significant visual impacts, such as outdoor storage and off-premises advertising structures, along portions of the State Route 51 and Loop 101 freeways within the northeast Phoenix area. Although there is an existing screen wall, staff recommends the screen wall be maintained so the outdoor storage areas of trailers and motor vehicles for the self-storage facility remain screened. This is addressed in Stipulation No. 2.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, including revegetating the existing landscape areas and surface parking lot planters with minimum 2-inch caliper trees, in addition to the new surface parking lot areas to be landscaped with trees to achieve a minimum of 25 percent shade at maturity. This is addressed in Stipulation No. 5.

9. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide a minimum of four bicycle parking spaces, installed per the requirements in the city's Walkable Urban (WU) Code, located near the rental office. This is addressed in Stipulation No. 7.

10. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the City's overall 2050 Environmental

Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that the proposed project will incorporate recycling and that both trash and recycling bins will be available for self-storage customers to use on-site.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Staff recommends a minimum of two of the required parking spaces and one of the required accessible parking spaces include EV Installed infrastructure. This is addressed in Stipulation No. 6.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff has not received any letters of opposition or support.

INTERDEPARTMENTAL COMMENTS

13. **Water Services Department**

The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however, water capacity is a dynamic condition that can change over time due to a variety of factors.

14. **Street Transportation Department**

The Street Transportation Department requested that all required street improvements shall be provided and meet ADA standards. This is addressed in Stipulation No. 8.

OTHER

15. 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.

16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 12.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal is compatible with the adjacent land uses and zoning to the south.
3. As stipulated, the proposal supports efforts from various plans, such as the Tree and Shade Master Plan, the Comprehensive Bicycle Master Plan, and the Transportation Electrification Action Plan.

Stipulations

1. The development shall be in general conformance with the building elevations date stamped January 25, 2023, with specific regard to the architecturally enhanced corner designs, windows, and masonry provided, as approved by the Planning and Development Department.
2. A screen wall shall be provided along the perimeter of the site to screen outdoor storage areas associated with the self-service storage warehouse from the

freeway and adjacent properties, as approved by the Planning and Development Department.

3. A minimum 5-foot-wide pedestrian pathway shall be provided to connect the existing sidewalk from Bell Road to the rental office building entrance, as approved by the Planning and Development Department.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. All existing and new landscape areas throughout the site shall be planted and replenished to the following standards, as approved by the Planning and Development Department.
 - a. Parking lot landscape planters: Minimum 2-inch caliper, large canopy, drought-tolerant shade trees to provide a minimum of 25% shade at maturity, measured at summer solstice at noon, as shown on a shade study submitted for review.
 - b. Landscape areas: Minimum 2-inch caliper large canopy drought-tolerant shade trees to provide a minimum of 75% shade at maturity, measured at summer solstice at noon, as shown on a shade study submitted for review.
 - c. Drought-tolerant shrubs, accents, and vegetative groundcovers to provide a minimum of 75% vegetative live coverage at maturity.
6. Electric Vehicle (EV) installed spaces shall be provided for a minimum of two of the required parking spaces and one of the required accessible parking spaces located near the rental office, as approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the entrance to the rental office and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and

Development Department. All improvements shall comply with all ADA accessibility standards.

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.
12. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

April 27, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

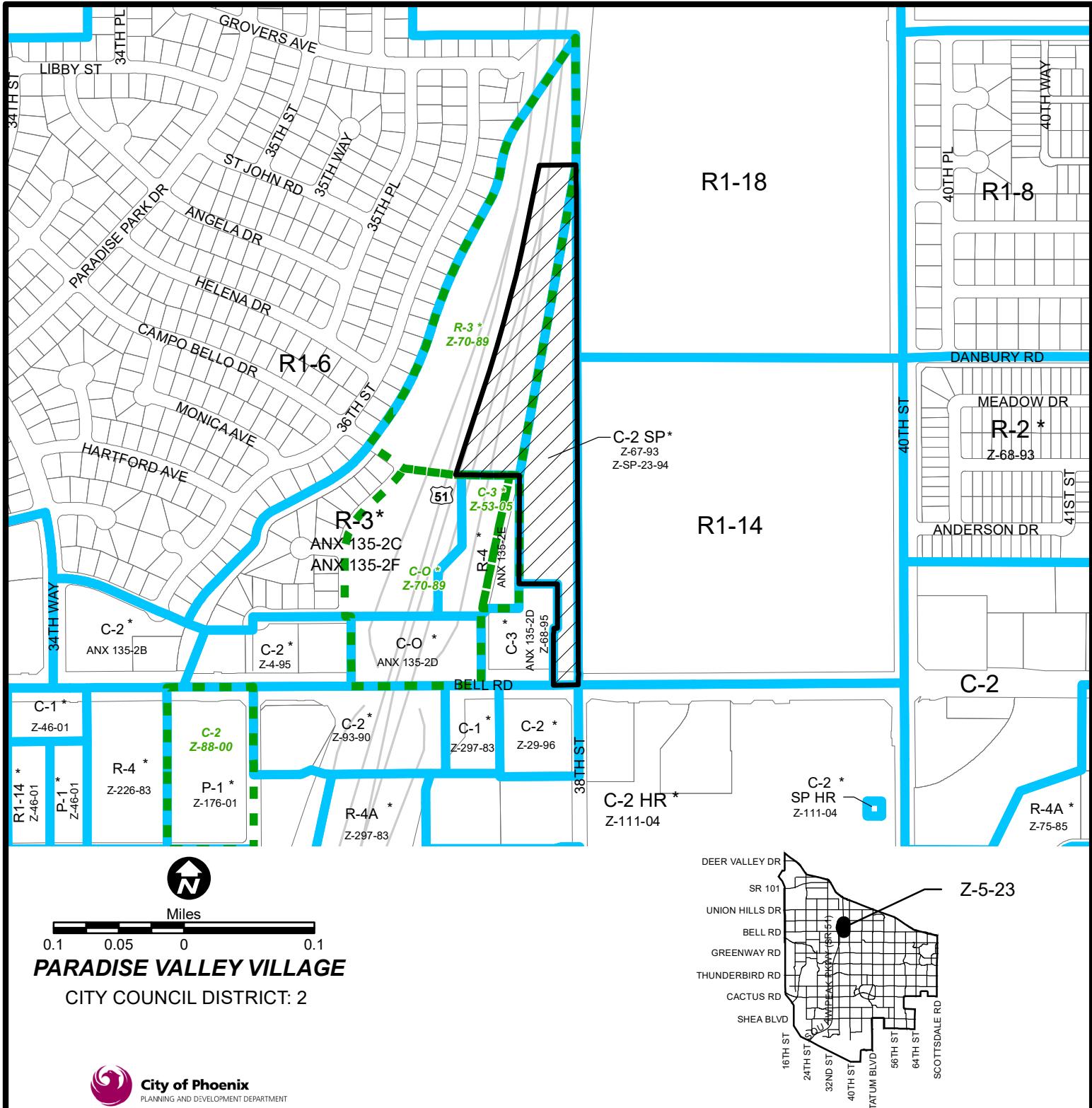
Aerial Sketch Map

Site Plan date stamped January 25, 2023 (2 pages)

Landscape Plan date stamped January 25, 2023

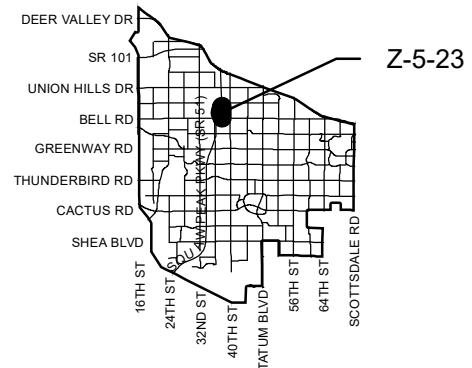
Elevations date stamped January 25, 2023

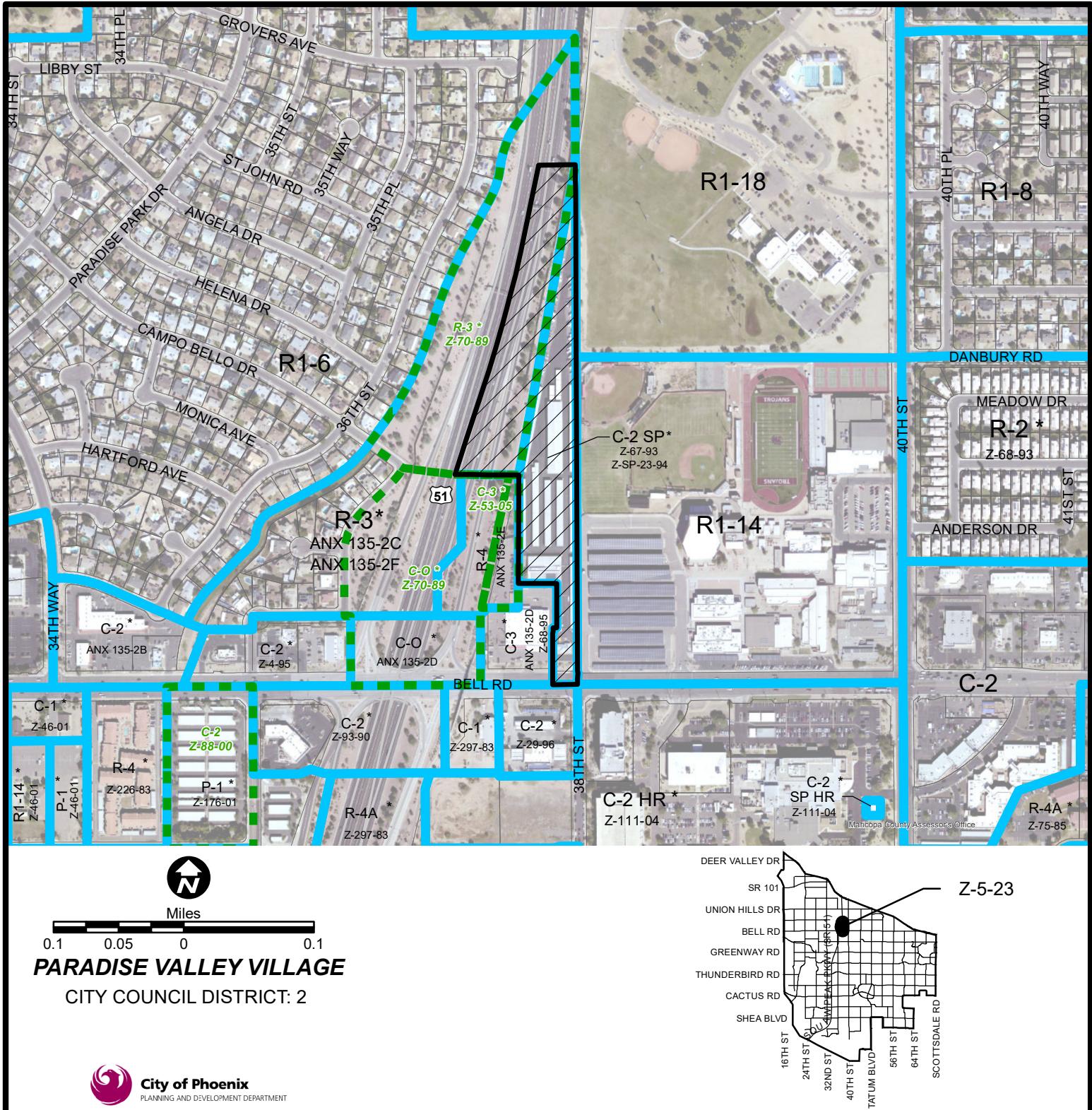
Renderings date stamped January 25, 2023



APPLICANT'S NAME:		Extra Space Properties 121 LLC		REQUESTED CHANGE:	
APPLICATION NO.		Z-5-23		FROM: C-2 SP (6.69 a.c.) R-3 (Approved R-3)(0.73 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		DATE: 2/01/2023 REVISION DATES: 3/15/2023		TO: C-2 SP HGT/WVR (7.42 a.c.)	
7.42 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 37-36		ZONING MAP M-10	
MULTIPLES PERMITTED		CONVENTIONAL OPTION		* UNITS P.R.D. OPTION	
C-2 SP, R-3 (Approved R-3) C-2 SP HGT/WVR		97, 10 (10) 107		116, 12 (12) 129	

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

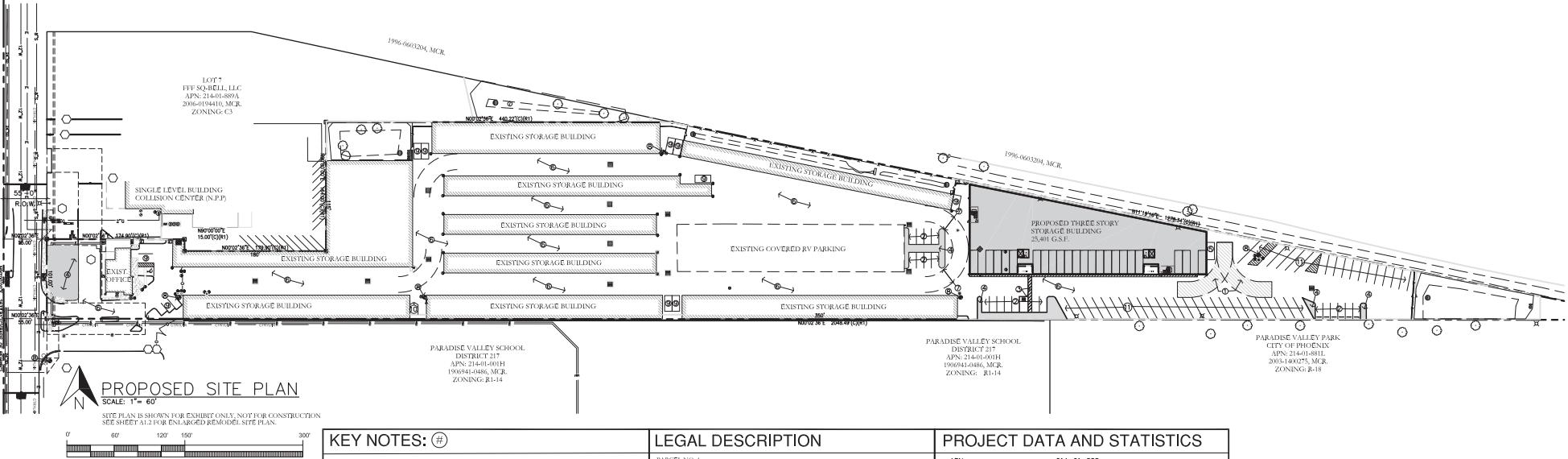




City of Phoenix

APPLICANT'S NAME:		Extra Space Properties 121 LLC		REQUESTED CHANGE:	
APPLICATION NO.		DATE: 2/01/2023 REVISION DATES: 3/15/2023		FROM: C-2 SP (6.69 a.c.) R-3 (Approved R-3)(0.73 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.42 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 37-36		ZONING MAP M-10	
MULTIPLES PERMITTED C-2 SP, R-3 (Approved R-3) C-2 SP HGT/WVR		CONVENTIONAL OPTION 97, 10 (10) 107		TO: C-2 SP HGT/WVR (7.42 a.c.) * UNITS P.R.D. OPTION 116, 12 (12) 129	

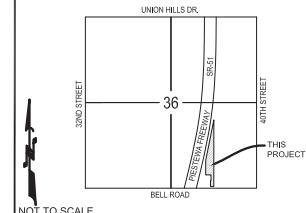
*** Maximum Units Allowed with P.R.D. Bonus**



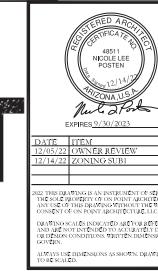
KEY NOTES: #	LEGAL DESCRIPTION	PROJECT DATA AND STATISTICS
1. FIRE TRUCK HAMMERHEAD TURN. 2. NEW 9' X 18' PARKING SPACES 3. NEW ADA PARKING SPACE WITH UNLOADING AREA 4. NEW LANDSCAPE AREA 5. NEW 10' X 22' PARALLEL PARKING SPACE. 6. EXISTING ASPHALT DRIVE 7. 20' WIDE FIRE ACCESS (35' INNER WHEEL & 55' OUTER WHEEL TURNING RADIUS) 8. EXISTING FIRE HYDRANT 9. EXISTING PARKING AREA 10. EXISTING TRASH ENCLOSURE 11. EXISTING RENTAL PARKING AREA	<p>PARCEL NO. 1: LOT 9 1/4 OF SURVEY LIAITED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3905 OF MAPS, PAGE 23 AND CERTIFICATE OF CORRECTION RECORDED MARCH 06, 1996 AS #6263588 OF OFFICIAL RECORDS.</p> <p>EXCEPT 1/16TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FERTILERS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FERAMONAL MATERIAL, AS RECORDED IN ARIZONA RELEAS STATUTES.</p> <p>PARCEL NO. 2: AN EASEMENT FOR INGRESS AND EGRESS, AS CREATED IN INSTRUMENT RECORDED IN #6661075 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA, RECORDED APRIL 20, 2000 FEET IN WIDTH LYING EAST OF THE FOLLOWING DESCRIBED LINE:</p> <p>COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;</p> <p>THENCE S 30 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36 A DISTANCE OF 1318.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER;</p> <p>THENCE N 00 DEGREES 02 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST CORNER OF THE SOUTHEAST QUARTER 55.00 FEET TO THE POINT OF BEGINNING OF SAID LINE;</p> <p>THENCE CONTINUING NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST ALONG SAID LINE 125.00 FEET TO THE POINT OF TERMINUS.</p> <p>PARCEL NO. 3: AN EASEMENT FOR PRIVATE UNDERGROUND DRAIN LINE, AS RECORDED IN INSTRUMENT RECORDED IN #6661075 OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING TO THE SOUTH 6.00 FEET OF THE EAST 37.00 FEET OF LOT 7, OF SURVEY LIAITED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 3905 OF MAPS, PAGE 23.</p>	<p>APN: 214-01-888</p> <p>PROJECT ADDRESS: 3770 E BELL ROAD, PHOENIX AZ 85032</p> <p>EXISTING LAND USE: SELF-STORAGE FACILITY</p> <p>PROPOSED LAND USE: SELF-STORAGE FACILITY</p> <p>ACREAGE: NET: 299,874 S.F. / 6.884 ACRE GROSS: 305,429 S.F. / 7.012 ACRE</p> <p>CURRENT ZONING: C-2</p> <p>REQUEST: HEIGHT WAIVER FOR NEW 3 STORY BUILDING</p> <p>NEW BUILDING AREA: FIRST FLOOR AREA: 25,027 SF SECOND FLOOR AREA: 25,401 SF THIRD FLOOR AREA: 25,401 SF TOTAL: 75,829 SF</p> <p>LOT COVERAGE: SF / 299,874 SF%</p> <p>PARKING REQUIRED: 1 SPACE PER 35 STORAGE UNITS = 2000 SF / 35 SF = 57 SPACES NEW UNITS: 566 1/291 UNITS / 35 = 37 SPACES REQUIRED</p> <p>PARKING PROVIDED: NEW: 23 PARKING SPACES (INCLUDES 1 H EXISTING: 14 PARKING SPACES (INCLUDES 1 H TOTAL PROVIDED: 37 SPACES PROVIDED (INCLUDES 2 H)</p>
PROJECT TEAM		
OWNER: EXTRA SPACE PROPERTIES 121 E. 12TH P.O. BOX 7180/6897 S. 200 E. SALT LAKE CITY, UTAH 84111 Contact: Kelli Kapp p. 800-266-5263 eclapp@extraspaces.com	CIVIL ENGINEER: HELIX ENGINEERING, LLC 3240 E UNION HILLS DR, #115 PHOENIX, ARIZONA 85030 Contact: Michael B. Rose, PE p. 602-757-5800 mbrose@helix.com	
ZONING ATTORNEY: NUTTLEY MCGEE, PLC 2325 E ARIZONA BILTMORE CIR. SUITE A-212 PHOENIX, ARIZONA 85016 Contact: WILLIAM P. ALLISON, Esq. p. 602-346-4615 bills@nuttley.com	LANDSCAPE ARCHITECT: MUSCOGEE ADAMSON 515 E. MCKELLIPS RD. #131 MESA, ARIZONA 85201 Contact: MUSCOGEE ADAMSON, LA p. 480-260-4747 nckat@msn.com	
ARCHITECT: ONPOINT ARCHITECTURE, LLC 114 E GREENWAY ST., STE 4 MESA, ARIZONA 85203 Contact: LISA POSTEN, RA p. 480-955-2750 nlposten@onpointarchitecture.com	ELECTRICAL ENGINEER: KCL ENGINEERING 2075 N. HAYDEN RD., BIC 250 SCOTTSDALE, ARIZONA 85258 Contact: KAREN LARSON, PE p. 602-531-2500 glarson@kclengineering.com	



VICINITY MAP



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

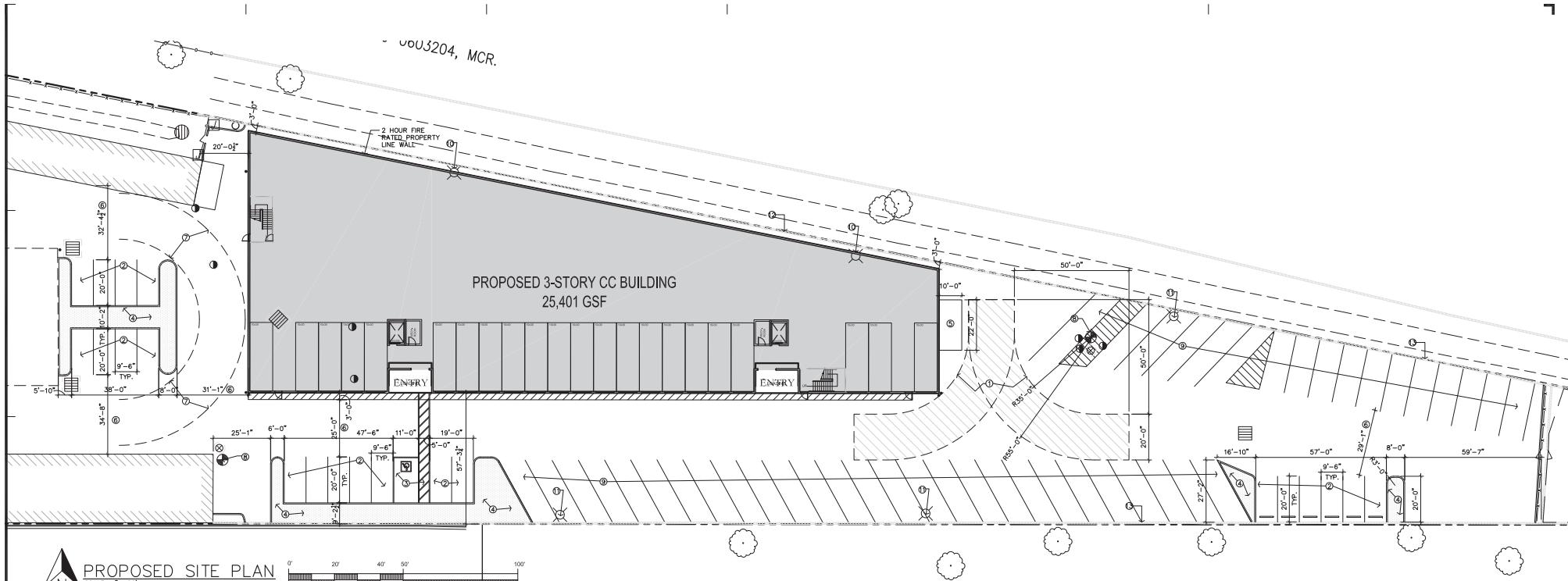


SELF- STORAGE
FACILITY ADDITION
for
EXTRA SPACE
STORAGE
5051 W CACTUS RD
PHOENIX, AZ 85304

CITY OF PHOENIX
JAN 25 2023
Planning & Development
Department

JOB #: 2233

DWG NAME: PROJECT DATA & SITE PLAN A1.1	DWG #: A1.1
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 PROPOSED SITE PLAN
SCALE: 1" = 20'

SITE PLAN IS SHOWN FOR EXHIBIT ONLY, NOT FOR CONSTRUCTION

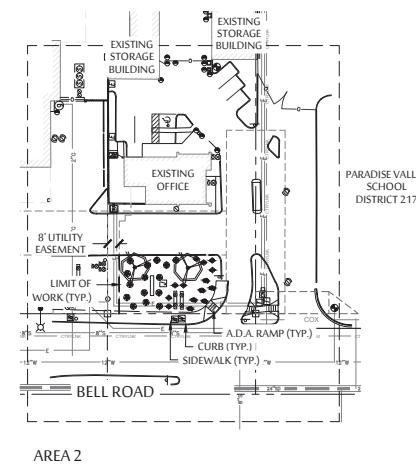
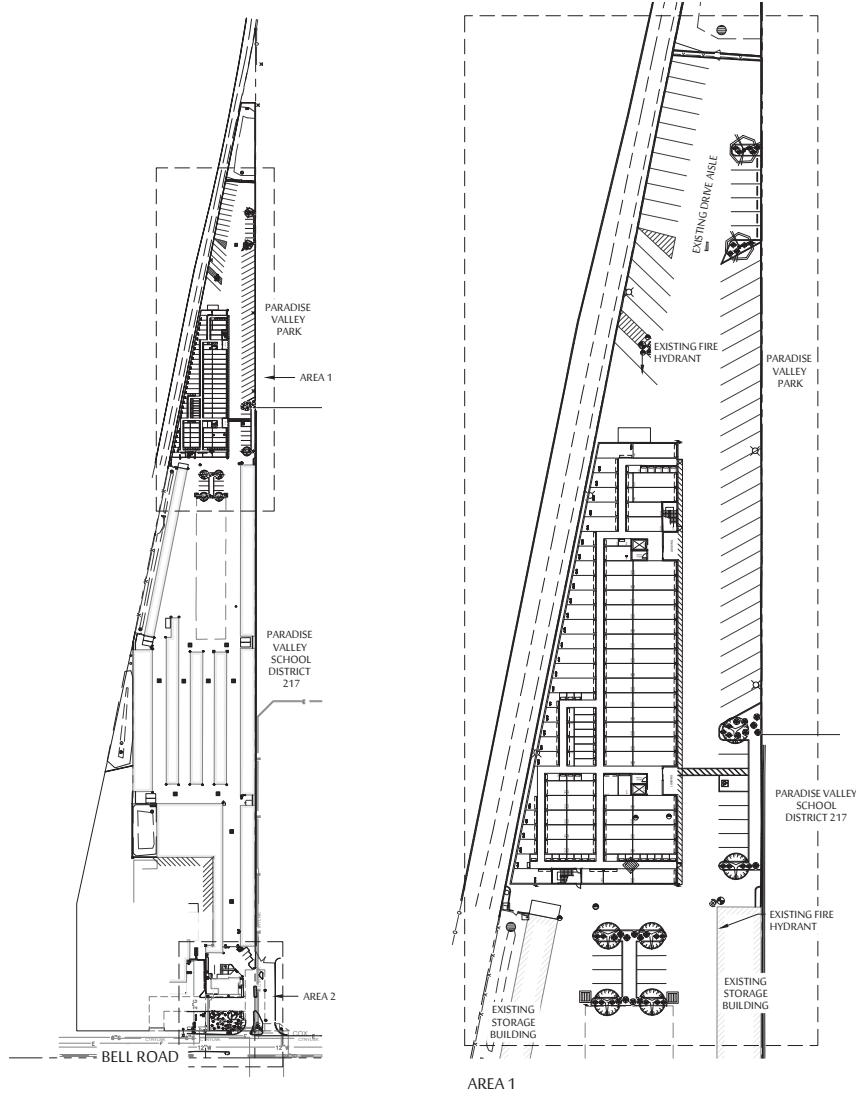
KEY NOTES:

1. FIVE THICK HAMMERHEAD TURN.
2. NEW 9'5" X 16' PARKING SPACES
3. NEW ADA PARKING SPACE WITH UNLOADING AREA
4. NEW LANDSCAPE AREA
5. NEW 10' x 22' PARALLEL PARKING SPACE
6. EXISTING ASPHALT PAVEMENT
7. 20' WIDE PARK ACCESS (35' INNER WHEEL & 33' OUTER WHEEL TURNING RADIUS)
8. EXISTING FIRE HYDRANT
9. EXISTING DENTAL PARKING AREA
10. REMOVE EXISTING POLE MOUNTED LIGHT FIXTURE
11. EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN.
12. REMOVE EXISTING PROPERTY LINE SCREEN WALL AT BUILDING.
13. EXISTING PROPERTY LINE SCREEN WALL TO REMAIN.



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		JOB #: 2233
SELF- STORAGE FACILITY ADDITION for EXTRA SPACE STORAGE		
5051 W CACTUS RD PHOENIX, AZ 85304		
DATE	ITEM	
12/05/22	OWNER REVIEW	
12/14/22	ZONING SUBI	
DWG NAME: A1.2 ENLARGED SITE PLAN		
A1.2		



EXTRA SPACE STORAGE PRELIMINARY PLANTING PLAN

3770 E. BELL ROAD, PHOENIX, AZ 85032

JANUARY 6, 2023

PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
	TREES
	PARKINSONIA HYBRID 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PROSOPIS HYBRID 'PHOENIX' - THORNLESS MESQUITE
	ACCENTS
	HESPERALOE PARVIFLORA - RED YUCCA
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS
	GROUND COVERS
	LANTANA MONTEVEDENSIS - PURPLE LANTANA
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA
	DECOMPOSED GRANITE - 3/4" SCREENED COLOR TO MATCH EXISTING.D.G. TO BE INSTALLED AT 2" DEPTH MIN.

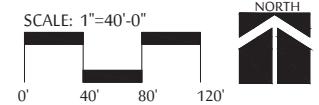
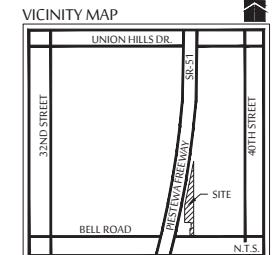
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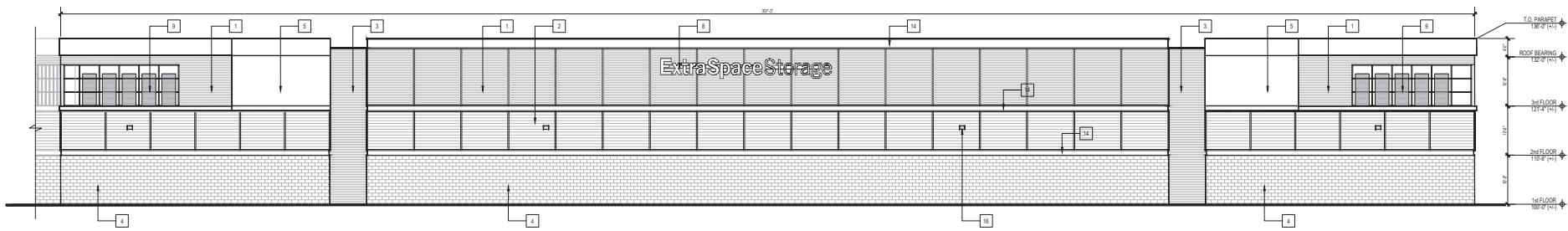
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

CITY OF PHOENIX

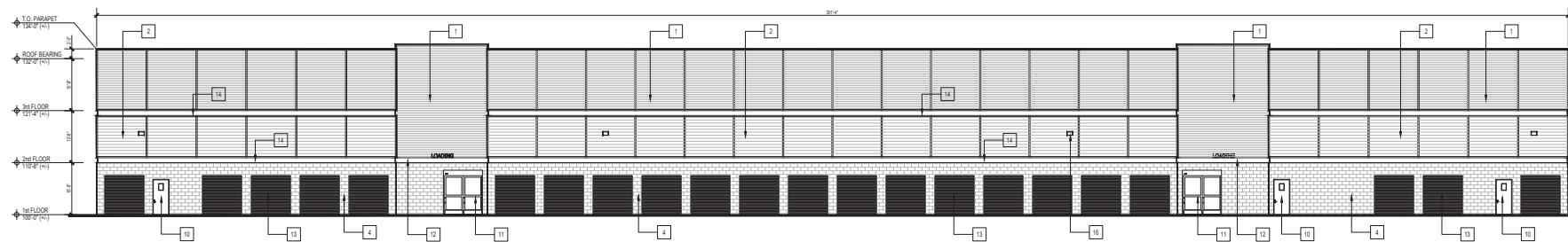
JAN 25 2023

**Planning & Development
Department**

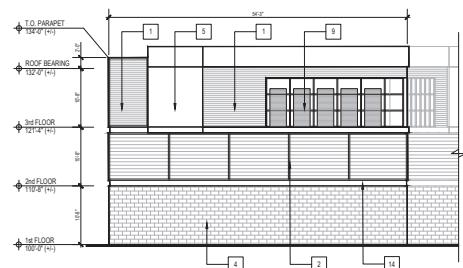




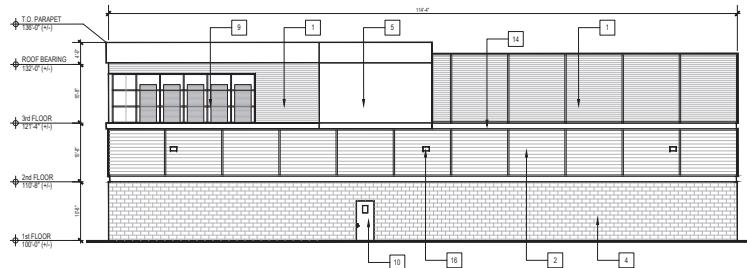
1 WEST ELEVATION
3/32" = 1'-0"



2 EAST ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"

ELEVATION KEYED NOTES	
1	4" BOX RIB CORRUGATED METAL PANEL
2	8" BOX RIB CORRUGATED METAL PANEL
3	4" SINEWAVE MTL. PANEL
4	INTEGRAL COLOR CMU BLOCK
5	STUCCO FINISH
6	METAL CANOPY PER ESS STANDARDS MANUAL 2022
7	DOWNSPOUTS. COLOR SEE RENDERING
8	CHANNEL LETTER SIGN PER ESS STANDARDS.
9	STYREFRONT WITH FAUX DOORS BEHIND GLASS
10	METAL EGRESS DOOR PER ESS STANDARDS MANUAL 2020
11	DURA GUARD 2000 SERIES BI-PARTING LOADING DOOR. SEE ESS 2022 MANUAL
12	1"-4" x 1"-0", METAL EYEBROW
13	8' H. ROLL-UP DOOR BY JANUS
14	SMOOTH MTL. PANEL
15	POP-OUT METAL FAUX DOOR PER ESS STANDARDS MANUAL 2020
16	LIGHT FIXTURE PER ESS SPECS

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CITY OF PHOENIX JAN 25 2023

Planning & Development
Department

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT LOCATION:
EXTRA SPACE STORAGE #0338
3770 E BELL ROAD
PHOENIX, AZ 85032

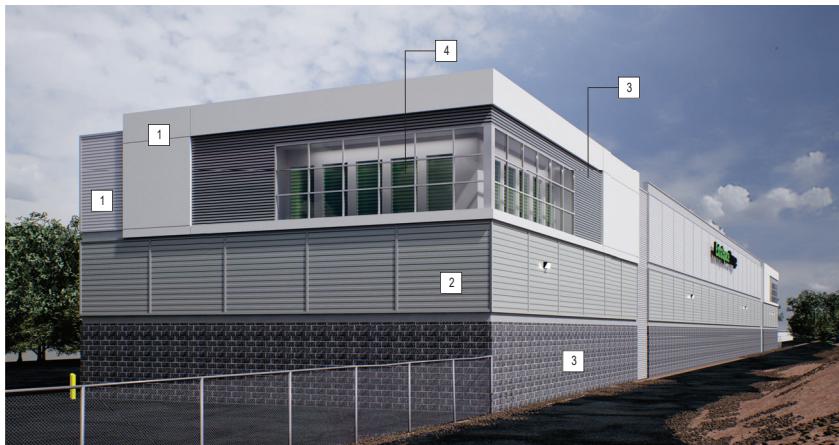


EXTRA SPACE STORAGE, Inc.
CORPORATE OFFICE
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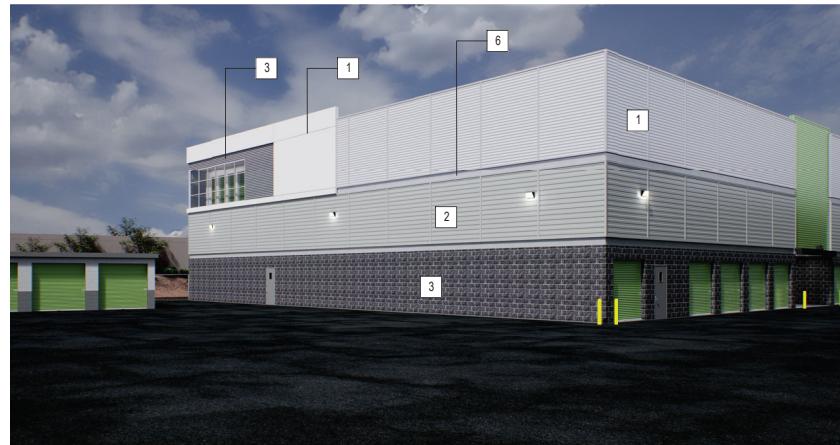
DATE
07/14/22

SHEET NUMBER
A-04

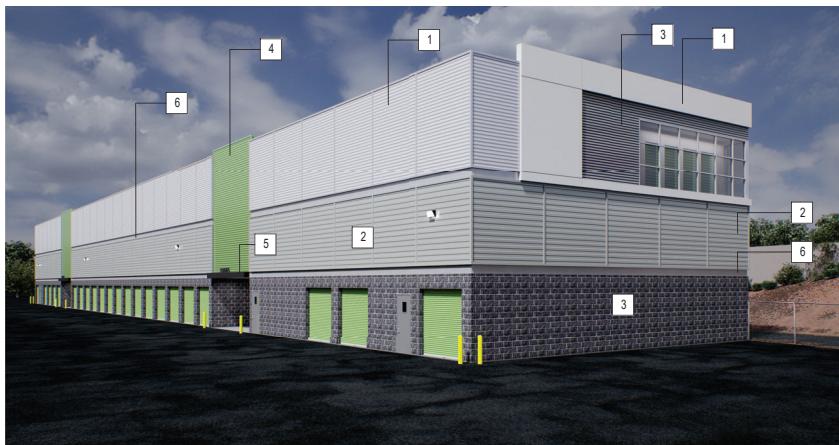
NORTH WEST VIEW



SOUTH EAST VIEW



NORTH EAST VIEW



SOUTH WEST VIEW



CITY OF PHOENIX

JAN 25 2023

**Planning & Development
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E.S.S. COLOR PALETTE	
1	SW 7063 NEBULOUS WHITE
2	SW 7065 ARGOS
3	SW 7067 CITYSCAPE
4	EXR WASABI
5	SW 7069 IRON ORE
6	SILVERSMITH

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RENDERINGS

PROJECT LOCATION:
EXTRA SPACE STORAGE #0338
3770 E BELL ROAD
PHOENIX, AZ 85032



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DATE
07/13/22

SHEET NUMBER