

Attachment D

PLEASE RESPOND ELECTRONICALLY TO TERESA GARCIA 2ND FLOOR, 602-262-7399



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: September 27, 2023
Subject: **P.H.O. APPLICATION NO. PHO-1-23--Z-SP-5-21-7 – Notice of Pending Actions**
by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **November 15, 2023**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **October 4, 2023**.

DISTRIBUTION

Mayor's Office (Tony Montola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Michael Pierce)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Ben Ernyei, Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Teresa Garcia, Chase Hales), 2nd Floor
Village Planner (Nayeli Sanchez Luna, Estrella Village)
Village Planning Committee Chair (Lisa M. Perez, Estrella Village)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-23--Z-SP-5-21

Council District: 7

Request For: Stipulation Modification

Reason for Request: Modification to Stipulation No. 1 regarding general conformance with building elevations date stamped November 16, 2021. Deletion of Stipulation No. 5 regarding perimeter walls. Modification to Stipulation No. 6 regarding parking lot landscaping. Deletion of Stipulation No. 7.a regarding shading of pedestrian walkways. Deletion of Stipulation No. 8.a regarding location of pedestrian thoroughfares. Modification to Stipulation No. 9.b regarding the location of a bicycle repair station. Modification to Stipulation No. 12 regarding location of sidewalks along Lower Buckeye Road.

| Owner | Applicant | Representative |
|--|--|--|
| Aamerco Real Estate Company 2727 North Central Avenue Phoenix AZ 85004 (602) 735-2082 stephany_sheekey@uhaul.com | EPS Group, Inc. 1130 North Alma School Road, Suite 120 Mesa AZ 85201 (480) 355-0616 david.hughes@epsgroupinc.com | EPS Group, Inc. 1130 North Alma School Road, Suite 120 Mesa AZ 85201 P: (480) 355-0616 F: david.hughes@epsgroupinc.com |

Property Location: Approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road

Zoning Map: E5 Quarter Section: 7-14 APN: 104-38-006 Acreage: 11.83

Village: Estrella

Last Hearing: CC HEARING

Previous Opposition: No

Date of Original City Council Action: 01/05/2022

Previous PHO Actions: _____

Zoning Vested: C-2 SP

Supplemental Map No.: _____

Planning Staff: 065619

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

| Fee | Fee Waived | Fee Date | Receipt | Purpose |
|------------|------------|------------|------------|---------------------|
| \$1,725.00 | \$0.00 | 09/08/2023 | 23-0067074 | Original Filing Fee |

Signature of Applicant: _____ DATE: _____

Hearing Results

| Planning Hearing Officer | Planning Commission | City Council |
|---------------------------------|---------------------|---------------|
| Date: <u>11/15/2023 1000 AM</u> | Date: _____ | Date: _____ |
| Appealed?: _____ | Appealed?: _____ | |
| Action: _____ | Action: _____ | Action: _____ |

September 8, 2023

CITY OF PHOENIX

SEP 08 2023

Planning & Development
Department

NWC of Lower Buckeye Road & 59th Avenue PHO Written Request

Project Background & Description

This PHO narrative provides information and background for a proposed self-service storage facility located on the northwest corner of Lower Buckeye Road and 59th Avenue, within the City of Phoenix. The subject parcel is currently undeveloped vacant land located on the east side of the State Route 202 freeway. The site consists of approximately 10.78 gross acres and is Maricopa County Assessor Parcel Numbers (APN) 104-38-006.

The proposed development is a U-Haul Moving and Storage Store with uses consisting of self-storage, U-Haul truck and trailer share, and related retail sales. The site shall consist of two self-service storage buildings with a total of 1,111 storage units. The two storage buildings will be a 3-story building in the center of the property along the western boundary with SR202 and a 1-story building along Lower Buckeye Road in the southern portion of the property. The development shall also provide auxiliary mini-storage units to the north of the 3-story building, as well as parking for employees, visitors, and rental trucks. Landscape setbacks will be provided along public street frontages and perimeter property lines.

Access

Primary access into the development will be provided via three proposed driveways off 59th Avenue. There will be no proposed access off Lower Buckeye Road. Please see the Site Plan submitted with this application for reference.

Surrounding Development:

The proposed development is compatible in size, zoning, and land use with all of the other developments in the surrounding area and is located directly adjacent to various industrial developments. The self-storage facility proposed on the property is an excellent addition to the area and will greatly serve residents of the existing residential communities located nearby. The surrounding properties have been identified as follows:

- North – Arizona State Route 202
- South – SRP Substation
- East – Metro Auto Auction/Warehouse Development
- West – Arizona State Route 202

PHO Hearing Request:

The subject site is currently zoned C-2 SP and is subject to stipulations of approval that were established when the property was rezoned from RE-35 to C-2 SP (Z-SP-5-21) in October 2021. The approved Site Plan, date stamped July 12, 2021, illustrates the original design of a self-service storage warehouse and auxiliary commercial uses.

Development of this site since has not moved forward and the property remains undeveloped. AAMERCO Real Estate Company has recently purchased the property and proposed to develop the property as the U-Haul Moving and Storage Store described above. To allow the proposed development of the property, the following deletions and modifications to the original rezoning are proposed:

Stipulations to be Modified for the Subject Site include: 1,5-9, and 12 (Z-SP-5-21):

1. The self-service storage warehouse portion of the development shall be in general conformance with the building elevations date stamped ~~November 16, 2021~~ **[MONTH] [DAY], 2023**, as modified by the following stipulations and approved by the Planning and Development Department. Other building elevations shall be developed with a common architectural theme to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability to provide a decorative and aesthetic treatment.
 - b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - c. A minimum of two building materials listed in the Estrella Village Core Plan shall be utilized in all building elevations.

Rationale (Modification): Revised building elevations for new development (different developer).

2. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as noted herein, as approved by the Planning and Development Department.
3. Project entry drives along Lower Buckeye Road shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials. Each landscaped area shall be a minimum of 125-square feet, as approved by the Planning and Development Department.
4. Project entry drives along Lower Buckeye Road shall be constructed of decorative pavers, stamped, or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
5. ~~Where perimeter walls are adjacent to the Loop 202 freeway drainage channel, these shall be limited to open view wrought iron fencing or similar material, or a combination of 4 feet solid masonry topped by wrought iron open view fencing or similar material, unless required otherwise by the Zoning Ordinance, as approved by the Planning and Development Department.~~

Rationale (Deletion): ADOT has an existing chain link fence located on the property line.

6. All uncovered **CUSTOMER AND EMPLOYEE** surface parking lot areas shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by the Planning and Development Department.

Rationale (Modification): Update to specify which parking areas are required to be shaded as some parking areas are for equipment storage only.

7. The following pedestrian shade standards shall be met as described below and as approved or modified by the Planning and Development Department:
 - a. ~~Pedestrian walkways connecting the commercial buildings to adjacent public sidewalks shall be shaded to a minimum of 75 percent using large canopy drought tolerant shade trees at maturity and/or architectural shade.~~
 - b. The bus stop along Lower Buckeye Road shall be shaded to a minimum of 50 percent.

Rationale (Deletion): This stipulation is pertinent to the previously approved site plan and is not feasible with the new proposed design.

8. A system of pedestrian thoroughfares shall be provided as described below and as approved or modified by the Planning and Development Department:
 - a. ~~Connections to/between via the most direct route:~~
 - i. ~~All building entrances.~~
 - ii. ~~Adjacent public sidewalks.~~
 - iii. ~~The bus stop along Lower Buckeye Road.~~
 - b. 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 with parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.

Rationale (Deletion): This stipulation is pertinent to the previously approved site plan and is not feasible with the new proposed design.

9. The development shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.
 - a. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance of each enclosed commercial building 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.
 - b. One bicycle repair station ("fix it station") shall be provided and maintained within close proximity to Lower Buckeye Road or the C Store building as depicted in the site plan date stamped ~~July 12, 2021~~ **[MONTH] [DAY], 2023**. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

Rationale (Modification): Revised site plan for new development (different developer).

10. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Lower Buckeye Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail indicated in Section 429 and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
11. The development shall dedicate right-of-way and construct one bus stop pad along westbound Lower Buckeye Road west of 59th Avenue. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258.
12. All sidewalks along Lower Buckeye Road shall be ~~detached with a landscape strip located between the sidewalk and back of curb~~ **attached and a minimum of 5 feet in width** following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Arizona Department of Transportation (ADOT) and/or the Planning and Development Department.

- a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum .75 percent shade.
- b. Drought tolerant vegetation maintained at a maximum height of 24 inches and achieve 75 percent live coverage.
- c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

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

Rationale (Modification): Modified to match the existing sidewalk improvements within the ADOT right of way constructed with the adjacent SR202 freeway.

- 13. All sidewalks along 59th Avenue shall be a minimum of 5 feet in width and detached with a minimum 10-foot wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Arizona Department of Transportation (ADOT) and/or the Planning and Development Department.

- a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75 percent shade.
- b. Drought tolerant vegetation maintained at a maximum height of 24 inches and achieve 75 percent live coverage.
- c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

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

- 14. All proposed driveways along Lower Buckeye Road shall require the approval of the Arizona Department of Transportation (ADOT) and the Planning and Development Department.
- 15. 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.
- 16. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape, salvage, and/or grading approval.
- 17. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
- 18. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
- 19. 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.

Thank you for your time and consideration, please do not hesitate to contact me with any questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'D. Hughes'.

David Hughes
EPS Group, Inc.
Tel: 480-355-0616
david.hughes@epsgroupinc.com



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

January 26, 2022

Michelle Bach
EAPC Architects Engineers
901 East Madison Street
Phoenix, Arizona 85034

Dear Applicant:

RE: SP-5-21-7 & Z-49-21-7 – Approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on January 5, 2022, approved Zoning Ordinances # G-6935 and G-6934.

Development and use of the site are subject to compliance with all applicable codes and ordinances.

Sincerely,

Joshua Bednarek, LEED AP ND
Planning and Development Deputy Director

Attachment: Signed Ordinances

c: ADOT, 1801 W. Jefferson St., Phoenix, AZ 85007
File

Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)
Racelle Escolar, PDD–Planning–Planner III (Electronically)
Enrique Bojorquez-Gaxiola, PDD–Planning–Planner III (Electronically)
Ben Kim, PDD–GIS (Electronically)

ORDINANCE G-6935

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-5-21-7) FROM RE-35 (PENDING C-2) (SINGLE-FAMILY RESIDENCE DISTRICT, PENDING INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an 11.83 acre site located approximately 100 feet west of the southwest corner of 59th Avenue and Lower Buckeye Road in a portion of Section 18, Township 1 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "RE-35 (Pending C-2)" (Single-Family Residence District, Pending Intermediate Commercial) to "C-2 SP" (Intermediate Commercial, Special Permit) to allow a self-service storage warehouse and underlying commercial uses.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

Mod

- 1.** The self-service storage warehouse portion of the development shall be in general conformance with the building elevations date stamped November 16, 2021, as modified by the following stipulations and approved by the Planning and Development Department. Other building elevations shall be developed with a common architectural theme to the following standards, as approved by the Planning and Development Department:
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 - c. A minimum of two building materials listed in the Estrella Village Core Plan shall be utilized in all building elevations.
- 2.** The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as noted herein, as approved by the Planning and Development Department.
- 3.** Project entry drives along Lower Buckeye Road shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials. Each landscaped area shall be a minimum of 125-square feet, as approved by the Planning and Development Department.
- 4.** Project entry drives along Lower Buckeye Road shall be constructed of decorative pavers, stamped, or colored concrete, or similar alternative material, as approved by the Planning and Development Department.

Del

- 5.** Where perimeter walls are adjacent to the Loop 202 freeway drainage channel, these shall be limited to open view wrought iron fencing or similar material, or a combination of 4-foot solid masonry topped by wrought iron open view fencing or similar material, unless required otherwise by the Zoning Ordinance, as approved by the Planning and Development Department.

Mod **6.** All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.

7. The following pedestrian shade standards shall be met as described below and as approved or modified by the Planning and Development Department:

Del **a.** Pedestrian walkways connecting the commercial buildings to adjacent public sidewalks shall be shaded to a minimum of 75 percent using large canopy drought tolerant shade trees at maturity and/or architectural shade.

b. The bus stop along Lower Buckeye Road shall be shaded to a minimum of 50 percent.

8. A system of pedestrian thoroughfares shall be provided as described below and as approved or modified by the Planning and Development Department:

Del **a.** Connections to/between via the most direct route:

Del **(1)** All building entrances.

(2) Adjacent public sidewalks.

Del **(3)** The bus stop along Lower Buckeye Road.

b. 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 with parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.

9. The development shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.

a. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance of each enclosed commercial building 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.

Mod **b.** One bicycle repair station ("fix it station") shall be provided and maintained within close proximity to Lower Buckeye Road or the C Store building as depicted in the site plan date stamped July 12, 2021. The bicycle repair station ("fix it station") shall be provided in an area of high

visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

10. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Lower Buckeye Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail indicated in Section 429 and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
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18. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
19. 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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of January, 2022.



MAYOR

ATTEST:


Denise Archibald, City Clerk

01.07.2022



APPROVED AS TO FORM:
Cris Meyer, City Attorney

By:



Acting Chief Counsel

REVIEWED BY:

Pml

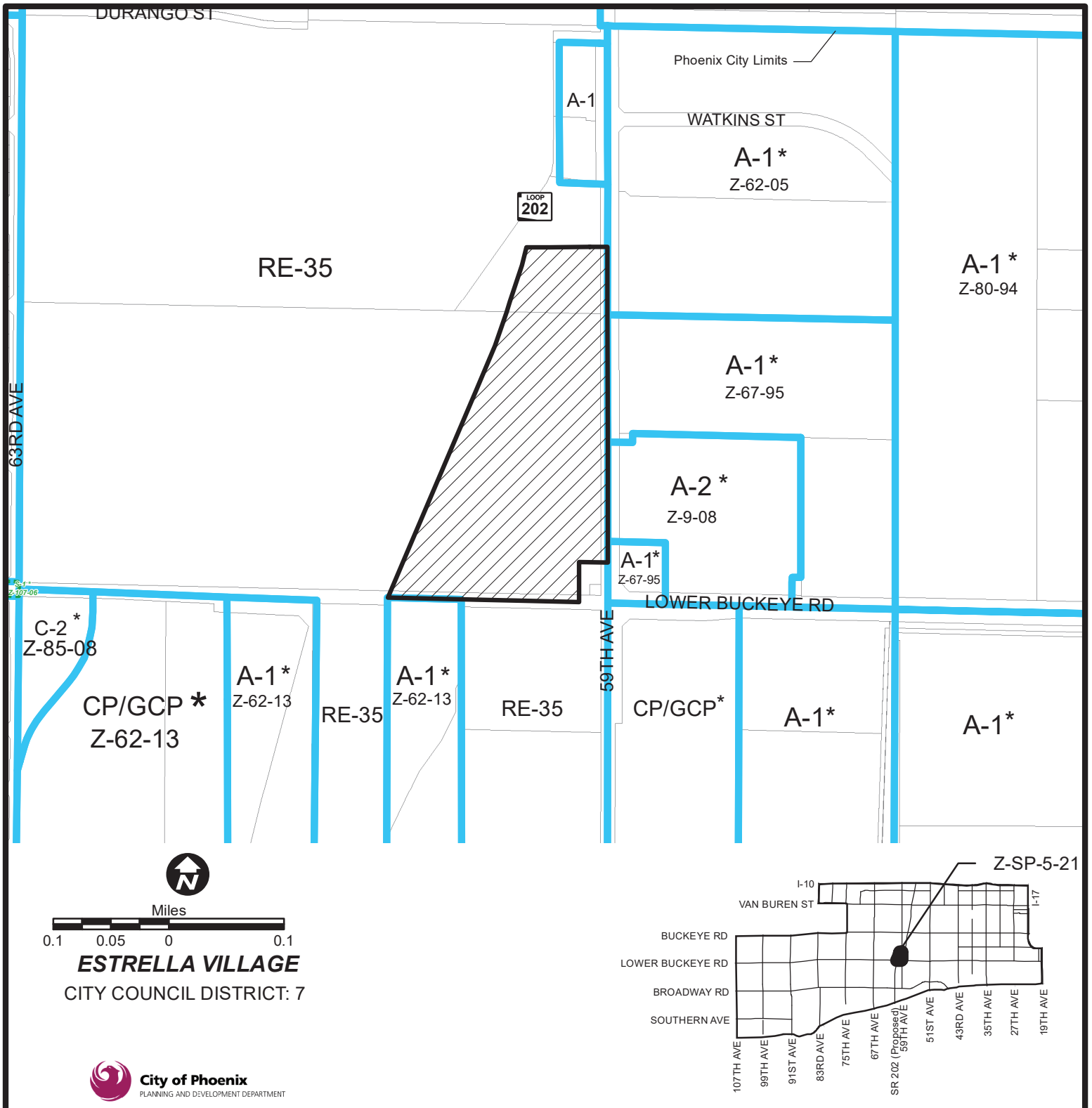

Jeffrey Barton City Manager

Exhibits:

A – Legal Description (2 Pages)

B – Ordinance Location Map (1 Page)

PL:tml:LF21-3145:1-5-2022:2294775v1



APPLICANT'S NAME: EAPC Architects Engineers

APPLICATION NO. Z-SP-5-21

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

11.83 Acres

DATE: 9/28/2021
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 7-14

ZONING MAP

E-5

REQUESTED CHANGE:

FROM: RE-35 (Pending C-2) (11.83 a.c.)

TO: C-2 SP (11.83 a.c.)

MULTIPLES PERMITTED

RE-35 (Pending C-2)

C-2 SP

CONVENTIONAL OPTION

13 (171)

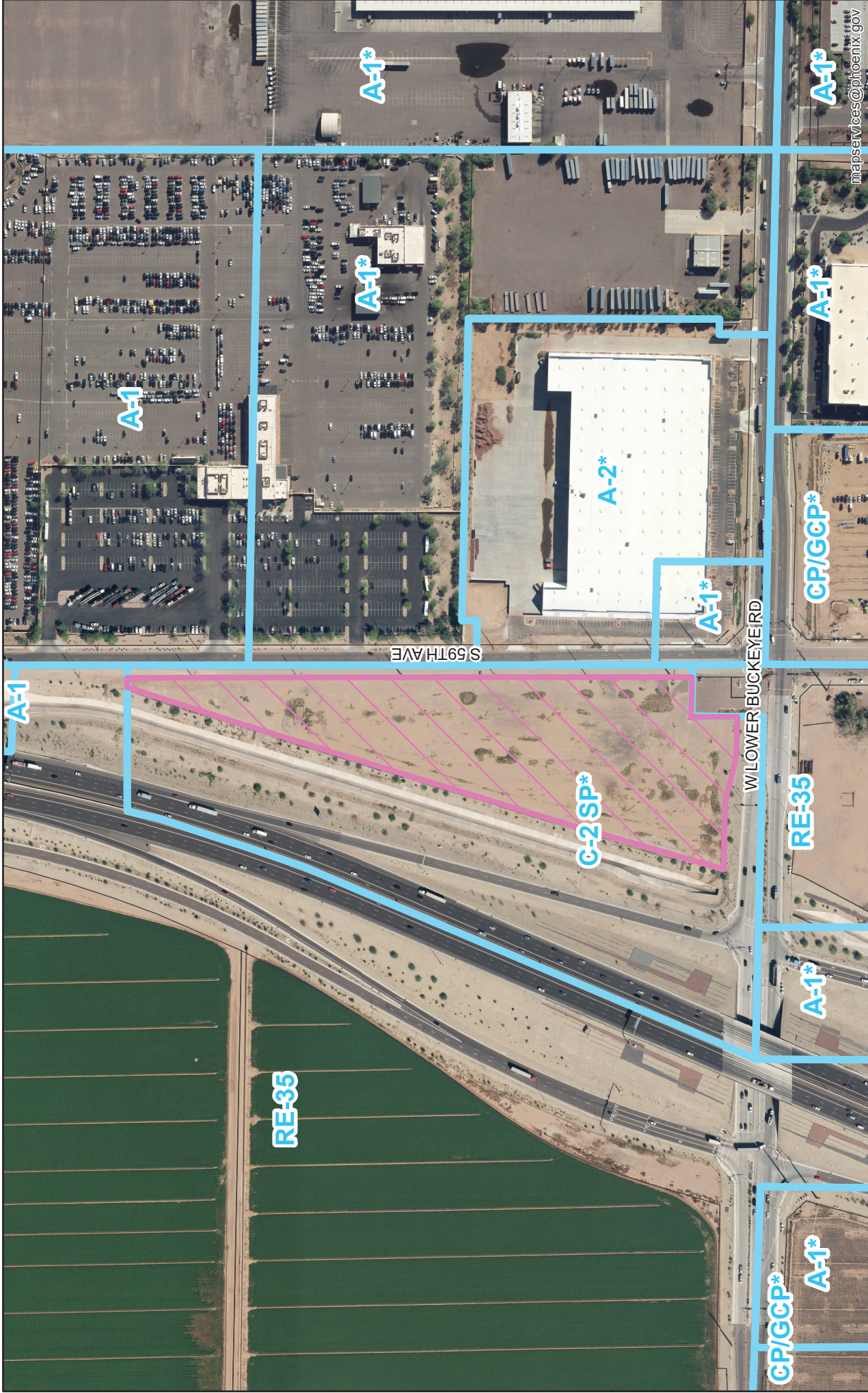
171

* UNITS P.R.D. OPTION

15 (206)

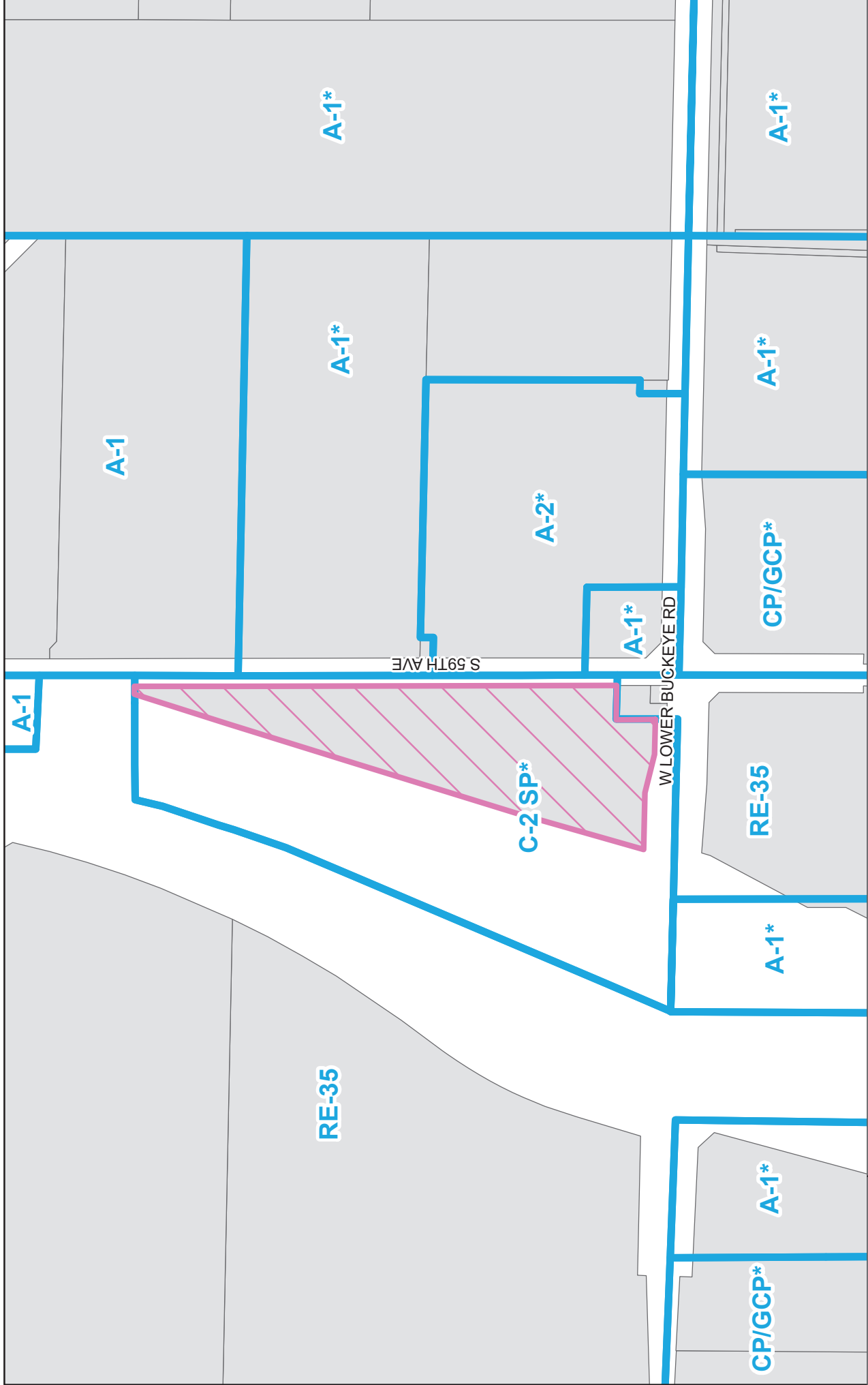
206

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



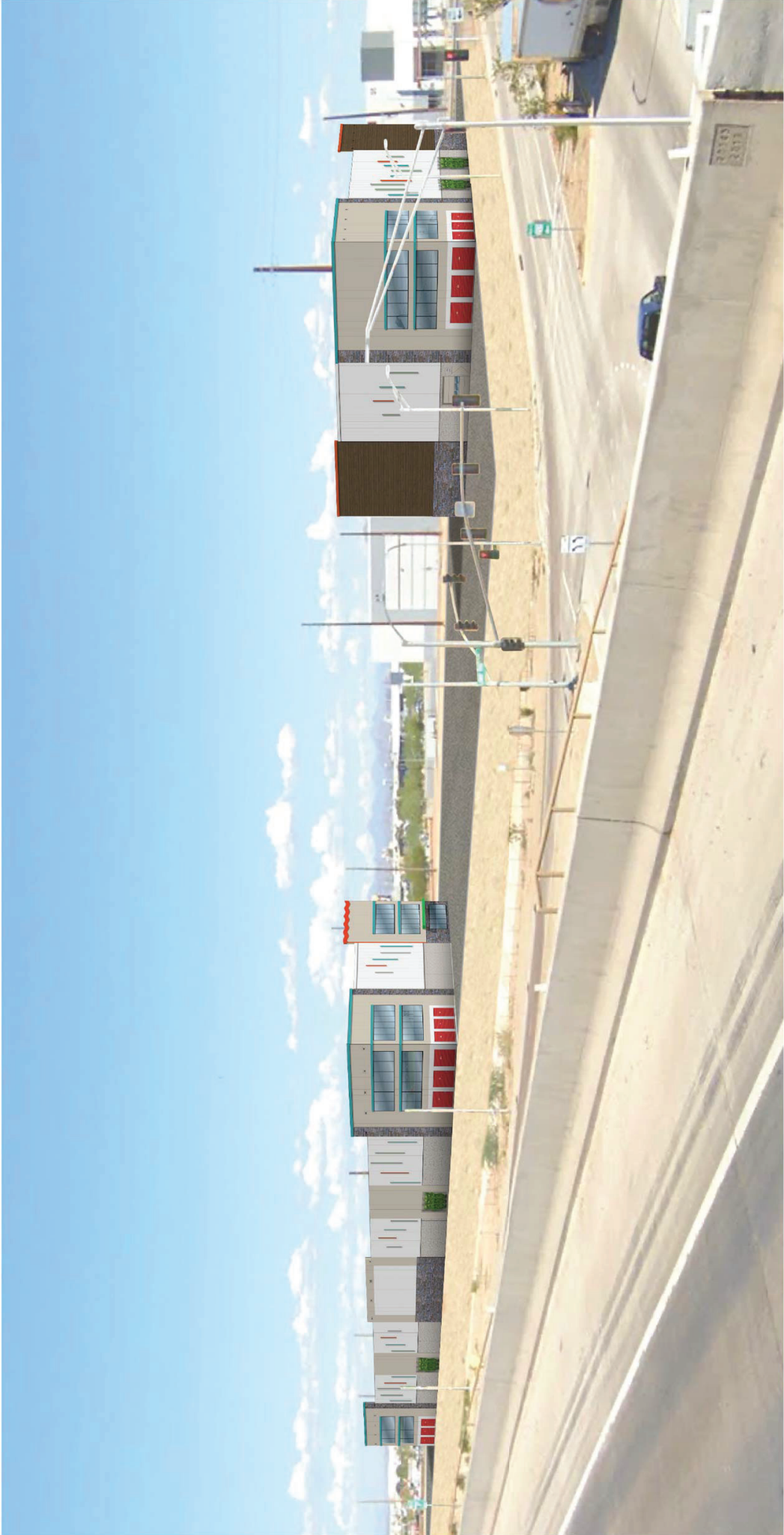
PHO-1-23--Z-SP-5-21-7

Property Location: Approximately 100 feet west of the northwest corner of 59th Avenue
and Lower Buckeye Road



PHO-1-23-Z-SP-5-21-7

Property Location: Approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road



A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

CITY OF PHOENIX
SEP 18, 2023
Planning & Development
Department

Preliminary Proposal



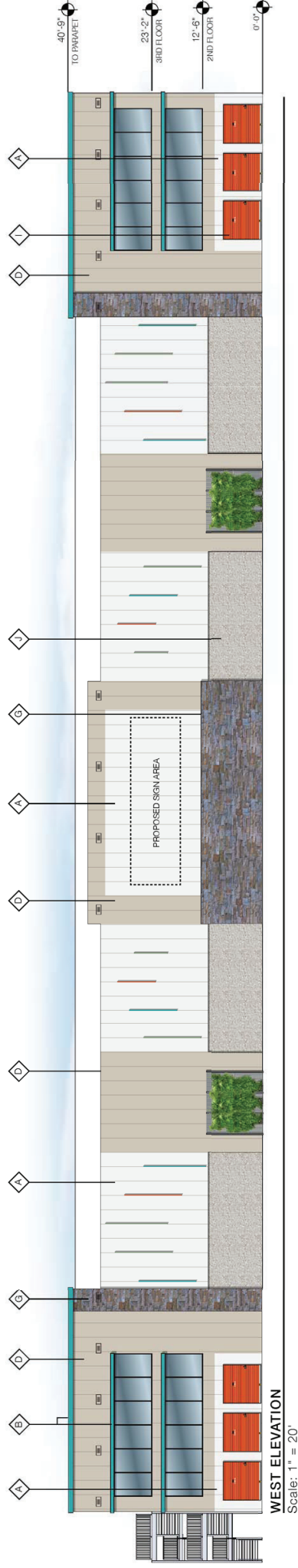
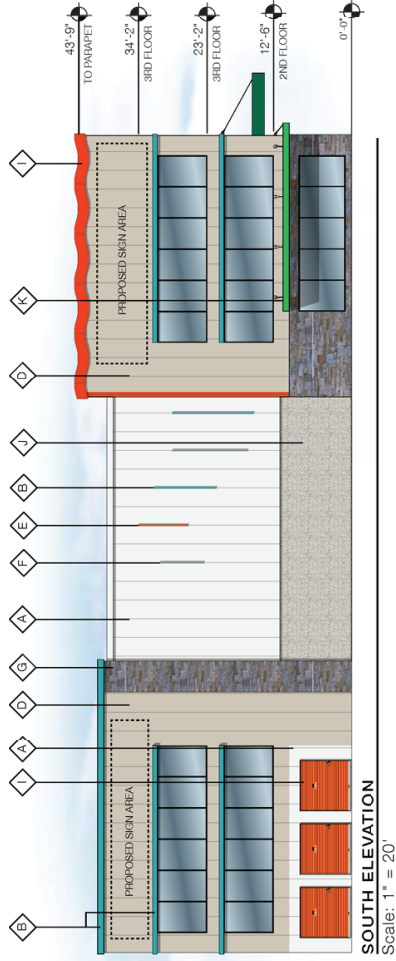
SHEET 01

©2023 ALL RIGHTS RESERVED
Hearing Date: November 15, 2023

Proposed Conceptual Renderings

PHO-1-23--Z-SP-5-21-7





| COLOR BOARD | |
|-------------|------------------------------------|
| A | BONE WHITE |
| B | SW 6767 AQUARIUM |
| C | WALNUT |
| D | JOGGING PATH |
| E | SW 6884 OBSTINATE ORANGE |
| F | SW 6451 NURTURE GREEN |
| G | ALPINE-SABLE BLEND |
| H | MECI U-HAUL GREEN |
| I | SIERRA SUNSET |
| J | LIGHT SANDELAIST EXPOSED AGGREGATE |
| K | U-HAUL PROMO GREEN |

Color Board

U-HAUL
of Southwest Phoenix
Phoenix, AZ
(721074)

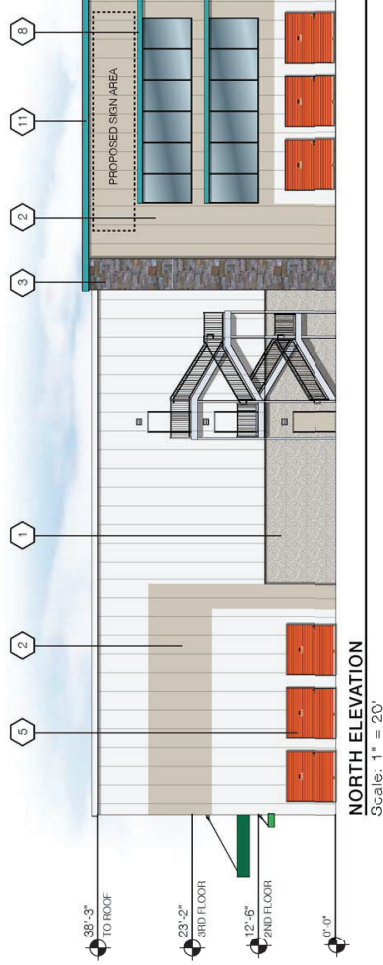
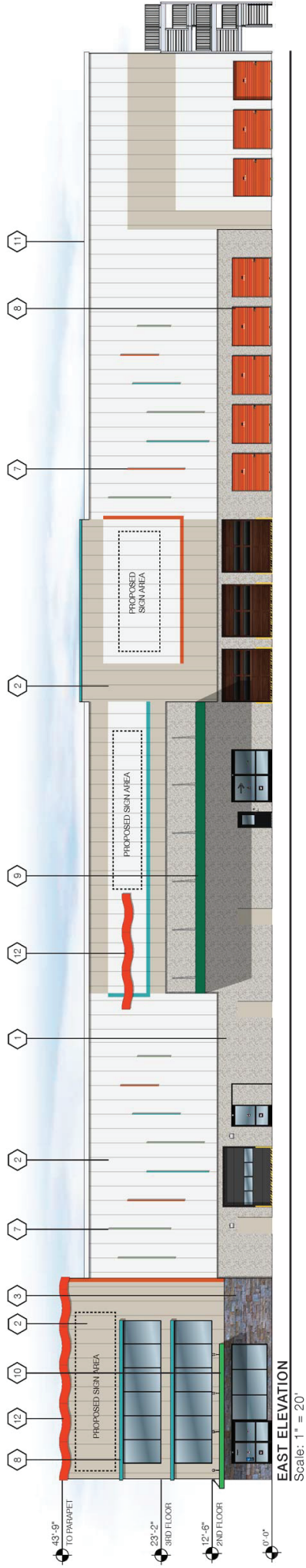
SHEET 04

Hearing Date: November 15, 2023
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21023-03-21

Proposed Conceptual Elevations

PHO-1-23--Z-SP-5-21-7

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



General Notes:
 The proposed IMP uses full-width panels. Do not cut panels due to paint variations. Consult with UHL Construction or A&M Associates before cutting IMP.

| MATERIAL BOARD | | | |
|----------------|--|----|--|
| 1 | LIGHT SANDBLAST EXPOSED AGGREGATE | 7 | 9"D LYRICAL ARTICULATED DESIGN ELEMENT |
| 2 | STUCCO EMBOSSED VERTICAL IMP FWD | 8 | ARCHITECTURAL DETAILS 9"H X 3"D |
| 3 | ECHELON HILLOREST STONE ALPINE-SABLE BLEND | 9 | STORAGE: LOAD/UNLOAD PROJECTION |
| 4 | FAUX WOOD PANELS | 10 | CUSTOMER ENTRANCE PROJECTION |
| 5 | ARCHITECTURAL DETAILS | 11 | 12"H TRIM TYP. |
| 6 | SCUPPERS | 12 | CURVILINEAR ARCHITECTURAL DETAIL |

a&m
 A&M ASSOCIATES, INC.
 2727 N. CENTRAL AVENUE
 PHOENIX, ARIZONA 85004
 P: 602.263.6841

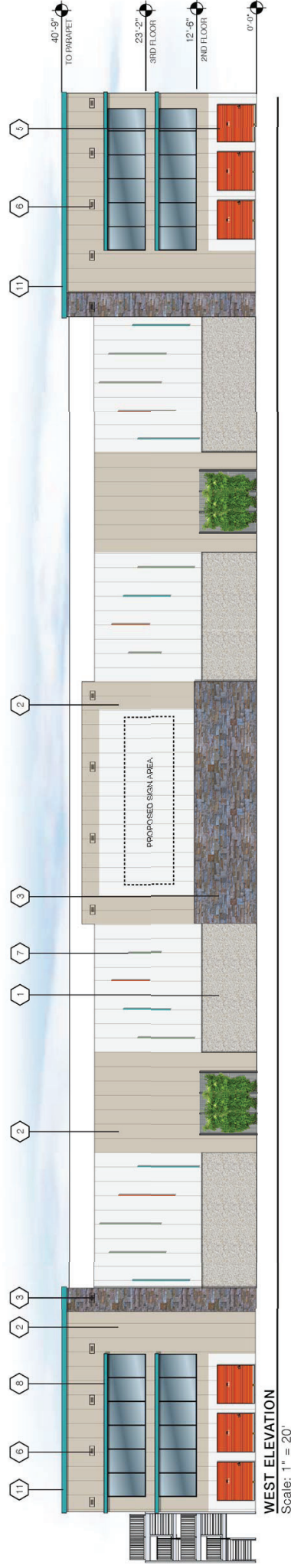
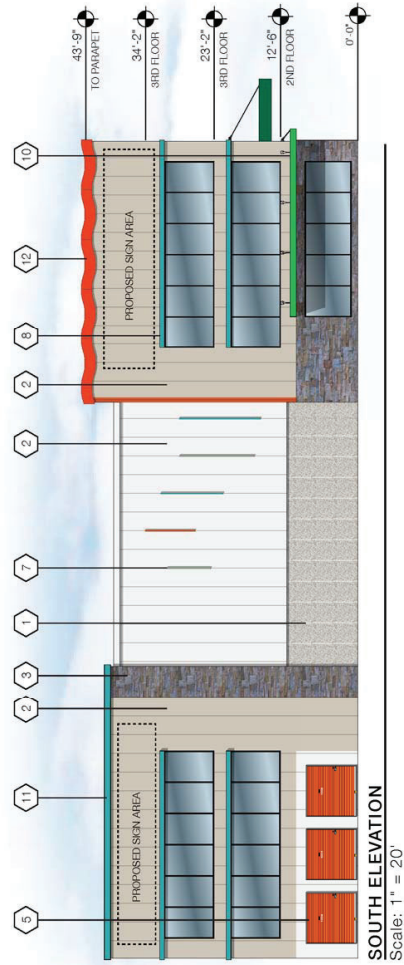
U-HAUL
 of Southwest Phoenix
 Phoenix, AZ
 (721074)

Material Board

SHEET 05
 Hearing Date: November 15, 2023
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Proposed Conceptual Elevations

PHO-1-23--Z-SP-5-21-7



General Notes:
The proposed IMP uses full-width panels. Do not cut panels due to paint variations. Consult with UHI Construction or A&M Associates before cutting IMP.

| MATERIAL BOARD | |
|----------------|--|
| 1 | LIGHT SANDBLAST EXPOSED AGGREGATE |
| 2 | STUCCO EMBOSSED VERTICAL IMP FWD |
| 3 | ECHELON HILLOREST STONE ALPINE-SABLE BLEND |
| 4 | FAUX WOOD PANELS |
| 5 | ARCHITECTURAL DETAILS |
| 6 | SCUPPERS |
| 7 | 9"D LYRICAL ARTICULATED DESIGN ELEMENT |
| 8 | ARCHITECTURAL DETAILS 9"H X 3"D |
| 9 | STORAGE: LOAD/UNLOAD PROJECTION |
| 10 | CUSTOMER ENTRANCE PROJECTION |
| 11 | 12"H TRIM TYP |
| 12 | CURVILINEAR ARCHITECTURAL DETAIL |

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

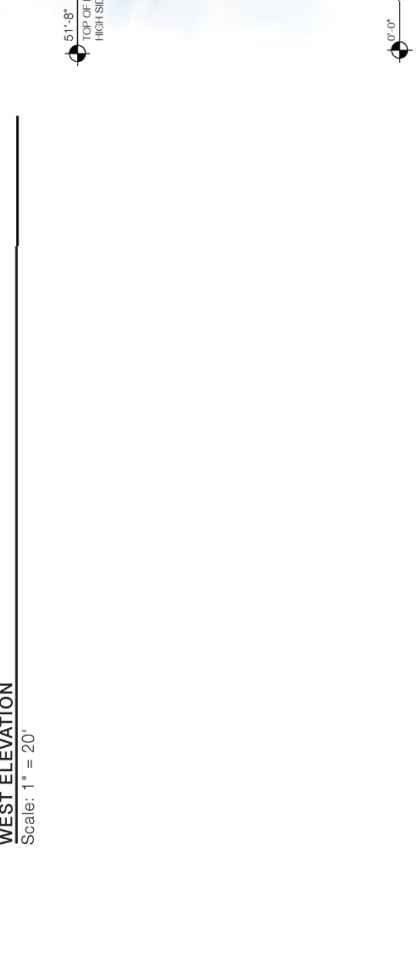
LJ-HAUL
of Southwest Phoenix
Phoenix, AZ
(721) 740

Material Board

SHEET 06
Hearing Date: November 15, 2023
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Proposed Conceptual Elevations

PHO-1-23--Z-SP-5-21-7



| COLOR BOARD | | | |
|-------------|--------------------------|---|------------------------------------|
| A | DONE WHITE | G | ALPINE-SABLE BLEND |
| B | SW 6767 AQUARIUM | H | MECI U-HAUL GREEN |
| C | WALNUT | I | SIERRA SUNSET |
| D | JOGGING PATH | J | LIGHT SANDELAIST EXPOSED AGGREGATE |
| E | SW 6884 OBSTINATE ORANGE | K | U-HAUL PROMO GREEN |
| F | SW 6451 NURTURE GREEN | | |



of Southwest Phoenix
Phoenix, AZ
(721) 74

Color Board

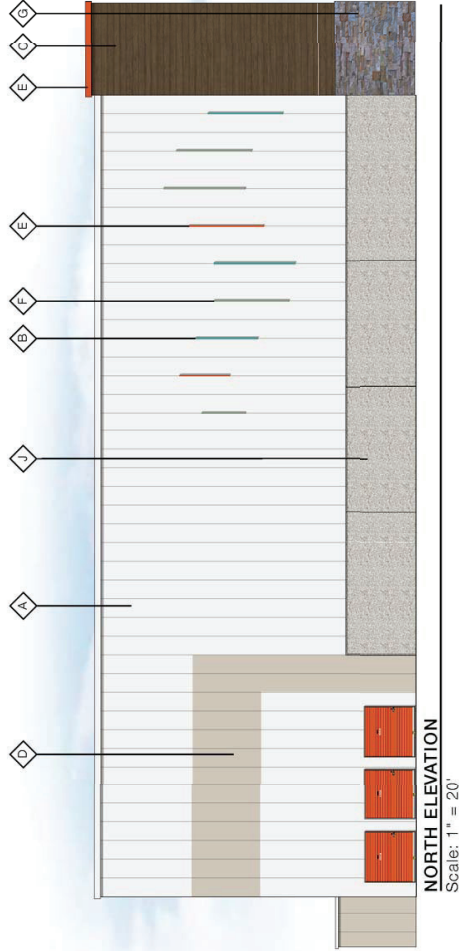
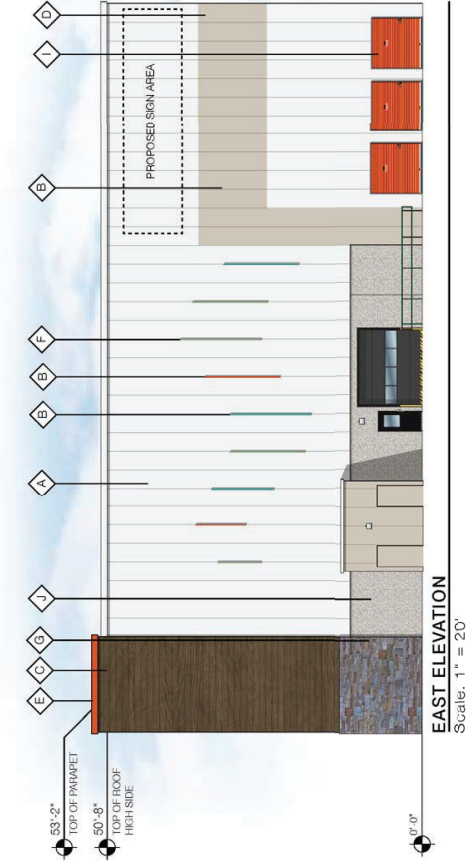
SHEET 07

Hearing Date: November 15, 2023

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2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



| COLOR BOARD | |
|-------------|-----------------------------------|
| A | BONE WHITE |
| B | SW 6767 AQUARIUM |
| C | WALNUT |
| D | JOGGING PATH |
| E | SW 6884 OBSTINATE ORANGE |
| F | SW 6451 NURTURE GREEN |
| G | ALPINE-SABLE BLEND |
| H | MBC U-HAUL GREEN |
| I | SIERRA SUNSET |
| J | LIGHT SANDELAST EXPOSED AGGREGATE |
| K | U-HAUL PROMO GREEN |

Color Board


of Southwest Phoenix
Phoenix, AZ
(721) 74

SHEET 08

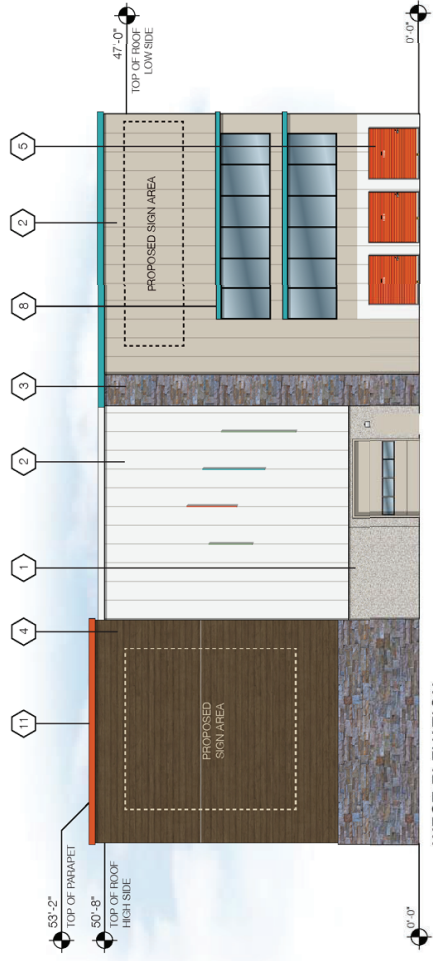
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2023-03-21

Hearing Date: November 15, 2023

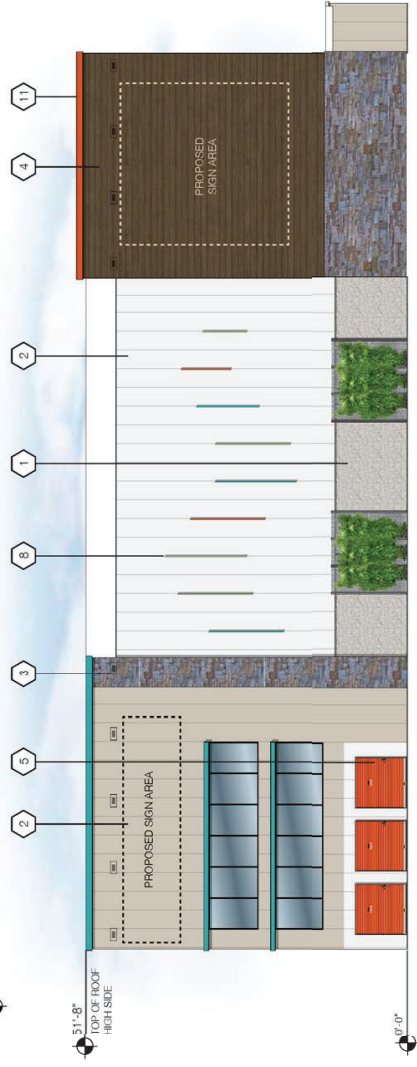
Proposed Conceptual Elevations

PHO-1-23--Z-SP-5-21-7


A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



WEST ELEVATION
Scale: 1" = 20'



SOUTH ELEVATION
Scale: 1" = 20'

General Notes:
The proposed IMP uses full-width panels. Do not cut panels due to paint variations. Consult with UHI Construction or A&M Associates before cutting IMP.

| MATERIAL BOARD | | | |
|----------------|--|----|--|
| 1 | LIGHT SANDBLAST EXPOSED AGGREGATE | 7 | 9"D LYRICAL ARTICULATED DESIGN ELEMENT |
| 2 | STUCCO EMBOSSED VERTICAL IMP FWD | 8 | ARCHITECTURAL DETAILS 9"H X 3"D |
| 3 | ECHELON HILLCREST STONE ALPINE-SABLE BLEND | 9 | STORAGE/ LOAD/UNLOAD PROJECTION |
| 4 | FAUX WOOD PANELS | 10 | CUSTOMER ENTRANCE PROJECTION |
| 5 | ARCHITECTUFAL DETAILS | 11 | 12"H TRIM TYP |
| 6 | SCUPPERS | | |

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

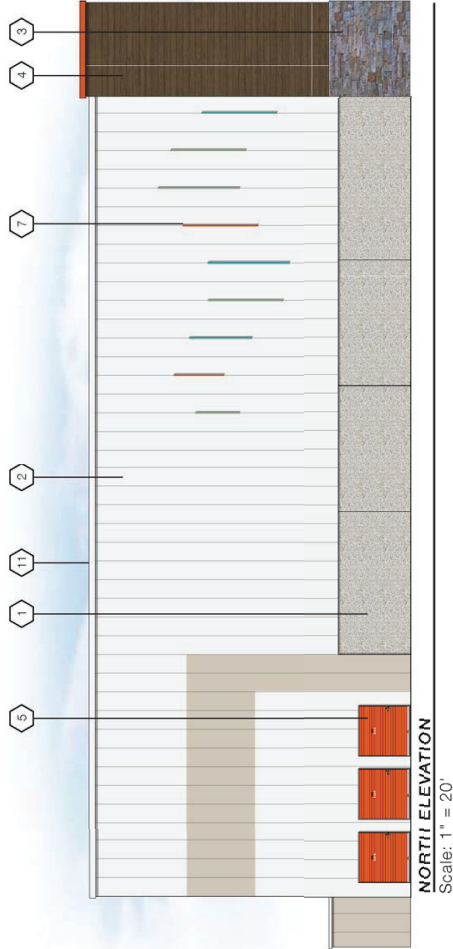
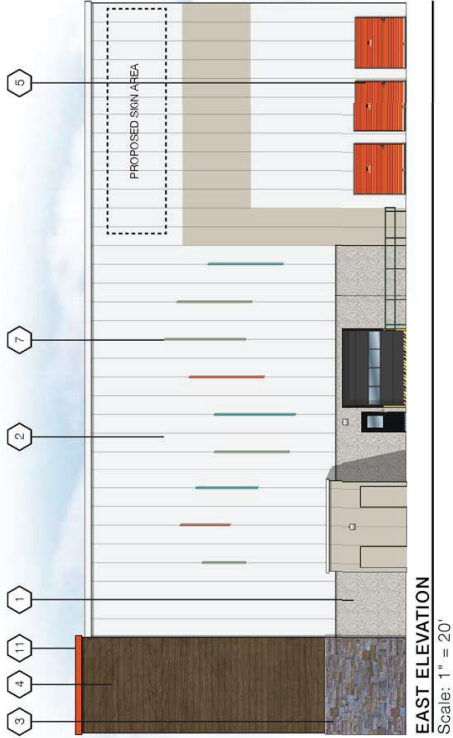
U-HAUL
of Southwest Phoenix
Phoenix, AZ
(721074)

Material Board

SHEET 09
Hearing Date: November 15, 2023
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Proposed Conceptual Elevations

PHO-1-23--Z-SP-5-21-7



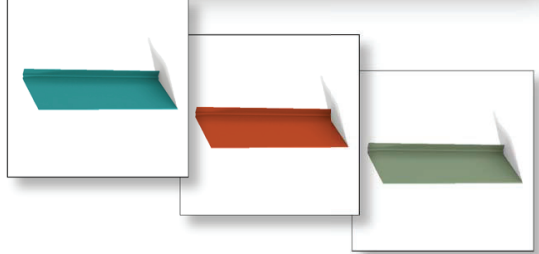
| MATERIAL BOARD | | | |
|----------------|--|----|--|
| 1 | LIGHT SANDBLAST EXPOSED AGGREGATE | 7 | 9"D LYRICAL ARTICULATED DESIGN ELEMENT |
| 2 | STUCCO EMBOSSED VERTICAL IMP FWDS | 8 | ARCHITECTURAL DETAILS 9"H X 3"D |
| 3 | ECHOLON HILLOREST STONE ALPINE-SABLE BLEND | 9 | STORAGE: LOAD/UNLOAD PROJECTION |
| 4 | FAUX WOOD PANEL | 10 | CUSTOMER ENTRANCE PROJECTION |
| 5 | ARCHITECTURAL DETAILS | 11 | 12"H TRIM TYP. |
| 6 | SCUPPERS | | |

General Notes:
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36" W Formwall Dimension Series IMP Stucco Embossed (Or Equivalent)

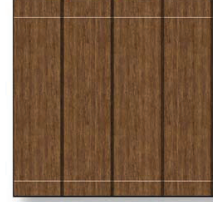
Offers a modern, monolithic appearance to the building facade. Integrates easily with our windows and louver systems to provide a complete high performing building envelope system.



9"D Lyrical Articulated Design Element



24"W panel



12" Wide panel

DS58 Horizontal

Faux Wood Panel

DS59 Horizontal

Light Sandblast

EXPOSED AGGREGATE
TILT WALL CONCRETE



Hillcrest Stone

ALPINE-SABLE BLEND



A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Color & Materials



PHO-1-23--Z-SP-5-21-7

Proposed Conceptual Material Board

SHEET 11

Hearing Date: November 15, 2023

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21023-03-21

PROJECT DIRECTORY:

DEVELOPER:

OVAH II, LLC
3412 24TH AVE CTE E
PHOENIX, AZ 85034
POINT OF CONTACT: SCOTT FITZSIMMONS
PHONE: (602) 606-3102
EMAIL: scott-fitz@comcast.net

ARCHITECT:

EAPC ARCHITECTS ENGINEERS
901 E. McDOWAN AVE
PHOENIX, AZ 85034
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4555
EMAIL: michelle.bach@eapc.net

LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.
1400 N. CENTRAL AVE
SCOTTSDALE, ARIZONA 85260
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0820
EMAIL: timmcqueen@tmjla.net

SITE PLAN DATA:

EXISTING ZONING: C-2 SP
PROPOSED ZONING: TBD
APN: 13-10-001-0000
TOTAL GROSS SITE AREA: 13.10 ACRES (570,636 S.F.)
TOTAL DEVELOPABLE AREA: 1.91 ACRES (83,375 S.F.)
PARCEL A SITE AREA: 6.01 ACRES (261,942 S.F.)
PARCEL B SITE AREA: 6.01 ACRES (261,942 S.F.)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: STORAGE / RETAIL
CONSTRUCTION TYPE: TYPE IIB
OCCUPANCY TYPE: S-1 (STORAGE), 8 OFFICES, 14 (MERCHANDISE) RETAIL, 2 STORAGE, 42 FEET / 3 STORY
BUILDING HEIGHT ALLOWED: 42 FEET / 3 STORY
BUILDING HEIGHT PROPOSED: 42 FEET / 3 STORY

BUILDING AREA:

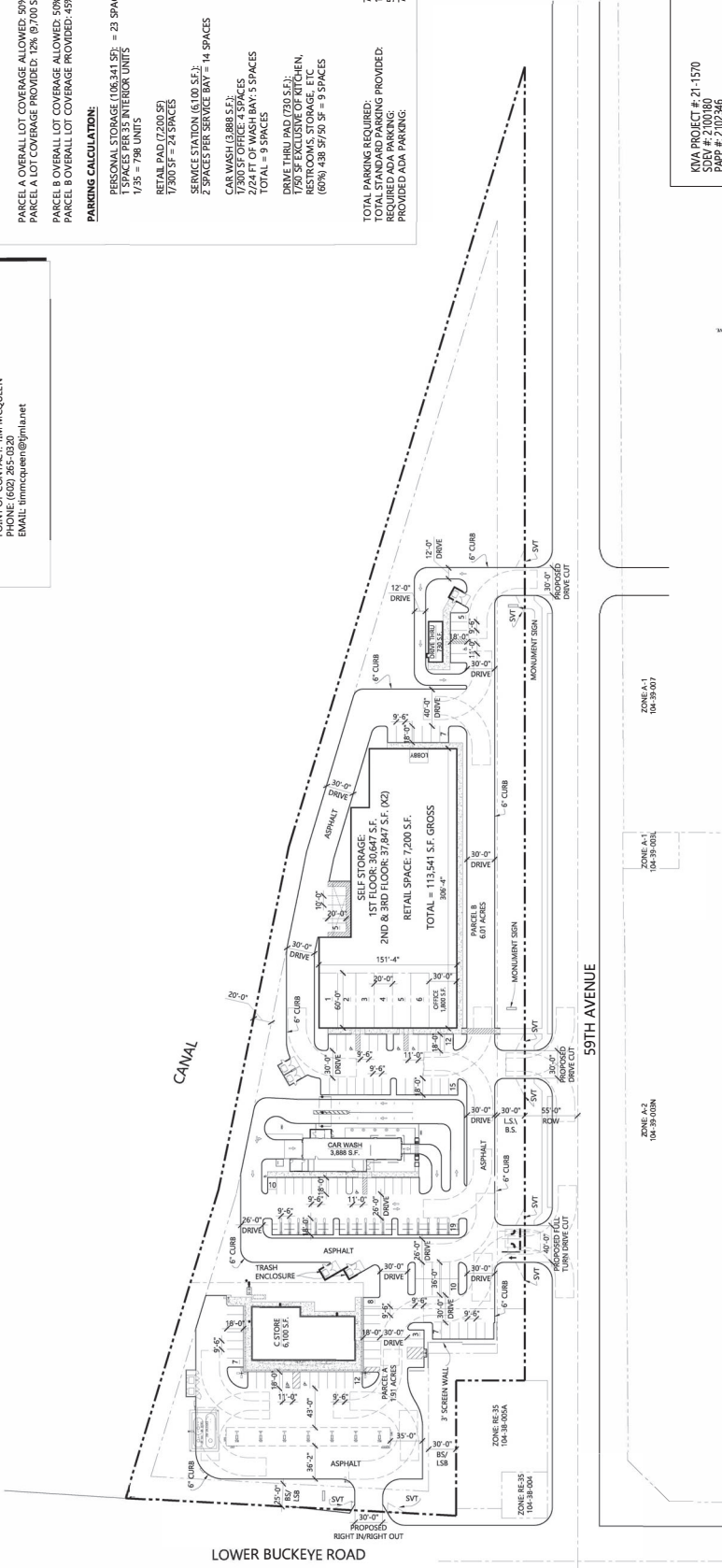
OFFICE: 61,100 S.F.
STORAGE: 3,888 S.F.
DRIVE THRU PAD: 730 S.F.
RETAIL: 7,200 S.F.
SELF STORAGE: 12,429 S.F.
TOTAL BUILDING AREA: 124,239 S.F.

PARCEL A OVERALL LOT COVERAGE ALLOWED: 50% (41,688 S.F.)
PARCEL A LOT COVERAGE PROVIDED: 12% (6,700 S.F.)
PARCEL B OVERALL LOT COVERAGE ALLOWED: 50% (130,971 S.F.)
PARCEL B OVERALL LOT COVERAGE PROVIDED: 45% (118,159 S.F.)

PARKING CALCULATION:

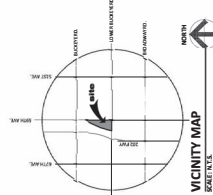
PERSONAL STORAGE (106,341 SF) = 23 SPACES
1 SPACES PER 35 INTERIOR UNITS
1/35 = 1780 UNITS
RETAIL PAD (7,200 SF)
1/300 SF = 24 SPACES
SERVICE STATION (6,100 SF):
2 SPACES PER SERVICE BAY = 14 SPACES
CAR WASH (3,888 S.F.):
1/300 SF OFFICE: 4 SPACES
2/24 FT OF WASH BAY: 5 SPACES
TOTAL = 9 SPACES
DRIVE THRU PAD (730 S.F.):
1/90 SF EXCLUSIVE OF KITCHEN, RESTROOMS, STORAGE, ETC (60%) 438 SF 50 SF = 9 SPACES

TOTAL PARKING REQUIRED: 79 SPACES
TOTAL PARKING PROVIDED: 79 SPACES
REQUIRED ADA PARKING: 5 SPACES
PROVIDED ADA PARKING: 7 SPACES



PRELIMINARY SITE PLAN

SCALE: 1" = 60'-0"



KDA PROJECT # 21-1570
SVT-50000
PAPP # 2102346

CONSULTANTS

CLIENT
OVAH II, LLC.

PROJECT DESCRIPTION
PROPOSED SELF
STORAGE AND
COMMERCIAL RETAIL

CITY: PHOENIX
STATE: ARIZONA
ISSUE DATES:

| | | |
|----|--------------------|------------|
| 2A | ZONING APPLICATION | 01/09/2021 |
| 2A | PRE-APPLICATION | 04/20/2021 |
| 1A | DESCRIPTION | DATE |

PROJECT NO: 20212130
DRAWN BY: MAB
CHECKED BY: MAB

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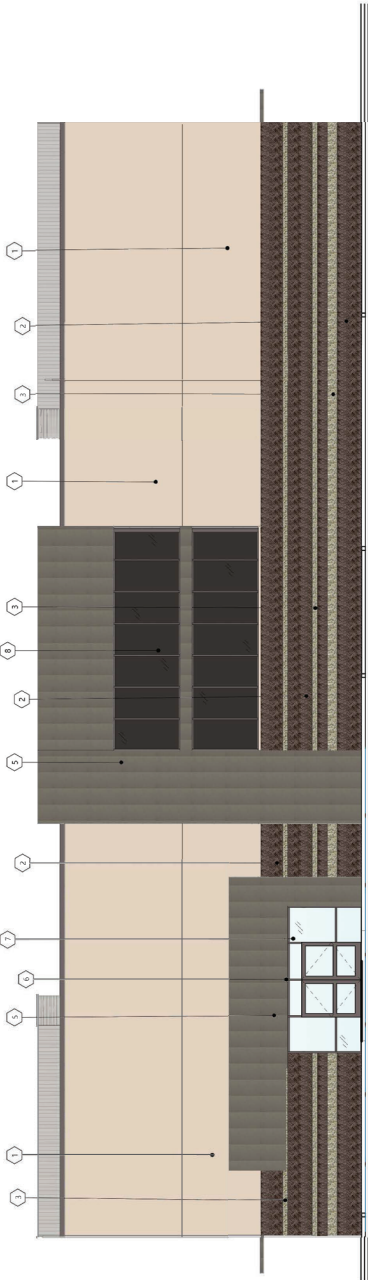
STAMP

DRAWING TITLE
PRELIMINARY SITE
PLAN

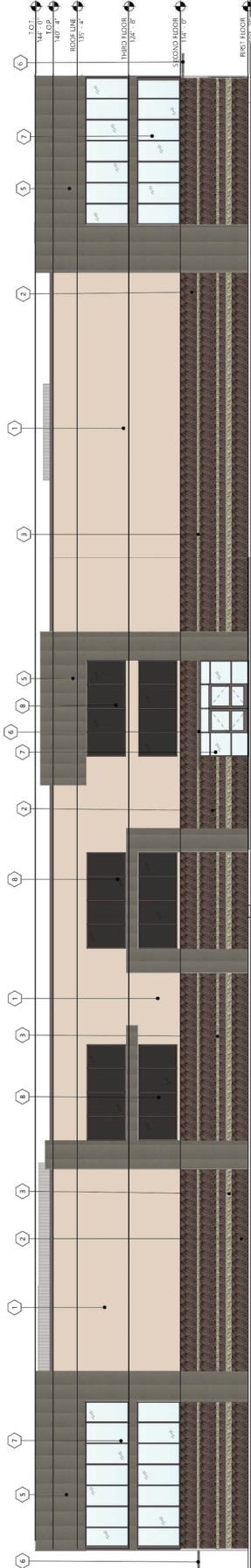
A002

MATERIAL LEGEND

- 1 SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DE6128 SAND DUNE)
- 2 4" X 8" X 16" MASONRY (ECHELON, SPLIT FACE - PLUM)
- 3 4" X 8" X 16" MASONRY (ECHELON, SPLIT FACE - SOUTHWEST GOLD)
- 4 STONE VENER (CORONADO, IDAHO DRYSTACK - GREY QUARTZITE)
- 5 METAL WALL PANEL (AEP SPAN - VINTAGE)
- 6 METAL SHADE AWNINGS (AEP SPAN - VINTAGE)
- 7 INSULATED GLAZING UNIT
- 8 SPANDREL GLAZING UNIT (ICD, OPAQ COAT 300 - #1818 BLACK/CLEAR)
- 9 METAL CAP PAINTED (DE6330 - CHOCOLATE PUDDING)



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

CLIENT
OVAH II, LLC

PROJECT DESCRIPTION
PROPOSED SELF
STORAGE AND
COMMERCIAL RETAIL

CITY PHOENIX
STATE ARIZONA

ISSUE DATES

PRELIMINARY -
NOT FOR
CONSTRUCTION

DATE: 06/09/2021
MARK: DISCUSSION
DATE:

PROJECT NO.: 20212130
DRAWN BY: AAB
CHECKED BY: MAB

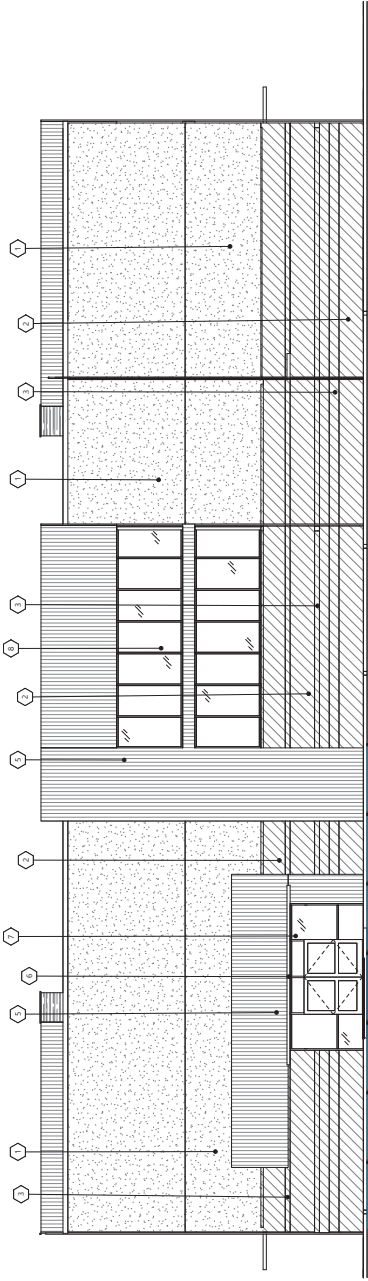
Comments:
All plans, specifications, contracts, etc., shall be read in conjunction with the project description and shall be the property of EAPC. No part of this drawing shall be reproduced or used in any other manner without the written consent of EAPC.

DRAWING TITLE
BUILDING ELEVATIONS

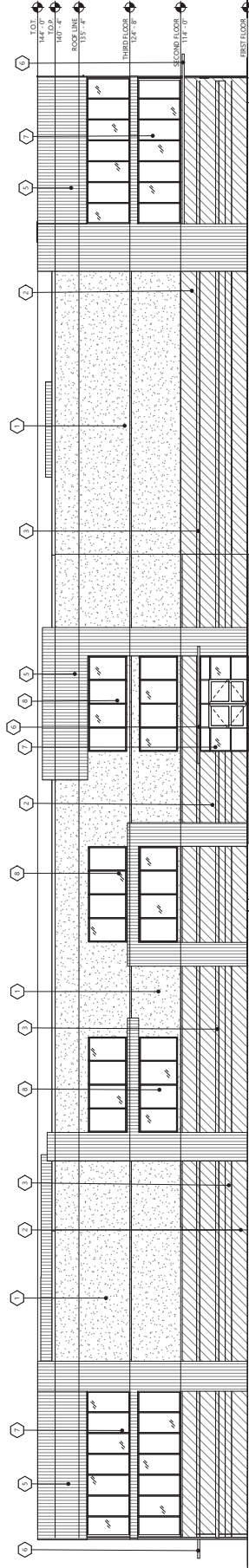
A401

MATERIAL LEGEND

- 1 SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DE6128 SAND DUNE)
- 2 4" X 8" X 1/2" MASONRY (ECHELON, SPLIT FACE - PLUM)
- 3 4" X 8" X 1/2" MASONRY (ECHELON, SPLIT FACE - SOUTHWEST GOLD)
- 4 STONE VENEER (CORONADO, IDAHO DRYSTACK - GREY QUARTZITE)
- 5 METAL WALL PANEL (AEP SPAN - VINTAGE)
- 6 METAL SHADE AWNINGS (AEP SPAN - VINTAGE)
- 7 INSULATED GLAZING UNIT
- 8 SPANDREL GLAZING UNIT (ICD OPACI-COAT 300 - #1-818 BLACK/CLAR)
- 9 METAL CAP PAINTED DE6390 - CHOCOLATE PUDDING



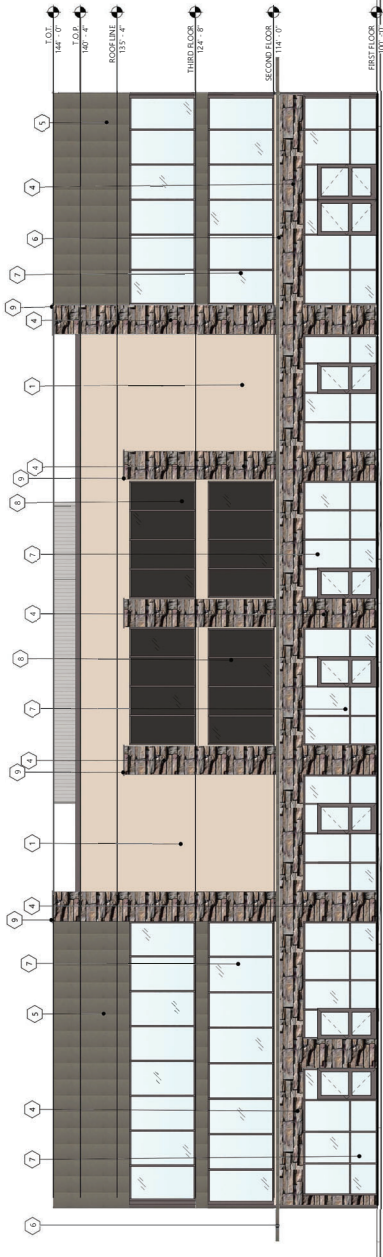
1 NORTH ELEVATION
1/8" = 1'-0"



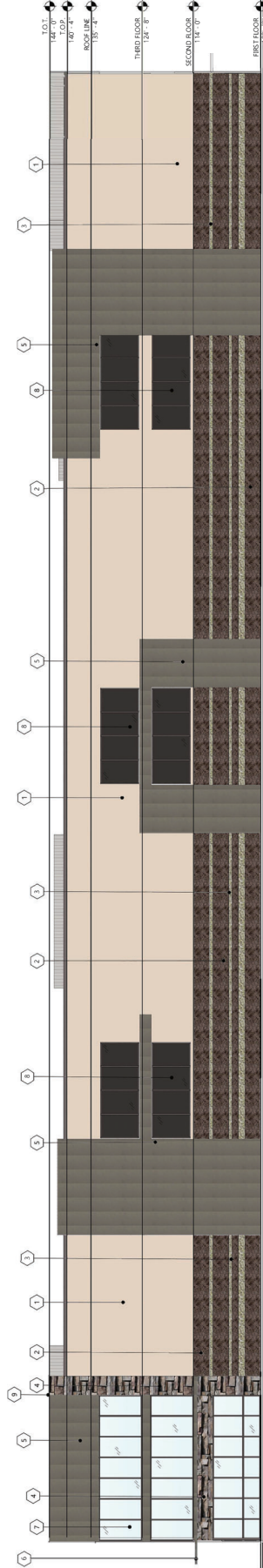
2 WEST ELEVATION
3/32" = 1'-0"

MATERIAL LEGEND

- 1 SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DUSTY SAND DUNE)
- 2 4" X 8" X 16" MASONRY (ECHELOW, SPIT FACE - PLUM)
- 3 4" X 8" X 16" MASONRY (ECHELOW, SPIT FACE - SOUTHWEST GOLD)
- 4 STONE VENEER (CORONADO, IDAHO DRYSTACK - GREY QUARTZITE)
- 5 METAL WALL PANEL (AEP SPAN - VINTAGE)
- 6 METAL SHADE AWNINGS (AEP SPAN - VINTAGE)
- 7 INSULATED GLAZING UNIT
- 8 SPANDREL GLAZING UNIT (ICD, OPAC-COAT 300 - #1-818 BLACK/CLEAR)
- 9 METAL CAP PAINTED (D66390 - CHOCOLATE PUDDING)



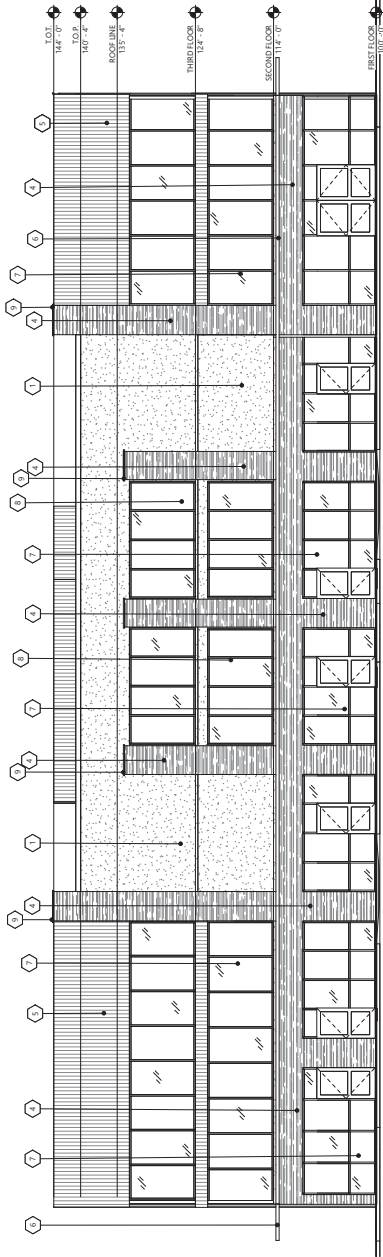
1 SOUTH ELEVATION
1/8" = 1'-0"



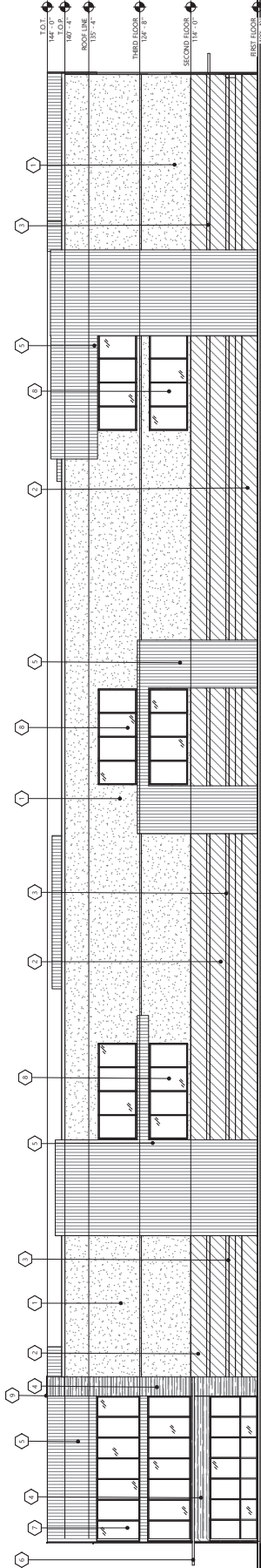
2 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- 1 SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DEW133 SAND DUNE)
- 2 4" X 8" X 16" MASONRY (EC-HELDON, SPLIT FACE - PLUM)
- 3 4" X 8" X 16" MASONRY (EC-HELDON, SPLIT FACE - SOUTHWEST GOLD)
- 4 STONE VENEER (CORONADO, IDAHO DRYSTACK - GREY QUARTZITE)
- 5 METAL WALL PANEL (AEP SPAN - VINTAGE)
- 6 METAL SHADE AWNINGS (AEP SPAN - VINTAGE)
- 7 INSULATED GLAZING UNIT
- 8 SPANDREL GLAZING UNIT (IGU, OPAC-COAT 300 - #1-818 BLACK/CLEAR)
- 9 METAL CAP PAINTED (D66390 - CHOCOLATE PUDDING)



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



NORTH WEST PERSPECTIVE



WEST PERSPECTIVE



SOUTH EAST PERSPECTIVE



EAST PERSPECTIVE

5. Application #: **Z-SP-5-21-7**
From: RE-35 (Pending C-2)
To: C-2 SP
Acreage: 11.83
Location: Approximately 100 feet west of the northwest corner of 59th
 Avenue and Lower Buckeye Road
Proposal: Special Permit to allow a self-service storage warehouse
 facility and underlying C-2 uses.
Applicant: EAPC Architects Engineers
Owner: Arizona Department of Transportation
Representative: Michelle Bach, EAPC Architects Engineers

Ms. Racelle Escolar stated that Item Nos. 4 and 5 are related cases and could be heard together but separate motions were required. Both are located on 11.83 acres at approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road

Z-49-21-7 is a request to rezone to C-2 (Intermediate Commercial District) to allow commercial development.

Z-SP-5-21-7 is a request to rezone to C-2 with a Special Permit to allow a self-service storage warehouse facility and underlying C-2 uses.

Ms. Escolar stated that there was a notification error related to these cases. Staff recommends a continuance to the December Planning Commission hearing, without fee. There were no registered speakers for this item.

Vice-Chairman Howard made a MOTION to continue Z-SP-5-21-7 to the December 2, 2021 Planning Commission hearing, without fee.

Commissioner Perez SECONDED.

There being no further discussion, Chairwoman Shank called for a vote and the MOTION Passed 7-0 (Gorraiz, McCabe absent).

6. Application #: **Z-SP-5-21-7 (Companion Case Z-49-21-7) (Continued from 11/4/2021)**
From: RE-35 (Pending C-2)
To: C-2 SP
Acreage: 11.83
Location: Approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road
Proposal: Special Permit to allow a self-service storage warehouse facility and underlying C-2 uses.
Applicant: EAPC Architects Engineers
Owner: Arizona Department of Transportation
Representative: Michelle Bach, EAPC Architects Engineers

Ms. Racelle Escolar stated that Item Nos. 5 and 6 are related cases and could be heard together but separate motions were required. Both are located on 11.83 acres at approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road.

Item No. 5 is Z-49-21-7 is a request to rezone from RE-035 (Single-Family Residence District) to C-2 (Intermediate Commercial District) to allow commercial development.

Item No. 6 Z-SP-5-21-7 is a request to rezone to C-2 with a Special Permit to allow a self-service storage warehouse facility and underlying C-2 uses.

Ms. Escolar stated that the Estrella Village Planning Committee recommended approval of Z-49-21-7, per the staff recommendation by a 5 to 0 vote, and approval of Z-SP-5-21-7, per the staff recommendation with a modification by a 5 to 0 vote. The Village Planning Committee recommended a modification to Stipulation No. 1 to update the date of the stipulated building elevations.

Staff recommends approval of both cases, per the Estrella Village Planning Committee recommendations and with the addition of the standard Proposition 207 waiver of claims stipulation as follows:

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.

Ms. Escolar stated that the applicant was available if there were questions.

Chairwoman Shank stated that there were no registered speakers in opposition.

Commissioner Perez made a MOTION to approve Z-SP-5-21-7, per the Estrella Village Planning Committee recommendation, with the additional stipulation as read into the record.

Commissioner Gaynor SECONDED.

There being no further discussion, Chairwoman Shank called for a vote and the MOTION Passed 8-0 (Johnson absent).

Stipulations:

1. The self-service storage warehouse portion of the development shall be in general conformance with the building elevations date stamped ~~July 12, 2021~~ NOVEMBER 16, 2021, as modified by the following stipulations and approved by the Planning and Development Department. Other building elevations shall be developed with a common architectural theme to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability to provide a decorative and aesthetic treatment.
 - b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - c. A minimum of two building materials listed in the Estrella Village Core Plan shall be utilized in all building elevations.
2. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as noted herein, as approved by the Planning and Development Department.
3. Project entry drives along Lower Buckeye Road shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials. Each landscaped area shall be a minimum of 125-square feet, as approved by the Planning and Development Department.
4. Project entry drives along Lower Buckeye Road shall be constructed of decorative pavers, stamped, or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
5. Where perimeter walls are adjacent to the Loop 202 freeway drainage channel, these shall be limited to open view wrought iron fencing or similar material, or a

combination of 4-feet solid masonry topped by wrought iron open view fencing or similar material, unless required otherwise by the Zoning Ordinance, as approved by the Planning and Development Department.

6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
7. The following pedestrian shade standards shall be met as described below and as approved or modified by the Planning and Development Department:
 - a. Pedestrian walkways connecting the commercial buildings to adjacent public sidewalks shall be shaded to a minimum of 75 percent using large canopy drought tolerant shade trees at maturity and/or architectural shade.
 - b. The bus stop along Lower Buckeye Road shall be shaded to a minimum of 50 percent.
8. A system of pedestrian thoroughfares shall be provided as described below and as approved or modified by the Planning and Development Department:
 - a. Connections to/between via the most direct route:
 - (1) All building entrances.
 - (2) Adjacent public sidewalks.
 - (3) The bus stop along Lower Buckeye Road.
 - b. 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 with parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.
9. The development shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.

- a. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance of each enclosed commercial building 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.
 - b. One bicycle repair station ("fix it station") shall be provided and maintained within close proximity to Lower Buckeye Road or the C Store building as depicted in the site plan date stamped July 12, 2021. The bicycle repair station ("fix it station") shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
10. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the north side of Lower Buckeye Road and construct a minimum 10-foot-wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail indicated in Section 429 and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
11. The developer shall dedicate right-of-way and construct one bus stop pad along westbound Lower Buckeye Road west of 59th Avenue. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258.
12. All sidewalks along Lower Buckeye Road shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Arizona Department of Transportation (ADOT) and/or the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75 percent shade.
 - b. Drought tolerant vegetation maintained at a maximum height of 24 inches and achieve 75 percent live coverage.

- c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

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

- 13. All sidewalks along 59th Avenue shall be a minimum of 5 feet in width and detached with a minimum 10-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Arizona Department of Transportation (ADOT) and/or the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75 percent shade.
 - b. Drought tolerant vegetation maintained at a maximum height of 24 inches and achieve 75 percent live coverage.
 - c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

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

- 14. All proposed driveways along Lower Buckeye Road shall require the approval of the Arizona Department of Transportation (ADOT) and the Planning and Development Department.
- 15. 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.
- 16. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

17. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
18. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
19. **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.**

5. **Z-49-21-7 (Companion Case Z-SP-5-21-7):** Presentation, discussion, and possible recommendation regarding a request to rezone approximately 11.83 acres located approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road **from** RE-35 (Single-Family Residence District) **to** C-2 (Intermediate Commercial District) to allow commercial uses.
6. **Z-SP-5-21-7 (Companion Case Z-49-21-7):** Presentation, discussion, and possible recommendation regarding a request to rezone approximately 11.83 acres located approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road **from** RE-35 (pending C-2) (Single-Family Residence District, pending Intermediate Commercial District) **to** C-2 SP (Intermediate Commercial, Special Permit District) to allow a self-service storage warehouse and underlying commercial uses.

Cases Z-49-21-7 and Z-SP-5-21-7 were heard concurrently and out of order in the agenda.

No members of the public registered to speak on these items.

Mr. Bojórquez, staff, requested that the committee continue both cases to allow the applicant to continue their public outreach.

Lisa Perez stated asked if the continuance request was due to a notice deficiency and if more information could be provided to her after this meeting. **Mr. Bojórquez** confirmed that the continuance request pertained to a notice deficiency and would provide additional information to Ms. Perez following the meeting.

MOTION – Z-49-21-7:

Mr. Cardenas motioned to continue case Z-49-21-7 to the November 16, 2021 Estrella Village Planning Committee meeting. **Ms. Perez** seconded the motion to continue.

VOTE – Z-49-21-7:

7-0, motion passed; Members Ademolu, Cartwright, Danzeisen, Perez, Rush, Sanou and Cardenas in favor; None in dissent.

MOTION – Z-SP-5-21-7:

Mr. Cardenas motioned to continue case Z-SP-5-21-7 to the November 16, 2021 Estrella Village Planning Committee meeting. **Ms. Perez** seconded the motion to continue.

VOTE – Z-SP-5-21-7:

7-0, motion passed; Members Ademolu, Cartwright, Danzeisen, Perez, Rush, Sanou and Cardenas in favor; None in dissent.

7. **Z-TA-3-19:** Presentation, discussion, and possible recommendation regarding a request to amend Chapters 3, 5 and 13 of the Phoenix Zoning Ordinance to expand the Walkable Urban (WU) Code boundaries citywide and amend Appendix A - Zoning Fee Schedule to include fees for WU Code Transect Districts and administrative temporary use permits.

Three members of the public registered to speak on this item.

Enrique Bojórquez, staff, introduced himself and provided a presentation on this citywide text amendment case Z-TA-3-19. He provided a summary of the request involving the expansion of the Walkable Urban (WU) Code applicability area, noting the existing boundaries where WU Code is available today. He discussed the need for this text amendment given the expansion of mass-transit to other parts of the city. He discussed elements of the WU Code which prioritize the pedestrian environment and explained the transect district acronym plus unique development standards. Examples of what each transect district could look like were provided. This proposal would allow property owners to rezone to WU Code citywide and update standards regarding single-family attached standards outside of TOD areas. This proposal does not rezone any property, does not modify the current rezoning process, does not modify the applicability or standards of adopted City policy plans including TOD District plans. Addendum A of the staff report revises applicability of regulatory overlay districts and plans, plus adds Administrative Temporary Use Permit fees. An overview of existing zoning tools, rezoning evaluation process and impacts was provided. Staff recommends approval per Addendum A of the staff report and discussed the schedule for this case.

Committee member Ademolu left the meeting at 7:15pm, bringing the quorum to 7 members.

Chairman Cardenas asked for committee member questions. He then asked for public comments on this case.

Bramley Paulin, member of the public, stated that this text amendment is better suited for TOD areas. He discussed shading elements and parking reductions that would be applicable citywide if this case is approved. Other Village Planning Committees have heard this case and denied the request. Homeowners are left wondering where development will happen and will have to battle each project with an applicant's attorney regarding the density. No opportunities for citizen input were available and there is a lack of public participation. He asked the committee to deny the request.

Ryan Boyd, member of the public, supports this text amendment which will allow WU Code as an option citywide. Public input will be provided throughout the process and the VPC's will have the ability to hear each WU Code case within their villages. This allows for a wide range of housing options and a mix of uses throughout the city.

ESTRELLA VILLAGE PLANNING COMMITTEE MINUTES

Tuesday, November 16, 2021

Meeting was held electronically via a video conferencing platform

MEMBERS PRESENT

Mark Cardenas, Chair
Beth Cartwright
Lisa Perez
Dan Rush
Dafra Joel Sanou

MEMBERS ABSENT

Parris Wallace, Vice Chair
Serika Ademolu
Bill Barquin
Kevin Danzeisen

STAFF PRESENT

Enrique Bojórquez

1. Call to order, introduction of committee members, and announcements by the chair.

The meeting was called to order at 6:10pm by **Chair Mark Cardenas** with a quorum of 5 members present, 5 being required for a quorum.

2. Review and approval of the **October 19, 2021**, meeting minutes.

Chair Cardenas asked for a motion to approve the minutes as presented.

MOTION

Mr. Mark Cardenas made a motion to approve the minutes as presented.

Ms. Lisa Perez seconded the motion.

VOTE

5-0, motion passed; None in dissent.

3. Public comments concerning items not on the agenda.

None.

4. **Z-49-21-7 (Companion Case Z-SP-5-21-7)**: Presentation, discussion, and possible recommendation regarding a request to rezone approximately 11.83 acres located approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road **from** RE-35 (Single-Family Residence District) **to** C-2 (Intermediate Commercial District) to allow commercial uses.
5. **Z-SP-5-21-7 (Companion Case Z-49-21-7)**: Presentation, discussion, and possible recommendation regarding a request to rezone approximately 11.83 acres located approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road **from** RE-35 (pending C-2) (Single-Family Residence District, pending Intermediate Commercial District) **to** C-2 SP (Intermediate Commercial, Special Permit District) to allow a self-service storage warehouse and underlying commercial uses.

Cases Z-49-21-7 and Z-SP-5-21-7 were heard concurrently.

No members of the public registered to speak on these items.

Chairman Cardenas asked the committee whether a presentation on these cases was necessary given the information provided last month on these cases.

Lisa Perez stated that a presentation was not necessary on these cases. She discussed the continuance of both cases from last month and expressed interest in analyzing the current location of the Village Core.

Chairman Cardenas asked the committee for discussion or a motion on this case.

Enrique Bojórquez, staff, mentioned that the applicant for these cases has some updates that she would like to discuss with the committee.

Chairman Cardenas asked for a presentation by the applicant on these two cases.

Michelle Bach, with EAPC Architects Engineers, introduced herself as the applicant and discussed the location of the site, public participation, and showed a revised site plan. The revised site plan depicts a convenience store with fuel canopies, a retail building, and a self-service storage warehouse building. She discussed the access to the site and a landscape plan. Updated building elevations and renderings were discussed, including building materials. She concluded the presentation by requesting approval of these two cases.

Ms. Perez asked if there will be gates between the different phases. **Ms. Bach** responded that no gates are proposed.

Ms. Perez asked questions regarding the access to the site. **Ms. Bach** discussed the access and loading areas proposed for the self-service storage warehouse portion of the site.

Ms. Perez stated that this is an industrial area and appreciates that the applicant changed the car wash use for a retail building instead.

Chairman Cardenas asked for further discussion or a motion on each case.

MOTION – Z-49-21-7:

Mr. Cardenas motioned to approve case Z-49-21-7 per the staff recommendation in the staff report. **Ms. Perez** seconded the motion to approve.

VOTE – Z-49-21-7:

5-0, motion passed; Members Cartwright, Perez, Rush, Sanou and Cardenas in favor; None in dissent.

MOTION – Z-SP-5-21-7:

Mr. Cardenas motioned to approve case Z-SP-5-21-7 per the staff recommendation in the staff report with a modification to Stipulation No. 1 to update the building elevation date to November 16, 2021. **Ms. Perez** seconded the motion to approve.

Stipulation modification approved for Z-SP-5-21-7:

Stipulation No. 1: The self-service storage warehouse portion of the development shall be in general conformance with the building elevations date stamped ~~July 12,~~ **NOVEMBER 16, 2021**, as modified by the following stipulations and approved by the Planning and Development Department. Other building elevations shall be developed with a common architectural theme to the following standards, as approved by the Planning and Development Department:

- a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability to provide a decorative and aesthetic treatment.
- b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
- c. A minimum of two building materials listed in the Estrella Village Core Plan shall be utilized in all building elevations.

VOTE – Z-SP-5-21-7:

5-0, motion passed; Members Cartwright, Perez, Rush, Sanou and Cardenas in favor; None in dissent.

6. **INFORMATION ONLY:** Presentation and discussion regarding the 2021 Estrella Village Annual Report.

Enrique Bojórquez, staff, introduced the items related to the 2021 Annual Report. He showed pictures of potential cover photos sent by committee member Perez ahead of the meeting.

Lisa Perez discussed the cover photos and stated that these are not cover photo worthy. She would rather take additional photos to be considered as the cover photo for the 2021 Annual Report.

Chairman Cardenas liked photo No. 7 depicting a future fire station site.

Beth Cartwright discussed one of the photos depicting a field that used to be a pecan grove. People walk in this area next to the road to get to the store.

Ms. Perez stated that the future fire station is important, but we also need to highlight other places. She asked Mr. Rush to share photos of his area.

Dan Rush can send photos to Ms. Perez.

Ms. Perez discussed development in the Estrella Village.