

ATTACHMENT B



City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-2-23-2
May 26, 2023

North Gateway Village Planning Committee Meeting Date: June 8, 2023
Planning Commission Hearing Date: August 3, 2023

Request From: C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) (1.86 acres)

Request To: C-2 SP NBCOD (Intermediate Commercial, Special Permit, North Black Canyon Overlay District) (1.86 acres)

Proposal: Self-service storage warehouse, and all other underlying uses

Location: Approximately 375 feet south of the southwest corner of North Valley Parkway and Sonoran Desert Drive

Owner: LDR-Sonoran Parkway, LLC

Applicant/Representative: Beus Gilbert McGroder, LLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Mixed-Use (Commercial / Residential 5 to 10 dwelling units per acre) and Village Core	
<u>Street Map Classification</u>	North Valley Parkway	Major Arterial	70-foot west half street
<i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i>			
The proposal includes a building height similar to adjacent single-family residences and as stipulated, will include larger building and landscape setbacks to enhance compatibility. As stipulated, building colors and the landscape palette will be consistent with adopted plans.			

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 provide a detached sidewalk along North Valley Parkway separated by a landscape strip planted with shade trees. Additionally, all walkways, including sidewalks, will be shaded to a minimum of 75 percent.

Applicable Plan, Overlays, and Initiatives

[North Gateway Village Core Plan](#) – See Background Item No. 8.

[North Black Canyon Corridor Plan](#) – See Background Item No. 9.

[North Black Canyon Overlay District](#) – See Background Item No. 10.

[Tree and Shade Master Plan](#) – See Background Item No. 11.

[Complete Streets Guiding Principles](#) – See Background Item No. 12.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 13.

[Zero Waste PHX](#) – See Background Item No. 14.

[Transportation Electrification Action Plan](#) – See Background Item No. 15.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 M-R NBCOD
North	Vacant	C-2 M-R NBCOD
East (across North Valley Parkway)	Vacant (proposed multifamily residential)	C-2 HGT/WVR DNS/WVR NBCOD
South	Single-family residential	R-3A NBCOD
West	Single-family residential	R-3A NBCOD

C-2 SP NBCOD – Intermediate Commercial (Core Area), Special Permit, North Black Canyon Overlay District Development Standards		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	1.86 acres
Maximum Lot Coverage	50%	41% (Met)
Maximum Building Height	4 stories and 56 feet	3 stories and 32 feet 8 inches (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Street (East – North Valley Parkway)	25 feet	107 feet (Met)
Not Adjacent to Street, Adjacent to R-3A zoning	30 feet	South: 30 feet (Met)
		West: 30 feet (Met)
Not Adjacent to Street, Adjacent to C-2 zoning	0 feet	North: 10 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Streetscape (East – North Valley Parkway)	Where any parking space is established between the front property line and the principal building or structure, landscaping is required as follows: a) A total landscaped area not less than 8 feet times the lot frontage, measured in square feet, between property line abutting public right-of-way and the principal building or structure; and b) Of this total area, a landscaped strip not less than 5 feet in depth, located between front property line and parking area	30 feet (Met)
Property Lines Not Adjacent to a Street	10 feet	South: 30 feet (Met)
		West: 30 feet (Met)
Property Lines Adjacent to C-2	0 feet	North: 10 feet (Met)
Minimum Parking	21 spaces required 1 space per 35 storage units	26 spaces (Met)

**Variance or site plan modification required*

Background/Issues/Analysis

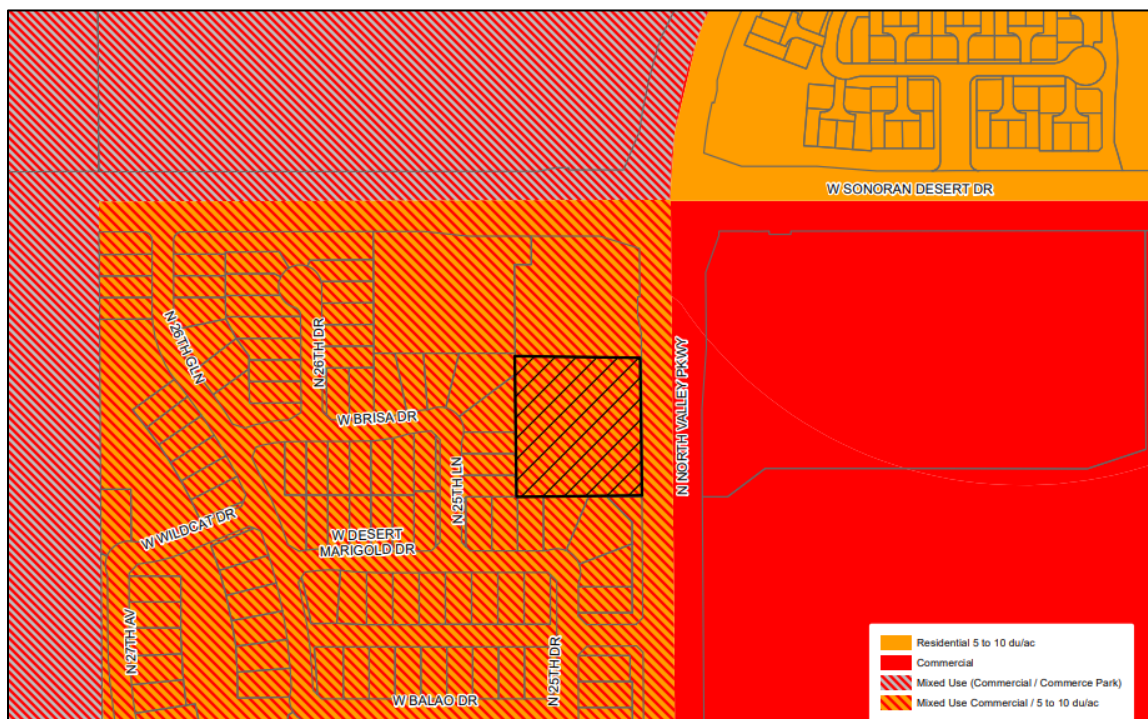
SUBJECT SITE

1. This request is to rezone 1.86 acres located approximately 375 feet south of the southwest corner of North Valley Parkway and Sonoran Desert Drive from C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) to C-2 SP NBCOD (Intermediate Commercial, Special Permit, North Black Canyon Overlay District) for a self-service storage warehouse, and all other underlying uses permitted in the C-2 zoning district.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Mixed-Use (Commercial / Residential 5 to 10 dwelling units per acre). The proposal is consistent with the General Plan Land Use Map designation.

The proposal is compatible with General Plan Land Use Map designations surrounding the site. To the north, south and west of the subject site are also designated as Mixed-Use (Commercial / Residential 5 to 10 dwelling units per acre). To the east, across North Valley Parkway, is designated as Commercial.



General Plan Land Use Map

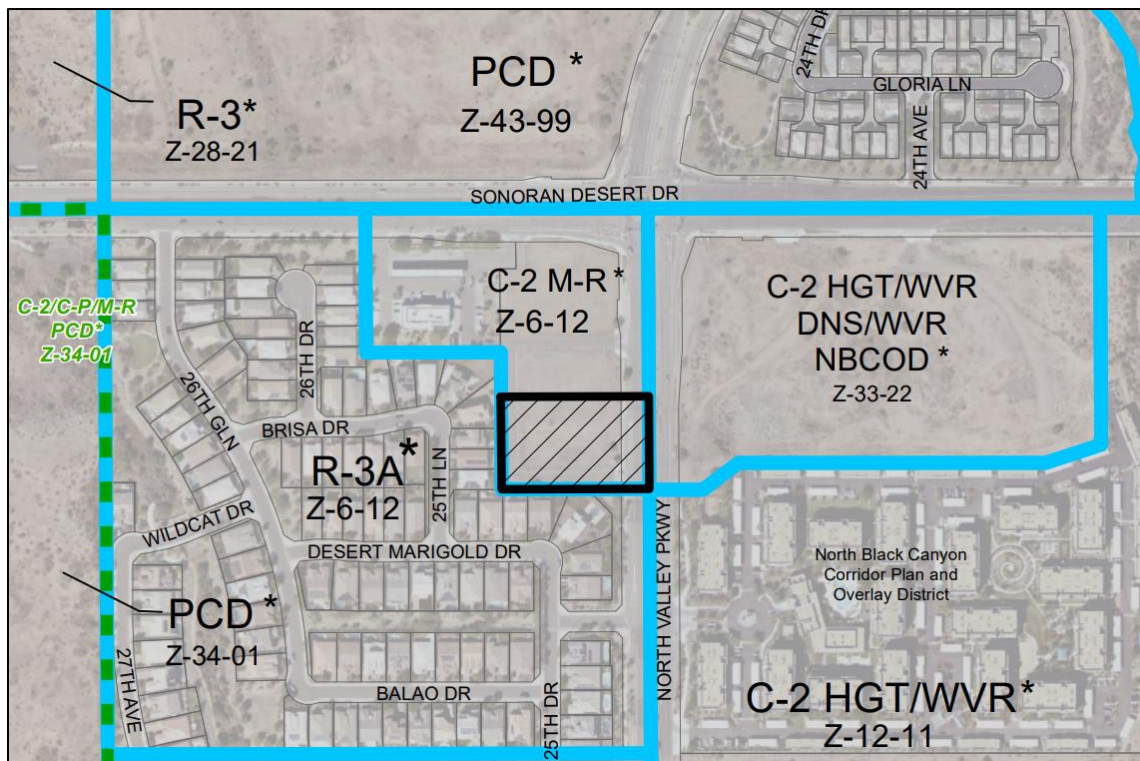
Source: Planning and Development Department

SURROUNDING LAND USES AND ZONING

3. The subject site is vacant and is currently zoned C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District). The request for C-2 SP NBCOD (Intermediate Commercial, Special Permit, North Black

Canyon Overlay District) will permit the proposed self-service storage warehouse and will remove the existing Mid-Rise District zoning.

To the north of the subject site is vacant land, zoned C-2 M-R NBCOD. To the east, across North Valley Parkway, is vacant land proposed for a multifamily residential development, zoned C-2 HGT/WVR DNS/WVR NBCOD (Intermediate Commercial, Height Waiver, Density Waiver, North Black Canyon Overlay District). To the south and to the west is single-family residential, zoned R-3A NBCOD (Multifamily Residence District, North Black Canyon Overlay District).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes a new 109,768 square-foot self-service storage warehouse, inclusive of all floor areas. The building is proposed to be setback at least 30 feet from the south and west perimeter, adjacent to single-family residential. The existing driveway along the south and west perimeter of the site is proposed to be removed and replaced with landscaping. A surface parking area is proposed in front of the building along the east perimeter of the site with a total of 26 parking spaces, including 2 accessible spaces, and a 3-foot-tall screen wall to screen the parking area. The surface parking area is proposed to be landscaped to a minimum of 10 percent of the surface parking area. A shared driveway is proposed along the northeast perimeter to connect to

future commercial development to the north. Vehicular access is proposed along North Valley Parkway with the driveway along the southeast perimeter of the property. Loading bays are proposed in front of the building facing North Valley Parkway. A refuse bin is located in front of the building, next to the loading bays. A pedestrian walkway is proposed to connect from the public sidewalk on the south, connecting into the site along the south and east sides of the building, and connecting north to future commercial development.

The proposed site plan meets or exceeds the minimum development standards required by the Phoenix Zoning Ordinance, so staff recommends general conformance to the site plan date stamped May 18, 2023. This is addressed in Stipulation No. 1.

For enhanced pedestrian safety and visibility, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of alternative materials or other pavement treatments that visually contrasts parking and drive aisle surfaces. This is addressed in Stipulation No. 5. Additionally, staff recommends that a pedestrian connection be provided to the north to allow for a continuous pedestrian walkway to connect to future commercial development to the north. This is addressed in Stipulation No. 6. Lastly, staff recommends that a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip between the back of curb and sidewalk be constructed along the west side of North Valley Parkway. This is addressed in Stipulation No. 15.

5. **Landscape Plan**

The landscape plan, attached as an exhibit, proposes enhanced landscaping with larger caliper tree sizes along the south and west perimeter, landscaping within the surface parking landscape areas, and within the streetscape. Staff recommends the following stipulations to ensure the landscape planting standards on the landscape plan are provided:

- That a minimum 30-foot-wide landscape setback be provided along the west and south perimeter and planted with minimum 3-inch and minimum 4-inch caliper shade trees as depicted on the landscape plan date stamped May 18, 2023;
- That a minimum 30-foot-wide landscape setback be provided along the east perimeter and planted with minimum 3-inch caliper shade trees planted 20 feet on center or in equivalent groupings;
- That a minimum 10-foot-wide landscape setback be provided along the north perimeter;
- That the landscape setbacks be planted with drought-tolerant shrubs, accents and vegetative groundcovers to achieve a minimum of 75 percent live coverage at maturity.

These are addressed in Stipulation Nos. 11 through 14.

6. **Elevations**

The building elevations, attached as an exhibit, propose a 3-story building with a basement, with a total height of 32 feet and 8 inches above grade. The elevations propose a variation of desert-tone colors and materials, masonry, windows, articulation, canopies, and breaking of massing. Given the enhanced elevations proposed, staff recommends general conformance to the elevations date stamped May 18, 2023, with specific regard to the design criteria mentioned above. This is addressed in Stipulation No. 2.

The subject site is located in the North Gateway Village Core, which allows a height up to four stories and 56 feet in the C-2 zoning district. To ensure compatibility with the single-family residential homes to the south and west, staff recommends the maximum building height be limited to three stories and 33 feet, as proposed on the elevations. This is addressed in Stipulation No. 3.

7. **Special Permit**

Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:

- a) All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10 percent of the gross site area.
- b) No auctions, sales, services and repair activity shall be conducted on the site.
- c) There shall be no storage or use of hazardous or dangerous materials on the premises.
- d) The site shall have direct access to an arterial street.
- e) Landscape areas adjacent to residential zones must be a minimum of ten feet.

The proposal meets the above conditions by proposing solely indoor storage on the site, and it does not propose to store any hazardous or dangerous materials on the premises. Access is provided via North Valley Parkway, which is a major arterial street. Additionally, the south and west portion of the site adjacent to residential zoning will contain a 30-foot landscape setback.

PLANS, OVERLAYS, AND INITIATIVES

8. **North Gateway Village Core Plan**

The subject site is within the North Gateway Village Core. The Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high density, urban environment with Skunk Creek Wash and Bronco Butte as major natural amenities.

This request aligns with the plan's principles of providing a mixture of uses, including commercial, in the Village Core. The North Gateway Village Core Plan envisioned the site as Mixed-Use, Commercial/Residential, which encourages a variety of community activities to co-exist in close proximity and to accommodate a variety of commercial, office, retail and residential uses. The rezoning request proposes a commercial use in close proximity to future and existing residential areas.

All parcels within the North Gateway Village Core were originally rezoned to include a Mid-Rise District overlay to promote high-intensity development that furthers the vision of the Village Core. The maximum height allowed with the Mid-Rise District overlay is 190 feet. The North Gateway Village Core Plan recommends restricting height further to a maximum height of 10 stories (approximately 120 feet). There are elements in the North Gateway PCD (Z-34-01) that require master infrastructure plans and master street circulation plans, with the assumption that the parcels would operate together as a functional unit. The applicant is proposing to remove the Mid-Rise overlay on this property and will be restricting building height to a maximum of three stories and 33 feet to be compatible with the adjacent single-family residences. The reduced height is consistent with the North Gateway Village Core Plan and would reduce infrastructure demands from this property compared to a taller development.

9. [North Black Canyon Corridor Plan](#)

The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within the planned area. The proposal is consistent with the intent of the following goals from the plan:

- *Goal 2: Achieve a balance between employment and housing.*
The proposal will add to employment opportunities in the area that will provide a balance between employment and housing.
- *Goal 3: Concentrate growth within a defined corridor.*
The site is located within the North Gateway Village Core, which is envisioned as a high-density, mixed use urban environment and is located within the Infrastructure Limit Line. The proposal will add new commercial to the area concentrated within the Village Core.

10. [North Black Canyon Overlay District](#)

The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. To enforce the NBCOD guidelines regarding developing buildings with a desert color palette, staff recommends that the color and material palette for the building comply with the NBCOD, with specific regard

to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment. This is addressed in Stipulation No. 4.

11. **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 and shade standards, including that all pedestrian walkways, including sidewalks, be shaded to a minimum of 75 percent, that minimum 3-inch caliper and minimum 4-inch caliper shade trees be planted within the landscape setbacks, and that a detached sidewalk be provided and separated by a landscape strip planted with minimum 3-inch caliper shade trees 20 feet on center or in equivalent groupings. These are addressed in Stipulation Nos. 7, 11, 12 and 15.

12. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To promote safety and connectivity for pedestrians, staff recommends that a minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip be provided along North Valley Parkway. This is addressed in Stipulation No. 15.

13. **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. 9.

14. **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 proposal will consider the incorporation of recycling in conjunction with refuse.

15. **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 15 percent of the required parking spaces and a minimum of 50 percent of the required accessible parking spaces include EV Installed infrastructure. Additionally, staff recommends a minimum of two of the required bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. This is addressed in Stipulation Nos. 8 and 10.

COMMUNITY INPUT SUMMARY

16. At the time this staff report was written, staff received three letters of support and 26 letters of opposition. Concerns shared were compatibility with adjacent residential, traffic, safety, noise, height, property values, mountain and dark sky views, crime, and concentration of existing self-service storage warehouses.

INTERDEPARTMENTAL COMMENTS

17. **Fire Prevention**

The Fire Prevention Division commented that they do not anticipate problems with the referenced case, noted that gates require permits through the Planning and Development Department, commented that the site will be required to test for an emergency responder radio system and if passed the approved test report needs to be submitted to Fire Prevention and if failed the system will need to be installed, that the site and buildings shall comply with the current Phoenix Fire Code (PFC), and that the water supply (gpm and psi) for the reference case is unknown, and that the water supply is required to meet fire flow as defined by Appendix B of the 2018 International Fire Code (IFC) with Phoenix Amendments.

18. **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.

19. **Street Transportation Department**

The Street Transportation Department requested that the developer provide a recorded cross-access agreement between the subject site and the parcel to the north, that improvements adjacent to the development be consistent with the "Arterial A" cross section to include a minimum 10-foot-wide landscape strip located between the curb and sidewalk and minimum 6-foot-wide detached sidewalk, and that all required street improvements shall be provided with all required elements and meet ADA standards. These are addressed in Stipulation Nos. 15 through 17.

OTHER

20. The rezoning case that established the existing C-2 M-R NBCOD zoning had a stipulation requiring the developer to record documents that disclose to purchasers of the property within the development the proximity to building heights up to 190 feet adjacent to the site due to the height allowances of the Mid-Rise District. Since there will be Mid-Rise District zoning remaining to the north of the subject site, staff recommends this stipulation be carried over, with the modification that the proximity to building heights up to 190 feet will be to the north of the subject site. This is addressed in Stipulation No. 18.
21. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet 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 No. 19.
22. 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 Mixed-Use (Commercial / Residential 5 to 10 dwelling units per acre).
2. As stipulated, the proposal is compatible with the adjacent land uses and zoning to the west and south.
3. As stipulated, the proposal supports efforts from various plans, such as the North Black Canyon Overlay District, the Tree and Shade Master Plan, the Complete Streets Guiding Principles, the Comprehensive Bicycle Master Plan, and the Transportation Electrification Action Plan.

Stipulations

1. The development shall be in general conformance with the site plan date stamped May 18, 2023, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the building elevations date stamped May 18, 2023, with specific regard to the variety and type of materials, variety of colors, articulation, canopies, windows and massing, as modified by the following stipulations and as approved by the Planning and Development Department.
3. The maximum building height shall be three stories and 33 feet above grade.
4. The color and material palette for buildings shall comply with the North Black Canyon Overlay District, with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
5. 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.
6. The walkway adjacent to the building shall provide a connection point for a continuous walkway that connects to the future commercial pad to the north, as approved by the Planning and Development Department.
7. All walkways, including sidewalks, shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide a minimum of 75% shade, measured at summer solstice at noon, at maturity, as approved by the Planning and Development Department.
8. A minimum of 15% of the required parking spaces and a minimum of 50% of the required ADA parking spaces shall include Electric Vehicle (EV) Installed infrastructure, as approved by the Planning and Development Department.
9. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near 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.

10. A minimum of two of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. A minimum 30-foot-wide landscape setback shall be provided along the west and south perimeter of the site and planted with minimum 3-inch caliper and minimum 4-inch caliper large canopy drought-tolerant shade trees, as depicted on the landscape plan date stamped May 18, 2023, as approved by the Planning and Development Department.
12. A minimum 30-foot-wide landscape setback shall be provided along the east perimeter of the site and planted with minimum 3-inch caliper large canopy drought-tolerant shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
13. A minimum 10-foot-wide landscape setback shall be provided along the north perimeter of the site.
14. Landscape setbacks shall be planted with drought-tolerant shrubs, accents and vegetative groundcovers to provide a minimum of 75% live coverage at maturity, as approved by the Planning and Development Department.
15. A minimum 6-foot-wide detached sidewalk and a minimum 10-foot-wide landscape strip between the back of curb and sidewalk shall be constructed along the west side of North Valley Parkway, planted to the following standards and maintained with a watering system, as approved by the Planning and Development Department.
 - a. Minimum 3-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted 20 feet on center or in equivalent groupings.
 - b. Drought-tolerant shrubs, accents and vegetative groundcovers to achieve a minimum of 75% live coverage at maturity.

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

16. A recorded cross-access agreement between the subject site and the parcel to the north shall be provided prior to preliminary site plan approval, as approved by the Planning and Development Department. The agreement shall be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.

17. 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.
18. Prior to preliminary site plan approval, the developer shall record documents that disclose to purchasers of the property within the development the proximity to building heights up to 190 feet to the north of the subject site. The form and content of such documents shall be reviewed and approved by the City prior to recordation.
19. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Adrian Zambrano

May 26, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

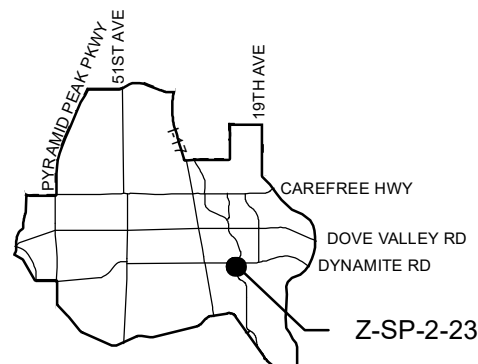
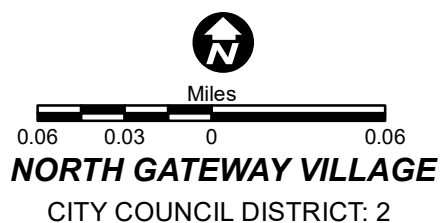
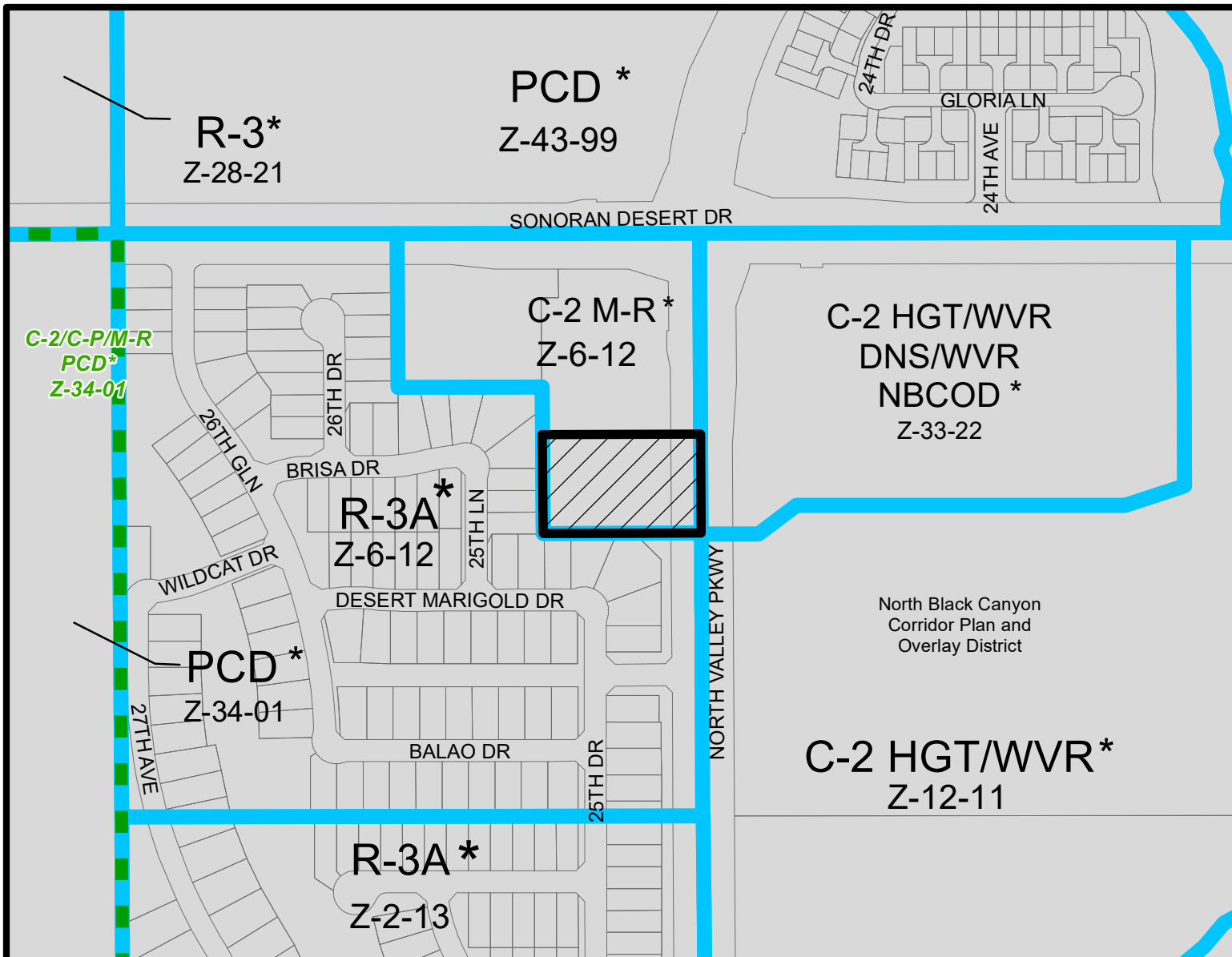
Aerial Sketch Map

Preliminary Site Plan date stamped May 18, 2023 (4 pages)

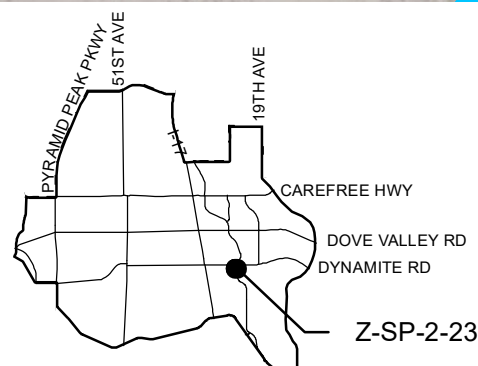
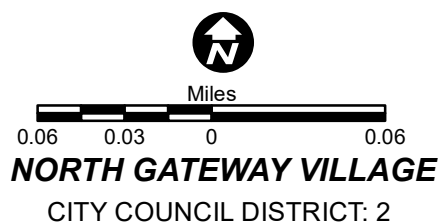
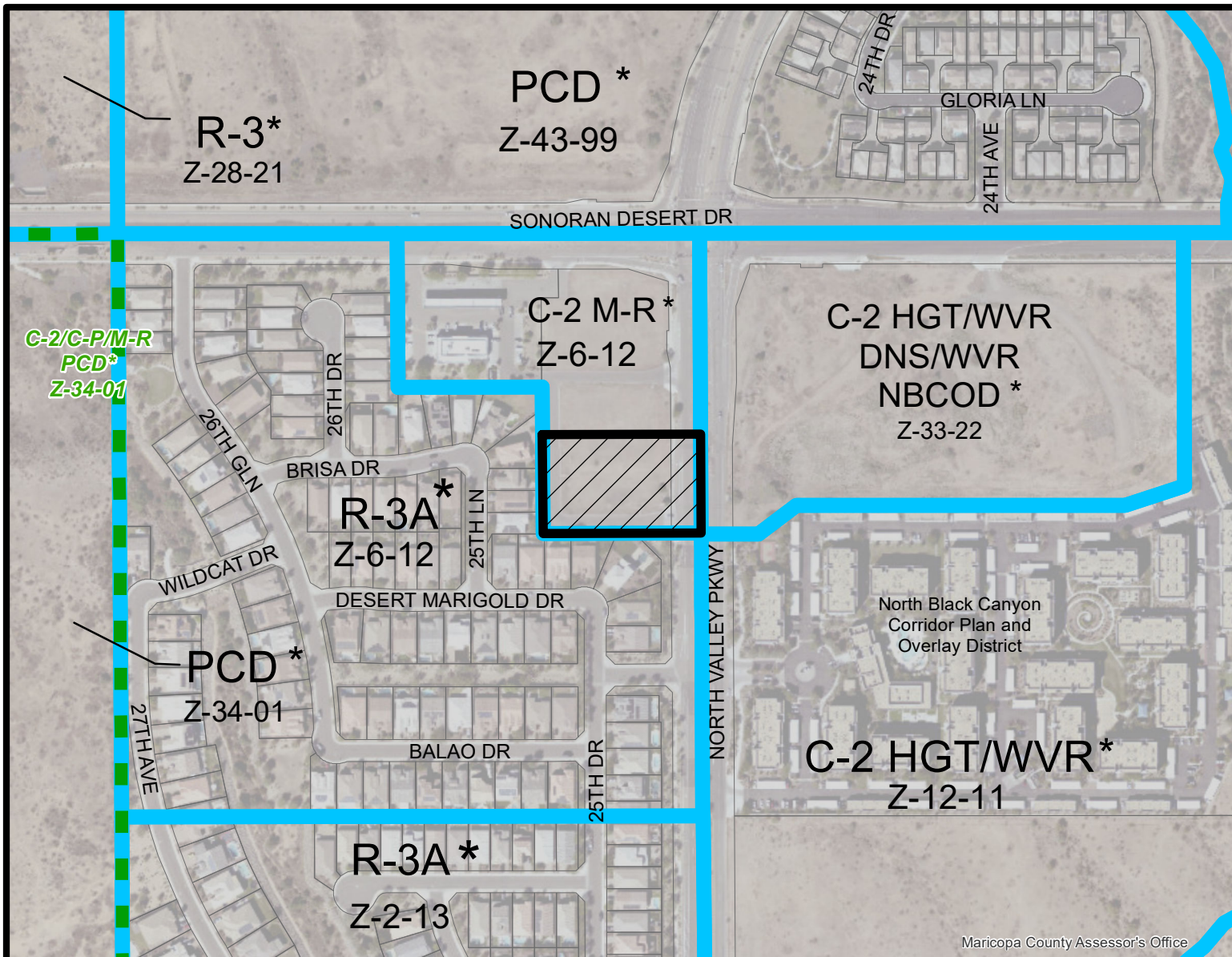
Landscape Plan date stamped May 18, 2023 (2 pages)

Elevations date stamped May 18, 2023

Correspondence (38 pages)



APPLICANT'S NAME: Beus Gilbert McGroder LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-2-23	DATE: 3/22/2023 REVISION DATES:	FROM: C-2 M-R NBCOD (1.86 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.86 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 54-23	ZONING MAP Q-7	TO: C-2 SP NBCOD (1.86 a.c.)
MULTIPLES PERMITTED C-2 M-R NBCOD C-2 SP NBCOD	CONVENTIONAL OPTION 27 27		* UNITS P.R.D. OPTION 32 32
* Maximum Units Allowed with P.R.D. Bonus			



APPLICANT'S NAME: Beus Gilbert McGroder LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-2-23	DATE: 3/22/2023 REVISION DATES:	FROM: C-2 M-R NBCOD (1.86 a.c.)	
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MULTIPLES PERMITTED C-2 M-R NBCOD C-2 SP NBCOD	CONVENTIONAL OPTION 27 27		* UNITS P.R.D. OPTION 32 32
* Maximum Units Allowed with P.R.D. Bonus			

SELF STORAGE FACILITY SWC NORTH VALLEY PKWY & SONORAN DESERT DR PHOENIX, ARIZONA 85085



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05-12-23

COVER SHEET

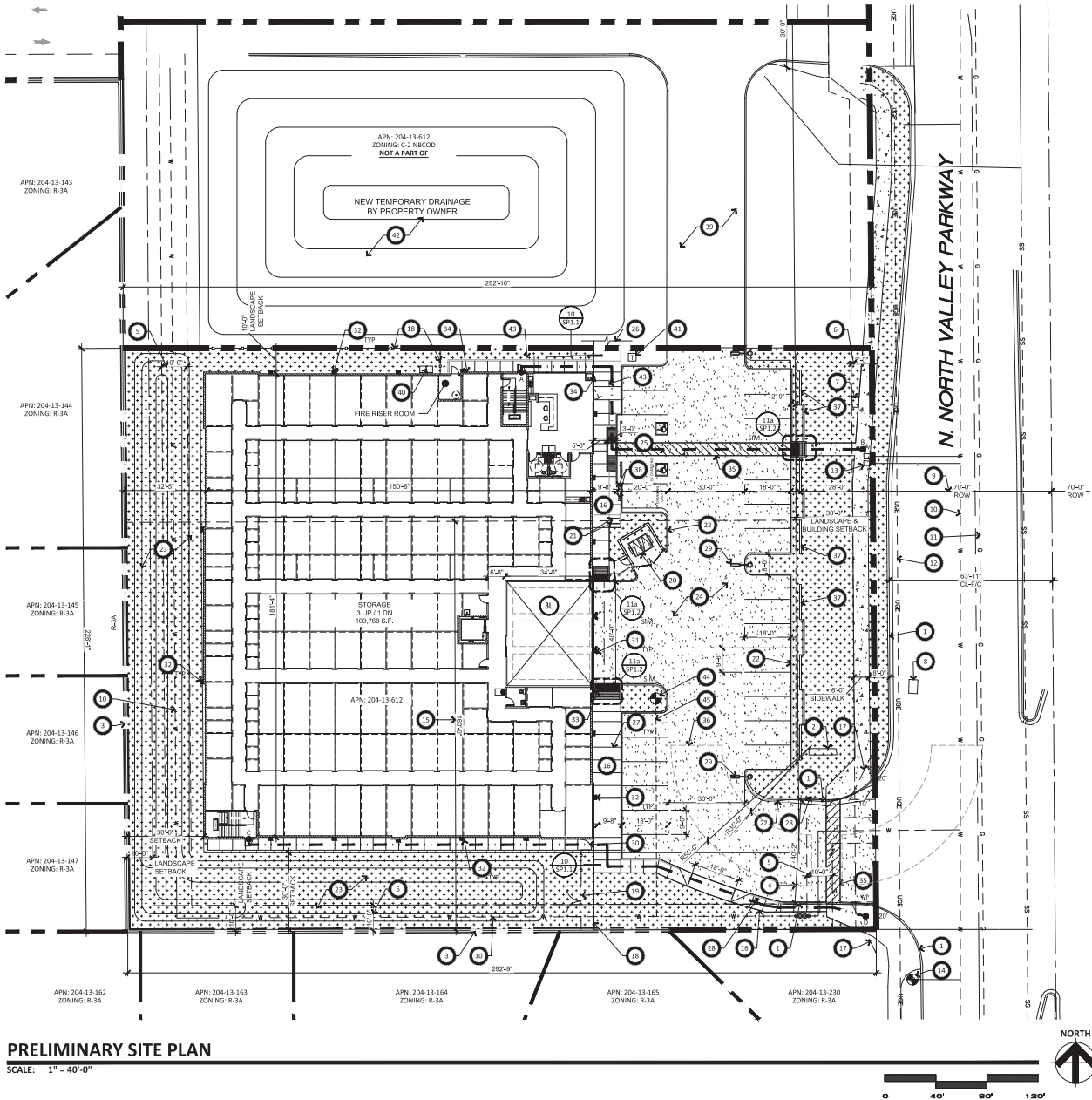
SELF STORAGE
SWC NORTH VALLEY PKWY & SONORAN DESERT DRIVE
PHOENIX, AZ

DATE: 05-12-23

design by: REH
drawn by: MK
checked by: RWK

T1.0
project #: 23025.00
RVA PROJECT #: 06-2123
REV #: 1300070
PAPP / FACT #: 2300841
MEETING DATE: 3/8/2023

LEGAL DESCRIPTION	PROJECT DATA	CODE ANALYSIS	PROJECT DIRECTORY	SHEET INDEX
<p>PARCEL NO. 1 THE SOUTH 255 FEET OF LOT 1, OF THE FINAL PLAT FOR "SONORAN COMMONS COMMERCIAL," ACCORDING TO BOOK 1307 OF MAPS, PAGE 37, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 2 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1;</p> <p>THENCE SOUTH 89°49'34" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 292.79 FEET TO THE SOUTHWEST CORNER THEREOF;</p> <p>THENCE NORTH 07°27'21" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 255.00 FEET TO THE NORTH LINE OF THE SOUTH 255 FEET OF SAID LOT 1;</p> <p>THENCE NORTH 89°49'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 292.81 FEET TO THE EAST LINE OF SAID LOT 1;</p> <p>THENCE SOUTH 07°26'57" EAST, ALONG SAID EAST LINE, A DISTANCE OFF 255.00 FEET TO THE POINT OF BEGINNING.</p> <p>PARCEL NO. 2</p> <p>A NON-EXCLUSIVE AND PERPETUAL EASEMENT FOR REASONABLE ACCESS, INGRESS, AND EGRESS OVER THE COMMON AREAS AS SET FORTH IN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED IN DOCUMENT NO. 2016-0461514, RECORDS OF MARICOPA COUNTY, ARIZONA.</p>	<p>SCOPE OF WORK</p> <p>PROJECT DESCRIPTION: CONSTRUCTION OF A CLIMATE CONTROLLED SELF STORAGE FACILITY W/ SITE IMPROVEMENTS</p> <p>ADDRESS / LOCATION: SOUTH OF SWC OF NORTH VALLEY PARKWAY AND DESERT DR.</p> <p>JURISDICTION: CITY OF PHOENIX</p> <p>PARCEL#: 204-19-612</p> <p>EXISTING ZONING: C-2, M-R NORTH BLACK CANYON OVERLAY DISTRICT (NB/COD)</p> <p>PROPOSED ZONING: C-2 NB/COD</p> <p>VILLAGE: NORTH GATEWAY</p> <p>ZONING MAP: Q7</p> <p>REZONING CASE: Z-6-12</p> <p>OVERLAY DISTRICT / SPD: NORTH BLACK CANYON CORRIDOR PLAN AND OVERLAY DISTRICT REGULATORY ZONING CASE(S): N/A</p> <p>NET SITE AREA (PARCEL A): 1.53 ACRES (66,647 S.F.)</p> <p>GROSS SITE AREA (PARCEL A): 1.86 ACRES (81,021.60 S.F.)</p> <p>TOTAL BUILDING AREA: 109,768 S.F.</p> <p>ADJACENT TO LIGHT RAIL? NO</p> <p>FLOODPLAIN? NO</p> <p>HILLSIDE? NO</p> <p>INFILL AREA? NO</p> <p>IMPACT FEE (SERVICE AREA): NORTHWEST</p> <p>COUNCIL DISTRICT: 2</p> <p>QUARTER SECTION (QS): 054-23</p> <p>CENSUS TRACT: 0113</p>	<p>CLASSIFICATION TYPE: SECTION 302</p> <p>CONSTRUCTION TYPE</p> <p>ALLOWABLE HEIGHT: TABLE 503</p> <p>OCCUPANCY TYPE: (NON-SEPARATED)</p> <p>FIRE SPRINKLER REQ. YES PER NFPA 13</p> <p>FIRE ALARM YES</p> <p>FIRE EXTINGUISHERS 2A-10B-C PER 3000 SF OF FLOOR AREA. MAX TRAVEL DISTANCE OF 75' TO F.E.</p> <p>PANIC HARDWARE YES</p> <p>TYPE II-B FULLY SPRINKLERED</p> <p>STRUCTURE</p> <p>BASEMENT: CONCRETE 1ST FLOOR: CMU MASONRY 2ND FLOOR: METAL STUD 3RD FLOOR: METAL STUD</p> <p>33'-0", 3 STORY</p> <p>PROPOSED HGT. 33'-0", 3 STORY</p> <p>M: MERCHANTILE S-1: STORAGE</p> <p>OWNER: LRR SONORAN PARKWAY LLC 3110 EAST MISSOURI AVENUE, SUITE 700 PHOENIX, AZ 85014 CONTACT: GARY DAVIDSON</p> <p>DEVELOPER: LPP SONORAN, LLC 2803 HIGHWAY 280 S., SUITE 340 BIRMINGHAM, ALABAMA 35223 CONTACT: SABRINA PEREZ EMAIL: sperez@lppson.com</p> <p>PROJECT COORDINATOR: BEUS GILBERT McRODOR, PLLC 701 NORTH 44TH ST PHOENIX, ARIZONA 85008 CONTACT: PAUL GILBERT PHONE: (480) 429-3000 FAX: (480) 429-3100 E-MAIL: PGilbert@beusgilbert.com</p> <p>ARCHITECT: ROBERT KUBICEK ARCHITECTS & ASSOCIATES 2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: RANDY HANLEY PHONE: (602) 955-0900 FAX: (602) 955-0496 E-MAIL: rhanley@rkaa.com</p> <p>LANDSCAPE: T.J. MACQUEEN & ASSOCIATES, INC. 3080 N. 74TH STREET, SUITE 120 SCOTTSDALE, ARIZONA 85258 PHONE: (602) 365-0300 E-MAIL: tmacqueen@tjma.net</p> <p>CIVIL: HEUX ENGINEERING, LLC 3240 E. UNION HILLS DR. #113 PHOENIX, AZ 85090 CONTACT: STEVE ROWSER, P.E. PHONE: (602) 757-8016 E-MAIL: SR@HEUX.COM</p>	<p>GENERAL T1.0 COVER SHEET</p> <p>ARCHITECTURAL SP1.0 PRELIMINARY SITE PLAN SP1.1 SITE PLAN DETAILS SP1.2 SITE PLAN DETAILS A2.0 EXTERIOR ELEVATIONS</p> <p>LANDSCAPE LA01 LANDSCAPE PLAN LA02 SHADE STUDY</p> <p>CURRENT ADOPTED CODES</p> <p>2018 INTERNATIONAL BUILDING CODE (IBC)</p> <p>2018 INTERNATIONAL RESIDENTIAL CODE (IRC)</p> <p>2018 INTERNATIONAL MECHANICAL CODE (IMC)</p> <p>2018 INTERNATIONAL PLUMBING CODE (IPC)</p> <p>2018 INTERNATIONAL FUEL GAS CODE (IFGC)</p> <p>2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)</p> <p>2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)</p> <p>2012 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)</p> <p>2017 NATIONAL ELECTRIC CODE (NEC)</p> <p>2018 PHOENIX FIRE CODE</p>	
<p>ZONING STIPS</p> <p>2-6-12 STIPULATIONS:</p> <p>1. CONCEPTUAL SITE PLAN(S) AND ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL AS EACH PARCEL IS TO BE DEVELOPED. THIS IS A RESOLUTIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.</p> <p>2. THE SIDEWALK ON NORTH VALLEY PARKWAY AND SONORAN DESERT DRIVE SHALL BE SETBACK A MINIMUM OF EIGHT FEET FROM THE BACK OF CURB AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p> <p>3. THE DEVELOPER SHALL SHOW THE PLANNED OVERGROUND POWER LINES ON THE SITE, LANDSCAPE, AND GRADING AND DRAINAGE PLANS. ALL UTILITIES AND OTHER CONSTRUCTION SHALL BE COORDINATED WITH THE CITY AND APS SO AS TO NOT CONFLICT WITH THE PLANNED POWER LINES.</p> <p>4. THE APPLICANT SHALL 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 FURTHER ARCHAEOLOGICAL MONITORING AND/OR TESTING (TRENCHING) MAY BE NECESSARY BASED ON THE RESULTS OF THE SURVEY.</p> <p>5. PRIOR TO FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PURCHASERS OF THE PROPERTY WITHIN THE DEVELOPMENT THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE MINING OPERATION NEAR THE DEVELOPMENT THAT IT IS AN ACTIVE MINE HAS THE POTENTIAL TO BE ACTIVE SEVEN DAYS A WEEK 24 HOURS A DAY AND IS ANTICIPATED TO CONTINUE UNTIL THE ROCK RESOURCES ARE EXHAUSTED WHICH COULD BE FOR 30 OR MORE YEARS THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY ATTORNEY.</p> <p>6. THAT PRIOR TO FINAL SITE PLAN APPROVAL, THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE TO PURCHASERS OF THE PROPERTY WITHIN THE DEVELOPMENT THE PROXIMITY TO BUILDING HEIGHTS UP TO 190 FEET ON THE NORTH SOUTH AND WEST UP TO 56 FEET ON THE EAST OF THE SUBJECT SITE THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.</p> <p>7. THAT PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.</p> <p>8. THAT THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF THE DEER VALLEY AIRPORT TO FUTURE OWNERS OR TENANTS OF THE PROPERTY THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.</p>	<p>SITE PLAN NOTES</p> <p>1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.</p> <p>2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.</p> <p>3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.</p> <p>4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.</p> <p>5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.</p> <p>6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.</p> <p>7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.</p> <p>8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM THE LEVEL ADJACENT TO ALL PUBLIC STREETS.</p> <p>9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.</p> <p>10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.</p> <p>I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.</p> <p>SIGNATURE OF COPYRIGHT OWNER</p> <p>PRINTED NAME OF COPYRIGHT OWNER</p> <p>DATE</p>	<p>CITY OF PHOENIX REGULATORY AGENCIES</p> <p>TEAM LEADER: MICHAEL ABEGG PHONE: (602) 495-5156 E-MAIL: MICHAEL.ABEGG@PHOENIX.GOV</p> <p>SITE PLANNING: AMANDA CLAYTON PHONE: (602) 534-5126 E-MAIL: AMANDA.CLAYTON@PHOENIX.GOV</p> <p>TRAFFIC: DEREK FANCON PHONE: (602) 534-6316 E-MAIL: DEREK.FANCON@PHOENIX.GOV</p> <p>CIVIL ENGINEERING: TRAVIS TOMICH PHONE: (602) 534-6670 E-MAIL: TRAVIS.TOMICH@PHOENIX.GOV</p> <p>FIRE PREVENTION: LUIS BADILLA PHONE: (602) 495-3664 E-MAIL: LUIS.BADILLA@PHOENIX.GOV</p> <p>SOLID WASTE: MEGAN SHEETS PHONE: (602) 534-3754 E-MAIL: MEGAN.SHEETS@PHOENIX.GOV</p> <p>VILLAGE PLANNING: (NORTH GATEWAY) ADRIAN ZAMBRANO E-MAIL: ADRIAN.ZAMBRANO@PHOENIX.GOV</p>	<p>FIRE PREVENTION NOTES</p> <p>FIRE DESIGN WILL BE BASED ON THE FOLLOWING:</p> <ul style="list-style-type: none">ORDINARY HAZARD GROUP II - MISC. STORAGE UP TO AND INCLUDING 12' ABOVE FLOORNFPA 13 CLASS I-IV COMMODITIES AND 5' OF GROUP 'A' PLASTICS SUCH AS COUCH OR CHAIRS WITH FOAM CUSHIONS. DENSITY IS .20/1500 S.F. OF CALCULATED AREA <p>1. BUILDING WILL BE SPRINKLERED WITH STANDPIPES IN STAIRWELLS</p> <p>2. STANDPIPES WILL BE PROVIDED AS REQUIRED PER SECTION 905</p> <p>3. EMERGENCY RESPONDER RADIO COVERAGE WILL BE PROVIDED. ERIC SURVEY TEST WILL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY. IF THE TEST FAILS, AN ERIC SYSTEM SHALL BE INSTALLED. INSTALLATION MAY BE UNDER A SEPARATE PERMIT</p> <p>4. FIRE SPRINKLER WILL FLOW AT APPROXIMATELY 400-450 GALLONS PER MINUTE FROM HYDRAULIC AREA</p>	
<p>APPROVAL BLOCK</p> <p>VICINITY MAP</p> <p>SCALE: NTS</p>				



PRELIMINARY SITE PLAN

SCALE: 1" = 40'-0"

KEYNOTES

- EXISTING 6" CURB TO REMAIN
- EXISTING MONUMENT SIGN TO REMAIN
- EXISTING 8'-6" HIGH MASONRY WALL TO REMAIN
- EXISTING CURB CUT TO REMAIN
- EXISTING 10'-4" WATERLINE EASEMENT (DOC: 2015-0865799)
- EXISTING 8'-4" SIDEWALK AND PUBLIC EASEMENT (DOC: 2015-0865799) TO REMAIN
- EXISTING UTILITY PULLBOX TO REMAIN
- EXISTING UTILITY VAULT TO REMAIN
- EXISTING 7'-4" RIGHT-OF-WAY TO REMAIN
- EXISTING WATER LINE TO REMAIN
- EXISTING GAS LINE TO REMAIN
- EXISTING UNDERGROUND ELECTRICAL LINE TO REMAIN
- EXISTING WATER SERVICES TO REMAIN
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING 16'-0" TEMPORARY DRAINAGE EASEMENT (DOC: 2015-0865799)
- NEW CONCRETE SIDEWALK
- NEW 10' x 20' VISIBILITY TRIANGLE
- NEW 8'-4" HIGH WROUGHT IRON FENCE, RE: 4SP1.2
- NEW 8'-4" HIGH WROUGHT IRON GATE, RE: 3SP1.1 SM.
- NEW TRASH ENCLOSURE, RE: 20SP1.1
- NEW BIKE RACK WITH 4 BIKE CAPACITY, RE: 20SP1.1
- NEW 6" CONCRETE CURB
- NEW RETENTION AREA
- NEW ASPHALT DRIVE
- NEW ADA PARKING WITH ELECTRICAL VEHICLE READY PER SUPPLIER, RE: 10SP1.2
- NEW SIDEWALK CONNECTING TO ADJACENT LOT
- NEW CONTROL JOINT / EXPANSION JOINT, RE: 12SP1.1
- NEW NO PARKING, FIRE LAND SIGN, RE: 70SP1.1
- NEW LIGHT POLE LOCATION, RE: 4SP1.1
- NEW 6" DIAMETER CONCRETE FILLED BOLLARD, RE: 20SP1.2
- NEW WALL PACK LIGHT MOUNT AT 12'-0" MAXIMUM WITH 1F.C. ADJACENT PROPERTY LINE, RE: ELEVATION FOR HEIGHTS, RE: 10SP1.2
- NEW FOC
- NEW KNOX BOX
- NEW PEDESTRIAN CROSSING WITH COLORED CONCRETE
- NEW FIRE APPARATUS TURNING RADIUS, 30' INSIDE RADIUS, 55' OUTSIDE RADIUS
- NEW 5'-0" HIGH MASONRY SCREENWALL, RE: 8SP1.1
- G.C. TO PROVIDE CONDUIT AND CIRCUIT FOR ELECTRIC CAR CHARGING STATION, PEDESTAL TO BE PROVIDED BY OWNER'S VENDOR
- NEW ACCESS DRIVE CONSTRUCTED WITH ASPHALT AND CURBS
- NEW SES LOCATION
- NEW TRANSFORMER LOCATION
- G.C. TO PROVIDE DUST CONTROL IN DISTURBED AREAS
- NEW CANOPY ABOVE, RE: EXTERIOR ELEVATIONS
- NEW FIRE HYDRANT, DISTANCE TO EXISTING FIRE HYDRANT @ -200'
- NEW WATER LINE

LEGEND

- ACCESSIBLE ROUTE PER IBC SECTION 1104
- ROUTE A-B = ±188' LINEAR FEET
- ROUTE C-D = ±295' LINEAR FEET

PROJECT DIRECTORY

OWNER
LDR.SONORAN PARKWAY LLC
1110 EAST MISSOURI AVENUE, SUITE 700
PHOENIX, AZ 85014
CONTACT: GARY DAVIDSON

DEVELOPER
LDR.SONORAN, LLC
2801 HIGHWAY 280 S, SUITE 345
BIRMINGHAM, ALABAMA 35223
CONTACT: SABINA FINEZ
E-MAIL: sfiniez@ltdr.com

PROJECT COORDINATOR
BEUS GILBERT MCARDER, PLLC
705 NORTH 44TH ST
PHOENIX, ARIZONA 85008
CONTACT: PAUL GILBERT
PHONE: (480) 429-3000
FAX: (480) 429-3100
E-MAIL: PGILBERT@BEUSGILBERT.COM

ARCHITECT
ROBERT KUBICEK ARCHITECTS & ASSOC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: RANDY HASLET
PHONE: (602) 955-3000
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E-MAIL: RHASLET@RKAA.COM

CIVIL
HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR, #113
PHOENIX, AZ 85050
CONTACT: STEVE BOWSER, P.E.
PHONE: (602) 717-8016
E-MAIL: SB@HXING.COM

SITE DATA

ADDRESS:	TBD
PARCELS:	204-13-612
EXISTING ZONING:	C-2, M-R NORTH BLACK CANYON OVERLAY DISTRICT
PROPOSED ZONING:	C-2 MRCOD
REZONING CASE:	Z-6-12
NET SITE AREA (PARCEL A):	1.53 ACRES (66,647 S.F.)
GROSS SITE AREA (PARCEL A):	1.86 ACRES (81,021.60 S.F.)
PROPOSED USE:	SELF-STORAGE
PROPOSED BUILDING AREA	109,768 S.F.
SELF-STORAGE:	109,768 S.F.
TOTAL BUILDING AREA:	109,768 S.F.
SITE COVERAGE ALLOWED:	50% MAX
SITE COVERAGE PROPOSED:	41%
BUILDING HEIGHT ALLOWED:	33'-0"
BUILDING HEIGHT PROPOSED:	33'-0" (3 STORIES)
BUILDING SETBACKS	
NORTH PROPERTY LINE	ALLOWABLE 0'-0"
EAST PROPERTY LINE	30'-0"
SOUTH PROPERTY LINE	30'-0"
WEST PROPERTY LINE	30'-0"
LANDSCAPE SETBACKS	
NORTH PROPERTY LINE	ALLOWABLE 0'-0"
EAST PROPERTY LINE	30'-0"
SOUTH PROPERTY LINE	30'-0"
WEST PROPERTY LINE	10'-0"
PARKING LOT LANDSCAPING REQUIRED:	10% MIN. (921 S.F.)
PARKING LOT LANDSCAPING PROPOSED:	10% (932 S.F.)

TOTAL PARKING REQUIRED:	21 SPACES
SELF STORAGE (109,768 S.F.)	
SELF STORAGE @ 7.75 UNITS, 732 UNITS/35 = 21 SPACES	
TOTAL PARKING PROVIDED:	26 SPACES
LOADING SPACES PROVIDED:	3 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

APPROVAL BLOCK



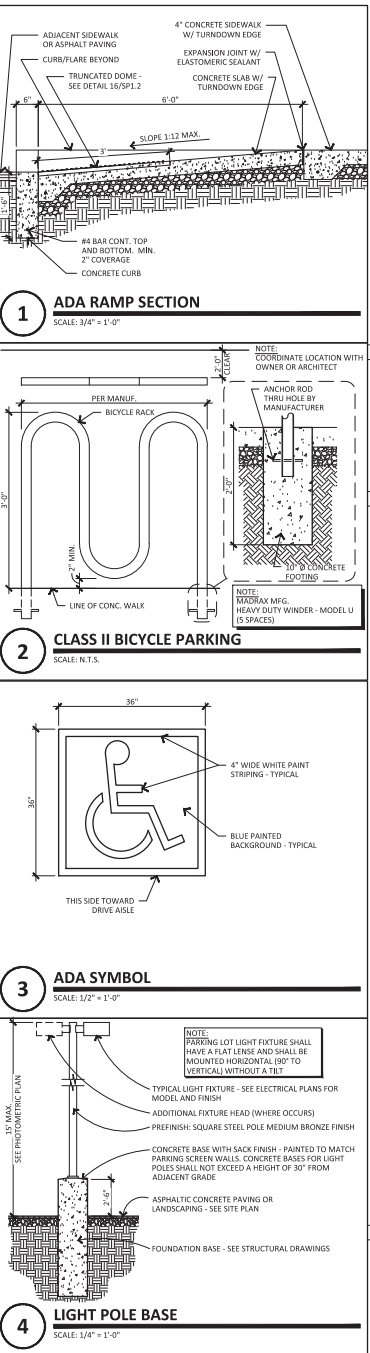
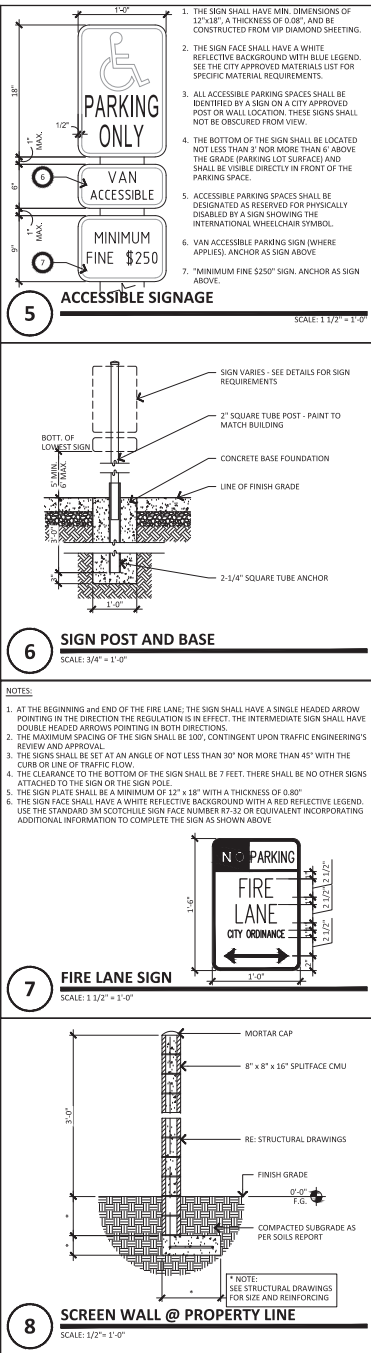
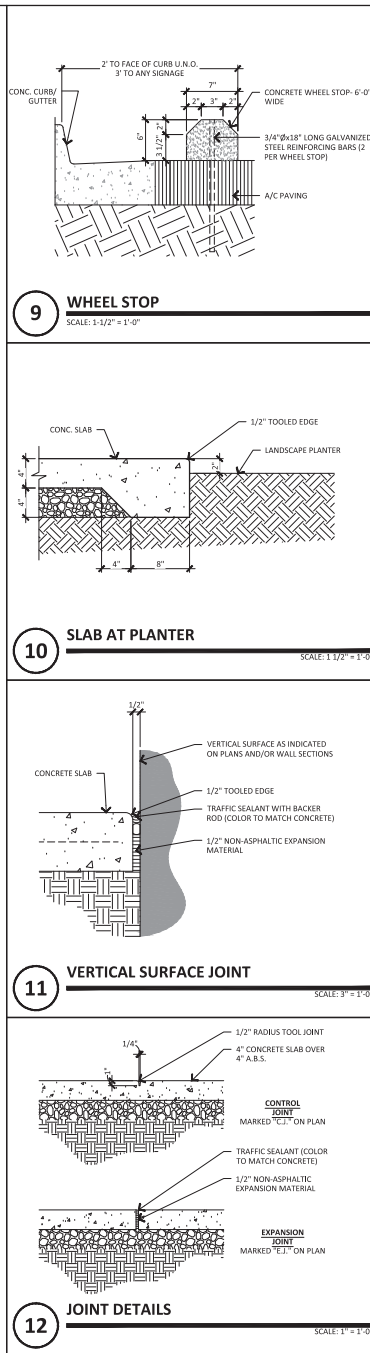
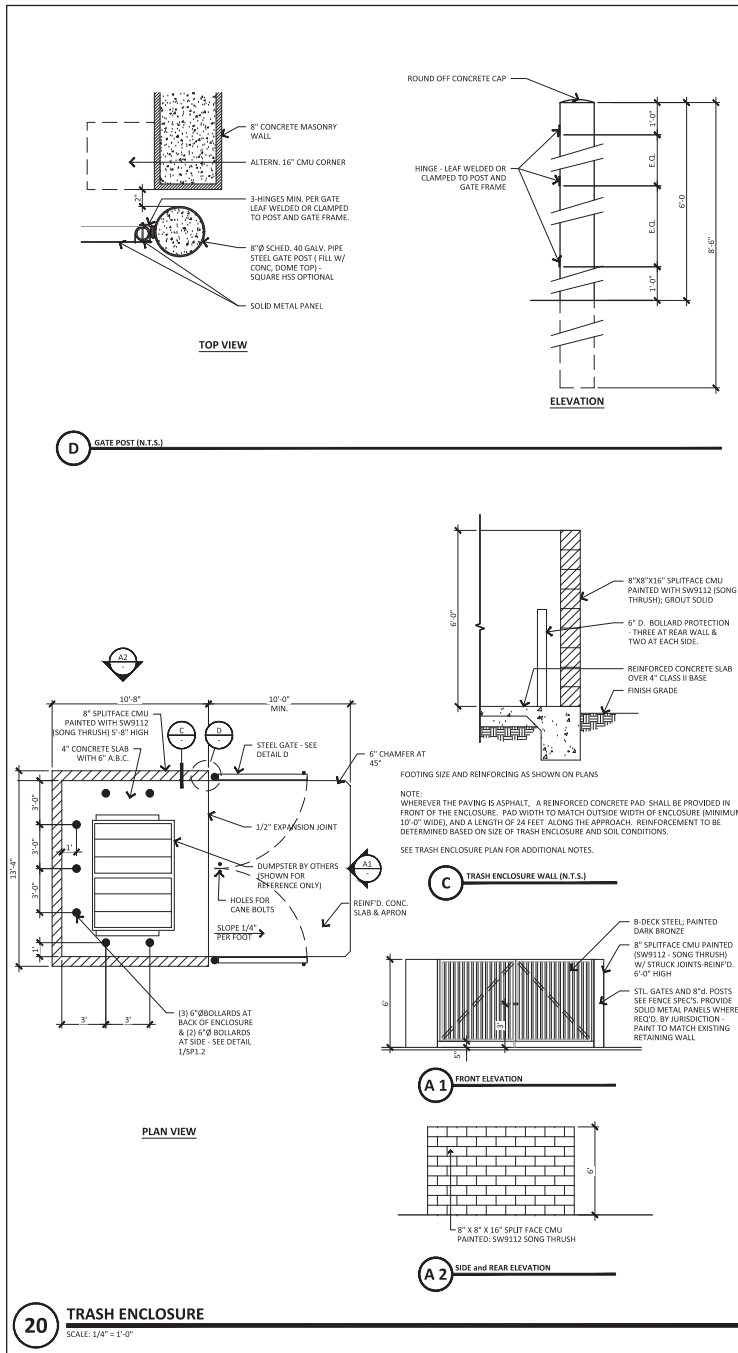
RKAA
ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.955.3000

05-12-23
PRELIMINARY SITE PLAN

SELF STORAGE
SVC NORTH VALLEY PARKWAY & SONORAN DESERT DRIVE
PHOENIX, AZ
DATE: 05-12-23

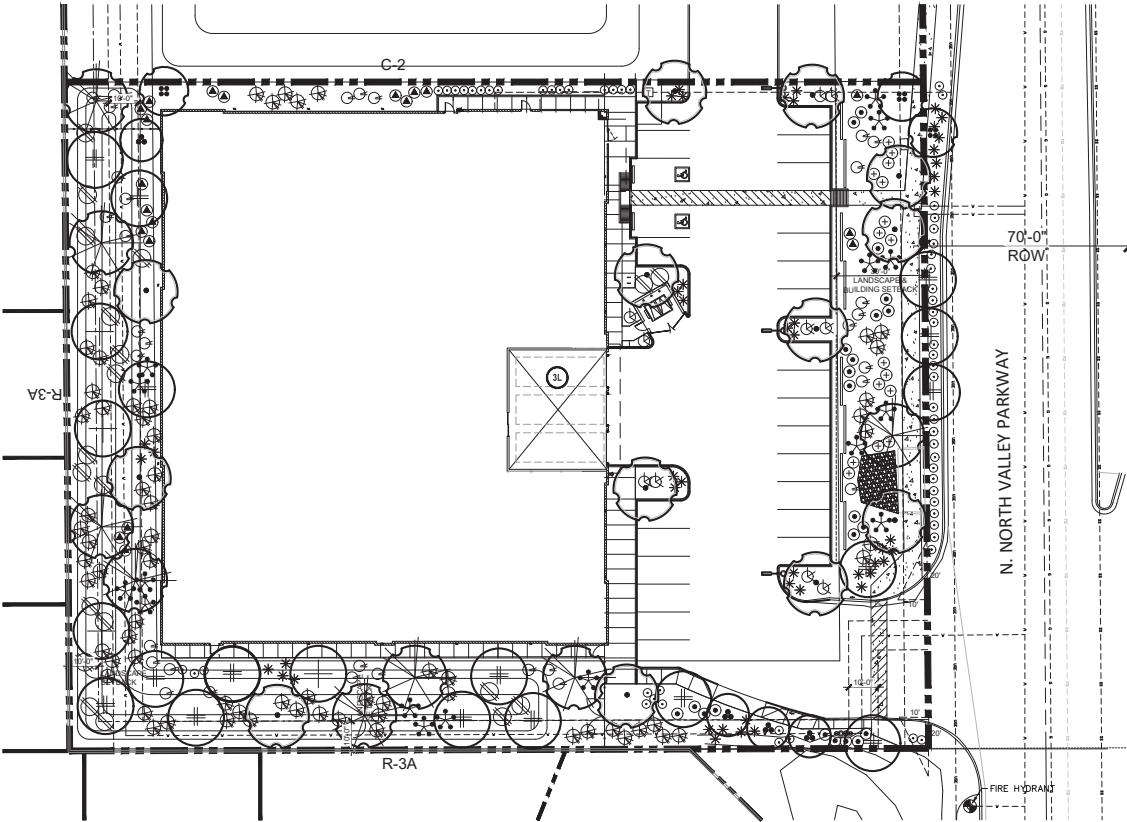
design by: REH
drawn by: MK
checked by: RMK

SP1.0
project #: 23025.00
KVA PROJECT #: 06-2123
REV #: 2300070
PAPP / FACT #: 2300841
MEETING DATE: 3/6/2023



LANDSCAPE LEGEND

- PROSOPIS VELUTINA
NATIVE MESQUITE
4" CALIP.
- PROSOPIS VELUTINA
NATIVE MESQUITE
3" CALIP.
- ACACIA ANEURA
MULGA
4" CALIP.
- ACACIA ANEURA
MULGA
3" CALIP.
- PARKINSONIA FLORIDUM
BLUE PALO VERDE
3" CALIP.
- CHLOPSIS LINEARIS
"LUCKY HAMILTON" DESERT WILLOW
3" CALIP.
- CALLIANDRA ERIOPHYLLA
PINK FAIRY DUST
5 GALLON (21)
- ENCELIA FARIHOSA
BRITTELBUSH
5 GALLON (98)
- JUSTICIA CALIFORNICA
CHURPORA
5 GALLON (29)
- LARREA TRIDENTATA
CREOSOTE
5 GALLON (36)
- SIMMONDSIA CHIENSIS
JOJOBA
5 GALLON (60)
- ASCLEPIAS SUBULATA
DESERT MILKWEED
5 GALLON (21)
- DASYLIRION WHEELERI
DESERT SPOON
5 GALLON (41)
- OPUNTIA VERSICOLOR
STAGHORN CHolla
5 GALLON (41)
- AMROSLA DELETOIDEA
BURSAGE
1 GALLON (59)
- ERICAMERIA LARICIFOLIA
TURPENTINE BUSH
1 GALLON (73)
- DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
3/8" MINUS EXPRESS BROWN



CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 402-262-7811.

ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.

CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 402-262-4842 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 402-262-4284 PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED PLAN.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6' 8") PER SECTION 507 TAB A.J.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.

PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

PLANT QUANTITIES AND CALIPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.

NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND RENEWAL OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

MISC. LANDSCAPE NOTES THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'-8".
- USE PVC LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED.
- PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD.
- ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" TOP-DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS).
- PLANT MATERIAL WITHIN THE CITY OF PHOENIX RIGHT DISTANCE TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MINIMUM 24" IN HEIGHT. TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (402) 262-7811.
- NO SLOPES ARE GREATER THAN 4:1.
- THERE IS NO OVERHEAD POWER LINES ON SITE
- NO SALVAGED PLANT MATERIAL

LANDSCAPE ARCHITECT	CITY OF PHOENIX	DATE
ESTIMATED RIGHT-OF-WAY COST \$ _____	ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY _____	
MAINTENANCE BY: (1) CITY _____ (4) OWNER _____	TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS _____	
SQUARE FOOTAGE OF TURF _____	DATE OF PRELIMINARY SITE PLAN APPROVAL _____	

CITY OF PHOENIX

MAY 18 2023

**Planning & Development
Department**

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

URBAN DESIGN

SITE PLANNING

10450 N. 74th Street, Suite 120

Scottsdale, Arizona 85258

P: (602) 265-0320

EMAIL: tmmcqueen@tjma.net



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



NORTH



SELF STORAGE

SWC NORTH VALLEY PKWY & SONORAN DESERT DR

PHOENIX, AZ

DATE: 05.10.23 (PRELIMINARY)

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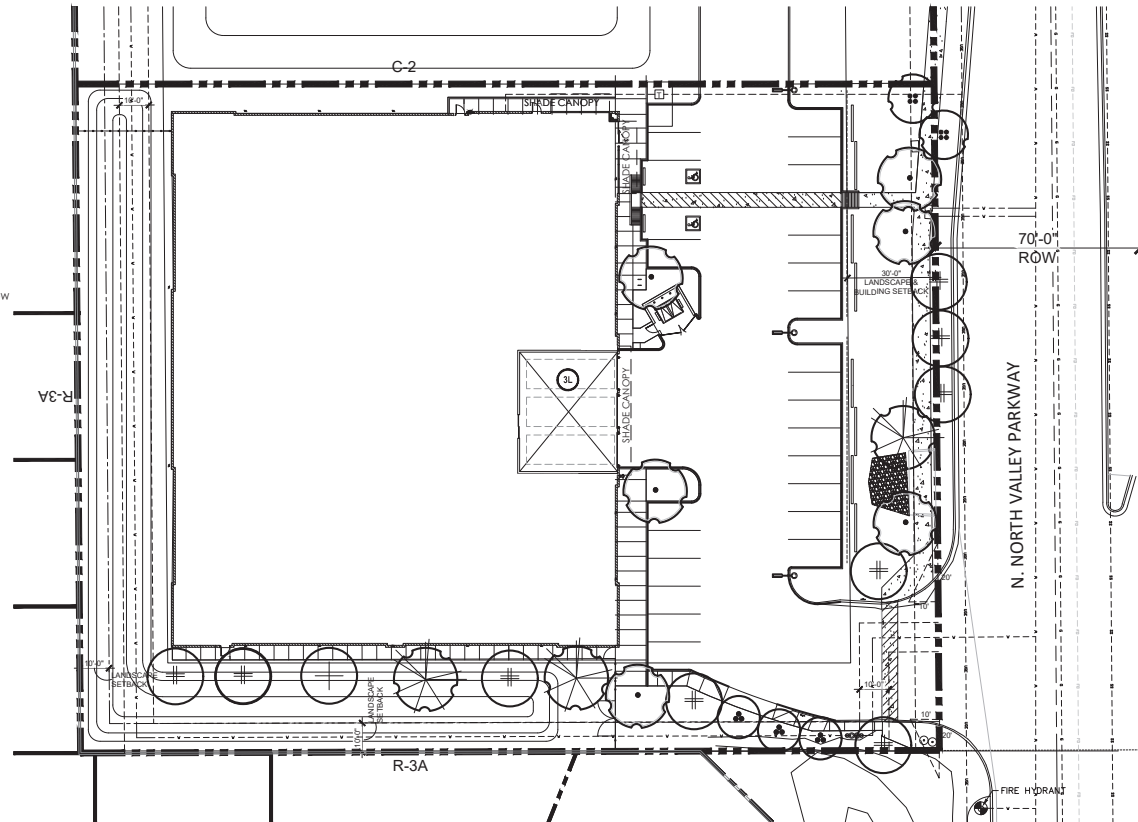
LANDSCAPE LEGEND

- PROSOPIS VELUTINA
NATIVE MESQUITE
4" CALIP.
- PROSOPIS VELUTINA
NATIVE MESQUITE
3" CALIP.
- ACACIA ANEURA
MULGA
4" CALIP.
- ACACIA ANEURA
MULGA
3" CALIP.
- PARKINSONIA FLORIDUM
BLUE PALO VERDE
3" CALIP.
- CHLOPSIS LINEARIS
'LUCREIA HAMILTON' DESERT WILLOW
3" CALIP.

SHADE CALCULATIONS

PUBLIC SIDEWALK: 1,154 SQ.FT.
SHADE REQUIRED: 866 SQ.FT. (75%)
SHADE PROVIDED: 875 SQ.FT. (76%)

PRIVATE SIDEWALK: 4,079 SQ.FT.
SHADE REQUIRED: 2,040 SQ.FT. (50%)
SHADE PROVIDED: 2,048 SQ.FT. (50%)



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 265-0320

EMAIL: timmcqueen@tjma.net



SHADE STUDY

SCALE: 1" = 20'-0"



SELF STORAGE

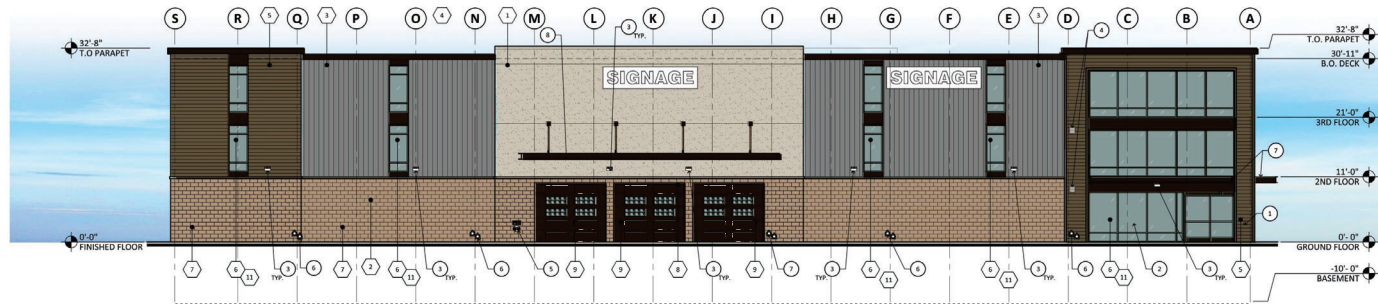
SWC NORTH VALLEY PKWY & SONORAN DESERT DR
PHOENIX, AZ
DATE: 05.10.23 (PRELIMINARY)

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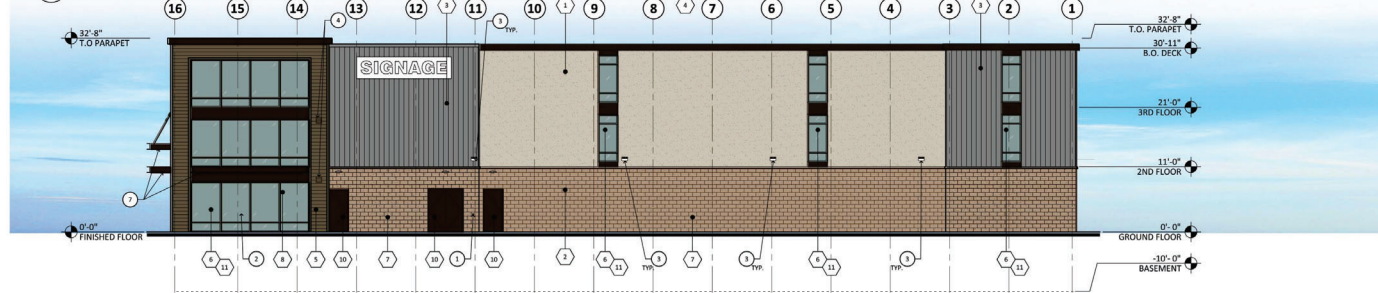
RKAA# 19173.50





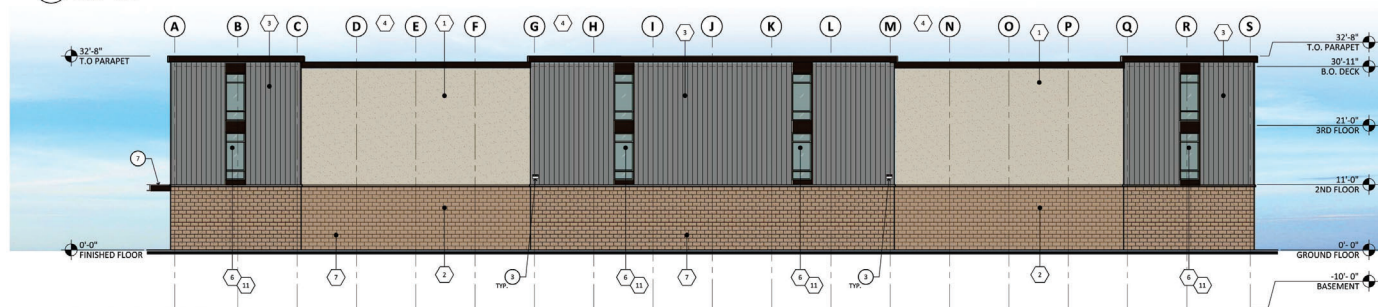
1 EAST ELEVATION

SCALE: N.T.S.



2 NORTH ELEVATION

SCALE: N.T.S.



3 WEST ELEVATION

SCALE: N.T.S.



4 SOUTH ELEVATION

SCALE: N.T.S.

GENERAL NOTES

- ADDRESS NUMBERS SHALL BE 3" HIGH. NUMBERS TO BE PAINTED IN CONTRASTING COLOR TO THE COLOR OF THE WALL ON WHICH THEY ARE MOUNTED. ALL NUMBERS MUST BE VISIBLE FROM ALL STREET FRONTAGES.
- ALL SIGNAGE UNDER SERVICE PERMIT.
- ALL METAL COPING TO BE PREFINISHED - SEE FINISH SCHEDULE.
- C.I. - CONTROL JUNT.

KEYNOTES

- KNOX BOX - 3200 SERIES ALUMINUM SURFACE MOUNT - INSTALL PER C.I.I. THIS DET.
- ALUMINUM STOREFRONT SYSTEM.
- WALL PANEL LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS.
- LOWER VENT - PAINT TO MATCH ADJACENT SURFACE SEE MASONRY.
- FULL LOCATION.
- DRAW SPOUT.
- STEEL CANOPY TYP.

MATERIALS SCHEDULE

- | | |
|----|---|
| 1 | PINK FINISH STUCCO PAINTED SHERWIN WILLIAMS SWP005 ACCESSIBLE BEIGE |
| 2 | TRIM SHERWIN WILLIAMS SWP005 CRACKED PEPPER |
| 3 | METAL PANELS - FIELD-2 WITH BEADS MISC SLATE GRAY |
| 4 | METAL PARAPET MISC BURNISHED SLATE |
| 5 | HARDE PLANE LAP SIDING (OR EQUAL) SELECT CEDARWALL (OR EQUAL) TRUSS GABLE |
| 6 | MULLIONS/STOREFRONT KAWNEER DARK BRONZE |
| 7 | SPURFACE BASE PAINTED MASONRY WALL SWP0111 SONG THRESH |
| 8 | AWNING PAINTED TO MATCH ROLL-UP DOORS |
| 9 | ROLL-UP DOORS JAMES DARK BRONZE |
| 10 | HM DOORS PAINTED TO MATCH ROLL-UP DOORS |
| 11 | SPANDREL GLASS WARM GRAY |

CITY OF PHOENIX

MAY 18 2023

**Planning & Development
Department**

SELF STORAGE
SVC NORTH VALEY PARKWAY & SANGRAM DESERT DRIVE
PHOENIX, AZ

DATE: 05-12-23

design by: REH
drawn by: MAK
checked by: RWK

A2.0

project #: 23025.00
RVA PROJECT #: 06-2123
SDEV #: 2300070
PAPP / FACT #: 2302841
MEETING DATE: 3/8/2023



05-12-23

EXTERIOR ELEVATIONS

DESIGNED BY: REH
DRAWN BY: MAK
CHECKED BY: RWK
DATE: 05-12-23

From: [Kelyn Younger Kebschull](#)
To: [Adrian G Zambrano](#)
Subject: storage facility project - SWC of North Valley Pkwy & Sonoran Desert Dr - Z-SP-2-23
Date: Friday, March 17, 2023 1:26:50 PM

To Whom It May Concern:

We live in Sonoran Commons and would like to express our disinterest and vehement lack of support regarding the proposed storage facility project on the NW corner of North Valley Parkway and Sonoran Desert Drive. In addition to being an eyesore, the increased amount of traffic to the area and the comings and goings of unknown individuals at all times of the day/night is a safety concern for our community, not to mention the construction noise and process which will be required to build such a structure, especially one that will require blasting to create an underground level.

We strongly oppose this project and would like our opinion known and counted among those who make such decisions.

Please contact me with any questions.

Thank you,

Kelyn Kebschull
Sonoran Commons
602-292-7850
smelyn539@hotmail.com

From: [Krista](#)
To: [Adrian G Zambrano](#)
Subject: Case: Z-SP-2-23
Date: Saturday, March 18, 2023 7:18:14 AM

To whom it may concern,

We have lived in Sonoran commons since our home was built back in 2016. This is a family friendly area, that has now become surrounded by apartments and no usable amenities for us. Receiving yet another letter for a storage unit is an absolute disgrace and will bring down our area in more ways than I can imagine.

My home is situated on Desert Marigold drive, facing north. We would see this junk daily just walking outside our front door. We are fully against the proposed 3 stories with a basement. Not only will we see this hideous eye sore, but I don't know one person in this community who even needs a storage unit. Go place this mess over by the RENTED apartments, not near the homes that are owned by residents.

It seems very greedy and careless to even consider putting something so tall and large behind homes. As a developer there is no way you'd get me to believe you'd be okay with this in your backyard. And to propose it to be underground brings even more concerns.

I'm writing to ask this request be declined. We are just sick at the thought that this is even an idea. We want to see our area be improved, not brought down by a massive shortage facility which takes away from the beauty of the area.

Additionally, there are countless storage facilities off happy valley and 19th ave, etc. There is no way we need this in the heart of north valley parkway road. Go put it somewhere industrial and not within view of an established community.

Krista Conkling
(623)326-6458

From: [Ali Urbatsch](#)
To: [Adrian G Zambrano](#)
Subject: Storage Facility North Phx
Date: Tuesday, March 21, 2023 3:20:39 PM

To whom it may concern,

We have lived in Sonoran commons since our home was built back in 2017. This is a family friendly area, that has now become surrounded by apartments and no usable amenities for us. Receiving yet another letter for a storage unit is an absolute disappointment and will bring down our area in more ways than I can imagine. We would much rather see the land used for restaurants or retail.

We are fully against the proposed 3 stories with a basement. Not only will we see this eye sore, but I don't know one person in this community who needs a storage unit. Not to mention there are already countless other storage facilities in the area. Another one is not needed.

I'm writing to ask this request be DECLINED. We want to see our area be improved, not brought down by a massive shortage facility which takes away from the beauty of the area and landscape.

Respectfully,

Ali Urbatsch
612-251-9223

From: [Anat Schure](#)
To: mmora-yatko@beusgilbert.com; [Adrian G Zambrano](#)
Subject: Storage facility proposal
Date: Tuesday, March 21, 2023 2:25:33 PM

Hello,

I live in the Sonoran Commons community off of N. Valley Pkwy and Sonoran Desert Drive.

I'm opposed to the storage facility being built behind our neighborhood. The facility will back up to young family homes. The design of the facility does not help property values as it doesn't flow with the rest of the community.

Please do not go through with the plans for a storage facility at this corner.

Thanks,
Anat Schure

From: [Bob Lozier](#)
To: [Adrian G Zambrano](#)
Subject: Input re: 2-SP-2-23
Date: Tuesday, March 21, 2023 5:22:09 PM

Good afternoon. I am a resident of this area and oppose the approval of a special permit for self storage at this location. The City has a responsibility to plan for and approve commercial amenities (restaurants, professional services, retail, offices) in locations like this one among the sea of residences. Storage is a pseudo-industrial use that belongs in heavy commercial areas or light industrial. Furthermore, no use approved for that location should be approved at a building height above two stories/30'.

Respectfully yours,
Bob Lozier
602-527-2747

Sent from my iPhone

From: [Christina Montoya](#)
To: zoning.mailbox@phoenix.gov; info@dmaphx.com; mmora-yatko@beusgilbert.com; [Adrian G Zambrano](#)
Subject: GROSS NEGLIGENCE of Z-SP-2-23
Date: Tuesday, March 21, 2023 6:04:20 PM

Good Evening,

I am sorry to send this email right before the Neighborhood Meeting for Special Permit. This is a meeting myself. And many others would have loved to have attended. The Gross Negligence that has occurred regarding Special Permit Z-SP-2-23 for a Self Storage is not acceptable. Not only did I just find out about this meeting, I am finding out about it from someone not involved who shared the documents. Less than 8 homes received the notification, everyone should have received it. We have all successfully expressed before we did not want this type of facility here and this time you didn't give us the opportunity to do so. That is not legal, it is not right. I don't have time to even write the negative effects this will have our community as I am late for a meeting as I type this.

Semper Fi,

Christina Lee-Montoya
Homeowners in Sonoran Commons

From: [Cindy Goldney](#)
To: [Adrian G Zambrano](#); mmora-yatko@beusgilbert.com
Subject: Storage facility at Sonoran Dr. & North Valley Pkwy
Date: Tuesday, March 21, 2023 6:59:22 PM

To Whom It May Concern:

I just became aware of the plans for this storage facility at Sonoran Drive and North Valley Parkway this afternoon. I am a longtime resident in this area. Slowly but surely, we're watching the beauty of this area disappearing and being taken away from us. Most of us moved up to this end of town to get away from congestion and buildings. My house looks in the direction of that facility. It will block my view of looking at the mountains to the northwest.

Please consider the long-term residents who have lived here and bought homes here for the beauty and the openness of the area. This area has always had a rural feel to it. Please don't allow that to change.

Please vote against the storage facility being built.

Thank you for your time and for considering my request.

~ Cynthia Goldney

Resident of Fireside at Norterra

602-505-1392

Sent from my iPad

From: kelli_simplyindemand.com
To: mmora-yatko@beusgilbert.com; [Adrian G Zambrano](#)
Subject: Storage Facility proposed on NW corner across from Sonoran Desert Drive
Date: Tuesday, March 21, 2023 6:50:33 PM

As a devoted member of Sonoran Commons Community. I know the majority of neighbors and we are extremely opposed to adding a large storage facility across from our community! There is already all the increased traffic with the additional apartments being built and the chip factory changing everything about the future of the 303.

As a member of our HOA board, I would have liked to be at the meeting 3/21/23, however I am extremely under the weather and did not want to expose others.

I am a definite NO to the permit changes for such a change in our neighborhood.

~ Dr Kelli Meier
720-987-7732

From: [Gladys Oxios](#)
To: [Adrian G Zambrano](#); mmora-yatko@beusgilbert.com
Subject: Proposed Special Permit for Self-Storage South of SWC of North Valley Parkway and Sonoran Desert Drive, Z-SP-2-23
Date: Tuesday, March 21, 2023 4:21:31 PM

To whom it may concern,

We have lived in Sonoran commons community since our home was built in 2017.

As homeowners and residents of this community, we are writing to ask this request be declined and are fully against the proposed 3 stories storage facility with a basement.

This type of facility will not benefit our community at all by having a self storage that will allow “self storage” traffic/movement 24/7 opening doors for potential criminal activity and suspicious activity at very late hours.

The safety of our family and household will be compromised.

In addition, this type of facility will bring down the value of our homes and take away from the beauty of the area.

Lastly, there is absolutely no need to add another storage unit in our neighborhood as there are many storage facilities already within happy valley and 19th Ave.

Please know that our community will get together and oppose to this proposition.

Sincerely

Gladys Oxios /Jason Oxios
(602)587-9257

From: [Jerry Johnson](#)
To: mmora-yatko@beusgilbert.com; [Adrian G Zambrano](#)
Subject: Proposed Storage Unit Sonoran Commons
Date: Tuesday, March 21, 2023 6:48:26 PM

To whom it may concern,

We have lived in Sonoran Commons since our home was built back in 2016. This is a family friendly area, that has now become surrounded by apartments and no usable amenities for us. Receiving yet another letter for a storage unit is an absolute disappointment and will bring down our area in more ways than I can imagine.

It seems very greedy and careless to even consider putting something so tall and large behind homes. As a developer there is no way you'd get me to believe you'd be okay with this in your backyard. And to propose it to be underground brings even more concerns.

I'm writing to ask this request be declined. We want to see our area be improved, not brought down by a massive shortage facility which takes away from the beauty of the area.

Additionally, there are countless storage facilities off happy valley and 19th ave, etc. There is no way we need this in the heart of north valley parkway. Go put it somewhere industrial and not within view of an established community.

Sent from my iPhone

From: [Keith Flynn](#)
To: [Adrian G Zambrano](#); mmora-yatko@beusgilbert.com
Subject: Strong Objection to the Proposed Story Self-Storage Facility - South of SWC of North Valley Pkwy & Sonoran
Date: Tuesday, March 21, 2023 4:23:04 PM

Dear Marcela & Adrian,

I am writing to express my strong objection to the proposed construction of a three-story self-storage facility in our residential neighborhood. As a concerned resident of this area, this development would have a significant negative impact on our community.

First and foremost, the construction of such a facility would result in an increase in traffic in our neighborhood. Large delivery trucks and frequent customer visits would not only create noise and pollution but also pose a potential danger to pedestrians and cyclists in the area.

Furthermore, a self-storage facility is not a suitable fit for a residential neighborhood like ours. Such facilities typically operate around the clock and attract a high volume of traffic, which would significantly disrupt the peaceful and quiet environment of our neighborhood. Additionally, it may attract unwanted activity, such as loitering, vandalism, and even criminal activity.

In addition, the construction of this self-storage facility would have a negative impact on the aesthetic value of our community. The towering structure would be an eyesore and decrease the value of nearby homes, as it would not blend in with the existing architecture of the neighborhood.

Lastly, the noise and construction activity during the building process would cause disturbance to residents, particularly those with young children or elderly who require peace and quiet for their well-being.

I urge you to reconsider the construction of the proposed self-storage facility with a basement in our residential neighborhood. It is not in line with the values and priorities of our community, and it would have a negative impact on our safety, peace, and quality of life. We do not want this type of business in our area.

Thank you for your time and consideration.
Sincerely,
Keith Flynn

From: [Kyle Conkling](#)
To: [Adrian G Zambrano](#)
Subject: Case: Z-SP-2-23
Date: Tuesday, March 21, 2023 5:57:17 AM

To whom it may concern,

My wife and I have lived in Sonoran commons since our home was built back in 2016. This is a family friendly area, that has now become surrounded by apartments and no usable amenities for us. Receiving yet another letter for a storage unit is an absolute disgrace and will bring down our area in more ways than I can imagine.

Our home is situated on Desert Marigold drive, facing north. We would see this unsightly building daily just walking outside our front door. We are fully against the proposed 3 stories with a basemen, which would be much higher than any house in our neighborhood. Not only will we see this hideous eye sore, but I don't know one person in this community who even needs a storage unit. Go place this mess over by the RENTED apartments, not near the homes that are owned by residents.

It seems very greedy and careless to even consider putting something so tall and large behind homes. As a developer there is no way you'd get me to believe you'd be okay with this in your backyard. And to propose it to be underground brings even more concerns.

I'm writing to ask this request be declined. We are just sick at the thought that this is even an idea. We want to see our area be improved, not brought down by a massive shortage facility which takes away from the beauty of the area.

Additionally, there are countless storage facilities off happy valley and 19th ave, etc. There is no way we need this in the heart of north valley parkway road. Go put it somewhere industrial and not within view of an established community.

Kyle Conkling
(602)635-8488

From: [Lori McGovern](#)
To: [Adrian G Zambrano](#)
Subject: Proposed storage facility
Date: Tuesday, March 21, 2023 9:16:24 PM

M. Zambrano,

I am unable to attend the upcoming meeting regarding the proposed storage facility at Sonoran Desert Drive. I very much oppose this facility. Our community is in dire need of more useful facilities, such as restaurants and stores. Developers are looking for fast easy ways to make money and unload real estate. They are not looking out for the best interest of the community. There are 3 or more large storage facilities within 7 miles of Sonoran Desert Drive for residents to use. Please do not allow these developers to do what is easy.

Thank you,
Lori McGovern
Sent from my iPhone

From: [Marissa Flynn](#)
To: [Adrian G Zambrano](#); mmore-yatko@beusgilbert.com
Subject: Re: Storage on Sonoran Desert Drive
Date: Tuesday, March 21, 2023 3:10:48 PM

Resending because I originally misspelled an email.

>
> On Mar 21, 2023, at 3:08 PM, Marissa Flynn <marissa0717@gmail.com> wrote:
>
> Hello,
> I am writing in opposition to the proposed storage facility on Sonoran Desert Drive. They absolutely should not be a 3 story storage facility backing up to homes in our neighborhood. This is an absolute eyesore and will negatively affect home values.
>
> Additionally, they plan to put a basement in would require blasting which would undoubtedly affect the foundations of the homes that it backs up to. It is awful you would even propose this knowing that you could damage people's homes.
>
> While store would be needed for some, you should be building it in industrial or commercial areas, not behind beautiful homes. You are negatively impacting the landscape of our community, home values, and safety of our neighborhood.
>
> This is a high end area and special permits should be enhancing the value of the area, not diminishing it.
>
> Thank you,
> Marissa Flynn

From: [Megan Klein](#)
To: mmora-yatko@beusgilbert.com; [Adrian G Zambrano](#)
Subject: Storage Facility near Sonoran Commons
Date: Tuesday, March 21, 2023 2:47:25 PM

Adrian and Marcela-

I wanted to reach out to express my concern of the proposed storage facility on North Valley Parkway and Sonoran Desert Drive, directly affecting the Sonoran Commons neighborhood. I am a resident in the community.

I can guarantee you, no residents in our community want the eye-sore of a storage facility backing up to our homes. The fact that it is three-stories tall is going to completely take away from the residential feeling of our neighborhood. We would much rather benefit from a one-story store or restaurant in that space.

There are MORE than enough lots near the area but in a more commercialized space that would be a better fit for a storage facility. This lot is literally feet away from one end of the neighborhood. Not to mention- the safety issues and types of people that storage facilities bring. I myself use a storage facility just down the road and there are homeless people there all the time. I do not want the type of crowd that a storage facility brings near my neighborhood where we have a lot of children who live here (myself with an almost 2 year old). No one should be forced to raise their family in a neighborhood that is so close to an unsafe commercial storage facility when it was not there when we moved in.

Please don't allow this. This community does not deserve this. There is plenty of other land available if they really feel the need to build ANOTHER storage facility. We already have so many in the area- but if they really feel the need to do this, then they should pick another spot that is already zoned for larger commercial residents like hotels, sports complexes, etc. There is plenty of land just down the street.

There is a reason this space was NOT zoned for a 3-story storage facility to begin with.

We moved to this neighborhood to be in a safe area and a nice community. This will completely destroy the overall feel and look of the community- lowering not only our quality of life, but also the values of our homes.

Please take this consideration seriously, as if you were in our same situation of getting a request to build a giant commercial storage facility just feet away from your neighborhood.

Thank you,

Megan Searles

From: [Melissa Duerr](#)
To: mmora-yatko@beusgilbert.com; [Adrian G Zambrano](#)
Subject: Proposed Storage Location
Date: Tuesday, March 21, 2023 6:00:56 PM

To Whom It May Concern,

My family and I are opposed to the proposed storage facility on the NW corner of North Valley parkway and Sonoran Desert Drive. We live in the adjoining neighborhood and would be greatly affected negatively by this facility.

We already have ample storage facilities in the area. There is no need for another. It does not add any value to our neighborhood.

Our entire neighborhood hopes that it is reconsidered. Thank you for your time.

Best,

Melissa Duerr

From: [Michael Dzezinski](#)
To: [Adrian G Zambrano](#)
Subject: Special Permit Request Z-SP-2-23
Date: Tuesday, March 21, 2023 5:24:11 PM

Good Evening,

I urge you to deny the special permit request for the construction of a self-storage facility in the area of the Sonoran Preserve.

The proposed construction area is surrounded by pristine desert and quite frankly, there already more storage facilities within a 5 mile radius of this location than the area can support. This includes the influx of new residents in preparation for the semi-conductor manufacturing location.

Once our desert landscape is gone, it can never be recovered.

Thank you,
Michael Dzezinski
27727 N. 18th Dr.
Phoenix, AZ 85085

BEUS GILBERT MCGRODER
P.L.L.C.

ATTORNEYS AT LAW

701 NORTH 4TH STREET
PHOENIX, ARIZONA 85008-6704
FAX (480) 429-7100

Marcela Mora-Yatko
DIRECT (480) 429-3044

E-Mail Address: mmora-yatko@beusgilbert.com

March 10, 2023

Via U.S. Mail

Re: *Neighborhood Meeting for Special Permit for Self-Storage
South of SWC of North Valley Parkway and Sonoran Desert Drive, Z-SP-2-23*

Dear Property Owner or Neighborhood Association representative:

The purpose of this letter is to inform you that an application has recently been filed for a Special Permit request for an approximately 1.89 acre site located south of the southwest corner of North Valley Parkway and Sonoran Desert Drive, rezoning case number Z-SP-2-23, for the development of a self-storage facility. We would like to invite you to a neighborhood meeting to discuss this request and proposed development.

Enclosed with this letter is a copy of the cover page of our application, Site Plan, Landscape Plan, and Building Elevations. The following describes our request:

Proposed change: This request is for a special permit for the development of a self-storage facility. The proposed self-storage facility is planned to be fully enclosed, 109,768-square feet, with a basement and three stories, with a height of 33 feet.

Existing use: The site is currently vacant and undeveloped. It is zoned C-2, Intermediate Commercial. Self-storage facilities may be established in this zoning district upon being granted a special permit. The General Plan land use designation is Mixed Use - Commercial / 5 du/ac, which is consistent with this request.

A neighborhood meeting will be held on **Tuesday, March 21, 2023, at 6:30 p.m. at Sonoran Foothills School, Cafeteria, 32150 N North Foothills Drive, Phoenix, AZ 85085.**

You are invited to attend this meeting to learn about the proposed project. If you are unable to attend, please contact me at mmora-yatko@beusgilbert.com or 480-429-3044 to learn more about the case and express your concerns. The City of Phoenix Village Planner assigned to this case is Adrian Zambrano and can be reached at Adrian.Zambrano@phoenix.gov or 602-534-6057. This planner can answer your questions regarding the City review and hearing processes as well

From: [Miranda Baugh](#)
To: Mmora-yatko@beusgilbert.com; [Adrian G Zambrano](#)
Subject: Storage Facility @ Sonoran Desert Drive
Date: Tuesday, March 21, 2023 5:30:22 PM

Hello,

I'm writing as a member of the Noterra community (Jomax & North Valley Pkway).

I do not wish to see another storage facility or car wash in 85085.

Sonoran desert drive and NVP is such a scenic intersection and surrounding area. They are building luxury condo's nearby - luxury and storage facility do not go together.

Please, please don't allow another storage facility or car wash in our neighborhood.

Thank you for your time and consideration,

Miranda Baugh
313-673-3449

From: [R94](#)
To: mmora-yatko@beusgilbert.com
Cc: [Adrian G Zambrano](#)
Subject: Propose Storage Facility Neat Sonoran Desert Drive & N North Valley Pkwy
Date: Tuesday, March 21, 2023 4:02:26 PM

To whom it may concern,

My Family and I have lived in Sonoran Commons since 2016. We chose this neighborhood not only because of location but because of its beauty and more importantly it is family friendly. Over the years some of that initial shine and appeal of our neighborhood has worn off as we are surrounded by apartments, a gas station and non usable amenities for many of us. I became more concerned after receiving yet another letter related to a storage unit being built. This is an immediate concern and very disappointing and will bring down our area in more ways than one.

I live on Desert Marigold drive just a short distance from where the proposed facility would be built. And if built, we would see this daily stepping outside our front door not to mention on our walks, drives etc. My family is 100 percent against the proposed facility. Besides being a blemish on our community, to my knowledge none of the residents that live in our community need a storage unit. My suggestion would be build it near the apartments or another more commercial area and not near homes especially not near our lovely and beautiful community.

Furthermore if the roles were reversed and this was proposed in your area, right behind your homes, I believe you would feel the same way as myself, my family as well as many of my neighbors feel, that this is not a good decision and will be detrimental to the area.

If my feelings and intentions are not clear from my prior verbiage, On behalf of myself, my family and the families of this neighborhood, the proposed building of the storage facility should be declined. The area should be improved, not brought down by actions such as this. Please choose another area to build.

In closing please also remember that there are countless storage facilities in this area so the need for another one especially in the heart of my neighborhood is not necessary. Thank you for your time and allowing me to voice my displeasure.

Respectfully,

Peter V. Matlak & Family
Members & Residents of the Sonoran Commons Community.

From: [Sarah Rico](#)
To: [Adrian G Zambrano](#); mmora-yatko@beusgilbert.com
Subject: Proposed Storage Facility Near Sonoran Commons
Date: Tuesday, March 21, 2023 4:00:28 PM

Hello!

We just received notification of the proposal to build a 3 story storage facility in the available space near the Circle K off of Sonoran Desert Dr. and North Valley Parkway. Unfortunately, with the late notice, we are unable to attend tonight's meeting, but wanted to send you a quick email, as this impacts us as residents in the neighborhood. We're located on 25th Drive.

This North PHX Gateway community is pretty special, and most of us moved into this area for many reasons, one of which was getting a little distance between the endless sprawl of strip malls and concrete. While we absolutely are excited about the growth happening around us, I don't feel like another self storage facility is in our community's best interest, nor does it add any value for its residents. There is certainly not a dearth of storage facilities in the surrounding areas!

It brings a considerable amount of transient traffic to the area, with renters accessing the facility at all times of day and night. Storage facilities are notorious for attracting crime such as drug use, vandalism, burglary and assault - this is not something I want to open the door to for more of in our neighborhoods. As one of the few ungated communities in the area, we already deal with a decent amount of petty crime, homelessness and unwarranted transient traffic in our neighborhood. It's not safe for our families and not great for home values. Building something that attracts more of that behavior is not attractive.

The other piece that concerns me is that it will be 1 story underground and 3 stories above ground. That is a giant building! For the homes that back up to the lot, 3 stories right in your backyard is an incredible eyesore, and building an underground level means heavy excavation during the construction phase.

Unfortunately it seems that quite a few of our neighbors did not receive this notice (I believe you're required to send notice by mail to those impacted) and we just received an email this afternoon (around 2 PM) from our HOA about the meeting. I'm not sure what type of feedback you've received to date, but I'd venture to guess that if it's been light, this would be the reason!

We urge you to please reconsider this and work to bring something to this space that benefits the residents in this area and adds value to the community.

Thank you for your consideration!

Sarah

Sarah M. Rico, CMP
rico.sarah@gmail.com
C: #936.521.9364

From: [Veronica Dominguez](#)
To: [Adrian G Zambrano](#); mmora-yatko@beusgilbert.com
Cc: [bryan deboda](#)
Subject: Storage Facility on Sonoran Desert
Date: Tuesday, March 21, 2023 6:52:44 PM

To whom it may concern,

We have lived in Sonoran commons since our home was built back in 2016. This is a family friendly area, that has now become surrounded by apartments and no usable amenities for us. Receiving yet another letter for a storage unit is an absolute disappointment and will bring down our area in more ways than I can imagine.

My home is situated on Desert Marigold drive, backyard directly facing the open lot in which this proposal of storage facility is wanting for it to be built. We would see this storage daily while sitting in our backyard. We are fully against the proposed 3 stories with a basement. Not only will we see this eye sore, but I don't know one person in this community who even needs a storage unit. Place this storage unit over by the RENTED apartments, not near the homes that are owned by residents.

It seems very careless to even consider putting something so tall and large behind family homes. As a developer there is no way you'd get me to believe you'd be okay with this in your backyard. And to propose it to be underground brings even more concerns.

I'm writing to ask this request be declined. We want to see our area be improved, not brought down by a massive storage facility which takes away from the beauty of the area.

Additionally, there are countless storage facilities off happy valley and 19th ave, etc. There is no way we need this in the heart of north valley parkway. Please put it somewhere industrial and not within view of an established community in which homeless can just hide within and lights will be shining through to our Master Bedroom.

Thank you,
Veronica Dominguez & Bryan Deboda

From: [Anita Krishna Singh](#)
To: [Adrian G Zambrano](#); mmora-yatko@beusgilbert.com
Subject: Opposing storage unit in the corner of Sonoran Desert drive and Northvalley
Date: Wednesday, March 22, 2023 10:17:53 AM

I learned there is a storage facility request to go up on the corner of Sonoran Desert drive and North Valley parkway (by the circle K backing to those homes).

I am local here and live in Fireside. am not in favor of this being built in the neighborhood.

Thank you
Anita

From: [Beth McEldowney](#)
To: mmora-yatko@beusgilbert.com
Cc: [Adrian G Zambrano](#)
Subject: Proposed Storage Facility
Date: Wednesday, March 22, 2023 1:37:30 PM

We are writing to express our opposition to the proposed storage facility at North Valley Parkway and Sonoran Desert Drive. This facility would be right next to the Sonoran Commons community and even overlook the neighborhood. It would be an invitation for increased crime.

We are not opposed to commercial building in this area, but a facility that by its very nature will bring an influx of people with no ties to the community. If this was going on the northwest corner, while not ideal, would at least not overlook homes.

Thank you.

Beth McEldowney
Laurie Brehm
2534 W Balao Dr.
Phoenix, AZ 85085

From: [Tara Rupsch](#)
To: mmora-yatko@beusgilbert.com; [Adrian G Zambrano](#)
Subject: Rezoning Z-SP-2-23
Date: Wednesday, March 22, 2023 1:02:08 PM

I would like it to be known that my family who resides off North Valley Parkway in the North Gateway area, **oppose** the approval of yet another storage facility within the Sonoran Desert community. The proposed storage facility being 3 stories high will be just another block building ruining our beautiful dark sky community. Keep the storage facilities in the industrial area.

Tara Rupsch
Office Manager

Schooner Financial Associates
9917 East Bell Road Ste 110
Scottsdale, AZ 85260
T: 480-284-6820
F: 480-284-6825

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To whom it may concern,

RE: case#. Z-SP-2-23

I am responding to a meeting conducted on 3/21/2023 by representatives of Gary Davidson for a proposed indoor storage facility adjacent to my home in the Sonoran Commons subdivision. I have lived in my home for more than 5 years. I served on the HOA association for most of the first 4 years. It was then and still is a matter of personal pride that I did my best for the community at large.

With that in mind, there are 8 members of the community who are adversely impacted by a road running just outside our back yard wall. This road services traffic for the customers of Circle K. It is one of 4 roads or entry points to Circle K. When we first had our home built in the subdivision, there was very little traffic on that road. The addition of hundreds of apartments to our area and associated traffic of workers for those areas that are continuing to be built, have made a huge change to the area and nature of the road use.

When Gary Davidson announced his intention to develop the open ground that is surrounded by roads and includes the road behind our homes, I took on the self-appointed role of advocate for the Sonoran Commons Community and especially those 8 homeowners who are the only adjacent properties in our community that are affected by what happens on that property. I have a strong background in the entitlement process and planning and zoning law.

To come up with an equitable agreement on his proposal, we had many meetings in our home to reach a plan that allowed Gary to profit from his investment and help us with an ongoing and ever-growing problem with the road behind our homes. We reached out to all 8 of the homeowners, and they attended some initial meetings where we were introduced to proposed elevations, landscape plans, and other details. As time went on, the meetings were conducted between Gary's team and a few key adjacent homeowners.

As the years went by the road became more than just a nightmare of noise. It became unsafe for the residences along the road. My neighbor 25 feet away from me had a reckless driver run right through his wall and could have killed his two small children had they been playing in their own yard.

We explained the road problems to Gary's team and after some work on engineering, we all agreed on a way to still serve Circle K and protect the 8 homes by rerouting the road. This was only one area in which he was willing to allow us to help decide. We were included in the landscape plan, the materials on the outside the building, colors, lighting, hours of service, parking, location of outside utilities, height of building (which was not to be higher than the existing 2 story homes in the subdivision) and several more details.

Our agreement with him was if the road was relocated and there were no impacts to the other homes in our subdivision, we would support his development. His team has been great to work with and they have honored every detail they have agreed to do.

Since no other owner is impacted by the road, many of them fail to understand what we are forced to deal with on a 24 hour a day basis. This is not a public road with setback standards. It was built simply for access to Circle K. It is less than 9 feet from the homes on the north/south portion of the road which is 30 feet wide along their wall. The east west road is 12 feet from our homes and is 22 feet wide. It was never intended to handle the amount of traffic that exists now, nor was it intended to be a road for heavy trucks and a parking place for them.

Some of the other impacts on us include cars racing on the road, drivers parking for extended periods of time all hours of the day and night with their stereos cranked up and the bass rattling the windows in our homes. The garbage trucks and gravel trucks park on the road and leave their motors running for long periods of time while they eat in the Circle K. The local motorcycle riders and large 4-wheel drive pickups seem to think that the storm water basin located on the proposed build site is their own private obstacle course and playground. Many people stop at night and use the area for their own outdoor bathroom. Others throw their garbage over our walls and into our yards. There is another group that does not want to pay a fee at the local recycling center so they unload furniture, used appliances, tires, and bags of things that I would be afraid to see what they might contain.

But none of the other members of Sonoran Commons have the unfortunate experience of having to put up with these activities. The traffic count we did by camera showed us that the weekday vehicle count is an average of 369 in daylight hours and climbs to over 500 on weekends. And that is an old study. With the completion of each development in the area, that number is rising. One cannot sleep through the night without being awakened by loud playing stereo with sub woofers and screeching tires. The road is a major health hazard. It threatens the safety of our children and grandchildren. It is a public nuisance.

The point that I want to share is that none of the other homeowners are exposed to what the 8 of us are on 24 hours a day basis. We are their buffer from the road and whatever happens on that property. Our quality of life and health and safety are compromised while they enjoy the benefits of our properties being a buffer for them. They will not be impacted by whatever development is eventually done on that property. Only those of us who are adjacent property owners are now and will be in the future impacted by what goes on with that property. There could be a few homes that might be able to see the roof of the proposed building. That would be the extent of any impact on them.

My position is that we must be given consideration for our health and safety. Our position trumps anyone who just does not want the building built. That is not a valid reason for opposing this development. There are people who do not even live in our community who are opposing the construction. We are entitled to enjoy the same quality of life that the other members of Sonoran Commons enjoy. We are entitled to have the same level of health and safety that the other members of Sonoran Commons enjoy. I am tired of being their buffer zone. This development and use of Gary Davidson's property would then become the new buffer zone. It would afford us of the same level of quality of life that the other members of our community already enjoy. It is inconceivable to me that the people who are protesting this

development will have virtually zero negative impact on them, yet they are fine with us continuing to experience all the current negative impacts while acting as their buffer.

This development is unusual by nature. It is a needed service. There are no existing storage facilities within 4 miles of this site and many of those that do exist have a waiting list. There are several thousand more apartment units in the planning stage for this area. They will need some storage facilities nearby. The development on this property has no actual negative impacts on the at large community and it solves quality of life and health and safety issues for 8 families who are the only adjacent property owners. What more could anyone ask? This is the poster child for quality well done development. It has been 4 years in the making where every detail has been gone over many times by the developer and those of us who will be affected by the development. I urge the Planning Commission and City Council to approve this development. I urge the members of both those bodies to consider health and safety, quality of life for us over the "I don't want it" from people who are not going to be affected by that proposed facility being built on that property.

Co-Owners

Dean Grissom

Penny Kienow

2512 W. Desert Marigold Dr. Phoenix, Az 85085

From: [Gary Ellars](#)
To: [Adrian G Zambrano](#); [Jim Waring](#)
Subject: Zoning case number which is Z-SP-2-23 ; Support Letter
Date: Friday, March 24, 2023 10:16:59 PM

Councilman Waring, Mr. Zambrano and whom it may concern,

I am a homeowner who directly backs to the proposed site for the storage facility project located at the near SW corner of Sonoran Desert Drive and North Valley Parkway. I was in attendance for the planning meeting held 3/21/2023 by Paul Gilbert and team.

I am in absolute favor of the project moving forward for a number of reasons.

We have met extensively with the homeowners that border the vacant lots and where the facility is proposed over the last three to four years. We have had the opportunity to help with the pleasing architectural design and landscaping and have had our suggestions applied to the project. In addition, the removal of the road that now exists and rerouting away from the Sonoran Commons community is part of the plan, a critical part.

I am very much in favor of the project because it will eliminate 100% the traffic now passing right behind my home on the road that will be eliminated. This will eliminate the almost 400 vehicles per weekday and some excess of 500 per day on the weekends. Along with this traffic is trash thrown in my backyard, commercial trucks taking lunch breaks while parked and staring into my backyard, the general public walking and peering over my fence, workers taking lunch breaks and leaving trash. This project does the opposite of most other alternatives by actually reducing traffic by 100's of vehicles per day, and thousands per month while eliminating public pedestrians. In addition, it reduces the noise level tremendously. If you have ever frequented a storage facility, you will notice they are extremely quiet and unpopulated, especially once fully occupied, which all the existing ones nearby are.

(I am the one who did the video traffic study of vehicles that travel that road now. The average per day is 369 cars and trucks, with a weekend average with closer to 500 vehicles per day. This project eliminates all of that traffic behind the residents' homes and brings it to "ZERO" and eliminates the 24 hours a day noise.)

Storage facilities tend to be one of the least obtrusive types of business because there is so little traffic, all of which is only those requiring overflow storage who typically do not regularly visit the property. Once a storage facility is fully occupied there is very little traffic in and out of the facility. Having said that, the ingress egress of the building is only on the east side of the building directly off North Valley Parkway—no noise to Sonoran Commons.

Also, there are limited hours of operation which we also negotiated. Some of the residents have not read the facts of the facility and think it is open 24 hours, that is not even close. The hours will be 9:30a.m. to 6:00p.m. M-F, 9:30a.m.-5:00pm Sat-Sun. Keyed access only 6:00a.m.-9:00p.m.

The residents backed up to the vacant lot are happy there is not going to be a retail or franchise food business locating against their properties to have the traffic and general public close to their homes seven days a week, along with the lighting and noise associated with that alternative. I am not interested in retail directly behind my home and this accomplishes the goal of proving a barrier to anything built north of this project. Another misconception I have seen mentioned on social media is the height of the building, it will not exceed the height of the two story homes in the neighborhood, some are misinformed that it can be seen for blocks away. Max height is the two story in the neighborhood.

The road transforms into a tree filled landscape area with dozens of trees and fenced off for no public access. Construction will be normal with no blasting of any kind as assumed by some on social media and that do not back to the property and don't have a direct vested interest or maybe don't have all the facts.

This project is in the best interest of the community and there are folks who don't know the facts and will cast a no vote without common knowledge nor directly affected by the road (please review the

project drawings for location clarity) or public intrusiveness.

In Summary:

1. The facility closes and removes the road which has resulted in several hundreds of vehicles within 12 feet of my backyard per month. Eliminates the trash and the public intrusion of my back yard. The road closed is the biggest benefit to Sonoran Commons. Not sure of any other business that will eliminate the road.
2. The facility is not higher than a two-story house in the neighborhood. Any commercial building of any kind will be seen, whether it's the height of a one story home or a two story home. Typical one-story commercial building is higher than a one-story home including its façade.
3. The lighting has been negotiated to be as minimal as possible as shown on the architectural renderings. Lighting and advertisement lighting is normally much more than this facility will be.
4. The trees will eventually hide the majority of the building after a couple of years of growth. Likely not offered by any other option.
5. The hours are shorter than any alternative that would be built. Basically 9:30am-6:00pm, not 24 hours or early and late hours like most businesses.
6. This facility will have minimal traffic compared to virtually anything else that would be constructed, in support of what a number of people opposing the project are wanting.
7. The way the building is situated and the fenced areas on the west and south sides will secure the areas, also in support of what some of the opponents are wanting.
8. These facilities have the least amount of security risk compared to most businesses, again in support of what some of those opposing the project are wanting. You can't access the building and it is very secure with key pads and cameras.
9. I am also a realtor and see nothing but positive impacts on the homes surrounding the project as it will create a buffer from any undesirable projects built north of this project.

Please allow the moving forward and completion of the project in support of those who are actually impacted by the current vacant lot and heavily trafficked private road that runs behind our homes. Please do not let a few outsiders who do not live in the neighborhood fool some uninformed residents who do live in the neighborhood, who are actually not impacted by the new project because they are not impacted by the current negative situation of the road and what comes with it.

Thank you for taking the time to review these facts associated with the project and my support.

Sincerely,

Gary Ellars, Resident of Sonoran Commons since 2019.

garyellars@gmail.com / 602-370-3984

From: [Sandy Teich](#)
To: mmora-yatka@beausgilbert.com; [Adrian G Zambrano](#)
Subject: Special Permit for Self Storage South of SWC of North Valley Parkway and Sonoran Desert Drive, Z-SP-2-23
Date: Monday, March 27, 2023 10:33:51 AM

In regard to the proposed Self Storage Unit at the corner of Sonoran Commons, I would like to express my disapproval of the project. My concerns are the additional traffic, the security concerns with that additional traffic and the aesthetics in general. Although we are not a gated community, i have always felt safe in our subdivision. When looking online at Nextdoor, a lot of other housing developments, including gated, have many more issues than we do. With the new computer chip factory opening in the next few years, we will have a lot of new housing builds near us which will bring in more activity that will impact that traffic and safety. I feel that the space would be better served to address the needs of our surrounding community at that time.

Thank you,

Sandy Teich
Sonoran Commons Resident
970-309-2333

May 10, 2023

Re: Z-SP-2-23

Dear Phoenix City Council,

My name is Buddy Schultz and I have lived in Arizona since 1972. I have lived in Sonoran Commons, located on the South West corner of Sonoran Desert Drive and North Valley Parkway for the past 7 years.

This letter concerns a proposed Storage Facility on that corner. As President of The Sonoran Commons HOA I was involved in meetings with home owners and the owner of the land of the proposed site, Gary Davidson.

There were 3 main topics that were discussed in detail, Safety, Traffic and Building Height.

The safety concern was most important. I have included 2 photos that shows the back wall of a home that was demolished by a driver. Fortunately, their children were not in the back yard at the time of the accident. The first agreement made was that the builder would remove the road that runs adjacent to the shared wall between the HOA and the proposed site.

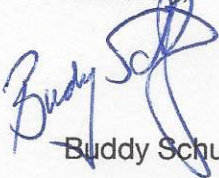
A Storage facility does not attract a lot of traffic. The first item agreed to on this matter was that the proposed hours of operation would be shortened. Currently there are 3 large building projects within 1/2 mile of the proposed site. There are 6 lanes of road between I 17 and North Valley Parkway that cross over a 30 million dollar bridge. Just West of I 17 there is a multi million dollar chip plant being built. I believe the City was prepared for this type of growth here. So yes, traffic will increase, but it won't be because of a Storage Facility.

In order to determine a height for the building we contacted Taylor Morrison, the developer of Sonoran Commons. The tallest home in the Community is 33 feet high. The Storage Facilities builders original plan was for 4 stories high. In order to lower the height the builder agreed to a basement for one story and to place the HVAC units on the ground instead of the roof. With that, the proposed Storage Facility will be no higher than the tallest home in Sonoran Commons.

Many other items were also covered. I believe the builder accepted a substantial amount of additional cost in an effort to accommodate surrounding Home Owners concerns.

I ask that you approve the proposed Storage Facility as I believe it is in the Best interest of our Community.

Sincerely,



Buddy Schultz

2610 West Deset Marigold Dr.
Phoenix, AZ 85085





Re: *SWC North Valley Pkwy & Sonoran Desert Drive*
(Self Storage)
Stipulations

Date: March 12, 2020

1. The Developer shall relocate the existing driveway providing access from North Valley Pkwy to the Circle K store from its present configuration to the configuration shown on the attached Exhibit A site plan. The relocated driveway shall be constructed with the initial development of the property as identified on Exhibit A.
2. The self-storage building shall be limited to 33' in height, which will include the parapet.
3. The office hours of the facility shall be Monday through Friday, 9:30 a.m. to 6:00 p.m.; and Saturday and Sunday, 9:30 a.m. to 5:00 p.m. The secured access limited to existing customers shall be Monday through Sunday 6:00 a.m. to 9:00 p.m.
4. The HVAC units for the storage facility will be approximately 90 tons (5-ton units) ground-mounted on the north and south side of the self-storage building.
5. The Developer shall process a Grading and Drainage plan to be approved by the City of Phoenix which will demonstrate the absence of flooding from the landscaped area south and west of the self-storage building to the adjacent residences.
6. Landscaping west and south of the self-storage building shall be in substantial accordance with the Landscape Plan attached as Exhibit A. The landscaping will include Mesquite and Acacia trees. No Palo Verde or Ironwood trees shall be placed in the landscape area west and south of the self-storage building.
7. The self-storage building will be constructed with non-reflective metal siding (PW-120 panel) incorporating a slate non-reflective gray color.
8. Windows on the west and south side of the self-storage building will be faux windows using non-reflective glass (Spandrel Glass).
9. The contractor will hire a pest control company to mitigate any insects/pests from migrating to the adjacent residential properties.
10. Developer will construct a wrought iron fence of approximately 6' in height to be installed to secure the landscape buffer to the west and south of the self-storage facility with a gate at the southeast corner of the storage building to provide access for maintenance and repair purposes.
11. Lighting within the landscaped area along the western and southern property lines will consist of building mounted wall packs that are mounted 2 feet below the level of the adjacent fence lines.
12. Trash dumpsters will be prohibited along the west and south property lines of the self-storage building.

1000000

RKAA# 19173.50

From: [Luke Johnston](#)
To: [Adrian G Zambrano](#)
Subject: Proposed Storage Facility on SWC of North Valley Parkway and Sonoran Desert Drive
Date: Friday, May 26, 2023 4:10:11 PM

Luke and Melanie Johnston

2525 W Balao Dr

Phoenix, AZ, 85085

Johnston.luke@gmail.com

May 26, 2023

Adrian Zambrano

City of Phoenix

Subject: Opposition to Proposed Storage Facility on SWC of North Valley Parkway and Sonoran Desert Drive

Dear Adrian,

I hope this letter finds you well. I am writing to express my strong opposition to the proposed construction of a storage facility near our beloved neighborhood, Sonoran Commons. Having learned about this project, I believe it is essential to voice the concerns and reservations of many residents who share the same sentiment.

One of the primary issues that arise from building a storage facility in our neighborhood is the potential impact on the visual aesthetics of the area. Sonoran Commons is renowned for its natural beauty, cohesive architecture, and scenic walkways. The proposed facility would introduce an industrial structure that would stand in stark contrast to the existing residential character, disrupting the overall harmony and charm of the neighborhood. Such visual degradation would undoubtedly reduce property values and diminish the appeal of our community.

Additionally, storage facilities often come with increased traffic and congestion concerns. Large vehicles, such as moving trucks and delivery vans, frequently visit these facilities, resulting in higher volumes of traffic on our already strained roads. This congestion not only poses safety hazards but also exacerbates noise pollution and decreases the quality of life for residents. The increased activity around the storage facility could disrupt the peace and tranquility that currently defines our neighborhood.

Furthermore, storage facilities tend to attract a range of potential issues that can negatively impact the community. These facilities may inadvertently invite criminal activities, such as break-ins, thefts, or illegal occupation, which can undermine the safety and security of the area. Moreover, the presence of a storage facility may create a perception of neglect or abandonment, encouraging littering, graffiti, and other forms of vandalism. Such negative externalities can be detrimental to the reputation and desirability of our neighborhood.

While I understand the need for storage facilities in certain areas, I firmly believe that the southwest corner of North Valley Parkway and Sonoran Desert Drive is not an appropriate location for such a facility. Instead, we should focus on preserving the residential nature of our community, safeguarding its beauty, and nurturing its sense of unity.

I kindly request that you carefully consider the concerns expressed in this letter and take into account the overwhelming opposition from residents who value the unique character and atmosphere of Sonoran Commons. We trust that you will make a well-informed decision that prioritizes the best interests of the community.

Thank you for your attention to this matter. I look forward to hearing about any developments related to this issue.

Yours sincerely,

Luke and Melanie Johnston