

# Attachment B



## City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

### Staff Report Z-138-E-83-5 (Aldea Centre PUD) October 8, 2021

**Maryvale Village Planning Committee Meeting Date:** October 13, 2021

**Planning Commission Hearing Date:** November 4, 2021

**Request From:** PUD PCD (Planned Unit Development, Planned Community District) (125.30 acres)

**Request To:** PUD PCD (Planned Unit Development, Planned Community District) (125.30 acres)

**Proposed Use:** Major Amendment to the DC Ranch PCD to allow an amendment to the Aldea Centre PUD to allow Recreational Vehicle Sales, Service and Showroom

**Location:** Approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment

**Owner:** John F. Long Family Revocable Living Trust c/o Tim Wright

**Applicant/Representative:** David Richert, Richert and Associates

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

General Plan Conformity			
<b><u>General Plan Land Use Map Designation</u></b>		Mixed Use	
<b><u>Street Map Classification</u></b>	Bethany Home Road	Alignment	0-foot south half street (northern property boundary)
	99th Avenue	Arterial	33-foot west half street (City of Glendale)
	101st Avenue	Minor Collector	30-foot east half street (south portion) and 60-foot full street (north portion)
	Missouri Avenue	Minor Collector	35-foot north half street
	Montebello Avenue	Minor Collector	70-foot full street

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.**

The PUD area contains several parcels that have long been vacant and the proposed addition of recreational vehicle (RV) sales as a permitted use is compatible with the stated goal of the Aldea Centre PUD to promote commercial and employment uses.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; JOB CREATION (EMPLOYERS); LAND USE PRINCIPLE: Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers..**

The proposed addition of RV sales as an allowable use is consistent with the goal of promoting commercial uses within the Aldea Centre PUD and is located near the Agua Fria Major Employment Center and the Loop 101 Freeway.

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

The proposed performance standards for the RV sales use provides enhanced shading requirements which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

**Applicable Plan, Overlays, and Initiatives**

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Complete Streets Guiding Principles](#) – See Background Item No. 9.

[Tree and Shade Master Plan](#) – See Background Item No. 10.

[Zero Waste PHX](#) – See Background Item No. 11.

**Surrounding Land Uses/Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant land, multifamily residential, office, warehouse	PUD PCD
<b>North</b>	Vacant land, agricultural, Grand Canal	A-1, PAD (City of Glendale)

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>South</b>	Elementary school and multifamily residential	R-3A PCD, R1-10 PCD
<b>East (across 99th Avenue)</b>	Commercial uses and warehousing	PAD (City of Glendale)
<b>West</b>	Single-family residential	R1-10 PCD, RE-35

**Background/Issues/Analysis**

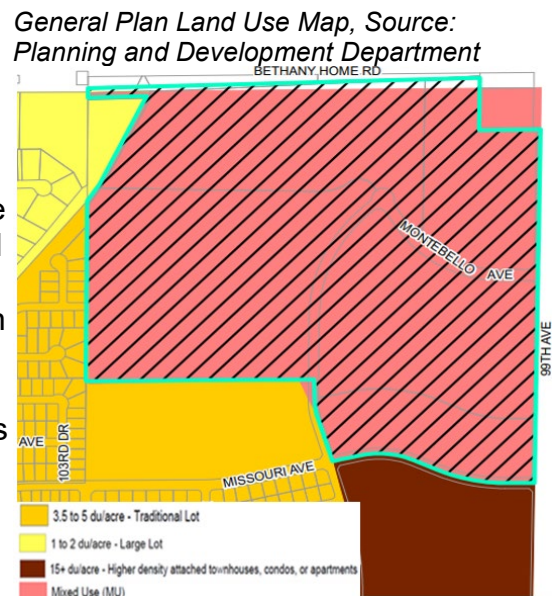
**SUBJECT SITE**

1. This request is to rezone a 125.30-acre site located approximately 368 feet south and 365 feet west of the southwest corner of 99th Avenue and the Bethany Home Road alignment from PUD PCD (Planned Unit Development, Planned Community District) to PUD PCD (Planned Unit Development, Planned Community District). This request is a Major Amendment to the Aldea Centre PUD to include recreational vehicle sales, service and showroom as a permitted use with maintenance and outdoor storage as accessory uses within the PUD. The proposed site for the RV sales use is at the southwest corner of 99th Avenue and Montebello Avenue.

The PUD area is within the DC Ranch PCD. The DC Ranch PCD includes the square-mile area from Camelback Road on the south, Bethany Home Road on the north, 99th Avenue on the east, and the Roosevelt Irrigation District canal on the west. The PCD is divided into west and east sections along 103rd Avenue. The Aldea Centre PUD is in the DC Ranch East PCD.

2. The subject site has a General Plan Land Use Map designation of Mixed Use. The proposed additional use for RV sales in the PUD is consistent with this designation.

The surrounding designations to the west are Residential 1 to 2 dwelling units per acre and Residential 3.5 to 5 dwelling units per acre. The General Plan Land Use Map designation to the south is Residential 3.5 to 5 dwelling units per acre and Residential 15+ dwelling units per acre. The designation to the north is Business Park (City of Glendale) and to the east is Planned Commercial (City of Glendale).

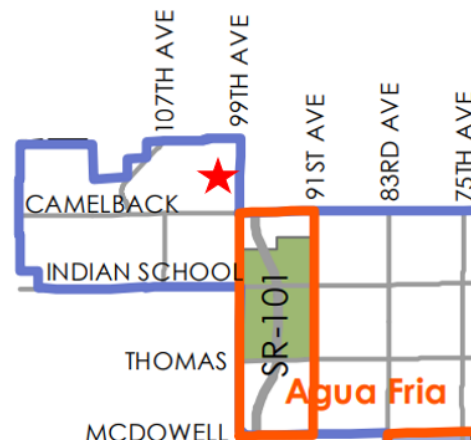


### EXISTING CONDITIONS & SURROUNDING ZONING

3. The PUD area is generally bound by the Grand Canal at the Bethany Home Road alignment on the north; Missouri Avenue and the northern boundary of the Sonoran Sky Elementary School property on the south; 99th Avenue on the east; and 101st Avenue and the 103rd Avenue alignment, north of the school property, on the west. The northwest corner of the property is defined by a Roosevelt Irrigation District canal that cuts from southwest to northeast. There is a Salt River Property substation located at the southwest corner of 99th Avenue and the Bethany Home Road alignment that is not a part of the PUD area, which is zoned S-1 (Ranch or Farm Residence), RE-43 (One Family Residence) and RE-35 (One-Family Residence).

The PUD area contains vacant land, agricultural land, multifamily residences, office and warehouse uses. To the south is an elementary school zoned R1-10 PCD (Single-Family Residence District) and multifamily residences zoned R-3A PCD (Multifamily Residence District). To the east, in the City of Glendale, is a furniture store and warehouse zoned PAD (Planned Area Development). To the north, also in Glendale, is agricultural land zoned A-1 (Agricultural) and PAD (Planned Area Development). To the west are single-family residences zoned RE-35 (One-Family Residence) and R1-10 PCD (Single-Family Residence District). The proposed development site for the recreation vehicle sales use is at the southwest corner of 99th Avenue and Montebello Avenue, although the additional use would be permitted throughout the PUD area subject to the performance and development standards as proposed in this amendment.

4. The PUD is also approximately a quarter mile from the Loop 101 Freeway and approximately half a mile from the Agua Fria Employment Center, a City of Phoenix designated Employment Center and the Algodón Major Employment Center as designated by the Maricopa Association of Governments and as listed in the City of Phoenix General Plan.



#### MAJOR EMPLOYMENT CENTERS

- Phoenix Designated Employment Centers
- Algodon

#### APPROVAL AND AMENDMENT HISTORY

5. The PUD area is the last development phase of the DC Ranch PCD, an approximately 425-acre master planned community, initially approved by City Council on August 5, 1983 via Rezoning Case Nos. Z-138-83 and Z-139-83.

In 1985 City Council approved a Major Amendment to the DC Ranch PCD with Rezoning Case Nos. Z-138-A-83 and Z-139-A-83 for approximately 35 acres along Camelback Road for a mix of residential and commercial zoning designations.

In June of 1987 City Council approved a subsequent Major Amendment for approximately 131 acres of the PCD to allow a mix of residential and commercial uses, via Rezoning Case No. Z-138-B-83-5.

In December of 2009 City Council approved the Aldea Centre PUD PCD for 125.30 acres of the PCD to allow a mix of uses to including retail, office and multifamily residential uses via Rezoning Case No. Z-138-C-83-5.

A Minor Amendment to the Aldea Centre PUD was administratively approved August of 2017 for revisions to Section G.1.b. of the Performance Standards for Amusement Parks hours of operations and Section G.8. of the Development Standards for Walls and Fencing.

In July of 2019 City Council approved a Major Amendment to the Aldea Centre PUD via Rezoning Case No. Z-138-D-83-5 to allow a mix of uses including commercial, commerce park, and high-density multifamily residential.

#### PROPOSAL

6. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
7. Below is a summary of the proposed modified and additional standards for the subject site, as described in the attached Aldea Centre PUD Narrative date stamped September 2, 2021. This proposal is to add recreational vehicle and towable trailer sales as a permitted use within the PUD with outdoor storage and maintenance as accessory uses. This proposal does not change any other permitted uses or development standards as previously listed in the PUD.

To ensure that this use is compatible with the existing residential uses within and surrounding the PUD area, the proposal includes several performance standards for the primary and accessory uses:

- An acreage maximum, primary access to an arterial street, and orientation of loading docks, outdoor storage, maintenance and lighting away from existing residential uses are standards proposed to limit the impact of this use from residential uses. An outside public address, bell system or amplification system is prohibited, and vehicles are prohibited from being displayed on a raised pedestal.
- An enhanced landscape setback standard is proposed including 50% two-inch caliper and 50% three-inch caliper tree planting standard to ensure adequate shade and buffering. Display vehicles are also required to be enclosed by a wall, fence, hedge, or plantings.

The conceptual site plan and elevations included as an exhibit depict the subject site for the proposed use at the southwest corner of 99th Avenue and Montebello Avenue with driveways on 99th Avenue, Montebello Avenue and 101st Avenue. The site plan depicts existing detached sidewalks along 99th Avenue and Montebello Avenue and an attached sidewalk along 101st Avenue. The site plan shows the proposed showroom fronting 99th Avenue with the service areas and vehicle parking located towards 101st Avenue and landscaping surrounding the subject site.

#### AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

8. [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. The PUD contains existing standards for bicycle parking for commercial and multifamily residential uses which remain unchanged for this request.

9. [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 support these principles related to pedestrian connectivity and safety, Stipulation No. 1.c requires that where pedestrian pathways cross drive aisles, they shall be constructed of decorative

pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces.

10. **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. The proposal includes an enhanced landscape setback that is above the City of Phoenix Zoning Ordinance standards and 50% two-inch caliper and 50% three-inch caliper tree planting standard is addressed in Stipulation No.1.b.

11. **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 proposed project will be subject to the City of Phoenix waste collection and recycling requirements.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff has not received any correspondence from members of the public regarding this request.

INTERDEPARTMENTAL COMMENTS

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the 2018 Phoenix Fire Code.
14. The City of Phoenix Water Services Department has noted that field verification may be necessary to determine if water services are active at the site, the site may require an industrial wastewater pretreatment device, and water capacity is a dynamic condition that can change over time due to a variety of factors.
15. The Public Transit Department requested right-of-way dedication and construction of a bus stop pad along southbound 99th Avenue south of Montebello Avenue and that where pedestrian pathways cross drive aisles, the pathways are constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces. These requirements are addressed in Stipulation Nos. 1.c and 2.



16. The Street Transportation Department requested that all street improvements be made to current ADA guidelines, that the applicant provide a Traffic Impact Study, and that a Master Street Plan be submitted. These requirements are addressed in Stipulation Nos. 3 through 5.
17. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport to disclose the existence, and operational characteristics of the Glendale Airport to future owners or tenants of the property and that the project receive a No Hazard Determination from the FAA. These are addressed in Stipulation Nos. 6 and 7.

#### OTHER

18. 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. 8.
19. As a condition of the site's original DC Ranch PCD zoning approval in 1983 and subsequent amendments, all remaining PCD zoning stipulations and conditions will apply and be carried forward with this approval, including the cap on the number of units permitted to be developed. The original PCD requirements are detailed in Stipulation Nos. 9 and 10.
20. 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 proposed recreational vehicle sales use is consistent with the goals of the Aldea Centre PUD to promote commercial and employment uses
2. This proposal provides for additional employment options in the Maryvale Village and is located near a Major Employment Center.
3. The proposal for the RV sales use includes several development standards that exceed conventional Zoning Ordinance standards such as increased landscape and shading standards.



## **Stipulations**

1. An updated Development Narrative for the Aldea Centre PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 2, 2021, as modified by the following stipulations:
  - a. Front cover: Revise the date information on the cover page to the following:

Major Amendment Z-183-E-83  
Submitted: March 18, 2021  
2nd Submittal: June 30, 2021  
Hearing Draft: September 2, 2021  
City Council Adopted: [Add Adoption Date]
  - b. Page 35, Performance Standards for Recreational Vehicle and Towable Trailer Sales, Standard No. 3: Update the minimum caliper size to 50% 2-inch caliper and 50% 3-inch caliper for the landscape setback.
  - c. Page 36, Performance Standards for Recreational Vehicle and Towable Trailer Sales, add the following language as Standard No. 8: Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
2. The developer shall dedicate right-of-way and construct a bus stop pad along southbound 99th Avenue south of Montebello Avenue. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide 50 percent shade coverage to the bus stop pad at full maturity, as approved by the Planning and Development Department.
3. 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.

4. A traffic impact study shall be reviewed and approved by the Street Transportation Department prior to preliminary site plan approval. The applicant shall be responsible for any dedications and required improvements as recommended by the approved study, as approved by the Planning and Development Department.
5. A Master Street Plan showing all public arterial and collector streets shall be submitted to the Street Transportation and Planning and Development Departments for review and approval.
6. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Glendale Municipal Airport (GEU) to future owners or tenants of the property.
7. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
8. 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.

**PCD Stipulations**

9. The total number of residential units within the DC Ranch (East) PCD shall not exceed 1,868 units.
10. The DC Ranch PCD master plans for the PCD shall be updated to reflect approval of this amendment if applicable, as approved by the Planning and Development Department.

**Writer**

Sarah Stockham

October 8, 2021

**Team Leader**

Samantha Keating

**Exhibits**

Sketch Map

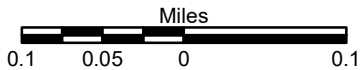
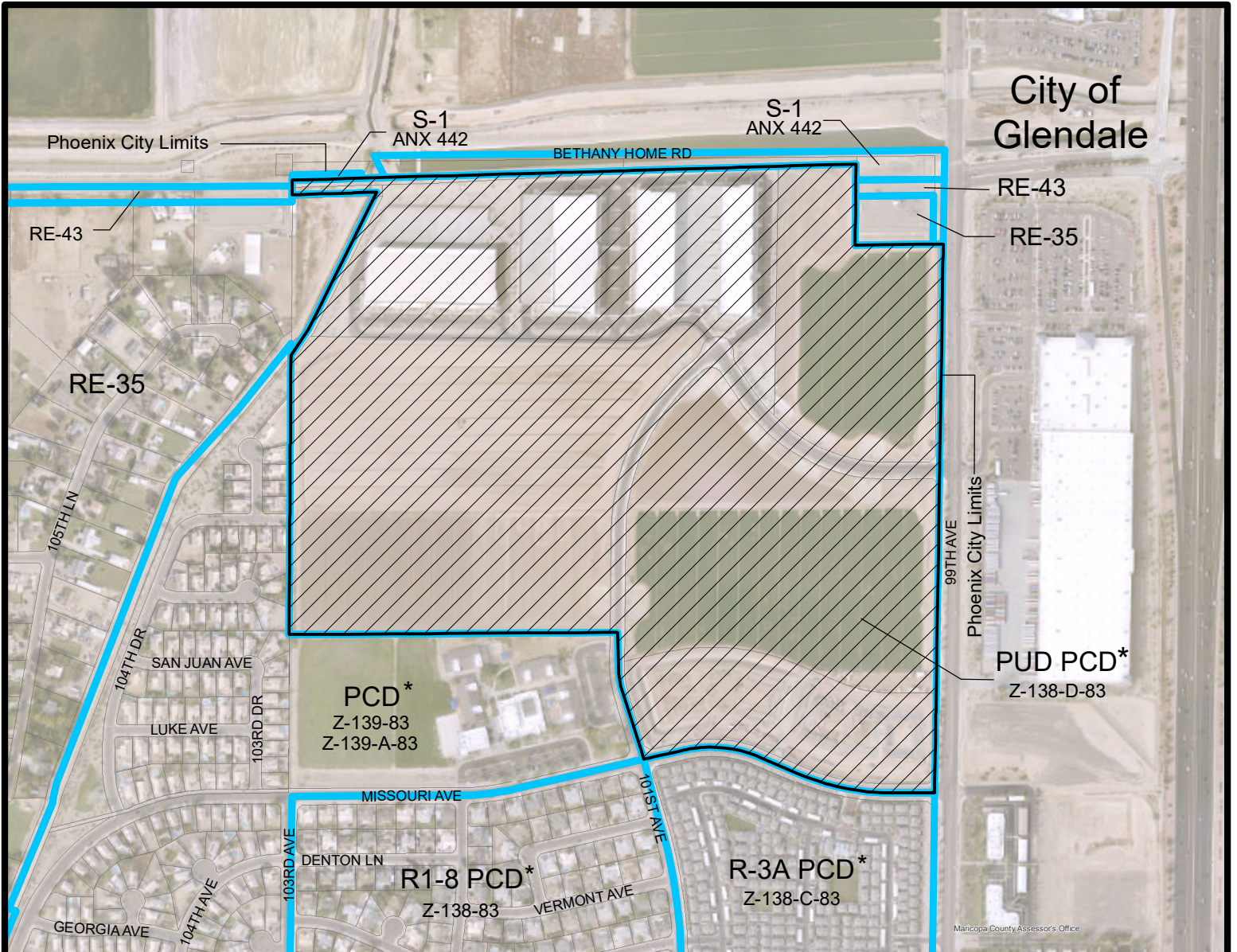
Aerial Map

Site Plan date stamped May 7, 2021

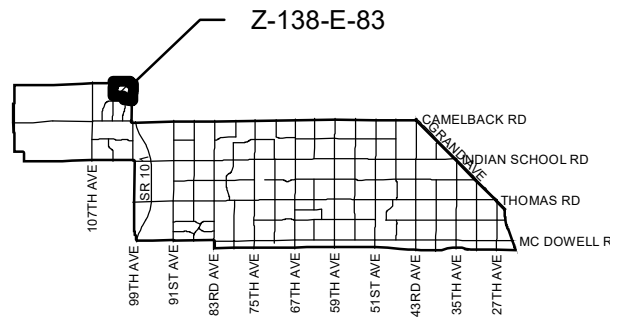
Elevations date stamped May 7, 2021 (4 pages)

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[Aldea Centre PUD](#) date stamped September 2, 2021



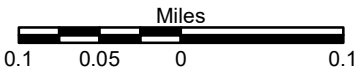
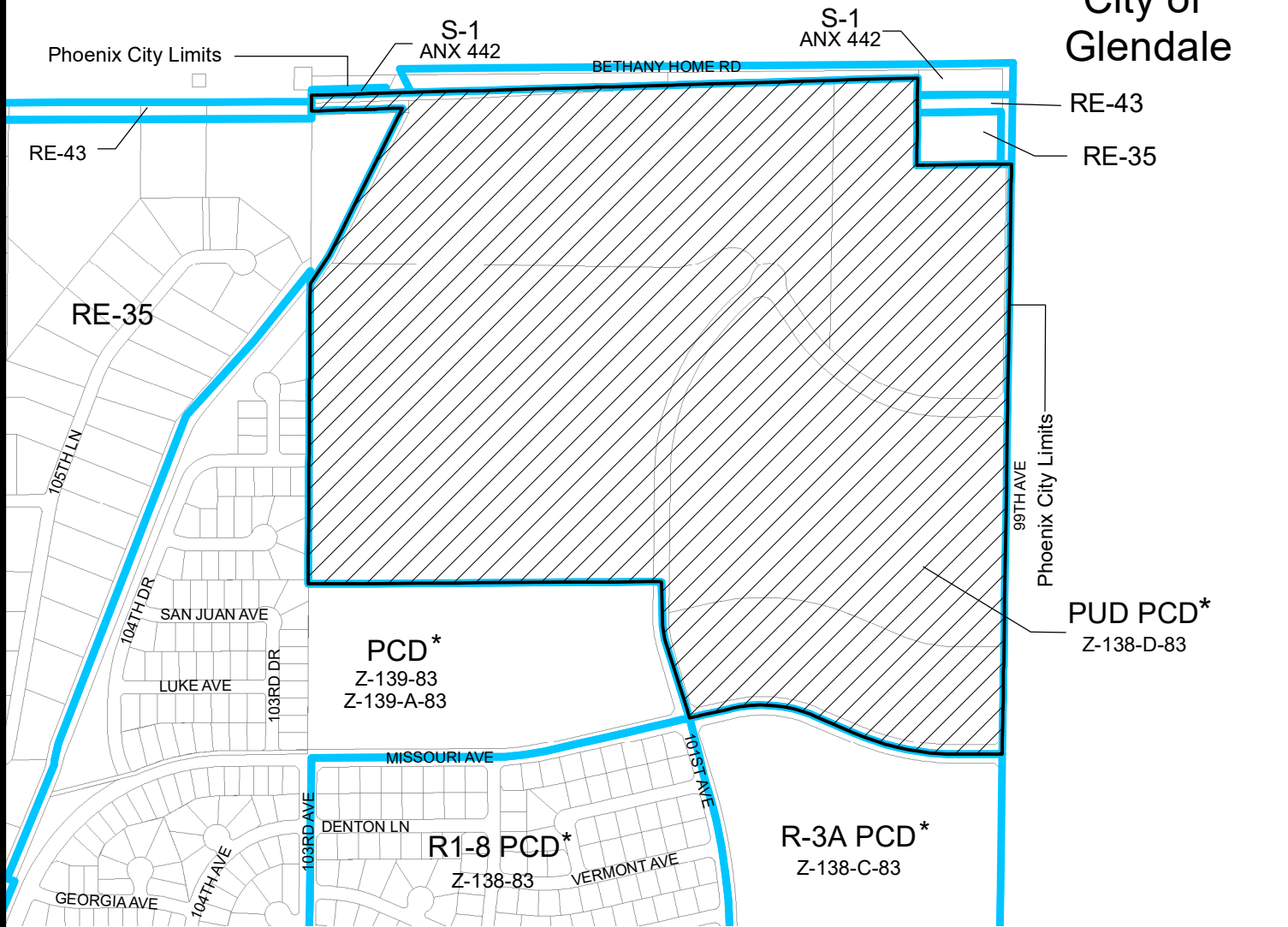
**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 5



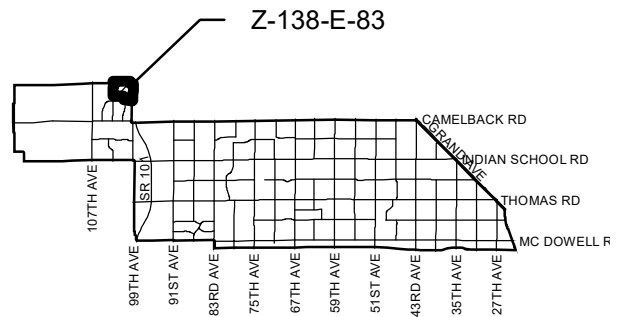
<b>APPLICANT'S NAME:</b> David Richert		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-138-E-83		<b>FROM:</b> PUD PCD ( 125.30 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>125.30 Acres</b>		<b>TO:</b> PUD PCD ( 125.30 a.c.)	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
PUD PCD		N/A	
PUD PCD		N/A	

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

# City of Glendale



**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 5



<b>APPLICANT'S NAME:</b> David Richert		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-138-E-83		<b>FROM:</b> PUD PCD ( 125.30 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>125.30 Acres</b>		<b>TO:</b> PUD PCD ( 125.30 a.c.)	
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
PUD PCD		N/A	
PUD PCD		N/A	

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



I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

25NOV15  
SIGNATURE OF COPYRIGHT OWNER  
WESLEY R. BALMER, AIA, PRESIDENT

**CURRENT PROPERTY**  
PROPERTY OWNER:  
JOHN F LONG FAMILY REVOCABLE LIVING TRUST  
1115 E MISSOURI AVE STE. A  
PHOENIX, AZ 85014

**DEVELOPER / GENERAL CONTRACTOR:**  
SUN STATE BUILDERS  
1950 W WASHINGTON STREET  
SUITE 214  
TEMPE, AZ 85281  
MIKE FORST  
P: 480-894-1286  
E: mforst@sunstatebuilders.com

**ARCHITECT:**  
BALMER ARCHITECTURAL GROUP  
2425 E CAMELBACK ROAD  
SUITE 775  
PHOENIX, AZ 85016  
ELIAS FLANS  
P: 602-964-8718  
E: wbalmer@balgrp.com

**ELECTRICAL:**  
HAWKINS DESIGN GROUP  
1148 W. HARWELL ROAD  
GILBERT, AZ 85233  
MINDY HAWKINS AGLER  
P: 480-413-9000  
E: mindy@hawkdesign.com

**CIVIL ENGINEER:**  
KASRO INC  
12429 W INDIAN SCHOOL ROAD  
MC-103  
AVONDALE, AZ 85392  
NATHAN COTRELL  
P: 602-556-1993  
E: nathan.cotrell@kasroinc.com

**LANDSCAPE ARCHITECT:**  
TJ McQUEEN & ASSOCIATES, INC.  
10426 N. 74TH STREET  
SUITE 120  
SCOTTSDALE, AZ 85258  
TJ McQUEEN  
P: 602-265-0220  
E: timmcqueen@tjma.com

**PROJECT DATA:**

**ZONING:**  
CURRENT ZONING: C-4  
USE: OFFICE

**CONSTRUCTION TYPE:**  
V-B  
SITE AREA (GROSS): 1,289,279 S.F. (29.57 AC)  
SITE AREA (NET): 1,171,212 S.F. (26.89 AC)

**COMBINED BLDG. AREA:** 332,744 S.F.  
(INCLUDES OVERHANGS AND CANOPIES)

**LOT COVERAGE:** 332,193 / 1,171,212 = 28 = 28%

**SHOWROOM BLDG.:**  
GROSS BLDG AREA: 181,864 S.F. (FOOTPRINT)  
CANOPY AREA: 19,040 S.F.  
TOTAL BLDG AREA: 200,904 S.F. (COVERAGE)

**FIRST FLOOR SHOWROOM:** 167,564 S.F.  
**FIRST FLOOR OFFICE:** 10,436 S.F.  
**FIRST FLOOR G.F.A.:** 178,000 S.F.

**SECOND FLR. OFFICE G.F.A.:** 17,093 S.F.

**1ST FLR. OCCUPANT LOAD:** 405 PEOPLE  
OFFICE @ 1:150 = 10436/150 = 69.8  
SHOWROOM BASED ON G.F.A. INCLUDING DISPLAY VEHICLES @ 1:500 = 167564/500 = 335.2

**2ND FLR. OCCUPANT LOAD:** 114 PEOPLE  
OFFICE @ 1:150 = 17093/150 = 114  
2 EXITS REQUIRED BASED ON LOAD DISTANCE

**DELIVERY BLDG.:**  
BLDG AREA: 15,050 S.F. (FOOTPRINT)  
CANOPY AREA: 4,158 S.F.  
TOTAL BLDG AREA: 19,208 S.F. (COVERAGE)

**FIRST FLOOR SERVICE G.F.A.:** 14,850 S.F.  
**SECOND FLOOR STORAGE G.F.A.:** 2,475 S.F.

**1ST FLR. OCCUPANT LOAD:** 99 PEOPLE  
SERVICE @ 1:150 = 14850/150 = 99  
2 EXITS REQUIRED  
4 EXITS PROVIDED

**2ND FLR. OCCUPANT LOAD:** 5 PEOPLE  
STORAGE @ 1:500 = 2475/500 = 5  
1 EXIT REQUIRED  
1 PROVIDED

**SERVICE BUILDING:**  
GROSS BLDG AREA: 93,350 S.F. (FOOTPRINT)  
CANOPIES: 6,842 S.F.  
TOTAL BLDG AREA: 100,192 S.F. (COVERAGE)

**FIRST FLOOR SERVICE:** 83,944 S.F.  
**FIRST FLOOR STORAGE:** 7,331 S.F. (PARTS)  
**FIRST FLOOR OFFICE:** 1,193 S.F.  
**FIRST FLOOR G.F.A.:** 92,468 S.F.

**SECOND FLOOR STORAGE 1:** 2,865 S.F.  
**SECOND FLOOR STORAGE 2:** 2,935 S.F.

**1ST FLR. OCCUPANT LOAD:** 583 PEOPLE  
SERVICE @ 1:150 = 83944/150 = 560  
OFFICE @ 1:150 = 1193/150 = 8  
PARTS STORAGE @ 1:500 = 7331/500 = 15  
3 EXITS REQUIRED  
17 EXITS PROVIDED

**2ND FLR. OCCUPANT LOADS:**  
STORAGE 1 @ 1:500 = 2865/500 = 6 PEOPLE  
1 EXIT REQUIRED  
1 PROVIDED

**STORAGE 2 21:500 = 2935/500 = 6 PEOPLE  
1 EXIT REQUIRED  
1 PROVIDED**

**AGILE SERVICE BLDG.:**  
BLDG AREA: 10,000 S.F. (FOOTPRINT)  
CANOPY AREA: 2,449 S.F.  
TOTAL BLDG AREA: 12,449 S.F. (COVERAGE)

**FIRST FLOOR SERVICE G.F.A.:** 9,796 S.F.  
**SECOND FLOOR STORAGE G.F.A.:** 1,896 S.F.

**1ST FLR. OCCUPANT LOAD:** 66 PEOPLE  
SERVICE @ 1:150 = 9796/150 = 66

**2ND FLR. OCCUPANT LOAD:** 6 PEOPLE  
STORAGE 1 @ 1:500 = 2865/500 = 6 PEOPLE  
1 EXIT REQUIRED  
1 PROVIDED

**AREA INCREASE:** UNLIMITED AREA. MINIMUM 60-FOOT YARDS AND FULLY SPRINKLERED, PER SECTION 507. ALL BUILDINGS. NOTE: SHOWROOM AND DELIVERY ARE ONE BUILDING.

**PARKING REQUIRED:** BUSINESSES SELLING MOTORIZED AND NON-MOTORIZED LAND OR MARINE VEHICLES. \*\*765 SPACES

1 SPACE PER 300 S.F. OFFICE AND COVERED SALES AREA AND 1 SPACE PER 10,000 SQUARE FEET OF OUTDOOR DISPLAY OR PORTION THERE OF, AND 1 SPACE PER 10,000 SQUARE FEET THEREAFTER AND 1 SPACE PER 3 EMPLOYEES AND 1 SPACE FOR EACH SERVICE BAY.

**OFFICE & COVERED SALES AREA @ 1:300 S.F.:** 195,093 / 300 = 650 SPACES  
**OUTDOOR DISPLAY @ 1:10,000 S.F. =** 114,000 / 10,000 = 12 SPACES  
**1:3 EMPLOYEES = 150 / 3 =** 50 SPACES  
**SERVICE @ 1 PER BAY =** 53 BAYS = 53 SPACES

**LOADING:** 320,001 TO 400,000 = 6 SPACES  
**ACCESSIBLE:** 301 TO 4000 = 8 SPACES

**PARKING PROVIDED:** 340  
**STANDARD:** 332  
**ACCESSIBLE:** 8  
**LOADING:** 6  
**\*\* VARIANCE IS REQUIRED TO REDUCE PARKING SPACES REQUIRED.**

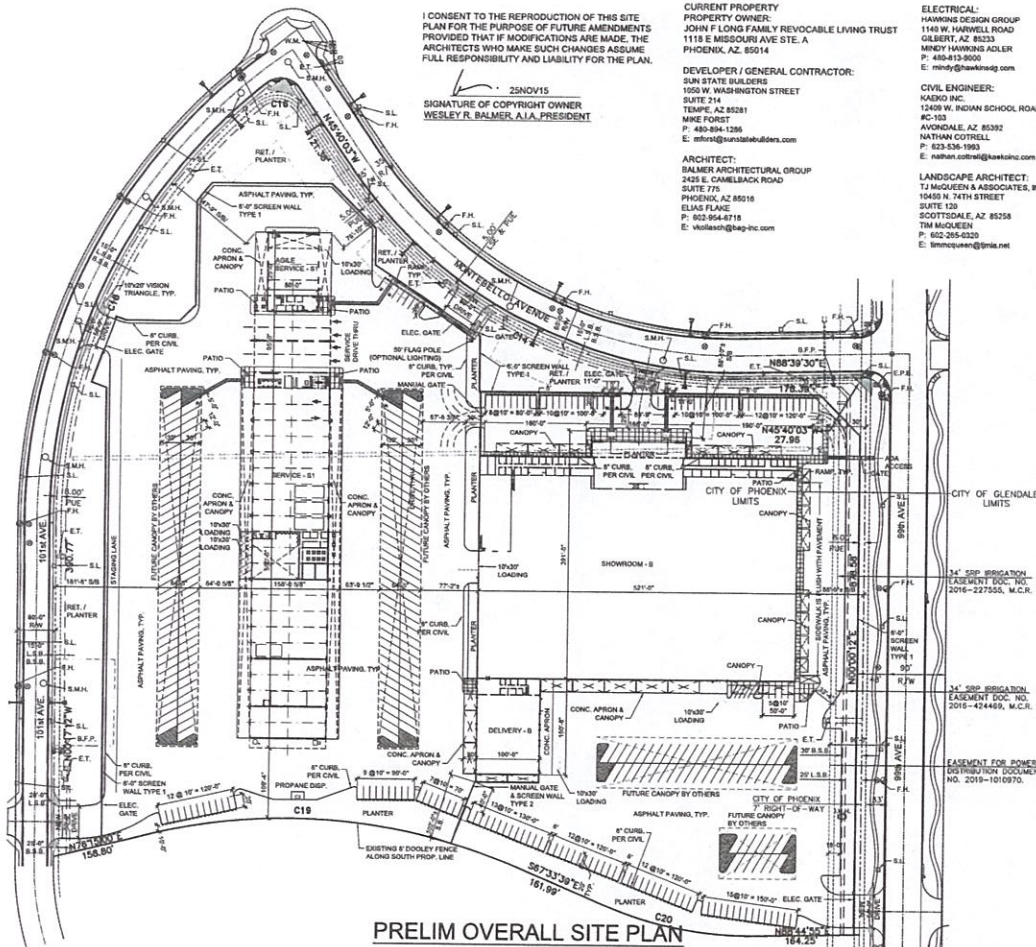
**ALLOWABLE BUILDING HEIGHT:** 56-FOOT  
**HIGHEST ROOF LINE:** 43'-0"  
**PER I.B.C. DEFINITION SEC. 202 HIGH PARAPET (FOR REF.):** 4'-8"

**ELEVATOR AREA OF REFUGE (SHOWROOM BLDG.):** SECTION 1009.4.2; EXCEPTION 2: AREA OF REFUGE IS NOT REQUIRED FOR FULLY SPRINKLERED BUILDINGS.

**FIRE RESISTANCE OF ELEVATOR SHAFTS:** 713.4; ELEVATOR SHAFTS SERVING LESS THAN 4-STORIES = 1-HOUR

**AREA OF REFUGE AT STAIRS, FIRE RESISTANCE OF EXIT ACCESS STAIRS:** 1009.3.3; EXCEPTION 2: AREA OF REFUGE IS NOT FOR FULLY SPRINKLERED BUILDINGS  
1009.3; EXCEPTION 1: EXIT ACCESS STAIRS SERVING ONLY 2-STORIES ARE NOT REQUIRED TO BE ENCLOSED

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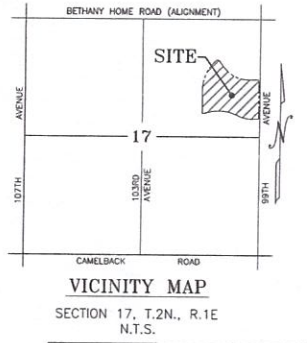
**PRELIM OVERALL SITE PLAN**

SCALE: 1" = 80'

**LEGAL DESCRIPTION**  
LOT 4, ALDEA CENTRE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1481 OF MAPS, PAGE 8.  
EXCEPT ALL MINERALS AS RESERVED TO UNITED STATES OF AMERICA BY INSTRUMENT RECORDED IN DOCUMENT NO. 89-624832.  
APN 102-15-008

**SEE SHEETS A-100B AND A-100C FOR 1:40 SCALE SITE PLANS**

CURVE	LENGTH	RADIUS	DELTA
C12	102.09	830.38	7°02'40"
C13	102.59	800.16	7°20'46"
C14	731.76	735.00	57°02'36"
C15	106.37	800.65	7°36'44"
C16	83.73	50.00	95°57'00"
C17	97.60	805.67	6°56'28"
C18	759.80	870.00	50°02'18"
C19	139.49	665.00	12°01'05"
C20	522.58	665.00	45°01'31"



**CITY OF PHOENIX**  
MAY 07 2021  
Planning & Development Department

**LA MESA RV PHOENIX, AZ: 85507 PRELIMINARY SITE PLAN**

**A-100A 4100 2/24/2021**

**BALMER ARCHITECTURAL GROUP**



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### PRELIM SITE PLAN - NORTH HALF

SCALE: 1" = 40'



#### LEGAL DESCRIPTION

LOT 4, ALDEA CENTRE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1482 OF MAPS, PAGE 8.

EXCEPT ALL MINERALS AS RESERVED TO UNITED STATES OF AMERICA IN INSTRUMENT RECORDED IN DOCUMENT NO. 89-624832.

APN 102-15-008



**CITY OF PHOENIX**

MAY 07 2021

Planning & Development  
Department



**LA MESA RV**  
PHOENIX, AZ, 85007  
PRELIMINARY SITE PLAN - NORTH HALF

**A-100B**  
41008  
MAPSHEET

#### ACCESSIBLE ROUTE:

MAXIMUM SLOPES AT ACCESSIBLE ROUTES ARE 1:20 IN THE DIRECTION OF TRAVEL WITH A CROSS SLOPE NOT TO EXCEED 1:48. ALL EXTERIOR DOORS THIS LEVEL ARE ACCESSIBLE.

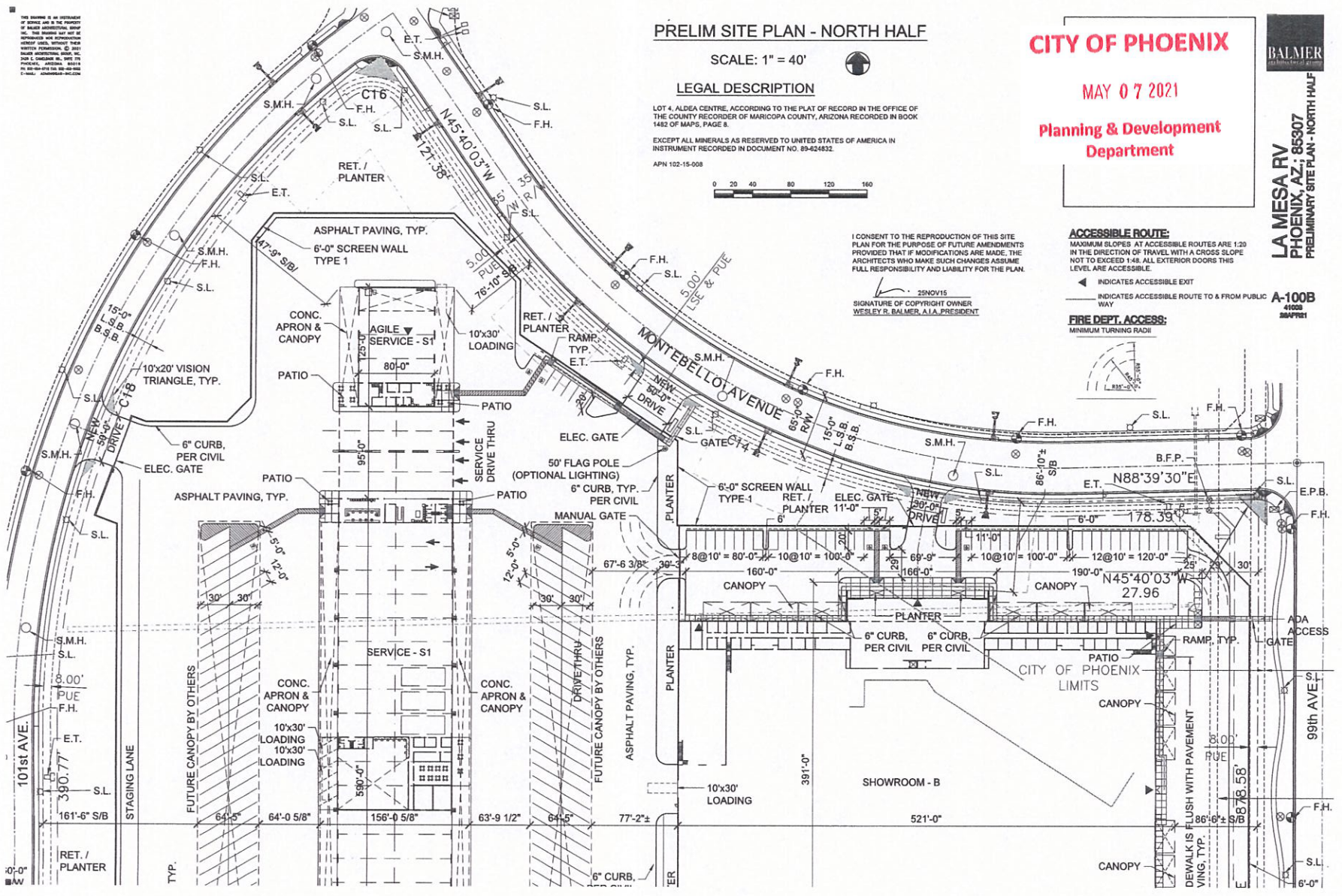
◀ INDICATES ACCESSIBLE EXIT  
◀ INDICATES ACCESSIBLE ROUTE TO & FROM PUBLIC WAY

#### FIRE DEPT. ACCESS:

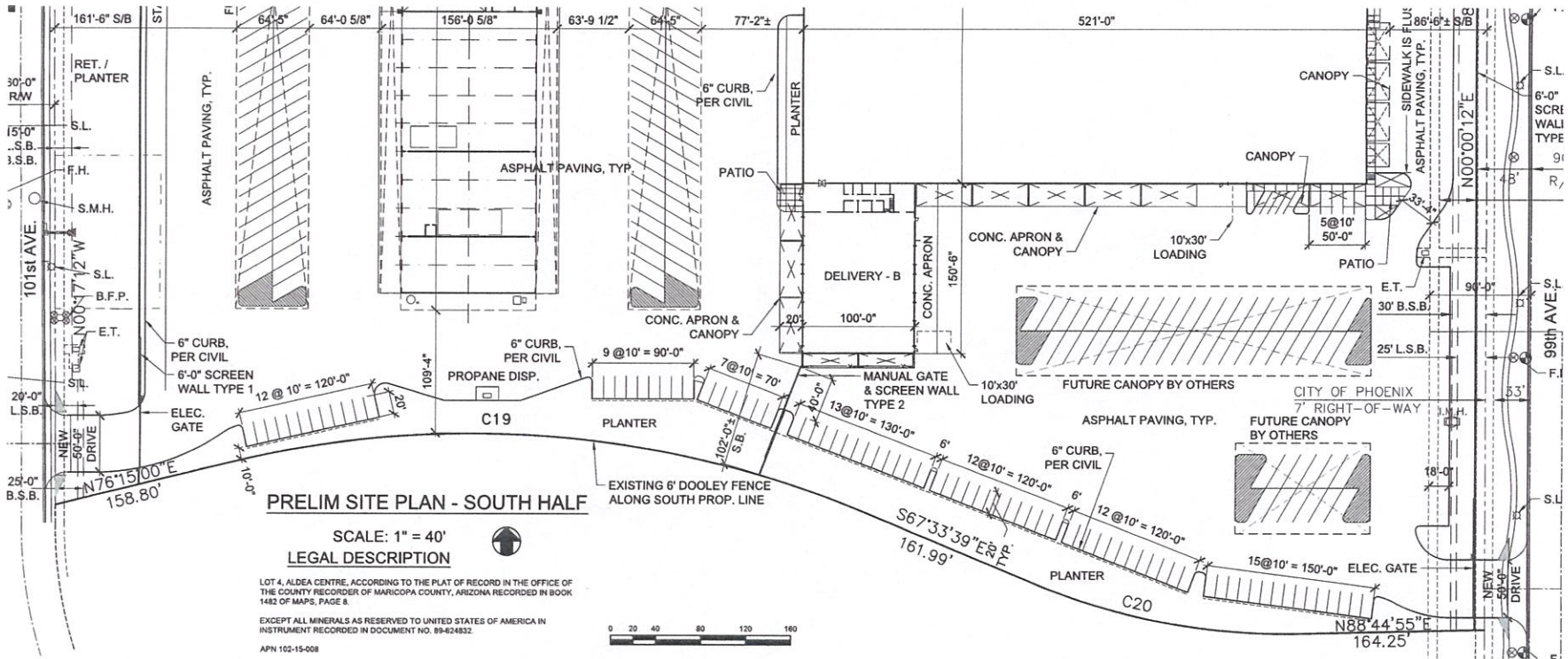
MINIMUM TURNING RADIUS

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

25NOV15  
SIGNATURE OF COPYRIGHT OWNER  
WESLEY B. BALMER, AIA, PRESIDENT







**PRELIM SITE PLAN - SOUTH HALF**

SCALE: 1" = 40'

**LEGAL DESCRIPTION**

LOT 4, ALDEA CENTRE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 1482 OF MAPS, PAGE 8.

EXCEPT ALL MINERALS AS RESERVED TO UNITED STATES OF AMERICA IN INSTRUMENT RECORDED IN DOCUMENT NO. 89-424832.

APN 102-15-008



**SITE PLAN NOTES:**

- Development and use of this site will conform with all applicable codes and ordinances.
- All new or relocated utilities will be placed underground.
- Structures and landscaping of the intersection of back 10' from the property line and 20' along the property line on each side of the driveway entrances will be maintained at a maximum height of 5'.
- Structures and landscaping of the intersection of public streets and private accessways, within a triangle measuring 33' along the public street and 15' along the private accessway, right-of-way lines, will be maintained at a maximum height of 3'.
- Any lighting will be placed so as to direct light away from adjacent residential districts and will not exceed one foot outside of 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 cars in the area outside of the site.
- 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.
- All roofing equipment and satellite dishes shall be screened to the height of the tallest equipment.
- All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
- Barbed, razor, or concertina wire (or similar) shall not be used on this site where visible from public streets or adjacent residential areas.
- All signage requires a separate review and permit process.
- I consent to the reproduction of this site plan for the purpose of future amendments provided that if modifications are made, the architect who makes such changes assume full responsibility and liability for the plan.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

25NOV15  
SIGNATURE OF COPYRIGHT OWNER  
WESLEY R. BALMER, A.I.A. PRESIDENT

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MAY 07 2021

Planning & Development  
Department

LA MESA RV  
PHOENIX, AZ 85007  
PRELIMINARY SITE PLAN - SOUTH HALF

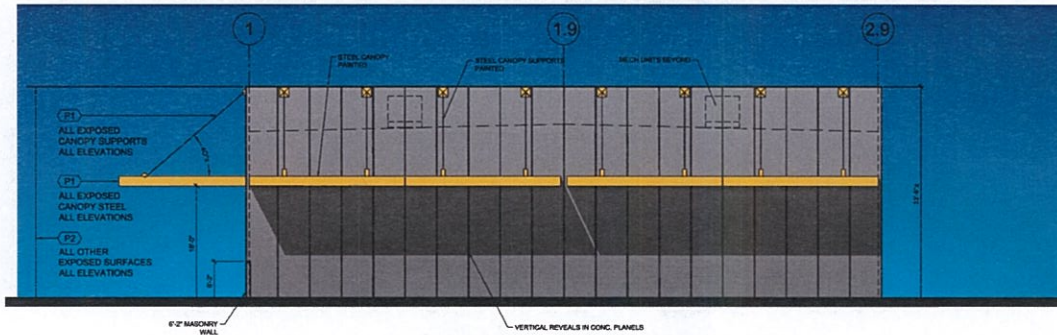
A-100C  
4105B  
DRAFTER



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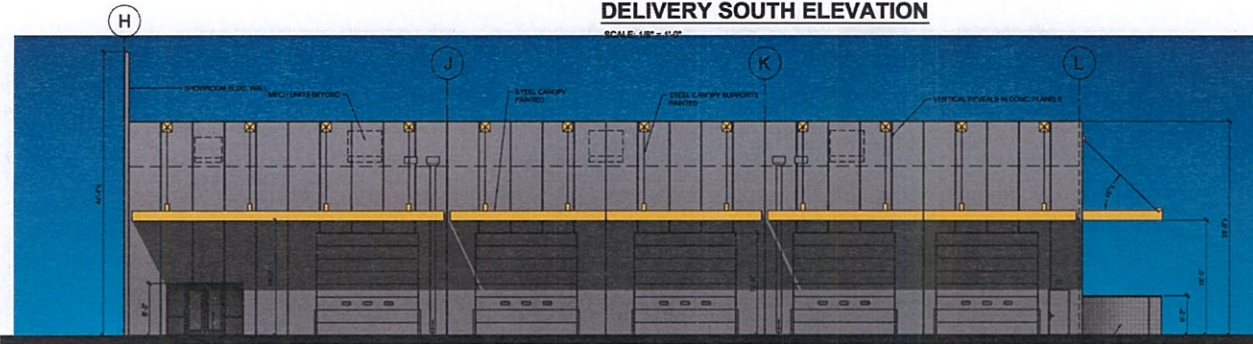
MAY 07 2021

Planning & Development  
Department



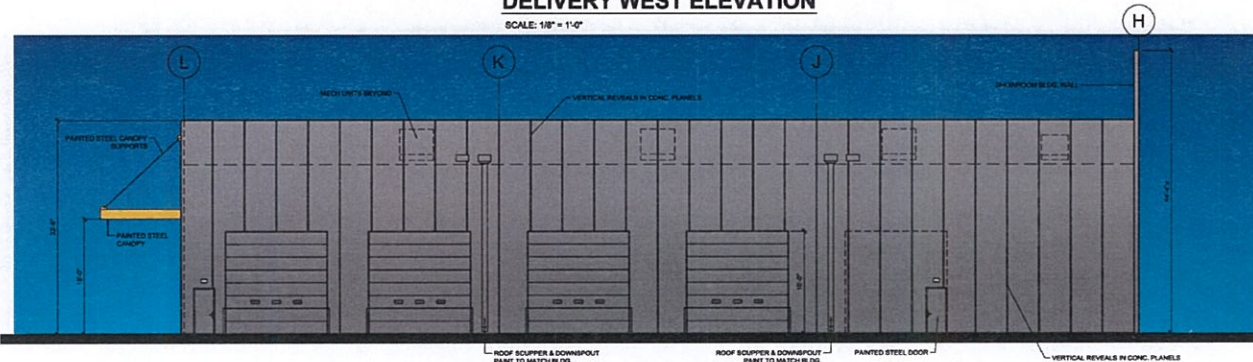
**DELIVERY SOUTH ELEVATION**

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



**DELIVERY WEST ELEVATION**

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



**DELIVERY EAST ELEVATION**

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

**PAINT / FINISH SCHEDULE:**

- (P1)** PPG: FALL GOLD 117-7 (YELLOW ACCENT) (LRV 56)
  - (P2)** PPG: KNIGHTS ARMOR 518-6 (GRAY FIELD COLOR) (LRV 11)
  - (AC1)** PPG: ONYX BLACK D0NN 05/D00-CN65 (BLACK METAL ENTRY) (LRV 5) FACTORY KYNAR FINISH
- ALL COLORS TO BE PPG OR EQUAL

**GLASS:**

- TINTED VISION GLASS:**  
1" INSULATED LOW-E: SUNGUARD SN 68 CRYSTAL GRAY LOW-E ON FG; U-FACTOR 0.29; SHGC 0.30; VISIBLE LIGHT TRANSMITTANCE 46%; EXTERIOR REFLECTANCE 8%.
  - 1M" SPANDREL GLASS:**  
COLOR TO MATCH ADJACENT GLASS
  - CLEAR VISION GLASS:**  
1" INSULATED LOW-E: SUNGUARD SN 68 CLEAR (LIMITED TO MEDIUM STYLE ENTRANCE DOORS); U-FACTOR 0.29; SHGC 0.30; VISIBLE LIGHT TRANSMITTANCE 66%; EXTERIOR REFLECTANCE 11%.
  - ALUMINUM FRAMES:**  
ARCADIA SERIES AG 451; AG 651; AF 175; AFG 451; AS NEEDED; CLEAR ANODIZED FINISH
- ◻ = TEMPERED GLASS

**GENERAL NOTES:**

1. CONCRETE TILT PANELS TO RECEIVE A SMOOTH UNIFORM FINISH, U.N.O.
2. PAINT COLORS SUBJECT TO APPROVED FIELD SAMPLES.
3. ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS, EXCEPT ADDRESS NUMBERS.
4. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED.
5. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

**PAINT SPECIFICATIONS**

- ALL EXPOSED CONCRETE AND MASONRY SURFACES:
- PRIMER: PPG PERMA-CRETE 4-603 ALKALI RESISTANT PRIMER, OR EQUAL
  - PAINT: 2 COATS PREMIUM EXTERIOR LATEX PAINT MINIMUM 1.2 DRY MILS PER COAT. APPLY PRIMER AND PAINT IN ACCORDANCE WITH MFR. PRINTED INSTRUCTIONS.
- ALL EXPOSED HOLLOW METAL DOORS AND FRAMES SHALL MATCH ADJACENT WALL COLOR - SEMI-GLOSS LATEX ENAMEL WITH MFR. RECOMMENDED PRIMER

**ALUMINUM COMPOSITE PANELS (ACM)**

- (AC1)** ALUCABOND TYPE RR (ROUTED RETURN) PANELS FOR WET CONDITIONS AND WET SEAL (OR EQUAL)

**FENCE NOTE**

ALL CHAIN LINK FENCING IS LOCATED INSIDE THE PERIMETER SECURITY FENCE OR SCREEN WALL. SEE SITE PLAN AND DETAILS FOR SECURITY FENCE AND SCREEN WALLS

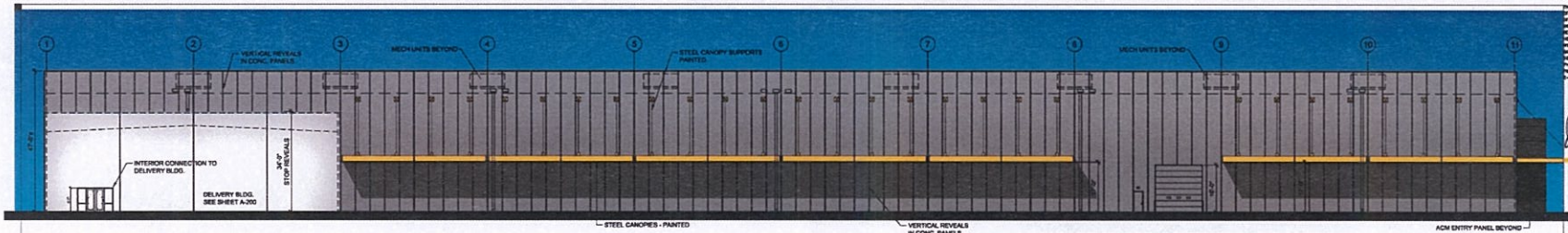


LA MESA RV  
PHOENIX, AZ: 85307  
DELIVERY EXTERIOR ELEVATIONS

A-200  
4/2020  
2021/05/21

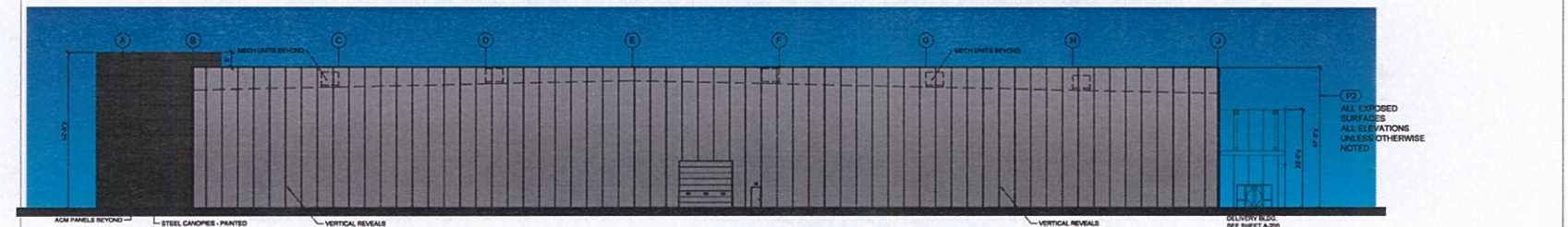






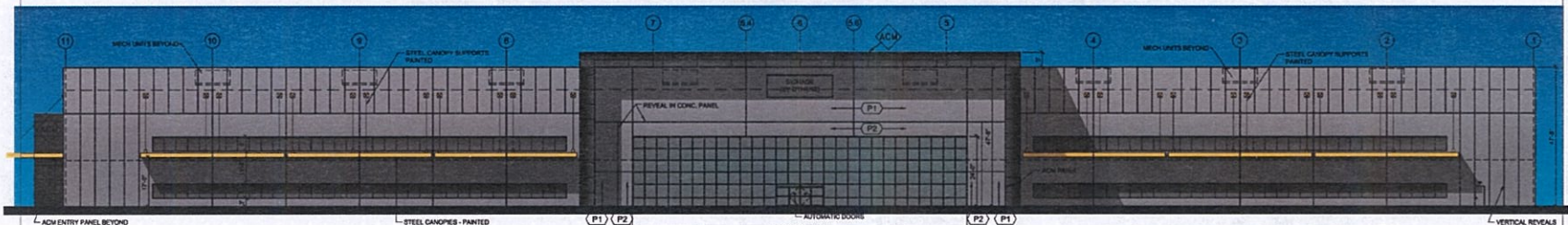
**SHOWROOM SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



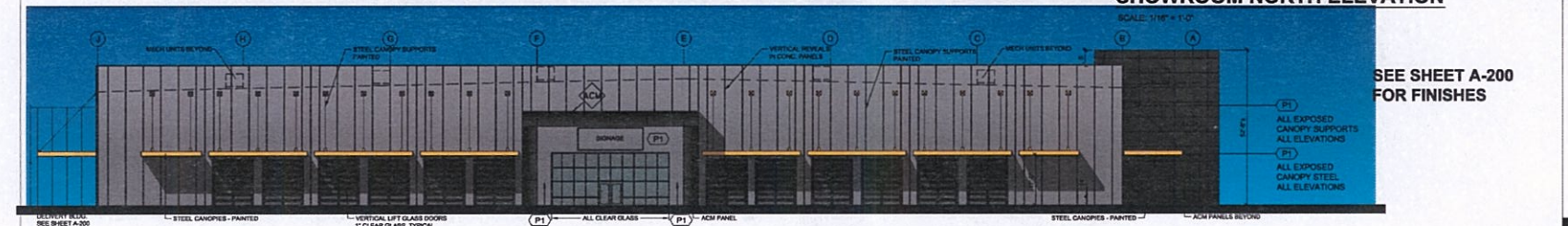
**SHOWROOM WEST ELEVATION**

SCALE: 1/16" = 1'-0"



**SHOWROOM NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**SHOWROOM EAST ELEVATION**

SCALE: 1/16" = 1'-0"

LA MESA RV  
 PHOENIX, AZ: 85307  
 SHOWROOM EXTERIOR ELEVATIONS

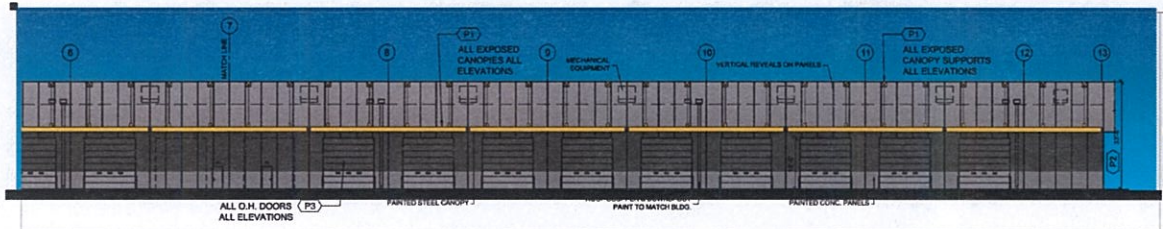
A-201  
4/20/21  
28APR21

**CITY OF PHOENIX**

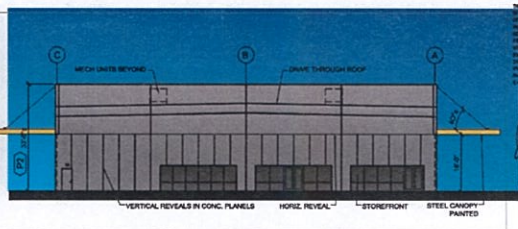
MAY 07 2021

**Planning & Development  
Department**

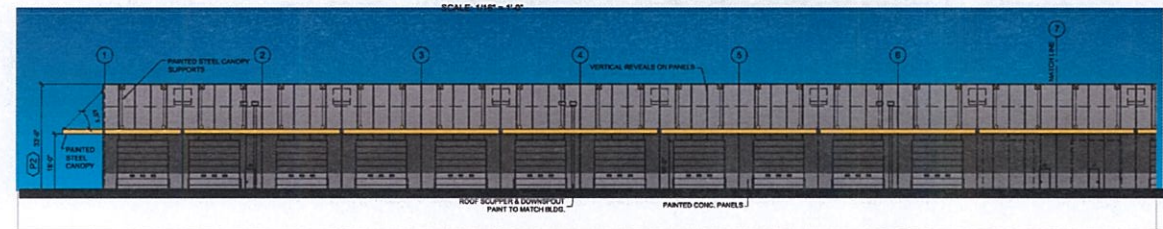




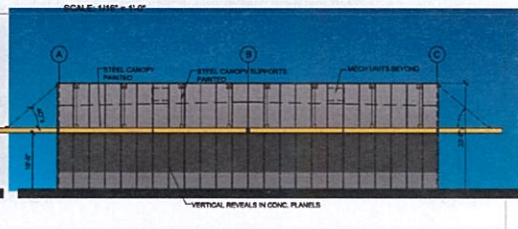
**SERVICE EAST ELEVATION - NORTH HALF**  
SCALE: 1/8" = 1'-0"



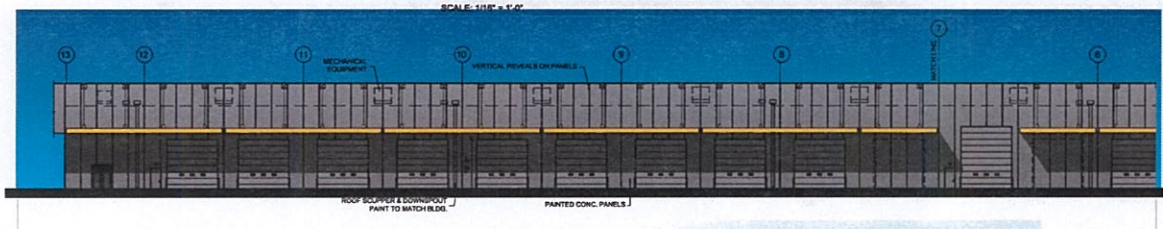
**SERVICE NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



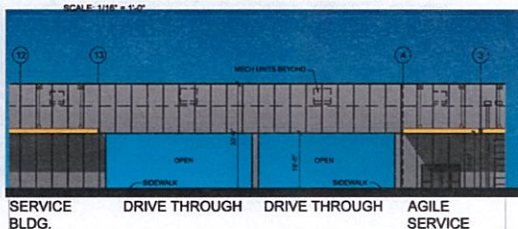
**SERVICE EAST ELEVATION - SOUTH HALF**  
SCALE: 1/8" = 1'-0"



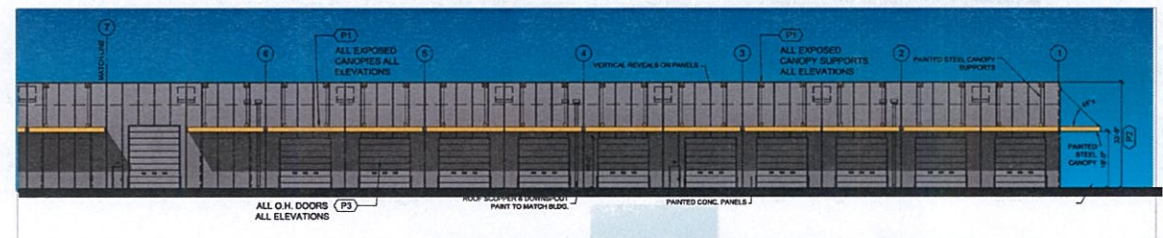
**SERVICE SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SERVICE WEST ELEVATION - NORTH HALF**  
SCALE: 1/16" = 1'-0"



**1 SERVICE CANOPY EAST ELEVATION**  
SCALE: 1/16" = 1'-0"  
WEST ELEVATION IS SIMILAR, OPPOSITE HAND.



**SERVICE WEST ELEVATION - SOUTH HALF**  
SCALE: 1/16" = 1'-0"

**LA MESA RV**  
**PHOENIX, AZ : 85907**  
SERVICE EXTERIOR ELEVATIONS

**A-202**  
41008  
27APR21



SEE SHEET A-203  
FOR FINISH SCHEDULE  
AND NOTES



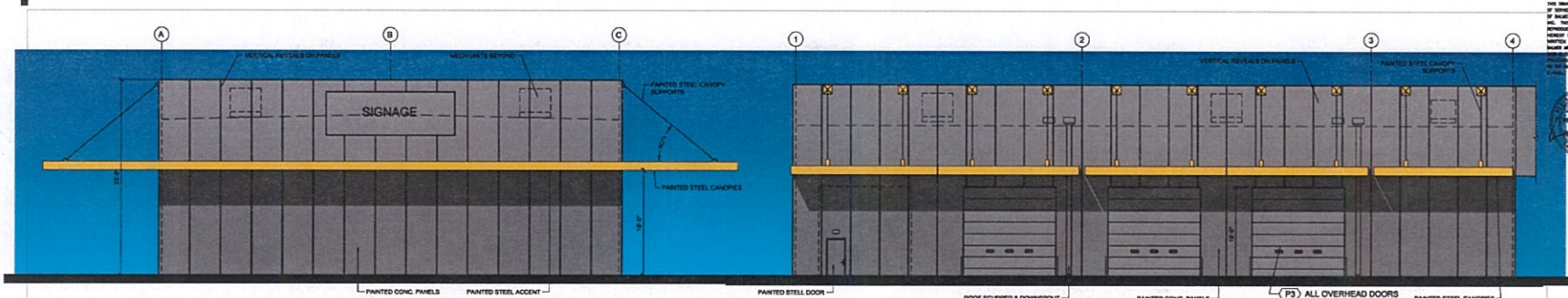
**CITY OF PHOENIX**

MAY 07 2021

Planning & Development  
Department

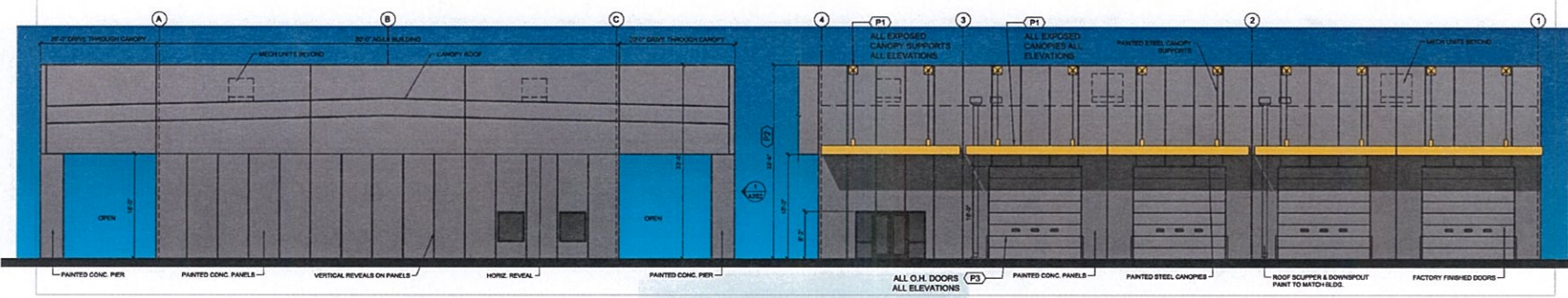


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**AGILE NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**AGILE WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**AGILE SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**AGILE EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

ALUMINUM COMPOSITE PANELS (ACM)	GENERAL NOTES:	GLASS:	PAINT / FINISH SCHEDULE:
<p><b>ACM</b> ALUCABOND TYPE RR (ROUTED RETURN) PANELS FOR WET CONDITIONS AND WET SEAL (OR EQUAL)</p> <p><b>FENCE NOTE</b> ALL CHAIN LINK FENCING IS LOCATED INSIDE THE PERIMETER SECURITY FENCE OR SCREEN WALL. SEE SITE PLAN AND DETAILS FOR SECURITY FENCE AND SCREEN WALLS</p>	<ol style="list-style-type: none"> <li>CONCRETE TILT PANELS TO RECEIVE A SMOOTH UNIFORM FINISH, U.N.O.</li> <li>PAINT COLORS SUBJECT TO APPROVED FIELD SAMPLES.</li> <li>ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS, EXCEPT ADDRESS NUMBERS.</li> <li>ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED.</li> <li>SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT</li> </ol> <p><b>PAINT SPECIFICATIONS</b> ALL EXPOSED CONCRETE AND MASONRY SURFACES: PRIMER: PPG PERMA-CRETE 4-603 ALKALI RESISTANT PRIMER, OR EQUAL. PAINT: 2 COATS PREMIUM EXTERIOR LATEX PAINT MINIMUM 1.2 DRY MILS PER COAT. APPLY PRIMER AND PAINT IN ACCORDANCE WITH MFR. PRINTED INSTRUCTIONS.</p> <p>ALL EXPOSED HOLLOW METAL DOORS AND FRAMES SHALL MATCH ADJACENT WALL COLOR - SEMI-GLOSS LATEX ENAMEL WITH MFR. RECOMMENDED PRIMER</p>	<p><b>TINTED VISION GLASS:</b> T<sup>1</sup> INSULATED LOW-E: SUNGUARD SN 68 CRYSTAL GRAY LOW-E ON #2; U-FACTOR 0.29; SHGC 0.30; VISIBLE LIGHT TRANSMITTANCE 49%; EXTERIOR REFLECTANCE 8%.</p> <p><b>CLEAR VISION GLASS:</b> T<sup>1</sup> INSULATED LOW-E: SUNGUARD SN 68 CLEAR (LIMITED TO MEDIUM STYLE ENTRANCE DOORS); U-FACTOR 0.29; SHGC 0.38; VISIBLE LIGHT TRANSMITTANCE 69%; EXTERIOR REFLECTANCE 11%.</p> <p><b>ALUMINUM FRAMES:</b> ARCADIA SERIES AG 451; AG 651; AF 175; AFG 451; AS NEEDED; CLEAR ANODIZED FINISH BASE BID; BLACK ANODIZED AS ALTERNATE.</p> <p>□ = TEMPERED GLASS</p>	<p><b>PAINT / FINISH SCHEDULE:</b></p> <p><b>(P1)</b> PPG: FALL GOLD 117-7 (YELLOW ACCENT) (LUV 56)</p> <p><b>(P2)</b> PPG: KNIGHTS ARMOR S18-6 (GRAY FIELD COLOR) (LUV 11)</p> <p><b>(P3)</b> MFR'S STANDARD FACTORY GREY FINISH (LUV-36)</p> <p>ALL COLORS TO BE PPG OR EQUAL</p>

LA MESA RV  
PHOENIX, AZ • 85307  
AGILE EXTERIOR ELEVATIONS

A-203  
41000  
5/27/2021

**CITY OF PHOENIX**

MAY 07 2021

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