



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

March 12, 2020

John Stevenson
Clear Sky Capital
2398 East Camelback Road, Suite 615
Phoenix, Arizona 85016

RE: Application Z-115-A-99-7

To Whom It May Concern:

The Phoenix City Council, at its meeting held March 4, 2020, considered a request for a major amendment to the Laveen Meadows Planned Community District (PCD) to rezone 4.26, located approximately 325 feet south of the southwest corner of 67th Avenue and Baseline Road, from R1-6 PCD (Approved C-1 PCD) to C-2 SP PCD, to allow self-service storage facility and all underlying C-2 uses.

The Council granted this request per Planning Commission's recommendation with the following stipulations:

1. The development shall be in general conformance with the site plan and elevations date stamped December 23, 2019 as modified by the following stipulations and approved by the Planning and Development Department.
2. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
3. The maximum building height shall not exceed 17 feet.
4. A minimum 15-foot wide landscape setback shall be provided adjacent to the south and west property lines and shall be planted with large evergreen trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department. Sixty percent of the trees shall be minimum 2-inch caliper, 40 percent of the trees shall be minimum 3-inch caliper with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.
5. All new perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
6. A minimum 25-foot wide landscape setback shall be provided adjacent to the east property line and shall be planted with large canopy shade trees 20 feet on center or in equivalent groupings between the sidewalk and proposed site development, as

approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.

7. The developer shall install traffic calming measures, such as speed humps or speed cushions at the property's driveways to increase the safety of pedestrians in the sidewalks by slowing down vehicles entering and exiting the property, as approved by the Planning and Development Department.
8. The developer shall provide clearly defined accessible pathways constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department. Pathways shall connect all building entrances and exits and all nearby sidewalks using the most direct route. Trees shall be placed in landscape areas maximizing shade coverage for pedestrian pathways, public sidewalks, and bus stops.
9. A minimum of four inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
10. The developer shall provide documentation of MCDOT (Maricopa County Department of Transportation) approval for a driveway to Baseline Road. The driveway shall be restricted to right-in / right-out or as approved by the Street Transportation Department.
11. The developer shall provide an ADA pedestrian access route from the development to the public sidewalk on 67th Avenue, as approved by the Planning and Development Department.
12. 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.
13. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
14. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
15. 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.

The following stipulations are from case Z-115-99-7:

16. An updated General Development Plan for the Laveen Meadows PCD reflecting the changes approved through this request shall be submitted to the Planning and Development Department prior to preliminary site plan approval.
17. The development shall not exceed 1,645 dwelling units. If for some reason the school is not built as proposed, then the development will not exceed 1,705 dwelling units (R1-8).
18. The developer shall invite Phil Hertel, 2845 West Broadway, Phoenix, Arizona 85041, to the preliminary site plan review meeting with the Planning and Development Department for Parcel 11, located at the southwest corner of 67th Avenue and Baseline Road.
19. An integrated lighting theme shall be provided with decorative features that accentuate/compliment the rural character with full cutoff enclosures and downward illumination to conform to the City of Phoenix Dark Sky Ordinance.
20. The developer shall use durable, permanent, high-quality materials as requested in the Design Policy and Standards section of the Southwest Growth Study/Laveen, as approved by the Planning and Development Department.

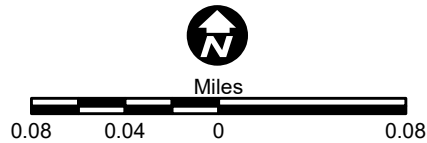
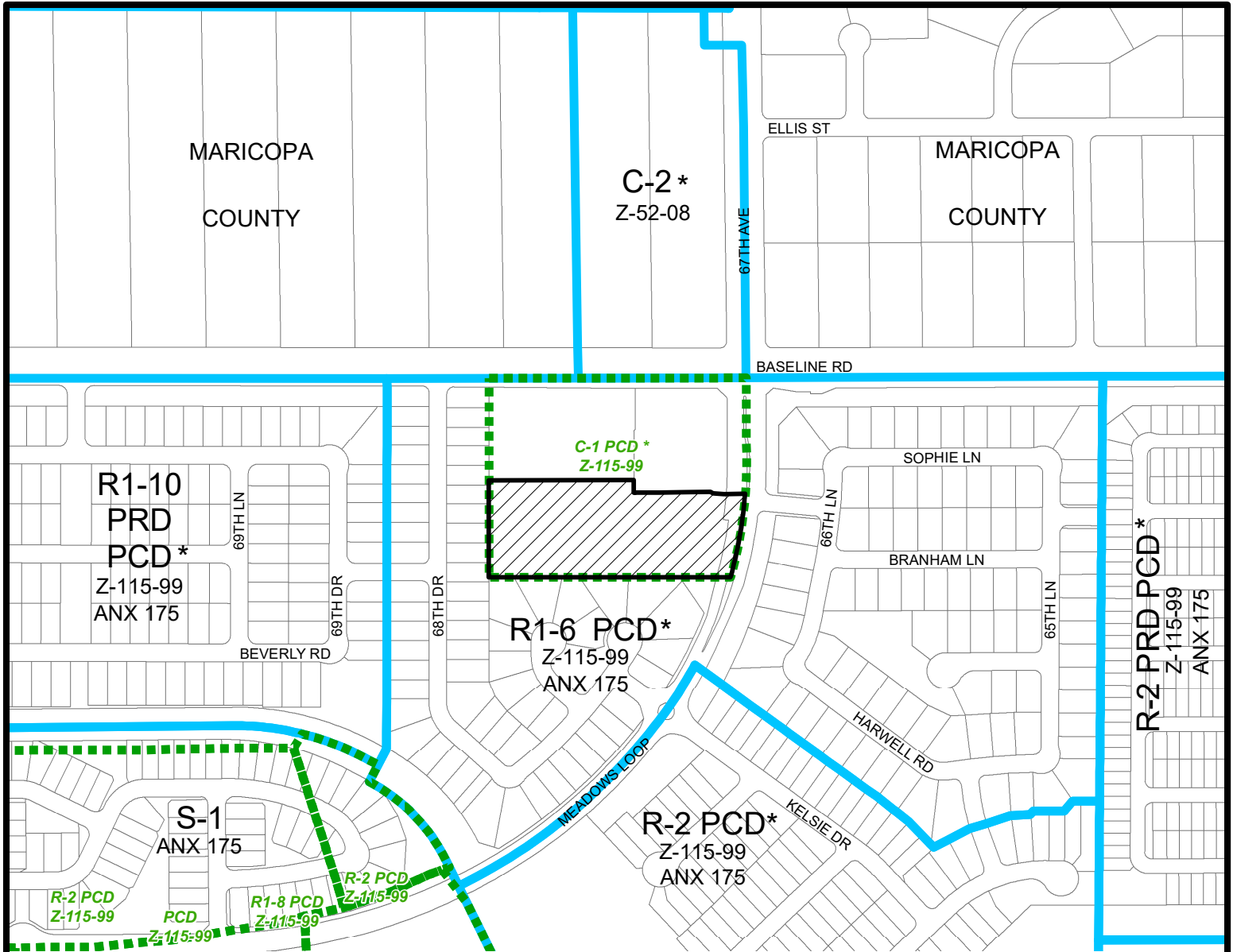
If I can be of any further assistance, please do not hesitate to contact me at 602-256-3555.

Sincerely,



Joshua Bednarek, LEED AP ND
Planning and Development Deputy Director

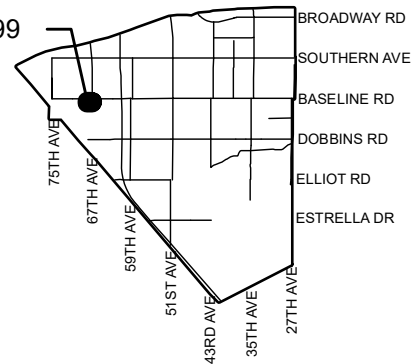
- c: File
Tricia Gomes, PDD-Planning-Special Projects Administrator (Electronically)
Racelle Escolar, PDD-Planning-Planner III (Electronically)
Samantha Keating, PDD-Planning-Principal Planner (Electronically)
Ben Kim, PDD-GIS (Electronically)
Craig Mavis, PDD-Development (Electronically)
Penny Parrella, City Council (Electronically)



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



Z-115-A-99



APPLICANT'S NAME: John Stevenson, Clear Sky Capital

APPLICATION NO. Z-115-A-99

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

4.26 Acres

DATE: 12/09/2019
REVISION DATES:
12/12/2019 12/16/2019

AERIAL PHOTO &
QUARTER SEC. NO.

QS 01-13

ZONING MAP

D-4

REQUESTED CHANGE:

FROM: R1-6 PCD (Approved C-1 PCD) (4.26 a.c.)

TO: C-2 SP PCD (4.26 a.c.)

MULTIPLES PERMITTED

R1-6 PCD (Approved C-1 PCD)

C-2 SP PCD

CONVENTIONAL OPTION

22 (62)

62

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

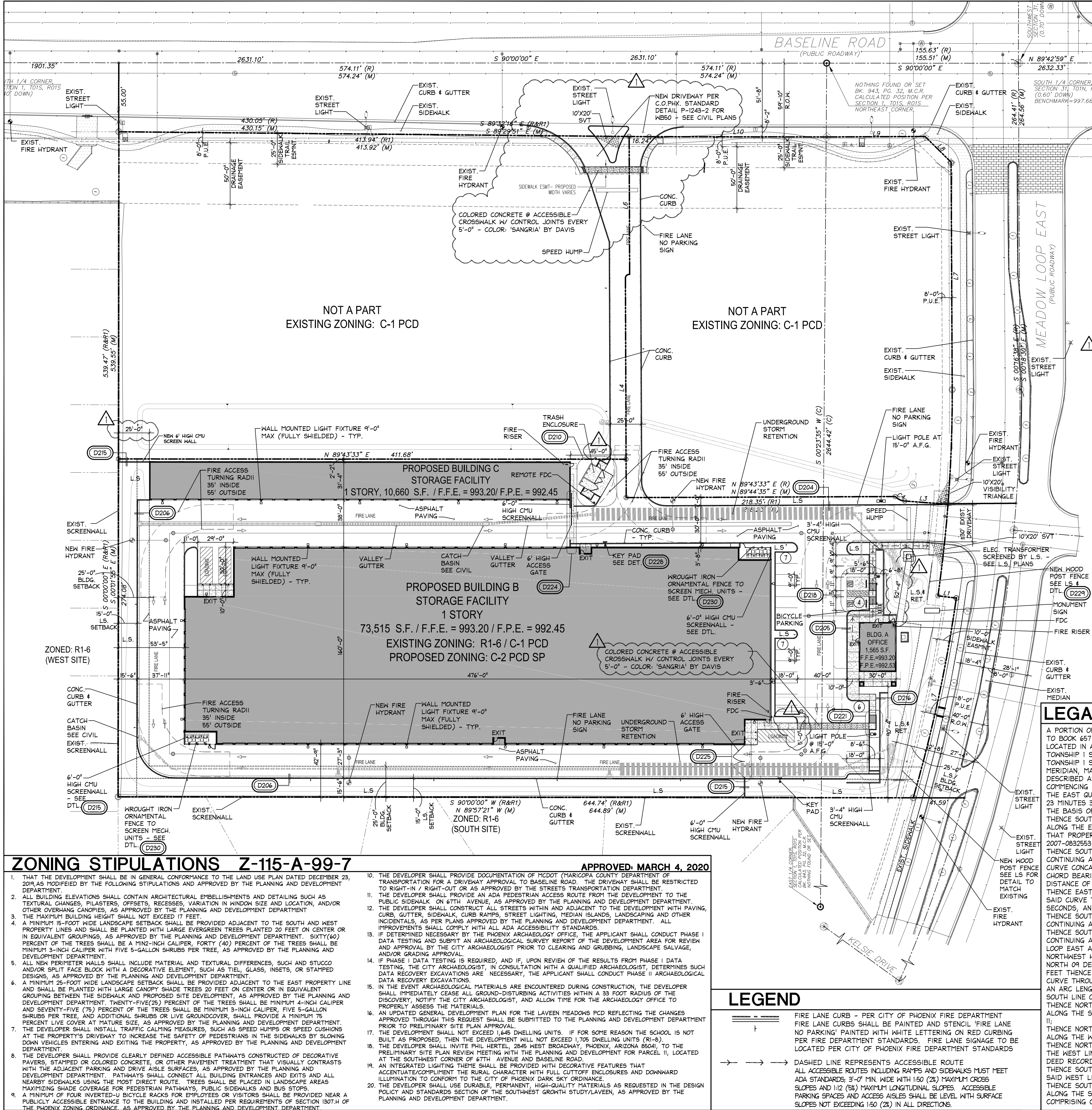
27 (74)

74

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

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V:\1. REA PROJECTS\19 Projects\Drawings\19042_SPT Final Site Plan.dwg
Date: 12/18/20
P: 4:42pm
Plotted by: tech4



SITE PLAN NOTE:

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 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'.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY 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 CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL NOISE LEVEL, ODOR, OR VIBRATION EMITTED BY USES 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 RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

ALL ROOFTOP 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 APPROVALS AND PERMIT.

GATES SHALL REQUIRE SEPARATE REVIEW APPROVALS AND PERMIT.

GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 7:00 AM AND 5:00 PM.

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

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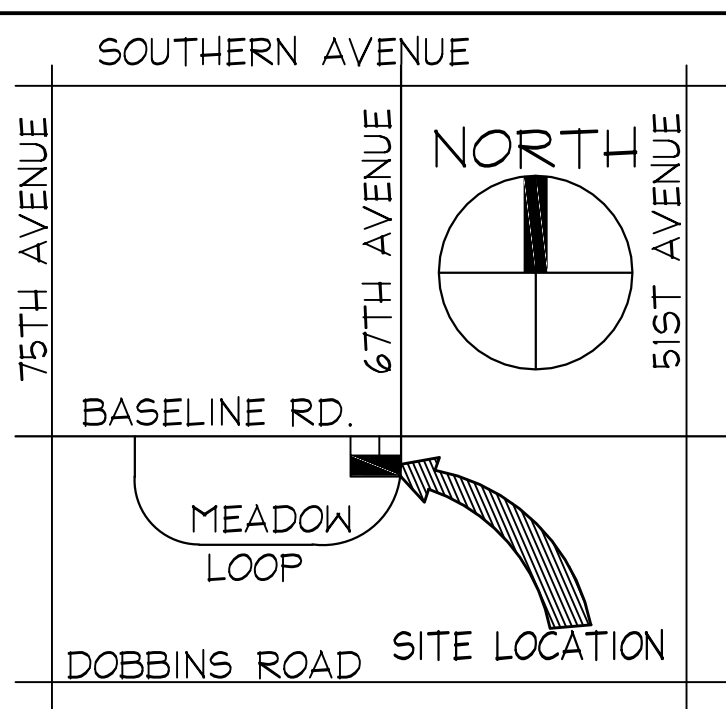
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SIGNATURE OF COPYRIGHT OWNER
KELLY FERGUSON
PRINTED NAME OF COPYRIGHT OWNER

VICINITY MAP



LEGAL DESCRIPTION

A PORTION OF PARCEL 11, LAVERN MEADOWS-PHASE I AMENDED, ACCORDING TO BOOK 657 OF MAPS, PAGE 24, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 EAST AND NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 2 EAST THE GULF AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 1 BEARS SOUTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 2644.42 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 351.86 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THAT PROPERTY AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS 2007-0832553 MARICOPA COUNTY RECORDS AND THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 23 MINUTES 35 SECONDS EAST 50.20 FEET CONTINUING ALONG SAID SOUTH LINE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 12.00 FEET AND A CHORD BEARING OF SOUTH 64 DEGREES 54 MINUTES 42 SECONDS EAST A DISTANCE OF 8.55 FEET;

THENCE EAST 8.55 FEET CONTINUING ALONG SAID SOUTH LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 43 MINUTES 54 SECONDS, AN ARC LENGTH OF 6.74 FEET;

THENCE SOUTH 85 DEGREES 46 MINUTES 39 SECONDS EAST 29.86 FEET CONTINUING ALONG SAID SOUTH LINE;

THENCE SOUTH 84 DEGREES 37 MINUTES 12 SECONDS EAST 60.50 FEET CONTINUING ALONG SAID SOUTH LINE TO THE MONUMENT LINE OF MEADOW LOOP EAST AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 1207.50 FEET AND A CHORD BEARING OF NORTH 09 DEGREES 54 MINUTES 11 SECONDS WEST A DISTANCE OF 242.64 FEET THENCE SOUTHERLY ALONG SAID MONUMENT LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 31 MINUTES 57 SECONDS, AN ARC LENGTH OF 248.05 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL 11;

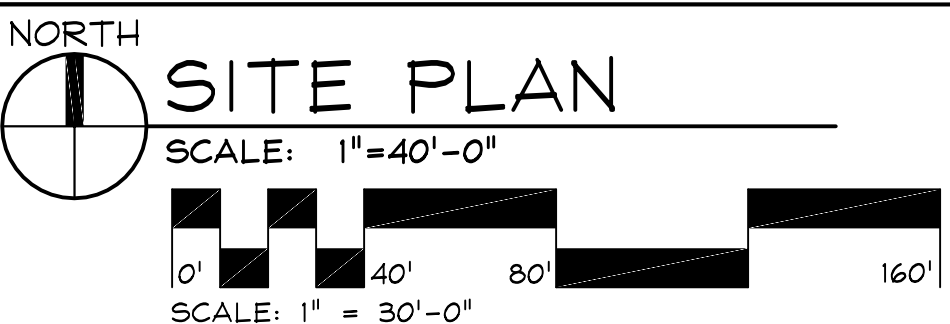
THENCE NORTH 84 DEGREES 57 MINUTES 21 SECONDS WEST 686.48 FEET ALONG THE SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID PARCEL 11;

THENCE NORTH 00 DEGREES 01 MINUTES 55 SECONDS EAST 274.08 FEET ALONG THE WEST LINE OF SAID PARCEL 11;

THENCE NORTH 84 DEGREES 43 MINUTES 33 SECONDS EAST 411.67 FEET TO THE WEST LINE OF SAID PROPERTY AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS 2007-0832553 MARICOPA COUNTY RECORDS;

THENCE SOUTH 00 DEGREES 14 MINUTES 10 SECONDS EAST 33.12 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID PROPERTY;

THENCE SOUTH 84 DEGREES 44 MINUTES 34 SECONDS EAST 160.04 FEET ALONG THE SOUTH LINE OF SAID PROPERTY TO THE POINT OF BEGINNING, COMPRISING OF 4.27 ACRES, MORE OR LESS.



PROJECT TEAM

OWNER
CLEAR SKY CAPITAL INC.
2398 E. CAMELBACK RD.
SUITE 615
PHOENIX, AZ 85016
PHONE: (800) 643-1257
CONTACT: KELLY FERGUSON
E-MAIL: jstevenson@clearskyccap.com

ARCHITECT
ROBERT BROWN ARCHITECTS
88 S. SAN MARCOS PL.
CHANDLER, ARIZONA 85225
PHONE: (480) 377-2222
CONTACT: KELLY FERGUSON
E-MAIL: kelly@rbrownarch.com

PROJECT DATA

PROJECT ADDRESS: LAVERN MEADOWS STORAGE CENTER SOUTH OF SWC OF 67TH AVE. & BASELINE RD. 6725 WEST BASELINE ROAD LAVERN, ARIZONA 85339

ASSESSORS PARCEL NUMBER: 300-01-316A
ZONING DISTRICT: EXISTING: C-1 PCD (PARCEL 11) PROPOSED: C-2 PCD SP

SURROUNDING ZONING DISTRICTS:
NORTH: R1-6 SOUTH: R1-6
EAST: R1-6 WEST: R1-6

BUILDING SETBACKS:
NORTH (SIDE): 0' SOUTH (SIDE): 25'
EAST: (STREET FRONT): 25' WEST (REAR): 25'

SITE AREA:
GROSS: 185,621 SQ. FT. / 4.26 ACRES
NET: 174,758 SQ. FT. / 4.01 ACRES

BUILDING AREA:
USE - STORAGE FACILITY - 5-1
ACCESSORY USE - B - OFFICE
BUILDING A (B): 1,565 SQUARE FEET
BUILDING B (5-1): 73,515 SQUARE FEET
BUILDING C (5-1): 10,660 SQUARE FEET
TOTAL AREA: 85,740 SQUARE FEET
ALLOWED: 30
PROPOSED 16'-8" MAX. (1 STORY)

CONSTRUCTION TYPE: II-B - SPRINKLERED

LOT COVERAGE:
ALLOWED: 50% OF NET LOT AREA
174,758 S.F. X 50% = 87,379 S.F.
PROVIDED: 85,740 / 174,758 = 49%

LANDSCAPE AREA (OVERALL):
FRONTAGE LANDSCAPE AREA: 5,780 S.F.
PARKING LOT LANDSCAPE AREA: 1,481 S.F.
ALL OTHER LANDSCAPE AREA: 19,610 S.F.
TOTAL PROVIDED: 26,871 S.F. OF NET SITE AREA OR 15.4%

PARKING LOT LANDSCAPE: (INCLUDED IN OVERALL)
REQUIRED: 10% OF PARKING LOT AREA (EXCLUSIVE OF PERIMETER SETBACKS)
4,149 S.F. PARKING LOT AREA X 10% = 415 S.F.
PROVIDED: 1,481 S.F. OR 35.7%

PARKING REQUIREMENTS:
REQUIRED:
STORAGE: 1 SPACE PER 35 UNITS = 600 UNITS / 35 = 17 SPACES
OFFICE: 1 PER 300 S.F. = 1,565 / 300 = 6 SPACES
TOTAL PARKING SPACES REQUIRED: 23 SPACES
TOTAL PARKING SPACES PROVIDED: 24 SPACES
BICYCLE PARKING PROVIDED: 8 SPACES

ACCESSIBLE SPACES REQ'D:
ACCESSIBLE SPACES PROVIDED: 2 SPACES
(INCLUDED IN TOTAL)

PARKING SPACE DIMENSIONS REQUIREMENTS:
OFFICE: 9 FEET WIDE X 18 FEET LONG

PROJECT NARRATIVE

THE INTENT OF THIS PROJECT IS TO DEVELOP APPROXIMATELY A 4.01 ACRES OF VACANT LAND TO FACILITATE MULTIPLE SINGLE STORY BUILDINGS WITH 66,362 SQUARE FEET OF INTERNALIZED STORAGE FACILITY INCLUDING A RENTAL OFFICE.

THE NEW BUILDINGS WILL BE FULLY SPRINKLERED, TYPE IIB CONSTRUCTION. THE OVERALL LOT WILL BE RE-PLATTED TO DIVIDE INTO TWO LOTS.

THE PROJECT IS PROPOSED TO HAVE ONE NEW ENTRY DRIVEWAY ALONG BASELINE ROAD AND KEEP THE EXISTING DRIVEWAY ALONG MEADOW ROAD. THE DRIVEWAYS WILL HAVE A SHARED ACCESS AGREEMENT BETWEEN BOTH LOTS. ALL REQUIRED PARKING WILL BE ON-SITE.

REZONING HAS BEEN APPROVED FROM C-1 PCD ZONING TO C-2 PCD, SP FOR THIS USE.

ZONING STIPULATIONS Z-115-A-99-7

1. THAT THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE TO THE LAND USE PLAN DATED DECEMBER 23, 2018, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. ALL BUILDING ELEVATIONS SHALL CONTAIN ARCHITECTURAL EMBELLISHMENTS AND DETAILING SUCH AS TEXTURAL CHANGES, PILASTERS, OFFSETS, RECESSES, VARIATION IN WINDOW SIZE AND LOCATION, AND/OR OTHER OVERHANGING CANOPIES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 17 FEET.
4. A MINIMUM 15-FOOT WIDE LANDSCAPE SETBACK SHALL BE PROVIDED ADJACENT TO THE SOUTH AND WEST PROPERTY LINES AND SHALL BE PLANTED WITH LARGE EVERGREEN TREES PLANTED 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. SIXTY(60) PERCENT OF THE TREES SHALL BE A MIN-2-INCH CALIPER, FORTY (40) PERCENT OF THE TREES SHALL BE MINIMUM 3-INCH CALIPER WITH FIVE 5-GALLON SHRUBS PER TREE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. ALL NEW PERIMETER WALLS SHALL INCLUDE MATERIAL AND TEXTURAL DIFFERENCES, SUCH AS STUCCO AND/OR SPLIT FACE BLOCK WITH A DECORATIVE ELEMENT, SUCH AS TIE, GLASS, INSERTS, OR STAMPED DESIGNS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. A MINIMUM 25-FOOT WIDE LANDSCAPE SETBACK SHALL BE PROVIDED ADJACENT TO THE EAST PROPERTY LINE AND SHALL BE PLANTED WITH LARGE CANOPY SHADE TREES 20 FEET ON CENTER OR IN EQUIVALENT GROUPING BETWEEN THE SIDEWALK AND PROPOSED SITE DEVELOPMENT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. TWENTY-FIVE(25) PERCENT OF THE TREES SHALL BE MINIMUM 4-INCH CALIPER AND SEVENTY-FIVE (75) PERCENT OF THE TREES SHALL BE MINIMUM 3-INCH CALIPER, FIVE 5-GALLON SHRUBS PER TREE, AND ADDITIONAL SHRUBS OR LIVE GROUNDCOVER, SHALL PROVIDE A MINIMUM 75 PERCENT LIVE COVER AT MATURE SIZE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THE DEVELOPER SHALL INSTALL TRAFFIC CALMING MEASURES, SUCH AS SPEED HUMPS OR SPEED CUSHIONS AT THE PROPERTY'S DRIVEWAY TO INCREASE THE SAFETY OF PEDESTRIANS IN THE SIDEWALKS BY SLOWING DOWN VEHICLES ENTERING AND EXITING THE PROPERTY, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. THE DEVELOPER SHALL PROVIDE CLEARLY DEFINED ACCESSIBLE PATHWAYS CONSTRUCTED OF DECORATIVE PAVERS, STAMPED OR COLORED CONCRETE, OR OTHER PAVEMENT TREATMENT THAT VISUALLY CONTRASTS WITH THE ADJACENT PARKING AND DRIVE ASIDE SURFACES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. PATHWAYS SHALL CONNECT ALL BUILDING ENTRANCES AND EXITS AND ALL NEARBY SIDEWALKS USING THE MOST DIRECT ROUTE. TREES SHALL BE PLACED IN LANDSCAPE AREAS MAXIMIZING SHADE COVERAGE FOR PEDESTRIAN PATHWAYS, PUBLIC SIDEWALKS AND BUS STOPS.
9. A MINIMUM OF FOUR INVERTED CYCLE RACKS FOR EMPLOYEES OR VISITORS SHALL BE PROVIDED NEAR A PUBLICLY ACCESSIBLE ENTRANCE TO THE BUILDING AND INSTALLED PER REQUIREMENTS OF SECTION 1307.H OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. THE DEVELOPER SHALL PROVIDE DOCUMENTATION OF MCDOT (MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION) FOR A DRIVEWAY APPROVAL TO BASELINE ROAD. THE DRIVEWAY SHALL BE RESTRICTED TO RIGHT-IN / RIGHT-OUT OR AS APPROVED BY THE STREETS TRANSPORTATION DEPARTMENT.
11. THE DEVELOPER SHALL PROVIDE AN ADA PEDESTRIAN ACCESS ROUTE FROM THE DEVELOPMENT TO THE PUBLIC SIDEWALK, ON 67TH AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, CURB RAMP, STREET LIGHTING, 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.
13. IF DETERMINED NECESSARY BY THE PHOENIX ARCHAELOGICAL OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHAELOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHAELOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
14. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM PHASE I DATA TESTING, THE CITY ARCHAELOGIST, IN CONSULTATION WITH A QUALIFIED ARCHAELOGIST, DETERMINES SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHAELOGICAL DATA RECOVERY EXCAVATIONS.
15. IN THE EVENT ARCHAELOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 35 FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHAELOGIST, AND ALLOW TIME FOR THE ARCHAELOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
16. AN UPDATED GENERAL DEVELOPMENT PLAN FOR THE LAVERN MEADOWS PCD REFLECTING THE CHANGES APPROVED THROUGH THIS REQUEST SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO PRELIMINARY SITE PLAN APPROVAL.
17. THE DEVELOPMENT SHALL NOT EXCEED 1,648 DWELLING UNITS. IF FOR SOME REASON THE SCHOOL IS NOT BUILT AS PROPOSED, THEN THE DEVELOPMENT WILL NOT EXCEED 1,705 DWELLING UNITS (R1-8).
18. THE DEVELOPER SHALL INVITE PHIL HERTEL, 2845 WEST BROADWAY, PHOENIX, ARIZONA 85041, TO THE PRELIMINARY SITE PLAN REVIEW MEETING WITH THE PLANNING AND DEVELOPMENT DEPARTMENT FOR PARCEL 11, LOCATED AT THE SOUTHWEST CORNER OF 67TH AVENUE AND BASELINE ROAD.
19. AN INTEGRATED LIGHTING THEME SHALL BE PROVIDED WITH DECORATIVE FEATURES THAT ACCENTUATE/COMPLEMENT THE RURAL CHARACTER WITH FULL CUTOFF ENCLOSURES AND DOWNWARD ILLUMINATION TO CONFORM TO THE CITY OF PHOENIX DARK SKY ORDINANCE.
20. THE DEVELOPER SHALL USE DURABLE, PERMANENT, HIGH-QUALITY MATERIALS AS REQUESTED IN THE DESIGN POLICY AND STANDARDS SECTION OF THE SOUTHWEST GROWTH STUDY/LAVERN, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

APPROVED: MARCH 4, 2020

LEGEND

- FIRE LANE CURB - PER CITY OF PHOENIX FIRE DEPARTMENT
- FIRE LANE CURBS SHALL BE PAINTED AND STENCIL "FIRE LANE NO PARKING" PAINTED WITH WHITE LETTERING ON RED CURBING PER FIRE DEPARTMENT STANDARDS. FIRE LANE SIGNAGE TO BE LOCATED PER CITY OF PHOENIX FIRE DEPARTMENT STANDARDS
- DASHED LINE REPRESENTS ACCESSIBLE ROUTE
- ALL ACCESSIBLE ROUTES INCLUDING RAMPS AND SIDEWALKS MUST MEET ADA STANDARDS: 3'-0" MIN. WIDE WITH 1:50 (2%) MAXIMUM CROSS SLOPES AND 1:12 (8%) MAXIMUM LONGITUDINAL SLOPES. ACCESSIBLE PARKING SPACES AND ACCESSIBLE SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS.



88 south san marcos place
chandler - arizona - 85225
p. 480.377.2222
www.robertbrownarchitects.com

THE COLLECTIVE STORAGE

A NEW STORAGE FACILITY FOR:
SOUTH OF THE SWC OF 67TH AVE. & BASELINE RD.
6725 WEST BASELINE ROAD
LAVERN, ARIZONA 85339

DATE: 12/18/20
Plan #: 2012690-SCMJ
City of Phoenix

DATE: 12/18/20
Project Number: 19042
Drawn by: KH
Checked by: KF
Date: 10.16.20
Scale: 1"=20'-0"

SHEET NAME: SITE PLAN
SHEET NUMBER: SP1

PAPP#: 1903491
KIVA#: 19-1626
SDEV#: 1900255
QS: 01-13/01-12