ATTACHMENT B

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-21-24-1
May 10, 2024

Deer Valley Village Planning Committee Meeting Date:	May 21, 2024
Planning Commission Hearing Date:	June 6, 2024
Request From:	R-5 DVAO (Multifamily Residence District, Deer Valley Airport Overlay District) (1.85 acres)
Request To:	A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay) (1.85 acres)
Proposed Use:	Material and equipment storage
Location:	Northeast corner of 24th Avenue and Lone Cactus Drive
Owner:	Deer Valley Enterprises, L.L.C. c/o Joseph Kern
Applicant:	Francisco Soto Revueltas
Representative:	Kay Shepard
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Industrial	
Street Map Classification	24th Avenue	Local	25-foot east half street
	Lone Cactus Drive	Minor Collector	30-foot north half street

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE AND DESIGN PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The proposed project is situated within the Deer Valley Major Employment Center which is home to a large labor pool within easy access to the regional freeway system. This proposal will facilitate job creation in a targeted employment center.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city's airports.

The subject site is near the Phoenix Deer Valley Airport and the proposed industrial use is complimentary to and compatible with airport operations.

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

The proposal, as stipulated, will provide enhanced levels of shade which will provide thermal comfort for employees and pedestrians.

Applicable Plans, Overlays, and Initiatives
Deer Valley Airport Overlay District – See Background Item No. 6
Deer Valley Major Employment Center – See Background Item No. 7
Black Canyon/Maricopa Freeway Specific Plan – See Background Item No. 8
Complete Streets Program – See Background Item No. 9
Tree and Shade Master Plan – See Background Item No. 10
Comprehensive Bicycle Master Plan – See Background Item No. 11
Transportation Electrification Action Plan – See Background Item No. 12
Zero Waste PHX – See Background Item No. 13
Conservation Measures for New Development - See Background Item No. 14

Phoenix Climate Action Plan – See Background Item No. 15

Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant land	R-5 DVAO
North	Moving and storage facility	A-1 DVAO
South (across Lone Cactus Drive)	Multifamily residential	R-5 DVAO
East	Multifamily residential and vacant land	R-5 DVAO
West (across 24th Avenue)	Vacant land and single-family residences	R-5 DVAO

A-1 (Light Industrial District)		
Standards	**Requirements**	**Proposed**
Minimum Building Setbacks		
North	0 feet	173 feet 4 inches (Met)
West (24th Avenue)	25 feet	31 feet 2 inches (Met)
East	30 feet	35 feet (Met)
South (Lone Cactus Drive)	25 feet	34 (Met)
Minimum Landscaped Setbacks		
North	0 feet	7 feet (Met)
West (24th Avenue)	0 feet	25 feet (Met)
East	0 feet	5 to 12 feet (Met)
South (Lone Cactus Drive)	0 feet	25 feet (Met)
Maximum Lot Coverage	No maximum	18.4% (Met)
Maximum Building Height	56 feet, up to 80 feet with use permit	19 feet (Met)

A-1 (Light Industrial District)		
Standards	**Requirements**	**Proposed**
Minimum Parking	Specified industrial use: 1 space per 1.5 warehouse or production workers 10 spaces (15 workers) Office space 1 space per 300 square feet of administrative office square feet 4 spaces (1,200 square feet of office) 14 parking spaces required	66 parking spaces (Met)

Background / Issues / Analysis

1. SUBJECT SITE

This request is to rezone 1.85 acres located at the northeast corner of 24th Avenue and Lone Cactus Drive. from R-5 DVAO (Multifamily Residence District, Deer Valley Airport Overlay District) to A-1 DVAO (Light Industrial District, Deer Valley Airport Overlay District) for material equipment and storage.

Source: Planning and Development Department

2. SURROUNDING LAND USES AND ZONING

North of the subject site is zoned A-1 DVAO and is currently used as a moving and storage facility. The parcel across Lone Cactus Drive to the south is zoned R-5 DVAO and is developed with multifamily residential. The area to the east of the site is zoned R-5 DVAO and are developed with multifamily residences and include vacant land. West of the subject site across 24th Avenue is zoned R-5 DVAO and is used for single-family residences, and vacant land.

3. GENERAL PLAN LAND USE MAP DESIGNATION

The General Plan Land Use Map designation for the subject site is Industrial. The proposal for A-1 zoning is consistent with that designation.

The General Plan Land Use Map designations for all the sites surrounding the property, to the north, east, west and south are also Industrial.

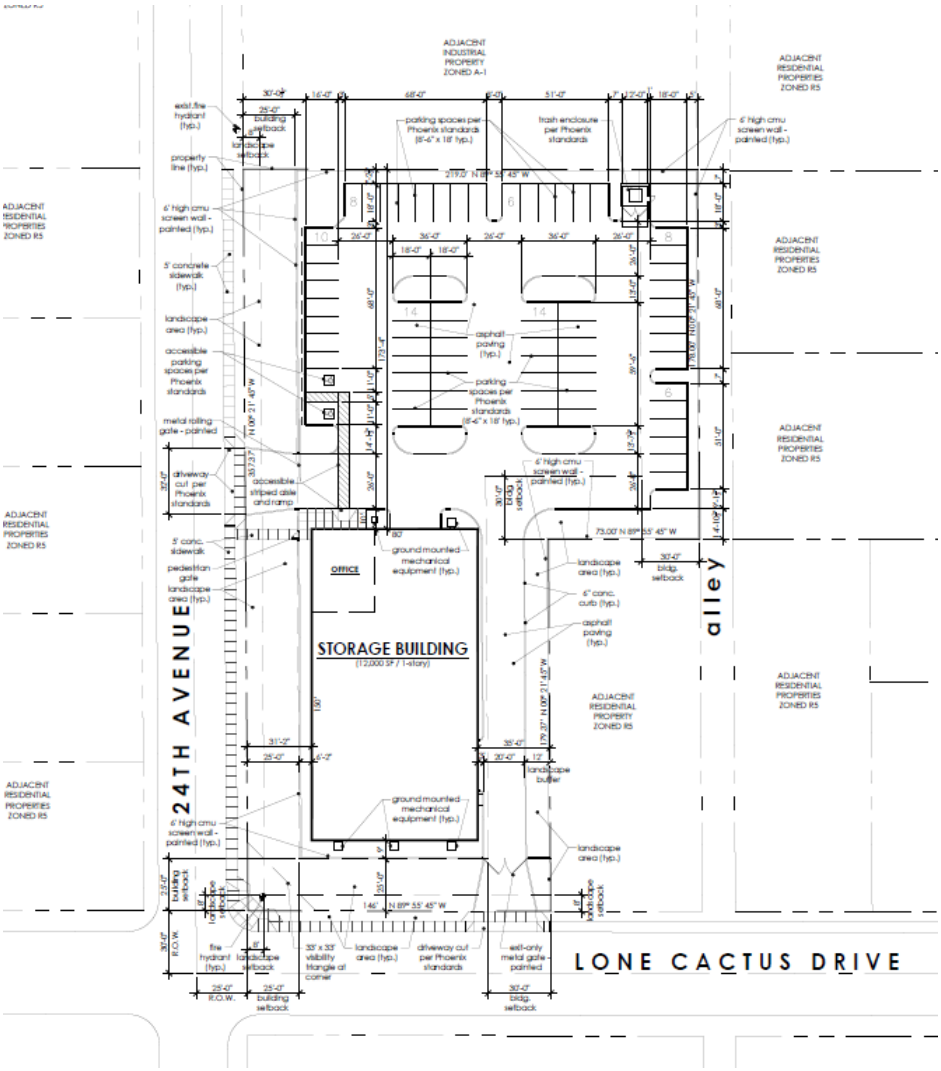
Surrounding General Plan Land Use Map, Source: Planning and Development Department

4. SITE PLAN PROPOSAL

The site plan depicts an approximate 12,000 square foot, one-story building. The proposed development is for material and equipment storage. It includes an office and storage building.

The proposal incorporates 66 parking spaces and is proposed to have gated access.

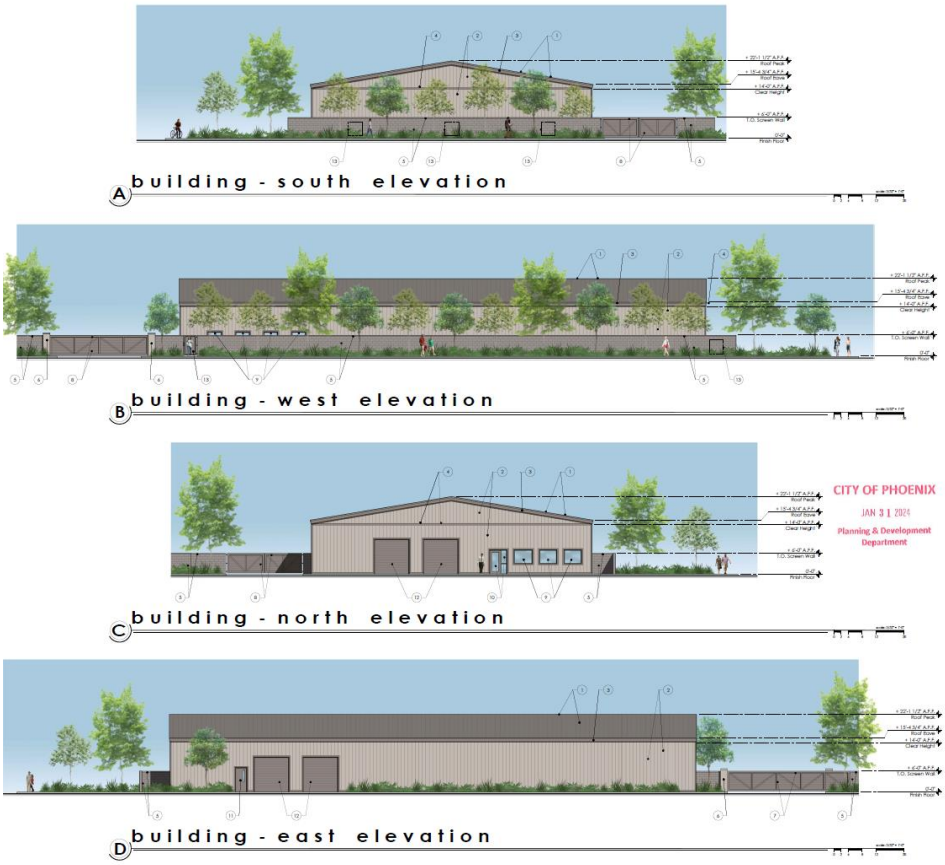
Staff recommends Stipulation No. 1 for general conformance to the site plan so that the site develops as proposed.



Site Plan, Source: Soto Design Studio

5. ELEVATIONS

The proposal includes conceptual elevations with the building being 23 feet to the top of the ridge and 19 feet to the mean height of the sloped roof. To ensure compatibility with adjacent residential properties, staff recommends Stipulation No. 2 to limit the height to a maximum of 30 feet.



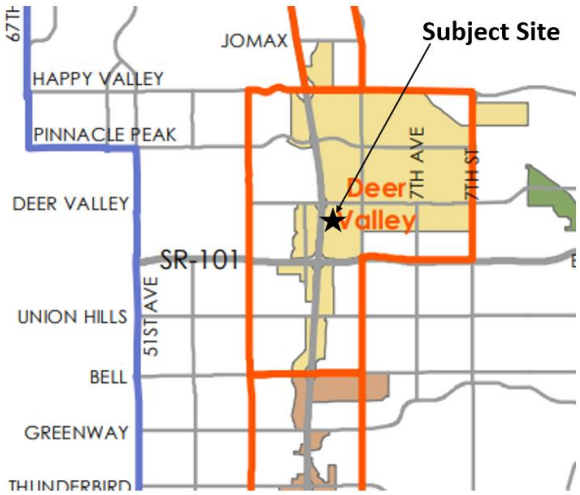
Building Elevations, Source: Soto Design Studio

PLANS, OVERLAYS AND INITIATIVES

6. **Deer Valley Airport Overlay District**

The subject site is located within the Deer Valley Airport Overlay District (DVAO), Areas 1 and 2, and the proposed use and height are consistent with the provisions of the overlay district. The purpose of the zoning overlay is to ensure land use compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is consistent with the character of the Phoenix Deer Valley Airport area, is compliant with height restrictions; and the property owner will be required to record a disclosure notice to prospective purchasers regarding the proximity to the Phoenix Deer Valley Airport per the requirement of Section 658 of the Phoenix Zoning Ordinance.

7. **Deer Valley Major Employment Center**
The subject site is located in the MAG designated Deer Valley Major Employment Center and within the city designated Deer Valley Employment Center. The substantial size and diverse nature of the labor pool found in the Deer Valley area is a key factor in contributing to the overall attractiveness of this employment center. Employers located within the area have access to nearly 450,000 workers within a 20-minute drive time, and within a 30-minute drive the number of workers increases to more than 850,000. The size of the labor force will continue to increase as additional development occurs in this area. The Deer Valley Employment Center boasts about 9.3 million square feet of office space, 3.0 million square feet of flex space, and over 11.9 million square feet of industrial space. The proposal adds new employment opportunities within the employment center and in close proximity to the large labor pool.



8. **Black Canyon/Maricopa Freeway Specific Plan**
The Freeway Mitigation Program was created in the City of Phoenix by the 1988 approval of Proposition 17. This proposition authorized general obligation bonds to prepare plans and fund projects which could mitigate the blighting effects on the city's neighborhoods from existing and proposed freeway construction. The Black Canyon/Maricopa Freeway Specific Plan, the fourth under this program, addresses problems encountered or anticipated in residential neighborhoods adjacent to this freeway corridor. It establishes non-regulatory policies and guidelines to improve the compatibility between the freeway and the residential neighborhoods through which it passes. The site is in Segment 2 and meets the landscape policy goal to provide enhanced landscaping adjacent to residential areas (pg.107) per Stipulation No. 3.

9. **Complete Streets City Program**
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 provide a safe pedestrian environment, staff recommends enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles per Stipulation No. 5. Additionally, staff recommends a

detached sidewalk per Stipulations No. 11 which will ensure a more comfortable and safe walking environment. A sidewalk be provided along the west side of the property per Stipulation No. 10. Additionally, Stipulation Nos. 8 and 9 will encourage the use of bicycles by providing the infrastructure for bicycle parking and electrical charging capabilities.

10. **Tree and Shade Master Plan**
The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff recommends stipulations designed to provide trees and enhance shade within and adjacent to the development such as a detached shaded sidewalk along Lone Cactus Drive, in addition to enhanced landscape standards in and around the parking areas and along the site boundaries. These are addressed in Stipulation Nos. 3, 4, and 11. Additionally, a resting area for employees is required to be provided with additional shade from trees or architectural elements per Stipulation No. 6.

11. **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 also supports options for both short-and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations, including light industrial employment centers. Stipulation Nos. 8 and 9 require bicycle parking spaces be provided on the site with electrical bicycle charging capabilities.

12. **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. Stipulation No. 7 provides requirements for electric vehicle parking, charging and infrastructure and Stipulation No. 9 requires electrical bicycle charging capabilities.

13. **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 conceptual site plan does not show recycling facilities, but the project information form notes the proposed facility will incorporate reduction of waste, and recycling, as much as possible and efforts will be made to follow proper waste management protocols, and salvage, and recycle as many items and materials as it is prudent and feasible.

14. **Conservation Measures for New Development**
In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - Build the Sustainable Desert City. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 14, 15, 16 and 18.

15. **Phoenix Climate Action Plan**
In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 17, which requires a minimum of one GI technique for stormwater management to be implemented in this development

COMMUNITY INPUT SUMMARY

16. At the time the staff report, there was one letter of support describing of how the project would be a good addition to the neighborhood.

INTERDEPARTMENTAL COMMENTS

17. The Street Transportation Department requires the following which are addressed in Stipulations Nos. 10 through 13:

    - A minimum 5-foot-wide sidewalk shall be constructed on the east side of 24th Avenue.
    - A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape area shall be constructed on the north side of Lone Cactus Drive.
    - Replace unused driveways with sidewalk, curb and gutter and all streets within and adjacent to the development be constructed with all required elements and to ADA standards.

18. The City of Phoenix Fire Department does not anticipate any problems with the subject case. However, the project team should be aware of the following requirements:

    - The site and building shall comply with the 2018 IFC with Phoenix Amendments.
    - Currently, the water supply (gpm and psi) for the referenced case is unknown.
    - The water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendments.

OTHER

19. The site is located in a larger area identified as being archaeologically sensitive. The City Archaeologist Office commented that no known archaeological resources are in this location. 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. This is addressed in Stipulation No. 19.

20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 20.

21. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements.

<u>Findings</u>

1. The proposal is consistent with the General Plan Land Use Map designation of Industrial.

2. The proposal will provide employment uses along the I-17 Black Canyon Freeway

corridor and in the Deer Valley Major Employment Center.

3. The proposed zoning is consistent with the goals and policies of the Deer Valley Airport Overlay and will provide additional employment opportunities in the village.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 31, 2024, and as approved by the Planning and Development Department.

2. The maximum building height shall be 30 feet.

3. Required landscape setbacks shall be planted with minimum 2-inch caliper large canopy drought-tolerant trees, 20 feet on center or in equivalent groupings, with five 5-gallon shrubs per tree, as approved by the Planning and Development Department.

4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, large canopy, drought-tolerant, shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by 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. An outdoor employee resting area of no less than 120-square feet shall be provided on site. The required pedestrian area shall include a pedestrian seating bench, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper large canopy drought-tolerant shade trees and/or architectural shade, as approved by the Planning and Development Department.

7. A minimum of 10% of the required parking spaces shall include Electric Vehicle (EV) Capable infrastructure, as approved by the Planning and Development Department.

8. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the front 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.

9. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.

10. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 24th Avenue, adjacent to the development.

11. A minimum 6-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of Lone Cactus Drive, adjacent to the development, planted to the following standards and maintained with a watering system, as approved by the Planning and Development Department.

    a. Minimum 2-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 with a maximum mature height of two feet to achieve a minimum of 75% live coverage at maturity.

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

12. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.

13. All streets within and adjacent to the development shall be constructed 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.

14. Only landscape materials listed in the Phoenix Active Management Area Low Water-Use/Drought-Tolerant Plant List shall be utilized internal to the site, as approved or modified by the Planning and Development Department

15. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.

16. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.

17. A minimum of one green infrastructure (GI) technique for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

18. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

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.

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

Writer
Matteo Moric
May 10, 2024

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Site plan date stamped January 31, 2024 (1 page)
Elevations date stamped January 31, 2024 (1 page)
Community Correspondence (1 page)

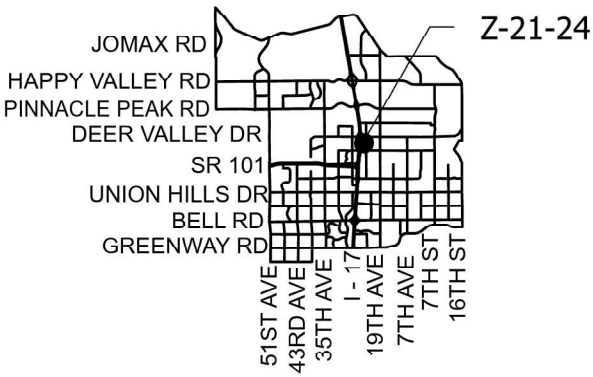
N

0 0.04 0.07 0.15 Miles

DEER VALLEY VILLAGE

COUNCIL DISTRICT: 1

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Soto Design Studio, LLC		REQUESTED CHANGE:
APPLICATION NO: Z-21-24	DATE: 3/13/2024	FROM: R-5 DVAO (1.85 a.c.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	REVISION DATES:	TO: A-1 DVAO (1.85 a.c.)
1.85 Acres	AERIAL PHOTO & QUARTER SEC. NO.: QS 42-23 / ZONING MAP: N-7	

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D OPTION
R-5 DVAO	80	96
A-1 DVAO	N/A	N/A

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

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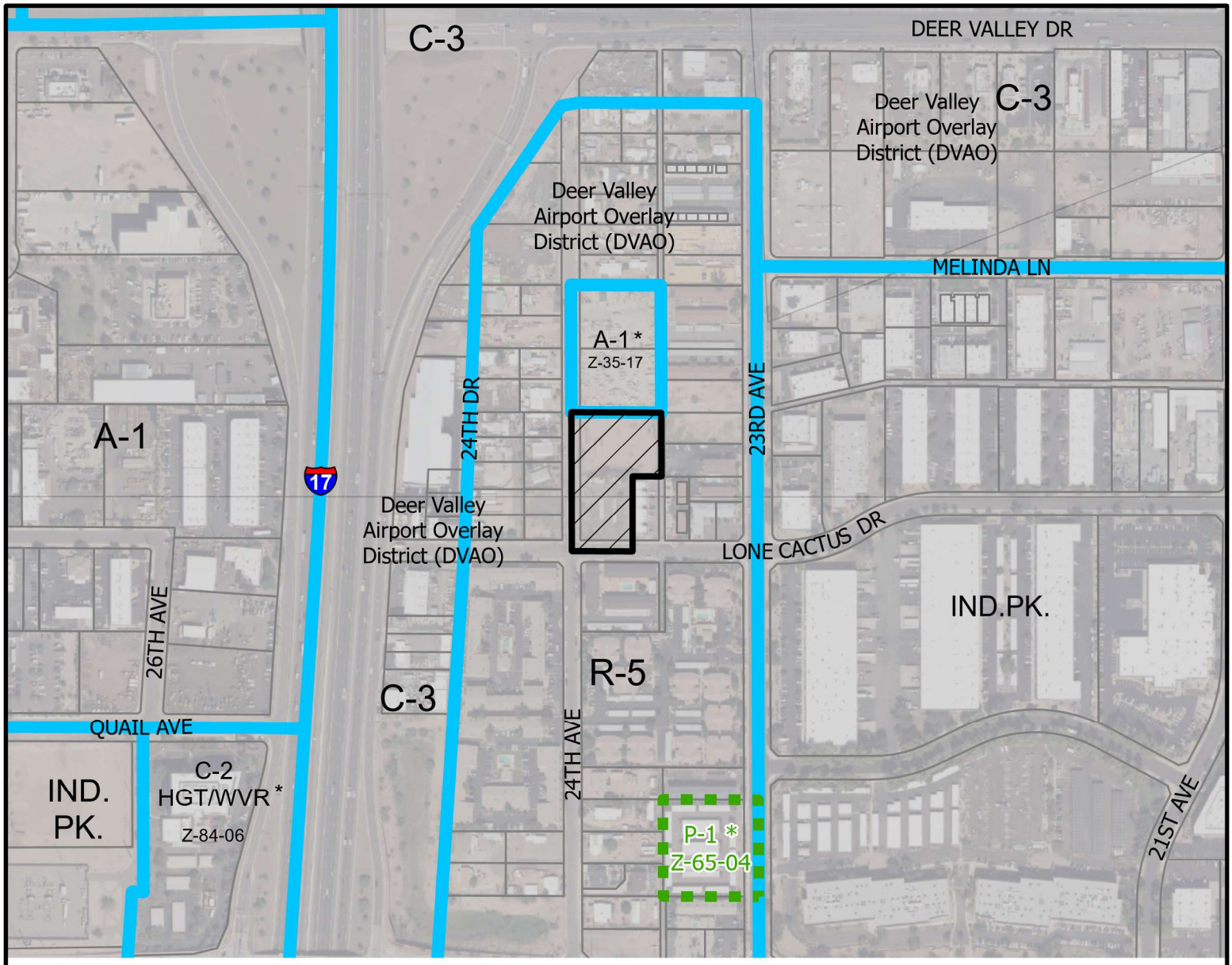

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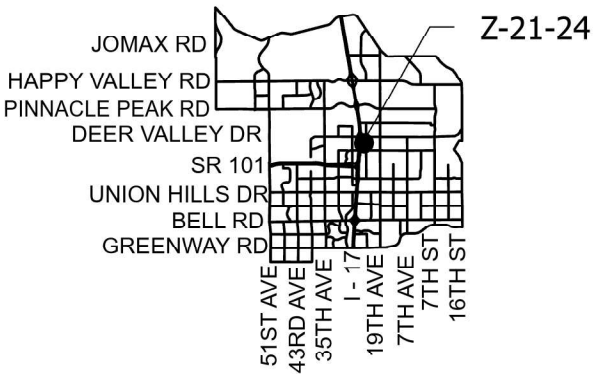
0 0.04 0.07 0.15 Miles

DEER VALLEY VILLAGE

COUNCIL DISTRICT: 1

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



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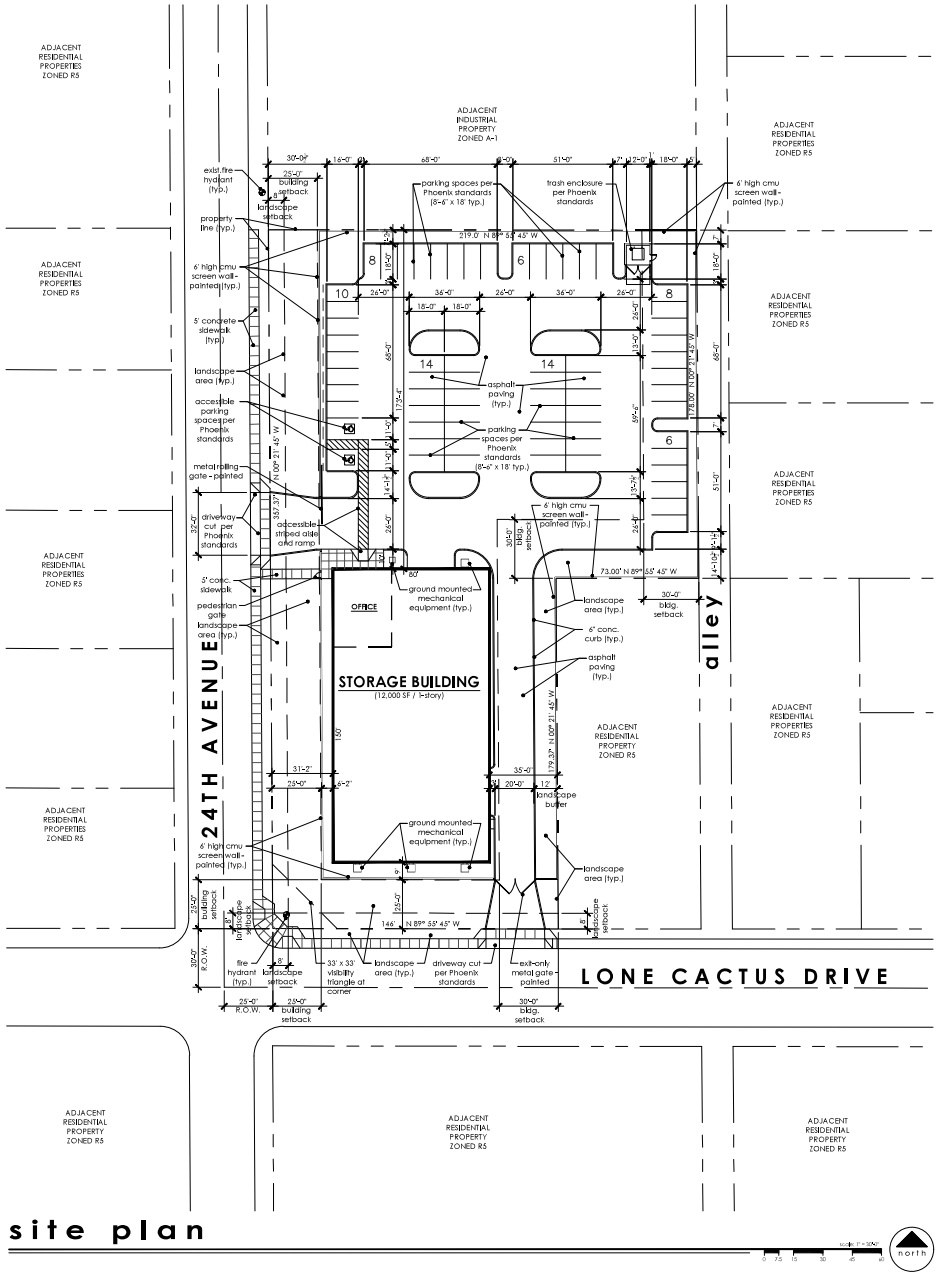


site plan

PROJECT DATA:

GROSS SITE AREA:	78,484 SQ. FT. (1.8 ACRES)
NET SITE AREA:	65,170 SQ. FT. (1.49 ACRES)
ASSESSOR'S PARCEL NO:	209-07-020E
EXISTING ZONING:	R-5 MULTIPLE RESIDENCE DEER VALLEY AIRPORT OVERLAY
PROPOSED ZONING:	A-1 LIGHT INDUSTRIAL DISTRICT DEER VALLEY AIRPORT OVERLAY
ALLOWED USES:	MATERIAL AND EQUIPMENT STORAGE
PREVIOUS ZONING CASES:	—
BUILDING HEIGHT ALLOWED (A-1):	56'-0"
BUILDING HEIGHT PROPOSED:	23'-0" TO ROOF RIDGE, ONE-STORY (19' TO MEAN HEIGHT OF SLOPED ROOF)
BUILDING AREA:	
OFFICE:	1,200 SQ. FT.
STORAGE AREA:	10,800 SQ. FT.
TOTAL BLDG. AREA:	12,000 SQ. FT.
BUILDING COVERAGE:	18.4 % (12,000 SF / 65,170 SF)
FLOOR AREA RATIO:	0.153 (12,000 SF / 78,484 SF)
PARKING REQUIRED:	
OFFICE: (1 SPACE PER 300 SF)	4 SPACES (1,200 SF / 300)
STORAGE AREA: (1 SPACE PER 1.5 WORKERS)	10 SPACES (15 WORKERS / 1.5)
TOTAL PARKING REQUIRED:	14 SPACES
PARKING PROVIDED:	
SURFACE PARKING:	64 SPACES
ACCESSIBLE PARKING:	2 SPACES
TOTAL PARKING PROVIDED:	66 SPACES
PARKING LANDSCAPE REQUIRED:	10% OF PARKING AREA
PARKING AREA:	28,188 s.SQ. FT.
PARKING LANDSCAPE REQ'D:	2,818.9 SQ. FT.
PARKING LANDSCAPE PROVIDED:	3,705.2 SQ. FT. (13.1%)

PROJECT INFO:

PROPERTY OWNER:	DEER VALLEY ENTERPRISES, LLC 2411 WEST LONE CACTUS DRIVE PHOENIX, ARIZONA 85027 PHONE: 602.460.3910 CONTACT: JOE KERLIN
APPLICANT / ARCHITECT:	SOTO DESIGN STUDIO, LLC 6851 SOUTH 27TH PLACE PHOENIX, ARIZONA 85042 PHONE: 480.201.3172 CONTACT: FRANCISCO SOTO-REVUELTAS
PROJECT NAME / ADDRESS:	DEER VALLEY PLUMBING STORAGE 21421 NORTH 24TH AVENUE PHOENIX, ARIZONA 85027
PROPOSED USE:	MATERIAL AND EQUIPMENT STORAGE (PLUMBING SUPPLIES AND PIPES)
PROJECT DESCRIPTION:	REZONING OF A VACANT PROPERTY ZONED R-5 INTO AN A-1 LIGHT INDUSTRIAL ZONING THAT WILL BE DEVELOPED TO ALLOW INTERIOR STORAGE OF PLUMBING MATERIALS AND EQUIPMENT WITHIN A PRE-MANUFACTURED METAL BUILDING. PARKING FOR EMPLOYEES AND SERVICE TRUCK FLEET WILL BE PROVIDED WITHIN A 6' HIGH SCREEN WALL WITH GATES.

CITY OF PHOENIX

JAN 31 2024

Planning & Development Department

LEGAL DESCRIPTION:

LOTS 20 AND 23, BLACK CANYON HEIGHTS, ACCORDING TO BOOK 56 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA;

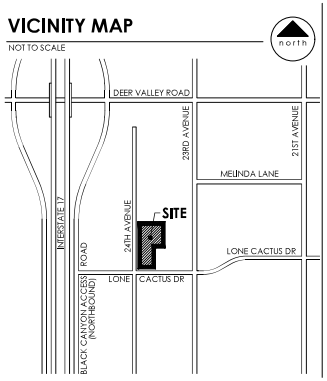
EXCEPT THE EAST 73 FEET OF LOT 23 THEREOF.

COMPARISON TABLE OF ZONING DEVELOPMENT STANDARDS:

ZONING STANDARD:	EXISTING R-5 ZONING: (MULTI-FAMILY PRD)	PROPOSED A-1 ZONING: (LIGHT INDUSTRIAL)	PROPOSED DEVELOPMENT - (A-1): MATERIAL AND EQUIPMENT STORAGE BUILDING
MINIMUM LOT DIMENSIONS:	NONE	NOT SPECIFIED	146' x 357' (IRREGULAR LOT- 1.49 ACRES NET)
DWELLING UNIT DENSITY:	45.68 D.U./ACRE	NOT APPLICABLE	NOT APPLICABLE
PERIMETER STANDARDS:			
FRONT:	20 FT.	8 FT. LANDSCAPE AT BUILDING 5 FT. LANDSCAPE AT PARKING	25' FRONT LANDSCAPED SETBACK
SIDE:	10 FT.	0 FT. (NOT SPECIFIED)	12' LANDSCAPE SETBACK ADJACENT TO RESIDENTIAL
REAR:	10 FT.	0 FT. (NOT SPECIFIED)	7' LANDSCAPE SETBACK ADJACENT TO A-1 (NORTH)
MAX. BLDG. HEIGHT:	48 FT. (4-STORIES)	56 FT. (UP TO 80' WITH USE PERMIT)	23 FT. TO TOP OF RIDGE (19' FT. TO MEAN HEIGHT OF SLOPED ROOF)
MAX. LOT COVERAGE:	50%	NOT SPECIFIED	18.4%
COMMON AREAS:	5%	NOT SPECIFIED	NONE PROVIDED
BUILDING SETBACKS:			
FRONT:	10 FT.	25 FT. (PER SECTION 701.D.3 FOR A-1)	31 FT. AT 24TH AVENUE FRONTAGE 34 FT. AT LONE CACTUS DRIVE FRONTAGE
SIDE:	10 FT.	0 FT. (ADJACENT TO INDUSTRIAL)	173 FT. FROM INDUSTRIAL PROPERTY TO NORTH
REAR:	15 FT.	30 FT. (CLOSED BLDGS. ADJACENT TO RESIDENTIAL)	35 FT. FROM RESIDENTIAL PROPERTY TO SOUTHEAST

VICINITY MAP

NOT TO SCALE



KIVA: 23-1181 SDEV: 2300291
PAPP: 2304364 -
APPROVAL STAMPS:

PREVIOUS REVIEW ZONING PRE-APP NO. 23-59

Soto Design Studio

6851 south 27th street
phoenix, arizona 85042
t: 480.201.3172
f: 602.698.1635

Rezoning and Site Improvements for:

Deer Valley Plumbing Storage

21421 North 24th Avenue / Phoenix, Arizona 85027

REGISTERED ARCHITECT 01288 FRANCISCO SOTO-REVUELTAS ARIZONA U.S.A.

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Project No.	23031
Drawn by:	FSR
Checked by:	FSR
Date:	12/15/23
Revisions:	

Sheet:

A1.1

CONCEPTUAL SITE PLAN

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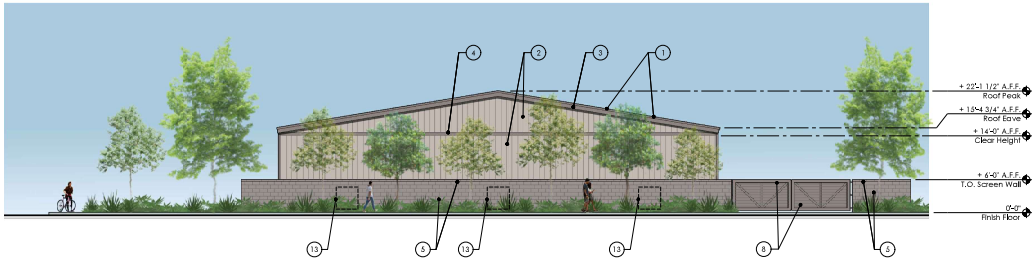
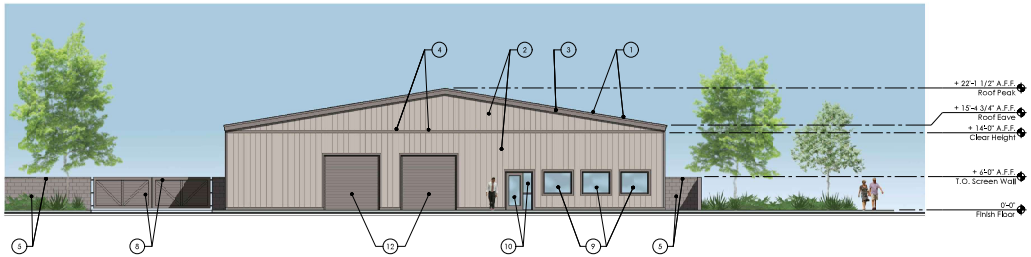


A building - south elevation

scale: 3/32" = 1'-0"

B building - west elevation

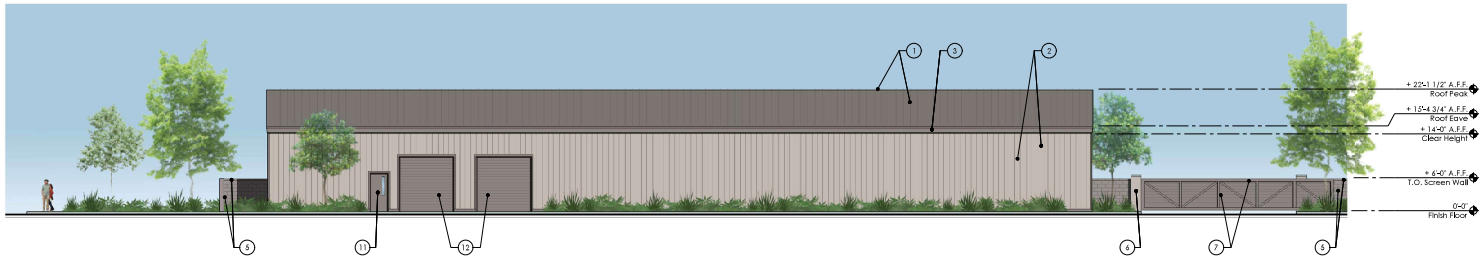
scale: 3/32" = 1'-0"



CITY OF PHOENIX
JAN 31 2024
Planning & Development Department

C building - north elevation

scale: 3/32" = 1'-0"



D building - east elevation

scale: 3/32" = 1'-0"

PROJECT INFO:

PROPERTY OWNER:	DEER VALLEY ENTERPRISES, LLC 2411 WEST LONE CACTUS DRIVE PHOENIX, ARIZONA 85027 PHONE: 602.460.3910 CONTACT: JOE KERLIN
APPLICANT / ARCHITECT:	SOTO DESIGN STUDIO, LLC 6851 SOUTH 27TH PLACE PHOENIX, ARIZONA 85042 PHONE: 480.201.3172 CONTACT: FRANCISCO SOTO-REVUELTAS
PROJECT NAME / ADDRESS:	DEER VALLEY PLUMBING STORAGE 21421 NORTH 24TH AVENUE PHOENIX, ARIZONA 85027
PROPOSED USE:	MATERIAL AND EQUIPMENT STORAGE (PLUMBING SUPPLIES AND PIPES)
PROJECT DESCRIPTION:	REZONING OF A VACANT PROPERTY ZONED R-5 INTO AN A-1 LIGHT INDUSTRIAL ZONING THAT WILL BE DEVELOPED TO ALLOW INTERIOR STORAGE OF PLUMBING MATERIALS AND EQUIPMENT WITHIN A PRE-MANUFACTURED METAL BUILDING. PARKING FOR EMPLOYEES AND SERVICE TRUCK FLEET WILL BE PROVIDED WITHIN A 6' HIGH SCREEN WALL WITH GATES.

ELEVATION KEYNOTES:

1. STANDING SEAM METAL ROOF PER BUILDING MANUFACTURER. FACTORY FINISH - M1.
2. METAL PANELS PER BUILDING MANUFACTURER. PAINTED P1.
3. ACCENT METAL EAVE TRIM PER BUILDING MANUFACTURER. PROFILE MAY VARY - PAINTED P3.
4. ACCENT METAL TRIM PER BUILDING MANUFACTURER. PROFILE MAY VARY - PAINTED P3.
5. 6' HIGH CMU SCREEN WALL WITH 4" SOLID CAP - PAINTED COLOR P2 (TYP.)
6. STUCCO SYSTEM OVER CMU PIERS AT ENTRY GATE. LIGHT SAND FINISH - PAINTED COLOR P1 (TYP.)
7. 6' HIGH METAL ROLLING GATE WITH SOLID CORRUGATED METAL PANELS - PAINTED COLOR P3 (TYP.)
8. 6' HIGH METAL SWING GATES WITH SOLID CORRUGATED METAL PANELS - PAINTED COLOR P3 (TYP.)
9. WINDOW AND FRAME WITH FACTORY FINISH M2. (TYP.)
10. DOOR AND FRAME WITH FACTORY FINISH M2. (TYP.)
11. DOOR - PAINTED TO MATCH ADJACENT WALL SURFACE (TYP.)
12. METAL ROLLUP DOOR - PAINTED P3.
13. GROUND-MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY SCREEN WALL.

ELEVATION GENERAL NOTES:

1. EXTERIOR ELEVATIONS FOR THE PRE-FABRICATED METAL BUILDING SHOWN HEREIN ARE REPRESENTATIVE OF A TYPICAL BUILDING. SLIGHT VARIATIONS ON PANELING AND TRIM MAY OCCUR DEPENDING ON SELECTED MANUFACTURER.
2. ALL GROUND-MOUNTED MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY SCREEN WALLS. NO ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE PROVIDED.
3. ALL EXPOSED MECHANICAL VENTS, ELECTRICAL CONDUITS, ROOF DRAINS, AND OTHER BUILDING APPURTENANCES SHALL BE PAINTED A MATCHING COLOR AS ADJACENT BUILDING COMPONENTS - UNLESS OTHERWISE NOTED.
4. ALL SIDES OF BUILDING COMPONENTS NOT VISIBLE ON ELEVATIONS WILL CONTINUE THE SAME MATERIAL AND COLOR PALETTE ON ALL SIDES OF EACH BUILDING COMPONENT SUCH AS POSTS, COPING CAPS, TRIM, ACCENTS, BEAMS, JOISTS, AND UNDERSIDE OF EXPOSED CANOPIES, ETC.
5. EXTERIOR DOORS AND WINDOWS WILL BE SELECTED WITH FACTORY-FINISH COLORS THAT WILL BE COMPLIMENTARY TO THE PROPOSED PROJECT PALETTE.
6. REFER TO COLOR CHIPS FOR ACTUAL PAINT AND MATERIAL COLORS. COLOR PRINTS AND DIGITAL MEDIA MAY SHIFT INTENDED COLORS DEPENDING ON EQUIPMENT USED TO PRINT OR VIEW.

MATERIAL / COLOR LEGEND:

P1	DUNN EDWARDS PAINT	DE6058 "THICK FOG"
P2	DUNN EDWARDS PAINT	DE6395 "ANTIQUE MAUVE"
P3	DUNN EDWARDS PAINT	DE6389 "FALLEN ROCK"
M1	STANDING SEAM METAL ROOF	FACTORY FINISH - TAUPE (OR APPROVED SIMILAR)
M2	WINDOW AND DOOR FRAME	FACTORY FINISH - BRONZE / BROWN

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ARIZONA U.S.A. 81238 FRANCISCO SOTO-REVUELTAS

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Sheet:
A3.1
BUILDING ELEVATIONS

KIVA: 23-1181 SDEV: 2300291 PAPP: 2304364 -

Francisco Soto

From: Kay Shepard <kshepard2@cox.net>
Sent: Sunday, April 28, 2024 12:35 AM
To: Joe Kerlin; Kerlin Laurine; Soto Francisco
Subject: Fwd: Proposed rezoning at 24th Ave & Lone Cactus

FYI
Sent from my iPhone

Begin forwarded message:

> **From:** mike mccann <mvmccann@gmail.com>
> **Date:** April 28, 2024 at 6:45:27 AM GMT+2
> **To:** kshepard2@cox.net
> **Subject: Proposed rezoning at 24th Ave & Lone Cactus**
>
> Kay, I own a building at 23rd Ave and Lone Cactus and I've received your notices via mail regarding the above. I recently had a chance to look at the subject property and support your rezoning request. I think your building will be a good addition to the neighborhood.
>
> Best of luck with the rezoning.
>
> Mike McCann
> LA2 Land Properties, LLC