

ATTACHMENT D

PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322



City of Phoenix PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned

From: Joshua Bednarek
Planning & Development Department Director

Date: October 20, 2025

Subject: P.H.O. APPLICATION NO. PHO-1-25--Z-SP-9-22-7 – Notice of Pending Actions by the Planning Hearing Officer

1. Your attention is called to the fact that the Planning Hearing Officer will consider the following case at a public hearing on **November 19, 2025**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **October 27, 2025**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
City Council District 7 - Luke Black (council.district.7@phoenix.gov)
Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
Fire Prevention (Joel Asirsan), 2nd Floor
Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Nayeli Sanchez Luna, Estrella Village)
Village Planning Committee Chair (Ms. Stephanie Hurd, Laveen Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-25--Z-SP-9-22-7

Council District: 7

Request For: Stipulation Modification

Reason for Request: 1) Request to modify Stipulation 1 regarding general conformance to the site plan date stamped November 29, 2022.

2) Request to modify Stipulation 2 regarding general conformance to the elevations date stamped October 26, 2022.

3) Request to modify Stipulation 4 regarding fencing.

4) Request to delete Stipulation 16 regarding monument signs.

5) Request to delete Stipulation 17 regarding illuminated signs.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	11-19-2025	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
Zachary Pebler, Prestige Partners, LLC.	Owner	3100 W. Ray Rd. #101 Chandler AZ 85226 United States			zapebler@aol.com
Daniel Chambers, QuikTrip Corporation	Applicant	1116 East Broadway Road Tempe AZ 85282	480-446-6321		dchamber@quiktrip.com
Robert Hannen, Kimley-Horn & Associates	Representative	14648 N Scottsdale Road, Suite 200 Scottsdale AZ 85254	602-219-1259		robert.hannen@kimley-horn.com

Property Location: Southwest corner of 35th Avenue and Broadway Road

Acreage: 5.43

Geographic Information

Zoning Map	APN	Quarter Section
E6	105-69-001D	Q4-20
Village:		
Laveen		

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

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

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information			
Fee	Fee Waived	Fee Date	Purpose
\$1,725.00	\$0.00	10/01/25	PHO (3+ stipulations)

PHO APPLICATION WRITTEN REQUEST

QT #1535 - SWC of 35th Avenue and Broadway Road



APPLICANT:



Daniel Chambers

QuikTrip Corporation

1116 East Broadway Road

Tempe, AZ 85282

(480) 446-6321

dchamber@quiktrip.com

PROJECT BACKGROUND

QuikTrip Corporation conducted an Option 2 Pre-App meeting for the proposed QuikTrip Store 1535 located at the southwest corner of 35th Ave and Broadway Road. During the pre-application meeting it was discovered that the site is tied to an existing zoning case, Z-SP-9-22, which includes multiple stipulations that conflict with the proposed use of this site. The zoning was approved in Feb. 2023 when the site had a proposed use of a self-storage facility.

DESCRIPTION OF PROPOSAL

The current proposal seeks to address these conflicts by removing the applicable stipulations to accommodate the development of QuikTrip Store 1535. The following section provides a detailed description of the proposed development and outlines the necessary modifications to align with the new intended use.

EXISTING STIPULATIONS TO BE MODIFIED

The following stipulations from Z-SP-9-22 (Ordinance G-7072)

1. This development shall be in general conformance with the site plan date stamped November 29, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped October 26, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
4. A minimum 6-foot tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line between the existing ally and Building B, as depicted in the site plan date stamped November 29, 2022, as approved by the Planning and Development Department.
16. No monument or ground signs shall be permitted on the site.
17. No illuminated signs are allowed on Building B, as depicted on the site plan date stamped November 29, 2022

PROPOSED MODIFICATIONS

1. This development shall be in general conformance with the site plan date stamped ~~November 29, 2022,~~ 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped ~~October 26, 2022,~~ 2025, as modified by the following stipulations and approved by the Planning and Development Department.
4. A minimum 6-foot tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line ~~between the existing ally and Building B, as depicted in the site plan date stamped November 29, 2022,~~ as approved by the Planning and Development Department.
- ~~16. No monument or ground signs shall be permitted on the site.~~
- ~~17. No illuminated signs are allowed on Building B, as depicted on the site plan date stamped November 29, 2022~~

RATIONALE

The rationale for each of the stipulation modifications are as follows:

Stipulation 1: We formally request this stipulation be revised to accept a new site plan as the approved site plan for a self-storage facility is not consistent with the proposed use of a C-store and fueling station.

Stipulation 2: We formally request that this stipulation be revised to accept new building elevations as the approved building elevations for a self-storage facility are not consistent with the proposed use.

Stipulation 4: We formally request that reference to Building B and to the site plan dated November 29, 2022 be removed as the site plan will no longer be followed. QuikTrip will continue to provide the fence along the western property line.

Stipulation 16: We formally request that this stipulation be removed so Monument signs are able to be provided on the site. The signs are necessary to provide adequate time for the travelling public to view the site and make safe lane maneuvers to enter.

Stipulation 17: We formally request that this stipulation be removed as the proposed layout does not correspond with the site plan dated Nov. 29, 2022, and Building B no longer exists.



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

February 15, 2023

Nathan Frame
2801 North Thanksgiving Way, Suite 100
Lehi, Utah 84043

Dear Applicant:

RE: Z-SP-9-22-7 – Southwest corner of 35th Avenue and Broadway Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 601 of the Zoning Ordinance, as amended, has on February 1, 2023, approved Zoning Ordinance # G-7072.

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

Sincerely,

Joshua Bednarek
Planning & Development Director

Attachment: Signed Ordinance

c: Yee Holdings, 50 Biltmore Estates, Phoenix, AZ 85016

File

Tricia Gomes, PDD–Planning–Special Projects Administrator (Electronically)

Racelle Escolar, PDD–Planning–Principal Planner (Electronically)

Enrique Bojorquez-Gaxiola, PDD–Planning–Planner III (Electronically)

Ben Kim, PDD–GIS (Electronically)

Official Records of Maricopa County Recorder
STEPHEN RICHER
20230075699 02/15/2023 09:27
ELECTRONIC RECORDING
7072G-7-1-1--

ORDINANCE G-7072

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-9-22-7) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 SP (INTERMEDIATE COMMERCIAL, SPECIAL PERMIT).

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

SECTION 1. The zoning of a 5.43-acre property located at the southwest corner of 35th Avenue and Broadway Road in a portion of Section 27, Township 1 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from "C-2" (Intermediate Commercial) to "C-2 SP" (Intermediate Commercial, Special Permit) to allow self-service storage and all underlying C-2 uses.

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

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

- Mod 1. The development shall be in general conformance with the site plan date stamped November 29, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
- Mod 2. The development shall be in general conformance with the elevations date stamped October 26, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
3. A minimum 25-foot-wide landscape setback shall be provided along the western portion of the site and planted with minimum 2-inch caliper, evergreen trees, planted 20-feet on-center or in equivalent groupings, providing a solid minimum 30-foot vertical screen at maturity, as approved by the Planning and Development Department.
- Mod 4. A minimum 6-foot-tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line between the existing alley and Building B, as depicted in the site plan date stamped November 29, 2022, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas for employees and customers 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.

6. Where pedestrian pathways cross drive aisles, the pathway 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.
7. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. The landscape strips located between the detached sidewalk and back of curb along 35th Avenue and Broadway Road shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted minimum 20 feet on center or in equivalent groupings, providing a minimum of 75% shade at maturity.
 - b. Minimum 5-gallon shrubs providing 75% live cover at maturity.

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

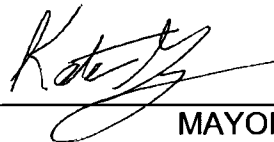
9. The developer shall replace the existing rolled curb with vertical curb along Tamarisk Avenue, as approved by the Planning and Development Department.
10. The developer shall dedicate 10 feet for the east side of the alley, as approved by the Planning and Development Department.
11. The developer 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.
12. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

13. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
14. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.
15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

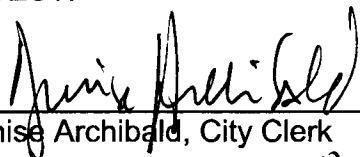
- Del 16. No monument or ground signs shall be permitted on the site.
- Del 17. No illuminated signs are allowed on Building B, as depicted on the site plan date stamped November 29, 2022.

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

PASSED by the Council of the City of Phoenix this 1st day of February, 2023.


MAYOR

ATTEST:


Denise Archibald, City Clerk

02-13-2023

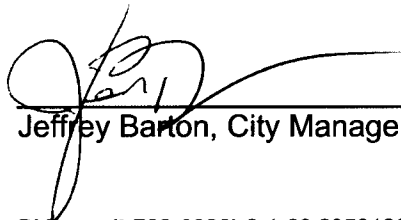


APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By: 

Deryck R. Lavelle, Chief Counsel
pml

REVIEWED BY:



Jeffrey Barton, City Manager

PML:am:(LF23-0020):2-1-23:2358126_1.doc

Exhibits:

- A – Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

EXHIBIT A

THE EAST HALF OF THE EAST HALF OF LOT 11, MARICOPA GARDEN FARMS,
ACCORDING TO BOOK 11 OF MAPS, PAGE 38, OFFICIAL RECORDS OF
MARICOPA COUNTY, ARIZONA, LESS AND EXCEPT THE SOUTH 25 FEET
THEREOF.

G 7072

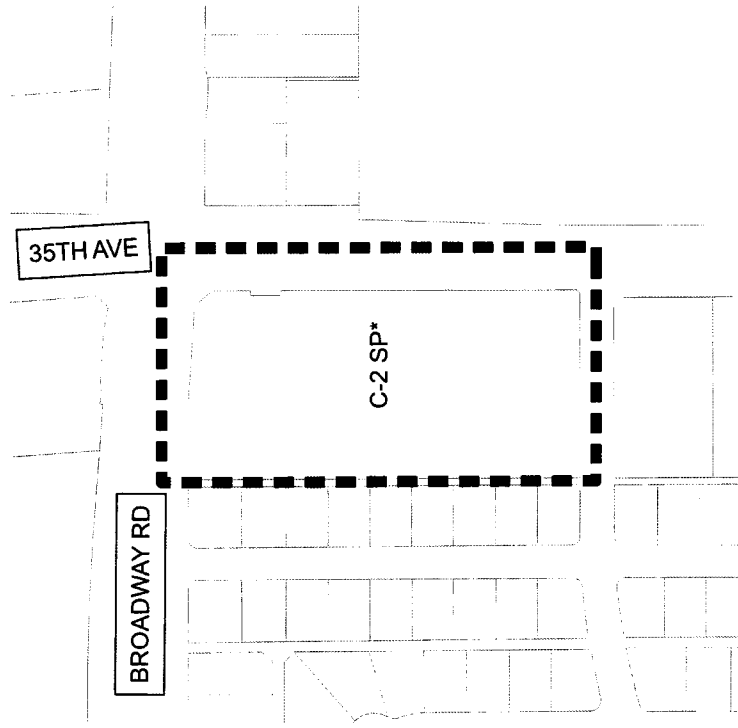
EXHIBIT B

ORDINANCE LOCATION MAP

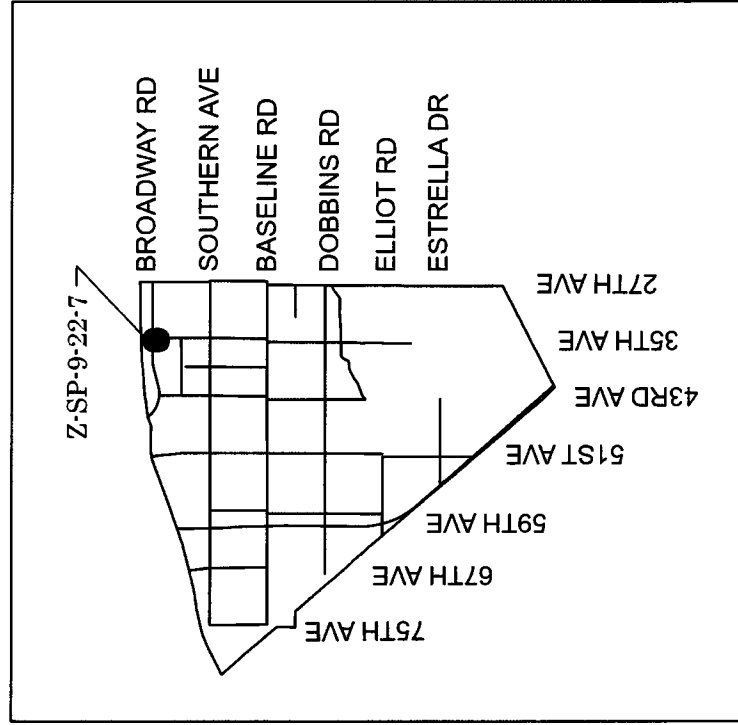
ZONING SUBJECT TO STIPULATIONS: *

SUBJECT AREA: - - - - -

Zoning Case Number: Z-SP-9-22-7
Zoning Overlay: N/A
Planning Village: Laveen



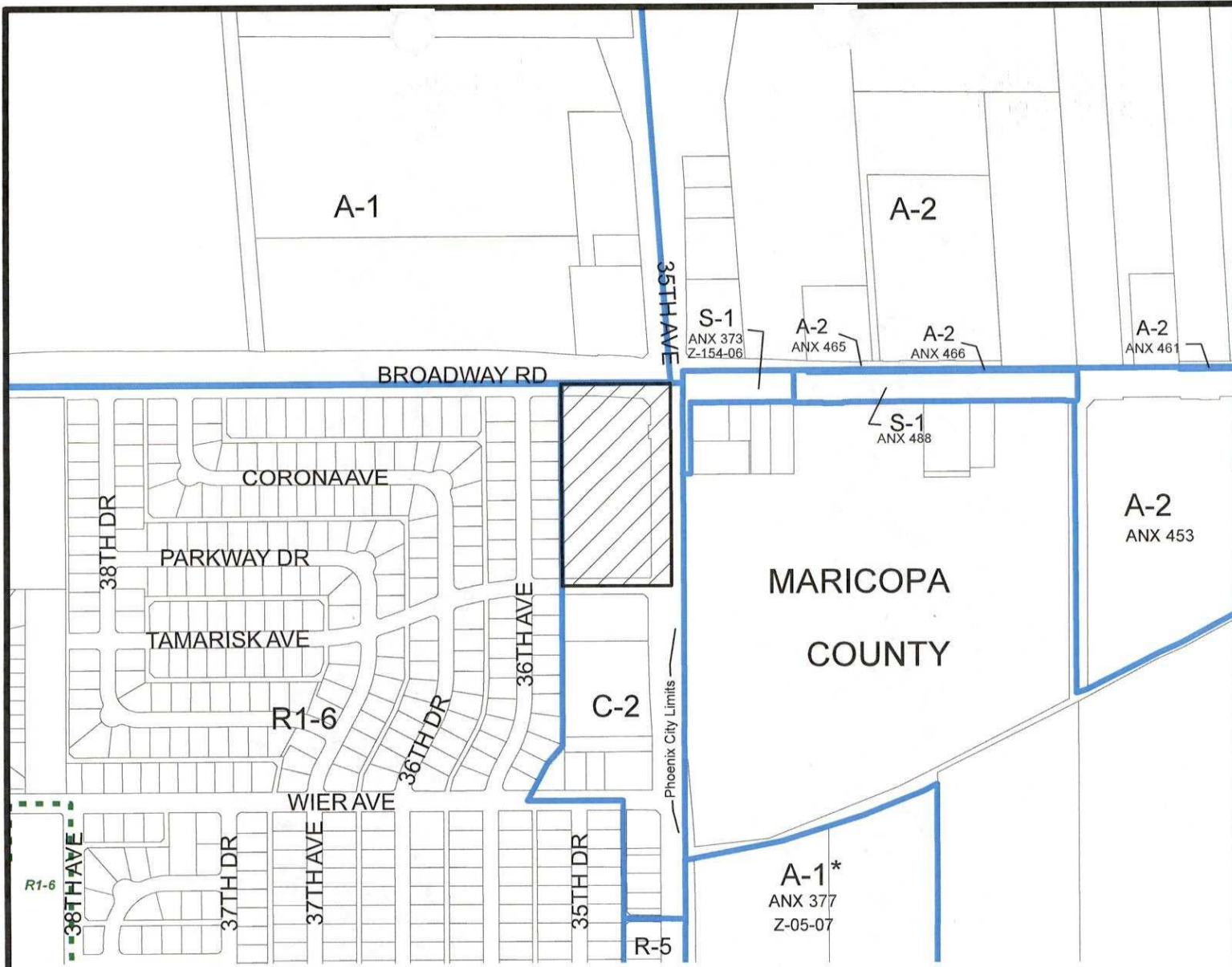
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NOT TO SCALE

Drawn Date: 1/6/2023

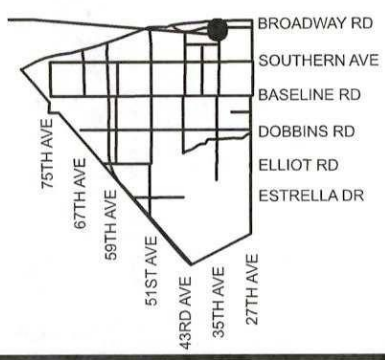
G7072



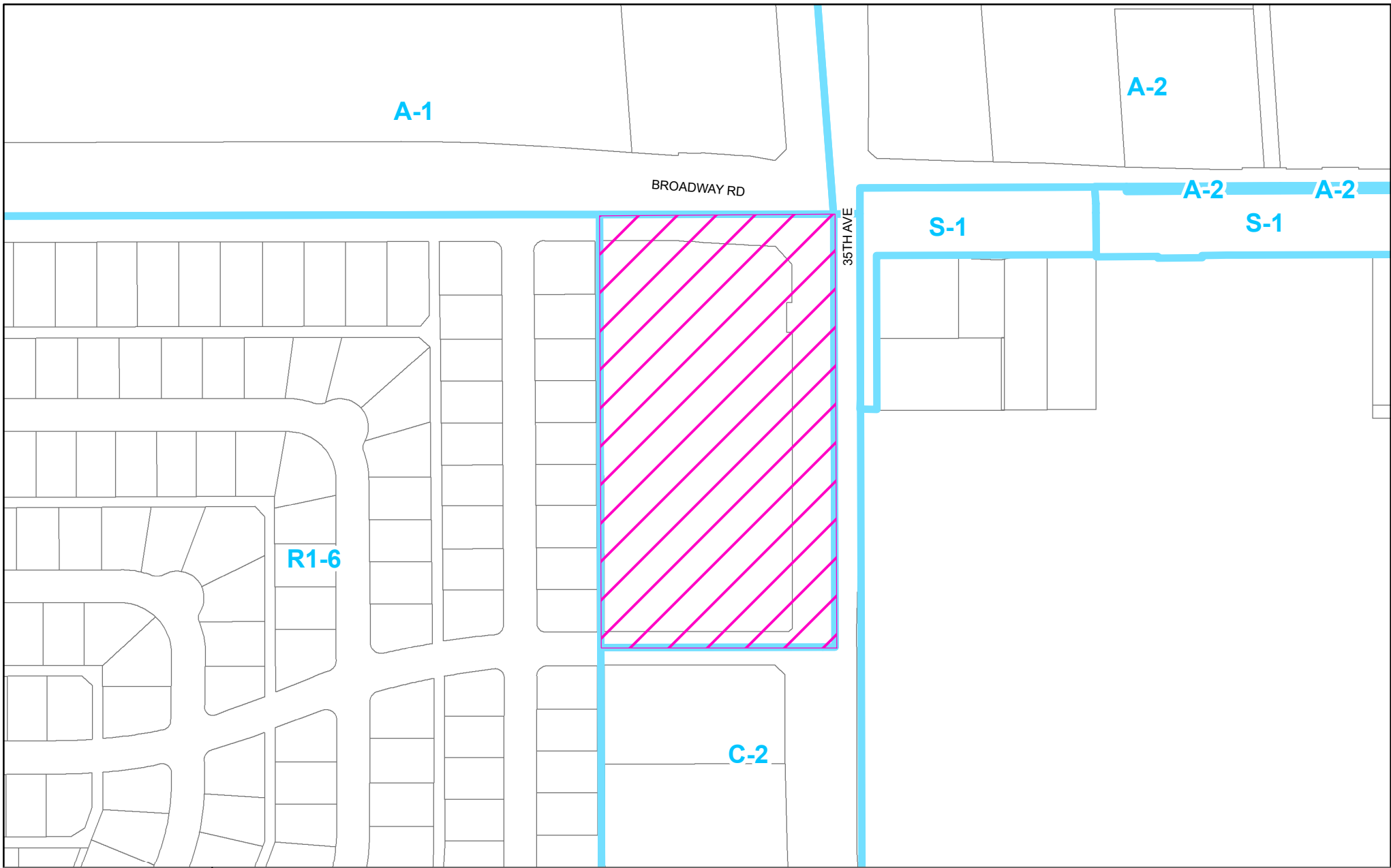
LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



Z-SP-9-22



APPLICANT'S NAME: Stack Storage LLC		REQUESTED CHANGE: FROM: C-2 (5.43 a.c.) TO: C-2 SP (5.43 a.c.)						
APPLICATION NO. Z-SP-9-22	DATE: 9/22/2022 REVISION DATES:		* UNITS P.R.D. OPTION 94 94					
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.43 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 4-20	ZONING MAP E-6						
<table border="1"> <thead> <tr> <th>MULTIPLES PERMITTED</th> <th>CONVENTIONAL OPTION</th> </tr> </thead> <tbody> <tr> <td>C-2</td> <td>78</td> </tr> <tr> <td>C-2 SP</td> <td>78</td> </tr> </tbody> </table>				MULTIPLES PERMITTED	CONVENTIONAL OPTION	C-2	78	C-2 SP
MULTIPLES PERMITTED	CONVENTIONAL OPTION							
C-2	78							
C-2 SP	78							
* Maximum Units Allowed with P.R.D. Bonus								



PHO-1-25--Z-SP-9-22-7

Property Location: Southwest Corner of Broadway Road and 35th Avenue

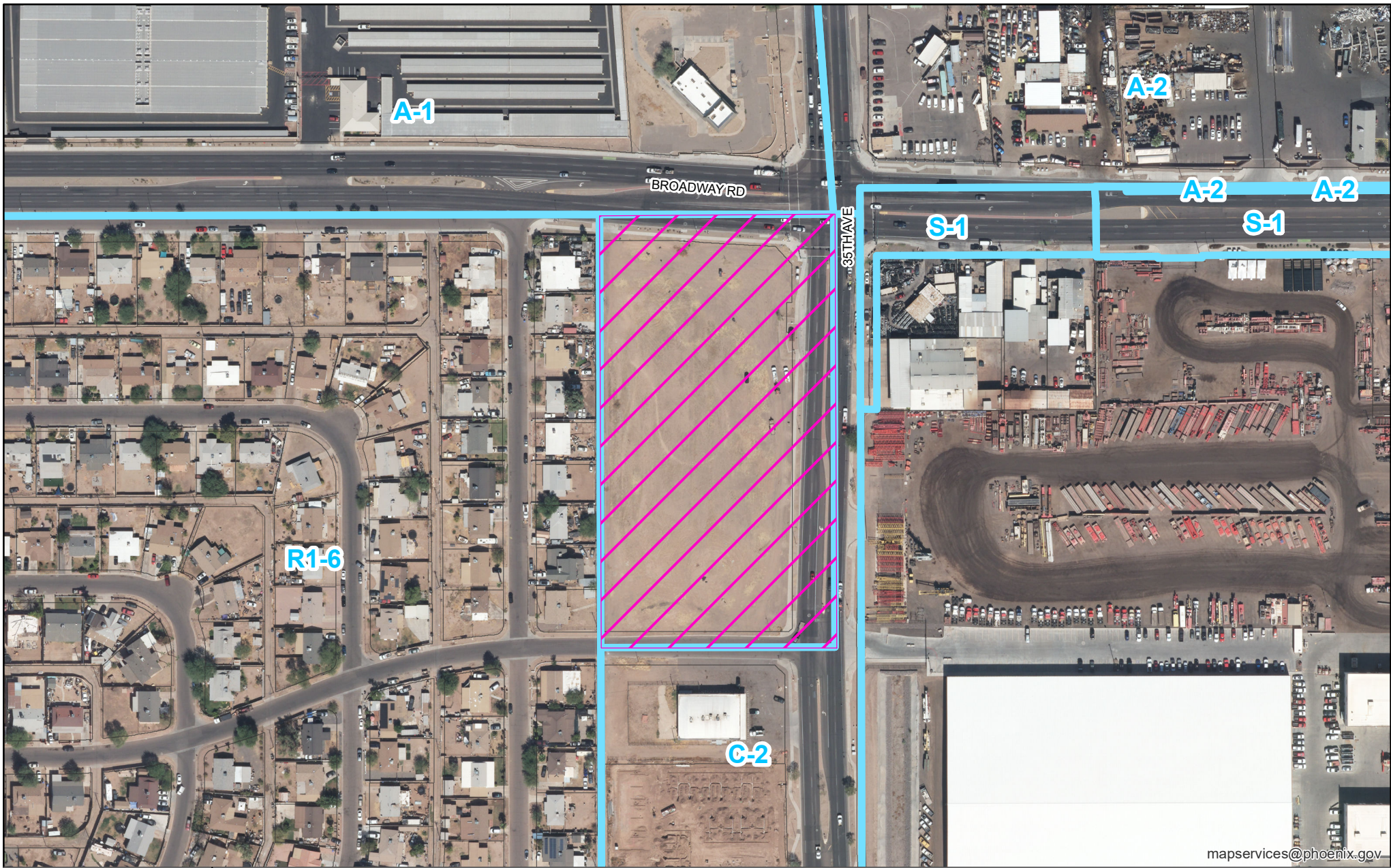


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 95 190 380 Feet





mapservices@phoenix.gov

PHO-1-25--Z-SP-9-22-7

Property Location: Southwest Corner of Broadway Road and 35th Avenue



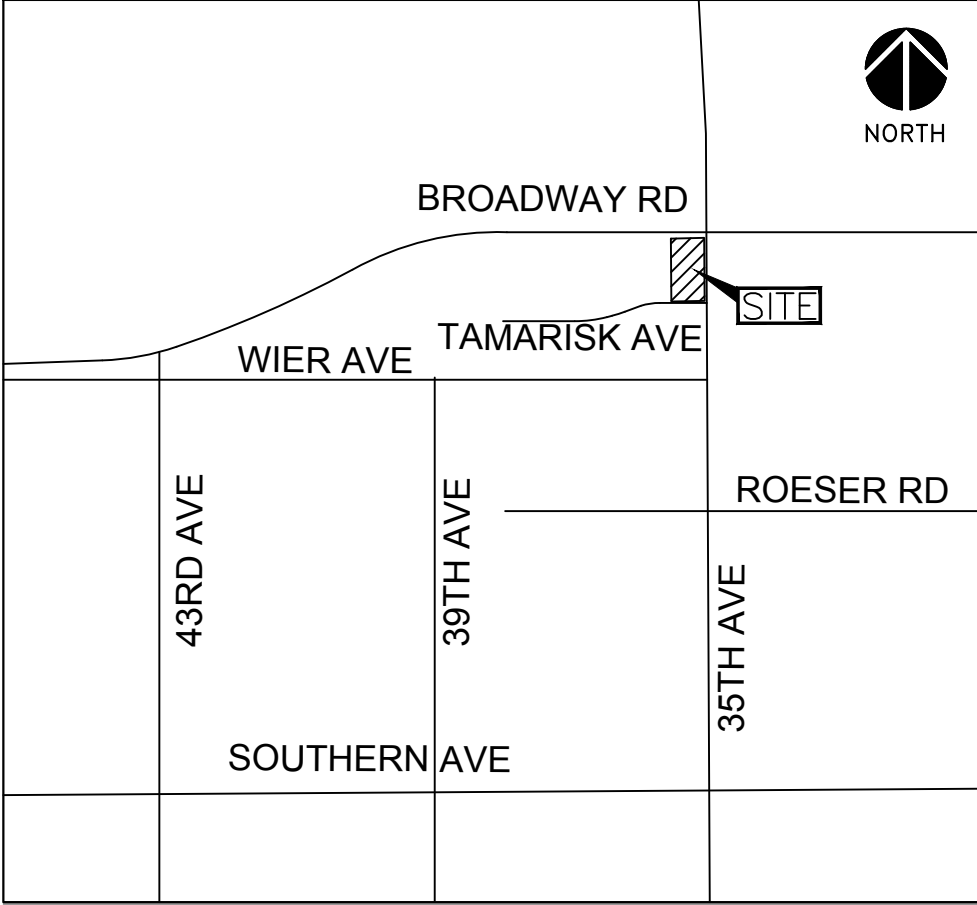
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 95 190 380 Feet



PRELIMINARY SITE PLAN FOR QUIKTRIP STORE #1535



Kimley»»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
14648 NORTH SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85254 (602) 607-1244

SITE PLAN NOTES:

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT HANDED AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE MAINTAINED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPE LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
8. 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.
9. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

PROJECT CONTACT LIST:

<u>SURVEYOR OF RECORD</u>	<u>OWNER/DEVELOPER</u>
JAMES G. SPRING, P.L.S. 22282	QUIKTRIP CORPORATION- PHOENIX
4700 E. SOUTHERN AVE.	DIVISION
MESA, AZ 85206	DANIEL CHAMBERS
TEL: (480) 218-8831	1116 E BROADWAY RD

ENGINEER OF RECORD
KIMLEY HORN AND ASSOCIATES, INC.
ROBERT HANNEN, P.E.
14648 N. SCOTTSDALE RD, STE 200
SCOTTSDALE, AZ, 85254
TEL: (602) 607-1244

SCOTTSDALE, AZ, 85254
TEL: (602) 607-1244
ROBERT.HANNEN@KIMLEY-HORN.COM

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
TRAVIS WUNSCH
4705 SOUTH 129TH E. AVE
TULSA, OK 74134
TEL: (918) 994-3545
TWUNSCH2@QUIKTRIP.COM

REZONING CASE Z-SP-9-22 STIPULATIONS

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATED STAMPED -----, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
2. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED -----, AS MODIFIED BY THE FOLLOWING STIPULATIONS AND APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
3. A MINIMUM 25-FOOT WIDE LANDSCAPE SETBACK SHALL BE PROVIDED ALONG THE WESTERN PORTION OF THE SITE AND PLANTED WITH A MINIMUM 2-INCH CALIPER, EVERGREEN TREES PLANTED 20- FEET ON-CENTER OR IN EQUIVALENT GROUPINGS, PROVIDING A SOLID MINIMUM 30-FOOT VERTICAL SCREEN AT MATURITY.
4. A MINIMUM 6-FOOT TALL WROUGHT IRON FENCE, SOLID WALL OR COMBINATION THEREOF, SHALL BE PROVIDED ALONG THE WESTERN PROPERTY LINE BETWEEN THE EXISTING ALLEY AND BUILDING B, AS DEPICTED IN THE SITE PLAN DATED ----- AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
5. ALL UNCOVERED SURFACE PARKING LOT AREAS FOR EMPLOYEES AND CUSTOMERS SHALL BE LANDSCAPED WITH A 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 THE PLANNING AND DEVELOPMENT DEPARTMENT.
6. WHERE PEDESTRIAN PATHWAYS CROSS DRIVE AISLES, THE PATHWAY 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 PLANNING AND DEVELOPMENT DEPARTMENT.
7. A MINIMUM OF TWO BICYCLE PARKING SPACES SHALL BE PROVIDED THROUGH INVERTED U AND/OR ARTISTIC RACKS LOCATED NEAR BUILDING ENTRANCES AND INSTALLED PER THE REQUIREMENTS OF SECTION 1307.7 OF THE PHOENIX ZONING ORDINANCE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
8. THE LANDSCAPE STRIPS LOCATED BETWEEN THE DETACHED SIDEWALK AND BACK OF CURB ALONG 35TH AVENUE AND BROADWAY ROAD SHALL BE PLANTED TO THE FOLLOWING STANDARDS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - 8.1. MINIMUM 2-INCH CALIPER SINGLE TRUNK, LARGE CANOPY, DROUGHT TOLERANT SHADE TREES PLANTED MINIMUM 20- FEET ON CENTER OR IN EQUIVALENT GROUPINGS, PROVIDING A MINIMUM OF 75% SHADE AT MATURITY.
 - 8.2. MINIMUM 5-GALLON SHRUBS PROVIDING 75% LIVE COVER AT MATURITY, WHERE UTILITY CONDUITS EXIST.
9. THE DEVELOPER SHALL REPLACE THE EXISTING ROLLED CURB WITH VERTICAL CURB ALONG TAMARISK AVENUE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
10. THE DEVELOPER SHALL DEDICATE 10 FEET FOR THE EAST SIDE OF THE ALLEY AS APPROVED BY PLANNING AND DEVELOPMENT DEPARTMENT.
11. THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH ROLLING CURB, GUTTER, SIDEWALK, CURB RAMPS, STREETLIGHTS, MEDIAN ISLAND LANDSCAPING AND OTHER INCIDENTALS, AS PER PLANS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. ALL IMPROVEMENTS SHALL COMPLY WITH ALL ADA ACCESSIBILITY STANDARDS.
12. IF DETERMINED NECESSARY BY THE PHOENIX ARCHEOLOGY OFFICE, THE APPLICANT SHALL CONDUCT PHASE I DATA TESTING AND SUBMIT AN ARCHEOLOGICAL SURVEY REPORT OF THE DEVELOPMENT AREA FOR REVIEW AND APPROVAL BY THE CITY ARCHEOLOGIST PRIOR TO CLEARING AND GRUBBING, LANDSCAPE SALVAGE, AND/OR GRADING APPROVAL.
13. IF PHASE I DATA TESTING IS REQUIRED, AND IF, UPON REVIEW OF THE RESULTS FROM PHASE I DATA TESTING, THE CITY ARCHEOLOGIST, IN CONSULTATION WITH A QUALIFIED ARCHEOLOGIST DETERMINES THAT SUCH DATA RECOVERY EXCAVATIONS ARE NECESSARY, THE APPLICANT SHALL CONDUCT PHASE II ARCHEOLOGICAL DATA RECOVERY EXCAVATIONS.
14. IN THE EVENT ARCHEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, THE DEVELOPER SHALL IMMEDIATELY CEASE ALL GROUND-DISTURBING ACTIVITIES WITHIN A 33-FOOT RADIUS OF THE DISCOVERY, NOTIFY THE CITY ARCHEOLOGIST, AND ALLOW TIME FOR THE ARCHEOLOGY OFFICE TO PROPERLY ASSESS THE MATERIALS.
15. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 APPLICATION FROM THE WATER 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.
16. NO MONUMENT OR GROUND SIGNS SHALL BE PERMITTED ON THE SITE.
17. NO ILLUMINATED SIGNS ARE ALLOWED ON BUILDING B, AS DEPICTED ON THE SITE PLAN DATE STAMPED NOVEMBER 29, 2022.

PROJECT DATA:

1. EXISTING/PROPOSED ZONING: C-2 SP (SPECIAL PERMIT)
ZONING CASE: Z-SP-9-22
APN: PORTION OF 105-69-001D
ADDRESS: SWC OF 35TH AVENUE & BROADWAY ROAD
EXISTING USE: UNDEVELOPED
PROPOSED USE: GAS STATION/CONV. STORE
2. PROPOSED BUILDING HEIGHT: 20'-0"
PROPOSED QT BUILDING SQUARE FOOTAGE: 6,445 SQ. FT.
AUTO FUEL CANOPY AREA: 13,820 SQ. FT.
PARKING SPACES REQUIRED: 22 SPACES
(6,445 S.F. X 1 SPACE/300 S.F. FLOOR AREA)
PARKING SPACES PROVIDED: 40 SPACES (2 ADA PARKING SPACES)
3. GROSS SITE AREA: 133,283 SQ. FT. (3.06 ACRES)
4. NET SITE AREA: 94,513 SQ. FT. (2.17 ACRES)
5. LOT COVERAGE: 20,265 SQ. FT. (0.47 ACRES)
20,265 S.F. / 94,513 S.F. = 21.4% LOT COVERAGE
6. LANDSCAPE COVERAGE: 23,964 SQ. FT. (0.55 ACRES)
23,964 S.F. / 94,513 S.F. = 25.5% LOT COVERAGE

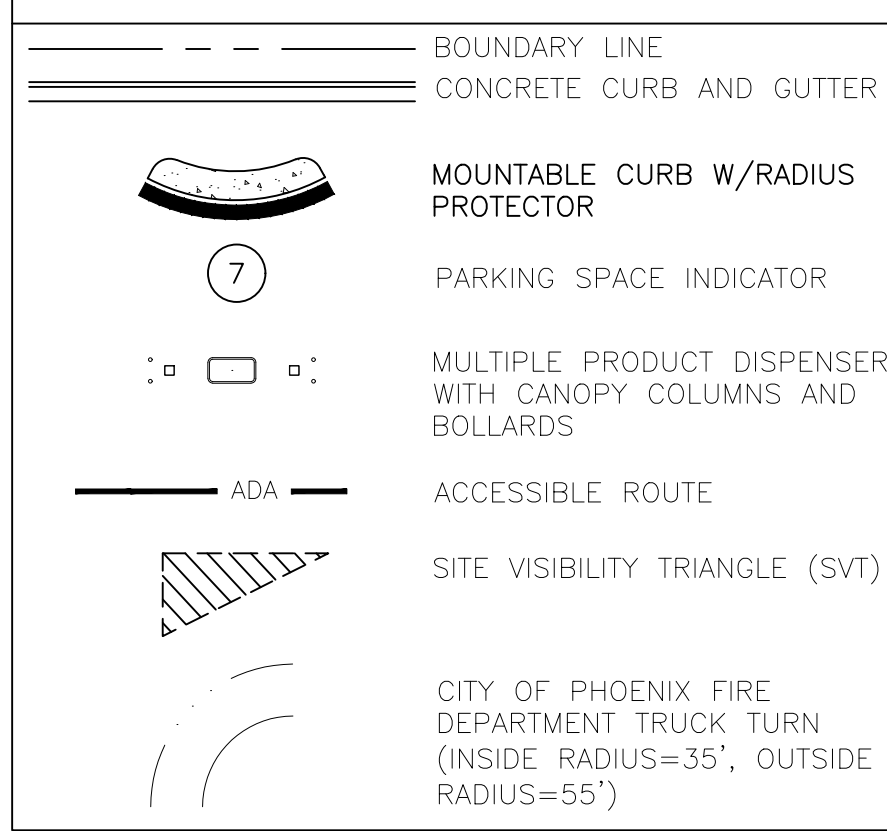
PRODUCT DESCRIPTION:

THE SCOPE INCLUDES THE CONSTRUCTION OF A 6,445 S.F. CONVENIENCE STORE, A 13,820 S.F. AUTO FUELING CANOPY WITH SEVEN (7) MPD'S.

SITE LOCATION MAP

PHOENIX, AZ
N.T.S.

SITE LEGEND



BENCHMARK:

PER ATWELL, APPARENT INTERSECTION OF WIER AVENUE AND
39TH AVENUE BEING A FOUND MONUMENT N HANDHOLE
ELEVATION = 1029.91' (NGVD 29).

BASIS OF BEARING:

PER ATWELL, BASIS OF BEARING IS ALONG THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 37, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN BEING S89°51'53"W A DISTANCE OF 2624.34 FEET.

MUNICIPAL ENDORSEMENT AREA	
DSD Tracking Numbers:	
KIVA# 22-1689	SCSR#
SDEV# 2200195	
PAPP# 2504548	
QS# 4-20	

CITY OF PHOENIX

SEP 24 2025

Planning & Development
Department

QuikTrip No. 1535
SWC 35TH AVENUE & BROADWAY ROAD
PHOENIX, AZ 85041



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DIVISION:
VERSION: 001
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DRAWN BY: ---
REVIEWED BY: ---

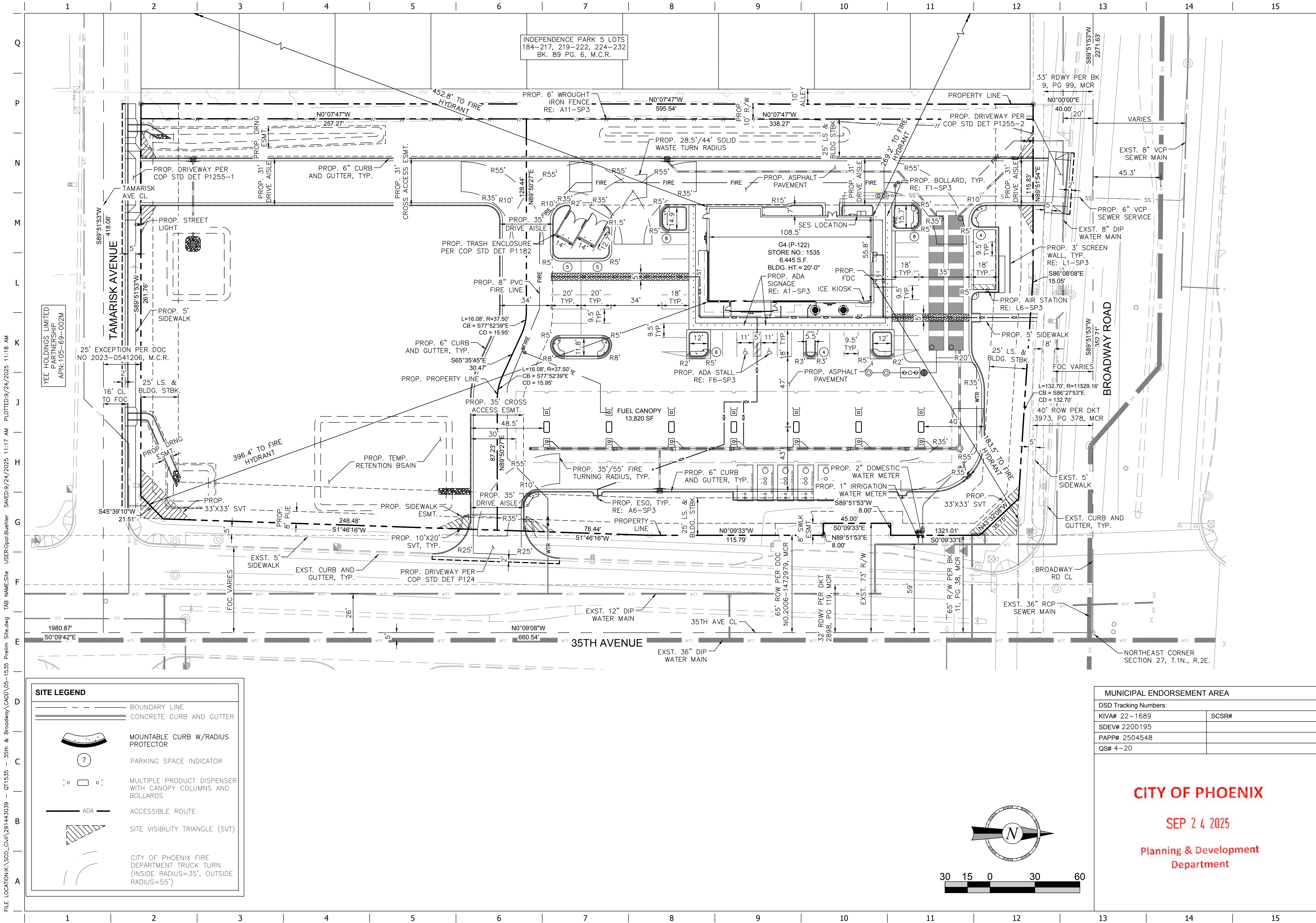
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SHEET TITLE:

PRELIMINARY SITE
PLAN COVER

SHEET NUMBER:

SP1



Registered Professional Engineer
CERTIFICATE NO. 76339
ROBERT HANNEN
Arizona State Board of Engineering and Architecture
PROJECT NO.: 291443039

Kimley»Horn
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1448 NORTH SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85257-0000

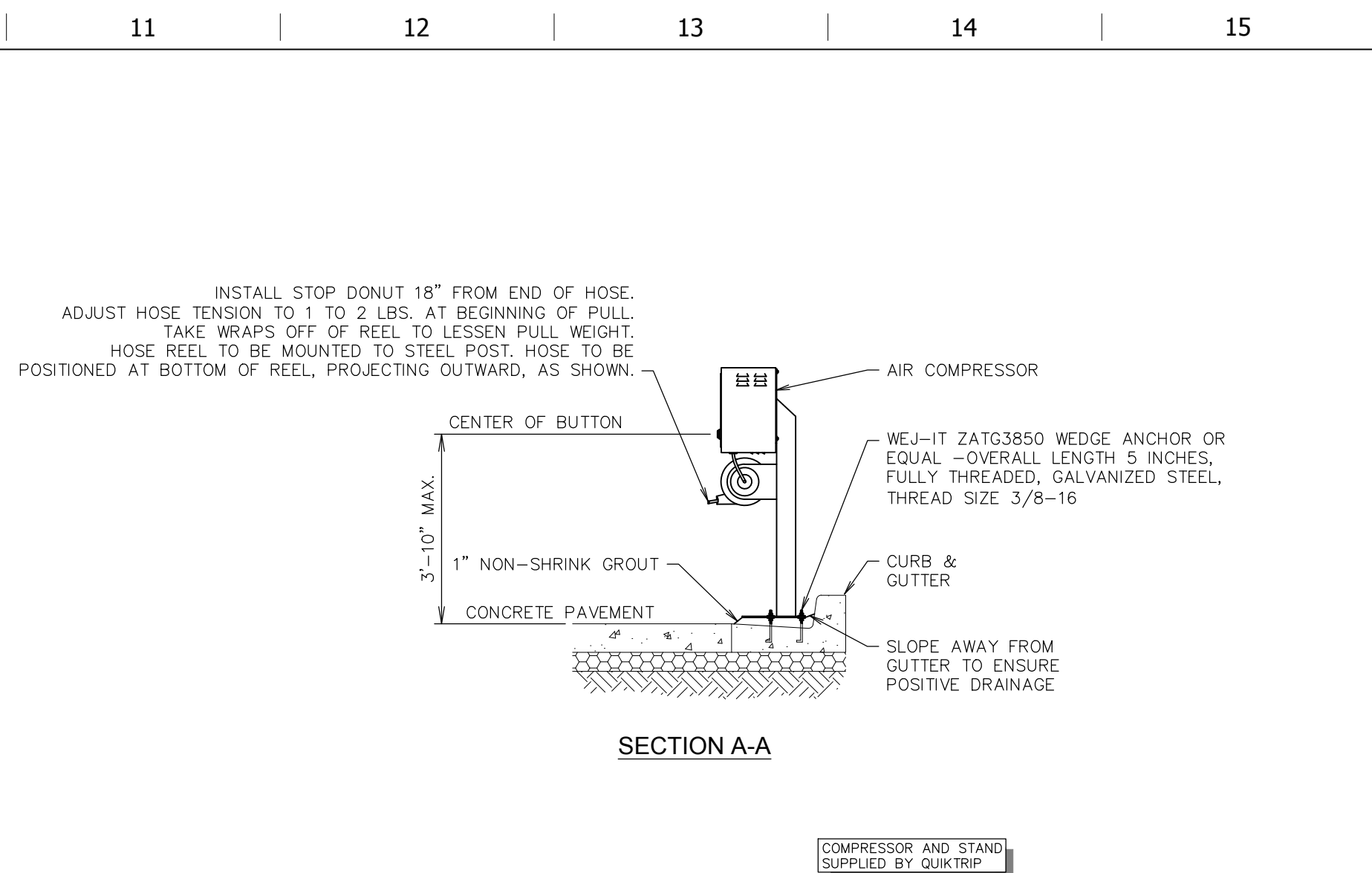
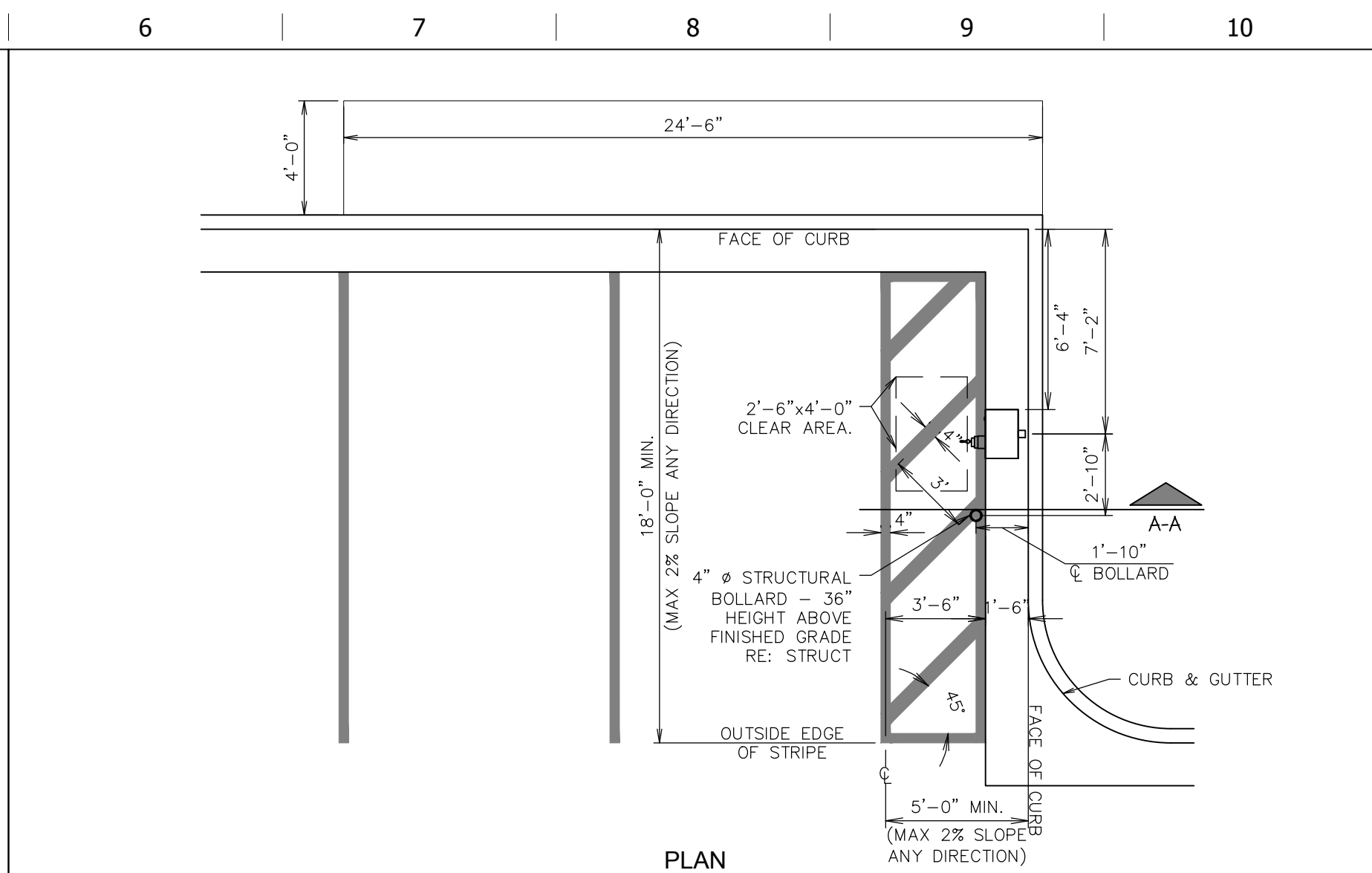
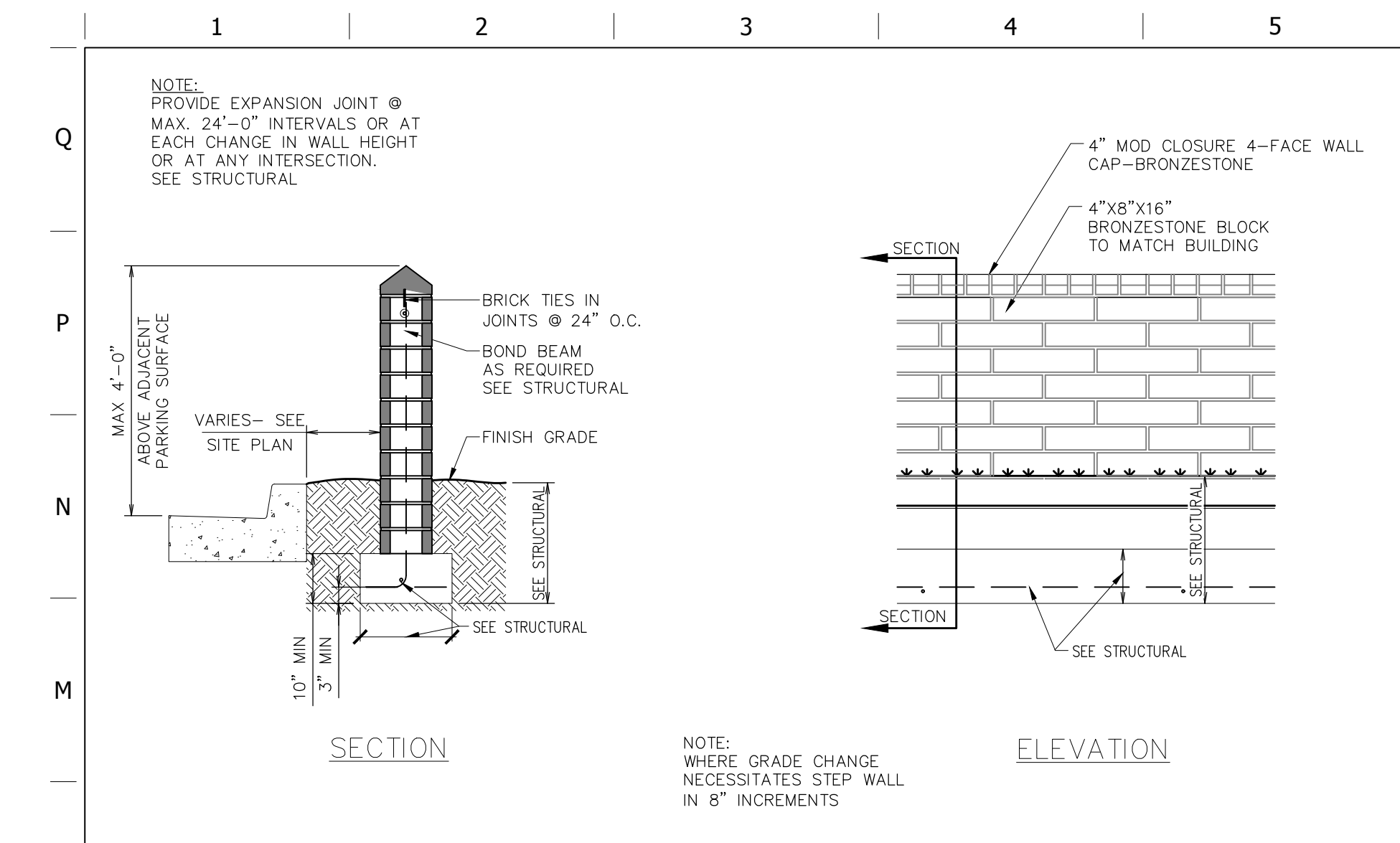
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SWC 35TH AVENUE & BROADWAY ROAD
PHOENIX, AZ 85041

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REVIEWED BY: ---

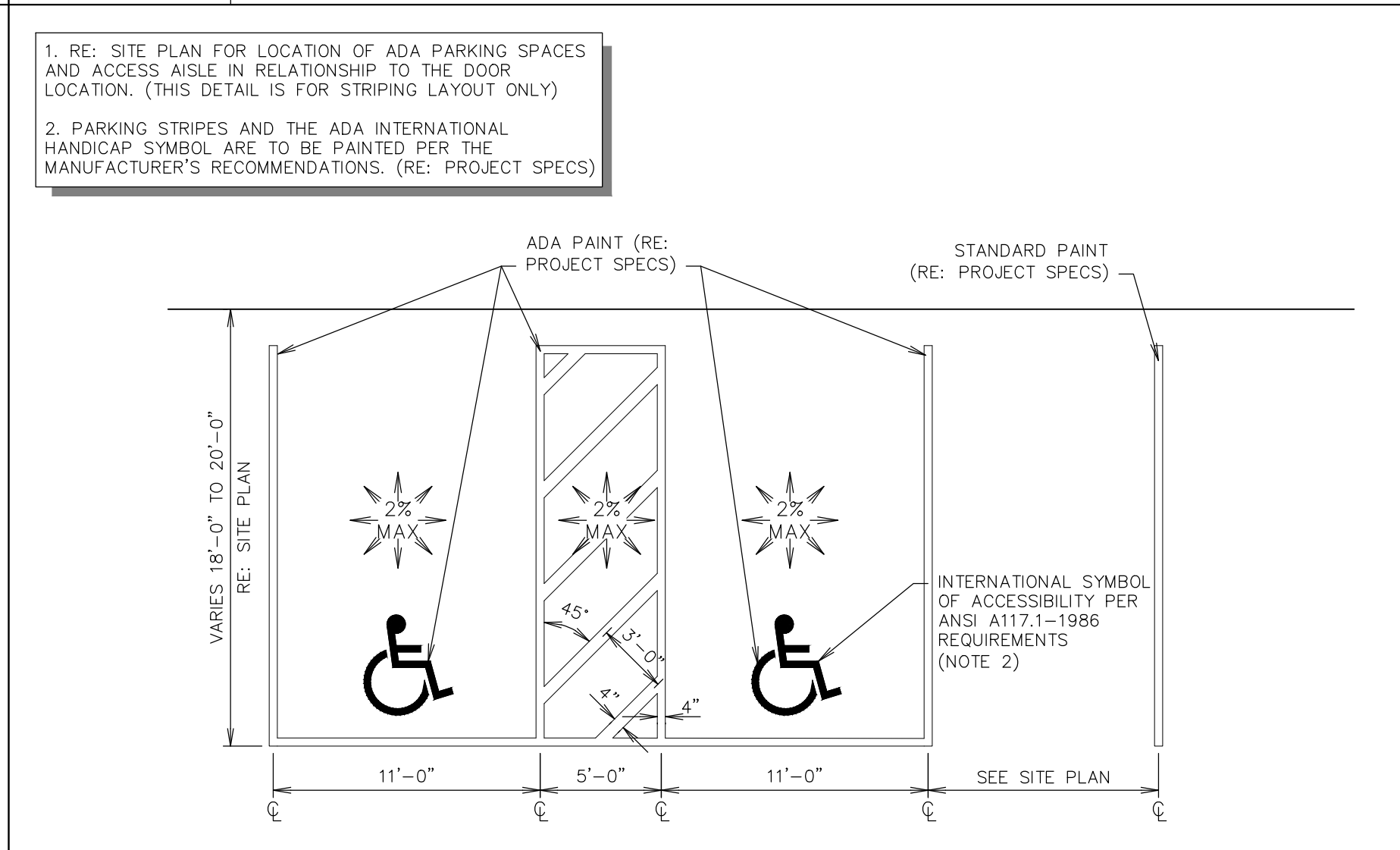
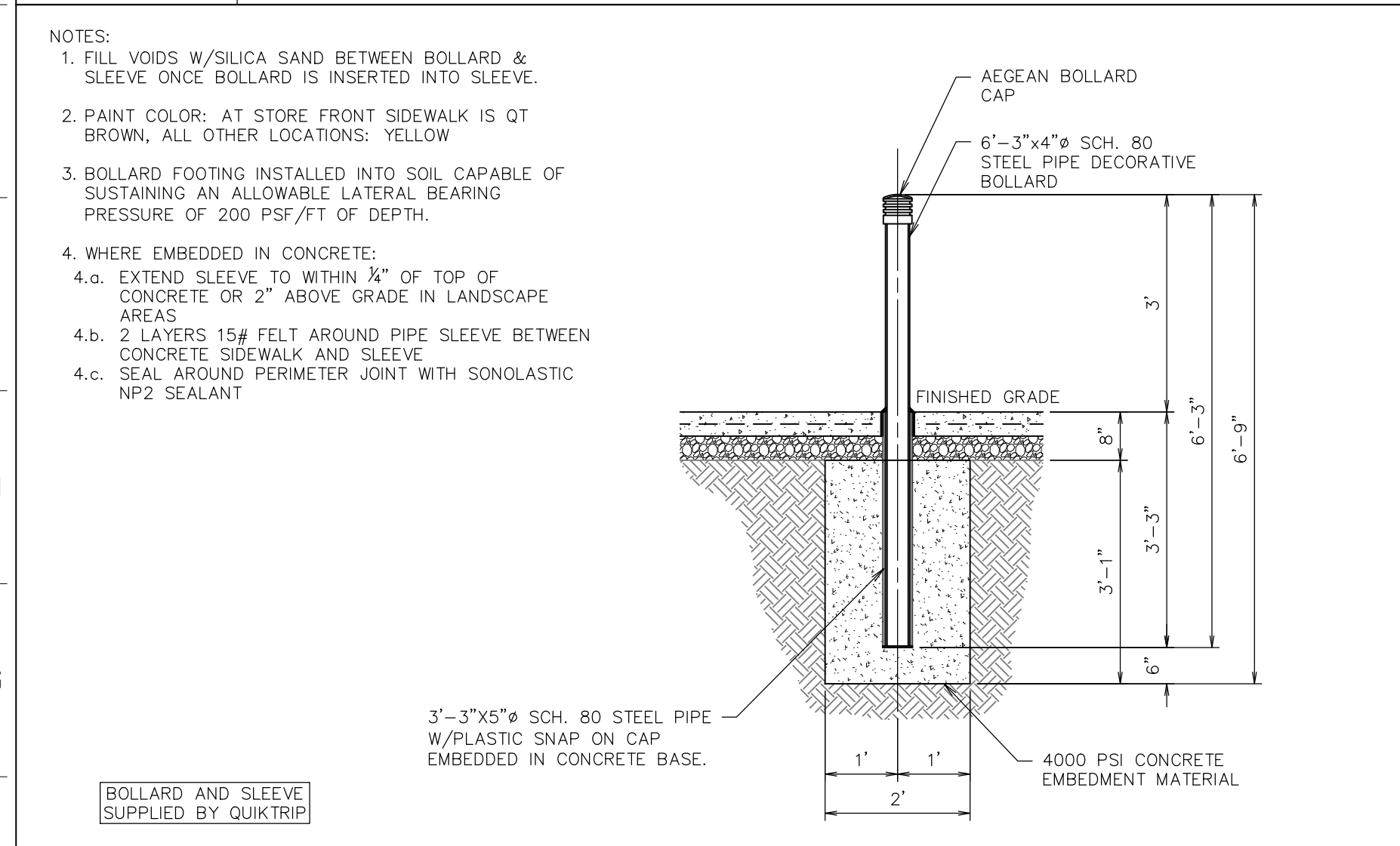
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: XX/XX/XXXX



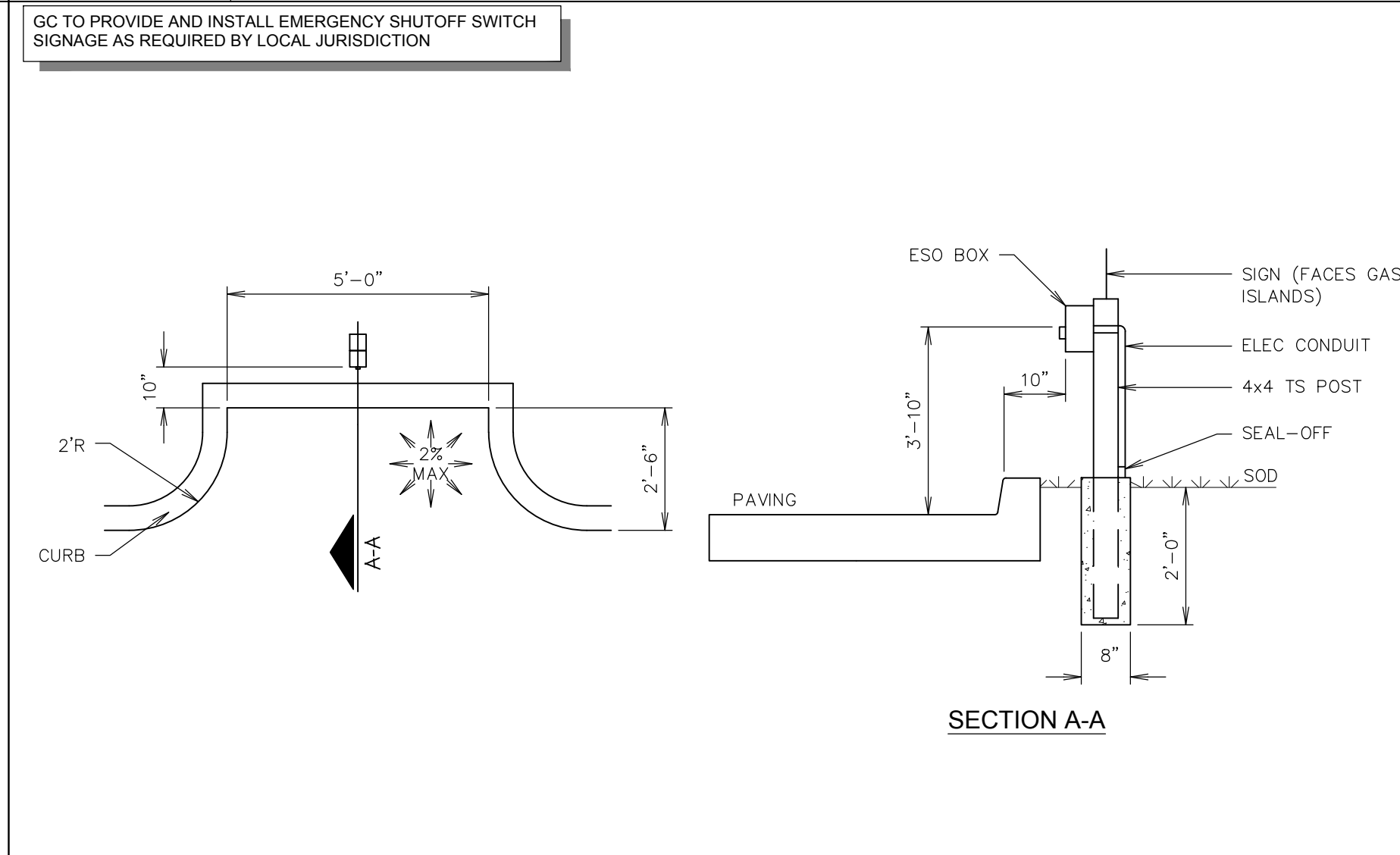
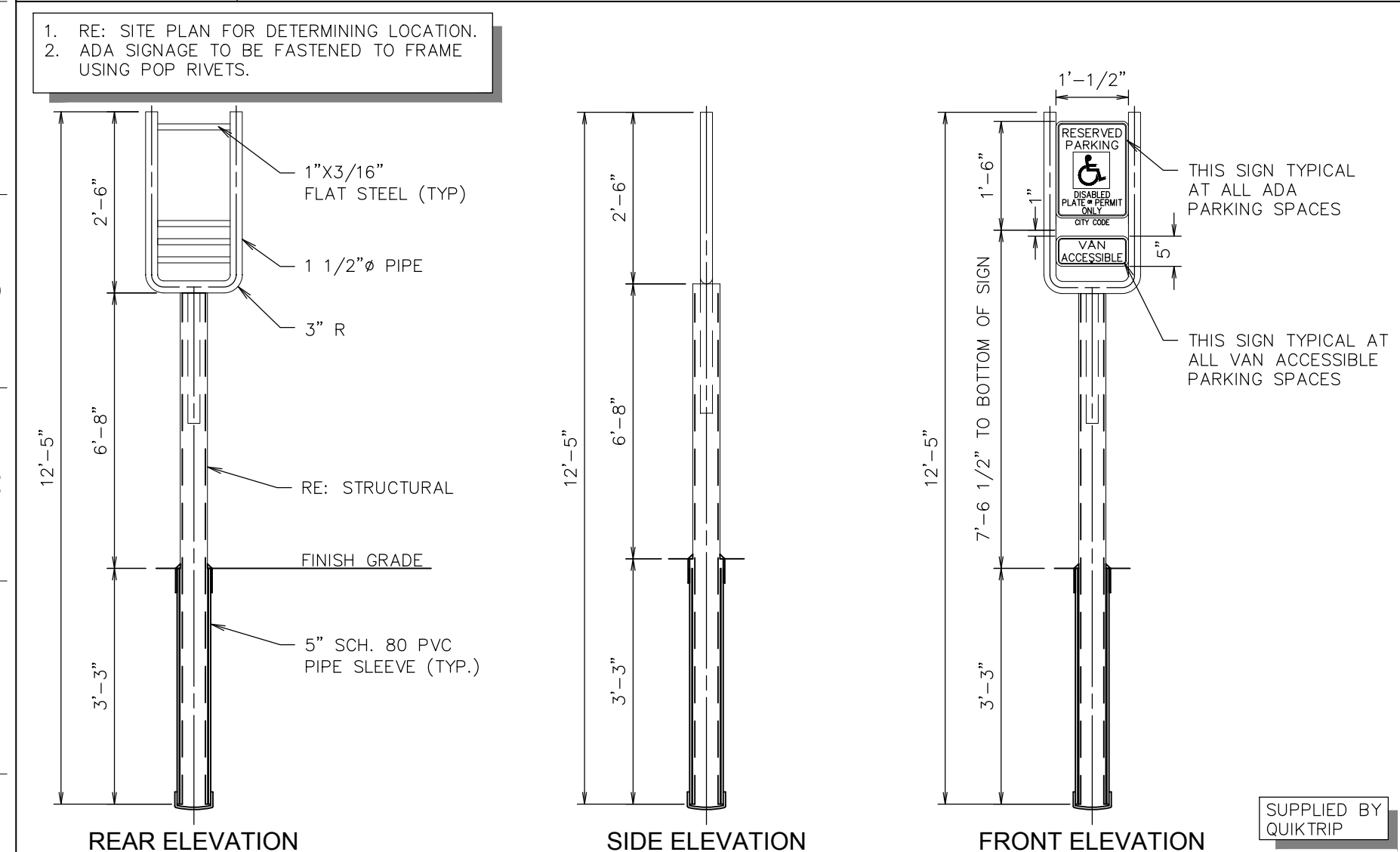
L1	LANDSCAPE SCREEN WALL DETAIL (FOR REFERENCE ONLY)
NTS	SN: SD045A001

L6	AIR SERVICE INSTALL PLAN (RIGHT HAND INSTALL)
NTS	SN: AD004AD013



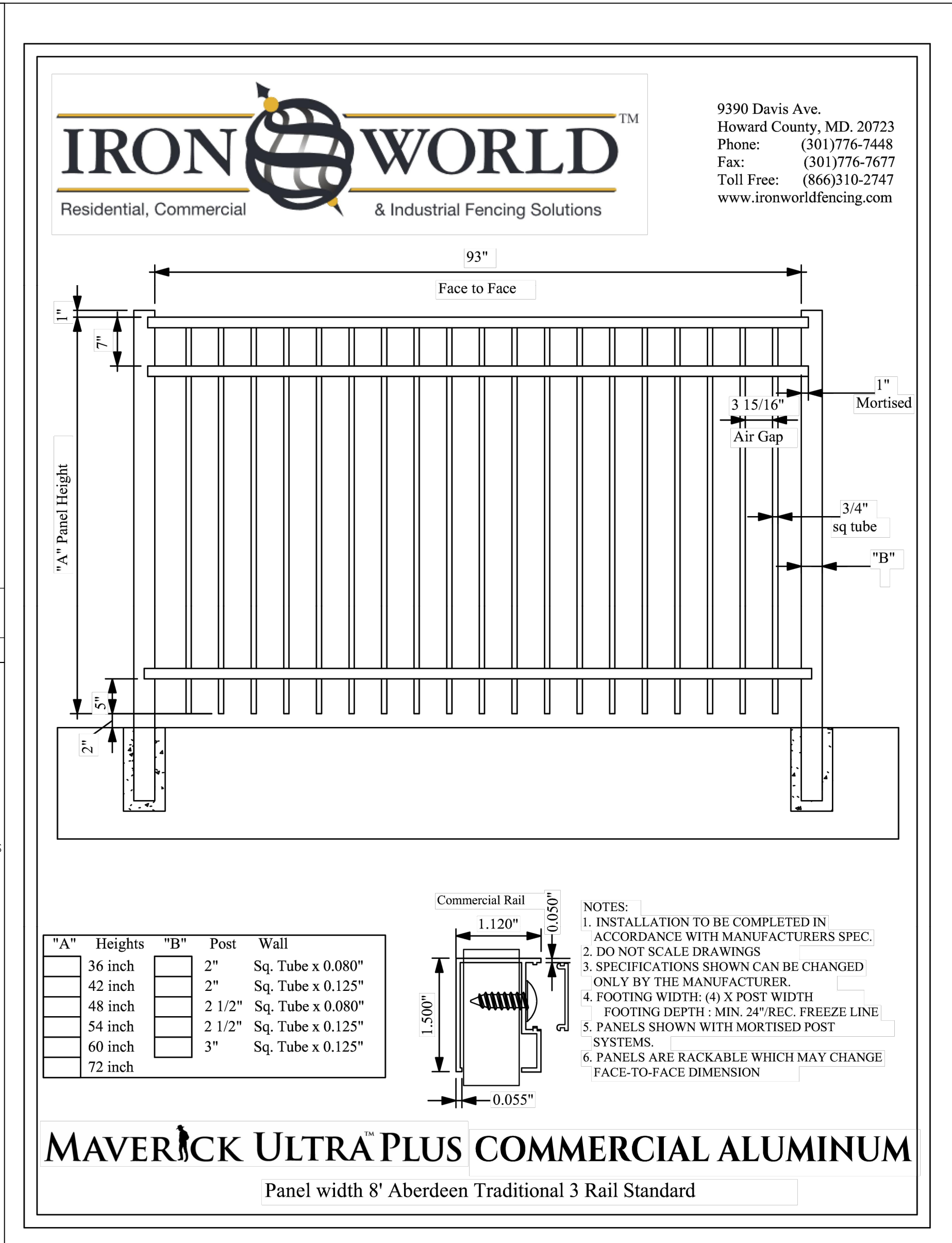
F1	4" BOLLARD DETAIL
NTS	SN:

F6	DOUBLE STALL ADA PARKING STRIPING DETAIL
NTS	SN: AD001C008

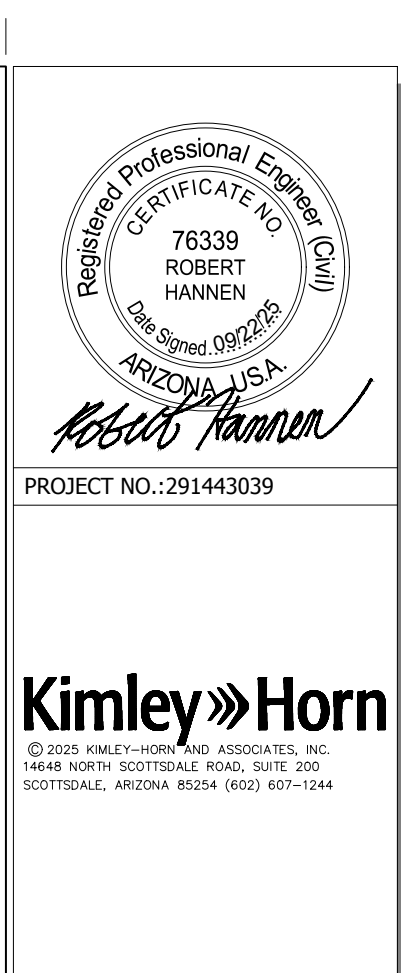


A1	ADA SIGN IN BOLLARD
NTS	SN: AD003C009

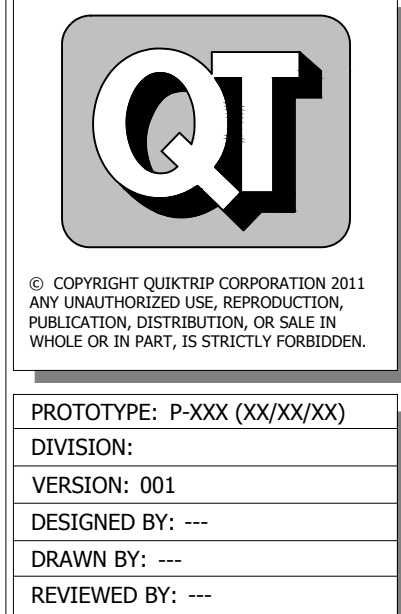
A6	EMERGENCY SHUT OFF DETAIL
NTS	SN: SD019A005



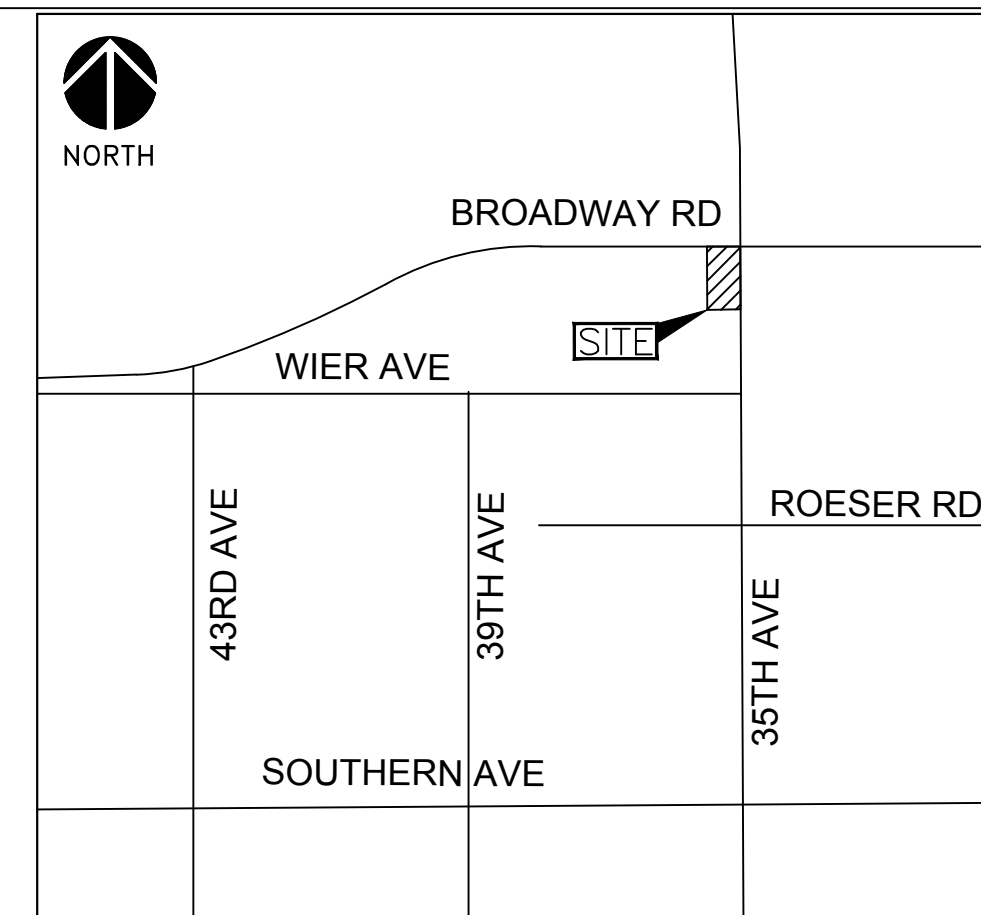
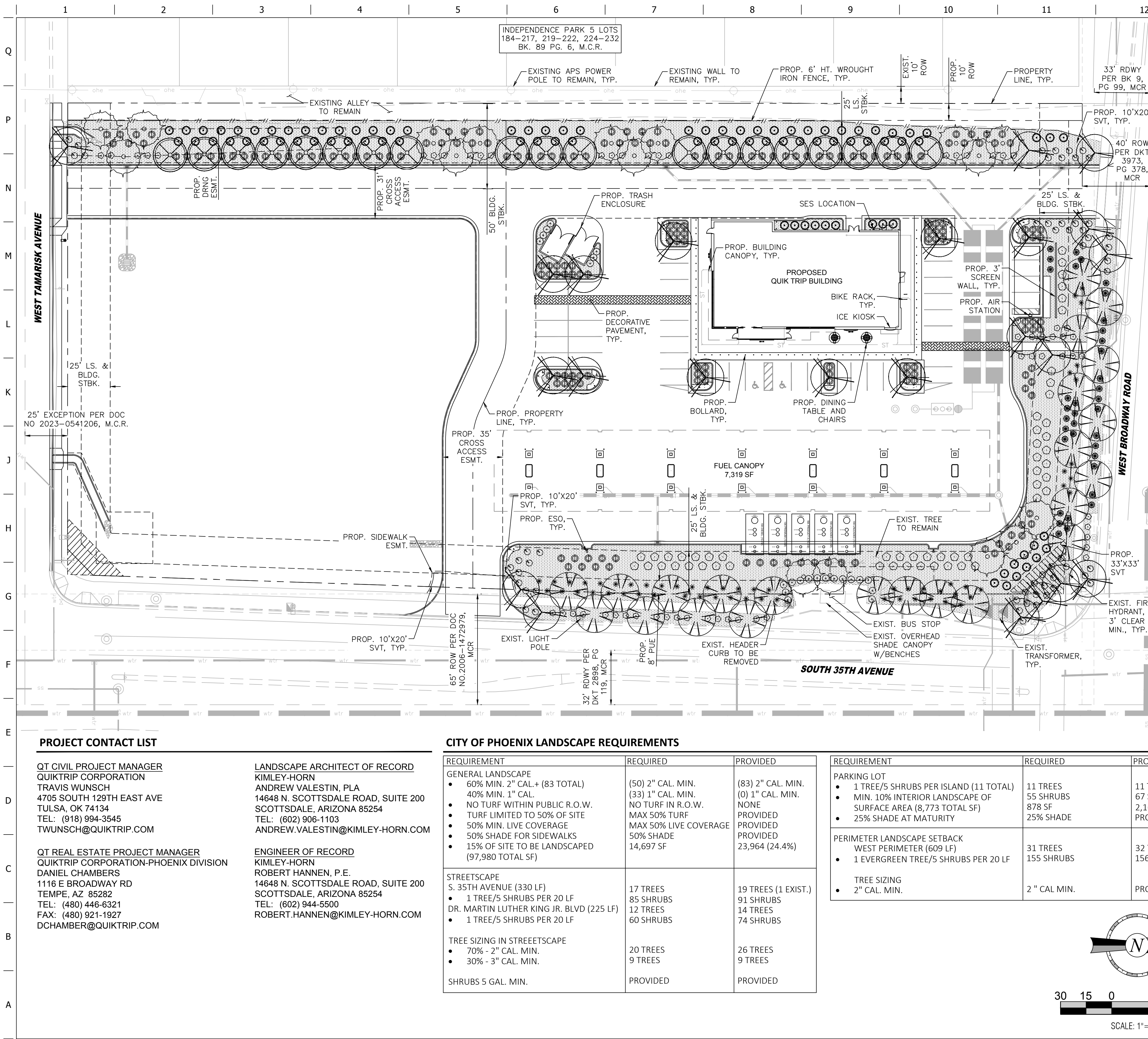
A11	FENCE DETAIL



QuikTrip No. 1535
SWC 35TH AVENUE & BROADWAY ROAD
PHOENIX, AZ 85041

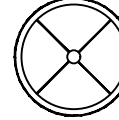
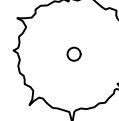
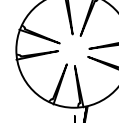
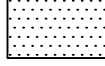
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SHEET TITLE:
SITE PLAN DETAILS
SHEET NUMBER:
SP3



SITE LOCATION MAP
PHOENIX, AZ
N.T.S.

LANDSCAPE CONCEPT PLANT MATERIALS

TREES		Size	Quantity
	ACACIA ANEURA MULGA	2" CALIPER MIN. 7" HEIGHT MIN. 4" SPREAD MIN.	19
	CHILOPSIS LINEARIS 'BUBBA' DESERT WILLOW	2" CALIPER MIN. 7" HEIGHT MIN. 4" SPREAD MIN.	17
	PISTACIA x 'RED PUSH' RED PUSH PISTACHE	2" CALIPER MIN. 7" HEIGHT MIN. 4" SPREAD MIN.	23
	QUERCUS VIRGINIANA LIVE OAK	2" CALIPER MIN. 9" HEIGHT MIN. 4" SPREAD MIN. 3" CALIPER MIN. 12" HEIGHT MIN. 7" SPREAD MIN. 5 GALLON	14 9
SHRUBS			
	HESPERALOE PARVIFLORA 'YELLOW' YELLOW YUCCA	5 GALLON	36
	LANTANA CAMARA 'NEW GOLD' NEW GOLD LANTANA	1 GALLON	60
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GALLON	56
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY SAGE	5 GALLON	52
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MUHLY	5 GALLON	57
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GALLON	22
	RUELLIA PENINSULARIS DESERT RUELLIA	5 GALLON	183
	TECOMA STANS 'GOLD STAR' GOLD STAR TECOMA	5 GALLON	90
GROUND COVER			
	DECOMPOSED GRANITE - 1/2" SCREENED, CARMEL - 3" DEEP		36,750 SF



PROJECT NO.: 291443039

Kimley»Horn

60 SOUTH MILL AVENUE, SUITE 200, WEST GILBERT, AZ 85015
14648 NORTH SCOTTSDALE ROAD, SUITE 200,
SCOTTSDALE, ARIZONA 85254 (602) 607-1244

QuikTrip No. 1535
SWC 35TH AVENUE & BROADWAY ROAD
PHOENIX, AZ 85041



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DRAWN BY: SGA
REVIEWED BY: AAV

[illegible]

SHEET TITLE:
PRELIMINARY
LANDSCAPE PLAN

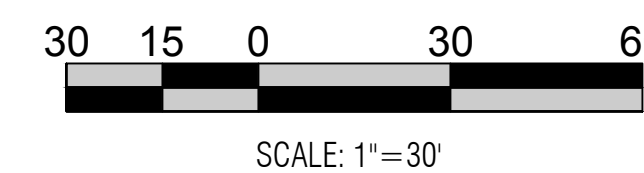
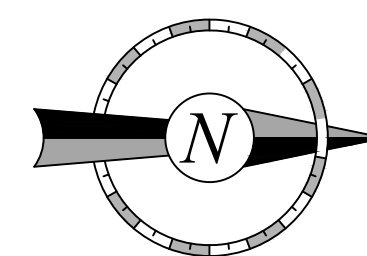
SHEET NUMBER:

LS1

CITY OF PHOENIX

SEP 24 2025

Planning & Development
Department



PROJECT CONTACT LIST

QT CIVIL PROJECT MANAGER
QUIKTRIP CORPORATION
TRAVIS WUNSCH
4705 SOUTH 129TH EAST AVE
TULSA, OK 74134
TEL: (918) 994-3545
TWUNSCH@QUIKTRIP.COM

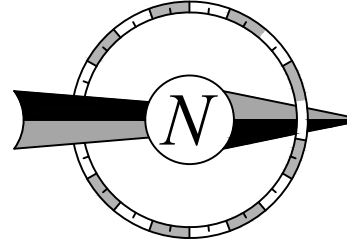
QT REAL ESTATE PROJECT MANAGER
QUIKTRIP CORPORATION-PHOENIX DIVISION
DANIEL CHAMBERS
1116 E BROADWAY RD
TEMPE, AZ 85282
TEL: (480) 446-6321
FAX: (480) 921-1927
DCHAMBER@QUIKTRIP.COM

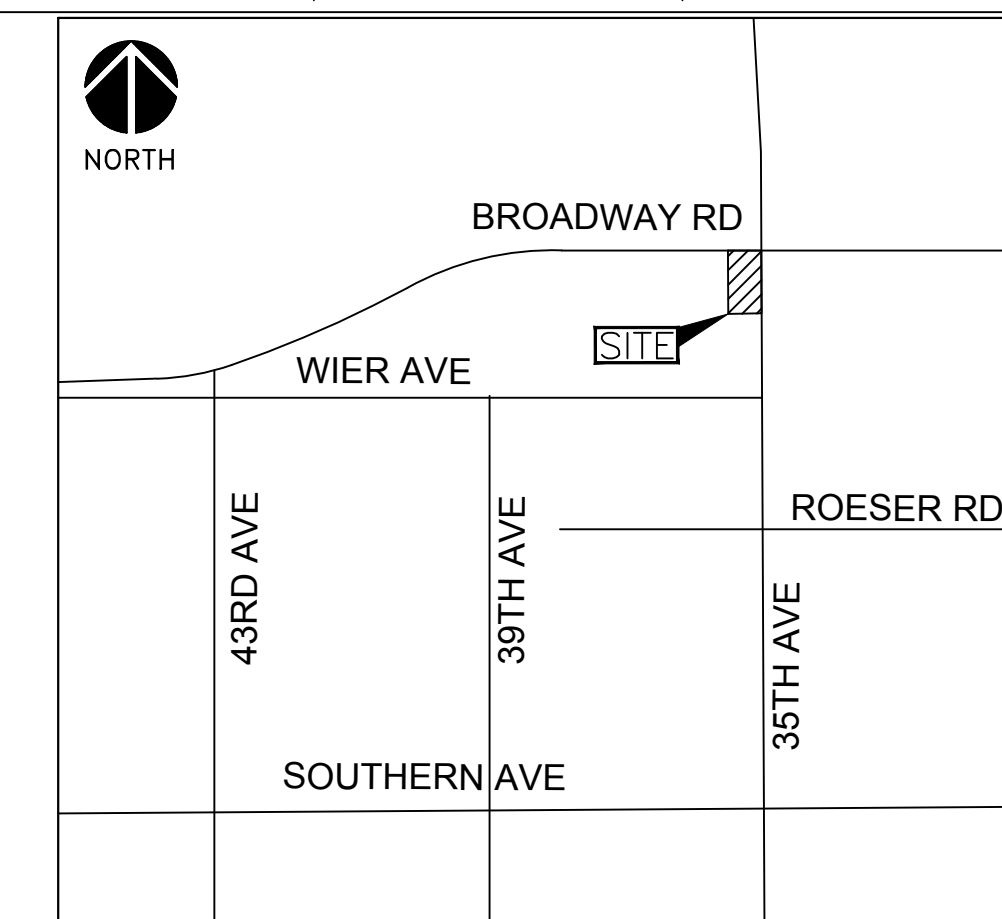
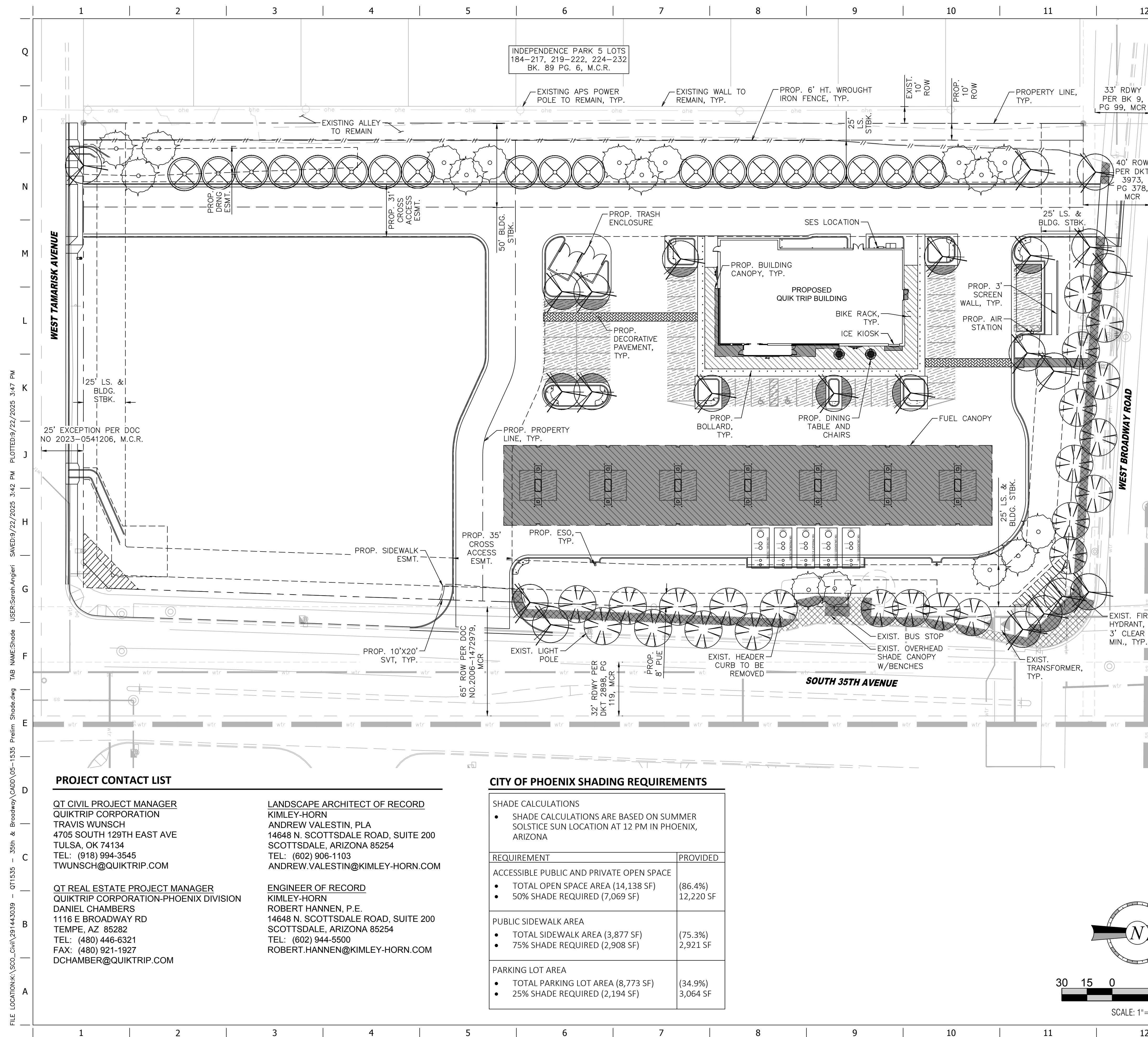
LANDSCAPE ARCHITECT OF RECORD
KIMLEY-HORN
ANDREW VALESTIN, PLA
14648 N. SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85254
TEL: (602) 906-1103
ANDREW.VALESTIN@KIMLEY-HORN.COM

ENGINEER OF RECORD
KIMLEY-HORN
ROBERT HANNEN, P.E.
14648 N. SCOTTSDALE ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85254
TEL: (602) 944-5500
ROBERT.HANNEN@KIMLEY-HORN.COM

CITY OF PHOENIX LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
GENERAL LANDSCAPE 60% MIN. 2" CAL.+ (83 TOTAL) 40% MIN. 1" CAL. - NO TURF WITHIN PUBLIC R.O.W. - TURF LIMITED TO 50% OF SITE 50% MIN. LIVE COVERAGE 50% SHADE FOR SIDEWALKS 15% OF SITE TO BE LANDSCAPED (97,980 TOTAL SF)	(50) 2" CAL. MIN. (33) 1" CAL. MIN. NO TURF IN R.O.W. MAX 50% TURF MAX 50% LIVE COVERAGE 50% SHADE 14,697 SF	(83) 2" CAL. MIN. (0) 1" CAL. MIN. NONE PROVIDED PROVIDED PROVIDED 23,964 (24.4%)
STREETSCAPE S. 35TH AVENUE (330 LF) 1 TREE/5 SHRUBS PER 20 LF DR. MARTIN LUTHER KING JR. BLVD (225 LF) 1 TREE/5 SHRUBS PER 20 LF	17 TREES 85 SHRUBS 12 TREES 60 SHRUBS	19 TREES (1 EXIST.) 91 SHRUBS 12 TREES 74 SHRUBS
TREE SIZING IN STREETSCAPE 70% - 2" CAL. MIN. 30% - 3" CAL. MIN.	20 TREES 9 TREES	26 TREES 9 TREES
SHRUBS 5 GAL. MIN.	PROVIDED	PROVIDED





SITE LOCATION MAP
PHOENIX, AZ
N.T.S.

LANDSCAPE CONCEPT PLANT MATERIALS

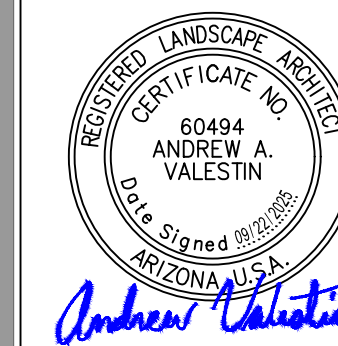
TREES

- 
- ACACIA ANEURA
MULGA
- CHILOPSIS LINEARIS 'BUBBA'
DESERT WILLOW
- PISTACIA x 'RED PUSH'
RED PUSH PISTACHE
- QUERCUS VIRGINIANA
LIVE OAK

SHADE LEGEND

HATCHES

- | | |
|---|--|
|  | ACCESSIBLE PUBLIC AND PRIVATE OPEN SPACE
50% SHADE REQUIRED |
|  | PUBLIC SIDEWALK AREA
75% SHADE REQUIRED |
|  | PARKING LOT SHADE
25% SHADE REQUIRED |
|  | SHADED SIDEWALK AREA |



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PHOENIX, AZ 85041



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REVIEWED BY: AAV

MUNICIPAL ENDORSEMENT AREA	
DSD Tracking Numbers:	
KIVA#	SCSR#
SDEV#	
PAPP#	
QS# 4-20	

CITY OF PHOENIX

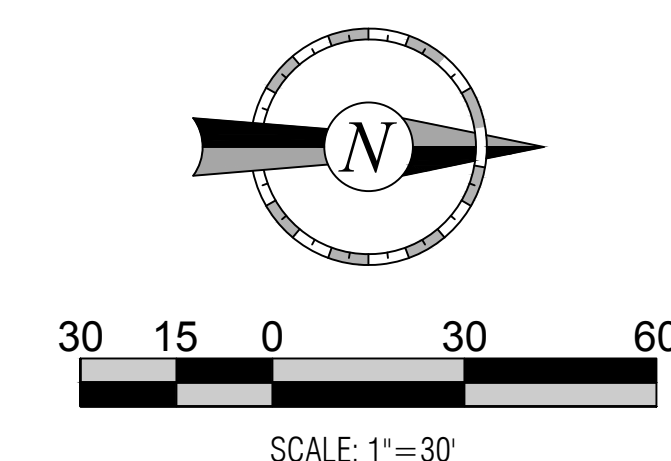
SEP 24 2025

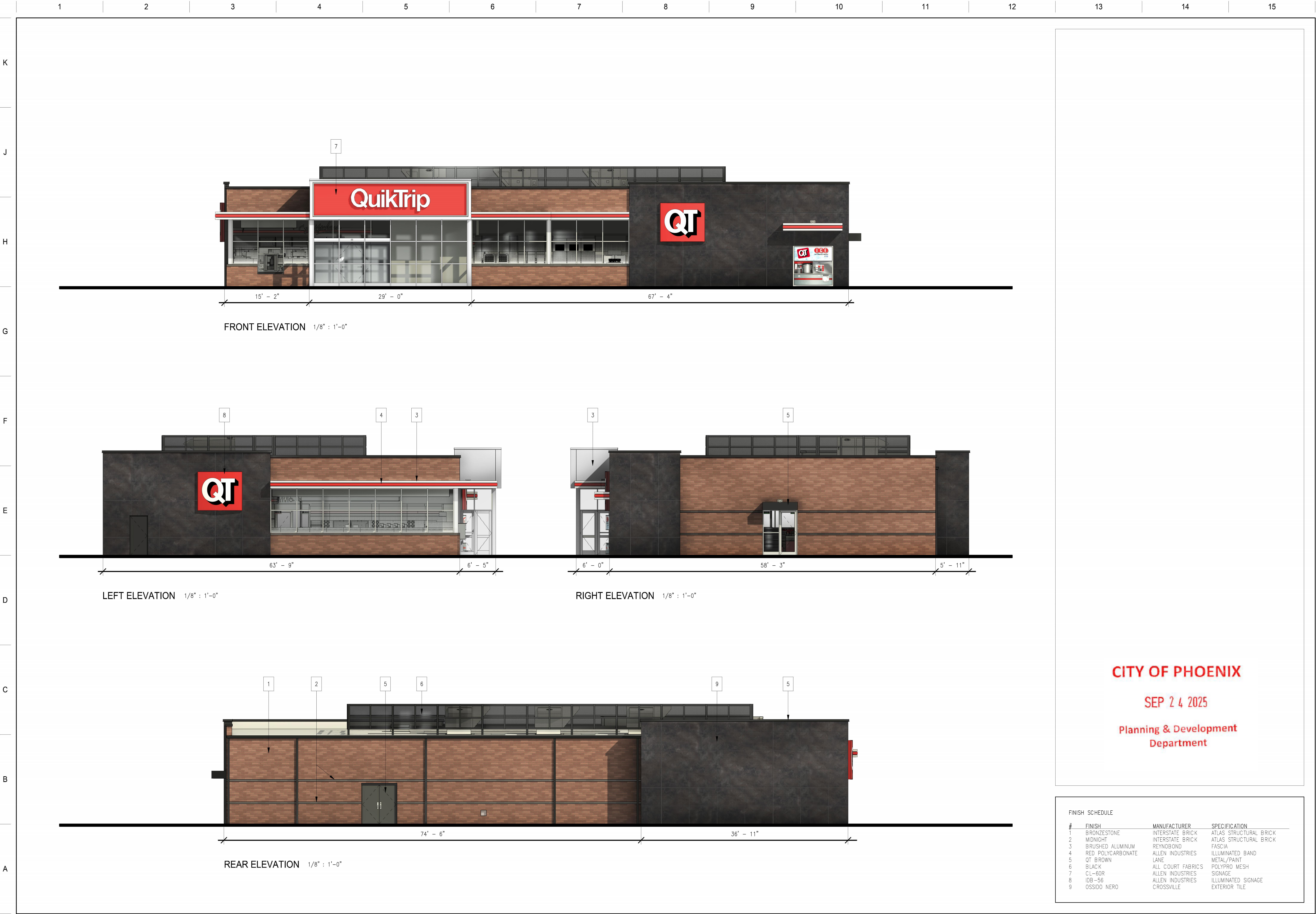
Planning & Development
Department

SHEET TITLE:

PRELIMINARY
SHADE PLAN

SHEET NUMBER:
SH1





CITY OF PHOENIX

SEP 24 2025

Planning & Development
Department

FINISH SCHEDULE

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
5	QT BROWN	LANE	METAL/PAINT
6	BLACK	ALL COURT FABRICS	POLYPRO MESH
7	CL-60R	ALLEN INDUSTRIES	SIGNAGE
8	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	OSSIDO NERO	CROSSVILLE	EXTERIOR TILE



QuikTrip

4100 S. 20TH AVE. Suite 200 Phoenix, AZ 85034
P.O. Box 3478 Phoenix, AZ 85068-3478
(602) 944-3333

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ISSUE DATE	02/04/25
DRAWN BY	JTC
PHASE	

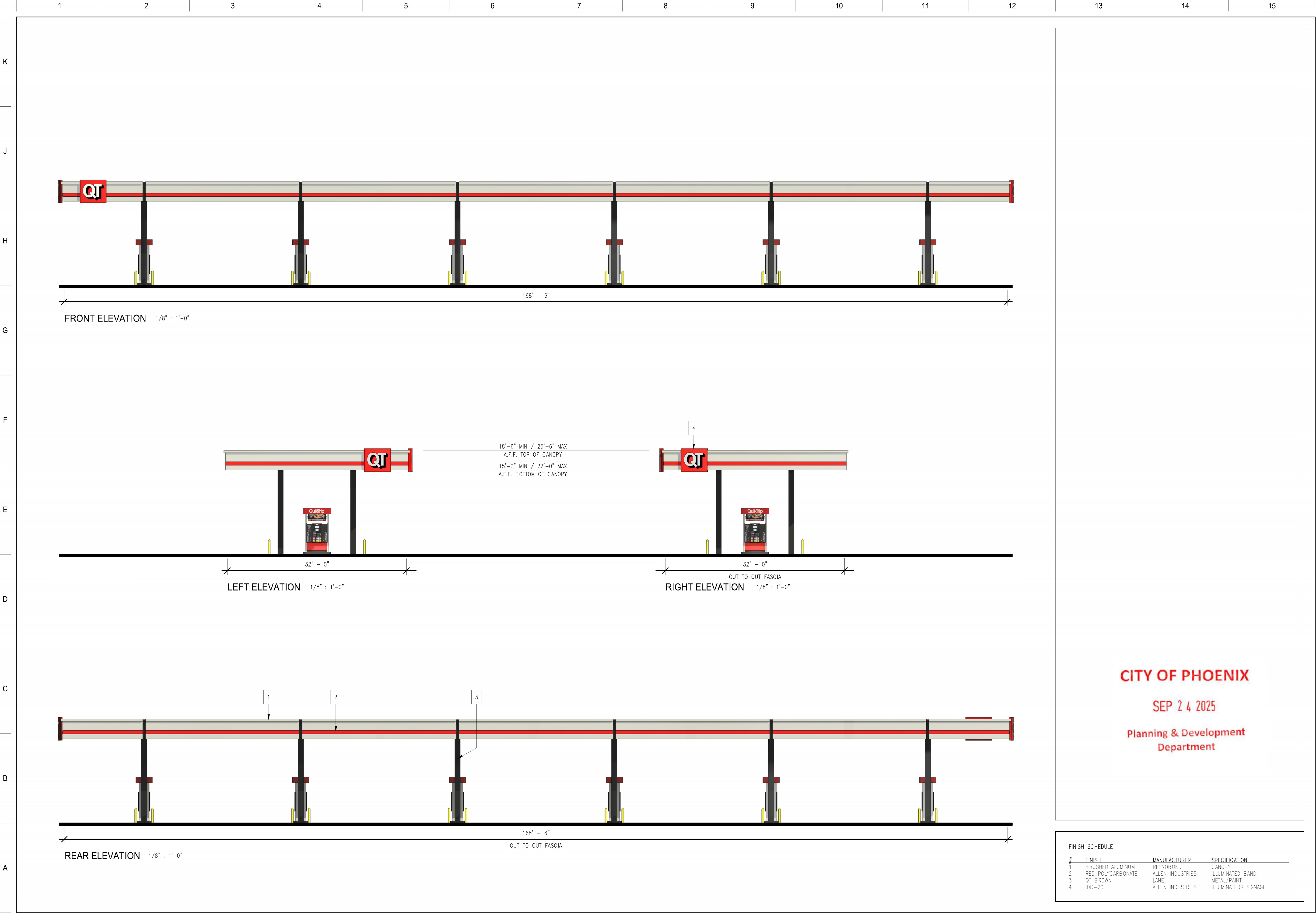
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SCHEMATIC	

STORE TYPE	
G4	
SUB TYPE	

BUILDING ELEVATIONS

SHEET TITLE:	
BUILDING ELEVATIONS	

SHEET NUMBER:	
BE001	



QuikTrip

4100 S. 10TH AVE. SUITE 200 PHOENIX, AZ 85042
P.O. BOX 10711 PHOENIX, AZ 85066-0711

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PROTOTYPE	
ISSUE DATE	02/04/25
DRAWN BY	JTC
PHASE	

DOCUMENT TYPE	
SCHEMATIC	

STORE TYPE	
G4	
SUB TYPE	

CANOPY ELEVATIONS

CITY OF PHOENIX

SEP 24 2025

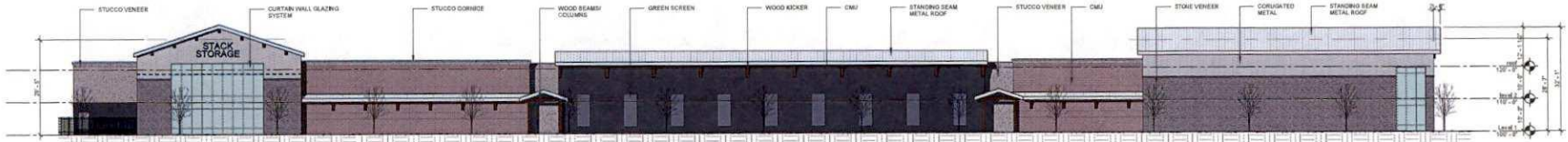
Planning & Development
Department

SHEET TITLE:

VERTICAL 6
CANOPY
ELEVATIONS

SHEET NUMBER:

CE001

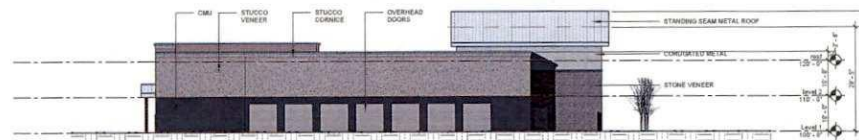


04 BUILDING 'A' EAST ELEVATION
1/16" = 1'-0"

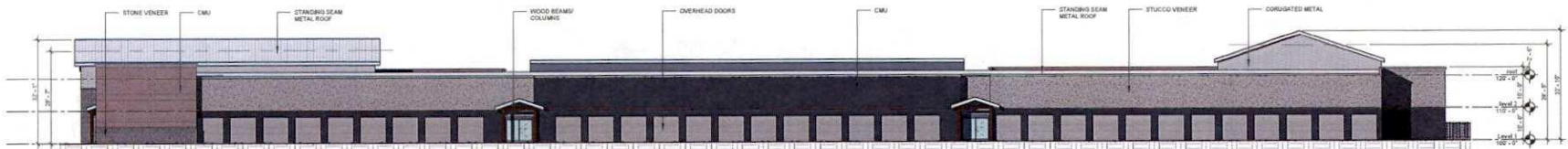
CITY OF PHOENIX

OCT 26 2022

Planning & Development
Department



03 BUILDING 'A' SOUTH ELEVATION
1/16" = 1'-0"



02 BUILDING 'A' WEST ELEVATION
1/16" = 1'-0"

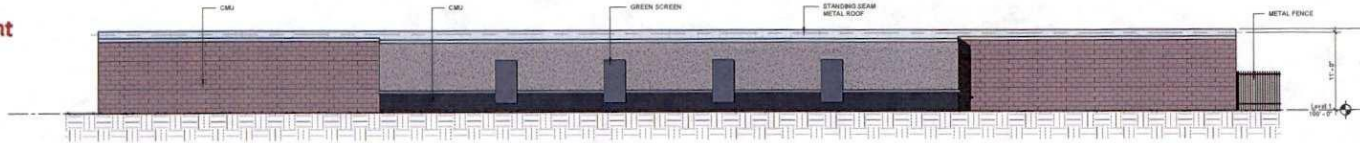


01 BUILDING 'A' NORTH ELEVATION
1/16" = 1'-0"

CITY OF PHOENIX

OCT 26 2022

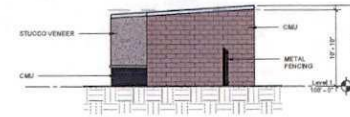
Planning & Development
Department



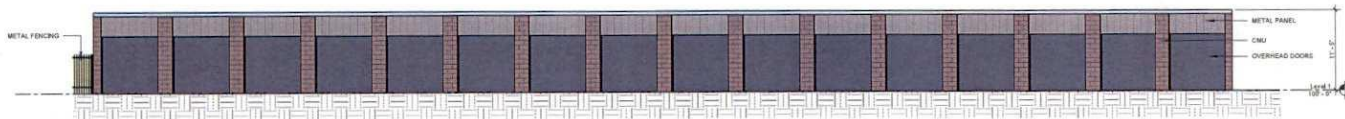
08 SOUTH ELEVATION - BUILDING 'C'
1/8" = 1'-0"



07 WEST ELEVATION - BUILDING 'C'
1/8" = 1'-0"



06 EAST ELEVATION - BUILDING 'C'
1/8" = 1'-0"



05 NORTH ELEVATION - BUILDING 'C'
1/8" = 1'-0"



04 WEST ELEVATION - BUILDING 'B'
1/8" = 1'-0"



03 NORTH ELEVATION - BUILDING 'B'
1/8" = 1'-0"



02 SOUTH ELEVATION - BUILDING 'B'
1/8" = 1'-0"



01 EAST ELEVATION - BUILDING 'B'
1/8" = 1'-0"



STACK STORAGE
MACHINE HOLDING
35TH AVENUE & BROADWAY, SUITE 100
DOWNTOWN PHOENIX, ARIZONA 85012
TEL: 602.442.1111
EMAIL: INFO@STACKSTORAGEAZ.COM

**STACK STORAGE
DEVELOPMENT**
35TH AVE & BROADWAY
PHOENIX, AZ

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
10/26/2022
ISSUE

SHEET TITLE
**EXTERIOR
ELEVATIONS**

SHEET NO.
A5.02

Attachments

Liquor License Data - Topaz Bar & Lounge

Liquor License Map - Topaz Bar & Lounge

This item was recommended for approval.

ORDINANCES, RESOLUTIONS, AND NEW BUSINESS

Mayor Gallego requested a motion on the remaining agenda items. A motion was made, as appears below.

One electronic comment was submitted for the record in support of Item 49.

Discussion

Prior to his vote, Councilman DiCiccio commented on his long-standing involvement with the emergency clause.

Following her vote, Mayor Gallego noted that the item Councilman DiCiccio mentioned was to appoint election officials and boards for the March 14, 2023 runoff election. Mayor Gallego stated that the current agenda included infrastructure and housing of 400 housing units.

A motion was made by Vice Mayor Ansari, seconded by Councilwoman Guardado, that Items 21-56 be approved or adopted, except Items 23, 27, 34, 40, 53-54 and 56; continuing Item 55 to the Feb. 15, 2023 City Council Formal Meeting; and noting that Item 28 has an Emergency Clause and Item 34 is as corrected. The motion carried by the following vote:

Yes: 9 - Councilman DiCiccio, Councilmember Garcia,
Councilwoman Guardado, Councilwoman O'Brien,
Councilwoman Pastor, Councilwoman Stark,
Councilman Waring, Vice Mayor Ansari and Mayor
Gallego

No: 0

Items 21-22 and 24-26, Ordinance S-49382 was a request to authorize the City Controller to disburse funds, up to amounts indicated, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

and C-2 (Approved C-2 SP) (Intermediate Commercial, Approved Intermediate Commercial, Special Permit) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage facility and underlying C-2 commercial uses.

Summary

Current Zoning: C-2 (0.99-acres) and C-2 (Approved C-2 SP) (1.06 acres)

Proposed Zoning: C-2 SP

Acreage: 2.05 acres

Proposed Use: Self-service storage facility and underlying C-2 commercial uses

Owner: Evergreen Phoenix Investors II, LLC

Applicant: Evergreen Phoenix Investors II, LLC

Representative: William Allison, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The North Mountain Village Planning Committee heard this case on Dec. 21, 2022, and recommended approval, per the staff recommendation, by a vote of 10-0-1.

PC Action: The Planning Commission heard this case on Jan. 5, 2023, and recommended approval, per the North Mountain Village Planning Committee recommendation, by a vote of 8-0.

Location

Approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue

Council District: 5

Parcel Address: 8030, 8036, 8040, 8048, and 8058 N. 27th Ave.; 2744 and 2750 W. Northern Ave.

This item was adopted.

**50 Amend City Code - Ordinance Adoption - Rezoning Application
Z-SP-9-22-7 - Southwest Corner of 35th Avenue and Broadway
Road (Ordinance G-7072)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-SP-9-22-7 and rezone the site from C-2 (Intermediate Commercial) to

C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage warehouse and underlying C-2 uses.

Summary

Current Zoning: C-2

Proposed Zoning: C-2 SP

Acreage: 5.43 acres

Proposed Use: Self-service storage warehouse and underlying C-2 uses

Owner: Yee Holdings

Applicant: Stack Storage, LLC

Representative: Nathan Frame, Stack Storage, LLC

Staff Recommendation: Approval, subject to stipulations.

VPC Action: The Laveen Village Planning Committee heard this case on Dec. 12, 2022, and recommended approval, per the staff recommendation with additional stipulations, by a vote of 9-0.

PC Action: The Planning Commission heard this case on Jan. 5, 2023, and recommended approval, per the Laveen Village Planning Committee recommendation, by a vote of 8-0.

Location

Southwest corner of 35th Avenue and Broadway Road

Council District: 7

Parcel Address: 4402 S. 35th Ave. and 3525 W. Broadway Road

This item was adopted.

**51 Amend City Code - Ordinance Adoption - Rezoning Application
Z-60-22-8 - Northwest Corner of 25th Street and Baseline Road
(Ordinance G-7071)**

Request to amend the Phoenix Zoning Ordinance, Section 601, the Zoning Map of the City of Phoenix, by adopting Rezoning Application Z-60-22-8 and rezone the site from C-1 BAOD (Neighborhood Retail, Baseline Area Overlay District) to C-2 BAOD (Intermediate Commercial, Baseline Area Overlay District) to allow an automotive service facility.

Summary

Current Zoning: C-1 BAOD

Proposed Zoning: C-2 BAOD

Acreage: 0.96 acres

- 8 Application #: **Z-SP-9-22-7**
From: C-2
To: C-2 SP
Acreage: 5.43
Location: Southwest corner of 35th Avenue and Broadway
Road
Proposal: Self-service storage warehouse and underlying C-2
uses.
Applicant: Stack Storage, LLC
Owner: Yee Holdings
Representative: Nathan Frame

Ms. Racelle Escolar stated that Item No. 8 is Z-SP-9-22-7, a request to rezone 5.43-acres located at the southwest corner of 35th Avenue and Broadway Road from C-2 (Intermediate Commercial District), to C-2 with a Special Permit to allow a self-service storage warehouse and underlying C-2 uses.

The Laveen Village Planning Committee recommended approval, per the staff recommendation with additional stipulations by a 9 to 0 vote. The additional stipulations prohibit monument or ground mounted signs and illuminated signs on Building B.

Staff recommends approval, per the Laveen Village Planning Committee recommendation.

Chairman Howard called on the applicant to speak first.

Mr. Nache Nielson stated he represents Stack Storage. They went through the process with the Laveen Citizens for Responsible Development (LCRD) a couple of times and took their comments, which was a very helpful process. They also held a few neighborhood meetings with neighbors and had success there. They incorporated everything into their design and recently had their meeting with the Village Planning Committee. Everything went well, and he was happy to answer questions.

Chairman Howard stated that there was one speaker in support and three speakers in opposition. He gave each speaker three minutes, and the option for more time, if needed.

Ms. Escolar verified if the speaker wanted to speak on Item No. 11 rather than Item No. 8.

Chairman Howard apologized to Mr. Nielson for not having him on the consent agenda to be heard earlier. He invited any questions or discussion from the Commission, and if none, he invited a motion.

Commissioner Perez stated that she is opposed to storage facilities that go behind residential areas. Stipulation No. 4 states that there be, “(a) minimum 6-foot-tall wrought-iron fence, solid wall, or combination thereof, shall be provided along the western property line between the existing alley and Building B, as depicted in the site plan date stamped November 29, 2022, as approved by the Planning and Development Department.”

She asked if it is a wrought iron fence, would there still be a view, or would it be more solid with something that would buffer between the neighborhood and the alleyway.

Mr. Nielson stated that it would be a taller wrought iron fence. In their conversations with the neighbors and the Committee, the concern was the distance between the alleyway and their building. Their original site plan had the building up next to that alleyway. They were concerned about crime. So, they put their stormwater retention up against that wrought iron fence. The setback is significantly more than what is required in the zone. They have moved the building quite a bit away to satisfy those concerns.

Commissioner Perez asked if there was a wall on the southside of the property.

Mr. Neilson responded that the building to the southside will act as the wall on the southside.

Commissioner Perez is concerned about this area. She knows it has massive support. There was an office-involved shooting there just the other day. It happened while she was driving the property to look at it. The property was surrounded by police cars. She hopes it will be an improvement to the area. The fencing, safety, and the security for the neighbors is important. She knows that members of the Laveen community have supported this, and she talked to several members about this project. She thanked him for answering her questions.

Vice-Chairman Gaynor made a MOTION to approve Z-SP-9-22-7, per the Laveen Village Planning Committee recommendation.

Commissioner Gorraiz SECONDED.

Commissioner Perez stated that she had just gotten a text message from Mr. Dan Penton, a registered speaker who wanted to speak.

Mr. Dan Penton stated that with this site, their Village Planner had submitted this to him and the former Village Chair, early on, for outreach. They had a lengthy conversation on several occasions with the applicants and suggested that they meet with members of the community. They flew down from Utah and met with community members. They were told that this area of Laveen is very sensitive,

having a lot of industrial mixed with residential. It is kind of like a transition area, so they would need to get the community's buy-in and support for it, which they did. They took the LCRD's recommendations for the architecture and came and presented a great product. This has been a vacant lot forever, and it is a very difficult site to develop, because of the distance from the intersection to the driveway, and certain characteristics of the site. Eighty feet from the back of the residential lot to the outermost fence of the facility was a significant setback in the landscaping to ensure a nice buffer of transition from the community. This is a gateway into Laveen. Rather than being a blighted property, this is going to be a significant upgrade, which shows their willingness to invest into Laveen. He and the LCRD are happy to support this project and recommend approval for it.

There being no further discussion, Chairman Howard called for a vote and the MOTION Passed 8-0 (Mangum).

Stipulations:

1. The development shall be in general conformance with the site plan date stamped November 29, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped October 26, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
3. A minimum 25-foot-wide landscape setback shall be provided along the western portion of the site and planted with minimum 2-inch caliper, evergreen trees, planted 20-feet on-center or in equivalent groupings, providing a solid minimum 30-foot vertical screen at maturity, as approved by the Planning and Development Department.
4. A minimum 6-foot-tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line between the existing alley and Building B, as depicted in the site plan date stamped November 29, 2022, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas for employees and customers 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.
6. Where pedestrian pathways cross drive aisles, the pathway 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.

7. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. The landscape strips located between the detached sidewalk and back of curb along 35th Avenue and Broadway Road shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted minimum 20 feet on center or in equivalent groupings, providing a minimum of 75% shade at maturity.
 - b. Minimum 5-gallon shrubs providing 75% live cover at maturity.

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

9. The developer shall replace the existing rolled curb with vertical curb along Tamarisk Avenue, as approved by the Planning and Development Department.
10. The developer shall dedicate 10 feet for the east side of the alley, as approved by the Planning and Development Department.
11. 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.
12. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
14. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.
16. NO MONUMENT OR GROUND SIGNS SHALL BE PERMITTED ON THE SITE.
17. NO ILLUMINATED SIGNS ARE ALLOWED ON BUILDING B, AS DEPICTED ON THE SITE PLAN DATE STAMPED NOVEMBER 29, 2022.

**LAVEEN VILLAGE PLANNING COMMITTEE
MEETING MINUTES**

Monday, December 12, 2022

Meeting was held electronically via a video conferencing platform

MEMBERS PRESENT

Tonya Glass, Chair
Linda Abegg, Vice Chair
Francisco Barraza
Dean Chiarelli
Stephanie Hurd
JoAnne Jensen
Carlos Ortega
Rebecca Perrera
Jennifer Rouse
Ryan Senters

MEMBERS EXCUSED

Elijah Flores
Gary Flunoy
Gizette Knight

STAFF PRESENT

Enrique Bojórquez

The agenda items heard in the following order: Nos. 1, 2, 3, 9, 10, 4, 5, 6, 7, 8, 11, 12 and 13.

1. Call to order, introductions, and announcements by Chair.

Chair Tonya Glass called the Laveen Village Planning Committee meeting to order at 7:05 p.m. with a quorum of nine members present (eight members required for a quorum).

2. Review and approval of the **November 14, 2022** meeting minutes.

MOTION

Committee member Rebecca Perrera made a motion to approve the November 14, 2022 minutes. The motion was seconded by **Committee member Francisco Barraza**.

VOTE

9-0, motion to approve the November 14, 2022 minutes passes with Committee members, Barraza, Chiarelli, Hurd, Jensen, Ortega, Perrera, Senters, Abegg and Glass in favor.

3. Public comments concerning items not on the agenda.

Dan Penton discussed the 2023 list of priorities and suggestions shared on those, including the Loop 202 freeway and Dobbins Scenic Road. Mr. Penton stated that protecting pedestrian corridors is important to promote connectivity between South Mountain and Rio Salado. Mr. Penton thanked Chair Glass for her service.

Phil Hertel thanked Chair Glass for her service and work. Mr. Hertel wishes that committee meetings were held in person and feels this is a punishment, as virtual meetings are not as rewarding.

Committee member Jennifer Rouse joined the meeting during this item, bringing the quorum to 10 members.

4. **Z-SP-9-22-7:** Presentation, discussion, and possible recommendation regarding a request to rezone 5.43 acres located at the southwest corner of 35th Avenue and Broadway Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage warehouse and underlying C-2 uses.

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

STAFF PRESENTATION:

Enrique Bojórquez, staff, provided an overview of the rezoning proposal, describing the location of the requests, the existing and proposed zoning districts and land use designations and the proposed use. Mr. Bojórquez reviewed the surrounding zoning districts and land uses and described the proposed site plan plus building elevations. Mr. Bojórquez listed several policy plans and described how these are furthered by this proposal. Mr. Bojórquez stated that no community input had been received and provided staff findings, followed by the staff recommendation of approval subject to stipulations as presented.

APPLICANT PRESENTATION:

Nathan Frame, representing the applicant with Stack Storage, introduced himself and the proposed self-service storage project. Mr. Frame discussed the location of the site and discussed current uses on the site and surrounding area. Mr. Frame described the proposed site layout and proposed building elevations. Mr. Frame described their public outreach and stated that the Laveen Citizens for Responsible Development (LCRD) support this project. Mr. Frame requested a recommendation of approval.

Nache Nielson, representing the applicant with Stack Storage, introduced himself and thanked the committee for their time.

QUESTIONS FROM COMMITTEE:

Carlos Ortega asked why another self-service storage use is needed at this location given that a self-service storage facility exists across the street, and another is under development in the area. **Mr. Nielson** responded that there is a lack of storage in the area and the site's access constraints make development on the site very challenging. Mr. Nielson added that this type of development does not generate much traffic and the increase in housing warrant more storage. Mr. Nielson has other active storage projects in growing cities across the Valley.

Stephanie Hurd shares the concerns from committee member Ortega and in general has concerns with certain type of development that includes self-service storage,

multifamily, car washes, and other uses. Ms. Hurd is concerned over the loss of commercially zoned land.

Chair Glass spoke with the applicant and Isaac Serna who was in favor of the use. Ms. Glass stated that this applicant did do their due diligence.

PUBLIC COMMENTS:

Dan Penton introduced himself and stated that he had spoken with this applicant ahead of the meeting. Mr. Penton feels that they went above and beyond with their outreach and have provided enhanced architecture. Mr. Penton agrees that there are lots of self-storage uses but feels that this site is a good fit as it for this type of use and will enhance the corner and area. Mr. Penton discussed several self-storage project locations and expressed his support as access is a problem on the site. Mr. Penton added that this developer proposes large building setbacks along the western portion of the site next to single-family residential.

Phil Hertel introduced himself and stated that he had also spoke with the applicant about their project. Mr. Hertel stated that this is a good use for this corner as it does not seem like a bad land use. Mr. Hertel does not see the sign and landscape plans that he had discussed with this applicant.

Jon Kimono stated that this project is on a gateway to the Laveen Village and is surrounded by industrial and other impactful uses. Mr. Kimono added that self-service storage uses require few city services and sees the importance of keeping a buffer and low buildings along the western property line. Mr. Kimono stated that this applicant broke up the large building using design elements, thus improving the overall design. Mr. Kimono suggested that the applicant work with the community on an art project at this corner.

APPLICANT RESPONSE:

None.

FLOOR/PUBLIC DISCUSSION CLOSED: COMMITTEE DISCUSSION:

Chair Glass asked the applicant to present their sign and landscape plans to the committee. **Mr. Nielson** responded that sign and landscape plans were not included in the project materials submitted to the city, but the stipulations proposed by staff will address these. **Mr. Frame** added that additional time is needed to complete those plans.

Mr. Ortega would like a stipulation added to require the review and comment from the Laveen Village Planning Committee on the sign and landscape plans.

Vice Chair Abegg stated that developers usually conduct a market demand study before proposing a use in an area but echoes the concerns over the loss of commercially zoned land. Ms. Abegg added that this area may not be the most attractive to notable commercial uses. Ms. Abegg stated that building elevations are broken up and sees roof changes plus other nice elements. Ms. Abegg would support a stipulation requiring the review and comment of signs and landscape plans by the Laveen Village Planning Committee. **Mr. Nielson** responded that sign permits are usually applied for after building permit. Mr. Nielson added that future landscape plans would comply with the proposed stipulations and wish for signs to meet existing Zoning Ordinance requirements.

Vice Chair Abegg feels comfortable with adding two stipulations requiring that no monument signs be developed on the site and that no illuminated signs be oriented towards residential uses. **Mr. Ortega** is concerned that comments from the committee will not be incorporated into those plans.

Vice Chair Abegg asked for clarification on the two potential additional stipulations. **Mr. Bojórquez** discussed various options to word the stipulations.

MOTION:

Vice Chair Abegg motioned to approve Z-SP-9-22-7 per the staff recommendation with two additional stipulations. **Chair Glass** seconded the motion.

Additional Stipulations for Z-SP-9-22-7:

16. No monument or ground signs shall be permitted on the site.

17. No illuminated signs are allowed on Building B, as depicted on the site plan date stamped November 29, 2022.

VOTE:

10-0; motion to recommend approval of Z-SP-9-22-7 per the staff recommendation with two additional stipulations passes with Committee Members Barraza, Chiarelli, Hurd, Jensen, Ortega, Perrera, Rouse, Senters, Abegg and Glass in favor.

5. **PHO-5-22--Z-122-03-7:** Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located at the northwest corner of 51st Avenue and Southern Avenue. Request to modify stipulation numbers 1 and 13 regarding general conformance to the site plan and elevations; request to delete stipulation numbers 6, 15, 18, and 23 regarding enhanced landscaping, gasoline canopy design, street abandonment, and general conformance to signage designs. Technical corrections to stipulation numbers 3, 4, 5, 10, 11, 12, and 16.