

## Attachment B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-SP-8-19-7 October 4, 2019

Estrella [Village Planning Committee](#) Meeting Date:

October 15, 2019

[Planning Commission](#) Hearing Date:

November 7, 2019

Request From:

[C-2](#) (Intermediate Commercial) (3.19 acres) and  
[S-1](#) (Ranch or Farm Residence) (0.42 acres)

Request To:

[C-2 SP](#) (Intermediate Commercial, Special Permit) (3.61 acres)

Proposed Use:

Self-Storage Facility and all underlying C-2 uses

Location:

Approximately 475 feet north of the northwest corner of 51st Avenue and Broadway Road

Owner:

The Newport Group IV, LLC

Applicant and Representative:

Brennan Ray; Burch and Cracchiola, PA

Staff Recommendation:

Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Commercial	
<a href="#">Street Map Classification</a>	51st Avenue	Major Arterial	55-foot west half street
<b>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</b>  As stipulated, the development will include convenient bicycle parking and a multi-use trail along 51st Avenue.			

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS / EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.**

The proposal would allow development of a proposed self-storage facility that is consistent with the General Plan Land Use Map designation, as well as the character and scale of surrounding developments along the corridor.

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

The subject site is currently vacant and underutilized, development of the site will provide property improvements that will be an added benefit to the area. Proposed improvements include a shaded and detached sidewalk along 51st Avenue, a shaded multi-use trail along 51st Avenue, and a large landscape setback with enhanced tree plantings to buffer the adjacent residential areas.

#### Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 7.

[Complete Streets Guidelines](#): See Background Item No. 8.

[Reimagine Phoenix](#): See Background Item No. 9.

#### Surrounding Land Uses/Zoning

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant land	C-2 and S-1
<b>North</b>	Single-family residential	R-2
<b>South</b>	Vacant land	C-2
<b>East</b>	Sand / gravel extraction	A-1
<b>West</b>	Single-family residential	R-2

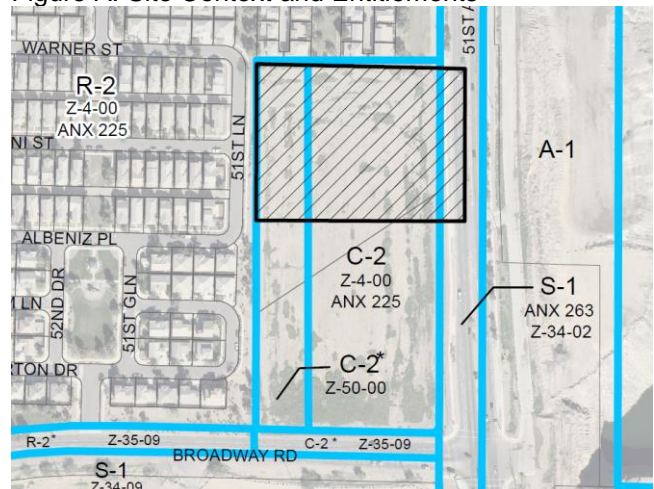
<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements of C-2 District</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
<i>Building Setbacks</i>		
East (51st Avenue)	Minimum 20 feet, Average 25 feet	Approximately 25 feet (Met)
West	Minimum 25 feet	25 feet (Met)
South	0 feet	Approximately 0 feet (Met)
North	Minimum 10 feet	Approximately 25 feet (Met)
<i>Landscaped Setbacks</i>		
East (51st Avenue)	Minimum 20 feet, Average 25 feet	Approximately 25 feet (Met)
West	10 feet (adjacent to Residential)	Approximately 25 feet (Met)
South	0 feet	Approximately 0 feet (Met)
North	Minimum 10 feet (adjacent to Residential)	Approximately 25 feet (Met)
Lot Coverage	Not to exceed 50%	Approximately 40.7% (Met)
Building Height	Maximum 2 stories, 30 feet	1 story, 15 feet (Met)

### **Background/Issues/Analysis**

1. The request is to rezone 3.61 acres located 475 feet north of the northwest corner of 51st Avenue and Broadway Road. The request would rezone the site from C-2 (Intermediate Commercial) and S-1 (Ranch or Farm Residence) to C-2 SP (Intermediate Commercial, Special Permit) for a self-storage facility and all underlying C-2 uses.

The River Bend neighborhood to the north and west, in anticipation for commercial at this site, includes landscape tracts adjacent to the subject site of 10 and 13 feet respectively.

Figure A: Site Context and Entitlements

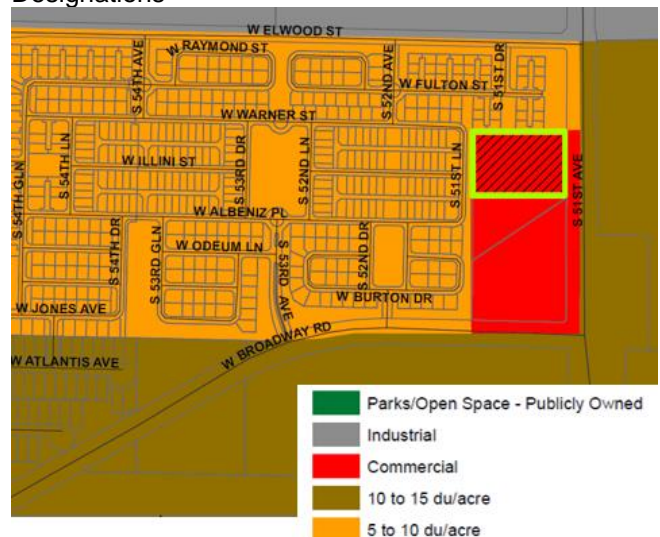


Source: Planning and Development Department

2. To the north and west of the subject site are single-family residential homes; this area is zoned R-2 (Multifamily Residence District). To the south of the subject site is a vacant site zoned C-2 (Intermediate Commercial). To the east of the subject site is 51st Avenue, zoned S-1 (Ranch of Farm Residence). Beyond 51st Avenue is a sand and gravel extraction facility zoned A-1 (Light Industrial).
3. The General Plan Land Use Map Designation for the subject site and for the area extending south to the intersection of 51st Avenue and Broadway is Commercial. This request is consistent with the General Plan Land Use Map designation.

The designations for the adjacent areas to the north and west are Residential 5 to 10 dwelling units per acre. The designation for the area east of 51st Avenue is Residential 10 to 15 dwelling units per acre.

Figure B: General Plan Land Use Map Designations



Source: Planning and Development Department

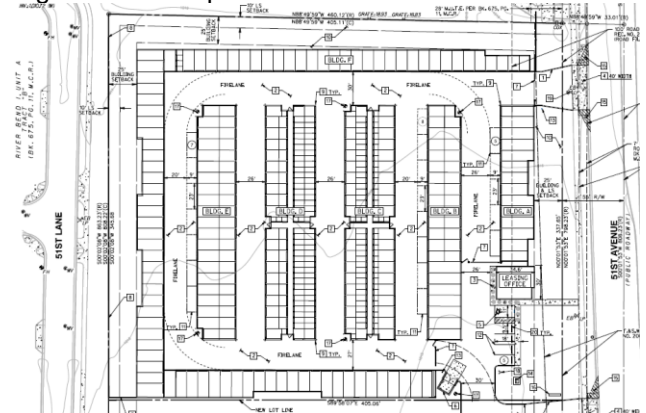
## PROPOSAL

### 4. **Site Plan**

The plan proposes perimeter building and landscape setbacks which meet or exceed the minimum code requirements and a building height lower than permitted. Staff is recommending a series of stipulations related to site design and screening due to its proximity to a single-family neighborhood.

- Maximum building height of 18 feet and one-story (Stipulation No. 1).
- Perimeter wall and architectural enhancements (Stipulation No. 2)
- Screening of all interior operations (Stipulation No. 2).
- No vehicular access onto 51st Lane (Stipulation No. 3)
- Enhanced landscape standards to the east, north and west (Stipulation No. 5)

Figure C: Conceptual Site Plan



Source: Planning and Development Dept.

## 5. **Conceptual Elevations**

The conceptual elevations contain a variety of materials including storefront glazing for the office, corrugated metal of different color and orientation, and view-fence vehicular gates. Staff is recommending perimeter building and wall enhancements to require greater visual interest and durability. This is addressed in Stipulation No. 2.

Figure D. Conceptual Elevations



Source: MCG Architecture

## 6. **Zoning History**

The subject site was annexed into the City of Phoenix with C-2 equivalency zoning. Stipulations were added to this site through Rezoning Case No. Z-4-00 which also established zoning for the River Bend development; the intent of the stipulations were to promote greater compatibility with the adjacent residential area. The River Bend rezoning case comprised approximately 76.5 acres of land generally bounded by 51st Avenue on the east, Broadway Road on the south, 55th Avenue on the west, and Elwood Drive on the north.

The commercial district at the northwest corner of 51st Avenue and Broadway Road was then expanded by Rezoning Case No. Z-50-00 which added approximately 113 feet to the west boundary of the C-2 (Intermediate Commercial District); both cases contain stipulations.



The addition of a Special Permit does not invalidate the original stipulations; if approved and subject to any stipulations, the Special Permit and associated stipulations will govern the development of the site. If the Special Permit were removed, the original stipulations would remain. The stipulations recommended by staff intend to preserve the intent of the original stipulations which contain standards for mitigating the impact on the nearby residential.

Design Compatibility: The commercial development shall integrate architectural features, landscaping, signs, and other aspects of the River Bend residential developments into site design. *The development, as stipulated, will provide enhanced landscape plantings and treatments, lighting, and enhanced detailing for perimeter buildings and walls.* This is addressed in Stipulation No. 2.

Ingress/Egress to 51st Avenue: Only two commercial access points shall be allowed onto 51st Avenue. *The site plan proposes one primary point of vehicular ingress/egress.* This is addressed in Stipulation No. 3.

Screening from Residential: All parking, loading, and storage areas shall be screened from view of the residential developments by an eight-foot noise attenuated wall. *The development, as stipulated, requires that all storage areas be screened by a building or wall.* This is addressed in Stipulation No. 2.

Lighted Open Space Adjacent to Residential: A lighted open space of at least 20 feet in width shall be located on the outside of the wall adjacent to the residential development. *The development, as stipulated, requires that all storage areas be screened by a building or wall.* This is addressed in Stipulation No. 5. The requirement for additional lighting has not been added due to a lack of detail in the original stipulation; however, the Zoning Ordinance provides standards for lighting which will be reviewed during site plan review.

## STUDIES AND POLICIES

### 7. 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 is recommending a series of stipulations which advance the intent of the Tree and Shade Master Plan:

- Detached sidewalks along 51st Avenue with enhanced tree plantings for the

- full landscape setback (Stipulation Nos. 6 and 8).
- A 10-foot-wide multiuse trail (MUT) along 51st Avenue with enhanced tree plantings and 50 percent shade (Stipulation No. 7).
- Enhanced landscape setback and tree planting standards along the west and north site boundaries to increase thermal comfort for the adjacent neighborhood and to provide a landscape buffer (Stipulation No. 5).

8. **Complete Streets Guidelines**

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.

Staff is recommending stipulations to require bicycle parking at the main office in addition to detached and shaded sidewalks and a shaded multiuse trail along 51st Avenue. These are addressed in Stipulation Nos. 4, 6, and 7.

9. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

10. As of the writing of this report, staff has received two letters of opposition to this request citing concerns with the compatibility of the use in proximity to residential and the appropriateness of the use generally at this location. Copies of the correspondence are attached to this report.

INTERDEPARTMENTAL COMMENTS

11. Fire Department commented that the site and buildings shall comply with the Phoenix Fire Code and that they do not know what the water supply is at the site and noted that additional water supply may be required to meet the necessary fire flow per the Phoenix Fire Code. Further, that the trash enclosure shall not obstruct the fire lane.
12. The Parks and Recreation Department commented that the development shall maintain the existing multi-use trail easement and construct the multi-use trail the full length of the site on 51st Avenue. This is addressed in Stipulation No. 7.
13. The Water Services Department commented that the site does not have any water or sewer mains in the area that can serve this development and that main

extensions will be required.

14. The Street Transportation Department commented that access control for the proposed driveways to 51st Avenue will require review and approval during site development review. Further, that driveway locations that do not align with the existing median openings may be restricted to prohibit certain turning movements. This is addressed in Stipulation No. 10.

The Pedestrian Safety Coordinator commented that the development should include traffic calming measures to slow traffic as it departs the site to reduce the likelihood of conflicts as vehicles cross the detached sidewalk and multi-use trail. This is addressed in Stipulation No. 9.

#### OTHER

15. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 12.
16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

#### **Findings**

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The development, as stipulated, advances the purpose and intent of the Tree and Shade Master Plan by proposing enhanced landscape plantings to the north, west, and east of the subject site.
3. The development, as stipulated, will be compatible with the adjacent land uses by applying enhanced landscaped buffers and enhanced plantings along to north, west, and east boundaries of the site. Further, the development, as stipulated, upholds the intent of the original stipulations regarding perimeter treatments and standards.



### **Stipulations**

1. The maximum building height shall not exceed one-story and 18 feet.
2. All parking, loading, outdoor storage areas, and roll-up doors shall be screened from view of the residential development by an eight-foot high wall or building structure as described below and as approved by the Planning and Development Department.
  - a. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
  - b. All perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs.
3. The developer shall dedicate a one-foot Vehicular Non-Access Easement (VNAE) along the west property line, as approved by the Planning and Development Department.
4. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
5. A minimum 25-foot landscape setback shall be provided along the west and north property lines and include shade trees placed 20 feet on center or in equivalent groupings with 25 percent of the trees a minimum of 4-inch caliper and 75 percent a minimum of 3-inch caliper, as approved by the Planning and Development Department.
6. All sidewalks adjacent to 51st Avenue shall be detached with a minimum five-foot-wide landscape area located between the sidewalk and back of curb and shall include minimum 3-inch caliper large canopy shade trees planted 25 feet on center or equivalent groupings, and 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
7. The developer shall maintain the existing multi-use trail easement (MUTE) along the west side of 51st Avenue and construct a 10-foot-wide multi-use trail (MUT) within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement. The MUT shall be shaded to a minimum of 50 percent by large canopy shade trees, as approved by the Planning and Development Department.

8. A minimum 25-foot landscape setback shall be required along the east property line and shall include shade trees 20 feet on center or in equivalent groupings with 50 percent of the trees a minimum 4-inch caliper and 75 percent a minimum of 3-inch caliper, as approved by the Planning and Development Department.
9. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks and multi-use trail, as approved by the Planning and Development Department.
10. 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.
11. Access control for the proposed driveways to 51st Avenue will require review and approval by the Street Transportation Department during site development review. Driveway locations that do not align with the existing median opening may be restricted to prohibit certain turning movements, as indicated by the Street Transportation Department.
12. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

**Writer**

Nick Klimek

October 4, 2019

**Team Leader**

Samantha Keating

**Exhibits**

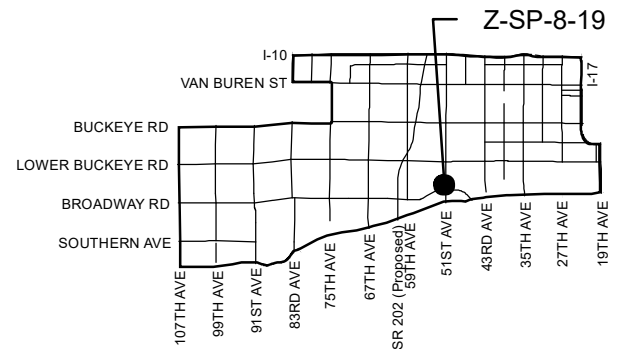
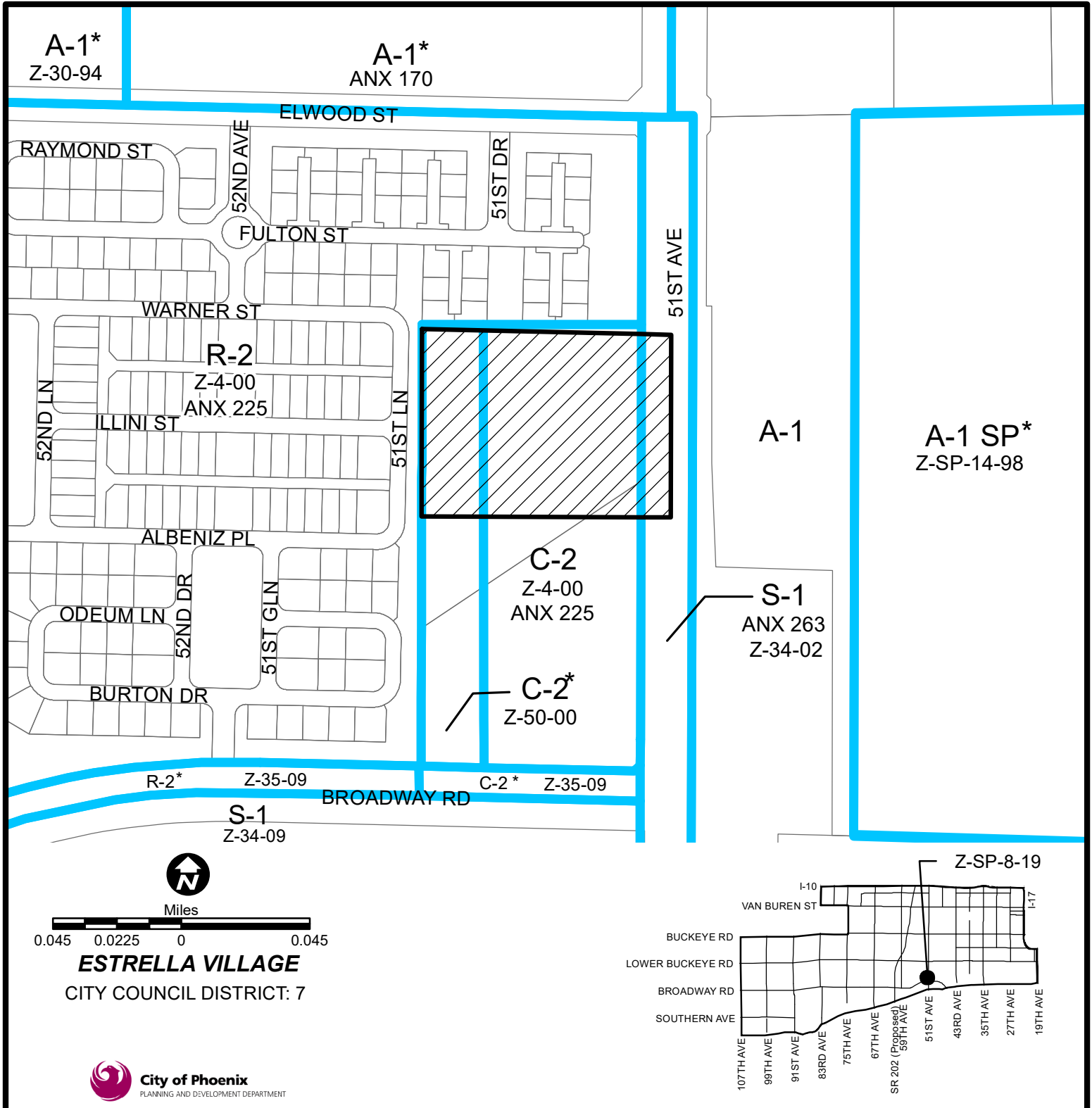
Zoning sketch map

Aerial sketch map

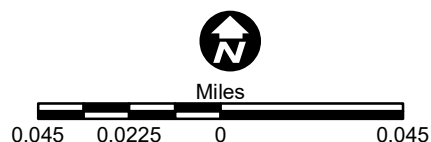
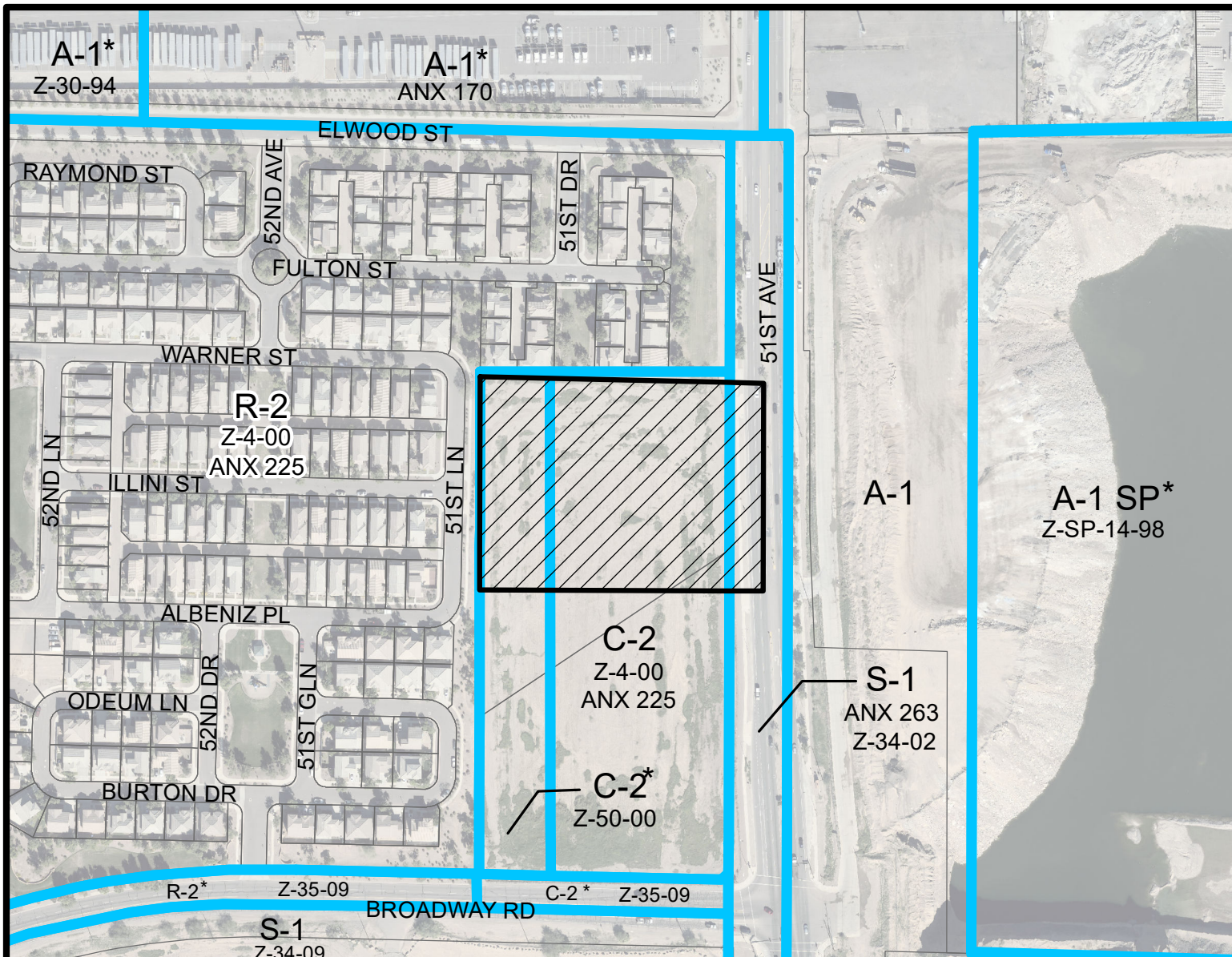
Conceptual Site Plan date stamped October 1, 2019

Conceptual Elevations date stamped August 12, 2019

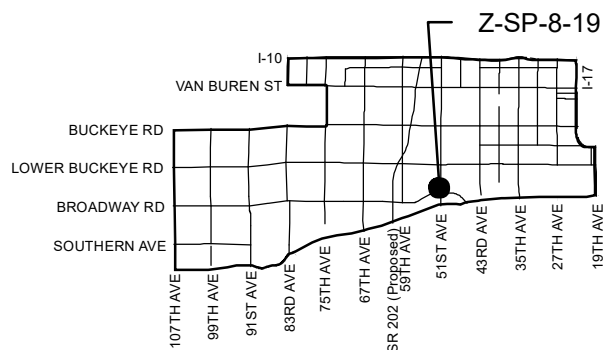
Community Correspondence (2 pages)



<b>APPLICANT'S NAME:</b> Brennan Ray, Burch & Cracchiolo, PA		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-SP-8-19	<b>DATE:</b> 9/18/2019 <b>REVISION DATES:</b>	<b>FROM:</b> C-2 ( 3.19 a.c.) S-1 ( 0.42 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 3.61 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 5-16	<b>ZONING MAP</b> E-5	<b>TO:</b> C-2 SP ( 3.61 a.c.)
<b>MULTIPLES PERMITTED</b> C-2, S-1 C-2 SP	<b>CONVENTIONAL OPTION</b> 46, 0 52		<b>* UNITS P.R.D. OPTION</b> 55, N/A 63
* Maximum Units Allowed with P.R.D. Bonus			



**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Brennan Ray, Burch & Cracchiolo, PA

APPLICATION NO. Z-SP-8-19

DATE: 9/18/2019  
REVISION DATES:

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

3.61 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.

QS 5-16

ZONING MAP

E-5

REQUESTED CHANGE:

FROM: C-2 ( 3.19 a.c.)  
S-1 ( 0.42 a.c.)

TO: C-2 SP ( 3.61 a.c.)

MULTIPLES PERMITTED

C-2, S-1

C-2 SP

CONVENTIONAL OPTION

46, 0

52

\* UNITS P.R.D. OPTION

55, N/A

63

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



OCT -1 2019

Planning & Development  
Department

ELWOOD STREET

RIVER BEND I, UNIT A  
TRACT "B"  
(BK. 675, PG. 11, M.C.R.)8' P.U.E. PER BK. 675,  
PG. 11, M.C.R.28' M.U.T.E. PER BK. 675, PG.  
11, M.C.R.100' ROAD DECLARED PER  
REC. NO. 2000-331874, M.C.R.  
(ROAD FILE NO. 5024-R)  
TO BE RELEASED51ST AVENUE  
300'01.53"W 868.23'(R)

(PUBLIC ROADWAY)

T.S.W. EASEMENT PER DOC.  
NO. 2005-0249468, M.C.R.

4' 40' WIDTH

4' 40' WIDTH

4' 40' WIDTH

4' 40' WIDTH

4' 40' WIDTH

4' 40' WIDTH

4' 40' WIDTH

4' 40' WIDTH

## SITE PLAN NOTES: (CITY OF PHOENIX)

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
6. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
7. THE MAXIMUM LOT COVERAGE IS AS FOLLOWS: 50% FOR THE ALL STRUCTURES
8. AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY P&D PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A SITE INSPECTION.
9. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
10. 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.
11. STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSWAYS, WITHIN A TRIANGLE MEASURING 33' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESSWAY RIGHT-OF-WAY LINES, WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-FEET.
12. 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'-FEET.
13. STRUCTURES AND LANDSCAPING AT "T"-TYPE PRIVATE ACCESSWAY INTERSECTIONS AND AT FOUR-WAY PRIVATE ACCESSWAY INTERSECTIONS CONTROLLED WITH STOP SIGNS WITHIN A 33'-FOOT X 15'-FOOT TRIANGLE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-FEET.
14. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'-FEET X 33'-FEET ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-FEET.
15. STRUCTURES AND LANDSCAPING AT UNCONTROLLED FOUR-WAY INTERSECTIONS OF PRIVATE ACCESSWAYS WITH PRIVATE ACCESSWAYS WITHIN A TRIANGLE MEASURING 33'-FEET X 33'-FEET ALONG THE RIGHT-OF-WAY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-FEET.
16. FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

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

JOSEPH M. CIRONE, P.E.

09-30-19  
DATE:

## KEY NOTES:

- |   |                            |
|---|----------------------------|
| 1 NEW 6" CONCRETE CURB                          | 21 NEW RETAINING WALL      |
| 2 NEW ASPHALT PAVEMENT                          | 22 NEW STORM DRAIN MANHOLE |
| 3 NEW SIDEWALK                                  | 23 NEW CATCH BASIN         |
| 4 NEW DRIVEWAY PER COP DTL P1255-2              | 24 NEW DRYWELL             |
| 5 NEW ADA/HANDICAP PARKING SPACE                | 25 NEW SEWER CLEANOUT      |
| 6 NEW TRASH ENCLOSURE                           | 26 NEW WATER VALVE         |
| 7 NEW ENTRY/EXIT GATE W/ MIN. 20' CLEAR OPENING | 27 NEW IRRIGATION METER    |
| 8 NEW RIP RAP                                   | 28 NEW WATER METER         |
| 9 NEW BOLLARD                                   | 29 NEW BACKFLOW PREVENTOR  |
| 10 NEW LANDSCAPE AREA                           | 30 NEW VALLEY GUTTER       |
| 11 NEW 9'x23' LOAD PARKING                      | 31 NEW 10' MULTI-USE TRAIL |
| 12 NEW STRIPING                                 | 32 NEW U-TYPE BIKE RACK    |
| 13 NEW KEY PAD                                  |                            |
| 14 NEW ELECTRIC TRANSFORMER                     |                            |
| 15 15'x30' SIGHT VISIBILITY TRIANGLE            |                            |
| 16 MONUMENT SIGN                                |                            |
| 17 NEW FIRE HYDRANT                             |                            |
| 18 NEW FIRE DEPARTMENT CONNECTION               |                            |
| 19 RELOCATE EXISTING STREETLIGHT                |                            |
| 20 NEW WHEELSTOP                                |                            |

## LEGEND:

- |           |                                   |
|-----------|-----------------------------------|
| ●●●●●●    | ADA ACCESS ROUTE                  |
| ⑤         | NUMBER OF PARKING SPACES          |
| —         | HANDICAP PARKING PAVEMENT MARKING |
| —         | HANDICAP PARKING BOLLARD & SIGN   |
| —         | NEW CONCRETE                      |
| —         | EXISTING CONCRETE                 |
| —OHE      | EXISTING OVERHEAD ELECTRIC        |
| °EB       | EXISTING ELECTRIC BOX             |
| XLP       | EXISTING LIGHT POLE               |
| PP        | EXISTING POWER POLE               |
| °WV       | EXISTING WATER VALVE              |
| °WM       | EXISTING WATER METER              |
| °BFP      | EXISTING BACKFLOW PREVENTER       |
| °FH       | EXISTING FIRE HYDRANT             |
| °S.D.M.H. | EXISTING STORM DRAIN MANHOLE      |
| °GRATE    | EXISTING CATCH BASIN              |
| °SMH      | EXISTING SEWER MANHOLE            |
| °COX      | EXISTING COX BOX                  |

Contact Arizona 811 at least two full working days before you begin excavation

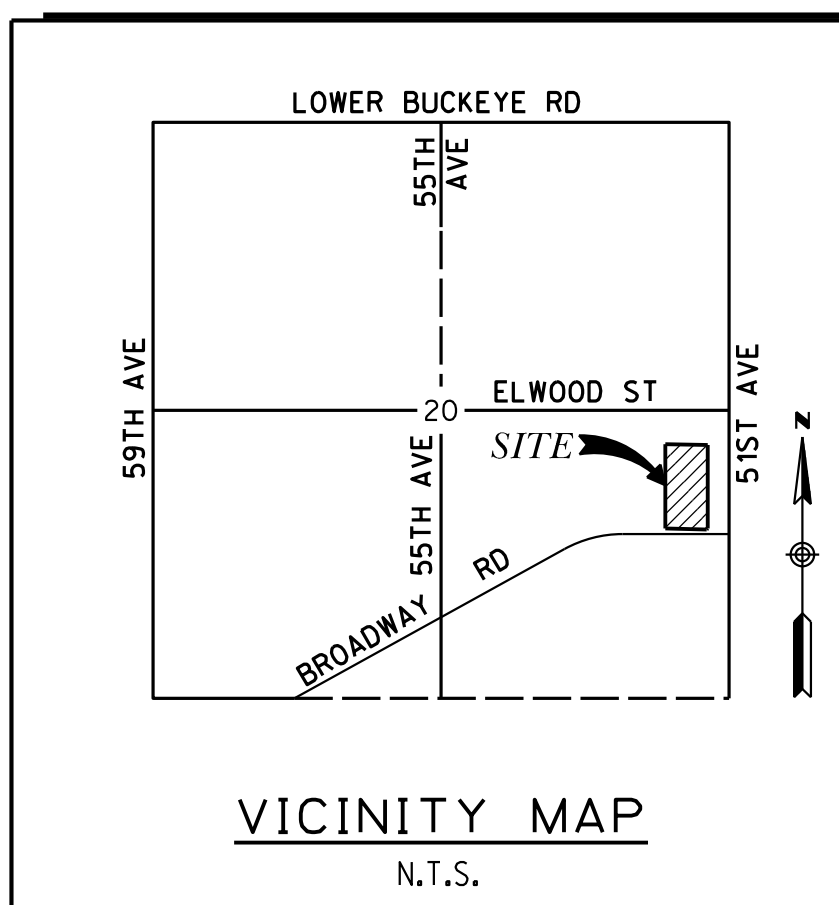
ARIZONA  
Call 811 or click Arizona811.com

SCALE: 1"= 30'

0' 15' 30' 60'

REVISIONS

NO.	DESCRIPTION	DATE



## OWNER:

WILLIAM WARREN GROUP  
959 SOUTH COAST DRIVE, SUITE 350  
COSTA MESA, CA 92626

CONTACT: TYLER BUSH  
PHONE: (480) 389-2954

## ENGINEER:

JMC ENGINEERING  
7315 N. 16TH STREET, SUITE 101  
PHOENIX, ARIZONA 85020

CONTACT: JOSEPH M. CIRONE, P.E.  
PHONE: (602) 957-3350

## PROJECT ADDRESS:

StorQuest Express  
SELF SERVICE STORAGE

3750 S 51ST AVE  
PHOENIX, AZ 85043

ASSESSOR'S  
PARCEL NUMBERS:

APN 104-59-003E

## BENCHMARK:

ARIZONA HIGHWAY DEPARTMENT BRASS CAP IN HAND  
HOLE AT THE INTERSECTION OF ELWOOD STREET &  
51ST AVENUE.

ELEVATION: 1017.01 (N.G.V.D. 29)  
(CITY OF PHOENIX DATUM)

## LEGAL DESCRIPTION:

A PORTION OF THE NORTH HALF OF THE SOUTHEAST  
QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2  
EAST OF THE GILA & SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA AS DESCRIBED BELOW:

COMMENCING AT THE EAST QUARTER CORNER OF SAID  
SECTION 20;

THENCE, SOUTH 00 DEGREES 01 MINUTES 53 SECONDS  
WEST, ALONG THE EAST LINE OF SAID SECTION 20, A  
DISTANCE OF 400.95 FT TO THE EASTERLY  
PROLONGATION OF THE SOUTH LINE OF TRACT B OF  
TRACT B OF RIVER BEND I, UNIT A ACCORDING TO  
BOOK 675 OF MAPS, PAGE 11, RECORDS OF SAID  
COUNTY;

THENCE, DEPARTING SAID EAST LINE NORTH 88  
DEGREES 49 MINUTES 59 SECONDS WEST, ALONG SAID  
PROLONGATION, A DISTANCE OF 55.01 FT TO THE  
POINT OF BEGINNING.

THENCE, NORTH 88°49' 59.00" WEST 405.11-FT;

THENCE, SOUTH 00°02' 08.00" WEST 345.68-FT;

THENCE, SOUTH 89°58' 07.00" EAST 405.06-FT;

THENCE, NORTH 00°01' 53.00" EAST 337.65-FT TO THE  
POINT OF BEGINNING, SUBJECT PARCEL COMPRISING  
138,390 SQUARE FEET OR 3.177 ACRES, MORE OR  
LESS.

## APPROVALS

RIVER BEND I, UNIT A  
TRACT "B"  
(BK. 675, PG. 11, M.C.R.)SMH  
RIM: 1015.50  
INV: 1009.30 (W)  
(FIELD VERIFY)SMH  
RIM: 1015.65  
INV: 1009.30 (W)  
(FIELD VERIFY)

## PROJECT DESCRIPTION:

THE WILLIAM WARREN GROUP, INC. PROPOSES TO DEVELOP A SELF-STORAGE FACILITY CONSISTING OF 55,087-SF OF ONE (1)-STORY STORAGE UNITS. THE SITE IS APPROXIMATELY 3.177 NET ACRES. THE FACILITY WILL INCLUDE AN ON-SITE 1,017-SF LEASING OFFICE ON THE GROUND FLOOR OF THE STORAGE FACILITY STRUCTURE. 51ST AVENUE DRIVEWAY IMPROVEMENTS WILL BE COMPLETED BY WILLIAM WARREN GROUP.

THE FACILITY HAS BEEN DESIGNED WITH A HIGH PRIORITY ON CUSTOMER SECURITY AND SAFETY. THE FACILITY WILL BE MONITORED BY INTERIOR AND EXTERIOR VIDEO SURVEILLANCE TO REDUCE VANDALISM AND LOITERING OPPORTUNITIES. SECURITY IS FURTHER HEIGHTENED BY PERIMETER FENCING SURROUNDING THE CUSTOMER LOADING AREAS AND DRIVE AISLES. CONTROLLED KEY PAD ACCESS WILL BE PROVIDED AT EACH ENTRY/EXIT GATE.

THERE ARE TWO (2) EXISTING ACCESS DRIVES FROM 51ST AVENUE. THE NORTHERN 30'-FT EXISTING DRIVE SHALL BE REPLACED WITH A 40'-FT DRIVE. THE SOUTHERN 30'-FT EXISTING DRIVE SHALL BE RELOCATED SOUTH TO ACCOMMODATE THE SITE LAYOUT AND WIDENED TO 40'-FT. INTERIOR DRIVE LINES AND PARKING AREAS WILL BE ASPHALT. THE STORAGE PARCEL DRIVE AISLES WILL BE DESIGNED TO ACCOMMODATE THE TURNING RADIUS OF EMERGENCY VEHICLES WHERE REQUIRED.

EACH STORAGE UNIT SHALL BE ACCESSED FROM THE DRIVE AISLES VIA OVERHEAD DOORS AT GROUND LEVEL AS INDICATED ON THE SITE PLAN. PERIMETER FENCING AND WALLS WILL BE PROVIDED TO HELP SCREEN THE SITE FROM ADJACENT RESIDENTIAL USES.

THE PROPOSED BUILDING ARCHITECTURE WILL INCORPORATE HIGH QUALITY MATERIALS, WITH VARYING, MASSING, TEXTURES AND COLORS. THESE DIFFERENT COMPONENTS HAVE BEEN ARTICULATED IN SUCH A WAY TO HELP BREAK UP THE FACADE, CREATING A VISUALLY APPEALING BUILDING, HIGHLY CONTRASTY TO THE TRADITIONAL APPEARANCE AND STIGMA OF SELF-STORAGE FACILITIES.

SELF STORAGE FACILITIES GENERATE ONLY MINIMAL VEHICULAR TRAFFIC. WE EXPECT THE TRAFFIC IMPACT TO THE AREA TO BE EXTREMELY LOW.

THE PROPOSED SITE IMPROVEMENTS AND ARCHITECTURE OF THE BUILDING WILL PROVIDE A POSITIVE IMPACT TO THE SURROUNDING PROPERTIES WHILE OFFERING A NEEDED USE TO THE IMMEDIATE RESIDENTS AS WELL AS THE SURROUNDING COMMUNITY.

## SITE DATA:

## ZONING INFORMATION:

EXISTING ZONING: (C-2) INTERMEDIATE COMMERCIAL  
PROPOSED ZONING: (C-2 SP)

POSSIBLE USE PERMITS:  
SPECIAL PERMIT REQUIRED

WAIVER REQUESTS:  
NONE ANTICIPATED

VARIANCES:  
NONE ANTICIPATED

NET & GROSS DATA:  
NET AREA: 138,390 S.F. (3,177 AC)  
GROSS AREA: 156,931 S.F. (3,603 AC)

BUILDING AREA:  
SELF STORAGE BUILDING A: 3,955 S.F.  
SELF STORAGE BUILDING B: 6,250 S.F.  
SELF STORAGE BUILDING C: 9,227 S.F.  
SELF STORAGE BUILDING D: 9,276 S.F.  
SELF STORAGE BUILDING E: 7,250 S.F.  
SELF STORAGE BUILDING F: 19,129 S.F.  
TOTAL SELF STORAGE AREA: 55,087 S.F.  
BUILDING CONSTRUCTION TYPE: V-B

LEASING OFFICE: 1,017 S.F.  
BUILDING CONSTRUCTION TYPE: V-B

LOT COVERAGE:  
= (SELF STORAGE SF + OFFICE SF) / NET ACREAGE  
= (55,087 S.F. + 1,017 S.F.) / 138,390 S.F.  
LOT COVERAGE: 40.5%

CITY OF PHOENIX ALLOWS 50% LOT COVERAGE  
WITHIN ZONE C-2.

PROPOSED MAX HEIGHT: 1 STORY, 15-FT

CITY OF PHOENIX ALLOWS A MAXIMUM OF FIFTEEN  
(15)-FT FOR A ONE (1)-STORY BUILDING WITHIN  
ZONE C-2.

MINIMUM LANDSCAPE REQUIRED: 10%  
LANDSCAPE PROVIDED: 21%

## PARKING CALCULATIONS:

PARKING RATIO REQ.	NO. UNITS	PARKING REQ.
(1 SPACE/35 UNITS)	427	(427/35) + 2 = 15
+ 2 SPACES*		
PARKING PROVIDED:	15 SPACES	
PARKING PROVIDED:	25 SPACES (1 ACCESSIBLE)	
BICYCLE RATIO REQ.	NO. UNITS	BIKE PARKING REQ.
(1 SPACE/25 VEHICULAR SPACES)	25	(25/25) = 1
BIKE PARKING REQ:	1 SPACE	
BIKE PARKING PROV:	5 SPACES	

\*MINIMUM PARKING SPACES REQUIRED PER SECTION  
702, CH. 1 SPACE PER 35 STORAGE UNITS PLUS 2  
SPACES FOR MANAGER'S OFFICE

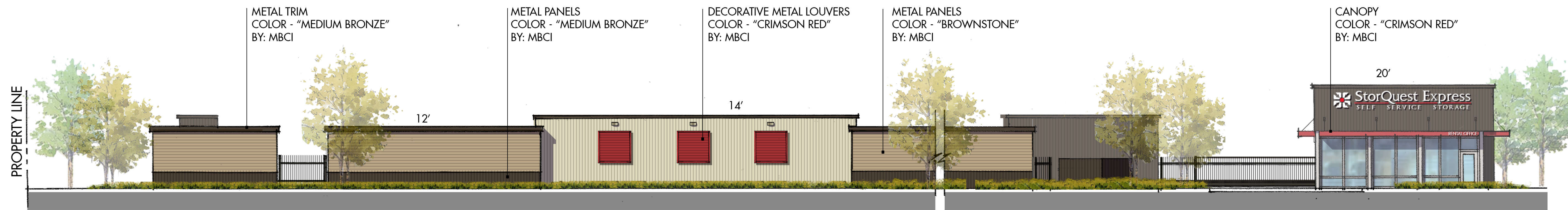
## UNIT CALCULATIONS:

UNIT TYPES	UNIT SIZE	HEIGHT	TYPE	QTY.	TOTAL S.F.
1	5'x5'	10'	CC	46	1,150 S.F.
2	5'x5'	10'	DU	7	175 S.F.
3	5'x6'	10'	DU	6	180 S.F.
4	5'x10'	10'	CC	72	3,600 S.F.
5	5'x10'	10'	DU	38	1,900 S.F.
6	10'x7.5'	10'	CC	18	1,350 S.F.
7	10'x10'	10'	DU	25	2,500 S.F.
8	10'x12.5'	10'	DU	18	2,250 S.F.
9	10'x15'	10'	DU	76	11,400 S.F.
10	10'x20'	10'	DU	63	12,600 S.F.
11	10'x25'	10'	DU	42	10,500 S.F.
12	10'x30'	10'	DU	16	4,800 S.F.
TOTAL:				427	52,405 S.F.

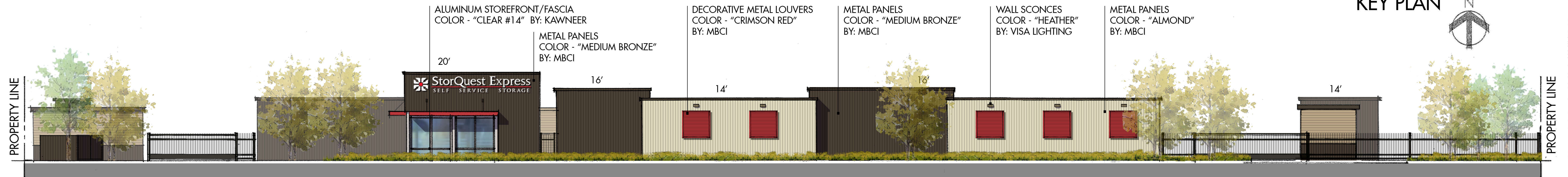
## FIRE LANE DIMENSIONS

W=20' MIN.  
R1=55' FOR COMMERCIAL USES  
R2=35' FOR COMMERCIAL USES

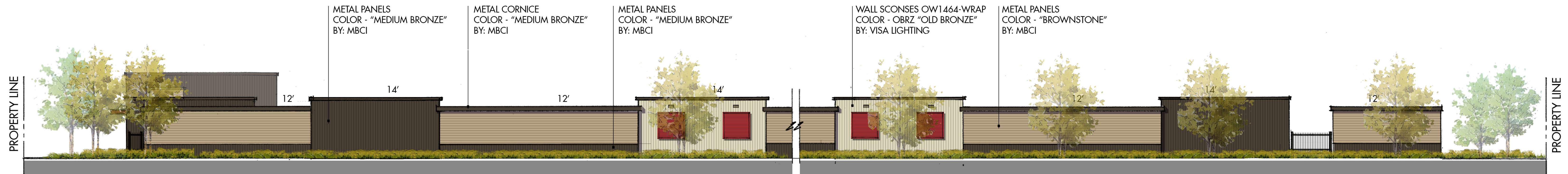




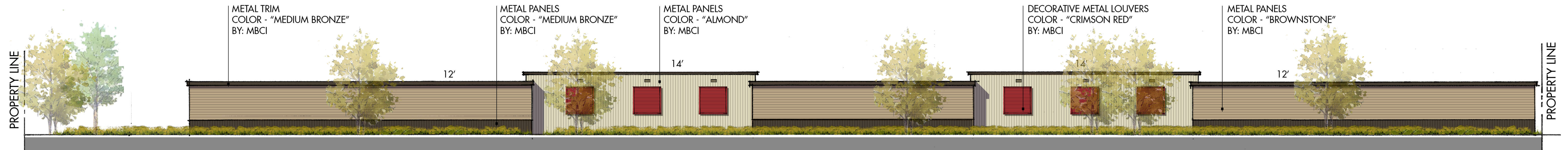
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

DATE: 08.06.19  
MCG JOB #: 19.301.01

DATE	REVISIONS
09.05.18	
04.24.19	

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

## ELEVATIONS

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



W 51st AVE. & W BROADWAY RD  
PHOENIX, AZ

CITY OF PHOENIX  
AUG 12 2019  
Planning & Development  
Department

111 Pacifica, Suite 280  
Irvine, California 92618  
① 949.553.1117 ② 949.474.7056  
mcgarchitecture.com





## Nick Klimek

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**Subject:** FW: New REZONING Case File: Z-SP-8-19-7 (Approximately 475 feet north of the northwest corner of 51st Avenue and Broadway Road)

**From:** Jaime Rivera <[jrivera@riverside.k12.az.us](mailto:jrivera@riverside.k12.az.us)>

**Sent:** Friday, August 30, 2019 7:09 PM

**To:** PDD Zoning <[zoning@phoenix.gov](mailto:zoning@phoenix.gov)>

**Cc:** Joyce Luckie <[jluckie@riverside.k12.az.us](mailto:jluckie@riverside.k12.az.us)>; Maria Carbajal <[mcarbajal@riverside.k12.az.us](mailto:mcarbajal@riverside.k12.az.us)>; [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)

**Subject:** Fw: New REZONING Case File: Z-SP-8-19-7 (Approximately 475 feet north of the northwest corner of 51st Avenue and Broadway Road)

To whom it may concern,

As Superintendent of the Riverside Elementary School District No. 2 I would like to make clear that we are adamantly against having a self-storage located at the corner of 51st Avenue and Broadway. This is not a location for a self-storage as it is next to a residential development and an eye sore for our students as they walk to school. We need to balance the development of the Riverbend housing development to provide residents an environment that is conducive to a good quality of life not an area riddled with unwanted nor needed eye sores. This includes pawn shops, vape shops, adult entertainment, etc. Please file this as a formal complaint against rezoning this location for a storage facility. Please provide us confirmation that our comments against are filed and will be presented to the City Council for their review. We would also like to be informed when the City Council will vote on this agenda item.

Dr. Jaime A. Rivera

Superintendent of Schools/CEO

Riverside Elementary School District No. 2

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**From:** Geno Koman <[geno.koman@phoenix.gov](mailto:geno.koman@phoenix.gov)>

**Sent:** Friday, August 30, 2019 11:46 AM

**Cc:** Nick Klimek

**Subject:** New REZONING Case File: Z-SP-8-19-7 (Approximately 475 feet north of the northwest corner of 51st Avenue and Broadway Road)

Good morning,

The following rezoning case files are ready for review. Please submit your comments to Nick Klimek at [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov).

CASE FILE: Z-SP-8-19-7

VILLAGE: Estrella

**From:** [Janice Varnado](#)  
**To:** [Nick Klimek](#)  
**Subject:** Subject: StorQuest Special Permit - Case No. Z-SP-8-19  
**Date:** Saturday, September 14, 2019 3:41:03 PM

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Hello Mr. Klimek,

As a home owner in the River Bend Community, I have concerns regarding the potential building of a self-storage facility in my community. I am opposed the building of a storage locker in the community for several reasons. River Bend residents are on the border of Laveen, therefore we to travel to Laveen for all of our shopping needs as a result of not having any convenience stores in our area. I live on 51st Avenue in between Lower Buckeye and Broadway and would like to see either a restaurant or grocery store located on the property where the storage facility is requesting to be built. In addition, there are several storage facilities in the area and we have no need for another facility. Lastly, it has been a known fact that typically storage facilities attract homeless individuals as they tend to live in the units and we definitely do not want to see this type of traffic in our community. It would increase crime as well as bring down our property value.

My husband Michael Varnado and I are opposed to StoreQuest's application and do not want to see a storage facility in our community.

For additional questions or concerns, please don't hesitate to contact me. I can be reached at 602-702-9939. I would like to attend the next Village Planning meeting in our area and would like additional information on the dates and time of the meetings.

Thank you, have a wonderful day :)

*Janice M. Varnado*

*"Service is the ----- Message truncated -----  
Janice M. Varnado*

*"Service is the rent we pay for the  
privilege of living on this earth" -  
Shirley Chisholm*

*"If your dreams do not scare you, they are not  
big enough." - Ellen Johnson Sirleaf, President of Liberia*



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