

ATTACHMENT B



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-9-23-7

May 16, 2024

Estrella Village Planning Committee Meeting Date: May 21, 2024

Meeting Date:

Planning Commission Hearing Date: June 6, 2024

Request From: S-1 (Pending C-2) (Ranch or Farm Residence District, Pending Intermediate Commercial) (9.90 acres)

Request To: C-2 SP (Intermediate Commercial, Special Permit) (9.90 acres)

Proposal: Self-storage and underlying C-2 commercial uses

Location: Southeast corner of 95th Avenue and Broadway Road

Owner: Doug Schreiber, Desert West Storage, LLC

Applicant/Representative: Benjamin Tate, Withey Morris Baugh, PLC

Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 1 to 2 dwelling units per acre	
<u>Street Map Classification</u>	Broadway Road	Arterial	33-foot south half street (+7-foot easement) in County jurisdiction
	95th Avenue	Minor collector	0-feet

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

The Special Permit request, Z-SP-9-23-7, proposes a self-service storage facility with an area for future commercial uses. The development will provide a place for business to operate and grow within close proximity to the proposed SR-30 and will serve the nearby residents.

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The request will allow for increased commercial intensity with a proposal that is sensitive to the scale of surrounding neighborhoods.

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

The proposal, as stipulated, will provide shade along the adjacent public sidewalk and multi-use trail. This will mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Estrella Village Plan](#): Background Item No. 7.

[Estrella Village Arterial Street Landscaping Program](#): Background Item No. 8.

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

[Comprehensive Bicycle Master Plan](#): Background Item No. 10.

[Tree and Shade Master Plan](#): Background Item No. 11.

[Transportation Electrification Action Plan](#): Background Item No. 12.

[Conservation Measures for New Development](#): Background Item No. 13.

[Phoenix Climate Action Plan](#): Background Item No. 14.

[Zero Waste PHX](#): Background Item No. 15.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Agricultural land	S-1
North (across Broadway Road)	Single-family residential	R1-6 PCD
East	Agricultural land, dairy uses	County RU-43
South	Agricultural land	County RU-43 (Proposed SR-30)
West	Single-family residential, vacant land (proposed single-family residential subdivision)	R1-10 PCD

C-2 SP Intermediate Commercial, Special Permit		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Maximum Lot Coverage	50%	31.5% (Met)
Maximum Building Height	2 stories and 30 feet	Office: 22 feet 8 inches (Met) Storage building: 12 feet 8 inches (Met)
MINIMUM BUILDING SETBACKS		
North (adjacent to Broadway Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of the structure	50 feet (Met)
East (adjacent to County RU-43)	1 story or 15 feet (storage building): 25 feet 2 stories or 30 feet (office building): 50 feet	Storage building, 25 feet (Met) Office building, approximately 200 feet (Met) Future retail PAD area: 0 feet (Not Met)*
South (adjacent to County RU-43)	25 feet	56 feet (Met)

West (adjacent to 95th Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the structure	30 feet (Met)
MINIMUM LANDSCAPE SETBACKS		
North (adjacent to Broadway Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage	50 feet (Met)
East (adjacent to County RU-43)	10 feet	0 – 25 feet (Not Met)* 0 feet (Future retail PAD area) (Not Met)*
South (adjacent to County RU-43)	10 feet	26 feet (Met)
West (adjacent to 95th Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage	30 feet (Met)
Parking	18 spaces 1 space for each 35 storage units 1 space for 300 square feet of office	61 spaces (Met)

*Variance or Site Plan modification needed

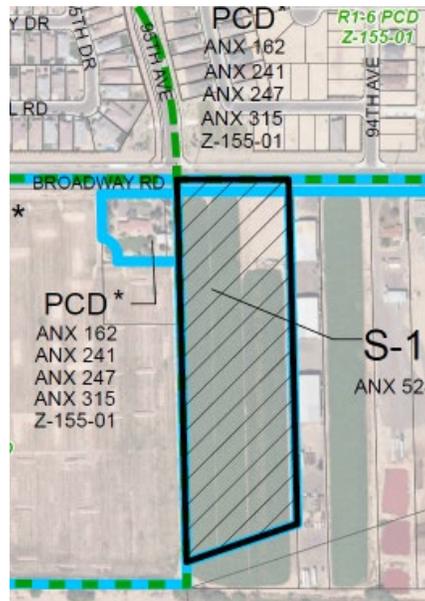
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 9.90 acres located on the southeast corner of 95th Avenue and Broadway Road from S-1 (Pending C-2) (Ranch or Farm Residence, Pending Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow self-storage and underlying C-2 commercial uses. Companion Rezoning Case No. Z-114-23-7 is a request to rezone the site to C-2 to allow commercial uses. The site is currently utilized as agricultural land.

SURROUNDING LAND USES AND ZONING

2. The area to the north, across Broadway Road, is developed with single-family residences zoned PCD (Approved R1-6 PCD) (Planned Community District, Approved Single-Family Residence District, Planned Community District). The property to the east consists of commercial vehicle storage and agricultural land located within Maricopa County zoned RU-43 (One Acre Per Dwelling Unit). A large lot single-family residence is located to the west of the subject site. This site is zoned PCD (Approved R1-10 PCD) (Planned Community District, Approved Single-Family Residence District, Planned Community District). The remainder of the site, west of the subject site is vacant land proposed as single-family residential zoned R1-10 PCD (Single-Family Residential District, Planned Community District). Finally, south of the subject site is vacant/agricultural land located in Maricopa County zoned RU-43 (One Acre Per Dwelling Unit).



Existing Zoning Aerial Map

Source: Planning and Development Department

The subject site is located north of the Selected Alternative for State Route 30 (previously SR 801). The SR 30 would provide additional freeway traffic capacity south of the Interstate 10 in the West Valley. The proposed C-2 zoning designation would allow for commercial uses adjacent to the State Route 30.

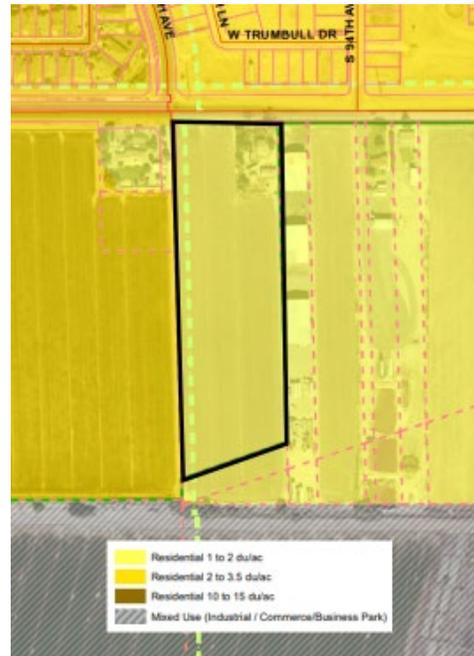


Proposed SR 30

Source: Arizona Department of Transportation

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Residential 1 to 2 dwelling units per acre. The proposal is not consistent with the designation; however, as the site is under 10 acres, a General Plan Amendment is not required. The properties to the north, across Broadway Road, are designated Residential 2 to 3.5 dwelling units per acre. The property located west of the subject site is designated Residential 2 to 3.5 dwelling units per acre with a small portion designated as Residential 1 to 2 dwelling units per acre. The areas immediately to the east and south are designated Residential 1 to 2 dwelling units per acre. Finally, the area further south, along the proposed SR 30 route, is designated as Mixed Use (Industrial / Commerce/Business Park).



General Plan Land Use Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The conceptual site plan, attached as an exhibit, depicts a self-service storage warehouse for the majority of the site, and a future commercial pad on the northeast portion of the site. The subject site will have access via Broadway Road with an exit gate located on 95th Avenue, on the southwest portion of the site. The self-service storage warehouse facility consists of “roll-up” self-service storage units and drive aisles, 26 covered recreational vehicles/boat parking spaces on the south portion of the site, along with a designated landscape area. The conceptual site plan does not meet the landscape and building setbacks for the future commercial pad portion of the site. Additionally, the drive aisle for the outdoor storage encroaches into the landscape setback on the east portion of the site. As a result, staff does not recommend general conformance to the site plan.

The future commercial pad, located on the northeast portion of the subject site, does not have a specific development plan. Although no development plan exists, any future development is subject to the approved stipulations for this case and the Zoning Ordinance requirements. Staff recommends that site plans for any future development be reviewed and approved by the Planning Hearing

Officer through the public hearing process. This is addressed in Stipulation No. 2.

5. **Elevations**

The conceptual building elevations, attached as an exhibit, depict a one-story self-service office building with a maximum height of approximately 23 feet to the top of the parapet. The rows of storage units have a maximum height of approximately 13 feet. The proposed self-service storage warehouse elevations depict stucco exteriors, with metal accents and stone veneer. As a result, staff recommends general conformance to the proposed elevations. This is addressed in Stipulation No. 1.

The future commercial pad does not have any proposed elevations. Staff recommends that elevations for any future development be reviewed and approved by the Planning Hearing Officer through the public hearing process. This is addressed in Stipulation No. 2.

6. **Special Permit**

Self-service storage facilities are permitted in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:

- a) All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10 percent of the gross site area.
- b) No auctions, sales, services and repair activity shall be conducted on the site.
- c) There shall be no storage or use of hazardous or dangerous materials on the premises.
- d) The site shall have direct access to an arterial street.
- e) Landscape areas adjacent to residential zones must be a minimum of ten feet.

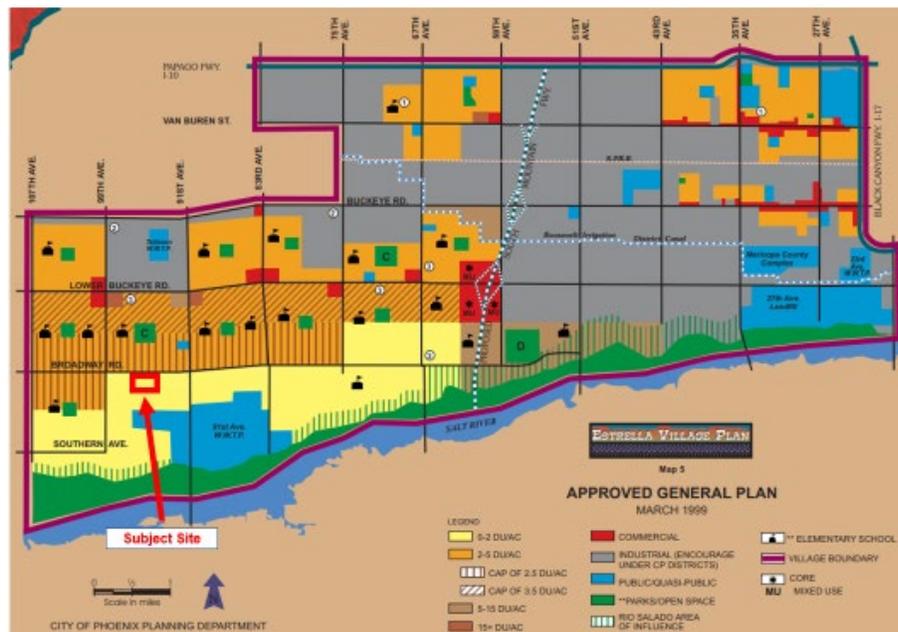
The proposal meets the above conditions by providing indoor and outdoor storage without any hazardous materials on the premises. Additionally, a multi-use trail will be provided along the western portion of the subject site, further buffering the commercial use when adjacent to proposed single-family residential. Furthermore, vehicular access is provided via Broadway Road, which is an arterial street.

PLANS, OVERLAYS, AND INITIATIVES

7. Estrella Village Plan

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



Estrella Land Use Map

Source: Planning and Development Department

Goal 3 of the Estrella Village Plan, “Protection of residential neighborhoods”, Objective A, “New Residential Development”, recommends that new residential developments and retail centers are supported by street circulation systems and surrounding character. Adjacent to an arterial, the proposed C-2 zoning district allows commercial uses that are supported by the existing streets which will be improved.

Goal 5, “Urban Design”, recommends for streetscape and trail systems to be uniform and consistent to provide identity and linkage between neighborhoods and with activity centers. Several stipulations as recommended by staff would promote enhanced urban design along the streetscapes. Stipulation No. 16 requires a multi-use trail along the west portion of the subject site to ensure the development of the planned trail.

8. **Estrella Village Arterial Street Landscaping Program**

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planning guidelines, the plan also includes the locations for entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

The subject site is adjacent to Broadway Road, an arterial street. Thus, staff recommends Stipulation No. 3 to require adherence with the Estrella Village Arterial Street Landscaping Program requirements along the street frontage to promote the community's character.

9. **Complete Streets Guiding Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 4. Furthermore, a HAWK pedestrian crossing is recommended at the intersection of 95th Avenue and Broadway Road to further pedestrian safety adjacent to the site. This is addressed in Stipulation No. 18. In addition, any street improvements must comply with City of Phoenix and ADA standards. This is addressed in Stipulation No. 23.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the proposed commercial development will have a minimum of two bicycle parking spaces for each non-storage building provided through Inverted U and/or artistic racks. This is addressed in Stipulation No. 6.

11. **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 surface parking lot areas to be shaded by either minimum two-inch caliper, drought tolerant, shade trees or structures to achieve

a minimum of 25 percent shade. This is addressed in Stipulation No. 5.

12. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 7.

13. **[Conservation Measures for New Development](#)**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 8 through 12.

14. **[Phoenix Climate Action Plan](#)**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 11, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

15. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

16. As of the writing of this report no letters of support or opposition have been received for this rezoning request.

INTERDEPARTMENTAL COMMENTS

17. **Street Transportation Department**

The Street Transportation Department has requested the following:

- A 55-foot right-of-way dedication for the south side of Broadway Road.
- All street improvements to Broadway Road be constructed per the Sunset Farms Master Street Plan.
- A 30-foot right-of-way dedication for the east side of 95th Avenue.
- A 32-foot Multi-Use Trail Easement and construction of a trail adjacent to the western property line.
- The improvements to 95th Avenue to include a detached sidewalk with a landscape area.
- A HAWK pedestrian crossing at the intersection of 95th Avenue and Broadway Road.
- An enhanced pedestrian connection be provided on the western portion of the site to the multi-use trail.
- A Traffic Impact Study to be submitted to the City.
- All existing electrical utilities within the right-of-way be undergrounded per the Sunset Farms Master Street Plan.
- All unused driveways, sidewalks, curb, and gutter be replaced and to replace broken or out-of-grade curb gutter, sidewalks, and curb ramps to meet current ADA guidelines.
- All streets be constructed with all required elements and ADA standards.

These are addressed in Stipulation Nos. 13 through 23.

18. **Public Transit Department**

The Public Transit Department has requested a bus stop pad on eastbound

Broadway Road. This is addressed in Stipulation No. 24.

OTHER

19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 25 through 27.
20. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 28.
21. 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 proposal will develop vacant property and provide additional employment options and commercial services within close proximity to future residences and the SR 30.
2. The proposal, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.
3. As stipulated, the proposal supports efforts from various plans and initiatives, including enhanced shading and landscape standards, electric vehicle capabilities, and numerous water conservation initiatives including low water usage/drought tolerant vegetation and green infrastructure techniques.

Stipulations

1. The development shall be in general conformance with the elevations date stamped December 7, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. Conceptual site plan and elevations for the future commercial pad as shown on the site plan date stamped March 4, 2024, shall be reviewed and approved by the Planning Hearing Officer through the public hearing process for stipulation modification prior to preliminary site plan approval. This is a legislative review for conceptual purposes only. Specific development standards and requirements may be determined by the Planning Hearing Officer and the Planning and Development Department.
3. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, as approved by the Planning and Development Department.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
6. A minimum of two bicycle parking spaces per non-storage building shall be provided through Inverted U and/or artistic racks located near the front entrance of the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of 10% of the required parking spaces shall be EV Ready and a minimum of 5% shall be EV Capable.
8. Only landscape materials listed in the Phoenix Active Management Area Low-Water/Drought-Tolerant Plant List shall be utilized within the development, as approved or modified by the Planning and Development Department.

9. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controllers) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
10. Pressure regulating sprinkler heads and drip lines shall be utilized in any turf areas to reduce water waste.
11. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low-Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.
13. A minimum 55-feet of right-of-way shall be dedicated for the south side of Broadway Road, adjacent to the development.
14. Improvements to the south half of Broadway Road shall be constructed per the Sunset Farms Master Street Plan consisting of a 14-foot raised center median and a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape area, adjacent to the development.
15. A minimum 30-feet of right-of-way shall be dedicated for the east side of 95th Avenue, per the Sunset Farms Master Street Plan.
16. A minimum 32-foot wide Multi-Use Trail Easement (MUTE) shall be dedicated adjacent to the western property line. Construction of the Multi-Use Trail shall comply with the Estrella Multi-Purpose Trail Plan.
17. Improvements to the east side of the 95th Avenue right-of-way shall be constructed per the Collector cross-section and consist of a minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape area, per the Sunset Farms Master Street Plan.
18. A Self-Service Storage Warehouse use shall deposit 50% of the cost of a HAWK pedestrian crossing at the intersection of 95th Avenue and Broadway Road in an escrow account to the Street Transportation Department, prior to final site plan approval. Should the parcel develop under any other C-2 permitted use, the development shall fully fund and construct the HAWK pedestrian crossing at the

intersection of 95th Street and Broadway Road, as approved by the Street Transportation Department. The HAWK placement within the intersection to be as determined by the Street Transportation Department.

19. An enhanced pedestrian connection shall be provided on the western site boundary, adjacent to the trail, to allow for direct pedestrian access through the site to the trail system.
20. The developer shall submit a Traffic Impact Study for this development. No preliminary approval of plans shall be granted until the study has been reviewed and approved by the City.
21. All existing electrical utility poles within the public right-of-way shall be relocated and undergrounded, per the Sunset Farms Master Street Plan. The developer shall coordinate with the affected utility companies for their review and permitting.
22. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
23. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
24. A bus stop pad shall be constructed on eastbound Broadway Road, located from 95th Avenue according to City of Phoenix Standard Detail P1258. The pad shall be designed according to City of Phoenix Standard Detail P1260 with a depth of 10 feet.
25. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
26. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

27. 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.
28. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Nayeli Sanchez Luna

May 16, 2024

Team Leader

Racelle Escolar

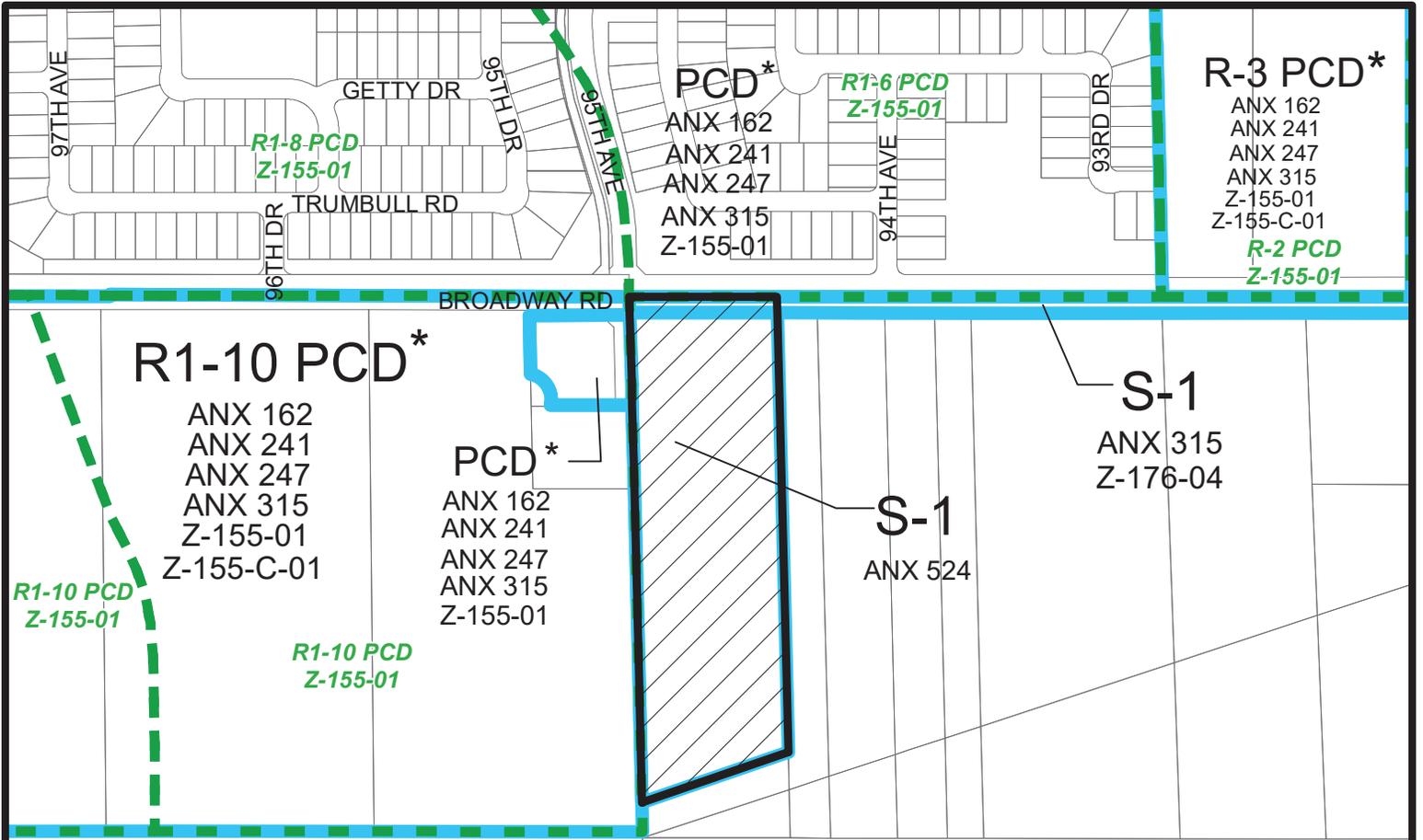
Exhibits

Sketch map

Aerial map

Conceptual site plan date stamped April 23, 2024

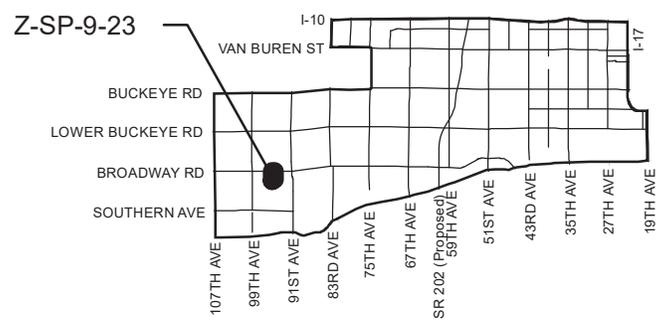
Conceptual elevations date stamped December 7, 2023 (4 pages)



MARICOPA COUNTY

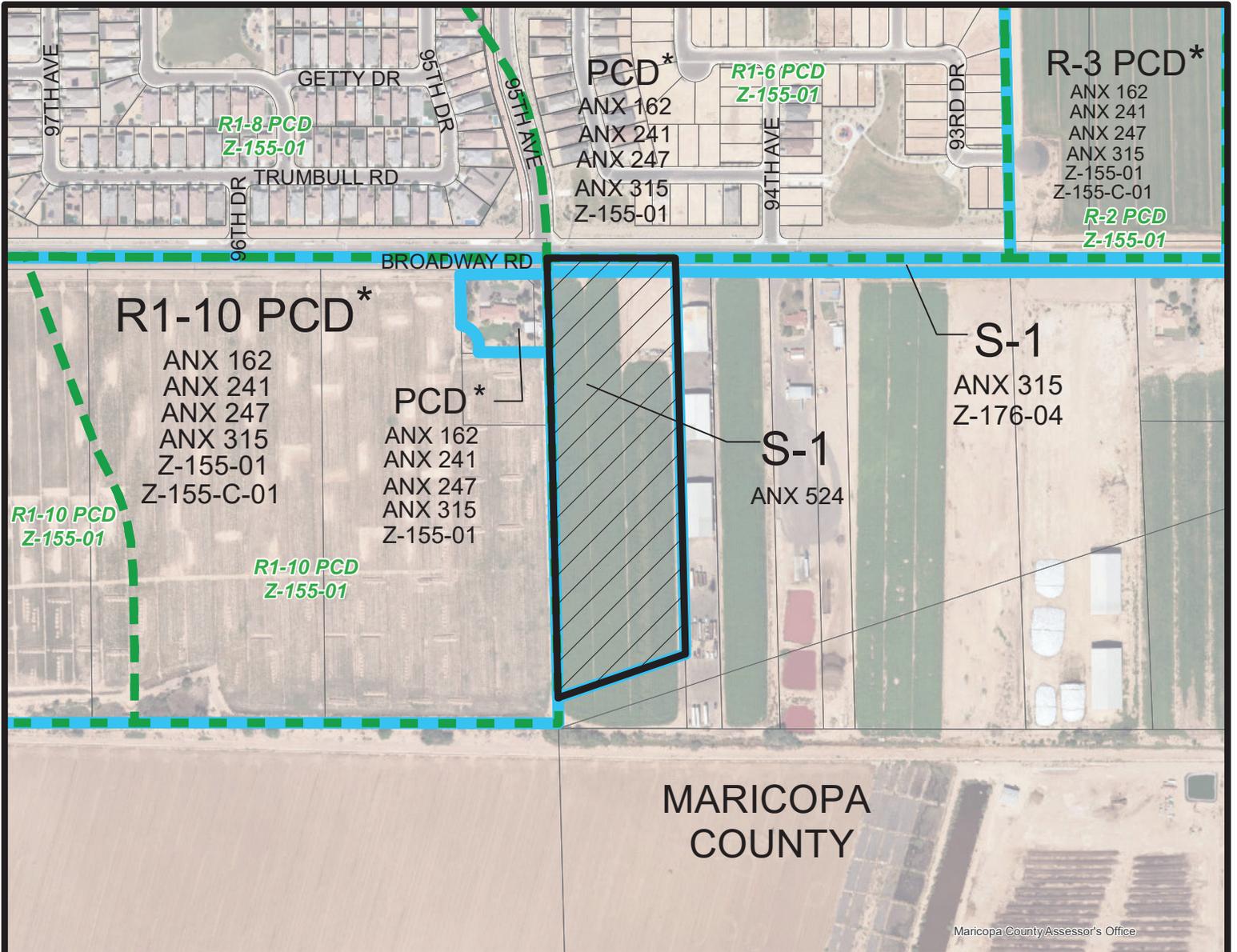


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7

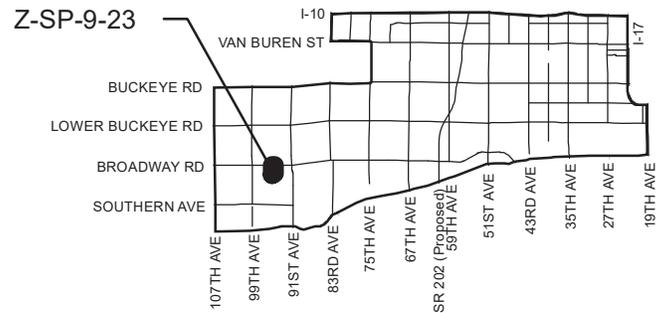


APPLICANT'S NAME: Benjamin Tate		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-9-23		FROM: S-1 (Pending C-2) (9.90 a.c.)	
DATE: 1/03/2024 <small>REVISION DATES:</small>		TO: C-2 SP (9.90 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 9.90 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 4-6	<small>ZONING MAP</small> E-3
MULTIPLES PERMITTED S-1 (Pending C-2) C-2 SP		CONVENTIONAL OPTION 9 (143) 143	
		* UNITS P.R.D. OPTION N/A (172) 172	

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

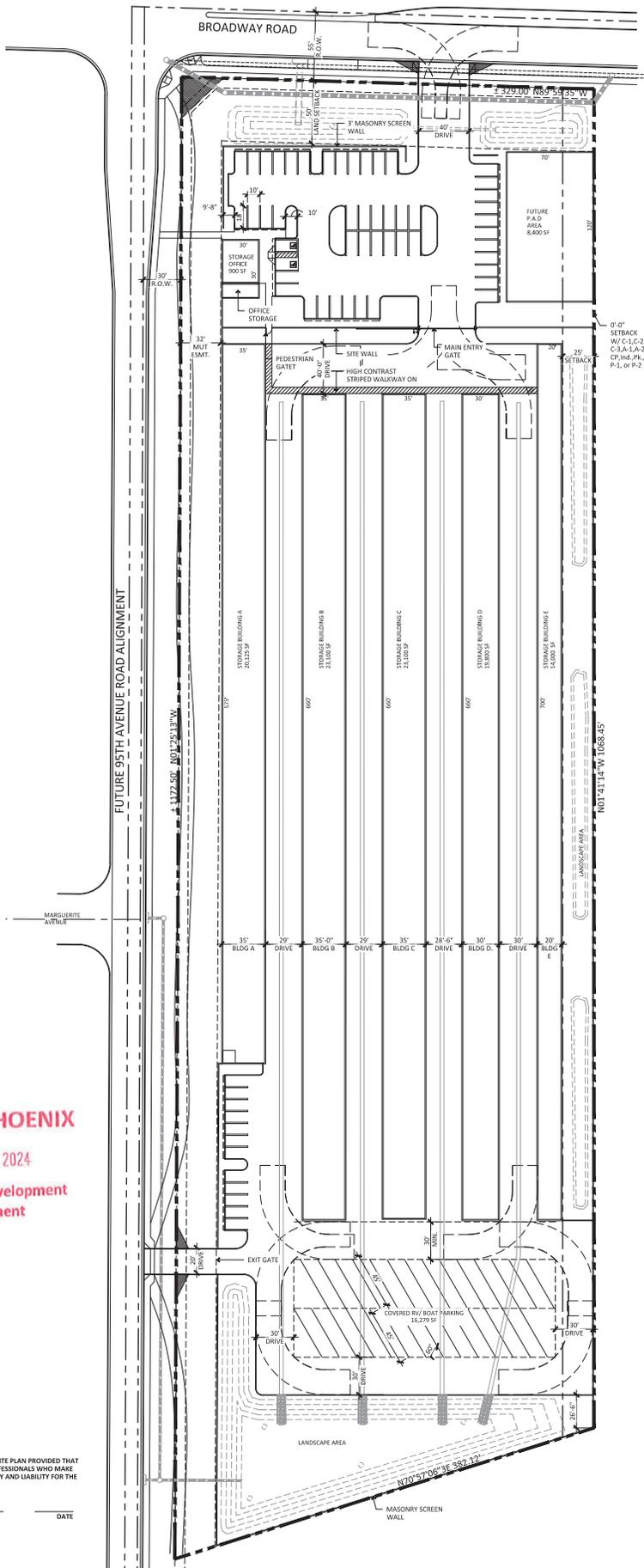


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: Benjamin Tate		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-9-23		FROM: S-1 (Pending C-2) (9.90 a.c.)	
DATE: 1/03/2024 <small>REVISION DATES:</small>		TO: C-2 SP (9.90 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 9.90 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 4-6	<small>ZONING MAP</small> E-3
MULTIPLES PERMITTED S-1 (Pending C-2) C-2 SP		CONVENTIONAL OPTION 9 (143) 143	
		* UNITS P.R.D. OPTION N/A (172) 172	

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



PROJECT DIRECTORY

APPLICANT:
DESERT WEST STORAGE
PO BOX 570
SUPRISE, AZ 85374
CONTACT: DOUG SCHREIBER
PHONE: (623) 521-2199
E-MAIL: desertweststorage@gmail.com

ARCHITECT:
RKA ARCHITECTS, INC.
2233 E THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: JEROD NEFRETTE
PHONE: (602) 955-3900
E-MAIL: jnefette@rkaa.com

PROJECT DESCRIPTION

NEW GROUND UP BUILDING FOR FUTURE OFFICE SPACE AND STORAGE AND COVERED R.V., WITH SMALL PAD AREA

SITE DATA

ASSESSOR PARCEL NO.	101-36011P
GROSS SITE AREA:	8.84 ACRES (381,538 SF)
NET SITE AREA:	8.57 ACRES (373,152 SF)
PROPERTY TYPE:	Self Storage And Office Space
EXISTING ZONING:	R11-43-54
PROPOSED ZONING:	C-2 (SPECIAL USE PERMIT)
LOT COVERAGE:	117,664 SF / 373,152 SF = 31.5%
OPEN STORAGE (RV PARKING):	16,279 SF / 373,152 SF = 04.3%

PARKING DATA

TOTAL PARKING REQUIRED:	18 SPACES
Office - 300 SF	1 SPACE / 300 SF = 3 SPACES
Utility Locker - 360 SF	1 SPACE / 35 UNITS = 0 SPACES
Building A - 20,125 SF	1 SPACE / 35 UNITS = 2 SPACES
Building B - 23,100 SF	1 SPACE / 35 UNITS = 4 SPACES
Building C - 23,100 SF	1 SPACE / 35 UNITS = 4 SPACES
Building D - 19,800 SF	1 SPACE / 35 UNITS = 4 SPACES
Building E - 14,000 SF	1 SPACE / 35 UNITS = 1 SPACE

TOTAL PARKING PROVIDED:	61 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	2 SPACES

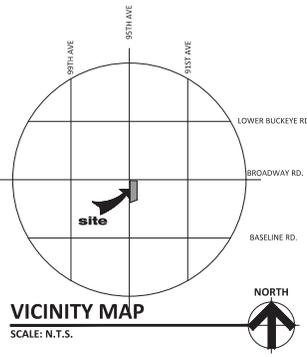
GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDESGROUNDED.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
- STRUCTURES AND LANDSCAPING WITHIN THE INTERSECTION VISIBILITY TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
- 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.
- 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.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED FOR THIS PLAN.
- GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF 8:00AM AND 5:00PM.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

CITY OF PHOENIX

APR 23 2024

Planning & Development
Department



VICINITY MAP
SCALE: N.T.S.

- KVA-21-1746
- SDEV: 2100193
- PAPP: 2102767
- CLS-104-6

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

SIGNATURE OF COPYRIGHT OWNER _____ DATE _____

PRINTED NAME OF COPYRIGHT OWNER _____

SITE PLAN

SCALE: 1" = 40'-0"



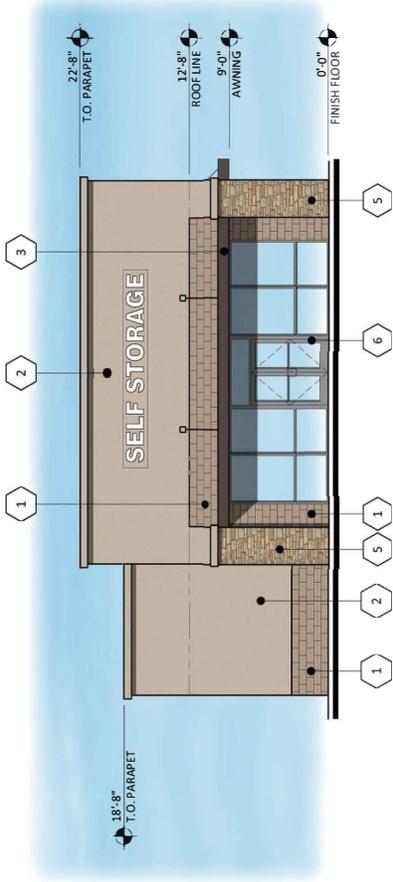
DESERT WEST STORAGE
SEC 95TH AVENUE AND BROADWAY ROAD
ESTRELLA VILLAGE, PHOENIX, ARIZONA
DATE: 04-23-2024 (PRELIMINARY)

SP-1

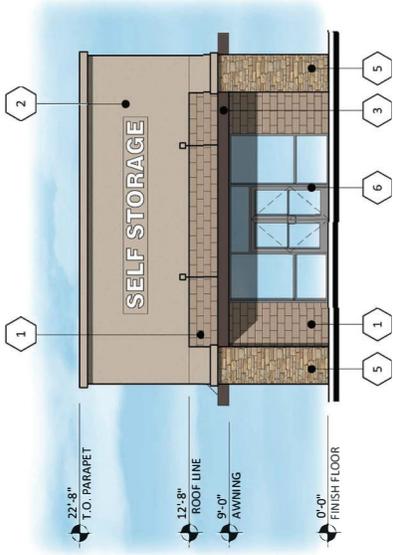
RKAA# 22159.5

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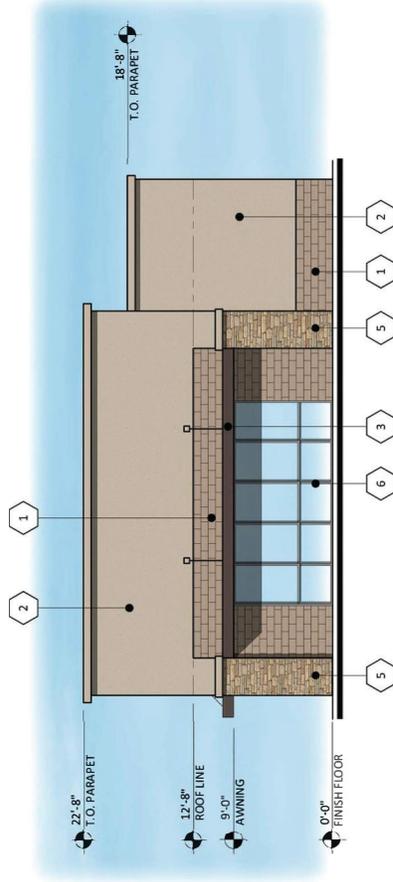
①	MATERIALS
1	PAINTED CMU SMOOTH FACE DUINN EDWARDS DEC759 HICKORY
2	FINE FINISH STUCCO PAINTED DUINN EDWARDS DEC759 HICKORY
3	T.S. CANOPY PAINTED DUINN EDWARDS BEAR IN MIND DE6642
4	METAL DOORS BEAR IN MIND DE6642 DESIGN BARREL STOVE
5	STONE VENEER CULTURED STONE CARAMEL COUNTRY LEDGESTONE
6	STOREFRONT/MULLIONS ANODIZED CLEAR



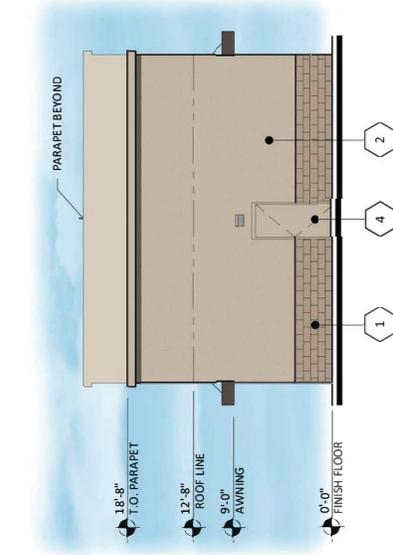
NORTH ELEVATION - STORAGE OFFICE
SCALE: 3/16" = 1'-0"



EAST ELEVATION - STORAGE OFFICE
SCALE: 3/16" = 1'-0"



WEST ELEVATION - STORAGE OFFICE
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - STORAGE OFFICE
SCALE: 3/16" = 1'-0"

CITY OF PHOENIX

DEC 07 2023

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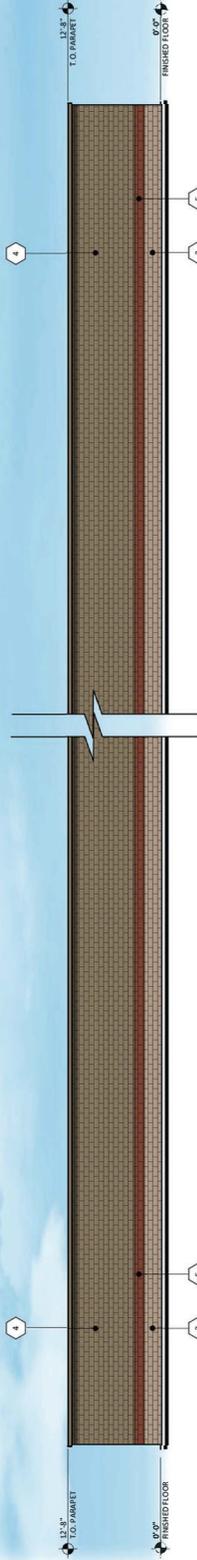
EL-1

© 2023 RKAA, A.L.A.
REGISTERED ARCHITECTS
9349 W. BROADWAY ROAD
TOLLESON, AZ 85353
DATE: 02-09-2023 (PRELIMINARY)
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 02-09-2023 (PRELIMINARY)
OF THE ARCHITECT

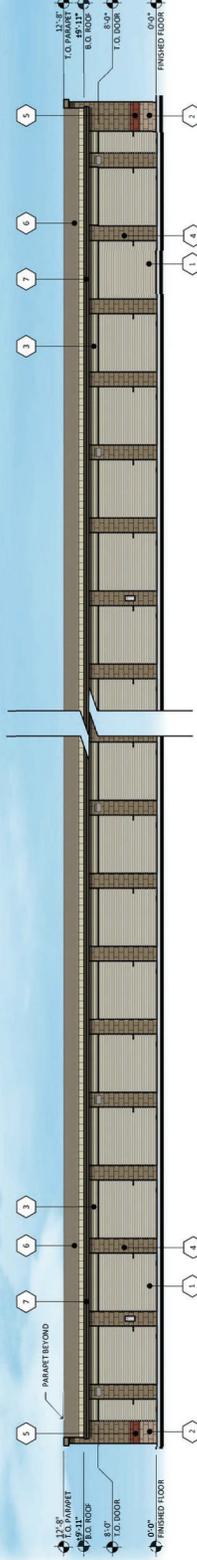
DESERT WEST STORAGE
9349 W. BROADWAY ROAD
TOLLESON, AZ 85353
DATE: 02-09-2023 (PRELIMINARY)

RKAA# 22159.5

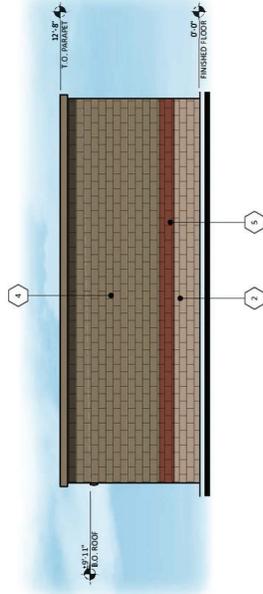
MATERIALS	
1	ROLL UP DOORS
2	MBCL
3	LIGHT STONE
4	PAINTED CMU
5	DUNN EDWARDS
6	DEA156 CHERRY COCA
7	STANDING SEAM ROOF
8	MBCL
9	LIGHT STONE
10	PAINTED CMU
11	DUNN EDWARDS
12	DEA216 BARBEL STONE
13	PAINTED CMU
14	DUNN EDWARDS
15	DEA156 CHERRY COCA
16	STANDING SEAM ROOF
17	LIGHT STONE
18	CORNICE
19	DUNN EDWARDS
20	DEC795 COCOA



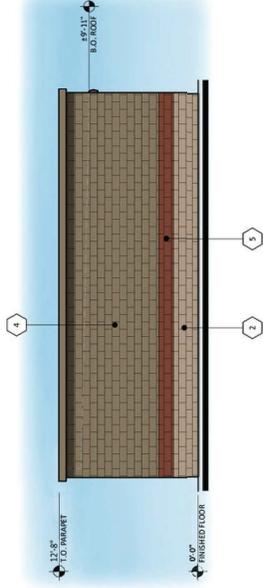
WEST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



EAST ELEVATION - BUILDING A
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - BUILDING A
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION - BUILDING A
SCALE: 3/16" = 1'-0"

CITY OF PHOENIX

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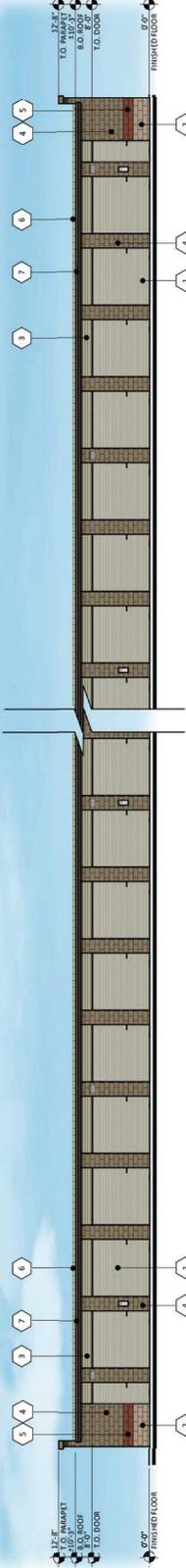
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9349 W. BROADWAY ROAD
TOLLESON, AZ 85353
DATE: 02-09-2023 (PRELIMINARY)

EL-2

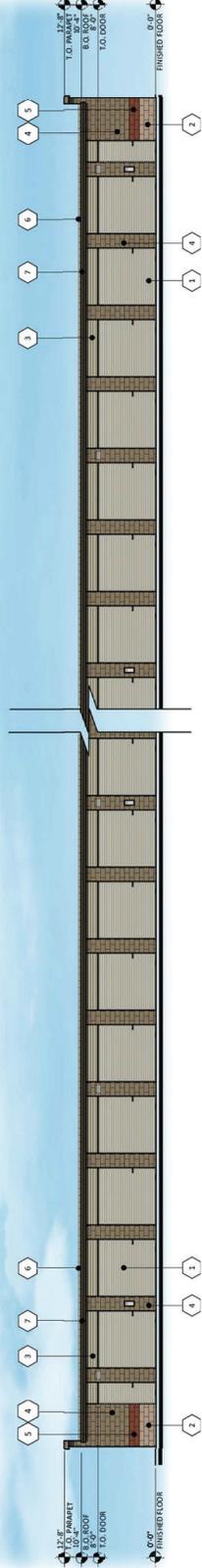
RKAA# 22159.5



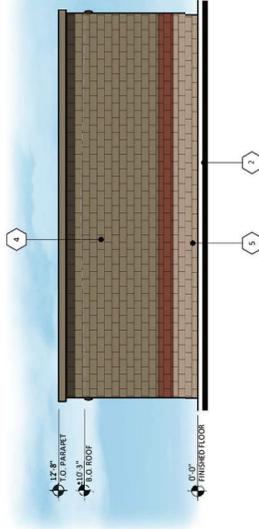
MATERIALS	
1	ICOLL UP DOORS
2	ICOLL UP DOORS
3	ICOLL UP DOORS
4	ICOLL UP DOORS
5	ICOLL UP DOORS
6	ICOLL UP DOORS
7	ICOLL UP DOORS



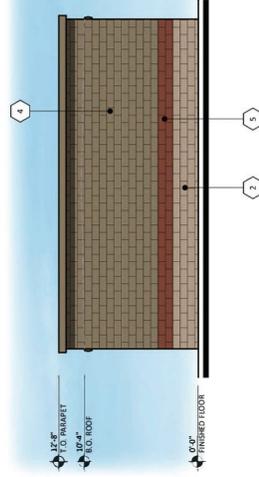
WEST & EAST ELEVATION - BUILDING B & C
SCALE: 3/16" = 1'-0"



WEST & EAST ELEVATION - BUILDING D
SCALE: 3/16" = 1'-0"



NORTH & SOUTH ELEVATION - BUILDING B & C
SCALE: 3/16" = 1'-0"



NORTH & SOUTH ELEVATION - BUILDING D
SCALE: 3/16" = 1'-0"

CITY OF PHOENIX

DEC 07 2023

Planning & Development
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EL-3

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9349 W. BROADWAY ROAD
TOLLESON, AZ 85353
DATE: 02-09-2023 (PRELIMINARY)

