

## Attachment B



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-79-17-8 and Z-SP-13-17-8  
December 19, 2017**

**Camelback East Village Planning Committee Meeting Date:** January 9, 2018

**Planning Commission Hearing Date:** February 1, 2018

**Z-79-17-8 Request From:** C-1 (0.80 acres)  
C-2 (1.06 acres)

**Z-79-17-8 Request To:** C-2 HGT/WVR (1.86 acres)

**Z-SP-13-17-8 Request From:** C-1 (Pending C-2 HGT/WVR) (0.80 acres)  
C-2 (Pending C-2 HGT/WVR) (1.06 acres)

**Z-SP-13-17-8 Request To:** C-2 HGT/WVR SP (1.86 acres)

**Z-79-17-8 Proposed Use:** Commercial uses with a height waiver for up to 3 stories and 30 feet

**Z-SP-13-17-8 Proposed Use:** Self-storage and all underlying C-2 uses with a height waiver for up to 3 stories and 30 feet

**Location:** Southeast corner of North 28th Place and East Thomas Road

**Owner:** EJG INVESTMENTS LLC

**Applicant:** Rincon Partners, LLC

**Representative:** Manjula M. Vaz, Gammage & Burnham

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	28th Place	Local	30-foot east half street
	Thomas Road	Arterial	40-foot south half street
	29th Street	Local	30-foot west half street

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

The proposed development is sensitive to surrounding residential development thereby warranting the reasonable levels of increased intensity required for the project.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.**

The site is located adjacent to a residential area and is designed to be compatible with the surrounding residential and the existing commercial uses along Thomas Road.

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

The request proposes to redevelop currently underutilized commercial properties. The change of use to self-service storage will utilize the commercial properties with a use consistent with those existing along Thomas Road.

#### Applicable Plan and Principles

Tree and Shade Master Plan – see #11 and #12 below.

Complete Streets Guiding Principles – see #12 below.

Comprehensive Bicycle Master Plan – see #13 below.

#### Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant commercial office building	C-1 and C-2
<b>North (across Thomas Road)</b>	Eastside Baptist Church	C-2
<b>South</b>	Single-Family Residential	R1-6
<b>East (across</b>	Adult live entertainment establishment	C-2 and P-1

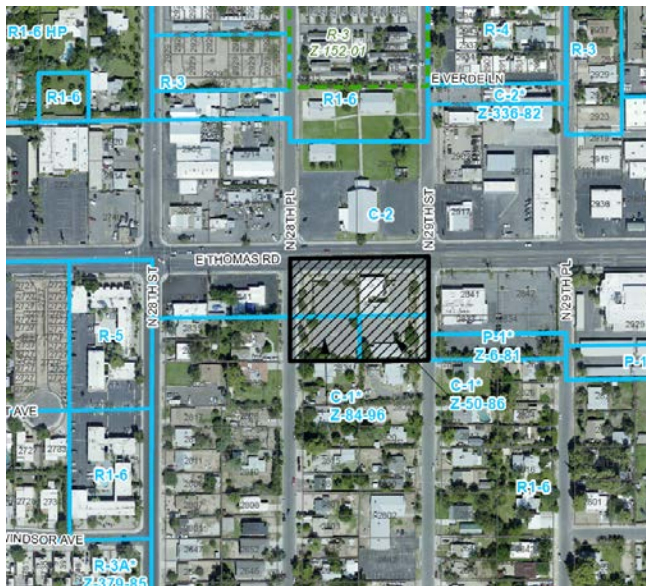
<b>29th Street)</b>		
<b>West (across 28th Place)</b>	Automotive stereo retail and Single-Family Residential	C-2 and R1-6

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Building Setbacks</i>		
Adjacent to Street – Thomas Road	For structures exceeding two stories or 30 feet, average 30 feet;	Met – 25 feet
Adjacent to Street – 28th Place	Minimum 20 feet permitted for up to 50% of structure, including projections	*Not Met – 25 feet
Adjacent to Street – 29th Street		*Not Met – 22-25 feet
Adjacent to Zoning - South	For two story or 30 feet adjacent to R1-6, minimum 50 feet	*Not Met – 20 feet
	For three story or 42 feet adjacent to R1-6, minimum 100 feet	*Not met – 50 feet
<i>Landscaped Setbacks</i>		
Street – Thomas Road	Average 30-foot; minimum 20-foot permitted for up to 50% of the frontage	*Not Met – 25 feet
Street – 28th Place	Average 30-foot; minimum 20-foot permitted for up to 50% of the frontage	*Not Met – 25 feet
Street – 29th Street	Average 30-foot; minimum 20-foot permitted for up to 50% of the frontage	*Not Met – 25 feet
Property line not adjacent to street – South	Minimum 10 feet adjacent to R1-6	Met – 25 feet
Lot Coverage	Not to exceed 50%	Met – 49.1%
Building Height (Height Waiver)	4 stories not to exceed 56 feet	Met – 3 story (30 feet)
Parking	630 units @ 1 per 35 units = 18 spaces required	*Not Met – 11 spaces plus 1 accessible spaces
		*VARIANCE REQUIRED

## Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. Z-19-17-8 is a request to rezone 1.86 acres located at the southeast corner of North 28th Place and East Thomas Road from C-1 (Neighborhood Retail District) and C-2 (Intermediate Commercial) to C-2 HGT/WVR (Intermediate Commercial District with a Height Waiver) to allow Commercial uses with a height waiver for up to 3 stories and 30 feet. Companion Case Z-SP-13-17-8 is a request to rezone the subject property from C-1 AND C-1 (pending C-2 HGT/WVR) to C-2 HGT/WVR SP (Special Permit) to allow Self-storage and all underlying C-2 uses with a height waiver for up to 3 stories and 30 feet.



## SURROUNDING ZONING AND LAND USE

2. The subject site is currently developed with an underutilized office building. A church exists to the north, zoned C-2, across Thomas Road. Single-family residences are to the south, zoned R1-6. An adult use is to the east across 29th Street, zoned C-2 and P-1. An automotive stereo retail and single-family residential uses are to the west zoned C-2 and R1-6.

## GENERAL PLAN AND SPECIFIC PLAN

3. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the General Plan designation and land uses in the area.

## ANALYSIS OF PROPOSAL

4. The C-2 zoning district yard, height, and area requirements are established to provide an appropriate transition between commercial uses and adjoining neighborhoods. District regulations state that a request can be made to exceed the height requirements of two stories and 30 feet, but not to exceed the height requirements of four stories and 56 feet upon finding that such additional height is not detrimental to adjacent property or the public welfare in general (623.E.4.b.). The request for C-2 with a Height Waiver will accomplish two

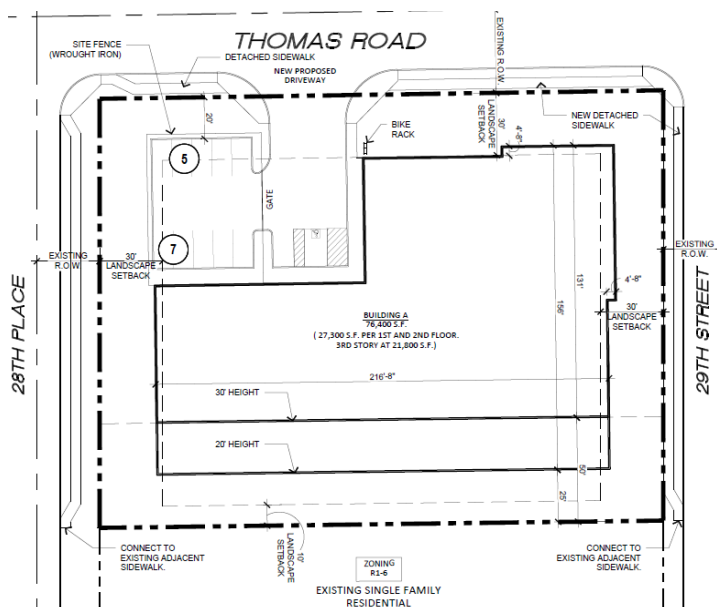
things. It will place the entire site into one zoning district, and allow three stories within the 30-foot height limitation in the C-2 zoning district without any additional height being requested. Staff is recommending a stipulation that the maximum building height be limited to three stories and 30 feet. This is addressed in Stipulation #1 (Z-79-17-8).

5. The C-2 zoning district allows the development of self-storage warehouse uses with a Special Permit. The application of Special Permits to specific locations allows the location of certain uses while maintaining adequate protection to the surrounding area. These uses, which are necessary in urban development, do not usually conform with traditional use groupings. Self-service storage warehouse is an allowed use subject to a Special Permit under these conditions:
  - a. All storage to occur in a closed building and there are limits on outside storage.
    - The applicant proposes that all storage on site will be within the building.
  - b. No auctions, sales, service or repair facilities shall be conducted on the premises.
    - The site will be solely used for self-service storage.
  - c. No storage or use of hazardous or dangerous materials on the premises.
    - There will be no storage or use of hazardous or dangerous materials.
  - d. Direct access to a freeway or arterial street is required.
    - The access is to Thomas Road, an arterial street.
  - e. May not be combined with a household moving center.
    - The use will be self-service storage only.
6. The conceptual site plan shows a new building footprint with a height of two to three stories and approximately 37 feet to the top of parapet. The building covers approximately 49.1% of the net area with approximately 76,400 square feet of building area for a total of 630 self-storage units. The subject site has two previous zoning approvals, one for the southwest portion and another for the southeast portion. In 1986, the Phoenix City Council denied as filed, but approved a request Z-50-86 for C-1 zoning, for the parcel located on the west side of 29th Street approximately 102 feet south of Thomas Road. In 1996, the Phoenix City Council approved a request Z-84-96 for C-1 zoning, for the parcel located on the east side of 28th Place approximately 141 feet south of the Thomas Road centerline.

7. Several variances will be necessary to develop the site as designed. The site plan depicts 12 parking spaces being provided where 18 are required. A wrought iron fence is proposed to exceed the maximum of 40 inches in height within the required front yard setback. The building setback shown on the south property line is 25 feet for a two-story building where a 50-foot setback is required and 50 feet is shown for a three-story building where a 100-foot setback is required.

Lastly the site plan shows the streetscape landscape setback not being met where an average 30-foot landscape setback is required. To provide an additional buffer to the single-family residential to the south, staff is recommending a stipulation that the developer provide a minimum landscape setback of 25 feet along the south property line. This is addressed in Stipulation #2 (Z-SP-13-8).

8. The site plan shows no vehicular access to the subject property from the two local streets, 28th Place and 29th Street. Limiting access to the site to the Thomas Road arterial frontage will reduce the potential traffic impacts to the surrounding neighborhood and single-family residents to the south. Staff is recommending as a stipulation that vehicular access, ingress and egress, shall be limited to the Thomas Road frontage. This is addressed in Stipulation #3 (Z-79-17-8).
9. The site plan depicts the building with a maximum height of 20 feet at a distance between 25 feet and 50 feet from the south property line. Beginning at a 50-foot setback from the south property line, the building is 30-feet in height. The design guidelines in Section 507 TAB A.II.B.2. of the Zoning Ordinance state that buildings should respect the scale of buildings on adjacent properties and serve as an orderly transition to a different scale. The transition in scale is intended to reduce and mitigate potential impacts. The stair-stepping of building height assists in breaking up the mass of the building adjacent to the residential properties.



10. The elevations depict façade treatments such as smooth stucco and paint finishes, smooth vertical scored block, painted awnings and parapets, vertical and horizontal elements, proportion of building articulation, as well as the location of windows and signage. No windows are located where adjacent to residential uses.



*Source: RKAA Architects, Inc.*

The design guidelines in Section 507 TAB A.II.B.5. of the Zoning Ordinance state that all sides of a structure should exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability. The south elevation, which is adjacent to residential properties, does not exhibit a continuity of design from the other sides of the building.

Staff is recommending a stipulation that the development be in general conformance to the elevations with specific regard to the proposed stucco, paint finishes, window locations, vertical and horizontal elements, and that these elements be demonstrated on all sides of the building. This is addressed in Stipulation #1 (Z-SP-13-17-4).

11. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provision of trees along the right-of-way. This is addressed in Stipulation #2 (Z-79-17-8).
12. The subject site is adjacent to the planned Thomas Road Bus Rapid Transit (BRT) route. The site plan depicts detached sidewalks along the perimeter where adjacent to public streets. To encourage walkability and shade, staff is recommending a stipulation that all sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is addressed in Stipulation #2 (Z-79-17-8).



13. The Comprehensive Bicycle Master Plan supports options for bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual site plan shows a bicycle rack. It is recommended that bicycle parking be provided on the property for employees. The property is near the planned Thomas Road bus rapid transit route as well several major bus routes. Providing bicycle parking for employees is supportive of multimodal travel options. The applicant will work with Planning and Development Department staff through the site plan review process to determine the location for bicycle parking. The bicycle racks should be an Inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements Section 1307 of the Walkable Urban Code. This is addressed in Stipulation #3 (Z-SP-13-17-4).



*Inverted-U bicycle rack, where both ends of the "U" reach the ground.*

#### STREETS

14. The Street Transportation Department has indicated that a sidewalk easement totaling 10 feet shall be dedicated for the south half of Thomas Road. This is addressed in Stipulation #4 (Z-79-17-8).
15. The Street Transportation Department has indicated that the developer shall update and construct all streets adjacent to the development with paving, curb, gutter, minimum 5-foot sidewalks, curb ramps and other incidentals and all improvement shall comply with all ADA accessibility standards. This is addressed in Stipulation #5 (Z-79-17-8).

#### FIRE

16. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

#### FLOOD

17. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

#### WATER

18. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.



**OTHER**

19. 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. 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.
20. The site is located in an area identified as being archaeologically sensitive. 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 Stipulations #6, #7 and #8 (Z-79-17-8).
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 provide a specialized commercial service that caters to the diverse needs of the community.
2. The proposal is consistent with the surrounding zoning pattern in the area.
3. The proposed use, as designed and stipulated, is compatible with the surrounding residential development.

**Stipulations (Z-79-17-8) – C-2 with Height Waiver**

1. The maximum building height shall be limited to 3 stories and 30 feet.
2. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department.
3. Vehicular access, ingress and egress, shall be limited to the Thomas Road frontage only, as approved by the Planning and Development Department.

**STREET**

4. A sidewalk easement totaling 10 feet shall be dedicated for the south half of Thomas Road, as approved by the Planning and Development Department.
5. The developer shall update and construct all streets adjacent to the development with paving, curb, gutter, minimum 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**ARCHAEOLOGY**

6. 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.
7. The applicant shall conduct Phase II archaeological data recovery excavations 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.
8. 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.

**Stipulations (Z-SP-13-17-8) – Self-service Storage**

1. The building shall be in general conformance with the elevations date stamped December 19, 2017 with specific regard to the proposed stucco, paint finishes, and window locations, proportion of building articulation, and vertical and horizontal elements, as approved by the Planning and Development Department.
2. A minimum landscape setback of 25 feet shall be required along the south property line, as approved by the Planning and Development Department.
3. A minimum of one inverted-U bicycle rack for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.

**Writer**

Joél Carrasco  
December 19, 2017

**Team Leader**

Joshua Bednarek

**Exhibits**

Z-79-17-8 Zoning sketch  
Z-79-17-8 Aerial  
Z-SP-13-17-8 Zoning sketch  
Z-SP-13-17-8 Aerial  
Conceptual Site plan date stamped December 19, 2017  
Conceptual Elevations (color) date stamped December 19, 2017  
Conceptual Elevations (black and white) date stamped December 19, 2017  
Conceptual Rendering View 1 date stamped December 19, 2017  
Conceptual Landscape Plan date stamped November 6, 2017



Feet  
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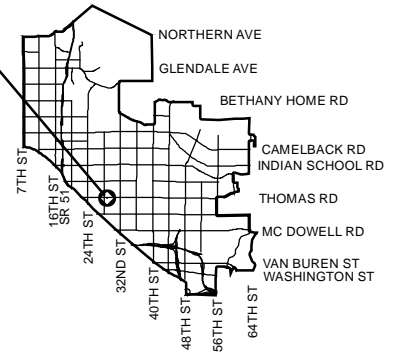
## CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-79-17



APPLICANT'S NAME: Rincon Partners, LLC

APPLICATION NO. Z-79-17

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

1.86 Acres

DATE: 11/20/2017  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 14-34

ZONING MAP  
G-10

### REQUESTED CHANGE:

FROM:

C-1 (0.80 a.c.)  
C-2 (1.06 a.c.)

TO: C-2 HGT/WVR (1.86 a.c.)

### MULTIPLES PERMITTED

C-1, C-2

C-2 HGT/WVR

### CONVENTIONAL OPTION

11, 15

81

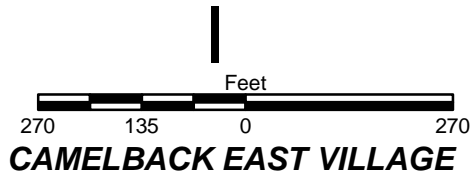
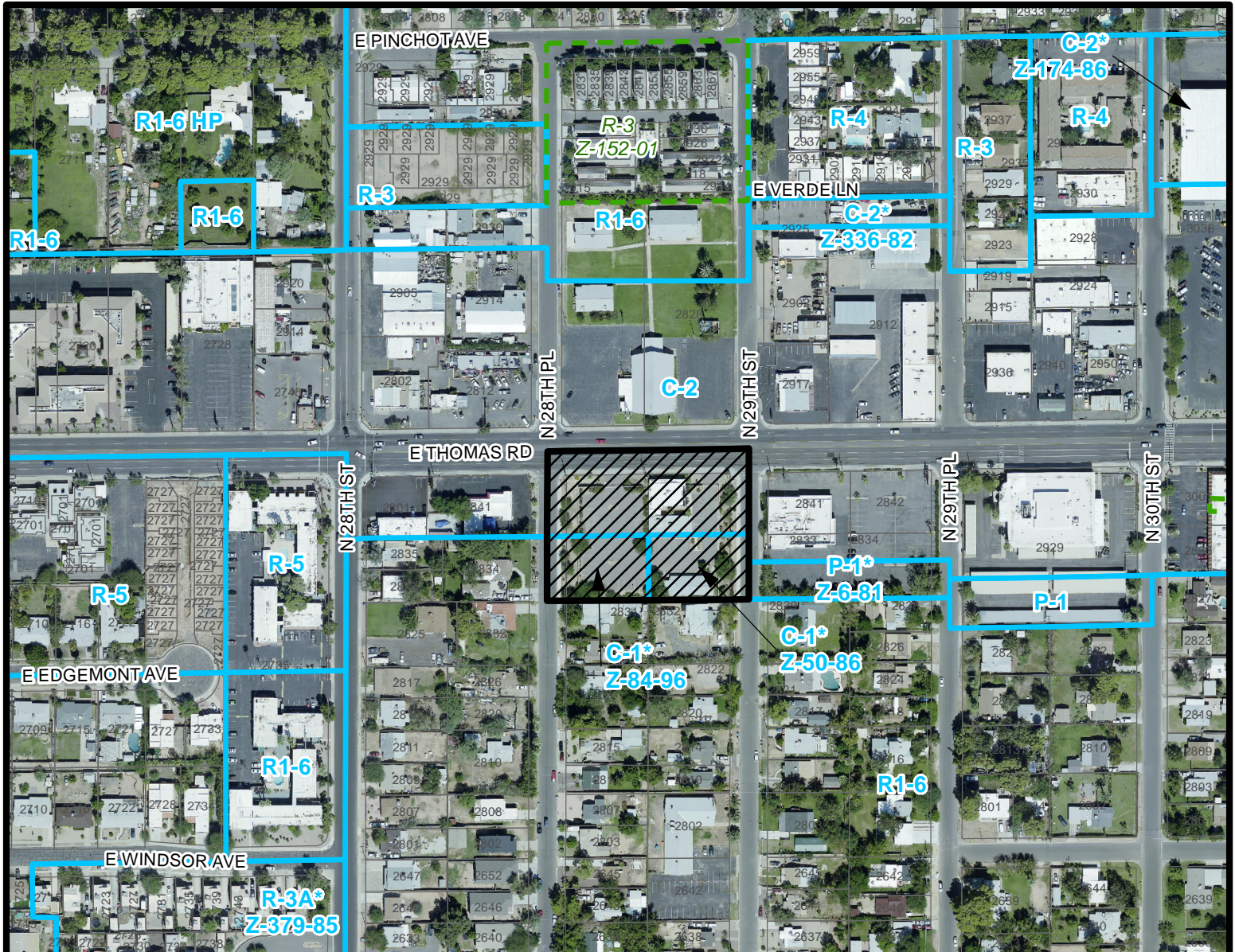
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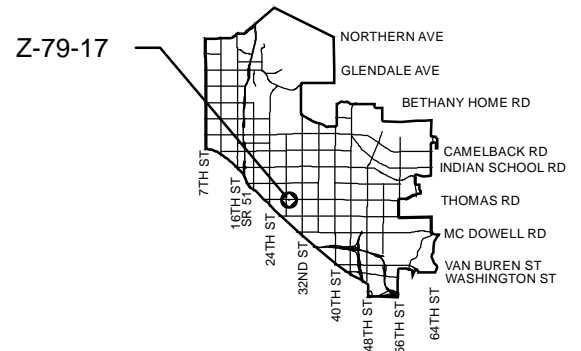
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\* Maximum Units Allowed with P.R.D. Bonus





CITY COUNCIL DISTRICT: 8



Z-79-17

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ZONING MAP  
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C-2 (1.06 a.c.)

TO: C-2 HGT/WVR (1.86 a.c.)

MULTIPLES PERMITTED

C-1, C-2

C-2 HGT/WVR

CONVENTIONAL OPTION

11, 15

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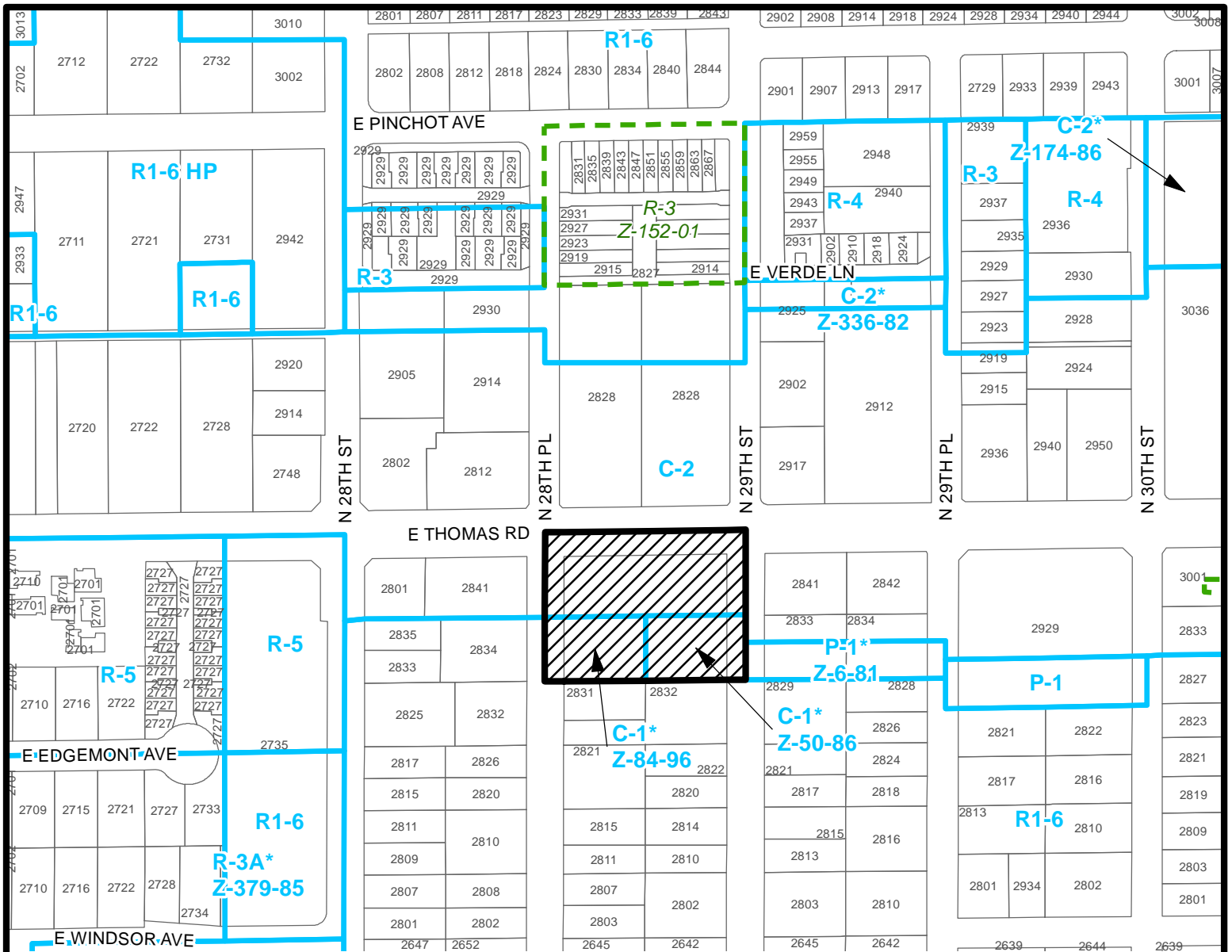
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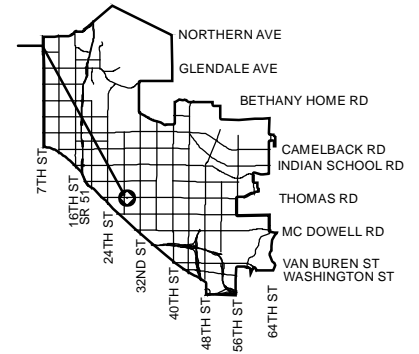
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Z-SP-13-17



Feet  
270 135 0 270

## CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

APPLICANT'S NAME: Rincon Partners, LLC

APPLICATION NO. Z-SP-13-17

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

1.86 Acres

DATE: 11/20/2017  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 14-34

ZONING MAP  
G-10

### REQUESTED CHANGE:

FROM:

C-1 (Pending C-2 HGT/WVR) (0.80 a.c.)  
C-2 (Pending C-2 HGT/WVR) (1.06 a.c.)

TO: C-2 SP HGT/WVR (1.86 a.c.)

### MULTIPLES PERMITTED

C-1 (Pending C-2 HGT/WVR), C-2 (Pending C-2 HGT/WVR)

C-2 SP HGT/WVR

### CONVENTIONAL OPTION

11, 15

81

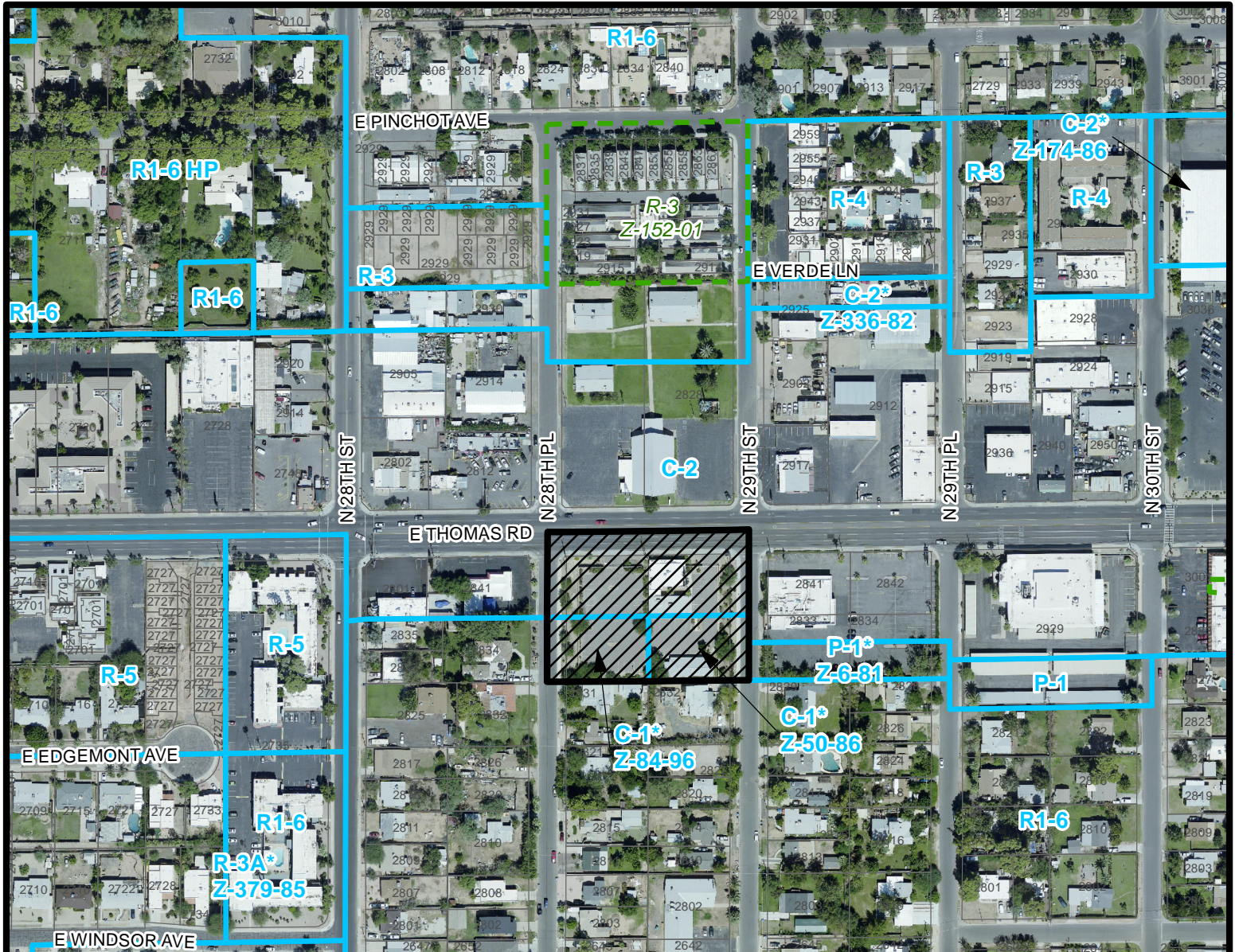
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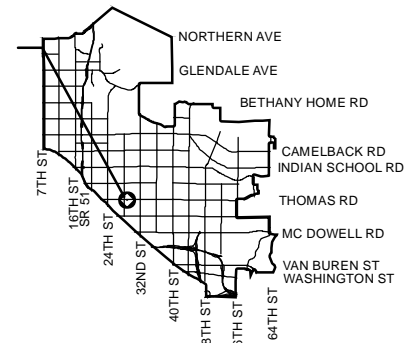
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## CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



Z-SP-13-17



APPLICANT'S NAME: Rincon Partners, LLC

APPLICATION NO. Z-SP-13-17

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AND ALLEY DEDICATION IS APPROX.

1.86 Acres

DATE: 11/20/2017  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 14-34

ZONING MAP  
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C-1 (Pending C-2 HGT/WVR) (0.80 a.c.)  
C-2 (Pending C-2 HGT/WVR) (1.06 a.c.)

TO: C-2 SP HGT/WVR (1.86 a.c.)

### MULTIPLES PERMITTED

C-1 (Pending C-2 HGT/WVR), C-2 (Pending C-2 HGT/WVR)

C-2 SP HGT/WVR

### CONVENTIONAL OPTION

11, 15

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### \* UNITS P.R.D. OPTION

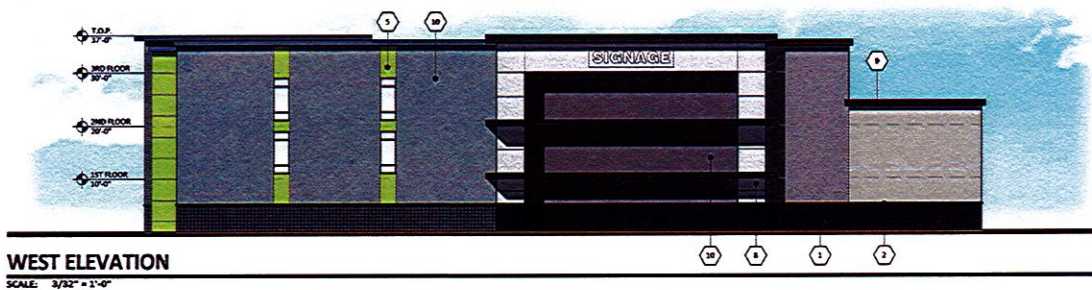
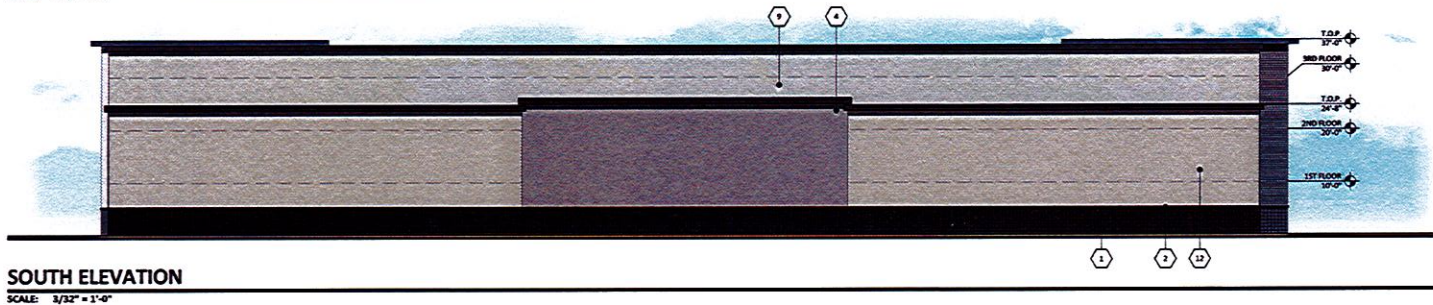
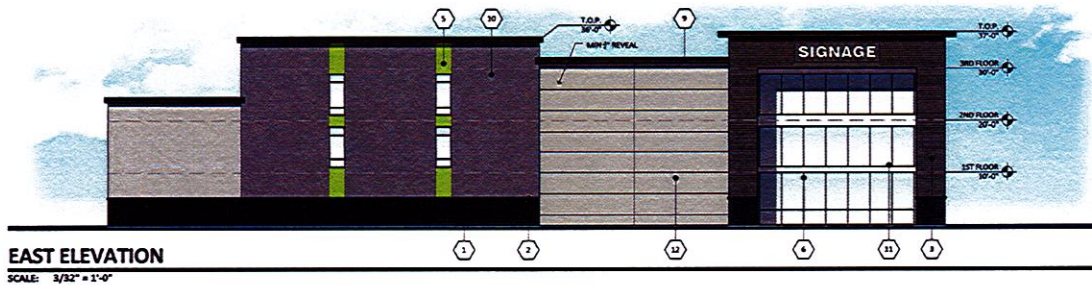
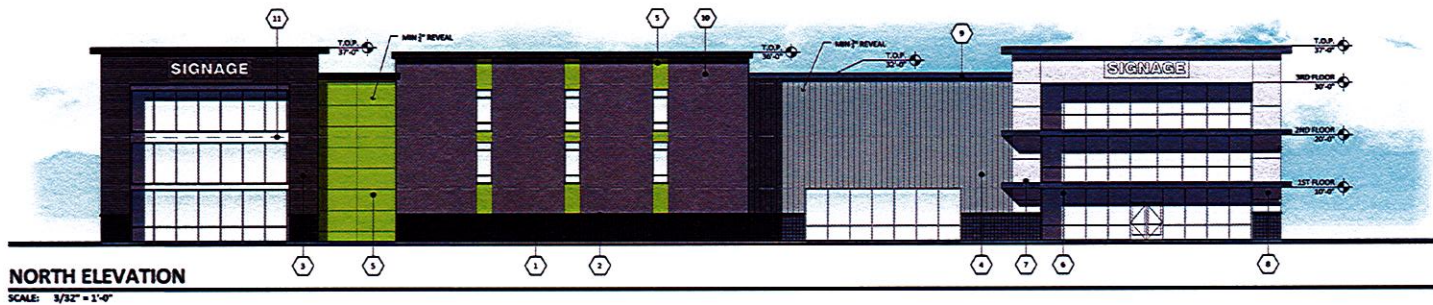
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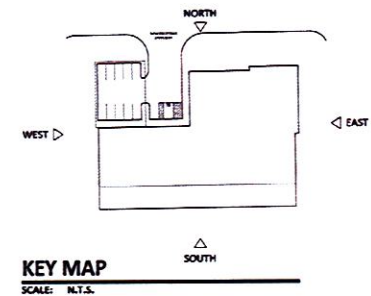






②	MATERIALS
1	SUPERLITE BLOCK SMOOTH FACE VERTICAL SCORED BLOCK BLACK
2	TRIM SHERWIN WILLIAMS SW7069 IRON ORE
3	AEP SPAN CORRUGATED METAL ZINC GRAY
4	SMOOTH STUCCO PAINTED DUNN EDWARDS DESIGN WALLUS
5	SMOOTH STUCCO PAINTED SHERWIN WILLIAMS CUSTOM COLOR EXR WASABI
6	STOREFRONT ALUMINUM KAWNEER ANODIZED CLEAR
7	AWNINGS PAINTED SHERWIN WILLIAMS SW7069 IRON ORE
8	AEP SPAN METAL PANELS METALLIC SILVER
9	PARAPET SHERWIN WILLIAMS SW7069 IRON ORE
10	SMOOTH STUCCO PAINTED SHERWIN WILLIAMS SW7067 CITYSCAPE
11	SMOOTH STUCCO PAINTED SHERWIN WILLIAMS SW7063 NEBULOUS WHITE
12	SMOOTH STUCCO PAINTED SHERWIN WILLIAMS SW7065 ARGOS

**CITY OF PHOENIX**  
DEC 19 2017  
Planning & Development  
Department

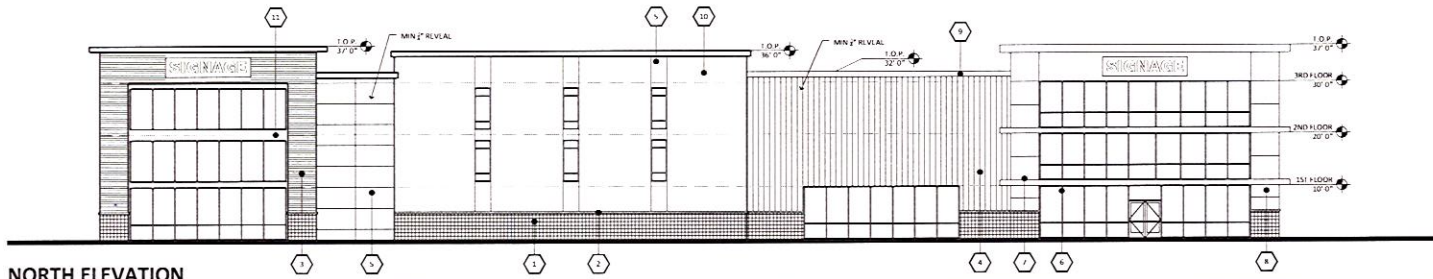


**NEW PROPOSED SELF-STORAGE**  
SWC 29TH STREET AND THOMAS ROAD  
PHOENIX, ARIZONA  
DATE: 12-18-2017 (PRELIMINARY)

EL-1  
#17127.50

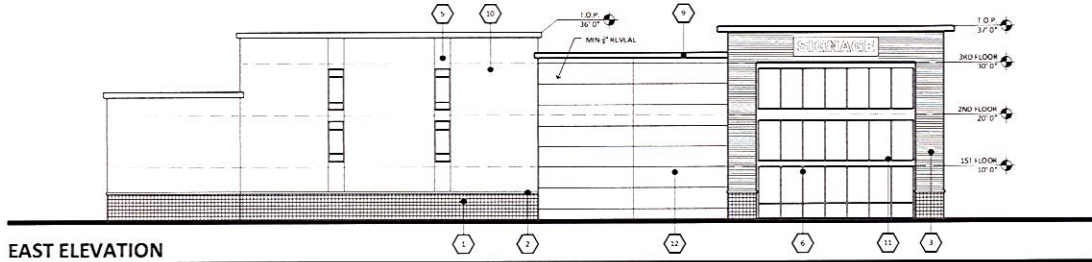
**RKAA**  
ARCHITECTS, INC.





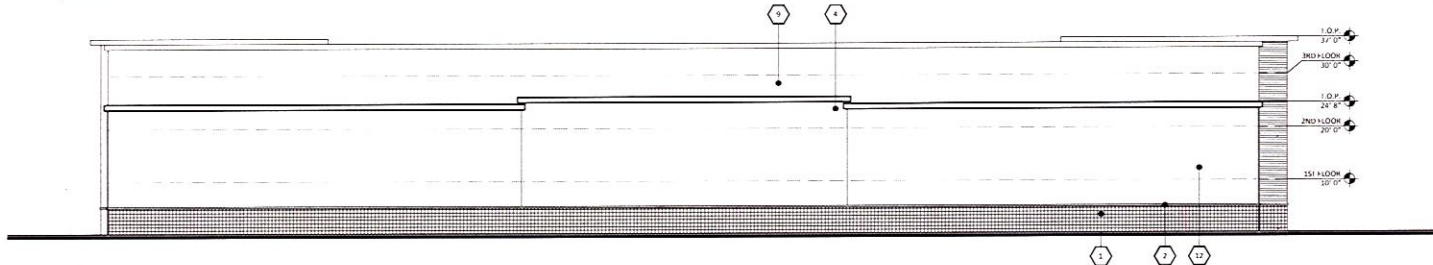
**NORTH ELEVATION**

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



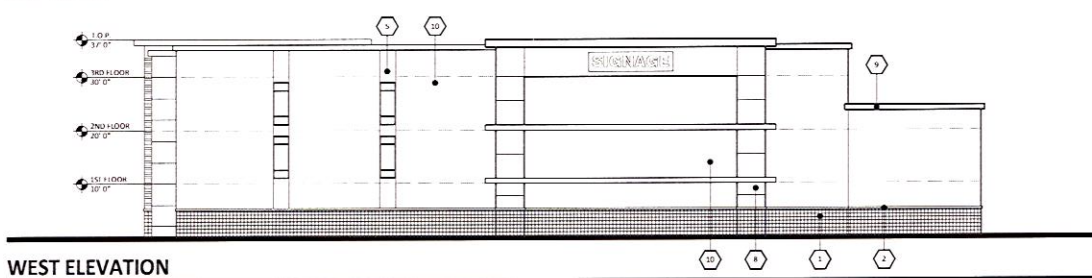
**EAST ELEVATION**

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



**SOUTH ELEVATION**

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



**WEST ELEVATION**

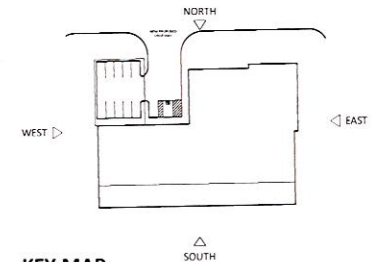
SCALE: 3/32" = 1'-0"

6	MATERIALS
1	SUPPERLITE BLOCK SMOOTH FACE VERTICAL SCORED BLOCK BLACK
2	TRIM SHERWIN WILLIAMS SW7069 IRON ORE
3	AFP SPAN CORRUGATED METAL ZINC GRAY
4	SMOOTH STUCCO PAINTED DUNN EDWARDS DE6368 WALRUS
5	SMOOTH STUCCO PAINTED SHERWIN WILLIAMS CUSTOM COLOR EIR WASABI
6	STOREFRONT ALUMINUM KAWNEER ANODIZED CLAR
7	AWNINGS PAINTED SHERWIN WILLIAMS SW7069 IRON ORE
8	AFP SPAN METAL PANELS METALLIC SILVER
9	PARAPET SHERWIN WILLIAMS SW7069 IRON ORE
10	SMOOTH STUCCO PAINTED SHERWIN WILLIAMS SW7067 CITYSCAPE
11	SMOOTH STUCCO PAINTED SHERWIN WILLIAMS SW7063 NEBULOUS WHITE
12	SMOOTH STUCCO PAINTED SHERWIN WILLIAMS SW7065 ARGOS

**CITY OF PHOENIX**

DEC 19 2017

**Planning & Development  
Department**



**KEY MAP**

SCALE: N.T.S.

**NEW PROPOSED SELF-STORAGE**

SWC 29TH STREET AND THOMAS ROAD  
PHOENIX, ARIZONA

DATE: 12-18-2017 (PRELIMINARY)

EL-1

#17127.50

**RKAA**  
ARCHITECTS, INC.

# CITY OF PHOENIX

DEC 19 2017

Planning & Development  
Department



**VIEW 1**

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NEW PROPOSED SELF-STORAGE  
SWC 29TH STREET AND THOMAS ROAD  
PHOENIX, ARIZONA  
DATE: 12-18-17 (PRELIMINARY)

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INCLUDING PHOTOCOPYING,  
RECORDING, OR BY  
ANY INFORMATION  
SYSTEM, WITHOUT  
THE WRITTEN  
PERMISSION OF  
THE ARCHITECTS.

VIEW 1

RKAA# 17127.50

**RKAA**  
ARCHITECTS, INC.







**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**ADDENDUM A**

**Staff Report: Z-79-17-8 and Z-SP-13-17-8**

January 8, 2018

<b>Camelback East Village Planning Committee Meeting Date:</b>	January 9, 2018
<b>Planning Commission Hearing Date:</b>	February 1, 2018
<b>Z-79-17-8 Request From:</b>	C-1 (0.80 acres) C-2 (1.06 acres)
<b>Z-79-17-8 Request To:</b>	C-2 HGT/WVR (1.86 acres)
<b>Z-SP-13-17-8 Request From:</b>	C-1 (Pending C-2 HGT/WVR) (0.80 acres) C-2 (Pending C-2 HGT/WVR) (1.06 acres)
<b>Z-SP-13-17-8 Request To:</b>	C-2 HGT/WVR SP (1.86 acres)
<b>Z-79-17-8 Proposed Use:</b>	Commercial uses with a height waiver for up to 3 stories and 30 feet
<b>Z-SP-13-17-8 Proposed Use:</b>	Self-storage and all underlying C-2 uses with a height waiver for up to 3 stories and 30 feet
<b>Location:</b>	Southeast corner of North 28th Place and East Thomas Road
<b>Owner:</b>	EJG INVESTMENTS, LLC
<b>Applicant:</b>	Rincon Partners, LLC
<b>Representative:</b>	Manjula M. Vaz, Gammage & Burnham
<b>Staff Recommendation:</b>	Approval, subject to stipulations

As a result of ongoing dialogue with the City of Phoenix Archaeologist Office, it has been determined that although the site is within an archaeologically-sensitive quarter section, no known archaeological sites are located within or within 250 feet of this project area. The City of Phoenix Archaeologist Office has determined that no known archaeological testing is necessary. Staff is recommending Stipulations #6 and #7 (Z-79-17-8) be removed to reflect these new findings.

Also, ongoing dialogue with the City of Phoenix Aviation Department has determined that the subject site is within the Phoenix Sky Harbor International Airport (PHX) traffic pattern airspace and the City of Phoenix Aviation Department has requested that the property owner shall record documents that disclose the existence, and operational

characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. Staff is recommending a new Stipulation #7 (Z-79-17-8) to reflect this finding.

**Revised Stipulations (Z-79-17-8) – C-2 with Height Waiver**

1. The maximum building height shall be limited to 3 stories and 30 feet.
2. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department.
3. Vehicular access, ingress and egress, shall be limited to the Thomas Road frontage only, as approved by the Planning and Development Department.

**STREET**

4. A sidewalk easement totaling 10 feet shall be dedicated for the south half of Thomas Road, as approved by the Planning and Development Department.
5. The developer shall update and construct all streets adjacent to the development with paving, curb, gutter, minimum 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**ARCHAEOLOGY**

- ~~6. 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.~~
- ~~7. The applicant shall conduct Phase II archaeological data recovery excavations 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.~~
6. 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.
- ~~8.~~
7. THE PROPERTY OWNER SHALL RECORD DOCUMENTS THAT DISCLOSE THE EXISTENCE, AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR



TENANTS OF THE PROPERTY. THE FORM AND CONTENT OF SUCH DOCUMENTS SHALL BE ACCORDING TO THE TEMPLATES AND INSTRUCTIONS PROVIDED WHICH HAVE BEEN REVIEWED AND APPROVED BY THE CITY ATTORNEY.

**Stipulations (Z-SP-13-17-8) – Self-service Storage**

1. The building shall be in general conformance with the elevations date stamped December 19, 2017 with specific regard to the proposed stucco, paint finishes, and window locations, proportion of building articulation, and vertical and horizontal elements, as approved by the Planning and Development Department.
2. A minimum landscape setback of 25 feet shall be required along the south property line, as approved by the Planning and Development Department.
3. A minimum of one inverted-U bicycle rack for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.



## City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

### **ADDENDUM B**

#### **Staff Report: Z-79-17-8 and Z-SP-13-17-8**

February 1, 2018

<b>Camelback East Village Planning Committee Meeting Date:</b>	January 9, 2018
<b>Planning Commission Hearing Date:</b>	February 1, 2018
<b>Z-79-17-8 Request From:</b>	C-1 (0.80 acres) C-2 (1.06 acres)
<b>Z-79-17-8 Request To:</b>	C-2 HGT/WVR (1.86 acres)
<b>Z-SP-13-17-8 Request From:</b>	C-1 (Pending C-2 HGT/WVR) (0.80 acres) C-2 (Pending C-2 HGT/WVR) (1.06 acres)
<b>Z-SP-13-17-8 Request To:</b>	C-2 HGT/WVR SP (1.86 acres)
<b>Z-79-17-8 Proposed Use:</b>	Commercial uses with a height waiver for up to 3 stories and 30 feet
<b>Z-SP-13-17-8 Proposed Use:</b>	Self-storage and all underlying C-2 uses with a height waiver for up to 3 stories and 30 feet
<b>Location:</b>	Southeast corner of North 28th Place and East Thomas Road
<b>Owner:</b>	EJG INVESTMENTS, LLC
<b>Applicant:</b>	Rincon Partners, LLC
<b>Representative:</b>	Manjula M. Vaz, Gammage & Burnham
<b>Z-79-17-8 Staff Recommendation:</b>	Approval, subject to stipulations
<b>Z-SP-13-17-8 Staff Recommendation:</b>	Denied as filed, Approved for Self-storage only, subject to stipulations

As a result of ongoing dialogue the applicant has indicated that subject to the approval of the Special Permit request, Z-SP-13-17-8, that the property's use may be restricted to Self-Service Storage. Staff is recommending that application Z-SP-13-17-8 be denied as filed, and approved for Self-storage use only.

The applicant submitted a revised site plan date stamped February 1, 2018, to bring the landscape setbacks into conformance, add two loading area parking spaces, depict the location of trash enclosures, and reduce the lot coverage from 49.1% to 46.7%. Staff is

recommending general conformance to the newly submitted site plan via Stipulation #4 (Z-SP-13-17-8).

**Revised Stipulations (Z-79-17-8) – C-2 with Height Waiver**

1. The maximum building height shall be limited to 3 stories and 30 feet.
2. All sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department.
3. Vehicular access, ingress and egress, shall be limited to the Thomas Road frontage only, as approved by the Planning and Development Department.

**STREET**

4. A sidewalk easement totaling 10 feet shall be dedicated for the south half of Thomas Road, as approved by the Planning and Development Department.
5. The developer shall update and construct all streets adjacent to the development with paving, curb, gutter, minimum 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

**ARCHAEOLOGY**

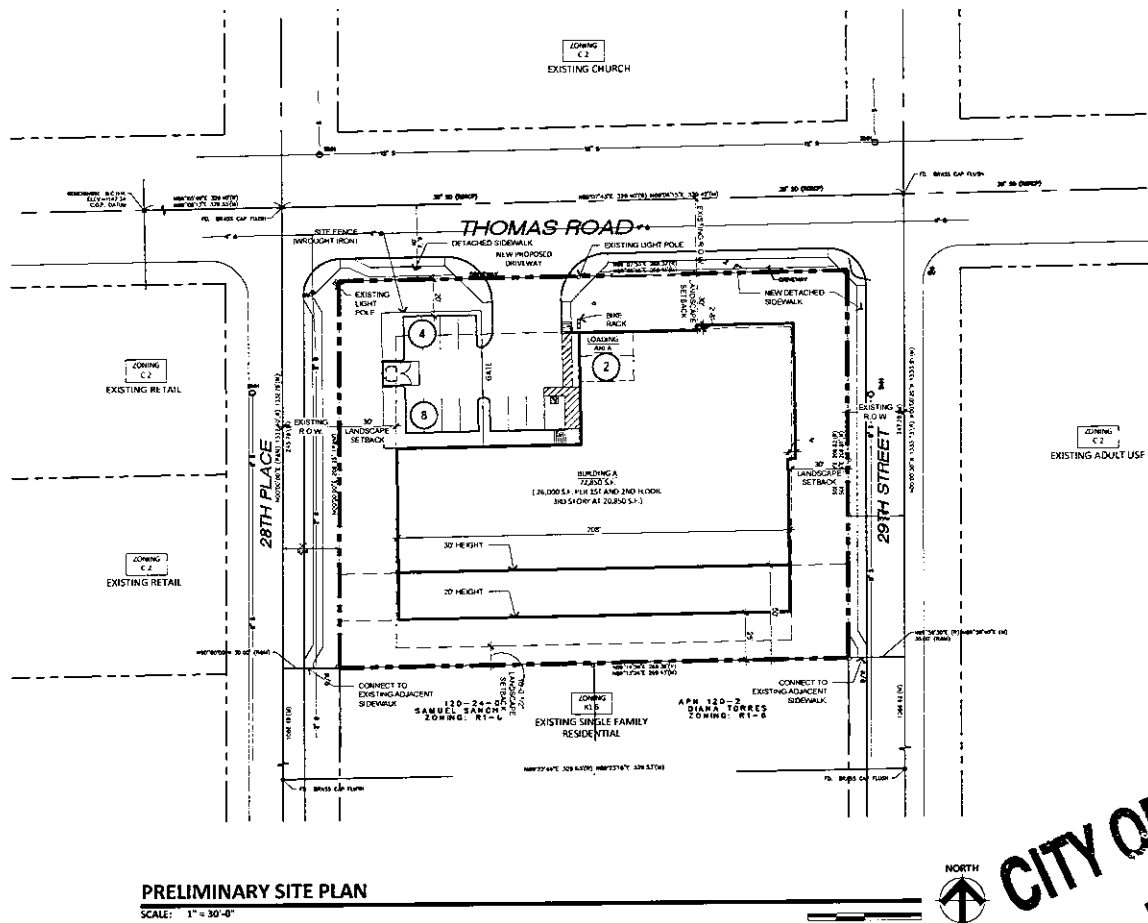
6. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
7. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

**Revised Stipulations (Z-SP-13-17-8) – Self-service Storage**

1. The building shall be in general conformance with the elevations date stamped December 19, 2017 with specific regard to the proposed stucco, paint finishes, and window locations, proportion of building articulation, and vertical and horizontal elements, as approved by the Planning and Development Department.
2. A minimum landscape setback of 25 feet shall be required along the south property line, as approved by the Planning and Development Department.
3. A minimum of one inverted-U bicycle rack for employees or visitors shall be provided on site, located near a publicly accessible entrance to the building, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.
4. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED FEBRUARY 1, 2018, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

**Exhibit**

Conceptual Site plan date stamped February 1, 2018.



## PROJECT DIRECTORY

ARCHITECT:  
ROBERT KUBICEK ARCHITECTS & ASSOCIATES  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: EDGAR FELIX  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: efelix@rkaa.com

## SITE DATA

EXISTING ZONING:	C-2/C-1
NET SITE AREA:	1.28 ACRES (55,631 S.F.)
PROPOSED USE:	SELF-STORAGE
BUILDING AREA PER 3 FLOORS ABOVE GROUND:	76,400 S.F.
TOTAL BUILDING AREA:	72,850 S.F.
SITE COVERAGE:	46.7%
TOTAL PARKING REQUIRED:	16 SPACES
BUILDING A (72,850 S.F.) SELF-STORAGE SPA UNITS @ 4.75 UNITS = 16 SPACES	
TOTAL PARKING PROVIDED:	14 SPACES*
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES
LOADING SPACES REQUIRED:	1 SPACES
LOADING SPACES PROVIDED:	2 SPACES

\*= PARKING VARIANCE REQUIRED

## PROJECT DESCRIPTION

WE ARE PROPOSING A NEW 3 STORY SELF-STORAGE FACILITY ON AN EXISTING COMMERCIAL ZONED PROPERTY. THE FACILITY WILL BE A SINGLE BUILDING THAT WILL HAVE AIR CONDITIONED STORAGE UNITS.

**CITY OF PHOENIX**  
FEB 01 2018  
Planning & Development  
Department

**NEW PROPOSED SELF STORAGE**  
SWC 29TH STREET AND THOMAS ROAD  
PHOENIX, ARIZONA  
DATE: 01-30-2018 (PRELIMINARY)

SP-1

RKAA# 17127.50



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE APPROXIMATE. THIS DRAWING IS TO BE USED FOR CONSULTATION PURPOSES ONLY AND IT IS NOT TO BE USED FOR ANY LEGALLY BINDING DOCUMENTATION.