

Attachment B



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-SP-1-21-7**  
**September 13, 2021**

**Estrella [Village Planning Committee](#) Meeting Date** September 21, 2021  
**[Planning Commission](#) Hearing Date** October 7, 2021  
**Request From:** S-1 (Approved C-1) (Pending C-2) (7.26 acres) and S-1 (Pending C-2) (0.37 acres)  
**Request To:** C-2 SP (7.63 acres)  
**Proposed Use** Self-service storage warehouse and underlying commercial uses  
**Location** Southeast corner of 67th Avenue and Broadway Road  
**Owner** STORAGEexperts at 6649 West Broadway, LLC  
**Applicant/Representative** EAPC Architects Engineers, Michelle Bach  
**Staff Recommendation** Approval, subject to stipulations

<b><u><a href="#">General Plan Conformity</a></u></b>			
<b><u><a href="#">General Plan Land Use Map Designation</a></u></b>		Residential 3.5 to 5 dwelling units per acre	
<b><u><a href="#">Street Map Classification</a></u></b>	67th Avenue	Arterial Street	33-foot (plus) east half street (partially in county)
	Broadway Road	Arterial Street	33-foot south half street (county)
<p><b><i>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</i></b></p> <p>The requested zoning will allow for increased intensity that is consistent in scale and character with the surrounding zoning and General Plan Land Use Map designation in the area. The subject site is located at the intersection of two arterial streets and immediately adjacent to the recommended SR-30 freeway alignment where appropriate transportation system capacity exists and is planned into the future. Furthermore, similar commercial zoning designations exist in the surrounding area, thus the requested zoning is compatible and will allow for further commercial opportunities at this location.</p>			

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

Rezoning to C-2 SP (Intermediate Commercial, Special Permit District) will maintain a commercial designation on the site, while allowing for increased commercial intensity that is sensitive to the scale of surrounding neighborhoods. Development standards, including the maximum building height, are consistent with and appropriate where adjacent to residential zoning.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.***

As stipulated, the proposed development will incorporate shade standards for parking areas, pedestrian pathways and the bus pad along Broadway Road. This will help to minimize the urban heat island effect, cooling the micro-climate of the site, and encouraging pedestrians to walk to and from this commercial site.

### Applicable Plans, Overlays, and Initiatives

[Estrella Village Arterial Street Landscaping Program](#): See Background Item No. 7.

[Estrella Village Plan](#): See Background Item No. 8.

[Tree and Shade Master Plan](#): See Background Item No. 9.

[Complete Streets Guiding Principles](#): See Background Item No. 10.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 11.

[Zero Waste PHX](#): See Background Item No. 12.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant (previously a farmer's market)	S-1 (Approved C-1), S-1
<b>North (across Broadway Road)</b>	Residential, rodeo grounds	S-1, RU-43 (Maricopa County)
<b>South</b>	Vacant (future SR-30 alignment)	S-1 (Approved R1-8)
<b>East</b>	Vacant (future SR-30 alignment)	S-1 (Approved R1-8)
<b>West (across 67th Avenue)</b>	Dairy Farm (proposed multifamily and single-family residential)	C-2, R1-6

<b>C-2 (Intermediate Commercial) Zoning District Development Standards</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Minimum Building Setbacks</i>		
Adjacent to streets (67th Avenue and Broadway Road)	Average 25 feet, minimum 20 feet permitted up to 50 percent of structure, including projections. (For structures not exceeding 2 stories or 30 feet)	25 feet (Met)
Not adjacent to streets, adjacent to R1-8 zoning district (east and south property lines)	25 feet (For structures not exceeding 1 story or 15 feet)	East: 25 feet (RV canopy height not specified)*
	50 feet (For structures not exceeding 2 stories or 30 feet)	South: 25 feet (RV canopy height not specified)*
<i>Minimum Landscaped Setbacks</i>		
Adjacent to streets (67th Avenue and Broadway Road)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50 percent of the frontage.	25 feet (Met)
Perimeter property lines not adjacent to a street (east and south property lines)	10 feet	20 feet (Met)
Maximum Lot Coverage	50 percent	50 percent (Met)
Building Height	Two stories not to exceed 30 feet	Not specified for all buildings on site*

<p>Minimum Parking</p>	<p>Mini-warehouses: 1 space per 35 storage units.</p> <p>Restaurants: 1 space per 50 square feet (including outside dining) exclusive of kitchen, restrooms, storage, etc.</p> <p>Retail establishments less than 50,000 square feet of gross building area: 1 space per 300 square feet</p>	<p>93 spaces provided (Off-street parking requirements will be determined in the future based on )</p>
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*\*Site plan revision or variance*

**Background/Issues/Analysis**

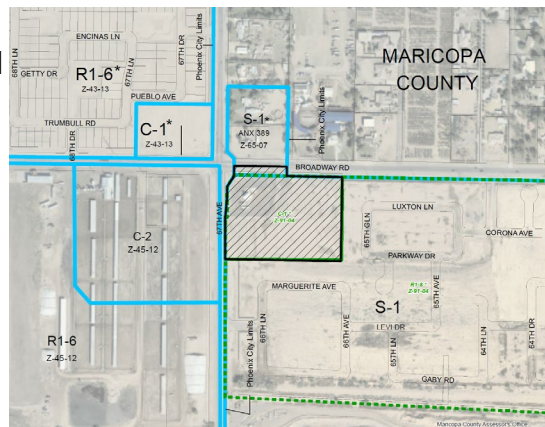
**SUBJECT SITE**

1. This request is to rezone a 7.63-acre site, located at the southeast corner of 67th Avenue and Broadway Road from 7.26 acres of S-1 (Ranch or Farm Residence District), Approved C-1 (Neighborhood Retail District) and 0.37 acres of S-1 to C-2 (Intermediate Commercial District) with a Special Permit to maintain existing commercial entitlement, while allowing various land uses including a self-service storage warehouse and retail pads. Companion Rezoning Case No. Z-15-21-7 seeks to rezone to the site to C-2 SP (pending C-2) to allow a self-service storage warehouse. The subject property was annexed by the City of Phoenix in 1987 from unincorporated Maricopa County, and rezoned to C-1 in 2004 following rezoning case Z-91-04. In 2014, a use permit was approved (ZA-93-14) to allow a farmer’s market on the subject site.

**SURROUNDING USES AND ZONING**

2. The properties to the north of the site, across Broadway Road, are zoned S-1 (Ranch or Farm Residence District) and RU-43 SUP (Rural-43, Special Use Permit) within unincorporated Maricopa County. Land uses include residential, and rodeo grounds within the county limits.

South and east of the site is property owned by the Arizona Department of Transportation (ADOT) that is zoned S-1, Approved R1-8 (Single-Family

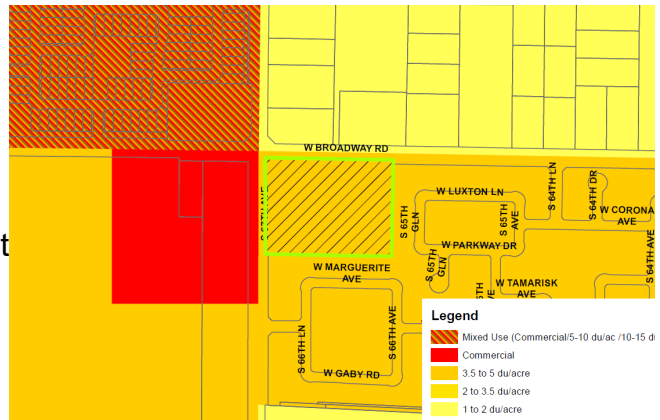


Existing Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

Residence District). This property is vacant and identified as part of the preferred SR-30 freeway alignment.

West of the site, across 67th Avenue, is an active dairy farm that is partially zoned C-2 (Intermediate Commercial District) and R1-6 (Single-Family Residence District).

- The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre. North of the site, across Broadway Road, are properties designated as Residential 1 to 2 dwelling units per acre. South and east of the site are properties designated as Residential 3.5 to 5 dwelling units per acre. West of the site is a dairy farm designated as Commercial. The C-2 zoning requested is not consistent with the General Plan Land Use Map designation, however, a minor General Plan Land Use Map amendment was not required as the property is under 10 acres in size.

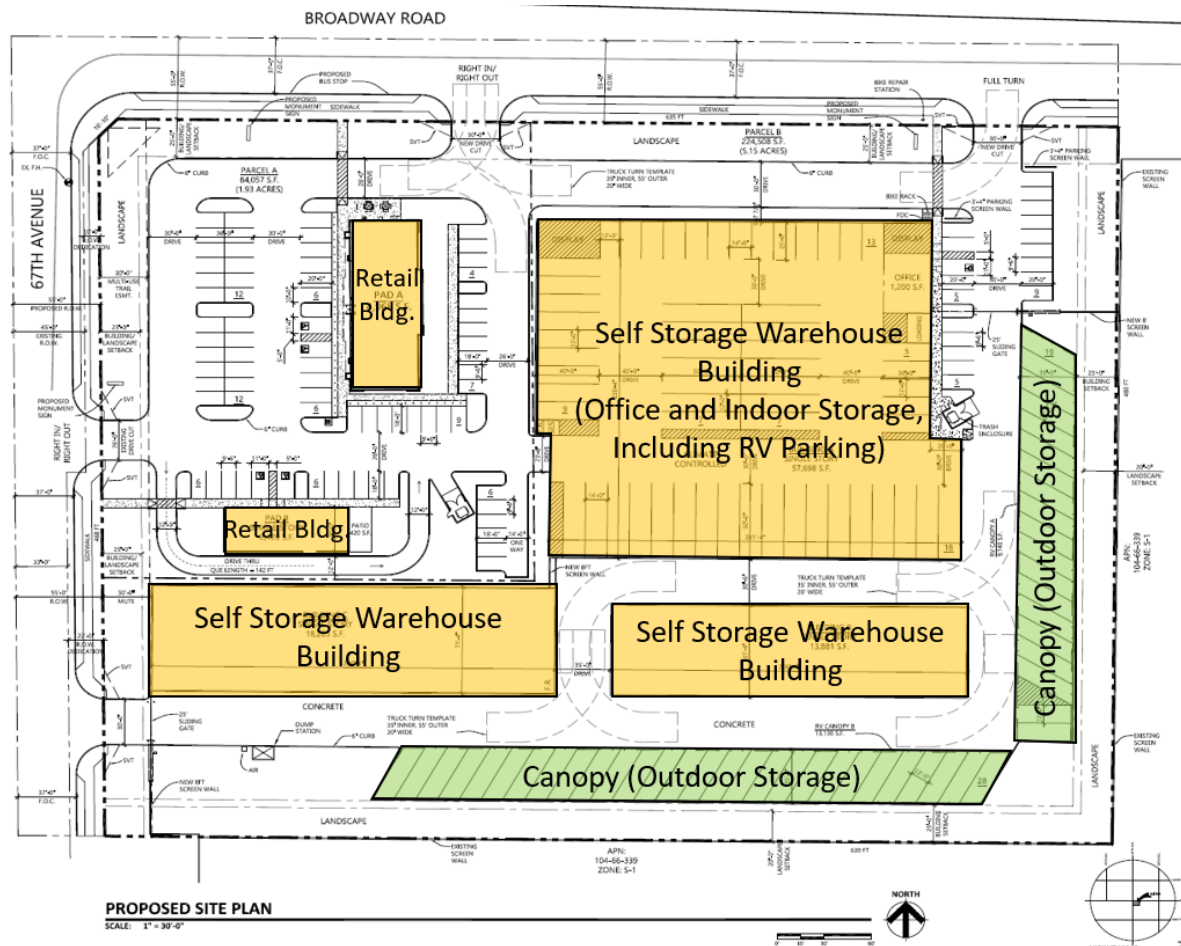


Existing General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

## PROPOSAL

- The conceptual site plan proposes commercial uses on the subject site including a self-service storage warehouse with indoor and outdoor vehicle parking, and future commercial uses. Most of the site is proposed to be occupied by the self-service storage warehouse use, containing three single-story buildings with two canopies over outdoor storage areas. Access to the site is proposed along 67th Avenue and Broadway Road. Landscape setbacks will also be provided along public street frontages and perimeter property lines not adjacent to public streets to help screen the uses from public view and to help provide shade where applicable.

Staff recommends Stipulation No. 1 to require conformance to the conceptual site plan date stamped July 26, 2021 as several site enhancements have been provided including a wider landscape setback along the south and east property lines to help screen outdoor storage areas in the self-service storage portion of the site from public view. This stipulation will also help provide certainty on how the site will develop in the future.



Conceptual Site Plan with Planning and Development Department annotations, Source: EAPC, Architects Engineers

5. The conceptual building elevations depict three enclosed buildings for the self-service storage warehouse use on the site. These building elevations show a maximum height of one-story and 25 feet to the top of parapet. These building elevations depicts various materials including metal, stucco and masonry block. The design of the primary building, as depicted below, shows pitched roof elements that will help promote the agrarian character of the area. Stipulation No. 2 requires general conformance to these building elevations for the enclosed buildings on the self-storage warehouse portion of the site.

No building elevations were submitted by the applicant for the other commercial uses envisioned as part of the site, thus Stipulation No. 2 will require building enhancements as part of these building elevations to ensure that quality and durable materials, plus architectural enhancements are utilized. These include pitched roof elements which will help provide a consistent character throughout the overall commercial site while promoting the agrarian history of the area.



Conceptual Building Elevations for Building A, Source: EAPC, Architects Engineers

## 6. SPECIAL PERMIT

The requested Special Permit (SP) District will allow underlying commercial uses in the subject site, while permitting a self-service storage warehouse as one additional use. The self-service storage warehouse use allows for the storage of excess personal property primarily indoors, but outdoor storage areas occupying no more than ten percent of the site are permitted.

Stipulation No. 5 addresses the screening of outdoor uses along the south and east perimeter of the project site as discussed subsequently in the report.

## STUDIES AND POLICIES

### 7. [Estrella Village Arterial Street Landscaping Program](#)

The Estrella Village Arterial Street Landscaping Program was adopted in 1999 and provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planting guidelines, the plan also indicates the locations to establish 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 67th Avenue and Broadway Road, both arterial streets, with 67th Avenue being a designated village parkway. Thus, staff recommends Stipulation No. 3 to require landscaping along street frontages to adhere to the Estrella Village Arterial Street Landscaping Program.

The southeast corner of 67th Avenue and Broadway Road is not a designated entry gateway, but this intersection is the last major intersection before the Estrella Village boundaries end. Therefore, staff recommends enhanced landscaping at this corner to promote a sense of place at this intersection as addressed in Stipulation No. 4.

Lastly, Stipulation No. 5 addresses interior perimeter screening via evergreen trees along the south and east perimeter of the project site to ensure the screening of outdoor storage and vehicles year-round from public traveling along the arterial streets or future SR-30 freeway.



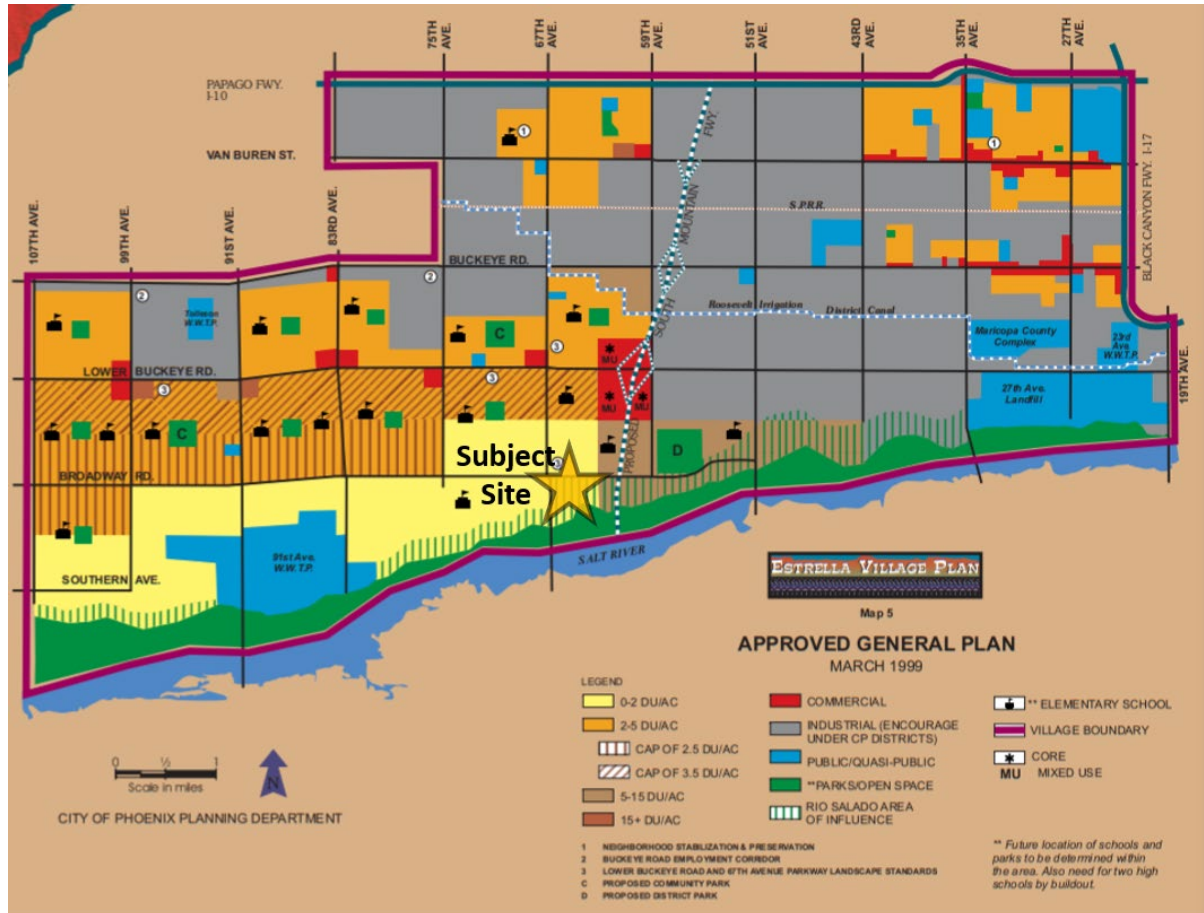
Conceptual landscape plan, Source: EAPC, Architects Engineers

8. [Estrella Village Plan](#)

The Estrella Village Plan was adopted in 1999 and outlines a vision for improving the Estrella Village through five main goals that include: orderly growth, identifiable



village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages.



Estrella Village Plan Land Use Map, Source: City of Phoenix Planning and Development

Goal 5 of the Estrella Village Plan, “Urban Design”, Objective A. “Village Parkway”, recommends parkway landscape standards along village parkways, including 67th Avenue, and setting a thematic statement through various elements and features to create a positive image for the corridors. Stipulation No. 4 requires an enhanced landscaping area along the southeast corner of the site at the intersection of 67th Avenue and Broadway Road to promote a positive character of the village.

Goal 5 of the Estrella Village Plan, Objective D. “Street Appearance”, recommends that commercial and industrial properties along major streets and adjoining residential neighborhoods should be well landscaped with open storage and activity screened from view. The proposed commercial development will incorporate landscaping standards along perimeters to screen open storage areas. Stipulation No. 5 addresses interior perimeter screening via evergreen trees along the south and east perimeter of the project site to ensure the screening of outdoor storage and

vehicles year-round from public traveling along the arterial streets or future SR-30 freeway.

Stipulation No. 6 requires material and textural differences to be incorporated into perimeter walls visible from public streets to enhance screening elements visible from public view, and to create a positive street appearance.

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan is a roadmap for creating a healthier, more livable and prosperous 21st Century desert city. The goal is to treat the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In order to promote shade within this commercial site, Stipulation No. 7 requires that 25 percent of uncovered surface parking lot areas be shaded using two-inch caliper trees at a minimum. This will help cool the micro-climate within the site and make for a comfortable environment for pedestrians.

Stipulation No. 8 address shading standards for the bus stop along Broadway Road, internal pedestrian walkways connecting the site to adjacent sidewalks, and the multi-use trail along 67th Avenue. These shading standards will promote walkability, utilization of public transit and recreation by cooling the pedestrian realm as described previously.

10. **Complete Streets Guidelines**

The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourages active transportation such as walking, bicycling, transportation choices and increased connectivity. Through this policy, the primary focus of street design will no longer be solely on the speed and efficiency of automobile travel, but on the safety and comfort of all users.

To promote walking, staff recommends direct connections to all building entrances on the site, public sidewalks and the bus stop along Broadway Road. Contrasting material for pedestrian pathways where these cross vehicular paths is also recommended to promote safety for pedestrians. These are addressed in Stipulation No. 9. Detached sidewalks with landscaping provided between the back of curb and sidewalk will provide a sense of safety for pedestrians traveling along adjacent arterial streets. This is addressed in Stipulation No. 13. Other street and transportation enhancements are addressed subsequently in the report.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure.

No bicycle lanes have been constructed along 67th Avenue or Broadway Road within close proximity of this site, but these may be developed in the future as other properties develop within these two street corridors, either in unincorporated Maricopa County or the city of Phoenix. Staff recommends that bicycle parking be provided on the site at a rate of four bicycle spaces per main building entrance to promote alternative transportation in the future. Furthermore, that a bicycle repair station be provided within close proximity to building Pad A, so that this facility is accessible along the bus stop on Broadway Road or multi-use trail along 67th Avenue to facilitate the repair of bicycles for pedestrians and customers traveling along this corridor. These are addressed in Stipulation No. 10.

12. [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, industrial, and mixed-use developments meeting certain criteria. No provisions for recycling containers were depicted on the site plan. However, the applicant's submittal documents indicate that recycling containers could be incorporated in the future on the site.

#### COMMUNITY INPUT SUMMARY

13. From the time the case was filed to the time the staff report was written, three letters in opposition from the public have been received on this case. These letters reference the self-service storage use and gas station use initially proposed on the site as not appropriate for the area. The letters express the need for retail and grocery store options in this part of the Estrella Village. Other concerns raised in the letters pertain to traffic and the existing street network.

#### INTERDEPARTMENTAL COMMENTS

14. The Parks and Recreation Department requires the dedication of a multi-use trail easement (MUTE) and construction of a multi-use trail (MUT) along the east side of 67th Avenue in accordance with the MAG supplemental detail indicated in Section 429. Stipulation No. 11 addresses these MUT/MUTE requirements.
15. The Public Transit Department (PTD) requires the dedication of right-of-way and construction of one bus bay with attached bus stop pad along eastbound Broadway Road east of 67th Avenue. This is addressed in Stipulation No. 12.

Other comments by PTD included bus stop pad shading, alternative paving materials for pedestrian pathways, pedestrian route shading and pedestrian site

connections via the most direct route. These other elements are addressed in Stipulation Nos. 8, 9 and 13.

16. The Street Transportation Department requires the construction of street infrastructure, right-of-way dedication along 67th Avenue and Broadway Road, landscaped median construction along 67th Avenue, traffic impact study, traffic signal warrant analysis and associated costs (if required), Red Border letter submittal to the Arizona Department of Transportation (ADOT) and construction of all streets within and adjacent to the development as required. These are addressed in Stipulation Nos. 14 through 21.

Coordination with Maricopa County Department of Transportation (MCDOT) is also required as street rights-of-way along 67th Avenue and Broadway Roads are partially under MCDOT's control.

17. The Fire Department commented that the site and buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. The current water supply for this case is unknown, while the water supply is required to meet fire flow as defined by Appendix B of the 2018 International Fire Code with Phoenix Amendments. In addition, the Fire Department also provided general comments pertaining to gates, fire lanes, storage and operating permits (if applicable).
18. The Water Services Department commented that the property has existing water and sewers mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors. The requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.
19. The Floodplain Management division of the Public Works Department did not have any comments on this proposal.

#### OTHER

20. The subject site is located within close proximity to a dairy farm west of 67th Avenue and a rodeo or roping area north of the site along Broadway Road. Due to the proximity to these uses, staff recommends Stipulation No. 22 to require disclosure of these uses to future owners of the property.
21. 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. 23 through 25.

22. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposed commercial development is appropriately located at the intersection of two arterial streets, adjacent to a multi-use trail, and within close proximity to the future SR-30 freeway south and east of the site.
2. The proposed commercial development, as stipulated, is compatible with the surrounding land uses.
3. The proposed development is consistent with the scale and character of developments approved or existing in the surrounding area while also promoting a mix of services.

### **Stipulations**

1. The development shall be in general conformance with the site plan date stamped July 26, 2021, except as noted in the stipulations, and approved by the Planning and Development Department. Additionally, if the existing water and sewer easement along 67th Avenue is not approved to be abandoned through a separate process, the western portion of Building C, within the self-storage portion of the site, must be modified to remove the building from the easement.
2. Buildings A through C shall be in general conformance with the building elevations date stamped July 26, 2021. Building elevations for Building Pads A and B as depicted in the conceptual site plan date stamped July 26, 2021, shall be developed to the following standards, as approved by the Planning and Development Department:
  - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability such

as brick, stone, colored textured concrete or stucco, or other materials to provide a decorative and aesthetic treatment.

- b. Building elevations adjacent and oriented to public streets, shall contain a minimum of 25 percent brick, masonry, stone or another exterior accent material that exhibits quality and durability.
  - c. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
  - d. Pitched roofs, elements or facades shall be incorporated in all buildings.
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, except as otherwise noted herein, as approved by the Planning and Development Department.
4. A minimum 500-square foot landscaped accent area shall be provided at the corner of 67th Avenue and Broadway Road. The landscaped accent area shall provide a visually unique character with drought-tolerant plant materials providing seasonal interest and 75 percent live cover, as approved by the Planning and Development Department.
5. Evergreen trees shall be planted within the landscape setbacks along the south and east perimeter of the site, as approved by the Planning and Development Department.
6. All perimeter walls visible from the streets shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
7. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
8. The following pedestrian shade standards shall be met as described below and as approved or modified by the Planning and Development Department:
  - a. The bus stop along Broadway Road shall be shaded to a minimum of 50 percent;

- b. Pedestrian walkways connecting the commercial buildings to adjacent public sidewalks shall be shaded to a minimum of 75 percent using large canopy drought tolerant shade trees at maturity and/or architectural shade;
        - c. The multi-use trail (MUT) along 67th Avenue shall be shaded to a minimum 50 percent by vegetative shade at maturity.
9. A system of pedestrian thoroughfares shall be provided, as described below and as approved or modified by the Planning and Development Department:
  - a. Connections between the following via the most direct route:
    - (1) All building entrances.
    - (2) Adjacent public sidewalks.
    - (3) The bus stop along Broadway Road.
  - b. 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. Vehicular crossings shall be kept to a minimum.
10. The development shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.
  - a. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the main building entrances of Building A, Pad A and Pad B as depicted in the conceptual site plan dated July 26, 2021 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.
  - b. One bicycle repair station (“fix it station”) shall be provided and maintained within close proximity to building Pad A, as depicted in the conceptual site plan date stamped July 26, 2021. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.

11. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the east side of 67th Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail indicated in Section 429 and as approved by the Planning and Development Department.
12. The Public Transit Department requests dedication of right-of-way and construction one bus bay with an attached bus stop pad along eastbound Broadway Road east of 67th Avenue. The bus bay shall be constructed according to City of Phoenix Standard Detail P1256. The attached bus stop pad shall be constructed according to City of Phoenix Standard Detail P1261 with a minimum depth of 10 feet. The bus stop pad shall be spaced from the intersection of 67th Avenue and Broadway Road according to City of Phoenix Standard Detail P1258, as approved by the Planning and Development Department.
13. All sidewalks along 67th Avenue and Broadway Road shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved and/or modified by the Planning and Development Department and/or Maricopa County Department of Transportation (MCDOT).
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75 percent shade.
  - b. Drought tolerant vegetation maintained no higher than 24 inches to provide a minimum of 75 percent live coverage at maturity.
  - c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

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

14. The developer shall dedicate 55 feet of right-of-way for the south side of Broadway Road, as approved by the Planning and Development Department and/or Maricopa County Department of Transportation (MCDOT).
15. The developer shall dedicate 55 feet of right-of-way for the east half of 67th Avenue, as approved by the Planning and Development Department and/or Maricopa County Department of Transportation (MCDOT).



16. The developer shall construct a 14-foot-wide landscaped median island along 67th Avenue, as approved by the Street Transportation Department and/or Maricopa County Department of Transportation (MCDOT).
17. The developer shall submit a Traffic Impact Study, including a Traffic Signal Warrant Analysis, to the City for this development. No preliminary approval of plans shall be granted until the study is reviewed and approved by the City. Contact the Street Transportation Department, to set up a meeting to discuss the requirements of the study. Upon completion of the TIS the developer shall submit the completed TIS to the Planning and Development Department counter with instruction to forward the study to the Street Transportation Department, Office of the City Engineer.
18. If the approved Traffic Impact Study with signal warrant analysis recommends deferring signal installation to a future volume condition, provide conduit and junction boxes at the southeast corner of 67th Avenue and Broadway Road. The developer shall provide 25 percent of the cost of the future traffic signal in an escrow account with the Street Transportation Department. Contact the Street Transportation Department to set up an account. If the TIS recommends the installation of the signal with this development, the developer shall install the signal, at their expense.
19. All street improvements outside of the Phoenix City Limits shall be reviewed and approved by Maricopa County. Provide documentation of county approval prior to preliminary site plan submittal, as approved by the Planning and Development Department.
20. A Red Border letter shall be processed for this development, as determined by the Planning and Development Department.
21. 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.
22. Prior to final site plan approval, the property owner shall record documents that disclose to purchasers of property within the development(s) the existence and operational characteristics of a dairy farm (west) and roping/rodeo arena (north). The form and content of such documents shall be reviewed and approved by the City Attorney.
23. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the

development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

24. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
25. In the event archeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archeologist, and allow time for the Archeology Office to properly assess the materials.

**Writer**

Enrique Bojórquez Gaxiola  
September 13, 2021

**Team Leader**

Samantha Keating

**Exhibits**

Sketch Map

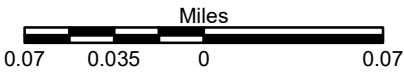
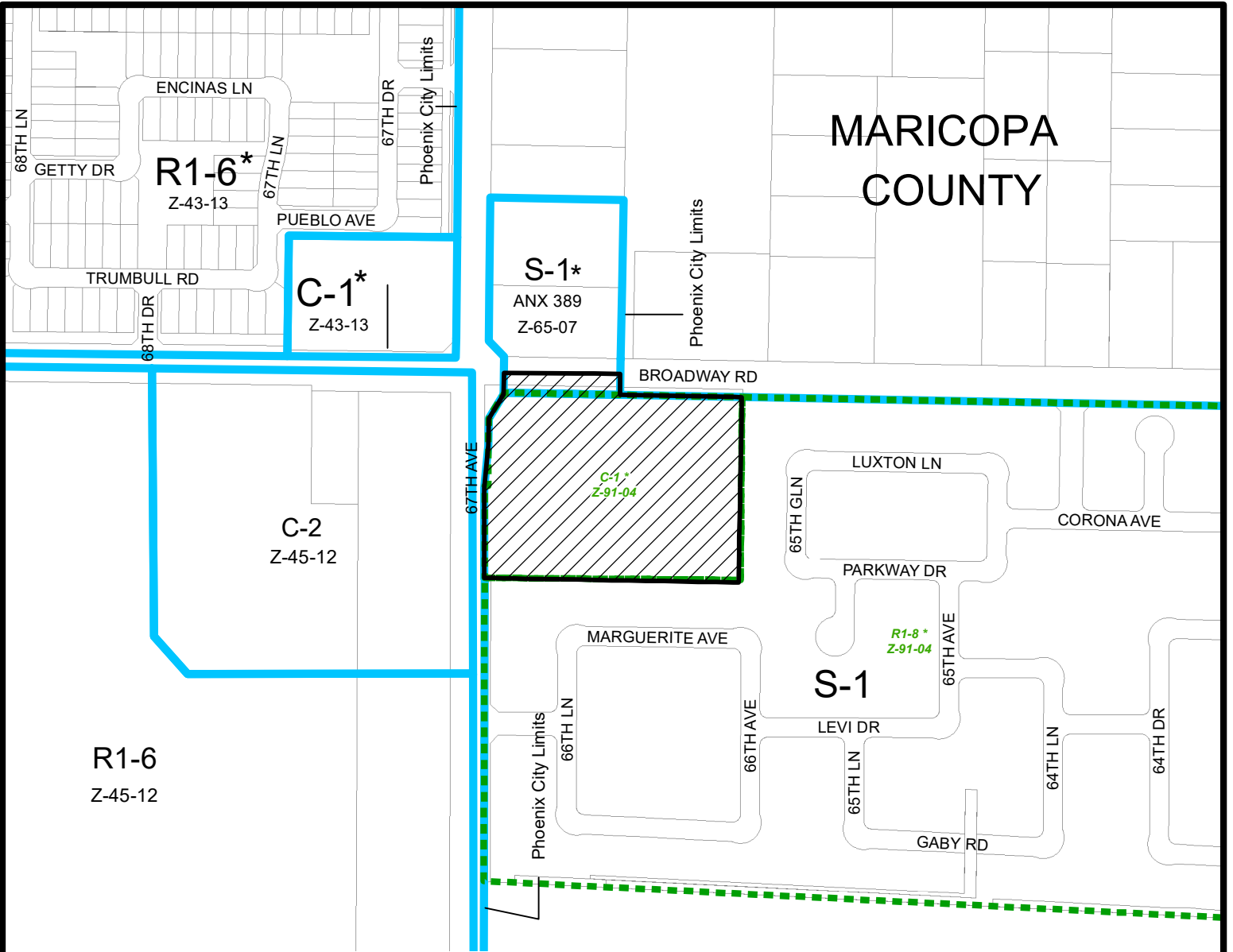
Aerial Map

Conceptual Site Plan date stamped July 26, 2021

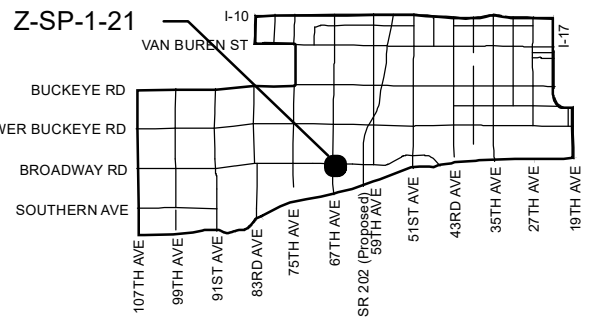
Conceptual Building Elevations date stamped July 26, 2021 (2 pages)

Community Correspondence (3 pages)

# MARICOPA COUNTY



**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



**APPLICANT'S NAME:** Michelle Bach / EAPC Architects Engineer

**APPLICATION NO.** Z-SP-1-21

**DATE:** 4/28/2021  
**REVISION DATES:**

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

**7.63 Acres**

**AERIAL PHOTO & QUARTER SEC. NO.**  
QS 4-13

**ZONING MAP**  
E-4

**REQUESTED CHANGE:**

**FROM:** S-1 (Approved C-1) (Pending C-2) ( 7.26 a.c.)  
S-1 (Pending C-2) ( 0.37 a.c.)

**TO:** C-2 SP ( 7.63 a.c.)

**MULTIPLES PERMITTED**

S-1 (Approved C-1) (Pending C-2), S-1 (Pending C-2)  
C-2 SP

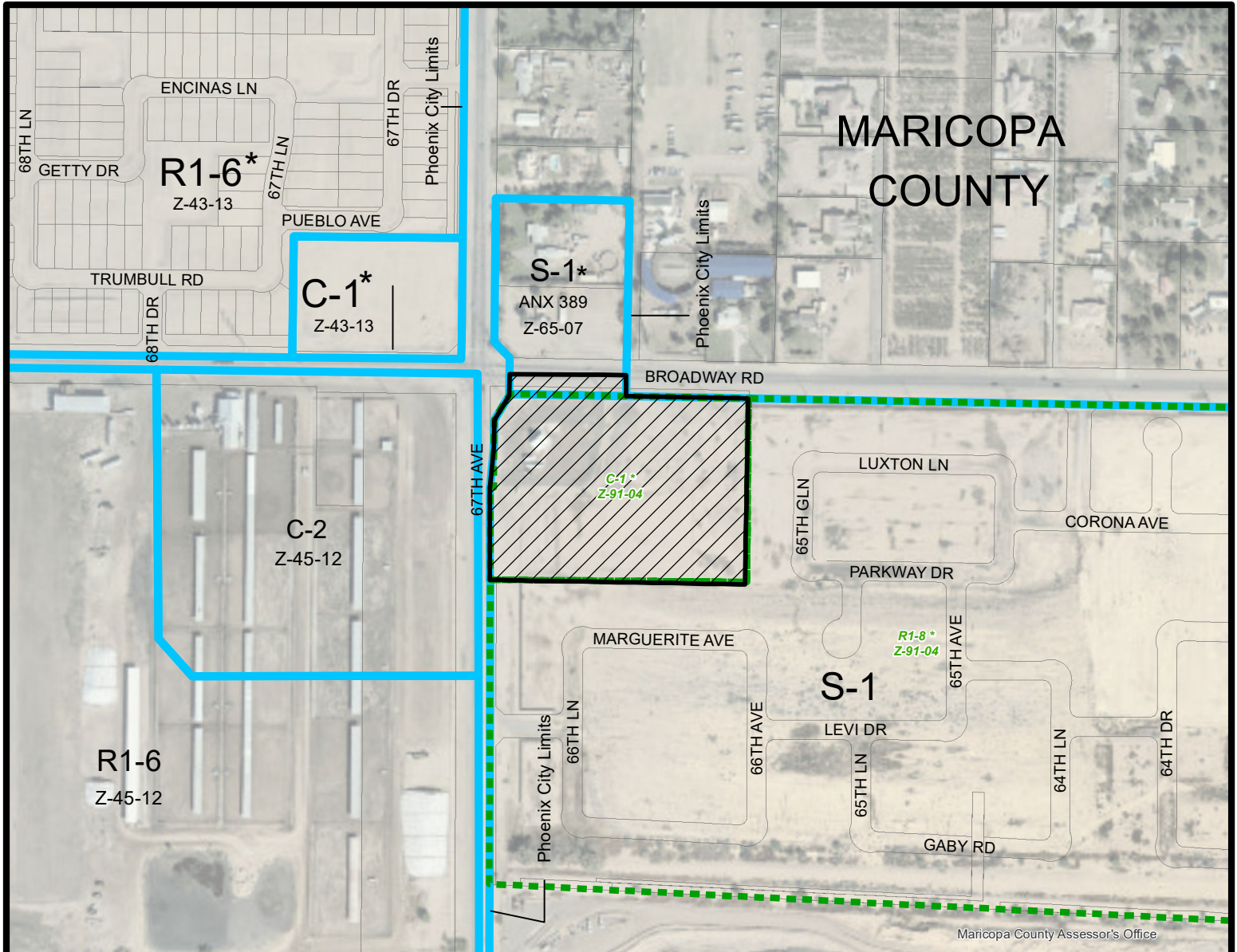
**CONVENTIONAL OPTION**

7 ( 105 ) ( 105 ), 0 ( 5 )  
110

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

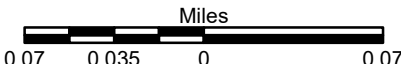
N/A ( 126 ) ( 126 ), N/A ( 6 )  
133

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

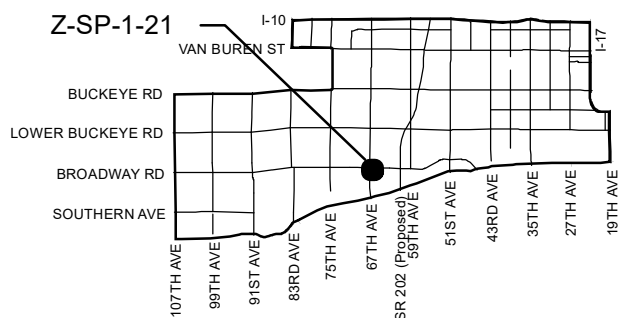


# MARICOPA COUNTY

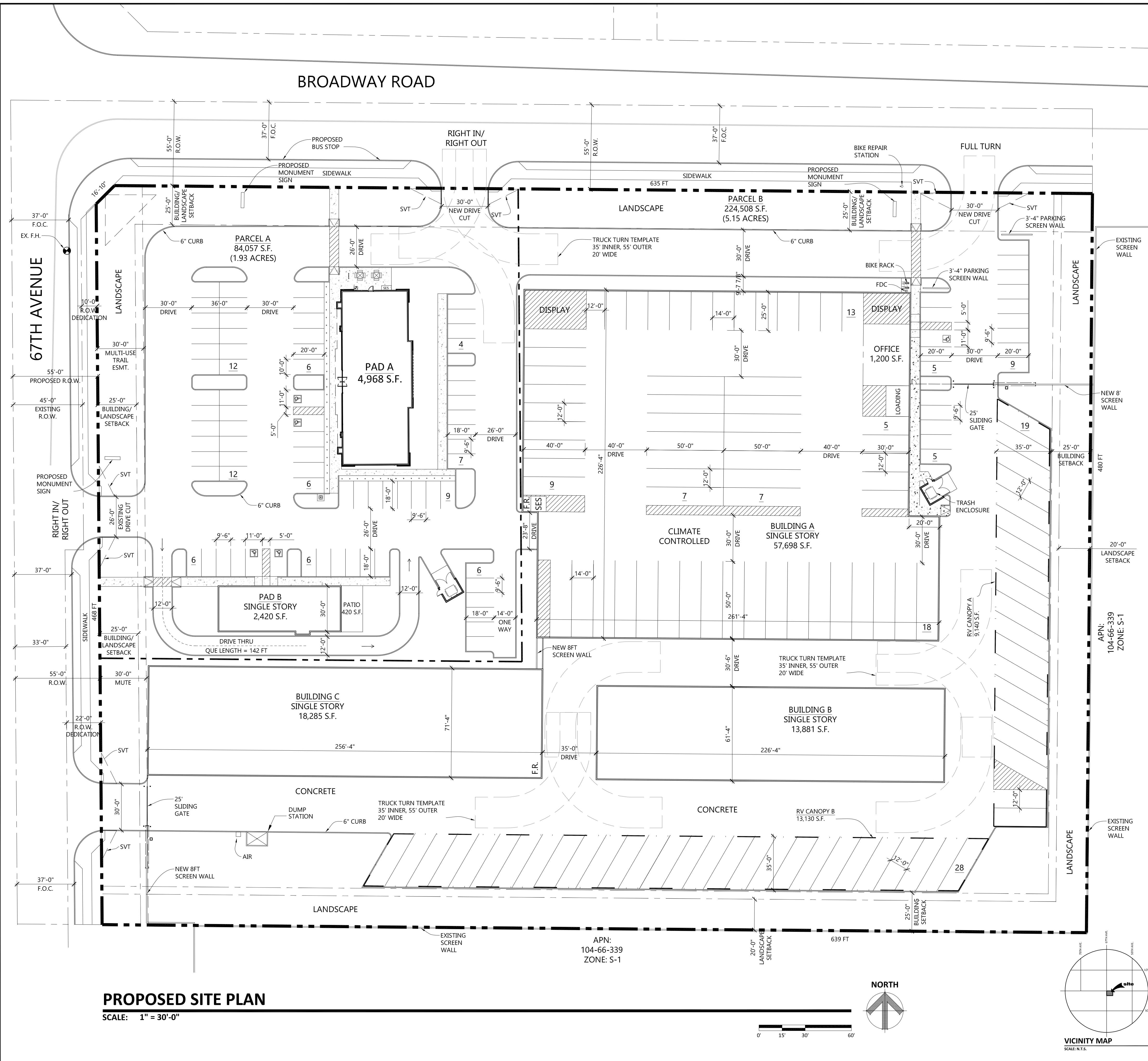
Maricopa County Assessor's Office



**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7

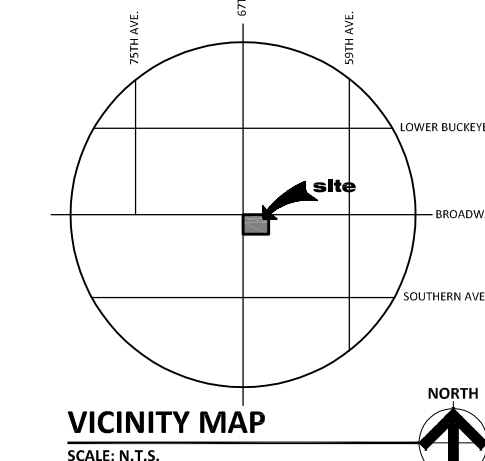
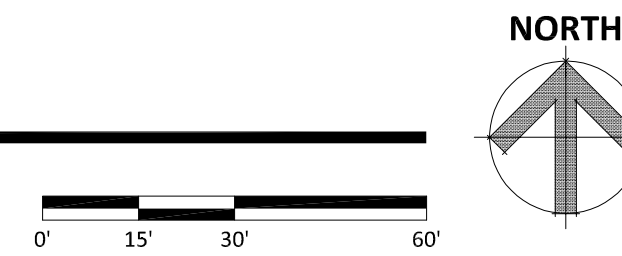


<b>APPLICANT'S NAME:</b> Michelle Bach / EAPC Architects Engineer		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-SP-1-21		<b>FROM:</b> S-1 (Approved C-1) (Pending C-2) ( 7.26 a.c.) S-1 (Pending C-2) ( 0.37 a.c.)	
<b>DATE:</b> 4/28/2021 <small>REVISION DATES:</small>		<b>TO:</b> C-2 SP ( 7.63 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>7.63 Acres</b>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 4-13</b>	
<small>MULTIPLES PERMITTED</small> S-1 (Approved C-1) (Pending C-2), S-1 (Pending C-2) C-2 SP		<small>CONVENTIONAL OPTION</small> 7 ( 105 ) ( 105 ), 0 ( 5 ) 110	
<small>* Maximum Units Allowed with P.R.D. Bonus</small>		<small>* UNITS P.R.D. OPTION</small> N/A ( 126 ) ( 126 ), N/A ( 6 ) 133	



**PROPOSED SITE PLAN**

SCALE: 1" = 30'-0"



**PROJECT DIRECTORY:**

**DEVELOPER:**  
 STORAGEexperts AT BROADWAY, LLC  
 1107 W. CHAPMAN AVE., SUITE C  
 ORANGE, CALIFORNIA 92868  
 POINT OF CONTACT: DEANN PANCHERI  
 PHONE: (714) 288-1191  
 EMAIL: DeAnn@amicorporate.com

**ARCHITECT:**  
 EAPC ARCHITECTS ENGINEERS  
 901 E. MADISON ST.  
 PHOENIX, ARIZONA 85034  
 POINT OF CONTACT: MICHELLE BACH  
 PHONE: (602) 441-4505  
 EMAIL: michelle.bach@eapc.net

**SITE PLAN DATA:**

<b>EXISTING ZONING:</b>	S-1 (APPROVED C-1)
<b>PROPOSED ZONING:</b>	PENDING C-2
<b>APN:</b>	104-66-002B
<b>TOTAL GROSS SITE AREA:</b>	8.57 ACRES (373,554 S.F.)
<b>TOTAL NET SITE AREA:</b>	7.08 ACRES (308,565 S.F.)
<b>PARCEL A AREA:</b>	1.93 ACRES (84,057 S.F.)
<b>PARCEL B AREA:</b>	5.15 ACRES (224,508 S.F.)
<b>EXISTING LAND USE:</b>	VACANT
<b>PROPOSED LAND USE:</b>	PERSONAL STORAGE / RV PARKING / RETAIL
<b>CONSTRUCTION TYPE:</b>	TYPE IIB
<b>OCCUPANCY TYPE:</b>	S-1 (STORAGE), B (OFFICE), M (MERCANTILE)
<b>BUILDING HEIGHT ALLOWED:</b>	30 FEET / 2 STORY
<b>BUILDING HEIGHT PROPOSED:</b>	30 FEET / 2 STORY
<b>BUILDING AREA:</b>	
<b>PAD A:</b>	4,968 S.F.
<b>PAD B:</b>	2,420 S.F.
<b>PERSONAL STORAGE:</b>	
<b>BUILDING A:</b>	57,698 S.F.
<b>BUILDING B:</b>	13,881 S.F.
<b>BUILDING C:</b>	18,285 S.F.
<b>TOTAL STORAGE:</b>	89,864 S.F.
<b>TOTAL BUILDING AREA:</b>	97,252 S.F.
<b>OUTDOOR STORAGE - PARCEL B:</b>	
<b>LOT COVERAGE ALLOWED:</b>	10% (22,450 S.F.)
<b>LOT COVERAGE PROVIDED:</b>	10% (22,270 S.F.)
<b>PARCEL A - LOT COVERAGE ALLOWED:</b>	50% (42,029 S.F.)
<b>LOT COVERAGE PROVIDED:</b>	9% (7,388 S.F.)
<b>PARCEL B - LOT COVERAGE ALLOWED:</b>	50% (112,254 S.F.)
<b>LOT COVERAGE PROVIDED:</b>	50% (112,134 S.F.)
<b>PARKING LOT AREA:</b>	23,075 S.F.
<b>PARKING LOT LANDSCAPE REQUIRED:</b>	10% (2,308 S.F.)
<b>PARKING LOT LANDSCAPE PROVIDED:</b>	33% (7,641 S.F.)
<b>PARKING CALCULATION:</b>	
<b>PERSONAL STORAGE (89,864 S.F.):</b>	= 11 SPACES
<b>1 SPACES PER 35 INTERIOR UNITS</b>	
<b>1/35 = 700 UNITS</b>	
<b>RESTAURANT PAD (2,420 SF + 420 SF):</b>	
<b>1/50 SF EXCLUSIVE OF KITCHEN, RESTROOMS, STORAGE, ETC.</b>	
<b>(60%) 1,872 SF / 50 SF = 37 SPACES</b>	
<b>RETAIL PAD (4,968 S.F.):</b>	
<b>1/250 S.F.</b>	
<b>4,968 SF / 250 SF = 20 SPACES</b>	
<b>TOTAL PARKING REQUIRED:</b>	68 SPACES
<b>TOTAL STANDARD PARKING PROVIDED:</b>	93 SPACES
<b>REQUIRED ADA PARKING:</b>	4 SPACES
<b>PROVIDED ADA PARKING:</b>	5 SPACES
<b>TOTAL COVERED RV PARKING PROVIDED:</b>	108 SPACES

KIVA 20-4697  
 SDEV 2008052  
 PAPP 2015911  
 QS 4-13

**CITY OF PHOENIX**

**JUL 26 2021**

**Planning & Development Department**

**EAPC**

Architecture | Engineering | Industrial  
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**CLIENT**

**STORAGEexperts**

**PROJECT DESCRIPTION**

**PROPOSED RETAIL AND SELF STORAGE WITH RV PARKING**

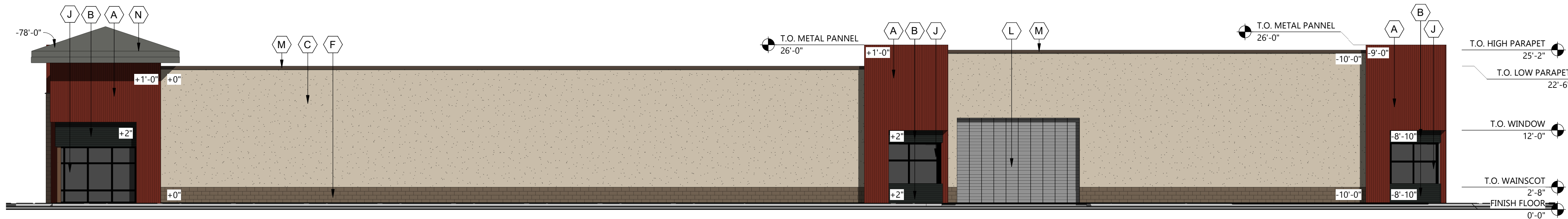
6649 W. BROADWAY RD.  
 PHOENIX, ARIZONA

**ISSUE DATES**

RZ	REZONE SUBMITTAL	DATE
RZ	REZONE SUBMITTAL	07/26/2021
RZ	REZONE SUBMITTAL	03/12/2021
SPAPP	SITE PLAN - PRE APPLICATION	12/04/2020
ZC	ZONE CHANGE W/SUP	11/02/2020
MARK	DESCRIPTION	DATE

<b>PROJECT NO:</b>	20205760
<b>DRAWN BY:</b>	MAB
<b>CHECKED BY:</b>	MAB
<b>COPYRIGHT:</b>	
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<b>DRAWING TITLE</b>	
<b>PRELIMINARY SITE PLAN</b>	

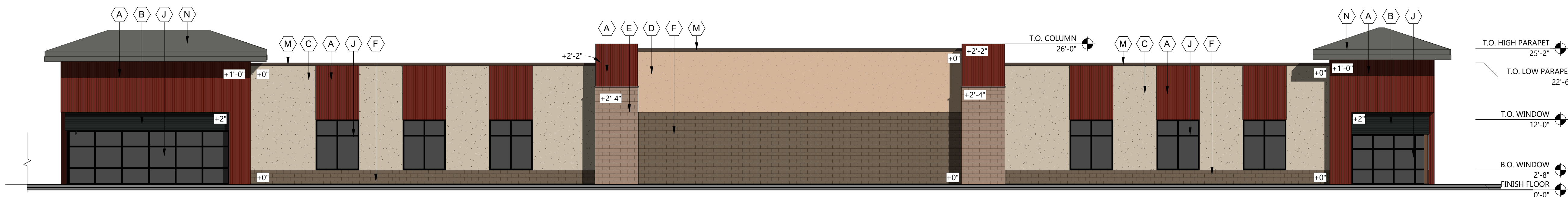
**A002**



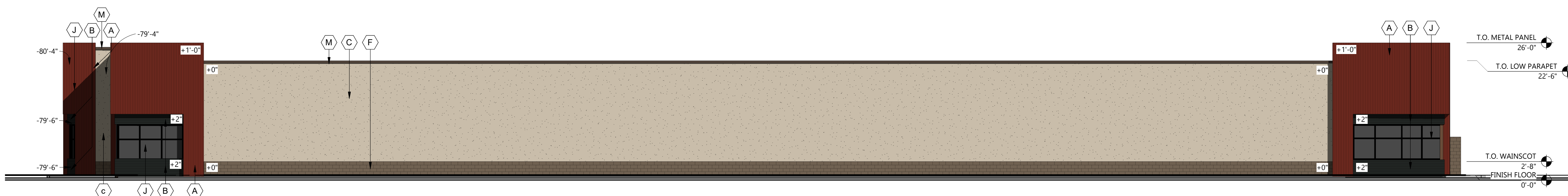
1 WEST COLOR ELEVATION - BUILDING 'A'  
A403 3/32" = 1'-0"



2 EAST COLOR ELEVATION - BUILDING 'A'  
A403 3/32" = 1'-0"



3 NORTH COLOR ELEVATION - BUILDING 'A'  
A403 3/32" = 1'-0"



4 SOUTH COLOR ELEVATION - BUILDING 'A'  
A403 3/32" = 1'-0"

**MATERIAL LEGEND:**

- (A) METAL PANEL:  
MFG: AEP SPAN  
SPEC: FLEX SERIES 1.2FX40-12  
COLOR:TERRA COTTA  
SRI (SOLAR REFLECTANCE INDEX): 41
- (B) METAL PANEL:  
MFG: AEP SPAN  
SPEC: PERCEPTION COLLECTION PC10-12  
COLOR: ZINC GRAY  
SRI (SOLAR REFLECTANCE INDEX): 39
- (C) PAINTED STUCCO:  
MFG: DUNN EDWARDS PAINTS  
COLOR: BIRCHWOOD  
SPEC #: DEC752  
VALUE CHROMA: 1.5
- (D) PAINTED STUCCO:  
MFG: DUNN EDWARDS PAINTS  
COLOR: KRAFT PAPER  
SPEC #: DE6109  
VALUE CHROMA: 3.0
- (E) SMOOTH FACE CMU:  
MFG: ECHELON - MESASTONE  
FINISH: MODESTO  
SPEC: STRETCHER 44F - 4X16
- (F) SMOOTH FACE CMU:  
MFG: ECHELON- SPLIT FACE  
FINISH: HOPI SANDSTONE  
SPEC: STRETCHER 8F - 8X16
- (G) GLAZING:  
MFG: PPG  
FINISH: SOLARBAN Z50  
SPEC: INSULATING CLEAR GLASS  
EXT. REFLECTIANCE: 8%
- (H) PAINT:  
MFG: DUNN EDWARDS PAINT  
COLOR: GRAY FLANNEL  
SPEC #: DE 6319  
VALUE CHROMA: 1.4
- (J) ALUMINUM STOREFRONT:  
MFG: KAWNEER  
FINISH: #40 DARK BRONZE  
ALUM ASSOCIATION SPEC:  
AA-M10C21A4/AA-M45C22A4  
ARCHITECTURAL CLASS I
- (K) ROLL UP OVERHEAD DOOR:  
MFG: JANUS INTERNATIONAL  
SIZE: 8'-0"x8'-4"  
COLOR: SILHOUETTE GRAY
- (L) ROLL UP OVERHEAD DOOR:  
MFG: JANUS INTERNATIONAL  
SIZE: 14'-0"x20'-0"  
COLOR: SILHOUETTE GRAY
- (M) PARAPET PAINT:  
MFG: DUNN EDWARDS PAINT  
COLOR: SPICED HOT CHOCOLATE  
SPEC #: DET691  
VALUE CHROMA: 1.3
- (N) METAL ROOFING:  
MFG: AEP SPAN  
COLOR: ZINC GRAY  
SRI (SOLAR REFLECTANCE INDEX): 39



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

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CLIENT

STORAGEExperts

PROJECT DESCRIPTION

PROPOSED RETAIL  
AND SELF STORAGE  
WITH RV PARKING

CITY PHOENIX

STATE ARIZONA

ISSUE DATES

RZ	REZONE SUBMITTAL	03-12-21
MARK	DESCRIPTION	DATE

PROJECT NO: 20205760

DRAWN BY: AJS

CHECKED BY: MAB

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DRAWING TITLE

COLOR BUILDING A  
ELEVATIONS

**A403**

CITY OF PHOENIX

JUL 26 2021

Planning & Development  
Department

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

CLIENT

STORAGExperts

PROJECT DESCRIPTION

PROPOSED RETAIL  
AND SELF STORAGE  
WITH RV PARKING

CITY PHOENIX

STATE ARIZONA

ISSUE DATES

RZ	REZONE SUBMITTAL	03-12-21
MARK	DESCRIPTION	DATE

PROJECT NO: 20205760

DRAWN BY: AJS

CHECKED BY: MAB

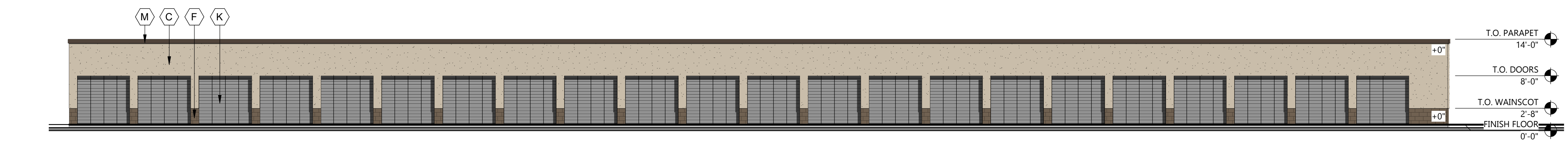
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other reserved rights, including the copyright there to.

DRAWING TITLE  
COLOR BUILDING B &  
C ELEVATIONS

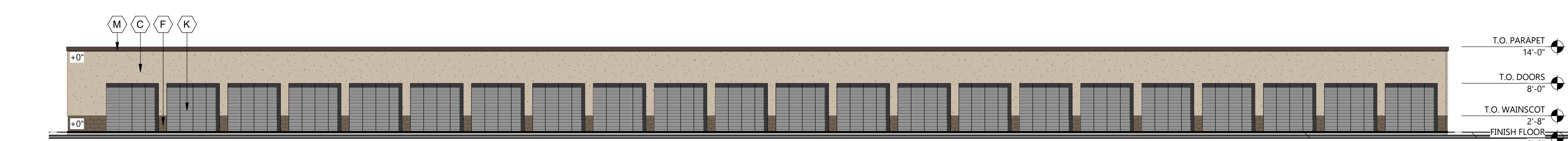
**A404**

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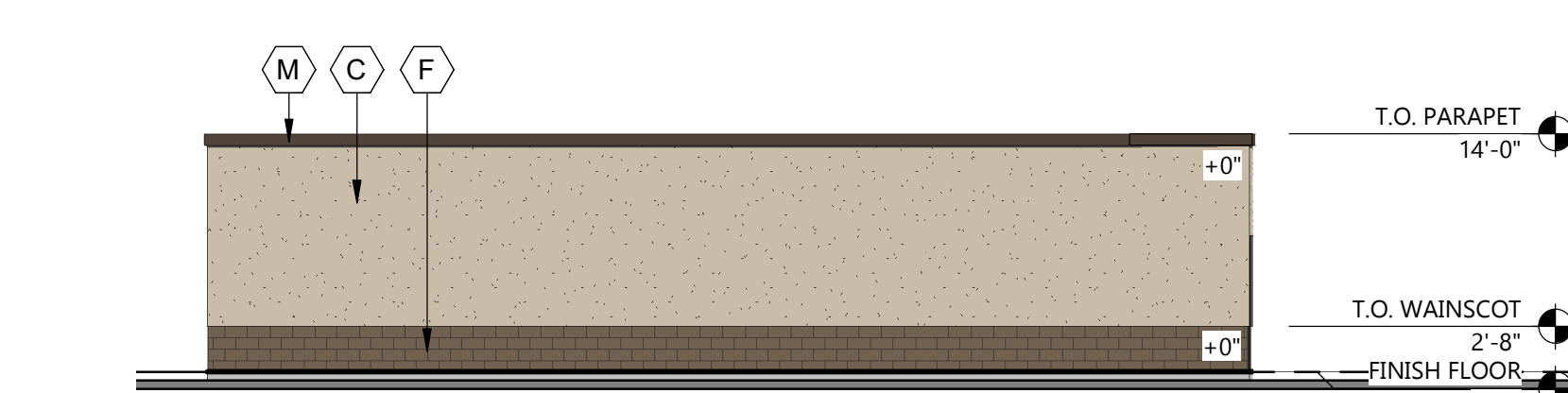
- A** METAL PANEL:  
MFG: AEP SPAN  
SPEC: FLEX SERIES 1.2FX40-12  
COLOR:TERRA COTTA  
SRI (SOLAR REFLECTANCE INDEX): 41
- B** METAL PANEL:  
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- C** PAINTED STUCCO:  
MFG: DUNN EDWARDS PAINTS  
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SPEC #: DEC752  
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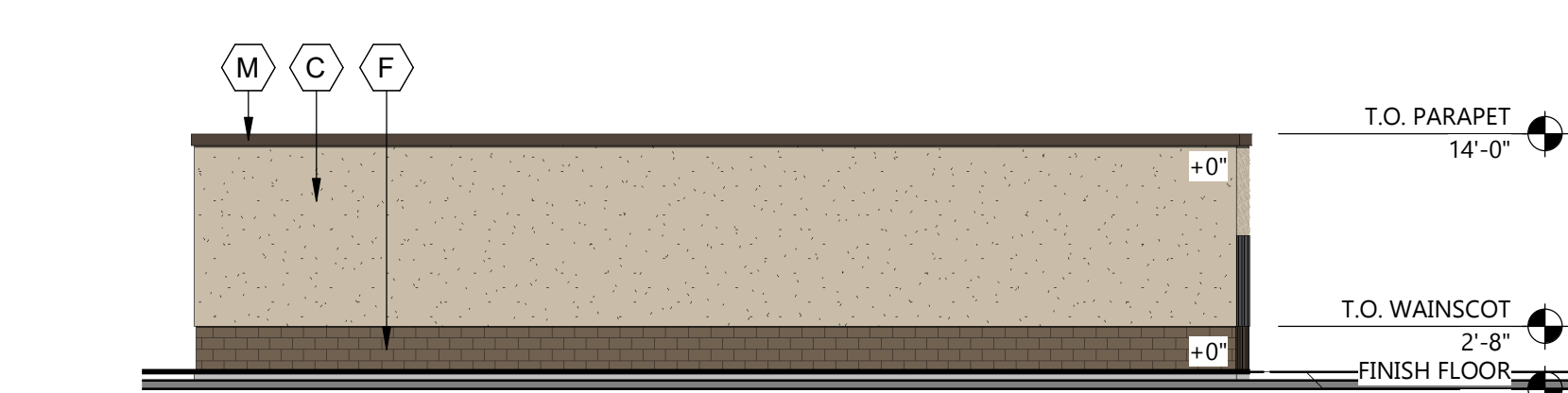
1 NORTH COLOR ELEVATION - BUILDING 'B'  
A404 3/32" = 1'-0"



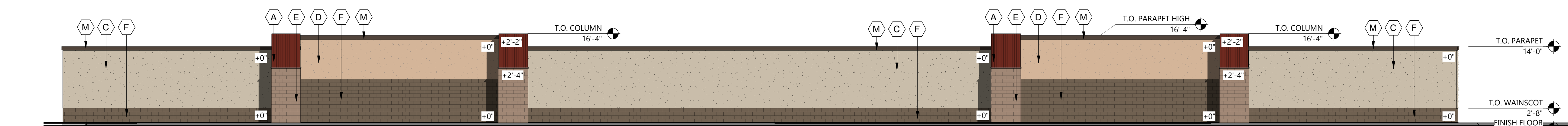
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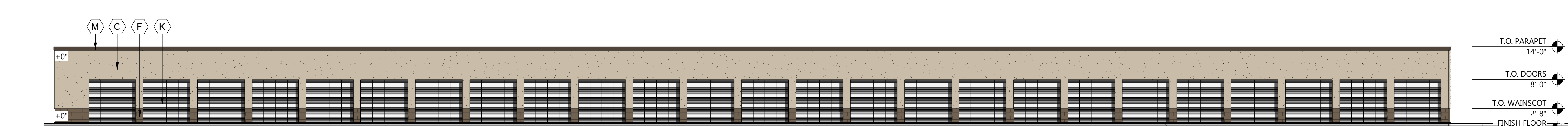
3 EAST COLOR ELEVATION - BUILDING 'B'  
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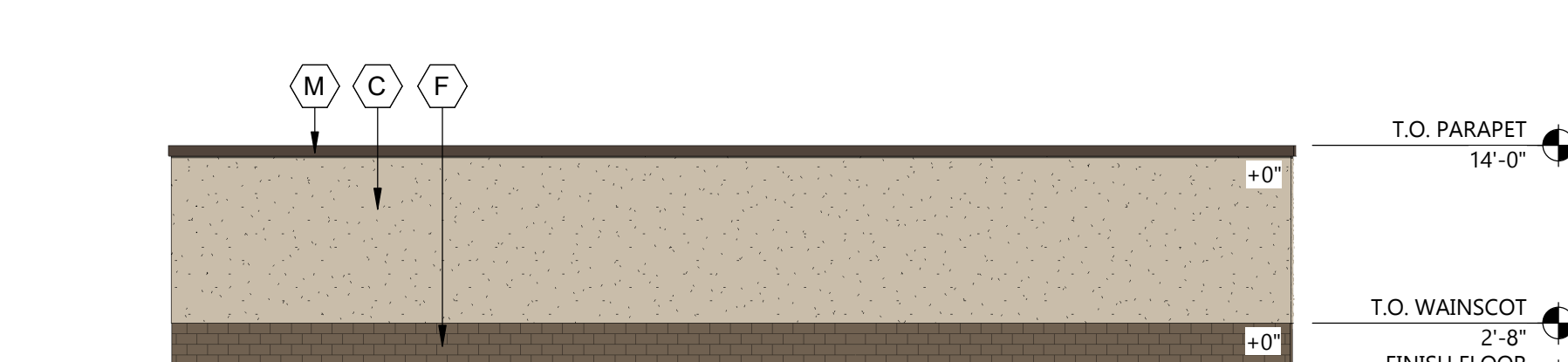
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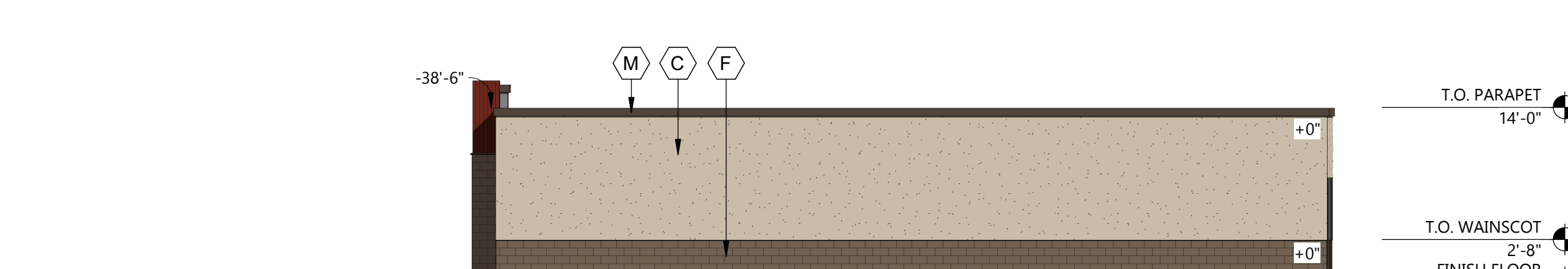
5 NORTH COLOR ELEVATION - BUILDING 'C'  
A404 3/32" = 1'-0"



6 SOUTH COLOR ELEVATION - BUILDING 'C'  
A404 3/32" = 1'-0"



7 EAST COLOR ELEVATION - BUILDING 'C'  
A404 3/32" = 1'-0"



8 WEST COLOR ELEVATION - BUILDING 'C'  
A404 3/32" = 1'-0"

**CITY OF PHOENIX**  
JUL 26 2021  
Planning & Development  
Department

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

**From:** [Dafra Sanou](#)  
**To:** [michelle.bach@eapc.net](mailto:michelle.bach@eapc.net)  
**Cc:** [Enrique A Bojorquez-Gaxiola](#); [lisperez5@cox.net](mailto:lisperez5@cox.net)  
**Subject:** Upcoming development on 67ave and Broadway  
**Date:** Wednesday, April 21, 2021 1:26:17 PM

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To whom it may concern:

I live on 67 Avenue and Broadway. I, unfortunately, was not able to make the meeting yesterday scheduled for 6 pm because it was also my son's birthday celebration. As far as myself, my family and the residents in the area are concerned, we definitely NOT HAPPY about another storage facility and a gas station on 67<sup>th</sup> Ave & Broadway. This is in the middle of a residential area that is currently developing and such a facility does not fit in the area at all. I feel that this side of town is considered a dump for gas stations or other commercial development. We have a number of storage facilities in the area already. I would take a shopping center, a nice restaurant, a grocery store, but not another gas station and storage area.

I am sure that will create more traffic for us to get out of the neighborhood, or trying to get home. As it is traffic is horrible already. The streets are small. I am not going to write a book, but I think that you should really consider something else that the community can benefit from. I know profit is the main driver for this, but we also would like something that will benefit the needs of the community, not something that will not benefit anyone really.

Thank you for taking my feedback into consideration.

Sincerely,

Dafra Sanou



To whom it may concern:

As a tax payer and a local in the area (79<sup>th</sup> & Broadway), I find it very disheartening that we are getting yet another storage facility and gas station on 67<sup>th</sup> Ave & Broadway. Our community is growing and we have countless new housing developments in the making that these commercial options do not warrant a need for our area. The large lot that was once a farm would have been a great area for a shopping center, but as you know its going to be more houses. (Great! Just what we need). More families to feed and one local grocery store.

What we need is another grocery store. The community has one local option and that is Fry's on 83<sup>rd</sup> Ave and Lower Buckeye. Unfortunately, this is our only grocery store to service the area. As a local shopper here, I can tell you I can never successfully shop for my family's needs at this store without having to go somewhere else to find my items. This store is not well stocked, they run out of produce quickly because they are the only store in the area.

As an example, 51<sup>st</sup> and Baseline has two options for grocery stores (Fry's and Safeway). Not to mention just a couple blocks down at the new Laveen Park Place they have Sprouts and I believe an Aldi coming soon. So, this local area will have 4 local options for grocery shopping, and we get one! That seems a bit unfair.

Another headache as a local to this area we are still commuting on 2 lane roadways! One lane in each direction. When is your committee going to work on getting us wider roads with more lanes? You should witness the traffic back up every day on Broadway. The longest part of my commute is waiting on Broadway after getting off the Loop 202.

Our area is showing its age and could use some upgrades. The only Costco close to us is in Avondale. Have you been to that store? It is always busy; the parking lot is tiny and it has to service our growing area plus its own residents of Avondale. The East side (Chandler, Tempe, Mesa etc.) they all have countless shopping centers and Costco's and we have one. I understand we have another Costco in Peoria and Surprise but do you know how far they are from us? It does not make for a quick errand run.

Please realize that our area is growing we need wider streets, more lanes, better lit roads, sidewalks, & parks for our children. Why can't we have nice things? Do we really need another storage facility and gas station? You are already putting a gas station on 67<sup>th</sup> and Broadway, you are already putting a storage facility on 67<sup>th</sup> and Baseline.

I am just a concerned local neighbor that wishes your committee would push for more infrastructure and better shopping centers for us. My only hope is that this letter makes it to someone who will actually read and sympathize with my thoughts. Please put the families of this area first. We would all love another grocery store and safe streets.

Thank you for your time.

To whom it may concern:

As a tax payer and a local in the area (79<sup>th</sup> Ave and Broadway), I find it very disheartening that we are getting yet another storage facility and gas station on 67<sup>th</sup> Ave and Broadway. Our community is growing and we have countless new housing developments in the making that these commercial options do not warrant a need for our area. The large lot that was once a farm would be a great area for a shopping center, but as you know its going to be more houses. (Great! Just what we need)

What we need is another grocery store. The community has one local option and that is Fry's on Lower Buckeye and 83<sup>rd</sup> Ave. Unfortunately, this is our only grocery store to service the area and countless new home owners moving into our growing area. As a shopper at this local grocery store I can tell you countless times I was unable to successfully shop at this store without having to go to another store in another city to find the items I need. (This happens every weekend when I am running errands). This store is not able to keep up with growing demand. They are always out of stock on items and or have low inventory on fruits and produce.

As an example, 51<sup>st</sup> and Baseline has two options for grocery stores (Fry's and Safeway). Not to mention just a couple blocks down at the new Laveen Park Place they have Sprouts and I believe an Aldi is coming soon. So, this local area will have 4 local options for grocery shopping, and we get one! That seems a bit unfair.

Another headache as a local to this area (79<sup>th</sup> and Broadway) we still have 2 lane streets. One way in each direction. When are you going to work on upgrading the infrastructure? Four-way stop signs and one lane is no longer cutting it for the growing area. You should witness the traffic and the back up we get everyday just trying to head home after a long day at work. The longest part of my commute is waiting on Broadway after getting off the Loop 202. You should also witness the crazy drivers in the morning using the shoulders to pass around cars or trucks.

Our area is run down and needs some work. The only Costco close to us is the one in Avondale. Have you been to that store? It is always busy; parking lot is tiny and it has to service all of us plus the people of Avondale. Why can't you consider another Costco close by? The East Side has countless Costco's and yet again us West Siders have one. The next closest Costco is up in Peoria and then Surprise. All of which are way too far. Please realize that our area is growing we need wider streets, more lanes, better lit roads, sidewalks, & parks for our children. Why can't we have nice things? Do we really need another storage facility and gas station? You are already putting one in on that corner and also on 67<sup>th</sup> Ave and Lower Buckeye.

Lastly, I am just a concerned neighbor and wish your committee would realize we deserve so much more. My only hope is that this letter makes it to someone who will actually read and sympathize with my thoughts. Please reconsider and put the families of these areas first. We would all love another grocery store.

Thank you for your time.

Losing Hope Local Neighbor

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