

ATTACHMENT C



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A **Staff Report: Z-SP-4-25-2** December 30, 2025

<u>North Gateway Village Planning Committee Meeting Date:</u>	January 8, 2026
<u>Planning Commission Hearing Date:</u>	February 5, 2026
Request From:	C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) (4.17 acres)
Request To:	C-2 M-R SP NBCOD (Intermediate Commercial, Mid-Rise District, Special Permit, North Black Canyon Overlay District) (4.17 acres)
Proposal:	Self-service storage facility and household moving center (truck/trailer sharing, associated retail), and all underlying C-2 uses
Location:	Approximately 400 feet south of the southeast corner of the 29th Avenue alignment and Dove Valley Road
Owner:	24 SAC, LLC
Applicant:	Parul Butala, AMERCO Real Estate Company
Representative:	Jason Morris, Withey Morris Baugh, PLC
Staff Recommendation:	Approval, subject to stipulations

The purpose of this addendum is to revise Stipulation Nos. 1, 5, 6, 7, 25, and 27 to reflect a revised site plan submitted by the applicant and to reflect revised stipulation language agreed upon between staff and the applicant.

This request is to rezone 4.17 acres located approximately 400 feet south of the southeast corner of the 29th Avenue alignment and Dove Valley Road from C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) to C-2 M-R SP NBCOD (Intermediate Commercial, Mid-Rise District, Special Permit, North Black Canyon Overlay District) for a self-service storage facility and household moving center (truck/trailer sharing, associated retail) and all underlying C-2 uses.

The North Gateway Village Planning Committee heard this case on December 11, 2025 and recommended a continuance to the January 8, 2026 North Gateway Village Planning Committee meeting, per the applicant's request, by an 8-0 vote.

On December 22, 2025, the applicant submitted a revised site plan and a revised landscape plan to include a large surface retention area to act as a landscape screening buffer for the large truck parking areas on the site that may be seen from Woodstock Road (formerly Commitment Way). Staff recommends modifying Stipulation No. 1 to reflect the new submittal date.

Stipulation No. 5 has been revised to update the date stamped date for the revised landscape plan submitted by the applicant.

Stipulation No. 6 has been revised to consolidate Stipulation 6 and 6.a, to update the setback dimension per the revised site plan, and to remove Stipulation 6.b regarding a wall and mural along 29th Avenue.

Stipulation No. 7.b has been revised to replace the requirement for a wall and mural along Woodstock Road (formerly Commitment Way) with enhanced landscaping within the retention area adjacent to Woodstock Road, in order to screen the large truck parking areas on-site.

Stipulation No. 25 has been revised to only require a detached sidewalk along one driveway on the north side of the site.

The Street Transportation Department also revised Stipulation No. 27 regarding the construction of a median along 29th Avenue for clarity.

Staff recommends approval, per the modified stipulations in **bold** font below:

Stipulations

1. The development shall be in general conformance with the site plan **DATE STAMPED DECEMBER 22, 2025**, and elevations date stamped November 20, 2025, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The maximum building height shall be four stories and 56 feet.
3. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
4. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.

5. Retention areas and perimeter landscape areas, as depicted on the landscape plan date stamped ~~November 20~~ **DECEMBER 22**, 2025, shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted in landscape areas, and planted around the perimeter of retention areas, and a minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.

6. ~~The following~~ **A BUILDING** shall be provided **FRONTING** along the frontage adjacent to 29th Avenue **WITH A MINIMUM OF 45% OF THE FRONTAGE PROVIDED AT A MAXIMUM 41-FOOT SETBACK**, as approved by the Planning and Development Department.
 - a. ~~A building shall be provided fronting along 29th Avenue with a minimum of 45% of the building frontage provided at a 40-foot setback from the property line.~~

 - b. ~~A minimum 6-foot tall mural installation shall be provided along the remaining 29th Avenue frontage, along the required building setback line and articulated back 5 feet for every 50 feet of wall length, compatible with the design of the overall development, the surrounding community, and the surrounding desert context.~~

7. The following shall be provided along the frontage adjacent to Woodstock Road (formerly Commitment Way), as approved by the Planning and Development Department.
 - a. A building shall be provided fronting along Woodstock Road (formerly Commitment Way) with a minimum of 50% of the building frontage provided at a 30-foot setback from the property line.

 - b. ~~A minimum 6-foot tall mural installation shall be provided along the remaining Woodstock Road (formerly Commitment Way) frontage, along the required building setback line and articulated back 5 feet for every 50 feet of wall length, compatible with the design of the overall development, the surrounding community, and the surrounding desert context.~~ **A MINIMUM 30-FOOT LANDSCAPE SETBACK SHALL BE PROVIDED ADJACENT TO WOODSTOCK ROAD (FORMERLY COMMITMENT WAY) FOR THE FIRST 215 FEET FROM THE EAST PROPERTY LINE, PLANTED WITH TWO STAGGERED ROWS OF MINIMUM 2-INCH CALIPER, LARGE CANOPY, SHADE TREES, PLANTED 20 FEET ON CENTER, OR IN EQUIVALENT GROUPINGS, AND A MIXTURE OF DROUGHT-TOLERANT SHRUBS, ACCENTS, AND VEGETATIVE**

GROUNDCOVERS, EVENLY DISTRIBUTED THROUGHOUT THE LANDSCAPE AREA TO ACHIEVE A MINIMUM OF 75% LIVE COVERAGE. A BENCH OR SEATING AREA SHALL ALSO BE PROVIDED WITHIN THE LANDSCAPE AREA.

8. The glazing on all building windows shall have a maximum reflectivity of 20%, as approved by the Planning and Development Department.
9. Minimum 5-foot-wide clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
10. The ground floor area of the development shall include a minimum of 3,900-square-feet of commercial service, retail, entertainment, and/or restaurant uses, unrelated to the Special Permit use, that will activate the North Gateway Village Core, as approved by the Planning and Development Department.
11. If a drive-through restaurant is developed, pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
12. If a drive-through restaurant is developed, a minimum of 250 square feet of outdoor seating areas shall be provided, as approved by the Planning and Development Department.
13. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
14. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
15. A bicycle repair station ("fix it station") shall be provided and maintained on-site. The bicycle repair station ("fix it station") shall be provided near a building entrance in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, 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.

16. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
17. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
18. A minimum of 10% of the required vehicle parking spaces shall be EV Ready, as approved by the Planning and Development Department.
19. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented for each parcel separately (east and west of Skunk Creek Wash), as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
20. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, and landscape materials listed in Appendix B shall be prohibited, as approved or modified by the Planning and Development Department.
21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
22. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, single-trunk, large canopy, shade trees, or a combination thereof.
23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
24. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the

Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

25. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed ~~on the north side and the east side of the site, adjacent to the shared driveways~~ **ALONG ONE DRIVEWAY ON THE NORTH SIDE OF THE SITE TO CONNECT TO EXISTING OR FUTURE PEDESTRIAN WALKWAYS**, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade along the sidewalk.
 - b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
26. The east side of 29th Avenue shall be dedicated and constructed to match the improvements per the North Gateway Core Master Street Plan from the future collector roadway to Dove Valley Road, including required tapers for flared intersections, as approved by the Street Transportation Department.
27. A 14-foot-wide raised center median ~~is required~~ **SHALL BE CONSTRUCTED** for 29th Avenue. ~~If the west side of 29th Avenue has not been constructed, the subject development shall be required to construct the 14-foot median, as approved by the Street Transportation Department.~~
28. A detached sidewalk shall be constructed along the east side of 29th Avenue, as required by the approved North Gateway Core Master Street Plan, including a minimum 5-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, with a maximum mature height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

29. The full width right-of-way shall be dedicated for the collector roadway, and roadway improvements shall be constructed per the signing and striping plans approved on May 6, 2025, as approved by the Street Transportation Department.
30. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of the southern collector roadway, per the signing and striping plans approved on May 6, 2025, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
 - b. A mixture of shrubs, accents, and vegetative groundcovers, with a maximum mature height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

31. A traffic study shall be submitted to and accepted by the Street Transportation Department. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact study.
32. A traffic signal shall be constructed, or modified by the developer if previously constructed by others to an interim condition, at the intersection of Dove Valley Road and 29th Avenue.
33. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
34. 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.

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

Writer

Adrian Zambrano

December 30, 2025

Team Leader

Racelle Escolar

Exhibits

Site Plan date stamped December 22, 2025

Conceptual Landscape Plan date stamped December 22, 2025



AERIAL VIEW

N.T.S.

City of Phoenix
 Municipality: N 29th Ave & W Dove Valley Rd, Phoenix, AZ
 Project Address: 4.17 ac / 181,679 sf (gross lot area)
 Lot E Area (Area): 2.68 ac / 116,619 sf (net to area - includes future ROW and setbacks)
 Zone: C-2 M NBCDD (Intermediate Commercial Midrise Overlay North Black Canyon Corridor Plan and Overlay District)
 Adjacent Zoning: N - C-2 / CP M/R PCD
 S - CP / GCP M/R PCD
 E - C-2 / CP M/R PCD
 W - C-2 M/R
 Uses: Self-Storage, Truck, Show, & Retail Sales

Setbacks:
 25 ft (Average) for structures not exceeding 9 stories or 30 ft
 30 ft (Average) for structures exceeding 9 stories or 30 ft
 Not Adjacent to Street: 10 ft

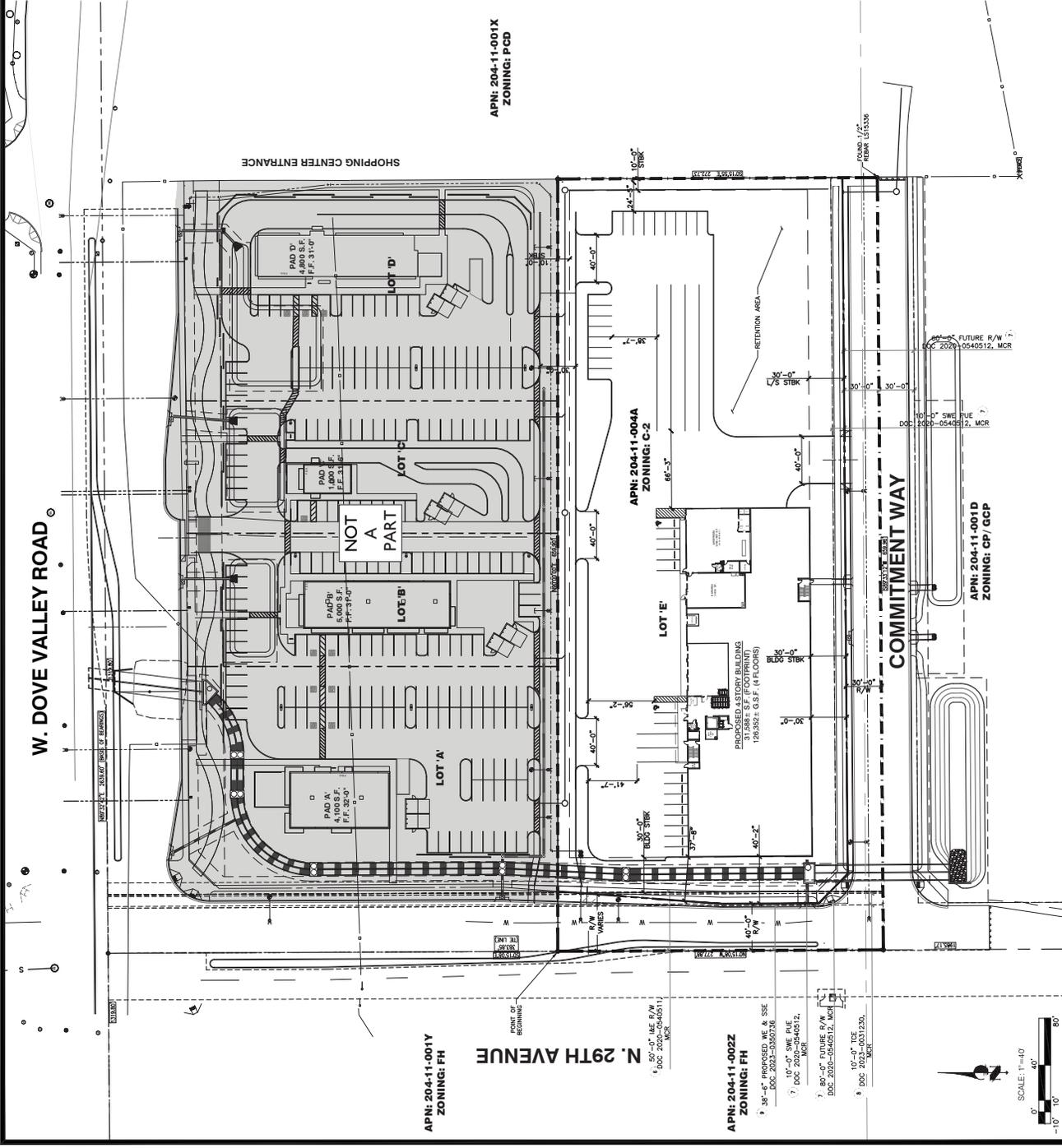
Max. Lot Coverage:
 65% of net lot area
 116,619 x .65 = 58,402 sf allowed
 31,888 sf or 27% provided

Height Limit:
 60 ft

Landscaping:
 Streetscape Setback: 25 ft (Average) for structures not exceeding 2 stories or 30 ft,
 20 ft (min) permitted for up to 50% of frontage
 30 ft (Average) for structures exceeding 2 stories or 30 ft
 20 ft (min) permitted for up to 50% of frontage

Not Adjacent to street: 10 ft (min) landscape setback

Parking:
 General Retail: 1 sp per 200 sq ft
 2,970 / 200 = 10 spaces required
 Min warehouse: 1 sp for each 36 storage units
 1127 / 36 = 31 spaces required
 Total parking required: 42 spaces
 Total parking provided: 44 spaces



APN: 204-11-001X
ZONING: PCD

APN: 204-11-001Y
ZONING: FH

APN: 204-11-002Z
ZONING: FH

APN: 204-11-001D
ZONING: CP / GCP



SHEET NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/30/24	UPDATE PER CIVL. MOVE AND FLIP BUILDING
2	11/11/24	N/A DETENTION & 4-STORY OPTION
3	12/12/24	
4	12/12/24	
5	12/12/24	
6	12/12/24	
7	12/12/24	
8	12/12/24	
9	12/12/24	
10	12/12/24	

PROFESSIONAL SEAL:
 PRELIMINARY DOCUMENTS
 NOT FOR CONSTRUCTION
 FOR INFORMATION ONLY

ARCHITECT LOGO:



SITE ADDRESS:
 11-High of North Gateway
 29th Ave & Dove Valley Rd
 Phoenix, AZ 85004

SHEET CONTENT:
 Proposed Site Plan

858071

DATE:	12/28/24
CHECKED BY:	SP1
DRAWN BY:	SP1

