

## ATTACHMENT B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-SP-4-23-4 September 7, 2023

Maryvale [Village Planning Committee](#) Meeting Date: September 13, 2023

[Planning Commission](#) Hearing Date: October 5, 2023

Request From: [C-2](#) (Intermediate Commercial) (2.12 acres)

Request To: [C-2 SP](#) (Intermediate Commercial, Special Permit) (2.12 acres)

Proposal: Self-service storage warehouse and underlying C-2 uses

Location: Approximately 225 feet south and 465 feet west of the southwest corner of 43rd Avenue and McDowell Road

Owner: 43rd Avenue Holdings, LLC

Applicant/Representative: Matthew Sargent, RCAA Architects, Inc.

Staff Recommendation: Approval, subject to stipulations

<a href="#">General Plan Conformity</a>	
<a href="#">General Plan Land Use Map Designation</a>	Commercial
<a href="#">Street Map Classification</a>	N/A
<b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized, and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></b>  The subject site is currently vacant and as stipulated, will provide a use that is compatible with the surrounding land uses which are commercial in nature.	
<b><i>CONNECT PEOPLE AND PLACES CORE VALUES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></b>  The request will maintain a commercial designation on the site while allowing for an increased commercial intensity that is sensitive to the scale of local conditions.	

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

The proposal, as stipulated, will provide shade along pedestrian pathways. This will mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

**Applicable Plans, Overlays, and Initiatives**

[Transit Oriented Development Strategic Policy Framework](#) – See Background Item No. 7.

[Tree and Shade Master Plan](#) – See Background Item No. 8.

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

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

[Transportation Electrification Action Plan](#) – See Background Item No. 11.

[Phoenix Climate Action Plan](#) – See Background Item No. 12.

[Zero Waste PHX](#) – See Background Item No. 13.

**Surrounding Land Uses and Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	C-2
<b>North</b>	Auto parts retail	C-2
<b>South</b>	Extended stay hotel	C-2 HGT/WVR
<b>East</b>	Vacant land, restaurant, grocery store	C-2
<b>West</b>	Office/warehouse and training center	CP/GCP and A-1

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Minimum Building Setbacks</i>		
Not Adjacent to Streets: (North – Adjacent to C-2)	0 feet	Met – 54 feet
Not Adjacent to Streets: (South – Adjacent to C-2 HGT/WVR)	0 feet	Met – 84 feet 6 inches
Not Adjacent to Streets: (East – Adjacent to C-2)	0 feet	Met – 22 feet
Not Adjacent to Streets: (West – Adjacent to CP/GCP and A-1)	0 feet	Met – 33 feet
<i>Minimum Landscape Setbacks</i>		
Not Adjacent to Streets: (North – Adjacent to C-2)	None	Met – Not depicted
Not Adjacent to Streets: (South – Adjacent to C-2 HGT/WVR)	None	Met – Not depicted
Not Adjacent to Streets: (East – Adjacent to C-2)	None	Met – Not depicted
Not Adjacent to Streets: (West – Adjacent to CP/GCP and A-1)	None	Met – Not depicted
Maximum Lot Coverage	Maximum 50 percent	39 percent (Met)
Maximum Building Height	2 stories (or 30 feet) (With Height Waiver: 4 stories (or 56 feet)	*Not Met – 3 stories/ up to 41 feet (Pending Height Waiver Z-36-23-4)
Parking	23 spaces required	Met – 34 spaces provided

*\*Site plan revision or height waiver required*

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

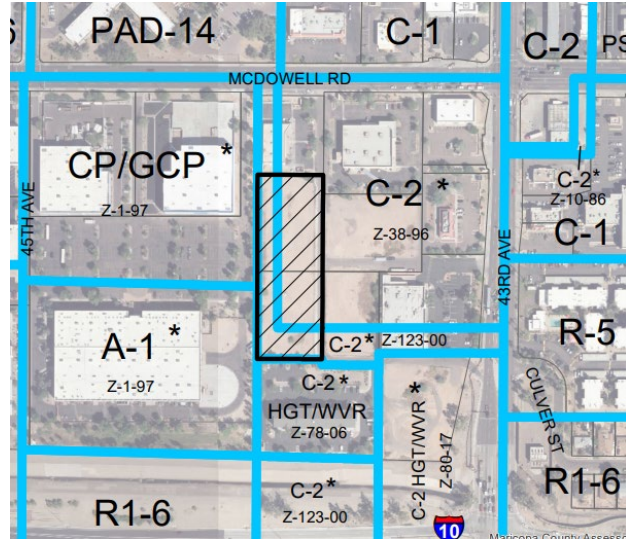
#### **SUBJECT SITE**

1. This request is to rezone 2.12 acres located approximately 225 feet south and 465 feet west of the southwest corner of 43rd Avenue and McDowell Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow for a self-service storage warehouse and underlying C-2 uses. Companion Rezoning Case No. Z-36-23-4 is a concurrent request for a height

waiver to allow up to 41 feet for the proposed self-storage building.

## SURROUNDING LAND USES AND ZONING

- The requested zoning district is consistent and compatible with the surrounding land uses. Surrounding commercial land uses include a pharmacy and retail sales of auto parts to the north and vacant land, a restaurant, and grocery store to the east zoned C-2 (Intermediate Commercial). Furthermore, an extended stay hotel is located to the south of the subject site zoned C-2 HGT/WVR (Intermediate Commercial, Height Waiver). An office/warehouse and training center zoned CP/GCP (Commerce Park/General Commerce Park Option) and A-1 (Light Industrial) are located to the east of the site.

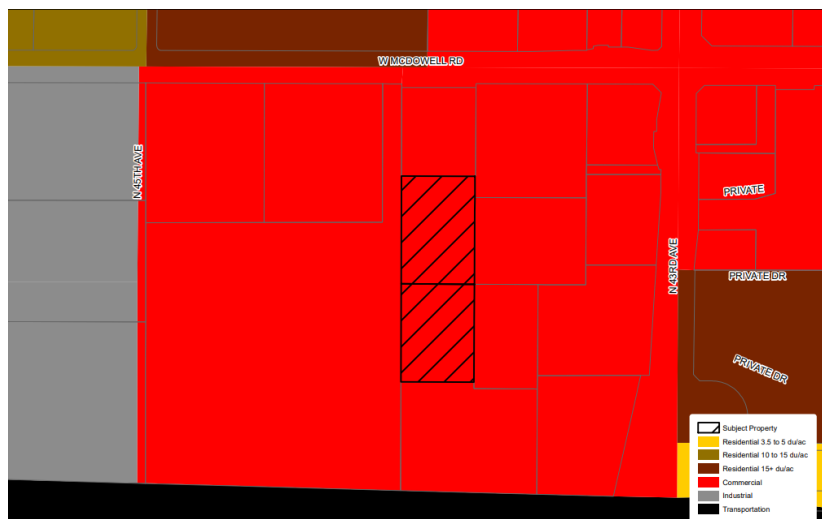


Site Aerial

Source: City of Phoenix Planning and Development Department

## GENERAL PLAN LAND USE MAP DESIGNATION

- The General Plan Land Use Map designation for the subject site and the surrounding area is Commercial. The proposal is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

## PROPOSAL

### 4. Site Plan

The site plan, attached as an exhibit, proposes a self-service storage warehouse with a height of three-stories and under 41 feet. The conceptual site plan indicates an approximate 108,984-square-foot building with internal drives and access from 43rd Avenue and McDowell Road. Parking is located along the north and south portions of the subject site. An additional drive aisle is proposed along the west portion of the site, connecting both parking areas. Staff recommends Stipulation No. 1 to ensure that the proposed development is in general conformance with the submitted site plan.

### 5. Elevations

The building elevations depict architectural features that include variations in window sizes and shapes, colors, materials, and building articulation. The proposed elevations depict enhanced pedestrian entrances with numerous windows and architectural features. The elevations provided only indicate the height from the top of the parapets, however, the Zoning Ordinance measures the maximum height from the top of the highest point of the roof surface. Staff recommends general conformance to the elevations (Stipulation No. 1) and Stipulation No. 4 to ensure adequate lighting is provided at building entrances, exits, and parking areas.



Proposed Elevations  
Source: RKA Architects Inc.

### 6. Special Permit

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

- a) All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10 percent of the gross site area.
- b) No auctions, sales, services and repair activity shall be conducted on the site.

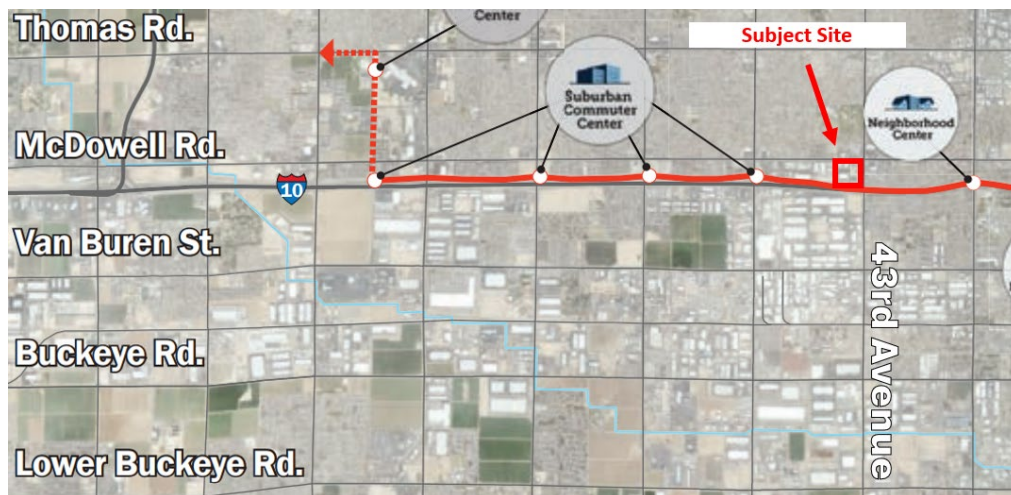
- c) There shall be no storage or use of hazardous or dangerous materials on the premises.
- d) The site shall have direct access to an arterial street.
- e) Landscape areas adjacent to residential zones must be a minimum of ten feet.

The proposal meets the above conditions by proposing solely indoor storage on the site, and it does not propose to store any hazardous or dangerous materials on the premises. Access is provided via McDowell Road and 43rd Avenue, which are arterial streets.

## STUDIES AND POLICIES

### 7. [Transit Oriented Development Strategic Policy Framework](#)

The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The subject site is in the I-10 West Extension TOD area and is within a mile of the 51st Ave / I-10 planned light rail station. The identified environment for the station is Suburban Commuter Center, which is a place type characterized by medium to low intensity with building heights typically two to four stories, with incentive heights up to seven stories. Land uses may include office employment, colleges and trade schools, hotels, commuter serving retail, and limited housing. The proposal is consistent with the intensity of the Suburban Commuter Center place type. Given the large distance to the proposed light rail stations and that the site is not adjacent to the street, staff is supportive of conventional zoning on the site.



TOD Typology Map

Source: Planning and Development Department

### 8. [Tree and Shade Master Plan](#)



The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect for pedestrians and residents on site. As stipulated in Stipulation Nos. 3 and 7, the pedestrian paths, sidewalks, and bicycle parking will have additional shade to make a more comfortable pedestrian environment and microclimate.

9. **Complete Streets Guidelines Principles**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending pedestrian pathways to be constructed or treated to visually contrast the drive aisles. This is addressed in Stipulation No. 2.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the project will provide bicycle parking spaces through inverted U or artistic racks located near building entrances. Furthermore, all bicycle parking spaces shall be shaded by landscaping or a shade structure to achieve 75 percent coverage. Finally, a minimum of one bicycle parking space shall include an electric receptacle for electric bicycle charging capabilities. These are addressed in Stipulation Nos. 5 through 7.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 6 and 8.

12. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 9, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

13. **Zero Waste PHX:**

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

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff did not receive any correspondence from the public regarding this request.

INTERDEPARTMENTAL COMMENTS

15. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however, water capacity is a dynamic condition that can change over time due to a variety of factors.

OTHER

16. The site has not been identified as being archeologically sensitive. However, 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



No. 10.

17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 11.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as, but not limited to, zoning adjustments and abandonments, may be required.

### **Findings**

1. The proposed zoning is consistent with the General Plan Use Map designation of Commercial.
2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.
3. The proposal will incorporate elements and improvements as part of City policies such as the Tree and Shade Master Plan, Complete Streets Guiding Principles, Comprehensive Bicycle Master Plan, Transportation Electrification Action Plan, and Phoenix Climate Action Plan.

### **Stipulations**

1. The development shall be in general conformance with the site plan and elevations date stamped June 1, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. All pedestrian pathways shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
4. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
5. A minimum of 4 bicycle parking spaces 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, 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.

6. A minimum of one of the required bicycle parking spaces shall include access to a standard electrical receptacle for electric bicycle charging capabilities.
7. Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
8. A minimum of 5% of the required parking spaces shall be EV Ready.
9. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.
10. 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.
11. Prior to preliminary 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**

Matteo Moric and Nayeli Sanchez Luna

September 7, 2023

**Team Leader**

Racelle Escolar

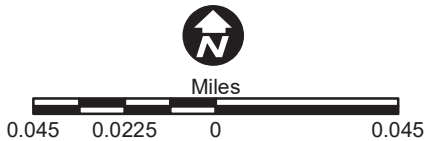
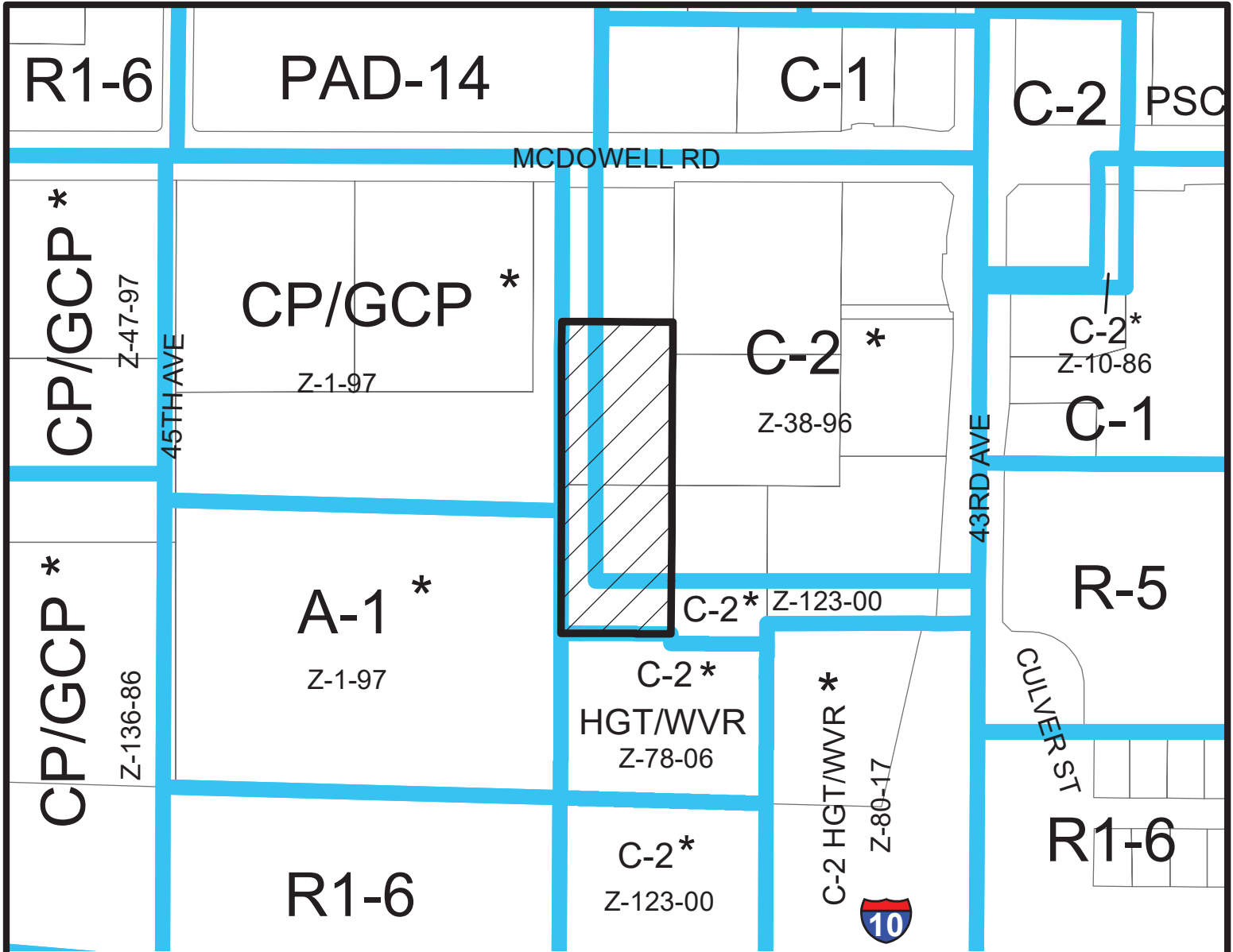
**Exhibits**

Zoning sketch map

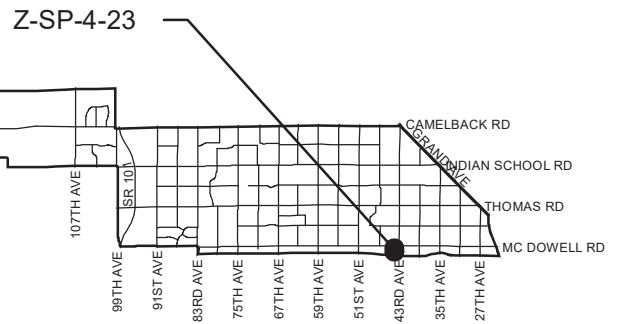
Aerial sketch map

Conceptual Site Plan date stamped June 1, 2023

Conceptual Elevations date stamped June 1, 2023

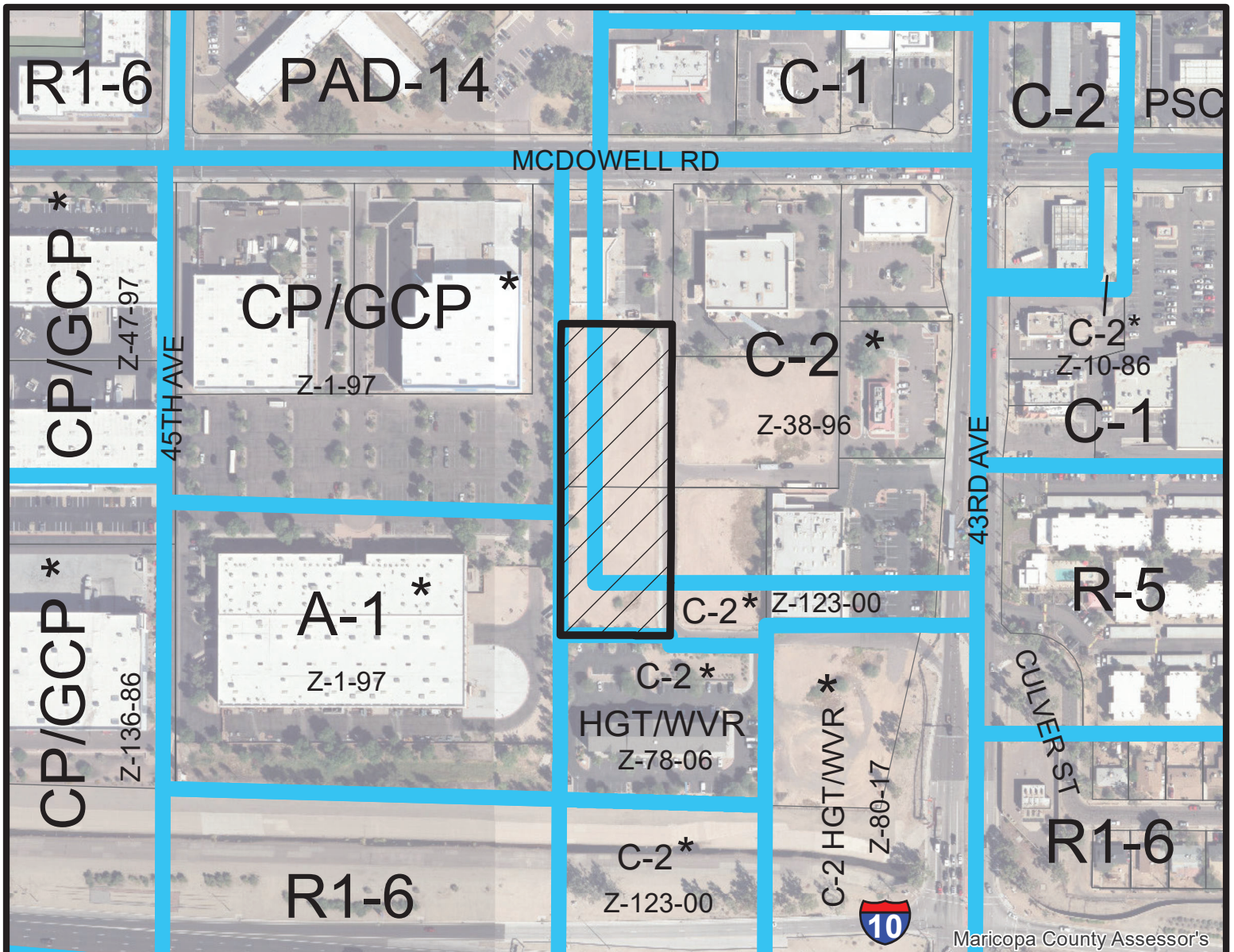


**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 4

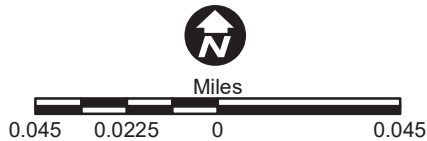


<b>APPLICANT'S NAME:</b> RKAARchitects, Inc. Matthew Sargent		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-SP-4-23	<b>DATE:</b> 6/29/2023 <b>REVISION DATES:</b>	<b>FROM:</b> C-2 ( 2.12 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>2.12 Acres</b>	<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 12-18</b>	<small>ZONING MAP</small> <b>G-6</b>	<b>TO:</b> C-2 SP ( 2.12 a.c.)
<b>MULTIPLES PERMITTED</b> C-2 C-2 SP	<b>CONVENTIONAL OPTION</b> 30 30		<b>* UNITS P.R.D. OPTION</b> 37 37

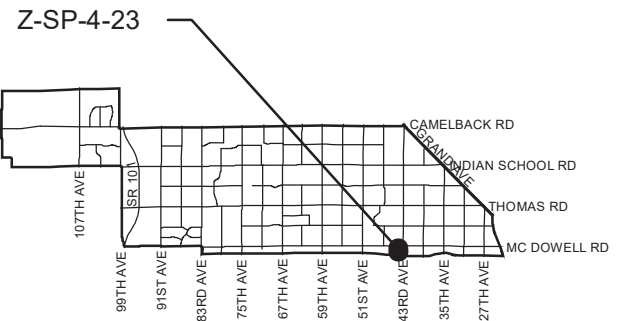
\* Maximum Units Allowed with P.R.D. Bonus



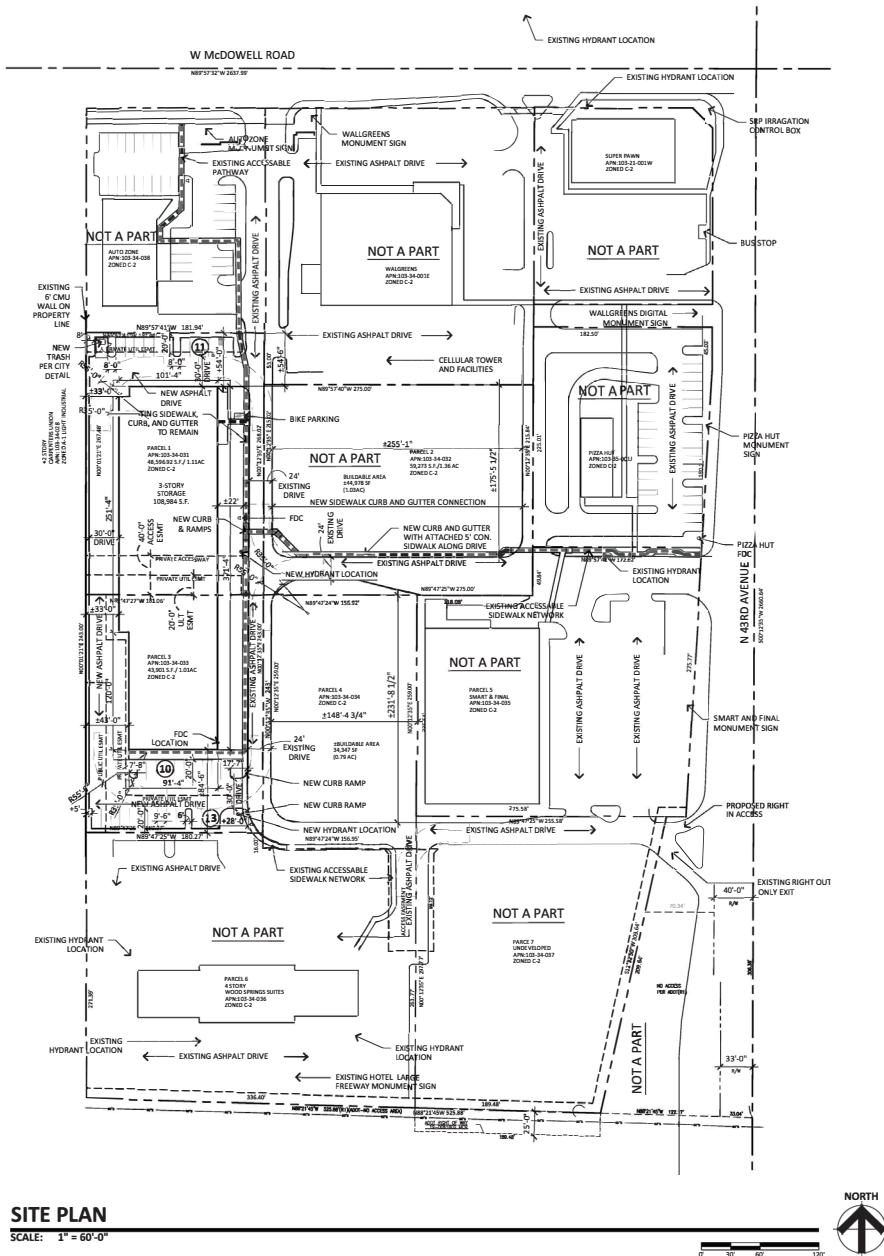
Maricopa County Assessor's



**MARYVALE VILLAGE**  
CITY COUNCIL DISTRICT: 4



<b>APPLICANT'S NAME:</b> RKAARchitects, Inc. Matthew Sargent		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-SP-4-23	<b>DATE:</b> 6/29/2023 <b>REVISION DATES:</b>	<b>FROM:</b> C-2 ( 2.12 a.c.)	
<b>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</b> 2.12 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 12-18	<b>ZONING MAP</b> G-6	<b>TO:</b> C-2 SP ( 2.12 a.c.)
<b>MULTIPLES PERMITTED</b> C-2 C-2 SP	<b>CONVENTIONAL OPTION</b> 30 30		<b>* UNITS P.R.D. OPTION</b> 37 37
* Maximum Units Allowed with P.R.D. Bonus			



## PHO STIPULATIONS

Stipulations of PHO 5-123-007

1. That continuous access through the site shall be provided to 43rd avenue for properties located to the west. If provided by a drive aisle such as one that would be included in a parking scheme, that aisle shall be a minimum of 40 feet in width.
2. That the perimeter screen walls, as applicable and all landscaping for the site shall be installed with the development of each individual site, as approved by Development Services Department.
3. That all uses on the site shall be served via an internal shared pedestrian network to be installed with the development of each individual site, as approved by Development Services Department.
4. That the base of the monument sign shall be constructed of similar materials and smooth vertical score joints, similar to the Walgreens monument sign.
5. That the signage shall be of a monument design, not to exceed 10' in height.
6. That the entire development shall utilize a unifying theme by employing consistent texture, color palette and finish treatment to each structure, as approved by Development Services Department.
7. That the use of corporate colors for the entire site, specifically but not limited to those typically associated with chain/franchise establishments shall be used only as an accent.
8. That all lighting fixtures shall match the style and color of the existing fixtures within the developed portion of the center, as approved by Development Services Department.
9. That the developer shall construct all street within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramp, street lights, landscaping, and other incidentals, as per plans approved by the City. All improvements shall comply with all ADA accessibility standards.
10. Other Development Services Department stipulations were either previously removed or only pertained to specific end users that are no longer in consideration for inclusion for this site such as Planet Fitness, car wash or gas station.

## LEGEND

- ACCESSIBLE PATH OF TRAVEL
- PROPERTY / PARCEL LINE
- EASEMENT LINE

## PROJECT DIRECTORY

ARCHITECT:  
RKAA ARCHITECTS, INC.  
2223 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: MATTHEW SARGENT  
PHONE: (602) 955-3900  
E-MAIL: msargent@rkaa.com

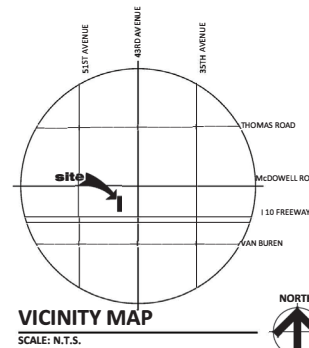
OWNER:  
SOUTHWEST PROPERTY CORP.  
7870 E FLUITS AVE. SUITE 1125  
DENVER CO, 80237  
KELLIE CAMPBELL  
OFFICE: (720) 881-3900  
CELL: (303) 842-8909  
E-MAIL: kelle@swwest.com

## GENERAL NOTES

- 1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- 4. ANY LIGHTING WILL BE PLACED 50' AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- 5. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- 6. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- 7. CITY OF PHOENIX WILL NOT SERVE THIS COMMERCIAL DEVELOPMENT FOR REUSE AND RECYCLE BY PHOENIX CITY CODE; HOWEVER, ACCESS AND CONTAINMENT ARE STILL REGULATED PER CITY CODE.
- 8. NEW ENCLOSURES SHALL MEET CITY OF PHOENIX STANDARDS.
- 9. COLLECTION ROUTES THROUGH A SITE SHALL BE SUCH THAT THE COLLECTION VEHICLE SHALL TRAVEL THROUGH A SITE WITHOUT BACK TRACKING. COLLECTION VEHICLE ROUTE SHALL BE A MINIMUM OF 18' WIDE, TURNING RADII: 48' OUTSIDE TURNING RADII AND 28' INSIDE TURNING RADII AND WILL NOT BACK UP MORE THAN 50' AFTER SERVING A BIN.

## ZONING ANALYSIS

MUNICIPALITY:	CITY OF PHOENIX
PROJECT ADDRESS:	1540 N 43RD AVE PHOENIX AZ, 85009/1470 N 43RD AVE PHOENIX AZ, 85009
APN / AREA / ACRES:	103-34-031 / 448,547 SF / 1.11 ACRES 103-34-032 / 434,996 SF / 1.01 ACRES TOTAL SITE: 883,543 SF / 2.12 ACRES
ZONING:	APN 103-34-031 = C-2 PCD - INTERMEDIATE COMMERCIAL-PLANNED COMMERCIAL DEVELOPMENT APN 103-34-032 = C-2 PCD - INTERMEDIATE COMMERCIAL-PLANNED COMMERCIAL DEVELOPMENT
SETBACKS:	FOR STRUCTURES EXCEEDING TWO STORIES OR 30' - AVERAGE 30', MINIMUM 20' PERMITTED FOR UP TO 50% OF STRUCTURE, INCLUDING PROJECTIONS IF WHEN ADJACENT TO CD ZONING, 0' WHEN ADJACENT TO C-2 ZONING
BUILDING:	BUILDING TYPE: TB B SPRINKLED
OCCUPANCY TYPE:	S-1
HEIGHT LIMIT:	TBD: PROPOSED BUILDING 41'-0"
MAX LOT COVERAGE:	50% 92,449 x .50 = 46,224 SF ALLOWED 38,328 SF < 46,224 SF (96% PROPOSED)
PARKING REQUIREMENT:	23 SPACES MINIMUM 780 UNITS @ 1 SPACE: 35 UNITS = 23 SPACES NO ON SITE APPOINTMENT
PARKING PROVIDED:	34 SPACES PROVIDED
BIKE PARKING:	1/25 PROVIDED CAR PARKING = 2 SPACES REQUIRED 2 SPACES PROVIDED
LANDSCAPE:	AVERAGE 30', MINIMUM 20' PERMITTED FOR UP TO 50% OF THE FRONTAGE 10' MINIMUM
STREETSCAPE:	NOT ADJACENT TO STREETS



PAPP #2202886  
KIVA #17-2356  
A.A.#  
SDEV#1700480

CITY OF PHOENIX

JUN 01 2023

Planning & Development  
Department

## SITE PLAN

SCALE: 1" = 60'-0"



CONCEPTUAL SITE PLAN  
SWC W. MCDOWELL RD. & N. 43RD AVE.  
PHOENIX, AZ  
DATE: 05-24-2023(PRELIMINARY)

SP-1

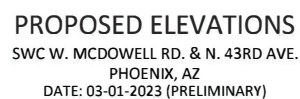
RKAA# 21324.50

© 2023 RKAA  
ARCHITECTS, INC. ALL  
RIGHTS RESERVED.  
THIS DRAWING IS AN  
INSTRUMENT OF  
SERVICE AND IS THE  
PROPERTY OF RKAA  
ARCHITECTS, INC. AND  
MAY NOT BE  
REPRODUCED, COPIED,  
OR OTHERWISE  
TRANSMITTED IN ANY  
MANNER WITHOUT  
WRITTEN PERMISSION  
OF THE ARCHITECT.





**Planning & Development  
Department**



EL-1

RKAA# 21324.50

©2022 REA  
ARCHITECTS, INC. ALL  
RIGHTS RESERVED.  
THIS DRAWING IS A  
INSTRUMENT OF  
SERVICE. IT IS THE  
PROPERTY OF REA  
ARCHITECTS, INC. AND  
MAY NOT BE  
DUPLICATED, USED OR  
DISCLOSED WITHOUT  
WRITTEN PERMISSION  
OF THE ARCHITECT.