



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-23-20-8
July 31, 2020

South Mountain [Village Planning Committee](#) Meeting Date

August 11, 2020

[Planning Commission](#) Hearing Date

September 3, 2020

Request From:

[S-1](#) (9.81 acres)

Request To:

[CP/GCP](#) (9.81 acres)

Proposed Use

Warehousing with general office and assembly/manufacturing

Location

Approximately 600 feet north of the northwest corner of 38th Street and Southern Avenue

Owner

Thomas and Olivia Duvall

Applicant/Representative

Adam Baugh, Withey Morris PLC

Staff Recommendation

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Commerce/Business Park		
Street Map Classification	38th Street	Local Street	25-foot west half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The request from S-1 (Ranch or Farm Residence) zoning to CP/GCP (Commerce Park/General Commerce Park) zoning would allow for increased intensity that is consistent in scale and character with the surrounding zoning and General Plan Land Use designation in the area. Surrounded on three sides by Commerce Park and Industrial Park zoning, activities on the subject site will not impact any residential properties in the area, given the existence of other similar uses. However, as stipulated, the development would provide an increased building setback on the west side of the site and an increased landscape setback where adjacent to a residential zoning district.</p>			

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

Rezoning to CP/GCP will provide opportunity for growth, development, and employment generating uses within the South Mountain Village. Furthermore, the proposal for CP/GCP zoning is consistent with the surrounding area, as commerce park and industrial park zoning are presently found predominantly north of Southern Avenue between 36th Street and 40th Street.

CERTAINTY AND CHARACTER CORE VALUE; 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.

Approval of the request would support a new warehouse building with general office, assembly and manufacturing in an area where similar uses exist. As stipulated, the site would incorporate development standards including increased building setbacks along the west side and increased landscape setbacks that would help mitigate negative impacts to adjacent residential uses.

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 be required to provide shade along the adjacent sidewalks, pedestrian paths connecting the development to adjacent streets, the parking lot and provide a shaded employee resting area. This will help to encourage walking and to mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 6.

[Complete Street Guidelines](#): See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 8.

[Reimagine Phoenix](#): See Background Item No. 9.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family home and agricultural uses	S-1
North	Warehouses	IND.PK.
South	Warehouses and single-family home	CP/GCP and S-1
East (across 38th Street)	Warehouses	CP/GCP
West	Single-family homes and agricultural uses	S-1

Commerce Park / General Commerce Park		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Perimeter Street (38th Street)	30 feet	Met (104 feet)
Interior not on a street (North)	0 feet	Met (116 feet)
Interior not on a street (South)	0 feet	Met (80 feet)
Interior perimeter (South)	20 feet minimum	Not Met (80 feet)*
	Step back provision requires an 87-foot setback due to the proposed building height.	
Perimeter not on a street (West)	20 feet minimum	Met (230 feet)
	Step back provision requires an 87-foot setback due to the proposed building height.	
<i>Landscaped Setbacks</i>		
Perimeter Street (38th Street)	30 feet	Met (30 feet)
Interior not on a street (North)	0 feet	Met (0 feet)
Interior not on a street (South)	0 feet	Met (6 feet)
Interior perimeter (South)	5 feet	Not specified
Perimeter not on a street (West)	5 feet	Met (5 feet)
Lot Coverage	50%	34%

<i>Building Height</i>	18-foot maximum height is permitted within 30 feet of the perimeter lot line, then one-foot of additional height is allowed for every three feet of additional setback, maximum 56 feet to 80 feet with a use permit and site plan.	37 feet maximum height (Not met, requires an 87 foot building setback from the western and southern property lines)*
Parking	Manufacturing, wholesale, including but not limited to warehouses: 1 space per 1.5 warehouse or production workers. If the facility runs more than one shift a day, employee count will be based on the two largest shifts and 1 space per 300 sq. ft. of administration office.	Not specified (520 parking spaces provided)

**Variance may be required.*

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 9.81-acre site, located approximately 600 feet north of the northwest corner of 38th Street and Southern Avenue from S-1 (Ranch or Farm Residence District) to CP/GCP (Commerce Park/General Commerce Park District) to allow a new warehouse with general office and assembly/manufacturing.

SURROUNDING USES AND ZONING

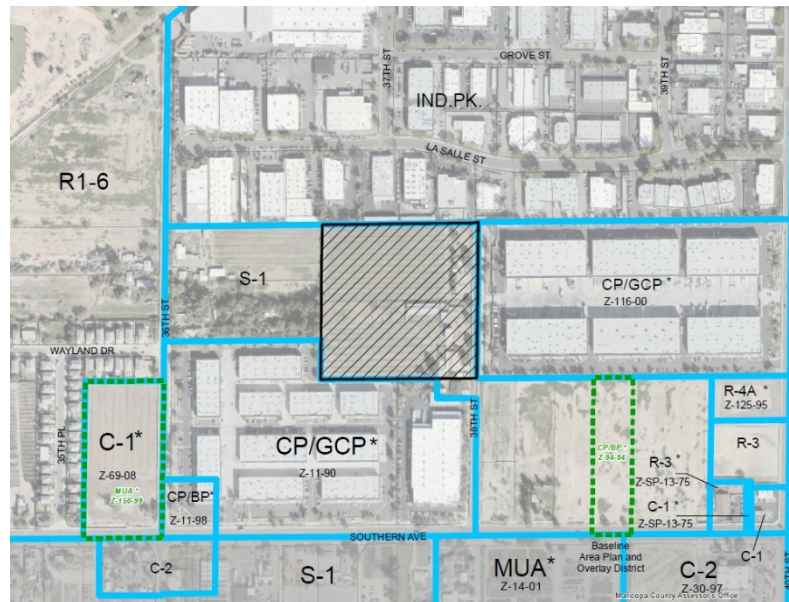
2. North of the subject site are properties zoned and developed under the Ind. Pk. (Industrial Park District). The equivalent zoning is Commerce Park.

South of the subject site are warehouses zoned CP/GCP (Commerce Park/ General Commerce Park) in addition to a single-family residence zoned S-1 (Ranch or Farm Residence).

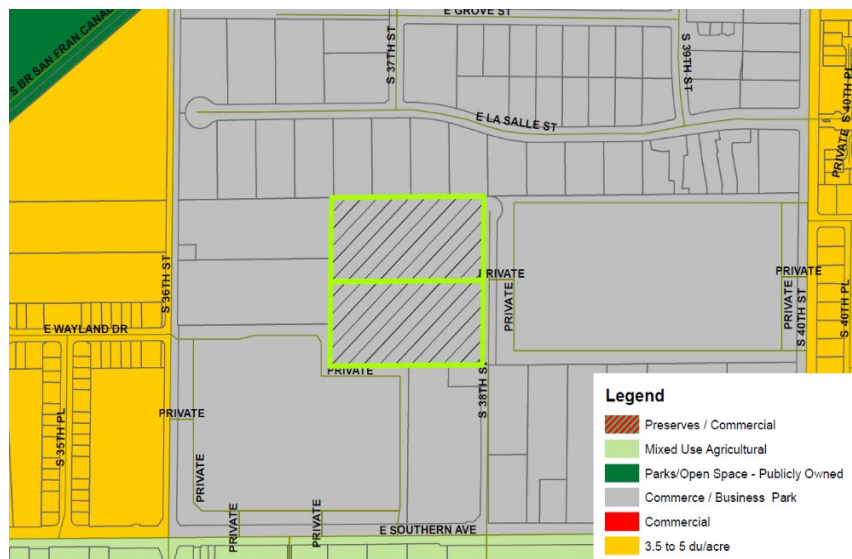
West of the subject site are multiple single-family residences zoned S-1 (Ranch or Farm Residence).

East of the subject site, across 38th Street, are warehouses zoned CP/GCP (Commerce Park/General Commerce Park).

*Figure A. (Right) Aerial Map
 Source: City of Phoenix
 Planning and Development
 Department*



3. The subject site has a General Plan Land Use Map designation of Commerce/ Business Park which is consistent with the request to rezone to CP/GCP (Commerce Park/ General Commerce Park). Surrounding properties are also designated as Commerce/Business Park on the General Plan Land Use Map.



*Figure B. (Above) General Plan Land Use Map
 Source: City of Phoenix Planning and Development Department*

4. Site Plan

The conceptual site plan proposes a new 133,000 square foot building at 37 feet in height (40 feet to parapet). This building will incorporate multiple uses such as general office, warehousing, assembly and manufacturing. Access to the site will be exclusively provided from 38th Street where three driveways are proposed.

The proposed 520 parking spaces are distributed throughout the site, but primarily concentrated to the rear of the building, along the west.

Stipulation No. 1 would require a minimum building setback of 120 feet from the western property line for building exclusive of carports and shade structures except those used for outdoor storage, in order to allow for an increased separation from the existing homes to the west. Stipulation No. 3 incorporates a larger landscape setback along southern and western property lines to provide enhanced screening and buffering from the proposed use and adjacent residential uses in these areas.

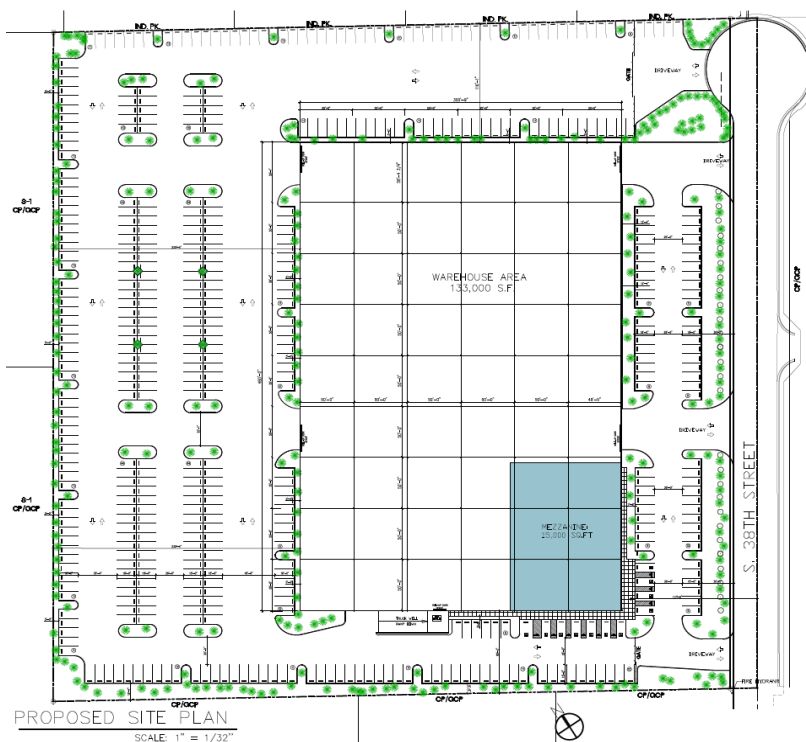


Figure C. (Above) Site Plan, Source: John G. Cataldo, Architecture

Staff also recommends a 400 square foot employee resting area that incorporates seating and shade to allow site employees a place outdoors during their workday. This area would be shaded a minimum of 75 percent using large canopy drought-tolerant shade trees of minimum two-inch caliper size and/or architectural shade. This is addressed in Stipulation No. 5.

5. **Building Elevations and Conceptual Building Rendering**

The subject site is proposing a single building with a height of 37 feet (40 feet to the top of parapet). The building elevations exhibit glass windows across all building elevations and roll-up doors on the south, east and western elevations.

The main entrance to the building on the southeast corner of the site incorporates a glass panel wall with an architectural metal feature that wraps around a portion of the eastern and southern building elevations.

Stipulation No. 2 requires conformance with the conceptual building rendering, with specific regard to the glass façade and metal architectural feature to maintain this unique building element along the main entrance to the site.

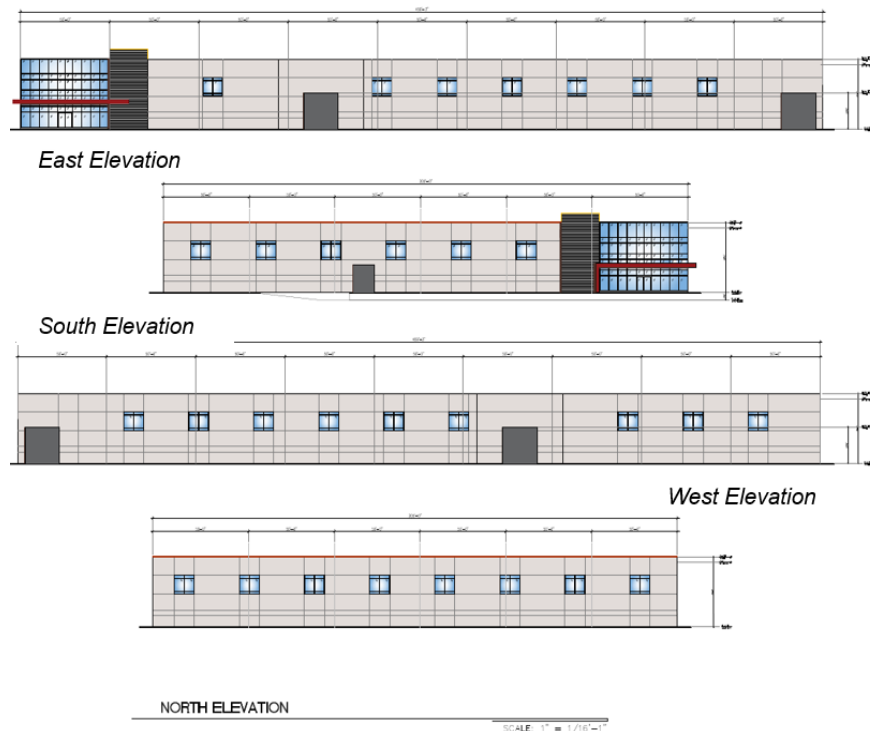


Figure D. (Above) Building Elevations
Source: John G. Cataldo, Architecture



Figure E. (Above) Conceptual Building Rendering, Source: John G. Cataldo, Architecture

STUDIES AND POLICIES

6. [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 enhance the landscaping buffers of this site and to increase the percentage of shade on the site, staff is recommending that the stipulated landscape setbacks include minimum two-inch caliper shade trees planted a minimum of 20 feet on center, or in equivalent groupings. This is addressed in Stipulation No. 4.

Furthermore, staff recommends that parking lot shading be required in order to help mitigate the urban heat island effect, given the vast impervious surface areas proposed for vehicle parking, and to help cool the micro-climate of the site plus surrounding areas. Staff is recommending that at a minimum two-inch caliper size drought-tolerant shade trees be used to achieve 25 percent shade in the parking areas. This is addressed in Stipulation No. 6.

Additionally, staff recommends that pedestrian walkways, including the sidewalk along 38th Street, be shaded to a minimum of 75 percent using large canopy drought-tolerant shade trees of minimum two-inch caliper size at maturity and/or architectural shade. This is addressed in Stipulation No. 7.

7. [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 that accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles to connect all building entrances and exits, and all public sidewalks utilizing the minimum possible distance and providing the most direct route. This is addressed in Stipulation No. 8.

To promote bicycling, staff recommends that bicycle parking be provided at a rate of one bicycle space per 50 vehicular parking spaces, up to a maximum of 50 bicycle parking spaces. This is addressed in Stipulation No. 9.

8. [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. Bicycle lanes have been designed within the 19th Avenue and Southern Avenue corridors, however only the Southern Avenue bicycle lane has been constructed. Staff recommends that bicycle parking be provided at a rate of one bicycle space per 50 vehicular parking spaces, up to a maximum of 50 bicycle parking spaces. This is addressed in Stipulation No. 9.

9. [Reimagine Phoenix](#)

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, industrial, and mixed-use developments meeting certain criteria. No provisions for recycling containers were depicted on the site plan dated May 11, 2020. However, the applicant has described in their submittal documents that recycling of metal materials or remnant products will be part of their operations, and that pickup will be coordinated with a third-party provider.

COMMUNITY INPUT SUMMARY

10. From the time the case was filed to the time the staff report was written, five letters from different individuals were received on this case. All five letters are in support of this case, citing employment opportunities and land use compatibility as some of the reasons for supporting this project.

INTERDEPARTMENTAL COMMENTS

11. The Water Services Departments commented that the property has existing water mains that can potentially serve the development. A sewer main extension may be required however. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.
12. The Floodplain Management division of the Public Works Department has indicated that the parcel is not located in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2220 L / 2240 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
13. The Fire Department commented that the project needs to show the locations of fire hydrants in accordance with Section 507.5 (2018 Phoenix Fire Code).

14. The Public Transit Department commented that accessible pathways constructed of alternative materials be provided to connect all building entrances and exits, and all public sidewalks utilizing the minimum possible distance and providing the most direct route. In addition, it was requested that a pathway be provided from the main building entrance to the southeast corner of the site, and that pedestrian paths plus sidewalks are shaded to 75 percent using trees or shade structures.

Pedestrian shade is addressed in Stipulation No. 6 and 7, while the pathways are addressed in Stipulation No. 8.

15. The Pedestrian Safety Coordinator with the Street Transportation Department commented that pedestrian entrances need to be separated from vehicular entrances, shaded and attractive to lead pedestrians to the front door in the most direct manner. The salvaging of trees on site and striping on the parking lot area to safely guide pedestrians to the building in the most direct manner were other comments provided.

Stipulation No. 8 addresses direct connections between the building entrances plus exits, and adjacent public sidewalks via the most direct route, and alternative materials to be used in pedestrian pathways to differentiate this from drive aisles or parking surfaces.

There are several existing trees on the site that may be salvaged, and the applicant also intends to incorporate an edible landscape palette on the site. Section 507.Tab A. of the Phoenix Zoning Ordinance contains criteria regarding the salvaging of plant material of sites, thus this site must comply with this and any other sections of the Zoning Ordinance.

16. The Street Transportation Department requires the dedication of 5 feet of street right-of-way along 38th Street and improvements to this roadway, including completing the cul-de-sac on the westside of 38th Street. Additionally, Street Transportation commented that all street improvements be updated to address ADA guidelines. These are addressed in Stipulation Nos. 10 through 12.

Exclusive access to the subject site is provided along 38th Street for both vehicles and pedestrians. Presently, a portion of 38th Street just south of the subject site is not currently dedicated public right-of-way, which would allow legal access to the site if dedicated. Access to the site and improvements within this access point are addressed in Stipulation No. 13, which would require for the access along 38th Street to be available in addition to related improvements.

17. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners of the property. Furthermore, that Form 7460-1 be filed for

the development and that the development receive a “No Hazard Determination” from the FAA. These are addressed in Stipulation Nos. 14 and 15.

18. 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. 16 through 18.

OTHER

19. 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 proposal is consistent with the General Plan Land Use Map designation of Commerce/Business Park.
2. The proposed commerce park development, as stipulated, is compatible with the surrounding land uses.
3. The proposed development is consistent with the scale and character of developments in the surrounding area.

Stipulations

1. A minimum building setback of 120 feet shall be required along the west side of the site, exclusive of carports and shade structures other than those used for outdoor storage, as approved by the Planning and Development Department.
2. The primary building entrance, on the southeast portion of the site, shall be in general conformance with the building rendering date stamped June 30, 2020, with specific regard to the glass façade and architectural metal feature, as approved by the Planning and Development Department.

3. A minimum 10-foot wide landscape setback shall be required along the south and west property lines, except where adjacent to non-residential zoning districts, as approved by the Planning and Development Department.
4. Large canopy drought tolerant trees of minimum 2-inch caliper size shall be planted 20 feet on center or in equivalent groupings in the ordinance required and stipulated landscape setback areas, as approved by the Planning and Development Department.
5. One outdoor employee resting area of no less than 400 square feet or two 200 square foot areas shall be provided on site. Each required pedestrian area shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75 percent using large canopy drought-tolerant shade trees of minimum 2-inch caliper size and/or architectural shade, as approved by the Planning and Development Department.
6. All uncovered surface parking lot areas for customer parking and employee parking shall be landscaped with minimum 2-inch caliper 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.
7. Pedestrian walkways, including the sidewalk along 38th Street, shall be shaded to a minimum of 75 percent using large canopy drought-tolerant shade trees of minimum 2-inch caliper size at maturity and/or architectural shade, as approved by the Planning and Development Department.
8. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles shall be provided connecting all building entrances and exits, and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department.
9. "Secured/Covered Bicycle Facilities" shall be provided at a rate of one bicycle space per 50 vehicular parking spaces, up to a maximum of 20 bicycle parking spaces. These spaces shall be provided as defined in Appendix K of the Comprehensive Bicycle Master Plan, and as approved by the Planning and Development Department.
10. The developer shall dedicate 5 feet of right-of-way for the west half of 38th Street and shall improve the roadway per the requirements of the City of

Phoenix local street standards, as approved by the Planning and Development Department.

11. The developer shall improve the west side of the adjacent 38th Street cul-de-sac with curb, gutter and sidewalk and add a scupper with associated handrail along the existing drainage easement, as approved by the Planning and Development Department.
12. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
13. Prior to issuance of building permits, the developer shall work with the adjacent property owner to dedicate 30 feet of right-of-way for the west half of 38th Street adjacent to 5900 South 38th Street, Phoenix, AZ 85040, APN 122-76-001B. The developer shall install the corresponding paving with thickened edge to a total of 20 feet for the west half street for the length of the parcel. The Street Transportation Department, as its sole discretion, may waive or modify these requirements upon adequate demonstration of "good faith" efforts to obtain the right-of-way dedication from the adjacent property owner.
14. The developer shall record a Notice of Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners of the property.
15. The developer shall provide documentation to the City prior to construction permit approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the FAA. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the FAA and a "No Hazard Determination" obtained prior to the construction start date.
16. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
17. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archaeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

18. 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.

Writer

Enrique Bojórquez-Gaxiola

June 31, 2020

Team Leader

Samantha Keating

Exhibits

Sketch Map

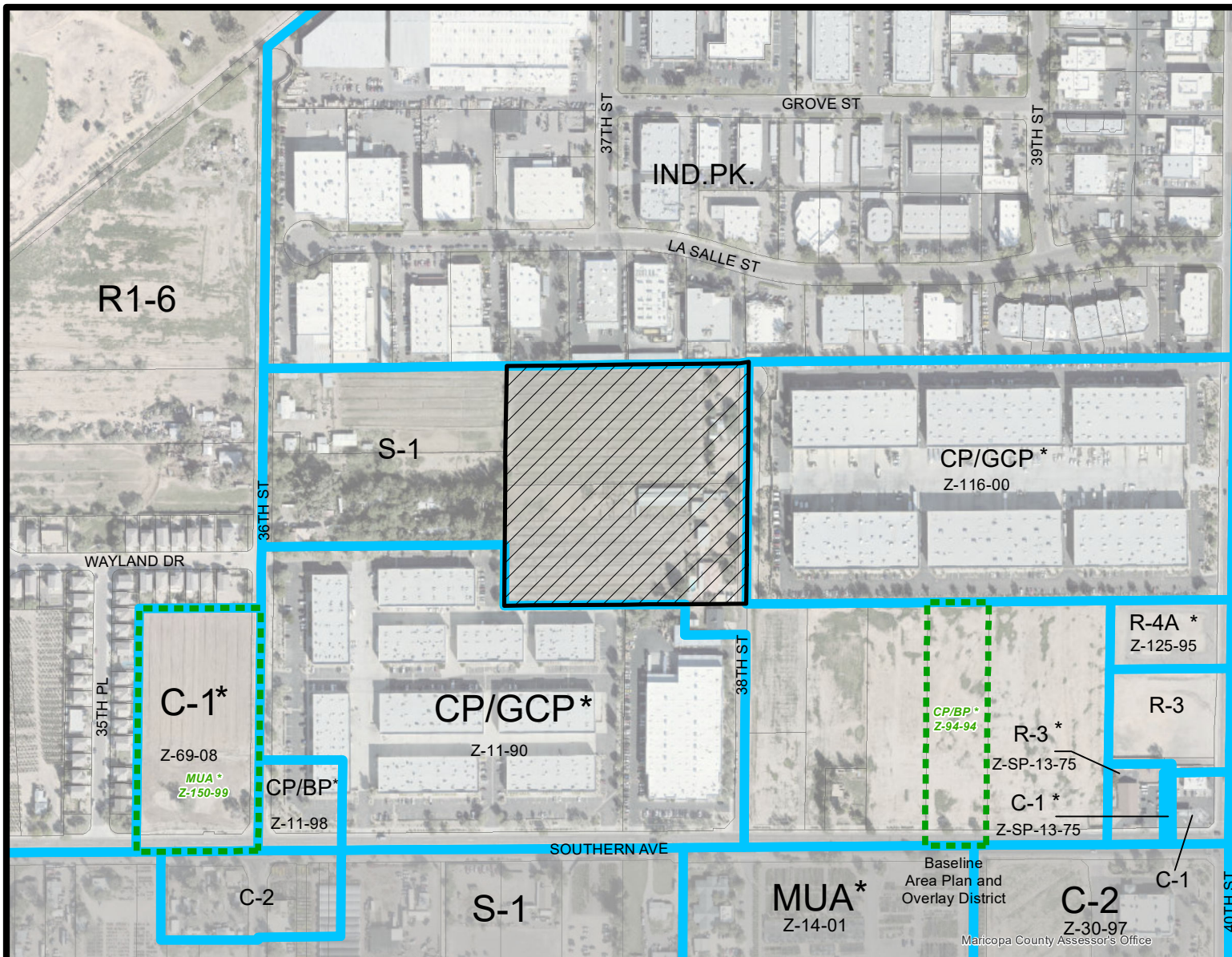
Aerial Map

Conceptual Site Plan date stamped May 11, 2020

Conceptual Building Elevations date stamped June 30, 2020

Conceptual Renderings date stamped May 11, 2020

Correspondence from the public (5 pages)



Miles

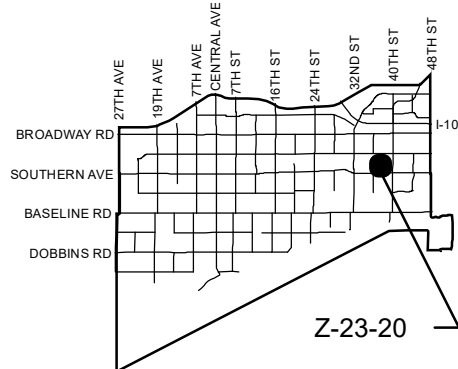
0.075 0.0375 0 0.075

SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Adam Baugh, Withey Morris PLC

REQUESTED CHANGE:

FROM: S-1 (9.81 a.c.)

APPLICATION NO. Z-23-20

DATE: 6/8/2020
REVISION DATES:

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

9.81 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 3-36

ZONING MAP

D-10

TO: CP/GCP (9.81 a.c.)

MULTIPLES PERMITTED

S-1

CP/GCP

CONVENTIONAL OPTION

10

N/A

* UNITS P.R.D. OPTION

N/A

N/A

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

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2018 EDITION OF THE ARIZONA BUILDING CODE, CODE AMENDMENTS, LAWS AND ORDINANCES AS SPECIFIED BY THE CITY OF PHOENIX BUILDING DEPARTMENT.
2. ALL SCALE DRAWINGS, CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED.
3. ALL DIMENSIONS ARE TO FACE OF FINISH AND COLUMNS UNLESS NOTED OTHERWISE. CONCRETE IS TO BE CAST TO THE SURFACE OF THE FORMS.
4. ABBREVIATIONS THROUGHOUT THE PLAN ARE THOSE IN COMMON USE. THE ARCHITECT SHALL DEFINE INTENT OF ANY QUESTIONS.
5. ALL CONTRACTORS MUST CONFORM TO ARIZONA LABOR CODE.
6. THE CONTRACT DOCUMENTS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE UNLESS OTHERWISE SHOWN. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO, THE ORDER OF CONSTRUCTION, THE ORDER OF INSTALLATION, THE METHOD OF CONSTRUCTION, THE SEPARATE BUILDING PERMITS SHALL BE TAKEN OUT FOR ELECTRICAL AND MECHANICAL PORTIONS AND SHALL BE PAID FOR BY THE CONTRACTOR. THE BUILDING PERMIT SHALL BE PROCESSED BY THE CITY OF PHOENIX & A CITY OF PHOENIX BUILDING DEPARTMENT CONTRACTOR. ALL OTHER PERMITS AND LICENSES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
7. REQUIRED PERMITS SHALL BE OBTAINED FROM THE "STATE DIVISION OF INDUSTRIAL SAFETY & CAL OSHA" FOR ANY TRENCHES OR EXCAVATIONS
8. CONTRACTOR PLANS SHALL BE REVIEWED AND SEPARATE PERMITS SHALL BE OBTAINED FOR ANY MODIFICATION TO EXISTING AUTOMATIC FIRE-EXTINGUISHING SYSTEMS AS APPLICABLE.
9. ALL ARCHITECTURAL, ELECTRICAL, MECHANICAL AND PLUMBING REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
10. NOT USED
11. ALL AREAS AFFECTED OR DAMAGED BY ALTERATIONS, REMOVAL OF EXISTING CONSTRUCTION AND NEW WORK SHALL BE PATCHED AND REPAIRED TO MATCH EXISTING OR IN A SATISFACTORY MANNER APPROVED BY THE ARCHITECT AND PROJECT MANAGER.
12. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN OF RUBBISH AT ALL TIMES.
13. THE CONTRACTOR SHALL MAINTAIN THE SITE CLEAN OF RUBBISH SO AS NOT TO IMPED THE ACCESS AND WORK OF OTHERS.
14. THE CONTRACTOR SHALL MEET THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATION. ALLOW MINIMUM OF ONE WEEK FOR REVIEW BY THE ARCHITECT.
15. TYPICAL DETAILS AND GENERAL NOTES APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY CONTRADICT WITH DETAILS, NOTES, ON OTHER SHEETS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO EXISTING CONDITIONS IN CONFLICT AS BEST POSSIBLE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS COINCE WITH THE DRAWING, THEY SHALL BE REPORTED TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.
17. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED; FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT.
18. THE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY OF ALL PARTIES PRESENT ON THE JOBSITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
19. ALL MATERIALS FOR THE COMPLETION OF THE WORK ELEMENTS NOTED HEREIN SHALL BE NEW, FIRST QUALITY MATERIALS, UNLESS OTHERWISE NOTED.
20. ALL REQUIRED WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS; THEY SHALL BE ONE AND THE SAME.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE VARIOUS TRADES TO AVOID POSSIBLE INTERFERENCES, DUPLICATION OF WORK OR UNFINISHED GAPS BETWEEN OPERATIONS. SUB-CONTRACTORS SHALL PROPERLY CONNECT AND COORDINATE THEIR WORK WITH THE WORK OF OTHERS AS SHOWN ON THE DRAWINGS. ANY AND ALL DELAYS OR CHARGES ARISING FROM COORDINATION OF THE VARIOUS TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT ADDITIONAL COST TO THE TENANT.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL RESPECT THE PREMISES AND SURROUNDING SITE CONDITIONS PRIOR TO SUBMITTING A BID PRICE TO REVIEW ACTUAL CONDITIONS, AVAILABILITY OF PARKING, LOCATIONS OF EXISTING UTILITIES, ACCESS TO THE SITE, ACCESS FOR TRUCKS AND DELIVERIES, STOCKING OF SUPPLIES, ETC.
2. CONTRACTOR SHALL VERIFY THE VIEWING REQUIREMENTS OF ALL LOCKS WITH ELEVANT PARTY ORDERING LOCKS/KEYS AS SPECIFIED HEREIN.
3. THESE DRAWINGS AND TECHNICAL SPECIFICATIONS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY THE DRAWINGS SHALL BE CONSIDERED AS SUPPLEMENTARY TO THE SPECIFICATIONS AND GENERAL CONDITIONS AND SPECIFICATIONS UNDER SEPARATE COVER.
4. NO SUBSTITUTIONS OF SPECIFIED MATERIALS SHALL BE ALLOWED WITHOUT FIRST SUBMITTING A REQUEST FOR INFORMATION TO THE ARCHITECT FOR REVIEW AND APPROVAL.
5. AT THE TIME OF BID SUBMITTAL, THE CONTRACTOR SHALL ADVISE THE P.M. IN WRITING OF ANY SPECIFIED MATERIALS OR EQUIPMENTS WHICH ARE EITHER UNAVAILABLE OR WILL CAUSE A DELAY IN DELIVERY.
6. IMMEDIATELY AFTER BEING AWARDED THE CONTRACT, THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE. THIS SCHEDULE SHALL BE CONTINUOUSLY UPDATED AND POSTED ON THE PROJECT SITE THROUGHOUT THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING TEMPORARY UTILITIES (ELECTRIC POWER/LIGHTING, WATER, ETC.) TO THE JOBSITE FOR USE BY ALL CONSTRUCTION TRUCKS, EQUIPMENT, AND PERSONNEL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
8. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS, AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SPOILING, PAINT OVERSPRAY, ETC. ALL MATERIALS AND EQUIPMENT SHALL BE PROPERLY STORED, BE LEFT CLEAN AND READY FOR CABINETRY.
9. NO HAZARDOUS MATERIALS TO BE STORED ON SITE.

CODES

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2018 INTERNATIONAL BUILDING CODE (IBC)
WITH CURRENT AMENDMENTS

CITY OF PHOENIX ZONING CODE

2018 International Existing Building Code (IEBC)
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Plumbing Code (IPC)
2018 International Swimming Pool and Spa Code (ISPS)
2017 National Electrical Code (NEC)

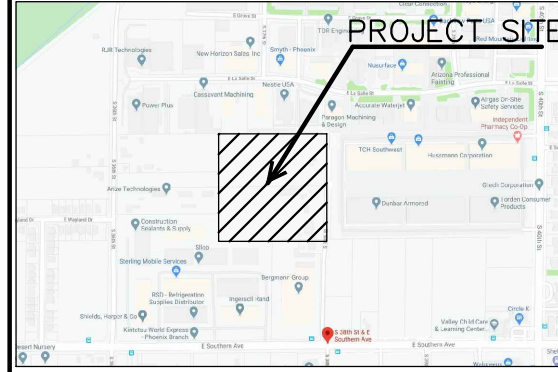
AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS,
LISTS OF STANDARDS, DISABLED ACCESS REGULATIONS AND
CITY OF PHOENIX AMENDMENTS.

MAY 11 2020

**Planning & Development
Department**



AERIAL VIEW



VICINITY MAP



SCOPE OF WORK

A BRAND NEW INDUSTRIAL BUILDING OF 153,000 S.F.

PROJECT DIRECTORY

BUILDING OWNER:	GADAM BAUGHESQ WHITNEY MORRIS PLC 2525 E ARIZONA BALTIMORE CIRCLE #A-212 PHOENIX AZ 85016 PHONE: 602 230 0600
ARCHITECT:	JOHN G. CATALDO A.I.A., C.S.I. 835 MISSION ST. SOUTH PASADENA, CA 91030 PHONE: (626) 799-4400 FAX: (626) 799-7010

PROJECT DATA

SITE ADDRESS :	38TH ST.&SOUTHERN AVE PHOENIX AZ 85042
ASSESSOR'S ID No.	122-76-002A AND 003A
LEGAL DESCRIPTION:	---
EXISTING ZONING :	S-1
PROPOSED ZONING :	CP/GCP

SITE ACREAGE :	9.57 NET / GROSS
NO CONDOMINIUM PROPOSED	
LANDSCAPE : 6%	
CONSTRUCTION TYPE : III-B	
FIRE SPRINKLER SYSTEM : YES	
OCCUPANCY GROUP : F1 , S1 , B	
<u>SITE AREA</u>	
BUILDING FOOTPRINT :	138,258 S.F
BUILDING AREA	± 153,000 S.F
FIRST FLOOR :	
W/HOUSE AREA :	133,258 S.F.
RETAIL	5,000 S.F.
SECOND FLOOR	
MEZZANINE	15,000 S.F.

TOTAL	153,258 S.F.

AUTO PARKING REQUIRED

RETAIL: 1/300 S.F.	5,000/300 = 17 STALLS
MEZZANINE: 1/300 S.F.	15,000/300 = 50 STALLS

WAREHOUSE: 133,258 S.F

1SPACE PER 1.5 WAREHOUSE 133,000/1500=87 STALLS

TOTAL	154 STALLS
-------	------------


154 STALLS REQUIRED
TOTAL PARKING PROVIDED 520

<u>AUTO PARKING PROVIDED</u>	
Standard (9' x 18')	509 stalls
Accessible Parking (9' x 20')	11 stalls

TOTAL	520 stalls

DRAWING INDEX

T-1 PROPOSED SITE PLAN , VICINITY MAP, AND NOTES
A-1 PROPOSED ELEVATIONS
A-2 CONCEPTUAL DRAINAGE PLAN



ARCHITECTURE . ENGINEERING

635 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

PROJECT NAME & SITE ADDRESS

38TH ST.&SOUTHERN AVE
PHOENIX AZ 85042

DEVELOPER :

JOHN G. CATALDO

Drawing Content :

PROPOSED
SITE PLAN
VICINITY, & NOTES



Revisions : Date

Designer :	J.C
Manager :	S.O.
Date :	MARCH 2020
Job No :	2020-024
Scale :	AS NOTED

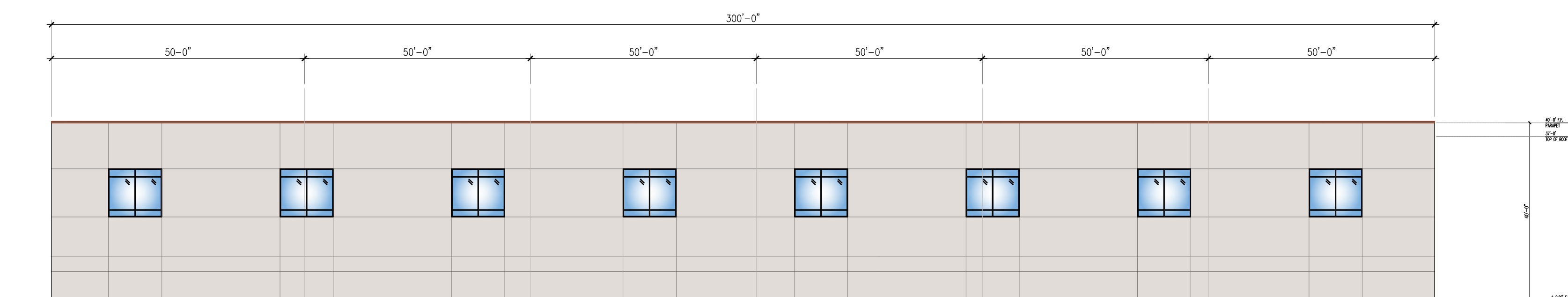
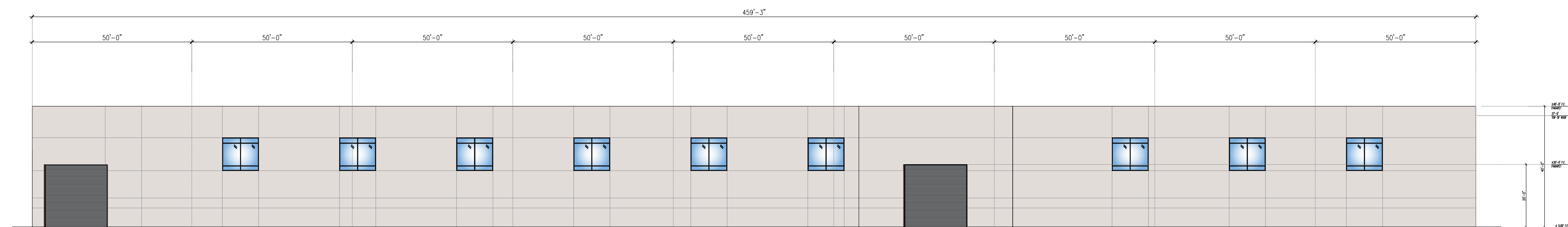
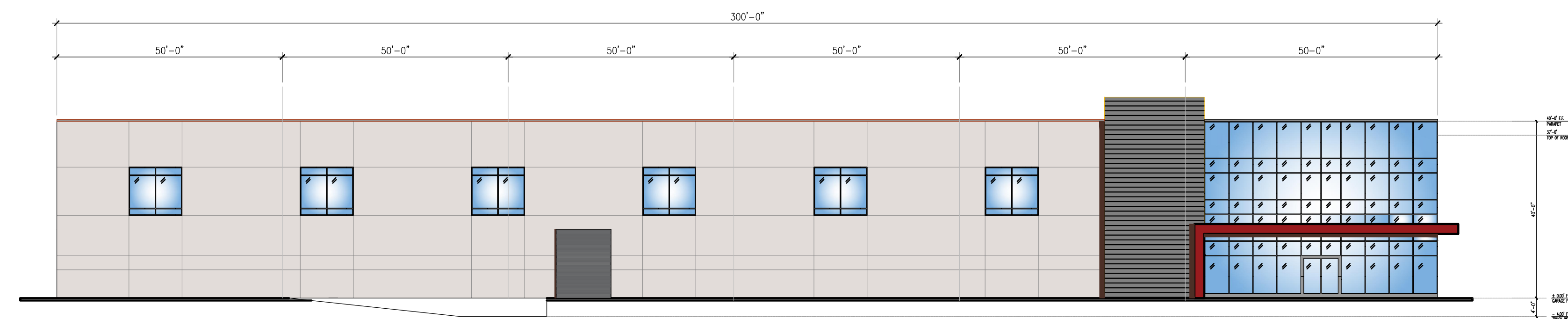
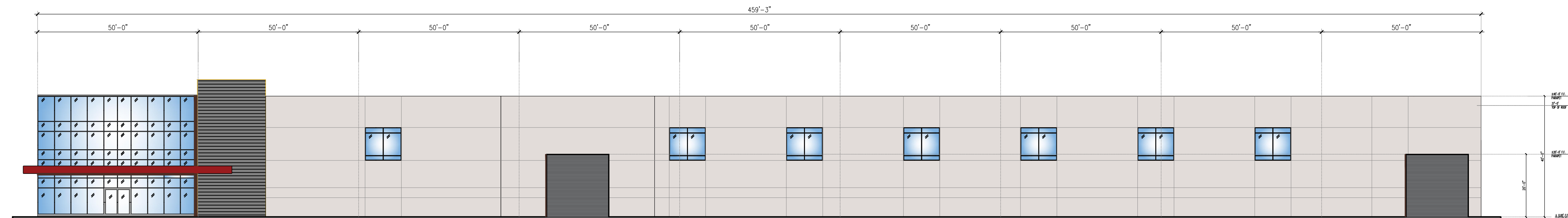
Drawing No :

SHEET : 1 OF : 12

OF : 12

Industrial Metal Supply

38TH ST. & SOUTHERN AVE.
PHOENIX, AZ 85042



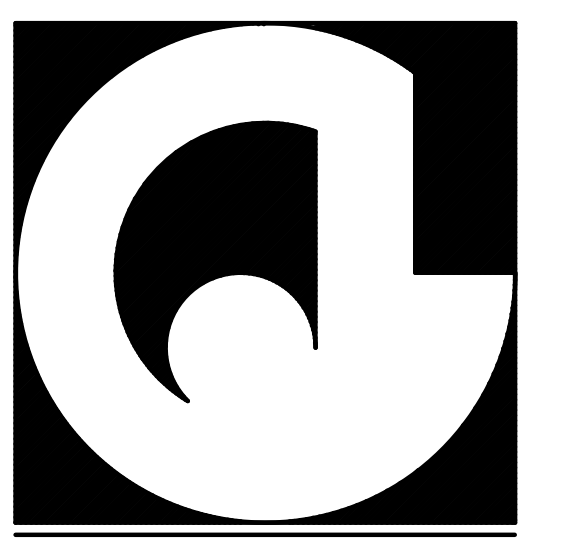
NORTH ELEVATION

SCALE: 1" = 1/16"=1"

CITY OF PHOENIX

JUN 30 2020

Planning & Development
Department



ARCHITECTURE . ENGINEERING

835 MISSION STREET, SOUTH PASADENA, CA 91030
OFFICE : 626-799-4400 FAX : 626-799-7010

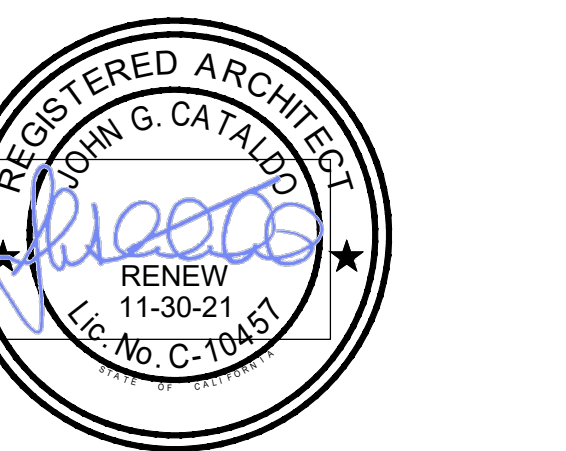
PROJECT NAME & SITE ADDRESS:

38TH ST.&SOUTHERN AVE
PHOENIX AZ 85042

DEVELOPER :

Drawing Content :

PROPOSED
ELEVATIONS



Revisions : Date :

Designer : J.C.
Manager : S.O.
Date : MARCH 2020
Job No : 2020-024
Scale : AS NOTED

Drawing No :

A-2

SHEET : 1 OF : 12

PHOENIX, AZ

38TH ST. & SOUTHERN AVE



JOHN CATALDO
DESIGN VISUALIZATION

835 MISSION ST , SOUTH PASADENA CA 91030

CITY OF PHOENIX

MAY 11 2020

Planning & Development
Department

July 8, 2020

Enrique Bojorquez-Gaxiola
South Mountain Village Planner
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Letter of Support for the Industrial Metal Supply Rezoning (Case No. Z-23-20-8)

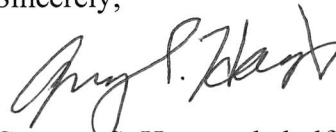
Dear Enrique:

I am the owner of two properties totaling more than 600,000 sq ft which border the proposed development at 5824 S 38th Street, Phoenix. I also own over 1M additional sq ft within a ½ mile radius. I have had an opportunity to meet with the applicant and learn about the proposed project, which I understand will consist of a new 138,258 square foot industrial build-to-suit building. More importantly, I understand that the proposed project will enable the re-location of Industrial Metal Supply, an existing business and significant employer within South Mountain Village, to accommodate their future expansion needs. Industrial Metal Supply is a great neighbor and this project will keep them within the South Mountain area.

The proposed project is consistent with the surrounding land use mix in the area and I believe that it will be a great addition to the South Mountain area for many reasons, including increased employment opportunities.

For these reasons, I strongly support the project. Thank you for your time and consideration of this letter and please feel free to contact me should you have any questions.

Sincerely,



Gregory S. Hoyt on behalf of

5700 S 40TH N20 LLC;
HOYT AZ 1, LLC;
SOUTH MOUNTAIN BUSINESS
PARK, LLC; Arizona Industrial
Properties, Inc. & Bryan Industrial
Properties, Inc.



July 24, 2020

Enrique Bojorquez-Gaxiola
South Mountain Village Planner
Planning & Development Department
200 W. Washington Street
Phoenix, AZ 85003

RE: Letter of Support for the Industrial Metal Supply Rezoning (Case No. Z-23-20-8)

Dear Enrique,

I am the owner of several southwest Phoenix properties totaling more than 10,000,000 square feet in the area of the proposed development at 5824 S 38th Street, Phoenix. I understand the project will consist of a new 138,258 square foot industrial build-to-suit building. More importantly, I understand that the proposed project will enable the relocation of Industrial Metal Supply, an existing business and significant employer within South Mountain Village, to accommodate their future expansion needs. Industrial Metal Supply is a great neighbor and this project will keep them within the South Mountain area.

The proposed project is consistent with the surrounding land use mix in the area and I believe that it will be a great addition to the South Mountain area for many reasons, including increased employment opportunities.

For these reasons, I strongly support the project. Thank you for your time and consideration of this letter and please call me if you have any questions at (602) 369-5168.

Sincerely,

James D. Harrison Jr.,
President

July 17, 2020

Enrique Bojorquez-Gaxiola
South Mountain Village Planner
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

Re: Letter of Support for the Industrial Metal Supply Rezoning (Case No. Z-23-20-8)

Dear Mr. Bojorquez-Gaxiola:

I own the property located at the northwest corner of 38th Street and Southern Avenue in Phoenix. I have recently learned about the new industrial project that is proposed immediately north of my property and am writing to express my support for the project.

The proposed project, which I understand will create new jobs for South Mountain residents and beyond, will be compatible with the surrounding uses and will be an overall benefit to the area and the existing mix of uses.

For these reasons, I support the project. Thank you for your time and consideration of this letter and please feel free to contact me should you have any questions.

Sincerely,


John Bergmann
Bergmann Development LLP

July 13, 2020

Enrique Bojorquez-Gaxiola
South Mountain Village Planner
Planning & Development Department
200 West Washington Street
Phoenix, AZ 85003

**Re: Letter of Support for the Industrial Metal Supply Rezoning
(Case No. Z-23-20-8)**

Dear Enrique:

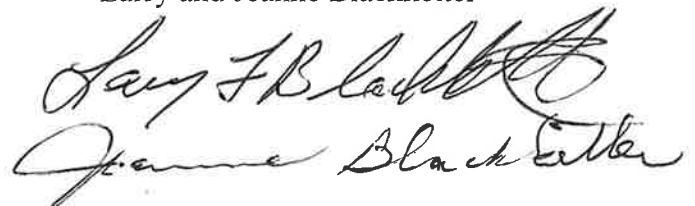
We own the property addressed as 5824 South 38th Street, which is located directly west of the Duvall's property that is currently being rezoned with the City of Phoenix.

We have recently become aware of the development proposal for the property, which we understand will include a new industrial building for IMS. The development proposal for the property is consistent with our understanding of intended land uses for the area and we believe development of the project will help catalyze new development of other infill type sites in the immediate area.

We strongly support the project and would like to see it approved. Please feel free to contact me should you have any questions.

Sincerely,

Larry and Jeanne Blackketter

Handwritten signatures of Larry and Jeanne Blackketter. The signature for Larry is written above the signature for Jeanne. Both are in cursive script.



July 9, 2020

Enrique Bojorquez-Gaxiola
South Mountain Village Planner
Planning & Development Department
200 W. Washington St.
Phoenix, AZ 85003

**Re: Industrial Metal Supply Rezoning
Letter of Support
(Case No. Z-23-20-8)**

Dear Mr. Bojorquez-Gaxiola:

I hope this letter finds you well. I am writing to show my support for the above proposed 10 acre development planned for the 38th Street/Southern Avenue area. As a neighboring business owner, primarily industrial buildings nearby and many others spread throughout the Southeast valley, I see the overall benefits in the relocation efforts of Industrial Metal Supply from their current location at 48th Street and Roeser Road to the new site in the South Mountain area.

I believe this project, a 138,000+ square foot building, has the potential to increase local growth and job opportunities.

For these reasons, I strongly support the project. Thank you for your time and consideration of this letter and please feel free to contact me should you have any questions.

Sincerely,

Daryl R. Burton
Reliance Management

