



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-19-19-6
June 21 2019

Camelback Village Planning Committee Meeting Date	July 2, 2019
Planning Commission Hearing Date	August 1, 2019
Request From:	R-3 (1.12 acres)
Request To:	A-1 (1.12 acres)
Proposed Use	Manufacturing, warehouse and office
Location	Northeast corner of 51st Street and Taylor Street
Owner/ Applicant	Blue Box Holding, LLC
Representative	Withey Morris, PLC - William F. Allison
Staff Recommendation	Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 5 to 10 dwelling units per acre	
<u>Street Map Classification</u>	Taylor Street	Local Street	25 foot north half street
	51st Street	Local Street	25 foot east 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 subject site is not consistent with the General Plan Land Use Map designation of Residential 5 to 10 dwelling units; however, given the lot size of 1.12 acres and proximity to the Red Mountain 202 freeway, residential may not be the most compatible land use. Staff has recommended several stipulations that will ensure compatibility with the adjacent multifamily uses.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITY CORE VALUE; STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.</p> <p>The proposed zoning is for an expansion of industrial uses adjacent to a freeway.</p>			
CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Require appropriate			

transitions/buffers between neighborhoods and adjacent uses.

The subject site is adjacent to multi-family uses on the west and south sides of the property. As stipulated, the building is required to be oriented towards both 51st Street and Taylor Street to screen any parking and the proposed off-premise sign from the residential uses. Staff is also recommending a stipulation that would require outdoor storage uses to be located behind the building and be screened by an eight-foot decorative screen wall. These added stipulations will ensure an appropriate transition between the existing residential uses and the proposed industrial use.

Applicable Plans, Overlays and Initiatives

Tree & Shade Master Plan

See Background Item No. 7.

Reimagine Phoenix

See Background Item No. 15.

Surrounding Land Uses/Zoning

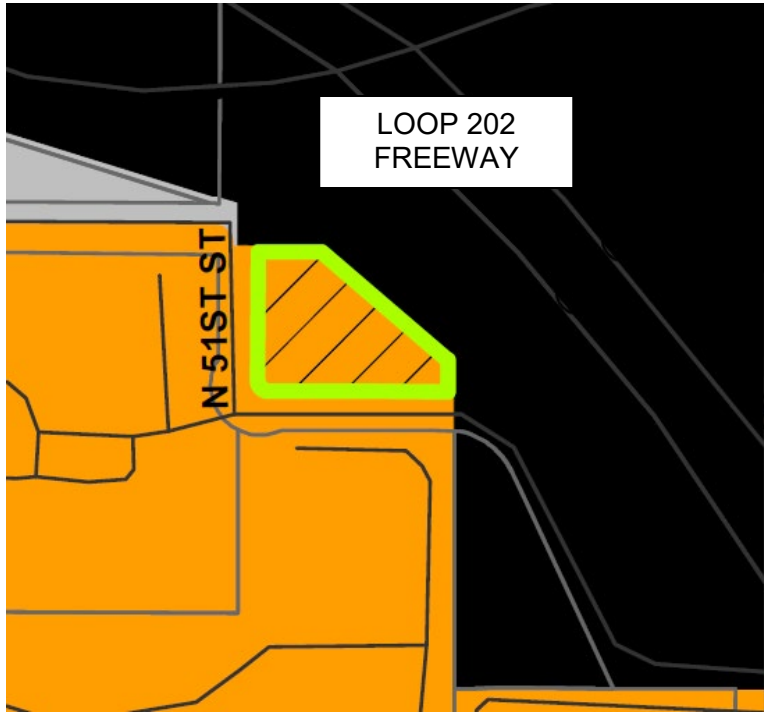
	Land Use	Zoning
On Site	Vacant	R-3
North	Red Mountain Loop 202 Freeway	R-3
South	Multifamily and vacant land	R-5 and R-4
East	Red Mountain Loop 202 Freeway	R-4
West (across 51st Street)	Multifamily	R-4

A-1 District – Light Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Gross Acreage</i>		1.12 gross acres
<i>Building Setbacks</i>		
North and East (Loop 202: R-3)	Minimum 30 feet closed building; 150 feet open buildings / uses	Met – 45 feet
West (51 st Street: R-4)	Minimum 25 feet closed building; 75 feet for outdoor uses/ storage	*Not Met – 15 feet
South (Taylor Street: R-4)	Minimum 30 feet closed building; 150 feet open buildings / uses	*Not Met – 20 feet
<i>Landscape Setbacks</i>		
North and East (Loop 202: R-3)	12 to 25 feet	*Not Met – 0 feet
West (51 st Street: R-4)	12 to 25 feet	*Not Met – 15 feet
South (Taylor Street: R-4)	12 to 25 feet	Met – 20 feet
<i>Lot Coverage</i>	No maximum	Not indicated
<i>Building Height</i>	56 feet, 80 feet with use permit	Met – 48 feet
* Not met per Zoning Ordinance Standard. The plan must be revised or variance approval is required in order to vary from the minimum requirements.		

Background/Issues/Analysis

1. The request is to rezone 1.12 gross acres from R-3 (Multifamily Residence District) to A-1 (Light Industrial District) to allow for manufacturing, office, an off-premise sign and warehouse uses.

2.





The General Plan Land Use Map depicts the site as Residential 5 to 10 dwelling units per acre. The proposed zoning does not conform to the General Plan Land Use designation. However, a general plan amendment is not required because the rezoning request is for less than 10 acres.

The surrounding General Plan land use designations are Residential 5 to 10 dwelling units per acre

Source: Phoenix Planning and Development to the south and west and Commerce/ Business Park to the northwest of the site.

Legend:

-  5 to 10 du/acre - Traditional Lot
-  Commerce / Business Park

3.

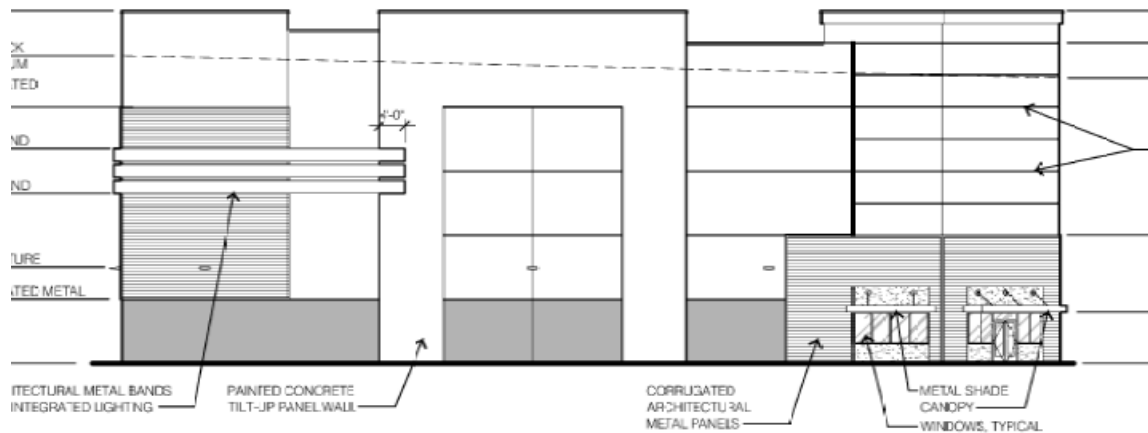


Source: Looker & Cappello Architects, Inc.

The conceptual site plan depicts the construction of an office/ light manufacturing facility and an off-premise sign (billboard) adjacent to the freeway. The building is oriented towards the street with the internal circulation being along the freeway.

As several variances are required for the building and landscape setbacks as shown on the site plan submitted; therefore, general conformance is not recommended. However, to ensure compatibility to the adjacent residential uses, staff is recommending Stipulation Nos. 2 and 3 that would require all parking and any outdoor storage to be behind the building.

4. The conceptual building elevations depict a stucco building with corrugated architectural embellishments. The proposed building height is 48 feet to the roof deck. Staff is recommending general conformance to these elevations given the architectural embellishments included on the building. This recommendation can be found in Stipulation No. 1.



CONCEPTUAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

Source: Looker & Cappello Architects, Inc.

5. The applicant is proposing to construct an off-premise sign on the property adjacent to the Red Mountain Loop 202 Freeway. Off-premise signage is allowed in the A-1 zoning district subject to the requirements in Section 705.2 of the Phoenix Zoning Ordinance. To ensure that the property will be fully utilized, staff has recommended Stipulation No. 4 that will require an approved framing inspection of a building prior to the issuance of the sign permit for the off-premise sign. In doing so, this stipulation will require a building be constructed on this property.
6. The site is adjacent to established residential uses to the south and the west. Staff would like to ensure there is an adequate buffer to the proposed industrial use. Stipulation No. 5 requires the streetscape landscaping standards for planting type, size and quantity to comply with C-2 standards.
7. The Tree & Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the City's planning and development process. Toward that end, staff Stipulation No. 5 requires additional plant material than what is typically required in the A-1 zoning district.

COMMUNITY INPUT

8. At the time the staff report was written, no community input has been received.

INTERDEPARTMENTAL COMMENTS

9. The Water Services Department indicated that the site is surrounded with existing water and sewer mains that can potentially serve the development.
10. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that the site and/or buildings shall comply with the Phoenix Fire

Code.

11. The Floodplain Management division of the Public Works Department has indicated that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2230 L of the Flood Insurance Rate Maps (FIRM) dated December 05, 2014.
12. The Parks and Recreation Department, Aviation Department, Street Transportation Department and Arizona Department of Transportation did not have comments on the request.

OTHER

13. 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. 6, 7 and 8.
14. 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. The provision of recycling containers was not addressed in the applicant's submittals.
15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings

1. As stipulated, the proposed development will be compatible with the surrounding residential uses.
2. The proposed zoning is consistent with several goals and policies of the General Plan.
3. The proposed development, as stipulated, is compatible with development in the area considering the site's proximity to the freeway.

Stipulations

1. The development shall be in general conformance with the elevations date stamped April 10, 2019 as modified by the following stipulations and approved by the Planning and Development Department.
2. All parking shall be located behind the building, as approved by the Planning and Development Department.
3. Any outdoor storage shall be located behind the building and be screened by a minimum 8-foot high decorative masonry wall, as approved by the Planning and Development Department.
4. One framing inspection for the primary building must be approved prior to the issuance of a permit for any off-premise signage.
5. The development shall utilize the C-2 streetscape landscape standards for planting type, size and quantity along the 51st Street and Taylor Street frontages, as approved by the Planning and Development Department.
6. 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.
7. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.

Writer

Kaelee Wilson

June 21, 2019

Team Leader

Samantha Keating

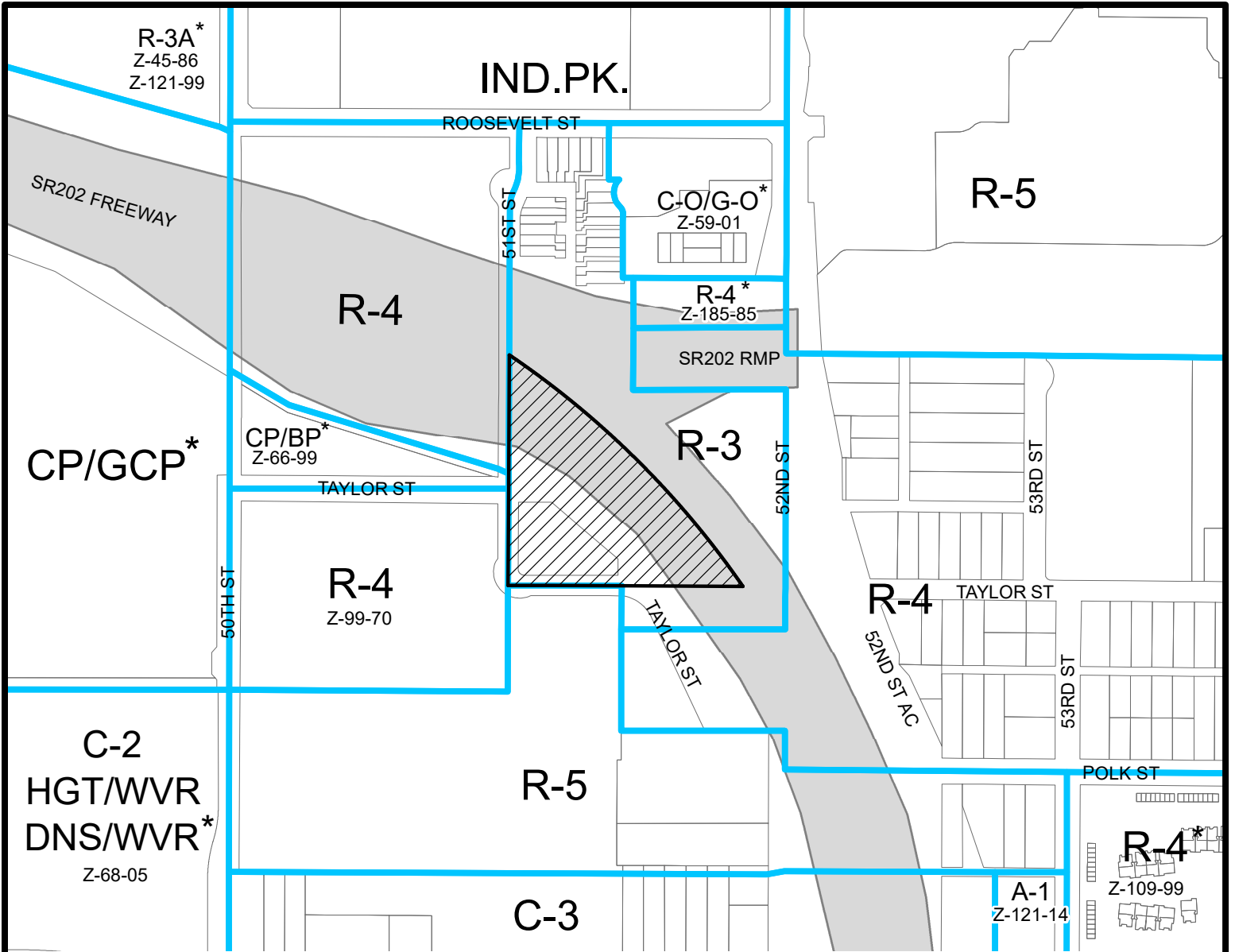
Exhibits

Sketch Map

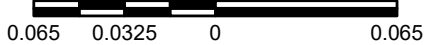
Aerial Map

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Conceptual Site Plan date stamped April 10, 2019
Conceptual Elevations date stamped April 10, 2019



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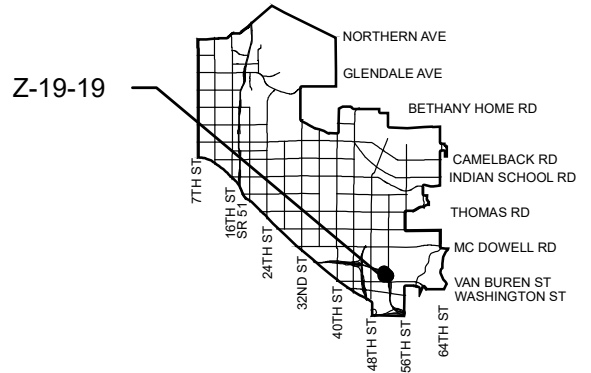


CAMELBACK EAST

CITY COUNCIL DISTRICT: 6



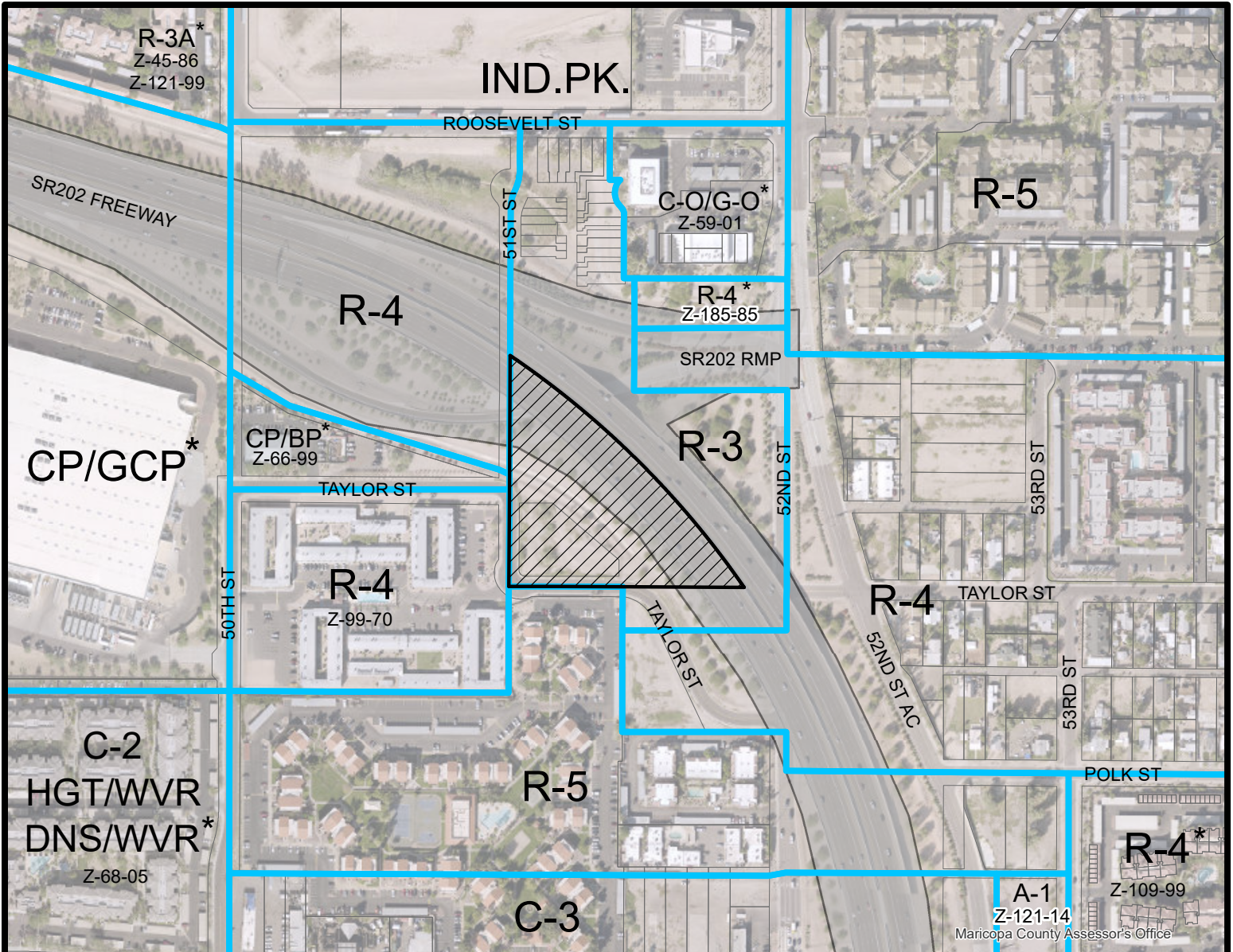
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Blue Box Holding LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-19-19		FROM: R-3 (1.12 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.12 Acres		<small>DATE:</small> 4/25/2019 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 11-39		<small>ZONING MAP</small> F-11	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R-3		16	
A-1		N/A	
		* UNITS P.R.D. OPTION	
		19	
		N/A	

TO: A-1 (1.12 a.c.)

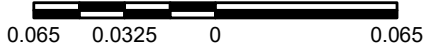
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office



Miles



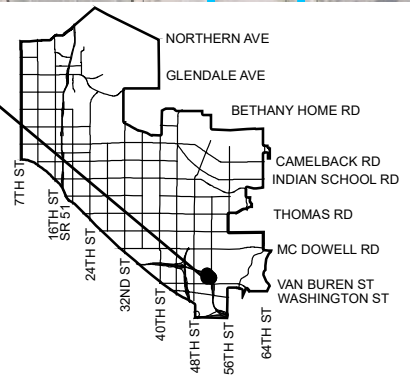
CAMELBACK EAST

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-19-19



APPLICANT'S NAME: Blue Box Holding LLC

REQUESTED CHANGE:

FROM: R-3 (1.12 a.c.)

APPLICATION NO. Z-19-19

DATE: 4/25/2019
REVISION DATES:

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

1.12 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 11-39

ZONING MAP
F-11

TO: A-1 (1.12 a.c.)

MULTIPLES PERMITTED

R-3
A-1

CONVENTIONAL OPTION

16
N/A

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

19
N/A

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

COMMERCIAL AND HIGH-RISE SETBACKS

TAYLOR STREET SETBACK REDUCTION CALCULATION (SECTION 701.D.3.B)

AMOUNT OF LANDSCAPED AREA AT BUILDING FRONTAGE: 2,773 SF
 DIVIDED BY LOT FRONTAGE: 237 LF
 TOTAL SETBACK REDUCTION ALLOWED: 11'-0"

REQUIRED BUILDING SETBACK PER SECTION 701.D.3.a: 25'-0"
 PROPOSED BUILDING SETBACK REDUCTION: 10'-0" < 11'-0" = OK
 PROPOSED ALLOWED BUILDING SETBACK: 15'-0"
 PROVIDED BUILDING SETBACK: 20'-0"

51ST STREET SETBACK REDUCTION CALCULATION (SECTION 701.D.3.B)

AMOUNT OF LANDSCAPED AREA AT BUILDING FRONTAGE: 1,916 SF
 DIVIDED BY LOT FRONTAGE: 173 LF
 TOTAL SETBACK REDUCTION ALLOWED: 11'-0"

REQUIRED BUILDING SETBACK PER SECTION 701.D.3.a: 25'-0"
 PROPOSED BUILDING SETBACK REDUCTION: 10'-0" < 11'-0" = OK
 PROPOSED ALLOWED BUILDING SETBACK: 15'-0"
 PROVIDED BUILDING SETBACK: 15'-9"

SITE DATA

OWNER
 BLUE BOX HOLD NGS, LLC
 3219 E. CAMELBACK ROAD, #378
 PHOENIX, ARIZONA 85018
 EMAIL: THEBLUE@ME.COM

ARCHITECT
 LOOKER & CAPPELLO ARCHITECTS
 2070 E. SOUTHERN AVE
 TEMPE, ARIZONA 85282
 PHONE: (480) 730-1778 X102
 CONTACT: JEFF LOOKER
 EMAIL: JEFF@LOOKERFARCH.COM

ASSESSOR'S PARCEL NUMBER:
 125-05-042A

PROJECT ADDRESS:
 5108 E. TAYLOR STREET, PHOENIX, ARIZONA 85008

FLOOD PLAIN:
 THIS SITE IS LOCATED IN AN 'UNSHADED ZONE X', ON PANEL 2230 L OF THE FLOOD INSURANCE RATE MAPS (FIRM) DATED DECEMBER 05, 2014.

SITE AREA:
 SITE AREA (GROSS): 41,159 sf (± 0.94 AC)
 SITE AREA (NET): 30,401 SF (± 0.70 AC)

ZONING
 REZONING REQUEST: R-3 TO A-1

BUILDING AREA:
 GROSS FLOOR AREA = 11,363 sf

OCCUPANCY:
 A-1 (LIGHT INDUSTRIAL)

MAXIMUM BUILDING HEIGHT:
 MAXIMUM ALLOWABLE BUILDING HEIGHT: 56'-0"
 MAXIMUM ACTUAL BUILDING HEIGHT: <= 48'-0"

BUILDING CONSTRUCTION:
 TYPE V-B, SPRINKLERED

PARKING:
 INDUSTRIAL SURFACE
 STALL SIZE = 8'-6" X 18'-0"
 SINGLE LOADED, DRIVE AISLE = 25'-0"

PARKING REQUIRED (WAREHOUSE):
 0 sf TO 150,000 sf = 1 SPACE PER 1,000 sf
 10,235 sf / 1,000 sf = 11 SPACES

PARKING REQUIRED (OFFICE):
 1 SPACE PER 300 sf
 1,129 sf / 300 sf = 4 SPACES

TOTAL PARKING REQUIRED = 15 SPACES

PARKING PROVIDED:
 15 SPACES (INCLUDES 1 ACCESSIBLE SPACE)

LOADING AREA REQUIRED:
 0 sf UP TO 24,999 sf = 0 SPACES

LOADING AREA PROVIDED:
 0 SPACES

LANDSCAPE:
 PARKING LANDSCAPE: 1,215 SF
 PERIMETER / SETBACK LANDSCAPE: 6,373 SF
 TOTAL OVERALL LANDSCAPE: 7,588 SF

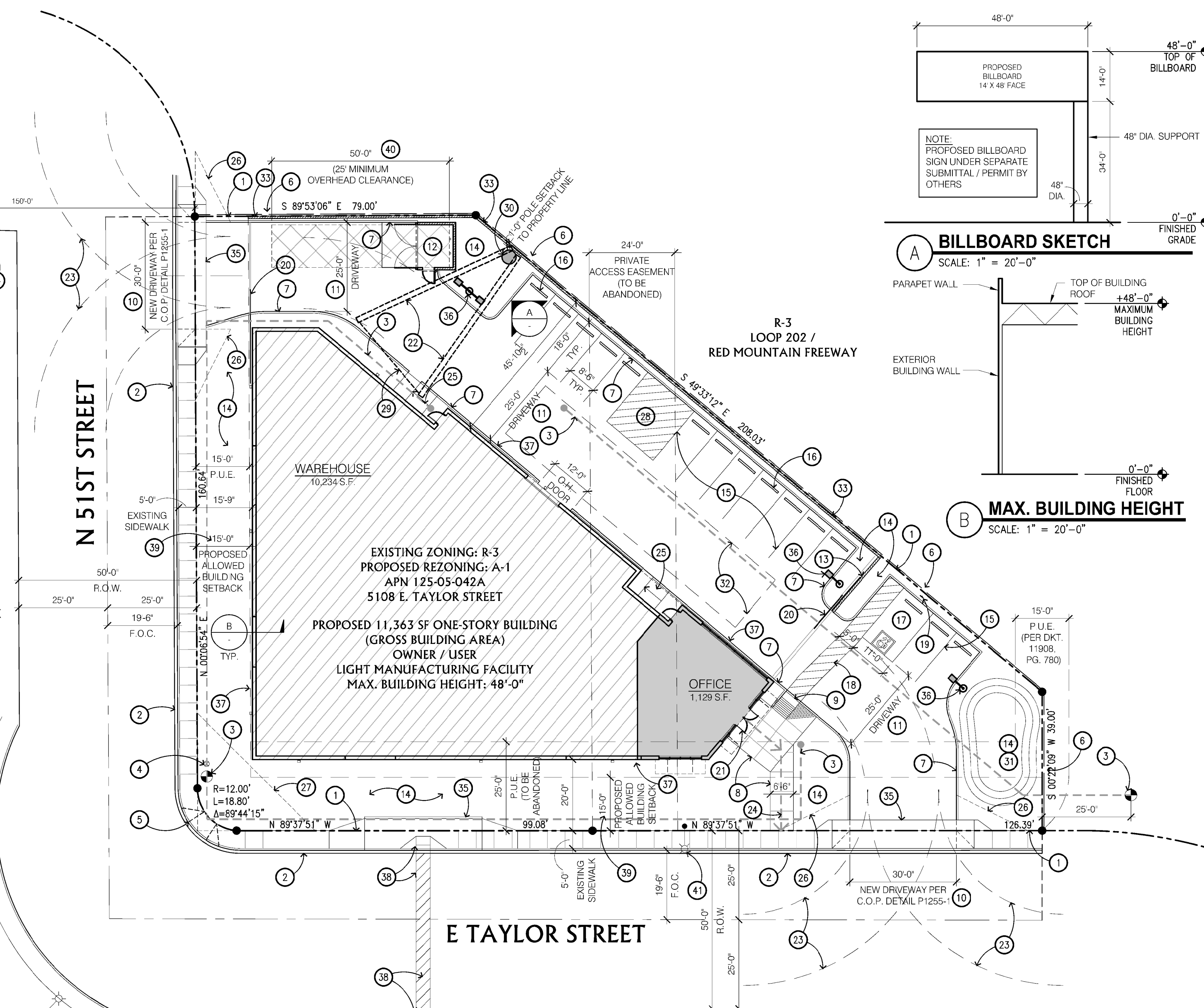
PARKING LANDSCAPE:
 DIVIDED BY PARKING / DRIVEWAY: 9,892 SF

LANDSCAPE % OF PARKING: 12.3% > 5% = OK

OVERALL LANDSCAPE:
 DIVIDED BY SITE AREA (NET): 30,401 SF

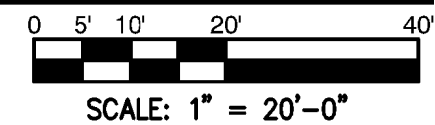
LANDSCAPE % OF LOT AREA: 25.0% > 10% = OK

ZONING: R-4
Z-99-70
APN 125-07-001B
502 N. 51st STREET
APARTMENT COMPLEX



PROPOSED SITE PLAN

ZONING: R-5
APN 125-05-082
5104 E. VAN BUREN STREET
APARTMENT COMPLEX



SITE PLAN GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINE ALONG 51st STREET & TAYLOR STREET WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 30' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY AND ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ANY ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE PER CITY OF PHOENIX DARK SKY ORDINANCE (NO. 23-100). NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE. ALL NEW LIGHT POLES SHALL NOT EXCEED A MAXIMUM HEIGHT OF 25'-0" ABOVE FINISHED GRADE, AND 15'-0" ABOVE FINISHED GRADE WITHIN 150'-0" OF RESIDENTIAL.
- SITE LIGHTING WILL MEET IESNA LIGHTING LEVELS AND UNIFORMITY, AND WILL HAVE A COMPATIBLE FIXTURE DESIGN, CHARACTER, NEON AND LED FIXTURES WILL NOT BE USED ADJACENT TO RESIDENTIAL.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- ANY EXISTING STRUCTURES (WHERE OCCURS) MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR PHOENIX ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY THE CITY OF PHOENIX DESIGN DEVELOPMENT SERVICES DEPARTMENT (DDSD) PRIOR TO OCCUPANCY TO REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL REFUSE CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR OR CONSTANTINE WIRE OR CHAINLINK FENCE SHALL NOT BE USED ON THE SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.

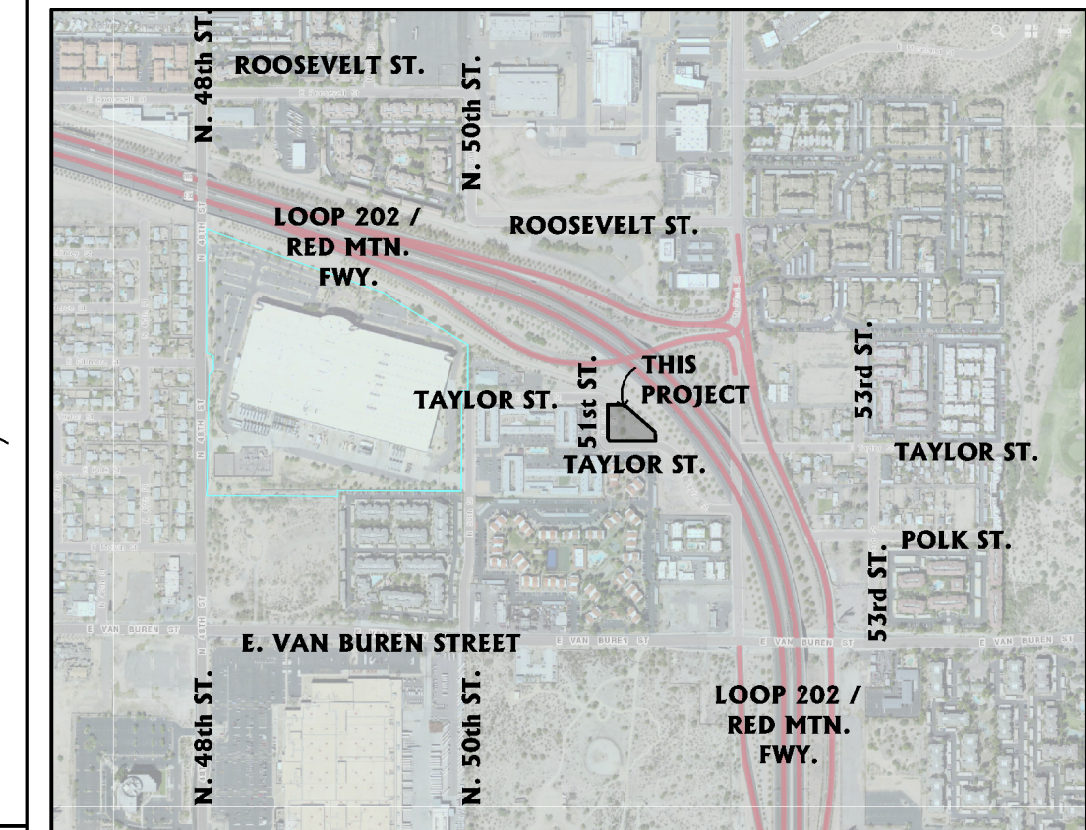
- SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATIONS 111 OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- AN APPROVED SET OF PLANS SHALL BE AVAILABLE ON THE JOB SITE AT ALL TIMES.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- THE AVERAGE NOISE LEVEL MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 dB (1/3) WHEN MEASURED ON AN 'A WEIGHTED' SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- EXPLOSIVE OR HAZARDOUS PROCESSES (IF APPLICABLE); CERTIFICATION SHALL BE PROVIDED BY THE PHOENIX FIRE DEPARTMENT PREVENTION BUREAU THAT ALL MANUFACTURING, STORAGE AND WASTE PROCESSES ON THE SITE SHALL MEET SAFETY AND ENVIRONMENTAL STANDARDS AS ADMINISTERED BY THE BUREAU.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (AAC R18-9-E301) WHICHEVER IS APPLICABLE.
- THE SANITARY SEWER COLLECTION WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE DEVELOPMENT SERVICES DEPARTMENT.
- ALL ON-SITE WATER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE. FIRE FLOW SHALL MEET THE REQUIREMENTS OF THE 2012 IFC SECTION 507 AND APPENDIX B (1500 GPM), AS REQUIRED BY THE CITY OF PHOENIX FIRE DEPARTMENT.
- ANY UNUSED PUBLIC WATER OR SEWER SERVICES SERVING THIS SITE MUST BE ABANDONED.
- LANDSCAPING TREATMENT WILL BE USED FOR THE ENTIRE SITE EXCLUSIVE OF BUILDINGS AND PAVEMENT FOR VEHICULAR USE AND SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS WILL MAINTAIN A 6'-8" CLEARANCE.
- ALL PARKING AND MANEUVERING AREAS ON A NON-RESIDENTIAL LOT SHALL HAVE DUSTPROOF PAVING.
- PARKING OR MANEUVERING AREAS WHICH ABUT A PROPERTY LINE SHALL HAVE A SOLID MASONRY WALL OR A MINIMUM SIX (6) INCH HIGH CURB INSTALLED AND LOCATED SO THAT NO PART OF A VEHICLE SHALL EXTEND OVER OR BEYOND THE PROPERTY LINE.

- PARKING OR MANEUVERING AREAS WHICH DO NOT ABUT A PROPERTY LINE AND WHICH ARE NOT BOUNDED BY A FENCE, WALL, BUILDING, OR ESTABLISHED LANDSCAPING PLOT SHALL BE BOUNDED BY CURBING.
- PROVIDE UNDERGROUND STREET LIGHT CIRCUITS, POLES AND FIXTURE ON TAYLOR ST.
- REMOVE ALL UNUSED DRIVEWAYS AND REPLACE ANY BROKEN OR OUT-OF-GRADE CURB, GUTTER AND SIDEWALK ON ALL ADJACENT STREETS.
- UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS, AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.
- PROVIDE AN ON-SITE RETENTION FOR THE 100-YEAR, 2-HOUR RAINFALL RUNOFF.
- STORAGE OVER 12'-0" MUST COMPLY WITH PFC 20' 2 EDITION, CHAPTER 32, HIGH PILED COMBUSTIBLE STORAGE.
- CITY OF PHOENIX WILL NOT SERVE THIS COMMERCIAL DEVELOPMENT FOR REFUSE AND RECYCLE BY PHOENIX CITY CODE. ACCESS AND CONTAINMENT ARE STILL REGULATED PER CITY CODE. ROUTES SHALL BE CLEAR OF ALL OVERHEAD OBSTRUCTIONS A MINIMUM OF 14'-0" ALONG COLLECTION ROUTE AND 25'-0" OVER BIN ENCLOSURE AREA, FROM STEEL SAFETY POST BACK 50'-0"

CITY OF PHOENIX
APR 10 2019
Planning & Development Department

SITE PLAN KEYED NOTES

- EXISTING PROPERTY LINE TO REMAIN.
- EXISTING CONCRETE CURB, GUTTER AND SIDEWALK TO REMAIN. UPDATE ALL EXISTING OFF-SITE IMPROVEMENTS (SIDEWALKS, CURB RAMPS, AND DRIVEWAYS) TO CURRENT ADA GUIDELINES.
- EXISTING FIRE HYDRANT TO REMAIN. AT LEAST ONE FIRE HYDRANT SHALL BE LOCATED WITHIN 200'-0" OF A FIRE DEPARTMENT CONNECTION SUPPLYING BUILDING FIRE PROTECTION SYSTEMS. THE DISTANCE BETWEEN THE HYDRANT AND THE FDC SHALL BE MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD AND AS FIREFIGHTERS WOULD LAY HOSE, AS INDICATED BY DASHED LINE.
- EXISTING WATER VALVE.
- REPLACE EXISTING RAMP WITH CURB, GUTTER AND SIDEWALK PER CITY OF PHOENIX STANDARD DETAILS.
- EXISTING ADOT 6'-0" HIGH CHAINLINK FENCE.
- PROVIDE 6" CONCRETE CURB.
- PROVIDE CONCRETE SIDEWALK AND ENTRY SLAB.
- PROVIDE ACCESSIBLE RAMP.
- PROVIDE NEW CONCRETE DRIVEWAY PER CITY OF PHOENIX STANDARD DETAIL P1255-1.
- PROVIDE ASPHALTIC CONCRETE PAVING PARKING AND DRIVE AISLES.
- PROVIDE TRASH ENCLOSURE PER CITY OF PHOENIX PUBLIC WORKS DEPARTMENT SOLID WASTE ACCESS AND CONTAINMENT STANDARD DETAILS.
- PROVIDE 8'-0" HIGH CONCRETE MASONRY UNIT SCREEN WALL.
- PROVIDE LANDSCAPING PER CITY OF PHOENIX APPROVED PALETTE, MINIMUM 5'-0" WIDE AT END OF PARKING ROWS.
- PROVIDE 4" WIDE PAINTED PARKING STRIPING, (TRAFFIC WHITE)
- PROVIDE CONCRETE WHEEL STOP.
- PROVIDE ACCESSIBLE PARKING.
- PROVIDE ACCESSIBLE ROUTE AISLES WITH 4" WIDE PAINTED DIAGONAL STRIPES SPACED AT 2'-0" O.C. (TRAFFIC YELLOW)
- PROVIDE RESERVED PARKING SIGN.
- PROVIDE 8'-0" HIGH SCREENED ROLLING SECURITY GATE AND ATTACH SIGNAGE READING 'GATE TO REMAIN OPEN DURING BUSINESS HOURS'
- PROPOSED BUILDING ENTRY.
- PROPOSED 48'-0" HEIGHT BILLBOARD SIGN, ABOVE (UNDER SEPARATE SUBMITTAL/PERMIT BY OTHERS).
- FIRE TRUCK VEHICLE TURNING RADII (25'-0" INSIDE, 55'-0" OUTSIDE)
- PROVIDE AN ACCESSIBLE ROUTE OF TRAVEL (ADAAG 1.2-3.9), ICC/ANSI A117.12003, IBC 2006)
- CONCRETE RAMP AND LANDING.
- 10 X 20 VISIBILITY TRIANGLES.
- 33' X 33' VISIBILITY TRIANGLE.
- LOADING ZONE / MANEUVERING AREA
- 25' SPREAD BILLBOARD SCREENING, ABOVE
- 48" DIAMETER BILLBOARD SUPPORT
- PROPOSED RETENTION BASIN
- PROPOSED UNDERGROUND RETENTION TANK
- RETAINING WALL / SCREEN WALL
- EXISTING STREET LIGHT
- DEDICATED SIDEWALK EASEMENT TO BE DETERMINED
- PROVIDE SITE LIGHTING FIXTURE, POLE AND BASE. FIXTURE TO BE MAXIMUM 15'-0" HIGH WITHIN 150'-0" OF RESIDENTIAL
- PROVIDE BUILDING MOUNTED LIGHT FIXTURE AT 15'-0" MAXIMUM WITHIN 150'-0" OF RESIDENTIAL.
- PROVIDE MID-BLOCK CURB RAMP ON TAYLOR STREET AND A RECEIVER RAMP ON THE OPPOSITE SIDE PER CITY OF PHOENIX STANDARD DETAILS WITH 4" WIDE PAINTED DIAGONAL STRIPES AT CROSSWALK.
- REFERENCE 'COMMERCIAL AND HIGH-RISE SETBACKS' CALCULATIONS. THIS SHEET.
- MAINTAIN MINIMUM OVERHEAD CLEARANCE OF 25'-0" OVER TRASH BIN ENCLOSURE AREA FROM STEEL SAFETY BOLLARDS BACK 50'-0".
- NEW STREETLIGHT, EXACT LOCATION TO BE DETERMINED.



VICINITY MAP

SCALE: N.T.S.

Looker & Cappello ARCHITECTS INC

2070 E. SOUTHERN AVE.
 TEMPE, ARIZONA 85282
 480-730-1775
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BLUE BOX STUDIOS
 NEC of N. 51st STREET & E. TAYLOR STREET

5108 E. TAYLOR STREET
PHOENIX, ARIZONA 85008

PROPOSED SITE PLAN

REVISIONS

20134 JEFF A. LOOKER
 3/29/19
 EXD. 6/30/2021

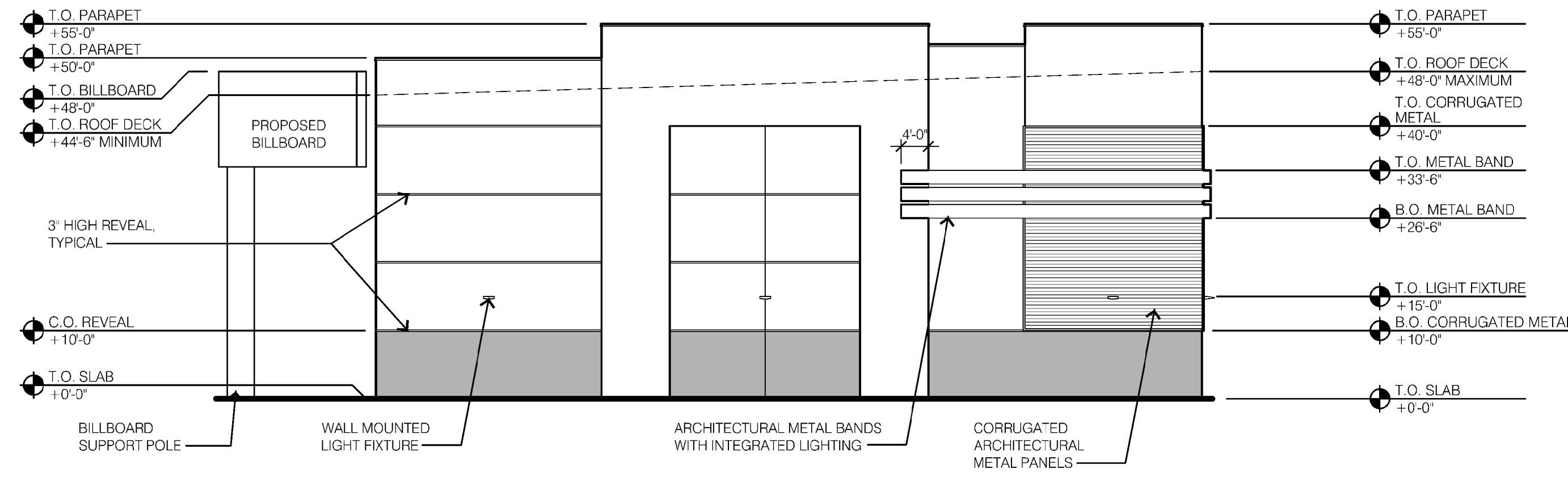
ISSUE DATE
JANUARY 22, 2019

PROJECT #:
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SP1.0

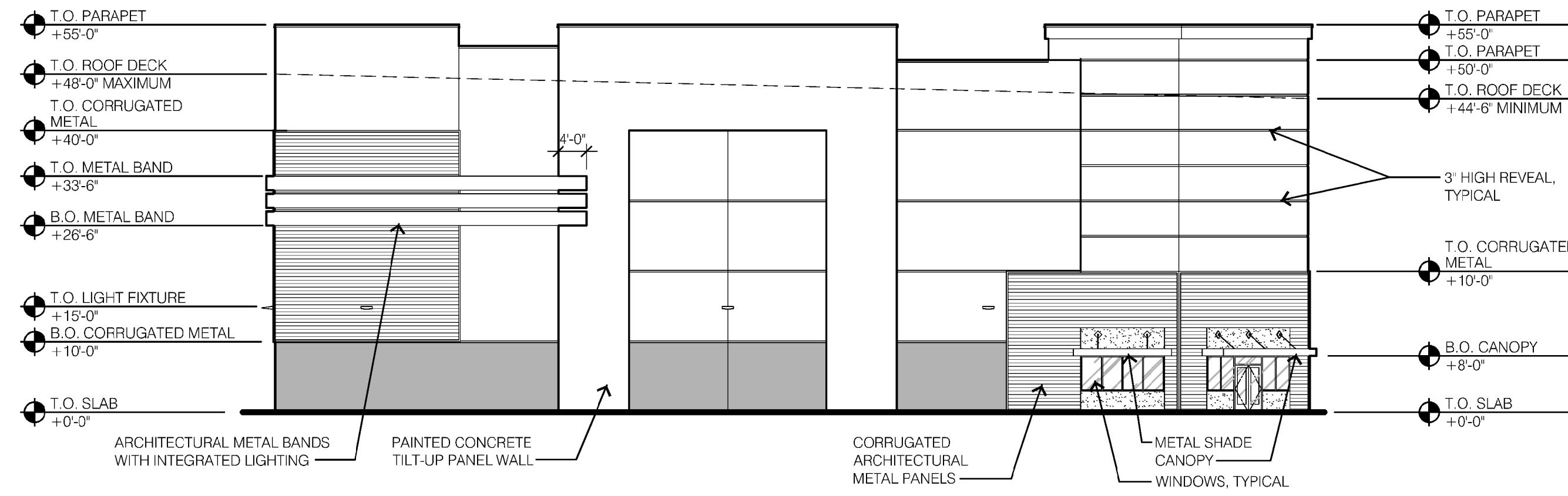
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CITY OF PHOENIX APPROVAL



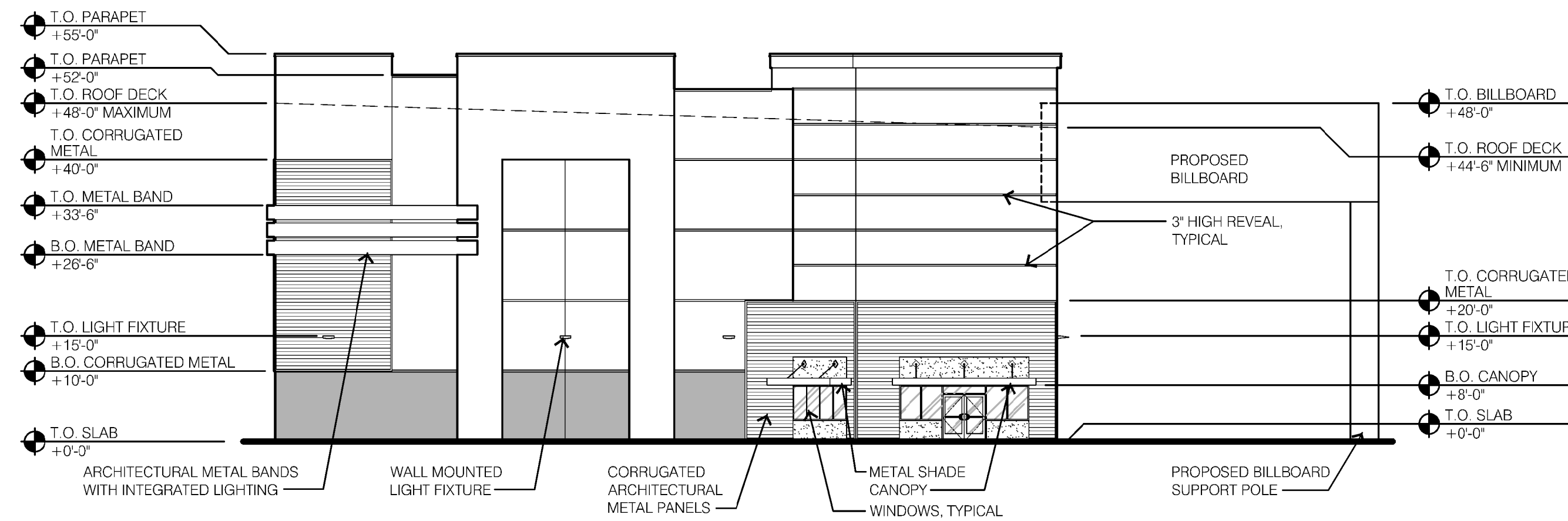
CONCEPTUAL WEST ELEVATION

SCALE: 1/16" = 1'-0"



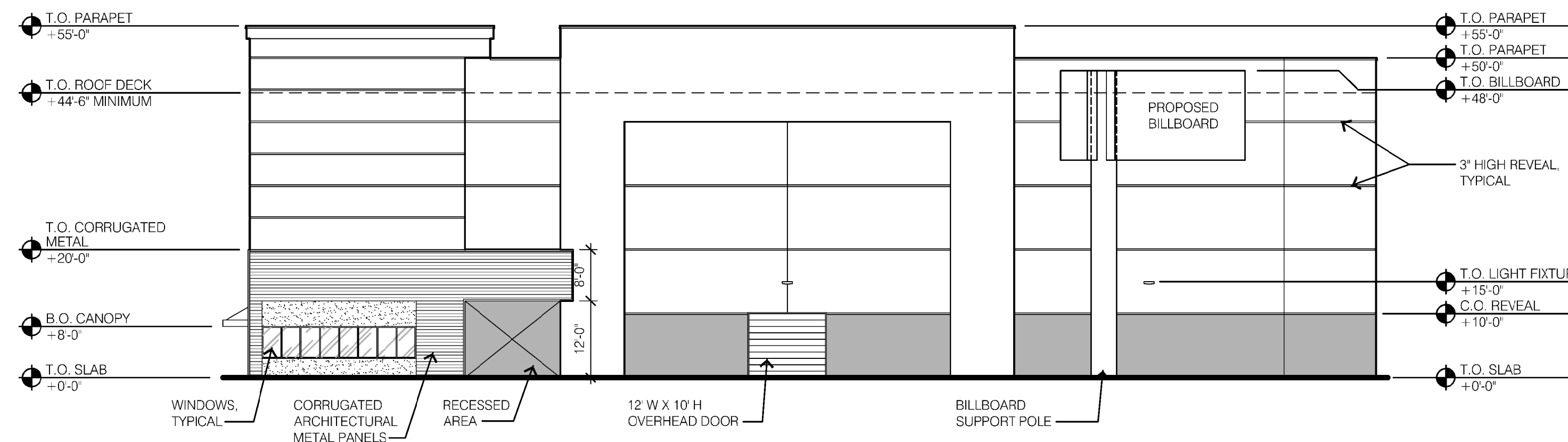
CONCEPTUAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



CONCEPTUAL SOUTHEAST ELEVATION

SCALE: 1/16" = 1'-0"

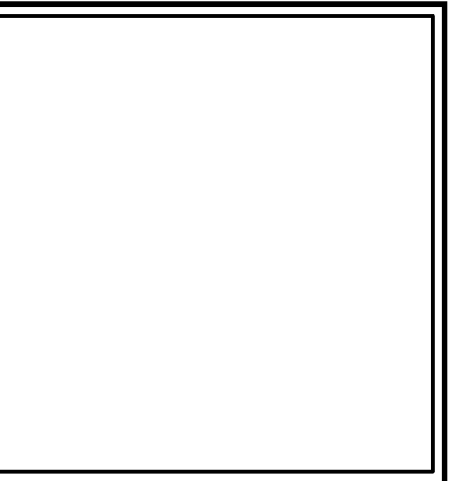


CONCEPTUAL NORTHEAST ELEVATION

SCALE: 1/16" = 1'-0"

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CONCEPTUAL BUILDING ELEVATIONS

◆ REVISIONS ◆

CITY OF PHOENIX

APR 10 2019
 Planning & Development Department

◆ ISSUE DATE ◆
 JANUARY 22, 2019
 PROJECT #: LC5108
A2.0