

## ATTACHMENT B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-SP-6-23-8 March 30, 2024

South Mountain [Village Planning Committee](#) Meeting Date: April 9, 2024  
[Planning Commission](#) Hearing Date: May 2, 2024  
Request From: [C-2](#) (Intermediate Commercial) (3.84 acres)  
Request To: [C-2 SP](#) (Intermediate Commercial, Special Permit) (3.84 acres)  
Proposal: Self-service storage facility and underlying C-2 uses  
Location: Southeast corner of 41st Street and Baseline Road  
Owner: Highline Investment, LLC  
Applicant: SAFStor Real Estate Co, LLC  
Representative: Mike Maerowitz, Snell & Wilmer, LLP  
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>	Baseline Road	Major Arterial	60-foot south half street
	41st Street	Local	25-foot east half street
	42nd Street	Local	25-foot west half street
	Highline Lane	Local	20-foot north half street
<b>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.</b> The proposal, as stipulated, includes design features to encourage walking, bicycling,			

and transit use. These features include the provision of shaded sidewalks, bicycle parking, shade within surface parking lots, and a multi-use trail that connects the development with the existing multi-use trail along Baseline Road.

***CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.***

The proposal, as stipulated, includes shaded bicycle parking to encourage bicycling and transit use by leveraging its proximity to commercial developments, neighborhoods, schools, and the multi-use trail along Baseline Road.

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

The proposal, as stipulated, includes a detached sidewalk with landscape area along Baseline Road that will be planted with shade trees, shaded public and private sidewalks, and shaded bicycle and vehicle parking areas. These improvements will create a comfortable pedestrian environment along Baseline Road, reduce the urban heat island affect, and make the walk to nearby destinations safer and more comfortable.

**Applicable Plans, Overlays, and Initiatives**

[Tree and Shade Master Plan](#): Background Item No. 7.

[Complete Streets Guidelines](#): Background Item No. 8.

[Transportation Electrification Action Plan](#): Background Item No. 9.

[Zero Waste PHX](#): Background Item No. 10.

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

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

[Conservation Measures for New Development](#): 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 (across Baseline Road)</b>	Vacant, commercial, single-family residences, and the Highline Canal	C-1, C-2, and R1-6
<b>West (across 41st Street)</b>	Vacant and the Highline Canal	R1-6
<b>East (across 42nd Street)</b>	Water facility and fire station	C-2
<b>South (across Highline Lane)</b>	Single-family residences	R1-6
<b>South</b>	Single-family residences	R1-6

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
North (adjacent to Baseline Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
West (adjacent to 41st Street)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
East (adjacent to 42nd Street)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
South (adjacent to Highline Lane)	Average 25 feet, minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
South (adjacent to R1-6)	50 feet	50 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
North (adjacent to Baseline Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of frontage	25 feet (Met)
West (adjacent to 41st Street)	Average 25 feet, minimum 20 feet permitted for up to 50% of frontage	25 feet (Met)

East (adjacent to 42nd Street)	Average 25 feet, minimum 20 feet permitted for up to 50% of frontage	25 feet (Met)
South (adjacent to Highline Lane)	Average 25 feet, minimum 20 feet permitted for up to 50% of frontage	25 feet (Met)
South (adjacent to R1-6)	10 feet	10 feet (Met)
Maximum Lot Coverage	50 percent	45.5% (Met)
Maximum Building Height	2 stories and 30 feet	24 feet, 8 inches (Met)
Minimum Parking	<p>Mini-warehouses: 1 space per 35 storage units</p> <p>Office: 1 space per 300 sf</p> <p>734 units = 21 spaces 900 sf office = 3 spaces</p> <p>24 parking spaces required</p>	19 parking spaces (Not met)*

*\*Site plan revision or variance required*

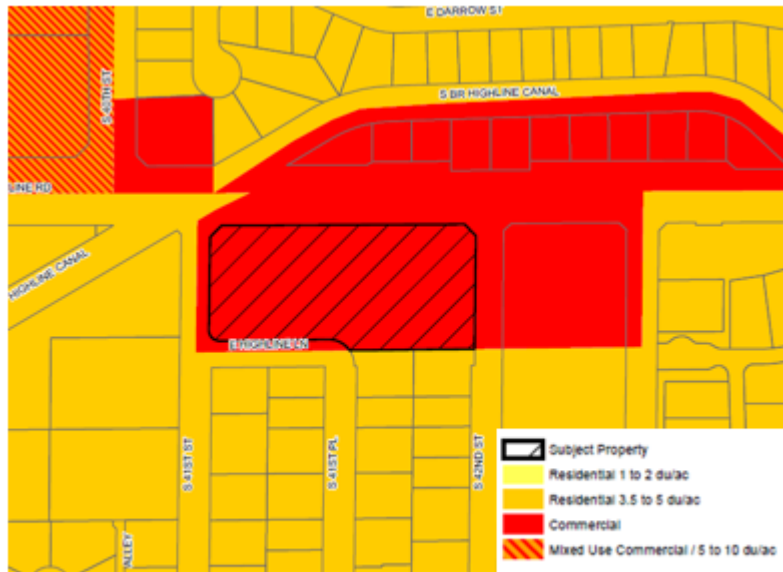
### **Background/Issues/Analysis**

#### **SUBJECT SITE**

1. This request is to rezone 3.84 acres located on the southeast corner of 41st Street and Baseline Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) for a self-service storage facility and underlying C-2 uses. The subject site is currently vacant.



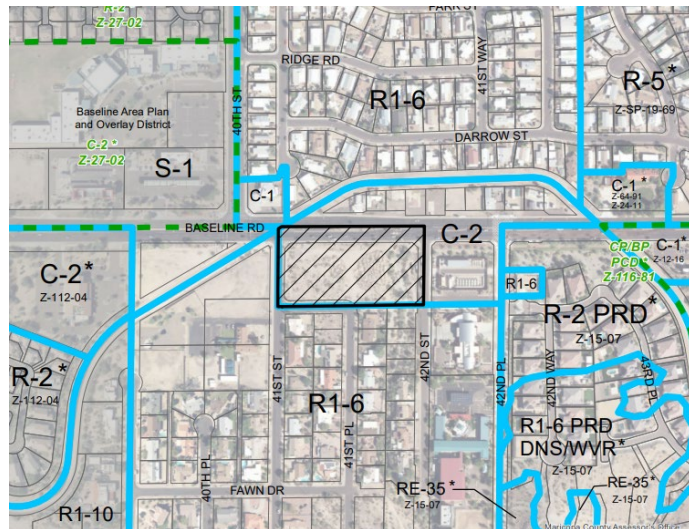
2. The subject site is designated as Commercial on the General Plan Land Use Map. The areas to the west of the subject site across 41st Street and to the south are designated Residential 3.5 to 5 dwelling units acre and the area to the east across 42nd Street is designated Commercial. The area to the north is designated Commercial and Residential 3.5 to 5 dwelling units acre. The requested C-2 SP zoning district is consistent with the General Plan Land Use Map designation of Commercial.



General Plan Land Use Map; Source: Planning and Development Department

### SURROUNDING LAND USE AND ZONING

3. To the north across Baseline Road is vacant land, commercial, single-family residences, and the Highline Canal zoned C-1 (Neighborhood Retail), C-2 (Intermediate Commercial), and R1-6 (Single-Family Residence District); to the west across 41st Street is vacant land and the Highline Canal zoned R1-6 (Single-Family Residence District); to the south across Highline Lane and immediately adjacent to the site are single-family residences zoned R1-6 (Single-Family Residence District); and to the east across 42nd Street is city owned property developed with a water facility and a fire station zoned C-2 (Intermediate Commercial) and R1-6 (Single-Family Residence District)

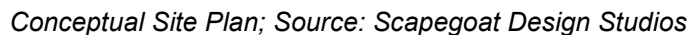


Location Map; Source: Planning and Development Department

42nd Street is city owned property developed with a water facility and a fire station zoned C-2 (Intermediate Commercial) and R1-6 (Single-Family Residence District)

# PROPOSAL

The proposal is for a self-service storage use with storage units accessed from the interior of the building. The conceptual site plan, attached as an exhibit, depicts the site layout including the location of the building, parking area, trash enclosure, drainage easement along the east portion of the site, and multi-use trail along Baseline Road. The site will have one point of ingress/egress on Baseline Road. The applicant proposes to request a variance to reduce the required parking on the site from 24 to 19 spaces, therefore staff does not recommend general conformance to the site plan.

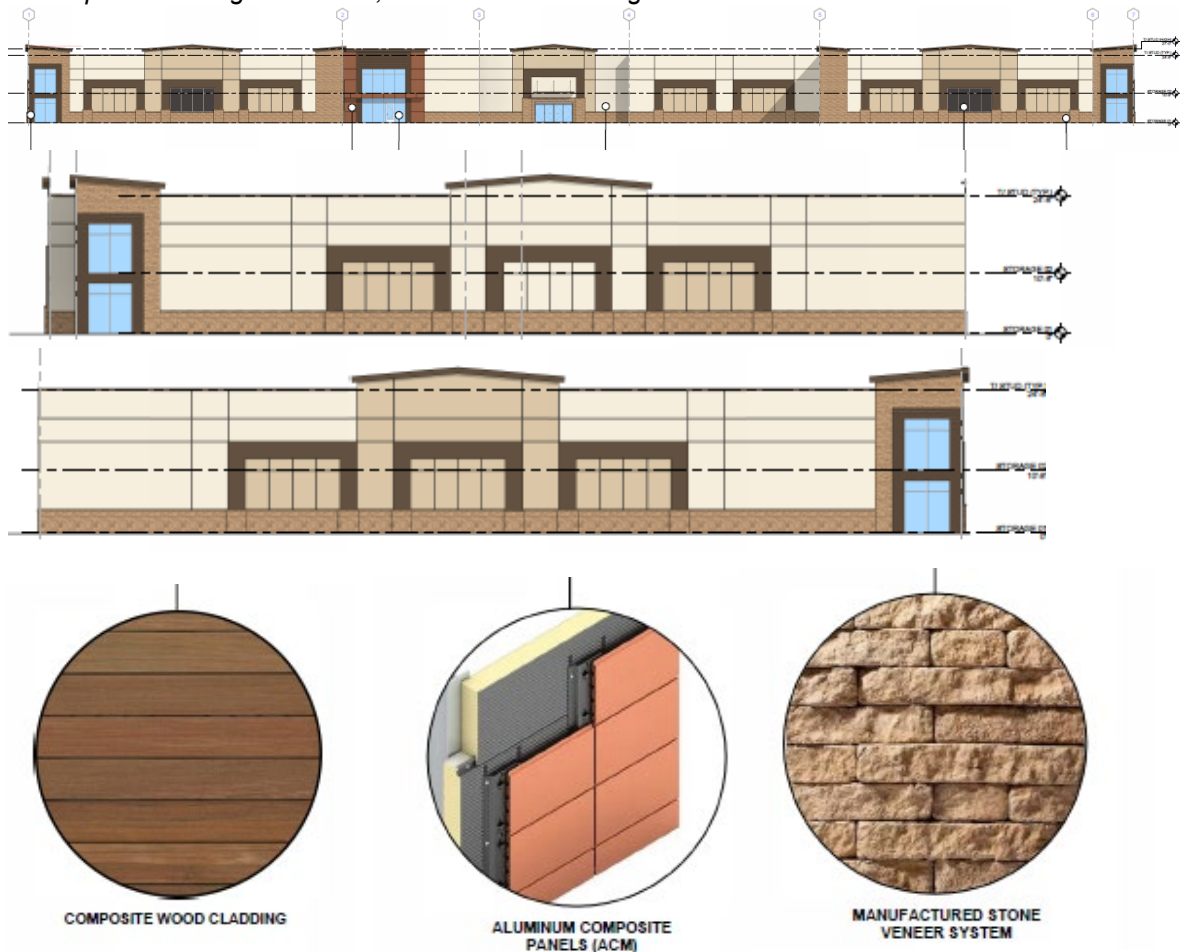


Staff recommends Stipulation No. 2 to require pavement treatment that visually contrast with parking and drive aisles where pedestrian walkways cross a vehicular path to improve pedestrian safety. To promote enhanced walking, cycling, and transit-use staff recommends Stipulation No. 14 to require a multi-use trail along Baseline Road, and Stipulation Nos. 5 through 7 to require shaded bicycle parking and electric bicycle charging. Additionally, Stipulation No. 9 requires that all public and private pedestrian pathways will be shaded to a minimum of 75 percent. Stipulation No. 10 requires the use of plants listed in the Baseline Area Master Plan Plant List, alongside three additional tree species, to maintain consistency with nearby developments and in consideration of the subject site's proximity to the Baseline Area Overlay District.

5. **Conceptual Building Elevations**

The conceptual building elevations, attached as an exhibit, depict four-sided architecture on the building with stone veneer, wood cladding, aluminum panels, materials consistent with structures in the area, and glazing along the building frontages. Staff recommends Stipulation No. 1 to require general conformance to the conceptual elevations date stamped March 15, 2024, so the design of the development is consistent with what is proposed and with the surrounding area.

*Conceptual Building Elevations; Source: ARCO Design/Build*



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 storage shall be within a closed building except that within the grounds of a self-service storage warehouse where trailers and motor vehicles may be

placed in outdoor storage areas which are separate from view from adjacent streets and property by walls, fences or landscaping. Outdoor storage areas shall not exceed ten percent of the gross site area and shall not count toward meeting parking requirements.

- b) No auctions, sales, service or repair activities or anything other than dead storage and the rental and supervision of storage units and such additional uses permitted in the C-2 district that are specified through special permit approval shall be conducted on the premises.
- c) There shall be no storage [or] use of hazardous or dangerous materials on the premises.
- d) The premises shall abut or have direct access to a freeway or arterial street, as designated on the street classification map.
- e) Screening the perimeter of the premises of a self-service storage warehouse may be required. All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least ten feet wide, additional setback and the reorientation of buildings may be required to ensure compatibility with surrounding properties.
- f) A self-storage warehouse may be combined with a household moving center.

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 Baseline Road, which is a major arterial street.

## STUDIES AND POLICIES

### 7. 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 frontage should be detached from the curb 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. The development proposal, as stipulated, will create a comfortable streetscape environment with detached sidewalks along Baseline Road, shaded bicycle parking, shaded walkways, and shaded surface parking areas. These are addressed in Stipulation Nos. 7, 8, 9, and 16.

### 8. Complete Streets Guidelines:

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. The proposed development, as stipulated, will support walking, bicycling, and transit-use by including shaded bicycle parking on the site, electric bicycle parking, a multi-use trail along Baseline



Road, and by constructing a detached sidewalk along Baseline Road. These are addressed in Stipulation Nos. 5, 6, 7, 14, and 16.

9. **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 Nos. 4 and 5 which require a minimum of one electric bicycle charging receptacles and a minimum 10 percent of the required parking spaces to be EV Capable.

10. **Zero Waste Phoenix 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 applicant's submittal states that recycling shall be provided.

11. **Comprehensive Bicycle Master Plan:**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its bikeway system and supportive infrastructure. 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 development will provide shaded bicycle parking, two electrical bike charging receptacles, and a multi-use trail along Baseline Road. This is addressed in Stipulation Nos. 5 through 7, and 14.

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. 3, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

13. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to "*Build the Sustainable Desert City*". The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 10 through 12.

COMMUNITY CORRESPONDENCE

14. As of the writing of this report 25 letters of opposition have been received for the request. Concerns raised were regarding the proposal's architecture, impacts on adjacent home values, the number of existing self-service storage uses in the area, impacts on traffic, and the obstruction of views. Two letters of support has been received for the request.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department recommended that right-of-way be dedicated for Baseline Road, that a detached sidewalk be built on Baseline Road, and that attached sidewalks be built along Highline Lane, 41st Street, and 42nd Street. This is addressed in Stipulation Nos. 15 through 19. The Street Transportation Department also required the developer to replenish landscaping within the right-of-way and construct all improvements in the right-of-way with all required elements and to ADA standards. This is addressed in Stipulation Nos. 20 and 21.
16. The Public Transit Department required that a bus stop be constructed on

eastbound Baseline Road. This is addressed in Stipulation No. 13.

#### OTHER

17. 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. These are addressed in Stipulation Nos. 22 through 24.
18. 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 final site plan approval. This is addressed in Stipulation No. 25.
19. Development and use of the site are 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 abandonments may be required.

#### **Findings**

1. The proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal, as stipulated, will create a strong pedestrian environment along Baseline Road with detached sidewalks and a multi-use trail. These pathways will convey individuals safely and comfortably to the nearby educational uses, commercial uses, and residential neighborhoods.
3. The site is appropriately located along a major arterial roadway, and as stipulated will be compatible with surrounding uses..

#### **Stipulations:**

1. The development shall be in general conformance with the elevations date stamped March 15, 2024, as 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. A minimum of one 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.
4. A minimum of 10% of the required parking spaces shall be EV capable.
5. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department
6. Four bicycle spaces shall be provided on the site through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
7. Bicycle parking spaces shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
8. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper, drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade, as approved by Planning and Development Department.
9. All public and private pedestrian pathways including sidewalks shall be shaded to a minimum 75%, as approved by the Planning and Development Department.
10. In addition to the landscape materials listed in the Baseline Area Master Plan Plant List, Cercidium Hybrid (Desert Museum Palo Verde), Quercus Virginiana



(Live Oak), and Pistacia X 'Red-Push (Red Push Pistache), may be permitted as approved by Planning and Development Department and shall be utilized, as approved or modified by the Planning and Development Department.

11. Landscaping shall be maintained by permanent and automatic/water efficient WaterSense labeled irrigation controllers (or similar smart controller) to minimize maintenance and irrigation water consumption for all on and offsite landscape irrigation.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 15 years, or as approved by the Planning and Development Department.
13. The developer shall dedicate right-of-way and construct a bus stop pad on eastbound Baseline Road. The bus stop pad shall be constructed according to City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The bus stop pad shall be spaced from 41st Street according to City of Phoenix Standard Detail P1258. Trees shall be placed to provide minimum 50% shade coverage to bus stop pad.
14. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the south side of Baseline Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved or modified by the Planning and Development Department.
15. A minimum 70-feet of right-of-way shall be dedicated for the south half of Baseline Road, adjacent to the development.
16. The sidewalk along Baseline Road shall be a minimum of 6 feet in width and detached with a minimum 8-foot-wide landscape strip located between the sidewalk and back of curb and planted to the following standards, as approved or modified by the Planning and Development Department.
  - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant, shade trees planted 20 feet on center, or in equivalent groupings.
  - b. Drought tolerant vegetation to achieve a minimum of 75 percent live coverage.

Where utility conflicts exist, the developer shall work with the Planning and

Development Department on alternative design solutions consistent with a pedestrian environment for installing the required plants.

17. A minimum 5-foot-wide sidewalk shall be constructed on the north side of Highline Lane, adjacent to the development.
18. A minimum 5-foot-wide sidewalk shall be constructed on the east side of 41st Street, adjacent to the development.
19. A minimum 5-foot-wide sidewalk shall be constructed on the west side of 42nd Place, adjacent to the development.
20. Existing streetscape beginning at back of curb and median islands shall be replenished with the approved landscaping and trees along Baseline Road, as approved by the Planning and Development Department.
21. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
22. 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.
23. 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.
24. 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.
25. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Samuel Rogers

March 28, 2024

**Team Leader**

Racelle Escolar

**Exhibits**

Zoning sketch map

Aerial sketch map

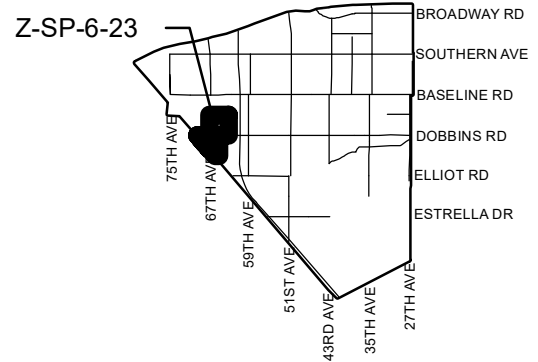
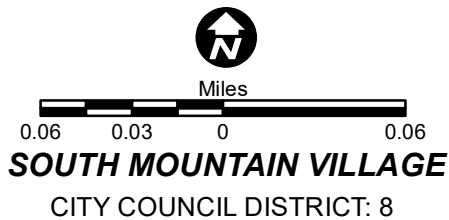
Conceptual Site Plan date stamped March 15, 2024 (3 pages)

Conceptual Building Elevations date stamped March 15, 2024

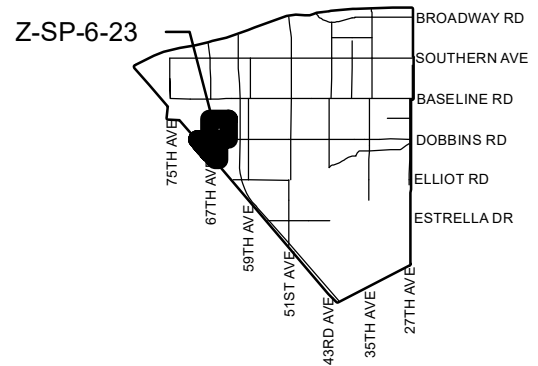
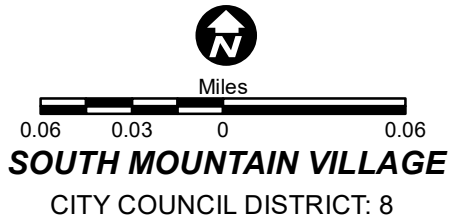
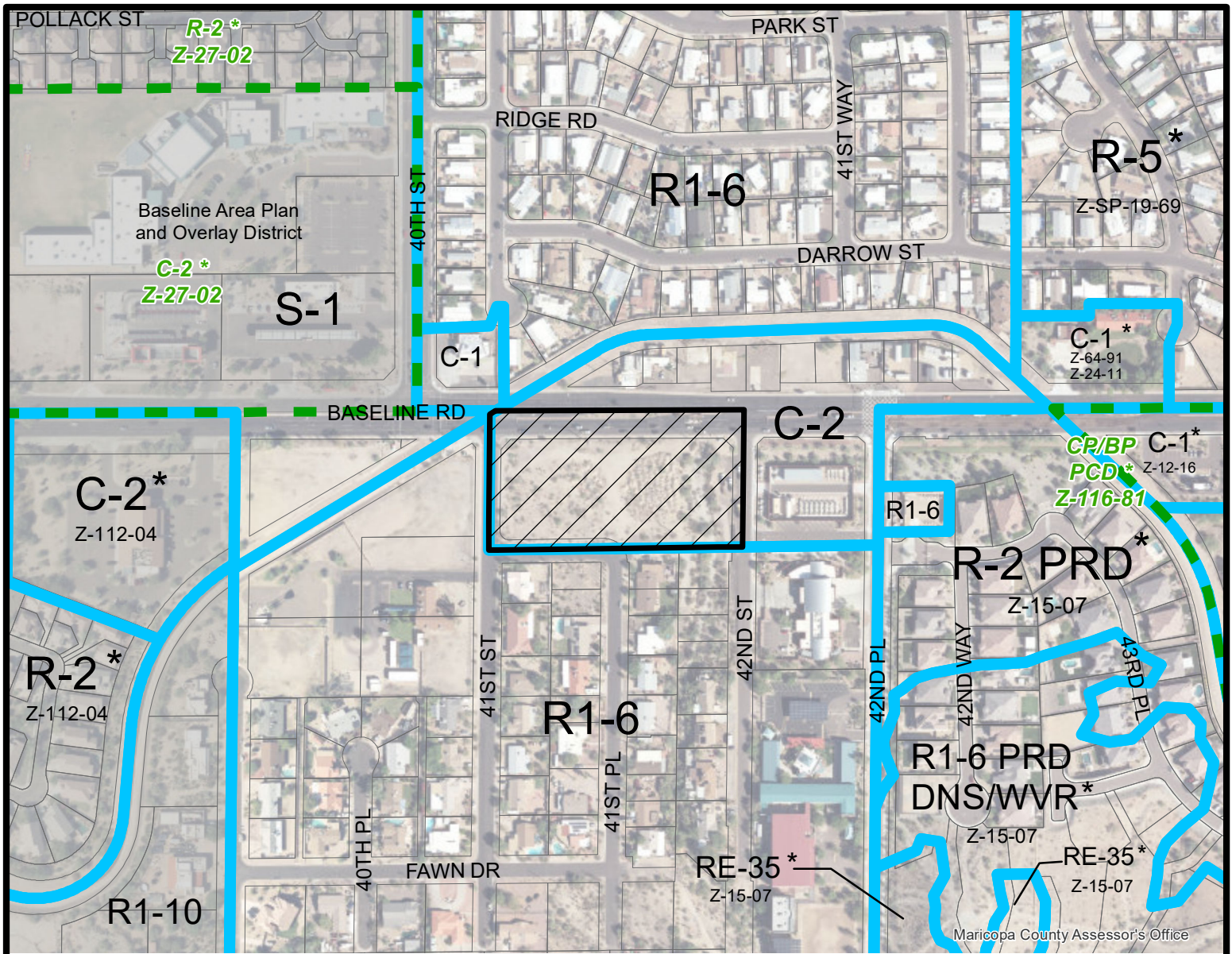
Conceptual Renderings date stamped March 15, 2024 (2 pages)

Conceptual Landscape Plan date stamped March 15, 2024

Correspondence (66 pages)



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<b>APPLICANT'S NAME:</b> SAFStor Real Estate Co, LLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-SP-6-23	<b>DATE:</b> 9/14/2023 <b>REVISION DATES:</b>	<b>FROM:</b> C-2 ( 3.84 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>3.84 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 01-37	<b>ZONING MAP</b> D-10	<b>TO:</b> C-2 SP ( 3.84 a.c.)
<b>MULTIPLES PERMITTED</b> C-2 C-2 SP	<b>CONVENTIONAL OPTION</b> 55 55		<b>* UNITS P.R.D. OPTION</b> 67 67

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





CONCEPTUAL SITE  
PLAN

Contact Arizona 811 at least two full working days before you begin excavation.

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**SHEET No.**

PROJECT No.



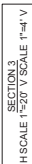
CONCEPTUAL SITE  
PLAN



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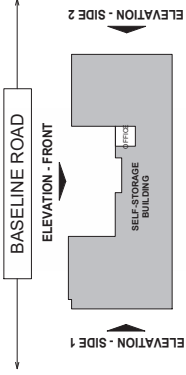
SHEET No. 3 of 3

PROJECT No. 1515

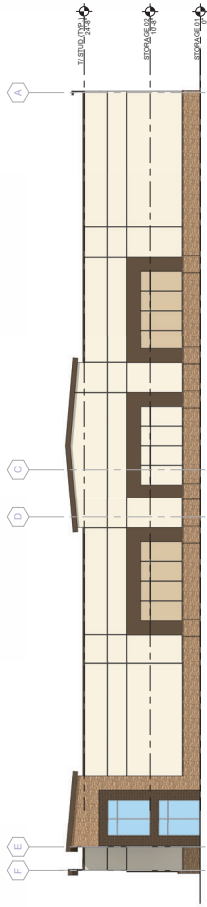




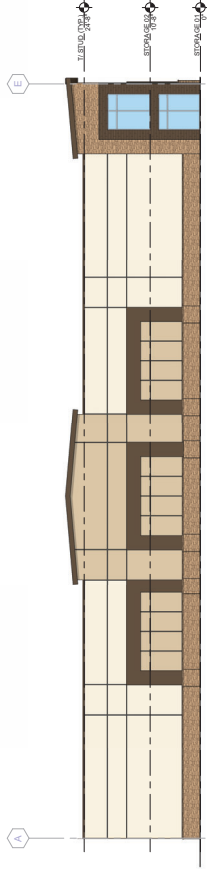
SAFSTOR BASELINE COLOR SCHEME



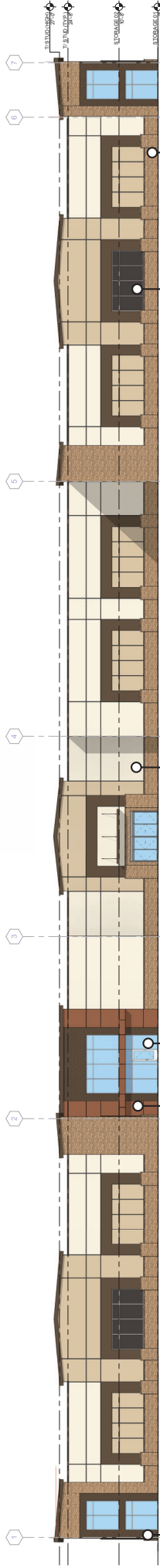
KEY PLAN  
SCALE: 1" = 80'-0"



3 ELEVATION - SIDE 1  
SCALE: 3/8" = 1'-0"



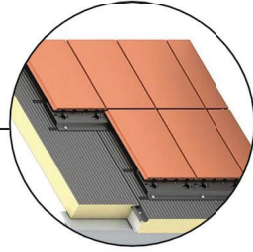
2 ELEVATION - SIDE 2  
SCALE: 3/8" = 1'-0"



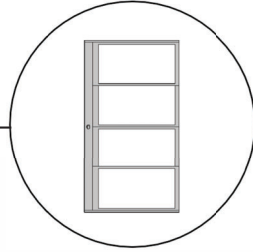
1 ELEVATION - FRONT  
SCALE: 3/8" = 1'-0"



COMPOSITE WOOD CLADDING



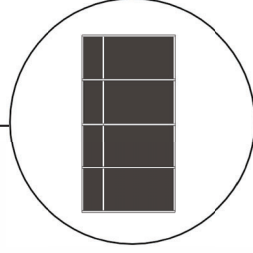
ALUMINUM COMPOSITE  
PANELS (ACM)



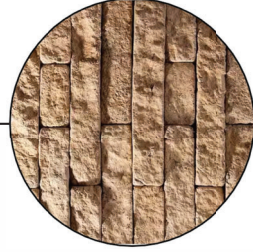
LOW ENERGY INSULATED  
GLAZING SYSTEM



EXTERIOR INSULATED  
FINISHING SYSTEM (EIFS)



FAUX GLAZING SYSTEM  
WITH SPANDREL COATING



MANUFACTURED STONE  
VENEER SYSTEM





CITY OF PHOENIX  
MAR 15 2024  
Planning & Development  
Department



ARCO  
DESIGN/BUILD





CITY OF PHOENIX  
MAR 15 2024  
Planning & Development  
Department



ARCO  
DESIGN/BUILD





SAFSTOR SELF-STORAGE  
CONCEPTUAL LANDSCAPING

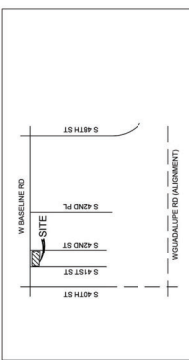
4152 E BASELINE RD  
PHOENIX, AZ 85042

DATE	DESCRIPTION
7/7/2023	REVISION
2/2/2024	2ND REVISION
9/7/2024	3RD REVISION
	CHECKED BY: SV
	DRAWN BY: CL
	TITLE:
	FREE PLAN
	SHEET No.
	1.1 of 01
	PURPOSE / PROJECT NO.

PROJECT NUMBERS	
ACTA:	23-259
IDEV:	2300073
APP (OPTION 1):	2301024

N.T.S.

## VICINITY MAP







































CITY OF PHOENIX LANDSCAPE REQUIREMENTS	
PROVIDE A MIX OF PLANT MATERIAL SIZE, CONSISTING OF SIXTY PERCENT (60%) TREES WITH TWO INCH (2") MINIMUM CALIPER AND FORTY PERCENT (40%) WITH ONE INCH (1") MINIMUM CALIPER IN THE LANDSCAPE. PLANT MATERIAL SHALL BE SEASONALLY APPROPRIATE TO THE CITY OF PHOENIX CLIMATE ZONE. PLANT MATERIAL SHALL BE SPECIALLY SELECTED TO MEET THE CITY OF PHOENIX DESIGN ORDINANCES. ONLY CALIPER SIZE IS REQUIRED AND APPROVED.	
STREET FOOTCAGE: TREES AND SHRUBS PER 25 LINEAR FEET	
FIFTY PERCENT (50%) LINEAR COVERAGE AND LANDSCAPE AREA	
NORTH 50' LINEAR FEET	= 21 TREES / 102 SHRUBS
TREES/SHRUBS REQUIRED	= 21 TREES / 177 SHRUBS
EAST 24' LINEAR FEET	= 12 TREES / 60 SHRUBS
TREES/SHRUBS REQUIRED	= 12 TREES / 46 SHRUBS
WEST 27' LINEAR FEET	= 9 TREES / 44 SHRUBS
TREES/SHRUBS REQUIRED	= 9 TREES / 40 SHRUBS
SOUTH 24' LINEAR FEET	= 12 TREES / 60 SHRUBS
TREES/SHRUBS REQUIRED	= 20 TREES / 100 SHRUBS
50% LINEAR COVERAGE AND LANDSCAPE AREA	= 13 TREES / 66 SHRUBS
50% LANDSCAPE AREA	= 48,462.95 SF
	= 24,541.49 SF
548' TOTAL COVERAGE	= 76,556.24 SF
TOTAL SURFACE PARKING AREA	= 2,759.9 SF
10% LANDSCAPE AREA REQUIRED	= 2,755.9 SF
21% LANDSCAPE AREA PROVIDED	= 600.47 SF

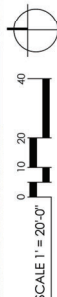
SHRUBS		TREES	
CAESALPINIA 'JULICHERRA'	5 GAL	47	87x 10w
CORDIA PARVIFLORA	5 GAL	108	38x 50w
TECOMA 'harry's stars Gold Star'	5 GAL	138	43x 55w
CAESALPINIA MEXICANA	24" Box	9	87x 10w
MYRTUS COMENS	True Myrtle Banna Myrtle	9	57x 5.5w
<b>SHRUBS TOTAL: 204</b>			
TREES/CROUCHERS		CROUCHING TREES	
LANCANA POLARIS BEP	5 GAL	170	77x 4w
LANCANA GOLD MOUNTY	5 GAL	182	27x 4w
<b>TREES TOTAL: 352</b>			

DECOMPOSED GRANITE 2" DEPTH OF 1/2" SCREENED APACHE GOLD

PLANE

2007

STREETS	COMMON NAME	QTY. SPECIES X.M.	QTY. SPECIES X.M.
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10
   	PARNASSIA PARNASSIA PARNASSIA PARNASSIA	10 10 10 10	10 10 10 10



## TREE PLAN



**Z-SP-6-23****Mike Davis** <davismi34@hotmail.com>

Thu 9/28/2023 4:59 PM

**To: Samuel S Rogers** <samuel.rogers@phoenix.gov>

Hi Samuel,

I hope this email finds you well. I would like to share some comments about a proposed development (Z-SP-6-23) of a self-service storage warehouse in a C-2 zoned property near my house. The notice I received from the developer's attorney lists you as the City of Phoenix contact person.

The proposed vehicular access is not compatible with the adjacent residential district. Vehicular access is proposed via 41<sup>st</sup> Street which is adjacent to the residential district to the west. 647.A.2.i.5 states that "All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least ten feet wide, additional setback and the reorientation of buildings may be required to ensure compatibility with surrounding properties." Adjacent property to the south and west are zoned R1-6 and developer is obligated to screen the perimeter in these directions. The current plan includes unscreened driveway to the west. Furthermore, 41st street is a local street (i.e. not designated an arterial or collector road on the Street Classification Map). A better choice will be to utilize access from Baseline Road which is designated a Major Arterial street

Also, access via 41<sup>st</sup> is problematic from a safety standpoint. The intersection at 41<sup>st</sup> Street and Baseline is in close proximity to a unique intersection of 40<sup>th</sup> St and Baseline. 40<sup>th</sup> St and Baseline is unique because it is a T-intersection of two major arterial streets, and the light patterns are non-standard. Access to my neighborhood is via 41<sup>st</sup> St and I know this intersection well. I always warn guests/new neighbors that the non-standard light patterns can give a false sense of when it is safe to turn on/off Baseline Rd. There will be serious accidents involving moving trucks driven by inexperienced drivers at this intersection unless the access plan is changed.

Finally, the notice did not include any details about the location of industrial equipment (e.g. chiller system for climate control) and I am concerned about the possibility of a large noise source in the neighborhood. I would like assurances that no such noise source will exist. The Zoning Code gives a metric that applies all the way up to A-2 Industrial Districts that I think makes sense to include as a stipulation. This stipulation has also been added to other Special Permit uses. Please stipulate "The average noise level, measured at the property line, shall not exceed fifty-five dB (l dn) when measured on an "A weighted" sound level meter and according to the procedures of the Environmental Protection Agency."

Thanks,  
Mike Davis

## Comments on Case # Z-SP-6-23 Storage facility at 41st Street and Baseline Rd.

Laurie Pheil <creativebenefitcommunications@gmail.com>

Tue 10/3/2023 4:05 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Samuel,

Thanks for taking the time to talk to me about this project today. I am a spokesperson for the Baseline Area Resident's Association.

After a careful review of the packet sent to by Snell and Wilmer, here are my concerns about the project as it stands now.

1. There are already several storage buildings in the area. There are 2 structures at 48th Street and Baseline already and I was surprised to hear that they are at almost 90 percent capacity, plus an additional one on 15th Street and Baseline. Do we really need yet another storage facility in our neighborhood?
2. Traffic coming in and out of their facility at 41st Street is sure to cause back ups and accidents on Baseline. New people visiting our neighborhood don't realize that the lights at 40th Street and Baseline are not timed the same, so when the west-bound traffic is stopped, east-bound traffic is still coming, usually over 50 MPH. This will cause accidents in the beginning, especially as people move in and out of a new storage facility. I would appreciate it if you could ask the developer why they're not using Baseline as the access point. Probably because it would reduce their building footprint to do so or interfere with the wash on the east end of the property.
3. Additional traffic congestion will come from people wanting to turn left from 41st Street onto Baseline Rd. This is usually not possible during normal business hours, so as residents, we turn right and make a U-turn at 42nd Street. They won't necessarily know that, so they will most likely sit and wait for traffic to clear, or pull out and block people trying to turn into our community from Baseline.
4. The building height is 24 feet which will definitely block the mountain views, as shown by their own illustration. There are no other 2 story buildings in the area, especially not something with such a big footprint.
5. There is minimal landscaping. It's all gravel with a few trees. There's a small wash on the east side at 42nd Street that they are just going to put in gravel, so it doesn't look like they're going to deal with the water run off from their own building as far as I can see.
6. The vision for the Baseline Corridor Master Plan was to promote community gathering. This type of commercial use will not do that at all. Some possible alternative uses could be a bookstore/coffee shop or a vet clinic, or even a bakery might be a good use for this site. They could be a little more creative than just constructing a huge windowless building that does nothing more for the community than a place to stash their un-used stuff!

If you have any questions for me, please feel free to contact me by email or the phone number below.

Thanks!  
Laurie

**Laurie Pheil**  
**Creative Benefit Communications**  
**Phone:** 602-696-3800  
**E-mail:** creativebenefitcommunications@gmail.com

## Special Permit for 2 story Storage facility on Baseline and 41st Street

Cynthia Standage-Beier <standagebeier@gmail.com>

Wed 10/4/2023 12:10 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc: Laurie Pheil <LAdesign@fastq.com>

Cynthia Standage-Beier  
3633 E Highline Canal Road  
Phoenix, Az 85042

City of Phoenix  
Planning and Development Department  
(submitted via email) [Samuel.rogers@phoenix.gov](mailto:Samuel.rogers@phoenix.gov)

Dear Mr. Rogers

No Application number listed-

The "Special Permit for 2 story Storage facility on Baseline and 41st Street" is proposed at the only entrance to our foothills neighborhoods.

Here are my initial observations-

This proposal is immediately next to a many stable foothills neighborhoods. The neighborhood immediately south has been deed restricted to one story (and enforced) for many years.

The proposal is along the south side of Baseline Road at the eastern edge of the overlay district. All development in the immediate area both residential and commercial including the City of Phoenix Fire station are low profile. The proposal for an approximately 400 ft long 24 ft high two story warehouse is not consistent with the character of our area.

Many of my neighbors (South mountain residents) have represented this area for decades to ensure we were not overrun by warehouses. It would be an unfortunate failing of long range planning for one of the final remaining infill parcels to be approved for the very land use that so many have worked to prevent.

This proposal utilizes queuing on 41st to operate. The proposed warehouse creates access and exit problems on a residential street for the residents that rely on 41st as their only access. Additionally, the site plan shows an additional access point on Highline Lane further in the neighborhood. Traffic accessing Baseline Road is already a challenge with the closeness of 41st to the 40th st and Baseline intersection with a traffic light.

There is no way this application for a Special Permit is compatible with the surrounding area.

My family and I are opposed to this proposal at this location.

Sincerely,

Cynthia Standage-Beier  
[Standage-beier@gmail.com](mailto:Standage-beier@gmail.com)





**Fwd: Special Permit**

Olga Klem <olga.klem56@gmail.com>

Wed 10/4/2023 1:15 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Sent from my iPhone

Begin forwarded message:

**Date:** October 4, 2023 at 12:24:09 PM MST

**To:** samuel.rogers@phoenix.gov

**Cc:** JEFF KLEM <JEFFKLEM00@msn.com>

**Subject:** Special Permit

To: Mr. Samuel Rogers

After a more careful review of the packet, here are our concerns about the project as well as it stands now.

1. There are already several storage buildings in the area. There are 2 structures at 48th Street being at almost 90 percent capacity, plus an additional one on 15th Street and Baseline. Having another storage facility in our neighborhood would be overkill.
2. Traffic coming in and out of their facility at 41st Street will cause back ups and accidents on Baseline. New people visiting our neighborhood don't realize that the lights at 40th Street and Baseline are not timed the same, so when the west-bound traffic is stopped, east-bound traffic is coming, usually over 50 MPH. This will cause accidents in the beginning, especially as people move in and out of a new storage facility. Will Baseline be used as the access point? Does this reduce their building footprint to do so?
3. Safety! Additional traffic congestion will come from people wanting to turn left from 41st Street onto Baseline Rd. This is usually not possible during normal business hours, so as residents, we turn right and make a U-turn. They won't necessarily know that, so they will most likely sit and wait for traffic to clear, or pull out and block people trying to turn into our community from Baseline.

4. The building height is 24 feet which will definitely block the mountain views. There are no other 2 story buildings in the area, especially not something with such a big footprint.
5. The landscaping is gravel and littered. It's all gravel with a few trees. There's a small wash on the east side at 42nd Street that they are just going to put in gravel, so it doesn't look like they're going to deal with the water run off from their own building as far as I can see.
6. The vision of the Baseline Corridor Master Plan is to promote community gathering. How about a bookstore/coffee shop or a vet clinic, or even a bakery might be a good use for this site.

Sent from my iPhone

**Case number Z-SP-6-23****Ron Bruce** <rontron5@gmail.com>

Sun 10/22/2023 8:17 PM

To: Samuel S Rogers &lt;samuel.rogers@phoenix.gov&gt;

 1 attachments (278 KB)

StorageBldng.jpg;

To: Mr. Samuel Rogers

Fm: Ron Bruce

I was playing around a little with my idea of mirror imaging the building. I don't have the dimensions to make an accurate representation and the wash on the east side presents a bit of a problem. At the meeting, I asked about installing a culvert and I was told the city objects because it would increase the flow rate due to the smoothness. I assume they were proposing it for the full width of the property. I don't think that is necessary. I would suggest just bridging about a 20ft width with abutments on each end and using double tee concrete beams of maybe 50ft. They could install a retaining wall along the sides of the wash if needed. This would eliminate the primary objection most people have to using 41st St. for access and avoiding 40th St. traffic control in that when west bound Baseline traffic gets a red light, east bound is still green. Another problem is left turn traffic from south bound 40th St. often switch lanes to the outside Baseline lane within the turn along with some red arrow violators. Also the right lane east bound traffic on Baseline view is partially blocked by the canal arch, especially for people with a long hood if you use the stop line. Most days Baseline traffic speed is above 45 mph. See attached.

**Case number Z-SP-6-23**

Jason Edwards <jedwards1019@gmail.com>

Tue 10/24/2023 2:34 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Hello Mr. Rogers,

I understand that there is a review of a potential storage facility near 41st and Baseline Road. I am concerned about this for a couple of reasons, however, the most important reason is that it is proposed to have entry from 41st st.

This is a very hard location to get out onto Baseline from and even harder to get to west bound Baseline. It's already a dangerous intersection due to the proximity to 40th St where there is a stop light. Increasing traffic coming in and out of that spot is going to cause congestion and likely many more accidents (some of which will be fatal).

Please take this all into consideration before approving any business for that particular location.

Regards,

Jason Edwards

8243 S. 40th st

Phoenix, AZ 85042

**RE: Proposed development at 41st and Baseline**

Eric Buskirk <eric.buskirk@phoenix.gov>

Wed 12/13/2023 3:03 PM

To: Streets P STR <streetsp@phoenix.gov>

Cc: Samuel S Rogers <samuel.rogers@phoenix.gov>; Maja Brkovic <maja.brkovic@phoenix.gov>; Joshua A Rogers <joshua.rogers@phoenix.gov>

Sam,

I'm not sure if this is related to a zoning case or not around 41<sup>st</sup> St & Baseline, so wanted to make you aware. Please see the resident's comments below.

*Eric Buskirk  
Special Projects Administrator  
Street Transportation Department  
City of Phoenix  
602.262.7580 (o)  
480.915.4585 (c)*



Please be advised I have taken a new role in the Street Transportation Department. David Goodman will assume Team Leader responsibility for all projects I am previously assigned. Please include David, at [david.goodman@phoenix.gov](mailto:david.goodman@phoenix.gov), on all future correspondence as part of the transition.

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**From:** Streets P STR <streetsp@phoenix.gov>  
**Sent:** Wednesday, December 13, 2023 2:47 PM  
**To:** Eric Buskirk <eric.buskirk@phoenix.gov>  
**Subject:** FW: Proposed development at 41st and Baseline

Good afternoon,

Is this something that Streets handles or should this go to PDD?

Thank you,  
**Toni Dueñas**  
Administrative Secretary  
602-262-6136



-----Original Message-----

From: Laurie Iosue <[laurieiosue@gmail.com](mailto:laurieiosue@gmail.com)>

Sent: Monday, December 11, 2023 4:31 PM

To: Streets P STR <[streetsp@phoenix.gov](mailto:streetsp@phoenix.gov)>

Subject: Proposed development at 41st and Baseline

I'm writing to say my husband and I oppose the Safe Store storage facility making their ingress and regress on 41st Street. This is the only access to 80 plus families who live in this area. Please suggest that developers make the ingress and regress on Baseline Road, with a bus storage lane to avoid the congestion. Too many accidents are happening now with just the traffic on Baseline. We can almost never turn west on Baseline, and instead have to make a u-turn. This will be much worse with so much more traffic.

Thank you,

Laurie Iosue

Sent from my iPad

**FW: emdist8 - Form Submission**

Council District 8 PCC <council.district.8@phoenix.gov>

Fri 12/8/2023 2:53 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

I wanted to share this constituent comment and recommendation with you because I think this item is on the agenda for the VPC meeting on 12/12.

Have a great weekend!

Sincerely,

Kalea Moore  
Constituent Services Manager  
Office of Councilwoman Kesha Hodge Washington  
Phoenix City Council District 8  
Main Office: 602-262-7493

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**From:** no-reply@phoenix.gov <no-reply@phoenix.gov>  
**Date:** Thursday, December 7, 2023 at 6:46 PM  
**To:** Council District 8 PCC <council.district.8@phoenix.gov>  
**Subject:** emdist8 - Form Submission

FROM : Laurie Iosue

SUBJECT : Zoning exception for land at Baseline Road & 41st Street

MESSAGE : Dear Ms. Hodge-Washington,

I would like to state my disapproval of the 2 story zoning exception for the storage facility to be built at 41st and Baseline Roads. Also, and more importantly, I would like to request that the builder provide ingress/regress on Baseline Road, which would include removing part of the divider in order to keep people from making u-turns in front of 41st Street. This is the only access that our neighborhood has and there are many accidents in this intersection. The current plan is ingress/regress on 41st Street, and there is no benefit to this other than to reduce costs for the developer/builder. If the 41st Street plan goes forward, it's imperative that the developer add a 3rd lane on their property. There will be moving trucks on the street daily, which will add to road congestion for homeowners. Please keep our South Mountain Village a safe and beautiful place to live.

Best regards,  
Laurie Iosue

Email : fiveofnine@cox.net

AREA : 480

PHONE : 2052396



ADDRESS : 8035 S 38th Way

CITY : Phoenix

STATE : AZ

ZIP : 85042

Submission ID: 6328bb4adc45401a91a9fb0fa8fca456

Form Submission On : 12/7/2023 6:46:56 PM

Referer: <https://phoenix.gov/district8/contact-district-8>

This is Not Spam - This message is sent on behalf of the City of Phoenix.  
Please handle appropriately.

**FW: emdist8 - Form Submission- Z-SP-6-23**

Council District 8 PCC <council.district.8@phoenix.gov>

Thu 12/28/2023 10:02 AM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Hi Sam,

I just wanted to forward this email to you to add to the case file regarding zoning case Z-SP-6-23, as I know this one is coming up at VPC.

Happy New Year!

Sincerely,

Kalea Moore  
Constituent Services Manager  
Office of Councilwoman Kesha Hodge Washington  
Phoenix City Council District 8  
Main Office: 602-262-7493

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**From:** no-reply@phoenix.gov <no-reply@phoenix.gov>  
**Date:** Wednesday, December 27, 2023 at 9:40 AM  
**To:** Council District 8 PCC <council.district.8@phoenix.gov>  
**Subject:** emdist8 - Form Submission

FROM : Chris Calacci

SUBJECT : Lot on 41st St. south of Baseline- zoning exemption

MESSAGE : Dear Honorable Councilman Washington,

My wife and I live on E. Pollock St., Phoenix, AZ 85042. Living a block north of baseline and 40th St. we often travel to Highline Canal and the Hancock Park neighborhood which is just south of Baseline off of 41st. street.

A law firm representing developers of the lot at 41st St. and baseline have proposed building a huge storage facility on the lot. It would have no entrance off of Baseline. They propose entering a it would have no entrance off of Baseline. They propose entering and exiting on 41st St. very near baseline. The business would average at least 11 cars an hour entering and exiting this neighborhood/church street, just south of baseline.

I fear this develop that would further adversely effect the safety of the intersection of 40th St. and Baseline which is already a very dangerous intersection. It has more than its share of fatalities and crashes potentially injuring children (Skyline School Traffic) and adult pedestrians and motorists. This is a messed up intersection that on a school day has a lot of chaotic traffic. I've asked the street department for the number of fatalities around the intersection of 40th and Baseline.

If you need to exit 41st street onto baseline west your life is in danger as the traffic lights you see exiting appear red but on the other side ( to oncoming speeders) are green and the traffic is going 55-60 miles an hour.

Besides the concern of traffic safety, the Hancock park neighborhood character would be greatly changed negatively and their views to the south significantly blocked.

In contacting the south mountain village planning group yesterday, 12/26/23, I received a response from one of the board members a Trent Marchuck, suggesting my vigorous opposition of this development wasn't in line with my neighbors or the group working with the developers on a "compromise". I didn't hear a lot of copper guys in the meetings I went to, so I'm a little confused.

Since there's been no meeting on this matter by the Neighborhood group since before Christmas and the December meeting of the South Mountain Village Planning Group was canceled. I'm not sure what's going on. In the two meeting I went to there was strong and vocal opposition to this development. Yet it's implied there's a deal being struck.. Why? There's been no update to the email list by the group coordinator Catherine Napoli in this time.

There is this notion that the owner has a "right to develop" and a right to some sort of exemption or compromise. No. This is not the case. The current zoning expressly prohibits storage facilities and ought not be changed. The end.

Why are the laws for normal citizen put aside when big firms like these guys come into push us around. They want to make our existence more perilous and negatively affect our property values and neighborhood.

Please look into this matter. There's a meeting of the SMVP coming up that should be very well attended.

Thank you for your representation and service to the community, Chris Calacci

Ps the traffic on baseline is too fast can we ever get it lowered to 40 from 45. A reduction to 40 mph would save lives on baseline.

Email : [chris.p.calacci@gmail.com](mailto:chris.p.calacci@gmail.com)

AREA : 480

PHONE : 5402652

ADDRESS : 3903 E Pollack St

CITY : Phoenix

STATE : AZ

ZIP : 85042

Submission ID: 9557779a6d3e45b2b3c2cf57643883f0

Form Submission On : 12/27/2023 9:40:39 AM

Referer: <https://phoenix.gov/district8/contact-district-8>

This is Not Spam - This message is sent on behalf of the City of Phoenix.  
Please handle appropriately.

## Recap of meeting 2/12/24

Catherine Napoli <catherine9196@gmail.com>

Fri 2/16/2024 1:34 PM

To: Brian Harvey <contact\_me@brianjamesharvey.com>; Laurie Pheil <creativebenefitcommunications@gmail.com>; trentchristopher@gmail.com <trentchristopher@gmail.com>; mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>; mdellow@swlaw.com <mdellow@swlaw.com>; support@phxazdistrict8.zendesk.com <support@phxazdistrict8.zendesk.com>  
Cc: Sina Matthes <sina.matthes@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; Samuel S Rogers <samuel.rogers@phoenix.gov>; PDD South Mountain VPC <southmountainvpc@phoenix.gov>

### Present at Meeting:

Marcia Busching, Michael Maerowitz, Maggie Dellow, Christopher Russ, Trent Marchuk, David Soltysik, Scott Krous, Catherine Napoli, Laurie Pheil

Thank you members of SMVPC, Snell & Wilmer, and SafStor for meeting with Laurie and I as the representatives of the neighborhood south of the proposed storage facility.

Working together, the building proposal has come a long way to fitting into our established, historical, unique neighborhood. However, there are still several points that the neighbors feel must be addressed and solutions be found before we are fully behind the project.

We want to acknowledge the positive changes to the original plan.

The new color palette and materials, including the wood and stone, are more in keeping with the feel of the area. The palo verde trees are native and a better choice than the pines on the original plan. Also, Trent Marchuk mentioned there are an additional 5 tree species that are native and very drought resistant. We look forward to seeing how they will be incorporated into the design.

The entrance and exit on Baseline Road is one thing the neighbors really wanted and we are glad that worked out. We thank you for getting with City of Phoenix Streets Department to clarify our misunderstanding about the left turn lane on the westbound side of Baseline Road onto 41st Street. We also confirmed that lane will remain.

Because of no longer needing to add traffic to 41st Street, there is no reason the developer should restripe 41st Street to create 3 lanes. As discussed, making the southbound lane narrower onto 41st Street will cause additional problems because the turn is sharp and most people end up going a bit far over the line currently.

Per David Soltysik, the wash on the east side of the property will be dug out to provide a deeper wash and better water flow to Baseline Road. Because of this, we understand the finished floor elevation (FFE) as measured on the SE corner of the property will be 2 foot lower than the current elevation. As per the comment by Trent Marchuk, lower would be even better, bringing it as close as possible to the elevation against Baseline Road.

We applaud the re-use of the current sidewalk along Baseline Road with the added feature of a mixed use trail that meanders away from Baseline, giving people a choice where to walk.

The change of the entrance and exit onto Baseline Road brought its own issues. And we are still wanting resolution on the views from Baseline Road up to the mountain and vice versa, specific to 41st Place.

The new layout of the building, with entrance/exit and parking on Baseline Road has brought the building far to the west side of the property. This adds a new area of views blocked for everyone on 41st Street and for the entire neighborhood because our only way in and out of the area is on 41st Street. We request that the building move as far east as possible to preserve the views looking both north by the neighborhood and looking south toward the mountain from Baseline Road. Moving the building east preserves the views along the Baseline Scenic Route by not blocking the views up 41st Street.

While the original request of the neighbors was that the building be only a single story throughout, we understand that is not economically feasible for the developer. We do request that the second story be taken out of the area just behind the south end of the parking lot. That area, with some shifting, lines up with 42nd Place. Lining up a view corridor of a single story, moving the units to the east end of the building, preserves views of the neighborhood looking north and preserves the views from Baseline Road looking south. At the time of the Baseline Area Master Plan and subsequent revisions, Baseline Road was designated a view corridor. Moving the building east away from 41st Street and eliminating the second story from the area adjacent to 41st Place will preserve the views.

These adjustments will also add interest to the building, breaking it up in the middle.

As a side note, in an earlier conversation, the possibility of a third story was brought up as a way to capture some of the lost units if the second story was eliminated from part of the building. The neighborhood wants to be extremely clear on this, under no circumstances will we accept a third story. That sentiment has been echoed by numerous officials and volunteers.

We thank you for working with the neighbors and for the improvements already made.

We look forward to the last 2 updates that will correct a problem created (moving the building east) and address the very first concern brought by the neighbors (the second story).

Thank you,  
Catherine Napoli for the neighborhood

NOTE - I didn't have everyone's email address. Please forward as needed.

**Fwd: FW: Storage Facility in North Phoenix**

Catherine Napoli &lt;catherine9196@gmail.com&gt;

Wed 2/28/2024 12:12 PM

To: Samuel S Rogers &lt;samuel.rogers@phoenix.gov&gt;

Shane had your email address incorrect. I am including my response back to Shane below.

Catherine Napoli  
602-295-3411

----- Forwarded message -----

From: **Shane Gore** <[shane@futurephx.org](mailto:shane@futurephx.org)>

Date: Wed, Feb 28, 2024 at 11:35 AM

Subject: Re: FW: Storage Facility in North Phoenix

To: <[catherine9196@gmail.com](mailto:catherine9196@gmail.com)>, <[sam.rogers@phoenix.gov](mailto:sam.rogers@phoenix.gov)>, <[sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)>, Josh Bednarek <[joshua.bednarek@phoenix.gov](mailto:joshua.bednarek@phoenix.gov)>Cc: <[creativebenefitcommunications@gmail.com](mailto:creativebenefitcommunications@gmail.com)>, <[contact\\_me@brianjamesharvey.com](mailto:contact_me@brianjamesharvey.com)>, Nick Klimek <[nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)>, <[contact@strongtownsphx.org](mailto:contact@strongtownsphx.org)>**Hi Catherine—**

I'm following up on my previous email to see if you had any updates on your community's feedback and position overall on this project. I look forward to speaking with you!

**Sam, Sarah, Josh—**

Generally, I think self storage is already overbuilt in the city and this project would be a poor use of the site. I've compiled the below map which shows existing storage facilities with red dots, with the subject property indicated with a red X. The circles around the X represent 1, 3 and 5 mile radii around the subject property.

Moreover, I have a few concerns about this project which I'll discuss in detail below.

## Complete Streets

Reviewing the site plan for Z-SP-6-23 and looking at the existing streetscape, I noticed that accommodations in the site plan for the existing bus stop on the south side of Baseline Road, just east of 41st Street are essentially the bare minimum—maintaining the existing stop, but without any special improvements or consideration for Complete Streets. The existing bus stop appears in the renderings of the building, but is represented with what looks like the existing shade canopy and bench structure.

It's also worth noting—though this may be a minor discrepancy due to limitations of rendering software—that the renderings do not indicate separated sidewalks or appropriate shade cover and heat mitigation for sidewalk users. This point should be clarified and included as a stipulation in the staff report for the project.

In reviewing the [Adopted Complete Streets Policy Dated June 28, 2017](#), I believe there's a strong argument to be made that the private developer has a responsibility to contribute much more significantly to a true "Complete Street" adjacent to their project—especially when the project is a not-especially-desirable commercial use such as self storage:

### ROLES AND RESPONSIBILITIES

- (A) While the Street Transportation Department will lead implementation of Complete Streets for projects, transformation of the Phoenix street environment to be more inclusive of pedestrians, cyclists, and transit-users will require coordination with and support of many City departments and adjacent landowners. These departments may include, but are not limited to: Public Transit, Planning and Development, Neighborhood Services, Water Services, Police, Fire, and Community and Economic Development.
- (B) The Planning and Development Department will provide guidance for privately funded projects to implement the Policy, and will encourage coordination and support of private landowners, developers, builders, city departments, and other stakeholders.
- (C) The City will continue efforts to coordinate with adjacent municipalities and agencies to encourage interjurisdictional connectivity.
- (D) The City will work with builders, developers, utilities, and industry trade associations to encourage the use of the Policy for privately funded projects and all relevant partners for publicly funded projects.

Likewise, the [Complete Streets Principles Ordinance S-41094](#) makes clear that projects should contribute to Complete Streets by—among other things:



WHEREAS, transportation improvements will include an array of integral facilities that contribute to Complete Streets, including, but not limited to: street and sidewalk lighting; pedestrian and bicycle safety improvements; accommodations for freight; access improvements including compliance with the Americans with Disabilities Act; public transit facilities accommodation including, but not limited to, pedestrian and bicycle access improvements to transit stops and stations; landscaping; drainage; and street amenities like street furniture and shade accommodations;

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX as follows:

SECTION 1. City streets will be planned, designed, constructed, and maintained to support and encourage walking, bicycling and transit use while promoting safe and effective operations for all users in accordance with current design standards, to be supplemented by the Complete Streets Design Manual upon adoption.

SECTION 4. The City will coordinate with persons over which Phoenix has permitting authority to facilitate compliance with this Ordinance.

Should this rezoning application be granted, this property owner should be encouraged—if not compelled—to create a more thoughtful transit stop that is consistent with the Complete Streets objectives of creating safe, comfortable, and convenient transit access for pedestrians and cyclists. This could include:

- additional trees to provide heat mitigation and shade to the transit stop
- bicycle lockers for transit users who may bike to the bus stop and wish to secure their bicycle there before using bus transit to reach their destination
- appropriate types and quantities of seating to accommodate bus transit users

This is something that seems to be a commonly overlooked item in many proposed projects—more emphasis needs to be placed on expecting private developers to "do their part" for complete streets.

**Separated sidewalks with a landscape strip is not sufficient.**

## Building Design

While I recognize that the renderings could be limited in their ability to accurately illustrate the final appearance of the building—I would point out that although the application cover letter states that storage units will only be accessible from inside the building and that no warehouse or bay doors will be visible to the outside—the architectural treatments of the "front" elevation facing Baseline Road includes tall gray rectangles that look like two-story high warehouse doors. This feature should be modified as necessary to eliminate this appearance.

## Building Height

The building's proposed height is likely to have the effect of negatively impacting views and vistas of South Mountain Park to the south of the subject property for the existing residential properties on the north side of Baseline Road. A two-story mini warehouse does not provide adequate "step down" to the adjacent residential land uses. It is not clear how the proposed project would be compatible with the adjacent land uses.

## Traffic

The developer's traffic and parking statement indicates that the facility could generate 160 or more trips per weekday, all of which will ingress and egress from 41st Street. It is important to note that

residential properties south and west of the project have only one ingress and egress point for their neighborhood, which is likely to be substantially impacted by the trips generated into the proposed project.

Due to the proximity of a traffic signal at 40th Street, it's unlikely that another traffic signal at 41st Street would be feasible or recommended, which raises important questions about how traffic to the proposed project as well as existing residents to the south and west will safely enter and exit the neighborhood.

## Parking

The developer's traffic and parking statement indicates that on weekdays, the project will be "underparked" by 1 space or 4%. This raises important questions about where potential overflow traffic will park to visit the site or to load/unload, given the potential for "peak" days and the limited possibility for the parking needs to "average out" onto non-peak days.

## Conclusion

Based on my review of the available documents, I'm not sure this project is ready for the "prime time" of being presented at the VPC on March 12. I believe my concerns above should be strongly represented in the Staff Report, and communicated to the applicant so that the applicant isn't blindsided by what will likely be substantial public opposition to their project.

Thank you and I look forward to your feedback.

**Shane Gore** (*he/him*)

**FUTURE PHX**

(602) 315-2734

[shane@futurephx.org](mailto:shane@futurephx.org)

[www.futurephx.org](http://www.futurephx.org) [[futurephx.org](http://futurephx.org)]

*The People Shape The Future.*



**Catherine Napoli** <[catherine9196@gmail.com](mailto:catherine9196@gmail.com)>

11:51 AM (19 minutes)

to Shane, sam.rogers, sarah.stockham, Josh, creativebenefitcommunications, contact\_me, Nickgocontact

Shane -

Thank you so much for all this information and research. I am including the information in an email to the neighbors as we speak. I added you to the email list and as soon as all this is complete, go ahead and unsubscribe.

There are so many things the developer can do that would make the property more appealing without destroying completely the views of 2 blocks of houses and the views from Baseline Road, a Scenic Corridor, up toward South Mountain.

I am including the links you sent to me in the email to the neighbors. Brian Harvey, one of three neighborhood residents asked to represent us (Laurie Pheil, myself, Catherine Napoli, and Brian) designs building and spaces for a

living. He has created a beautiful design that preserves views, gives the developer all the units they want, and gives character to the building.

Some of the changes we requested have been made, specifically taking the entrance off the residential street and putting it on to Baseline Road. However, the redesign of the building blocks even more views! And again, Brian created an amazing solution for the developer.

You are absolutely correct, the developer is doing nothing to improve the lot when it comes to the bus stop. We do not know if the City is requiring a cut out for the bus stop. We hope they do.

I will look over the new information you sent and include it in my newsletter as appropriate. We have another meeting with the attorneys for the developer on Friday.

Thank you again for all your hard work on our project.

Catherine Napoli  
602-295-3411

On Sat, Feb 24, 2024 at 10:58AM Shane Gore <[shane@shawbuttephx.org](mailto:shane@shawbuttephx.org)> wrote:

Hi Catherine,

I am so glad you reached out to Nick and that Nick was able to connect us! I am not at all keen on self storage in general, and it is especially upsetting when it is proposed in a location that has so many other potential uses that can offer more to the neighborhood and strengthen our communities.

### **Z-SP-6-23**

I don't see that Planning has published a staff report yet for this proposed rezoning, so I went ahead and filed a public records request for the application and any supporting or related documents so I can get more information on what the developer is planning to do, and how they are framing it to the village planning committee. I also googled SafStor and found on their website that they tend to look at a 1, 3, and 5 mile radius around locations in their analysis—so I've put together a map that begins looking at the area around their site.

- Within 1 mile there are zero self storage facilities
- Within 3 miles there are 8 self storage facilities
- Within 5 miles there are 22 self storage facilities

Link to Map: [https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing.\[google.com\]](https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing.[google.com])

### **Z-32-23**

In the case of the self storage that I opposed in North Mountain Village, the proposed rezoning was from R1-10 to C-3. We were able to argue that potential land for housing shouldn't be repurposed for commercial use, and that C-3 was much too broad and would allow the property owner to pull a "bait and switch" and build any number of undesirable things on the parcel if given the C-3 zoning.

In my research for this proposed storage in my area, I looked at a 1, 5, and 10 mile radius:

- Within 1 mile there are 4 self storage facilities
- Within 5 miles there are 42 self storage facilities
- Within 10 miles there are 169 self storage facilities

This strengthened our argument against self storage because the area is already so saturated with them.

Here is some of the written documentation I put together when opposing the facility in North Mountain Village:

- Fact Sheet: [https://www.dropbox.com/scl/fi/7nmszzdbe9s1pbnz9lnhw/FPHX\\_flier-case-against-self-storage.pdf?rlkey=uhrv1dukawar81atkc03ttomt&dl=0](https://www.dropbox.com/scl/fi/7nmszzdbe9s1pbnz9lnhw/FPHX_flier-case-against-self-storage.pdf?rlkey=uhrv1dukawar81atkc03ttomt&dl=0) [dropbox.com]
- Policy Paper: [https://www.dropbox.com/scl/fi/euzco4jau4y26rn8yb7ug/Policy-Paper-2-Self-Storage-2023\\_reducedfilesize.pdf?rlkey=2rho05oxe4rnbree7hbm8rtzo&dl=0](https://www.dropbox.com/scl/fi/euzco4jau4y26rn8yb7ug/Policy-Paper-2-Self-Storage-2023_reducedfilesize.pdf?rlkey=2rho05oxe4rnbree7hbm8rtzo&dl=0) [dropbox.com]
- Policy Paper Addendum: <https://www.dropbox.com/scl/fi/bukh8adsuvkjxxldc6cr8/Policy-Paper-2-Addendum-1-Additional-Background-Analysis-Commentary.pdf?rlkey=voaupsc0f5rfxfmmvbjaz8k92&dl=0> [dropbox.com]

## Your Goals

I would love to hear more about your thoughts on the proposed project on Baseline and what your desire would be for the site instead of self-storage. The map link I shared above has toggles for different layers including grocery, apartments, and restaurants to get an idea of what's in the area around the project site and what might be lacking.

Admittedly I do not know the area very well myself, so I don't have a feel for what might be a good use for it instead—generally, I think many of our communities need more density (housing) in order to support quality restaurants, public schools, and grocery stores in the area.

Let's talk more about what you want for the area and how I can help you oppose this project. I would be happy to put together a similar policy paper or fact sheet with infographics, and I can help connect you with other civic activists who might be able to help show up at the village and speak in opposition to the SafStor project.

Keep me posted on your neighborhood meeting and I'll try to be in attendance to share my experience and give you guys whatever support I'm able to.

**Shane Gore** (*he/him*)

CO-CHAIR

**SHAW BUTTE NEIGHBORHOOD ALLIANCE**

(602) 315-2734

[shane@shawbuttephx.org](mailto:shane@shawbuttephx.org)

[www.shawbuttephx.org](http://www.shawbuttephx.org) [shawbuttephx.org]

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On Fri, Feb 23, 2024 at 10:12 AM Nick Klimek <[nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)> wrote:

Hi Shane,

FYI – See the below correspondence between some neighborhood leaders and me. I passed along your email address. I hope that's ok.

And thanks for the message a few weeks ago about the PV VPC meeting! I shared your kind words with Adrian Zambrano.

Nick

**Nick Klimek, AICP**  
**Acting Planner III – Transit Oriented Communities**  
**Growth, Infrastructure, & Special Projects Division**

Office: 602-534-7696

E-mail: [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)

City of Phoenix

Planning & Development Department

200 West Washington Street

Phoenix, AZ 85003

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<https://shapephx.phoenix.gov/s/>

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**From:** Nick Klimek

**Sent:** Friday, February 23, 2024 8:50 AM

**To:** Catherine Napoli <[catherine9196@gmail.com](mailto:catherine9196@gmail.com)>

**Cc:** Laurie Pheil <[creativebenefitcommunications@gmail.com](mailto:creativebenefitcommunications@gmail.com)>; Brian Harvey <[contact\\_me@brianjamesharvey.com](mailto:contact_me@brianjamesharvey.com)>; Chase Hales <[chase.hales@phoenix.gov](mailto:chase.hales@phoenix.gov)>

**Subject:** RE: Storage Facility in North Phoenix

Good morning, Catherine –

Thanks for reaching out. I've cc'd my colleague and the current North Mountain Village Planner, Chase Hales, to loop him in on the conversation.

I assume you are referring to Z-32-23-3 near Mescal Avenue and Cave Creek Road. This project was recommended for denial by the Planning Commission in the face of public opposition. At this time, the applicant has not submitted a new site plan or requested to proceed back to the City Council.

You may be interested in talking with North Mountain VPC Member Shane Gore. Shane was the primary contact for the opposition, and I bet he'd be willing to chat.

- [shane@shawbuttephx.org](mailto:shane@shawbuttephx.org)

The South Mountain Village Planner is my colleague, Samuel Rogers. If you and/or your neighbors wish to provide written testimony in opposition to the proposal, I suggest you email [samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov) and speak at the VPC Meeting.

Kind regards,

Nick

**Nick Klimek, AICP**  
**Acting Planner III – Transit Oriented Communities**  
**Growth, Infrastructure, & Special Projects Division**

Office: 602-534-7696

E-mail: [nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)

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Phoenix, AZ 85003

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**Shape PHX Portal:**

<https://shapephx.phoenix.gov/s/>

---

**From:** Catherine Napoli <[catherine9196@gmail.com](mailto:catherine9196@gmail.com)>

**Sent:** Thursday, February 22, 2024 8:17 PM

**To:** Nick Klimek <[nick.klimek@phoenix.gov](mailto:nick.klimek@phoenix.gov)>; Laurie Pheil  
<[creativebenefitcommunications@gmail.com](mailto:creativebenefitcommunications@gmail.com)>; Brian Harvey  
<[contact\\_me@brianjamesharvey.com](mailto:contact_me@brianjamesharvey.com)>

**Subject:** Storage Facility in North Phoenix

Nick -

My neighbors and I are faced with the prospect of a huge storage facility being built at the entrance of our older (my home was built in 1949 and is not the oldest home in the

neighborhood) mixed, residential neighborhood at the base of South Mountain Park on the corner of 41st Street and East Baseline Road.

As the representatives chosen by our 85 home, one-way-in, one-way-out neighborhood (the facility is at the corner of our only entrance to our neighborhood) we have been petitioning the South Mountain Village Planning Committee, our Councilwoman, the attorneys for the developer, Snell and Wilmer, and the developer, SafStor.

Of the four main things the neighborhood has been asking for, they gave us one, which created a new problem, did a slight remodel on the look of the building so it isn't as warehouse looking. However they have blocked a majority of the views from the residents by putting in a 2 story building. Working tirelessly trying to reach a compromise, they have not given in at all, ruining the views both from the mountain and from Baseline Road, a scenic corridor according to the City.

Laurie and Brian met with Grading and Drainage at the City of Phoenix today to get some understanding of what can and cannot be done. It is there they learned North Valley denied the application to put the building in a residential neighborhood.

Could you explain the resident's concerns and why the planning commission denied the storage facility its application? A phone call or Zoom would be greatly appreciated so we can understand how this process went.

Do you know if the developer is going to resubmit a revised site plan to the commission and when so we can follow the progress.

This goes to Village Planning March 12. We are organizing a meeting the Monday or Tuesday before to update the neighbors and create our position. Would it be possible for you to meet with the three of us before our neighborhood meeting?

Feel free to call me or "reply all."

Thank you so much!

Catherine Napoli



602-295-3411

# **Analysis & Commentary in Opposition to Self Storage**

Z-SP-6-23 SafStor 41st St & Baseline Rd



## Table of Contents

<a href="#">Introduction</a>	<a href="#">2</a>
<a href="#">Executive Summary</a>	<a href="#">2</a>
<a href="#">Relentless Growth</a>	<a href="#">3</a>
<a href="#">Housing Displacement</a>	<a href="#">4</a>
<a href="#">Permanence of Physical Infrastructure</a>	<a href="#">4</a>
<a href="#">Effect on Neighborhood Density</a>	<a href="#">5</a>
<a href="#">Economics of Self Storage</a>	<a href="#">6</a>
<a href="#">Conclusion</a>	<a href="#">7</a>
<a href="#">Appendix: Citations</a>	<a href="#">8</a>

## Introduction

The purpose of this policy paper is discussion and analysis of broad self storage industry trends to inform neighborhood leaders and residents about development trends that affect our communities. This paper also discusses and responds to a specific proposal for new self storage being proposed at 41st Street & Baseline Road in Phoenix.

## Executive Summary

Self storage companies have been on a record growth streak for more than five years, occupying key parcels throughout the city—which for all practical purposes permanently precludes the possibility that those parcels might be developed into other land uses that contribute to vibrant, livable neighborhoods.

Self storage isn't something most people think about every day, but the presence of these often benign-looking facilities in our city can have far-reaching consequences to the fabric of our communities.

In terms of vibrancy and vitality in cities, one of the most critical issues is the vacuum that self storage creates, where people and activity are—by design—low volume. Most facilities have few employees, operate primarily during daytime hours, and “self-serve” systems are gaining popularity with operators—leading to some facilities being completely unstaffed 24 hours a day. While these facilities generally enjoy tall fences and security systems for their property, the activity vacuums they create have ripple effects for the surrounding properties and neighborhoods.

An often overlooked aspect of growth in the self storage industry are troubling lease terms and a regulatory structure which allows facility operators wide latitude in the disposition of a defaulting tenant's personal property—leading to property loss. Operators can dispose of a defaulting tenants' medical or tax records, family ashes, heirlooms, etc. the same way they would chairs or a bookshelf. People experiencing housing insecurity, or facing hurdles like medical emergencies, job loss, or other financial hardship are among the most likely storage users to default.

Lastly, while it's not the most pressing neighborhood concern, we should be honest with ourselves about the carbon footprint of an industry built almost exclusively from steel and concrete—two of the most carbon-intensive building materials—and which is designed to exploit the growing mountains of mass produced “stuff” which fills our homes.

## **Relentless Growth**

The self storage industry has experienced significant growth across the U.S. and in Phoenix since at least 2018. New self storage facilities are being built in close proximity to each other, and to existing facilities—regardless of need or the presence of competitors.

For major self storage companies the purpose of overdeveloping new facilities is to capture market share for the purpose of reporting positive growth metrics to their boards and shareholders. Like many industries—they are flush with cash and morally bankrupt—so they continue developing new facilities regardless of the impact to the neighborhood and local community. They believe if they can only grow fast enough and large enough, they can eliminate the competition.

As a result of the way “Big Self Storage” has pursued non-stop development of new facilities, market research companies continue to breathlessly report record growth in the industry, which has also drawn in “mom and pop” investors who may not be sophisticated enough to independently evaluate market conditions and the need for additional new facilities. The big self storage companies have no moral qualms about watching people sink their life savings into expensive new facilities, because they know their companies have the power and leverage to buy up any struggling independent self storage facilities in the future.

## **Housing Displacement**

Due to relatively low overhead and the recent growth of the industry, self storage facilities continue to proliferate in the city by buying up and developing any available piece of land—regardless of location or the other potential uses a parcel could sustain.

Traditionally, self storage has been developed on unique, odd-shaped and/or physically constrained parcels. The industry's boom of the last five years has led major storage companies to seek and obtain large or more traditionally shaped parcels for new facility development.

Big Storage also buys up and develops long-vacant parcels into self storage facilities, betting that neighborhoods typically won't object to self storage uses because they are desperate for any development that will convert a long-vacant parcel in their community to any productive use.

Land in cities is a finite resource—self storage concerns itself with physical property, and profits above all else. In the self storage arms race to capture market share—housing developers—including affordable housing developers—are forced to compete with well-capitalized storage behemoths who can pay virtually any price for properties they want.

Perhaps not legally—but morally, this is an outright theft from the city's residents—theft of housing units, theft of neighborhood density, and theft of the conditions necessary for vibrant, livable cities.

## **Permanence of Physical Infrastructure**

Self storage buildings are typically constructed primarily from steel and concrete—making these buildings effectively permanent fixtures in our neighborhoods. While it can be useful and convenient to have that reliable storage, the permanence of construction methods should be a key consideration in the regulatory approval of self storage facility locations.

These facilities lack design features like sufficient utilities, windows, and other architectural elements that make them largely incompatible with most common commercial building uses,

and because the design and materials are so permanent in nature—self storage facilities are almost always poorly suited for future creative re-use or adaptation of the structure.

## **Effect on Neighborhood Density**

Self storage facilities are typically low intensity industrial or commercial uses without substantial second-order economic effects to nearby businesses or residences. They don't provide a significant number of jobs, or manufacture a physical product, or generate a significant amount of vehicle or pedestrian traffic. They have minimal marketing needs and few other opportunities to engage the local economy. And perhaps most detrimentally, they contribute to lower densities in our neighborhoods which starves our communities of their most important resource: the people.

## Economics of Self Storage

The economic structure of a self-storage facility is variable, but due to low overhead facilities can withstand significant economic pressures by varying the rates they charge for storage—either to induce more customers, or to extract additional revenue from existing customers.

Self storage companies know that the cost and effort barrier to a customer moving their belongings from one self storage facility to another is prohibitive, and they can often take advantage of that fact with significant and arbitrary price increases to their existing customers with short notice.

Across the board, self storage companies are generating enormous profits, in part due to the shortage of affordable housing units. The leading seven publicly traded firms listed below earned more than \$4B (billion with a B) in net operating income.

STOCK SYMBOL	NAME	2022 ANNUAL REVENUE	2022 NET OPERATING INCOME	2022 NOI MARGIN
NYSE:PSA	Public Storage	\$3,946,000,000	\$2,077,673,000	52.65%
NYSE:EXR	Extra Space Storage Inc.	\$1,924,170,000	\$921,156,000	47.87%
NYSE:CUBE	CubeSmart	\$1,009,624,000	\$291,263,000	28.85%
NYSE:UHAL	U-Haul (self storage revenues)	\$617,120,000	\$168,492,900	27.30%
NYSE:LSI	Life Storage, Inc.	\$917,100,000	\$358,128,000	39.05%
NYSE:NSA	National Storage Affiliates Trust	\$801,569,000	\$183,765,000	22.93%
NASDAQ:SELF	Global Self Storage, Inc.	\$11,944,850	\$3,527,190	29.53%
		<b>\$9,227,527,850</b>	<b>\$4,004,005,090</b>	

**\$4,004,005,090** is equal to—

**53,687 people** earning 2022 Real median household income **\$74,580**

**11,503 homes** at the 2022 average U.S. home price **\$348,079**

**18,366,995 square feet** of multi-family housing at the Phoenix multi-family average construction cost of **\$218 per square foot**



## Conclusion

Self storage is a parasitic land use that preys on our collective obsession with *stuff*. It does not provide substantial or meaningful employment. It does not contribute to active and walkable communities. And it occupies key sites throughout the city and the purpose-built building design and construction all-but makes them permanent fixtures which are unable to adapt to changing cultural or economic conditions.

Even when a site or community is open to the possibility of self storage being developed, the companies and their representatives frequently claim that the community's desire for appropriate building designs, necessary infrastructure improvements for pedestrians and members of the community, and changes in size or scale of the facilities is simply not economically viable—while these companies enjoy outsized returns that accrue and accumulate significant wealth outside the community where the facilities are located.

Cities should carefully consider whether the net benefit of zoning changes or use permits to allow self storage are worth the enormous costs that are borne by the communities where these developments are allowed.

## Appendix: Citations

1. *Market Trends & Sector Outlook U.S. Self Storage H1 2023* - **Cushman & Wakefield**  
[https://melestoragegroup.com/wp-content/uploads/2023/08/CWSSAG\\_Self-Storage-Performance-Quarterly-Overview-2023-H1\\_WEB.pdf](https://melestoragegroup.com/wp-content/uploads/2023/08/CWSSAG_Self-Storage-Performance-Quarterly-Overview-2023-H1_WEB.pdf)
2. *Four Property Wrongs of Self-Storage Law* - **Jeffrey Douglas Jones - Associate Professor of Law, Lewis & Clark Law School; J.D., The University of Michigan Law School-Ann Arbor; Ph.D. Philosophy, The University of Wisconsin-Madison**  
<https://www.pnrc.net/wp-content/uploads/2011/08/Four-Property-Wrongs-of-Self-Storage.pdf>
3. *Phoenix Self Storage Market Statistics: Rent Prices, Local Inventory and Development Trends (June 2023)* - **StorageCafe**  
<https://www.storagecafe.com/self-storage-industry-statistics/us/az/phoenix/>
4. *“Pawtucket looks to put limits on self-storage”* - **Ethan Shorey - Valley Breeze**  
[https://www.valleybreeze.com/news/pawtucket-looks-to-put-limits-on-self-storage/article\\_3cc43784-4b0d-11ee-bd69-835222c2a2b6.html](https://www.valleybreeze.com/news/pawtucket-looks-to-put-limits-on-self-storage/article_3cc43784-4b0d-11ee-bd69-835222c2a2b6.html)
5. *“Too many things to keep for the future?”* - **Sharon Macdonald, Jennie Morgan and Harald Fredheim**  
<https://www.jstor.org/stable/j.ctv13xps9m.16>
6. *“Self-storage Market Revenues to Reach USD 72.15 billion by 2028 - Market Size, Share, Forecasts, & Trends Analysis Report”* - **Mordor Intelligence - 07/26/2023**  
<https://finance.yahoo.com/news/self-storage-market-revenues-reach-133000991.html>
7. *“The Fate of Oversupplied Self-Storage Markets and How to Pull Back From the Brink”* - **Frank DeSalvo, David Perllishi, Inside Self-Storage November 15, 2023**  
<https://www.insideselfstorage.com/self-storage-investing-real-estate/the-fate-of-oversupplied-self-storage-markets-and-how-to-pull-back-from-the-brink>
8. *2022 Annual reports of Public Storage, Extra Space Storage Inc., CubeSmart, U-Haul (self storage division), Life Storage, Inc., National Storage Affiliates Trust, & Global Self Storage, Inc.*

## Concered resident - Baseline/40th St.

Clea M. Edwards <cleasenneville@gmail.com>

Thu 2/29/2024 4:48 AM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Dear Mr. Rogers,

As a resident and property owner in the neighborhood south of the proposed **SAFStor Building, Z-SP-6-23**, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the ***extremely dangerous area around the intersection at Baseline and 40th to 41st Sts.***

Also, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street, to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.

Right now, there are far too many storage facilities in Phoenix and specifically our area.

Within 1 mile there are zero self storage facilities

Within 3 miles there are 8 self storage facilities

Within 5 miles there are 22 self storage facilities

Link to Map: [https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing\\_\[google.com\]](https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing_[google.com]). This map clearly shows there are many storage facilities in the area already.

In addition, most storage units in the area are single story. On average, 85% of storage facilities build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

Shane Gore of the Shaw Butte Neighborhood Alliance helped his neighborhood to get the City to deny a zoning change that would allow an unneeded, property-value-decreasing storage facility in his neighborhood. Mr. Gore was kind enough to review the case in our neighborhood and offered input which has been forwarded to the City of Phoenix.

The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are requesting that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, created a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. Keeping the building to one story above the ground/above grade by building a basement level allows the development to come into our neighborhood without destroying our neighborhood.

With respect,  
Clea Edwards

**SAFStor Building Z-SP-6-23 Baseline and 40th St, Phoenix****Alberto Rodriguez <2015silver@cox.net>**

Thu 3/7/2024 6:13 PM

To: Samuel S Rogers &lt;samuel.rogers@phoenix.gov&gt;

Sam Rogers, City Planner

Dear Sir,

I reside and I am property owner at 7649 S 41st Place, Phoenix, AZ 85042 south of the proposed building. I am concerned with the damage this building will do to my neighborhood as proposed by the developer.

- 1) Views will be destroyed...I will no longer be able to appreciate the historical views from the airport as planes are landing or taking off. Not longer will I be able to see the Presidential planes arriving or departing as well as other planes.
- 2) The property values in our homes will go down.
- 3) City of Phoenix and State of Arizona will lose revenue due to property values declining and residents will be expected to accomodate any future tax increases.
- 4) As it stands today, too many automobile accidents have been experienced in this Baseline and 40th St corridor. The traffic we will encounter will create undesirable negative impact added to what is presently in statistics.
- 5) Right now, there are far too many storage facilities in the Baseline Corridor. One more will take away from our "Flower Garden", previously where we used to drive to admire the various flower stores.

Do you in your respective situation, if you had a home in this area, will allow a developer to come in and affect negatively your castle (home). Please, reconsider not allowing and not accepting this project to go forward as proposed by the developer.

You depend on our vote, and we truly respect your positive endeavor in this matter.

Respectfully,

Carmen L. Rodriguez  
7649 S. 41st Place  
Phoenix, AZ 85042  
602-510-3367

**safestor building Z-SP-6-23**

cynthia harvey <harvey.cin@gmail.com>

Thu 3/7/2024 12:47 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

***As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.***

***In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street, to Baseline Road.***

***However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.***

***Right now, there are far too many storage facilities in Phoenix and specifically our area.***

***Within 1 mile there are zero self storage facilities***

***Within 3 miles there are 8 self storage facilities***

***Within 5 miles there are 22 self storage facilities***

***Link to Map: <https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing> [email.mail.marketingsuccesspros.com]. This map clearly shows there are many storage facilities in the area already.***

Please make note of my point of view about this development,

--

Cynthia Harvey

Input to proposed SafStor project: Z-SP-6-23

MARIE MITCHEL <mtbkmem@aol.com>

Sat 3/9/2024 5:38 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

## Emails and Calls

Send emails or letter to the following representatives. A sample letter is provided below. Be sure to write to every person on this list and show up at every meeting. Only when we show up in numbers and we write our concerns will our voices be heard.

Sam Rogers, City Planner

Phone: [602-534-4010](tel:602-534-4010)

Email: [samuel.rogers@phoenix.gov](mailto:samuel.rogers@phoenix.gov)

Members of the South Mountain Village Planning

Committee Email: [SouthMountainVPC@phoenix.gov](mailto:SouthMountainVPC@phoenix.gov)

Councilwoman Kesha Hodge Washington

Phone: 602.262.7493

Email: [council.district.8@phoenix.gov](mailto:council.district.8@phoenix.gov)

Mayor Kate Gallego

Phone: [602-262-7111](tel:602-262-7111)

Email: [mayor.gallego@phoenix.gov](mailto:mayor.gallego@phoenix.gov)

Michael Maerowitz, Attorney for the developer at Snell & Wilmer

Email: [mmaerowitz@swlaw.com](mailto:mmaerowitz@swlaw.com)

To express your opinion, voice concern, or any comments on the case, use email or go to Phoenix.gov and fill in the online form.

**SAMPLE LETTER FOR Z-SP-6-23:**

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

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In addition, most storage units in the area are single story. About 75% to 80% of all storage facilities here in Phoenix build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

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Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. Keeping the building to one story above the ground/above grade by building a basement level allows the development to come in to our neighborhood without destroying our neighborhood.

Sent from my iPad





## Re: Z-SP-6-23. Urgent Appeal: Please Preserve Our Neighborhood's Character and Property Values

Patrick McGrorty <pj.mcgrorty@gmail.com>

Sun 3/10/2024 3:20 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Dear Samuel Rogers,

As longtime residents of Hancock Park, we are writing to express our deep concern regarding the proposed construction of a large storage unit building in our community. This development threatens to irreversibly alter the character of our neighborhood and significantly diminish property values for current residents.

One of the most cherished aspects of living in Hancock Park is the breathtaking scenic views of the city and surrounding mountains that we enjoy from our homes. These views are not only aesthetically pleasing but also contribute to the overall sense of tranquility and well-being that residents have come to appreciate. The construction of a towering commercial building would effectively block these views, robbing us of one of the key features that attracted many of us to this neighborhood in the first place.

Furthermore, the proposed development poses a serious threat to our property values. Studies have consistently shown that the presence of commercial and industrial structures, such as this proposed building, can have a detrimental impact on nearby residential property values. Potential buyers are likely to be deterred by the sight of a large storage unit building looming over the neighborhood, leading to a decrease in demand for homes in the area and a subsequent significant decline in the value of our property.

We urge you to carefully consider the long-term consequences of allowing this development to proceed. Our neighborhood is more than just a collection of houses; it is a community where families have put down roots and invested their hard-earned resources. The current plans also encroach upon a protected wash, which not only channels water from the mountain, but also acts as a travel corridor for wildlife. Allowing this SAFStor building to be built here, as currently designed, would undermine the sense of community that we have worked so hard to cultivate and would have far-reaching negative effects on the quality of life for residents and native animals alike.

In light of these concerns, unless SAFStor is willing to compromise on the building height by placing the first story underground, we respectfully request that you deny the permits needed for the construction of the storage unit building in our neighborhood. Instead, we urge you to

explore alternative development options that are more compatible with the character of our community and that will not jeopardize property values or the scenic beauty of our surroundings.

Thank you for taking the time to consider our perspective on this important issue. We trust that you will make the decision that is in the best interests of our neighborhood and its residents.

Sincerely,

Patrick and Lorina McGrorty

7635 South 41<sup>st</sup> Place

Phoenix, Az 85042

(480) 628-8911

[pj.mcgrorty@gmail.com](mailto:pj.mcgrorty@gmail.com)

## 41st and Baseline proposed storage units for March 12 meeting

Renee Lufkin <renee3854@outlook.com>

Sun 3/10/2024 2:02 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>; council.district.8@phoenix.gov mayor.  
<council.district.8@phoenix.gov.mayor>; Mayor Gallego <mayor.gallego@phoenix.gov>  
Cc: c.lufkin@outlook.com <c.lufkin@outlook.com>

Dear Mr. Rogers,

I have been a resident of Phoenix for 65 years and love this city. I'm a second-generation Phoenician. However, I would like to express my frustration and concern about the storage building proposed for Baseline and 41 St. I am aware that eventually something will go at that location. We need a turn lane on baseline for the business and a bus turnout at the least. If the one-story structure could be lower ground level so the view isn't restricted. There are so many accidents and fatalities at the corner of Baseline and 40<sup>th</sup> St. We can't have more congestion in this location.

Because Phoenix is continuing to grow, I can understand why this storage business would want this corner, I feel this suggestion would be helpful. It should push the building south so when we pull out of the homes and Church, we can see the traffic coming from the east.

I will be attending the March 12 meeting at South Mountain Junior College.

Thank you for your time.

Renee Lufkin  
3854 E. Vineyard Rd.  
Phoenix, Arizona  
85042

602-799-8101

## Re: Opposition statements to Z-SP-6-23 Self Storage Facility

Debra McPeters <debmceters@msn.com>

Mon 3/11/2024 6:36 PM

To: Laurie Pheil <creativebenefitcommunications@gmail.com>; PDD South Mountain VPC <southmountainvpc@phoenix.gov>; Samuel S Rogers <samuel.rogers@phoenix.gov>

Cc: Brian Harvey <contact\_me@brianjamesharvey.com>; catherine9196@gmail.com <catherine9196@gmail.com>; Joshua Bednarek <joshua.bednarek@phoenix.gov>; Nick Klimek <nick.klimek@phoenix.gov>

Very well spoken. We agree with you 100%.

Debra and Bill McPeters  
Highline Canyon

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---

**From:** Laurie Pheil <creativebenefitcommunications@gmail.com>

**Sent:** Monday, March 11, 2024 5:02:57 PM

**To:** SouthMountainVPC@phoenix.gov <SouthMountainVPC@phoenix.gov>; samuel.rogers@phoenix.gov <samuel.rogers@phoenix.gov>

**Cc:** Brian Harvey <contact\_me@brianjamesharvey.com>; catherine9196@gmail.com <catherine9196@gmail.com>; Debra McPeters <debmceters@msn.com>; joshua.bednarek@phoenix.gov <joshua.bednarek@phoenix.gov>; nick.klimek@phoenix.gov <nick.klimek@phoenix.gov>

**Subject:** Opposition statements to Z-SP-6-23 Self Storage Facility

Chair Marchuk, members of the committee and planning department:

We have made an earnest attempt to meet with Snell and Wilmer, to give them educated input and solid proposals for how they could modify their development to gain support from the surrounding neighborhood. After many weeks and countless hours of our volunteered efforts, we have come to an impasse on improving safety and preserving views for the area residents.

We are now withdrawing our support for this development and recommending the Village Planning Committee deny their rezoning application Z-SP-6-23 for a self storage facility at 41st Street and Baseline Road.

Attached are some of the talking points that I will be sharing with the committee on Tuesday. When you finish hearing their informative presentation, as a neighborhood, we hope that you will ask the developer the following questions...

- Have done all they can to ensure that surrounding property values are maintained?
- Have they improved the lives of the residents in the village with improvements to infrastructure regarding traffic, the multi-use trail or maintenance of city and mountain views?
- Will they connect our village with access to jobs, services or arts and culture?
- Have they taken the connectivity to the environment seriously in order to preserve natural open space, view corridors, or low environmental impact for the future?
- Have they even tried to incorporate the South Mountain Village Character Plan, or the new Phoenix General Plan being approved in the next few months?

We hope you will consider all of these neighborhood concerns, read over our documented talking points and let the applicants know that there's still work to be done on this project before anyone can get behind it.

Thank you for your time and attention!

Laurie Pheil

*Representative of the South Mountain Gateway Residents Association*

**Laurie Pheil**

**South Mountain Gateway Residents Association**

**Phone:** 602-696-3800

**E-mail:** creativebenefitcommunications@gmail.com

## SAFStor Building

Diego Munoz <40blockdesign@gmail.com>

Mon 3/11/2024 9:38 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Mr. Rogers

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

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In addition, most storage units in the area are single story. About 75% to 80% of all storage facilities here in Phoenix build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

Shane Gore of the Shaw Butte Neighborhood Alliance helped his neighborhood to get the City to deny a zoning change that would allow an unneeded, property-value-decreasing storage facility in his neighborhood. Mr. Gore was kind enough to review the case in our neighborhood and offered input which has been forwarded to the City of Phoenix.



The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are demanding that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. Keeping the building to one story above the ground/above grade by building a basement level allows the development to come in to our neighborhood without destroying our neighborhood.

Regards,  
Diego Munoz


## Opposing Z-SP-6-23 Self Storage

Shane Gore <shane@futurephx.org>

Mon 3/11/2024 11:48 AM

To: PDD South Mountain VPC <southmountainvpc@phoenix.gov>

Cc: Brian Harvey <contact\_me@brianjamesharvey.com>; Catherine Napoli <catherine9196@gmail.com>; Joshua Bednarek <joshua.bednarek@phoenix.gov>; Laurie Pheil <creativebenefitcommunications@gmail.com>; Samuel S Rogers <samuel.rogers@phoenix.gov>

 1 attachments (175 KB)

Z-SP-6-23%20Analysis%20&%20Commentary%20Self%20Storage%2041st%20&%20Baseline.pdf.pdf;

Chair Marchuk and members of the committee:

Please vote to recommend denial of rezoning application Z-SP-6-23 for self storage at 41st St and Baseline Road.

Self storage represents a terrible land use that is contrary to virtually every part of the South Mountain Village Character Plan and the City of Phoenix General Plan.

Attached is additional analysis and commentary for your review.

Thank you for your support in opposing this project.

**Shane Gore** (*he/him*)

**FUTURE PHX**

(602) 315-2734

[shane@futurephx.org](mailto:shane@futurephx.org)

[www.futurephx.org](http://www.futurephx.org) [[futurephx.org](http://futurephx.org)]

*The People Shape The Future.*

## SAFStor Building

Aaron Bernard <aaronabernard@gmail.com>

Tue 3/12/2024 4:34 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Dear Samuel,

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am OPPOSED to this project. After the neighbors and neighborhood representatives met with the developer and attorneys, the developer refuses to address the biggest areas of concern. These concerns impact the beauty, property values, and safety of our neighborhood.

I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

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Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. We believe this proposal should be rejected in its entirety.


Aaron Bernard

## Safe Storage Z-SP-6-23 - Letter of Opposition

Alberto Rodriguez <2015silver@cox.net>

Tue 3/12/2024 3:26 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>; Council District 8 PCC <council.district.8@phoenix.gov>; Mayor Gallego <mayor.gallego@phoenix.gov>; Council District 3 PCC <council.district.3@phoenix.gov>; mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>; support@phxazdistrict3.zendesk.com <support@phxazdistrict3.zendesk.com>

 1 attachments (140 KB)

3.12.24 Baseline opposition points.pdf;

## Z-SP-6-23 Self Storage - 41st St & Baseline Neighborhood Concerns

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- We are able to acknowledge that Snell and Wilmer did meet with the neighbors on two occasions to present their proposed vision for their project.
- The tone of their presentation and in all future negotiations made it quite clear to the residents that this building could be 30' tall by right and if we didn't get on board with their project, something a whole lot worse would be placed there.
- Well, a 2-story warehouse style storage facility cannot be built there by right, no matter what its height. Which is why they are requesting your approval of their special permit application.
- Both the City of Phoenix and the South Mountain Village have approved and implemented their vision for the future character of our neighborhood. This village has indicated that it values the rich agricultural heritage of the area as well as bordering on the nation's largest municipal park. The City of Phoenix has classified Baseline Road as a Scenic Drive.
- Furthermore, the Village embraces modern development that harmonizes with the character of its open spaces and connected neighborhoods. This development falls short of being compatible in scale, design and appearance.
- Since this property is adjacent to, but not included in the Baseline Area Master Plan, the Village has requested that the developer include those recommendations when presenting their proposal. Michael indicated that they did include a sloping roof, some additional landscaping setbacks to the south and the continuation of the multi-use trail in their development. However, the multi-use trail abruptly stops with a retaining wall at the wash on the east side of the property and does nothing to improve bicycle and pedestrian safety along Baseline Road.
- One of the most important requirements of the BAMP is to protect views of both South Mountain and the City for those living on the south side of Baseline Road. This project will block views for neighborhood residents.
- The revised masterplan for the City of Phoenix that is scheduled to be approved by the City Council in April talks about "Planning Equity" which relates to ensuring that urban and regional planning processes and outcomes are fair, just and inclusive, to provide all of us with equal access to resources within our community.
- Connectivity to retail, services, recreation and natural open space is outlined over and over again in the revised plan for our city. This project does nothing to add neighborhood retail, healthy restaurants or healthcare facilities which are the number one challenges for the South Mountain Village.
- Goals setting a strategic path to growth, preservation and investment supports development that enhances neighborhood retail and restaurants while maintaining walking and biking as access to these amenities. This project does not facilitate employment generating uses for our village or promote outdoor recreation like walking, hiking or biking.
- This storage facility will most likely not be accessed by the surrounding neighborhood since most of the properties to the south of are larger lots with the potential of having their own onsite storage, or not be economically viable to the other residents in close proximity.

## Z-SP-6-23 Self Storage - 41st St & Baseline Neighborhood Concerns

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- We have repeatedly asked the developer to include a few small things that would support the traffic congestion that the residents are currently dealing with. We've asked them to notch a small corner of their building to allow for 41st Street to be widened enough to include a dedicated right turn lane that will greatly improve traffic flow in and out of our neighborhood. We've also requested a deceleration lane leading into their parking area to reduce back up on Baseline. We can see how valuable that has been at the Lins restaurant just to the west of their proposed development.
- Because the access to their property is right in and right out only, there is a very good possibility that people wishing to access their site will first turn into our only neighborhood access point on 41<sup>st</sup> Street, then either try to make a U-turn or turn around at Highline Lane, further blocking ingress and egress to our neighborhood. Bicyclists along the sidewalk in front of their development will have limited views of cars leaving the neighborhood or those making a quick U-turn to enter the storage facility, furthering the potential for serious or fatal accidents along Baseline Road.
- There is already an overabundance of storage facilities within a three-mile radius of their proposed project, including 2 existing facilities less than a mile to the east. Over time, once a development no longer meets their profit margins, most buildings can be repurposed to better fit the needs of the local community. However, this project with its very defined interior storage units will forever be a storage facility with even the possibility of a vacant storage facility in the future should there no longer be a need for this type of retail.
- We realize that this particular property poses some unique development challenges, but the residents feel that it's better to wait for a more appropriate development that meets the criteria of the City's vision of The Connected Oasis that enhances our neighborhood instead of diminishing its value.

So, in closing, the residents would like you to consider the future of our neighborhood and the South Mountain Village and ask the developer if they have done all they can to ensure that surrounding property values are maintained? Have they improved the lives of the residents in the village with improvements to infrastructure regarding traffic or maintenance of city and mountain views? Will they connect our village with access to jobs, services or arts and culture? Have they taken the connectivity to the environment seriously in order to preserve natural open space, view corridors, or low environmental impact for the future?

Speaking on behalf of the residents, we feel that this is not the best commercial use for this property and wholeheartedly oppose their special permit request.

**To learn more about the “Connected Oasis” in the Phoenix General Plan Update, visit**

[https://www.phoenix.gov/pddsite/Documents/121823\\_60-Day%20Draft%20PlanPHX%202025%20Update\\_8.5x11.pdf](https://www.phoenix.gov/pddsite/Documents/121823_60-Day%20Draft%20PlanPHX%202025%20Update_8.5x11.pdf)



## Re: SAFStor Building, Z-SP-6-23 OBJECTION

aw50 <aw50@cox.net>

Tue 3/12/2024 4:45 PM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Anthony White

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Samuel S Rogers <samuel.rogers@phoenix.gov>

Date: 3/12/24 3:03 PM (GMT-07:00)

To: aw50@cox.net

Subject: Re: SAFStor Building, Z-SP-6-23 OBJECTION

Good afternoon,

Thank you for the letter, can you please provide your name for my records?

Thank you,

Samuel Rogers, AICP

Village Planner II\*

City of Phoenix Planning and Development Department

200 West Washington Street, 3rd Floor

Phoenix, Arizona 85003

Samuel.Rogers@phoenix.gov

602-534-4010



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**From:** aw50@cox.net <aw50@cox.net>

**Sent:** Monday, March 11, 2024 10:07 PM

**To:** Samuel S Rogers <samuel.rogers@phoenix.gov>

**Subject:** SAFStor Building, Z-SP-6-23 OBJECTION

Thx,

## LETTER FOR SAFStor Building, Z-SP-6-23 **OBJECTION**

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving the entry from 41st Street, a residential street, to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never been addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked.

Right now, there are far too many storage facilities in Phoenix and specifically our area.

Within 1 mile there are zero self storage facilities

Within 3 miles there are 8 self storage facilities

Within 5 miles there are 22 self storage facilities

Link to

Map: <https://www.google.com/maps/d/u/3/edit?mid=1H8sjDEli230opXVqCnmzD9H1F0w1MV8&usp=sharing>. This map clearly shows there are many storage facilities in the area already.

In addition, most storage units in the area are single story. About 75% to 80% of all storage facilities here in Phoenix build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

Shane Gore of the Shaw Butte Neighborhood Alliance helped his neighborhood to get the City to deny a zoning change that would allow an unneeded, property-value-decreasing storage facility in his neighborhood. Mr. Gore was kind enough to review the case in our neighborhood and offered input which has been forwarded to the City of Phoenix.

The neighbors of the South Mountain Gateway Residents Association are not asking for this building to be built somewhere else. We are demanding that it be built in a way that does not destroy our homes and property values.

Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most of the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. Keeping the building to one story above the ground/above grade by building a basement level allows the development to come in to our neighborhood without destroying our neighborhood.

## Storage Facility

Hartman, Chris <chartman@SFGIANTS.com>

Tue 3/12/2024 11:16 AM

To: Samuel S Rogers <samuel.rogers@phoenix.gov>

Subject: Storage Facility

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6-23, I am NOT in agreement with the proposed site plan as it has been currently presented to us. I have deep concerns with the damage this building will bring to our historic neighborhood.

Specifically, the building height has destroyed all views from my home to the city lights. And it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the City of Phoenix and State of Arizona, who will lose revenue with lowered values.

Our property value reduction based on the destruction of our views, has not been acknowledged or addressed by the development team and Right now, there are already too many storage facilities in Phoenix and specifically our area.

In addition to the views, the site development as is currently proposed adds a further danger to the inflow/outflow of our street as it blocks the sightline to pedestrians and bicycles that currently use the sidewalk traveling against traffic to access canal entrance and bus stop.

In summary, I do not believe this development is a value add to our community and as such I do not support nor want this proposed development.


Sincerely,  
Christopher Hartman  
7647 South 41st Place  
Phoenix, AZ 85042  
cmhemail@icloud.com  
chartman@sfgiants.com  
602-670-9555  
Sent from my iPhone

**FW: emdist8 - Form Submission- Z-SP-6-23**

Council District 8 PCC &lt;council.district.8@phoenix.gov&gt;

Tue 3/12/2024 1:32 PM

To: Samuel S Rogers &lt;samuel.rogers@phoenix.gov&gt;

 2 attachments (29 KB)

Storage Facility.eml; emdist8 - Form Submission.eml;

Hi Sam,

Below is another email regarding Z-SP-6-23 and we received 2 more which I have also attached to this email.

Sincerely,

Kalea Moore  
Constituent Services Manager  
Office of Councilwoman Kesha Hodge Washington  
Phoenix City Council District 8  
Main Office: 602-262-7493

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**From:** no-reply@phoenix.gov <no-reply@phoenix.gov>  
**Date:** Tuesday, March 12, 2024 at 12:32 PM  
**To:** Council District 8 PCC <council.district.8@phoenix.gov>  
**Subject:** emdist8 - Form Submission

FROM : Jesus Diaz

SUBJECT : Proposed Storage Facility (Baseline/41st St)

MESSAGE : Dear Ms Washington,

With regards to the proposed storage facility, while the building height and location will not affect any of our views in Highline Canyon, our neighbors on 41st Street and the next street will be affected as their views will be obstructed or eliminated. Being that an action by the city of Phoenix would be to allow such a structure that is outside the zoning, it probably would open the City to an Inverse Eminent Domain action by those whose property values are affected. Should the homeowners take such an action and are awarded damages, the cost of these damages are shared by all residents of the city. I am not certain that all members of the planning and zoning or city counsel are aware, but their approval of this project could expose the city to substantial monetary damages.

It is my understanding that the developer has made changes to ingress and egress so that is attained off of Baseline Road instead of 41st street. If that is the case, the only other issue to resolve is the height of the building. I think if the developer would keep it's height to single story, they would resolve most of the issues most homeowners have. This could be accomplished by putting one level below ground instead of building 2 stories. Seems to me that should be a reasonable compromise. Otherwise, I'm sure there will be attorney's salivating over creating an action on behalf of the homeowners most affected.

Inverse eminent domain is a legal concept and cause of action used by property owners when a governmental entity takes an action which damages or decreases the value of private property without

obtaining ownership of the property through the use of eminent domain. Inverse condemnation is initiated by the property owner when the government exacts a taking without following the eminent domain procedures. This is often a land-use dispute in which a property owner challenges development restrictions.

I sure hope this can be resolved to everyone's satisfaction and all can live in harmony as they have over the years. Looking forward to meet you in person some day and look forward to doing so.

Best Regards,  
Jesus & Gracie Diaz

Email : [jesus.a.diaz@outlook.com](mailto:jesus.a.diaz@outlook.com)

AREA : 480

PHONE : 467-9505

ADDRESS : 8020 S 38th Way

CITY : Phoenix

STATE : AZ

ZIP : 85042

Submission ID: 8b778bf8c19245b6b37e1237abf06170

Form Submission On : 3/12/2024 12:32:44 PM

Referer: <https://phoenix.gov/district8/contact-district-8>

**This is Not Spam - This message is sent on behalf of the City of Phoenix.  
Please handle appropriately.**

## SAFStor Building opinion

patricia ragbir <givinaunder@hotmail.com>

Tue 3/19/2024 1:54 PM

To:mmaerowitz@swlaw.com <mmaerowitz@swlaw.com>;Mayor Gallego <mayor.gallego@phoenix.gov>;Council District 8 PCC <council.district.8@phoenix.gov>;PDD South Mountain VPC <southmountainvpc@phoenix.gov>;Samuel S Rogers <samuel.rogers@phoenix.gov>  
Cc:dassa2009mama@gmail.com <dassa2009mama@gmail.com>

My name is Patricia Ragbir and I am the owner of 7634 S 41<sup>st</sup> place Phoenix, Az 85042

As a resident and property owner in the neighborhood south of the proposed SAFStor Building, Z-SP-6\_23, I am OPPOSED to this project. After the neighbors and neighborhood representatives met with the developer and attorneys, the developer refuses to address the biggest areas of concern. These concerns impact the beauty, property values, and safety of our neighborhood.

I am concerned with the damage this building, as proposed by the developer, will do to my neighborhood. Specifically, the building height has destroyed all views from my home to the city lights, and it has destroyed all the views from Baseline Road up to South Mountain. Baseline Road is designated as a Scenic View Corridor. In destroying the views, my property values go down immediately. This does not serve the residents or the city of Phoenix and the State of Arizona, who will lose revenue with lowered values.

In working with our neighbors, SAFStor has made some changes to their original plan. We commend SAFStor on changes to the look of the building and on moving with entry with 41<sup>st</sup> Street, a residential street to Baseline Road.

However, our biggest concern, our property value reduction based on the destruction of our views, has not only never addressed, in changing the entrance of the parking lot, views on an additional street have also been completely blocked. Right now, there are too many storage facilities in Phoenix and specifically our area.

Within 1 mile there are zero self storage facilities

Within 3 miles there are 8 self storage facilities

Within 5 miles there are 22 self storage facilities

Link to map:

[https://www.google.com/maps/search/storage+unit/@33.3853397,-112.0426803,13z/data=!4m2!2m1!6e6?entry=ttu\[google.com\]](https://www.google.com/maps/search/storage+unit/@33.3853397,-112.0426803,13z/data=!4m2!2m1!6e6?entry=ttu[google.com])

This ma5p clearly shows there are many storage facilities in the area already.

In addition, most storage units in the area are single story. On average, 85% of storage facilities build a level as a basement. Yet SAFStor is looking for a 2 story building completely above ground with a profile that will destroy all views for the neighborhood.

City light views are not just a "nice bonus." Our property values include our homes being on view properties. Destroy the views, destroy the values, destroy the income to the City of Phoenix, Maricopa County, and the State of Arizona. Building on this land as the developer has currently proposed will NOT increase revenue in the form of taxes. It will decrease revenue because of lowered property values.

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Brian Harvey, a homeowner in my neighborhood, took time out of his busy schedule as a designer, to create a floor plan that includes some basement units, bringing most the building to only 1 story above ground. This plan would solve the biggest issue still on the table, the destruction of our views and property values.

Accepting the development as it currently stands will be a detriment to our neighborhood and the City of Phoenix. We believe this proposal should be rejected in its entirety.

Sincerely Patricia Ragbir