



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report Z-SP-2-22-3
August 3, 2022

North Mountain Village Planning Committee Meeting Date:	June 15, 2022
Planning Commission Hearing Date:	August 4, 2022
Request From:	C-2 (Intermediate Commercial) (0.94 acres)
Request To:	C-2 SP (Intermediate Commercial, Special Permit) (0.94 acres)
Proposed Use:	Special permit to allow self-service storage and all underlying C-2 uses
Location:	Approximately 175 feet east of the northeast corner of 17th Avenue and Hatcher Road
Owner:	North Central Garage Club, LLC
Applicant:	Holdsworth Construction Inc.
Representative:	Benjamin Graff, Quarles & Brady, LLP
Staff Recommendation:	Approval, subject to stipulations

The purpose of this addendum is to update the conceptual site plan at the request of the applicant. The change is minor and is related to the location of the security gates. Staff recommends modification to Stipulation No. 1, regarding general conformance, to include the updated plans.

Stipulations

1. The development shall be in general conformance with the conceptual site plan date stamped ~~June 9, 2022~~, **JULY 27, 2022**, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the conceptual building renderings date stamped June 9, 2022 with specific regard to materials, colors, and horizontal patterns, as approved by the Planning and Development Department.
3. A minimum of four bicycle parking spaces shall be provided through Inverted U

and/or artistic racks located near the building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

4. The developer shall dedicate a minimum 25-feet of right-of-way and construct the south half of Palmer Drive, as approved by the Planning and Development Department.
5. The developer shall dedicate a minimum 10-foot-wide sidewalk easement for the north side of Hatcher Road, as approved by the Planning and Development Department.
6. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk along the north side of Hatcher Road, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity, as approved by the Planning and Development Department.
7. The developer shall underground all existing electrical utilities within the public right-of-way that are impacted or need to be relocated as part of the project. The developer shall coordinate with the affected utility companies for their review and permitting.
8. The developer shall construct all streets within and adjacent to the development 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.
9. 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.

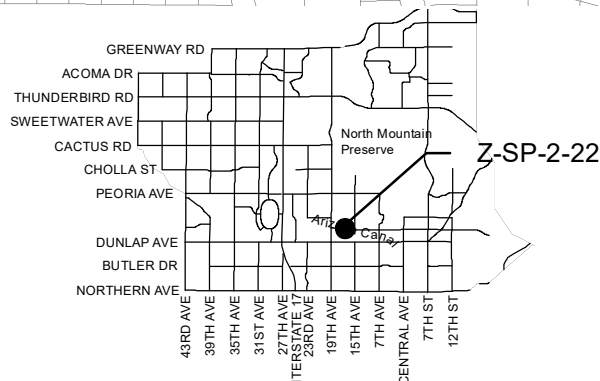
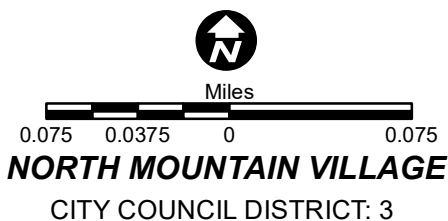
10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Exhibits

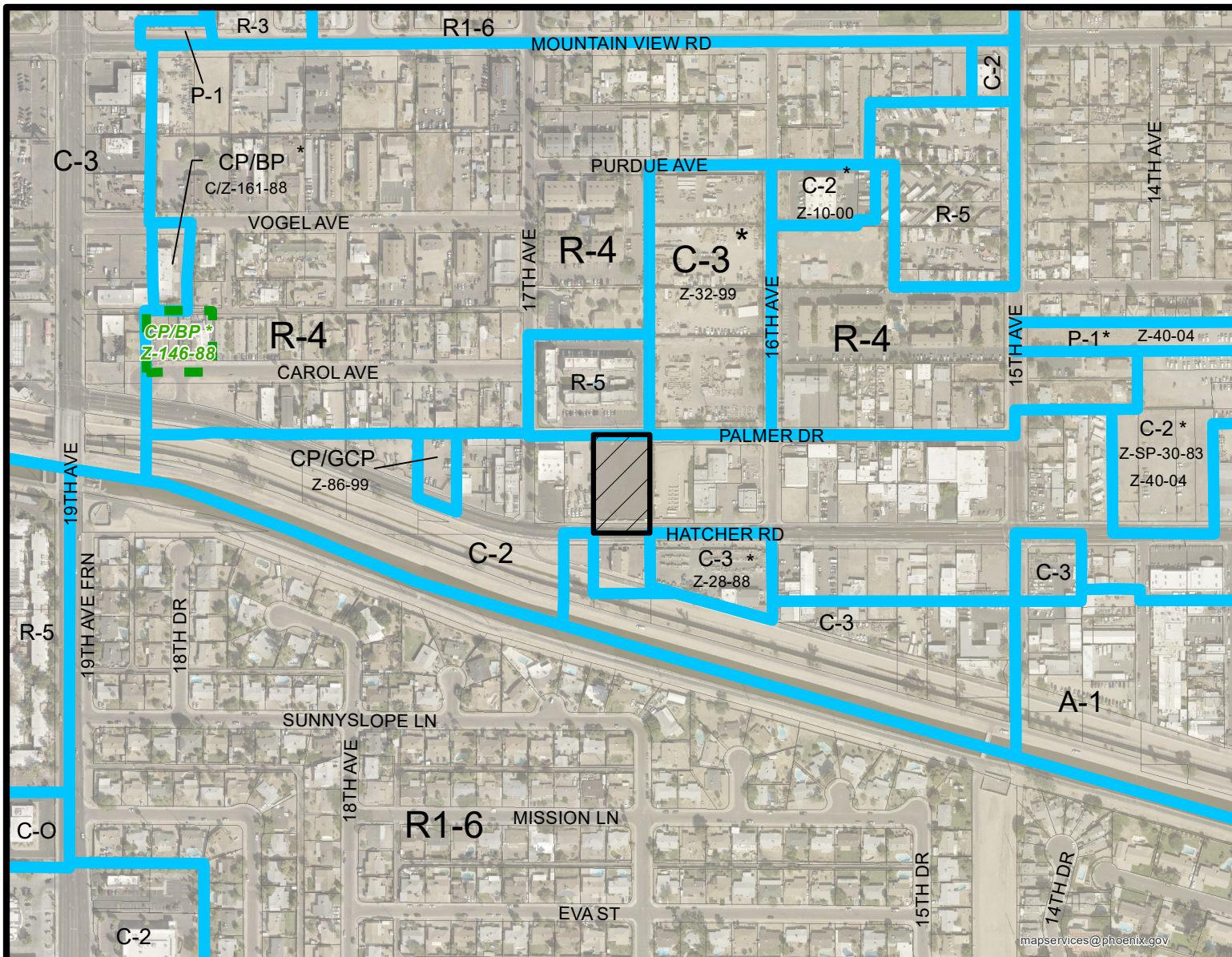
Zoning sketch map

Aerial sketch map

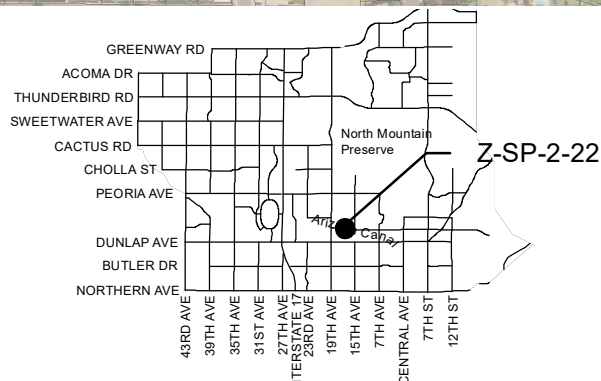
Conceptual Site Plan date stamped July 27, 2022 (2 pages)



APPLICANT'S NAME: Holdsworth Construction Inc.		REQUESTED CHANGE: FROM: C-2 (.94 a.c.)	
APPLICATION NO. Z-SP-2-22	DATE: 4/20/2022 REVISION DATES:	TO: C-2 SP (.94 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. .94 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 27-25		
MULTIPLES PERMITTED C-2 C-2 SP	CONVENTIONAL OPTION 13 13	* UNITS P.R.D. OPTION 16 16	



0.075 0.0375 0 0.075
Miles
NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Holdsworth Construction Inc.

APPLICATION NO. Z-SP-2-22

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

.94 Acres

DATE: 4/20/2022
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 27-25

ZONING MAP
J-7

REQUESTED CHANGE:

FROM: C-2 (.94 a.c.)

TO: C-2 SP (.94 a.c.)

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

13

13

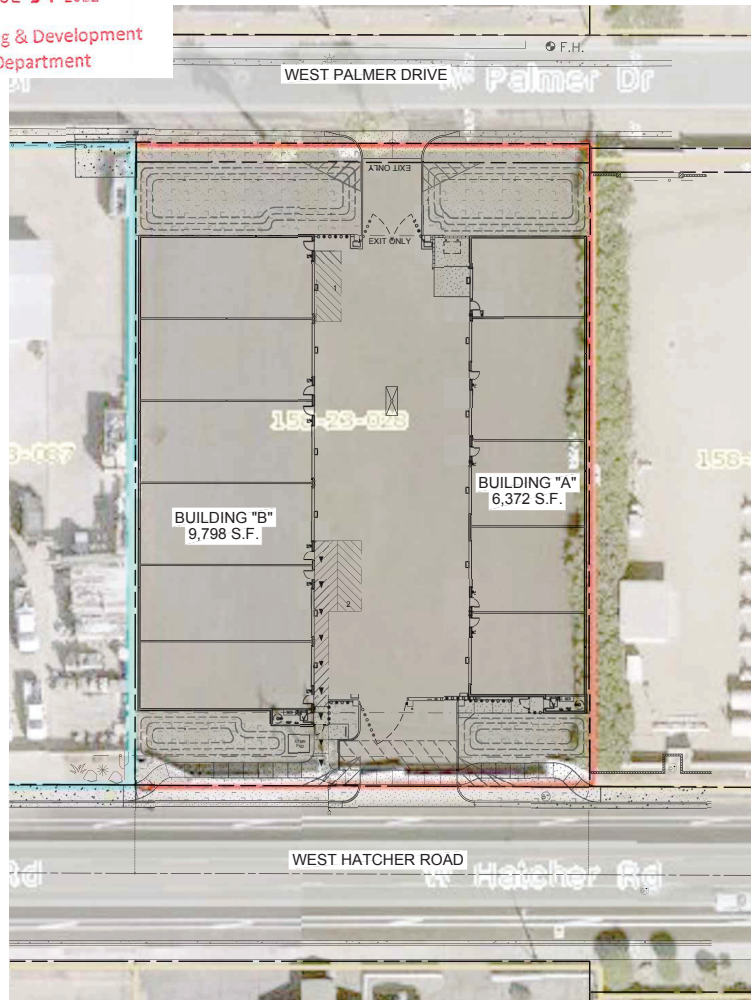
* UNITS P.R.D. OPTION

16

16

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

JUL 27 2022

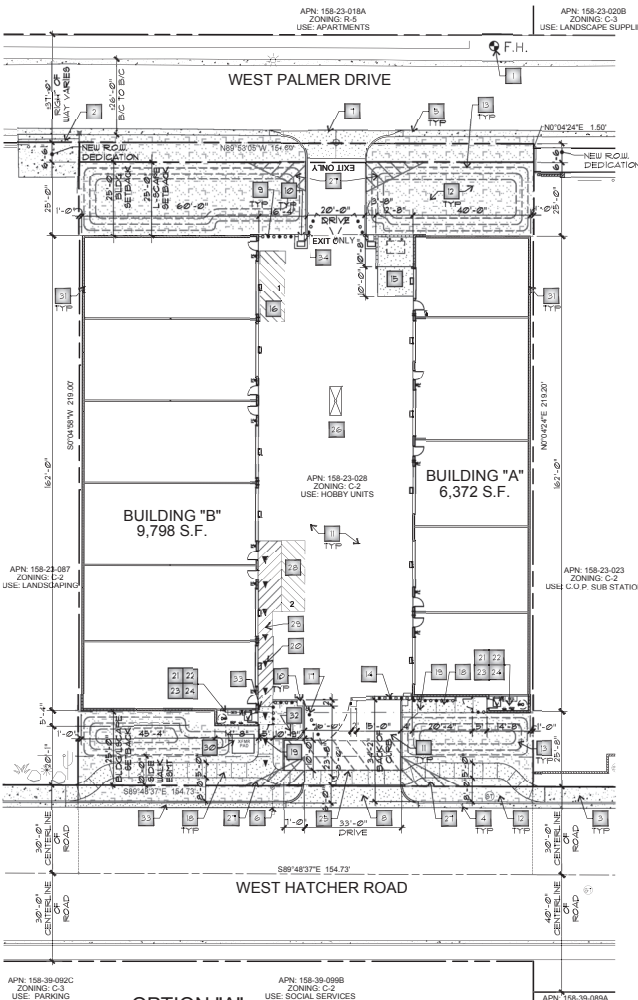
Planning & Development
Department

OVERLAY SITE PLAN

SCALE: 1"=20'-0"

SITE PLAN KEYNOTES

1. 10'-0" x 30'-0" SITE VISIBILITY TRIANGLE
2. NEW STRIPED ADA VAN PARKING STALL, 8'-0" W x 24'-0" D WITH A 8'-0" WIDE PAINTED ISLE TO MATCH. INSTALL VAN ACCESSIBLE PARKING SIGN.
3. NEW 5'-0" W PAINTED ADA ACCESSIBLE ISLE.
4. PROPOSED LOCATION OF MFR AND CONC PAD.
5. NEW CONC CURB AND GUTTER.
6. 4-PERSON "U" SHAPED METAL BIKE RACK PER C.O.P. STANDARDS.
7. KNOX BOX
8. NEW AUTOMATIC PAIR OF BUNGING 10'-0" W x 6'-0" METAL PICKET EGRESS GATES.

OPTION "A"
PROPOSED SITE PLAN

SCALE: 1"=20'-0"

SITE PLAN KEYNOTES

1. NEW AUTOMATIC ROLLING GATE WITH SECURITY PICKETS.
2. NEW 6'-0" W CHAIN LINK WALL TRASH ENCLOSURE W/ 6" THICK CONC AND 6" DIA CONC FILLED BOLLARDS TO MEET C.O.P. STANDARDS.
3. NEW 8'-0" W x 24'-0" D STRIPED PARKING SPACE.
4. NEW AUTOMATIC BUNGING 10'-0" W x 6'-0" METAL PICKET EGRESS GATE.
5. NEW 5'-0" W x 4' THICK CONC SIDEWALK WITH BROOK FINISH.
6. NEW 3'-0" W x 6'-0" W STEEL ACCESSIBLE GATE.
7. ARROUS DELINEATE ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY.
8. ROOF ACCESS.
9. BUILDING SERVICES
10. FIRE RISER.
11. SERVICE ENTRY SECTION LOCATION.
12. 10'-0" x 40'-0" TURN AROUND LANE
13. PROPOSED C.U.P. STATION

SITE PLAN KEYNOTES

1. EXISTING FIRE HYDRANT.
2. EXISTING CONCRETE ACCESS DRIVEWAY.
3. EXISTING CONCRETE SIDEWALK.
4. EXISTING CONC CURB AND GUTTER.
5. EXISTING ROLLED CONC CURB AND GUTTER.
6. EXISTING UTILITY LIGHT POLE TO BE RELOCATED PER SERVING UTILITY COMPANY.
7. NEW EGRESS DRIVEWAY ENTRY PER CITY OF PHOENIX STANDARD
8. NEW CONCRETE ENTRY DRIVEWAY PER CITY OF PHOENIX STANDARD.
9. NEW 6'-0" W METAL PICKET FENCE WITH SECURITY PICKS
10. NEW CHW COLUMN
11. NEW 4" THICK ASPHALT ON COMPACTED SUBSTRATE.
12. NEW D.G. AND LANDSCAPE VEGETATION.
13. NEW WATER RETENTION AREA.

PROJECT DATA

OWNER / APPLICANT
NAME: HOLDWORTH CONSTRUCTION
26 N HAMPDEN STREET
FLUENT, ARIZONA 85001
POC: GRANT HOLDWORTH
PH: 602.224.8000
MOBILE: 602.807.2252
EMAIL: GRANT@HOLDWORTHCONSTRUCTION.COM

ARCHITECT
BRENT KLEINMAN ARCHITECT AND PLANNER
1815 EAST GEORGIA AVENUE
PHOENIX, ARIZONA 85016
POC: BRENT KLEINMAN
PH: 602.551-6441
EMAIL: BRENT@BRENTKLEINMAN.COM

PROPERTY ADDRESS: 1635 WEST PALMER DRIVE

PHOENIX, ARIZONA 85021

PROPOSED USE: HOBBY UNITS

LOT SALES: YES - CONDOMINIUM

APN: 158-23-028

ZONING: C-2 EXISTING AND PROPOSED

TOTAL LAND AREA: 1.0782 ACRES

GROSS: 33,994.0 SF

ROCK DEDICATION: 1,028.0 SF

NET: 32,966.0 SF

RETENTION AREA: 1,078.2 ACRES

CONSTRUCTION TYPE: 1-8 RALLY SPRINKLER

BUILDING HEIGHT: 1 STORY, 42'-0" AFF. TOP OF PARAPET

BUILDING AREA: 6,372 SF

BUILDING "A": 6,372 SF

TOTAL: 10,798 SF

LOT COVER: 50%

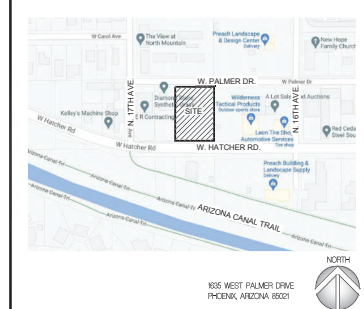
ALLOWED: 10,445 SF

PROVIDED: 49,896 SF

ARCHAEOLOGY ASSESSMENT

NO ARCHAEOLOGICAL WORK IS NECESSARY FOR THIS PROJECT.
IF ANY ARCHAEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, ALL GROUND DISTURBING ACTIVITIES MUST CEASE WITHIN 30 FEET OF THE DISCOVERY AND THE CITY OF PHOENIX ARCHAEOLOGY OFFICE MUST BE NOTIFIED IMMEDIATELY AND ALLOW TIME TO PROPERLY ASSESS THE MATERIALS.

VICINITY MAP



CITY APPROVALS

No.	Revision	Date

breit kleinman architect & planner
1815 east georgia avenue
phoenix, arizona 85016 (602) 551-6441
email: brentkleinman@cox.net



OPTION "A"

Planning & Development
Department

SCALE: 3/32"=1'-0"