

Attachment B



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-54-17-4 and Z-SP-11-17-4
 October 6, 2017**

Alhambra Village Planning Committee Meeting Date: October 24, 2017

Planning Commission Hearing Date: November 2, 2017

Z-54-17-4 Request From: C-1 (0.59 acres)
 C-O (0.60 acres)
 P-1 (1.12 acres)
 R-5 (0.64 acres)

Z-54-17-4 Request To: C-2 HGT/WVR (2.95 acres)

Z-SP-11-17-4 Request From: Pending C-2 HGT/WVR (2.95 acres)

Z-SP-11-17-4 Request To: C-2 HGT/WVR SP (2.95 acres)

Proposed Use: Self Service Storage and all underlying C-2 uses with a height waiver for up to 4 stories and 50 feet

Location: Southwest corner of Mariposa Street and Black Canyon Highway

Owner: Black Canyon Self Storage, LLC

Applicant/Representative: Adam Baugh/Benjamin Tate, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ du/acre	
Street Map Classification	Mariposa Street	Local	30-foot south half street
	Pierson Street	Local	30-foot north half street
			30-foot south half street
Interstate 17	Freeway Frontage Road	Approximately 27-29 foot west half street	

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposed development is sensitive to surrounding residential development thereby warranting the reasonable levels of increased intensity required for the project.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

The site is located adjacent to a residential area and to the I-17 freeway and it is compatible with the existing commercial uses to the north along Camelback Road.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The request proposes the adaptive reuse of three distressed commercial office buildings. The change of use to self-service storage will utilize the distressed commercial buildings with a use consistent with those existing along Camelback Road and the Interstate-17 corridor.

Applicable Plan and Principles

Black Canyon / Maricopa Freeway Specific Plan – see #4 below.

Tree and Shade Master Plan – see #8 and #9 below.

Complete Streets Guiding Principles – see #9 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant office building	C-1, C-O, R-5 and P-1
North	Vacant	C-2
South	Multifamily residential	R-5 and R-4
East	Black Canyon Highway (Interstate-17)	C-1, C-O, R-5 and C-2
West	Single-family and Multifamily residential	R-3 and R-4

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Adjacent to Street – Mariposa Street	For structures exceeding two stories or 30 feet, average 30 feet	Not Met - Existing average 20 feet
Adjacent to Street – Pierson Street	For structures exceeding two stories or 30 feet, average 30 feet	Not Met - Existing average 20 feet
Adjacent to Street – I-17 Frontage Road	For structures exceeding two stories or 30 feet, average 30 feet	Not Met – Existing average 10 feet
Adjacent to Zoning - West (North and middle Buildings)	4 story (or 56 feet) adjacent to R-3, Minimum 150 feet	Not Met - Existing 65 feet
Adjacent to Zoning - West (South Building)	4 story (or 56 feet) adjacent to R-4, Minimum 45 feet	Met - Existing 185 feet
Adjacent to Zoning - South (South Building)	4 story (or 56 feet) adjacent to R-5, Minimum 45 feet	Met - Existing 65 feet
<i>Landscaped Setbacks</i>		
Street – Mariposa Street	Average 30 feet; minimum 20 feet permitted for up to 50% of the frontage	Not Met - Existing average 20 feet
Street – Pierson Street	Average 30 feet; minimum 20 feet permitted for up to 50% of the frontage	Not Met - Existing average 20 feet
Street – I-17 Frontage Road	Average 30 feet; minimum 20 feet permitted for up to 50% of the frontage	Not Met - Existing varies between 12-15 feet
Property line not adjacent to street – West (North and middle Buildings)	Minimum 10 feet	Met - 12 feet 6 inches
Property line not adjacent to street – West (South Building)	Minimum 10 feet	Not Met – Existing 0 feet
Property line not adjacent to street - South	Minimum 10 feet	Not Met – Existing 0 feet
Lot Coverage	Not to exceed 50%	Met - Existing 42%
Building Height (Height Waiver)	4 stories not to exceed fifty-six (56) feet	Met - Existing North Building: 4 stories, 49 feet Middle Building:

		4 stories, 49 feet South Building: 3 stories, 45 feet
Parking	1 per 35 units = 20 spaces required	Met - 21 spaces plus 2 accessible spaces

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

- This request is to rezone 2.95 acres located at the southwest corner of Mariposa Street and Black Canyon Highway (Interstate-17) from C-1 (Neighborhood Retail District), C-O (Commercial Office District), P-1 (Parking District), and R-5 (Multifamily District) to C-2 HGT/WVR (Intermediate Commercial District with a Height Waiver) to allow commercial uses with a height waiver for up to 4 stories and 50 feet. Companion Case SP-11-17-4 is a request to rezone the subject property from pending C-2 HGT/WVR to C-2 HGT/WVR SP (Special Permit) to allow self-service storage and all underlying C-2 uses with a height waiver up to 4 stories and 50 feet.



SURROUNDING ZONING AND LAND USE

- The subject site is developed with vacant and underutilized office buildings. A vacant lot exists to the north. Single-family and Multifamily residences are to the west, and Multifamily residences are to the south. The Black Canyon Highway (Interstate-17) is along the west boundary.

GENERAL PLAN AND SPECIFIC PLAN

- The General Plan Land Use Map designation for the subject site is Residential 15+ dwelling units per acre. The proposal is not consistent with the General Plan designation however, an amendment is not required as the subject parcel is less than 10 acres.
- Black Canyon/Maricopa Freeway Specific Plan study area is 32 miles long from Pinnacle Peak Road at Interstate-17 in the north, to Pecos Road at Interstate-10

in the south. The Plan covers the following elements: Existing Zoning and Land Use, Circulation, Noise, Neighborhood Safety and Stabilization, Landscape Enhancement, Neighborhood Enhancement, and Bicycle Paths and Recreational Trails. The Black Canyon/Maricopa Freeway Specific Plan, Segment 10, designates the subject site as Office and Medium Density Residential. The Specific Plan also recommends a traffic study to determine if specific traffic mitigation options are required to limit cut-through traffic accessing the southbound freeway on-ramp via Mariposa Street, Pierson Street, Elm Street, and 26th Avenue by avoiding the Camelback Road and Interstate-17 interchange.

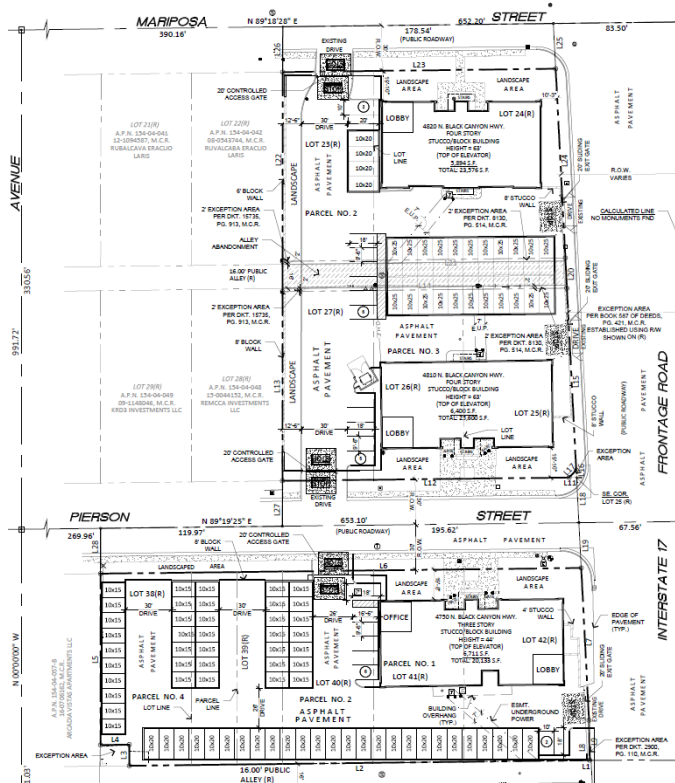
ANALYSIS OF PROPOSAL

5. The conceptual site plan shows three existing buildings to remain with new individual storage units developed throughout the existing parking lot. In 1983, the Phoenix City Council approved request Z-22-83, a request to rezone the northern most parcel from C-O to C-1. Prior to 1988, the maximum height in the commercial districts were 56-feet by right. The C-O district (no longer applicable after 1986) allowed a building height up to 56-feet. The request for a Height Waiver will bring the existing building heights into conformance without any additional height being requested. This is addressed in Stipulation #1 (Z-54-17-4).

6. The elevations depict façade improvements such as new stucco and paint finishes to be applied on the exterior of the existing buildings. Staff is recommending a stipulation that the development be in general conformance to the elevations with specific regard to the proposed stucco and paint finishes. This is addressed in Stipulation #1 (Z-SP-11-17-4).

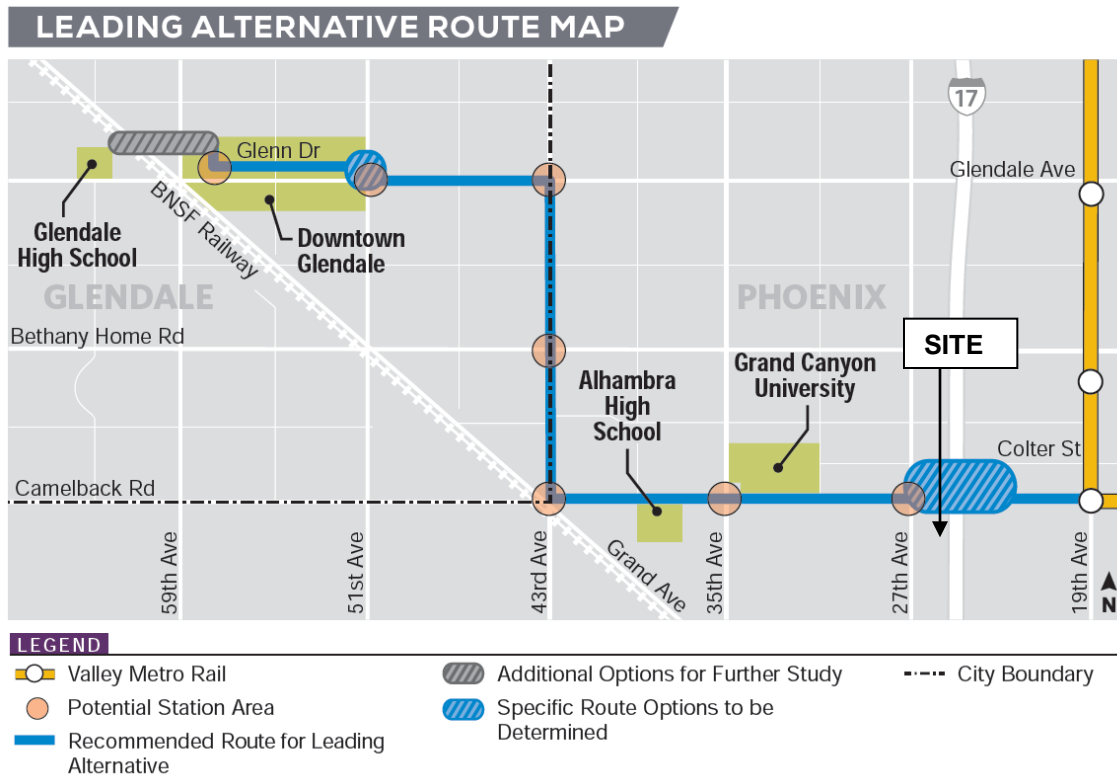


7. Section 647.A.2.i.(5) states that Self-Service Storage uses adjacent to residential zones are subject to screening the perimeter of premises by a fence or wall with a landscaped area at least ten feet wide. The site plan depicts a 12-foot landscape setback along the west property line between Mariposa Street and Pierson Street. Staff is recommending a stipulation that a minimum 12-foot landscape setback be required along the west property line between Mariposa Street and Pierson Street. This is addressed in Stipulation #2 (Z-SP-11-17-4).



8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provisions of trees along the right-of-way. Staff is recommending a stipulation that the developer replenish all existing landscape planters with trees and shrubs per the C-2 zoning district minimum planting standards. This is addressed in Stipulation #2 (Z-54-17-4).

9. The subject site is adjacent to the leading alternative route for the West Phoenix/Central Glendale Light Rail Extension with a potential station area at 27th Avenue and Camelback Road. To encourage walkability and shade, staff is recommending a stipulation that all sidewalks along the North Black Canyon Highway frontage road shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is addressed in Stipulation #3 (Z-54-17-4).



10. The Comprehensive Bicycle Master Plan supports options for bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual site plan does not show bicycle parking. It is recommended that bicycle parking be provided on the property for employees. The property is near a leading alternative light rail route and potential transit station as well several major bus routes. Providing bicycle parking for employees is supportive of multimodal travel options. The applicant will work with Planning and Development staff through the site plan review process to determine the location for bicycle parking. The bicycle racks should be an Inverted-U design where both ends of the “U” are affixed to the ground and installed per the requirements of Walkable Urban Code. This is addressed in Stipulation 3 (Z-SP-11-17-4).



Inverted-U bicycle rack, where both ends of the “U” reach the ground.

STREETS

11. In order to unify the development, the Street Transportation Department has indicated that the developer shall file for and actively pursue the abandonment of the entire alley between Mariposa Street and Pierson Street. This is addressed in Stipulation #4 (Z-54-17-4).
12. The Street Transportation Department has indicated that the developer shall update and construct all streets adjacent to the development with paving, curb, gutter, minimum 5-foot sidewalks, curb ramps and other incidentals and all improvement shall comply with all ADA accessibility standards. This is addressed in Stipulation #5 (Z-54-17-4).

FIRE

13. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

FLOOD

14. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

WATER

15. The City of Phoenix Water Services Department has noted the site has existing water and sewer mains that can potentially serve the proposed development however, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

OTHER

16. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation 6 (Z-54-17-4).

18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will provide a specialized commercial service that caters to the diverse needs of the community.
2. The proposal is consistent with surrounding zoning pattern in the area.
3. The proposal is compatible with the existing freeway corridor, as well as with the commercial uses to the north along Camelback Road.

Stipulation (Z-54-17-4) – Height Waiver

1. The maximum building height shall be 50 feet.
2. The developer shall replenish all existing landscape planters with trees and shrubs per the C-2 zoning district landscape standards for planting type, size, and quantity, prior to the issuance of any tenant improvement permits for a C-2 use or building permits for any new buildings or additions, as approved by the Planning and Development Department.
3. The applicant shall work with Arizona Department of Transportation to construct sidewalks along the east property lines adjacent to North Black Canyon Highway frontage road. Sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department. In the event that the applicant is unable to construct the sidewalks as described herein, sidewalk design and landscape design may be modified subject to approval by the Arizona Department of Transportation and the Planning and Development Department.
4. The applicant shall file for and actively pursue the abandonment of the entire alley between Mariposa Street and Pierson Street, as approved by Planning and Development Department.

5. The developer shall update and construct all streets adjacent to the development with paving, curb, gutter, minimum 5-foot sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
6. 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.

Stipulation (Z-SP-11-17-4) – Self-service Storage

1. The development shall be in general conformance with the elevations date stamped August 18, 2017 with specific regard to the proposed stucco and paint finishes, as approved by the Planning and Development Department.
2. A minimum 12-foot landscape setback with minimum 2-inch caliper trees shall be placed 20 feet on center or in equivalent groupings along the west property line between Mariposa Street and Pierson Street, as approved by Planning and Development.
3. A minimum of one inverted-U bicycle rack for employees shall be provided on site, located near an entrance to the office, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.

Writer

Joél Carrasco

October 6, 2017

Team Leader

Joshua Bednarek

Exhibits

Z-54-17-4 Zoning sketch

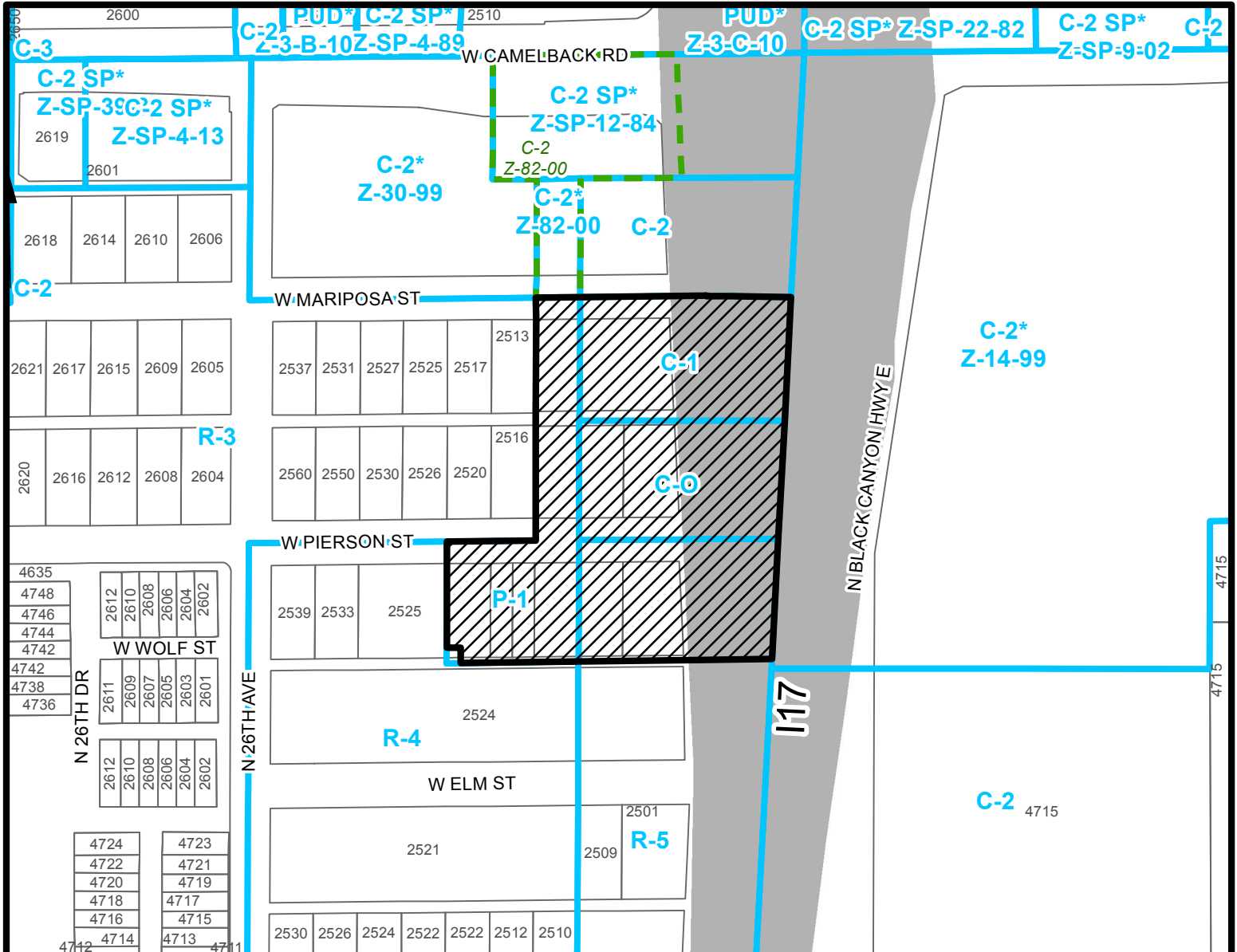
Z-54-17-4 Aerial

Z-SP-11-17-4 Zoning sketch

Z-SP-11-17-4 Aerial

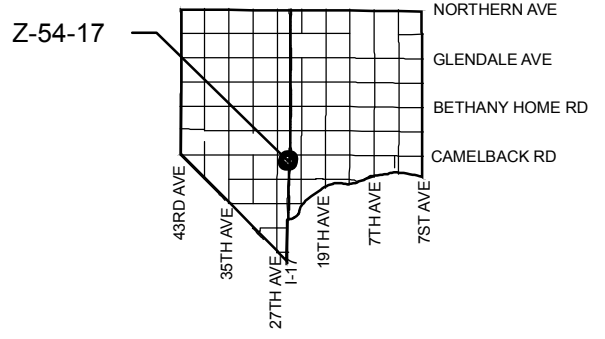
Conceptual Site plan date stamped August 18, 2017

Conceptual Elevations date stamped August 18, 2017 (6 pages)



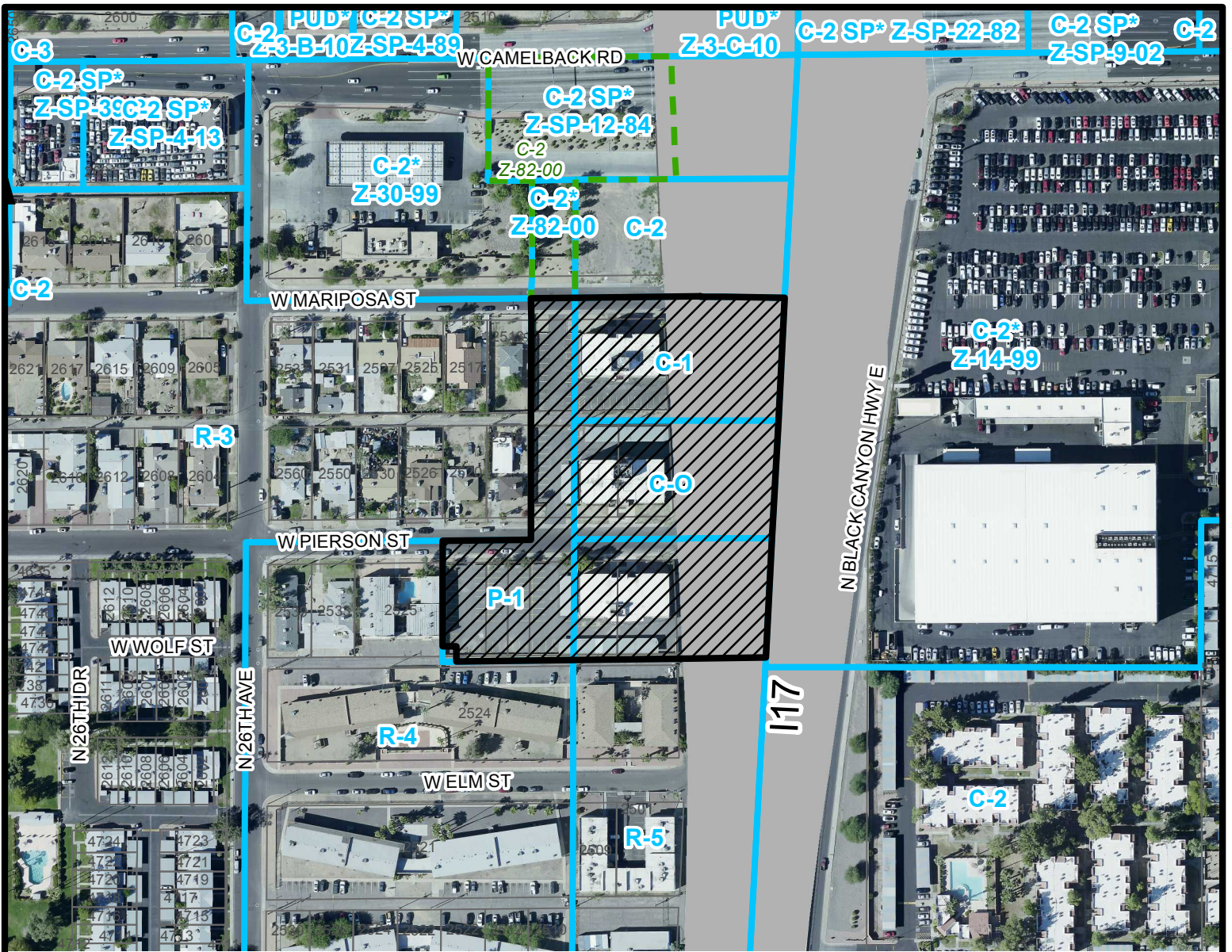
ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Adam Baugh/Benjamin Tate		REQUESTED CHANGE: FROM: C-1 (0.59 a.c.) C-O (0.60 a.c.) P-1 (1.12 a.c.) R-5 (0.64 a.c.) TO: C-2 HGT/WVR (2.95 a.c.)	
APPLICATION NO. Z-54-17	DATE: 08/29/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.95 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 18-23	ZONING MAP H-7	
MULTIPLES PERMITTED C-1, C-O, P-1, R-5 C-2 HGT/WVR	CONVENTIONAL OPTION 8, N/A, N/A, 28 43	* UNITS P.R.D. OPTION 10, N/A, N/A, 33 51	

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



Feet

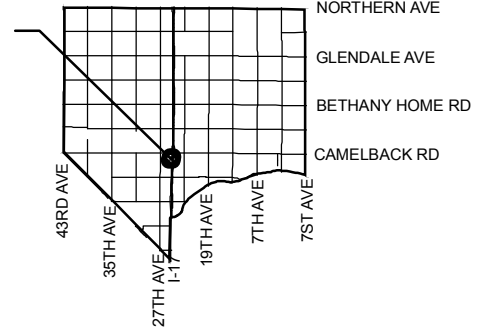
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ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4



Z-54-17



APPLICANT'S NAME: Adam Baugh/Benjamin Tate

APPLICATION NO. Z-54-17

DATE: 08/29/2017
REVISION DATES:

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

2.95 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 18-23

ZONING MAP H-7

REQUESTED CHANGE:

FROM:
C-1 (0.59 a.c.)
C-O (0.60 a.c.)
P-1 (1.12 a.c.)
R-5 (0.64 a.c.)

TO: C-2 HGT/WVR (2.95 a.c.)

MULTIPLES PERMITTED

C-1, C-O, P-1, R-5
C-2 HGT/WVR

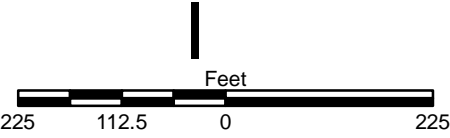
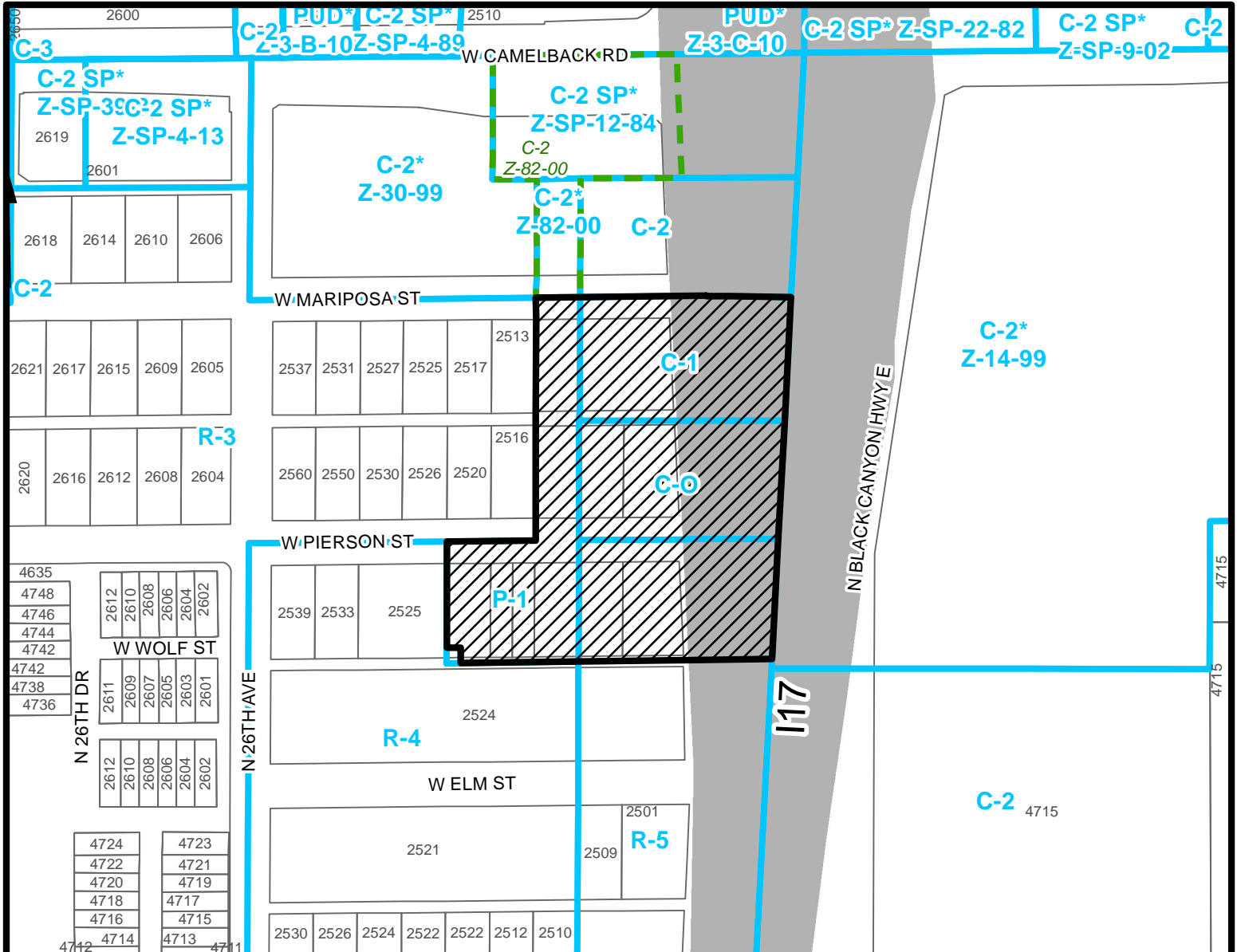
CONVENTIONAL OPTION

8, N/A, N/A, 28
43

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

10, N/A, N/A, 33
51

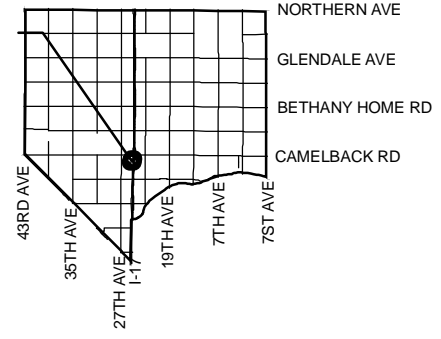
* Maximum Units Allowed with P.R.D. Bonus



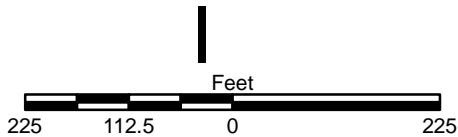
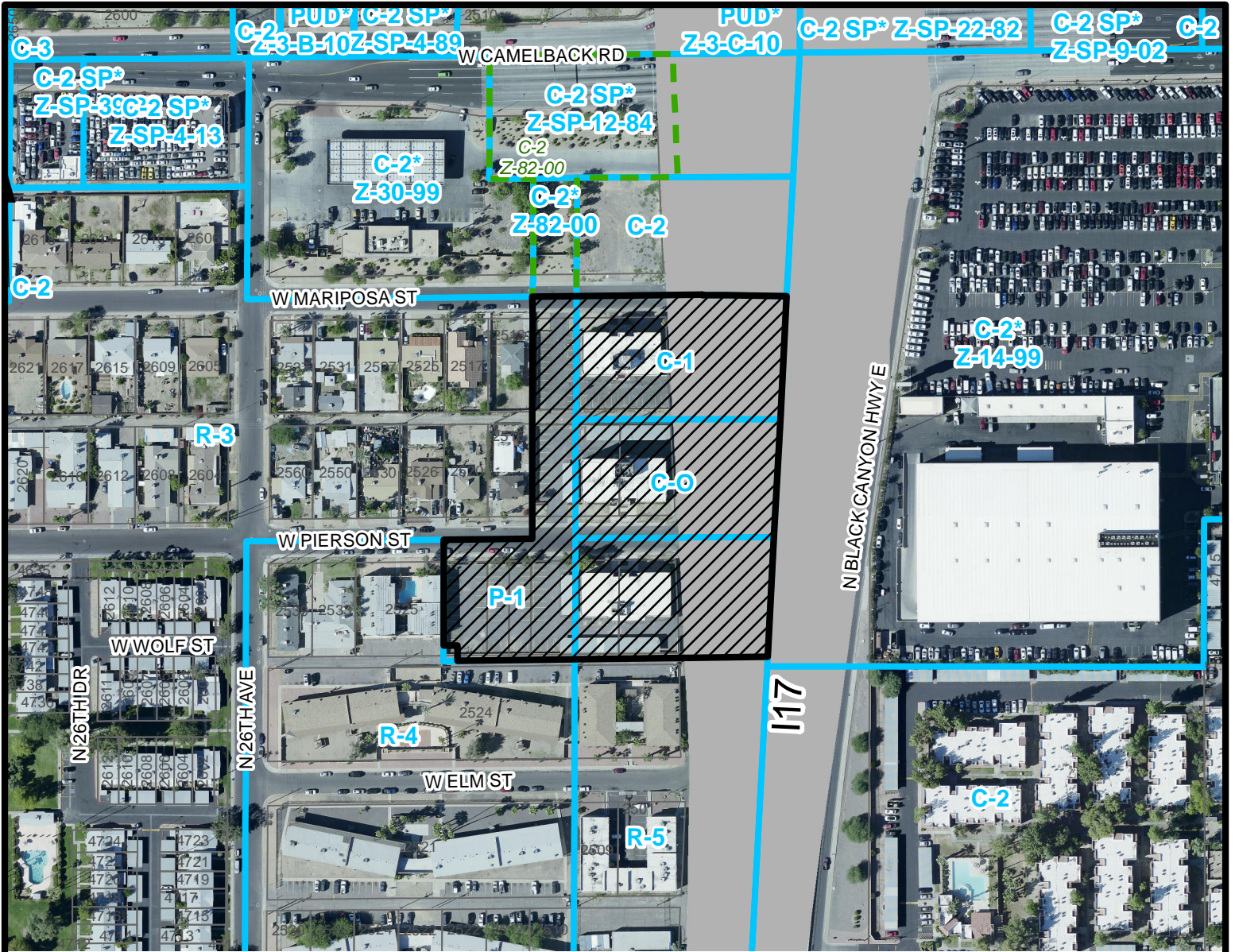
ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 4



Z-SP-11-17



APPLICANT'S NAME: Adam Baugh/Benjamin Tate		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-11-17		FROM: C-1 (Pending C-2 HGT/WVR) (0.59 a.c.) C-O (Pending C-2 HGT/WVR) (0.60 a.c.) P-1 (Pending C-2 HGT/WVR) (1.12 a.c.) R-5 (Pending C-2 HGT/WVR) (0.64 a.c.)	
DATE: 08/30/2017 <small>REVISION DATES:</small> 09/22/2017		TO: C-2 HGT/WVR SP (2.95 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.95 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 18-23 ZONING MAP H-7	
MULTIPLES PERMITTED C-1 (Pending C-2 HGT/WVR), C-O (Pending C-2 HGT/WVR), P-1 (Pending C-2 HGT/WVR), R-5 (Pending C-2 HGT/WVR)		CONVENTIONAL OPTION 8 (8), N/A (8), N/A (16), 28 (9)	
C-2 HGT/WVR SP		43	
* Maximum Units Allowed with P.R.D. Bonus		* UNITS P.R.D. OPTION 10 (10), N/A (10), N/A (19), 33 (11)	
		51	

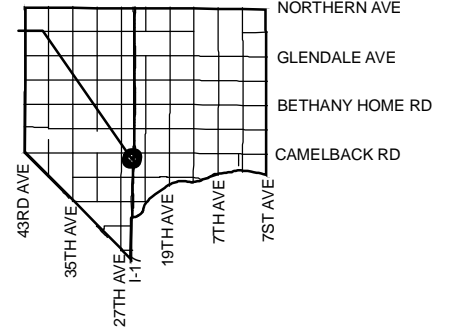


ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 4



Z-SP-11-17



APPLICANT'S NAME: Adam Baugh/Benjamin Tate

APPLICATION NO. Z-SP-11-17

DATE: 08/30/2017
REVISION DATES:

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

2.95 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 18-23
ZONING MAP H-7

REQUESTED CHANGE:

FROM:
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TO: C-2 HGT/WVR SP (2.95 a.c.)

MULTIPLES PERMITTED

C-1 (Pending C-2 HGT/WVR), C-O (Pending C-2 HGT/WVR), P-1 (Pending C-2 HGT/WVR), R-5 (Pending C-2 HGT/WVR)

C-2 HGT/WVR SP

CONVENTIONAL OPTION

8 (8), N/A (8), N/A (16), 28 (9)

43

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

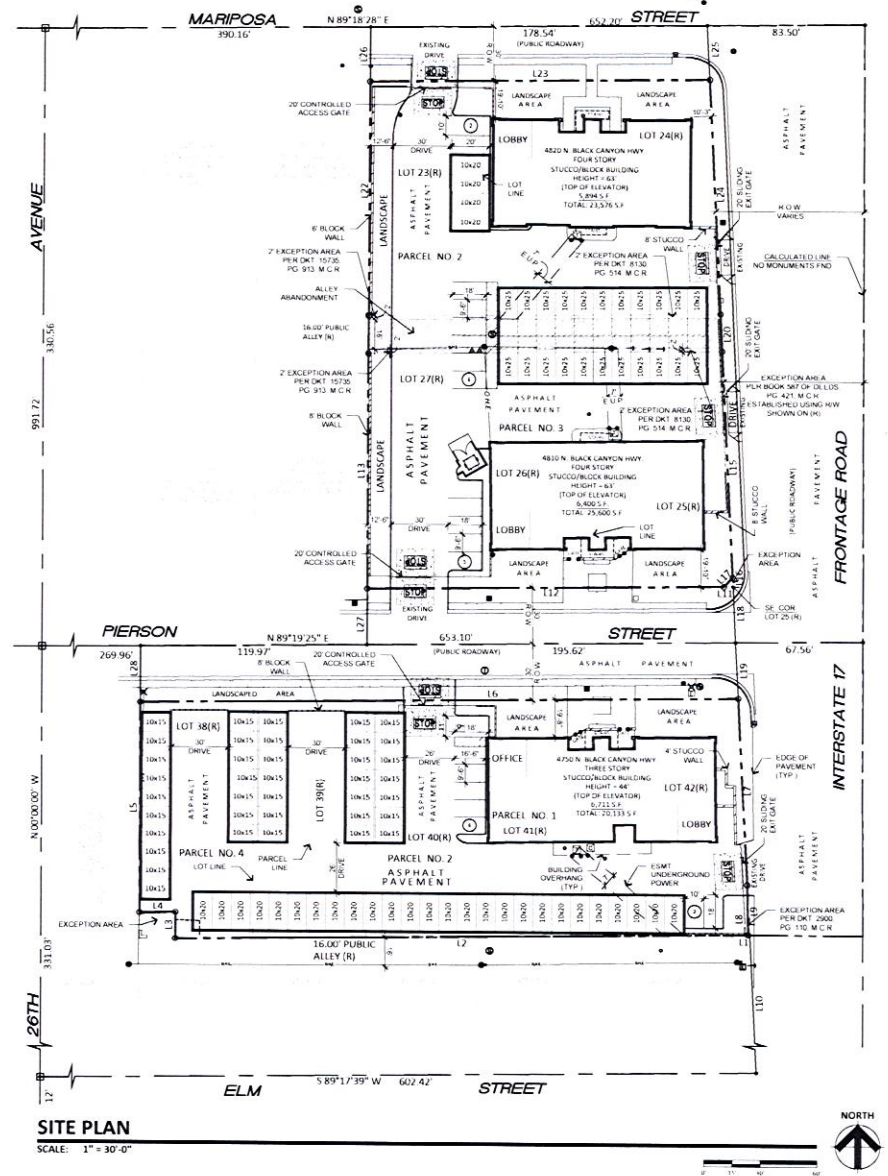
10 (10), N/A (10), N/A (19), 33 (11)

51

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

CITY OF PHOENIX SITE PLAN NOTES

- a. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- b. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- c. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- d. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- e. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- f. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, UDOOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, UDOOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- g. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS OF WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- h. AFTER FINAL APPROVAL OF THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 767-6981 AND REQUEST A SITE INSPECTION.
- i. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- j. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- k. ALL SIGNAGE REQUIRES A SEPARATE APPROVALS AND PERMIT.
- l. ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) ACQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E 301 (AACR 18-9-1301) WHICH EVER IS APPLICABLE. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- m.



SITE PLAN
SCALE: 1" = 30'-0"

PROPOSED SELF STORAGE
SWC-I-17 AND MARIPOSA STREET
PHOENIX, ARIZONA
DATE: 08-02-2017 (PRELIMINARY NOT FOR CONSTRUCTION)

PROJECT DIRECTORY

DEVELOPER:
BLACK CANYON SELF STORAGE, LLC
1441 NORTH DANA STREET
GILBERT, ARIZONA 85233
CONTACT: MIKE KUCERA
PHONE: (402) 880-4563

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: EDGAR FELIX
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: efelix@rkaa.com

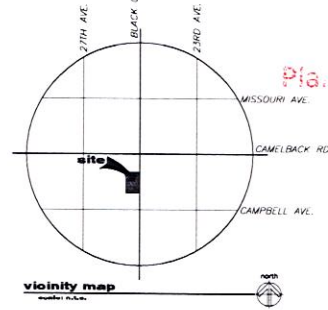
SITE DATA

EXISTING ZONING:	C-O, C-1, P-1
PROPOSED ZONING:	C-2 WITH A SP & HEIGHT WAIVER
GROSS SITE AREA:	3.37 ACRES (146,927 S.F.)
NET SITE AREA:	2.09 ACRES (91,163 S.F.)
APN:	154-04-043, 154-04-044-A, 154-04-047, 154-04-046-A, 154-04-045-B, 154-04-058-A, 154-04-059-A, 154-04-059-B, 154-04-060, 154-04-061, 154-04-062
PROPOSED USE:	SELF-STORAGE
BUILDING AREA:	
4820 (4 STORY):	23,576 S.F.
4810 (4 STORY):	25,600 S.F.
4750 (3 STORY):	20,133 S.F.
INTERNAL BUILDING AREA:	69,309 S.F.
EXTERIOR ROLL-UP BUILDINGS:	18,466 S.F.
TOTAL BUILDING AREA:	87,775 S.F.
SITE COVERAGE:	(37,471 S.F. / 91,163 S.F.) 42%
TOTAL PARKING REQUIRED:	20 SPACES
4820 4810 4750 (87,775 S.F.) SELF STORAGE (200 UNITS) @ 1/15 UNITS = 20 SPACES	
TOTAL PARKING PROVIDED:	21 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES

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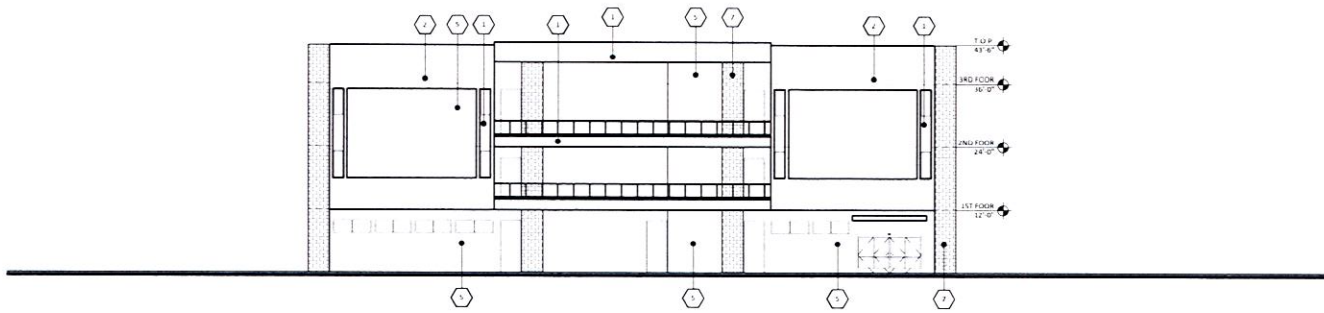


vicinity map

SP-1

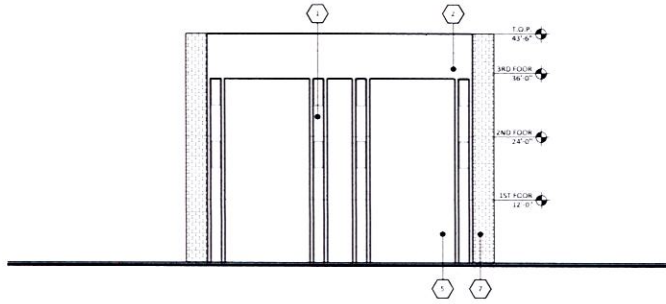
RKAA# 17129.50





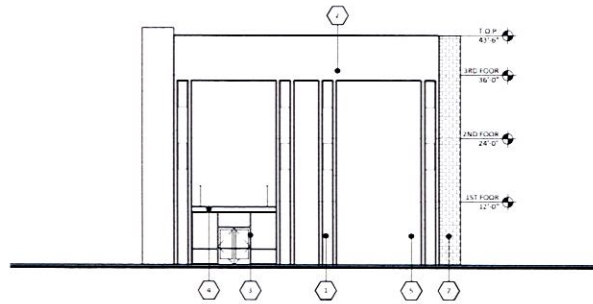
SOUTH ELEVATION

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



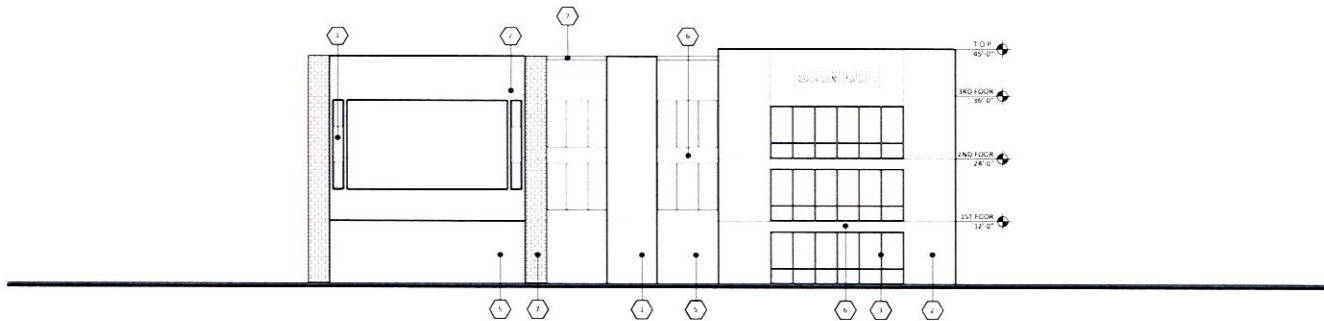
EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

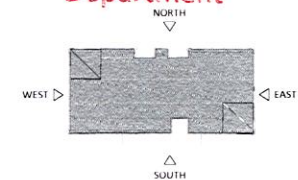
SCALE: 3/32" = 1'-0"

MATERIALS	
1	PAINT DUNN EDWARDS DE1514 SMOKE & ASH
2	FINE FINISH STUCCO PAINTED DUNN EDWARDS DES803 TURBULENT SEA
3	STOREFRONT KAWNEER ANODIZED CLEAR
4	AWNINGS MBCI MEDIUM BRONZE
5	STUCCO FINE FINISH PAINTED DUNN EDWARDS DE6192 NOMADIC TAUPE
6	STUCCO FINE FINISH PAINTED DUNN EDWARDS DEC790 ICE GRAY
7	PAINT DUNN EDWARDS DE6062 TEA BAG

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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE (4750 3-STORY)

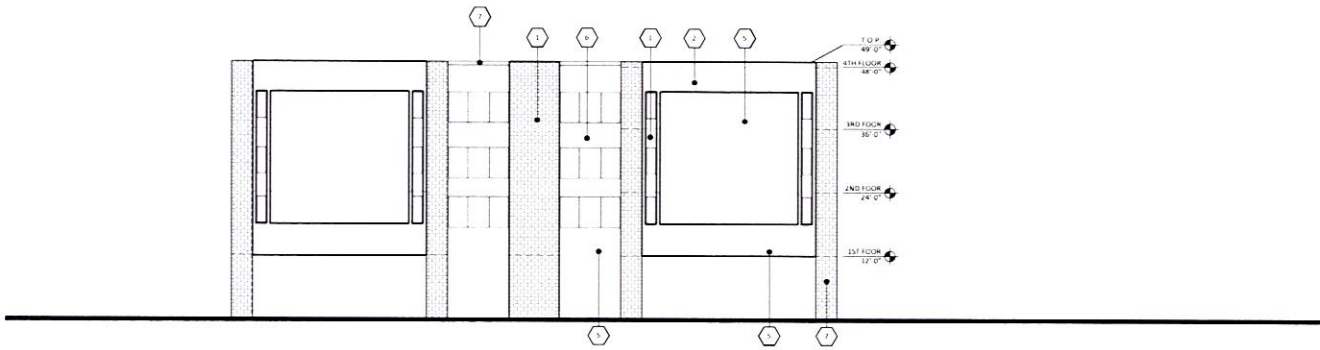
SWC I-17 AND MARIPOSA STREET
PHOENIX, ARIZONA
DATE: 08-16-2017 (PRELIMINARY)



EL-1

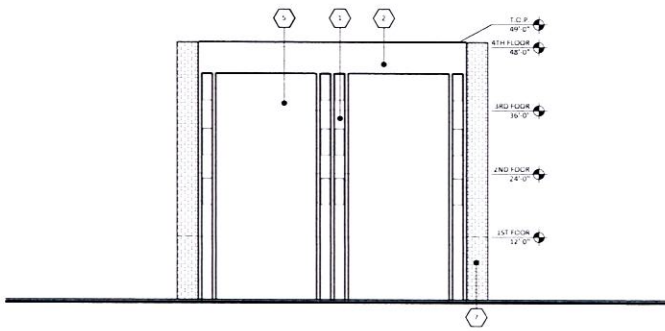
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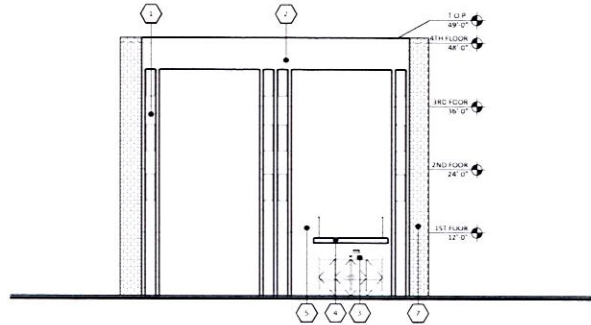
SOUTH ELEVATION

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



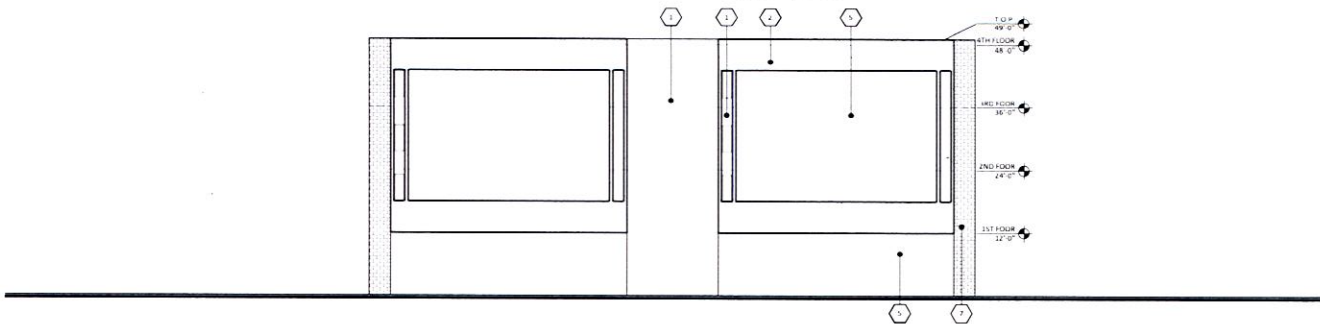
EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

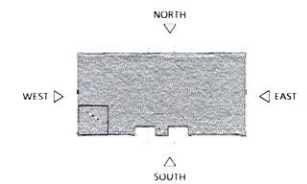
SCALE: 3/32" = 1'-0"

MATERIALS	
1	PAINT DUNN EDWARDS DET514 SMOKE & ASH
2	FINE FINISH STUCCO PAINTED DUNN EDWARDS DES803 TURBULENT SEA
3	STOREFRONT KAWNEER ANGUJIZED CLEAR
4	AWNINGS MBCI MEDIUM BRONZE
5	STUCCO FINE FINISH PAINTED DUNN EDWARDS DES192 NOMADIC TALPE
6	STUCCO FINE FINISH PAINTED DUNN EDWARDS DEC790 ICE GRAY
7	PAINT DUNN EDWARDS DER662 TEA BAG

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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE (4810 4-STORY)

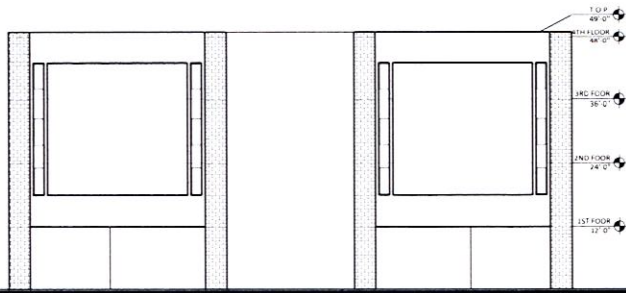
SWC I-17 AND MARIPOSA STREET
PHOENIX, ARIZONA
DATE: 08-16-2017 (PRELIMINARY)



EL-2

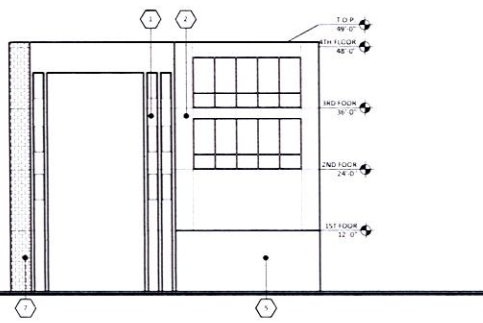
RKAA# 17129.5





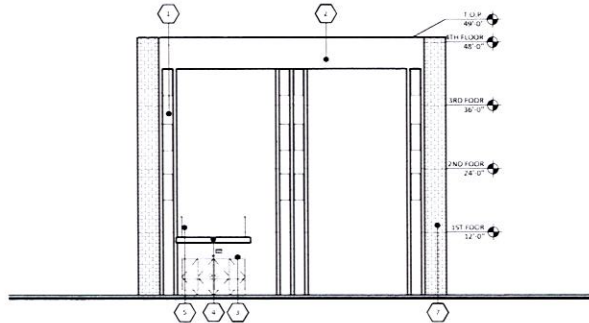
SOUTH ELEVATION

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



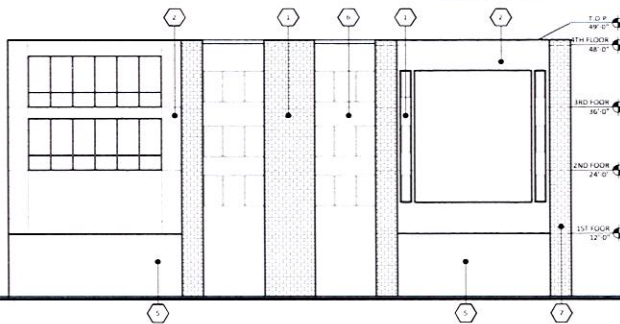
EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

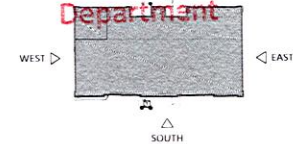
SCALE: 3/32" = 1'-0"

MATERIALS	
1	PAINT DUNN EDWARDS DET514 SMOKE & ASH
2	FINE FINISH STUCCO PAINTED DUNN EDWARDS DES583 TURBULENT SEA
3	STOREFRONT KAWNEER ANODIZED CLEAR
4	AWNING MISEI MEDIUM BRONZE
5	STUCCO FINE FINISH PAINTED DUNN EDWARDS DES192 NOMADIC TALUPE
6	STUCCO FINE FINISH PAINTED DUNN EDWARDS DEC790 ICE GRAY
7	PAINT DUNN EDWARDS DE6062 TEA BAG

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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE (4820 4-STORY)

SWC I-17 AND MARIPOSA STREET
PHOENIX, ARIZONA
DATE: 08-16-2017 (PRELIMINARY)



EL-3

RKAA# 17129.5





SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

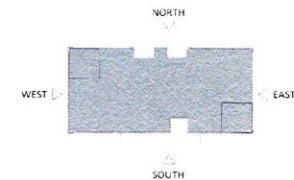
SCALE: 3/32" = 1'-0"

MATERIALS	
1	PAINT DUNN EDWARDS DETS14 SMOKE & ASH
2	FINE FINISH STUCCO PAINTED DUNN EDWARDS DES931 TURBULENT SEA
3	STOREFRONT KAWNEER ANODIZED CLEAR
4	AWNINGS MBCI MEDIUM BRONZE
5	STUCCO FINE FINISH PAINTED DUNN EDWARDS DES192 MOSAIC TAUPE
6	STUCCO FINE FINISH PAINTED DUNN EDWARDS DEC790 ICE GRAY
7	PAINT DUNN EDWARDS DES662 TEA BAG

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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE (4750 3-STORY)

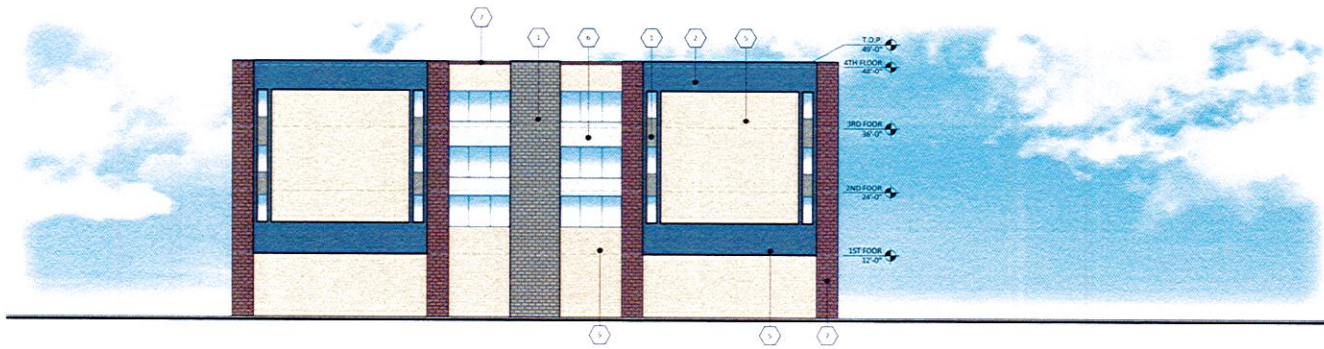
SWC I-17 AND MARIPOSA STREET
PHOENIX, ARIZONA
DATE: 08-16-2017 (PRELIMINARY)

NO. 17129.5
DATE: 08-16-2017
PROJECT: SWC I-17 AND MARIPOSA STREET
PHOENIX, ARIZONA
DRAWN BY: J. HARRIS
CHECKED BY: J. HARRIS
DATE: 08-16-2017

EL-1

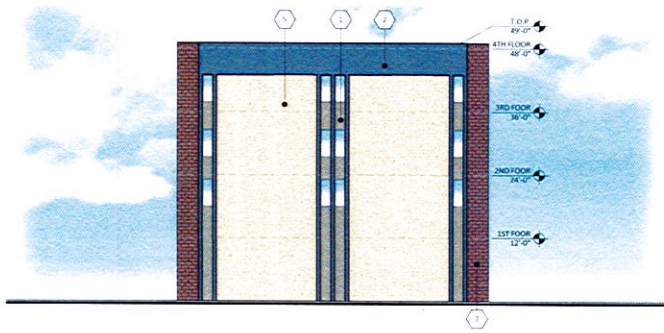
RKAA# 17129.5





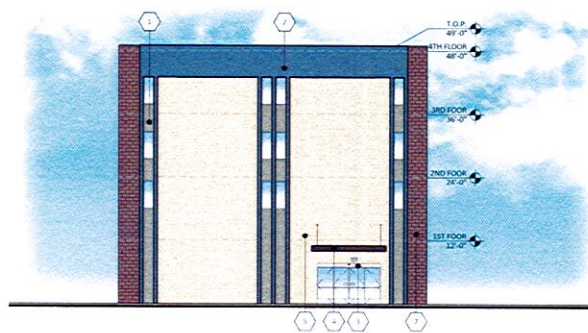
SOUTH ELEVATION

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



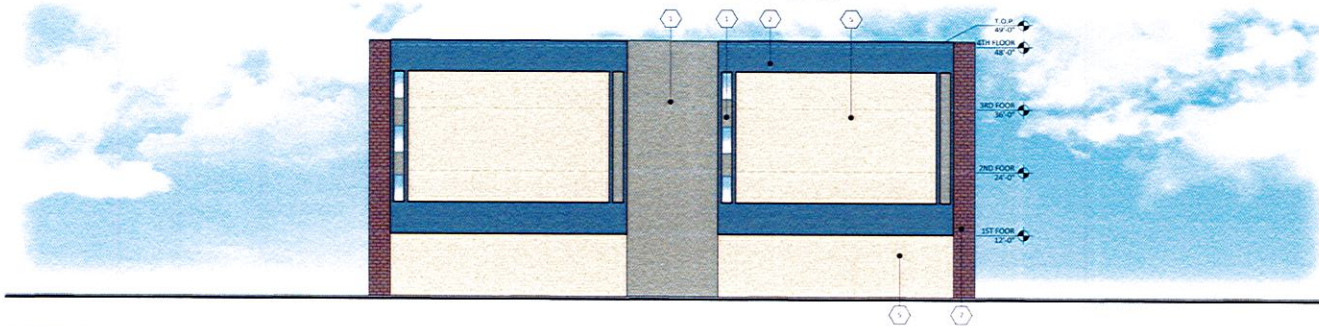
EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

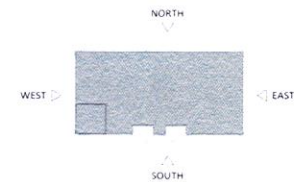
SCALE: 3/32" = 1'-0"

MATERIALS	
1	PAINT DUNN EDWARDS DETS14 SMOKE & ASH FINE FINISH STUCCO PAINTED
2	DUNN EDWARDS DES081 TURBULENT SEA
3	STOREFRONT KAWNEER ANODIZED CLEAR
4	AWNINGS MBCI MEDIUM BRONZE
5	STUCCO FINE FINISH PAINTED DUNN EDWARDS DES192 NOMADIC TAUPE
6	STUCCO FINE FINISH PAINTED DUNN EDWARDS DEC790 ICE GRAY
7	PAINT DUNN EDWARDS DE6962 TEA BAG

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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE (4810 4-STORY)

SWC I-17 AND MARIPOSA STREET
PHOENIX, ARIZONA

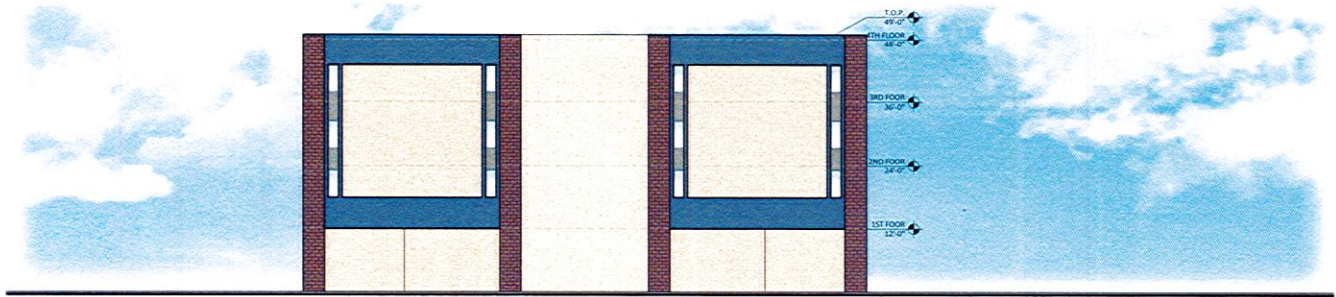
DATE: 08-16-2017 (PRELIMINARY)

EL-2
RCAA# 17129.5

EL-2

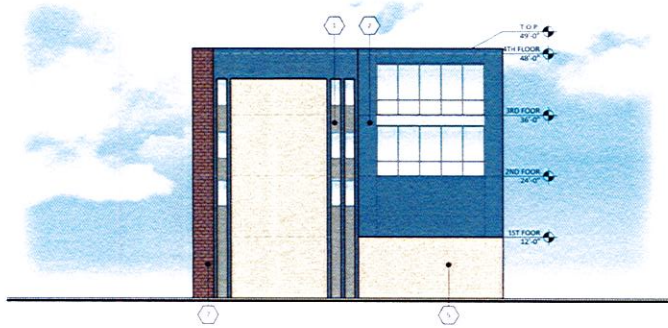
RCAA# 17129.5





SOUTH ELEVATION

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



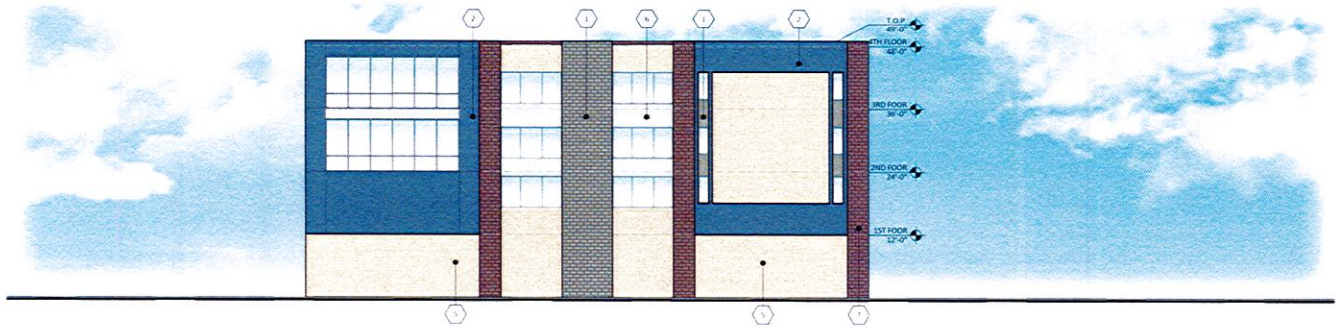
EAST ELEVATION

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



WEST ELEVATION

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



NORTH ELEVATION

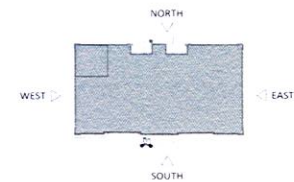
SCALE: 3/32" = 1'-0"

MATERIALS	
0	PAINT
1	DUNN EDWARDS DE7514 SMOKE & ASH FINE FINISH STUCCO PAINTED
2	DUNN EDWARDS DES803 TURBULENT SEA
3	STOREFRONT KAWNEER ANODIZED CLEAR AWINGS
4	MBCI MEDIUM BRONZE
5	STUCCO FINE FINISH PAINTED DUNN EDWARDS DE6192 NOMADIC TAUPE
6	STUCCO FINE FINISH PAINTED DUNN EDWARDS DEC790 ICE GRAY
7	PAINT DUNN EDWARDS DE6062 TEA BAG

CITY OF PHOENIX

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KEY MAP

SCALE: N.T.S.

PROPOSED SELF-STORAGE (4820 4-STORY)
 SWC I-17 AND MARIPOSA STREET
 PHOENIX, ARIZONA
 DATE: 08-16-2017 (PRELIMINARY)

EL-3
 RKA# 17129.5

