



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-190-H-84-7
September 3, 2019

Maryvale [Village Planning Committee](#) Meeting Date: September 11, 2019

[Planning Commission](#) Hearing Date: October 3, 2019

Request From: [PCD](#) (Approved C-2 PCD) (2.61 acres)

Request To: [C-2 HGT/WVR SP PCD](#) (2.61) acres

Proposed Use: Major Amendment to the Amberlea PCD to allow a Special Permit for a self-storage facility, a height waiver to allow 3 stories and 40 feet, and all underlying C-2 uses

Location: Southwest corner of 83rd Avenue and Palm Lane

Owners: Guardian Storage Centers, LLC

Applicant/ Representative: Brian Greathouse, Bruch & Cracchiollo

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 15+ dwelling units per acre	
<u>Street Map Classification</u>	83rd Avenue	Arterial	+55-foot west half
	Palm Lane	Local	40-foot south half
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.</i></p> <p>The subject site abuts commercial zoning to the south and west which permit identical development standards related to building and landscape setbacks as well as lot coverage. In addition, the properties to the north and east of the subject site allow similar heights to those proposed for the storage facility. As stipulated, the proposal is sensitive to the scale and character of the adjacent properties and contains treatments to mitigate negative impacts on nearby residential properties.</p>			

CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The subject site is located along the 83rd Street commercial corridor where a variety of intermediate commercial uses are available. The proposal will add to the mix of services in the area to be used by residents and businesses in an area of similar intensity.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – See background Item No. 8.

[Comprehensive Bicycle Master Plan](#) – See background Item No. 9.

[Complete Streets Guiding Principles](#) – See background Item No. 10.

[Reimagine Phoenix Initiative](#) – See background Item No. 11.

Surrounding Land Uses/Zoning

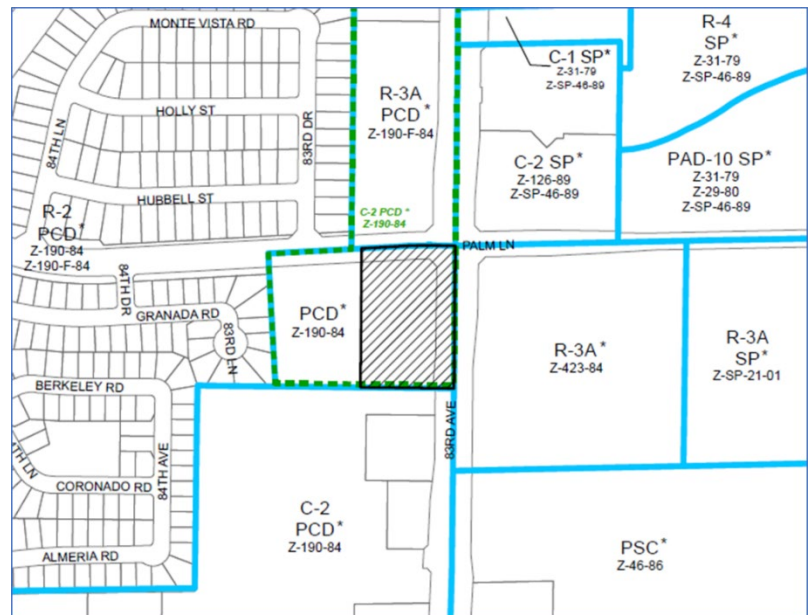
	Land Use	Zoning
On Site	Vacant	PCD (Approved C-2 PCD)
North	Vacant	R-3A PCD (Approved C-2 PCD)
South	Large Scale Commercial Retail	C-2 PCD
East, across 83rd Avenue	Multifamily Residential	R-3A
West	Vacant (Proposed Multifamily Residential)	PCD (Approved C-2 PCD)

C-2 (Intermediate Commercial)		
Standards	Requirements	Met or Not Met
Building Setbacks		
Adjacent to Street - 83rd Ave.	For structures exceeding two stories or 30 feet, average 30 feet; Min. of 20 feet permitted for up to 50% of structure, including projections	Met – 32 feet
Adjacent to Street - Palm Ln.		Met – 75 feet
Adjacent to C-2 - West	None	Met – 58 feet
Adjacent to C-2 - South		Met – 35 feet
Landscape Setbacks		
Street – 83rd Ave.	Average 30-foot; minimum 20-foot permitted for up to 50% of the frontage.	Met – 32 feet
Street – Palm Ln.		Met – Average of 30 feet; 20 feet for 30% of the frontage.
Adjacent to C-2 - West	None	Met – 15 feet
Adjacent to C-2 - South		Met – 5 feet
Lot Coverage	Not to exceed 50%	Met – 37.7%
Building Height (Height Waiver)	4 stories not to exceed 56 feet	Met – 40 feet (3 stories)
Parking	1 space per 35 storage units = 16 parking spaces required	Met – 22 spaces

Background/Issues/Analysis

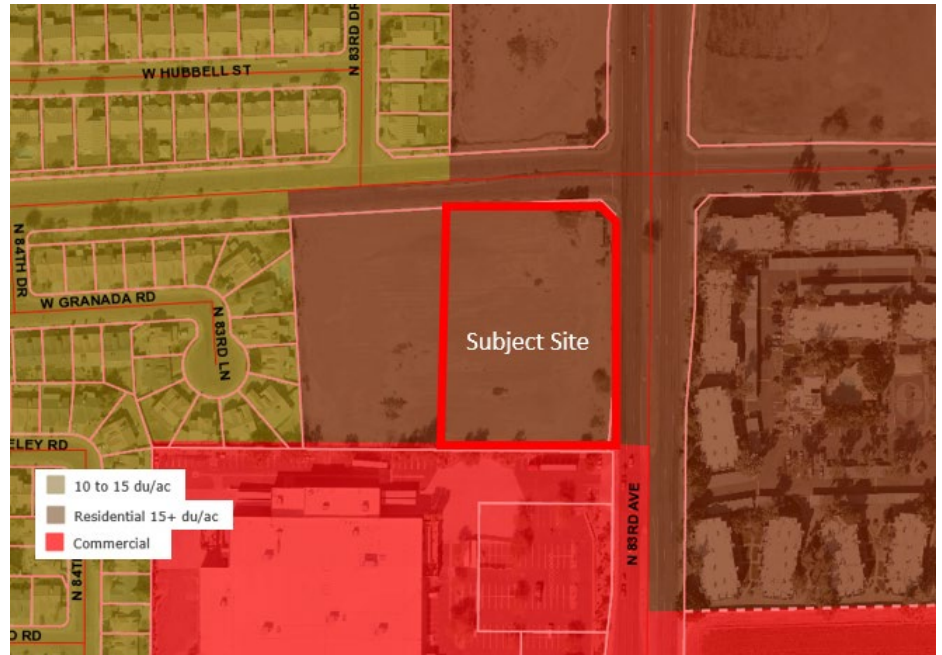
SUBJECT SITE

1. This is a request to rezone a 2.61-acre site located at the southwest corner of 83rd Avenue and Palm Lane. The request is to rezone from PCD, Approved C-2 PCD (Planned Community District, Approved Intermediate Commercial, Planned Community District) to C-2 HGT/WVR SP PCD (Intermediate Commercial District, Height Waiver, Special Permit, Planned Community District) to allow a special permit for a self-storage facility, a height waiver to allow 3 stories and 40 feet, and all underlying C-2 uses.



Source: City of Phoenix Planning and Development Department

2. 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 Residential designation. However, an amendment is not needed because the site is under the 10 acres. The abutting General Plan Land Use Map designations are as follows:



Source: City of Phoenix Planning and Development Department

North, East and West:
 Residential 15+ dwelling units per acre

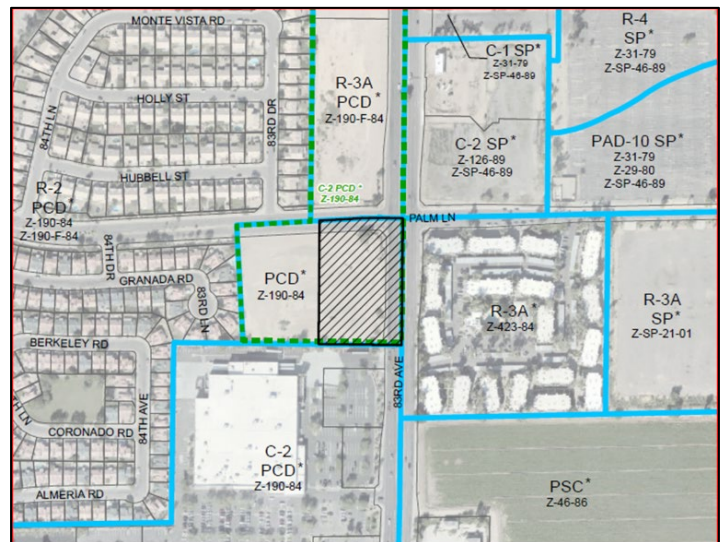
South:
 Commercial

SURROUNDING ZONING AND USES

3. **NORTH**
 North of the subject site is a vacant lot zoned R-3A PCD (Multifamily Residence District, PCD). The site is currently vacant.

SOUTH
 South of the subject site is a commercial development zoned C-2 PCD (Intermediate Commercial, Planned Community District).

EAST
 East of the subject site is a multifamily residential development zoned R-3A (Multifamily Residence District).



Source: City of Phoenix Planning and Development Department

WEST

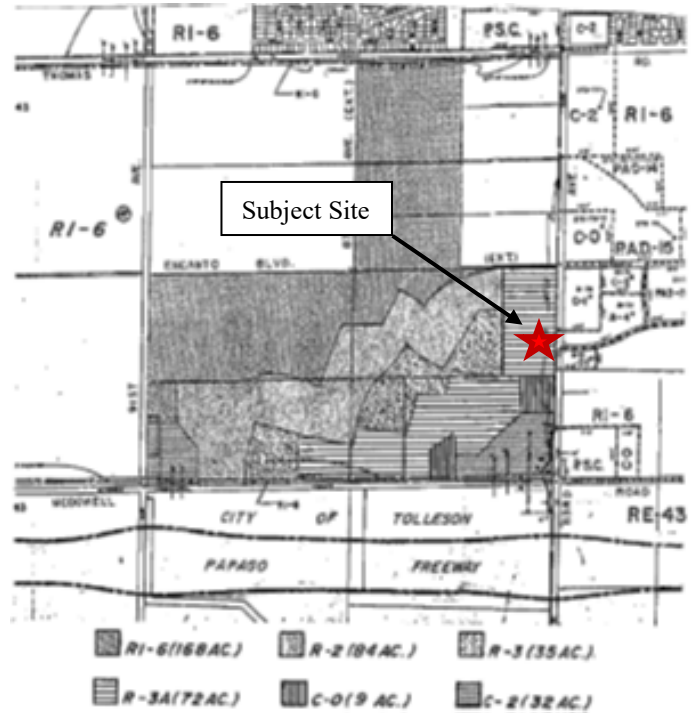
West of the subject site is a vacant site zoned PCD, Approved C-2 PCD (Planned Community District, Approved Intermediate Commercial, Planned Community District) that is planned for a multifamily development.

APPROVAL AND AMENDMENT HISTORY

4. The site is the last development phase of the Amberlea PCD, an approximately 400-acre master planned community bounded by McDowell Road to the south, 83rd Avenue to the east, 91st Avenue to the west and a portion to the north that is bounded by Thomas Road on the north, 85th Avenue to the east and 87th Avenue to the west. On September 5, 1984 via Rezoning Case No. Z-190-84 the City Council initially approved the PCD request from R1-6 to PCD (R1-6, R-2, R-3, R-3A, C-O, C-2). This request established the PCD (Approved R-3A PCD) on the subject site and adjacent properties to the north, south and west.

On several occasions, the Phoenix City Council concurred with the recommendation of the Planning Hearing Officer and approved modification of stipulations, subject to stipulations.

Approval of the underlying Approved C-2 zoning on the subject site was approved through Z-190-F-84-7 by the City Council on March 3, 1993.

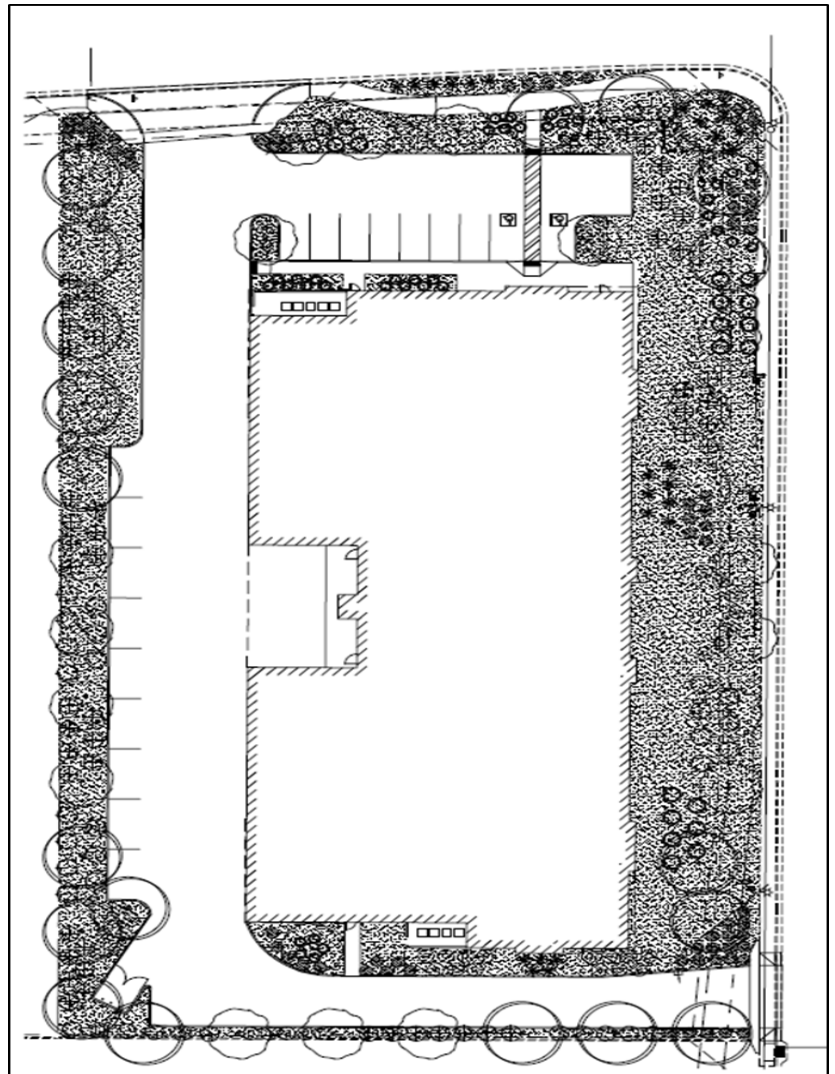


Source: Amberlea Master Plan, City of Phoenix, Planning & Development Department

PROPOSAL

5. The conceptual site plan proposes one self-service storage building with exterior roll up doors and a recessed loading dock on the west elevation. The building has direct access off of an arterial street. Parking for the facility is proposed along the west property line as well as a small parking area on the north side of the site.

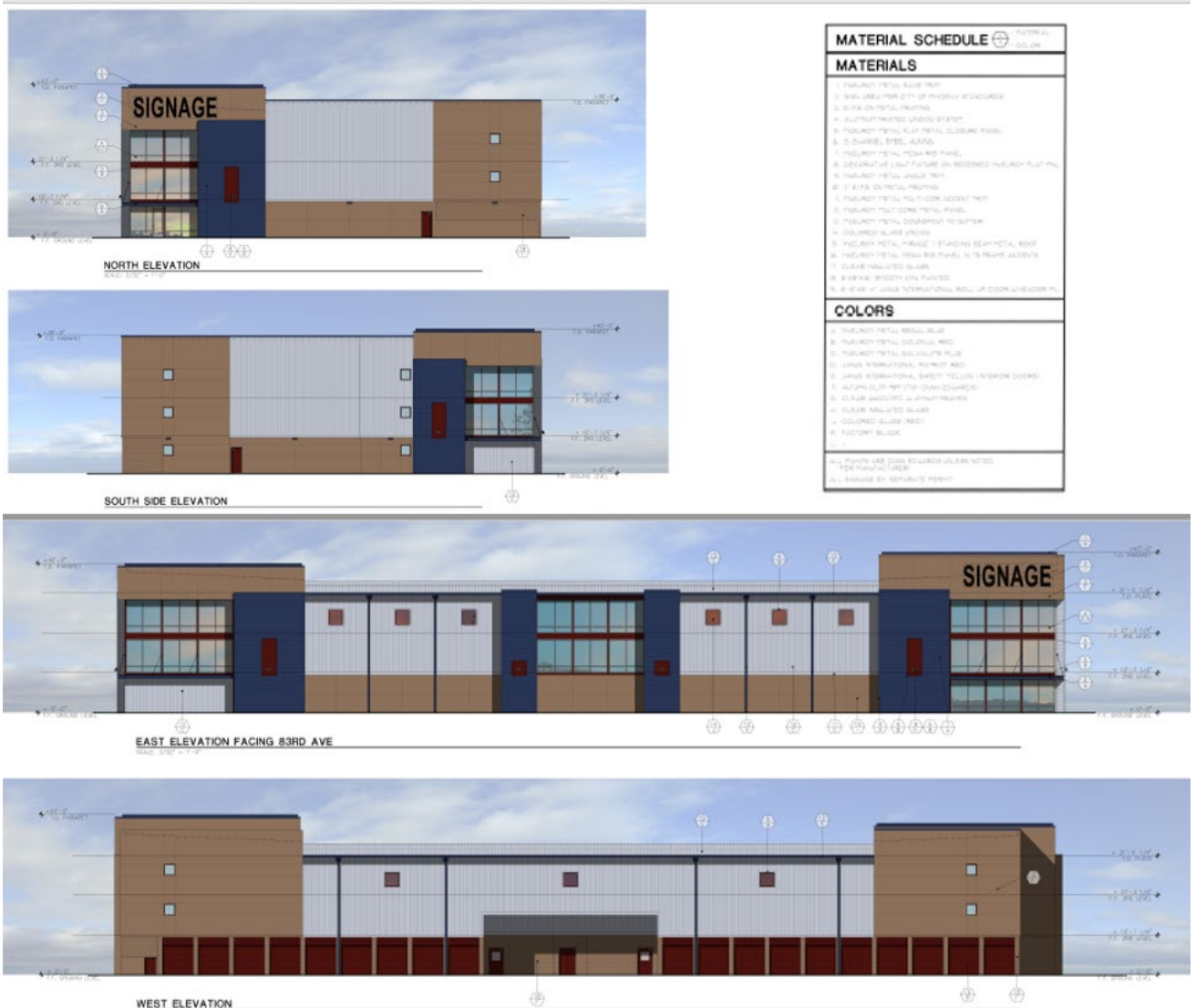
6. Staff has recommended that a pedestrian path be located on the north side of the site connecting the office entry to the sidewalk. All sidewalks shall be detached and landscaped with minimum 3-inch caliper shade trees planted 20 feet on center on both sides of the sidewalk and 5-gallon shrubs with a maximum mature height of 2-feet providing 75% live cover. A minimum 15-foot landscape setback shall be required along the west property line and shall include large canopy shade trees 20 feet on center or in equivalent groupings as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and seventy-five percent of the trees shall be minimum 3-inch caliper in order to provide screening for adjacent residents. Trees will help reduce the urban heat island effect and will provide thermal comfort for users of the site as well as pedestrians passing by. These requirements are addressed in Stipulation Nos. 3, 4 and 5.



Source: *Everette Landscape Architects.*

- The C-2 zoning district allows a maximum building height of two stories and 30 feet permitted. The C-2 district also permits the City Council to approve a height waiver for up to four stories and 56 feet upon finding that such additional height is not detrimental to adjacent properties or the public welfare in general. The properties to the east across 83rd Avenue, the site to the north and west are zoned R-3A, which allows a height up to 48 feet when setback a minimum distance from the property line. The proposed height of 40 feet is consistent with surrounding heights. Staff is recommending that the maximum building height on the subject site be limited to three stories and 40 feet. This is addressed in Stipulation No 1.

The conceptual building elevations provided depict a variation of colors, materials, recesses and offsets. To ensure the building includes these features, staff is recommending that the site be developed in general conformance to the proposed building elevations. This is addressed in Stipulation No. 2.



AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

8. **Tree and Shade Master Plan**

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. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending a stipulation for shade trees along the west property line as well as along both sides of the sidewalks, which is addressed in Stipulation Nos. 4 and 5.

9. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan notes that transit works in tandem with walking, bicycling, and automobile use to provide commuters with multiple convenient transportation choices. All Valley Metro buses are equipped with bicycle racks (two-bike or three-bike) and light rail trains have on-board storage hangers for bicycles. Staff has recommended that a minimum of two bicycle racks be provided on site for guests or employees. Section 1307.H., of the Zoning Ordinance requires that the bicycle parking be located near building entrances and the rack installation should be clear of obstacles. Bicycle racks should be an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation No. 6.

10. **Complete Streets Guiding Principles**

In 2014, 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. To support these principles related to pedestrian connectivity and safety, staff has requested that the developer construct a detached sidewalk, with shade trees between the sidewalk and back of curb along 83rd Avenue and Palm Lane. This is addressed in Stipulation No. 4.

11. **Reimagine Phoenix Initiative**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff has not received any community input.

INTERDEPARTMENTAL COMMENTS

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

14. The City of Phoenix Floodplain Management division of the Public Works 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 2180 L of the Flood Insurance Rate Maps (FIRM) dated October 22, 2013.
15. The City of Phoenix Water Services Department has noted the property 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.
16. The Street Transportation Department has indicated that modification of medians will require Street Transportation Department approval, following completion of a traffic engineering analysis and an update to the Amberlea Master Street Plan. In the event Palm Lane medians are not approved to be modified to allow access to the site, both ingress and egress will be provided at the 83rd Avenue driveway. This is addressed in Stipulation No. 7.
17. The Public Transit Department has indicated that the developer shall dedicate right-of-way and reconstruct the bus pad along southbound 83rd Avenue south of Palm Lane. This is addressed in Stipulation No. 8.
18. 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 No. 9.

OTHER

17. 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 is compatible with the surrounding land use pattern.
2. As stipulated, the additional height will not have adverse impacts on the surrounding properties.
3. As stipulated, the proposal is consistent with the Tree and Shade Master plan due to the tree lined detached sidewalks on the site.

Stipulations

1. The maximum building height shall not exceed three stories and 40 feet.
2. The building elevations shall be in general conformance with the elevations date stamped July 3, 2019, as approved by the Planning and Development Department.
3. A pedestrian path, constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided from the office entry connecting to the bus pad to the east, as approved by the Planning and Development Department.
4. All sidewalks adjacent to public rights-of-way shall be detached with a minimum five-foot-wide continuous landscaped strip area located between the sidewalk and back of curb and shall include minimum 3-inch caliper large canopy shade trees planted a minimum of 20 feet on center or equivalent groupings, and 5-gallon shrubs with a maximum mature height of 2-feet providing 75% live cover, as approved by the Planning and Development Department.
5. A minimum 15-foot landscape setback shall be required along the west property line and shall include large canopy shade trees 20 feet on center or in equivalent groupings as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and seventy-five percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
6. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided on site, located near a publicly accessible entrance to 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. Modification of medians will require Street Transportation Department approval, following completion of a traffic engineering analysis and an update to the Amberlea Master Street Plan. In the event that the Palm Lane medians are not approved to be modified to allow access to the site, both ingress and egress will be provided at the 83rd Avenue driveway, as approved by the Streets Transportation Department.
8. Dedicate right-of-way and reconstruct the bus stop pad along southbound 83rd Avenue south of Palm Lane. 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 the intersection of 83rd Avenue and Palm Lane as per City of Phoenix Standard Detail P1258.
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.

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Writer

David Simmons

September 3, 2019

Team Leader

Samantha Keating

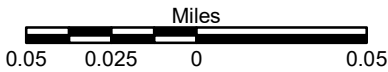
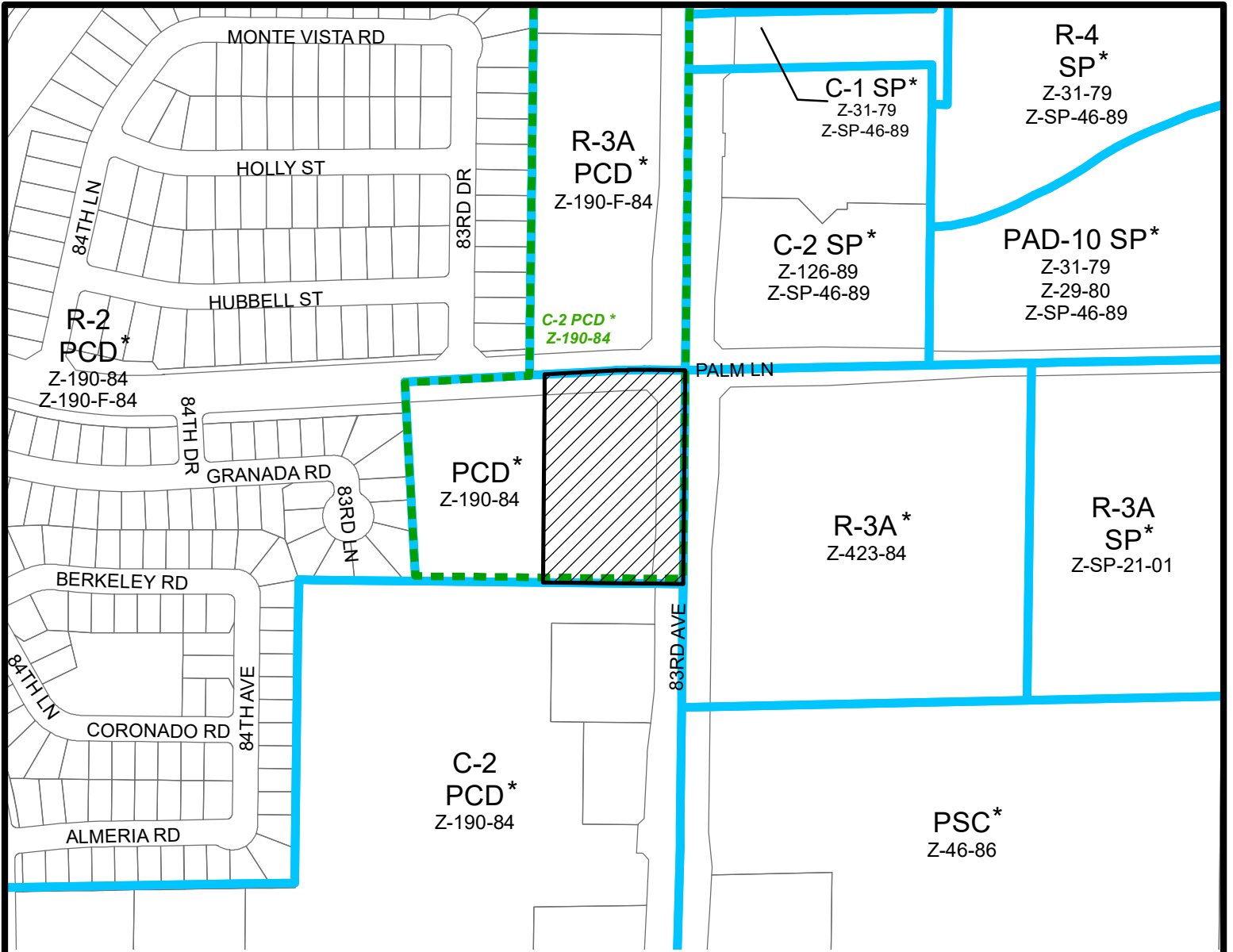
Exhibits

Sketch Map

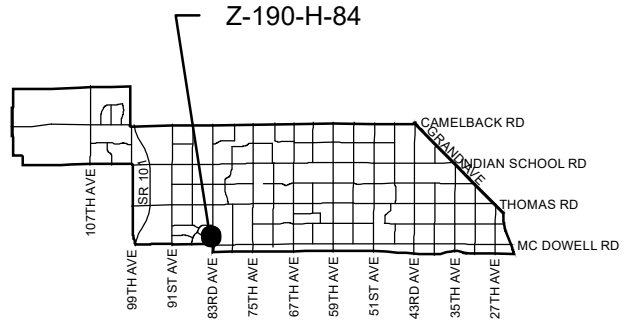
Aerial Map

Conceptual Site Plan, date stamped July 3, 2019

Conceptual Elevations, date stamped July 3, 2019 (2 pages)



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 7

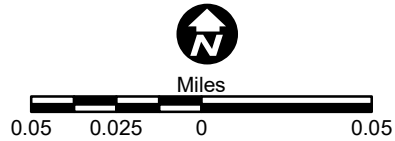


APPLICANT'S NAME: Brian Greathouse, Bruch & Cracchiollo		REQUESTED CHANGE:	
APPLICATION NO. Z-190-H-84		FROM: PCD (Approved C-2 PCD) (2.61 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.61 Acres		TO: C-2 HGT/WVR SP PCD (2.61 a.c.)	
MULTIPLES PERMITTED PCD (Approved C-2 PCD) C-2 HGT/WVR SP PCD		* UNITS P.R.D. OPTION N/A (45) 45	
CONVENTIONAL OPTION N/A (38) 38			

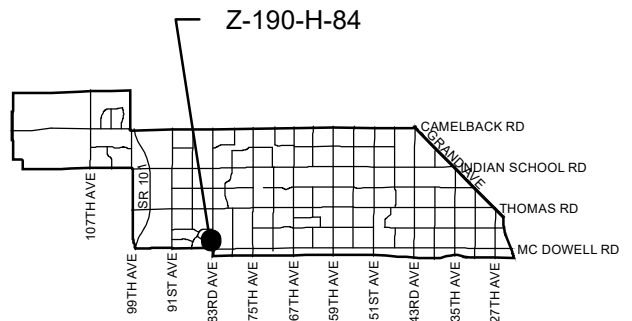
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office



MARYVALE VILLAGE
CITY COUNCIL DISTRICT: 7



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CONVENTIONAL OPTION N/A (38) 38			

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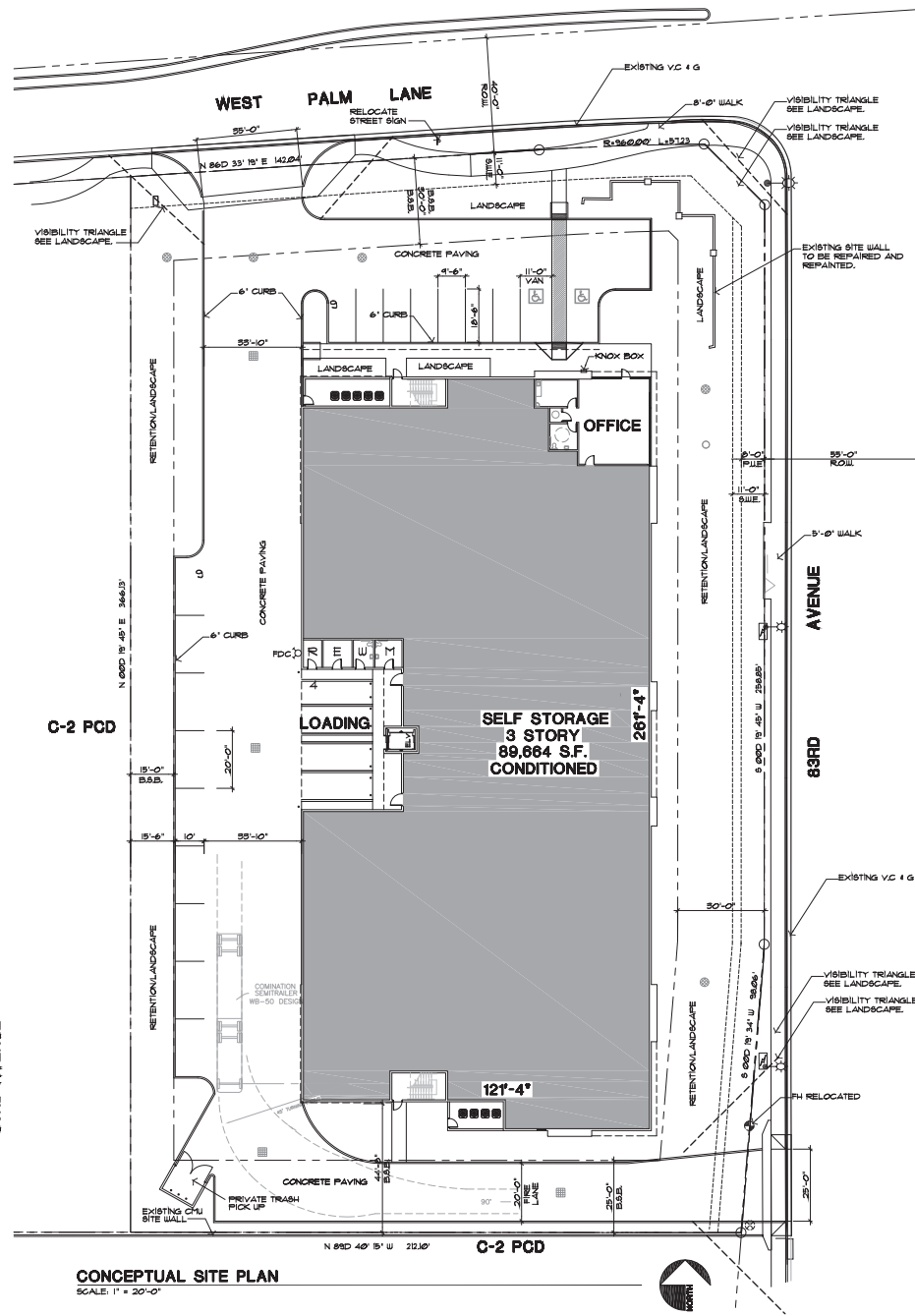
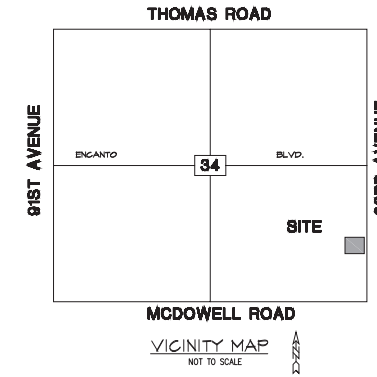
SITE PLAN GENERAL NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 80 FEET FROM THE PROPERTY LINE AND 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE 33 FEET X 3 FEET ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ON FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAYS WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGES OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
- AFTER FINAL APPROVAL, 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 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- 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.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL, RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55dB (Ld) WHEN MEASURED ON "A" WEIGHTED SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- 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 ADOPTED PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E001 (AJCC R18-9-830) WHICHEVER IS APPLICABLE.
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- ALL ON SITE WATER LINES SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER _____
 PRINTED NAME OF COPYRIGHT OWNER _____

FIRE DEPARTMENT GENERAL SITE NOTES

- WHERE REQUIRED, WHERE A PORTION OF A FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT OR A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. FOR SECONDARY HYDRANTS THE DISTANCE REQUIREMENT SHALL BE 700 FEET.
- 507.5.2.6 FIRST NEW HYDRANT. THE FIRST NEW FIRE HYDRANT SHALL BE LOCATED AT THE STREET INTERSECTION OR AT THE MAIN ENTRANCES INTO A SUBDIVISION, APARTMENT COMPLEX, OR COMMERCIAL DEVELOPMENT. ADDITIONAL HYDRANTS SHALL BE SPACED PER SECTION 507.5.2.3.
- 507.5.2.3 HYDRANT SPACING. FIRE HYDRANTS SHALL BE SPACED APPROXIMATELY 300 FEET APART IN SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS AND SHALL BE APPROXIMATELY 300 FEET APART IN ALL OTHER DEVELOPMENT TYPES. THE DISTANCE BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD.
- 507.5.2.8 DISTANCE TO FIRE DEPARTMENT CONNECTION (FDC). AT LEAST ONE FIRE HYDRANT SHALL BE LOCATED WITHIN 200 FEET OF A FIRE DEPARTMENT CONNECTION SUPPLYING BUILDING FIRE PROTECTION SYSTEMS. THE DISTANCE BETWEEN THE HYDRANT AND THE FDC SHALL BE MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD AND AS FIREFIGHTERS WOULD LAY WIDE. SEE ALSO SECTION 912.
- §11.1 GENERAL. THE INSTALLATION OF CONTROLLED ACCESS GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND MEET THE REQUIREMENTS OF SECTION S11.1. SEPARATE FIST GATE PERMIT REQUIRED. AN APPROVED SITE PLAN IS REQUIRED TO SUBMIT FOR THIS PERMIT.



PROJECT TEAM

OWNER
 FIRST CAPITAL HOLDINGS, LLC
 2042 BUSINESS CENTER DRIVE, SUITE 100
 IRVINE, CA 92612
 (602) 881-8852 ATTN: BROCK DANIELSON

ARCHITECT
 ARC SERVICES INC.
 3401 N. SUSSEX PL.
 FOUNTAIN HILLS, ARIZONA 85768
 (480) 837-0761 ATTN: PHIL GOLLON

PROJECT ADDRESS: 83RD AVE AND PALM LANE PHOENIX ARIZONA
ASSASSORS PARCEL #: TBD
PARCEL 9A
ZONING: C-2 w/ SPECIAL PERMIT PER SECTION 647.2.1
GROSS SITE AREA: = 113,765 S.F. (2.61 ACRE)
NET SITE AREA: = 81,429 S.F. (1.87 ACRE)
PROPOSED USE GROUP: = S-1 SELF STORAGE FACILITY
CONSTRUCTION TYPE: II-B (AUTOMATIC SPRINKLER SYSTEM)

ALLOWABLE AREA INCREASE 2012 IBC TABLE 503
 17,500 S.F. = (17,500 S.F. X 2) = 35,000 S.F. MULTI STORY
 17,500 S.F. = (17,500 S.F. X 3) = 52,500 S.F. SINGLE STORY

TOTAL PROPOSED GROSS AREA: = 30,701 1ST FLOOR S.F. FOOTPRINT
ALLOWABLE COVERAGE PER ZONING: = 50%
PROPOSED LOT COVERAGE: = 30,701/81,429 = 37.7%

BUILDING SEPARATION PER TABLE 602 TYPE II-B CONSTRUCTION.
PARKING: 1.35 546/35 = 15.6 (PROVIDED = 22)

PROPOSED BUILDING HEIGHT: 35'-0" WITH 45'-0" MAX FOR ARCHITECTURAL ELEMENTS.

LEGAL DESCRIPTION

PARCEL 9A
 A portion of Parcel 9, "AMBERLEA" as described in Book 294 of Maps, page 8, Official Records of Maricopa County, Arizona, which is located in the Southeast quarter of Section 34, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and more particularly described as follows:

COMMENCING at Southeast corner of said Section 34, monumented with a City of Phoenix 3" Brass Cap in handhole at the intersection of McDowell Road and 83rd Avenue; thence North 00 degrees 19 minutes 45 seconds East, along the East line of the Southeast quarter of said Section 34 and the monument line of 83rd Avenue to a point, a distance of 1257.32 feet; thence North 89 degrees 40 minutes 15 seconds West, departing from said monument line, to the East-Northeast property corner of said Parcel 9 and said Easterly right-of-way line of 83rd Avenue, a distance of 55.00 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 45 seconds West, along said Westerly right-of-way line of 83rd Avenue, a distance of 258.85 feet;

THENCE South 04 degrees 54 minutes 11 seconds West, along said Westerly right-of-way line, to the Southeast property corner of said Parcel 9, a distance of 98.00 feet;

THENCE North 89 degrees 40 minutes 15 seconds West, along the Southerly property line of said Parcel 9 to a point, a distance of 212.10 feet;

THENCE North 00 degrees 19 minutes 45 seconds East, to a point on the Southerly right-of-way line of Palm Lane, a distance of 386.13 feet;

THENCE North 86 degrees 33 minutes 19 seconds East, along the Southerly right-of-way line of Palm Lane, a distance of 142.04 feet; to the beginning of a tangent curve to the right, the center of which bears South 03 degrees 28 minutes 41 seconds East with a radial distance of 960.00 feet;

THENCE Northeasterly along the arc of said curve, through a central angle of 03 degrees 24 minutes 57 seconds and an arc length of 57.23 feet to a point of non-tangency and the North-Northeast of said Parcel 9;

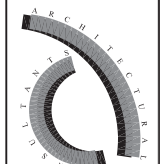
THENCE South 44 degrees 44 minutes 47 seconds East, along said right-of-way line, a distance of 29.66 feet returning to the East-Northeast property corner of said Parcel 9 and the POINT OF BEGINNING.

Containing 81,429 square feet or 1.87 acres, more or less.

CITY OF PHOENIX
 JUL 8 2019
 Planning & Development
 Department

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83RD AVENUE AND PALM MINI STORAGE
 1820 N 83RD AVE
 PHOENIX, ARIZONA 85035

TITLE: PRELIMINARY SITE PLAN
DATE: 03/22/19
PROJECT NUMBER: BS
DRAWN BY: RL
CHECKED BY: BS
CAD BY:

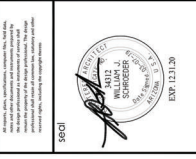
- Design Development
- Progress Const. Docs.
- City Submittal
- Bid Package
- Construction Issue
- Record Drawings

Sheet Number
SP1

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3RD AVENUE AND PALM MINI STORAGE
 1820 N 83RD AVE
 PHOENIX, ARIZONA 85035

PRELIMINARY ELEVATIONS
 Title: 03/07/19
 Date: 03/07/19
 Project number: 83
 Drawn by: RL
 Checked by: BS
 CAD file: BS

Design Development
 Progress Const. Docs.
 City Submittal
 Bid Package
 Construction Issue
 Record Drawings

Sheet Number: **DD1**

CITY OF PHOENIX
 JUL 3 2019
 Planning & Development Department

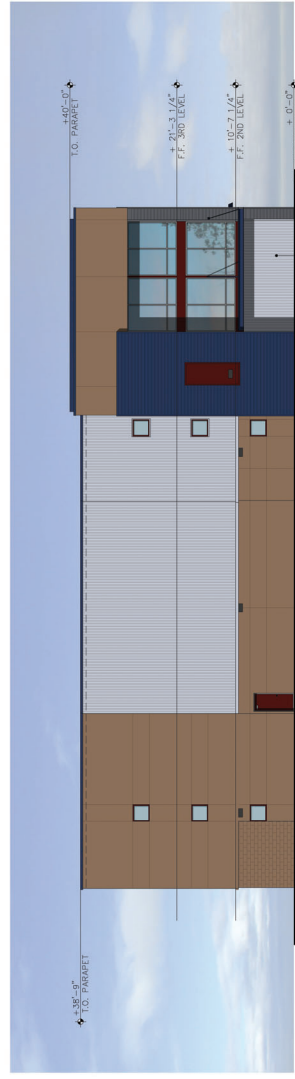
MATERIAL	COLOR
1. MELINDY METAL LEAFE FINISH	
2. MELINDY METAL MULTI-COR ACCENT FINISH	
3. MELINDY METAL MULTI-COR ACCENT FINISH	
4. ALUMINUM EXTRUSION ANODIZED SYSTEM	
5. MELINDY METAL FLAT METAL CLOSE PANEL	
6. CHANNEL STEEL FINISH	
7. MELINDY METAL MEGA RIB PANEL	
8. DECORATIVE LIGHT FIXTURE ON RECESSED MELINDY FLAT FIN.	
9. MELINDY METAL ANGLE FINISH	
10. 2" FLTS ON METAL FRAMING	
11. MELINDY METAL MULTI-COR ACCENT FINISH	
12. MELINDY METAL MULTI-COR ACCENT FINISH	
13. MELINDY METAL CONTOUR TO GUTTER	
14. MELINDY METAL MEGA RIB PANEL	
15. MELINDY METAL MEGA RIB PANEL	
16. MELINDY METAL MEGA RIB PANEL N TO FINISH ACCENTS	
17. CLEAR INSULATED GLASS	
18. 8" W/8" SMOOTH CPU PAINTED	
19. 8" W/8" JANUS INTERNATIONAL ROLL UP DOOR HEADERS PL.	

MATERIAL	COLOR
1. MELINDY METAL MEGA RIB PANEL	
2. MELINDY METAL CONTOUR RED	
3. MELINDY METAL GALVALUME PLUS	
4. JANUS INTERNATIONAL PATENT RED	
5. JANUS INTERNATIONAL BARETT YELLOW INTERIOR DOORS	
6. ALUMINUM CLIP FINISH (DAN EDWARDS)	
7. CLEAR ANODIZED ALUMINUM FRAMES	
8. CLEAR INSULATED GLASS	
9. COLORED GLASS (RED)	
10. FACTORY BLACK	

ALL PAINTS ARE DAN EDWARDS UNLESS NOTED
 PER FINISH SCHEDULE
 ALL FINISHES BY SEPARATE PERMIT



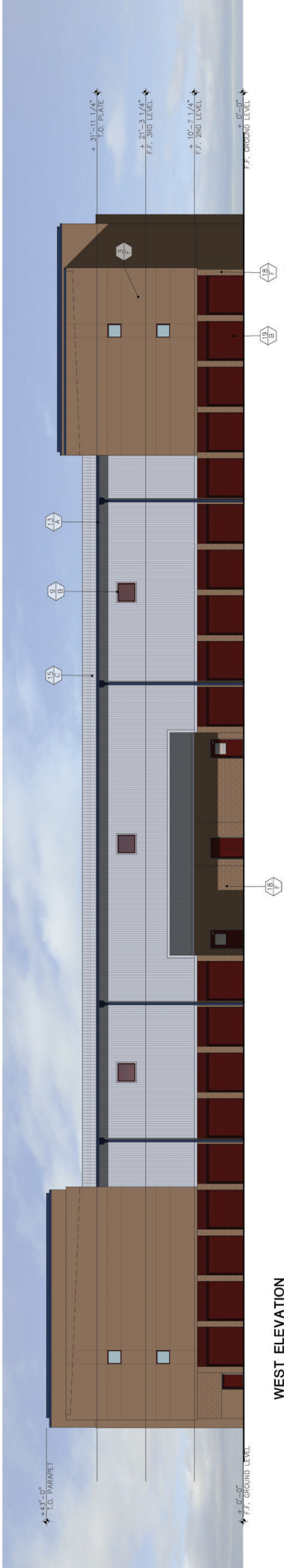
NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



SOUTH SIDE ELEVATION
 SCALE: 3/32" = 1'-0"



EAST ELEVATION FACING 83RD AVE
SCALE: 3/32" = 1'-0"



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

MATERIALS	COLOR
1. MELINDO METAL SLAVE TRIM	
2. BGA AREA PER CITY OF PHOENIX STANDARDS	
3. GUNN TRIM SYSTEM	
4. GUNN TRIMMED WINDOW SYSTEM	
5. MELINDO METAL FLAT METAL CLOSE PANEL	
6. 2-CHANNEL STEEL JOISTING	
7. MELINDO METAL MEDIA RES PANEL	
8. DECORATIVE LIGHT FIXTURE ON RECEDED MELINDO FLAT FIN	
9. MELINDO METAL ANGLE TRIM	
10. 2" E.P.A. ON METAL FRAMING	
11. MELINDO METAL MULTICOLOR ACCENT TRIM	
12. MELINDO METAL CORNER METAL PANEL	
13. MELINDO METAL DOWNPOUT TO GUTTER	
14. COLORED GLASS WINDOW	
15. MELINDO METAL FRAMING II BRANDING BEHIND METAL ROOF	
16. MELINDO METAL MEDIA RES PANEL IN 15 FRAME ACCENTS	
17. CLEAR INSULATED GLASS	
18. 8'-0" X 8'-0" SMOOTH CHU PAINTED	
19. 8'-0" X 8'-0" JANUS INTERNATIONAL ROLL UP DOOR W/LEDGER PL	
COLORS	
A. MELINDO METAL MEDIA BLUE	
B. MELINDO METAL COGNAC RED	
C. MELINDO METAL GUNN BLUE	
D. JANUS INTERNATIONAL PINKET RED	
E. JANUS INTERNATIONAL SAFETY YELLOW (INTERIOR DOORS)	
F. AUTUMN GLEAM W/10 (DARK EQUATOR)	
G. CLEAR ANODIZED ALUMINUM FRAMES	
H. CLEAR INSULATED GLASS	
J. COLORED GLASS (AS NEEDED)	
K. FACTORY BLACK	
ALL PAINTS ARE GUNN EQUATOR UNLESS NOTED 'PER MANUFACTURER' ALL BRANGES BY SEPARATE PERMIT	

CITY OF PHOENIX
Jul 8 2019
Planning & Development Department