



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-43-A-98-2**  
November 15, 2018

**Desert View [Village Planning Committee Meeting Date](#)** December 4, 2018  
**[Planning Commission Hearing Date](#)** January 3, 2019  
**Request From** [C-2 PCD](#), 2.91 Acres  
**Request To** [C-2 SP PCD](#), 2.91 Acres  
**Proposed Use** Major amendment to the Tatum Ranch PCD to allow a Special Permit for a self-service storage warehouse and all underlying C-2 uses  
**Location** Approximately 450 feet east of the southeast corner of Cave Creek Road and Tatum Boulevard  
**Owner** SWC 28th and Peoria Investors, LLC  
**Applicant Representative** Garrett Real Estate Development, LLC  
 Jason Morris, Withey Morris, PLLC  
**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>	Tatum Boulevard	Major Arterial	60-foot south half street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; LAND USE PRINCIPLE:</b>  <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The subject site is within a commercial corner of the Tatum Ranch master planned community and the proposal allows a use that is compatible with surrounding uses and offers a service to both residential and commercial uses in the area.</p>			

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.**

The proposed rezoning will allow the opportunity for a new business to develop in an appropriate location within the Tatum Ranch community.

**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 proposed development, as stipulated, is designed to be compatible with existing and planned uses, and the North Land Use Plan. Self-storage facilities have a relatively low level of noise and activity and typically provide a suitable buffer between residential and other commercial uses.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.**

Rezoning the site will allow the opportunity for a new, compatible land use to develop on a vacant site and will reduce the opportunity for blight in the area.

#### Applicable Plans, Overlays and Initiatives

**[North Land Use Plan](#)**

See Background Item No. 4.

**[Tree and Shade Master Plan](#)**

See Background Item No. 7.

**[Reimagine Phoenix](#)**

See Background Item No. 8.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant, undeveloped land	C-2 PCD
<b>North</b>	Single-Family Residential, Community Association Facility	R1-10 PCD, RE-35 SP PCD
<b>South</b>	Shopping Center	C-2 PCD
<b>East</b>	Multifamily residential (condominiums)	R-3A PCD
<b>West</b>	Shopping Center	C-2
<b>Northwest</b>	Carwash and gas station	C-2 PCD

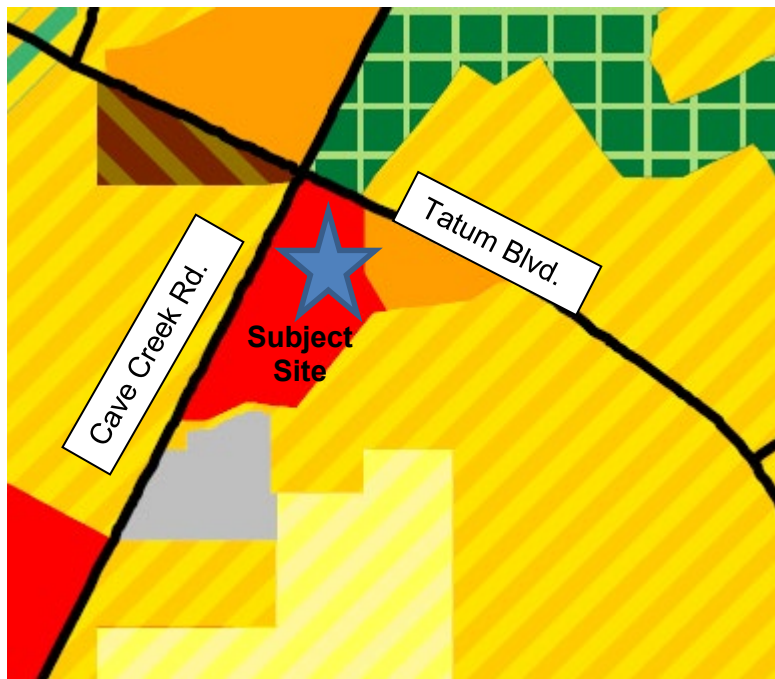
<b>C-2 SP</b> <b>(Intermediate Commercial with a Special Permit for Self-Service Storage Warehouse)</b> *denotes if variance is required		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street (North)	Minimum 20 feet, Average 25 feet	Met – Approximately 200 feet
Interior sides	East 15 feet West 0 feet South 0 feet	Met – 65 feet Met – 25 feet 0 feet
<i>Landscape Setbacks</i>		
Street (north)	Minimum 20 feet, Average 25 feet	Existing conditions
Interior sides	<u>East</u> 15 feet <u>West</u> 0 feet <u>South</u> 0 feet	Existing conditions 0 feet 0 feet
Lot Coverage	Maximum 50%	Met – 45%
Building Height	Maximum 2 stories, not to exceed 30 feet	Met – 2 stories, 30 feet
Parking	Minimum 27 spaces	Met – 64 spaces

**Background/Issues/Analysis**

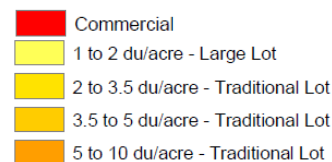
1. This request is to rezone a 2.91-acre site from C-2 PCD (Intermediate Commercial, Planned Community District) to C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) for a major amendment to the Tatum Ranch PCD for a Special Permit to allow a self-service storage warehouse and all underlying C-2 uses. The request is located

approximately 450 feet east of the southeast corner of Cave Creek Road and Tatum Boulevard.

2.



The General Plan Land Use Map designation on the subject site is Commercial. The proposed rezoning is consistent with the General Plan Land Use Map designation.



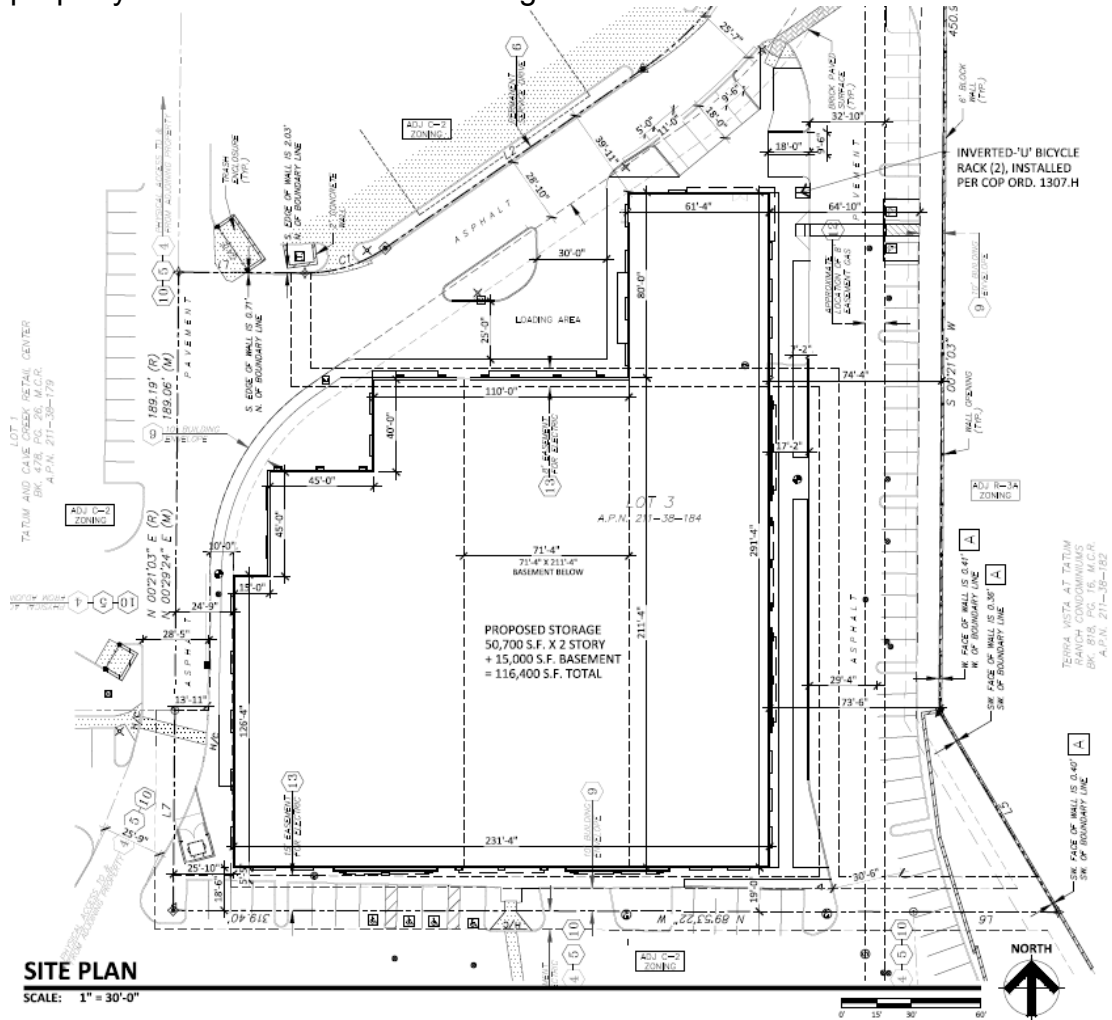
Source: Phoenix Planning and Development Department

3. The Tatum Ranch PCD was originally approved in 1985 (Z-237-85) and established the PCD zoning on approximately 1,400-acre area generally between 40th Street to the west; east of 48th Street to the east; Lone Mountain to the north; and Dynamite Boulevard to the south. Several stipulation modifications and two previous major amendments to the PCD have occurred since the original approval. Specifically, on this site there was an amendment in 1998 (Z-43-98) that established C-2 zoning. The approved site plan showed a retail building adjacent to Tatum Boulevard with self-service storage to the south. This case stipulated general conformance to the site plan submitted and the buildings to be one-story in height. To ensure compliance with the intent behind the original PCD case and the subsequent amendment, staff is recommending Stipulation No. 1 that requires compliance with all applicable stipulations from those prior cases. Applicable stipulations would be stipulations that pertain to landscape palette, lighting and building materials.
4. The North Land Use Plan designates this area as Commercial. The plan recognizes the importance that the rural character and lifestyle play in determining appropriate land use densities. The proposal is consistent with the North Land Use Plan.

#### SITE PLAN AND ELEVATIONS

5. The site plan depicts a 116,400 square foot self-storage facility, with two stories above ground and a basement level. The loading area is located at the northern

end of the building with some building jogs where landscaping is being provided. The landscape plan shows dense landscaping along the eastern property line and the eastern building walls.



Source: RKA

The elevations depict architectural embellishments and textural changes that break up the building mass. The elevations also show desert tone paint colors that are compatible the surrounding areas.



Source: RKA

Staff is recommending a stipulation requiring general conformance to the site plan, landscape plan, elevations and material board. This is addressed in Stipulation No. 2.

6.



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

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. The conceptual site plan does not address bicycle parking on-site. It is recommended that short-term rack parking for employees be provided. Providing secure bicycle parking for employees is supportive of multimodal travel options. The short-term 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 No. 4.

7. 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. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 2 requires that the developer provide the additional landscaping shown on the landscape plan.
8. 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.

#### COMMUNITY INPUT

9. At the time the staff report was written, there has not been any written concern regarding the request. Staff has received one phone call from an adjacent neighbor in the condominium complex to the east. The resident expressed concern with the height, massing and traffic patterns within the commercial shopping center.

#### INTERDEPARTMENTAL COMMENTS

10. Floodplain Management has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 0890 L of the Flood Insurance Rate Map (FIRM) dated October 16, 2013.
11. The Parks and Recreation Department have addressed the need to preserve the public trail/ sidewalk easement along Tatum Boulevard. This is addressed in Stipulation No. 4.

12. 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. 5.

OTHER

13. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments, or other formal actions may also be required.

### **Findings**

1. The proposed zoning allows a compatible land use in close proximity to residential development and provides a buffer between residential and commercial uses.
2. The proposal will develop an underutilized property and provide storage options for the residents and businesses in the immediate area.

### **Stipulations**

1. Compliance with all applicable stipulations from the Tatum Ranch PCD (Z-237-85), as approved by the Planning and Development Department and except as modified by the following stipulations.
2. The development shall be in general conformance with the site plan and landscape plan date stamped November 7, 2018 and elevations and material board date stamped October 26, 2018, with specific regard to the landscape placement, quantity and sizing shown along the eastern property line and the eastern building walls, as approved by the Planning and Development Department.
3. 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.
4. The existing public trail/sidewalk easement located within the constructed shared-use path along Tatum Boulevard shall be preserved in place, as approved by the Planning and Development Department.
5. A minimum of one inverted-U bicycle racks (2 spaces) shall be provided on site, located near building entries, and installed per the requirements of Section

Staff Report: Z-43-A-98-2

November 15, 2018

Page 8 of 8

1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.

**Writer**

Kaelee Wilson

November 15, 2018

**Team Leader**

Samantha Keating

**Exhibits**

Zoning Sketch Map

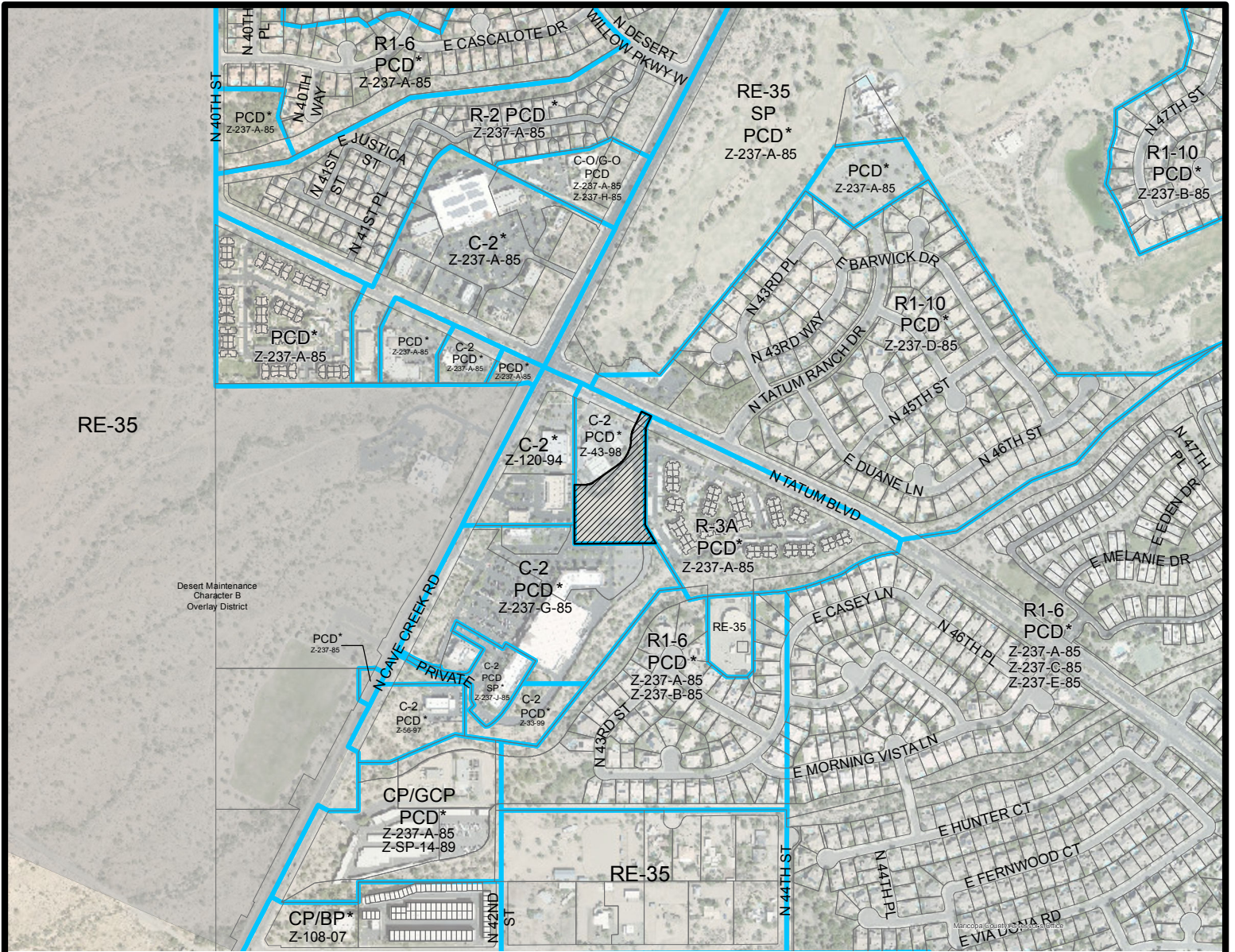
Aerial Photo Map

Site Plan and Landscape Plan date stamped November 7, 2018 (2 pages)

Building Elevations and Material Board date stamped October 26, 2018 (2 pages)





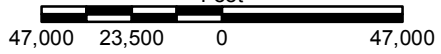


Desert Maintenance  
Character B  
Overlay District

Maricopa County Assessor's Office

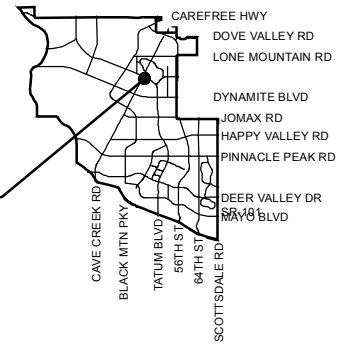


Feet



**DESERT VIEW VILLAGE**

CITY COUNCIL DISTRICT: 2



Z-43-A-98

APPLICANT'S NAME: **Garrett Real Estate Development, LLC**

APPLICATION NO. **Z-43-A-98**

DATE: **10/8/2018**

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

AERIAL PHOTO & QUARTER SEC. NO. **QS 52-37**

ZONING MAP **Q-10**

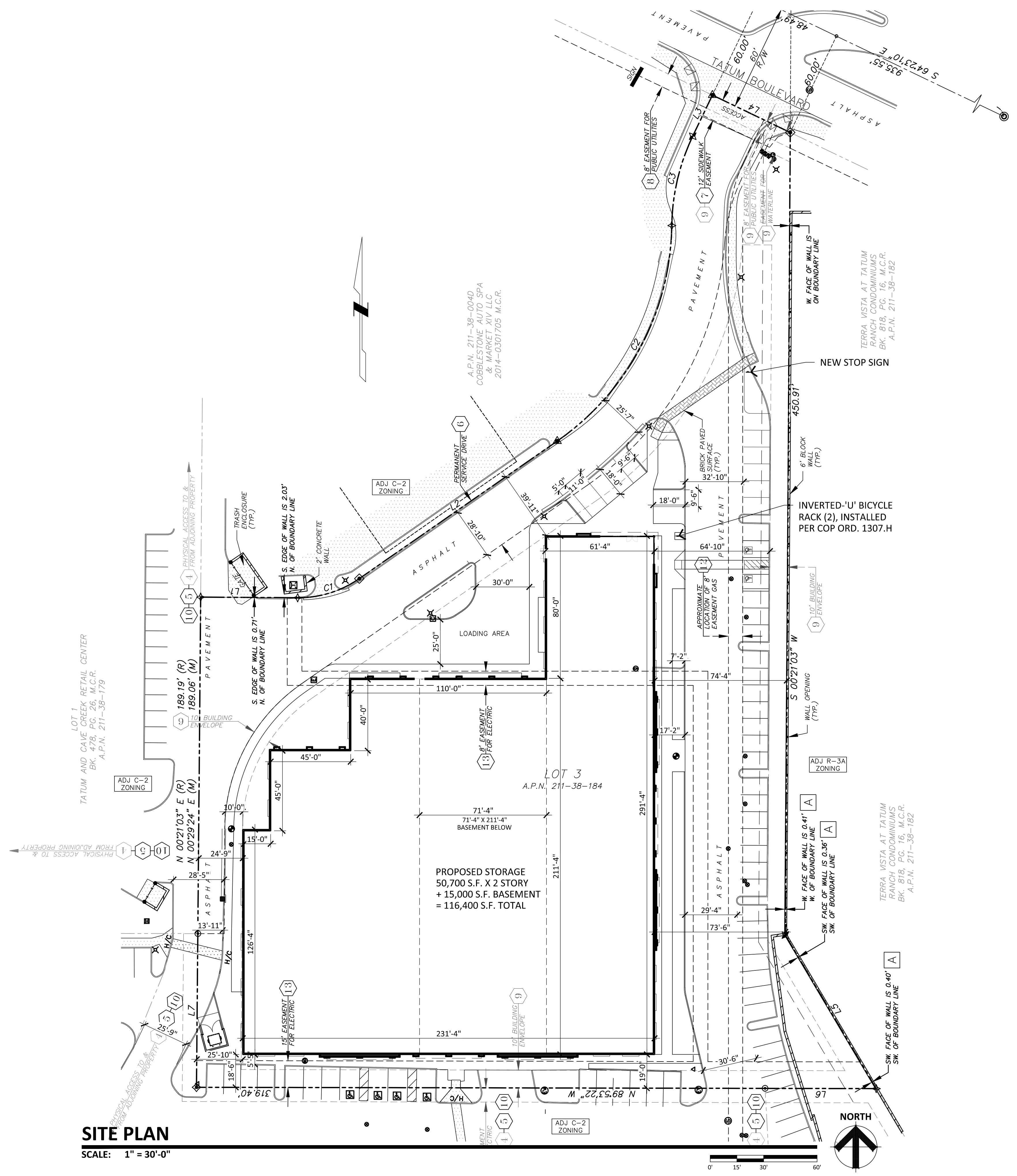
**REQUESTED CHANGE:**

FROM: **C-2 PCD ( 2.91 a.c.)**

TO: **C-2 PCD SP ( 2.91 a.c.)**

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
C-2 PCD	42	50
C-2 PCD SP	42	50

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

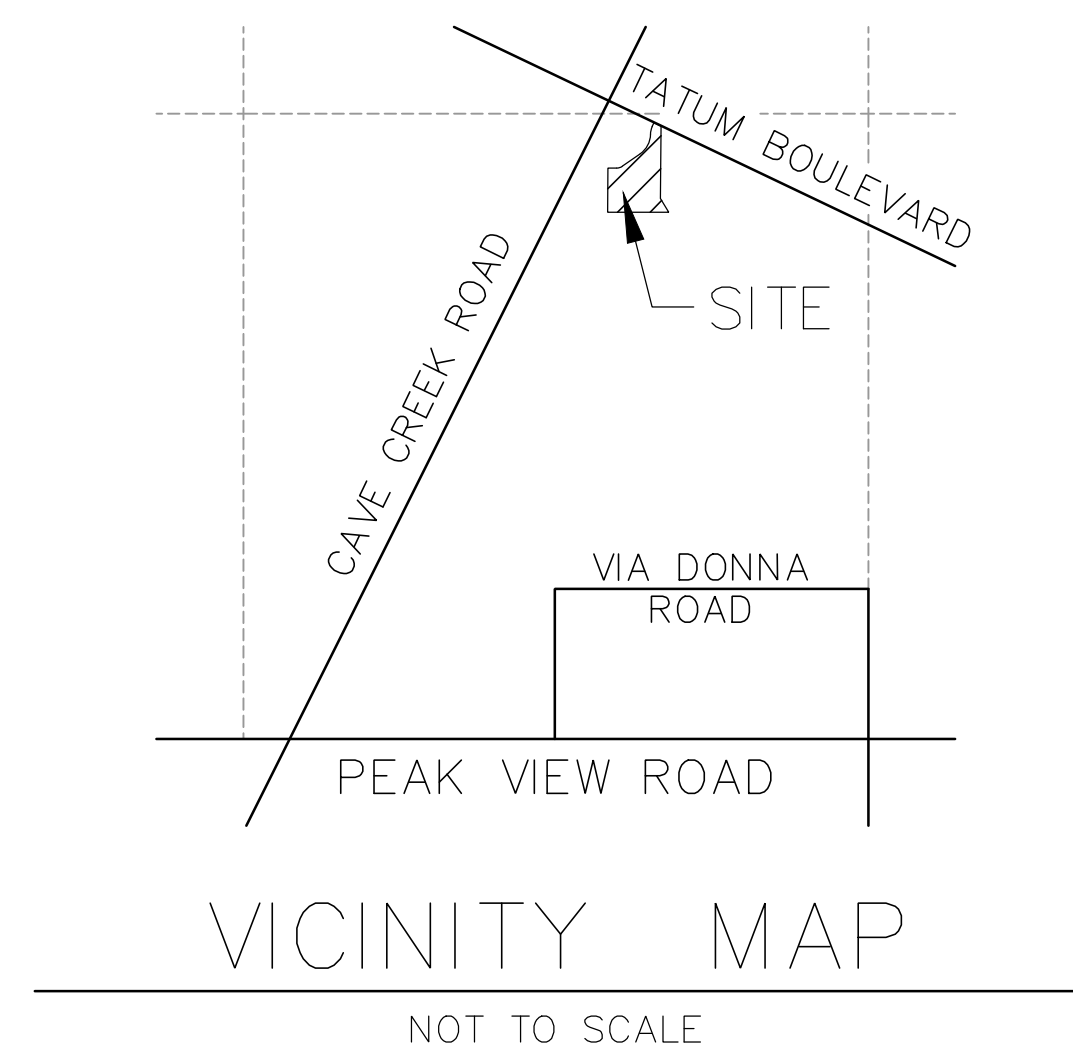


**SITE PLAN**  
SCALE: 1" = 30'-0"

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

**TATUM AND CAVE CREEK STORAGE**  
SEC OF TATUM BLVD AND CAVE CREEK ROAD  
(TATUM PLAZA LOT-3) PHOENIX ARIZONA  
DATE: 11-07-2018 (PRELIMINARY)

**CITY OF PHOENIX**  
NOV 07 2018  
Planning & Development  
Department



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**SP-1**  
RKAA# 18131.00

**PROJECT DIRECTORY**

**DEVELOPER:**  
GARRETT DEVELOPMENT CORPORATION  
6900 E CAMELBACK ROAD SUITE #607  
SCOTTSDALE ARIZONA 85251  
CONTACT: RICHARD STARR  
PHONE: (480) 970-4003  
E-MAIL: richard@gdc-az.com

**ARCHITECT:**  
RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: nfeaser@rkaa.com

**SITE DATA**

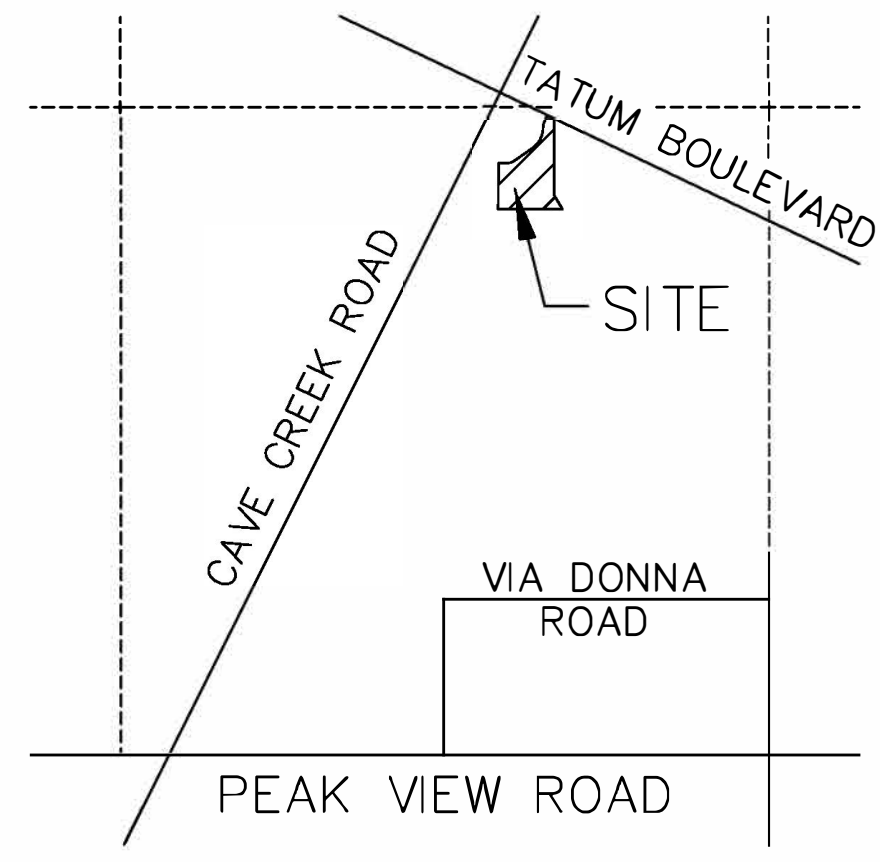
PARCEL NUMBER	211-38-184
EXISTING ZONING:	C-2 PCD
PROPOSED ZONING:	C-2 PCD SP
NET SITE AREA ( TOTAL ):	2.85 ACRES (124,243 S.F.)
PROPOSED USE:	STORAGE
MAX. HEIGHT OF BUILDING:	30'-0" (T.O.P.)
BASEMENT STORAGE AREA	15,000 S.F.
1ST FL STORAGE BUILDING AREA	50,700 S.F.
2ND FL STORAGE BUILDING AREA	50,700 S.F.
TOTAL STORAGE BUILDING AREA	116,400 S.F.
LOT COVERAGE ( NET SITE - MAX 50%)	40.80%
PARKING REQUIRED:	
STORAGE = 1/ 35UNITS	
= 75% OF 116,400 / 100 = 873 UNITS / 35 =	25 SPACES
OFFICE = 1/300. ( 900 S.F. OFFICE /300) =	3 SPACES
TOTAL PARKING REQUIRED FOR STORAGE	28 SPACES
TOTAL PARKING PROVIDED	64 SPACES

**LEGAL DESCRIPTION**

Lot 3, of TATUM PLAZA, according to Book 818 of Maps, Page 16, records of Maricopa County, Arizona.

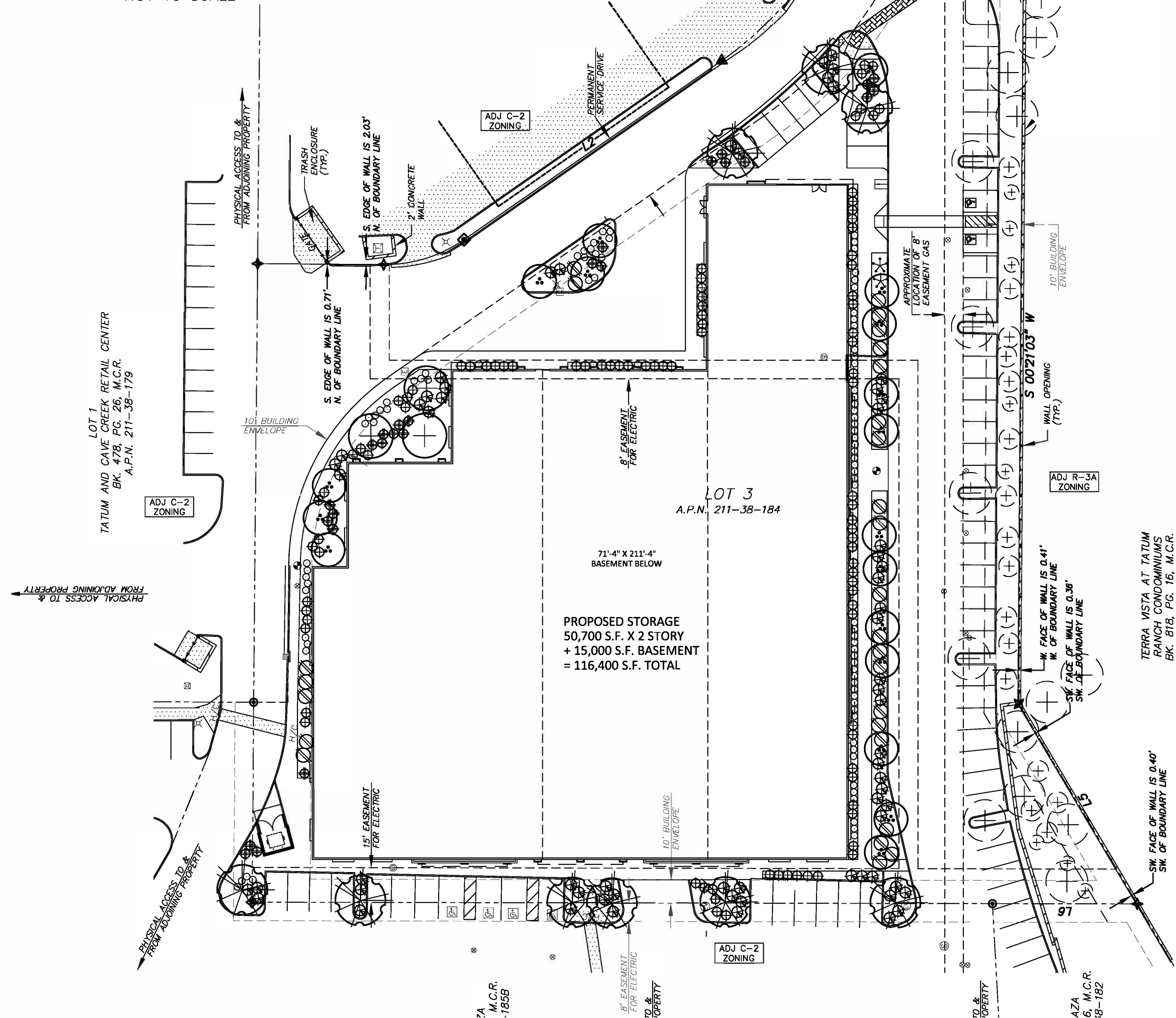
ZA-8-02	ZA-166-03	ZA-440-06	ZA-225-03
KIVA # 02-663			
SDEV # 1800336			
PAPP # 1803169			
QS # Q52-37			





VICINITY MAP

NOT TO SCALE



LANDSCAPE LEGEND

- PROSOPIS CHILENSIS CHILEAN MESQUITE 2" CALIP., 6.5T, 4.5W
- CHILOPSIS LINEARIS DESERT WILLOW 24" BOX
- EXISTING TREE PROTECT FROM CONSTRUCTION
- CAESALPINIA CACALACO CASCALOTE 1.5" CALIP. (MULTI) 4T, 3.5" W
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- SIMMONDSIA CHINENSIS JOJOBA 5 GALLON
- EREMOPHLA MACULATA VALENTINE PLANT 5 GALLON
- DASYLIION WHEELERII DESERT SPOON 5 GALLON
- BACCHARIS 'CENTENNIAL' CENTENNIAL BROOM 1 GALLON
- MATCH EXISTING DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING AND APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.

ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.

CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-6862 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 602-262-6284 PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED PLAN.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6' 8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.

PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

PLANT QUANTITIES AND CALIPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.

NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

**MISC. LANDSCAPE NOTES** THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS.
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'-8".
- USE PVC LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED.
- PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD.
- ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" TOP-DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS).
- PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGHT DISTANCE TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM 24" IN HEIGHT, TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811
- NO SLOPES ARE GREATER THAN 4:1
- THERE IS NO OVERHEAD POWER LINES ON SITE
- NO SALVAGED PLANT MATERIAL

CITY OF PHOENIX  
NOV 07 2018  
Planning & Development  
Department

LANDSCAPE ARCHITECT	CITY OF PHOENIX	DATE
ESTIMATED RIGHT-OF-WAY COST \$	ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY	
MAINTENANCE BY: ( ) CITY (X) OWNER	TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS	
SQUARE FOOTAGE OF TURF	DATE OF PRELIMINARY SITE PLAN APPROVAL	

ZA-8-02 ZA-166-03 ZA-440-06 ZA-225-03  
KIVA # 02-663  
SDEV # 1800336  
PAPP # 1803169  
QS # Q52-37

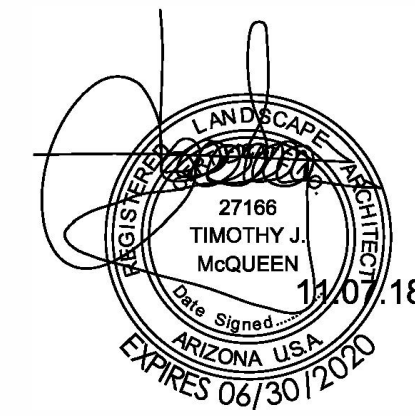
T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING



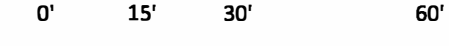
10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P. (602) 265-0320

EMAIL: timmquveen@tjmla.net



LANDSCAPE PLAN

SCALE: 1" = 30'-0"



TATUM AND CAVE CREEK STORAGE

SEC OF TATUM BLVD AND CAVE CREEK ROAD  
(TATUM PLAZA LOT-3) PHOENIX ARIZONA

DATE: 11.07.18 (PRELIMINARY)

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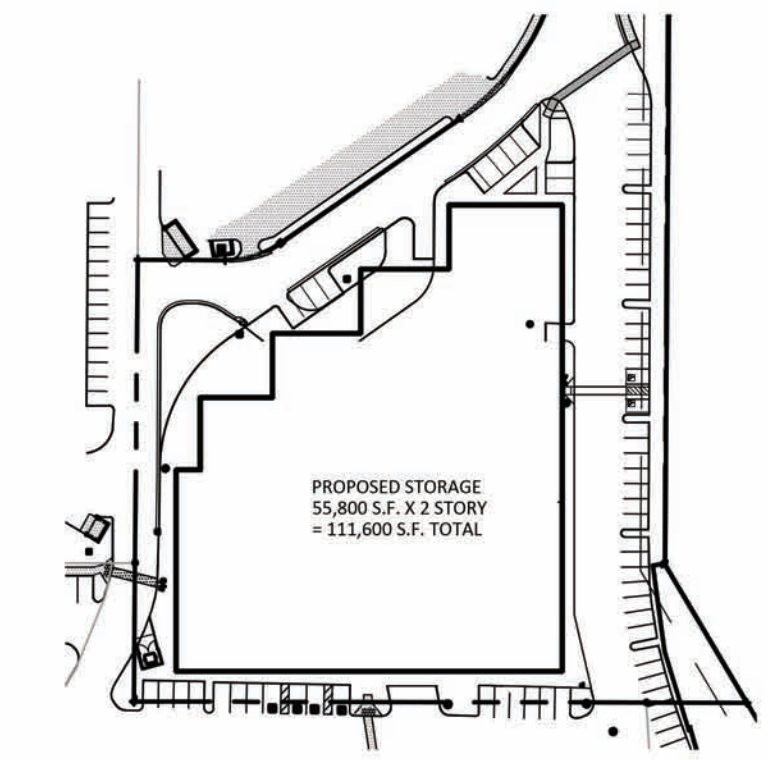
RKAA# 18131.00





**NORTH ELEVATION**

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



**KEY MAP**

SCALE: N.T.S.



**SOUTH ELEVATION**

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



**EAST ELEVATION**

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



**WEST ELEVATION**

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

**CITY OF PHOENIX**

SEP 14 2018

Planning & Development  
Department

**TATUM AND CAVE CREEK STORAGE**

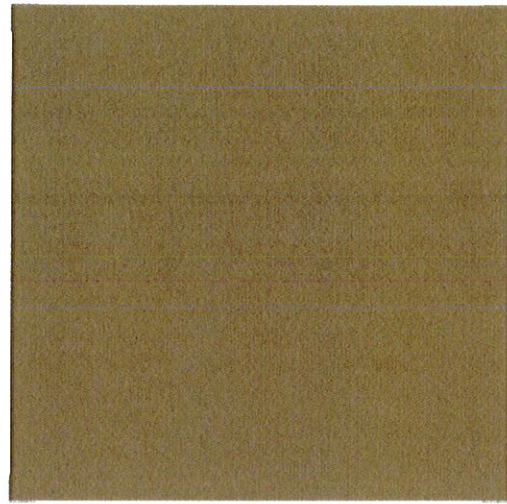
SEC OF TATUM BLVD AND CAVE CREEK ROAD  
( TATUM PLAZA LOT-3) PHOENIX ARIZONA  
DATE: 08-08-2018 (PRELIMINARY)

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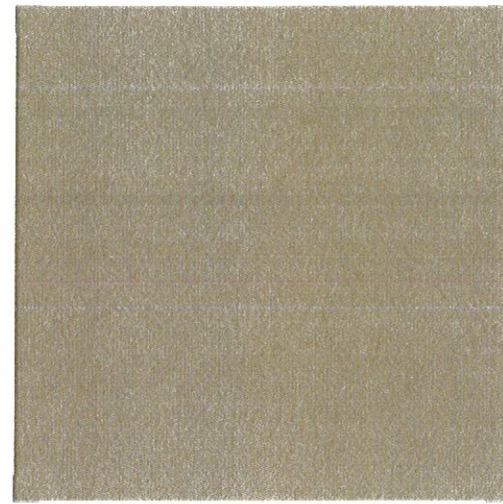
EL-1

RKAA# 18131.00

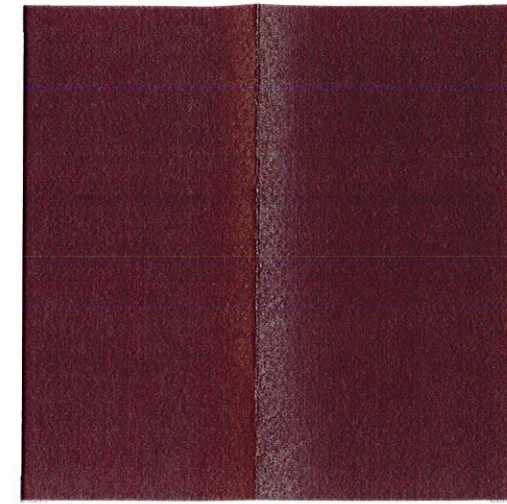




**A** PAINT:  
MFG: DUNN EDWARDS  
COLOR: NATURAL BRIDGE "DE6194"



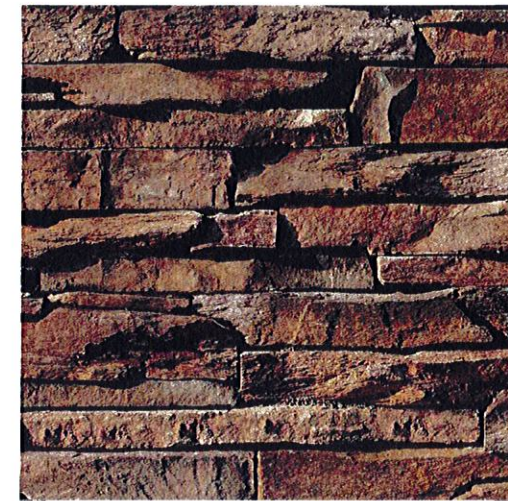
**B** PAINT:  
MFG: DUNN EDWARDS  
COLOR: FLINTSTONE "DE6221"



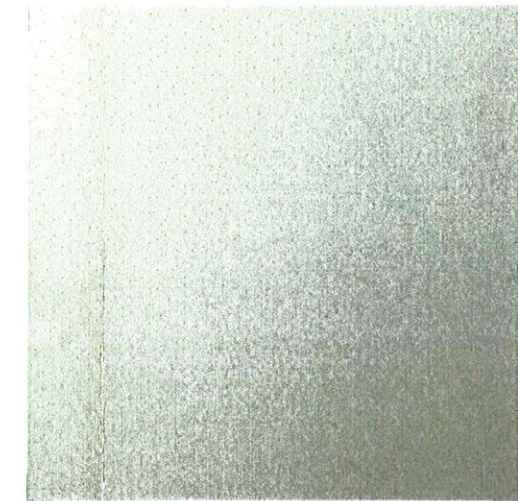
**C** PAINT:  
MFG: DUNN EDWARDS  
COLOR: WILD WEST "DE6055"



**D** PAINT:  
MFG: DUNN EDWARDS  
COLOR: PRECIOUS PEARLS  
"DEW386"



**E** SPLIT FACE 8X8X16 C.M.U. BLOCK:  
MFG: ECHELON  
COLOR: NATURAL MW



**F** STONE:  
MFG: CORONADO STONE  
COLOR: DAKOTA BROWN

**G** STOREFRONT:  
MFG: KAWNEER  
COLOR: CLEAR ANODIZED

CITY OF PHOENIX  
OCT 26 2018  
Planning & Development  
Department

TATUM AND CAVE CREEK STORAGE  
SEC OF TATUM BLVD AND CAVE CREEK ROAD  
(TATUM PLAZA LOT-3) PHOENIX, ARIZONA  
DATE: 10-12-2018 (PRELIMINARY)

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