



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-49-21-7
October 13, 2021

Estrella Village Planning Committee Meeting Date October 19, 2021
Planning Commission Hearing Date November 4, 2021
Request From: RE-35 (Single-Family Residence District) (11.83 acres)
Request To: C-2 (Intermediate Commercial District) (11.83 acres)
Proposed Use Commercial uses
Location Approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road
Owner Arizona Department of Transportation
Applicant/Representative EAPC Architects Engineers, Michelle Bach
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>	Mixed Use (Estrella Village Core)		
<u>Street Map Classification</u>	59th Avenue	Arterial Street	33-foot west half street
	Lower Buckeye Road	Arterial Street	33-foot north half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</i></p> <p>The requested zoning will allow for increased intensity that is consistent in scale and character with the surrounding zoning and General Plan Land Use Map designation in the area. The subject site is located within the Estrella Village Core, at the intersection of two arterial streets and within close proximity to Loop 202 freeway where appropriate transportation system capacity exists and is planned into the future. Furthermore, the requested zoning is compatible with the surrounding area and will allow for further commercial opportunities in the Estrella Village Core.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND 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.

Rezoning to C-2 (Intermediate Commercial District) will allow for increased commercial intensity in the area that is sensitive to the scale of surrounding neighborhood which are primarily non-residential in nature east of the Loop 202 freeway.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.

As stipulated, the proposed development will incorporate shade standards for parking areas, pedestrian pathways and the bus pad along Lower Buckeye Road. This will help to minimize the urban heat island effect, cooling the micro-climate of the site, and encouraging pedestrians to walk to and from this commercial site.

Applicable Plans, Overlays, and Initiatives

[Estrella Village Core Plan](#): See Background Item No. 6.

[Estrella Village Arterial Street Landscaping Program](#): See Background Item No. 7.

[Estrella Village Plan](#): See Background Item No. 8.

[Tree and Shade Master Plan](#): See Background Item No. 9.

[Complete Streets Guiding Principles](#): See Background Item No. 10.

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

[Zero Waste PHX](#): See Background Item No. 12.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	RE-35
North	Loop 202 Freeway	RE-35
South (across Lower Buckeye Road)	Electrical substation and vacant	RE-35
Southeast	Irrigation facilities	RE-35
East (across 59th Avenue)	Auto auction facility and vacant	A-1 and A-2
West	Loop 202 Freeway	RE-35

C-2 (Intermediate Commercial – Village Core)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Front yard (Lower Buckeye Road)	25 feet	25 feet (Met)
Side yard (59th Avenue)	25 feet	25 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
Front yard (Lower Buckeye Road)	5 feet	25 feet (Met)
Side yard (59th Avenue)	8 feet times the lot frontage in square feet	Not specified*
Maximum Lot Coverage	50 percent	12 percent (Met)
Maximum Building Height (other buildings except fuel canopies)	Four stories not to exceed 56 feet	Three stories and 42 feet (Met)
Maximum Building Height (fuel canopies)	16 feet (overall canopy height)	No specified*
Minimum Parking	Mini-warehouses: 1 space per 35 storage units. Service stations: 2 space per service bay. Car wash: 1 space per 300 square feet of office and 2	119 spaces provided (Met)

	<p>spaces per 24 feet of wash bay.</p> <p>Restaurants: 1 space per 50 square feet (including outside dining) exclusive of kitchen, restrooms, storage, etc.</p> <p>79 spaces required. (Off-street parking requirements will be determined in the future based on actual square footages)</p>	
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**Site plan revision or variance required*

Background/Issues/Analysis

SUBJECT SITE

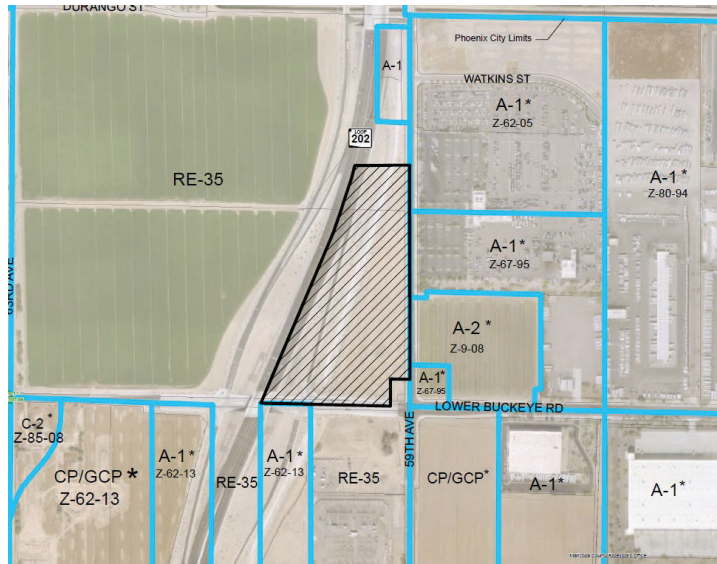
1. This request is to rezone an 11.83-acre site, located approximately 100 feet west of the northwest corner of 59th Avenue and Lower Buckeye Road from RE-35 (Single-Family Residence District) to C-2 (Intermediate Commercial District) for commercial development. Companion Rezoning Case No. Z-SP-5-21-7 seeks a special permit to allow a self-service storage warehouse and underlying C-2 uses.

SURROUNDING USES AND ZONING

2. The Loop 202 Freeway is located to the north and west of the site and zoned RE-35 (Single-Family Residence District).

South of the site across Lower Buckeye Road is an electrical substation and vacant property that is zoned RE-35 and A-1 (Light Industrial District). Immediately south and east (at the hard corner) is an SRP facility that is zoned RE-35.

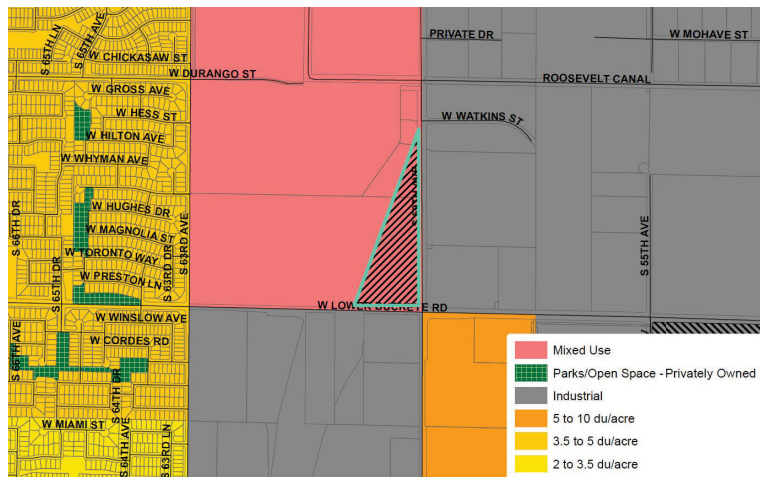
East of the site, across 59th Avenue, is an automobile auction site in addition to vacant land. These properties are zoned A-1 and A-2 (Industrial District).



Existing Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

- The General Plan Land Use Map designation for the subject site is Mixed Use. North and west of the site are properties designated as Mixed Use. South and east of the site are properties designated as Industrial.

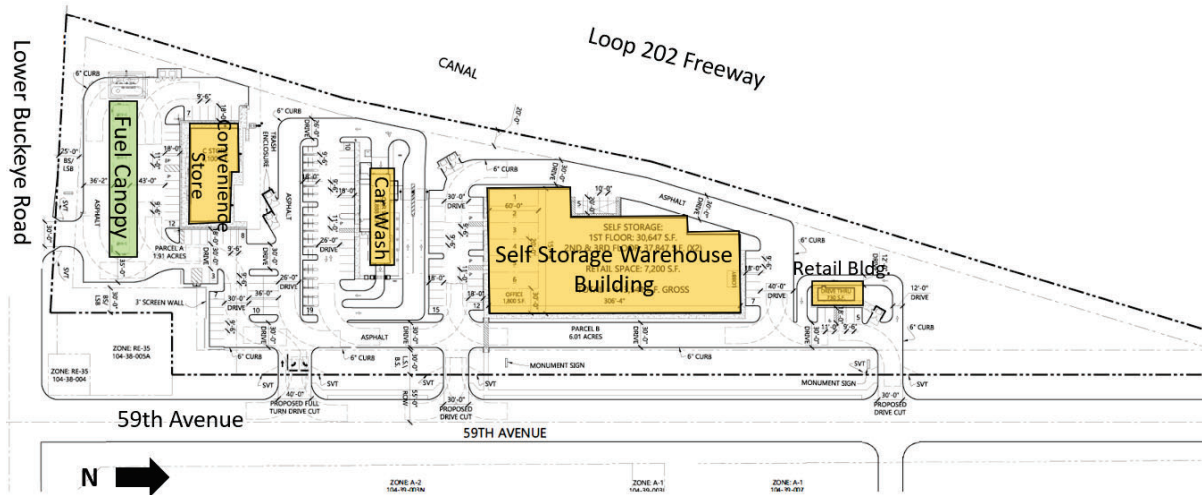
The C-2 zoning requested is consistent with the Mixed Use General Plan Land Use Map designation.



Existing General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

PROPOSAL

- The conceptual site plan proposes commercial uses on the subject site including a convenience store with fuel station, car wash, self-service storage warehouse with indoor storage and a restaurant with a drive through. Access to the site is proposed along both 59th Avenue and Lower Buckeye Road. Landscape setbacks will also be provided along public street frontages and perimeter property lines (where applicable) not adjacent to public streets to help provide screening and shade.



Conceptual Site Plan with Planning and Development Department annotations, Source: EAPC, Architects Engineers

The property is located within the boundaries of the Estrella Village Core and is separated from the majority of the land area within the Estrella Village Core by the Loop 202 freeway. The Estrella Village Core Plan envisions a mix of uses for the Estrella Village Core. The request for C-2 zoning allows for a variety of commercial uses that are appropriate for the site given its configuration and proximity to the freeway.

5. The conceptual building elevations depict one enclosed building for the self-service storage warehouse use on the site. These building elevations show a maximum height of three stories and 44 feet to the top of parapet and depict various materials including stucco, masonry, stone veneer, and painted metal. The design of the building shows a flat roof with windows of similar size and four-sided architecture. No building elevations were submitted by the applicant for the other commercial uses envisioned as part of the site.

Staff recommends Stipulation No. 1 to require a common architectural theme for all buildings on the overall site and the use of minimum two building materials from the Estrella Village Core Plan building material list which include adobe, stone or stone veneer, slump block, stucco (not exceeding 80 percent), and natural metals, among others. Furthermore, this stipulation will provide uniform and visually appealing development in this portion of the Village Core.



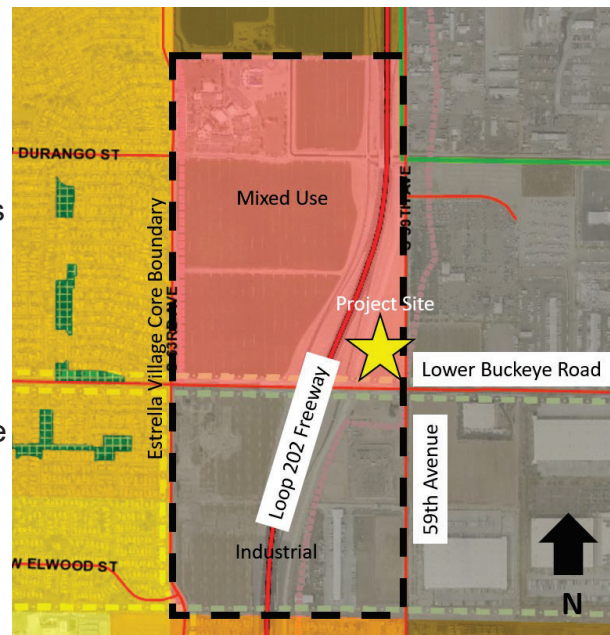
Conceptual Building Rendering, Source: EAPC, Architects Engineers

STUDIES AND POLICIES

6. [Estrella Village Core Plan](#)

The Estrella Village Core Plan was adopted in 2009 and provides policy guidance for development within the Estrella Core. This plan encourages pedestrian-oriented, walkable and sustainable development through a series of principles and design guidelines.

Since the adoption of this policy document, significant changes in the development patterns of the area have occurred including the development of the Loop 202 Freeway and the loss of land within the Estrella Village Core to industrial development. Due to the constraints presented by the Loop 202 freeway alignment, which left the subject site with an irregular shape, substantial conformance to the principles outlined in the Estrella Village Core Plan may be difficult for the subject site.



Estrella Village Core Plan Boundaries, Source: Planning and Development Department

However, Stipulation No. 1 recommended by staff, requires a uniform architectural theme, which will incorporate building materials recommended in the Estrella Village Core Plan. This will allow the subject site to stand out in the surrounding area.

7. Estrella Village Arterial Street Landscaping Program

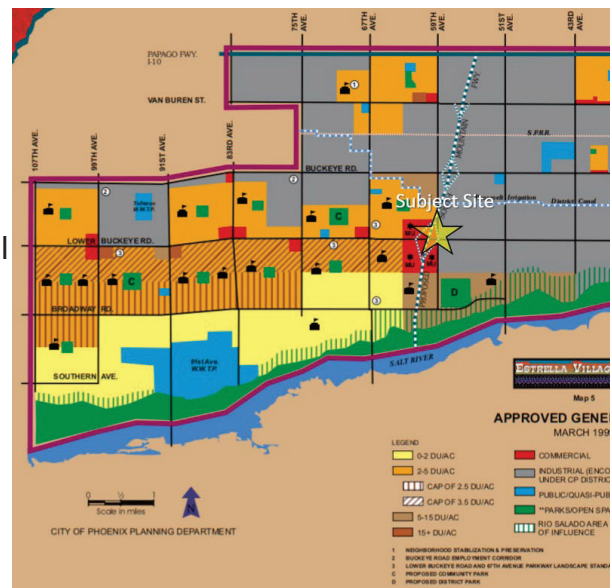
The Estrella Village Arterial Street Landscaping Program was adopted in 1999 and provides a landscape palette for arterial streets within the Estrella Village to help establish the community's character. In addition to providing planting guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

The subject site is adjacent to 59th Avenue and Lower Buckeye Road, both arterial streets, with Lower Buckeye Road being a designated village parkway. Thus, staff recommends Stipulation No. 2 to require landscaping along street frontages to adhere to the Estrella Village Arterial Street Landscaping Program.

The subject site is not within a designated entry gateway, but since Lower Buckeye Road is a designated Village Parkway, staff recommends Stipulation Nos. 3 and 4 to require enhanced landscaping on both sides of vehicular driveways utilizing alternative material along Lower Buckeye Road. This will help promote a sense of place along a corridor into the Village Core.

8. Estrella Village Plan

The Estrella Village Plan was adopted in 1999 and outlines a vision for improving the Estrella Village through five main goals that include: orderly growth, identifiable village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages.



Estrella Village Plan Land Use Map with Planning and Development Department annotations, Source: City of Phoenix Planning and Development

Goal 2 of the Estrella Village Plan, “Village Core”, Objective B. “Village Character” recommends gateway entry features and design standards to build the image of the

core. Stipulation Nos. 1 through 5 address building materials and streetscape enhancements that will contribute towards the improvement of the Village Core. Goal 5 of the Estrella Village Plan, "Urban Design", Objective A. "Village Parkways", recommends parkway landscape standards along village parkways, including Lower Buckeye Road, and setting a thematic statement through various elements and features to create a positive image for the corridors. Stipulation Nos. 2, 3 and 4 recommend enhanced driveway material and landscaping along Lower Buckeye Road to promote a positive character of the village.

Lastly, Stipulation No. 5 requires open view wrought iron fencing or similar material to be utilized if a wall is constructed along the western property line abutting the drainage ditch parallel to the Loop 202 freeway. This will increase the visibility of the adjacent freeway property from the subject site to promote safety in this part of the Village Core.

9. **Tree and Shade Master Plan**

The Tree and Shade Master Plan is a roadmap for creating a healthier, more livable and prosperous 21st Century desert city. The goal is to treat the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In order to promote shade within this commercial site, Stipulation No. 6 requires that 25 percent of uncovered surface parking lot areas be shaded using two-inch caliper trees at a minimum. This will help cool the micro-climate within the site and make for a comfortable environment for pedestrians.

Stipulation No. 7 requires shading standards for pedestrian walkways connecting buildings to the adjacent sidewalk and the bus stop along Lower Buckeye Road. These shading standards will promote walkability and utilization of public transit by cooling the pedestrian realm as described previously.

10. **Complete Streets Guidelines**

The City's complete streets policy further advances its goal to create a more sustainable transportation system that is safe and accessible for everyone. Complete streets provide infrastructure that encourages active transportation such as walking, bicycling, transportation choices and increased connectivity. Through this policy, the primary focus of street design will no longer be solely on the speed and efficiency of automobile travel, but on the safety and comfort of all users.

To promote walking, staff recommends direct connections to all building entrances on the site, public sidewalks and the bus stop. Contrasting material for pedestrian pathways where these cross vehicular paths is also recommended to promote safety for pedestrians. These are addressed in Stipulation No. 8.

Stipulation No. 9 requires a minimum of four bicycle parking spaces for all enclosed buildings and a bicycle repair station along Lower Buckeye Road or at the convenience store. This promotes alternative transportation to and from the site. Detached sidewalks with landscaping provided between the back of curb and sidewalk provide a sense of safety for pedestrians traveling along adjacent arterial streets. This is addressed in Stipulation Nos. 12 and 13 for 59th Avenue and Lower Buckeye Road.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. No bicycle lanes have been constructed along 67th Avenue or Broadway Road within close proximity of this site, but these may be developed in the future as other properties develop within these two street corridors, either in unincorporated Maricopa County or the city of Phoenix. Staff recommends that bicycle parking be provided on the site at a rate of four bicycle spaces per main building entrance to promote alternative transportation in the future. Furthermore, that a bicycle repair station be provided within close proximity to the convenience store or Lower Buckeye Road, so that this facility is accessible along the bus stop or multi-use trail on Lower Buckeye Road to facilitate the repair of bicycles for pedestrians and customers traveling along this corridor. These are addressed in Stipulation No. 9.

12. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, industrial, and mixed-use developments meeting certain criteria. No provisions for recycling containers were depicted on the site plan. However, the applicant's submittal documents indicate that recycling containers could be incorporated in the future on the site.

COMMUNITY INPUT SUMMARY

13. From the time the case was filed to the time the staff report was written, no letters from the public were received regarding this case.

INTERDEPARTMENTAL COMMENTS

14. The Public Transit Department (PTD) requires the dedication of right-of-way and construction of one bus stop pad along westbound Lower Buckeye Road west of 59th Avenue. This is addressed in Stipulation No. 11.

Other comments by PTD included alternative paving materials for pedestrian pathways, pedestrian route shading and pedestrian site connections via the most direct route. These other elements are addressed in Stipulation Nos. 7, 8, 12 and 13.

15. The Street Transportation Department requires the dedication of a multi-use trail easement and construction of a multi-use trail along the northside of Lower Buckeye Road, detached sidewalks, driveway authorization along Lower Buckeye Road per Arizona Department of Transportation (ADOT) approval and other general street improvements. These are addressed in Stipulation Nos. 10, and 12 through 15. Coordination with ADOT is required as street rights-of-way along 59th Avenue and Lower Buckeye Road are partially under ADOT's control.
16. The Fire Department commented that the site and buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. The current water supply for this case is unknown, while the water supply is required to meet fire flow as defined by Appendix B of the 2018 International Fire Code with Phoenix Amendments. In addition, the Fire Department also provided general comments pertaining to fire lanes.
17. The Water Services Department commented that the property has existing water and sewers mains that can potentially serve the development, although a sewer main extension may be required. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors. The requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.
18. The Floodplain Management division of the Public Works Department did not have any comments on this proposal.

OTHER

19. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be

notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation Nos. 16 through 18.

20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed commercial development is appropriately located at the intersection of two arterial streets, adjacent to a multi-use trail, within close proximity to the Loop 202 freeway, and within a Village Core.
2. The proposed commercial development, as stipulated, is compatible with the surrounding land uses and many goals of the Estrella Village Plan and Estrella Village Arterial Street Landscaping Program.
3. The proposed zoning will allow the site to develop with uses consistent with those envisioned in the Estrella Village Core Plan and provide a mix of services.

Stipulations

1. Building elevations shall be developed with a common architectural theme to the following standards, as approved by the Planning and Development Department:
 - a. Building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability to provide a decorative and aesthetic treatment.
 - b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - c. A minimum of two building materials listed in the Estrella Village Core Plan shall be utilized in all building elevations.
2. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape palette and landscaping standards along arterial streets in the Estrella Village, except as noted herein, as approved by the Planning and Development Department.

3. Project entry drives along Lower Buckeye Road shall incorporate enhanced landscaping on both sides planted with a variety of at least three plant materials. Each landscaped area shall be a minimum of 125-square feet, as approved by the Planning and Development Department.
4. Project entry drives along Lower Buckeye Road shall be constructed of decorative pavers, stamped or colored concrete, or similar alternative material, as approved by the Planning and Development Department.
5. Where perimeter walls are adjacent to the Loop 202 freeway drainage channel, these shall be limited to open view wrought iron fencing or similar material, or a combination of 4-foot solid masonry topped by wrought iron open view fencing or similar material, unless required otherwise by the Zoning Ordinance, as approved by the Planning and Development Department.
6. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
7. The following pedestrian shade standards shall be met as described below and as approved or modified by the Planning and Development Department:
 - a. Pedestrian walkways connecting the commercial buildings to adjacent public sidewalks shall be shaded to a minimum of 75 percent using large canopy drought tolerant shade trees at maturity and/or architectural shade;
 - b. The bus stop along Lower Buckeye Road shall be shaded to a minimum of 50 percent;
8. A system of pedestrian thoroughfares shall be provided as described below and as approved or modified by the Planning and Development Department:
 - a. Connections to/between via the most direct route:
 - (1) All building entrances.
 - (2) Adjacent public sidewalks.
 - (3) The bus stop along Lower Buckeye Road.
 - b. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or

other pavement treatments that visually contrasts with parking and drive aisle surfaces. Vehicular crossings shall be kept to a minimum.

9. The development shall incorporate bicycle infrastructure, as described below and as approved by the Planning and Development Department.
 - a. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance of each enclosed commercial building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
 - b. One bicycle repair station (“fix it station”) shall be provided and maintained within close proximity to Lower Buckeye Road or the C Store building as depicted in the site plan date stamped July 12, 2021. The bicycle repair station (“fix it station”) shall be provided in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include: standard repair tools affixed to the station; a tire gauge and pump affixed to the base of the station or the ground; and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
10. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the north side of Lower Buckeye Road and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail indicated in Section 429 and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
11. The developer shall dedicate right-of-way and construct one bus stop pad along westbound Lower Buckeye Road west of 59th Avenue. 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 according to City of Phoenix Standard Detail P1258.
12. All sidewalks along Lower Buckeye Road shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved by the Arizona Department of Transportation (ADOT) and/or the Planning and Development Department.

- a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75 percent shade.
- b. Drought tolerant vegetation maintained at a maximum height of 24 inches and achieve 75 percent live coverage.
- c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

13. All sidewalks along 59th Avenue shall be a minimum of 5 feet in width and detached with a minimum 10-foot wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Arizona Department of Transportation (ADOT) and/or the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75 percent shade.
 - b. Drought tolerant vegetation maintained at a maximum height of 24 inches and achieve 75 percent live coverage.
 - c. The landscape palette and planting standards, unless otherwise provided herein, shall conform with the Estrella Village Arterial Street Landscaping Program requirements for arterial streets.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

14. All proposed driveways along Lower Buckeye Road shall require the approval of the Arizona Department of Transportation (ADOT) and the Planning and Development Department.
15. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

16. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
17. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
18. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

Writer

Enrique Bojórquez Gaxiola

October 13, 2021

Team Leader

Samantha Keating

Exhibits

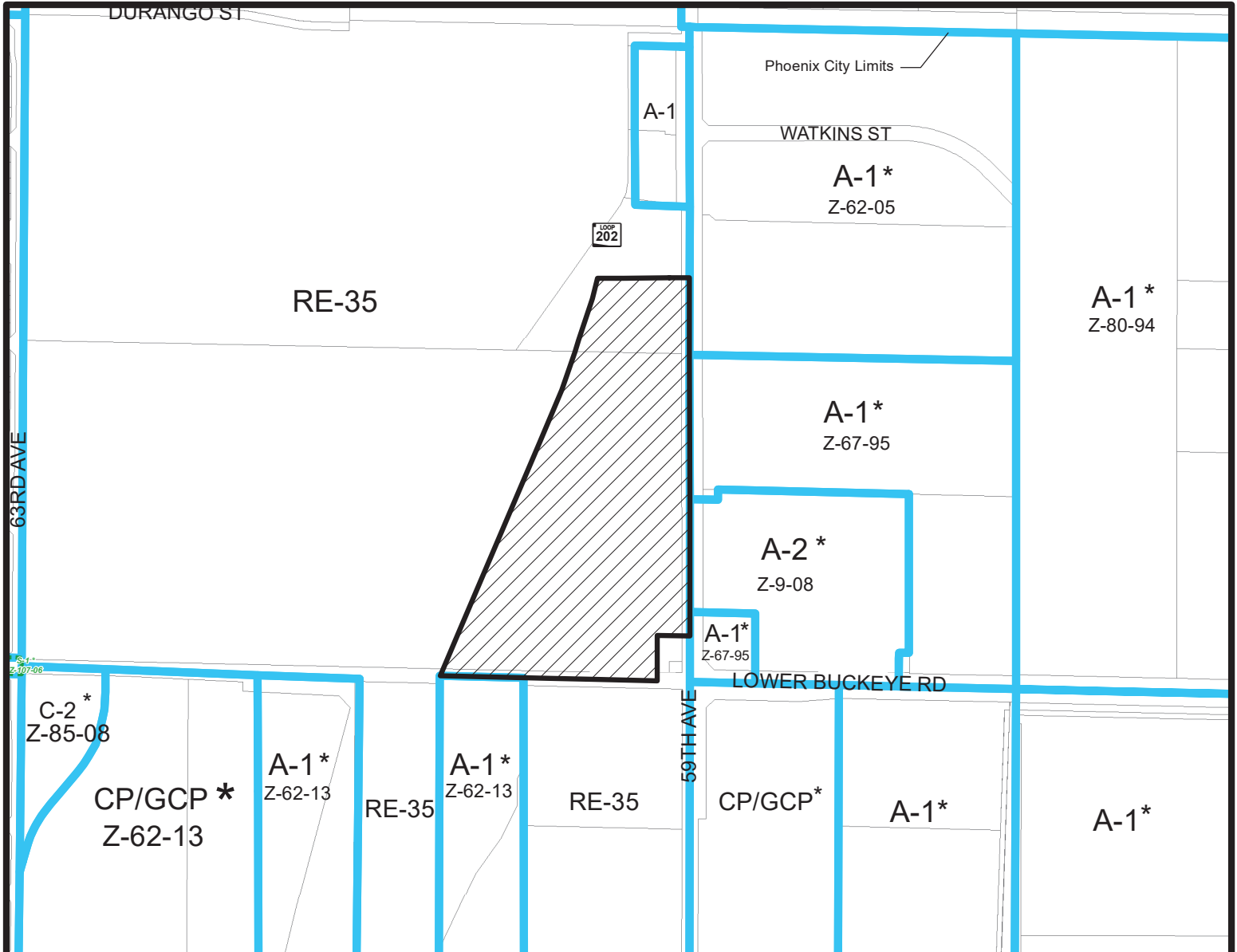
Sketch Map

Aerial Map

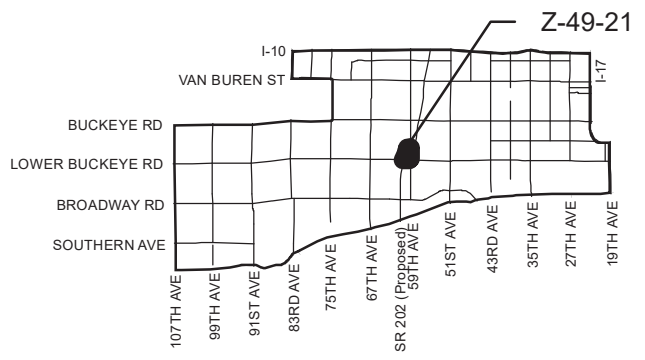
Conceptual Site Plan date stamped July 12, 2021 (1 page)

Conceptual Building Elevations date stamped July 12, 2021 (4 pages)

Conceptual Building Renderings date stamped July 12, 2021 (2 pages)

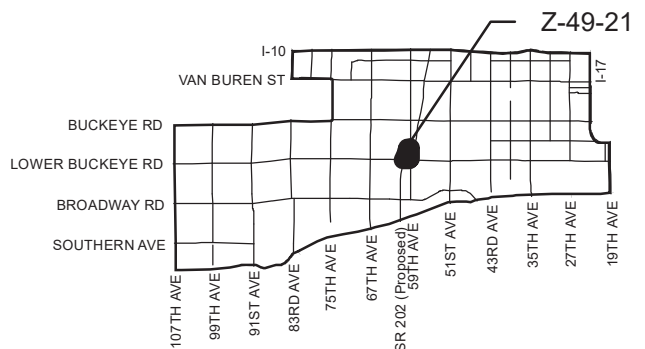
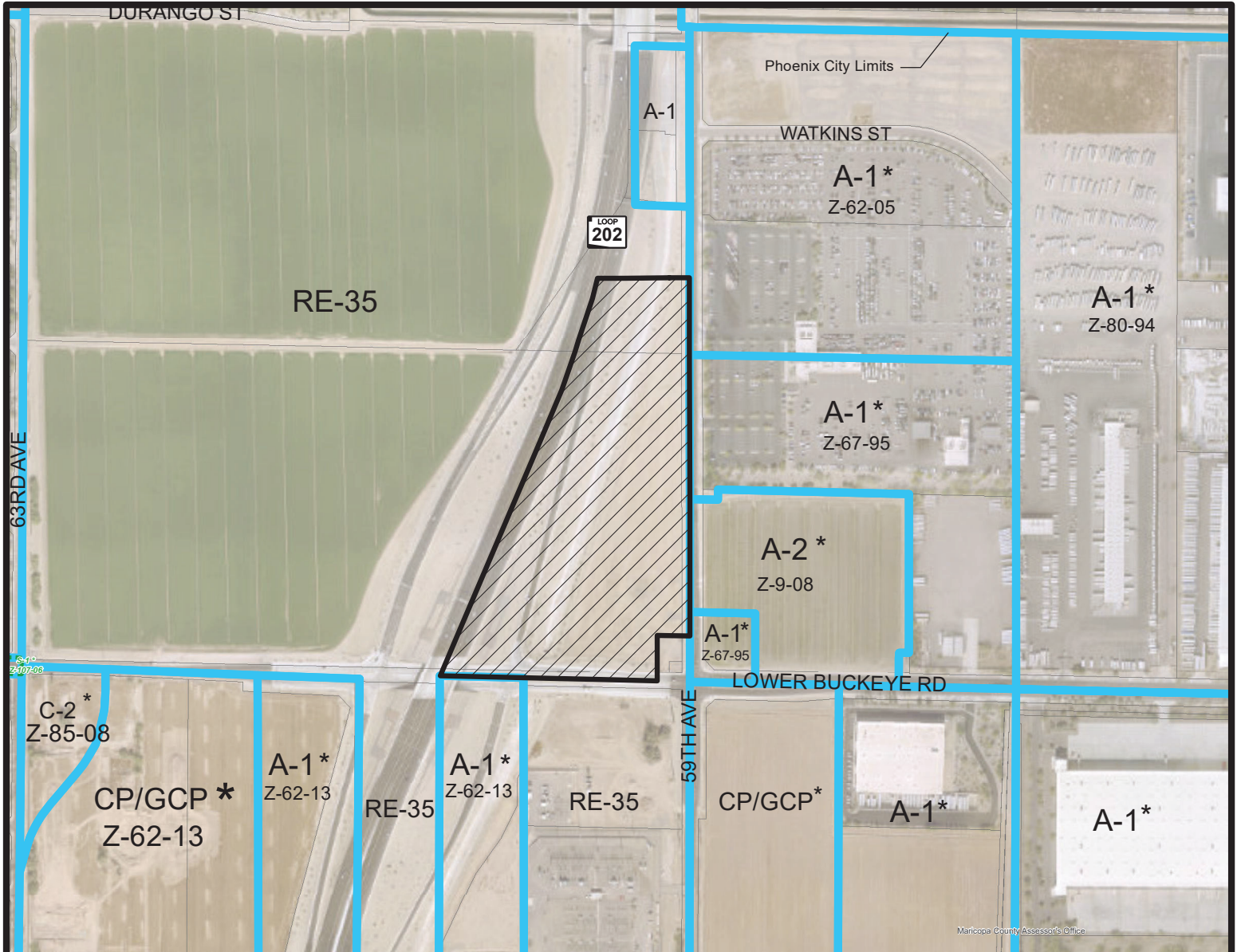


ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: EAPC Architects Engineers		REQUESTED CHANGE:	
APPLICATION NO. Z-49-21		FROM: RE-35 (11.83 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 11.83 Acres		TO: C-2 (11.83 a.c.)	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
RE-35		15	
C-2		206	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
RE-35		13	
C-2		171	

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



APPLICANT'S NAME: EAPC Architects Engineers		REQUESTED CHANGE:	
APPLICATION NO. Z-49-21		FROM: RE-35 (11.83 a.c.)	
DATE: 9/28/2021 <small>REVISION DATES:</small>		TO: C-2 (11.83 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 11.83 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 7-14	<small>ZONING MAP</small> E-5
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
RE-35		15	
C-2		206	
* Maximum Units Allowed with P.R.D. Bonus			

NO.	DATE	DESCRIPTION
1	07/19/2021	PRELIMINARY
2	08/02/2021	REVISED

PROJECT NO: 20212130
DRAWN BY: MAB
CHECKED BY: MAB

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STAMP

SITE PLAN DATA:
EXISTING ZONING: RE-35
PROPOSED ZONING: C-2
APN: TBD
TOTAL GROSS SITE AREA: 13.10 ACRES (570,036 S.F.)
TOTAL GROSS BUILDING AREA: 1,135,541 S.F.
PARCEL A SITE AREA: 1.91 ACRES (83,375 S.F.)
PARCEL B SITE AREA: 6.01 ACRES (261,942 S.F.)
EXISTING LAND USE: VACANT
PROPOSED LAND USE: STORAGE / R/V PARKING / RETAIL
CONSTRUCTION TYPE: TYPE IIB
OCCUPANCY TYPE: S-1 (STORAGE), B (OFFICE), W (MERCANTILE)
BUILDING HEIGHT ALLOWED: 42 FEET / 3 STORY
BUILDING HEIGHT PROPOSED: 42 FEET / 3 STORY

BUILDING AREA:
TOTAL: 1,135,541 S.F.
CAR WASH: 3,888 S.F.
DRIVE THRU PAD: 7,200 S.F.
RETAIL: 7,200 S.F.
SELF STORAGE: 1,118,353 S.F.
TOTAL BUILDING AREA: 1,135,541 S.F.

PARCEL A OVERALL LOT COVERAGE ALLOWED: 50% (41,688 S.F.)
PARCEL A LOT COVERAGE PROVIDED: 12% (13,100 S.F.)
PARCEL B OVERALL LOT COVERAGE ALLOWED: 50% (130,971 S.F.)
PARCEL B OVERALL LOT COVERAGE PROVIDED: 45% (118,159 S.F.)

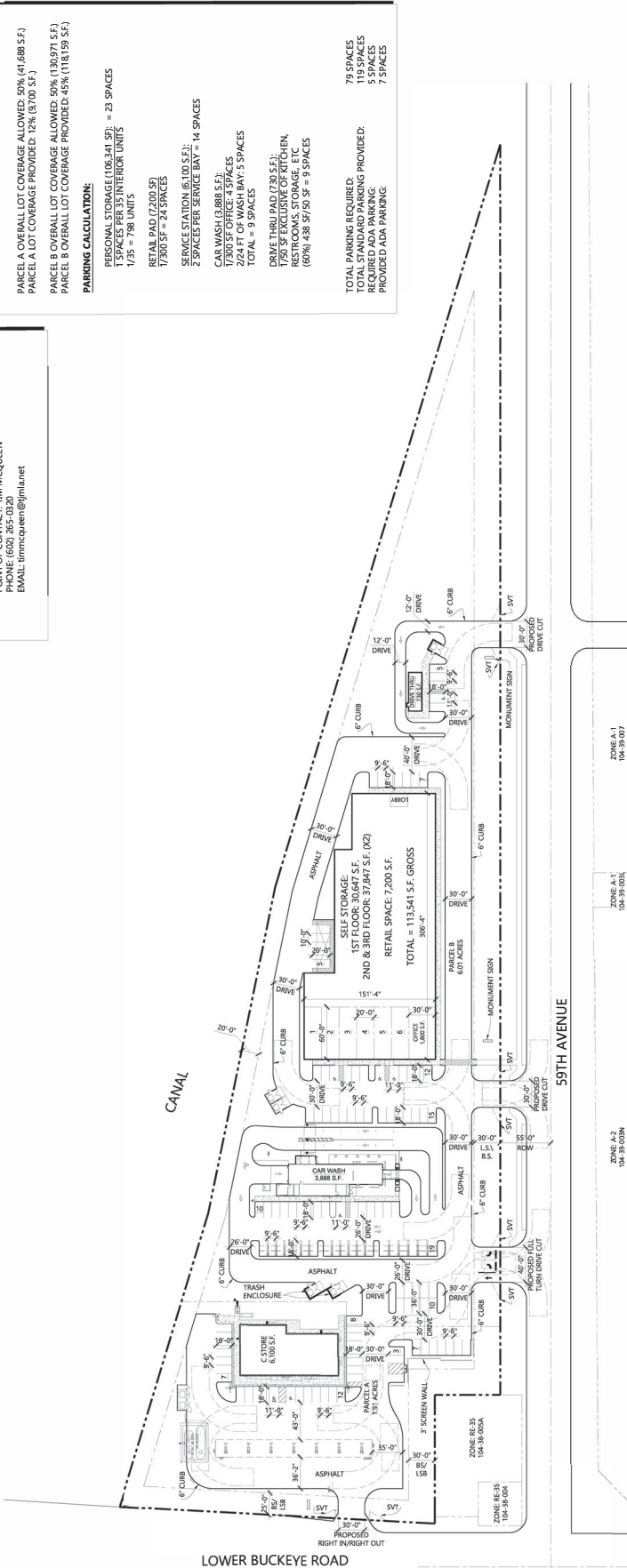
PARKING CALCULATION:
PERSONAL STORAGE (106,341 SF) = 23 SPACES
1.5 SPACES PER 35 INTERLOCK UNITS
1/35 = 7.58 UNITS
RETAIL PAD (7,200 SF)
17,300 SF = 24 SPACES
SERVICE STATION (6,100 S.F.):
2 SPACES PER SERVICE BAY = 14 SPACES
CAR WASH (3,888 S.F.):
17,300 SF OFFICE = 3 SPACES
22.24 FT OF WASH BAY = 5 SPACES
TOTAL = 9 SPACES
DRIVE THRU PAD (7,200 S.F.):
17,300 SF EXCLUSIVE OF KITCHEN, RESTROOMS, STORAGE, ETC (60%) 438 SF/50 SF = 9 SPACES

TOTAL PARKING REQUIRED: 79 SPACES
TOTAL PARKING PROVIDED: 79 SPACES
REQUIRED ADA PARKING: 5 SPACES
PROVIDED ADA PARKING: 7 SPACES

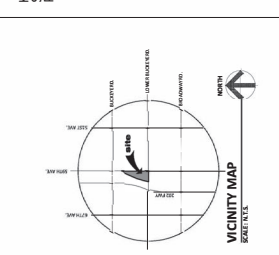
PROJECT DIRECTORY:
DEVELOPER:
OVAH II, LLC
3412 24TH AVE. CT. E
SUITE 100
POINT OF CONTACT: SCOTT FITZSIMMONS
PHONE: (602) 606-3102
EMAIL: scott_fit@comcast.net

ARCHITECT:
EAPC ARCHITECTS ENGINEERS
PHILIP W. JOHNSON, AIA, LEED AP
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4605
EMAIL: michelle.bach@eapc.net

LANDSCAPE ARCHITECT:
T.J. MCQUEEN & ASSOCIATES, INC.
10000 N. CENTRAL EXPRESSWAY
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0920
EMAIL: timmcqueen@tjma.net



KVA PROJECT #: 21-1570
SUBJECT: 104-38-001
APP #: 2102296



PRELIMINARY SITE PLAN
SCALE: 1" = 60'-0"

CITY OF PHOENIX

JUL 12 2021

Planning & Development
Department



ARCHITECTURE INTERIORS CONSULTING

TEL: 602.441.4605 FAX: 602.441.4606
901 E. Harrison St., Phoenix, AZ 85034

PHOENIX OFFICE: 901 E. Harrison St., Phoenix, AZ 85034
CHANDLER OFFICE: 1000 W. Chandler Blvd., Chandler, AZ 85224
SCOTTSDALE OFFICE: 1000 W. Chandler Blvd., Chandler, AZ 85224

WWW.EAPC.COM

CLIENT
OVAH II, LLC

PROJECT DESCRIPTION
PROPOSED SELF STORAGE AND COMMERCIAL RETAIL

CITY PHOENIX
STATE ARIZONA
ISSUE DATES

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMIT	10/09/2020
02		
03		

PROJECT NO. 20212130

DRAWN BY: AAB

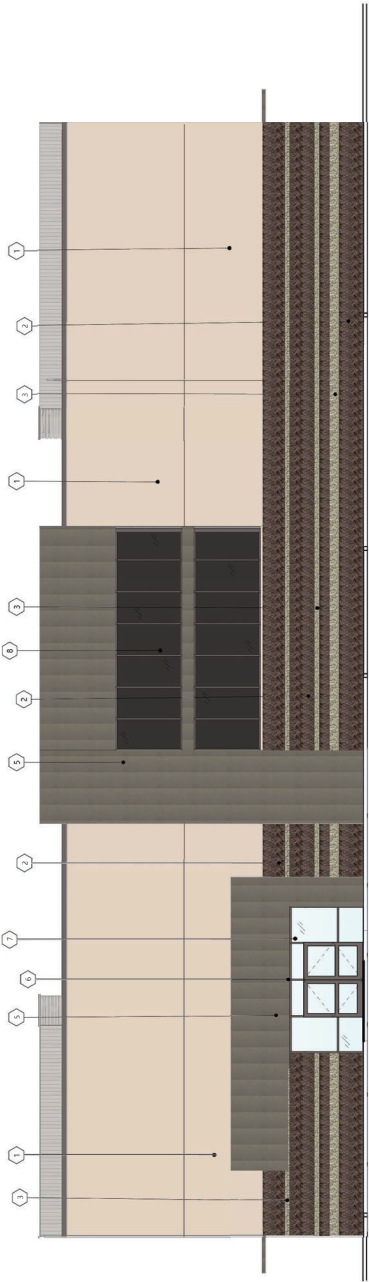
CHECKED BY: MAB

DRAWING TITLE
BUILDING ELEVATIONS
- COLORED

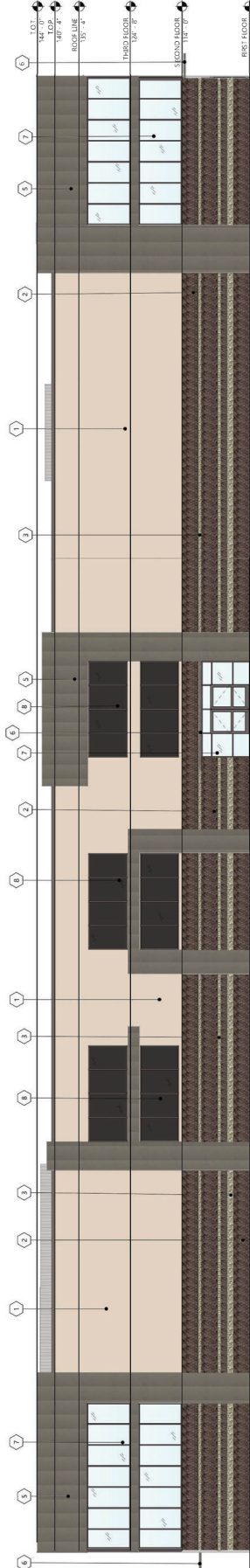
A401

MATERIAL LEGEND

- ① SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DE6128 SAND DUNE)
- ② 4" X 8" X 16" MASONRY (ECHELON, SPLIT FACE - PLUM)
- ③ 4" X 8" X 16" MASONRY (ECHELON, SPLIT FACE - SOUTHWEST GOLD)
- ④ STONE VENEER (CORONADO, IDAHO DRYSTACK - GREY QUARTZITE)
- ⑤ METAL WALL PANEL (AEP SPAN - VINTAGE)
- ⑥ METAL SHADE AWNINGS (AEP SPAN - VINTAGE)
- ⑦ INSULATED GLAZING UNIT
- ⑧ SPANDREL GLAZING UNIT (ICD, OPAQ-COAT 300 - #1 818 BLACK/CLEAR)
- ⑨ METAL CAP PAINTED (DE6390 - CHOCOLATE PUDDING)



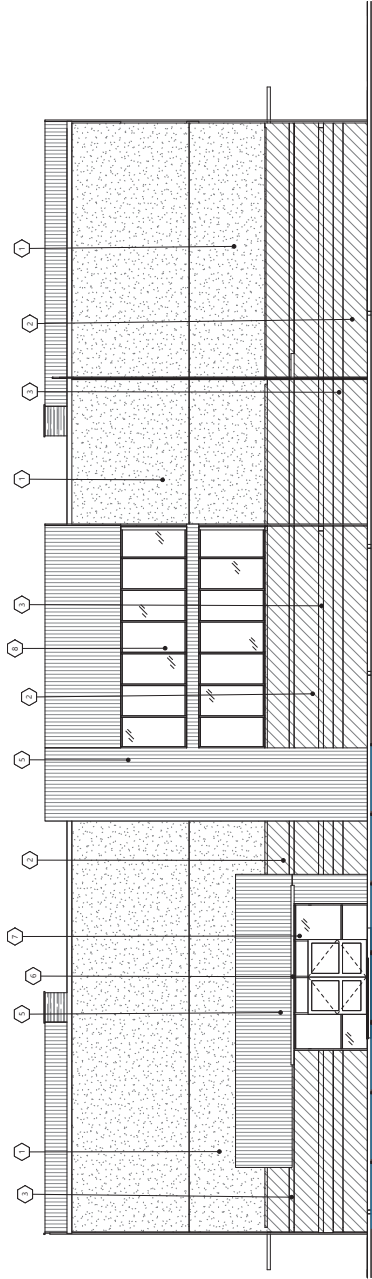
1 NORTH ELEVATION
SCALE = 1/8" = 1'-0"



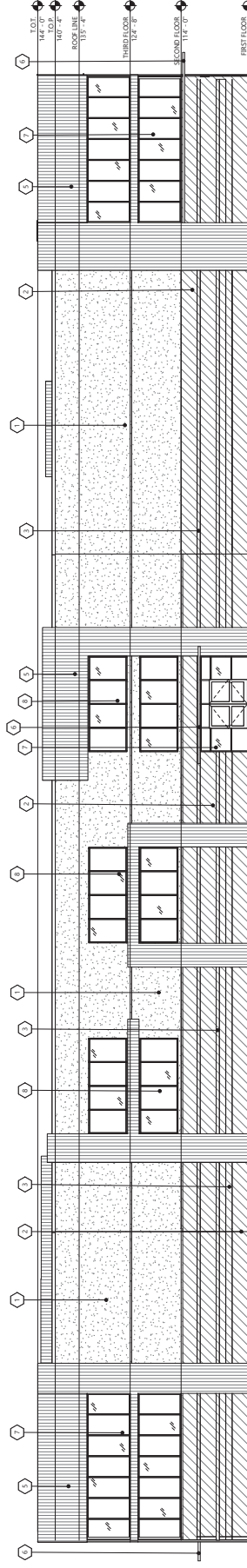
2 WEST ELEVATION
SCALE = 1/8" = 1'-0"

MATERIAL LEGEND

- ① SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DE6128 SAND DUNE)
- ② 4" X 8" X 1/2" MASONRY (ECHELON, SPLIT FACE - PLUM)
- ③ 4" X 8" X 1/2" MASONRY (ECHELON, SPLIT FACE - SOUTHWEST GOLD)
- ④ STONE VENEER (CORONADO, IDAHO DRYSTACK - GREY QUARTZITE)
- ⑤ METAL WALL PANEL (AEP SPAN - VINTAGE)
- ⑥ METAL SHADE AWNINGS (AEP SPAN - VINTAGE)
- ⑦ INSULATED GLAZING UNIT
- ⑧ SPANDREL GLAZING UNIT (ICD, OPACH-COAT 300 - #1-818 BLACK/CLEAR)
- ⑨ METAL CAP PAINTED (DE6390 - CHOCOLATE PUDDING)



1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

PROJECT DESCRIPTION
PROPOSED SELF STORAGE AND COMMERCIAL RETAIL

CITY PHOENIX
STATE ARIZONA
ISSUE DATES

CLIENT
OVAHI II, LLC

PRELIMINARY - NOT FOR CONSTRUCTION

ID	ISSUE DEVELOPMENT	DATE
MARK	DESCRIPTION	DATE

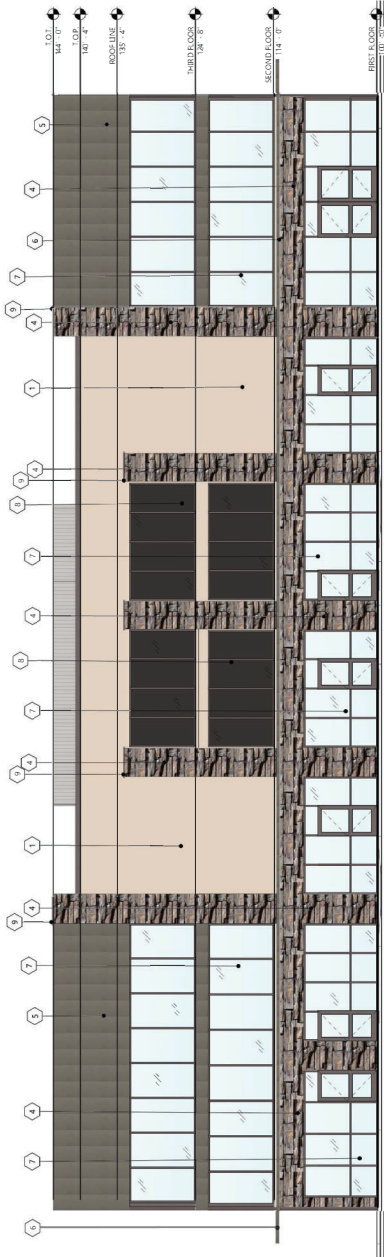
PROJECT NO.: 20212130
DRAWN BY: AAB
CHECKED BY: MAB

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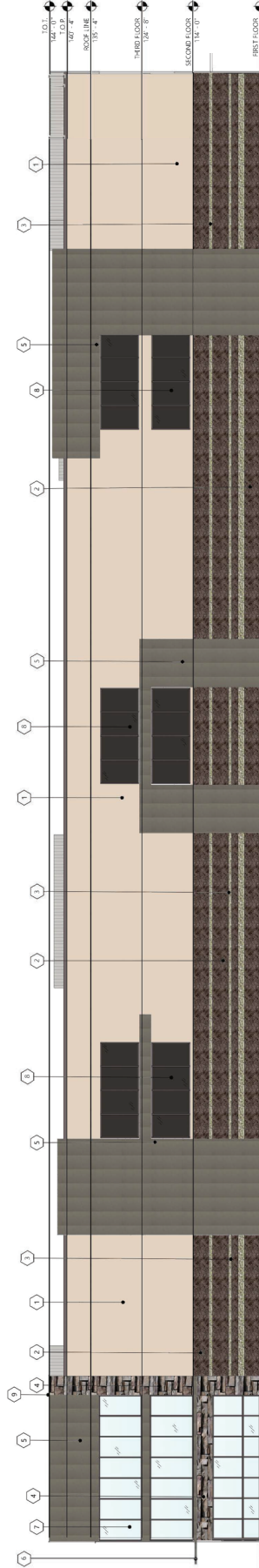
DRAWING TITLE
BUILDING ELEVATIONS

MATERIAL LEGEND

- 1 SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - 6678/85 SAND DUNE)
- 2 4" X 8" X 16" MASONRY (ECHELDON, SPLITFACE - PLUM)
- 3 4" X 8" X 16" MASONRY (ECHELDON, SPLITFACE - SOUTHWEST GOLD)
- 4 STONE VENEER (CORONADO, IDAHO DRystack - GREY QUARTZITE)
- 5 METAL WALL PANEL (AEP SPAN - VINTAGE)
- 6 METAL SHADE AVININGS (AEP SPAN - VINTAGE)
- 7 INSULATED GLAZING UNIT
- 8 SPANDEB GLAZING UNIT (ICI, OPACI COAT 300 - #1 818 BLACK/CLEAR)
- 9 METAL CAP PAINTED (D66390 - CHOCOLATE RUDDING)



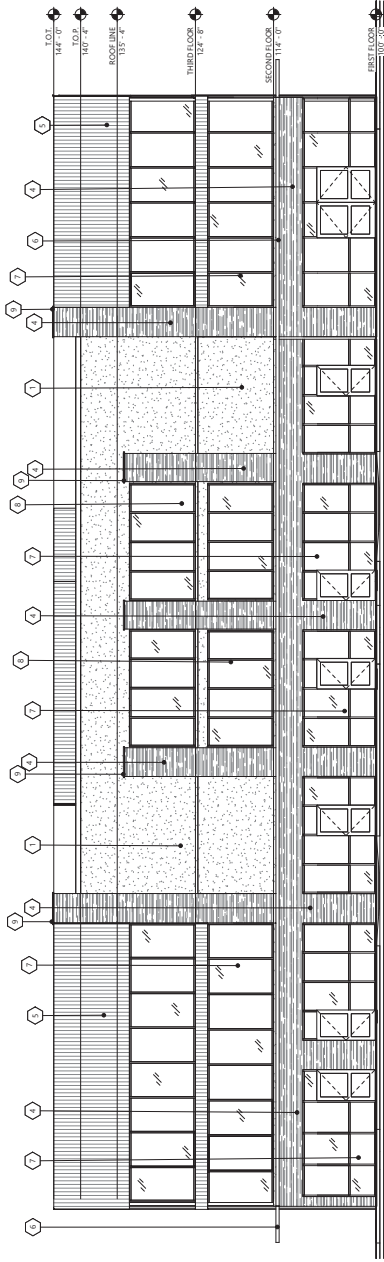
1 SOUTH ELEVATION
1/8" = 1'-0"



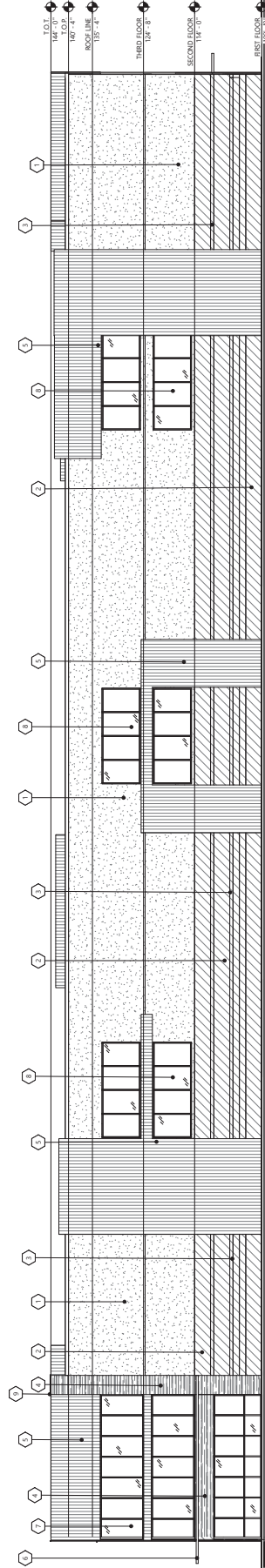
2 EAST ELEVATION
3/8" = 1'-0"

MATERIAL LEGEND

- 1 SMOOTH STUCCO FINE FINISH (DUNN EDWARDS - DEW125 SAND DUNE)
- 2 4" X 8" X 16" MASONRY (ECHELDON, SPLIT FACE - PLUM)
- 3 4" X 8" X 16" MASONRY (ECHELDON, SPLIT FACE - SOUTHWEST GOLD)
- 4 STONE VENEER CORONADO, IDAHO DRIVSTACK - GREY QUARTZITE
- 5 METAL WALL PANEL (AEP SPAN - VINTAGE)
- 6 METAL SHADE AWNINGS (AEP SPAN - VINTAGE)
- 7 INSULATED GLAZING UNIT
- 8 SPANDREL GLAZING UNIT (ICI, OPAQ-COAT 300 - #1-818 BLACK/CLEAR)
- 9 METAL CAP PAINTED (D66390 - CHOCOLATE PUDDING)



1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"

PROJECT DESCRIPTION
PROPOSED SELF
STORAGE AND
COMMERCIAL RETAIL

CITY PHOENIX
STATE ARIZONA
ISSUE DATES

CLIENT
OVAH II, LLC

PRELIMINARY -
NOT FOR
CONSTRUCTION

DD	DESIGN DEVELOPMENT	10/20/2021
MA	MARKET DESCRIPTION	
DA	DATE	
PROJECT NO.: 20212130		
DRAWN BY: AAB		
CHECKED BY: MAB		
CONTRACT:		
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DRAWING TITLE
BUILDING ELEVATIONS

A402

CITY OF PHOENIX

JUL 1 2 2021

Planning & Development
Department



NORTH WEST PERSPECTIVE



WEST PERSPECTIVE



Architecture | Engineering | Interiors | Construction
Water Energy | Interior Design

TEL: 602.441.4505 FAX: 602.441.4504
901 E. Madison St., Phoenix, AZ 85004

CHIEF EXECUTIVE OFFICER: JAMES M. HANCOCK
VICE PRESIDENT: JAMES M. HANCOCK
VICE PRESIDENT: JAMES M. HANCOCK
VICE PRESIDENT: JAMES M. HANCOCK
VICE PRESIDENT: JAMES M. HANCOCK

WWW.EAPC.NET

CLIENT

OVAH II, LLC

PROJECT DESCRIPTION

PROPOSED SELF
STORAGE AND
COMMERCIAL RETAIL

CITY

PHOENIX

STATE

ARIZONA

ISSUE DATES

PRELIMINARY -
NOT FOR
CONSTRUCTION

ID	ISSUE DESCRIPTION	ISSUE DATE
MARK	DESCRIPTION	DATE

PROJECT NO.: 20212130

DRAWN BY: AAB

CHECKED BY: MAB

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DRAWING TITLE

RENDER VIEWS

A403

CLIENT
 OVAH II, LLC

PROJECT DESCRIPTION
 PROPOSED SELF STORAGE AND COMMERCIAL RETAIL

CITY PHOENIX
 STATE ARIZONA

ISSUE DATES

PRELIMINARY - NOT FOR CONSTRUCTION

ID#	DESIGN DEVELOPMENT	10/09/2021
MARK#	DESCRIPTION	SHEET
PROJECT NO.	20212130	
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CHECKED BY:	MAB	

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 RENDER VIEWS

A404



SOUTH EAST PERSPECTIVE



EAST PERSPECTIVE

CITY OF PHOENIX

JUL 12 2021

Planning & Development Department