



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-5-23-2
April 27, 2023

Paradise Valley Village Planning Committee Meeting Date: May 1, 2023
Planning Commission Hearing Date: May 4, 2023

Request From: C-2 SP (Intermediate Commercial, Special Permit) (6.69 acres)
R-3 (Approved R-3) (Multifamily Residence District, Approved Multifamily Residence District) (0.73 acres)

Request To: C-2 HGT/WVR SP (Intermediate Commercial, Height Waiver, Special Permit) (7.42 acres)

Proposal: Self-service storage warehouse with underlying C-2 uses and a height waiver

Location: Northwest corner of the 38th Street alignment and Bell Road

Owner/Applicant: Extra Space Properties 121, LLC

Representative: William F Allison, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Commercial and Transportation	
<u>Street Map Classification</u>	Bell Road	Major Arterial	55-foot north half street
<p>CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Encourage development of the taller and larger buildings in Areas of Change away from single-family and low-rise multifamily housing.</p> <p>The proposed development is located adjacent to the SR-51 freeway, Paradise Valley Park and the Paradise Valley High School. The proposed three-story building will be located away from single-family and low-rise multifamily housing.</p>			
<p>CONNECT PEOPLE & PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</p>			

As stipulated, the proposal will provide secured bicycle parking near the rental office. This bicycle parking will provide employees and guests with an alternative mode of transportation to the site.

BUILD THE SUSTAINABLE DESERT CITY; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will revegetate existing landscape areas and will provide landscaping in new parking areas with trees to provide sufficient shade.

Applicable Plan, Overlays, and Initiatives

[Piestewa Peak Freeway Specific Plan](#): See Background Item No. 6.

[State Route 51 & Loop 101 Scenic Corridor Policy](#): See Background Item No. 7.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9.

[Zero Waste PHX](#): See Background Item No. 10.

[Transportation Electrification Action Plan](#): See Background Item No. 11.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Self-service storage warehouse	C-2 SP, R-3 (Approved R-3)
North	Freeway and park	R-3 and R1-18
South / West	Automobile repair shop	C-3 and R-4 (Approved C-3)
South (across Bell Road)	Gas station, convenience store and carwash	C-2
East	Park and high school	R1-18 and R1-14
West	Freeway	R-3

C-2 HGT/WVR SP – Intermediate Commercial, Height Waiver, Special Permit Development Standards		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	7.42 acres
Maximum Lot Coverage	50%, exclusive of the first six feet of roof overhang, open carports, covered patios or covered walkways	Not specified
Maximum Building Height	4 stories and 56 feet	3 stories and 36 feet (Met)
<i>Minimum Building Setbacks</i>		
Adjacent to Streets (For Structures Exceeding Two Stories or 30 Feet)	Average 30 feet; Minimum 20 feet permitted for up to 50% of structure, including projections	South (Bell Road): Approx. 1,174 feet (Met)
		West (Freeway): 0 feet* (Not Met)
Not Adjacent to Streets (When Adjacent Zoning is S-1, S-2, RE-43 to R-3), Maximum Building Height 3-story (or 42 feet)	100 feet	North (Adjacent to R-3 and R1-18): Approx. 573 feet (Met)
		East (Adjacent to R1-18 and R1-14): Approx. 58 feet* (Not Met)
		South (Adjacent to R1-18 and R1-14): Approx. 818 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Streetscape (For Structures Exceeding Two Stories or 30 Feet)	Average 30 feet; Minimum 20 feet permitted for up to 50% of the frontage	South (Bell Road): Approx. 40 feet (Met)
		West (Freeway): 0 feet* (Not Met)
Property Lines Not Adjacent to a Street	10 feet	North: 0 feet* (Not Met)
		East: 0 feet* (Not Met)
Property Lines Not Adjacent to a Street, but Adjacent to C-3	0 feet	South: 0 feet (Met)
		West: 0 feet (Met)
Minimum Parking	37 spaces required 1 space per 35 storage units Existing units: 725 New units: 566 Total: 1,291 units	37 spaces provided (Met)

*Variance or site plan modification required

**Variances granted for existing buildings; ZA-358-94 (October 1994) and ZA-162-99 (April 1999)

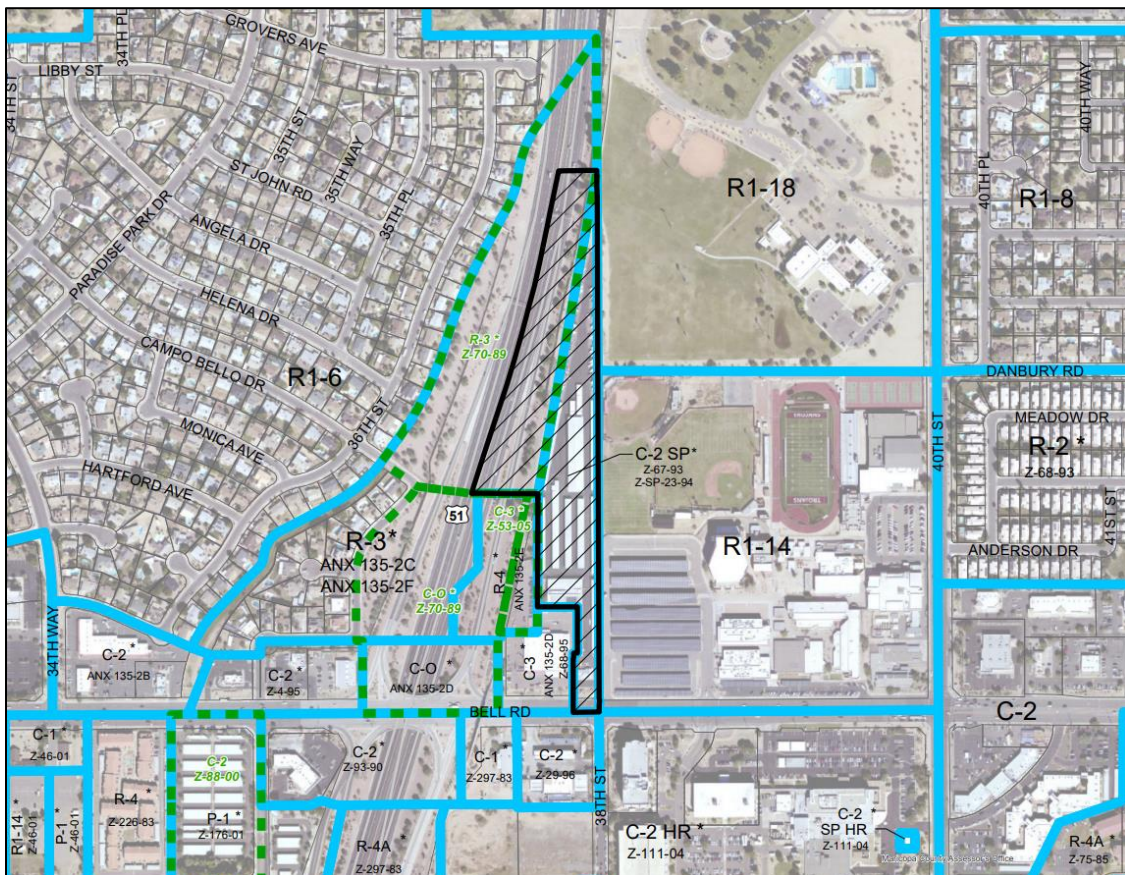
SURROUNDING LAND USES AND ZONING

- The subject site contains a self-service storage warehouse and is currently zoned C-2 SP (Intermediate Commercial, Special Permit). The request for C-2 HGT/WVR SP (Intermediate Commercial, Height Waiver, Special Permit) will permit an approximately 25,401-square foot, three-story building addition to the site for an additional 566 storage units proposed.

To the north and west of the subject site is the SR-51 freeway, zoned R-3 (Multifamily Residence District) and to the north and east is the Paradise Valley Park, zoned R1-18 (Single-Family Residence District).

To the east, south of the Paradise Valley Park, is the Paradise Valley High School, zoned R1-14 (One-Family Residence).

To the south and west is an automobile repair shop, zoned C-3 (General Commercial) and R-4 (Approved C-3) (Multifamily Residence District, Approved General Commercial) and to the south (across Bell Road) is a gas station, convenience store and carwash, zoned C-2.



Zoning Sketch Map
Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes a new three-story building, up to 36 feet in height, with a building footprint of 25,401 square feet. This building addition proposes 566 new storage units to add to the existing 725 storage units on the site. The Special Permit for the self-service storage warehouse use was already obtained under the existing entitlement, rezoning case no. Z-SP-23-94, which stipulated a maximum building height of one-story. The request is for a height waiver which would permit the proposed three-story, 36-foot-tall building. There is existing vehicular access from Bell Road. Additionally, there is an existing office building, nine existing storage buildings, existing covered RV parking, and existing uncovered rental parking areas.

There is an existing sidewalk that turns off of Bell Road to access the site, but then stops abruptly. Staff recommends this sidewalk be continued at a minimum width of five feet to connect to the office building entrance. This is addressed in Stipulation No. 3.

For enhanced pedestrian safety and visibility, staff recommends that where pedestrian walkways cross a vehicular path, the pathway be constructed of an alternative material or pavement treatment that visually contrasts parking and drive aisle surfaces. This is addressed in Stipulation No. 4.

There are existing landscape areas where either landscaping died or was removed. Staff recommends these existing landscape areas, as well as any new landscape areas, be planted with trees in surface parking lot areas to achieve a minimum of 25 percent shade at maturity, trees in landscape areas to achieve a minimum of 75 percent shade at maturity, and minimum 75 percent vegetative live coverage at maturity. This is addressed in Stipulation No. 5.

5. Elevations

The building elevations and renderings, attached as an exhibit, propose a variation of colors and materials, masonry and architecturally enhanced corner designs with windows. Given the enhanced elevations proposed, staff recommends general conformance to the elevations date stamped January 25, 2023, with specific regard to the design criteria mentioned above. This is addressed in Stipulation No. 1.

PLANS, OVERLAYS, AND INITIATIVES

6. Piestewa Peak Freeway Specific Plan

The subject site is located within the Piestewa Peak Freeway Specific Plan corridor, Segment 8. This segment contains a mix of City park land, a golf course, single-family residential development, a high school and commercial development. The north end of the subject site was identified as an area for possible park expansion. After staff discussed with the Parks and Recreation

Department, it was determined that the remaining northern portion of the site is not desired for Parks and Recreation Department acquisition. No circulation mitigation measures were proposed for Segment 8. A bikeway was identified as the shared-use path along the east side of the freeway in the Recreational Trails and Bicycle Paths Element for Segment 8. No landscape enhancement measures were proposed for the subject site. No noise walls or berms were proposed for Segment 8. The Public Art Element identified opportunities for the development of public art projects along the Piestewa Peak Freeway and actions to implement public art along the freeway.

7. **State Route 51 & Loop 101 Scenic Corridor Policy**

The subject site is located within the State Route 51 & Loop 101 Scenic Corridor Policy area. This scenic corridor was established due to public concern in regard to outdoor uses with significant visual impacts, such as outdoor storage and off-premises advertising structures, along portions of the State Route 51 and Loop 101 freeways within the northeast Phoenix area. Although there is an existing screen wall, staff recommends the screen wall be maintained so the outdoor storage areas of trailers and motor vehicles for the self-storage facility remain screened. This is addressed in Stipulation No. 2.

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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, including revegetating the existing landscape areas and surface parking lot planters with minimum 2-inch caliper trees, in addition to the new surface parking lot areas to be landscaped with trees to achieve a minimum of 25 percent shade at maturity. This is addressed in Stipulation No. 5.

9. **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. 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. As stipulated, the project will provide a minimum of four bicycle parking spaces, installed per the requirements in the city's Walkable Urban (WU) Code, located near the rental office. This is addressed in Stipulation No. 7.

10. **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, and mixed-use developments meeting certain criteria. The applicant's submittal materials indicate that the proposed project will incorporate recycling and that both trash and recycling bins will be available for self-storage customers to use on-site.

11. **Transportation Electrification Action Plan**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Staff recommends a minimum of two of the required parking spaces and one of the required accessible parking spaces include EV Installed infrastructure. This is addressed in Stipulation No. 6.

COMMUNITY INPUT SUMMARY

12. At the time this staff report was written, staff has not received any letters of opposition or support.

INTERDEPARTMENTAL COMMENTS

13. **Water Services Department**

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, water capacity is a dynamic condition that can change over time due to a variety of factors.

14. **Street Transportation Department**

The Street Transportation Department requested that all required street improvements shall be provided and meet ADA standards. This is addressed in Stipulation No. 8.

OTHER

15. 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. 9 through 11.

16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 12.
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 consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal is compatible with the adjacent land uses and zoning to the south.
3. As stipulated, the proposal supports efforts from various plans, such as the Tree and Shade Master Plan, the Comprehensive Bicycle Master Plan, and the Transportation Electrification Action Plan.

Stipulations

1. The development shall be in general conformance with the building elevations date stamped January 25, 2023, with specific regard to the architecturally enhanced corner designs, windows, and masonry provided, as approved by the Planning and Development Department.
2. A screen wall shall be provided along the perimeter of the site to screen outdoor storage areas associated with the self-service storage warehouse from the

freeway and adjacent properties, as approved by the Planning and Development Department.

3. A minimum 5-foot-wide pedestrian pathway shall be provided to connect the existing sidewalk from Bell Road to the rental office building entrance, as approved by the Planning and Development Department.
4. 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 parking and drive aisle surfaces, as approved by the Planning and Development Department.
5. All existing and new landscape areas throughout the site shall be planted and replenished to the following standards, as approved by the Planning and Development Department.
 - a. Parking lot landscape planters: Minimum 2-inch caliper, large canopy, drought-tolerant shade trees to provide a minimum of 25% shade at maturity, measured at summer solstice at noon, as shown on a shade study submitted for review.
 - b. Landscape areas: Minimum 2-inch caliper large canopy drought-tolerant shade trees to provide a minimum of 75% shade at maturity, measured at summer solstice at noon, as shown on a shade study submitted for review.
 - c. Drought-tolerant shrubs, accents, and vegetative groundcovers to provide a minimum of 75% vegetative live coverage at maturity.
6. Electric Vehicle (EV) installed spaces shall be provided for a minimum of two of the required parking spaces and one of the required accessible parking spaces located near the rental office, as approved by the Planning and Development Department.
7. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the entrance to the rental office 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.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and

Development Department. All improvements shall comply with all ADA accessibility standards.

9. If determined necessary by the Phoenix Archaeology 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 Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
11. 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.
12. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

April 27, 2023

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

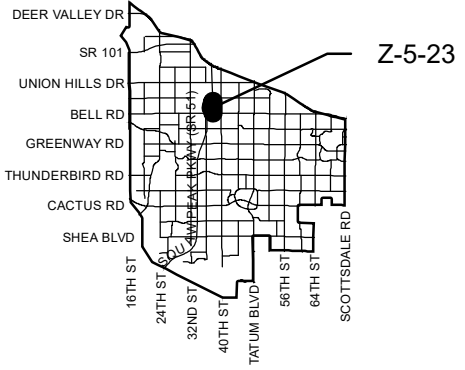
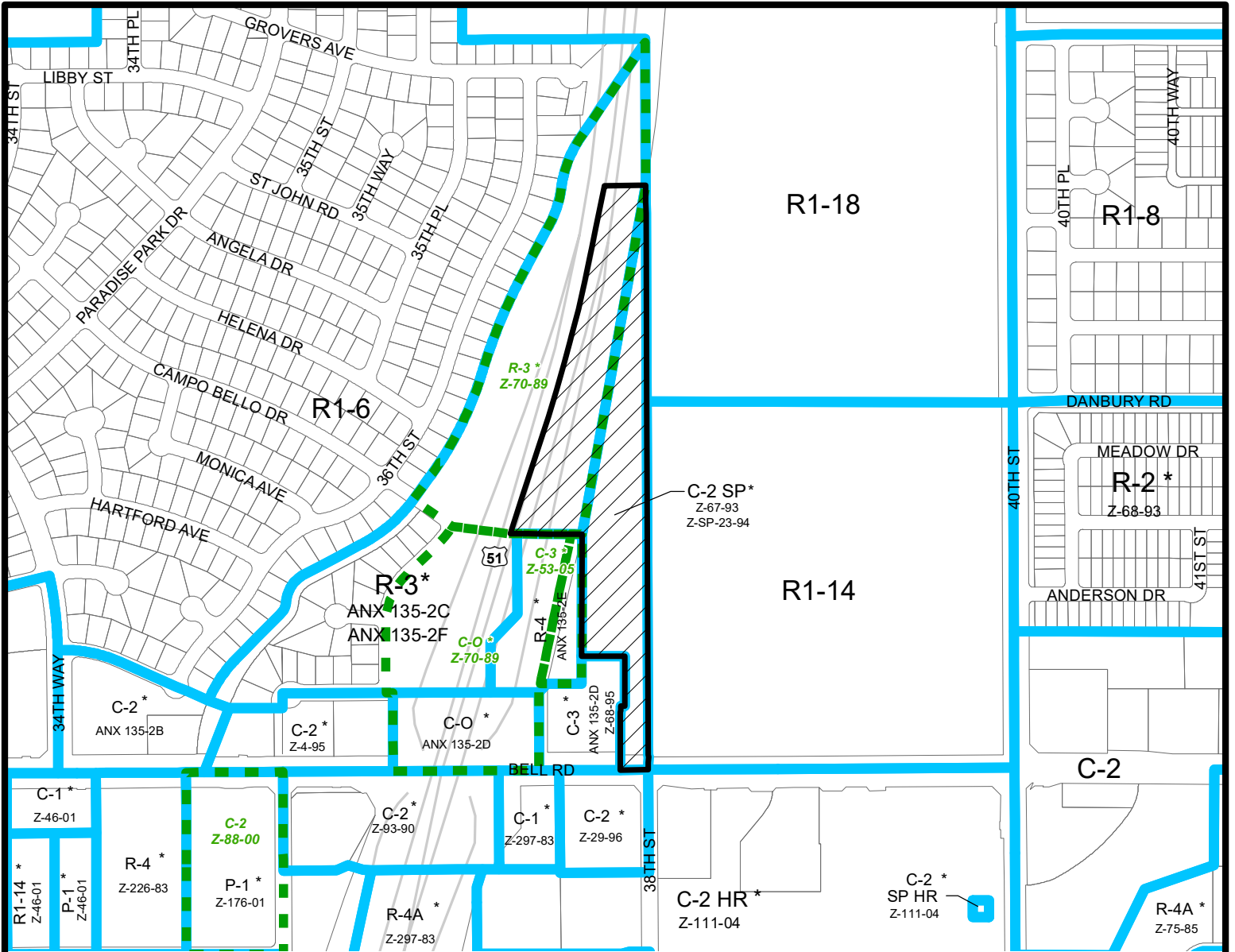
Aerial Sketch Map


Site Plan date stamped January 25, 2023 (2 pages)

Landscape Plan date stamped January 25, 2023

Elevations date stamped January 25, 2023

Renderings date stamped January 25, 2023

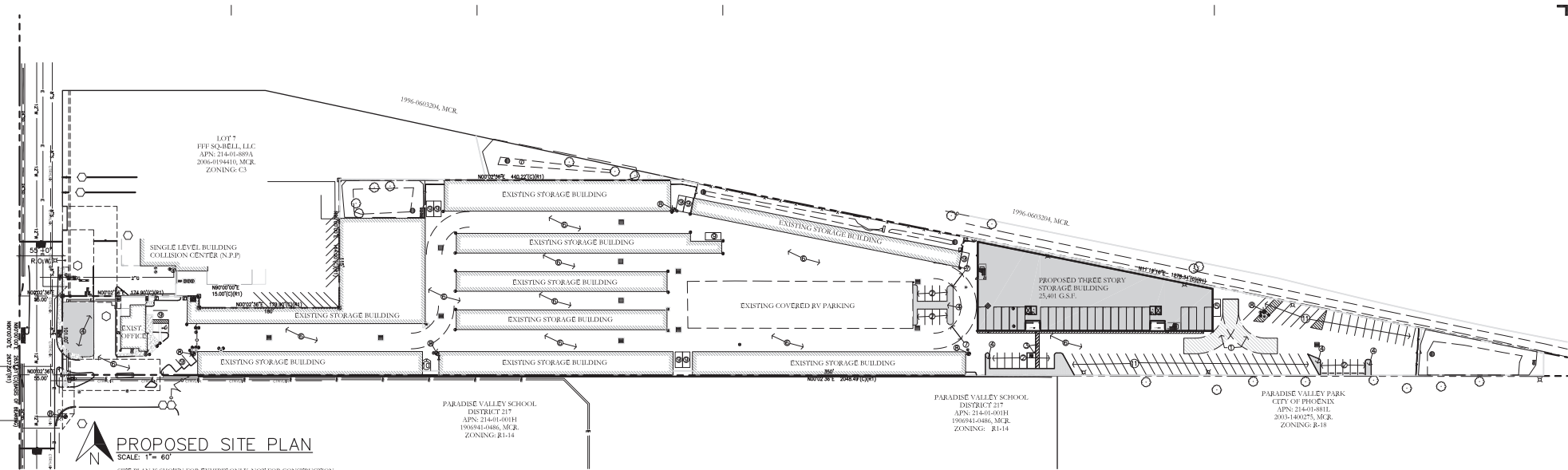



 Miles
 0.1 0.05 0 0.1
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 2



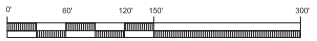
APPLICANT'S NAME: Extra Space Properties 121 LLC		REQUESTED CHANGE: FROM: C-2 SP (6.69 a.c.) R-3 (Approved R-3)(0.73 a.c.)	
APPLICATION NO. Z-5-23	DATE: 2/01/2023 REVISION DATES: 3/15/2023	TO: C-2 SP HGT/WVR (7.42 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 7.42 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 37-36 ZONING MAP M-10		
MULTIPLES PERMITTED C-2 SP, R-3 (Approved R-3) C-2 SP HGT/WVR	CONVENTIONAL OPTION 97, 10 (10) 107	* UNITS P.R.D. OPTION 116, 12 (12) 129	

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



PROPOSED SITE PLAN
SCALE: 1" = 60'

SITE PLAN IS SHOWN FOR EXHIBIT ONLY. NOT FOR CONSTRUCTION.
SEE SHEET A1.1 FOR ENLARGED REMODEL SITE PLAN.



KEY NOTES: (#)

1. FIRE TRUCK HAMMERHEAD TURN.
2. NEW 8' X 18' PARKING SPACES.
3. NEW ADA PARKING SPACE WITH UNLOADING AREA.
4. NEW LANDSCAPE AREA.
5. NEW 10' X 22' PARALLEL PARKING SPACE.
6. EXISTING ASPHALT DRIVE.
7. 20' WIDE FIRE ACCESS OF INNER WHEEL & 55' OUTER WHEEL TURNING RADII'S.
8. EXISTING FIRE HYDRANT.
9. EXISTING PARKING AREA.
10. EXISTING TRASH ENCLOSURE.
11. EXISTING RENTAL PARKING AREA.

PROJECT TEAM

OWNER: EXTRA SPACE PROPERTIES 121, LLC P.O. BOX 710007 S 2004 E SUNNYVALE CITY, UT 84171 contact: Clint Kleppe p. 406-227-5253 cklepp@extraspace.com	CIVIL ENGINEER: HELLY ENGINEERING, LLC 3240 E. UNION HILLS DR., #113 PHOENIX, ARIZONA 85006 contact: STEVE BOWSER, PE p. 602-975-9016 hb@helly.com
ZONING ATTORNEY: WITHEBY MORRIS, P.C. 3325 E. ARIZONA BENDMORE CIR. SITE A-212 PHOENIX, ARIZONA 85016 contact: WILLIAM F. ALLISON, Esq. p. 602-246-4415 bill@wfmorris.com	LANDSCAPE ARCHITECT: MCGOUGH ADAMSON 532 E. MARLELLIPS RD. #131 MESA, ARIZONA 85203 contact: NEKA ADAMSON, LA p. 480-204-4792 nka@mgad.com
ARCHITECT: ON POINT ARCHITECTURE, LLC 1140 E GREENWAY ST., STE 4 MESA, ARIZONA 85205 contact: NICOLE POSTEN, RA p. 480-227-5259 nicol@onpointarchitecture.com	ELECTRICAL ENGINEER: KCL ENGINEERING 7975 N. HAYDON RD., #C250 SCOTTSDALE, ARIZONA 85258 contact: GREG LARSON, PE p. 602-312-4131 glarson@kclengineering.com

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 6, OF SUNTREE LIMITED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 398 OF MAPS, PAGE 23, AND CERTIFICATE OF CORRECTION RECORDED MARCH 06, 1996 AS 26,258884 OF OFFICIAL RECORDS;
EXCEPT 1/10TH OF ALL OIL, GASES, AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS AND FERTILIZERS OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSONABLE MATERIAL AS RESERVED IN ARIZONA REVISED STATUTES.

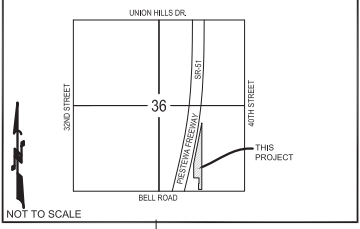
PARCEL NO. 2:
AN EASEMENT FOR INGRESS AND EGRESS, AS CREATED IN INSTRUMENT RECORDED IN 86648071, OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER A STRIP OF LAND 20.00 FEET IN WIDTH LYING EAST OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE SOUTH EAST CORNER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SAID SECTION 36 A DISTANCE OF 1310.89 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHEAST QUARTER;
THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER 55.00 FEET TO THE POINT OF BEGINNING OF SAID LINE.
THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 36 SECONDS EAST ALONG SAID LINE 1250.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:
AN EASEMENT FOR PRIVATE UNDERGROUND SEWER LINE, AS CREATED IN INSTRUMENT RECORDED IN 82408261, OF OFFICIAL RECORDS, RECORDS OF MARICOPA COUNTY, ARIZONA, OVER THE SOUTH 1/40 FEET OF THE EAST 1/40 FEET OF LOT 7, OF SUNTREE LIMITED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 398 OF MAPS, PAGE 23.

PROJECT DATA AND STATISTICS

APN:	214-01-888
PROJECT ADDRESS:	3770 E BELL ROAD, PHOENIX AZ 85032
EXISTING LAND USE:	SELF-STORAGE FACILITY
PROPOSED LAND USE:	SELF-STORAGE FACILITY
ACREAGE:	NET: 299,874 S.F. / 6.884 ACRE GROSS: 305,429 S.F. / 7.012 ACRE
CURRENT ZONING:	C-2
REQUEST:	HEIGHT WAIVER FOR NEW 3 STORY BUILDING
NEW BUILDING AREA:	FIRST FLOOR AREA: 25,027 GSF SECOND FLOOR AREA: 25,401 GSF THIRD FLOOR AREA: 25,401 GSF TOTAL: 75,829 GSF
LOT COVERAGE:	SF / 299,874 SF = %
PARKING REQUIRED:	1 SPACE PER 35 STORAGE UNITS= EXISTING UNITS: 725 NEW UNITS: 566 1,291 UNITS/ 35= 37 SPACES REQUIRED
PARKING PROVIDED:	NEW: 23 PARKING SPACES (INCLUDES 1 HC) EXISTING: 14 PARKING SPACES (INCLUDES 1 HC) TOTAL PROVIDED: 37 SPACES PROVIDED (INCLUDES 2 HC)

VICINITY MAP



CITY OF PHOENIX
JAN 25 2023
Planning & Development Department

ON POINT ARCHITECTURE

WWW.ONPOINTARCHITECTURE.COM
P. 480-227-5259
MESA, ARIZONA

REGISTERED ARCHITECT
4801 NICOLEE POSTEN
12/14
ARIZONA
12/14

DATE: 12/15/22
ITEM: OWNER REVIEW
12/14/22 (ZONING SUB)

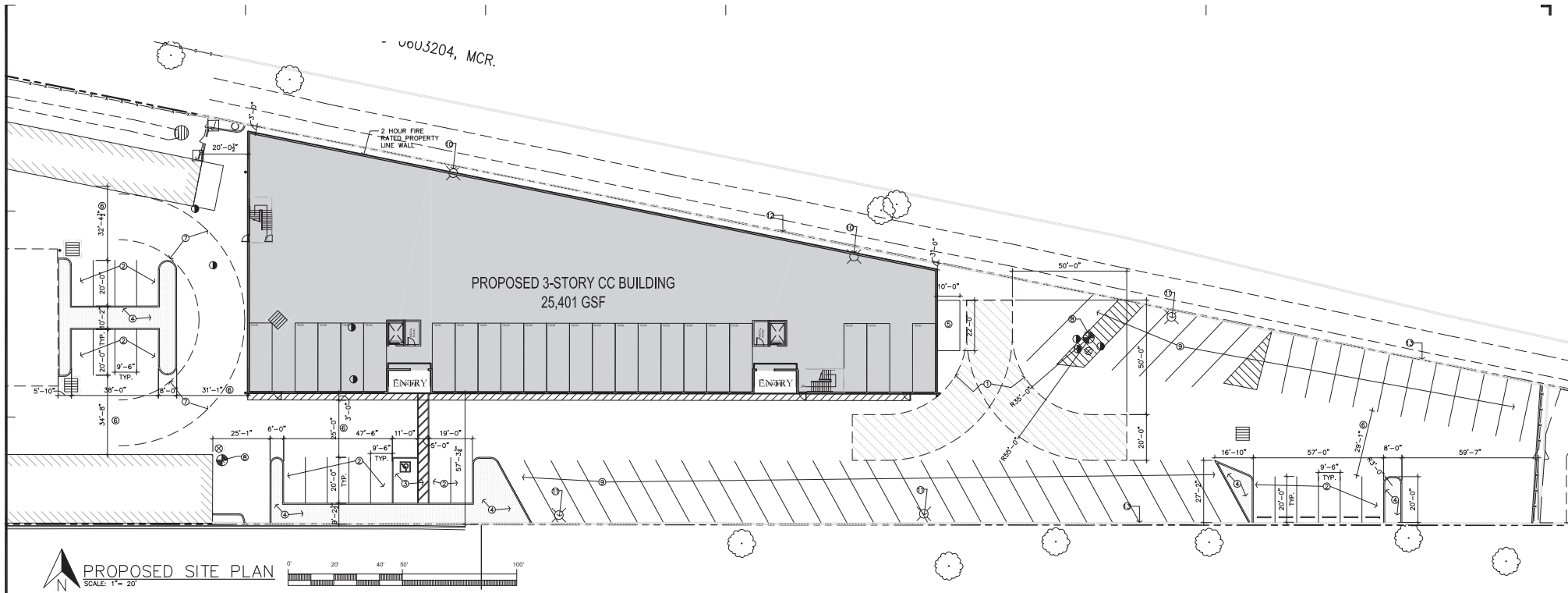
THIS PROJECT IS AN INSTRUMENT OF SERVICE AND THE USER OF THIS INSTRUMENT OF SERVICE IS THE CLIENT. THE USER OF THIS INSTRUMENT OF SERVICE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE COUNTY OF MARICOPA. THE USER OF THIS INSTRUMENT OF SERVICE IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE COUNTY OF MARICOPA.

JOB #: 2233

SELF-STORAGE FACILITY ADDITION for EXTRA SPACE STORAGE

5051 W CACTUS RD
PHOENIX, AZ 85304

DWG NAME: PROJECT DATA & SITE PLAN
DWG #: **A1.1**



PROPOSED SITE PLAN
 SCALE: 1" = 20'
 SITE PLAN IS SHOWN FOR EXHIBIT ONLY, NOT FOR CONSTRUCTION

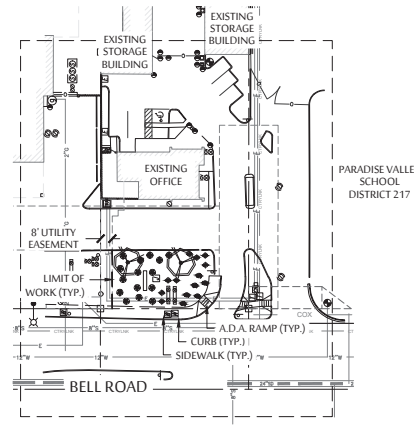
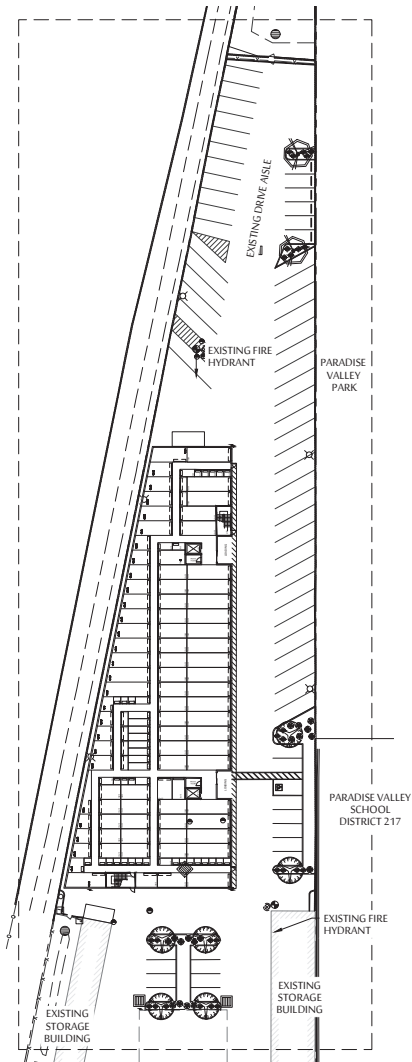
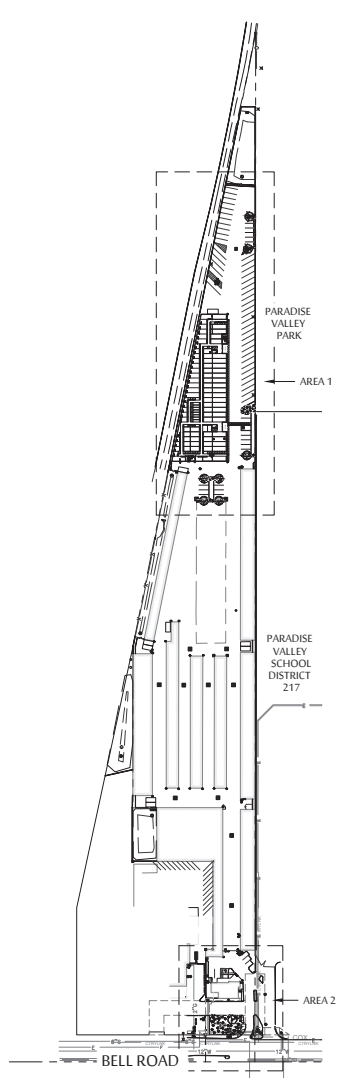
- KEY NOTES: #**
1. FIRE TRUCK HAMMERHEAD TURN.
 2. NEW 9' 9" X 18' PARKING SPACES.
 3. NEW ADA PARKING SPACE WITH UNLOADING AREA.
 4. NEW LANDSCAPE AREA.
 5. NEW 10' X 22' PARALLEL PARKING SPACE.
 6. EXISTING ASPHALT DRIVE.
 7. 20' WIDE FIRE ACCESS (33' INNER WHEEL & 55' OUTER WHEEL TURNING RADIUS).
 8. EXISTING FIRE HYDRANT.
 9. EXISTING RENTAL PARKING AREA.
 10. REMOVE EXISTING POLE MOUNTED LIGHT FIXTURE.
 11. EXISTING POLE MOUNTED LIGHT FIXTURE TO REMAIN.
 12. REMOVE EXISTING PROPERTY LINE SCREEN WALL AT BUILDING.
 13. EXISTING PROPERTY LINE SCREEN WALL TO REMAIN.



WWW.ONPOINTARCHITECTURE.COM
 P. 480.227.5259 MESA, ARIZONA

	JOB #: 2233 SELF-STORAGE FACILITY ADDITION for EXTRA SPACE STORAGE 5051 W CACTUS RD PHOENIX, AZ 85304							
	<table border="1"> <thead> <tr> <th>DATE</th> <th>ITEM</th> </tr> </thead> <tbody> <tr> <td>12/05/22</td> <td>OWNER REVIEW</td> </tr> <tr> <td>12/14/22</td> <td>ZONING-SUBI</td> </tr> </tbody> </table>	DATE	ITEM	12/05/22	OWNER REVIEW	12/14/22	ZONING-SUBI	DWG NAME: ENLARGED SITE PLAN
DATE	ITEM							
12/05/22	OWNER REVIEW							
12/14/22	ZONING-SUBI							

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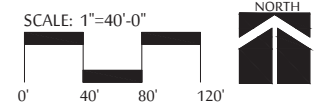
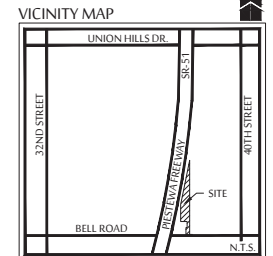
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	PARKINSONIA HYBRID "DESERT MUSEUM" - DESERT MUSEUM PALO VERDE
	PROSOPIS HYBRID "PHOENIX" - THORNLESS MESQUITE
ACCENTS	
	HESPERALOE PARVIFLORA - RED YUCCA
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS
GROUND COVERS	
	LANTANA MONTEVEDENSIS - PURPLE LANTANA
	LANTANA X "NEW GOLD" - NEW GOLD LANTANA
	DECOMPOSED GRANITE - 3/4" SCREENED COLOR TO MATCH EXISTING D.G. TO BE INSTALLED AT 2" DEPTH MIN.

NOTES:

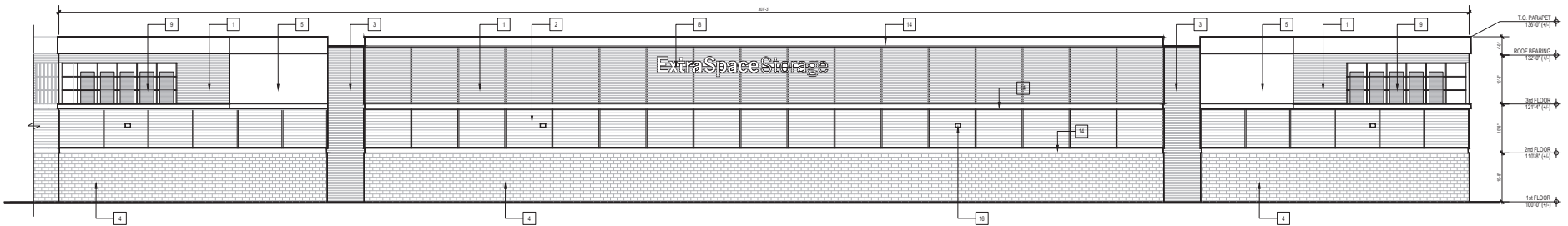
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

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JAN 25 2023
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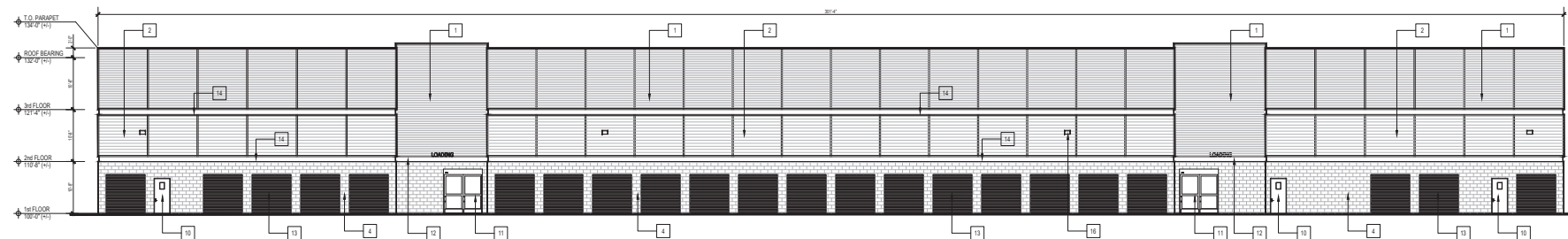


EXTRA SPACE STORAGE
PRELIMINARY PLANTING PLAN

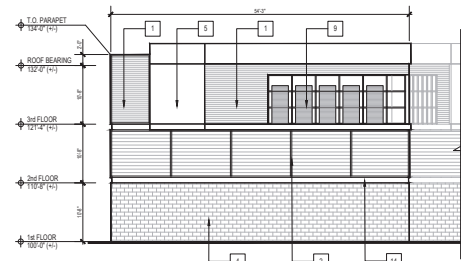
3770 E. BELL ROAD, PHOENIX, AZ 85032
 JANUARY 6, 2023



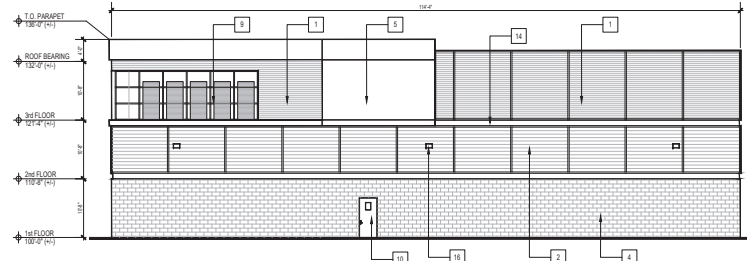
1 WEST ELEVATION
3/32" = 1'-0"



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



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



4 SOUTH ELEVATION
3/32" = 1'-0"

ELEVATION KEYED NOTES	
1	4" BOX RIB CORRUGATED METAL PANEL
2	8" BOX RIB CORRUGATED METAL PANEL
3	4" SINEWAVE MTL. PANEL
4	INTEGRAL COLOR CMU BLOCK
5	STUCCO FINISH
6	METAL CANOPY PER ESS STANDARDS MANUAL 2022
7	DOWNSPOUTS. COLOR: SEE RENDERING
8	CHANNEL LETTER SIGN PER ESS STANDARDS.
9	STOREFRONT WITH FAUX DOORS BEHIND GLASS
10	METAL EGRESS DOOR PER ESS STANDARDS MANUAL 2020
11	DURA GUARD 2000 SERIES BI-PARTING LOADING DOOR. SEE ESS 2022 MANUAL
12	1'-4"D x 1'-0"H. METAL EYEBROW
13	8" H. ROLL-UP DOOR BY JANUS
14	SMOOTH MTL. PANEL
15	POP-OUT METAL FAUX DOOR PER ESS STANDARDS MANUAL 2020
16	LIGHT FIXTURE PER ESS SPECS

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SHEET TITLE:
PROPOSED ELEVATIONS

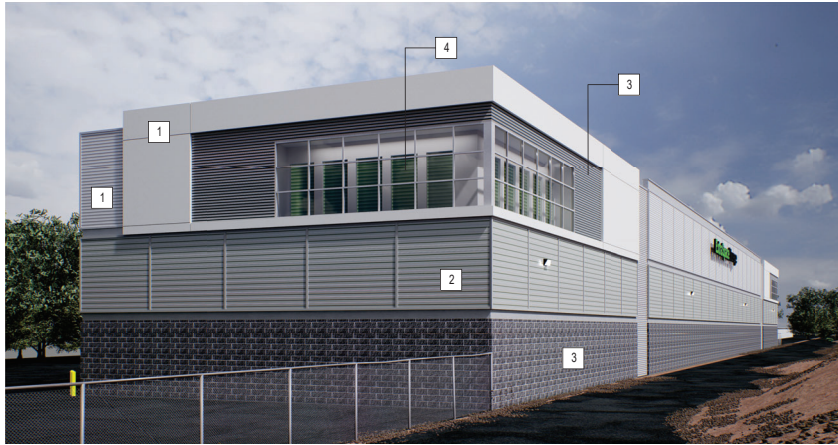
PROJECT LOCATION:
EXTRA SPACE STORAGE #0338
3770 E BELL ROAD
PHOENIX, AZ 85032

EST. 1977
ExtraSpace Storage
EXTRA SPACE STORAGE, Inc.
CORPORATE OFFICE
2795 East Cottonwood Parkway, Suite 400
Salt Lake City, Utah 84121

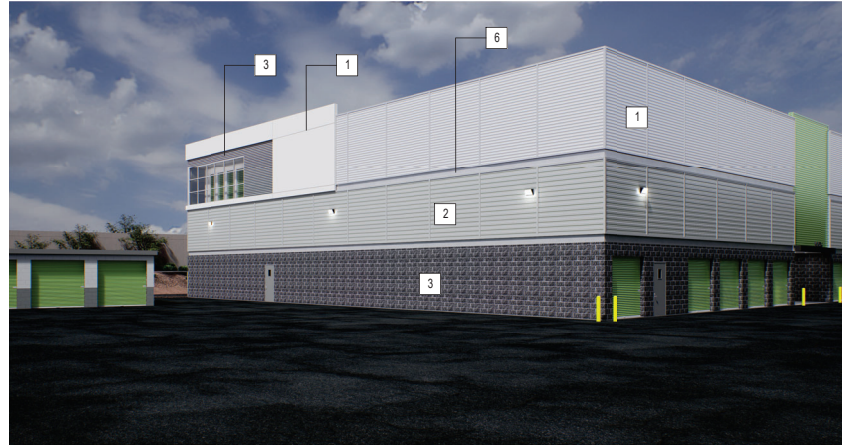
DATE
07/14/22

SHEET NUMBER
A-04

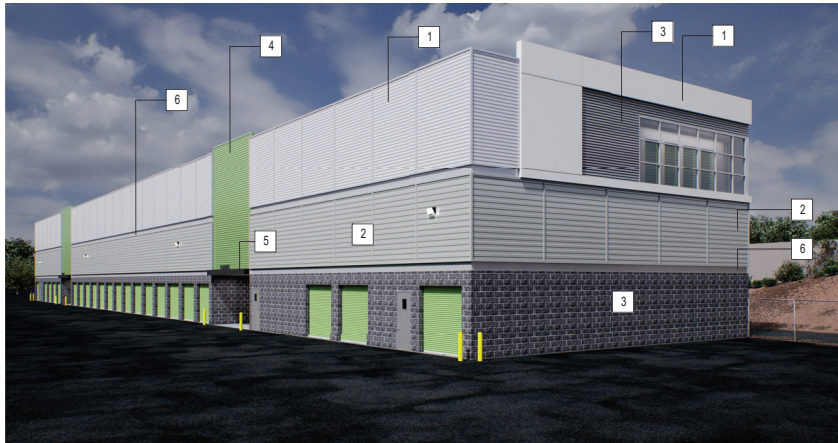
NORTH WEST VIEW



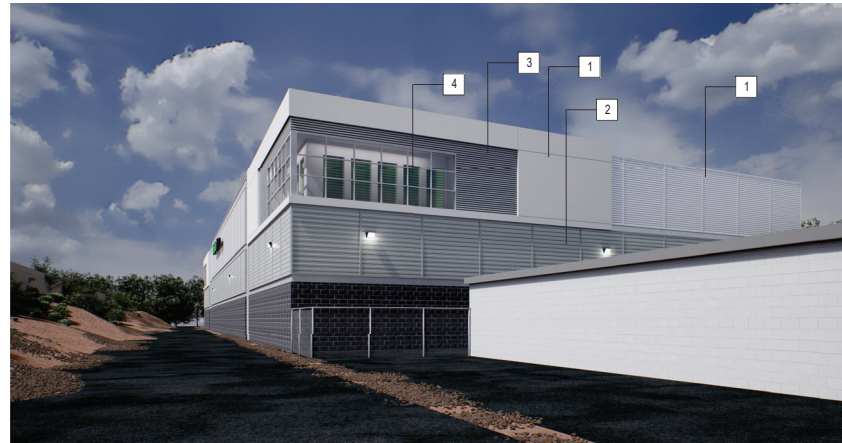
SOUTH EAST VIEW



NORTH EAST VIEW



SOUTH WEST VIEW



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E.S.S. COLOR PALETTE	
1	SW 7083 NEBULOUS WHITE
2	SW 7065 ARGOS
3	SW 7067 CITYSCAPE
4	EXR WASABI
5	SW 7069 IRON ORE
6	SILVERSMITH

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SHEET TITLE:
RENDERINGS

PROJECT LOCATION:
EXTRA SPACE STORAGE #0338
 3770 E BELL ROAD
 PHOENIX, AZ 85032

EST-1977

EXTRA SPACE STORAGE, Inc., CORPORATE
 OFFICE
 2795 East Cottonwood Parkway, Suite 400
 Salt Lake City, Utah 84121

DATE: **07/13/22**

SHEET NUMBER: