



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-87-17-7**  
**February 5, 2018**

**Estrella Village Planning Committee Meeting Date** February 20, 2018

**Planning Commission Hearing Date** March 1, 2018

**Request From:** A-1 (21.32 acres), CP/GCP (18.12 acres)

**Request To:** A-1 (39.44 acres)

**Proposed Use** Logistics Facility

**Location** Northeast corner of 59th Avenue and Elwood Street alignment

**Owner** Bodine Buckeye Farms LLC

**Applicant** Trammell Crow Company

**Representative** Stephen C. Earl- Earl, Curley and Lagarde

**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Industrial	
<b>Street Map Classification</b>	59th Avenue	Arterial	33-foot east half street
<p><b>CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE:</b> <i>Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The subject property is adjacent to A-1 zoned properties and high-voltage power lines. The proposal would result in increased intensity that is consistent in scale and character with the surrounding zoning in the area.</p>			
<p><b>STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION (EMPLOYERS) LAND USE PRINCIPLE:</b> <i>Support General Plan Land Use Map and zoning changes that will facilitate the location of employment generating uses in each of the designated employment centers.</i></p> <p>The property is located within the Maricopa County Association of Governments (MAG) designated Southwest Phoenix Major Employment Center and would provide employment opportunities in the Estrella Village.</p>			

***STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING/INDUSTRIAL DEVELOPMENT; LAND USE PRINCIPLE: Support the expansion of industrial zoning in targeted industrial areas.***

The subject property is located within the Southwest Phoenix Major Employment Center and is designated as Industrial on the General Plan Land Use Map. The property is also adjacent to existing A-1 zoning. The proposal will support the expansion of industrial zoning in an appropriate location in the Estrella Village.

***CONNECT PEOPLE & PLACES; CORES, CENTERS & 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.***

The subject property is located adjacent to the eastern boundary of the Village Core and located just east of the Loop 202 Freeway alignment. The proposed trucking logistics facility use is consistent in scale and character with the adjacent zoning and well-suited to capitalize on the future transportation system capacity in this area.

**Applicable Plans and Principles**

**Reimagine Phoenix**

See background item #7.

**The Tree and Shade Master Plan**

See background item #8.

**Complete Streets Guiding Principles**

See background item #9.

**Bicycle Master Plan**

See background item #10.

**Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Agricultural land	CP/GCP, A-1
<b>North</b>	Agricultural land	CP/GCP, A-1
<b>South</b>	Agricultural land and single-family residences	RE-35
<b>East</b>	Existing Industrial	A-1
<b>West (across 59th Avenue)</b>	Agricultural land	A-1

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone approximately 39.44 acres located at the northeast corner of 59th Avenue and Elwood Street alignment from 21.32 acres of A-1 (Light Industrial) and 18.12 acres of CP/GCP (Commerce Park / General Commerce Park) to A-1 (Light Industrial). The proposed use is a trucking logistics facility.

The subject property is currently agricultural land. The property has frontage on 59th Avenue. The site is located just east of the Loop 202 Freeway alignment.

2. The General Plan Land Use Map designation for the subject property is Industrial. The proposed zoning is consistent with the General Plan Land Use map designation. Land to the south is zoned RE-35 with a General Plan Land Use Designation for residential (single-family residence district). There is a high voltage power line corridor of approximately 150 feet separating the industrial area from the residential area.



*Source: City of Phoenix Planning and Development Department*

### **SURROUNDING USES AND ZONING**

3. North and south of the subject property is agricultural land. The northern parcels are zoned CP/GCP (Commerce Park/General Commerce Park) and A-1 (Light Industrial) while the southern parcels (across the high-voltage power line easement) are zoned RE-35 (Single-Family Residence District).

There is an existing warehouse to the east of the subject property on land zoned A-1.

The subject property was part of a larger rezoning case in 1999, Z-131-99-7, which established the CP/GCP and A-1 zoning on the subject property and the property to the north. Approval of this request will replace the previous approval and associated stipulations.



*Source: City of Phoenix Planning and Development Department*

## LAND USE

4. The proposed site plan and elevations depict a trucking logistics terminal. This land use is permitted in the A-1 zoning district.

## PROPOSAL

5. As stipulated, a minimum 65-foot landscape setback, inclusive of the Durango Master Drainage Plan, shall be provided along 59th Avenue. All landscape setbacks shall be planted with a minimum 50% two-inch caliper trees and a minimum 50% 3-inch caliper or multi-trunk trees planted 20-feet on center or equivalent groupings, with a minimum of five 5-gallon shrubs per tree. In addition, staff is proposing a stipulation to comply with the Estrella Village Arterial Street Landscaping Program. These provisions are addressed in Stipulations 1 and 3.
6. In conjunction with the proposed logistics center are approximately 162 trailer parking spots adjacent to loading docks. The loading docks are shown on both the north and south side of the building. On the south side of the property there is a 165-foot easement to accommodate high-voltage powerlines. The property on the south side of this easement is zoned RE-35. Trees are not allowed to be planted within the easement, underneath the powerline. In order to protect the future residential uses from any potential adverse impacts of the loading docks without the use of trees, Stipulation 2 has been recommended. This stipulation would require the construction of a 10-foot high wall and hedges on the south side of the subject property, outside of the easement. This stipulation would not eliminate the need for shrubs within the easement.
7. 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 multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending that the developer provide a detached sidewalk and plant shade trees 20 feet on center or in equivalent groupings along all street frontages. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians. This is addressed in Stipulation 4.
9. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that all sidewalks be detached from the curb and a landscape strip planted between the curb and the sidewalk. Trees planted on the

west side of the sidewalk will provide shade from the western sun. The combined landscaping with trees, detached sidewalk and landscape strip, are consistent with a complete streets environment. These provisions are addressed in Stipulation 4.

10. The Comprehensive Bicycle Master Plan notes that transit works in tandem with walking, bicycling, and automobile use to provide commuters with multiple convenient transportation choices. All Valley Metro buses are equipped with bicycle racks (two-bike or three-bike) and light rail trains have on-board storage hangers for bicycles. The area of this request is served by several bus routes



★ Subject Site

Source: Valley Metro, 2017

with service on Lower Buckeye Road, Buckeye Road, 51st Avenue, 59th Avenue, and 67th Avenue. Additionally, the light rail is planned to extend west along Interstate 10 with a stop planned for 59th Avenue. In order to encourage access to the site from multiple travel modes, it is recommended that secured bicycle parking be provided for employees. This bicycle parking should be secured from the general public, enclosed on all sides, and protect bicycles from inclement weather. Examples of this type of parking include bicycle lockers, bicycle rooms or bicycle cages.

#### INTERDEPARTMENTAL COMMENTS

11. The Fire Department does not anticipate any problems with this case. They noted that the site and/or buildings shall comply with the Phoenix Fire Code.
12. The Floodplain Management division indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2195 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
13. The Parks and Recreation Department has requested a 10-foot wide public multi-use trail to be constructed within a 30-foot wide multi-use trail easement along the Elwood Street alignment. Staff is proposing Stipulation 5 to address this request.
14. The Street Transportation Department has requested stipulations that the developer dedicate right-of-way totaling 55 feet for the east half of 59th Avenue for the length of the site. In addition, Street Transportation is requesting a stipulation that the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals as per plans approved by the City. All

improvements shall comply with all ADA accessibility standards. The Street Transportation Department has requested a traffic impact study be completed and submitted prior to preliminary site plan approval. These provisions are addressed in Stipulations 6, 7 and 8.

15. The Water Services Departments commented that there are not city services shown on the map.
16. 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 Stipulations 9,10 and 11.

#### OTHER

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

#### **Findings**

1. The request is consistent with the General Plan Land Use Map designation of Industrial.
2. The A-1 zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The subject property has been identified as part of the Southwest Phoenix Major Employment Center as designated by the Maricopa Association of Governments (MAG).

## **Stipulations**

1. A minimum 65-foot landscape setback, inclusive of the Durango Master Drainage Plan, shall be provided along 59th Avenue. All landscape setbacks shall be planted with a minimum 50% two-inch caliper trees and a minimum 50% three-inch caliper or multi-trunk trees planted 20 feet on center or equivalent groupings with a minimum of five 5-gallon shrubs per tree, unless otherwise prohibited by easements, as approved by the Planning and Development Department.
2. A combination of a 10-foot high wall and hedging plant material shall be provided along the south side of the property, outside of the easement. The hedging shall be planted along the footing line on the southern side of the wall, as approved by the Planning and Development Department.
3. The development shall comply with the Estrella Village Arterial Street Landscaping Program, as approved by the Planning and Development Department.
4. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department. The landscape strip shall be installed by the developer and maintained by adjacent property owners.
5. A 10-foot wide public multi-use trail shall be constructed within a 30-foot wide multi-use trail easement in accordance with the MAG supplemental detail, along north side of the Elwood Street Alignment, as approved by the Parks and Recreation Department.
6. Right-of-way totaling 55 feet shall be dedicated for the east half of 59th Avenue, as approved by the Planning and Development Department.
7. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, driveways, streetlights, median islands, landscaping and other incidentals as per plans approved, and as approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
8. The applicant shall submit a Traffic Impact Study to the Street Transportation Department and the Planning and Development Department prior to preliminary site plan review. The applicant shall be responsible for any dedications and required improvements as recommended by the approved traffic study, as approved by Planning and Development Department and the Street Transportation Department.

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.

**Writer**

Kaelee Wilson

February 5, 2018

**Team Leader**

Joshua Bednarek

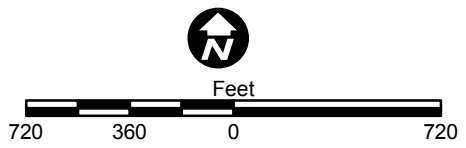
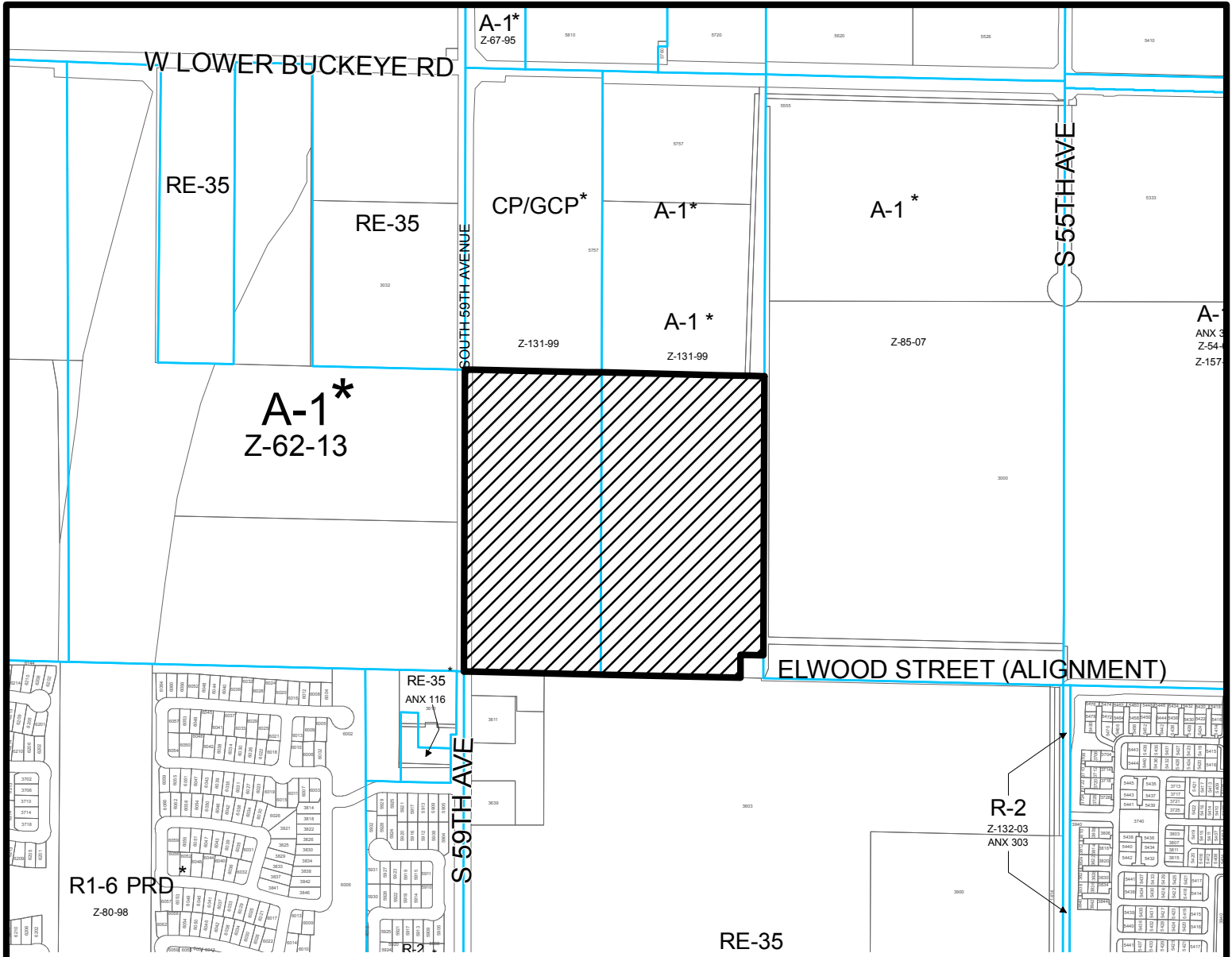
**Attachments**

Sketch Map

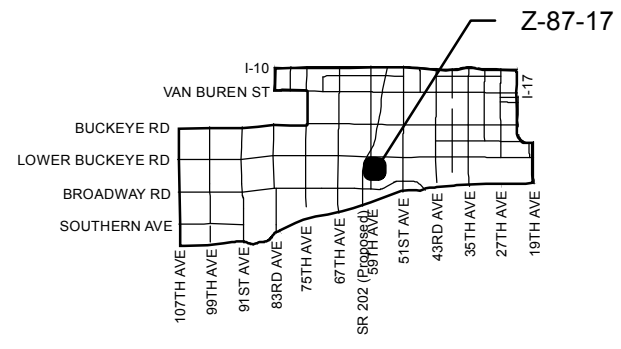
Aerial

Site Plan Date Stamped December 11, 2017 (1 page)





**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Trammell Crow Company		<b>REQUESTED CHANGE:</b> FROM: A-1 (21.32 a.c.) CP/GCP (18.12 a.c.) TO: A-1 (39.44 a.c.)	
<b>APPLICATION NO.</b> Z-87-17	<b>DATE:</b> 12/14/2017 <b>REVISION DATES:</b> 1/22/2018		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  <b>39.44 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 6-15	<b>ZONING MAP</b> E-5	
<b>MULTIPLES PERMITTED</b> A-1, CP/GCP A-1	<b>CONVENTIONAL OPTION</b> 0, 0 0	<b>* UNITS P.R.D. OPTION</b> N/A, N/A N/A	
* Maximum Units Allowed with P.R.D. Bonus			

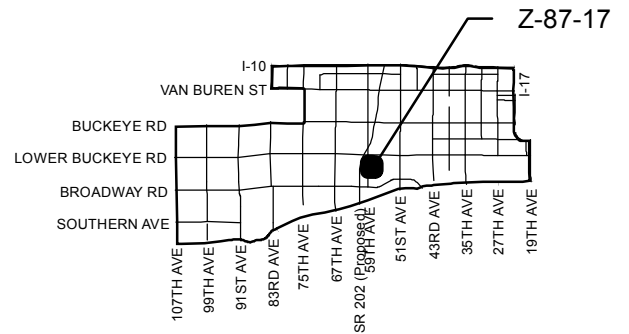


Feet

720 360 0 720

**ESTRELLA VILLAGE**

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Trammell Crow Company**

APPLICATION NO. **Z-87-17**

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

**39.44 Acres**

DATE: **12/14/2017**  
REVISION DATES:

1/22/2018

AERIAL PHOTO & QUARTER SEC. NO.  
**QS 6-15**

ZONING MAP  
**E-5**

**REQUESTED CHANGE:**

FROM:

**A-1 (21.32 a.c.)  
CP/GCP (18.12 a.c.)**

TO:

**A-1 (39.44 a.c.)**

**MULTIPLES PERMITTED**

**A-1, CP/GCP  
A-1**

**CONVENTIONAL OPTION**

**0, 0  
0**

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

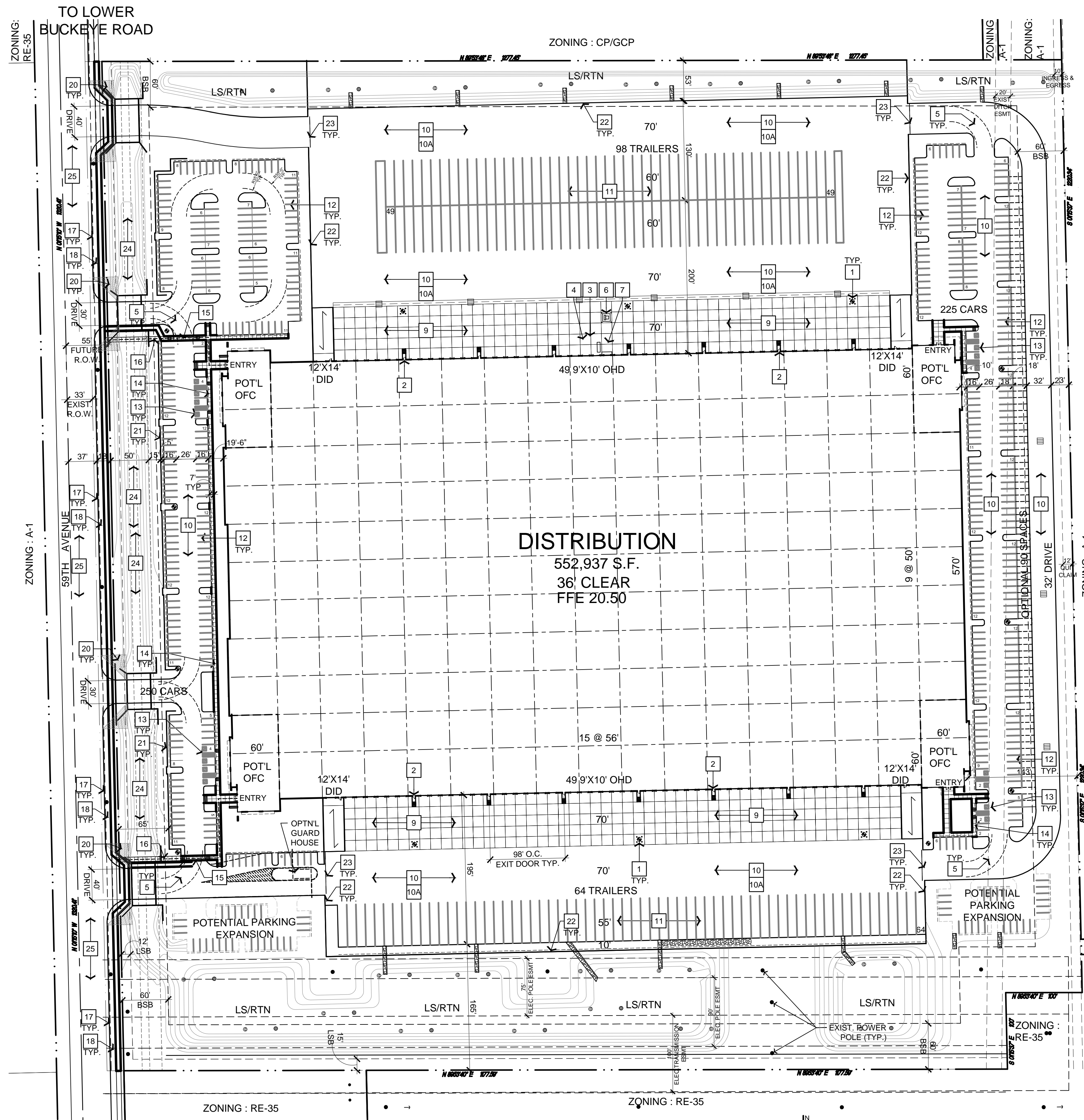
**N/A, N/A  
N/A**

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

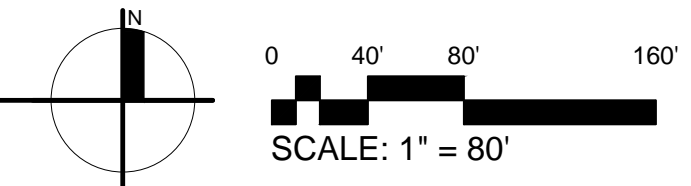
**CITY OF PHOENIX NOTES**

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- B. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- C. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-0".
- D. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- E. OWNER OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- F. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- G. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACK FLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- H. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- I. ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- J. PLEASE CONSIDER PLACING THE FOLLOWING NOTE (SIGNED AND DATED) ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE.

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE PROFESSIONALS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTIONS OF THE PLAN.



SITE PLAN



**KEYNOTES**

- \* KEYNOTES ARE TYPICAL THROUGHOUT
- 1 - FIRE HYDRANT. HYDRANTS NOT IN L.S. ISLANDS SHALL BE PROTECTED WITH STEEL PIPE BOLLARDS.
- 2 - FIRE EXIT DOORS (98'-0" O.C. MAX), TYP.
- 3 - FIRE PUMP HOUSE LOCATION
- 4 - F.D.C. LOCATION
- 5 - 20'-0" WIDE FIRE LANE, 55' OUTSIDE TURNING RADIUS & 35' INSIDE TURNING RADIUS
- 6 - PROPOSED TRANSFORMER LOCATION
- 7 - PROPOSED SES LOCATION
- 8 - 25'-0" HIGH LIGHT POLE, TYP.
- 9 - CONC. DOCK AREA, TYP.
- 10 - ASPHALT PAVING, TYP. 10A - ALTERNATE FOR P.C.C.P. IN LIEU OF ASPHALT
- 11 - SEMI-TRAILER PARKING STALL
- 12 - 8'-6" X 18'-0" STANDARD PARKING STALL (8'-6" X 16'-0" W/ 2'-0" O.H. @ CURBED AREAS)
- 13 - 11'-0" WIDE ACCESSIBLE PARKING STALL W/ 5'-0" WIDE ACCESS AISLE.
- 14 - CONCRETE SIDEWALK
- 15 - CONC. @ ALL PEDESTRIAN CROSSWALKS, TYP.
- 16 - ACCESSIBLE PEDESTRIAN ROUTE, CROSS SLOPES SHALL NOT EXCEED 2%
- 17 - STREET CURB.
- 18 - SIDEWALK.
- 19 - 10'x20' SIGHT VISIBILITY TRIANGLE.
- 20 - 33'x33' SIGHT VISIBILITY TRIANGLE.
- 21 - 3'-0" HIGH MASONRY PARKING SCREEN WALL, TYP.
- 22 - 6'-0" HIGH MASONRY SCREEN WALL.
- 23 - SLIDING GATES WITH KNOX BOX ON APPROACH SIDE MTD. 48" A.F.G.
- 24 - DRAINAGE CHANNEL
- 25 - HALF STREET IMPROVEMENTS REQUIRED WITH PAVEMENT SECTION, CURB, GUTTER, AND SIDEWALK.

**LEGAL DESCRIPTION**

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;  
EXCEPT THE WEST 33 FEET, AND  
EXCEPT THE SOUTH 100 FEET OF THE EAST 100 FEET.

**PROJECT DATA**

Zoning:	A-1 (PENDING REZONING)
APN#:	104-46-003A
Gross Site Area:	1,720,061 S.F. (39.5 AC.)
Net Site Area:	1,647,438 S.F. (37.8 AC.)
Building Area:	554,000 S.F.
Coverage:	554,000 SF / 1,647,438 SF = 33.6%
Parking Required	222 Spaces
554,000 S.F. @ 1 Space per 2,500 S.F.:	475 Spaces
Parking Provided:	9 Spaces
ADA Parking Required:	16 Spaces
ADA Parking Provided:	45 feet
Proposed Building Height (56' max):	

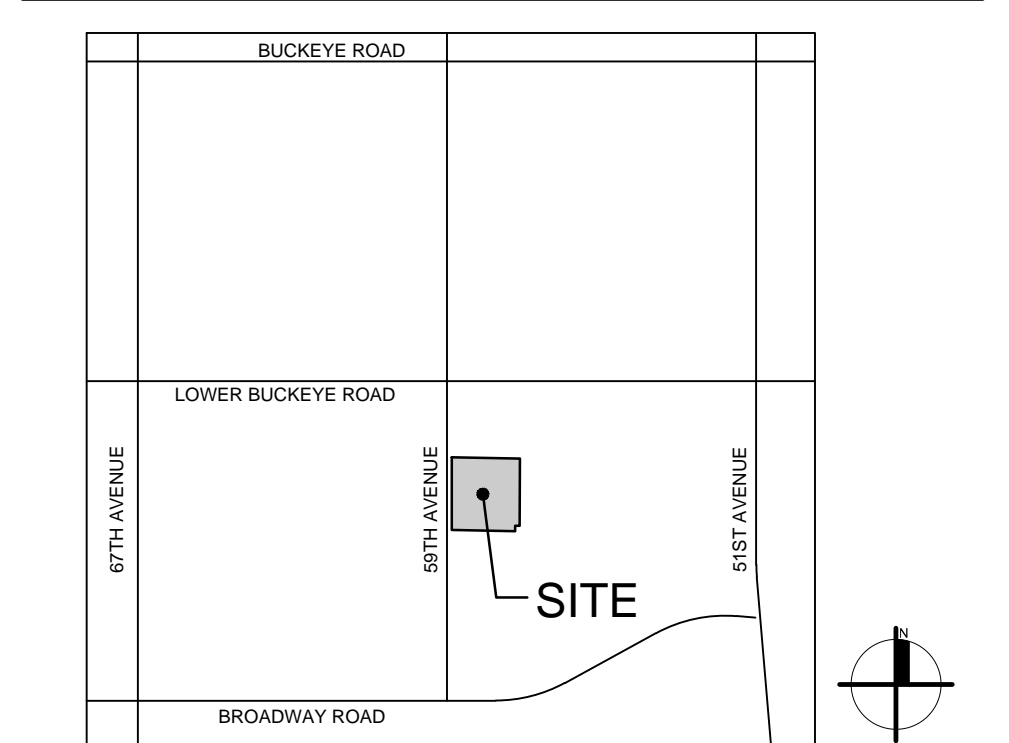
**PROJECT TEAM**

<b>Developer/Owner</b> Trammell Crow Company 2231 East Camelback Road, Ste 102 Phoenix, Arizona 85016 Contact: Cathy Thuringer CThuringer@trammellcrow.com Ph: (602) 285-3104	<b>Architect</b> Butler Design Group 5017 E. Washington St. Ste 107 Phoenix, Arizona 85034 Contact: Toby Rodgers trogers@butlerdesigngroup.com Ph: (602) 957-1800
<b>Civil Engineer</b> Hubbard Engineering 1201 S. Alma School Rd. Mesa, Az. 85210 Contact: Michael Wolf mwolf@hubbardengineering.com Ph: (480) 892-3313	<b>Landscape Architect</b> Laskin & Associates, Inc. 67 E. Weldon Ave. Ste 230 Phoenix, Arizona 85012 Contact: Hardy Laskin hardy@laskindesign.com Ph: (602) 940-7771

**PROJECT NARRATIVE**

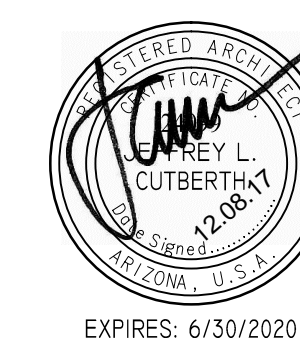
THIS LARGE, 553,500 SF CROSS-DOCK DISTRIBUTION CENTER IS SITUATED ON A 37.3 ACRE PARCEL ON 59TH AVENUE JUST SOUTH OF LOWER BUCKEYE ROAD. THE FACILITY IS BEING DEVELOPED AS A SPECULATIVE PROJECT DESIGNED TO SERVE THE GROWING WEST VALLEY INDUSTRIAL USER MARKET. THE PARCEL WILL GO THROUGH A REZONING PROCESS TO COMBINE THE CURRENT COMMERCE PARK AND A-1 INDUSTRIAL INTO A SINGLE A-1 PARCEL. THE BUILDING WILL BE 36' - 40' CLEAR AND PROVIDE FLEXIBILITY FOR ADDITIONAL TRAILER STORAGE ON SITE AS REQUIRED TO MEET TENANT DEMAND. THE BUILDING AND SITE ARE BEING DESIGN TO ACCOMMODATE A LARGE, SINGLE USER OR CAN BE SUBDIVIDED FOR SMALLER TENANTS AS NEEDED.

**VICINITY MAP**



DATE	SUBMISSION
08-11-17	PRE-APPLICATION SITE PLAN
12-08-17	PRELIMINARY SITE PLAN

DEVELOPMENT SERVICES DEPARTMENT APPROVAL



2017.12.08  
17065-PSP



Butler Design Group, Inc  
architects & planners

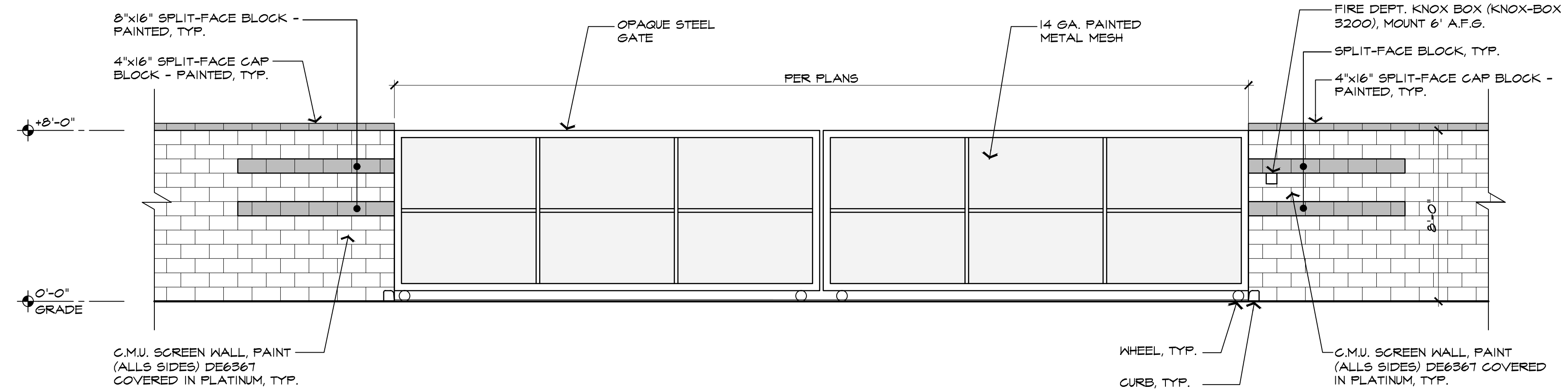
**CITY OF PHOENIX**  
DEC 11 2017  
Planning & Development  
Department

DSD KIVA # :  
ZONING MAP

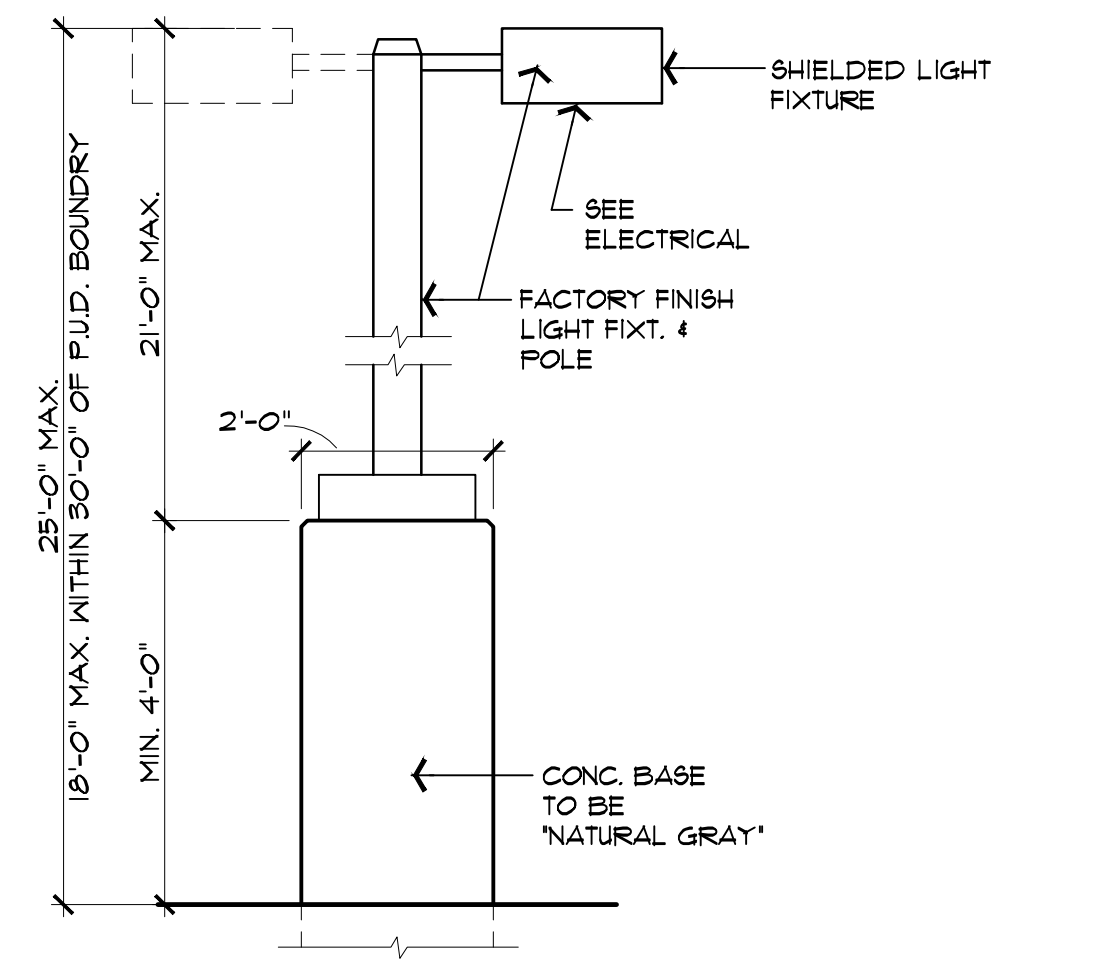
SDEV # :  
PAPP # :

Trammell Crow Company

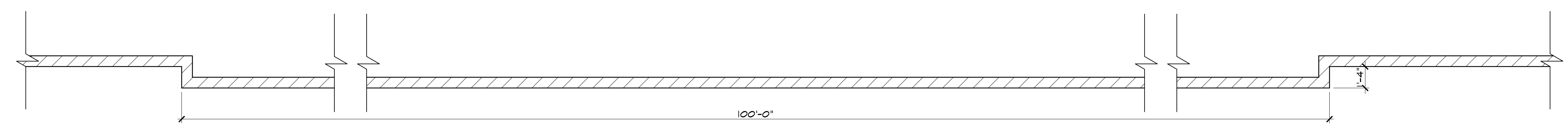
**59th Avenue & Lower Buckeye Road  
Distribution Center  
Phoenix, Arizona  
PSP.1**



**TYP. GATE & SITE WALL ELEV.**  
SCALE: 1/4" = 1'-0"

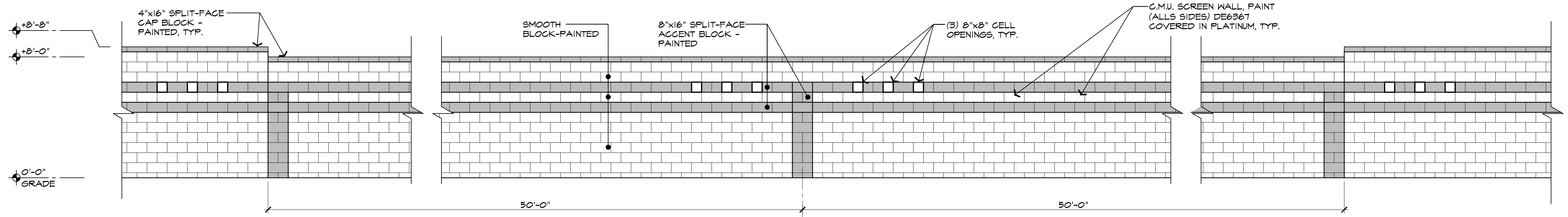


**TYP. LIGHT POLE DETAIL**  
SCALE: 1/2" = 1'-0" light pole

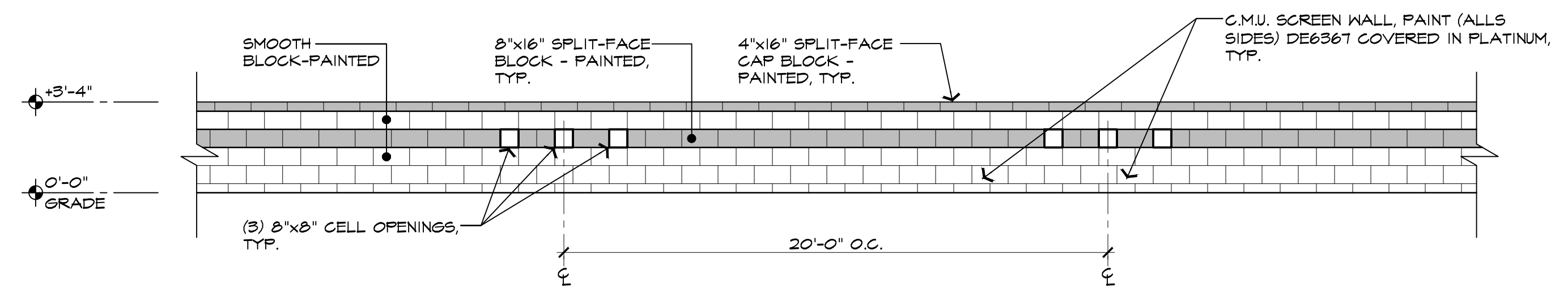


**TYP. SCREEN WALL PLAN**  
SCALE: 1/4" = 1'-0"

COLOR / MATERIAL SCHEDULE	
NO.	MATERIAL
1	CONC. TILT PANEL - PAINTED
2	H.M. MAN DOOR - PAINTED TO MATCH COLOR OF ADJACENT WALL COLOR.
3	SCREEN / RETAINING WALL - PAINTED 'COVERED IN PLATINUM'
4	CLEAR ANODIZED ALUMINUM WINDOW FRAME
5	STEEL STAIRS & HANDRAILS - PAINTED 'LEGENDARY GRAY'
6	STEEL EYE BROW CANOPY - PAINTED 'LEGENDARY GRAY'
7	OVERHEAD SECTIONAL DOCK DOOR - FACTORY 'OFF-WHITE'
8	COLLECTOR BOX & DBL. DOWNSPOUTS - PAINTED 'LEGENDARY GRAY'
COLOR	
A	CLEAR ANODIZED FRAME W/ BLUE/GRAY GLASS
B	DUNN EDWARDS - DE6365 - COLD MORNING
C	DUNN EDWARDS - DE6366 - SILVER SPOON
D	DUNN EDWARDS - DE6361 - COVERED IN PLATINUM
E	DUNN EDWARDS - DE6369 - LEGENDARY GRAY



**TYP. SCREEN WALL ELEV.**  
SCALE: 1/4" = 1'-0"



**TYP. PARKING SCREEN WALL ELEV.**  
SCALE: 1/4" = 1'-0"



2017.12.08  
17065-PSP

DATE	SUBMISSION
08-11-17	PRE-APPLICATION SITE PLAN
12-08-17	PRELIMINARY SITE PLAN

DEVELOPMENT SERVICES DEPARTMENT APPROVAL

**CITY OF PHOENIX**  
DEC 11 2017  
Planning & Development  
Department

DSD KIVA # :  
ZONING MAP  
SDEV # :  
PAPP # :



# 59th Avenue & Lower Buckeye Road

## Distribution Center

Phoenix, Arizona

# PSP.2



Butler Design Group, Inc.  
architects & planners