



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-2-18-8
June 29, 2018

South Mountain [Village Planning Committee](#) Meeting Date: July 10, 2018
[Planning Commission](#) Hearing Date: August 2, 2018

Request From: [C-2](#) (1.10 acres)
Request To: [C-2 SP](#) (1.10 acres)
Proposed Use Special Permit to allow a self-storage facility and all underlying C-2 uses.

Location Approximately 611 feet west of the southwest corner of 19th Avenue and Baseline Road

Owner Guardian Storage Centers LLC
Applicant Philip A Gollon - ARC Services, Inc.
Representative Brian Greathouse, Burch & Cracchiolo, PA
Staff Recommendation Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Designation</u>		Commercial	
<u>Street Map Classification</u>	Baseline Road	Major Arterial Scenic Drive	75-foot south 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 proposed development is accessed via Baseline Road which is classified as a major arterial. The subject property is in close proximity to a major shopping center at the northwest corner of 19th Avenue and Baseline Road. The northeast corner of this intersection is planned for additional commercial uses. The proposed commercial land use is consistent with the Proposed Land Use Plan in the Rio Montana Area Plan.</p>			

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

The proposal would allow the growth and expansion of a proposed self-storage facility that is consistent with the General Plan Land Use Map Designation, as well as the character and scale of surrounding developments.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject property has been vacant for approximately 10 years. The proposal would allow the redevelopment of this underutilized parcel with a commercial land use that is consistent with the General Plan, the Rio Montana Area Plan's Proposed Land Use Plan, and the development pattern in the surrounding area.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#)

See background Item # 7.

[Reimagine Phoenix](#)

See background Item # 8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2
East	Vacant, Gas Station, Car Wash	C-2
West	Vacant (Proposed Self-Storage Facility)	C-2 SP
North	Shopping Complex, Commercial Pads	C-2
South	Vacant (Proposed Self-Storage Facility)	C-2 SP

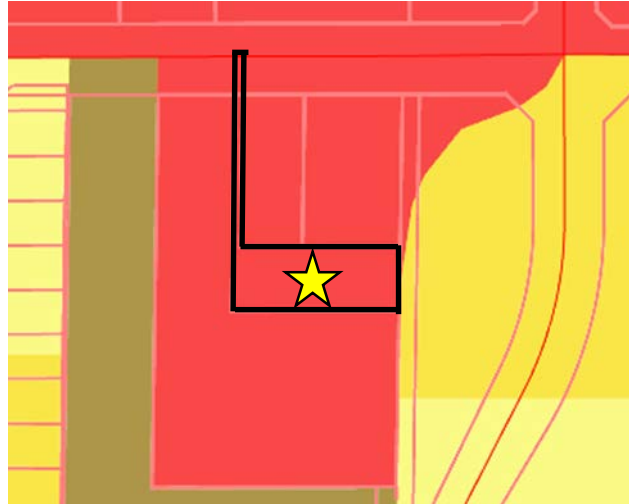
C-2 SP (Intermediate Commercial, Special Permit)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 25 feet, Minimum 20 feet permitted for up to 50% of structure	299.97 feet (Met)
East	Adjacent to C-2: 0 feet	50 feet (Met)
West	Adjacent to C-2 SP: 0 feet	Approximately 2.5 feet (Met)
South	Adjacent to C-2 SP: 0 feet	35.83 feet (Met)
Lot Coverage	50% maximum	49% (Met)
Building Height	2 stories, 30 feet maximum	1 story, 15 feet 4.5 inches
Parking	(1 space per 35 units) 135 units/35 = 4 spaces	6 Spaces Provided (Met)

Background/Issues/Analysis

1. This request is to rezone a 1.10-acre parcel located approximately 611 feet west of the southwest corner of 19th Avenue and Baseline Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit). The request would apply a Special Permit to the site to allow a self-service storage facility and all underlying C-2 uses.

The subject site is an expansion of the approved self-service storage facility on the parcel that surrounds its western and southern boundaries. The existing C-2 SP was approved by rezoning case Z-SP-10-16-8. The proposal consisted of seven different buildings. A 5,270 square foot building containing office space, a manager’s apartment, display area, and small number of storage units, is proposed along Baseline Road. The remainder of the buildings consist solely of individual storage units, primarily interior-loaded.

2. The General Plan Land Use Map designation for the subject property is Commercial. The proposal is consistent with the Commercial designation.



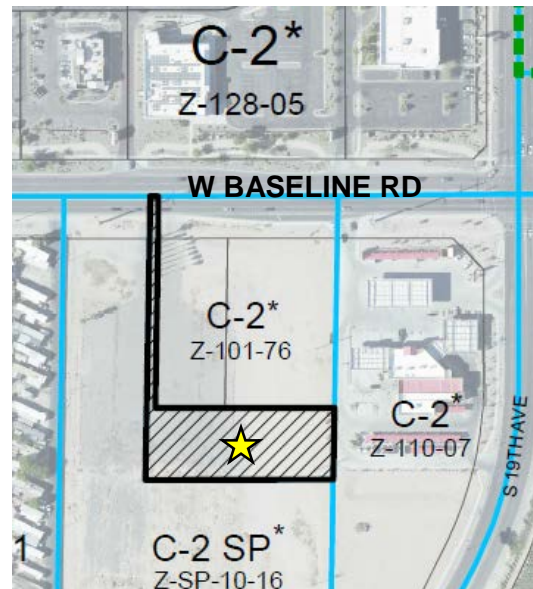
Source: City of Phoenix

3. The subject site has been vacant for approximately 10 years.

North of the site, across Baseline Road, is the South Mountain Pavilion shopping center zoned C-2. This center is anchored by a Lowes Home Improvement and a Goodwill. The center also includes six commercial pad sites that contain a bank, fast food restaurants, a pharmacy, and other small retailers.

Adjacent to the site to the east is vacant land and a gas station with a car wash with C-2 zoning.

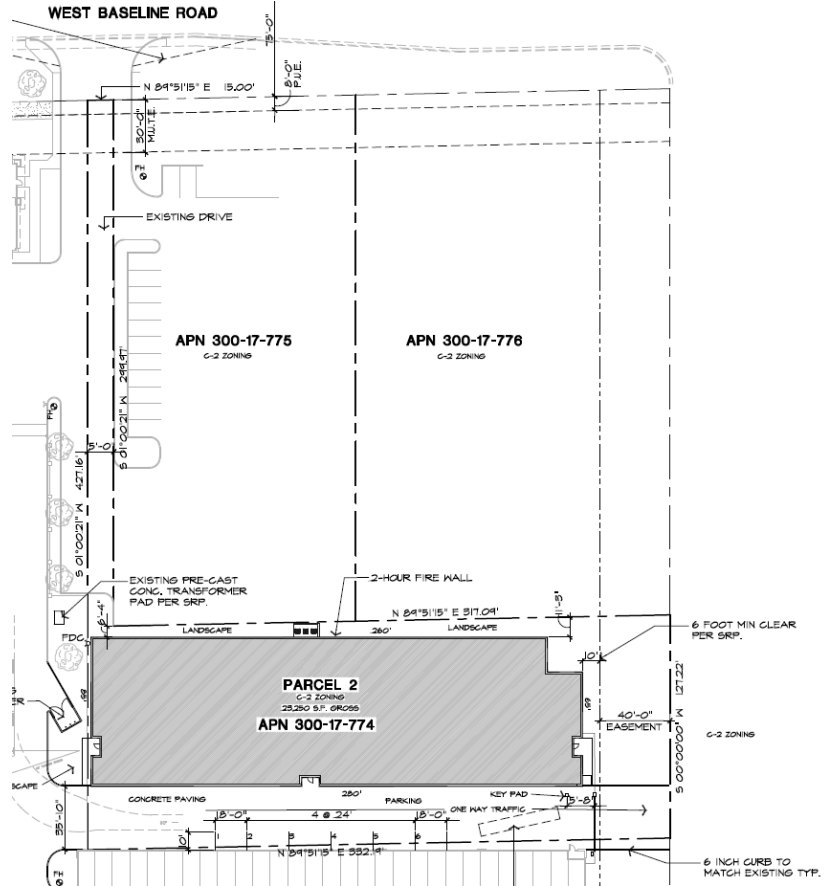
Adjacent to the site to the west and south is vacant land zoned C-2 SP. This site and the subject site will function as one self-storage facility.



Source: City of Phoenix

- The proposal consists of one 23,250 square-foot building containing a small number of individual storage units. The majority of these units are interior-loaded. However, along the southern elevation, there are units that may be loaded from the exterior of the building. The building contains three entrances, located on the west, east, and south sides.

The required parking spaces are located along the southern portion of the rezoning area.



Source: Young Design Group

The applicant intends to combine the subject site with the surrounding parcel, located west and south of the site. Both parcels will be combined in order to function as one self-storage facility.

Staff stipulations require the provision of a vehicular connection with future commercial development to the northeast of the subject site, along Baseline Road. The proposed site plan would allow for this connectivity. This is addressed in Stipulation #2.

- The site plan identifies a 40-foot public utility easement along the southern portion of the eastern property line. There is no proposed development or landscaping in this area. This area must be dustproofed or landscaped and will not be permitted to remain in its current unimproved condition.

- The proposed elevations include a variety of architectural elements including banding, a variety of colors, multiple building materials, and variations in the roofline. The provision of these elements will create visual interest for the site and help to mitigate the impacts of the building massing on adjacent properties. This is addressed in Stipulation #1.



Source: U-Haul

- Rio Montaña Area Plan**

The property is located within the boundaries of the Rio Montaña Area Plan. The Rio Montaña Area Plan was adopted by the Phoenix City Council in 2000 and articulates a vision for development within the plan area. The Plan is not regulatory. The proposal is consistent with the Plan's Proposed Land Use Plan which proposes commercial development in this location. The Plan also includes design guidelines for properties along South Central Avenue, large commercial complexes exceeding 25,000 square-feet, residential development, and other land uses. Staff did not identify design guidelines in the Plan that would be relevant to the subject site or the proposed land use.

- Reimagine Phoenix**

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

COMMUNITY INPUT

9. From the time the case was filed to the time the staff report was written, no correspondence by the public was received by staff.

DEPARTMENT COMMENTS

10. The Parks and Recreation Department requires the developer to dedicate a 30-foot wide multi-use trail easement along the south side of Baseline Road and construct a multi-use trail within the easement as indicated in MAG Supplement 429. Other properties in the surrounding area have provided comparable trails along the north and south sides of Baseline Road. Provision of the trail on the subject property will promote connectivity with other properties in the area and consistency in the development of the trail system along Baseline Road. This is addressed in Stipulation #3.
11. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation #4.
12. Staff stipulations require the developer to update all existing adjacent streets with improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department. This is addressed in Stipulation #5.
13. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2215 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
14. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that that site and/or buildings shall comply with the Phoenix Fire Code.
15. The Water Services Department commented that there are existing water and sewer mains that can potentially serve the development.
16. The Street Transportation Department and the Transit Department did not have any comments regarding this case.
17. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33 feet of the discovery and the City of Phoenix Archaeologist Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #6.

OTHER

18. 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 abandonment may be required.

Findings

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The request is consistent with the Rio Montana Area Plan's Proposed Land Use Plan which proposes commercial development on this site.
3. The request will allow development that is consistent in scale and character with the land use pattern in the surrounding area.

Stipulations

1. Building elevations shall include the use of architectural treatments including banding, three (3) colors, a minimum of two (2) building materials, and variations in the roof line, as approved by the Planning and Development Department.
2. The developer shall provide a vehicular connection to the property northeast of the subject site, as near Baseline Road, as depicted on the site plan dated stamped April 26, 2018, approved by the Planning and Development Department.
3. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Baseline Road and construct a multi-use trail within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, and as approved by the Planning and Development Department.
4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

5. 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.
6. 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

Elyse DiMartino

June 29, 2018

Team Leader

Samantha Keating

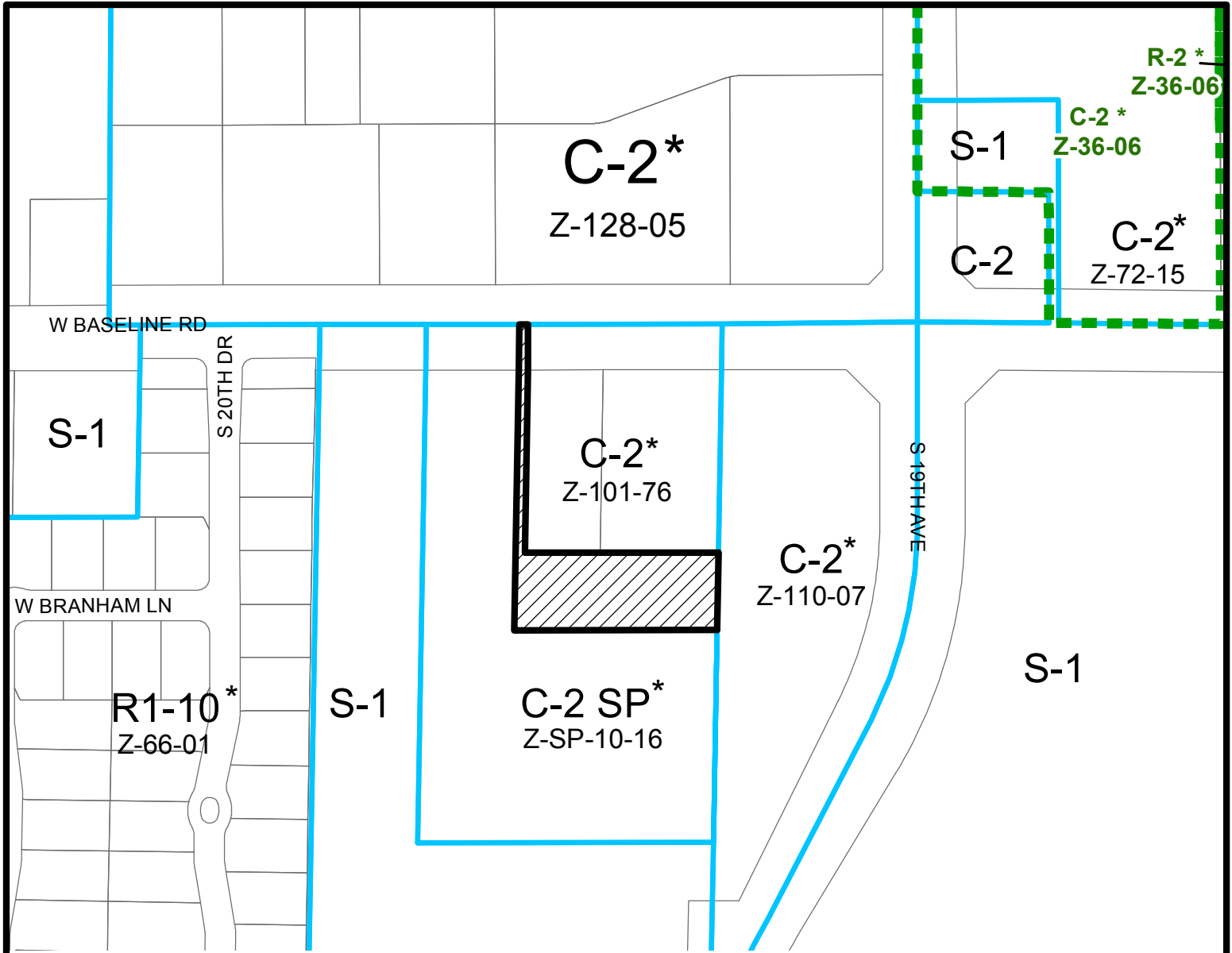
Exhibits

Zoning sketch

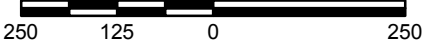
Aerial

Site Plan date stamped April 26, 2018

Elevations date stamped April 26, 2018

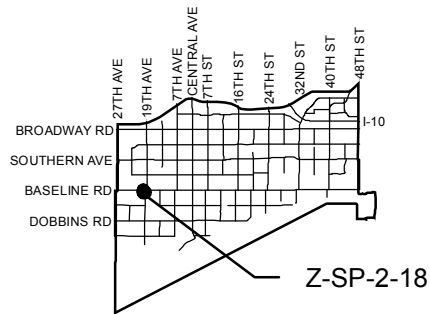


Feet



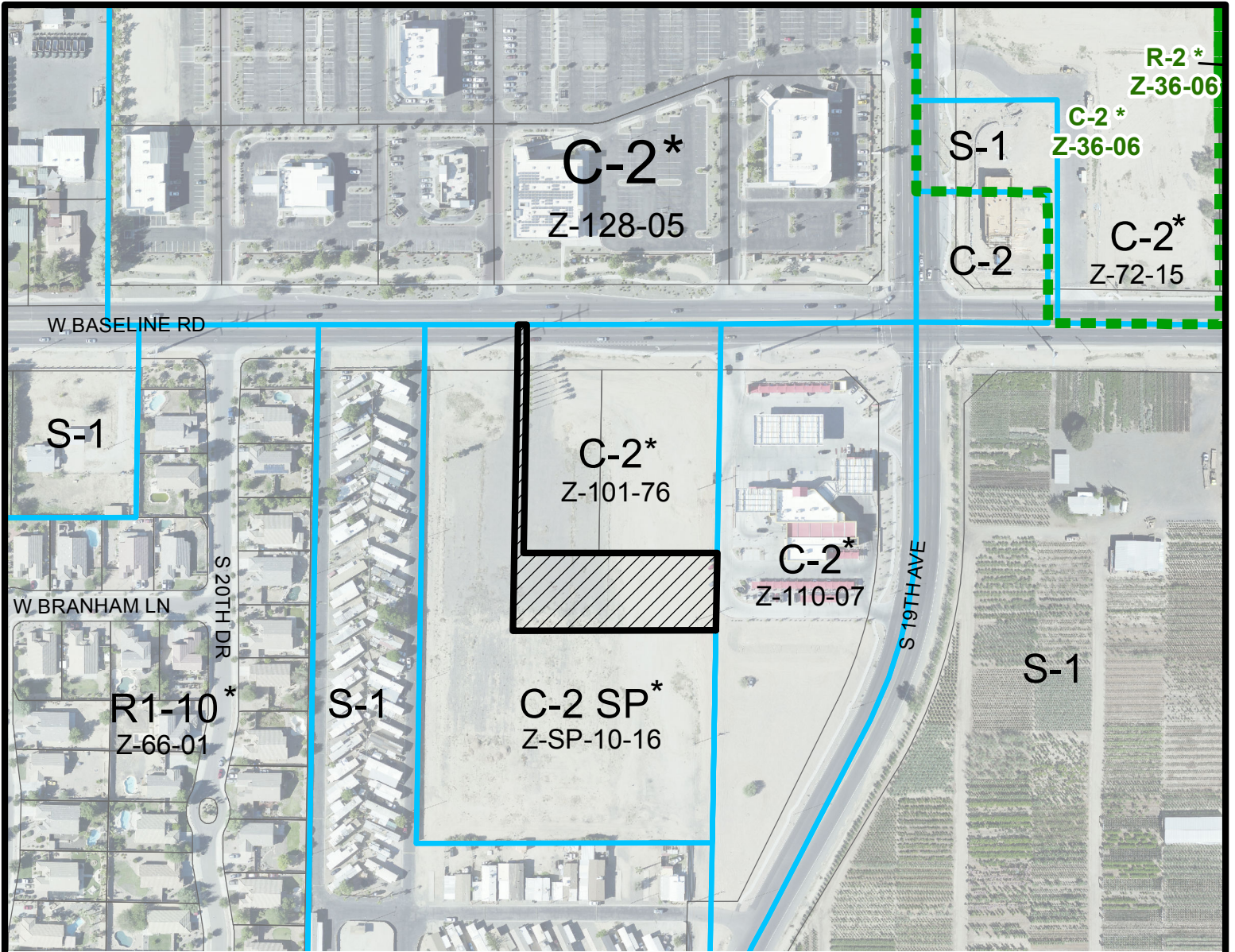
SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8

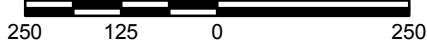


APPLICANT'S NAME: Philip A Gollon - ARC Services Inc.		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-2-18		FROM: C-2 (1.10 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.10 Acres		TO: C-2 SP (1.10 a.c.)	
<small>DATE:</small> 6/8/2018 <small>REVISION DATES:</small>		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 01-27 <small>ZONING MAP</small> D-7	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2		19	
C-2 SP		19	

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

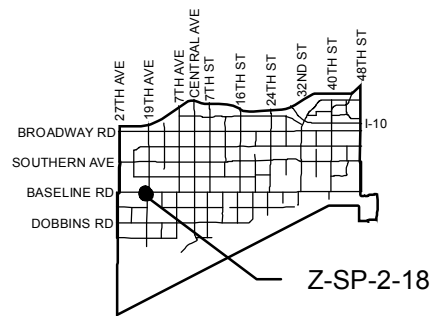


Feet



SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



APPLICANT'S NAME: Philip A Gollon - ARC Services Inc.

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FROM: C-2 (1.10 a.c.)

APPLICATION NO. Z-SP-2-18

DATE: 6/8/2018
REVISION DATES:

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

1.10 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 01-27
ZONING MAP D-7

TO: C-2 SP (1.10 a.c.)

MULTIPLES PERMITTED

C-2
C-2 SP

CONVENTIONAL OPTION

16
16

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

19
19

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

SITE PLAN GENERAL NOTES

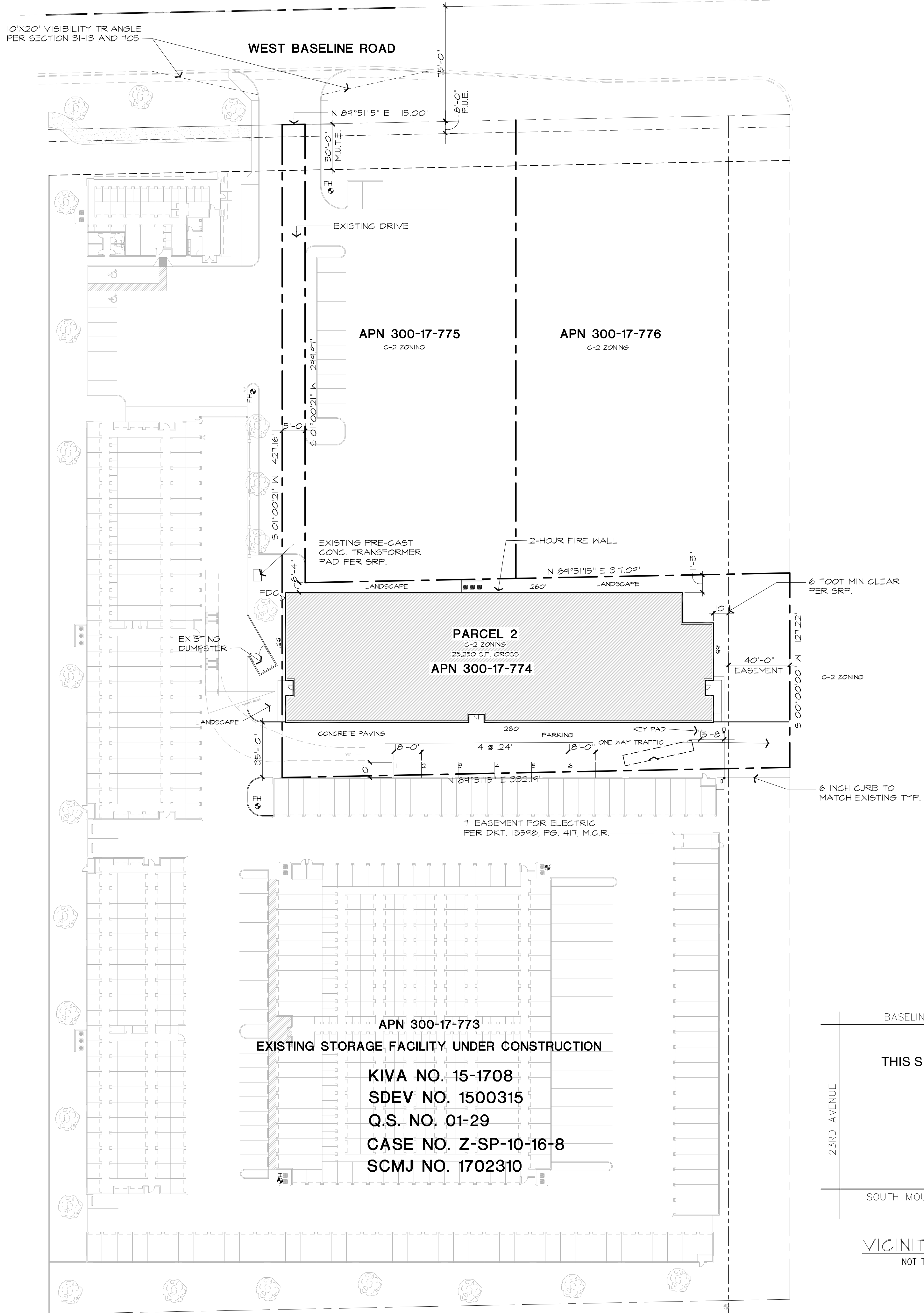
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10 FEET FROM THE PROPERTY LINE AND 20 FEET ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE 33 FEET X 33 FEET ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3 FEET.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ON FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.
- ALL ROOF TOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
- ALL SIGNAGE REQUIRES A SEPARATE REVIEW AND PERMIT.
- SMOKE, GAS AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF THE MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS.
- THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9, ARTICLES 18 AND 4 OF THE HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT.
- THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55db (1dn) WHEN MEASURED ON "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) ACQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E301 (ACC R18-9-E301) WHICHEVER IS APPLICABLE.
- THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
- ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER _____

PRINTED NAME OF COPYRIGHT OWNER _____

FIRE DEPARTMENT GENERAL SITE NOTES

- WHERE REQUIRED, WHERE A PORTION OF A FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL. FOR SECONDARY HYDRANTS THE DISTANCE REQUIREMENT SHALL BE 700 FEET.
 - 507.5.2.6 FIRST NEW HYDRANT. THE FIRST NEW FIRE HYDRANT SHALL BE LOCATED AT THE STREET INTERSECTION OR AT THE MAIN ENTRANCE(S) INTO A SUBDIVISION, APARTMENT COMPLEX, OR COMMERCIAL DEVELOPMENT. ADDITIONAL HYDRANTS SHALL BE SPACE PER SECTION 507.5.2.9
 - 507.5.2.9 HYDRANT SPACING. FIRE HYDRANTS SHALL BE SPACED APPROXIMATELY 500 FEET APART IN SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS AND SHALL BE APPROXIMATELY 300 FEET APART IN ALL OTHER DEVELOPMENT TYPES. THE DISTANCE BETWEEN HYDRANTS SHALL BE MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD.
- 507.5.2.8 DISTANCE TO FIRE DEPARTMENT CONNECTION (FDC). AT LEAST ONE FIRE HYDRANT SHALL BE LOCATED WITHIN 200 FEET OF A FIRE DEPARTMENT CONNECTION SUPPLYING BUILDING FIRE PROTECTION SYSTEMS. THE DISTANCE BETWEEN THE HYDRANT AND THE FDC SHALL BE MEASURED ALONG THE PATH OF THE FIRE APPARATUS ACCESS ROAD AND AS FIREFIGHTERS WOULD LAY HOSE. SEE ALSO SECTION 912
- 511.1 GENERAL. THE INSTALLATION OF CONTROLLED ACCESS GATES ACROSS A FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE CODE OFFICIAL AND MEET THE REQUIREMENTS OF SECTION 511. ***SEPARATE F157 GATE PERMIT REQUIRED. AN APPROVED SITE PLAN IS REQUIRED TO SUBMIT FOR THIS PERMIT.***



LEGAL DESCRIPTION

A portion of the East half of the Northeast quarter of Section 1, Township 1 South, Range 2 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, more fully described as follows:

BEGINNING at the Northeast corner of said East half of the Northeast quarter, thence South, 850.00 feet, thence South, 485.00 feet, thence North, 850.00 feet, thence East, 485.00 feet to the POINT OF BEGINNING,

EXCEPT the South 7.00 feet of the North 40.00 feet and the West 7.00 feet of the East 40.00 feet conveyed to Maricopa County in Quit Claim Deed recorded in Docket 2728, page 376, and

EXCEPT that portion conveyed to the City of Phoenix in Quit Claim Deed recorded May 12, 1970 in Docket 8130, page 504, more particularly described as follows:

COMMENCING at the Northeast corner thereof, thence West, 85.00 feet to a point, thence South 85.00 feet to a point constituting the POINT OF BEGINNING, thence West, 15.00 feet, thence Southeasterly to a point 15.00 feet South of the point of beginning, thence 15.00 feet North to the POINT OF BEGINNING, and

EXCEPT that portion of said land conveyed to Maricopa County in Default Judgment entered in Superior Court Case No. CV 99-21851 and recorded October 10, 2000 in Recording No. 2000-0774789A.

PROJECT TEAM

OWNER
1919 BASELINE STORAGE, LLC
7047 EAST GREENWAY PARKWAY, SUITE 250
SCOTTSDALE, ARIZONA 85254
(480) 659-4009 ATTN: GARY SATERBAK

ARCHITECT
ARC SERVICES INC.
14010 N SUSSEX PL
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-0761 ATTN: PHIL GOLLON

PROJECT ADDRESS: 1925 WEST BASELINE ROAD
PHOENIX ARIZONA 85041

ASSESSORS PARCEL #: 300-17-774

ZONING C-2 w/ SPECIAL PERMIT PER SECTION 647.2.i

GROSS SITE AREA = 46,741 S.F. (1.07 ACRE)

PROPOSED USE GROUP = S-1 SELF STORAGE FACILITY

CONSTRUCTION TYPE II-B (AUTOMATIC SPRINKLER SYSTEM)

ALLOWABLE AREA INCREASE 2012 IBC TABLE 503
17,500 S.F. + (17,500 S.F. X 2) = 52,000 S.F. MULTI STORY
17,500 S.F. + (17,500 S.F. X 3) = 70,000 S.F. SINGLE STORY

TOTAL PROPOSED GROSS AREA = 23,250 S.F.

ALLOWABLE COVERAGE PER ZONING = 50%
PROPOSED LOT COVERAGE = 23,250/46,741 = 49%

BUILDING SEPARATION PER TABLE 602 TYPE IIB CONSTRUCTION.

PARKING 1:35 135/35 = 4 (PROVIDED = 6)

PROPOSED BUILDING HEIGHT: SINGLE STORY LESS THAN 30'-0" PROPOSED 13'-10" (25 FEET MAX)

PROJECT NARRATIVE

The project exists on 1.07 acres along baseline road. The project is currently zoned C-2 and will require a zoning adjustment to C-2 - Special Permit per Section 647.2.i of the Phoenix Zoning ordinance. This proposal indicates a total gross building area of 23,250 square feet. The building shall be single story structure. The building materials will be masonry wall construction with steel roof construction. Exterior finish materials will consist of both painted masonry and stucco. This project shall be expansion site for current storage facility approved, permitted, and under construction to the south and west of this parcel. Option to combine lots is under consideration.

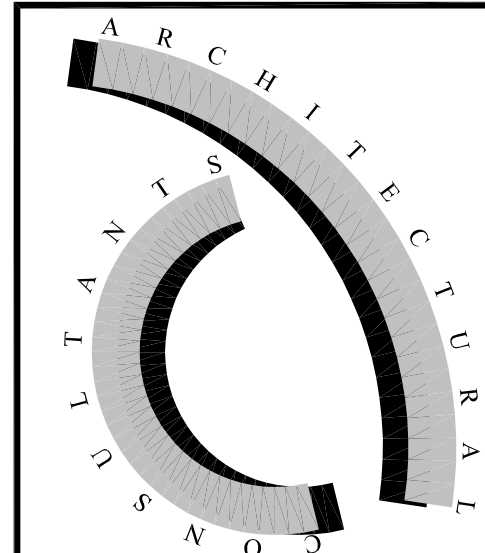
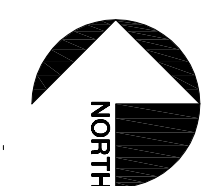
CITY OF PHOENIX

APR 26 2018

Planning & Development Department

CONCEPTUAL SITE PLAN PARCEL 2

SCALE: 1" = 40'-0"



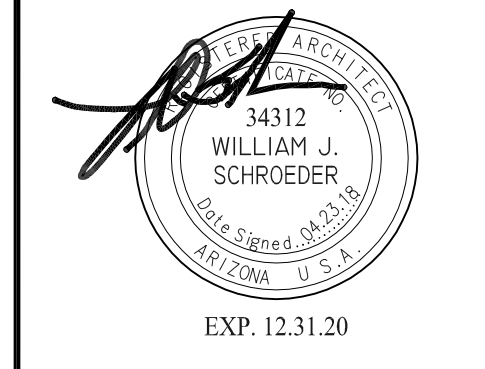
ARC Services Inc.
14010 N. SUSSEX PLACE
Fountain Hills, Arizona 85268

phone (480)-837-0761
fax (480)-907-1135

seal

OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, contracts, etc., shall be the property of the design professional. The design professional shall retain all contracts, notes, and other records of the project. The design professional shall retain all contracts, notes, and other records of the project. The design professional shall retain all contracts, notes, and other records of the project.

revisions



BASELINE SELF STORAGE PARCEL 2
1925 WEST BASELINE ROAD
PHOENIX, ARIZONA
85041

Title: PRELIMINARY SITE PLAN

Date: 04/23/18

Project number: BLS

Drawn by: PAG

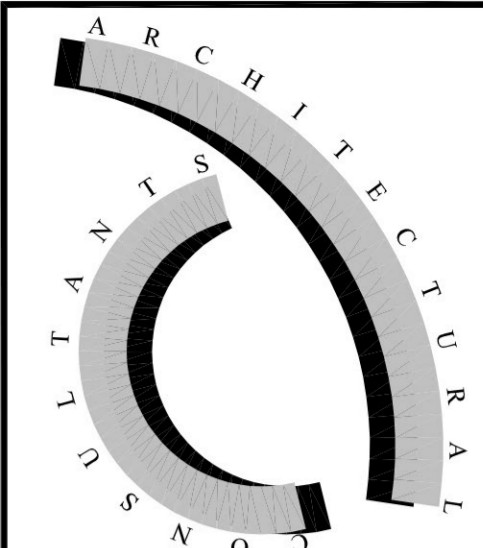
Checked by: BS

CAD file: SP1

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

Sheet Number:

SP1



ARC SERVICES Inc.
 14010 N. SUSSEX PLACE
 Fountain Hills, Arizona 85268
 phone (480)-837-0761
 fax (480)-907-1135

seal

OWNERSHIP OF INSTRUMENTS OF SERVICE
 All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional shall retain all common law, statutory and other reserved rights, including the copyright therein.

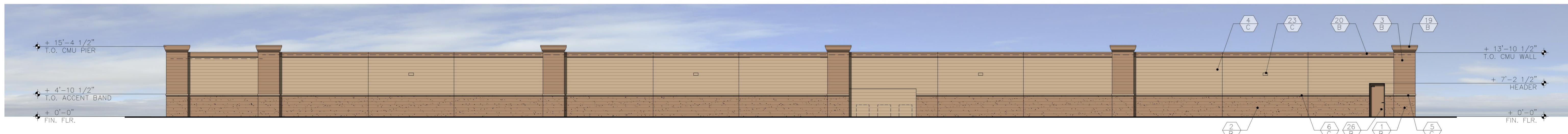
revisions

**BASELINE
 SELF STORAGE PARCEL 2**
 1925 WEST BASELINE ROAD
 PHOENIX, ARIZONA
 85041

Title: **ELEVATIONS**
 Date: **04/23/18**
 Project number: **BLS**
 Drawn by: **RL**
 Checked by: **BS**
 CAD file: **EL1**

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

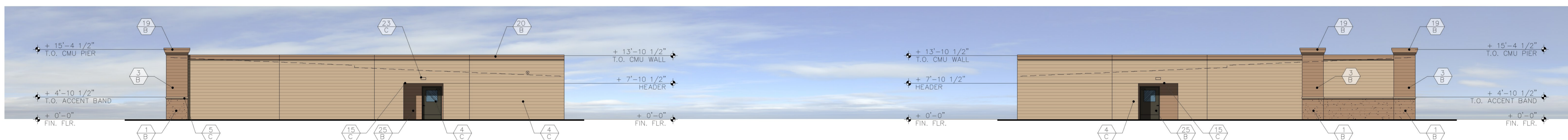
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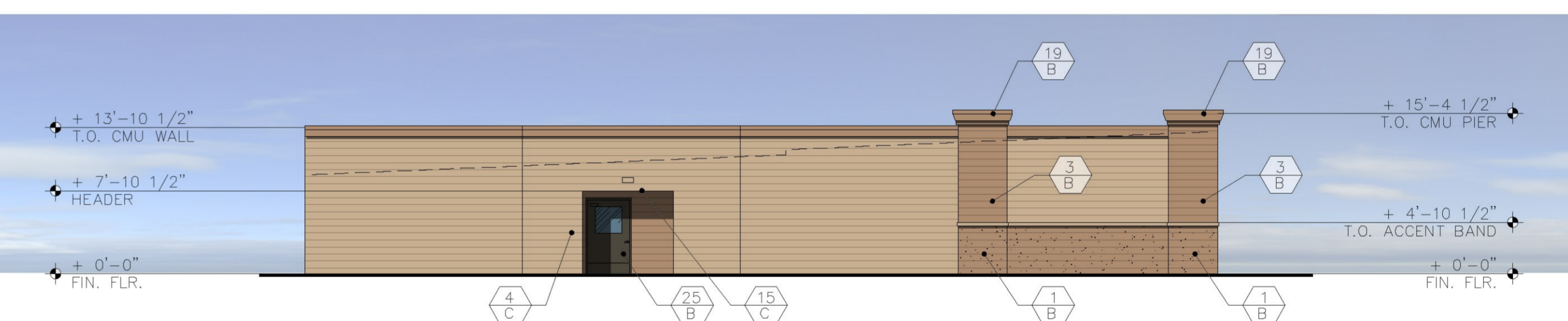
NORTH SIDE ELEVATION
 SCALE: 3/32" = 1'-0"
 0 1 2 4 8 16 32



SOUTH SIDE ELEVATION
 SCALE: 3/32" = 1'-0"
 0 1 2 4 8 16 32



WEST SIDE ELEVATION
 SCALE: 3/32" = 1'-0"
 0 1 2 4 8 16 32



EAST SIDE ELEVATION
 SCALE: 3/32" = 1'-0"
 0 1 2 4 8 16 32

MATERIAL SCHEDULE	
MATERIALS	MATERIAL COLOR
1. 12 x 8 x 16 SPLIT FACE CMU	
2. 8 x 8 x 16 SPLIT FACE CMU	
3. 12 x 8 x 16 SMOOTH CMU	
4. 8 x 8 x 16 SMOOTH CMU	
5. 12 x 4 x 16 SMOOTH CMU (EXT. ACCENT BAND)	
6. 8 x 4 x 16 SMOOTH CMU (EXT. ACCENT BAND)	
7. 4 x 4 STEEL COLUMN	
8. STUCCO ON CMU	
9. STUCCO ON CMU	
10. METAL CLOSURE PANEL	
11. "MELROY" METAL 24GA MULTI-COR PANELS	
12. 2 x 4 METAL TRIM	
13. METAL FASCIA	
14. METAL SOFFIT	
15. EXT. GRADE GYP. BD. SOFFIT	
16. "MELROY" STANDING SEAM METAL ROOF PANELS	
17. CONTINUOUS METAL EAVE	
18. CONTINUOUS METAL GUTTER	
19. E.I.F.S. PIER CAP	
20. E.I.F.S. PARAPET	
21. CHANNEL CANOPY FRAME W/ 250 PERFORATED GALV. METAL DECKING, KNIFE PLATES, STEEL RODS W/ YOKE CONNECTOR 4 TURNBUCKLE	
22. DECORATIVE LIGHT FIXTURE	
23. WALL PACK LIGHT FIXTURE	
24. ALUMINUM FRAMED WINDOW SYSTEM	
25. 4W x 7H HM. DOOR	
26. 3W x 7H HM. DOOR	
27. 8' x 8' OVERHEAD DOOR	
28. CONCRETE-FILLED STEEL BOLLARD	

COLORS	
A. GALVALUME FACTORY FINISH	
B. COYOTE #P 2830	
C. HIGH NOON #SP 2550	
D. "JANUS" ROYAL BLUE (OR TO MATCH)	
E. BRONZE	
F. VIN-L STRIPE YELLOW (BOLLARDS)	
G. CSV 2000B) HONEY COUNTRY LEDGESTONE	
H. MANUFACTURER BLACK	
J. MANUFACTURER STANDARD COLOR	

ALL PAINTS ARE DUNN EDWARDS UNLESS NOTED
 "PER MANUFACTURER" (PAINTS MATCH EXISTING PARCEL 1 COLORS)

KIVA NO. 15-1708
 SDEV NO. 1500315
 PAPP NO. 1801640

CITY OF PHOENIX
 APR 26 2018
 Planning & Development
 Department