



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**To:** Departments Concerned **Date:** November 19, 2019  
**From:** Alan Stephenson  
Planning & Development Department Director  
**Subject:** **P.H.O. APPLICATION NO. Z-SP-5-14-4** – Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at its meeting on **December 18, 2019**.
2. Information about this case is available for review at the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Please indicate your course of action, sign and return copy of this notice to the City of Phoenix Planning and Development Department, Zoning Division, 200 West Washington Street 2nd Floor, Phoenix, AZ 85003 by **November 26, 2019**.
  - Will arrange to review case file no later than \_\_\_\_\_
  - Will resolve problems with the owner and contact you no later than \_\_\_\_\_
  - We do not anticipate any problems in connection with the cases listed on this subject notice.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

DISTRIBUTION (*Electronically*):

Mayor's Office (Lisa Fernandez) - 11th Floor  
Council District Office (Penny Parrella) – 11th Floor  
Aviation (Randy Payne, Sheldon Daisley, Aviation Planning) – 2485 E. Buckeye Rd.  
Community & Economic Development (Eric Johnson) – 20th Floor  
Fire Prevention (Brent Allsopp) – 2nd Floor  
Finance Admin (Barry Page) – 251 W. Washington – 8th Floor  
Neighborhood Services (Gregory Gonzales) – 4th Floor  
Parks & Recreation (Natasha Hughes) – 16th Floor  
Public Transit (Kathryn Boris) – 302 N. 1st Ave., Ste 800  
Public Transit/Light Rail Project (Samantha Keating/*Special TOD Only*)  
Public Works (Kristina Jensen, Roxanne Tapia, Ray Dovalina, Rudy Rangel) – 5th Floor  
Water Services (Don Reynolds) – 8th Floor  
Planning and Development (Alan Stephenson, Joshua Bednarek) – 3rd Floor  
Planning and Development/Information Services (Ben Ernyei) – 4th Floor  
Planning and Development (Kevin Weight) – Historic Preservation Office – 3rd Floor  
Planning Hearing Officer (Tricia Gomes, Adam Stranieri) – 2nd Floor  
Village Planner (Samantha Keating, Encanto)  
Village Chair (Jake Adams, Encanto)



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## APPLICATION FOR PLANNING HEARING OFFICER ACTION

**APPLICATION NO: PHO-2-19--Z-SP-5-14**

**Council District: 4**

**Request For:** Stipulation Modification

**Reason for Request:** Modification of Stipulation 1 regarding general conformance to the site plan date stamped February 2, 2018 and elevations date stamped February 2, 2018.

Owner	Applicant	Representative
Quick N Clean 44 LLC/4201 N 7th SP LLC 4201 North 7th Street Phoenix AZ 85014 (602) 256-4456 sdemmitt@gblaw.com	Piazza Restaurant Development 2 North Central Avenue, 15th Floor Phoenix AZ 85004 (602) 256-4456 sdemmitt@gblaw.com	Susan Demmitt, Gammage & Burnham PLC 2 North Central Avenue, 15th Floor Phoenix AZ 85004 P: (602) 256-4456 F: (602) 256-4475 sdemmitt@gblaw.com

**Property Location:** Approximately 420 feet north of the northeast corner of 7th Street and Indian School Road

Zoning Map: H-8 Quarter Section: 17-29 APN: 155-17-001 Acreage: 3.13  
 Village: Encanto  
 Last Hearing: CC HEARING  
 Previous Opposition: No  
 Date of Original City Council Action: 02/04/2015 300 PM  
 Previous PHO Actions: 04/18/2018  
 Zoning Vested: C-2 HGT/WVR SP  
 Supplemental Map No.: \_\_\_\_\_  
 Planning Staff: 076885

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning.mailbox@phoenix.gov or visit our website at <http://phoenix.gov/pdd/licensetimes.html>.

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

Fee	Fee Waived	Fee Date	Receipt	Purpose
\$1,080.00	\$0.00	11/01/2019	19-0097044	Original Filing Fee

Signature of Applicant: \_\_\_\_\_ DATE: \_\_\_\_\_

### Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>12/18/2019 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

November 15, 2019

Susan E. Demmitt  
sdemmitt@gbllaw.com

(602) 256-4456

Mr. Adam Stranieri  
Planning Hearing Officer  
City of Phoenix  
Planning & Development Department  
200 West Washington Street, 2<sup>nd</sup> Floor  
Phoenix, Arizona 85003

Re: Amended Planning Hearing Officer Stipulation Modification Application for property generally located +/- 125 feet south of the southeast corner of 7<sup>th</sup> Street and Devonshire Avenue / Case Nos. PHO-1-18-Z-118-14-4 and PHO-1-18-Z-SP-5-14-4.

Dear Mr. Stranieri:

We represent 7<sup>th</sup> / Devonshire DB LLC (“7<sup>th</sup> / Devonshire”), which is proposing to develop the approximate 1.17 acres generally located at the southeast corner of 7<sup>th</sup> Street and Devonshire with a restaurant pad and drive-through oriented business. See Tab A – 7<sup>th</sup>/Devonshire Aerial Map. The 7<sup>th</sup> / Devonshire property is comprised of Maricopa County APNs 115-17-001, -002, -004, and -082. Of those parcels, Maricopa County APNs 115-17-001 and -082 were included as part of the prior zoning cases Z-118-14-4 / Z-SP-5-14-4 (“2015 Zoning Cases”) and PHO-1-18-Z-118-14-4 / PHO-1-18-Z-SP-5-14-4 (“2018 Zoning Cases”). Maricopa County APN 155-17-081, which is improved with a 3-story self-storage facility, was also zoned in the 2015 and 2018 Zoning Cases. See Tab B – PHO Aerial Map. The remaining 7<sup>th</sup> / Devonshire parcels, Maricopa County APNs 115-17-002 and -004, were not included as part of the 2015 Zoning Cases or the 2018 Zoning Cases, but instead were separately zoned C-2 and are not subject to this application. The purpose of this letter is to modify Stipulation No. 1 of the 2018 PHO Cases to reflect the new proposed site plan and elevations for the 7<sup>th</sup> / Devonshire development. See Tab C – Comparison Aerial Map.

In 2015, the Phoenix City Council approved Ordinance Nos. G-5995 and 5996 as part of the 2015 Zoning Cases, which rezoned the approximate 3.13 acres (Maricopa County APNs 115-17-001, -081, and -082) generally located at the southeast corner of 7<sup>th</sup> Street and Devonshire Avenue to C-2 with Height Waiver and Special Permit for Self Storage Facility and all underlying

C-2 uses. The 2015 Zoning Cases were each subject to the same 5 stipulations. Specifically, Stipulation No. 1 required general conformance to a site plan and building elevations for a self-storage facility and retail/restaurant pad and drive-through along the 7<sup>th</sup> Street frontage. See Tab D – Ordinance Nos. G-5995 and G-5996 and 2015 Stipulated Site Plan and Building Elevations. The self-storage facility was subsequently constructed, however, the retail/restaurant pad property remained vacant.

In 2018, the Planning Hearing Officer approved the 2018 Zoning Cases (ratified by the City Council in Ordinance Nos. G-6449 and G-6450), which modified Stipulation No. 1 of the 2015 Zoning Cases to require general conformance to a site plan and building elevations for a car wash in place of the retail/restaurant pad and drive-through. The 2015 stipulated site plan and building elevations remained in effect for the self-storage facility, which has been constructed. The 2018 Zoning Cases also introduced two additional stipulations related to airport proximity disclosure and a Proposition 207 Waiver. See Tab E – Ordinance No. G-6449 and G-6450 and 2018 Stipulated Site Plan and Building Elevations.

7<sup>th</sup> / Devonshire is proposing to modify Stipulation No. 1 of the 2018 Zoning Cases to replace the site plan and building elevations for the car wash with a site plan and building elevations for a restaurant pad and drive-through oriented business. See Tab F – Proposed Site Plan and Elevations. The remaining 6 stipulations in the 2018 Zoning Cases will remain unchanged.

The specific modification to Stipulation No. 1 in Z-118-14-4 is as follows:

1. The development shall be in general conformance to the site plan date stamped October 27, 2014 ~~and January 10, 2018~~ and elevations date stamped October 27, 2014; AND January 13, 2015 FOR THE SELF-STORAGE FACILITY, and February 2, 2018, AND TO THE SITE PLAN AND ELEVATIONS DATE STAMPED [INSERT DATE] FOR THE RESTAURANT PAD WITH DRIVE-THROUGH, with specific regard to:
  - a. The sidewalk along 7<sup>th</sup> Street shall be detached from the curb;
  - b. Maximum east elevation building height of 39 feet.

The specific modification to Stipulation No. 1 in Z-SP-5-14-4 is as follows:

1. The development shall be in general conformance to the site plan date stamped October 27, 2014 ~~and February 2, 2018~~ and elevations date stamped October 27, 2014; AND January 13, 2015 FOR THE SELF STORAGE FACILITY and February 2, 2018, AND TO THE SITE PLAN AND ELEVATIONS DATE STAMPED [INSERT DATE] FOR THE RESTAURANT PAD WITH DRIVE THROUGH, with specific regard to:
  - a. The sidewalk along 7<sup>th</sup> Street shall be detached from the curb;

b. Maximum east elevation building height of 39 feet.

The proposed restaurant and drive-through business is comprised of an 886 sf restaurant building (used for employees only, no public access) and a 720 sf shaded, outdoor patio oriented towards 7<sup>th</sup> Street. The restaurant building is 20-feet in height, with a 25-foot tower element, and services a dual drive-through lane that funnels to a single service window. A secondary exit lane is maintained. A total of 37 parking spaces are provided where 15 are required. 26 parking spaces are located along the Devonshire Avenue frontage with an additional 11 parking spaces located along the southern property line. Vehicular access to the southernmost parking spaces will be from the self-storage facility access drive. These spaces will be reserved for employees only. A cross-access easement exists. The 7<sup>th</sup> Street and Devonshire Avenue landscape buffers will be 25-feet in width and include trees along the sidewalks to provide shade as required by the existing zoning stipulations. Primary access to the property will be from an existing driveway along 7<sup>th</sup> Street with a secondary access point along Devonshire Avenue, also utilizing an existing driveway. A separate Zoning Administrator application will be filed to secure the necessary use permits for the drive-through and outdoor patio.

Should you have any questions or require additional information prior to scheduling this for public hearing, please do not hesitate to contact me at **(602) 256-4456** or **[sdemmitt@gblaw.com](mailto:sdemmitt@gblaw.com)**. Thank you.

Sincerely,

GAMMAGE & BURNHAM, P.L.C.

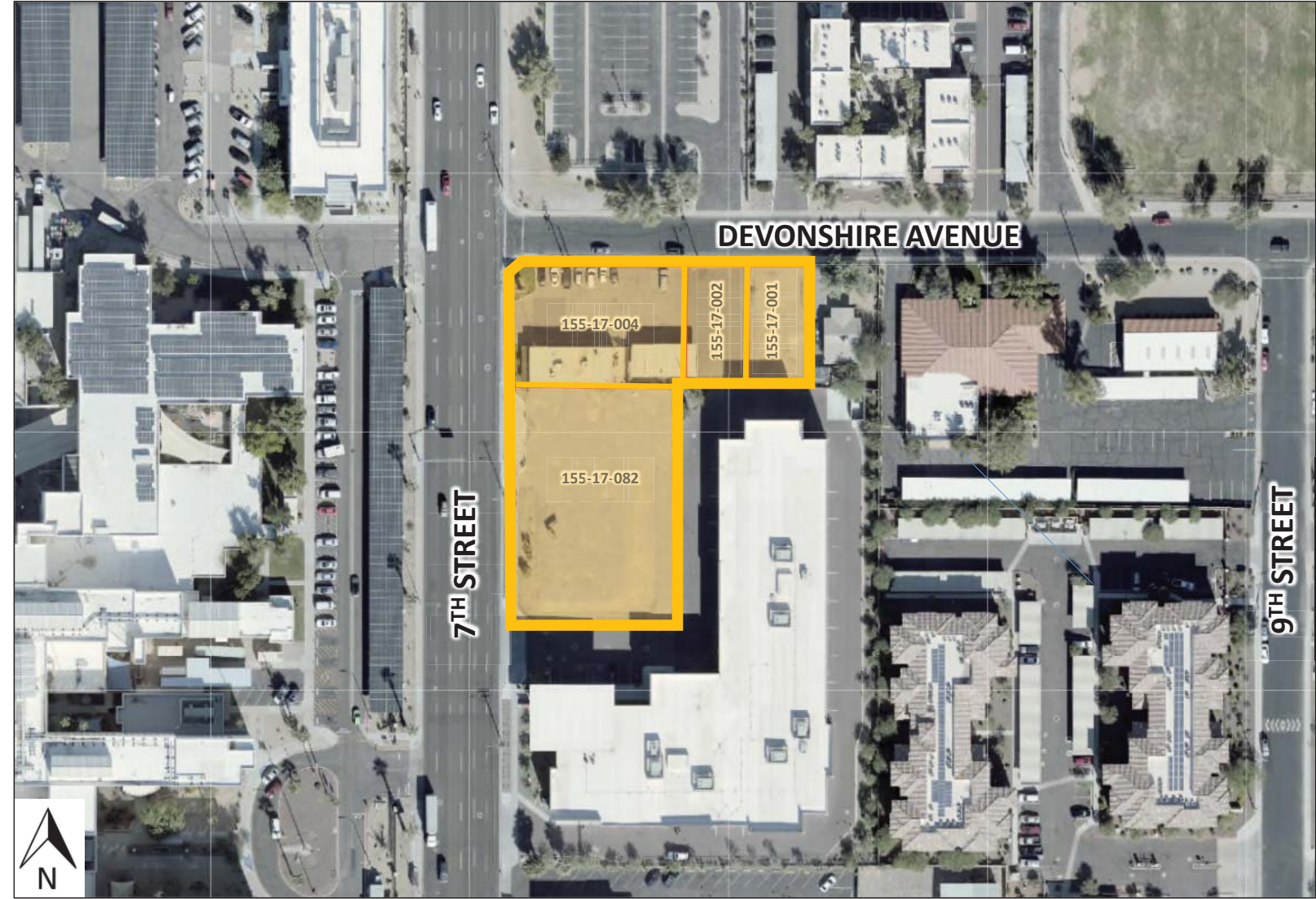
By 

Susan E. Demmitt

SED/nas

# Tab A

**Tab A – 7<sup>th</sup> /DEVONSHIRE AERIAL MAP**



# Tab B



**Tab B – PHO AERIAL MAP**



# Tab C

**Tab C – COMPARISON AERIAL MAP**



# Tab D

ORDINANCE G-5995

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-118-14-4) FROM C-2 (INTERMEDIATE COMMERCIAL) TO C-2 HGT/WVR (INTERMEDIATE COMMERCIAL HEIGHT WAIVER).

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WHEREAS, on October 27, 2014, the City of Phoenix Planning and Development Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Ed Bull of Burch & Cracchiolo P.A., having authorization to represent the owner, Gary and Kathleen Steele Family Trust of an approximately 3.13 acre property located approximately 420 feet north of the northeast corner of 7th Street and Indian School Road in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Attachment "A", attached hereto and incorporated herein by this reference; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on January 13, 2015, and at this hearing recommended that the

City Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on February 4, 2015, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1: The zoning of an approximately 3.13 acre property located approximately 420 feet north of the northeast corner of 7th Street and Indian School Road in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Attachment "A", is hereby changed from "C-2" (Intermediate Commercial) to "C-2 HGT/WVR" (Intermediate Commercial Height Waiver) and that the Planning and Development Director is instructed to modify The Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B".

SECTION 2: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-118-14-14, on file with the Planning and Development Department. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the

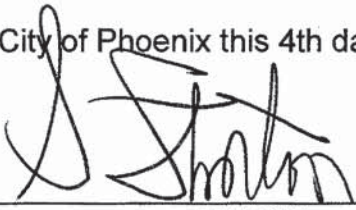
City of Phoenix Zoning Ordinance:

1. The development shall be in general conformance to the site plan date stamped October 27, 2014, and elevations date stamped October 27, 2014, and January 13, 2015, with specific regard to:
  - a. Except for ingress/egress points, no parking/maneuvering shall be allowed between the buildings and the 7th Street frontage;
  - b. The sidewalk along 7th Street shall be detached from the curb;
  - c. Maximum east elevation building height of 39 feet.
2. Required trees in the 7th Street and Devonshire Avenue landscape setbacks shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
3. The development shall provide bicycle parking with an inverted-U design, as approved by the Planning and Development Department, as follows:
  - a. a minimum of two spaces to serve the self-storage facility;
  - b. a minimum of one space per 500 square feet for general retail;
  - c. a minimum of one space per 300 square feet for a restaurant/bar.
4. A 10-foot sidewalk easement shall be dedicated on the 7th Street frontage, as approved by the Planning and Development Department.
5. That the development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

SECTION 3: If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 4th day of February, 2015.



  
MAYOR

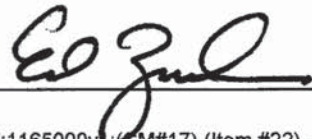
ATTEST:

 City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_ Acting City Attorney pml

REVIEWED BY:

  
\_\_\_\_\_ City Manager

PL:tml:1165090v (CM#17) (Item #22) – 2/4/15

Attachments:

A - Legal Description (1 Page)

B – Ordinance Location Map (1 Page)



ATTACHMENT A

LEGAL DESCRIPTION FOR Z-114-14-4

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, IS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS

PARCEL NO. 1: (APN 155-17-001)

The West 50 feet of the East 105 feet of Lot 1, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona.

PARCEL NO. 2: (APN 155-17-005 & APN 155-17-006)

Lots 2 and 3, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona;

EXCEPT The West 7 feet of Lots 2 and 3.

PARCEL NO. 3: (APN 155-17-007)

Lot 4, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona.

PARCEL NO. 4: (APN 155-17-008)

Lot 5, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona;

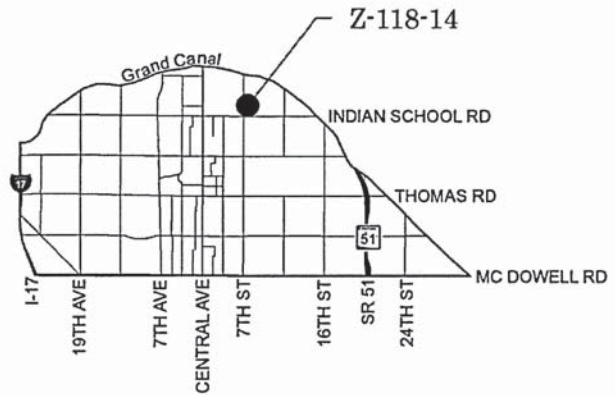
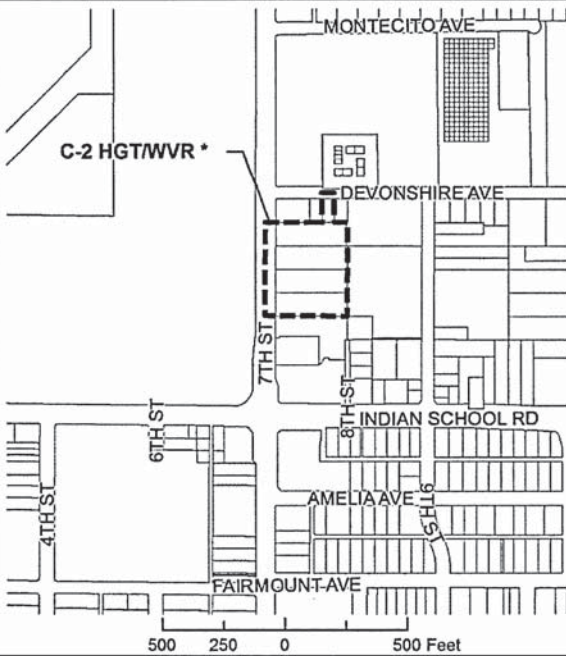
EXCEPT The East 5 feet for ditch as set forth on Deed recorded in Book 187 of Deeds, Page 447.

# ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-118-14  
Zoning Overlay: N/A  
Planning Village: Encanto Village



NOT TO SCALE



Drawn Date: 1/13/2015

S:\Department Share\IS Share\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_OrdMaps\2015 Ord\Formal\_Feb\_4\_2015\Z-118-14.mxd

ORDINANCE G-5996

AN ORDINANCE AMENDING THE CODE OF THE CITY OF PHOENIX, ARIZONA, PART II, CHAPTER 41, THE ZONING ORDINANCE OF THE CITY OF PHOENIX, BY AMENDING SECTION 601, THE ZONING MAP OF THE CITY OF PHOENIX, CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-SP-5-14-4) FROM C-2 HGT/WVR (INTERMEDIATE COMMERCIAL HEIGHT WAIVER) TO C-2 HGT/WVR SP (INTERMEDIATE COMMERCIAL HEIGHT WAIVER SPECIAL PERMIT) TO ALLOW A SELF-STORAGE FACILITY AND ALL UNDERLYING C-2 USES.

---

WHEREAS, on October 27, 2014, the City of Phoenix Planning and Development Department received, in compliance with the requirements of the City of Phoenix Zoning Ordinance, Section 506, a written request for rezoning from Ed Bull of Burch & Cracchiolo PA, having authorization to represent the owner, Gary and Kathleen Steele Family Trust of an approximately 3.13 acre property located approximately 420 feet north of the northeast corner of 7th Street and Indian School Road in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Attachment "A", attached hereto and incorporated herein by this reference; and,

WHEREAS, pursuant to A.R.S. § 9-462.04, the Planning Commission, held a public hearing on January 13, 2015, and at this hearing recommended that the

City Council approve this rezoning request with the recommended staff conditions, as modified; and,

WHEREAS, the City Council, at their regularly scheduled meeting held on February 4, 2015, has determined that, in accordance with A.R.S. § 9-462.01.F, this rezoning request, with the appropriate site specific requirements provided in Section 2, is consistent with and conforms to the General Plan, will conserve and promote the public health, safety and general welfare, and should be approved, subject to the conditions herein.

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SECTION 2: The specific nature of the subject property and of the rezoning request is more particularly described in case file Z-SP-5-14-4, on file with the Planning and Development Department. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following

stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

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PASSED by the Council of the City of Phoenix this 4th day of February,

2015.

  
\_\_\_\_\_  
MAYOR

ATTEST:

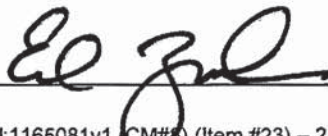
  
\_\_\_\_\_  
City Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Acting City Attorney *ptml*

REVIEWED BY:

  
\_\_\_\_\_  
City Manager

PL:tml:1165081v1 (CM#8) (Item #23) - 2/4/15

Attachments:

A - Legal Description (1 Page)

B - Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-SP-5-14-4

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Lot 4, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona.

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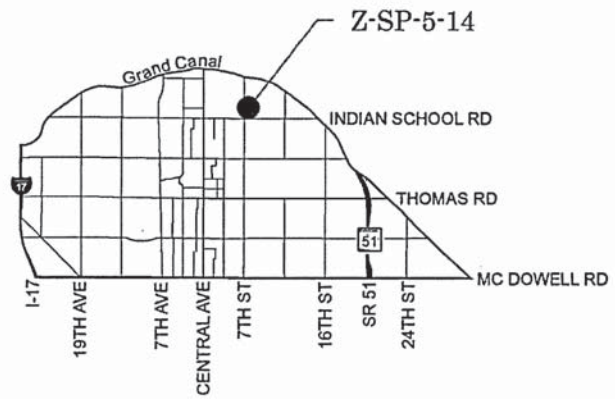
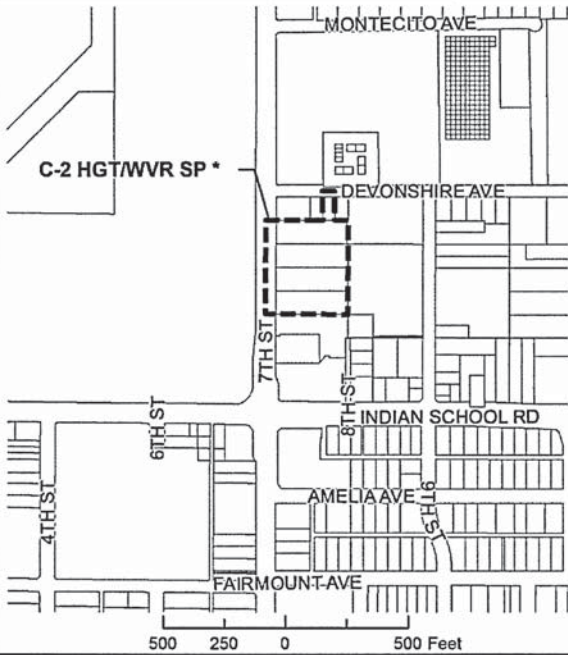
EXCEPT The East 5 feet for ditch as set forth on Deed recorded in Book 187 of Deeds, Page 447.

# ORDINANCE LOCATION MAP

ATTACHMENT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: ■ ■ ■ ■ ■

Zoning Case Number: Z-SP-5-14  
Zoning Overlay: N/A  
Planning Village: Encanto Village



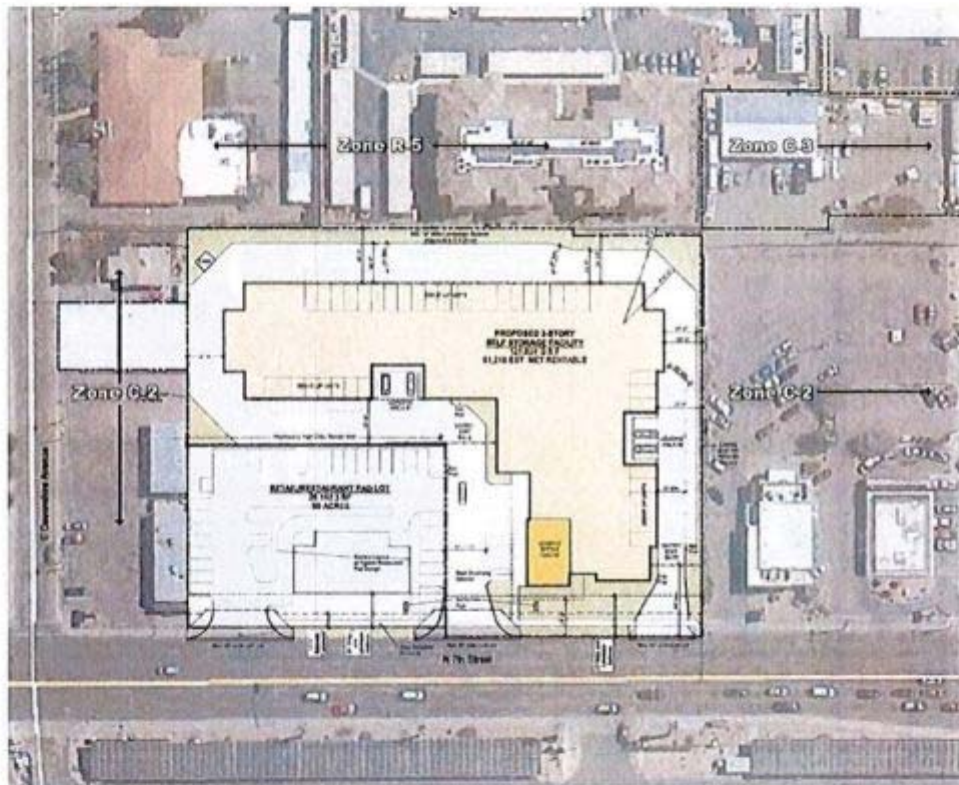
NOT TO SCALE



Drawn Date: 1/13/2015

S:\Department Share\US Share\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_OrdMaps\2015 Ord\Format\_Feb\_4\_2015\Z-SP-5-14.mxd





### Site Statistics

Net and Gross Lot Area Summary	
Net Lot Area (Square Feet)	10,000,000
Gross Lot Area (Square Feet)	10,000,000
Net Lot Area (Acres)	230.9
Gross Lot Area (Acres)	230.9
Zone Information	
Zone	R-5, G-3, G-2
Zone Description	Residential Single-Family, Office, and General Commercial
Building Area Statistics for Self Storage Lot	
Net Lot Area (Square Feet)	10,000,000
Gross Lot Area (Square Feet)	10,000,000
Net Lot Area (Acres)	230.9
Gross Lot Area (Acres)	230.9
Parking Statistics for Self Storage Lot	
Number of Parking Spaces	100
Number of Parking Spaces (Per 1,000 SF)	0.67
Number of Parking Spaces (Per 1,000 SF)	0.67

1. Concept Site Plan  
Scale: 1" = 100'



3. Proposed South Elevation  
Scale: 3/32" = 1'-0"



2. Proposed North Elevation  
Scale: 3/32" = 1'-0"



1. Proposed West (N 7th St) Elevation  
Scale: 3/32" = 1'-0"

7 feet high CMU screen wall  
(for screening of loading area and drive-up units)

Designer & Builder  
**dcb**  
construction company, inc.  
111 East 10th Avenue • Suite 1000 • Phoenix, AZ 85001 • 602.252.1000

Owner Information  
**StorQuest SELF STORAGE** CITY OF PHOENIX  
OCT 27 2014  
Planning & Development  
Department

Project Information  
**StorQuest | New Self Storage Facility**  
4201 N. 7th Street  
Phoenix, Arizona 85014

Sheet Information  
**Concept Building Elevations**  
October 15, 2014

Sheet Number: 003



**CITY OF PHOENIX**  
 OCT 27 2014  
 Planning & Development  
 Department

**1. Proposed West (N 7th St) Elevation**  
 Scale: 3/16" = 1'-0"

Primary Brand Colors		Supplemental Brand Colors									
<b>Red</b>	Pantone 485 C C 10 R 229 M 16 G 41 Y 102 B 39 K 0 HTML: CC21E	<b>Black</b>	Pantone 426 C C 70 R 35 M 67 G 29 Y 102 B 39 K 0 HTML: 111C1F	<b>Chocolate</b>	Pantone 476 C C 32 R 70 M 67 G 51 Y 62 B 39 K 78 HTML: 4C3327	<b>Tan</b>	Pantone 7520 C C 14 R 207 M 21 G 107 Y 54 B 111 K 0 HTML: CF421F	<b>Brown</b>	Pantone 7520 C C 40 R 104 M 50 G 55 Y 70 B 21 K 30 HTML: CE1F46	<b>Peanut</b>	Pantone 455 C C 29 R 160 M 51 G 150 Y 13 B 94 K 0 HTML: CF421F

Designer & Builder  
**dcb** construction company, inc.  
 511 East 10th Avenue • Suite 1000 • Phoenix, AZ 85001 • www.dcb.com

Owner Information  
**StorQuest**  
 SELF STORAGE

Project Information  
**StorQuest | New Self Storage Facility**  
 4201 N. 7th Street  
 Phoenix, Arizona 85014

Sheet Information  
**Building Materials Legend and Color Palette**  
 October 15, 2014  
 Sheet Number: 006



**StorQuest**  
SELF STORAGE

Designer & Builder  
**dcb**  
construction company, inc.  
101 East Camelback Road, Suite 1000, Phoenix, AZ 85014 • www.dcb.com

Owner Information  
**StorQuest**  
SELF STORAGE  
**CITY OF PHOENIX**  
OCT 27 2014  
Planning & Development  
Department

Project Information  
**StorQuest | New Self Storage Facility**  
4251 N. 7th Street  
Phoenix, Arizona 85014

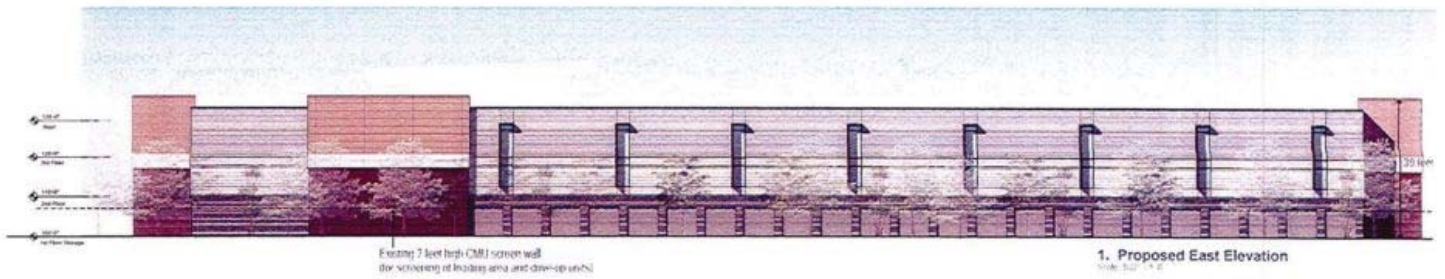
Sheet Information  
**Perspective Rendering**  
View from N. 7th Street  
October 15, 2014

Sheet Number: 004

**CITY OF PHOENIX**

**JAN 13 2015**

**Planning & Development  
Department**



**1. Proposed East Elevation**  
Scale: 1/4" = 1'-0"

# Tab E

ORDINANCE G-6449

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE  
TO REZONING APPLICATION Z-118-14-4 PREVIOUSLY  
APPROVED BY ORDINANCE G-5995.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as  
follows:

SECTION 1. The zoning stipulations applicable located approximately 121  
feet south of the southeast corner of 7th Street and Devonshire Avenue in a portion of  
Section 21, Township 2 North, Range 3 East, as described more specifically in  
Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance to the site plan date stamped  
October 27, 2014 AND JANUARY 10, 2018 and elevations date stamped  
October 27, 2014 and January 13, 2015 AND FEBRUARY 2, 2018 with specific  
regard to:
  - a. ~~Except for ingress/egress points, no parking/maneuvering shall be  
allowed between the buildings and the 7th Street frontage;~~
  - b. a. The sidewalk along 7th Street shall be detached from the curb;
  - c. b. Maximum east elevation building height of 39 feet.
2. Required trees in the 7th Street and Devonshire Avenue landscape setbacks  
shall be placed adjacent to the sidewalk in order to provide shade for  
pedestrians, as approved by the Planning and Development Department.

3. That development shall provide bicycle parking with an inverted-U design, as approved by the Planning and Development Department, as follows:
  - a. a minimum of two spaces to serve the self-storage facility;
  - b. a minimum of one space per 500 square feet for general retail;
  - c. a minimum of one space per 300 square feet for a restaurant/bar.
4. A 10-foot sidewalk easement shall be dedicated on the 7th Street frontage, as approved by the Planning and Development Department.
5. That the development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.
6. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
7. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

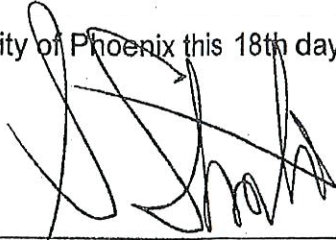
SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5995, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5995 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the



decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

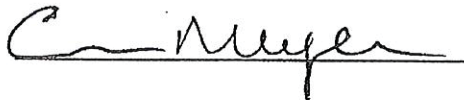
PASSED by the Council of the City of Phoenix this 18th day of April, 2018.




MAYOR



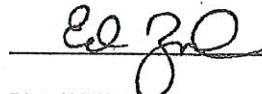
ATTEST:

 City Clerk

APPROVED AS TO FORM:

 Acting City Attorney *pm*

REVIEWED BY:

 City Manager

PL:tml:LF18-0990:Item 100:4/18/18:2029968v1

Exhibits:

- A - Legal Description (2 Pages)
- B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-18--Z-118-14-4

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, IS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (APN 155-17-001)

The West 50 feet of the East 105 feet of Lot 1, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona.

PARCEL NO. 2: (APN 155-17-005 & APN 155-17-006)

Lots 2 and 3, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona;

EXCEPT The West 7 feet of Lots 2 and 3.

PARCEL NO. 3: (APN 155-17-007)

Lot 4, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona.

PARCEL NO. 4: (APN 155-17-008)

Lot 5, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona;

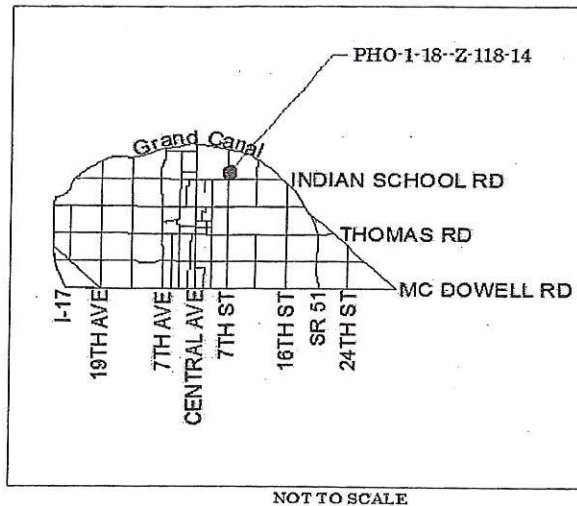
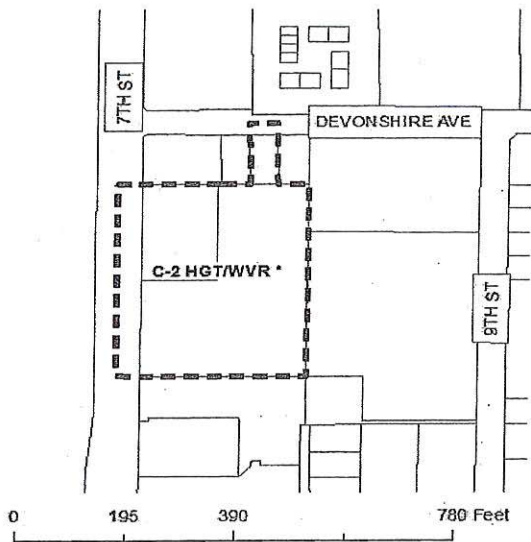
EXCEPT The East 5 feet for ditch as set forth on Deed recorded in Book 187 of Deeds, Page 447.

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -

Zoning Case Number: PHO-1-18-Z-118-14  
Zoning Overlay: N/A  
Planning Village: Encanto



Drawn Date: 3/22/2018

\\ona\pdd\Shared\Department Share\Information Systems\PLGIS\GIS\_Team\Core\_Functions\Zoning\SupplMaps\_OrdMaps\2018\_Ord\3-23-18\PHO-1-18-Z-118-14.mxd

ORDINANCE G-6450

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-SP-5-14-4 PREVIOUSLY APPROVED BY ORDINANCE G-5996.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable located approximately 121 feet south of the southeast corner of 7th Street and Devonshire Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance to the site plan date stamped October 27, 2014 AND, FEBRUARY 2, 2018 and elevations date stamped October 27, 2014, and January 13, 2015 AND FEBRUARY 2, 2018, with specific regard to:
  - a. ~~Except for ingress/egress points, no parking/maneuvering shall be allowed between the buildings and the 7th Street frontage;~~
  - b. a. The sidewalk along 7th Street shall be detached from the curb;
  - e. b. Maximum east elevation building height of 39 feet.
2. Required trees in the 7th Street and Devonshire Avenue landscape setbacks shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
3. That development shall provide bicycle parking with an inverted-U design, as approved by the Planning and Development Department, as follows:

- a. a minimum of two spaces to serve the self-storage facility;
  - b. a minimum of one space per 500 square feet for general retail;
  - c. a minimum of one space per 300 square feet for a restaurant/bar.
4. A 10-foot sidewalk easement shall be dedicated on the 7th Street frontage, as approved by the Planning and Development Department.
  5. That the development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.
  6. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
  7. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5996, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5996 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 18th day of April, 2018.



MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM:

Acting City Attorney *ptm*

REVIEWED BY:

City Manager

PL:tml:LF18-0963:Item 99:4/18/18:2030240v1

Exhibits:

- A - Legal Description (2 Pages)
- B - Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR PHO-1-18-- Z-SP-5-14-4

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, IS A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AND IS DESCRIBED AS FOLLOWS:  
PARCEL NO. 1: (APN 155-17-001)

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PARCEL NO. 2: (APN 155-17-005 & APN 155-17-006)

Lots 2 and 3, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona;

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PARCEL NO. 4: (APN 155-17-008)

Lot 5, Block 1, CHESTERFIELD PLACE, according to Book 6 of Maps, Page 7, records of Maricopa County, Arizona;

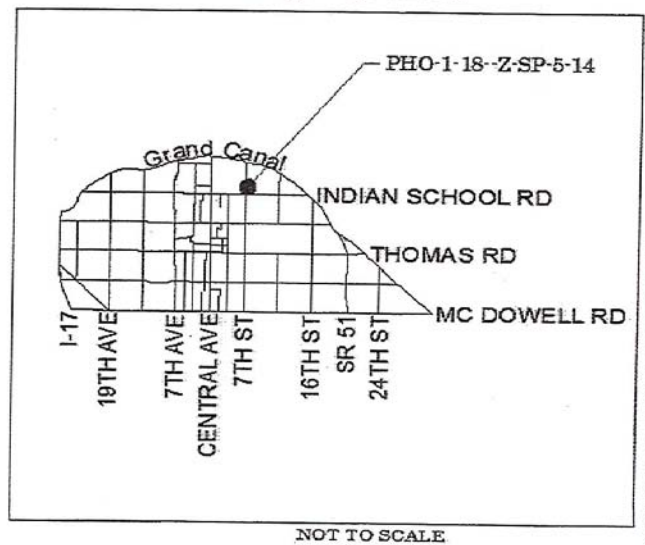
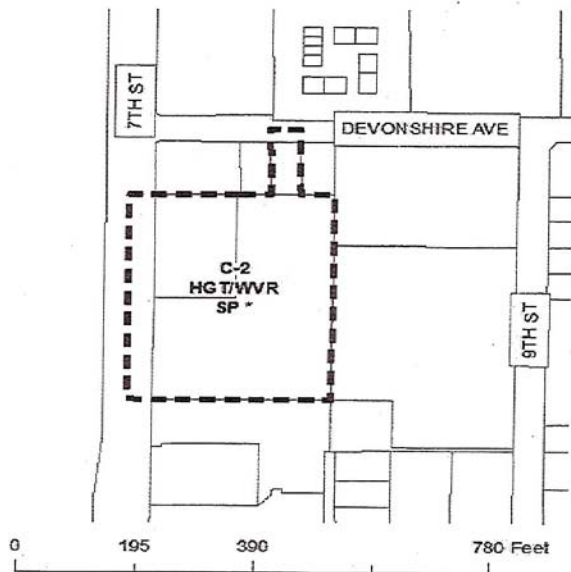
EXCEPT The East 5 feet for ditch as set forth on Deed recorded in Book 187 of Deeds, Page 447.

# ORDINANCE LOCATION MAP

EXHIBIT B

ZONING SUBJECT TO STIPULATIONS: \*  
SUBJECT AREA: - - - - -

Zoning Case Number: PHO-1-18-Z-SP-5-14  
Zoning Overlay: N/A  
Planning Village: Encanto



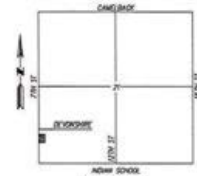
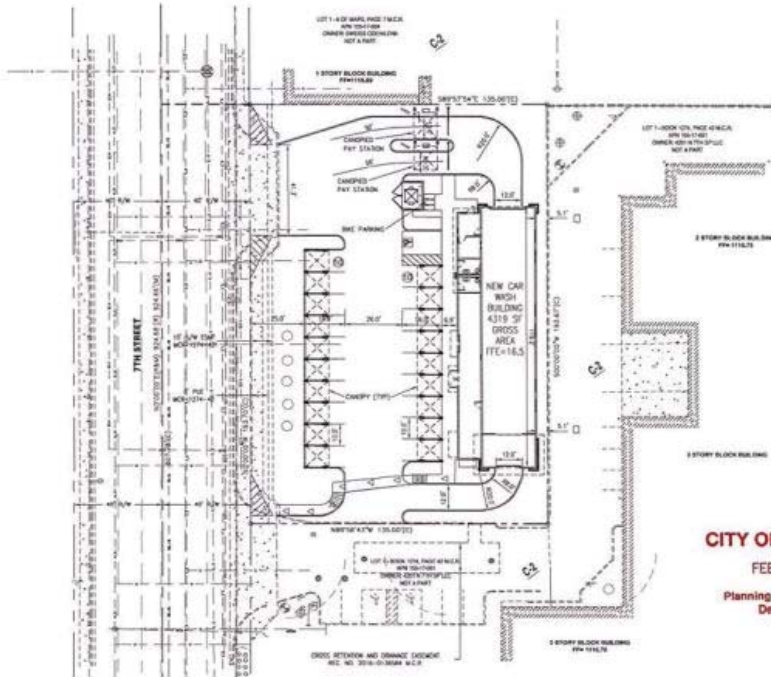
Drawn Date: 3/22/2018

\\one\pdc\Shared\Department Share\Information Systems\PL GIS\IS\_Team\Core\_Functions\Zoning\SuppMaps\_OrdMaps\2018\_Ord\3-23-18\PHO-1-18-Z-SP-5-14.mxd



# PRELIMINARY SITE PLAN Quick 'n Clean

NORTH 7TH ST - PHOENIX, ARIZONA  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH,  
RANGE 3 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, AZ



**ENGINEER:**  
HELI ENGINEERING, LLC  
2300 E. WASHINGTON AVENUE  
SUITE 112  
PHOENIX, ARIZONA 85034  
TEL: (602) 788-3616  
CONTACT: STEVE BOWEN

**DEVELOPER:**  
MICHAEL L. SCARBOROUGH  
201 CONCRETE CONCRETE, SUITE 100  
PHOENIX, ARIZONA 85034  
TEL: (602) 944-1210  
CONTACT: MICHAEL SCARBOROUGH

PROJECT DATA:	
PROJECT NAME:	QUICK 'N CLEAN
PROJECT ADDRESS:	N 7TH ST
PROPOSED FOR A NEW 4319 SF CAR WASH:	
TYPE OF BUILDING:	OFFICE
APPLICABLE ZONING:	O-C-2
PROPOSED ZONING:	O-C-2
AREA:	NET: 26,143 SF GROSS AC
LEGAL DESCRIPTION:	LOT 3 PER FINAL PLAT OF MWR 1274-43
BUILDING HEIGHT:	22' TO ROOF PLUS PARAPET
ADJACENT BUILDING SETBACKS:	30' STREET, 20' OR 15' AWAY TO RESIDENTIAL
THEY EXCEEDS REQUIREMENTS:	30' AND STREET, 10' ALONG RESIDENTIAL
THRESHOLD:	1 SPACE PER 3 NON-OFFICE EMPLOYEES AND 1 SPACE PER 300 S.F. OF OFFICE AND SALES AREA
AND 2 SPACES PER 24 FEET OF WASH BAY	
3) NON OFFICE EMPLOYEES, ONE 200 SF OFFICE AND 120 SF WASH BAY	
REQUIRED:	1 SPACE + 1 SPACE + 10 SPACES + 10 SPACES
PROVIDED:	20 SPACES (10 REGULAR + 10 ACCESSIBLE)
BUILDING AREA:	3619 S.F.
ONE FLOOR TOTAL SF:	3619 / 3619 = 100%
ACCESSIBLE:	3619 / 3619 = 100%
10' = ACCESSIBLE LINK TO PUBLIC DRIVE	
ALL DRIVE LIGHT POLES SHALL BE 20' MAX HEIGHT (DATE EXCEEDS 150' FROM NEEL ZONING)	
PARKING AREA: 4319 SF	
LANDSCAPE AREA: (ENCL. OF PARKING AREA) 300 SF	
LANDSCAPE PERCENTAGE: 300 / 4319 = 7.0%	

**CITY OF PHOENIX**  
FEB 02 2018  
Planning & Development  
Department

REV 16-1000  
APRIL 18, 2006 AS  
CITY HANDBOOK  
S2, 20-20  
PAPP 17000A



PHO-1-18--Z-SP-5-14-4

PROPOSED SITE PLAN

HEARING DATE: MARCH 21, 2018

**SET Consulting Services, LLC**  
100 N. 1st Avenue, Suite 100  
Phoenix, AZ 85004  
Tel: 602-258-1111  
www.setcs.com



**Helix Engineering, LLC**  
Engineering Consulting  
3300 E. Camelback Rd  
Suite 112  
Phoenix, AZ 85018  
Tel: 602-788-3616  
www.helixeng.com

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NO WORKING COPY BEING FOR THE  
OWNER FOR THE ALICE STABLES  
1-800-782-5348  
BLUE STAMP CENTER

REVISIONS	
NO. 01	PRELIM SITE PLAN
NO. 02	OWNER COMMENTS
NO. 03	CITY COMMENTS
NO. 04	REV 01
NO. 05	REV 02

PROJECT NAME: \_\_\_\_\_  
PROJECT ADDRESS: \_\_\_\_\_

PROJECT AREA:  
QVC 7th Devonshire  
HELIAN HANSEN IN HOUSE  
336 DRAWN BY: HEB  
CHECKED BY: SB  
SHEET NO: \_\_\_\_\_

**SITE PLAN**  
SHEET: \_\_\_\_\_ PAGE: \_\_\_\_\_  
SP-1.1 1 OF 2  
PLAN SCALE: 1" = 30' CIVIL: 1/8" = 10' MECH: 1/4" = 10'

DATE: 02/02/2018 10:00 AM BY: HEB

**SITE PLAN NOTES:**

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
3. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
4. ALL SIGNAGE REQUIRES SEPARATE APPROVAL AND PERMITS.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, VIBRATION OR IRRADIATION WILL BE EMITTED TO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, VIBRATION EXISTING BY TITLE OUTSIDE THE SITE. LIGHT FIXTURES ARE NOT TO EXCEED 15-FEET IN HEIGHT WITHIN 100 FEET OF A RESIDENTIAL DISTRICT, 20 FEET ADJACENT TO NONRESIDENTIAL DISTRICTS.
6. OWNER OR PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
7. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MAINTAIN MAINTENANCE AND WATER CONSERVATION.
8. ALL ROOFTOP EQUIPMENT AND SATellite DISHES SHALL BE CONCEALED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL TOWER AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BASETOWER PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL TO ALL PUBLIC STREETS.
10. NO PLANT SUBSTITUTION, TYPE, SIZE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-260-3961.
11. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.
12. ALL RIGHT-OF-WAY AND CITY-REQUIRED PERMITS, REVISIONS AND PARKING PLANT MATERIAL TO BE IN COMPLIANCE WITH THE REQUIREMENT OF WATER RESOURCES LAW WITH THE PLANT CODE.
13. VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARKS & RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
14. ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DISTRESSED WILL BE REPLACED IN ONE YEAR AND MUST BE REPLACED IN WRITING, CONTACT THE PARKS AND RECREATION DEPARTMENT PRIOR TO ANY RIGHT-OF-WAY PLANT LOCATIONS AT 602-260-3961.
15. EXISTING CITY OF PHOENIX IRRIGATION SHALL BE MAINTAINED IN RIGHT-OF-WAY AND CONNECTED TO THE NEW SYSTEM MAINTAIN ANY EXISTING IRRIGATION REQUIREMENTS. CONTRACTOR TO CUT OFF OR REMOVE EXISTING IRRIGATION TO PLANT MATERIAL AND PROVIDE NEW IRRIGATION FROM PROJECT TO EXISTING RIGHT-OF-WAY LANDSCAPING.
16. ALL ON-SITE ACCESSIBLE DRIVEWAYS SHALL BE A MINIMUM OF 2 FEET IN WIDTH AND HAVE A MAXIMUM SLOPE OF 1:10 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMP'S PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
17. TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 4 FEET 6 INCHES.
18. 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) WATER PROTECTION PROGRAMS/GENERAL PERMIT 4.0 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 6, SECTION 6.02 (ARIZONA PLUMBING CODE) AND/OR 6.03 (ARIZONA PLUMBING CODE).
19. ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR THE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.

**CITY OF PHOENIX**  
 FEB 02 2018  
 Planning & Development  
 Department

STICK 14-1909  
 SIGNED 14-1008 AT  
 10:51 AM  
 BY: J. HARRIS  
 JOB: 14-1909  
 PAPP 1/20/18

PHO-1-18--Z-SP-5-14-4

PROPOSED SITE PLAN

HEARING DATE: MARCH 21, 2018

**SEI Consulting Services, LLC**  
 17618 Van Hook, Suite 100  
 Phoenix, AZ 85024  
 PH: 602-998-8888  
 WWW.SEI-CONSULTING.COM



**Helix Engineering, LLC**  
 Engineering Consulting

2248 E Miller Ave  
 Suite 112  
 Phoenix AZ 85024  
 PH: 602-718-0218  
 WWW.HELIENGINEERING.COM

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THE MORNING STAR OFFICE HAS BEEN  
 OPEN FOR 20 YEARS  
 1-800-762-5346  
 BLUE STAR CENTER

REVISION	NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT NAME: \_\_\_\_\_

PROJECT ADDRESS: \_\_\_\_\_

PROJECT AREA: \_\_\_\_\_

QnC 7th Devonshire

PLAT JOB NUMBER: 336

DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**SITE PLAN**

SHEET: SP-1.2

PAGE: 2 OF 2

PLAT SCALE: 1" = 10' PLAT: 1.2.2 11/17/17

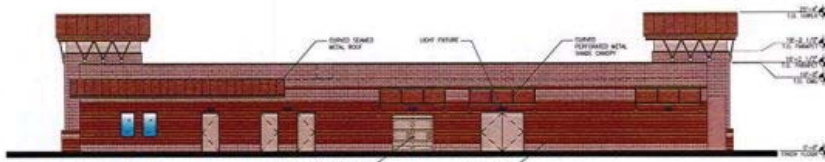
PHO-1-18--Z-SP-5-14-4  
 1/20/18  
 J. HARRIS  
 10:51 AM  
 PAPP 1/20/18



1 SOUTH ELEVATION  
SCALE 1/8"=1'



2 NORTH ELEVATION  
SCALE 1/8"=1'



3 WEST ELEVATION  
SCALE 1/8"=1'



4 EAST ELEVATION  
SCALE 1/8"=1'

**Legend**

- BENJAMIN MOORE (TAWNY)
- BENJAMIN MOORE (BROOKLINE BEIGE)
- BENJAMIN MOORE (PUTNAM IVORY)
- MEDIUM BRONZE FINISH

**CITY OF PHOENIX**

FEB 02 2018

Planning & Development  
Department

PHO-1-18--Z-SP-5-14-4

PROPOSED ELEVATIONS

HEARING DATE: MARCH 21, 2018

PRELIMINARY  
 CONSTRUCTION

QUICK AND CLEAN CAR WASH  
 PHOENIX, AZ  
 7TH STREET & DEVONSHIRE

**CSHQA**

PROJECT	NO.
DATE	12-11-17
BY	CSHQA
CHECKED	CSHQA
APPROVED	
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET NO.	
A4.1	
ORIGINAL SHEET SIZE	
36" x 48"	

# Tab F

**SITE PLAN NOTES:**

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 25' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33X33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 5'.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, COOL, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, COOL, 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.
6. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
7. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM THE LEVELS ADJACENT TO ALL PUBLIC STREETS.
8. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

**PROJECT TEAM:**

**OWNER:**  
**PIAZZA RCC, LLC**  
 410 EAST MOUNTAIN SAGE DRIVE  
 CHANDLER, AZ 85226  
 PH: (480) 819-3736

**ARCHITECT:**  
**PHNX DESIGN, LLC**  
 200 EAST FOUNTAIN STREET  
 MESA, AZ 85201 / DENVER, CO 80202  
 PH: (602) 762-7254

**PROJECT DESCRIPTION:**

NEW DEVELOPMENT OF TWO NEW BUILDINGS, PATIO AND FULL SITE DEVELOPMENT.

**SITE DATA:**

EXISTING ZONING: C-2 (TO REMAIN)  
 APN: 155-17-002, 155-17-001, 155-17-003, 155-17-004

NET SITE AREA: 51,045 SQ. FT. (1.17 ACRES)

**TOTAL BUILDING AREA:**  
 RESTAURANT: 886 SQ. FT.  
 PATIO: 720 SQ. FT.  
 TOTAL: 1,606 SQ. FT.

LOT COVERAGE: 3.15%

**PARKING REQUIREMENTS:**

REQUIRED PARKING:  
 RESTAURANT (NO PUBLIC ACCESS) 0 SPACES  
 PATIO (720SQ) 15 SPACES

TOTAL PARKING REQUIRED: 15 SPACES

TOTAL PARKING PROVIDED: 37 SPACES

PARKING RATIO: 23.04 / 1,000 SQ. FT.

BUILDING HEIGHT: 25'-0" MAX.

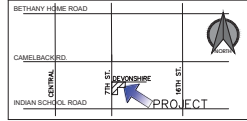
**BUILDING CODES:**

- ALL AMENDMENTS TO THE PHOENIX BUILDING CONSTRUCTION CODE WITHIN:
- 2018 INTERNATIONAL BUILDING CODE
  - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
  - 2018 INTERNATIONAL FIRE CODE
  - 2018 INTERNATIONAL ENERGY CONSERVATION CODE
  - 2018 INTERNATIONAL MECHANICAL CODE
  - 2018 INTERNATIONAL FUEL GAS CODE
  - 2018 INTERNATIONAL CODE COUNCIL PERFORMANCE CODE
  - 2018 PHOENIX BUILDING CONSTRUCTION CODE
  - ADMINISTRATIVE PROVISIONS
  - 2012 UNIFORM PLUMBING CODE OR 2018 INTERNATIONAL PLUMBING CODE
  - 2017 NATIONAL ELECTRICAL CODE/NFPA-70

**KEYNOTES:**

1. EXISTING SIDEWALK TO REMAIN.
2. EXISTING ENTRY DRIVE TO BE DEMOLISHED AND FILL IN WITH NEW CONCRETE SIDEWALK TO MATCH EXISTING.
3. PROPOSED LANDSCAPE AREA.
4. PROPOSED TRASH ENCLOSURE LOCATION. OVERALL DESIGN TO MATCH CITY OF PHOENIX STANDARDS DETAIL.
5. CONCRETE SIDEWALK ACCESSIBLE PATH TO PUBLIC WAY.
6. CONCRETE SIDEWALK FOR EMPLOYEES TO TAKE ORDERS.
7. PROPOSED DRIVE THRU LANES.
8. BYPASS DRIVE THRU LANES.
9. NEW 8" HIGH CURB.
10. ACCESSIBLE RAMP, TYP.
11. NEW ASPHALT PAVING.
12. 4" STRIPED PARKING STALLS.
13. PROPOSED DRIVE WAY ENTRY.
14. DRIVE THRU WINDOW.
15. PROPOSED ELECTRICAL TRANSFORMER LOCATION.
16. ELECTRICAL SERVICE ENTRANCE SECTION (SES).
17. OUTDOOR COVERED PATIO AREA.
18. CONCRETE HERRINGBONE.
19. EXISTING BUILDING AND ADJACENT PROPERTY TO REMAIN.
20. MENU BOARD LOCATION (MENU ONLY, NO SPEAKERS).
21. EXISTING Pylon SIGN TO REMAIN.

**VICINITY MAP:**



PHNX DESIGN, LLC  
 200 EAST FOUNTAIN STREET  
 MESA, AZ 85201  
 PH: (602) 762-7254

PHNX DESIGN, LLC  
 200 EAST FOUNTAIN STREET  
 MESA, AZ 85201  
 PH: (602) 762-7254

PHNX DESIGN, LLC  
 200 EAST FOUNTAIN STREET  
 MESA, AZ 85201  
 PH: (602) 762-7254

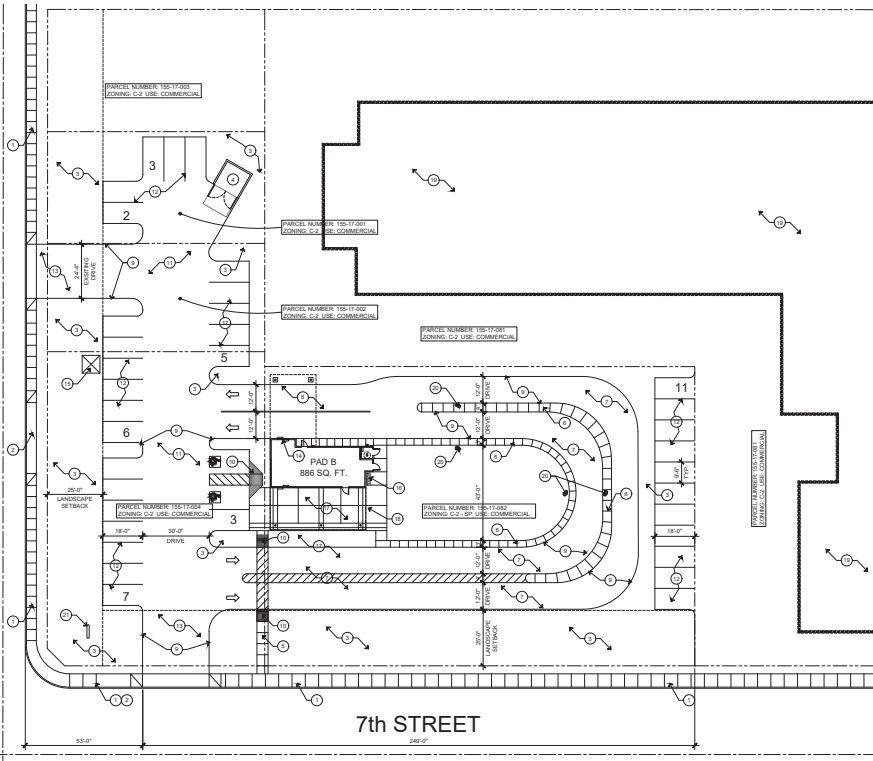
**4200 BLOCK  
 7th STREET AND DEVONSHIRE  
 PHOENIX, ARIZONA**

DATE	REVISION

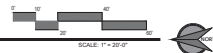
PROPOSED SITE PLAN

**A100**

DEVONSHIRE



1 PROPOSED SITE PLAN



ORDINANCE G-6450

AN ORDINANCE AMENDING THE STIPULATIONS APPLICABLE TO REZONING APPLICATION Z-SP-5-14-4 PREVIOUSLY APPROVED BY ORDINANCE G-5996.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning stipulations applicable located approximately 121 feet south of the southeast corner of 7th Street and Devonshire Avenue in a portion of Section 21, Township 2 North, Range 3 East, as described more specifically in Attachment "A," are hereby modified to read as set forth below.

STIPULATIONS:

1. The development shall be in general conformance to the site plan date stamped October 27, 2014 AND, FEBRUARY 2, 2018 and elevations date stamped October 27, 2014, and January 13, 2015 AND FEBRUARY 2, 2018, with specific regard to:
  - a. ~~Except for ingress/egress points, no parking/maneuvering shall be allowed between the buildings and the 7th Street frontage;~~
  - b. a. The sidewalk along 7th Street shall be detached from the curb;
  - e-b. Maximum east elevation building height of 39 feet.
2. Required trees in the 7th Street and Devonshire Avenue landscape setbacks shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
3. That development shall provide bicycle parking with an inverted-U design, as approved by the Planning and Development Department, as follows:

- a. a minimum of two spaces to serve the self-storage facility;
  - b. a minimum of one space per 500 square feet for general retail;
  - c. a minimum of one space per 300 square feet for a restaurant/bar.
4. A 10-foot sidewalk easement shall be dedicated on the 7th Street frontage, as approved by the Planning and Development Department.
  5. That the development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.
  6. THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
  7. PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

SECTION 2. Due to the site's specific physical conditions and the use district granted pursuant to Ordinance G-5996, this portion of the rezoning is now subject to the stipulations approved pursuant to Ordinance G-5996 and as modified in Section 1 of this Ordinance. Any violation of the stipulation is a violation of the City of Phoenix Zoning Ordinance. Building permits shall not be issued for the subject site until all the stipulations have been met.


SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 18th day of April, 2018.

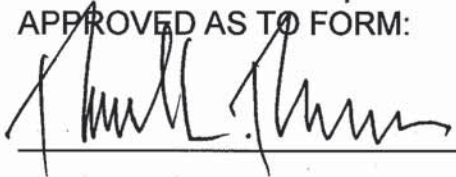


MAYOR


ATTEST:

 City Clerk

APPROVED AS TO FORM:

 Acting City Attorney *pm*

REVIEWED BY:

 City Manager

PL:tml:LF18-0963:Item 99:4/18/18:2030240v1

Exhibits:

- A - Legal Description (2 Pages)
- B - Ordinance Location Map (1 Page)





MariCopa County Assessor's Office

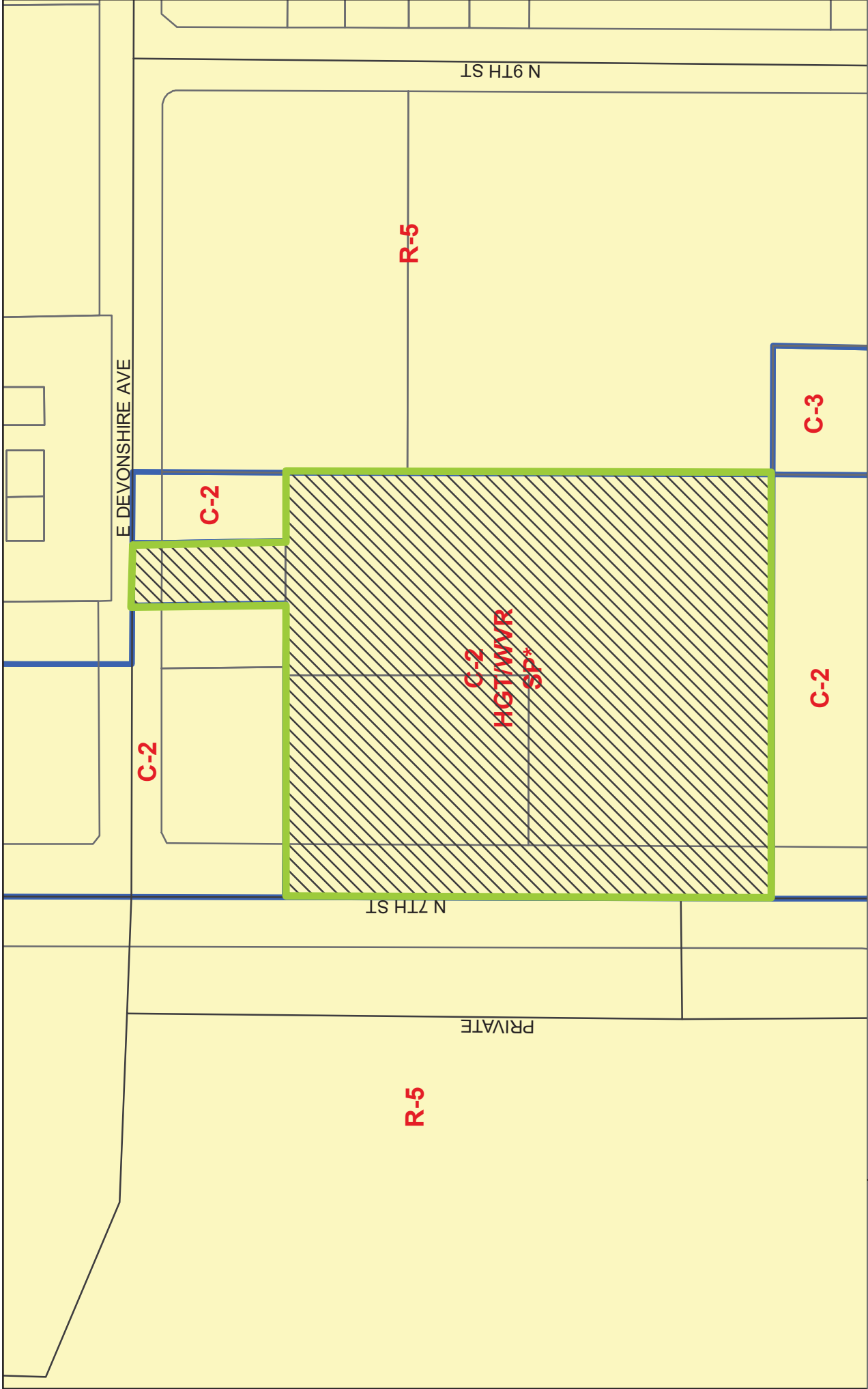
**Property Location: Approximately 121 feet south of the southeast corner of 7th Street and Devonshire Avenue**

PHO-2-19--Z-SP-5-14-4



**Planning & Development Department**



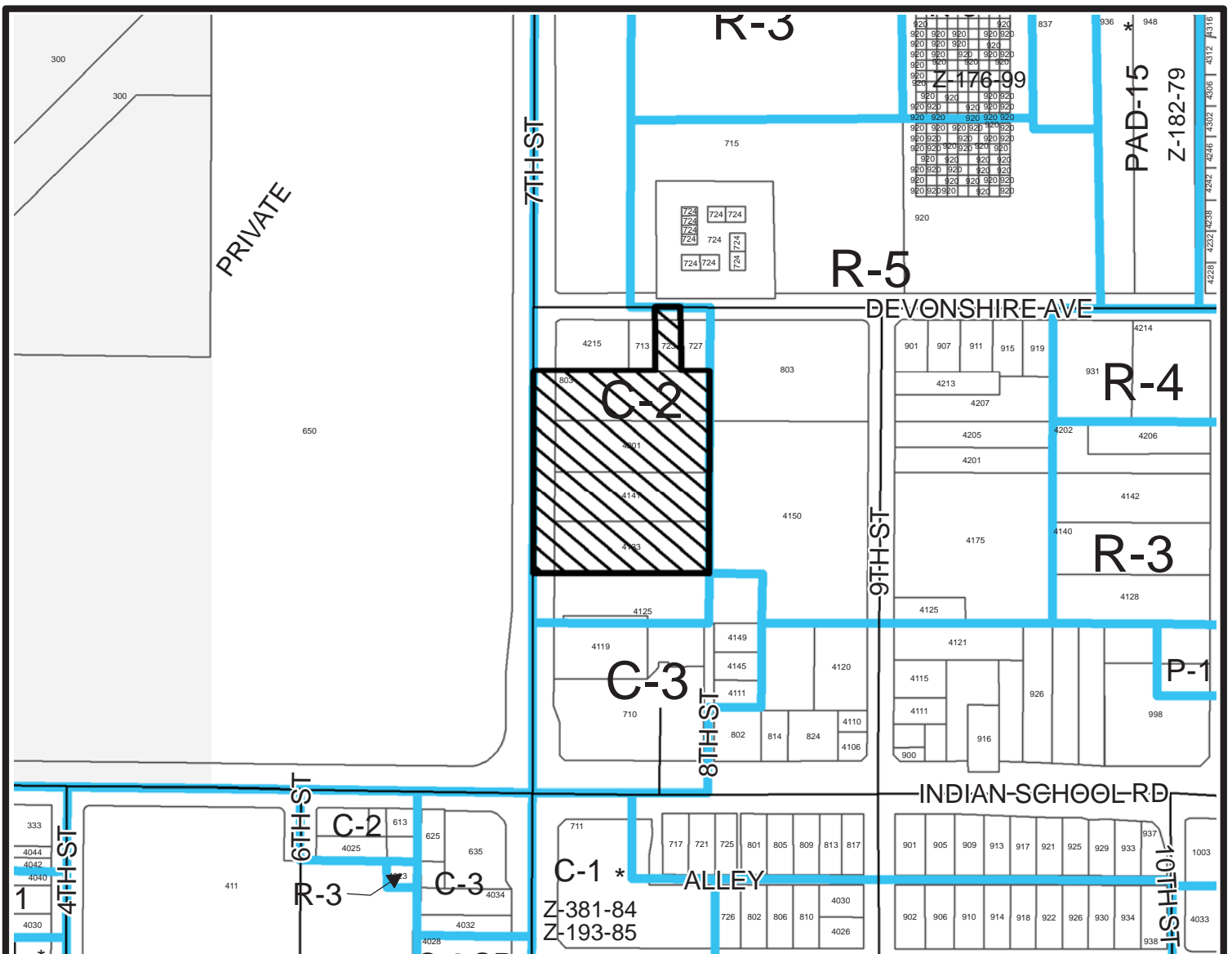


**Property Location: Approximately 121 feet south of the southeast corner of 7th Street and Devonshire Avenue**

PHO-2-19-Z-SP-5-14-4



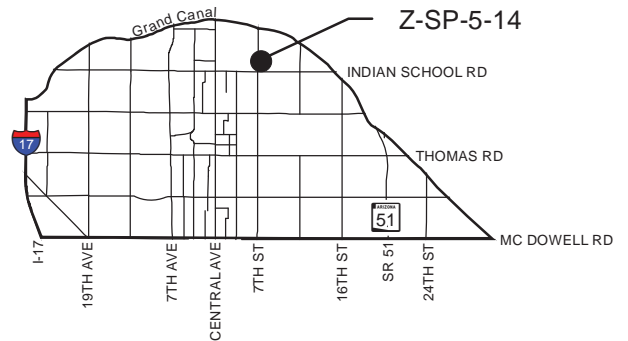
**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



CITY OF PHOENIX PLANNING DEPARTMENT

**ENCANTO VILLAGE**

CITY COUNCIL DISTRICT: 4

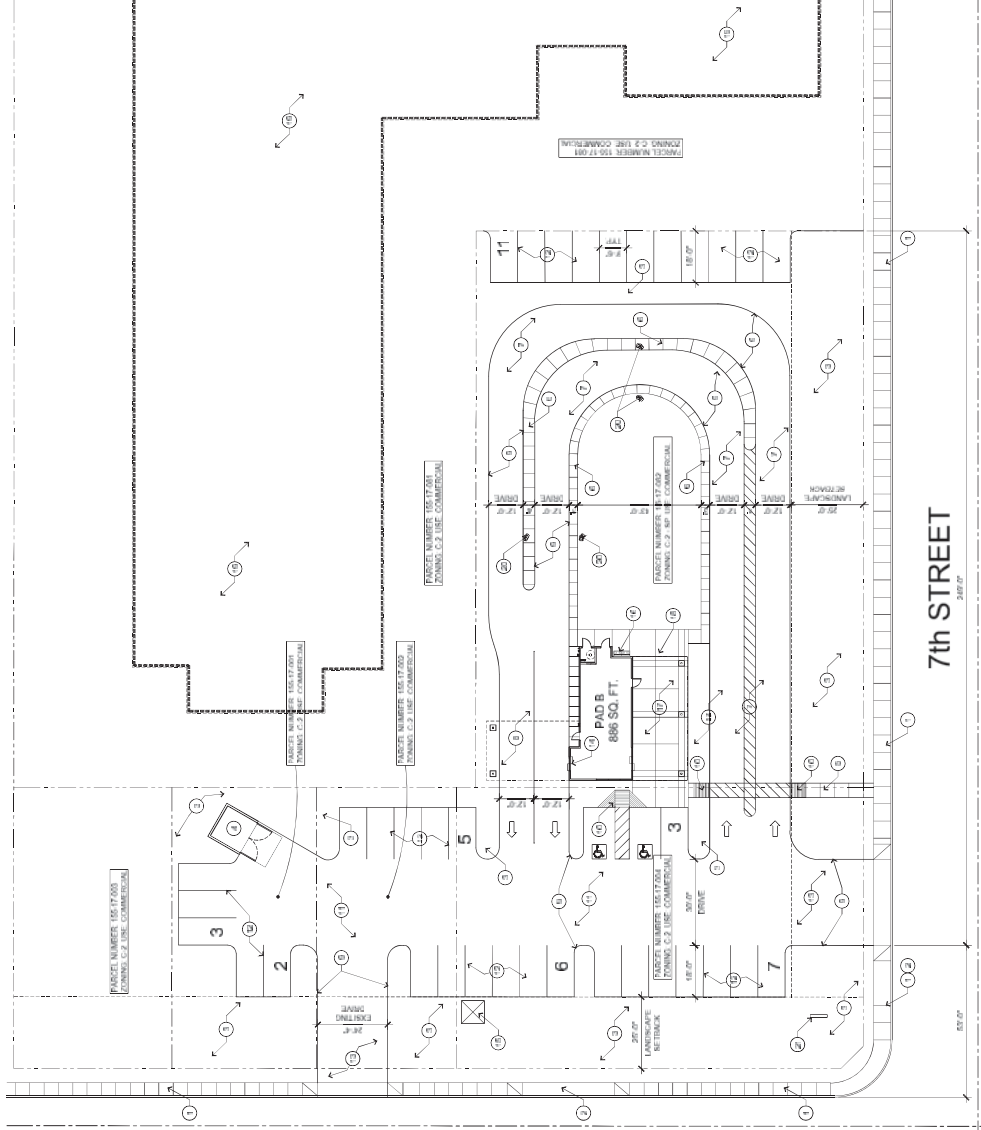


<b>APPLICANT'S NAME:</b> Ed Bull, Burch & Cracchiolo P.A.		<b>REQUESTED CHANGE:</b> FROM: C-2 (Pending C-2 HGT/WVR), (3.13 a.c.) TO: C-2 HGT/WVR SP, (3.13 a.c.)	
<b>APPLICATION NO.</b> Z-SP-5-14	<b>DATE:</b> 11/6/2014	<b>REVISION DATES:</b> 12/1/2014	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  3.13 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 17-29	<b>ZONING MAP</b> H-8	
<b>MULTIPLES PERMITTED</b> C-2 (C-2 HGT/WVR) C-2 HGT/WVR SP	<b>CONVENTIONAL OPTION</b> 45 (45) 45	<b>* UNITS P.R.D. OPTION</b> 54 (54) 54	

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

**SITE PLAN NOTES:**

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 20'X30' AT THE PROPERTY CORNER WILL BE MAINTAINED AT ALL TIMES.
5. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT BE PLACED IN SUCH A MANNER AS TO CAUSE GLARE OR LIGHT POLLUTION. LIGHT FIXTURES WILL BE LOCATED AT THE PROPERTY CORNER.
6. ALL LIGHTING SHALL BE PLACED AT LEAST 10 FEET FROM THE PROPERTY LINE AND 10 FEET FROM THE DRIVEWAY ENTRANCE.
7. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKLOR OR OTHER UNDESIRABLE FEATURES. SCREENING SHALL BE A MINIMUM OF 6 FEET TALL AND SHALL BE MAINTAINED AT ALL TIMES.
8. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.



**PROPOSED SITE PLAN**

SCALE: 1" = 20'-0"

**PROJECT TEAM:**

**OWNER:**  
PIAZZA RCC, LLC  
140 EAST MOUNTAIN BLVD  
SUITE 200  
PHOENIX, AZ 85016  
CONTACT: BILL COOPER  
PH: 602.972.7544

**ARCHITECT:**  
PHNX DESIGN, LLC  
140 EAST MOUNTAIN BLVD  
SUITE 200  
PHOENIX, AZ 85016  
CONTACT: MARK WELLS / HENRY HANZEL  
PH: 602.972.7544

**PROJECT DESCRIPTION:**

REPAIR AND MAINTENANCE OF EXISTING DRIVE AND FULL SITE DEVELOPMENT

**SITE DATA:**

**EXISTING ZONING:**  
C-2 (TO REMAIN)  
155-17-002, 155-17-001,  
155-17-002, 155-17-004

**NET SITE AREA:**  
51,045 SQ. FT. (1.17 ACRES)

**TOTAL BUILDING AREA:**  
RESTAURANT: 886 SQ. FT.  
PATIO: 750 SQ. FT.  
TOTAL: 1,636 SQ. FT.

**LOT COVERAGE:**  
3.12%

**PARKING REQUIREMENTS:**  
REQUIRED PARKING:  
RESTAURANT (NO PUBLIC ACCESS) 0 SPACES  
PATIO (720 SQ. FT.) 15 SPACES  
TOTAL PARKING REQUIRED: 15 SPACES

**TOTAL PARKING PROVIDED:**  
37 SPACES

**PARKING RATIO:**  
2344 : 1,000 SQ. FT.

**BUILDING HEIGHT:**  
25'-0" MAX.

**BUILDING CODES:**  
APPLICABLE TO THE PHOENIX BUILDING CONSTRUCTION CODE WITH AMENDMENTS:  
2018 INTERNATIONAL BUILDING CODE  
2018 INTERNATIONAL ACCESSIBILITY DESIGN  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 PHOENIX BUILDING CONSTRUCTION CODE  
2018 PHOENIX ELECTRICAL CODE  
2018 PHOENIX MECHANICAL CODE  
2018 PHOENIX PLUMBING CODE OR 2018 INTERNATIONAL  
2012 NATIONAL ELECTRICAL CODE (NFPA 70)

**KEYNOTES:**

1. EXISTING DRIVEWAY TO BE REPAIRED, POLISHED AND FILL IN WITH NEW CONCRETE SIDEWALK TO MATCH EXISTING.
2. PROPOSED TRASH ENCLOSURE LOCATION, OVERALL DESIGN TO MATCH CITY OF PHOENIX STANDARD LIT.
3. PROPOSED DRIVE THRU LANES TO BE PLACED TO THE EAST OF THE CONCRETE SIDEWALK FOR EMPLOYEES TO TAKE ORDERS.
4. NEW 6" HIGH CURB.
5. ACCESSIBLE RAMP, TYP.
6. PROPOSED DRIVEWAY ENTRIES.
7. PROPOSED DRIVEWAY ENTRIES.
8. PROPOSED ELECTRICAL TRANSFORMER LOCATION.
9. PROPOSED ELECTRICAL TRANSFORMER SECTION (SEE).
10. OUTLOOK COVERED PATIO AREA.
11. CONCRETE HANDSICARE.
12. MAIN WALKWAY LOCATION (MATERIAL, NO SPEAKER).
13. EXISTING PTP ON SIGN TO REMAIN.

**VICINITY MAP:**



**COST ENGINEER'S FEE:**  
\$10,000.00  
All services shall be performed in accordance with the provisions of the Arizona Engineering Code of Ethics and the provisions of the Arizona Engineering Code of Practice. The Engineer shall not be held responsible for any errors or omissions in the design or construction of the project.

**4200 BLOCK**  
**7th STREET AND DEVONSHIRE**  
**PHOENIX, ARIZONA**

**DATE/REVISION:**

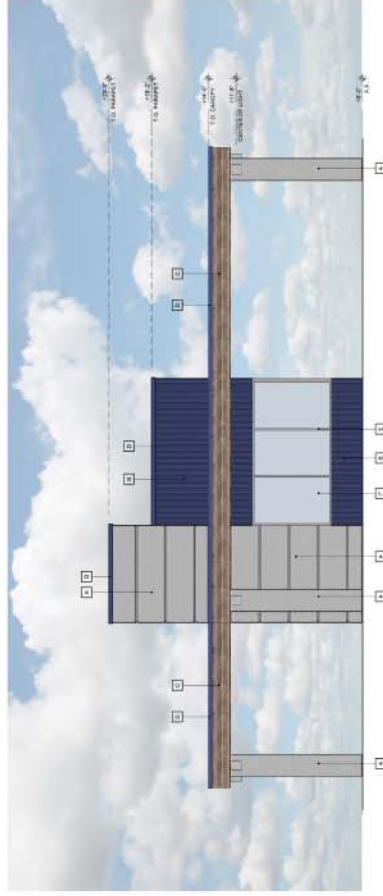
1	
2	
3	

**PROPOSED SITE PLAN**

**A100**

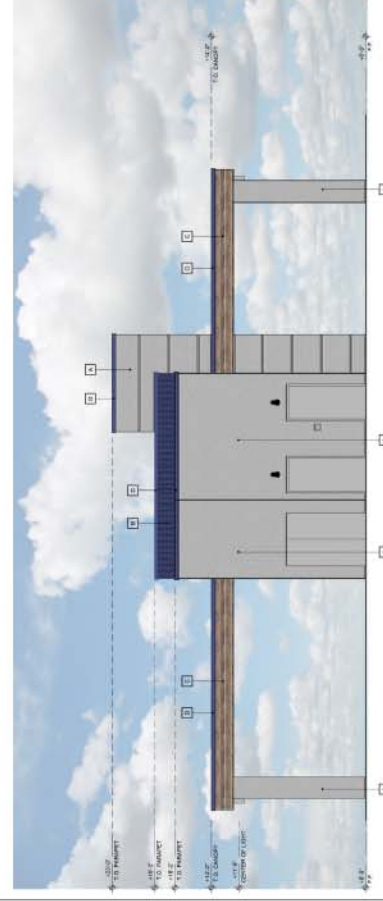
**FINISH KEYNOTES:**

- A. SYNTHETIC STUCCO
- FINISH: SMOOTH/LEAD FINISH
- COLOR: CONTINUEDS "POLYURETH"
- B. METAL PANELS
- COLOR: BLUE WESTERN
- MANUFACT: ACP SPAN OR EQUAL
- C. PORCELAIN TILE (WOOD PLANK LOOK)
- FINISH: CONTINUEDS "POLYURETH"
- COLOR: "WEATHERED BARNWOOD"
- D. METAL PAN/NET CAP
- FINISH: SMOOTH/LEAD FINISH
- E. INSULATED GLAZING SYSTEM
- MANUFACT: HANNAH TECHNOLOGY SYSTEM
- ANNUFACT: KAWNEER OR APPROVED EQUAL
- COLOR: CLEAR/ANODIZED
- F. INSULATED GLAZING
- VALUE: (SP-15, SP-05/3 20)



4 PROPOSED (SOUTH) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



2 PROPOSED (NORTH) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



3 PROPOSED (EAST) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED (WEST) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

4200 BLOCK  
PHOENIX, ARIZONA

DATE REVISION

NO.	DATE	REVISION
1		
2		

PROPOSED  
EXTERIOR  
ELEVATIONS

A3.0

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2842 EAST MOUNTAIN STREET, MESA, ARIZONA 85215  
480.752.7344  
PHOENIXDESIGN.COM

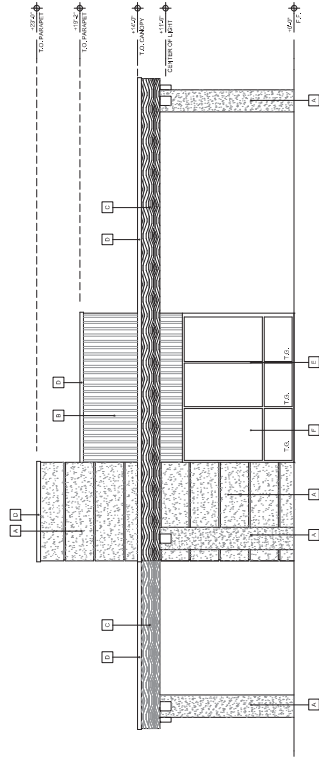
**CITY OF PHOENIX**

NOV 01 2019

Planning & Development  
Department

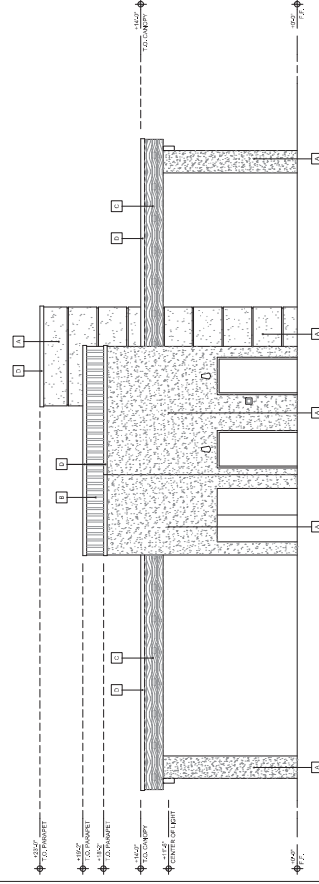
**FINISH KEYNOTES:**

- A. SYNTHETIC STUCCO
- B. FINISH: SMOOTH SAND FINISH
- COLOR: DUNN EDWARDS "VOLCANIC"
- C. METAL PANEL SYSTEM
- MANUFACT: AEP SPAN OR EQUAL
- D. PORCELAIN TILE (WOOD PLANK LOOK)
- MANUFACT: CERAMIC TILE DEPOT
- COLOR: STAINLESS STEEL
- COLOR: SMOOTHED OAKWOOD
- E. METAL PARAPET CAP
- (METAL COPING SYSTEM)
- COLOR TO MATCH BEING (BLUE WESTERN)
- F. ANODIZED ALUMINUM STOREFRONT SYSTEM
- COLOR: CLEAR ANODIZED
- COLOR: CLEAR ANODIZED
- G. INSULATED GLAZING
- H. VALUUE (B&P, SHOP=428)



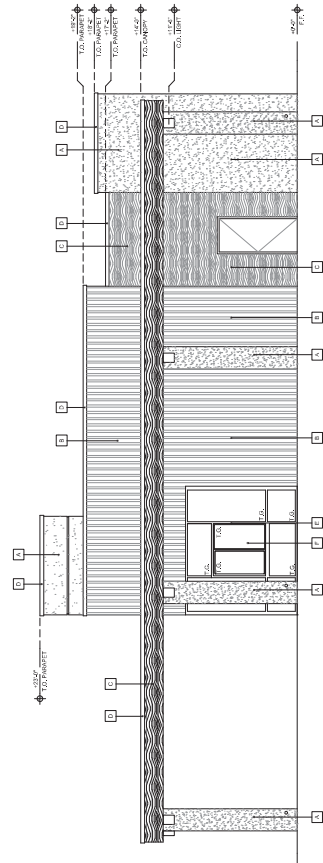
4 PROPOSED (SOUTH) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



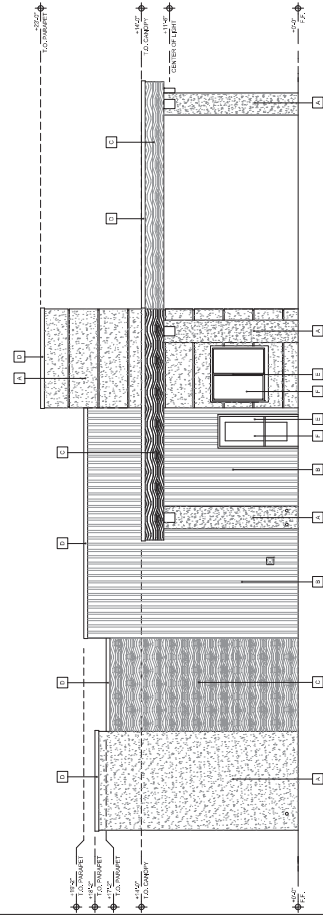
2 PROPOSED (NORTH) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



3 PROPOSED (EAST) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED (WEST) EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

4200 BLOCK  
PHOENIX, ARIZONA

DATE	REVISION

PROPOSED  
EXTERIOR  
ELEVATIONS

A3.0

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PHNX  
DESIGN  
2042 EAST PLUMBLIN STREET, MESA, ARIZONA 85213  
902.762.1254  
MESA@PHNXDESIGN.COM



**Site Statistics**

**Net and Gross Lot Area Statistics**

**GROSS Lot Area Calculations:**  
 Total GROSS Self Storage Lot Area 101,691.3 SF (2.33 Acres)  
 Total GROSS Retail/Restaurant Pad Lot Area 26,142.3 SF (60.0 Acres)  
 Total GROSS Lot Area 127,833.6 SF (2.93 Acres)

**NET Lot Area Calculations:**  
 Total NET Self Storage Lot Area 94,201.3 SF (2.16 Acres)  
 Total NET Retail/Restaurant Pad Lot Area 26,142.3 SF (60.0 Acres)  
 Total NET Lot Area 120,343.6 SF (2.76 Acres)

**Zoning Information**

Existing Zone (All Lots) C-2  
 Requested Zoning (All Lots) C-2 Special Permit w/ Height Waiver, and all underlying C-2 uses

**Possible Use Permits:**  
 1. Drive-Thru Facility less than 300 feet from residential zone district  
 2. Outdoor Dining within 500 feet from a residential zone district

**Waiver Requests:** 1. C-2 height waiver for building height and number of stories

**Variants:** 1. Self storage attendant provision in the special permit section

**Building Area Statistics for Self Storage Lot**

**Storage Lot Area Statistics:**  
 1st Floor Storage 38,808 SF  
 2nd Floor Storage 40,438 SF  
 3rd Floor Storage 42,338 SF  
 Total Self Storage Building Gross Area 121,624 SF  
 Net Rentable (Less 25%) 91,218 SF

Leasing Office 1,650 SF  
**TOTAL Gross Building Area 123,274 SF**  
 Maximum Allowable Lot Coverage (Section 622, H) 50% of Net Lot Area

Proposed Lot Coverage 42,338 SF (44.97%)  
 Proposed Maximum Building Height 49 feet

**Parking Statistics for Self Storage Lot**

Minimum Parking Spaces Required (Section 712L, C) 1 Space Per 35 Storage Units  
 Proposed Parking Spaces 29 Spaces (Inc. 1 Accessible) (Meets Requirement with Max 1015 Total Storage Units)

Minimum Parking Landscape Required 10%  
 Parking Landscape Proposed 10%



**1. Concept Site Plan**

Scale: 1" = 30'

Sheet Information  
 Sheet Number: 003

**Concept Site Plan**

Site Plan, Site Statistics

October 15, 2014

Project Information  
**StorQuest | New Self Storage Facility**  
 4201 N. 7th Street  
 Phoenix, Arizona 85014

**CITY OF PHOENIX**  
 OCT 27 2014  
 Planning & Development Department



800 East McDowell Avenue • Denver, Colorado 80216 • 303.287.6555 • www.sqst.com





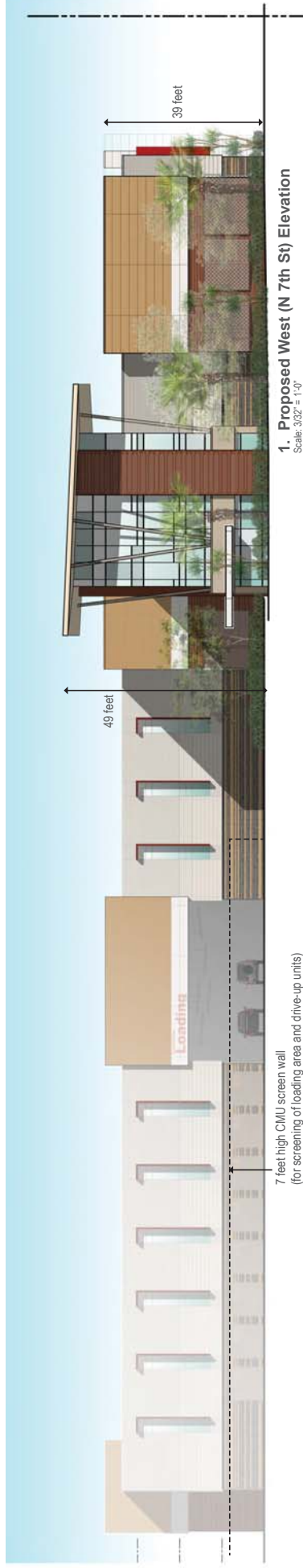




**3. Proposed South Elevation**  
Scale: 3/32" = 1'-0"



**2. Proposed North Elevation**  
Scale: 3/32" = 1'-0"



**1. Proposed West (N 7th St) Elevation**  
Scale: 3/32" = 1'-0"

7 feet high CMU screen wall  
(for screening of loading area and drive-up units)

Sheet Number: 005

Sheet Information

**Concept Building Elevations**

October 15, 2014

**StorQuest | New Self Storage Facility**

Project Information

StorQuest  
4201 N. 7th Street  
Phoenix, Arizona 85014

**CITY OF PHOENIX**  
OCT 27 2014  
Planning & Development  
Department

Owner Information  
**StorQuest**  
SELF STORAGE

Designer & Builder  
**atob**  
800 East McDowell Avenue • Denver, Colorado 80216 • 303.287.6555 • www.atob.com



**CITY OF PHOENIX**

OCT 27 2014

Planning & Development  
Department

**1. Proposed West (N 7th St) Elevation**  
Scale: 3/16" = 1'-0"

Primary Brand Colors

<b>Red</b>	Pantone 485 C C 50 B 30 M 45 B 30 Y 100 B 30 K 0	HTML: DC001E
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Supplemental Brand Colors

<b>Black</b>	Pantone 405 C C 25 B 25 M 45 B 31 Y 65 B 31 K 70	HTML: 191C1F
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<b>Chocolate</b>	Pantone 418 C C 27 B 39 M 45 B 39 Y 65 B 39 K 78	HTML: 4C3327
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<b>Tan</b>	Pantone 7535 C C 31 B 16 M 31 B 16 Y 54 B 11 K 0	HTML: CFA29F
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<b>Brown</b>	Pantone 7532 C C 30 B 17 M 30 B 17 Y 70 B 31 K 0	HTML: BEFF4B
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<b>Peanut</b>	Pantone 465 C C 37 B 32 M 37 B 32 Y 73 B 94 K 3	HTML: D7A39F
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800 East McDowell Avenue • Denver, Colorado 80216 • 303.287.6525 • www.dbi.com



4201 N. 7th Street  
Phoenix, Arizona 85014

**StorQuest | New Self Storage Facility**

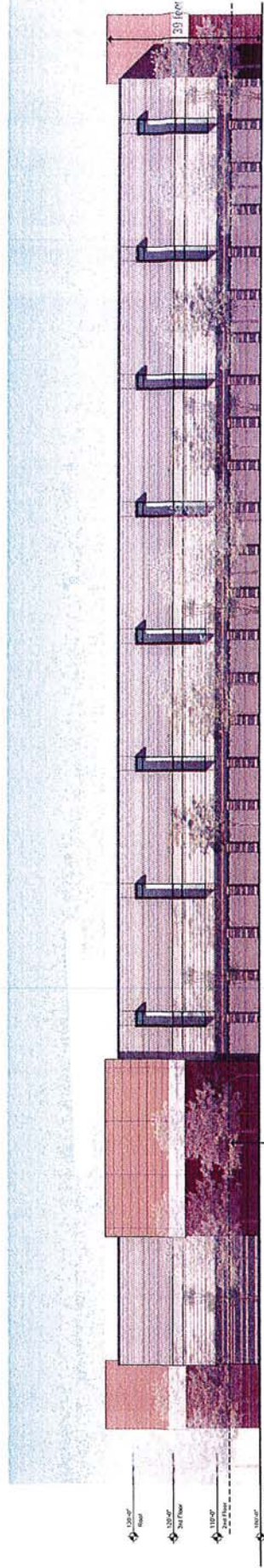
Sheet Information  
**Building Materials Legend and Color Palette**  
 October 15, 2014

Sheet Number: 006

# CITY OF PHOENIX

JAN 13 2015

Planning & Development  
Department



1. Proposed East Elevation  
Scale: 3/32" = 1'-0"

designer & builder **dcb** construction company, inc.  
18810 Greenway Avenue • Denver, Colorado 80231 • 303.557.0300 • www.dcb.com

Current Information **StorQuest** SELF STORAGE  
4721 N. 7th Street  
Phoenix, Arizona 85014

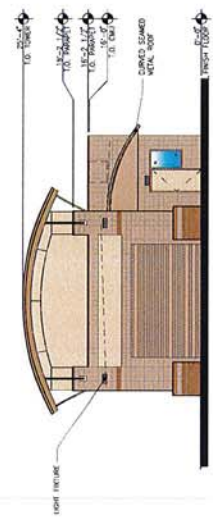
Project Information **StorQuest | New Self Storage Facility**  
4721 N. 7th Street  
Phoenix, Arizona 85014

Sheet Information **Concept Building Elevations**  
January 12, 2015  
Sheet Number: 039

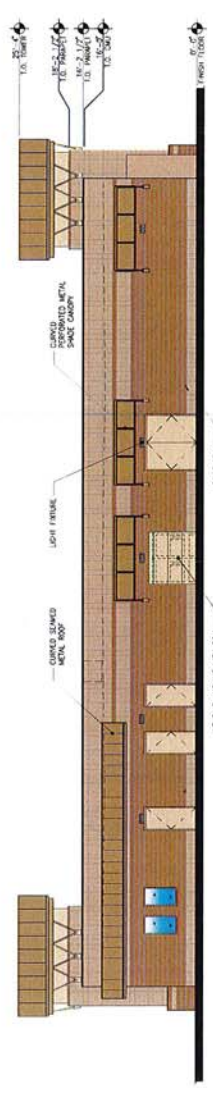
- Legend**
- BENJAMIN MOORE (TAWNY)
  - BENJAMIN MOORE (BROOKLINE BEIGE)
  - BENJAMIN MOORE (PUTNAM IVORY)
  - MEDIUM BRONZE FINISH



**1 SOUTH ELEVATION**  
SCALE 1/8"=1'



**2 NORTH ELEVATION**  
SCALE 1/8"=1'



**3 WEST ELEVATION**  
SCALE 1/8"=1'



**4 EAST ELEVATION**  
SCALE 1/8"=1'

**CITY OF PHOENIX**  
FEB 02 2018  
Planning & Development  
Department

JOSE A. PIERSON ARCHITECT  
PHOTO: CHRIS  
PHONE: 772-29-9158

**QUICK AND CLEAN CAR WASH**  
7TH STREET & DEVONSHIRE  
PHOENIX, AZ

**CSBA**

727 E. BETHANY HOME RD. STE. B-110  
PHOENIX, ARIZONA 85014  
PHONE: (602) 274-6644  
WWW.CSBA.COM

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT NO.	12281-00	DATE	12-11-17	
DATE PLOTTED	1/22/18	SCALE	AS SHOWN	
PROJECT TITLE	EXTERIOR ELEVATIONS			
A4.1				
ORIGINAL SHEET SIZE 24" x 36"				

recommended approval with an additional stipulation by a 13-0 vote.  
Planning Hearing Officer (PHO) Recommendation: The Planning Hearing Officer heard the case on March 21, 2018 and recommended approval with an additional stipulation.

**This item was adopted.**

**99 Amend City Code - Ordinance Adoption - Rezoning Application  
PHO-1-18--Z-SP-5-14-4 - Approximately 121 Feet South of the  
Southeast Corner of 7th Street and Devonshire Avenue  
(Ordinance G-6450)**

Request authorization for the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Wednesday, March 21, 2018.

**Summary**

Current Zoning: C-2 HGT/WVR SP

Acreage: 0.60

Applicant: Upper Image Services, LLC

Owner: 4201 North 7th SP, LLC

Representative: 3K1 Consulting Services, LLC

**Proposal:**

1. Modification of Stipulation 1 regarding general conformance to site plan and elevations date stamped Oct. 27, 2014.
2. Deletion of Stipulation 1(a) regarding parking/manuvering between the buildings and the 7th Street frontage.

**Location**

Approximately 121 feet south of the southeast corner of 7th Street and Devonshire Avenue.

Council District: 4

Parcel Addresses: N/A

**Concurrence**

Village Planning Committee (VPC) Recommendation: The Encanto Village Planning Committee heard the case on March 5, 2018 and recommended approval with a modification by a 11-0 vote.

Planning Hearing Officer (PHO) Recommendation: The Planning Hearing

Officer heard the case on March 21, 2018 and recommended approval with additional stipulations.

**This item was adopted.**

**100 Amend City Code - Ordinance Adoption - Rezoning Application  
PHO-1-18--Z-118-14-4 - Approximately 121 Feet South of the  
Southeast Corner of 7th Street and Devonshire Avenue  
(Ordinance G-6449)**

Request authorization for the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Wednesday, March 21, 2018.

**Summary**

Current Zoning: C-2 HGT/WVR SP

Acreage: 0.60

Applicant: Upper Image Services, LLC

Owner: 4201 North 7th SP, LLC

Representative: 3K1 Consulting Services, LLC

**Proposal:**

1. Modification of Stipulation 1 regarding general conformance to site plan and elevations date stamped Oct. 27, 2014.
2. Deletion of Stipulation 1(a) regarding parking/manuvering between the buildings and the 7th Street frontage.

**Location**

Approximately 121 feet south of the southeast corner of 7th Street and Devonshire Avenue.

Council District: 4

Parcel Addresses: N/A

**Concurrence**

Village Planning Committee (VPC) Recommendation: The Encanto Village Planning Committee heard the case on March 5, 2018 and recommended approval with a modification by a 11-0 vote.

Planning Hearing Officer (PHO) Recommendation: The Planning Hearing Officer heard the case on March 21, 2018 and recommended approval with additional stipulations.

REPORT OF PLANNING HEARING OFFICER ACTION  
Teresa Hillner, Planner III, Hearing Officer  
Jazmine Braswell, Planner I, Assisting

March 21, 2018

ITEM 5

DISTRICT 4

SUBJECT:

Application #: Z-SP-5-14-4  
Zoning: C-2 HGT/WVR SP  
Acreage: .60  
Location: Approximately 121 feet south of the southeast corner of 7th Street and Devonshire Avenue.  
Proposal: 1) Modification of Stipulation No. 1 regarding general conformance to site plan and elevations date stamped October 27, 2017.  
2) Deletion of Stipulation No. 1. (a) regarding parking/ maneuvering between buildings and the 7th Street frontage.  
Applicant: Upper Image Services, LLC  
Owner: 4201 North 7th SP, LLC  
Representative: 3K1 Consulting Services, LLC, Michael E.

**ACTIONS:**

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended approval with additional stipulations.

Village Planning Committee (VPC) Recommendation: At their March 5, 2018 meeting, the Encanto Village Planning Committee recommended approval with a modification by an 11-0 vote.

**DISCUSSION:**

Mr. Michael Scarbrough, representing Quick 'n Clean Carwash, stated they are here to modify 2 of the original stipulations. His client is proposing to develop an express carwash on the subject site. The proposed building will be situated to the far east of the site as possible to allow the full 25-feet of landscaping along 7th Street. They want to make sure the 7th Street corridor is well landscaped to make that area more pedestrian friendly and walkable. He noted no one attended their Village Planning Committee meeting in opposition or support of this case and the case was approved unanimously. In addition, they have already received approval for their use permit to allow for an open carwash.

Ms. Teresa Hillner stated at the Encanto Village Planning Committee meeting there was some concerns about traffic calming along 7<sup>th</sup> Street.

Mr. Scarbrough stated the drive aisle that is located on the south of the site is not owned or controlled by his client therefore, there is not much they can do in terms of diverting traffic. The main issue was the drive aisle on the north side of the subject property. He stated the concerns were addressed at the Zoning Adjustment hearing. They were stipulated to on-site signage that will redirect traffic to exit out of the southern drive.

Ms. Hillner asked Mr. Scarbrough what color will the shaded structures over the vacuum canopies along 7<sup>th</sup> Street be.

Mr. Scarbrough stated the corporate colors are a muted tone for the building, and red and yellow for the logo of the company. He stated the shade canopies will be red.

Ms. Hillner stated there was different aspirations for this property when the self-storage facility was developed. She stated the proposed use is a nice utilization of the property. She stated she does have some concerns with the canopy color being red. She is inclined to add a stipulation regarding how much of the color red they can use along 7<sup>th</sup> Street.

Mr. Scarbrough stated they providing a 25-foot landscape setback and will be providing more trees than required along 7<sup>th</sup> Street therefore when the trees are fully matured, much of the red shade canopy will not be seen from the street.

Ms. Hillner stated that will address her concerns and will approve the request as submitted.

### **FINDINGS:**

1. The original site plan proposed a freestanding building with an unknown use while the self-storage facility was proposed. Since that time, the car wash use has purchased the property. The applicant is moving the building further to the east to accommodate increased landscaping along the 7<sup>th</sup> Street frontage. The applicant is not modifying the access to the site.
2. The proposed elevations are complementary to the self-storage buildings while maintaining the individual identification of the car wash user.
3. The property is within the flight path of Phoenix Sky Harbor International Airport. The Aviation Department has requested to add a disclosure to be recorded on the property.

### **DECISION:**

The Planning Hearing Officer recommended approval with additional stipulations.



**STIPULATIONS:**

1.	The development shall be in general conformance to the site plan date stamped October 27, 2014 AND FEBRUARY 2, 2018 and elevations date stamped October 27, 2014, and January 13, 2015 AND FEBRUARY 2, 2018, with specific regard to:
a.	<del>Except for ingress/egress points, no parking/maneuvering shall be allowed between the buildings and the 7th Street frontage;</del>
b. a.	The sidewalk along 7 <sup>th</sup> Street shall be detached from the curb;
e. b.	Maximum east elevation building height of 39 feet.
2.	Required trees in the 7th Street and Devonshire Avenue landscape setbacks shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
3.	That development shall provide bicycle parking with an inverted-U design, as approved by the Planning and Development Department, as follows:
a.	a minimum of two spaces to serve the self-storage facility;
b.	a minimum of one space per 500 square feet for general retail;
c.	a minimum of one space per 300 square feet for a restaurant/bar.
4.	A 10-foot sidewalk easement shall be dedicated on the 7th Street frontage, as approved by the Planning and Development Department.
5.	That the development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.
6.	THE DEVELOPER SHALL RECORD A NOTICE TO PROSPECTIVE PURCHASERS OF PROXIMITY TO AIRPORT IN ORDER TO DISCLOSE THE EXISTENCE AND OPERATIONAL CHARACTERISTICS OF PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX) TO FUTURE OWNERS OR TENANTS OF THE PROPERTY.
7.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audiotape or computer diskette. Please contact the Planning and Development Department, Angie Holdsworth at voice number 602-495-5622 or TTY use 7-1-1.

4. **PHO-1-18 (Z-106-92)**: Presentation, discussion and possible recommendation on a request to delete two stipulations from the approval of C-2 zoning for a site approximately 310 feet north of the centerline of Indian School Road on the east side of 14th Street (approximately 3.06 acres).

**Katherine Coles** provided some background information regarding the request.

**Barry Gardner** (CFO of Food for the Hungry) presented to the committee. He informed the committee of the organization's charitable mission and outlined their public outreach efforts in the surrounding neighborhoods. He requested to keep the C-2 zoning; they would like to have the ability to store inventory for charitable purposes. **Brent Kleinman** asked if the building currently has an assembly hall. **Mr. Gardner** responded that no, the building does not have an assembly hall. **G.G. George** asked if they had a location on 7th Street. **Mr. Gardner** responded no, they have not ever had a location on 7th Street. **Ann Cothron** asked how many employees they have. **Mr. Gardner** estimated 110 employees, the previous tenant had 150 or more. He also stated they hope to be a good neighbor, and he has spoken with the city's project manager for the Grand Canalscape project and will be responsive to neighborhood needs.

**MOTION:** **Matt Jewett** moved, with a second from **G.G. George**, to recommend approval as requested and with a modified stipulation number 5 to read:

That upon any change of use **from a headquarters office** on the subject property, the Planning Commission will initiate an application to consider reverting the zoning to C-O/G-O.

**Celina Brun** and **Rocio Sumner** left the meeting before a motion was made.

**VOTE:** 12-0

5. **PHO-1-18 (Z-SP-5-14-4/Z-118-14-4)**: Presentation, discussion and possible recommendation on a request to amend a stipulation and to delete a stipulation of approval of C-2 HGT WVR SP zoning for a site approximately 121 feet south of the southeast corner of 7th Street and Devonshire Avenue (3.13 acres).

**Ms. Coles** presented background regarding the original approval and the request being made now.

**Mike Scarborough** presented the site plan and architectural elevations for his clients' proposed car wash on 7th Street. The ability to develop the site is limited due to the original stipulations. He highlighted that the 25-foot landscape buffer along 7th Street with shade trees will be maintained, although this depth is unusual for infill sites. The vacuum area located behind the landscape buffer. **Paul Benjamin** asked the presenter

to describe what kinds of trees would be planted. **Mr. Scarborough** stated they would plant larger than required trees, 3-inch caliper. **Ms. Coles** asked about the signage for the site; would they be willing to restrict the height of the sign to protect the shade trees? **Mr. Scarborough** responded that he will not make commitments without his clients' approval. **G.G. George** inquired about a bicycle lane on 7th Street and expressed concern about the speed of cars approaching the sidewalk. **Ann Cothron** asked if the car wash would be open 24 hours and the applicant responded that it would not be. She also mentioned there are many people on bikes in this area, they use the sidewalk. **Steve Procaccini** was supportive of the shade trees and felt that the noise from the vacuums would be buffered by the surrounding development. He also asked if the water used on the site would be reclaimed. **Mr. Scarborough** responded that they would only if is required. **Chairman Abraham James** asked the applicant to consider using solar panels as part of the development. **Andrea del Galdo** stated she believes the design of the building facing 7th Street is not interesting. **Rebecca Winger** stated she does not want to see rows of vacuums along the street. **Brent Kleinman** wants to build a taller wall. **Ms. Winger** asked if they could flip the site plan. **Mr. Scarborough** responded that car wash customers will not feel safe unless they are visible from the street. **Ms. Cothron** spoke of her excitement for this project and her sense that this site design is better than having a building on the street. **Ms. George** wants to include traffic calming near the sidewalk to slow traffic.

**Celina Brun, Aaron Searles and Rocio Sumner** left the meeting before a motion was made.

**MOTION: Matt Jewett** moved, with a second from **G.G. George**, to approve with the addition of traffic calming near the sidewalk.

**VOTE: 11-0**

6. Presentation and discussion regarding the Boards & Commissions Ethics Handbook.  
*Presentation by staff.*

**Katherine Coles** provided information to committee members. The presentation was deferred to the April 5, 2018 meeting.

7. Presentation and discussion regarding the formulation of the Encanto Village Character Plan.  
*Presentation by staff.*

The item was not presented or discussed.