



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: Departments Concerned **Date:** October 19, 2011
From: Derek D. Horn, P.E., C.B.O., Assistant Director
Planning and Development Department
Subject: **P.H.O. APPLICATION NO. Z-7-05-5** – 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 **November 16, 2011**.
- 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 2, 2011**.

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 (Tiffany Torres) - 11th Floor
- Council District Office (Penny Parrella) – 11th Floor
- Aviation (David Ebeling, Diane Nakagawa, Debra Turner) – 3400 E. Sky Harbor Blvd
- City Manager's Office (Kevin Weight) – Historic Preservation Office
- Community & Economic Development (Melinda Vazquez)
- Fire Prevention (Joe McElvaney) 2nd Floor
- Finance Admin (Barry Page) - 251 W. Washington – 8th Floor
- Neighborhood Services (Annie Alvarado) – 4th Floor
- Parks & Recreation (Mary Sheedy) – 16th Floor
- Parks & Recreation (Laurene Montero, April Carroll) – Pueblo Grande Museum
- Public Transit (Mark Melnychenko, Blair Proctor) - 302 N. 1st Ave., Ste 800
- Public Transit/Light Rail Project (Curt Upton/*Special TOD Only*) – 411 N. Central #200
- Street Transportation (Myesha Harris, Alan Hilty, Hasan Mushtaq, Barb Petsche) – 5th Floor
- Water Services (Nazario Prieto, Lucy Graham) – 8th Floor
- Planning and Development (Derek Horn, Sandra Hoffman) – 3rd Floor
- Planning and Development/Information Services (Ben Ernyei) – 3rd Floor
- Planning Hearing Officer (Alan Stephenson, Larry Tom) – 2nd Floor
- Planning Commission Secretary (Lilia Olivarez) – 2nd Floor
- Village Planner (Jacob Zonn, Maryvale)
- Village Chair (Dwight Amery, Maryvale)



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-1-11--Z-7-05

Council District: 5

Request For: Stipulation Modification

Kiva Fee Code: ZTREZONE Fee: \$1080.00 Amount Waived: \$

Owner	Applicant	Representative
JJTD LLC 9920 West Indian School Road Phoenix AZ 85255 (623) 332-1148	Tony Cooper 2027 East Glendale Avenue Phoenix AZ 85020 (602) 690-7384 tcooper1011@cox.net	Tony Cooper 2027 East Glendale Avenue Phoenix AZ 85020 P: (602) 690-7384 F: (602) 674-3246 tcooper1011@cox.net

Property Location: Approximately 1000 feet west of the northwest corner of 91st Avenue and Indian School Road

Zoning Map: H-3 Quarter Section: 17-6 APN: 102-18-955 Acreage: 5.00

Reason for Request: 1) Modification to Stipulation 1 regarding general conformance to the site plan dated January 24, 2005
2) Modification to Stipulation 2 regarding vehicular or other open storage to be conducted on site 3) Technical corrections to Stipulations 1, 3, 4, and 6

Village: Maryvale

Last Hearing: CC RATIFICATION

Previous Opposition: _____

Date of Original City Council Action: 06/01/2005

Previous PHO Actions: _____

Zoning Vested: C-2 SP

Supplemental Map No.: _____

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

Signature of Applicant _____ Date _____

 Receipt Number _____ ekeyser _____
 _____ Planning Staff Member _____

Hearing Results

Planning Hearing Officer	Planning Commission	City Council
Date: <u>11/16/2011 1000 AM</u>	Date: _____	Date: _____
Appealed?: _____	Appealed?: _____	Appealed?: _____
Action: _____	Action: _____	Action: _____



COOPER ARCHITECTURE AND DESIGN
 10368 E. Verbena Lane; Phoenix, AZ 85255
 (602)690-7384p 480-459-5273f

WRITTEN REQUEST FOR PROPERTY
 APN: 102-18-955 Z-7-05 1Z-SP-1-05
 LOCATED AT: 9220 W. INDIAN SCHOOL RD
 October 7, 2011

West Phoenix Self Storage is proposing to add vehicular spaces to the vacant 70' easement located on the western side of the lot. An Alternate dust proofing material will be used as a surface for the vehicle to park, drive and maneuver on. A porous asphalt is currently the choice for the alternative material. The porous asphalt is durable and allows water to penetrate so the water can return to the ground. The porous asphalt is a cheaper (cost) alternative to using the conventional black top asphalt. The maintenance appears to be less for the porous asphalt as well.

The site was developed in 2006 as Store All America. The 4.59 acre site is a secured well maintained site located at 9220 West Indian school Rd. There is no current vehicular parking on the existing site.

In order for this to occur we must remove the stipulation which prevents West Phoenix Self Storage from having vehicle parking on site. Many HOA's prevent households from parking RV's, excessive amounts of cars and boats in front or even on their properties. Phoenix West Self Storage will offer a service which will allow people to have a well secured location to park their vehicles and comply with their HOA rules.

Requested Wording: *All Vehicular Parking shall be allowed on Parcel 102-18-955 with an 8' High Screen wall to match existing site walls*

Sincerely,

Tony Cooper, Sr
 President
 Cooper Architecture and Design
 602.690.7384
 Tcooper1011@cox.net

CITY OF PHOENIX
 OCT 07 2011
 PLANNING DEPT.
 2nd fl. RECEPTION



City of Phoenix

PLANNING DEPARTMENT

June 3, 2005

Storage America
11648 W. Schleifer Drive
Youngtown, AZ 85363

Dear Applicant:

RE: **Z-7-05-5**

Approximately 990 feet west of northwest corner of 91st Avenue and Indian School Road

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.4 of the Zoning Ordinance, as amended, has on June 1, 2005, concurred in the recommendation of the Planning Commission and the Zoning Hearing Officer and has ratified application Z-7-05-5 from S-1 to C-2, on approximately 5.00 acres, subject to the following stipulations:

STIPULATIONS:

GENERAL

- ① That the development shall be in general conformance with the site plan and elevations dated January 24, 2005, specifically in regard to height, and the landscape plan dated February 23, 2005, as approved or modified by the Development Services Department.
- ② That no vehicular or other open storage shall be conducted on site.
- * 3. The 3-inch caliper trees shall be placed 20 feet on center or in appropriate groupings within the 25-foot rear yard setback, as approved by Development Services Department.
- * 4. That 6-foot view fencing shall be installed along the east and west property lines, between the northern property line and the northernmost structure, to prevent unwanted access, as approved by the Development Services Department.

STREETS

5. That right-of-way totaling 55 feet shall be dedicated for the north half of Indian School Road.
- *6. That the developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department. All improvements shall comply with all ADA accessibility standards.
7. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program to the Street Transportation Department. This form is a requirement for the EPA to meet clean air quality requirements.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

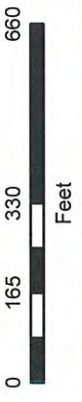
Sincerely,

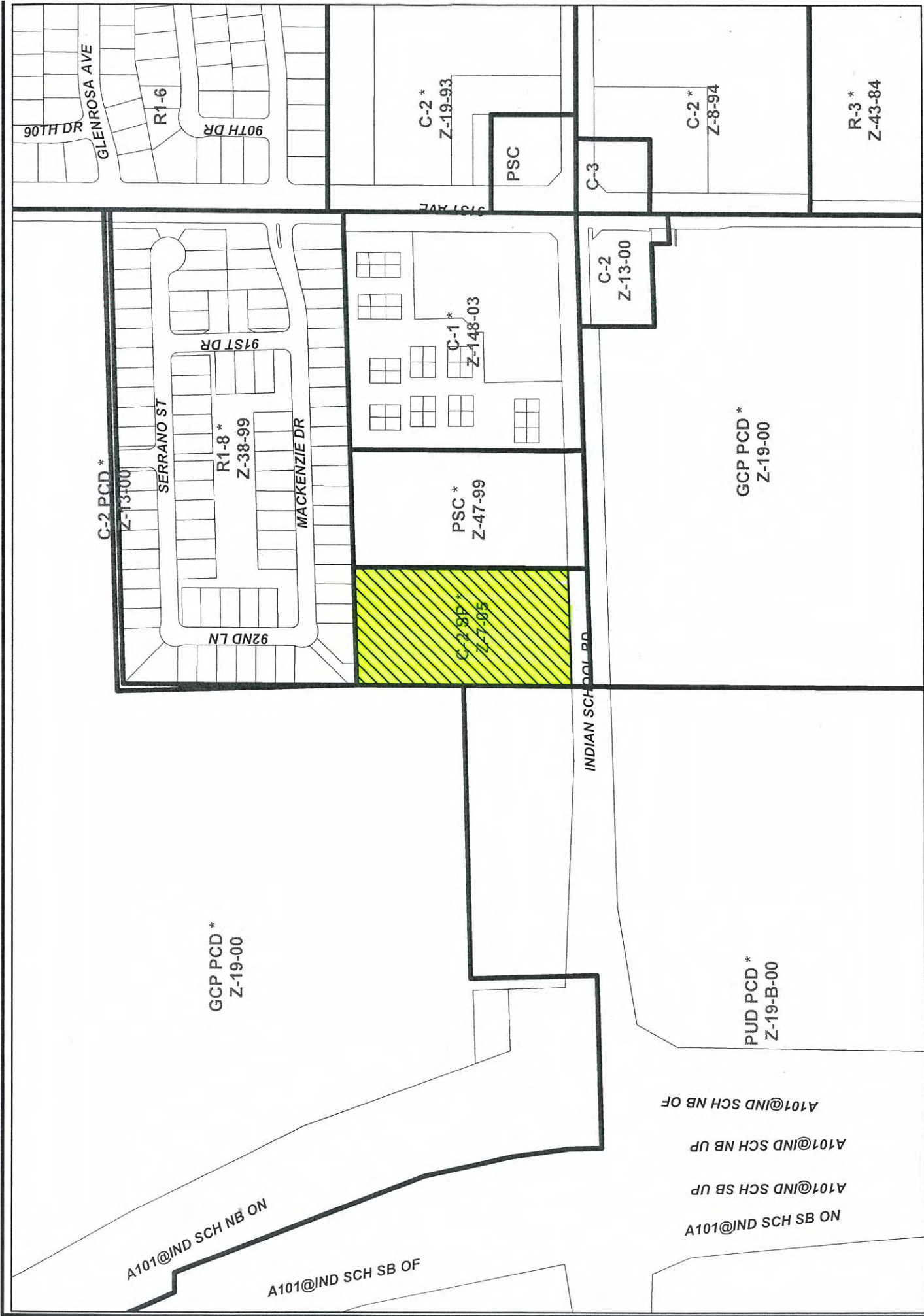


Sara Uribe
Planner II

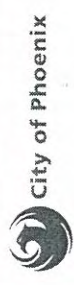
cc: Lynn West (e-mail) Jay Neville (email)
Files Book
Sara Uribe (email) Dave Barrier, DSD (email)
Ben Leonard, Public Transit (email) Victor Morrison-Vega, NSD (email)
Kelly Kvetko, Site Planning (email) Bob Luxton, Sign Enf. (email)
Kenneth Black (email) Shawn Stevens (email)

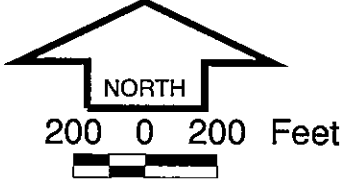
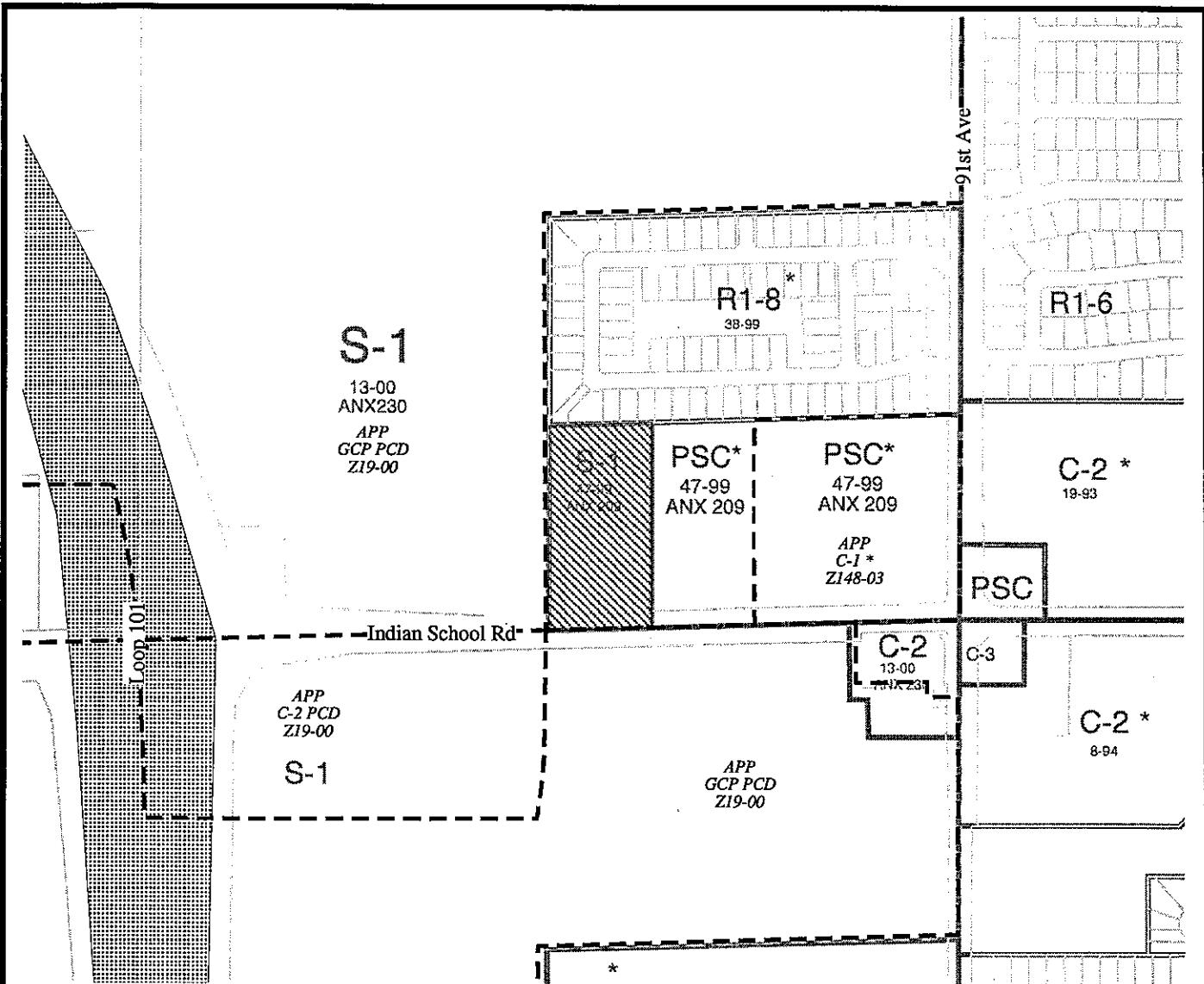
Tony Cooper, T2 Architecture Group, 7227 N. 16th Street, Phoenix, AZ 85020



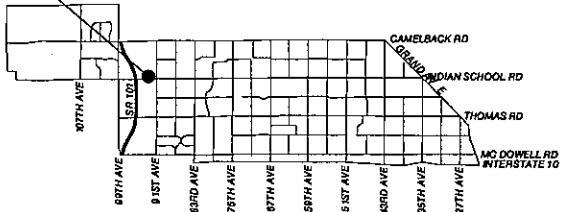


Planning & Development Department





Z 7-05 & SP 1-05



CITY OF PHOENIX PLANNING DEPARTMENT
Maryvale Village
 CITY COUNCIL DISTRICT: 5

APPLICANT'S NAME: T2 Architecture Group		REQUESTED CHANGE:	
APPLICATION NO. Z 7-05 & SP 1-05	DATE: 2-2-2005 REVISION DATES: 2-23-2005	FROM: S-1	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.00 Acres	AERIAL PHOTO & QUARTER SEC. NO. Q17-6	ZONING MAP H3	
MULTIPLES PERMITTED	CONVENTIONAL OPTION		
			* UNITS P.R.D. OPTION

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

KEYNOTES

CITY OF PHOENIX
PLANNING DEPT.
JAN 24 2005



ARCHITECTURE
GROUP LLC
1001 N. 19TH AVENUE
SUITE 100
PHOENIX, ARIZONA 85016
602.955.1100

SELLING LEVABLE FOR
RENTAL BILLING
RENTAL PERIODS
APPROVAL AND
CERTIFICATION, 30 DAYS
PAYMENT PERIOD, 1 DAYS

STORAGE AMERICA
2220 W INDIAN SCHOOL
PHOENIX, AZ

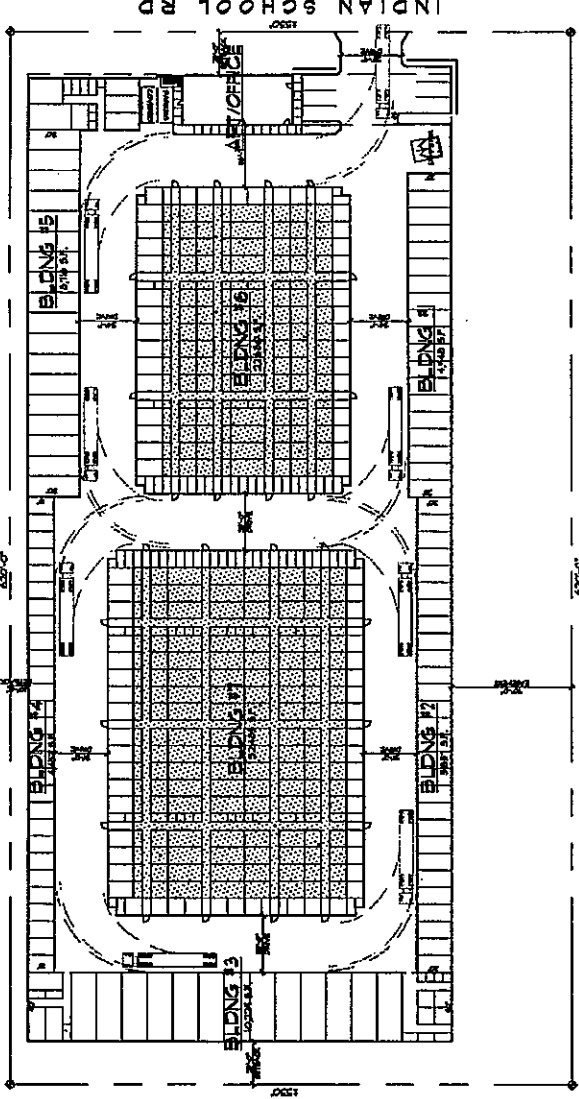
STORAGE AMERICA JOB #4163 (PROCESS PRINT) 12-13-04



PROJECT NUMBER: 04163
DATE: 12-13-04
DRAWN BY: [blank]
CHECKED BY: [blank]

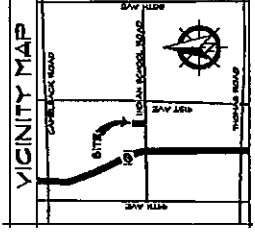
TITLE
SITE PLAN

A1=0



SITE PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES
1. UNIT MIX AS SHOWN
2. UNIT MIX AS SHOWN
3. UNIT MIX AS SHOWN
4. UNIT MIX AS SHOWN
5. UNIT MIX AS SHOWN
6. UNIT MIX AS SHOWN
7. UNIT MIX AS SHOWN
TOTAL: 11,000 SF



UNIT MIX

UNITS	1	2	3	4	5	6	7
BLDG 1	-	-	-	-	-	-	-
BLDG 2	-	-	-	-	-	-	-
BLDG 3	-	-	-	-	-	-	-
BLDG 4	-	-	-	-	-	-	-
BLDG 5	-	-	-	-	-	-	-
BLDG 6	-	-	-	-	-	-	-
BLDG 7	-	-	-	-	-	-	-
NONCOND	-	-	-	-	-	-	-
INDICOND	-	-	-	-	-	-	-
5X5	-	-	-	-	-	-	-
5X10	-	-	-	-	-	-	-
10X10	-	-	-	-	-	-	-
10X15	-	-	-	-	-	-	-
10X20	-	-	-	-	-	-	-
10X25	-	-	-	-	-	-	-
10X30	-	-	-	-	-	-	-
15X40	-	-	-	-	-	-	-

