

Beyond Self Storage

at 1010 W. Thunderbird Road

A PLANNED UNIT DEVELOPMENT
Case Z-____-____
Land Use and Development Standards

Submitted to the City of Phoenix

Submitted: December 4, 2017

Resubmitted:

Planning Commission Public Hearing:

City Council Hearing:

CITY OF PHOENIX

DEC 04 2017

Planning & Development
Department

Prepared by:

EC&L

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW



A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.



Principals & Development Team

DEVELOPER/OWNER:

NorthPoint Development
230 S. Bemiston Avenue, Suite 500
Clayton, MO 63105
Contact: J.J. Jenkins
E-mail: jjenkins@northpointkc.com
P: 314.517.6873



APPLICANT/LAND USE ATTORNEY:

Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
Attorney: Taylor C. Earl
Project Manager: Ricardo Toris
E-mail: tearl@ecllaw.com
E-mail: rtoris@ecllaw.com
P: 602.265.0094
F: 602.265.2195

EC&L
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

ARCHITECT & DESIGN TEAM:

studioNorth Architecture
4825 NW 41st Street, Suite 500
Architect: Kevin C. Polit
E-mail: kpolit@studionorthkc.com
P: 816.895.8137



CIVIL ENGINEER:

Hunter Engineering
10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258
Contact: Jeff Hunter
Project Manager: Grant Hirneise
E-mail: jhunter@@hunterengineeringspc.com
E-mail: ghirneise@hunterengineeringspc.com
P: 480.991.3985
F: 480.991.3986



Table of Contents

	<u>Page</u>
A. Executive Summary.....	4
B. Purpose and Intent.....	6
C. Development Plan.....	7
D. Site Location and Conditions.....	11
E. General Plan Conformance.....	12
F. Zoning and Land Use Compatibility.....	16
G. List of Uses.....	18
H. Development Standards.....	19
I. Design Guidelines.....	22
J. Signs.....	25
K. Sustainability.....	25
L. Infrastructure.....	26
M. Phasing Plan.....	26

List of Exhibits

	<u>Page</u>
Vicinity Map Exhibit 1.....	6
Surrounding Uses-Exhibit 2.....	12
General Plan-Exhibit 3	15
Zoning Map-Exhibit 4.....	17
Development/Conceptual Site Plan-Exhibit 5.....	27
Architectural Character (South & West Elevations) - Exhibit 6A...	28
Architectural Character (North & East Elevations) - Exhibit 6B....	29
Landscape Character-Exhibit 7	30
Legal Description-Exhibit 8.....	31
Comparative Zoning Table-Exhibit 9.....	32
Context Plan and Photos-Exhibit 10.....	33-45

A. EXECUTIVE SUMMARY

The purpose of the proposed PUD is to create specific standards to guide the development of this underutilized infill parcel of approximately 3.7 acres located at 1010 W. Thunderbird Road. The property is technically bounded by residential to the north and a church property to the west. However, it should be noted an 80-foot wide drainage easement/wash is located within the boundaries of this property, to the north and west of the proposed building. This request does not seek to modify this wash area, which means the project will maintain a significant open space buffer and no build area between the proposed building and the residential and church properties to the north and west, respectively. Additionally, the residential properties to the east are separated by Coral Gables Drive, which has 80 feet of right-of-way, and the properties to the south are separated by Thunderbird Road, which has 150 feet of right-of-way. This arterial street frontage onto Thunderbird Road greatly benefits this uniquely challenged property. In short, the building will have generous, built-in setbacks on all sides.

The subject request will rezone this very small and constrained parcel from its current R-O zoning district to a PUD to allow for the development of an attractive 100% climate controlled, Class A, self-storage facility with enhanced exterior architecture and design concepts representative of and in keeping with the City of Phoenix's vision for development along the Thunderbird Road corridor. It will also provide an important service to nearby residents and business owners.

Beyond Self Storage has a fully integrated platform that combines the best in people, processes, and technology with the goal of delivering the best customer experience in the industry. Their facilities are clean, professionally maintained, and professionally managed by courteous, knowledgeable and professionally trained, customer-oriented managers.

This project is conveniently located and equipped with industry leading security features. These features include PIN code entry systems at the access point, an internal loading/unloading area, no externally access storage units, and an extensive security system with 20 high-resolution cameras monitoring and recording activity on-site. The resulting project will be called ***Beyond Self Storage at 1010 W. Thunderbird Road PUD.***



The subject 3.72 acres consist of one parcel which includes a substantial drainage easement/open space buffer along the north and west. The site also has two street frontages-Thunderbird Road and Coral Gables Drive. The proposed main access is from Thunderbird Road, an arterial street, with egress only (and emergency access) onto Coral Gables Drive.

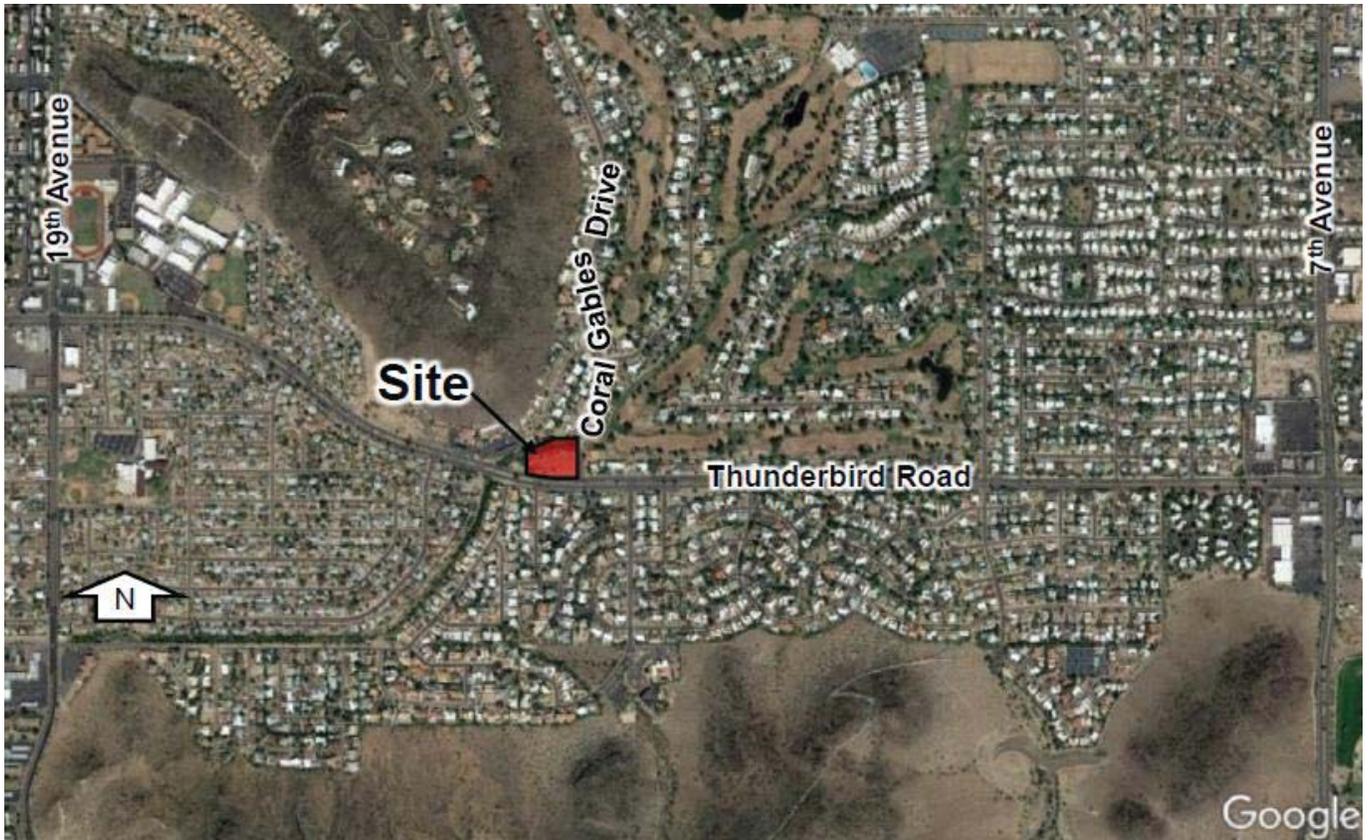
To the west of the property, beyond the 80-foot wide drainage easement, is the Hillside Baptist church project which, according to the Maricopa County records, was built in 1982. To the north of the property, beyond the 80-foot wide drainage easement, are single-

family residential homes within the Moon Valley subdivision, which according to the Maricopa County records, were built in 1979. To the east, across Coral Gables Drive, are single-family residential homes, part of the Moon Valley subdivision, which according to the Maricopa County records, were built in 1969 and 1971. And to the south, across Thunderbird Road, are single-family residential homes, part of the Moonridge Estates subdivision, which according to the Maricopa County records, were built in 1971.

The building design for the proposed project incorporates architecture, landscaping, and design that draws upon and is consistent with the surrounding landscaping and fits within the site's unique location on a major arterial road but near residential. The materials proposed for the exterior of the building are chosen to cohesively blend with the surrounding landscape and buildings by using neutral colors and natural material accents. The main wall panels are textured and light beige with white and charcoal architectural panel accents. Panels with wood appearance complement these walls and accents. As further illustrated by the conceptual site plan and architectural building elevations, subtle design elements have been thoughtfully weaved into the proposed project, giving it a unique identity that compliments the existing development in the area. The use of the wood-look materials are proposed at the ground level, bringing a natural material to the building façade where neighbors, pedestrians and users of the space can enjoy. Using those materials at the pedestrian level brings the height of the building down to the human scale. The building design also creates architectural focal points to break up the plane of the building and to enhance the design aesthetic, including the use of glass and other natural materials.

This is a well-conceived infill development that will provide a support service to area residents and commercial users and add diversity to the current mix of uses in the area.





VICINITY MAP – EXHIBIT 1

B. PURPOSE and INTENT

1. Regulatory Provisions

The ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** has been prepared pursuant to Section 671 of the Phoenix Zoning Ordinance in order to establish the regulatory framework for this development. This PUD is intended to be a stand-alone document comprised of zoning regulations, which include permitted uses, development standards, and design guidelines for the entire 3.7-acre project located at 1010 W. Thunderbird Road. The PUD includes substantial background information to help illustrate the intent of the development. All images, including the site plan, are conceptual representations of the character and quality of the development. Plans and documents with specific designs will be processed through the City of Phoenix site plan review process in accordance with Section 507. Provisions not specifically regulated by the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** are governed by the Phoenix Zoning Ordinance. This PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements.

2. Zoning Ordinance Applicability

Unless a use or standard for development is specifically stated herein, the Phoenix Zoning Ordinance, as adopted and periodically amended, is applicable to the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD***. It is the intent of the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** to establish the permitted uses and development standards for this project and to amend various provisions that will govern the project's development. In the event of a conflict in permitted uses, development standards, or described development procedures between the Phoenix Zoning Ordinance and the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD***, the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** shall govern. Similarly, where the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** narrative is silent on a requirement, the applicable Phoenix Zoning Ordinance provision shall control.

C. DEVELOPMENT PLAN

According to historical photos dating back to 1969, the site has never developed. Adjacent to the site on the south is Thunderbird Road, which consists of three westbound travel lanes, a median with left-turn lanes, and three eastbound travel lanes.

Because of its location on such a busy roadway, the parcel is not suitable for residential development. The parcel was rezoned to R-O in the 80's, but that approval expired with no development occurring. It was then rezoned to R-O again in the 90's, which is how the property is zoned today. But still, no development has occurred. There was an attempt for residential zoning in 2006 but that was later withdrawn. The parcel has certainly had a difficult history and has been passed over for development for many years. Even R-O zoning has not worked here.

We believe an indoor self-storage facility is a perfect fit for this corner parcel. Self-storage uses have very little activity and very little daily vehicular traffic. The use also does not generate significant activity, light spillage, noise or glare. And here, all the storage would be fully internalized within a single building, which building has an office feel to it. In that sense, this development would maintain the office appearance the R-O permits but would reduce the amount of activity, parking, and traffic associated with an office complex.

Over the past decade few self-storage developments have been built within the trade radius. The area is underserved and the need for this type of quality, self-storage facility exists. High quality self-storage facilities are an important element in attaining the proper balance of land uses within each village and the City in general. ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** enables a land use that is integrated with the mix of uses in this area and that can capitalize on both increasing residential demands as well as business needs in the Thunderbird Road corridor.

The proposed building architecture and enhanced landscaping along Thunderbird Road and Coral Gables Drive will provide a distinct and quality look for this older section of Thunderbird Road. All of the architectural elements will tie together to provide a residential character identity that creates an inviting atmosphere.

This document will guide the development of this property and the infrastructure that will create the backbone framework for this self-storage plan.

1. Description of Land Use Category

This rezoning request will involve approximately 3.72-acres and will rezone the property from the current R-O zoning district to Planned Unit Development (PUD) to allow for the development of a Class A, 100% climate controlled indoor self-storage facility with enhanced exterior architecture. ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** is at its core a high quality designed self-storage facility and provides the kinds of amenities that are envisioned along the Thunderbird Road corridor. The self-storage facility project is designed around a modern residential architectural theme. The building will be three stories but will maintain a roof height of only 31' (on the north side) to 34' 3" on the south side. All the units will be located within the building and will be climate controlled. A loading and unloading area on the north side internalizes all loading and unloading aspects of this use, making this particular self-storage facility even lower impact on adjacent uses than self-storage already is.

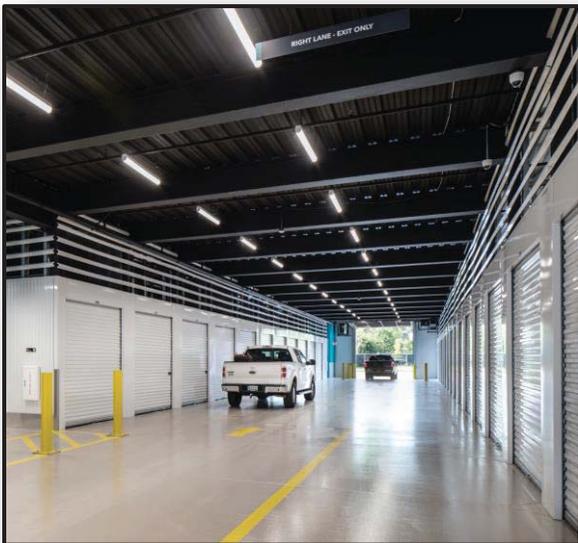
The building will also contain a small office off of Thunderbird Road, with a conference room for clients and prospective clients. It will also feature accessory retail (for such things as boxes, packing tape, etc.).

Further reducing impact of this facility on adjacent uses is the limitation on access. The project will provide a single entrance off of Thunderbird Road, a major arterial. An exit only/emergency access driveway is proposed along Coral Gables Drive. By restricting this driveway to exit only (and emergency access), the already-limited traffic from our use will only access a small section of Coral Gables Drive, with no traffic heading north into the neighborhood. Guest parking spaces are provided by surface parking. In addition to no exterior storage being required, no recreational vehicle storage is being requested either.

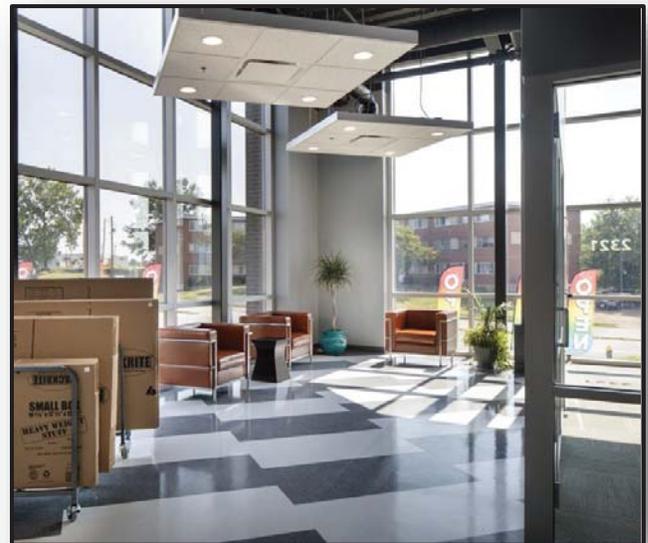
2. Discussion of Conceptual Site Plan

The overall project concept is to create a high end self-storage experience that captures the high end of the market. This development will feature upgraded security, full climate control, an indoor loading and unloading area, and a great location within close vicinity to quality subdivisions and businesses. This type of high-end facility will complement the mix of residential and commercial uses in the surrounding area—particularly because of the low impact nature of a fully internalized self-storage use.

The purpose of this application is to obtain zoning and site development approvals for the proposed 3-story, +/- 109,400 square-foot, self-storage facility, which will include an +/-2,400 internal loading/unloading area and a +/- 1,200 square-foot administrative office area oriented towards Thunderbird Road. All storage units will be accessed internally through the lobby or through the internal loading/unloading area. Tenant vehicles will access the site via Thunderbird Road and travel north and then east into the internal loading/unloading area. Customer loading/unloading parking spaces are also provided internally. The project shall be developed in general conformance with the Site Plan, Building Elevations, and Landscape Plan that are included as **Exhibits 5, 6 and 7**.



Internal Loading/Unloading area



Representative example of office space

The proposed building architecture will feature an enhanced character. The use of architectural metal cladding, glazing with different color accent bands provide a blend of finishes and textures serving to create a unique, attractive and state-of-the-art self-storage development. As further illustrated by the conceptual site plan and architectural building elevations, subtle design elements have been thoughtfully weaved into the subject development providing a unique identity that compliments its surroundings. The use of multiple architectural materials and both horizontal and vertical plane movement will make this building an architectural highlight on Thunderbird Road with a strong identity that will be enjoyed by not only the project's customers, but also by residents of the area that may walk or drive past the development. The project design also uses architectural focal points and streetscape landscaping to emphasize the office and the project entrance. This is a well-conceived infill concept that answers the longstanding

question of what project could both succeed on this parcel and be low impact on the existing neighborhood.

This Beyond Self Storage facility will have an on-site manager available 7 days a week, during normal business hours, to assist new customers with the renting of available storage units and all of the services described above. Once clients are signed up, access to client storage units will not be 24-hour, but will instead follow the hours listed below. This restriction on hours is an accommodation to the neighborhood that will further decrease the impact of the facility.

- Office hours will be staffed by the manager and are as follows:
 - Monday through Friday: 9:00am and 6:00pm
 - Saturday: 9:00am and 5:00pm
 - Sunday: 11:00am and 4:00pm
- Access to storage for existing clients is daily from 6:00am to 10:00pm.

Summary of Operational Descriptions

- Manager walks facility at the beginning and end of every day - with an eye for safety issues, security concerns, and any activity that does not conform to the lease agreement.
- Site cleaning is a daily activity and provides for a clean, safe environment for tenants and guests.

Summary of Facility Security

- Over 20 cameras will be recording the activities and unit usage habits of tenants, allowing for on-demand tracking of a specific unit or tenant.
- As this is a storage facility, working in units is prohibited. As such, units will not have access to power outlets.
- In addition to the cameras, the site manager will walk the facility 2 times every day, except for Holidays, to confirm all is in keeping with the company's security protocols and all client use is consistent with the standard lease agreement.
- All clients are provided unique passcodes for entrance into the facility, which provides the Manager with a daily log of who entered and when. Cameras then provide data for client use while in the facility and time of exit.



Access Controlled
Facility



Security Cameras w/DVR



Intercom System

Self-storage is a great residential neighbor due to the low activity on site. It is the nature of self-storage that clients do not regularly access their units, meaning these facilities generate much less activity than other uses. This facility in particular will have even less impact on the neighborhood because all loading and unloading will be done within the internal loading area and because all units are indoors. Further decreasing impact are the buffers on all sides of this site (significant wash to the north and west and roads to the east and south). The proposal will also carefully install lighting to reduce spillage and glare.

The use will generate a very low trip count and will consolidate all ingress (except for emergency) into a single access point on Thunderbird Road. Furthermore, unlike office or residential uses, self-storage uses do not contribute in any significant way to peak hour movements.

The attractive building and proposed enhanced landscaping along Thunderbird Road will vastly improve the site's current condition from a vacant field. The development will benefit the local area residents and commercial users, who may need and benefit from secure, climate controlled storage.

As evidenced by the years of being passed over for development, this is a very difficult parcel to develop. It is on a heavily traveled, major arterial road and yet is near residential properties. And a large portion of the site is consumed with an existing and active wash. The site has had R-O zoning for two decades and yet nothing has come to fruition on the site, likely because this area does not have the high office rental rates of other areas of Phoenix where R-O does well.

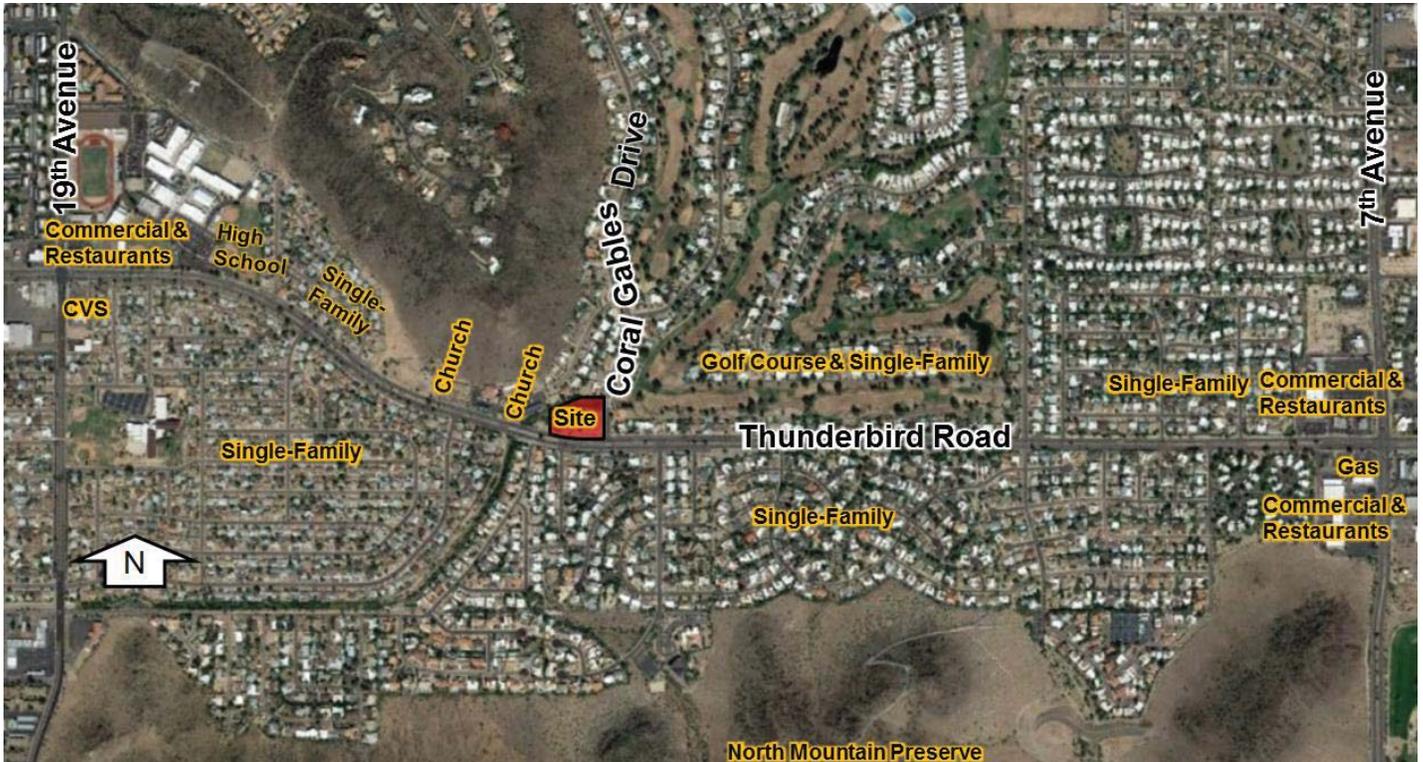
The intent of the proposal is to create a low impact project that helps provide a balance of land uses, will complement the area, uphold City planning principles, and support the economic needs of the North Mountain Village. The long-vacant lot will be transformed into an attractive, high-quality self-storage development with an enhanced streetscape and upgraded building design.

D. SITE LOCATION and CONDITIONS

1. Site, Location, Acreage and Surrounding Context

The subject 3.7-acres consist of one parcel currently vacant and undeveloped. As mentioned, the property is technically bounded by residential to the north and a church property to the west. However, it should be noted an 80-foot wide drainage easement/wash is located within the boundaries of this property, to the north and west of the proposed building. This request does not seek to modify this area, which means the project will maintain a significant open space buffer and no build area adjacent to the residential and church property boundaries to the north and west. Additionally,

the residential properties to the east are separated by Coral Gables Drive, which has 80 feet of right-of-way, and the properties to the south are separated by Thunderbird Road, which has 150 feet of right-of-way. The pattern of development between 19th Avenue and 7th Street consists of a mix of uses including a church, a high school, commercial, and single-family residential. All of the residential within that section is setback behind frontage roads and/or walls. With the two churches immediately west of the site, this stretch of Thunderbird Road has an office and residential characteristic. Our use will be compatible with that mix of uses.



SURROUNDING USES – EXHIBIT 2

2. Topography and Natural Features

The existing property topography is relatively flat with a slight slope from the southeast to northwest and with no natural features. The property is encumbered by a 80-foot wide drainage easement along the north and west property lines.

E. GENERAL PLAN CONFORMANCE

This proposal recognizes the difficulty of this parcel, which is technically designated for residential on the land use map but because of its location on an arterial road and because of the constraints introduced by the wash, is not viable for residential development. This fully internalized self-storage facility, while technically classified as

commercial, will make a great neighbor to residential because it produces such low activity and trips per day. This use will service, compliment, and protect the residential development in the area.

Core Value: Celebrate Our Diverse Communities & Neighborhoods

- This proposal recognizes the surrounding residential area and is therefore a request to rezone to a PUD that will serve as a buffer between the intense traffic on Thunderbird Road and the adjacent residential. This fully internal self-storage use is specifically designed to accommodate adjacent residential rather than impose on it.

Goal: Certainty & Character:

- Over time, homes that front onto busy roads often deteriorate. This happens because the level of investment needed to keep the properties maintained cannot be justified when it comes to resale or rental rates. Simply put, people don't choose to live on busy roads when they can avoid it. And when desirability goes down, value goes down. When value goes down, the level of investment that can be justified goes down with it. The end result is deterioration.

But deterioration doesn't just affect the property in question. It often bleeds into the neighborhood. If homes were built on these properties, they would deteriorate over time. This deterioration would then have a negative effect on adjacent property values because people don't want to live next to deteriorating properties if they can avoid it. Thus, the adjacent property values go down, and the level of justifiable investment in the adjacent properties goes down as well. This causes deterioration of adjacent properties as well. Thus, it becomes a domino effect that can continue into the neighborhood.

The value of this type of use is that it balances two interests that are often competing. On the one hand, it allows for a viable development option that is not negatively affected by its position on a busy road, but actually aided by it. And on the other hand, this proposal will have minimal impacts on adjacent residential.

By developing the site with a low impact, viable use, we are providing certainty to the neighborhood. If the property remains vacant, the adjacent property owners will lack certainty about what would be put there that might do well on an arterial road but which would impose a greater burden on the neighborhood (from use and trips per day) than our proposal.

Design: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.

- This development respects the adjacent property owners by only proposing a low impact use and by building outside of the wash, which ensures a generous buffer to adjacent uses (in addition to the buffer provided by the two adjacent roadways).

Design: Enhance the compatibility of residential infill projects by carefully designing the edges of the development to be sensitive to adjacent existing housing. Create landscape buffers and other amenities to link new and existing development.

- By not building in the wash, the site incorporates generous buffers on the north, adjacent to the existing residential properties.

Core Value #2: Connect People and Places

- As an infill development, this project fulfills the core value of connecting people and places. The City is encouraging the development of infill parcels as part of satisfying its desire to be a sustainable City. This parcel has been vacant for years and this development will finally bring certainty to these parcels.

Goal: Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with viable existing development and the long term character and goals for the area.

- These parcels have been vacant for decades and it's important to establish a viable use on these properties. Because of the traffic on Thunderbird Road, as an arterial road, single family development on these sites is not a viable development option. The proposed development is both sensitive to existing, adjacent residential development while also being a viable long term use.

Goal: To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area's transitional objectives.

- This project develops an underutilized parcel within the City's developed area, thus capitalizing on the City's existing infrastructure in this area. Users have instant access to Thunderbird Road, with nearby access to both the I-17 freeway and State Route 51.

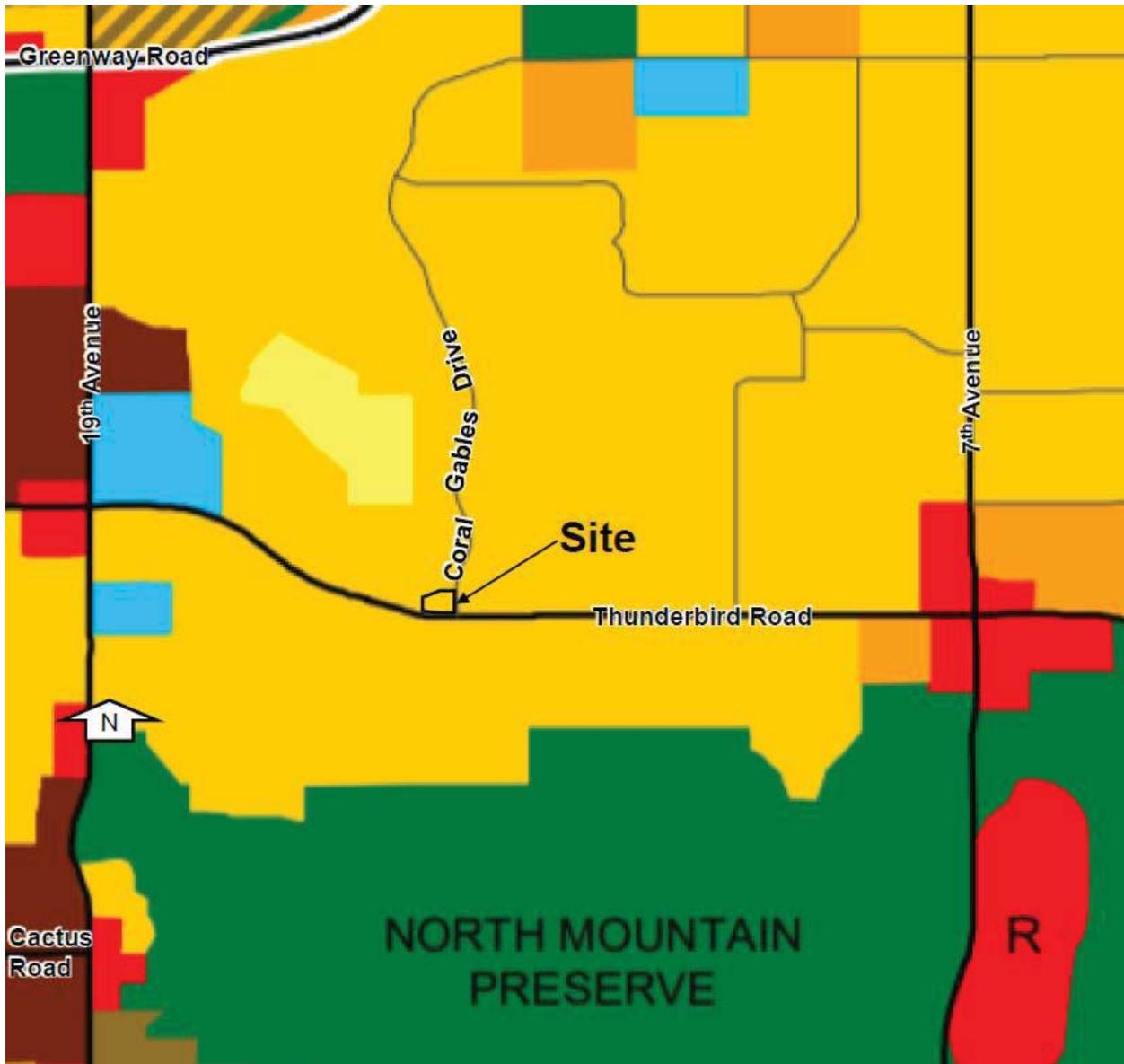
Land Use: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

- This project meets this land use objective. What this project does is to create new, viable development that is still respectful of the adjacent residential development due to setbacks, upgraded design, internalized loading and unloading, enhanced security, egress only onto Coral Gables, utilizing salvage desert materials to be consistent with the natural surroundings, and condensing building height to fit three stories into a height of 31' to 34' 3".

Core Value #3 Strengthen Our Local Economy.

- Both offices and residential properties utilize storage facilities. Thus, this development will not only support the existing residential and office in the area but,

as an upgraded storage facility, will support upgraded office uses. This all has a positive effect on the local economy.



GENERAL PLAN – EXHIBIT 3

F. ZONING and LAND USE COMPATIBILITY

1. Surrounding Land Uses and Zoning

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On site	Vacant undeveloped land.	R-O
North	Single-family residential.	R1-10
South	Beyond Thunderbird Road, Single-family residential.	R1-10
East	Beyond Coral Gables Drive, Single-family residential.	R1-10
West	Hillside Baptist Church	R1-10

2. Compatibility

The pattern of development between 19th Avenue and 7th Street consists of a mix of uses including two churches (immediately to the west of the site), a high school, commercial, and single-family residential. The property is located on Thunderbird Road, an arterial street. While the irregular shaped property is technically adjacent to two older existing single-family developments—one to the east and one to the north—it is separated by an 80-foot wide drainage easement along the north and west and separated by Coral Gables Drive, a 70’ wide right-of-way collector street. The site is actually similar to an island in that it has an 80-foot drainage easement along the north and west, a 80-foot wide right-of-way collector street along the east and Thunderbird Road a minimum 150’ right-of-way street to the south.

This request does not seek to modify this existing drainage easement area along the north and west, which means the project will maintain a significant open space buffer and no-build area adjacent to the residential and church property boundaries to the north and west.

The project has been designed to accommodate and complement existing uses surrounding the site while providing a new, attractive architectural feature along Thunderbird Road.

G. LIST OF USES

The following list of uses constitutes the entirety of the authorized Permitted Principal Uses and Permitted Accessory Uses within the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD***. The owner of the subject site may request an interpretation from the City of Phoenix Zoning Administrator of use(s) analogous to those in the list below, and the Zoning Administrator may administratively approve such use(s).

Below is a description of the types of permitted uses.

1. Permitted Principal Use:

Uses specifically permitted below or uses analogous to those specifically permitted as may be determined by the City of Phoenix Zoning Administrator.

2. Permitted Accessory Use:

Uses permitted as accessory to a Permitted Principal Use.

The following uses are allowed within the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD***:

Land Use	Permitted Principal Use	Permitted Accessory Use
<i>Self-Service Storage Facility</i>	•	
<i>Office as an accessory use to self-storage</i>		•
<i>Retail as an accessory use to self-storage</i>		•

Temporary Uses shall be allowed in accordance with Section 708 of the Phoenix Zoning Ordinance.

In the event this self-storage facility is not constructed, the approvals of Zoning Case Z-142-96-3 remain active under this PUID with associated stipulations and standards of development under the City of Phoenix Zoning Ordinance.

H. DEVELOPMENT STANDARDS

The purpose and intent of the provisions defined within the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** is to promote the development of a unique, thoughtfully designed self-storage facility, with ancillary uses referenced herein, that is compatible with, and complementary to, the existing development in the surrounding area. The ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** will also provide additional supplement design principles, which are included in the conceptual site and landscape plans.

The property is located on north side of Thunderbird Road, which is classified and functions as an arterial street. This proposal seeks a minimum 20-foot Thunderbird Road setback. The Thunderbird Road building façade incorporates office and residential elements and will therefore be compatible with the adjacent churches (which have an office appearance) and residential properties. This building façade also provides off-sets in the horizontal plane which creates a better front façade, avoids a straight building front and creates interest and front-to-back movement in the streetscape. Additionally, the site currently has minimal landscaping. This development will enhance and improve the current conditions through enhanced landscaping along Thunderbird Road and Coral Gables Drive, which will feature a mix of 2-inch and 3-inch caliper trees.

This proposal also provides a 100-foot north and west building setback standard. These proposed setbacks exceed the R-O district standards of 10-feet and 25-feet. A 30-foot Coral Gables Drive building setback is proposed. In all cases, the proposed building setback standards exceed the R-O building setback standards, which is the existing zoning on the property. It should be noted that the developable portion of the site is immediately adjacent to a parking field from the adjacent church, a drainage easement, a collector street and an arterial street. The developable portion of the property is insulated from the surrounding projects. The proposed setbacks exceed the existing R-O zoning setbacks and are complimentary to the existing adjacent developments.

Based on data from other Beyond Self Storage locations, it is anticipated the daily number of customer visits to the subject site will be minimal. Accordingly, the parking standard contained herein is for a minimum of 12 parking spaces (8 exterior spaces and 4 internal spaces), which will be more than sufficient to meet the parking demands on the site for customer and employee use.

Zoning Ordinance Applicability

Unless a use or standard for development is specifically stated herein, the Phoenix Zoning Ordinance, as adopted and periodically amended, is applicable to the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD***. It is the intent of the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** to establish the permitted uses and development standards for this project and to amend various provisions that will govern the project's development. In the event of a conflict in permitted uses, development standards, or described development procedures between the Phoenix Zoning Ordinance

and the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD***, the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** shall govern. Similarly, where the ***Beyond Self Storage at 1010 W. Thunderbird Road PUD*** narrative is silent on a requirement, the applicable Phoenix Zoning Ordinance provision shall control.

Development Standards									
Minimum Lot Width/Depth:	None								
Building Setbacks (measured from property line):	Thunderbird Road (Arterial): 20-feet North Property Line: 100-feet East Property Line: 30-feet West Property Line: 100-feet								
Landscape Standards:	Landscape standards are specified in “Landscaping Standards” table below.								
Maximum Building Height:	35 feet to roof; 36 feet to top of parapet.								
Lot Coverage:	35%								
Parking and Loading:	8 parking spaces minimum. Parking spaces to be a minimum dimension of nine (9) feet by eighteen (18) feet. 4 internal loading spaces minimum. Loading spaces to be a minimum of ten (10) feet by eighteen (18) feet.								
Lighting:	Exterior lighting shall comply with the “Environmental Performance Standards” Section of the Phoenix Zoning Ordinance (currently Section 704). A maximum 15’ fixture height shall be imposed within 150’ of residential.								
Fences & Walls:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Thunderbird Road (Arterial):</td> <td>3’ Parking screen wall</td> </tr> <tr> <td>North Property Line:</td> <td>Optional-Not required. Up to 6-feet permitted.</td> </tr> <tr> <td>East Property Line:</td> <td>Optional-Not required. Up to 6-feet permitted.</td> </tr> <tr> <td>West Property Line:</td> <td>Optional-Not required. Up to 6-feet permitted.</td> </tr> </table>	Thunderbird Road (Arterial):	3’ Parking screen wall	North Property Line:	Optional-Not required. Up to 6-feet permitted.	East Property Line:	Optional-Not required. Up to 6-feet permitted.	West Property Line:	Optional-Not required. Up to 6-feet permitted.
Thunderbird Road (Arterial):	3’ Parking screen wall								
North Property Line:	Optional-Not required. Up to 6-feet permitted.								
East Property Line:	Optional-Not required. Up to 6-feet permitted.								
West Property Line:	Optional-Not required. Up to 6-feet permitted.								

Landscaping Standards	
Streetscape	
Landscaped Setback	Thunderbird Road (Arterial): 20-feet Coral Gables Drive (Collector): 30-feet
Plant Type	Minimum Planting Size
Trees*	Min. 2-inch caliper (50% of required trees)

Landscaping Standards	
Streetscape	
	Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

Parking Lot Area	
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Min. 10%
Landscaped planters	at the ends of each row of parking.
Landscaped planters**, single row of parking	Min. 120 sq. ft.***
Additional parking lot landscaping	As needed to meet 10% minimum requirement, evenly distributed throughout the entire parking lot. Min. interior dimension 5' (length and width).
<u>Plant Type</u>	<u>Minimum Planting Size</u>
Trees	Min. 2-inch caliper (100% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

Perimeter Property Lines (not adjacent to a street)	
Landscaped Setback	North property line: 80-feet-To remain natural. West property line: 80-feet-To remain natural.
<u>Plant Type</u>	<u>Minimum Planting Size</u>
Trees* on north and west property lines	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Trees* on north property line	Min. 2-inch caliper (100% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

Footnotes to “Landscaping Standards” table:

* 20 feet on center or equivalent groupings.

** Measured from inside face of curb to inside face of curb.

*** Not to exceed the length of a standard City of Phoenix parking stall. Modifications to the square footage may be approved by the Planning and Development Department if the overall intent of the standard is being met.

In the event this self-storage facility is not constructed, the approvals of Zoning Case Z-142-96-3 remain active under this PUID with associated stipulations and standards of development under the City of Phoenix Zoning Ordinance.

I. DESIGN GUIDELINES

Beyond Self Storage at 1010 W. Thunderbird Road PUD shall be designed with 4-sided architecture so as to offer pleasing views to adjacent property owners, residents, clients, users of adjacent roadways and users of the bus stop adjacent to the site. The architectural design and landscaping will aid in transitioning uses from the buildings into the pedestrian experience. The design characteristics have been created to develop this relationship between the project and the pedestrian environment.

This PUD shall conform to Section 507 Tab A of the Phoenix Zoning Ordinance with additional standards as indicated below.

The building design for the proposed Beyond Self Storage facility on Thunderbird road in Phoenix Arizona is a three-story facility which recognizes and enhances the sites unique characteristics by using Natural Materials, bringing the building down to the Human Scale and understanding and enhancing the Context and Location Sensitivity.

Contextualism:

The building's surrounding context is unique and celebrated in the community. The desert southwest presents challenges and opportunities like no other location in the United States. Overhanging shading devices on the storefront window openings allow the public to view the use of the interior space, but limit the solar heat gain to the interior space. This provides an oasis context to the users of the space while using drought resistant landscaping and efficient irrigation systems to provide the same context to pedestrians and passersby.

The materials proposed for the exterior of the building are chosen to cohesively blend with the surrounding landscape and buildings by using neutral colors and natural material accents. Light beige textured main exterior wall panels with white and charcoal architectural panel accents define the extents of the building. Wood-look architectural features complement these walls and accents.

Amenity/comfort:

The proposed buildings design incorporates building materials that are compatible with the Southwest setting both in design and function. The efficient building skin material provides excellent insulation values and the roofing system will meet or exceed sustainable recommendations with the use of color and material to avoid issues such as “heat island” effects. The use of shading devices and generous setbacks with natural landscaping features creates a sense of place in the community.

Concrete sidewalks along the street frontage allow access to and around the site. While on the site, a clear distinction and separation between pedestrian and automobile traffic is proposed using both natural landscape features and buffers as well as clearly defined spaces for both traffic types. The site will also be adequately lit to provide a secure and safe sense of place, but also will limit the amount of light pollution to neighboring uses using full cutoff fixtures. The buildings main entry ways and points of egress as well as parking areas will be well lit by fixtures of similar design.

Visual interest:

The site presents unique design challenges, between setbacks and unusable areas on the site and providing the most economical footprint for the proposed use. Notwithstanding these limits, the proposed building incorporates building movement and design to break up the plane of the building and introduce visual interest and an upscale aesthetic. The design of the building, along with the proposed landscaping, will break up the building into smaller sections using architectural features that incorporate design elements of the surrounding residential area. The wood-look materials are proposed at the ground level, bringing a natural material to the building façade where neighbors, pedestrians and users of the space can enjoy. Along the front of the building, the same wood-look material is used at the pedestrian level which brings the height of the building down to the human scale.

Activity:

The proposed buildings use is a single-usage facility, which provides self-storage functions and accessory retail services (such as boxes, packing tape, etc.). The facility will be available to potential clients during typical business hours and will be available to clients from 6am to 10pm. Because of the internal loading and unloading area, all uses are performed within the structure itself. All services areas are proposed to be screened to blend with both the surrounding context and building design to limit negative visual impact.

Clarity and Convenience:

The proposed building provides access to all users, including those with physical limitations and disabilities by complying with all ADA standards as well as providing storage units which comply with these standards. The proposed building’s architectural

form provides clear wayfinding and defines the point of entry along the public ways by using design language and materials. The sites signage will be constructed in accordance with all design standards and recommendations to protect the views from the public way.

Definition of Space:

The buildings size and orientation are in relation to the public rights-of-way and promote the ease of both vehicular access and pedestrian access. The building is broken up into smaller segments that bring the overall buildings size down to a residential scale to fit with the surrounding site context. The site landscaping is designed to fit the surrounding context as well. The buildings parapets provide visual interest by varying the height of the building but are also limited to 5' in order to keep the overall height of the building as low as possible.

Views:

Although end users of the proposed building will typically not look out of the building, windows are provided at the ends of hallways and access points which will enable users to view the outside environment. The proposed building is setback from the property line adequately to allow the view of the public to not be infringed.

Variety/ Contrast:

The proposed buildings site and building design creates interest within the immediate area. The building uses a diverse but focused material elements that promote an architectural uniformity. All sides of the structure exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability such as treated metal roofs and colored and textured concrete or stucco. Corporate branding colors will be limited to only the building signage to support the building's natural design aesthetic.

Scale and Pattern:

The visual scale of the overall proposed project is reduced by using well-defined architectural elements, such as wood-look materials along the ground level, windows along the ground level and over handing shading devices along the ground level. The design is successful at transitioning to the surrounding context by incorporating different sizes of architectural features along the vertical and horizontal plan and incorporating residential style and human scale elements such as windows, overhangs and handrails along second floor area. These transition elements created visual interest along all sides of the building that can be clearly understood at both the pedestrian scale and from a distance.

To further reduce the apparent scale of the building, windows in certain sections have been creatively placed to give the building the appearance of being two stories.

J. SIGNS

All signage shall comply with the Phoenix Zoning Ordinance, Section 705 Signs, Commercial land use standards, except that no wall mounted signage shall be allowed on the eastern and northern facing elevations as further protection to the neighbors.

K. SUSTAINABILITY

The development is planned as a sustainable development within the community. Energy efficiency and environmentally responsive environments create an energy efficient and pleasant self-storage atmosphere for guests. The proposed project strives to include, meet or even exceed the practices and ideas of sustainability present in the LEED (Leadership in energy Efficient Design) design recommendations. Below is a list of standards enforceable by the city and practices the developer has incorporated into the design and function of the proposed project.

City Enforceable Standards:

- Provide Water Efficient Landscaping (drought tolerant plants) with decomposed granite to significantly reduce water consumption.
- Reduce “Heat Island” with light colored roofs to provide a minimum roof SRI (Solar Reflectance Index) rating of 75% of the roof surface area.

Practices incorporated by the Developer:

- Low ‘e’ double pane glazing.
- The buildings’ HVAC systems will be designed to eliminate the usage of CFC’s and CFC based refrigerants.
- Interior lighting is controlled by motion sensors to reduce energy consumption.
- LED lighting fixtures will be provided to significantly reduce energy consumption and reduce cooling loads.
- Shaded building entrances are provided in the architectural design.
- Low flow fixtures will be used to significantly reduce water consumption.
- Low water use landscape with a high efficiency drip irrigation system will be provided to significantly reduce water consumption.
- Efficient factory formed Insulated Metal Wall panels will be provided on the skin of the building.
- Efficient roofing systems will be provided that meet or exceed a SRI of 75.
- The building form articulates along the vertical plane to stimulate the flow of air around the perimeter of the building and pedestrian areas.

- The building design proposes an articulation of the building mass, both in the vertical and horizontal plane. Articulation of both building footprint and parapet walls bring visual interest to the building.
- Four-sided architecture is proposed in the building by designing each side of the building in a cohesive manner while also maintaining a smaller sense of scale.

L. INFRASTRUCTURE

Water and Waste Water:

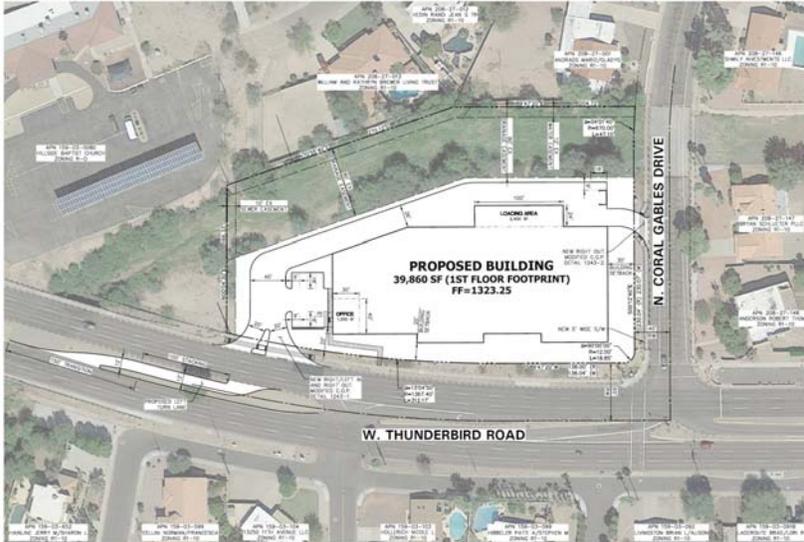
Water and wastewater infrastructure requirements will be determined, designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

- Water and Wastewater Services –
 - Water – Domestic water for the site will be served from the existing 10” line in Coral Gables Drive. Landscaping will be served from the existing stub off of the 10” line in Coral Gables Drive.
 - Wastewater – Wastewater from the site will be connected to the existing sewer stub in Coral Gables Drive.
- Grading and Drainage –
 - Grading – Grading will be optimized to reduce the amount of cut/fill on-site in addition to any required import/export material.
 - Drainage – The project will provide on-site retention for the 100-year, 2-hour rainfall event.
 - Flood Proofing - The finished floor elevation will be a minimum 1’ above the 100-year flood elevation as depicted on the FEMA FIRM, Panel 1730L dated June 2, 2017. In addition, the basement will be flood proof with impermeable walls and a minimum threshold for entry into the basement at or above the proposed finished floor elevation.

M. PHASING PLAN

The self-storage facility will be developed in one phase and will occur depending upon timing of the City approvals, market conditions, and available financing. The improvements will be designed and constructed in accordance with City’s Planning and Development Department review and requirements.

CONCEPTUAL SITE PLAN
 FOR
BEYOND STORAGE
1010 W. THUNDERBIRD ROAD
PHOENIX, ARIZONA 85023
 NWC W. THUNDERBIRD ROAD AND N. CORAL GABLES DRIVE
 PHOENIX, ARIZONA 85023
A PORTION OF THE NORTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN.



VICINITY MAP	
DEVELOPER	CIVIL ENGINEER
NORTHPOINT DEVELOPMENT 200 N. GARDEN AVENUE, SUITE 500 GLYNN, MISSOURI 63040 PHONE: (636) 571-0800 CONTACT: JILL JAMES MAIL: DEVELOPMENT@NORTHPOINT.COM	HUNTER ENGINEERING, INC. 1000 N. 74TH STREET, SUITE 2000 SCOTTSDALE, ARIZONA 85260 PHONE: (480) 947-0800 CONTACT: GRANT HUNTER, PE MAIL: G.HUNTER@HUNTERENGINEERING.COM
SITE LAYOUT SUMMARY	PARKING STALLS
ASSessor'S PARCEL # 208-01-142	PROPOSED
SITE ACREAGE 2.71 ACRES (247,170 SQ. FT.)	REQUIRED
PROPOSED ZONING R-100	PROVIDED
PROPOSED FLOOR AREA 39,860 SF	PROJECT WILL BE APPLICABLE FOR SPECIAL USE PERMIT TO REDUCE PARKING COUNT
TOTAL BUILDING SF 39,860 SF	
LOT COVERAGE 33.8%	
BUILDING HEIGHT 30'	

PROJECT DESCRIPTION
 AN APPROXIMATE 39,860 SQUARE FOOT SELF-STORAGE BUILDING, 3 STORIES IN HEIGHT, WITH AN APPROXIMATE 1,323 SQUARE FOOT PARKING GARAGE AND ASSOCIATED LANDSCAPING.

LEGAL DESCRIPTION
 THE EAST 1/2 OF THE SE 1/4 OF QUARTER 36 OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SAID POINT OF BEGINNING BEING ALSO THE SOUTHWEST CORNER OF MOORE PLAT 142, BEING IN BOOK 40 OF MAPS, PAGE 2;
 THENCE NORTH 88 DEGREES 04 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER 104.47 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 88 DEGREES 04 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE 186.83 FEET;
 THENCE NORTH 78 DEGREES 55 MINUTES 46 SECONDS EAST 870.12 FEET;
 THENCE NORTH 88 DEGREES 47 MINUTES 20 SECONDS EAST 204.70 FEET;
 THENCE SOUTHWESTERLY ALONG THE CURVE HAVING A CENTRAL ANGLE OF 68 DEGREES 45 MINUTES 45 SECONDS AND A RADIUS OF 1000 FEET BEARING SOUTH 88 DEGREES 15 MINUTES 00 SECONDS EAST 450.00 FEET A DISTANCE OF 450.00 FEET;
 THENCE SOUTH 88 DEGREES 15 MINUTES 46 SECONDS EAST 230.04 FEET;
 THENCE SOUTHWESTERLY ALONG THE CURVE HAVING A CENTRAL ANGLE OF 68 DEGREES 45 MINUTES 45 SECONDS AND A RADIUS OF 1000 FEET BEARING SOUTH 88 DEGREES 47 MINUTES 20 SECONDS WEST 450.00 FEET A DISTANCE OF 450.00 FEET;
 THENCE SOUTH 88 DEGREES 47 MINUTES 20 SECONDS WEST 138.00 FEET;
 THENCE NORTHWESTERLY ALONG THE CURVE HAVING A CENTRAL ANGLE OF 13 DEGREES 04 MINUTES 30 SECONDS AND A RADIUS OF 1000 FEET BEARING NORTH 88 DEGREES 04 MINUTES 30 SECONDS WEST 138.00 FEET A DISTANCE OF 138.00 FEET TO THE TRUE POINT OF BEGINNING.

CONCEPTUAL SITE PLAN FOR BEYOND STORAGE 1010 W. THUNDERBIRD ROAD PHOENIX, ARIZONA 85023

DATE: 11/11/2024

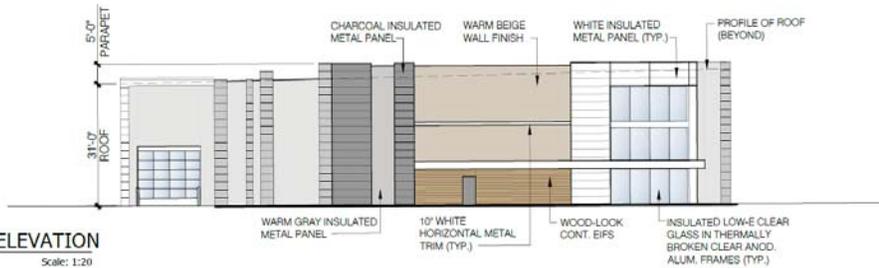
SCALE: 1"=60'

PROJECT: C1

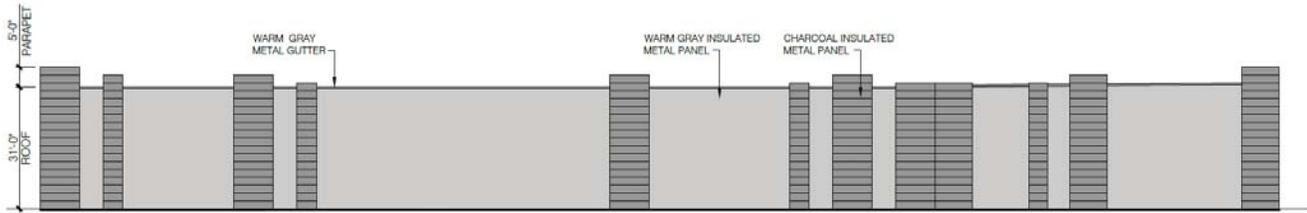
QSF# 33-26



1 SOUTH ELEVATION
Scale: 1:20



2 WEST ELEVATION
Scale: 1:20



3 NORTH ELEVATION
Scale: 1:20



4 EAST ELEVATION
Scale: 1:20



T.J. MAQUEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
1010 WEST THUNDERBIRD ROAD
PHOENIX, ARIZONA 85001
TEL: 602.998.1111
WWW.TJMAQUEN.COM

BEYOND STORAGE
1010 WEST THUNDERBIRD ROAD
PHOENIX, ARIZONA

La.01

LANDSCAPE CHARACTER – EXHIBIT 7



LEGAL DESCRIPTION – EXHIBIT 8

This description per Title report issued by Fidelity National Title-Phoenix NCS, order no. Z1725385-001-IMP Dated October 12, 2017, with property line data extended to centerlines.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PHOENIX, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

That part of the Northeast quarter of the Northeast quarter of Section 18, Township 3 North, Range 3 East of the Gila and Salt River Base and Meridian, described as follows: BEGINNING at the Southwest corner of said Northeast quarter of the Northeast quarter, said point of beginning being also the Southwest corner of MOON VALLEY recorded in Book 92 of Maps, page 2;

Thence North 00 degrees 04 minutes 30 seconds East along the West line of said Northeast quarter of the Northeast quarter 33.91 feet to a point on the centerline of Thunderbird Road, said point also being the TRUE POINT OF BEGINNING;

Thence continuing North 00 degrees 04 minutes 30 seconds East along said West line 232.87 feet;

Thence North 70 degrees 55 minutes 40 seconds East 270.12 feet;

Thence North 89 degrees 47 minutes 20 seconds East 244.83 feet to a point on the centerline of Coral Gables Drive;

Thence Southwesterly along the curve having a central angle of 4 degrees 17 minutes 02 seconds and a radius of point bearing South 85 degrees 55 minutes 38 seconds East 630.00 feet a distance of 47.10 feet;

Thence South 00 degrees 12 minutes 40 seconds East 307.04 feet;

Thence South 89 degrees 47 minutes 20 seconds West 190.00 feet;

Thence Southwesterly along the curve having a central angle of 90 degrees 00 minutes 00 seconds and a radius point bearing South 89 degrees 47 minutes 20 seconds West a distance of 18.85 feet;

Thence Northwesterly along the curve having a central angle of 12 degrees 29 minutes 33 seconds and a radius point bearing North 00 degrees 12 minutes 40 seconds West 1432.40 feet a distance of 312.31 feet to the TRUE POINT OF BEGINNING.

Said description containing 3.723 ac±.

COMPARATIVE ZONING TABLE – Exhibit 9

Standards	R-O	Proposed
Gross Lot Area	24,000 s.f.	+/- 162,043 s.f.
Front Yard Setback	20-feet (Coral Gables Drive)	30-feet (Coral Gables Drive)
Side Yard	10-feet (Thunderbird Road) 10-feet (North property line)	20-feet (Thunderbird Road) 100-feet (North property line)
Rear Yard	25-feet	100 (West property line)
Lot Coverage	30%	35%
Building Height	15-feet; Such height may be increased with additional setback by providing one-foot additional setback for each one foot in height to a maximum building height of twenty-five feet.	35-feet

CONTEXT PLAN and PHOTOS – EXHIBIT 10

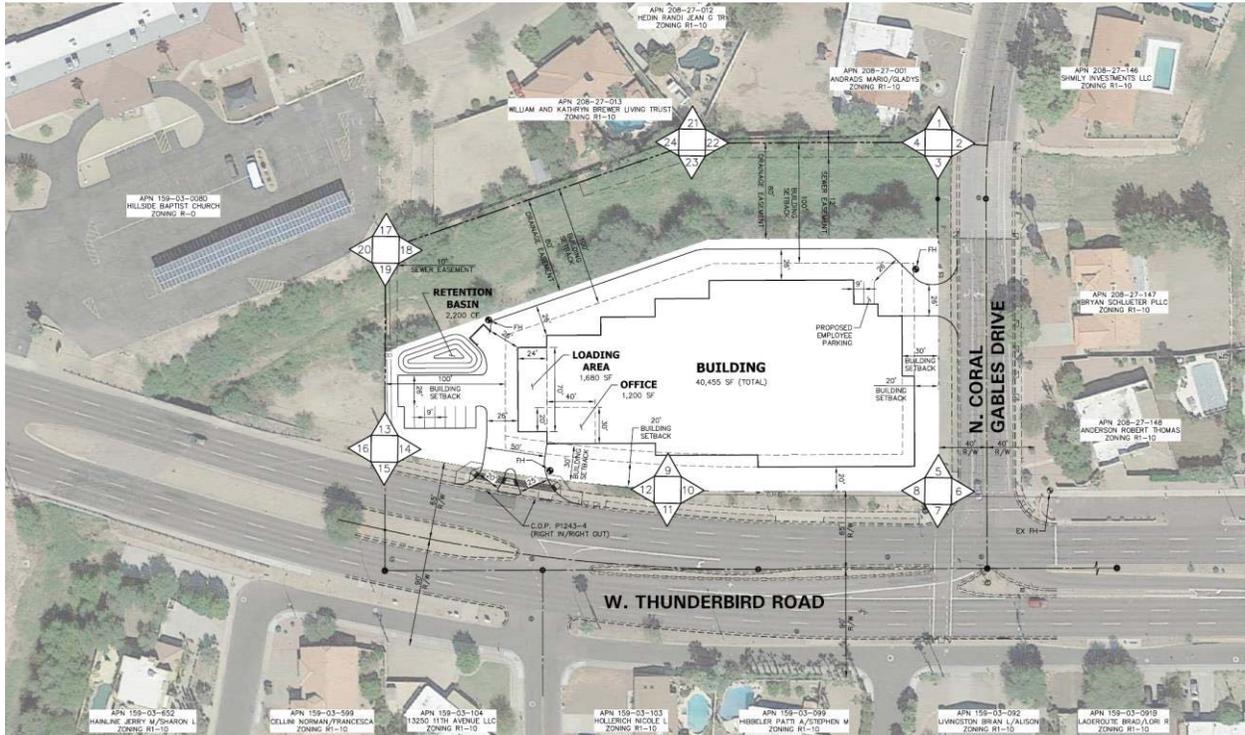




Photo 1



Photo 2

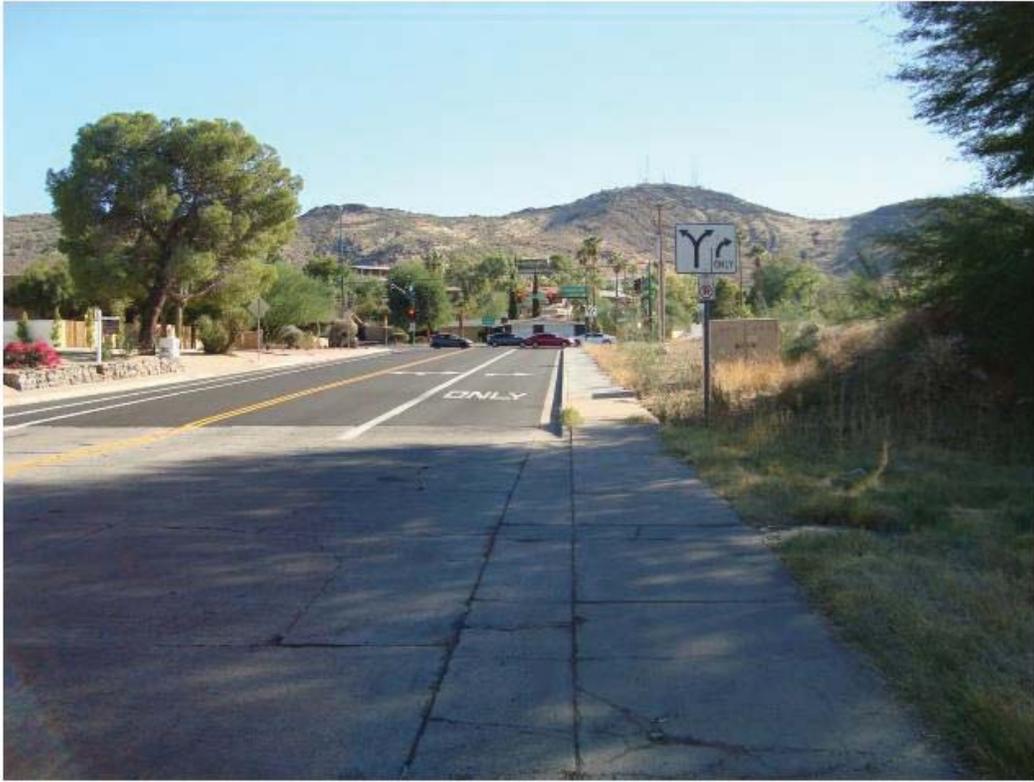


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24