



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-2-26-5
 May 29, 2026

Maryvale Village Planning Committee Meeting Date: June 10, 2026
Planning Commission Hearing Date: August 6, 2026

Request From: C-2 (Intermediate Commercial) (3.34 acres)
Request To: C-2 SP (Intermediate Commercial, Special Permit) (3.34 acres)

Proposal: Special Permit for self-service storage facility, and underlying C-2 uses

Location: Approximately 300 feet west of the northwest corner of 99th Avenue and Meadowbrook Avenue

Owner: Ben Swenson, Columbia Plaza, LLC
Applicant/Representative: Pam Vickers, RCAA Architects, Inc.
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	99th Avenue	Arterial	80-foot west half street
	Meadowbrook Avenue	Local	25-foot north half street
	100th Avenue	Local	25-foot east half street
<p><i>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i></p> <p>The Special Permit request proposes a self-service storage facility with access to an arterial street and will service the nearby residents.</p>			

CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The proposal provides a reasonable level of intensity that is respectful to local conditions by incorporating generous setbacks and appropriate buffers and screening.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, includes replenishing the streetscape with shade trees, providing additional shade in the surface parking lot area and over the bicycle parking spaces. These improvements will create a comfortable pedestrian environment, reduce the urban heat island affect, and make the walk to nearby destinations more comfortable.

Applicable Plans, Overlays, and Initiatives

[Complete Streets Guiding Principles](#): Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): Background Item No. 8.

[Shade Phoenix Plan](#): Background Item No. 9.

[Transportation Electrification Action Plan](#): Background Item No. 10.

[Conservation Measures for New Development](#): Background Item No. 11.

[Phoenix Climate Action Plan](#): Background Item No. 12.

[Zero Waste PHX](#): Background Item No. 13.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	C-2
North	Shopping center including a household moving center	C-2 and C-2 SP
East	Vacant commercial pad and auto repair (tire shop)	C-2
South (across Meadowbrook Avenue)	Single-family residential	R1-6 and R-2
West (across 100th Avenue)	Single-family residential	R1-6

C-2 SP (Intermediate Commercial, Special Permit)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Minimum Building Setbacks</i>		
North (adjacent to C-2)	0 feet	0 feet (Met)
East (adjacent to C-2)	0 feet	0 feet (Met)
South (adjacent to Meadowbrook Avenue)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet for up to 50% of structure	97 feet (Met)
West (adjacent to 100th Avenue)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet for up to 50% of structure	90 feet (Met)
<i>Minimum Landscape Setbacks</i>		
North (adjacent to C-2)	0 feet	0 feet (Met)
East (adjacent to C-2)	0 feet	0 feet (Met)
South (adjacent to Meadowbrook Avenue)	Average 25 feet for structures not exceeding two stories or 30 feet, minimum 20 feet permitted for up to 50% of the frontage	25 feet (Met)
West (adjacent to 100th Avenue)	Average 25 feet for structures not exceeding two stories or 30 feet,	25 feet (Met)

	minimum 20 feet permitted for up to 50% of the frontage	
Maximum Building Height	2 stories, 30 feet	Under 28 feet (Met)
Minimum Parking	32 spaces; 1 per 35 storage units plus 2 spaces for a manager's office	33 spaces (Met)

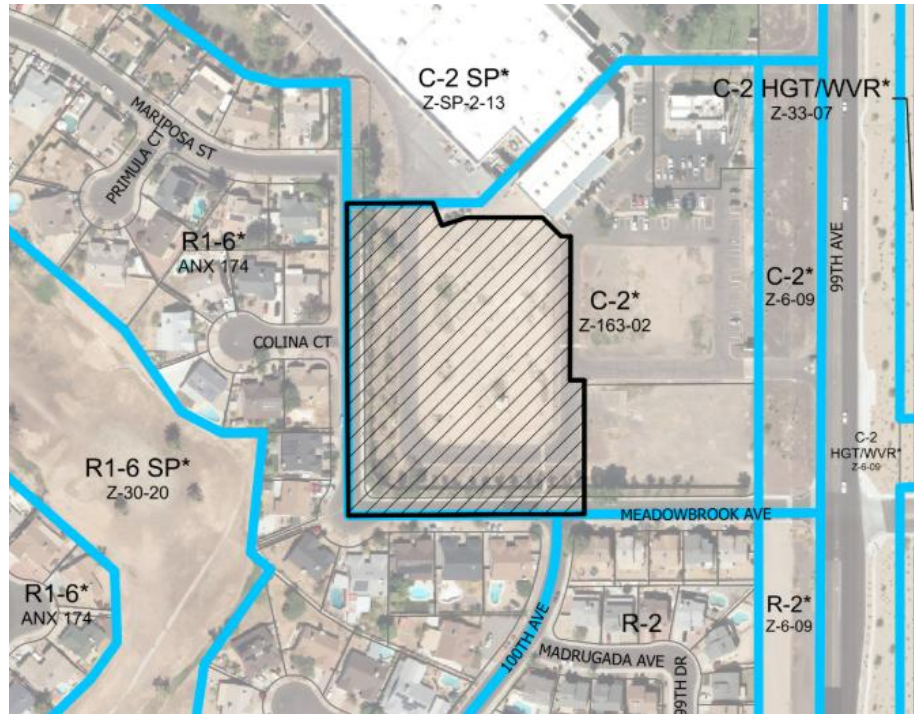
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.34 acres located approximately 300 feet west of the northwest corner of 99th Avenue and Meadowbrook Avenue from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow self-service storage facility, and underlying C-2 uses. The subject site is currently an undeveloped commercial pad.

SURROUNDING LAND USES AND ZONING

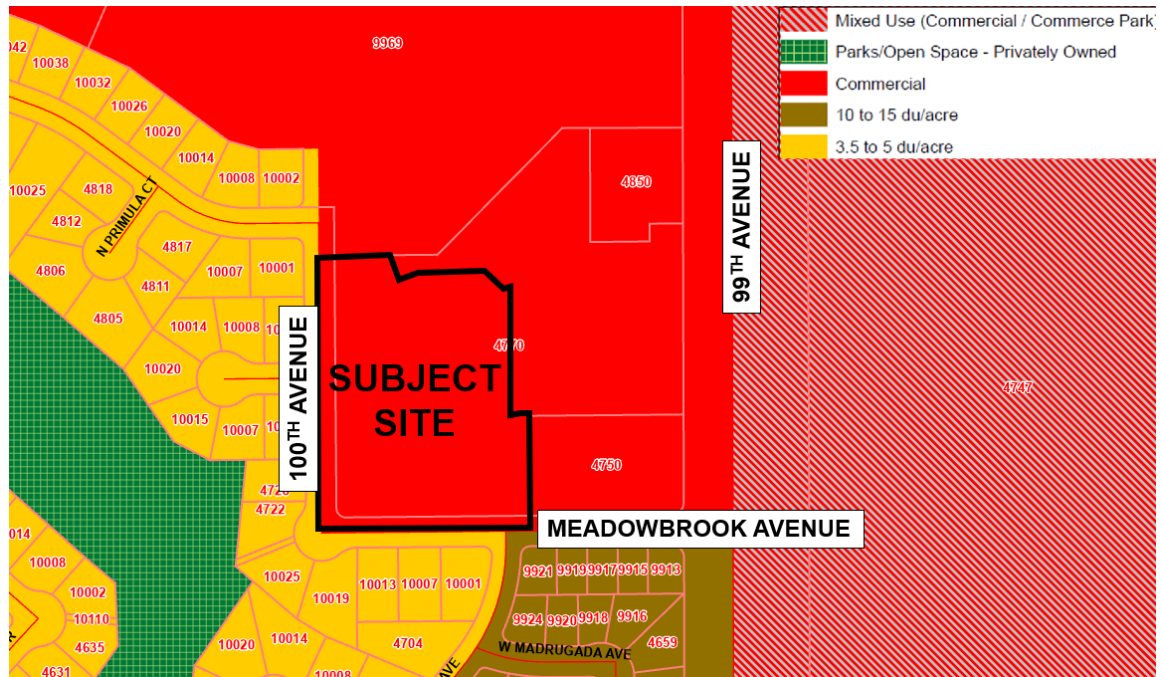
2. North of the subject site are the anchor and inline tenants of the shopping center zoned C-2 and C-2 SP (Intermediate Commercial, Special Permit). The special permit is for a household moving center (rental truck program). To the east, is a vacant commercial pad and a tire shop zoned C-2 (Intermediate Commercial). To the south, across Meadowbrook Avenue, and west, across 100th Avenue, are single-family residences zoned R1-6 (Single-Family Residence District) and R-2 (Multi-Family Residence District).



Existing Zoning Aerial Map
Source: Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The subject site, as well as the surrounding area to east and north are designated Commercial on the General Plan Land Use Map. The properties to the south, across Meadowbrook Avenue, and west, across 100th Avenue, are designated as Residential 3.5 to 5 dwelling units per acre and a small portion is 10 to 15 dwelling units per acre. The proposed C-2 SP zoning is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map
Source: Planning and Development Department

PROPOSAL

4. **Site Plan**

The conceptual site plan, attached as an exhibit, depicts a 100,060 square foot self-service storage warehouse. The subject site will have access via 99th Avenue with future cross access to the commercial property to the east. The self-service storage warehouse building is proposed to be completely enclosed with all storage units accessed in the interior of the building with the loading area facing the internal drive to the east. None of the units will have access from outside and will not be visible from the street or adjacent property. Located along the east side of the building will be customer parking. This project will include 33 parking spaces with two of them ADA accessible spaces. Per Stipulation No. 1 the development shall be in general conformance with the site plan submitted.

5. **Elevations**

The conceptual elevations depict a two-story self-service warehouse building with a maximum height of approximately 28 feet to the top of parapet. The proposed self-service storage warehouse elevations illustrate a variety of materials and colors including stucco, metal panel, CMU, and stone veneer. The building will have materials and colors which compliments the existing shopping center. Staff recommends that the development be in general conformance with the elevations provided with specific regard to the architectural elements such as stone veneer and CMU block. This is addressed in Stipulation No. 1.

reorientation of buildings may be required to ensure compatibility with surrounding properties.

- f) A self-storage warehouse may be combined with a household moving center.

The proposal meets the above conditions by proposing solely indoor storage on the site, and it does not propose auctions/sales or storage of hazardous or dangerous materials on the premises. Access is provided via 99th Avenue, an arterial street. Additionally, appropriate setbacks and screening are proposed.

PLANS, OVERLAYS, AND INITIATIVES

7. [Complete Streets Guiding Principles](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff recommends enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 2.

8. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. As stipulated, the proposal will provide bicycle parking per the City's Walkable Urban Code. This is addressed in Stipulation No. 7.

9. [Shade Phoenix Plan](#)

In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. Staff recommends stipulations designed to provide trees and enhanced shade within the development as follows:

- Uncovered surface parking lot area shall be landscaped with minimum two-inch, drought tolerant, shade trees or shade structure/s to achieve a minimum of 25 percent shade (Stipulation No. 3);
- The streetscape along 100th Avenue and Meadowbrook Avenue shall be

replenished with two-inch caliper, single trunk, large canopy, drought-tolerant, shade trees (Stipulation No. 4);

- Bicycle parking spaces shall be shaded to provide minimum 75 percent shade (Stipulation 8).

10. **[Transportation Electrification Action Plan](#)**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulation No. 9 where it states 3 percent of the required parking spaces shall be EV Capable.

11. **[Conservation Measures for New Development](#)**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulation Nos. 10 through 12.

12. **[Phoenix Climate Action Plan](#)**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the [Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create

additional green spaces. This goal is addressed in Stipulation No. 10, which requires a minimum of one GI techniques for stormwater management to be implemented as part of the site development.

13. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The application submittals indicate that recycling services will be included. It also explains that the self-service storage facility only allows trash and recycling from the office use and no tenant is allowed to dispose of trash onsite.

COMMUNITY INPUT SUMMARY

14. As of the writing of this report, staff has received no correspondence in support or opposition for this rezoning application.

INTERDEPARTMENTAL COMMENTS

15. The Street Transportation Department has requested that the streetscape along 100th Avenue and Meadowbrook Avenue be replenished with shade trees. Furthermore, all street improvements must comply with City and ADA standards. These are addressed in Stipulation No. 4, 5 and 6.

OTHER

16. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 13.
17. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 14.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal will develop a vacant commercial pad and provide commercial services to the surrounding area.
3. As stipulated, the proposal supports efforts from various plans and initiatives including the Shade Phoenix Plan, Transportation Electrification Action Plan, and Phoenix Climate Action Plan.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped February 11, 2026 with specific regard to the architectural elements such as stone veneer and CMU block, as modified by the following stipulations and approved by the Planning and Development Department.
2. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
4. The existing streetscape beginning at the back of curb along 100th Avenue and Meadowbrook Avenue shall be replenished to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center, or in equivalent groupings. Existing trees may be counted towards the number of trees required.
 - b. Minimum five, 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

5. Replace unused driveways with sidewalk, curb, and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
6. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
7. A minimum of four (4) bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
8. Bicycle parking spaces shall be shaded by a structure, landscaping or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
9. A minimum of 3% of the required parking spaces shall be EV Capable.
10. A minimum of one green stormwater infrastructure (GSI) elements for stormwater management shall be implemented as approved or modified by the Planning and Development and/or Street Transportation Departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc. per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.
11. Provide a landscape irrigation plan that includes zones to establish the amount of irrigation to apply based on maturity and type of the landscaping. Irrigation should be applied efficiently based on the maturity and need for the vegetation.
12. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Business Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
13. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
14. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's

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May 29, 2026

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Office and delivered to the City to be included in the rezoning application file for record.

Writer

Matteo Moric

May 29, 2026

Team Leader

Racelle Escolar

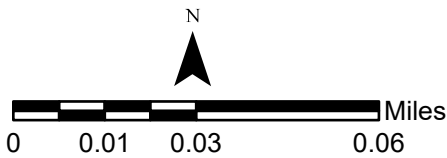
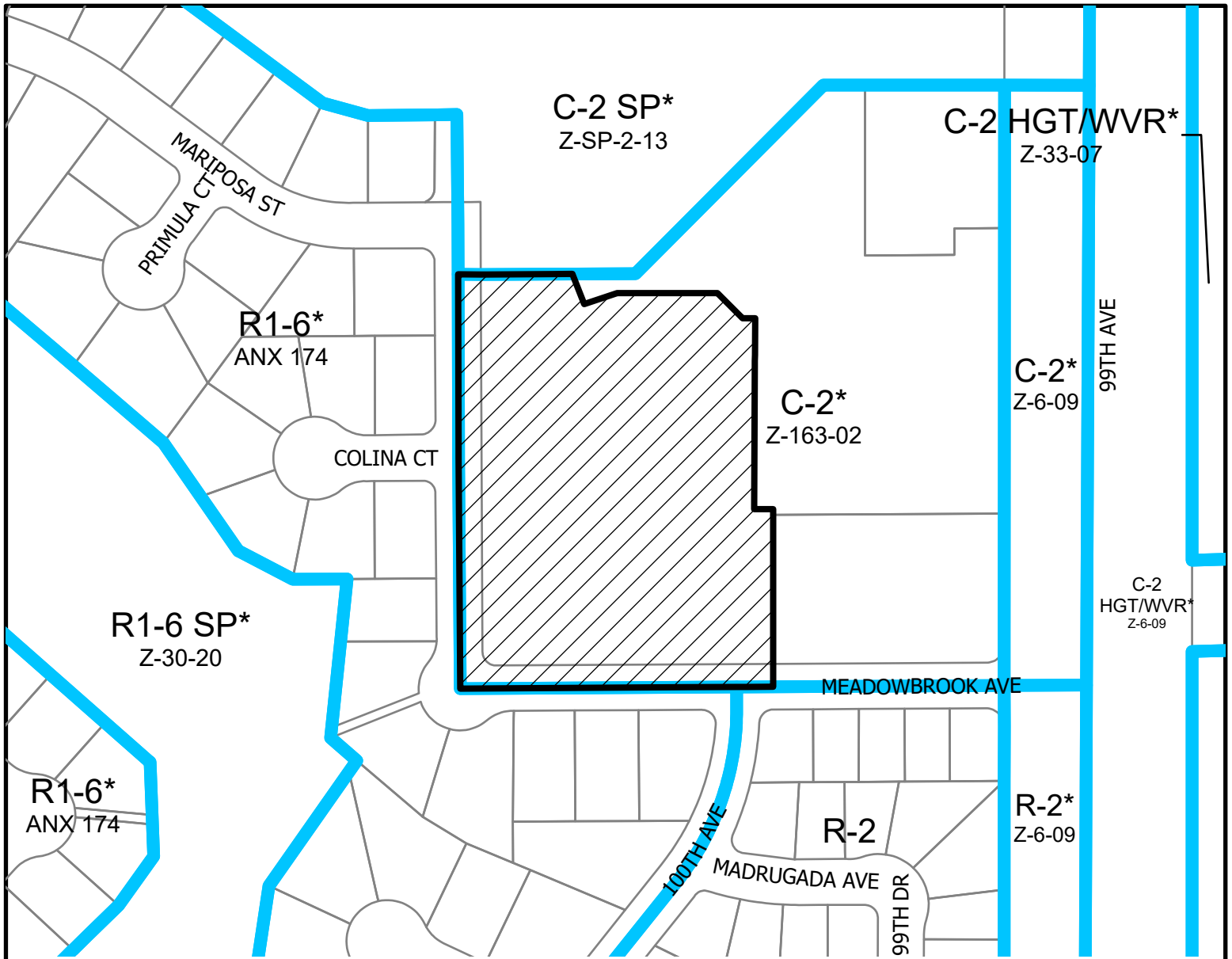
Exhibits

Sketch map

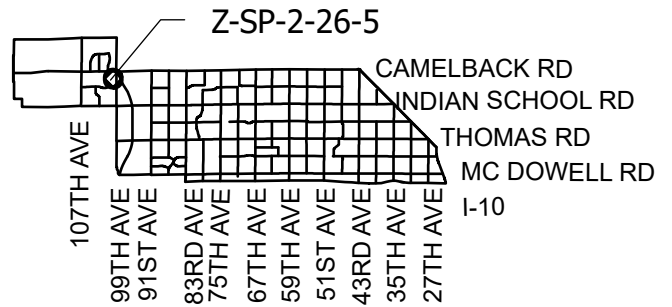
Aerial map

Conceptual site plan date stamped February 11, 2026

Conceptual building elevations date stamped February 11, 2026

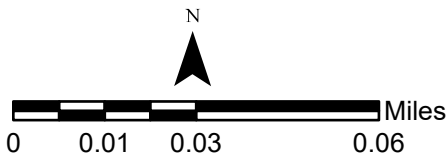
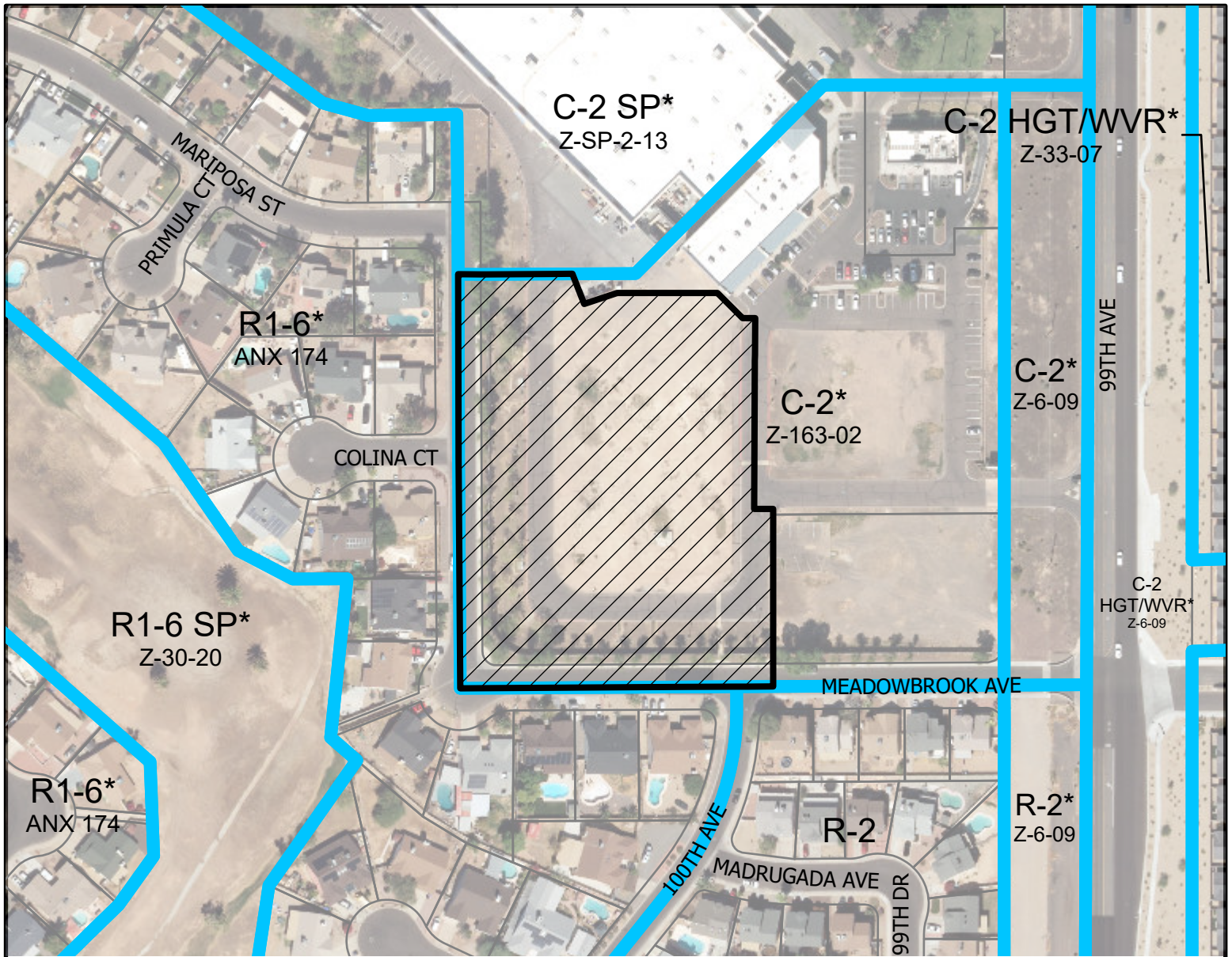


MARYVALE VILLAGE
COUNCIL DISTRICT: 5

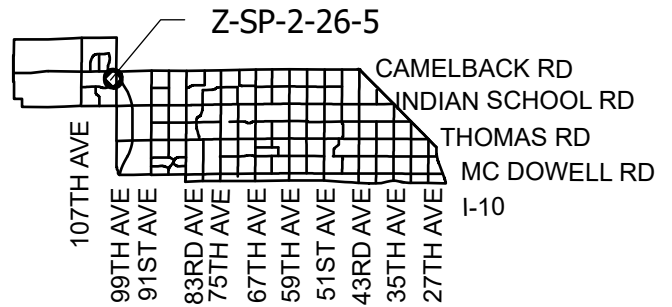


APPLICANT'S NAME: RKAA Architects, Inc.		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-2-26-5	DATE: 4/15/2026	FROM: C-2 (3.34 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.34 Acres	REVISION DATES:		TO: C-2 SP (3.34 ac.)
	AERIAL PHOTO & QUARTER SEC. NO. QS 18-4	ZONING MAP H-2	
MULTIPLES PERMITTED	STANDARD OPTION		* UNITS P.R.D OPTION
C-2	48		58
C-2 SP	48		58

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

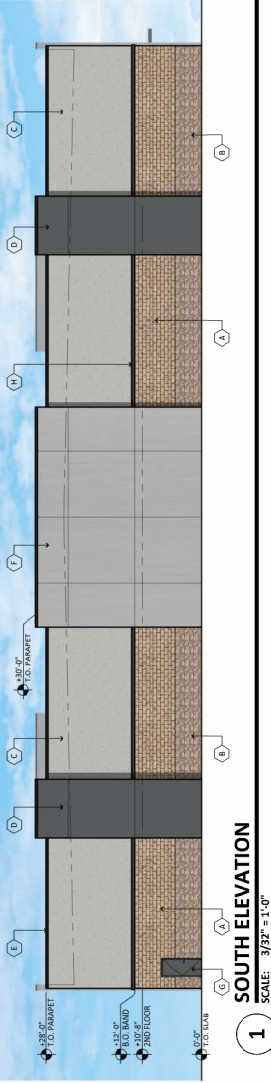


MARYVALE VILLAGE
COUNCIL DISTRICT: 5

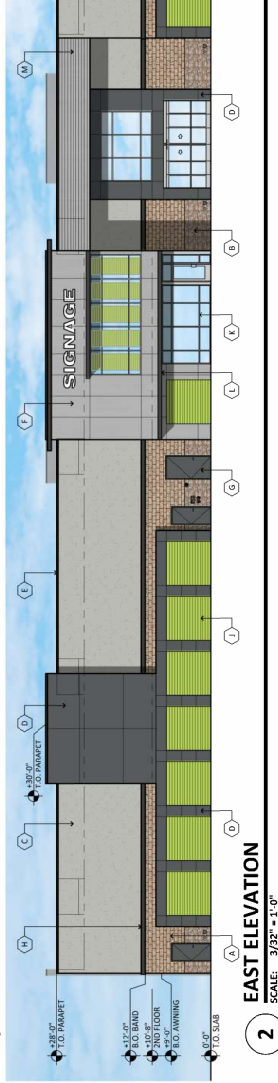


APPLICANT'S NAME: RKAA Architects, Inc.		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-2-26-5	DATE: 4/15/2026	FROM: C-2 (3.34 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES:	
3.34 Acres	AERIAL PHOTO & QUARTER SEC. NO.	TO: C-2 SP (3.34 ac.)	
	QS 18-4	ZONING MAP	
MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION	
C-2	48	58	
C-2 SP	48	58	

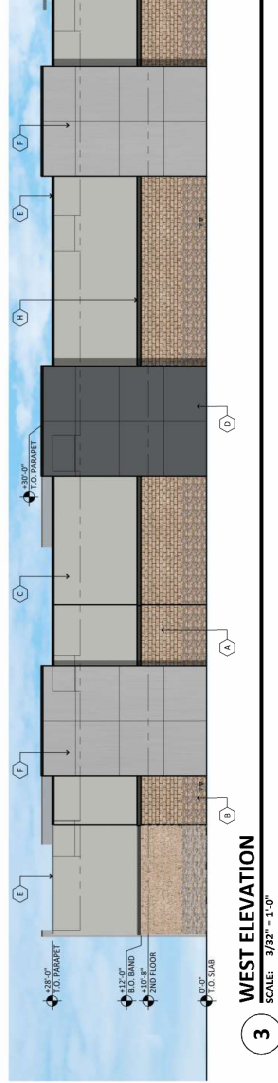
* Maximum Units Allowed with P.R.D. Bonus



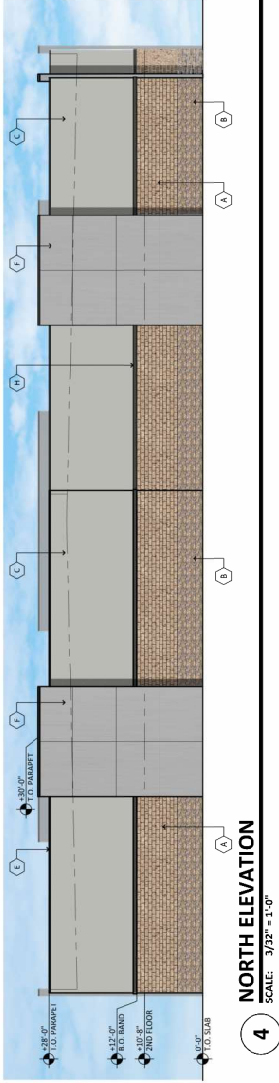
1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIAL FINISH PERCENTAGE		MATERIAL FINISH PERCENTAGE	
SOUTH WALL 8,893 S.F.		EAST WALL 8,893 S.F.	
MATERIAL	S.F.	MATERIAL	S.F.
STUCCO	1,965.0	STUCCO	2,033.0
METAL PANEL	1,865.0	METAL PANEL	2,895.0
STONE VENEER	513.0	STONE VENEER	280.0
TOTAL	4,343.0	TOTAL	5,208.0
MATERIAL FINISH PERCENTAGE		MATERIAL FINISH PERCENTAGE	
NORTH WALL 8,893 S.F.		WEST WALL 8,893 S.F.	
MATERIAL	S.F.	MATERIAL	S.F.
STUCCO	1,965.0	STUCCO	2,033.0
METAL PANEL	1,865.0	METAL PANEL	2,895.0
STONE VENEER	634.0	STONE VENEER	510.0
TOTAL	4,464.0	TOTAL	5,438.0

- MATERIALS & COLORS**
- (A)** GRIP: RESIN OF FEDERAL
TYPE: SMOOTH FACE
COLOR: METALLIC
 - (B)** STONE VENEER: TURQUAN STONE OF FEDERAL
TYPE: TURQUAN VILLA
COLOR: VILLAGES STONE SERIES
 - (C)** PAINTED STUCCO: SHERWIN WILLIAMS
FINISH: PINK SAND
COLOR: SW 7059 TRIM ONE
 - (D)** METAL PANEL: LIGHT SPAN OF FEDERAL
TYPE: OF ARCHITECTURAL WALL PANEL
COLOR: DARK GRAY METALLIC
 - (E)** PRE-FINISHED METAL CAP FLASHING:
TYPE: TO MATCH DARK GRAY
COLOR: METALLIC
 - (F)** METAL PANEL: LIGHT SPAN OF FEDERAL
TYPE: ANODIZED
COLOR: SILVERSMITH
 - (G)** PAINTED ALU. DOOR: SHERWIN WILLIAMS
FINISH: SW 7059 TRIM ONE
COLOR: METALLIC
 - (H)** METAL PANEL: LIGHT SPAN OF FEDERAL
TYPE: OF ARCHITECTURAL WALL PANEL
COLOR: SW 7059 TRIM ONE
 - (I)** ROLL-UP DOOR: RESIN OF FEDERAL
TYPE: LUX WASH
COLOR: LUX WASH
 - (K)** ALUMINUM STOREFRONT: LIGHT SPAN OF FEDERAL
TYPE: ANODIZED
COLOR: CLEAR
 - (L)** PAINTED METAL AWNING: SHERWIN WILLIAMS
FINISH: SW 7059 TRIM ONE
COLOR: FLAT
 - (M)** METAL PANEL: LIGHT SPAN OF FEDERAL
TYPE: OF ARCHITECTURAL WALL PANEL
COLOR: SILVERSMITH

KVA-02-4501
SPEY: 0201878
PAPP: 2504492
QS: 18-4
ZONING CASE NUMBER: ZA-297.03

KEY PLAN
SCALE: N.T.S.

NORTH

RKAA
ARCHITECTS

EL-1
RKAA# 24271.50

99TH AVE AND CAMELBACK STORAGE
SW OF 99TH AVENUE AND CAMELBACK ROAD
PHOENIX, ARIZONA 85037
DATE: 10-29-2025 (PRELIMINARY)

CITY OF PHOENIX
FEB 11 2026
Planning & Development
Department