



Staff Report: Z-SP-4-25-2
December 1, 2025

[North Gateway Village Planning Committee](#) Meeting Date: December 11, 2025
[Planning Commission](#) Hearing Date: January 8, 2026

Request From: [C-2 M-R NBCOD](#) (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) (4.17 acres)

Request To: [C-2 M-R SP NBCOD](#) (Intermediate Commercial, Mid-Rise District, Special Permit, North Black Canyon Overlay District) (4.17 acres)

Proposal: Self-service storage facility and household moving center (truck/trailer sharing, associated retail), and all underlying C-2 uses

Location: Approximately 400 feet south of the southeast corner of the 29th Avenue alignment and Dove Valley Road

Owner: 24 SAC, LLC

Applicant: Parul Butala, AMERCO Real Estate Company

Representative: Jason Morris, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial / Commerce/Business Park and Village Core	
Street Classification Map Designation	29th Avenue alignment	Arterial (Pending)	0-foot east half street
	Woodstock Road (formerly Commitment Way) alignment	Minor Collector (Pending)	0-foot north half street
CONNECT PEOPLE & PLACES CORE VALUE; CORES, CENTERS & CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.			

The proposal for a four-story building is appropriately located within a Village Core.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Encourage bicycle and pedestrian amenities in new major development projects in high-density, mixed-use areas or near transit stations or employment centers.

The site is located within a Village Core and within the North Black Canyon Major Employment Corridor. As stipulated, bicycle amenities, detached tree-shaded sidewalks, and shaded pedestrian pathways will be provided.

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

As stipulated, shade trees will be provided to shade bicycle infrastructure, pedestrian pathways, and sidewalks, and will be dispersed throughout the site in landscape areas.

Applicable Plans, Overlays, and Initiatives

[North Black Canyon Major Employment Corridor](#) – See Background Item No. 7.

[North Gateway Village Core Plan](#) – See Background Item No. 8.

[North Black Canyon Corridor Plan](#) – See Background Item No. 9.

[North Black Canyon Overlay District](#) – See Background Item No. 10.

[Monarch Butterfly Pledge](#) – See Background Item No. 11.

[Shade Phoenix Plan](#) – See Background Item No. 12.

[Complete Streets Design Guidelines](#) – See Background Item No. 13.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 14.

[Zero Waste PHX](#) – See Background Item No. 15.

[Transportation Electrification Action Plan](#) – See Background Item No. 16.

[Phoenix Climate Action Plan](#) – See Background Item No. 17.

[Conservation Measures for New Development](#) – See Background Item No. 18.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 M-R NBCOD
North	Vacant (proposed commercial center)	C-2 M-R NBCOD
East	Multifamily residential (under construction)	PUD NBCOD
South (across Woodstock Road, formerly Commitment Way, alignment)	Vacant	CP/GCP M-R NBCOD
West (across 29th Avenue alignment)	Commercial center and multifamily residential (under construction)	C-2 M-R NBCOD

C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) Development Standards (Core Area)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Gross Acreage	-	4.17 acres
Maximum Lot Coverage	50%	27% (Met)
Maximum Building Height	56 feet; 190 feet if in compliance with the provisions of Section 634.B.2 of the Phoenix Zoning Ordinance	4 stories and 48 feet, 9 inches (Met)
Minimum Building Setbacks		
Front Yard	25 feet; may be reduced to not less than 12 feet if in compliance with the provisions of Section 701.D.3.b of the Phoenix Zoning Ordinance	West (29th Avenue): 24 feet, 9 inches (Met)

Street Side Yard	25 feet; may be reduced to not less than 12 feet if in compliance with the provisions of Section 701.D.3.b of the Phoenix Zoning Ordinance	South (Woodstock Road, formerly Commitment Way): 30 feet (Met)
Interior Yard	0 feet	North: Approx. 110 feet (Met)
		East: Approx. 282 feet (Met)
Minimum Landscape Setbacks		
Front Yard	5 feet and no less than 8 times the lot frontage, measured in square feet, in compliance with the provisions of Section 701.D.3.b of the Phoenix Zoning Ordinance	37 feet, 8 inches – 40 feet, 2 inches (Met)
Street Side Yard	5 feet and no less than 8 times the lot frontage, measured in square feet, in compliance with the provisions of Section 701.D.3.b of the Phoenix Zoning Ordinance	South (Woodstock Road, formerly Commitment Way): 30 feet (Met)
Minimum Parking	<ul style="list-style-type: none">• 35 spaces required• 1 space for each 35 storage units (storage stalls or lockers) and 2 spaces for manager's apartment• 1 space per 300 square feet of general retail• 2,970 square feet of general retail proposed• 1,122 units proposed	44 spaces (Met)

Background/Issues/Analysis**SUBJECT SITE**

1. This request is to rezone 4.17 acres located approximately 400 feet south of the southeast corner of the 29th Avenue alignment and Dove Valley Road from C-2

M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District) to C-2 M-R SP NBCOD (Intermediate Commercial, Mid-Rise District, Special Permit, North Black Canyon Overlay District) to allow a self-service storage facility and household moving center (truck/trailer sharing, associated retail), and all underlying C-2 uses.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The General Plan Land Use Map designation for the subject site is Commercial / Commerce/Business Park. The proposal for C-2 M-R SP NBCOD zoning is consistent with the General Plan Land Use Map designation. The subject site is also located within the designated North Gateway Village Core area on the General Plan Land Use Map. The surrounding sites to the north, east, south, and west of the subject site are also designated as Commercial / Commerce/Business Park and Village Core.



General Plan Land Use Map
Source: Planning and Development Department

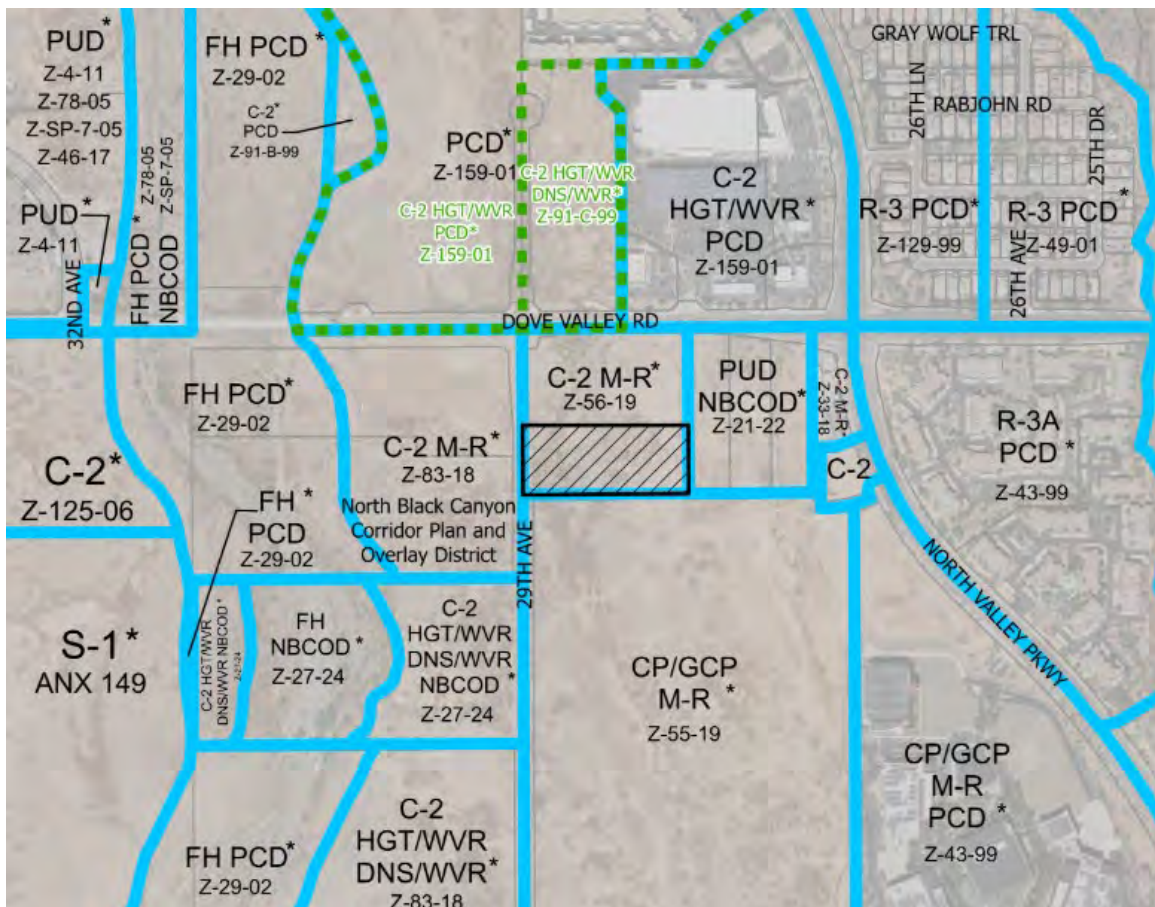
SURROUNDING LAND USES AND ZONING

3. To the north of the subject site is vacant land where a commercial center is proposed, zoned C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District).

To the east of the subject site is a multifamily residential development under construction, zoned PUD NBCOD (Planned Unit Development, North Black Canyon Overlay District).

To the south of the subject site (across the Woodstock Road alignment, formerly Commitment Way) is vacant land, zoned CP/GCP M-R NBCOD (Commerce Park District, General Commerce Park Option, Mid-Rise District, North Black Canyon Overlay District).

To the west of the subject site (across the 29th Avenue alignment) is a commercial center and multifamily residential development under construction, zoned C-2 M-R NBCOD (Intermediate Commercial, Mid-Rise District, North Black Canyon Overlay District).



Zoning Sketch Map

Source: Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes a self-service storage facility, with 1,122 storage units within one four-story building with a building footprint of 31,588 square feet. A drainage easement is proposed along the west side of the site, adjacent to 29th Avenue. Surface parking areas are proposed along the north side of the building, near the northeast corner of the site, and along the east side of the site, with a total of 44 on-site parking spaces provided, including

two accessible spaces. Additionally, several large truck parking spaces are proposed. Three driveways are proposed for vehicular access along the north property line from the shared driveway with the commercial center to the north. An additional driveway for vehicular access is proposed from Woodstock Road (formerly Commitment Way). No on-site refuse enclosure is proposed.

Since the site plan and elevations meet or exceed minimum Phoenix Zoning Ordinance standards, staff recommends general conformance to the site plan and elevations date stamped November 20, 2025. This is addressed in Stipulation No. 1.

Since the site is located within a Village Core, in accordance with Section 623.E.3.a and b of the Phoenix Zoning Ordinance, the front yard and street side yard building setbacks are required as provided in Section 701.D.3 of the Phoenix Zoning Ordinance. This section does not provide for specific landscape planting standards. In order to ensure enhanced landscaping is installed within these landscape areas, in addition to retention areas, staff recommends that these areas be landscaped with large canopy shade trees planted 20 feet on center and a minimum of 50 percent live coverage. This is addressed in Stipulation No. 5.

5. **Elevations**

The building elevations, attached as an exhibit, proposes a four-story building with a total height of 48 feet and nine inches. Staff recommends several stipulations to address maximum building height, desert-tone colors, building frontage, and glazing, in order to further the goals of the North Black Canyon Corridor Plan and the North Gateway Village Core Plan. These are addressed in Stipulation Nos. 3 and 6 through 8.

6. **Special Permit**

Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:

- a) All outdoor storage shall be within a closed building, except that within the grounds of a self-service storage warehouse, where trailers and motor vehicles may be placed in outdoor storage areas which are separate from view from adjacent streets and property by walls, fences or landscaping. Outdoor storage areas shall not exceed 10 percent of the gross site area and shall not count toward meeting parking requirements.
- b) No auctions, sales, service or repair activities, or anything other than dead storage and the rental and supervision of storage units, and such additional uses permitted in the C-2 district that are specified through special permit approval, shall be conducted on the premises.

- c) There shall be no storage or use of hazardous or dangerous materials on the premises.
- d) The premises shall abut or have direct access to a freeway or arterial street, as designated on the street classification map.
- e) Screening the perimeter of the premises of a self-service storage warehouse may be required. All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least 10 feet wide; additional setback and the 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 includes truck and trailer sharing outside storage areas that do not exceed 10 percent of the gross site area and of which, as stipulated, will be separated from view from adjacent streets and property by walls and landscaping. The proposal does not include auctions, sales, service, or repair activities, nor does it include storage of hazardous or dangerous materials on the premises. Access to an arterial street is provided via the north shared driveway connecting to 29th Avenue. The site is not adjacent to a residential zone; thus, screening the perimeter from residential zones would not be required. The proposal includes a household moving center.

PLANS, OVERLAYS, AND INITIATIVES

7. [North Black Canyon Major Employment Corridor](#)

The subject site is located within the boundaries of the within the North Black Canyon Major Employment Corridor, which is generally bounded by Carefree Highway to the north, the 19th Avenue alignment to the east, Happy Valley Road to the south, and the I-17 freeway to the west. The purpose of employment centers and corridors are to encourage and promote a concentration of employment uses within strategic areas. The North Black Canyon employment corridor is characterized by a mix of commercial, commerce park, and residential uses of higher intensity within and nearby the Village Core. The proposal allows all underlying C-2 uses, which would allow employment-generating uses that would support the goals of this employment corridor.



Major Employment Centers and Corridors Map

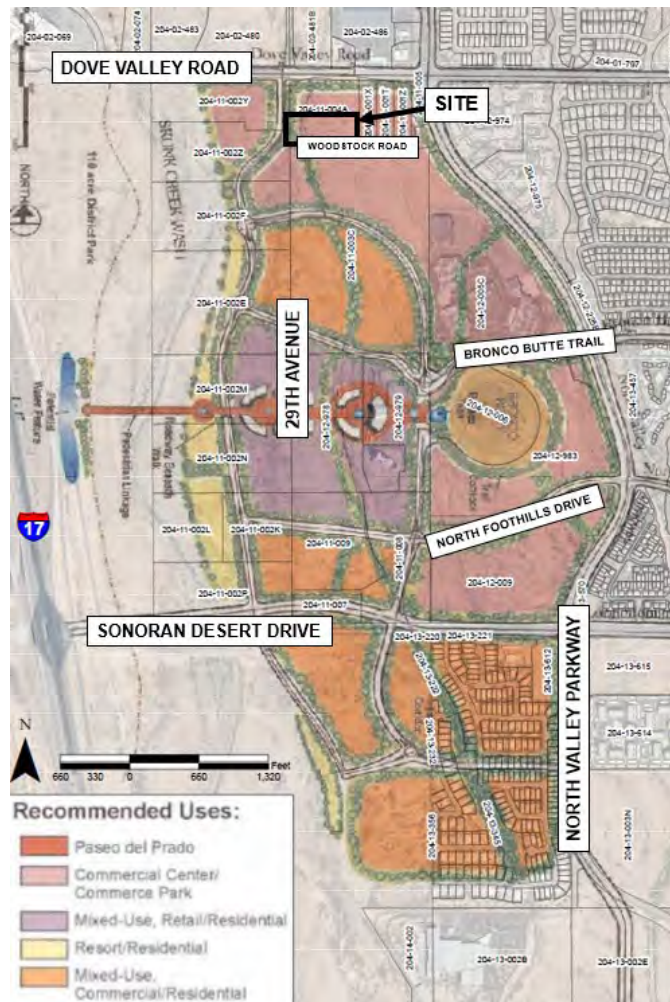
Source: Planning and Development Department

8. North Gateway Village Core Plan

The subject site is located within the North Gateway Village Core. The Phoenix City Council adopted the North Gateway Village Core Plan in 2008 to provide guidance in creating a high-intensity, urban center with Skunk Creek Wash and Bronco Butte as major natural amenities.

The North Gateway Village Core Plan Conceptual Land Use Map envisioned the subject site as Commercial Center/Commerce Park. The Commercial Center/Commerce Park land use designation accommodates the primary employment activity for the North Gateway Village Core and is intended to accommodate commercial services, retail, entertainment, recreational and mixed residential uses. The proposal would allow underlying C-2 commercial uses, which is consistent with Land Use Map designation.

All parcels within the North Gateway Village Core were originally rezoned to include a Mid-Rise District zoning overlay to promote high-intensity development that furthers the vision of the North Gateway Village Core Plan. The maximum height allowed in the Mid-Rise District overlay is 190 feet. The North Gateway Village Core Plan recommends restricting height further to a maximum height of 10 stories (approximately 120 feet). Since all parcels within the North Gateway Village Core are owned by separate property owners, and the surrounding area has developed at lower scales than originally envisioned, some parcels have removed the Mid-Rise District zoning overlay through rezoning requests and have been limited to four stories and 56 feet for commercial development, as permitted in the C-2 zoning district within core areas, or have requested height waivers for multifamily residential developments to allow four stories and 48 feet in height. The proposal does not propose to remove the M-R zoning overlay;



North Gateway Village Core Plan

Conceptual Land Use Map

Source: Planning and Development Department

thus, staff recommends a maximum building height of four stories and 56 feet. This is addressed in Stipulation No. 2.

In order to promote the goals, policies, and recommendations of the North Gateway Village Core Plan, including pedestrian-oriented development, commercial uses that would generate activity within the Village Core, and enhanced pedestrian connectivity, staff recommends stipulations regarding enhanced landscaping; building frontage; pedestrian walkway connections; minimum square footage of ground floor commercial service, retail, entertainment, and/or restaurant uses; drive-through treatments; pavement treatment of pedestrian crossings; bicycle infrastructure; enhanced shading; and detached sidewalks. These are addressed in Stipulation Nos. 6 through 15, 24, 25, 28, and 30.

9. North Black Canyon Corridor Plan

The subject site is within the North Black Canyon Corridor Plan. The Phoenix City Council adopted the Corridor Plan in 1999 to guide growth and development within a concentrated area along the Interstate 17 corridor, to discourage leapfrog development, and to preserve the natural desert character of the area. In an effort to guide growth and development within a concentrated area and discourage leapfrog development, the North Black Canyon Corridor Plan established the Infrastructure Limit Line and Infrastructure Phasing Overlay. The subject site is located within the Infrastructure Limit Line. The proposal is consistent with the following goals from the plan:

- *Goal 1: Promote the North Black Canyon Corridor as a regional employment center.*

The proposal will allow underlying C-2 uses, which will allow employment uses that would promote the North Black Canyon Corridor as a regional employment corridor.

- *Goal 3: Achieve a balance between employment and housing.*

A majority of the Village Core has been approved as multifamily residential; thus, there is already a significant portion of the Village Core



FIGURE 4:
Infrastructure Limit Line and Phasing Overlay
North Gateway Village

*North Black Canyon Corridor Plan
Infrastructure Limit Line and Phasing Overlay Map
Source: Planning and Development Department*

balanced with housing. The proposal, with underlying C-2 uses allowed, adds to the balance of employment uses in the Village Core.

10. **North Black Canyon Overlay District**

The subject site is within the North Black Canyon Overlay District (NBCOD). The City Council adopted the NBCOD in 2001 in order to implement the designs and concepts of the North Black Canyon Corridor Plan. The NBCOD ensures development is compatible with the desert environment by providing comprehensive design guidelines. In order to enforce the NBCOD guidelines regarding developing buildings with a desert color palette, staff recommends that the color and material palette for the building comply with the NBCOD, with specific regard to colors being muted and blend with, rather than contrast strongly, with the surrounding desert environment. Additionally, to maintain the natural desert character, staff recommends that surface retention areas be natural and organic in shape. These are addressed in Stipulation Nos. 3 and 4.

11. **Monarch Butterfly Pledge**

In April 2021, Mayor Kate Gallego signed the National Wildlife Federation's Mayor's Monarch Pledge. This pledge commits the city to take action to support the monarch butterfly population. In the United States, loss of milkweed habitat is a major factor in the decline of the monarchs. Arizona has at least 29 species of milkweed native to the state. Adult monarchs feed on the nectar of many flowers, but they breed only where milkweeds are found. In order to support the monarch butterfly population, Stipulation No. 16 addresses the planting of milkweed shrubs, or other native nectar plant species, on the subject site.

12. **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 Stipulation Nos. 5, 22, 24, 25, 28, and 30 to enhance tree plantings and shade.

13. **Complete Streets Design Guidelines**

In 2018, the Phoenix City Council adopted the Complete Streets Design Guidelines. The design guidelines are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Staff recommends enhanced streetscape plantings and shade, pedestrian connectivity, visually contrasting pavement treatments at pedestrian crossings, bicycle amenities, detached sidewalks, and enhanced shading to support these design guidelines.

and to enhance the streetscape. These are addressed in Stipulation Nos. 5, 9, 13 through 14, 15, 24, 25, 28, and 30.

14. **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. Staff recommends that bicycle parking be provided in accordance with the City's Walkable Urban (WU) Code and located near building entrances. Additionally, a bicycle repair station ("fix it station") will be provided and maintained on site in an area of high visibility and separated from vehicular maneuvering areas, where applicable. This is addressed in Stipulation Nos. 14 and 15.

15. **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 applicant's submittal materials indicate that the owner will determine recycling during the development process.

16. **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. Staff recommends a minimum of 10 percent of the required parking spaces include EV Ready infrastructure. Additionally, staff recommends a minimum of 10 percent of the provided bicycle parking spaces include standard electrical receptacles for electric bicycle charging capabilities. This is addressed in Stipulation Nos. 17 and 18.

17. **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 Metro Green Infrastructure 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. Staff recommends Stipulation No. 19, which requires a minimum of two green stormwater infrastructure (GSI) techniques for stormwater management to be implemented, in order to address this goal.

18. **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 standard stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. Staff recommends Stipulation Nos. 19 through 23 to address this goal, which address the following:

- A minimum of two GSI elements for stormwater management to be implemented.
- Only utilize landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance).
- A leak detection device to be installed for the irrigation system of landscape areas larger than 10,000 square feet.
- A minimum of 25 percent of the surface parking areas to be shaded by structures or shade trees.
- Documentation to be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years.

COMMUNITY INPUT SUMMARY

19. At the time this staff report was written, staff has not received any letters of opposition or support.

INTERDEPARTMENTAL COMMENTS

20. **Public Transit Department**

The Public Transit Department requested that clearly defined, accessible

pedestrian pathways be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, and that pedestrian crossings include visually contrasting pavement treatments. These are addressed in Stipulation Nos. 9 and 13.

21. **Street Transportation Department**

The Street Transportation Department requested the following:

- Dedication and construction of the east side of 29th Avenue.
- Construction of the 14-foot-wide raised center median for 29th Avenue.
- A detached sidewalk along the east side of 29th Avenue, as required by the North Gateway Core Master Street Plan.
- Dedication and construction of full width right-of-way for the south collector roadway, per the signing and striping plans approved on May 6, 2025.
- A detached sidewalk along the north side of the southern collector roadway, per the signing and striping plans approved on May 6, 2025.
- A traffic study to be submitted to and accepted by the Street Transportation Department and all mitigation improvements to be constructed and/or funded as identified in the accepted Traffic Impact Study.
- A traffic signal to be constructed, or modified by the developer if previously constructed by others to an interim condition, at the intersection of Dove Valley Road and 29th Avenue.
- That all streets within and adjacent to the development be constructed with all required elements and comply with all ADA accessibility standards.

These are addressed in Stipulation Nos. 26 through 33.

OTHER

22. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 34.
23. 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. Staff recommends a stipulation to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 35.
24. 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. As stipulated, the proposal will support a pedestrian-oriented environment within the North Gateway Village Core.
3. As stipulated, the proposal supports efforts from various plans, overlays, and initiatives, including the North Gateway Village Core Plan, the North Black Canyon Corridor Plan, the North Black Canyon Overlay District, the Monarch Butterfly Pledge, the Shade Phoenix Plan, the Complete Streets Guiding Principles policy, the Comprehensive Bicycle Master Plan, the Transportation Electrification Action Plan, the Phoenix Climate Action Plan, and the Conservation Measures for New Development policy.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped November 20, 2025, as modified by the following stipulations, and as approved by the Planning and Development Department.
2. The maximum building height shall be four stories and 56 feet.
3. Colors shall be muted and blend, rather than contrast strongly, with the surrounding desert environment, as approved by the Planning and Development Department.
4. All surface retention areas shall be natural and organic in shape, as approved by the Planning and Development Department.
5. Retention areas and perimeter landscape areas, as depicted on the landscape plan date stamped November 20, 2025, shall be landscaped with minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, planted in landscape areas, and planted around the perimeter of retention areas, and a minimum of five 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage, as approved by the Planning and Development Department.
6. The following shall be provided along the frontage adjacent to 29th Avenue, as approved by the Planning and Development Department.

- a. A building shall be provided fronting along 29th Avenue with a minimum of 45% of the building frontage provided at a 40-foot setback from the property line.
 - b. A minimum 6-foot-tall mural installation shall be provided along the remaining 29th Avenue frontage, along the required building setback line and articulated back 5 feet for every 50 feet of wall length, compatible with the design of the overall development, the surrounding community, and the surrounding desert context.
7. The following shall be provided along the frontage adjacent to Woodstock Road (formerly Commitment Way), as approved by the Planning and Development Department.
 - a. A building shall be provided fronting along Woodstock Road (formerly Commitment Way) with a minimum of 50% of the building frontage provided at a 30-foot setback from the property line.
 - b. A minimum 6-foot-tall mural installation shall be provided along the remaining Woodstock Road (formerly Commitment Way) frontage, along the required building setback line and articulated back 5 feet for every 50 feet of wall length, compatible with the design of the overall development, the surrounding community, and the surrounding desert context.
8. The glazing on all building windows shall have a maximum reflectivity of 20%, as approved by the Planning and Development Department.
9. Minimum 5-foot-wide clearly defined, accessible pedestrian pathways shall be provided to connect building entrances and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
10. The ground floor area of the development shall include a minimum of 3,900-square-feet of commercial service, retail, entertainment, and/or restaurant uses, unrelated to the Special Permit use, that will activate the North Gateway Village Core, as approved by the Planning and Development Department.
11. If a drive-through restaurant is developed, pick-up windows shall be architecturally integrated in proportion, color, material and texture to the building it serves by providing awnings or architecturally integrated structures for weather protection, as approved by the Planning and Development Department.
12. If a drive-through restaurant is developed, a minimum of 250 square feet of outdoor seating areas shall be provided, as approved by the Planning and Development Department.

13. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
14. Bicycle parking shall be provided per the requirements of Section 1307.H.6 of the Phoenix Zoning Ordinance. Bicycle parking 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. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
15. A bicycle repair station ("fix it station") shall be provided and maintained on-site. The bicycle repair station ("fix it station") shall be provided near a building entrance in an area of high visibility and separated from vehicular maneuvering areas, where applicable. The repair station shall include, but not be limited to, standard repair tools affixed to the station, a tire gauge and pump affixed to the base of the station or the ground, and a bicycle repair stand which allows pedals and wheels to spin freely while making adjustments to the bike.
16. A minimum of 10% of the required shrubs shall be a milkweed or other native nectar species, and shall be planted in groups of three or more, as approved by the Planning and Development Department.
17. A minimum of 10% of the provided bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
18. A minimum of 10% of the required vehicle parking spaces shall be EV Ready, as approved by the Planning and Development Department.
19. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented for each parcel separately (east and west of Skunk Creek Wash), 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.
20. Only landscape materials listed in Appendix A of the North Black Canyon Overlay District (Section 654 of the Phoenix Zoning Ordinance) shall be utilized, and landscape materials listed in Appendix B shall be prohibited, as approved or modified by the Planning and Development Department.

21. A leak detection device shall be installed for the irrigation system of landscape areas larger than 10,000 square feet.
22. 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, single-trunk, large canopy, shade trees, or a combination thereof.
23. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the City of Phoenix Businesses Water Efficiency Program for a minimum of 15 years, or as approved by the Planning and Development Department.
24. All bicycle infrastructure and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.
25. A minimum 5-foot-wide detached sidewalk separated by a minimum 5-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side and the east side of the site, adjacent to the shared driveways, planted to the following standards, and as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, to provide a minimum of 75% shade along the sidewalk.
 - b. A minimum of five, 5-gallon shrubs per tree and a mixture of shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 50% live coverage.
26. The east side of 29th Avenue shall be dedicated and constructed to match the improvements per the North Gateway Core Master Street Plan from the future collector roadway to Dove Valley Road, including required tapers for flared intersections, as approved by the Street Transportation Department.
27. A 14-foot-wide raised center median is required for 29th Avenue. If the west side of 29th Avenue has not been constructed, the subject development shall be required to construct the 14-foot median, as approved by the Street Transportation Department.

28. A detached sidewalk shall be constructed along the east side of 29th Avenue, as required by the approved North Gateway Core Master Street Plan, including a minimum 5-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
- b. A mixture of shrubs, accents, and vegetative groundcovers, with a maximum mature height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% 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.

29. The full width right-of-way shall be dedicated for the collector roadway, and roadway improvements shall be constructed per the signing and striping plans approved on May 6, 2025, as approved by the Street Transportation Department.

30. A minimum 5-foot-wide detached sidewalk separated by a minimum 8-foot-wide landscape strip located between the back of curb and sidewalk shall be constructed on the north side of the southern collector roadway, per the signing and striping plans approved on May 6, 2025, and shall comply with the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper, single-trunk, large canopy, shade trees, planted 20 feet on center, or in equivalent groupings, on both sides of the sidewalk to provide a minimum of 75% shade along the sidewalk.
- b. A mixture of shrubs, accents, and vegetative groundcovers, with a maximum mature height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% 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.

31. A traffic study shall be submitted to and accepted by the Street Transportation Department. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact study.

32. A traffic signal shall be constructed, or modified by the developer if previously constructed by others to an interim condition, at the intersection of Dove Valley Road and 29th Avenue.
33. 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.
34. 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.
35. 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 Office and delivered to the City to be included in the rezoning application file for record.

Writer

Adrian Zambrano

December 1, 2025

Team Leader

Racelle Escolar

Exhibits

Zoning Sketch Map

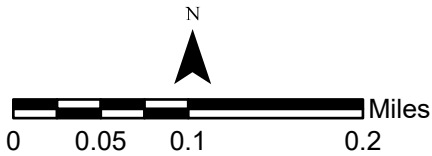
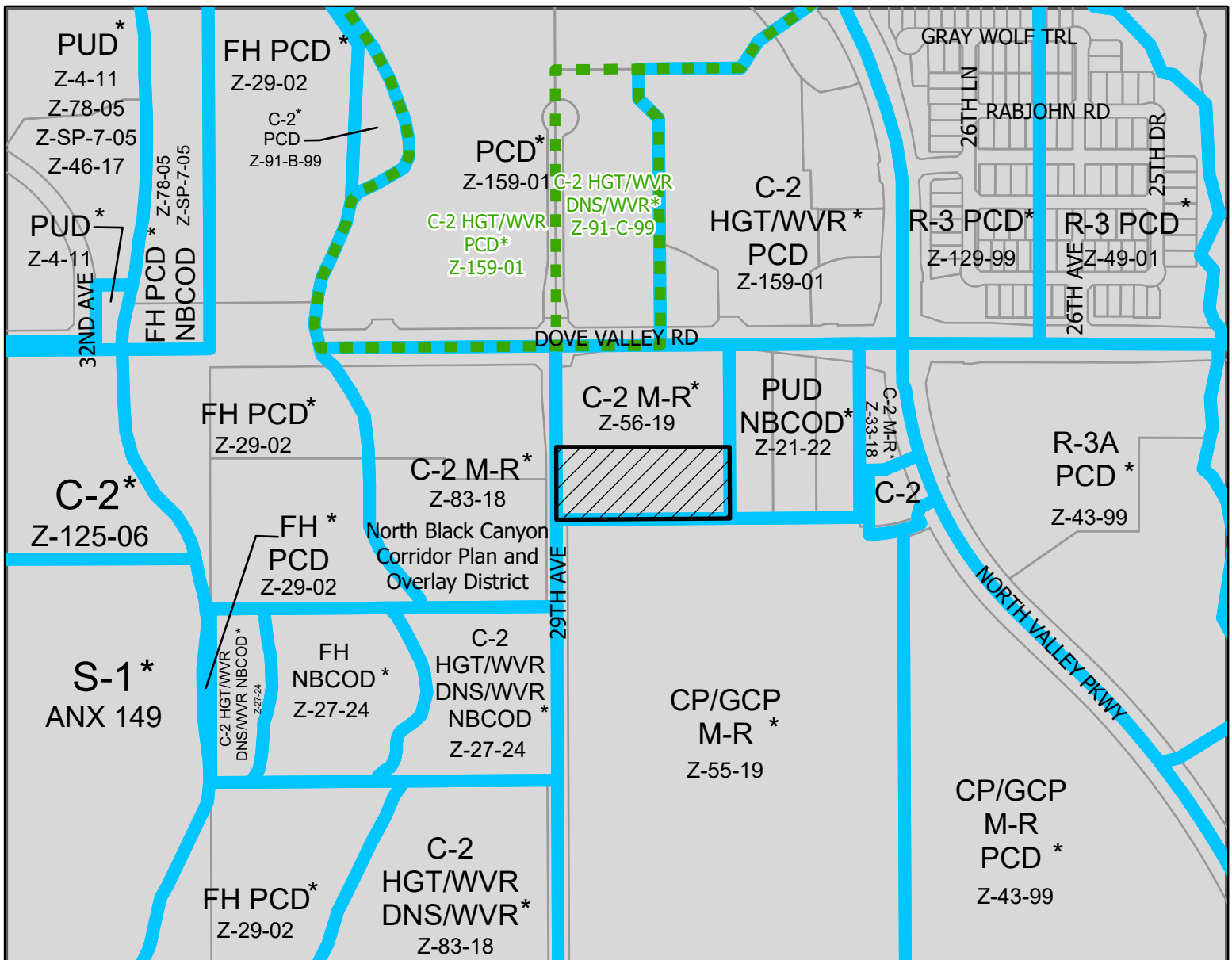
Aerial Sketch Map

Site Plan date stamped November 20, 2025

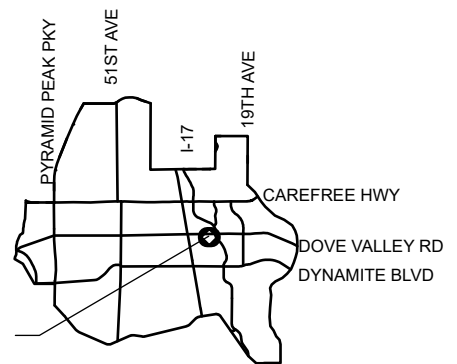
Conceptual Landscape Plan date stamped November 20, 2025

Elevations date stamped November 20, 2025 (3 pages)

Renderings date stamped November 20, 2025 (3 pages)



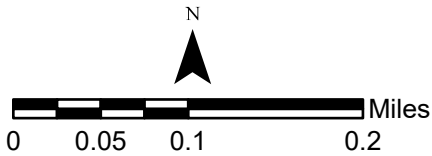
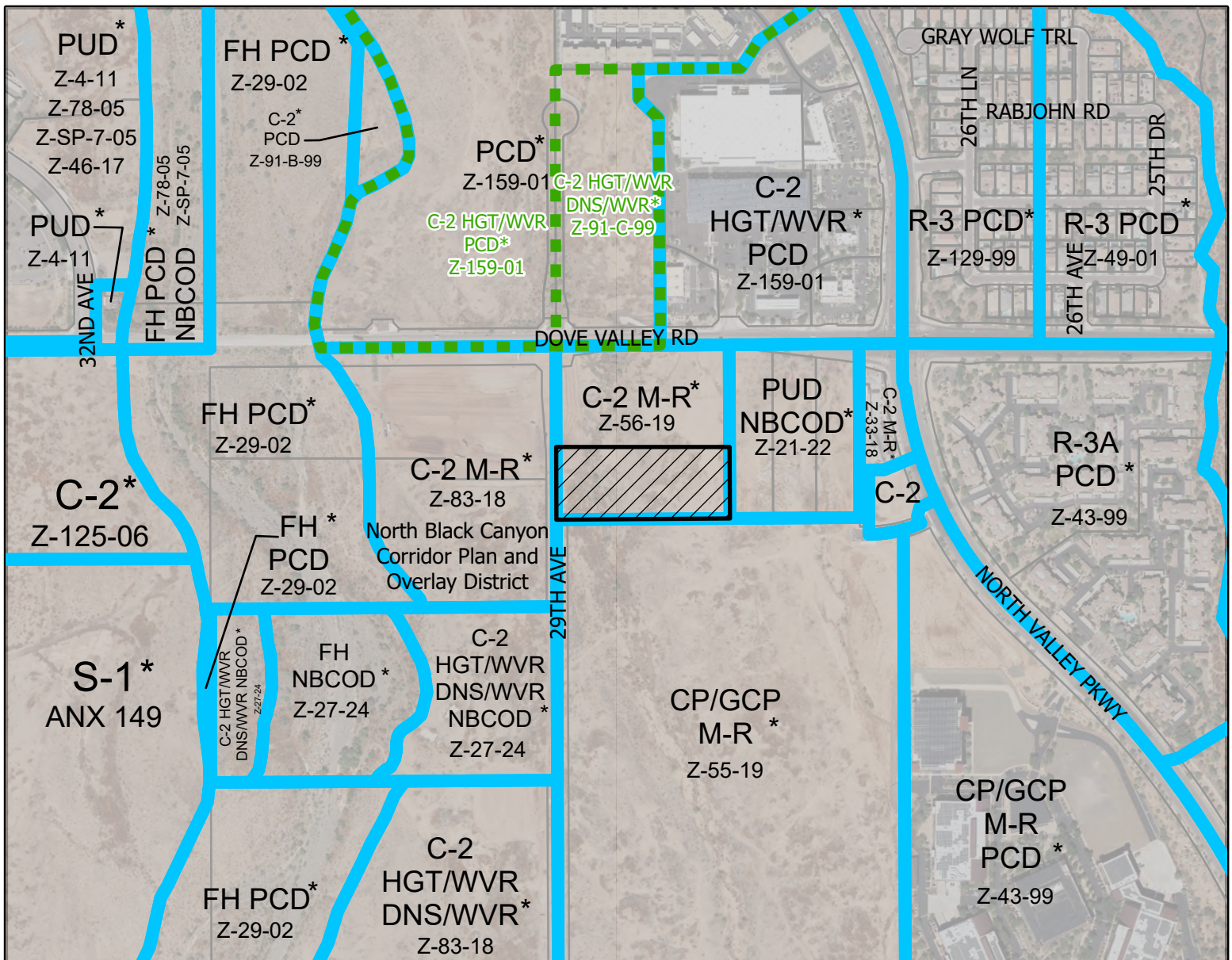
NORTH GATEWAY VILLAGE
COUNCIL DISTRICT: 2



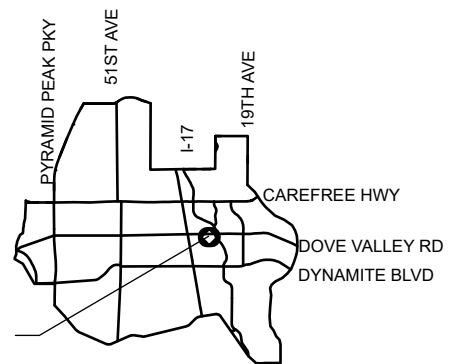
Z-SP-4-25-2

APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-4-25-2		FROM: C-2 M-R NBCOD (4.17 ac.)	
DATE: 5/22/2025		TO: C-2 M-R SP NBCOD (4.17 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 56-22			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.17 Acres		ZONING MAP R-7	
MULTIPLES PERMITTED C-2 M-R NBCOD C-2 M-R SP NBCOD		CONVENTIONAL OPTION 60 60	
		* UNITS P.R.D OPTION 72 72	

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



NORTH GATEWAY VILLAGE
COUNCIL DISTRICT: 2

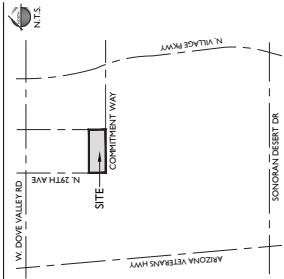


Z-SP-4-25-2

APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-SP-4-25-2		FROM: C-2 M-R NBCOD (4.17 ac.)	
DATE: 5/22/2025		TO: C-2 M-R SP NBCOD (4.17 ac.)	
REVISION DATES:			
AERIAL PHOTO & QUARTER SEC. NO. QS 56-22			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.17 Acres		ZONING MAP R-7	
MULTIPLES PERMITTED C-2 M-R NBCOD C-2 M-R SP NBCOD		CONVENTIONAL OPTION 60 60	
		* UNITS P.R.D OPTION 72 72	

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

VICINITY MAP



KEYNOTES

- 1 TRUCK STAGING
- 2 LANDSCAPED AREAS
- 3 ENTRY DRIVE
- 4 NEW SIDEWALK - SEE CIVIL
- 5 PARKING

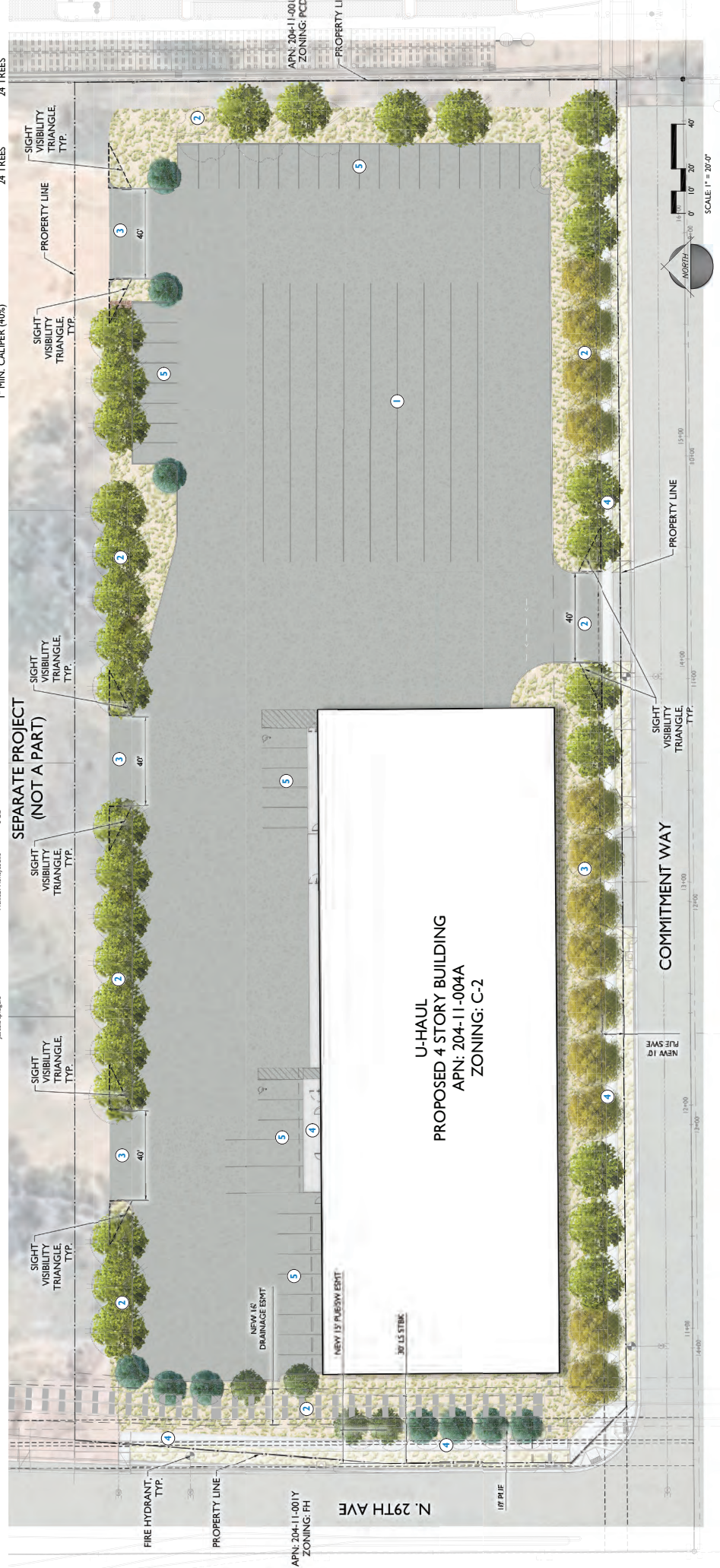
PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Acacia salicina	Midge	24" Box 1" Cal	11
	Acacia farnesiana	Sweet Acacia	36" Box 1 1/2" Cal	4
	Maritima willardiana	Pink Blanco	24" Box 1" Cal	9
	Quercus virginiana	California Live Oak	36" Box 1 1/2" Cal	33
SHRUBS/ACCENTS				
	Acacia salicina	Desert Willow	5 Gal	5
	Ceanothus velutinus	Red Bird of Paradise	5 Gal	5
	Buddleia davidii	Desert Honeysuckle	1 Gal	1
	Cordia alliodora	Little Leaf Corda	5 Gal	5
	Eriodaphne	Bottlebrush	5 Gal	5
	Eriodaphne	Turpentine Bush	5 Gal	5
	Jatropha	Medican Honeyvine	5 Gal	5

CITY OF PHOENIX
NOV 20 2025
Planning & Development
Department

LANDSCAPE DATA

NET SITE AREA	2.68 AC. (116,919 S.F.)
ONSITE LANDSCAPE AREA	.67 AC. (29,134 S.F.)
LANDSCAPE COVERAGE	25%
PLANTING DATA	
LS SETBACK 39TH AVE. (5,623 S.F.)	REQUIRED
TREES EVERY 500 S.F.	REQUIRED
SHRUBS EVERY 100 S.F.	REQUIRED
LS SETBACK COMMITMENT WAY (11,378 S.F.)	REQUIRED
TREES EVERY 500 S.F.	REQUIRED
SHRUBS EVERY 100 S.F.	REQUIRED
LANDSCAPE LIVE COVERAGE (29,134 S.F.)	REQUIRED
50% LIVE COVERAGE REQUIREMENT	14,567 S.F. TREES
TREES (61 TOTALS)	REQUIRED
3" MIN. CALIPER (60%)	37 TREES
1" MIN. CALIPER (40%)	24 TREES



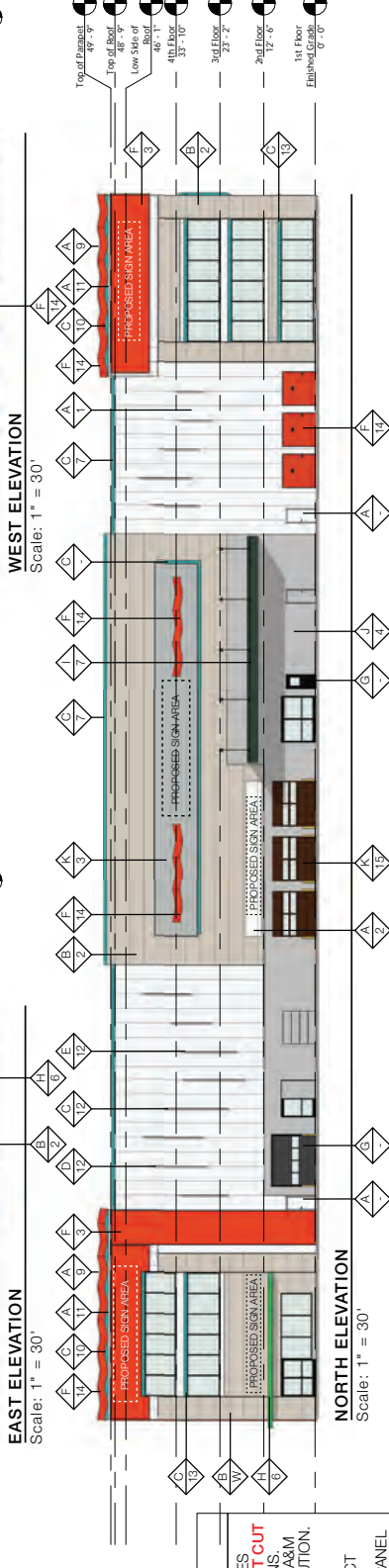
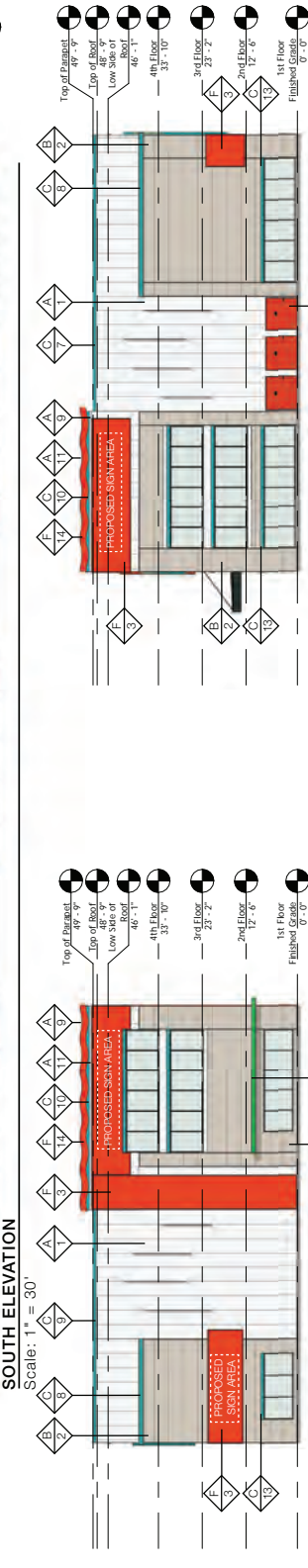
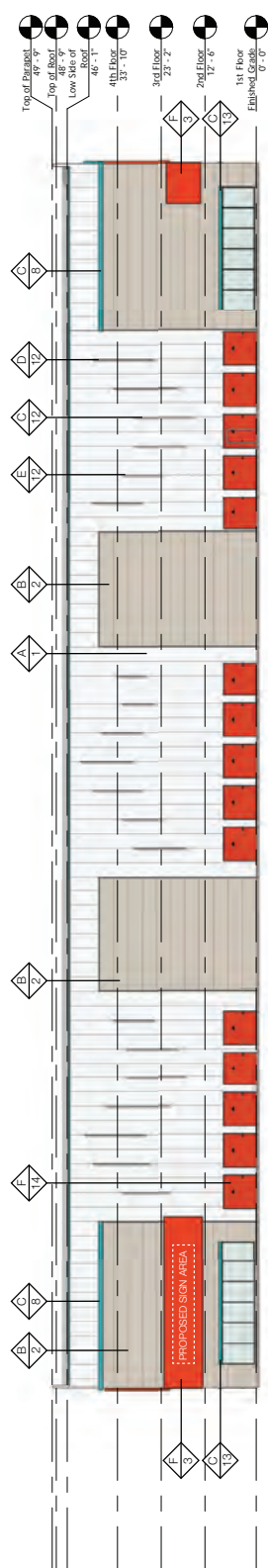
L-1.01
11.20.2025

Illustrative Landscape Plan

Phoenix, AZ

Amerco Real Estate

U-Haul of North Gateway



COLOR CHART	
A	POLAR WHITE (IMP CUSTOM COLOR)
B	SANDSTONE (IMP CUSTOM COLOR)
C	DESERT JEWEL (SW 6767 AQUARIUM)
D	SW 6884 OBSTINATE ORANGE
E	SW 6451 NURTURE GREEN
F	SIERRA SUNSET
G	SW EGGSHELL BLACK
H	U-HAUL PROMO GREEN
I	U-HAUL GREEN (M62 CUSTOM COLOR)
J	LIGHT BROOM FINISHED TILT WALL
K	GALVANIZED
L	

MATERIALS	
1	42"W METL-SPAN SANTA FE STUCCO EMBOSSED VERTICAL IMP
2	42"W METL-SPAN LIGHT MESA STUCCO EMBOSSED HORIZONTAL IMP
3	16"W METL-SPAN CONCEPT SERIES CS-620 HORIZONTAL PANELS
4	LIGHT BROOM TILT-UP CONCRETE
5	2"H x 55"W x 10"D STORAGE: LOAD/UNLOAD AWNING
6	1"H x 55"W x 2"D CUSTOMER ENTRANCE AWNING
7	9"H TRIM TYP
8	1"H TRIM TYP
9	4.5"H TRIM TYP
10	10.25"H FLAT METAL TRIM TYP
11	9"H FLAT METAL TRIM TYP
12	9"D LYRICAL ARTICULATED ACCENT FIN (DESIGN ELEMENT)
13	9"H x 3"D ARCHITECTURAL DETAILS
14	ARCHITECTURAL DETAILS
15	ULTRA-GRAIN CLASSIC WALNUT CARRIAGE DOORS
16	

GENERAL NOTES:


D1 - THE PROPOSED IMP USES FULL WIDTH PANELS. **DO NOT CUT IMP** DUE TO PANEL VARIATION. CONTACT THE DESIGNER AT A&M ASSOCIATES TO FIND A SOLUTION. P: 602.623.6841

D2 - THE PROPOSED PROJECT CONSISTS OF 42" WIDE IMP DEVIATING FROM THIS SIZE PANEL WILL ALTER THE LYRICAL FIN DESIGN. PLEASE CONTACT THE DESIGNER AT A&M ASSOCIATES SO THE PLAN DRAWINGS CAN BE UPDATED. P: 602.623.6841

a&m
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Metl-Span Mesa (or Equivalent IMP)

The Metl-Span CF Mesa Insulated metal panel is well suited for exterior walls and ceiling applications. The highly corrugated profile on both faces creates symmetry on the outside of the building and room to room within. The minor rib provides a flattened appearance. Mesa panels are ideal for commercial, institutional and industrial applications.



LOCK & GROOVE SYSTEM

PANEL


PANEL PROFILE

PRODUCT SPECIFICATIONS	
WIDTH	- 36", 36", 42"
THICKNESS	- 2", 2 1/2", 3", 4", 5", 6"
LENGTH	MINIMUM 12'-0" (12'-0" HORIZONTAL) 8'-0" to 12'-0" HORIZONTAL 8'-0" to 12'-0" VERTICAL
EXTERIOR PROFILE	- Longitudinal panels spaced at nominal 4" (nominal 4" deep, embossed) or unembossed
EXTERIOR FACE	- G-90 galvalume or A2-50 aluminum zinc coated steel in 24 and 22 Ga.
INTERIOR PROFILE	- "Mesa" nominal 1" deep or Light Mesa, nominal 1/2" deep, embossed or unembossed
INTERIOR FACE	- G-90 galvalume or A2-50 aluminum zinc coated steel in 24 or 26 ga. steelings steel in 24, 26 and 22 Ga.

U-FACTORS AND R-VALUES**

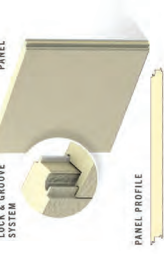
U-FACTORS (U-FACTOR)		R-VALUES (R-VALUE)	
PANEL WIDTH (IN)	PANEL HEIGHT (IN)	U-FACTOR	R-VALUE
36"	36"	0.038	26.3
36"	42"	0.038	26.3
36"	48"	0.038	26.3
42"	36"	0.038	26.3
42"	42"	0.038	26.3
42"	48"	0.038	26.3
48"	36"	0.038	26.3
48"	42"	0.038	26.3
48"	48"	0.038	26.3

**Based on ASTM C1263, ASTM C1288 and Bureau of Standards



Metl-Span Santa Fe (or Equivalent IMP)

The Metl-Span CF Santa Fe panel has a flat exterior profile with a heavy, embossed stucco texture that mimics the look of a masonry stucco finish but with the added value of an insulated metal panel. The profile is flush with the wariness of an old-world finish, providing a visually pleasing building.



LOCK & GROOVE SYSTEM

PANEL


PANEL PROFILE

PRODUCT SPECIFICATIONS	
WIDTH	- 24", 30", 36", 42"
THICKNESS	- 2", 2 1/2", 3", 4", 5", 6"
LENGTH	8'-0" to 30'-0" HORIZONTAL 8'-0" to 40'-0" VERTICAL
EXTERIOR PROFILE	- Flat profile with heavy embossed stucco texture (direct stucco texture appearance)
EXTERIOR FACE	- G-90 galvalume or A2-50 aluminum zinc coated steel in 24 and 22 Ga.
INTERIOR PROFILE	- Light Mesa, nominal 1/2" deep, embossed or unembossed
INTERIOR FACE	- G-90 galvalume or A2-50 aluminum zinc coated in 24, 26 and 22 Ga.

U-FACTORS AND R-VALUES**

U-FACTORS (U-FACTOR)		R-VALUES (R-VALUE)	
PANEL WIDTH (IN)	PANEL HEIGHT (IN)	U-FACTOR	R-VALUE
24"	36"	0.038	26.3
24"	42"	0.038	26.3
24"	48"	0.038	26.3
30"	36"	0.038	26.3
30"	42"	0.038	26.3
30"	48"	0.038	26.3
36"	36"	0.038	26.3
36"	42"	0.038	26.3
36"	48"	0.038	26.3

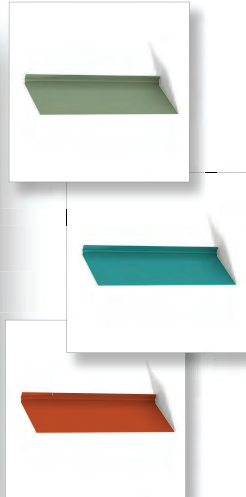
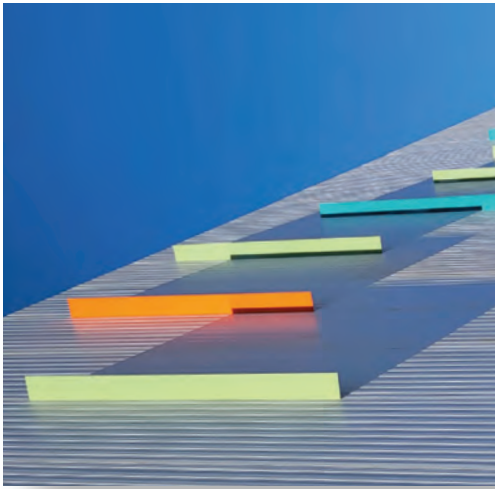
**Based on ASTM C1263, ASTM C1288 and Bureau of Standards



Parapet Architectural Details



9"D Lyrical Articulated Design Element



Stucco
Embossed IMP
EXAMPLE



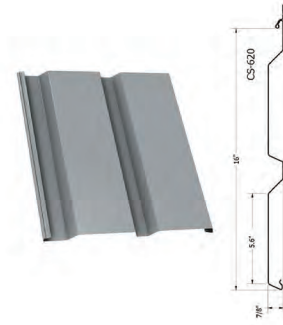
Light Broom Finished
TILT-UP CONCRETE
EXAMPLE

CS-620 Panel (or Equivalent Panel)

Concept Series single-skin wall panels feature concealed fasteners and a common-lock joint that allows the panels to be integrated with each other. CS-620 interchangeable single-skin metal panels have 16" wide coverage along with 7/8" deep profiled panels featuring two asymmetrical ribs.

Concealed fastener metal siding systems may vary from an uninsulated screen wall to a lock joint metal wall system utilizing BW Systems, an insulated composite backup panel system. This wall panel system has two attachment clip options.

All Concept Series wall panels can be installed in a variety of horizontal or vertical rainscreen applications to form a complete wall system.



16"w panel - CS-620



A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841



Material Board

SHEET 06

©2025 ALL RIGHTS RESERVED 2025-11-20



CITY OF PHOENIX

NOV 20 2025

Planning & Development
Department

 **A&M ASSOCIATES, INC.**
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Preliminary Proposal



SHEET 01

©2025 ALL RIGHTS RESERVED 2025-11-20



VERTICAL OFFSETS CREATE A PATTERN OF LIGHT, SHADOW, AND LYRICAL ARTICULATION

A MIX OF HORIZONTAL AND VERTICAL PANELS CREATES AN ARCHITECTURAL INTEREST AT GROUND LEVEL AND SKYLINE

CURVILINEAR CORNICE TO ACCENTUATE BUILDING ELEMENTS

PROJECTION OVER THE STORAGE LOAD/UNLOAD AREA, CREATES ARCHITECTURAL INTEREST AND PROTECTION FROM THE ELEMENTS

FAUX WINDOW DECALS ON ALUMINUM TO PROVIDE FENESTRATION & RETAIL APPEARANCE

CITY OF PHOENIX
NOV 20 2025
Planning & Development
Department

am
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Northwest Elevation
Composite Rendering

U-HAUL
of North Gateway
Phoenix, AZ
(858071)

SHEET 02

©2025 ALL RIGHTS RESERVED 2025-11-20



CITY OF PHOENIX
NOV 20 2025

Planning & Development
Department

am
A&M ASSOCIATES, INC.
2727 N. CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: 602.263.6841

Northwest Aerial Elevation
Composite Rendering



SHEET 03

©2025 ALL RIGHTS RESERVED 2025-11-20