



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-6-22-7 September 16, 2022

Estrella Village Planning Committee Meeting Date: September 20, 2022

Planning Commission Hearing Date: October 6, 2022

Request From: C-2 (Intermediate Commercial) (4.75 acres)

Request To: C-2 SP (Intermediate Commercial, Special Permit) (4.75 acres)

Proposed Use: Self-service storage warehouse and all underlying C-2 uses

Location: Approximately 650 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road

Owner: Quick Trip Co. Devan Wastchak

Applicant/Representative: Ed Bull, Burch & Cracchiolo, P.A.

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 2 to 3.5 dwelling units per acre	
<u>Street Map Classification</u>	Lower Buckeye Road	Arterial	33 feet south half street

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized, and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject site is currently vacant and as stipulated, will provide a use that is compatible with the surrounding land uses.

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

The request will maintain a commercial designation on the site while allowing for an increased commercial intensity that is sensitive to the scale of the surrounding neighborhoods.

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, will provide shade along the adjacent public sidewalk and pedestrian pathways and develop a multi-use trail. This will mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Estrella Village Plan](#): Background Item No. 6.

[Estrella Village Arterial Street Landscaping Program](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): Background Item No. 10.

[Zero Waste PHX](#): Background Item No. 11.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2
North	Single-family residential	R1-8
South	Single-family residential	R1-8
East	Single-family residential	R1-8
West	Commercial	C-2

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum Building Setbacks		
Adjacent to Streets: (North – Lower Buckeye Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of the structure	Met – 82 feet
Not Adjacent to Streets: (East – Adjacent to R1-8)	50 feet	Met – 58 feet
Not Adjacent to Streets: (South – Adjacent to R1-8)	50 feet	Met – 69 feet
Not Adjacent to Streets: (West – Adjacent to C-2)	0 feet	Met – 62 feet
Minimum Landscape Setbacks		
Adjacent to Streets: (North – Lower Buckeye Road)	Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage	Met – 30 feet
Not Adjacent to Streets: (East – Adjacent to R1-8)	10 feet	Met – 25 feet
Not Adjacent to Streets: (South – Adjacent to R1-8)	10 feet	Met – 25 feet
Not Adjacent to Streets: (West – Adjacent to C-2)	0 feet	Met – 28 feet
Lot Coverage	Maximum 50%	Met – 49.59%
Building Height	Maximum 2 stories / 30 feet	Met – 2 stories / 28 feet
Parking	Minimum 43 spaces required	Met – 43 spaces provided

**Site plan revision or variance required*

Background/Issues/Analysis

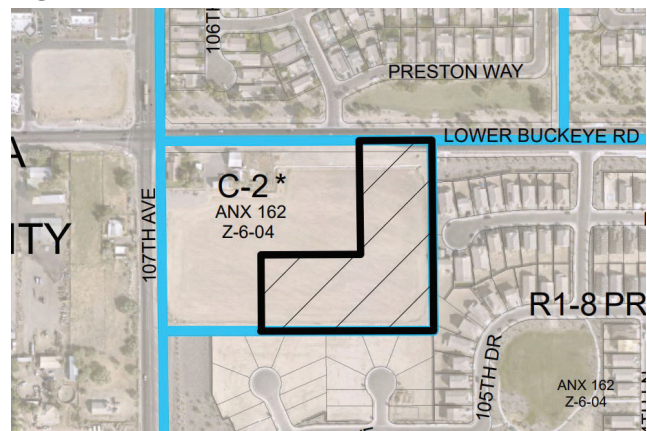
SUBJECT SITE

1. This request is to rezone 4.75 acres located approximately 650 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow for a self-service storage warehouse and all underlying C-2 uses.

The proposed use would allow for all underlying C-2 uses. Staff recommends this language to ensure that other future commercial development can be developed. However, staff is recommending general conformance to the site plan (stipulation number 1), which is proposing a self-service storage warehouse.

SURROUNDING LAND USES AND ZONING

2. The requested zoning district is consistent and compatible with the surrounding land uses. The surrounding land uses include a gas station and a car wash, zoned C-2 (Intermediate Commercial), to the west and a single-family residential subdivision, zoned R1-8 (Single-Family Residence District) to the north, across Lower Buckeye Road. Furthermore, a single-family residential subdivision, zoned R1-8 (Single-Family Residence District) is located to the south and east of the subject site. The proposed use will provide an appropriate buffer from the residential area from the more active uses on the commercially zoned land.



Site Aerial

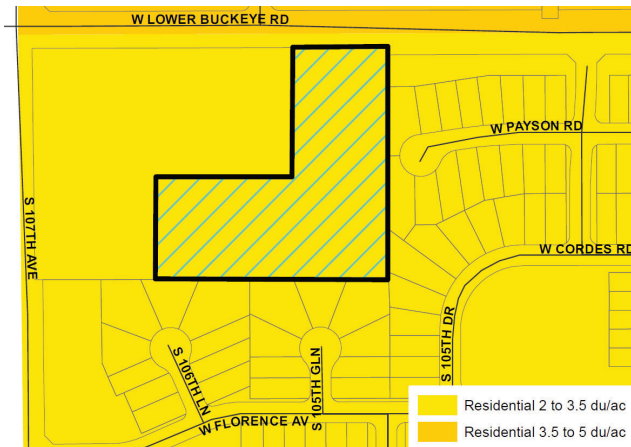
Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Residential 2 to 3.5 dwelling units per acre. The General Plan Land Use Map designation to the east, west, and south is Residential 2 to 3.5 dwelling units per acre. To the north, across Lower Buckeye Road, the General Plan Land Use Map designation is 3.5 to 5 dwelling units per acre.

The proposal is not consistent with the Residential 2 to 3.5 dwelling units per acre designation. The site is under 10 acres, and the previous rezoning case, to C-2 zoning (Z-6-04-7) met an exception to the General Plan requirement,

therefore a General Plan Amendment is not required.



General Plan Land Use Map

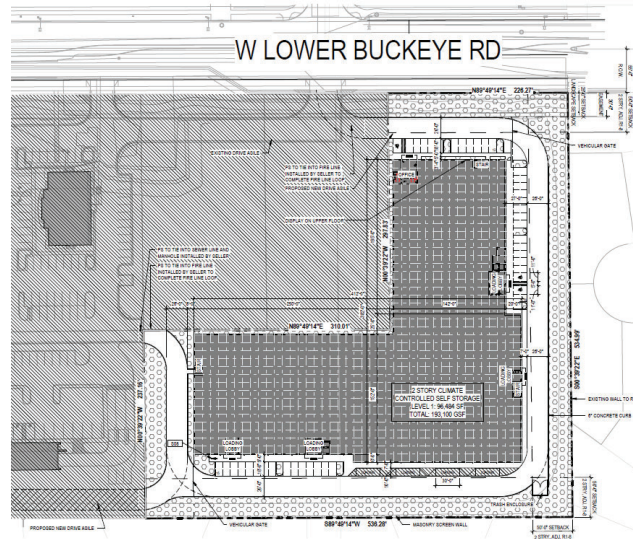
Source: City of Phoenix Planning and Development Department

PROPOSAL

4. Site Plan

The applicant is proposing a self-service storage warehouse facility with a proposed height of 28 feet with parking located along the north, east and south portions of the site and loading areas located to the south. As a result, the loading areas to the south will not be visible from Lower Buckeye Road nor 107th Avenue. The self-storage warehouse will have two vehicular access points located along Lower Buckeye Road and one located along the southwest portion of the site, adjacent to a future commercial development. Staff is recommending general conformance to the site plan, per stipulation number 1, to ensure that the site develops as proposed.

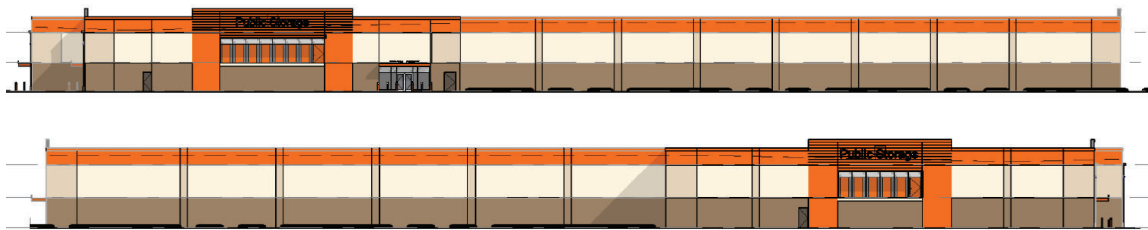
Furthermore, the site plan depicts a multi-use trail easement of 30 feet along Lower Buckeye Road, and a 25-foot landscape setback along the east and south portions of the site. The south and west landscape setbacks will screen and buffer the use from the single-family residential subdivision. The multi-use trail is addressed in stipulation number 3.



Proposed Site Plan
Source: Merriman Associates

Elevations

The conceptual building elevations depict architectural features that include variations in colors with signage located on the west and north sides of the building. The underlying zoning case Z-6-04 established the C-2 zoning on the site subject to stipulations. In order to ensure that the proposed development is compatible with the adjacent commercial uses to the west, staff is recommending stipulation number 2 that would assure that the site is developed with a similar architectural theme.



Proposed Elevations Renderings
Source: Merriman Associates

5. Special Permit

Self-service storage facilities are permitted 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. Outdoor storage areas shall not exceed 10 percent of the gross site area.
- b) No auctions, sales, services and repair activity shall be conducted on the site.

- c) There shall be no storage or use of hazardous or dangerous materials on the premises.
- d) The site shall have direct access to an arterial street.
- e) Landscape areas adjacent to residential zones must be a minimum of ten feet.

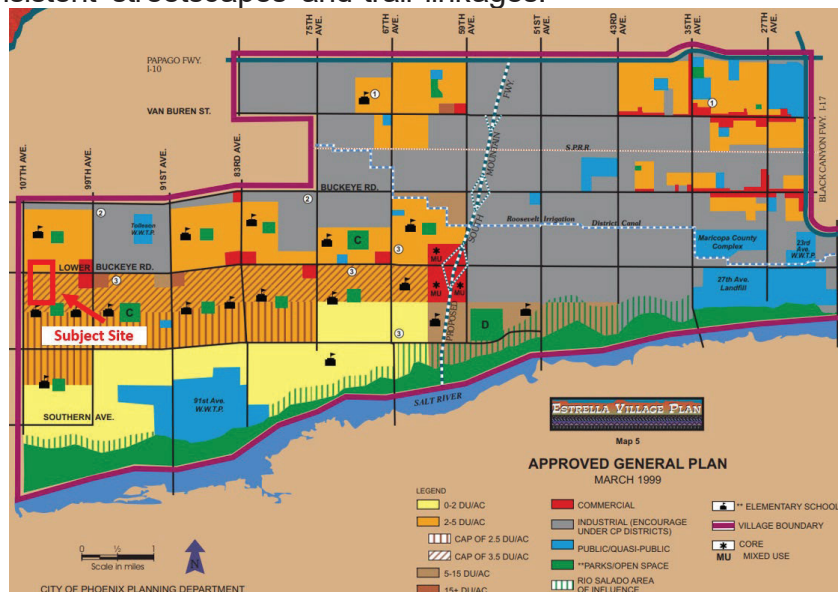
The proposal meets the above conditions by providing only indoor storage without any hazardous materials on the premises. Additionally, the east and south portions of the subject site, adjacent to residential zoning, a generous building setback of approximately 50 feet and a landscape setback of 25 feet is provided. Furthermore, vehicular access is provided via Lower Buckeye Road, which is an arterial street.

STUDIES AND POLICIES

6. Estrella Village Plan

The Estrella Village Plan adopted in 1999, outlines a vision for developing the Estrella Village through five main goals that include:

1. Orderly growth;
2. Identifiable village core;
3. Strong residential neighborhoods;
4. Variety of homes and jobs; and
5. Consistent streetscapes and trail linkages.



Estrella Village Plan Land Use Map
Source: Planning and Development Department

Goal 1 of Estrella Village Plan, growth, Objective E states, "infill development should be consistent with and strengthen the predominant land use character or objectives for the area." The proposal will develop vacant land with a self-service

storage facility that will serve the surrounding area. In addition, the proposed commercial use will be located in an area that has other commercial uses such as a gas station and a car wash.

Goal 5 of the Estrella Village Plan, “Urban Design”, Objective D “Street Appearance” recommends that commercial and industrial properties along major streets and adjoining residential neighborhoods should be well landscaped with open storage and activity screened from view. The proposal meets this objective by providing loading areas on the south portion of the site, away from the public view. In addition, the proposed development will provide enhanced landscaping adjacent to the residential development to the east and south.

7. **Estrella Village Arterial Street Landscaping Program**

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help establish the community’s character. In addition to providing planning guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

Stipulation number 7 requires landscaping along Lower Buckeye Road, an arterial street and designated Village Parkway, to adhere to the Estrella Village Arterial Street Landscaping Program to promote the vision of the Village and provide consistent streetscapes.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City’s planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending stipulations designed to provide trees and enhance shade within the development, as follows:

- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper drought-tolerant shade trees to achieve a minimum of 25 percent shade (stipulation number 5);
- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees and vegetation with 75 percent live coverage (stipulation number 4).

9. **Complete Streets Guidelines**

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 is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in stipulation number 6. This development will help enhance the immediate street frontage by providing a detached sidewalk along Lower Buckeye Road. In addition, any street improvements will be constructed to City of Phoenix and ADA standards. These are addressed in stipulation number 14.

10. **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 project will provide bicycle parking spaces, installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in stipulation number 8.

11. **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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

12. As of the writing of this report, staff did not receive correspondence from the public regarding this request.

INTERDEPARTMENTAL COMMENTS

13. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments.
14. The Street Transportation Department is requesting a detached sidewalk along Lower Buckeye Road, right-of-way dedications, and construction of these, plus other general street improvement requirements. These comments are addressed in stipulation numbers 4, and 9 through 14.
15. The City of Phoenix Aviation Department has indicated that due to the proximity of the Goodyear Airport and potential for noise from airport related activity, an additional stipulation has been added that would require documents to disclose the existence and operational characteristics of the Phoenix Goodyear Airport to future owners or tenants of the property. This is addressed in

stipulation number 15.

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 number 16.
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 preliminary site plan approval. This is addressed in stipulation number 17.
18. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal will develop a vacant property and provide additional employment options and commercial services within close proximity to future residences.
2. The proposed development, as stipulated, is consistent with the scale of developments in the surrounding area.
3. The development, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.

Stipulations

1. The development shall be in general conformance with the site plan date stamped August 15, 2022 as modified by the following stipulations and approved by the Planning and Development Department.
2. The site shall be developed with a similar architectural theme as the commercial development directly to the west. The theme shall assure that the building and canopy colors, elevations, exterior materials, landscaping, lighting, and signage convey a sense of continuity throughout the development.
3. A 30-foot-wide multi-use trail easement (MUTE) shall be dedicated along the

south side of Lower Buckeye Road and a minimum 10-foot-wide multi-use trail (MUT) shall be constructed within the easement in accordance with the MAG supplemental detail and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

4. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 11-foot-wide landscape strip located between the sidewalk and back of curb, along the south side of Lower Buckeye Road, landscape as follows, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper drought-tolerant single trunk shade trees planted to provide a minimum of 75 percent shade at maturity.
 - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity

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

5. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve minimum 25% shade at maturity, as approved by the Planning and Development Department.
6. 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.
7. Landscaping along Lower Buckeye Road shall conform with the Estrella Village Arterial Street Landscape Program landscape palette and landscaping standards, as approved by the Planning and Development Department.
8. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrances or in a secure location inside the building 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.
9. The developer shall dedicate minimum 55-feet of right-of-way for the south side

of Lower Buckeye Road, as approved by the Planning and Development Department.

10. The developer shall construct and landscape a minimum 14-foot-wide median island in Lower Buckeye Road from 107th Avenue connecting to the existing median, east of the development site, as approved by the Street Transportation Department.
11. All access control to 107th Avenue shall be reviewed and approved by Maricopa County, with documentation of approval to be provided to the City prior to preliminary site plan approval.
12. Existing irrigation facilities along Lower Buckeye Road are to be undergrounded and relocated outside of City right-of-way. Contact SRP to identify existing land rights and establish the appropriate process to relocate the facility. Relocations that require additional dedications and or land transfers require completion prior to obtaining plat and/or civil plan review approval.
13. The applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvements Program to the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
14. The developer shall construct all streets within and adjacent to the development 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.
15. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Goodyear Airport (GYR) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.
16. 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.
17. Prior to preliminary 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.

Staff Report: Z-SP-6-22-7

September 16, 2022

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Writer

Nayeli Sanchez Luna

September 16, 2022

Team Leader

Racelle Escolar

Exhibits

Zoning sketch map

Aerial sketch map

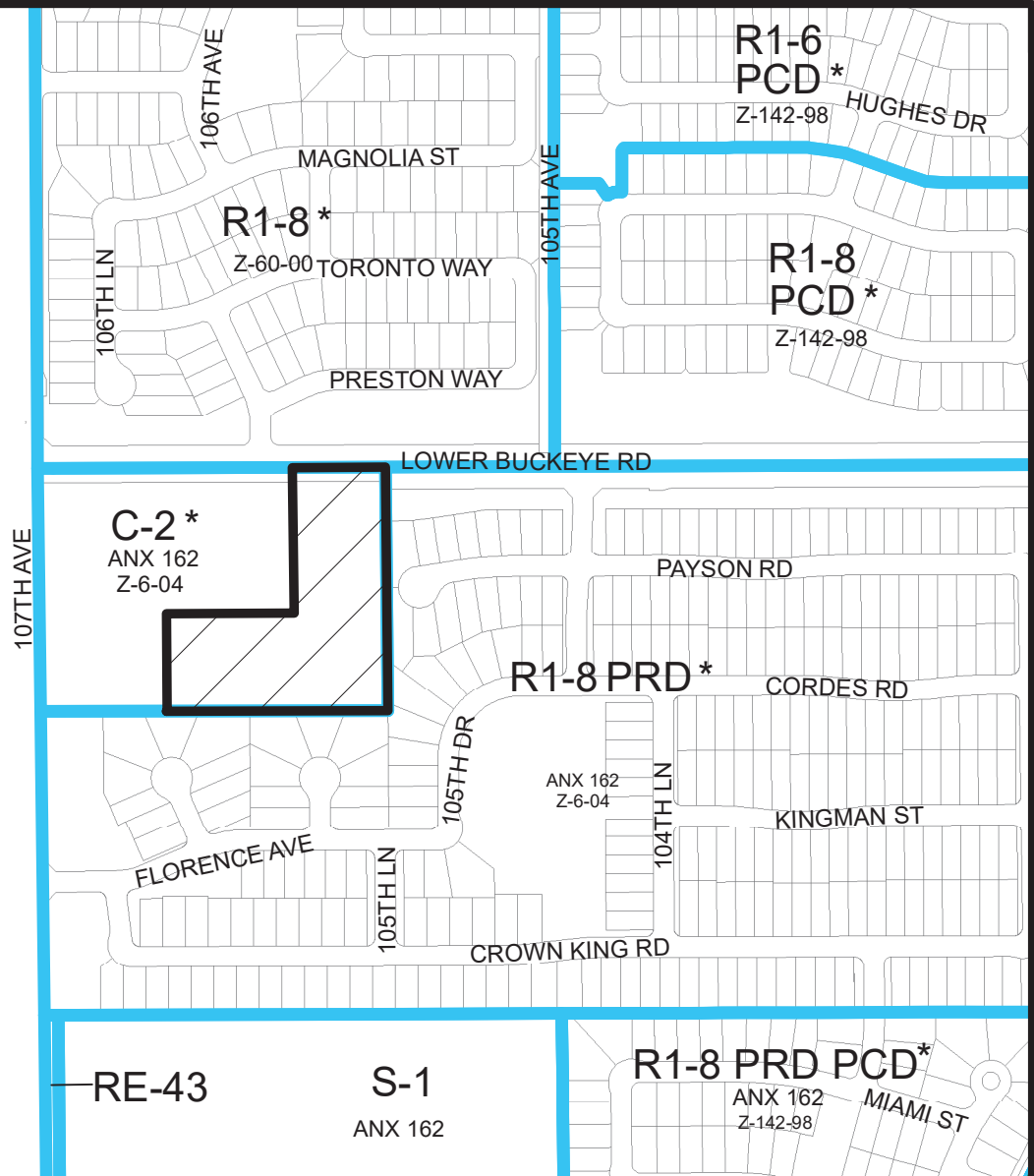
Conceptual Site Plan date stamped August 15, 2022

Conceptual Landscape Plan date stamped August 15, 2022 (2 pages)

Conceptual Elevations date stamped August 15, 2022

Conceptual Elevation Renderings date stamped August 15, 2022 (5 pages)

MARICOPA COUNTY



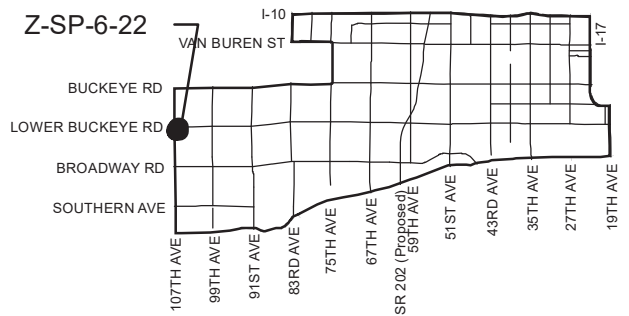
MIAMI AVE



Miles



ESTRELLA VILLAGE
CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **Ed Bull, Burch & Cracchiolo, P.A.**

APPLICATION NO. **Z-SP-6-22**

DATE: **6/29/2022**
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

4.75 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 6-3

ZONING MAP

E-2

REQUESTED CHANGE:

FROM: **C-2 (4.75 a.c.)**

TO: **C-2 SP (4.75 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

69

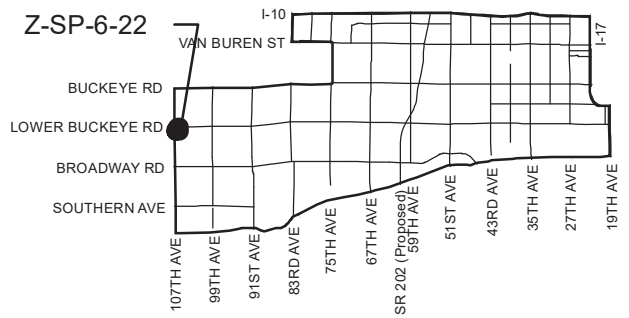
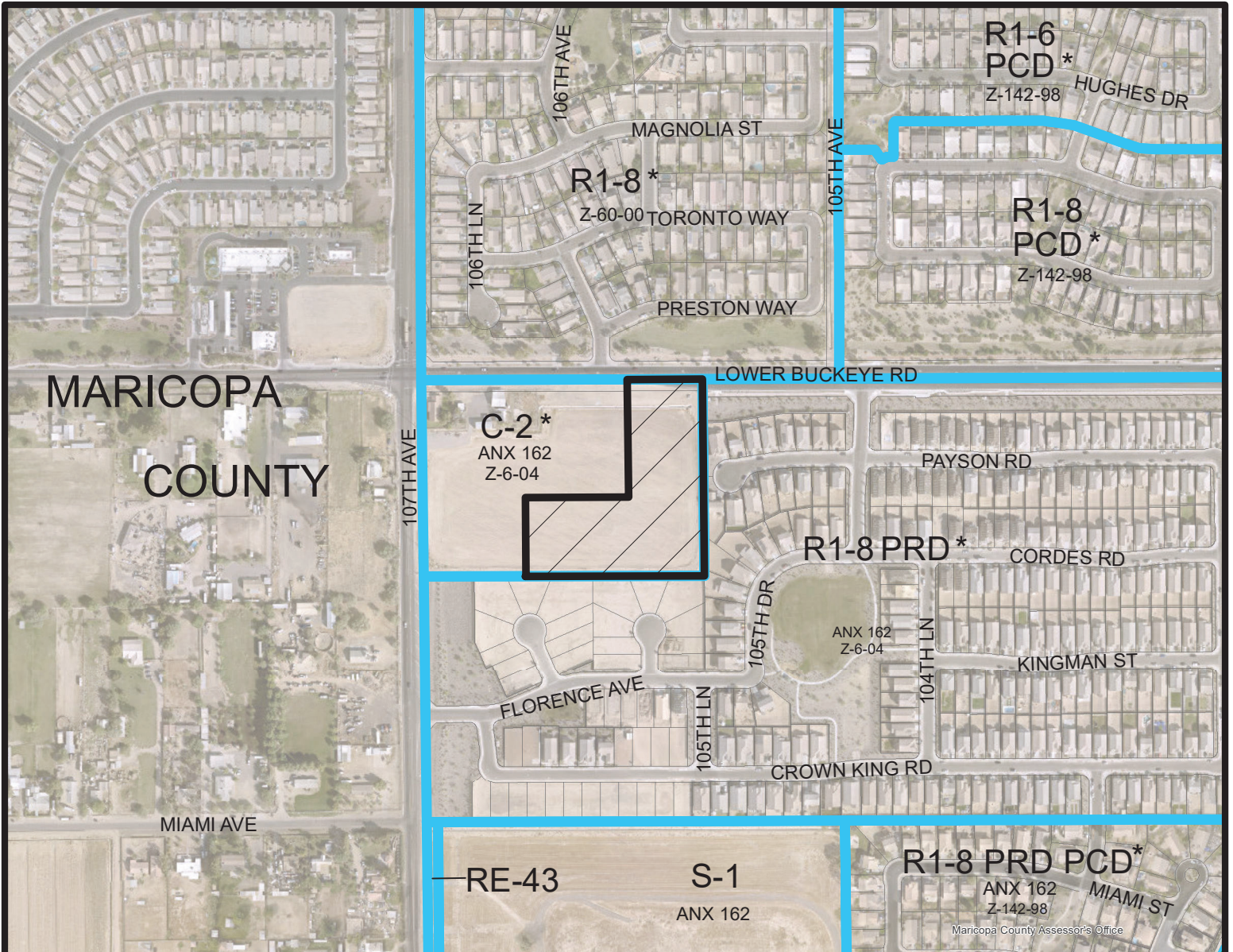
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*** UNITS P.R.D. OPTION**

82

82

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



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo, P.A.		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-6-22		FROM: C-2 (4.75 a.c.)	
DATE: 6/29/2022 <small>REVISION DATES:</small>		TO: C-2 SP (4.75 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 4.75 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 6-3	<small>ZONING MAP</small> E-2
MULTIPLES PERMITTED C-2 C-2 SP		CONVENTIONAL OPTION 69 69	
		* UNITS P.R.D. OPTION 82 82	

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

SITE DATA

APN NUMBER: PORTION OF 101-25-002G
 PROPOSED ZONING (EXISTING): C-2 INTERMEDIATE COMMERCIAL (C-2)
 PROPOSED USE: SELF-STORAGE FACILITY
 ADJACENT ZONING: NORTH: R-1-8
 EAST: R-1-8
 WEST: MARICOPA COUNTY UNINCORPORATED
 SOUTH: R-1-8 PRD

SITE AREA INFORMATION:
NET SITE AREA: 194,569 GSF (4.46 ACRES)
 P.S. BUILDING LEVEL 1 (TOTAL): 96,484 SF (193,100 SF)
 PARKING REQ'D (PROVD): 41+2 ADA (40+3 ADA)
 LANDSCAPE AREA (%): 46,908 SF (24.11%)
 BIKE PARKING REQ'D (PROVD): 3 (3)
 BUILDING HEIGHT (MAX.): 22'-7 1/2" (30'-00")
 CONSTRUCTION TYPE: IIB

LANDSCAPING

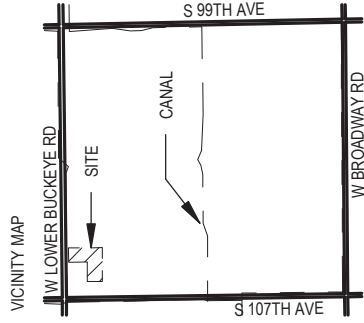
MINIMUM LANDSCAPING PERCENTAGE
 GROSS LOT AREA : 194,540 GSF
 : 19,454 SF
 ON-SITE LANDSCAPE AREA : 46,908 SF
 NEW PROVIDED : 46,908 SF (24.11%)
 TOTAL PROVIDED : 46,908 SF (24.11%)

SURFACE PARKING LOT AREA
 AREA AS DESIGNED : 43,867 SF
 MIN. LANDSCAPE REQUIRED : 2,193 SF (5.0%)
 LANDSCAPE PROVIDED : 46,908 SF (24.11%)

AREA NOTES

ESTIMATED BUILDING AREA BY LEVEL:
 LEVEL 1 : 96,484 GSF
 LEVEL 2 : 96,616 GSF
TOTAL : 193,100 GSF

TOTAL BUILDING AREA: 193,100 GSF



SITE LEGEND

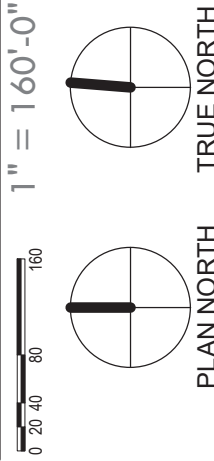
- FIRE LANE
- NEW STRIPING
- EXISTING LANDSCAPING
- NEW LANDSCAPING
- NEW BUILDING
- SITE BUILDING
- AREA NOT IN SCOPE
- PROPERTY LINE
- CHAIN LINK FENCE
- SHEPARDS HOOK WROUGHT IRON FENCE
- MAX STOP FENCING

PARKING NOTES

MINIMUM PARKING STANDARDS (BASED ON ZONING ORDINANCE, CHAPTER 7 - SECTION 702)
 STANDARD: 9'-6" x 18'-0" (24'-0" AISLE WIDTH)^A
 ADA: 11'-0" x 18'-0", W/ 5'-0" AISLE
 LOADING: 10'-0" x 30'-0"

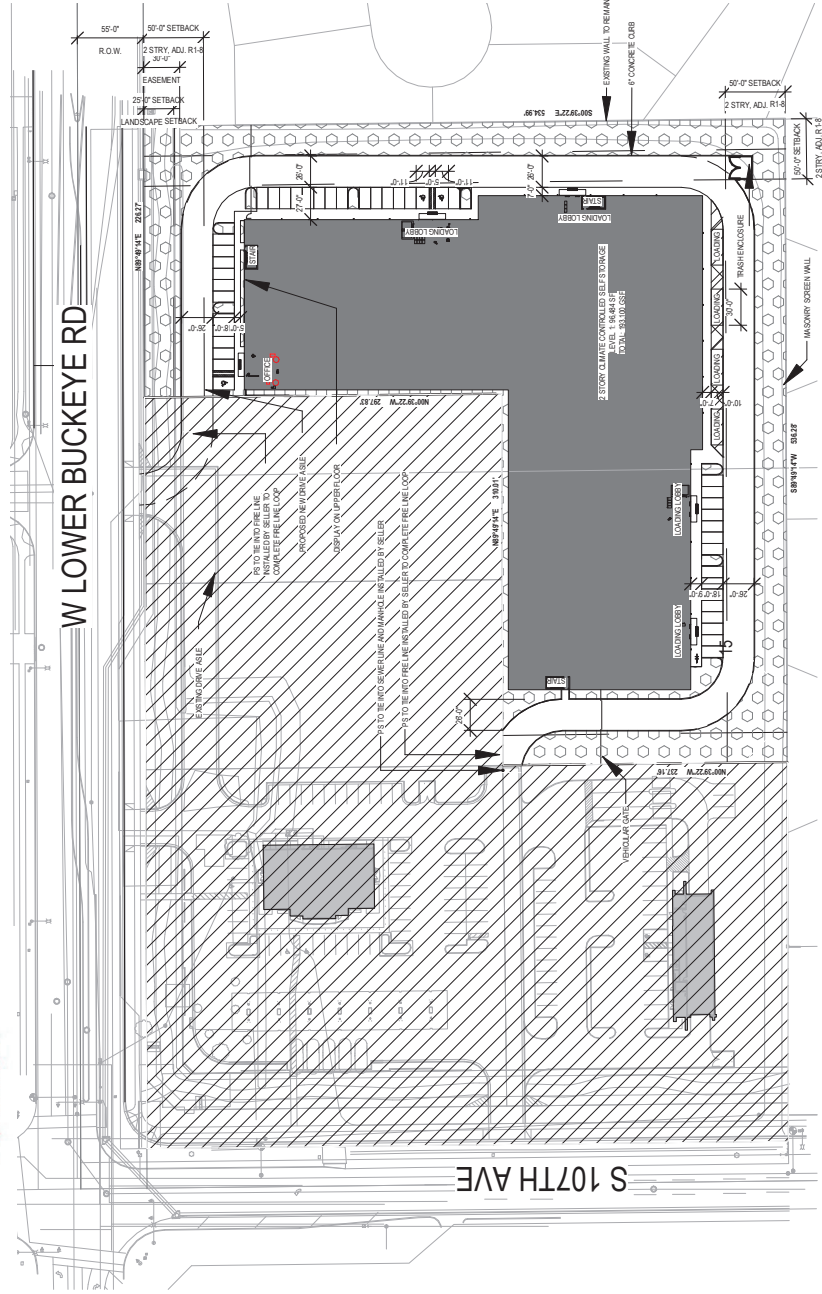
PARKING COUNT: PROVIDED (REQUIRED)
 STANDARD: 40 (41)^A
 ADA: 3 (2)^A
TOTAL: 43 (43)^A
 LOADING: 4 (4)^A
 BICYCLE: 3 (2)

*** PER COMMERCIAL DEVELOPMENT**
^A STANDARD: 1 SPACE PER 35 STORAGE UNITS
 193,100 GSF * 0.73 (EFFICIENCY) = 140,963 SF
 140,963 SF / 94 SF (AVE. UNIT SIZE) = 1,499 UNITS
 1,499 UNITS / 35 PARKING = 42.8 SPACES
^A LOADING: 4 SPACES = 160,001 SF - 240,000 SF
^A ADA: 1 TO 25=1 ADA; 26 TO 50=2 ADA; 51 TO 75=3 ADA
^A BICYCLE: 1 PER 25 PARKING SPACES, 25 MAX TOTAL



PROJECT NUMBER: 2021222
 ISSUE:
 DRAWING NO:

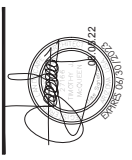
CITY OF PHOENIX
 AUG 15 2022
 Planning & Development
 Department



PS LOWER BUCKEYE
 W. LOWER BUCKEYE
 PHOENIX, AZ

PS LOWER BUCKEYE
 107th Avenue and Lower Buckeye
 PHOENIX, ARIZONA

DATE	
REVISION	
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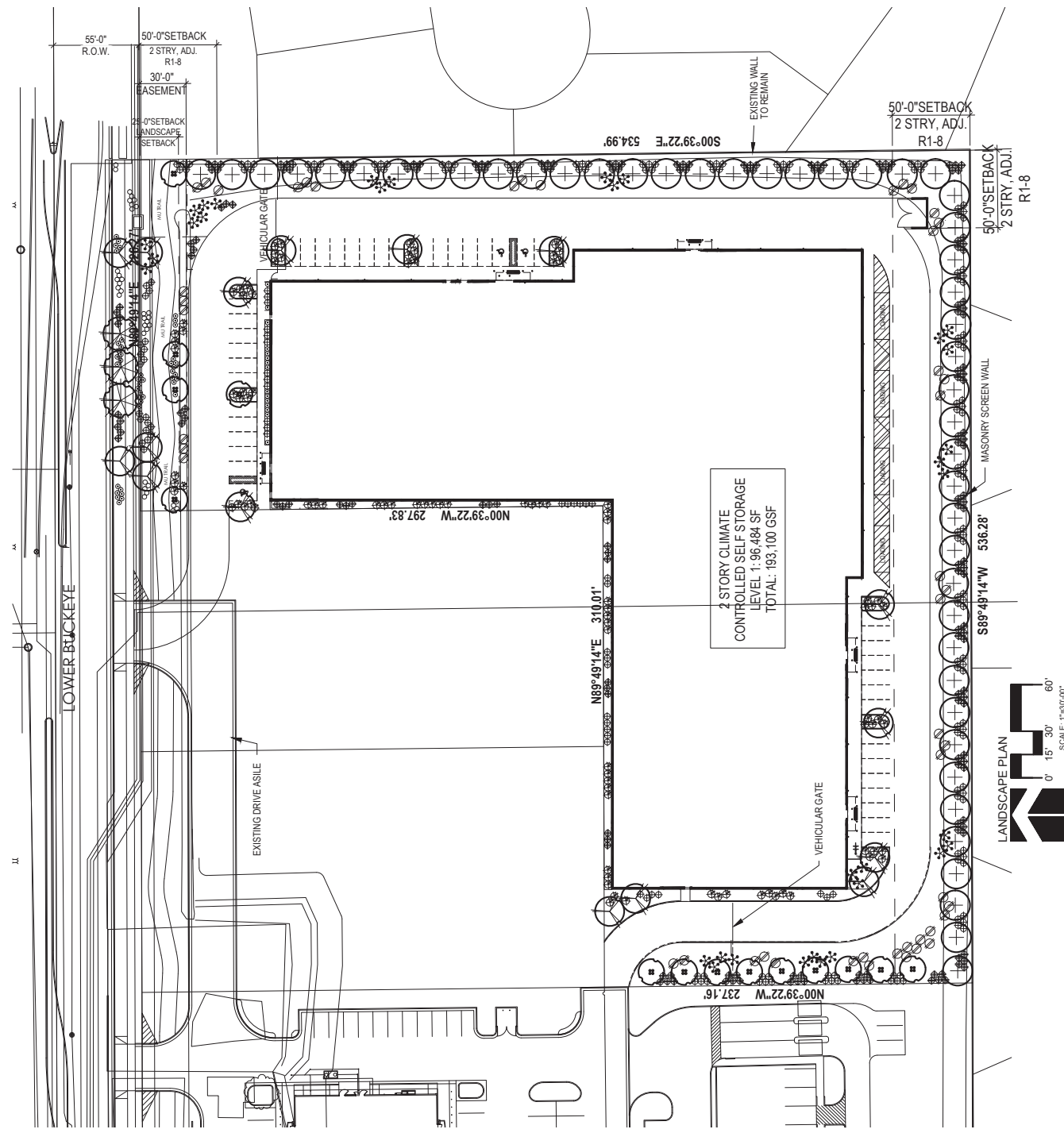


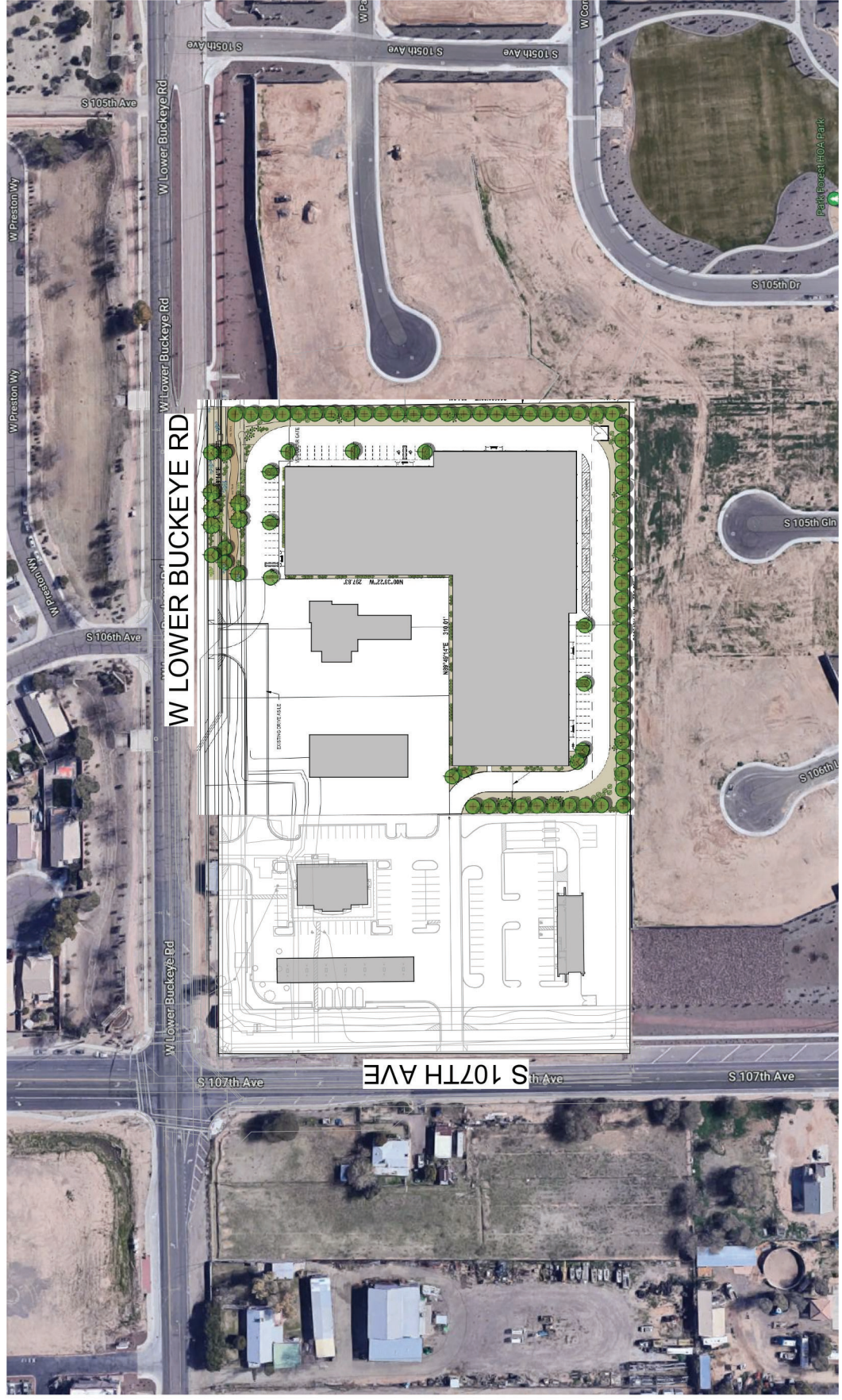
SHEET TITLE	LANDSCAPE
DATE	08.05.22
DRAWN BY	STAFF
CHECKED BY	TJM/QC
PROJECT NO.	20023
SHEET	02/02

La.02

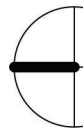
- LANDSCAPE LEGEND**
- CERCIDIUM 'HYBRID'
 - DESERT MUSEUM PALO VERDE
2' CALIP., 6.5T., 4.5W
 - ACACIA SALICINA
NORISIA
1' CALIP., 5.5T., 3.5W
 - QUERCUS VIRGINIANA
LIVE OAK
2' CALIP., 7.14W
 - CAESALPINIA CACIACO
CASALDOTE
2' CALIP., 3.5T., 1.4W
 - LEUCOPHYLLUM FRUTESCENS
LEUCO CLOUD
5 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - DASTURION WHEELERII
DESERT SPOON
5 GALLON
 - LANTANA MONTEVIDENSIS
GOLD MOUND
1 GALLON
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
 - 1/2" SCREENED APACHE BROWN
DECOMPOSED GRANITE
2' DEPTH IN ALL LANDSCAPE AREAS

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TRUE NORTH



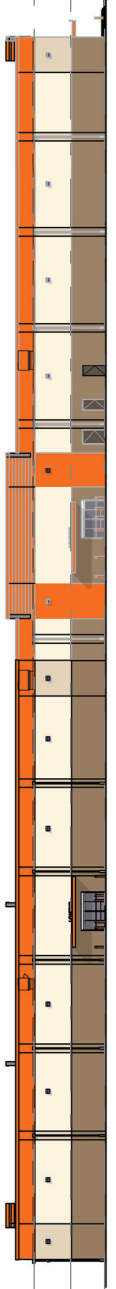
PLAN NORTH

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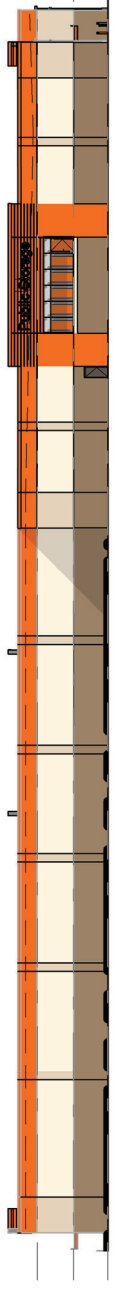
TOP OF STEEL 122'-0"
2ND FLOOR 110'-8"
1ST FLOOR 100'-0"



4 EAST ELEVATION

1" = 60'-0"

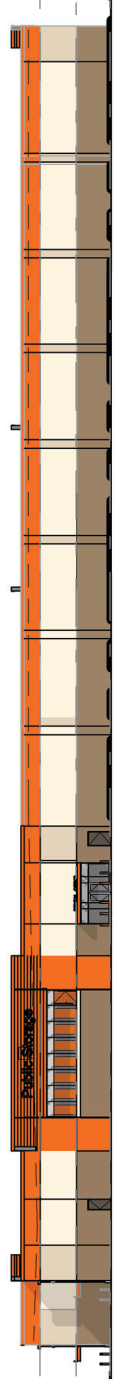
TOP OF STEEL 122'-0"
2ND FLOOR 110'-8"
1ST FLOOR 100'-0"



3 WEST ELEVATION

1" = 60'-0"

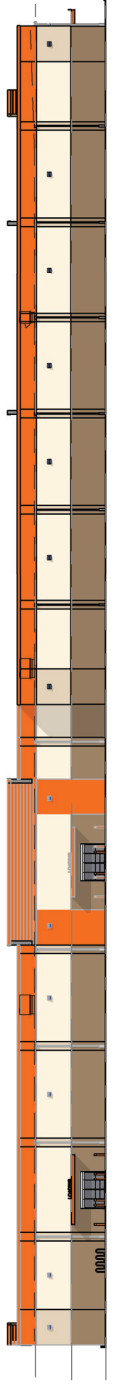
TOP OF STEEL 122'-0"
2ND FLOOR 110'-8"
1ST FLOOR 100'-0"



2 NORTH ELEVATION

1" = 60'-0"

TOP OF STEEL 122'-0"
2ND FLOOR 110'-8"
1ST FLOOR 100'-0"



1 SOUTH ELEVATION

1" = 60'-0"

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NORTH VIEW

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EAST VIEW

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NORTH VIEW

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NORTH EAST VIEW

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PROJECT NUMBER
2041226
ISSUE:

DRAWING:

10