



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-142-C-98-7**  
**June 30, 2017**

**Estrella Village Planning Committee Meeting Date:** July 18, 2017

**Planning Commission Hearing Date:** August 3, 2017

**Request From:** S-1, Approved C-2 PCD (2.10 acres)

**Request To:** C-2 SP PCD (2.10 acres)

**Proposed Use:** Major amendment to the Country Place PCD (Z-142-98-7) to allow self-service storage warehouse and all underlying C-2 commercial uses

**Location:** Approximately 285 feet north and 270 feet west of the northwest corner of 99th Avenue and Lower Buckeye Road

**Owner:** KEMF 99th & Lower Buckeye, LLC

**Applicant:** Garrett Development Corporation

**Representative:** Beus Gilbert, PLLC

**Staff Recommendation:** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification</b>	99th Avenue	Arterial	76-foot west half-street
	Lower Buckeye Road	Arterial	88-foot north half-street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b></p> <p>The subject property has been vacant for approximately 8 years. The Special Permit would retain the underlying C-2 zoning designation and permit the self-service storage warehouse with all underlying C-2 uses. As stipulated, the proposal adequately buffers adjacent residential land uses.</p>			

***STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.***

The proposal would allow the establishment of a new commercial business that is consistent in scale and character with the land use pattern in the surrounding area.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The subject property is vacant. The Special Permit would allow the development of this underutilized parcel with a commercial land use that is consistent in scale and character with the land use pattern in the surrounding area. The subject property is part of a larger commercial retail center on the northwest corner of 99th Avenue and Lower Buckeye Road. This corner is the last to be developed at this intersection.

***CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

As stipulated, the proposal adequately buffers adjacent residential land uses. Staff stipulations require the developer to provide a 15-foot landscape buffer on the north and west property lines which exceeds the C-2 zoning standards. Additionally, staff stipulations limit the height of wall lighting along the north and west property lines to prevent light dispersion onto the adjacent residential properties.

#### **Area Plans**

The subject property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

<b>Surrounding Zoning/Land Uses</b>		
	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
<b>On Site</b>	S-1, Approved C-2 PCD	Vacant
<b>East</b>	S-1, Approved C-2 PCD	Vacant
<b>East across 99th Avenue</b>	C-2	Retail Shopping Center, Commercial Pads
<b>West</b>	R1-6 PCD	Single-Family Residences
<b>North</b>	S-1, Approved R-3A PCD	Vacant
<b>South</b>	S-1, Approved C-2 PCD	Firestone Auto Care
<b>South across Lower Buckeye Road</b>	C-2 PCD	Retail Shopping Center, Commercial Pads

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<i>Building Setbacks</i>		
North	15 feet	15 feet- Met
East	None	7 feet- Met
West	50 feet	50 feet- Met
South	None	50 feet- Met
<i>Landscape Setbacks</i>		
North	10 feet (Stipulated to 15 feet)	15 feet- Met
East	None	None
West	10 feet	15 feet- Met
South	None	None
Lot Coverage	Not to exceed 50%	53.2%- Not Met *
Building Height	2 stories, 30 feet	30 feet- Met
Parking	22 spaces 1 space per 35 units 2 spaces for office <ul style="list-style-type: none"> <li>• 699 units/35 + 2 = 22 spaces</li> </ul>	22 spaces- Met

\*Variance Required

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone approximately 2.10 acres, located approximately 285 feet north and 270 feet west of the northwest corner of 99th Avenue and Lower Buckeye Road, from S-1, Approved C-2 PCD (Rach or Farm Residence, Approved Intermediate Commercial Planned Community District) (2.10 acres) to C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) (5.14 acres) to allow a major amendment to the Country Place PCD (Z-142-98-7) to allow a self-service storage warehouse and underlying C-2 commercial uses. Rezoning Case No. Z-142-98-7 established the Country Place PCD and Approved C-2 PCD zoning on the subject property in 1998.
2. The General Plan Land Use Map designation for the subject property is Commercial. The proposed land use is consistent with the Commercial designation.
3. The Special Permit request only covers a portion of a parcel which is currently vacant. The overall parcel has street frontage along Lower Buckeye Road. Lower Buckeye Road is an arterial street.

### **SURROUNDING USES & ZONING**

4. The subject property is vacant undeveloped land. The site is located near the center of the Country Place PCD, along the eastern edge. The PCD has an irregular shape, extending from Durango Street at its northernmost point to Elwood Street to the south and from 105th Drive to 99th Avenue. The site is one of four undeveloped commercial pads in this commercial complex.



North of the site is vacant undeveloped land with approved zoning of R-3A. West of the site is the Country Place Subdivision zoned R1-6 PCD. Directly east of the site is a vacant commercial pad located in the same commercial complex. East of the site, across 99th Avenue, is a commercial complex anchored by a Target. There are

multiple commercial pad sites on this property zoned C-2. South of the site, across Lower Buckeye Road, is a retail shopping center anchored by a Kohl's zoned C-2 PCD. There is also a fast food restaurant in the retail center.

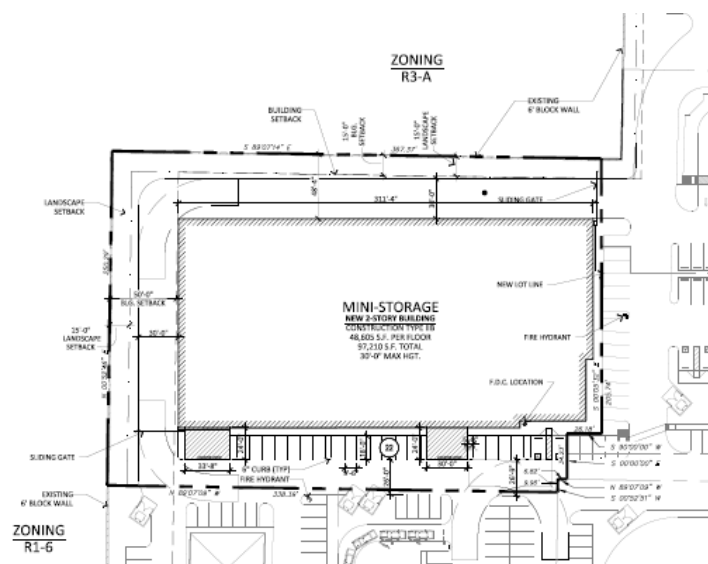
## LAND USE

- The proposed site plan and elevations propose the development of a self-service storage warehouse facility. This land use is permitted in the C-2 zoning district, subject to the approval of a Special Permit. The Special Permit request is for both the self-service storage warehouse use and all underlying C-2 commercial uses.

## PROPOSAL

### 6. Site Plan

The submitted site plan proposes a self-service storage warehouse facility consisting of one building. The two-story storage building is approximately 48,605 square-feet per floor, 97,210 square-feet total. The proposed lot coverage is 53.2%, which exceeds the 50% maximum requiring variance approval. The applicant must pursue a variance through a separate public hearing process to possibly allow the 53.2% total maximum lot coverage. Proposed building height is 30-feet and two stories.



## 7. Elevations

The proposed elevations include architectural elements including various colors and building materials. Staff is proposing a stipulation to require the elevations to contain variations in roof height and window size, minimum three colors, offsets, recesses, and/or overhang canopies, and materials such as split and smooth-face block, stone veneer, and metal. The provision of these elements will create visual interest for the site and help to mitigate the impacts of the building massing on adjacent properties.



## 8. Landscaping

The applicant submitted a landscape plan consisting primarily of sissoo and quercus virginiana live oak trees, all of which is existing on the site. Staff is proposing a stipulation that requires a 15-foot landscape setback along the north and west property lines with a minimum of one additional two-inch caliper tree for every four existing trees within the landscape setback. This additional stipulation will help to ensure the maintenance and protection of the existing landscaping.

## MISCELLANEOUS

9. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

#### DEPARTMENT COMMENTS

10. The Aviation Department requires that the developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Goodyear Airport (GYR) to future owners or tenants of the property.
11. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2170 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that that site and/or buildings shall comply with the Phoenix Fire Code.
13. The City of Phoenix Archaeology Office, Parks & Recreation, Public Transit, Street Transportation, and Water Services Departments have no concerns regarding the request.

#### OTHER

14. 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 abandonment may be required.

#### **Findings**

1. The request is consistent with the General Plan Land Use Map designation of Commercial.
2. The C-2 SP PCD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.
3. The proposal would promote the development of the site and the remaining vacant pads located in the commercial center.

#### **Stipulations**

1. Building elevations shall contain variations in roof height and window size and location, a minimum of three colors, offsets, recesses, and/or other overhang canopies, and materials such as split and smooth-face block, stone veneer, and metal, as approved by the Planning and Development Department.

2. The developer shall provide a minimum 15-foot landscape setback along the north and west property lines and shall provide a minimum of one additional two-inch caliper tree for every four existing trees within the landscape setback.
3. All lighting shall be limited to the following:
  - a) Wall lighting shall be limited to ten feet in height, and
  - b) Lighting along the north and west property lines shall be limited to eight feet in height. All light sources shall be shielded to prevent light dispersion onto adjacent properties.
4. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to 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 viewed and approved by the City Attorney.
5. 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.

**Writer**

Elyse DiMartino

June 30, 2017

**Team Leader**

Joshua Bednarek

**Exhibits**

Zoning sketch

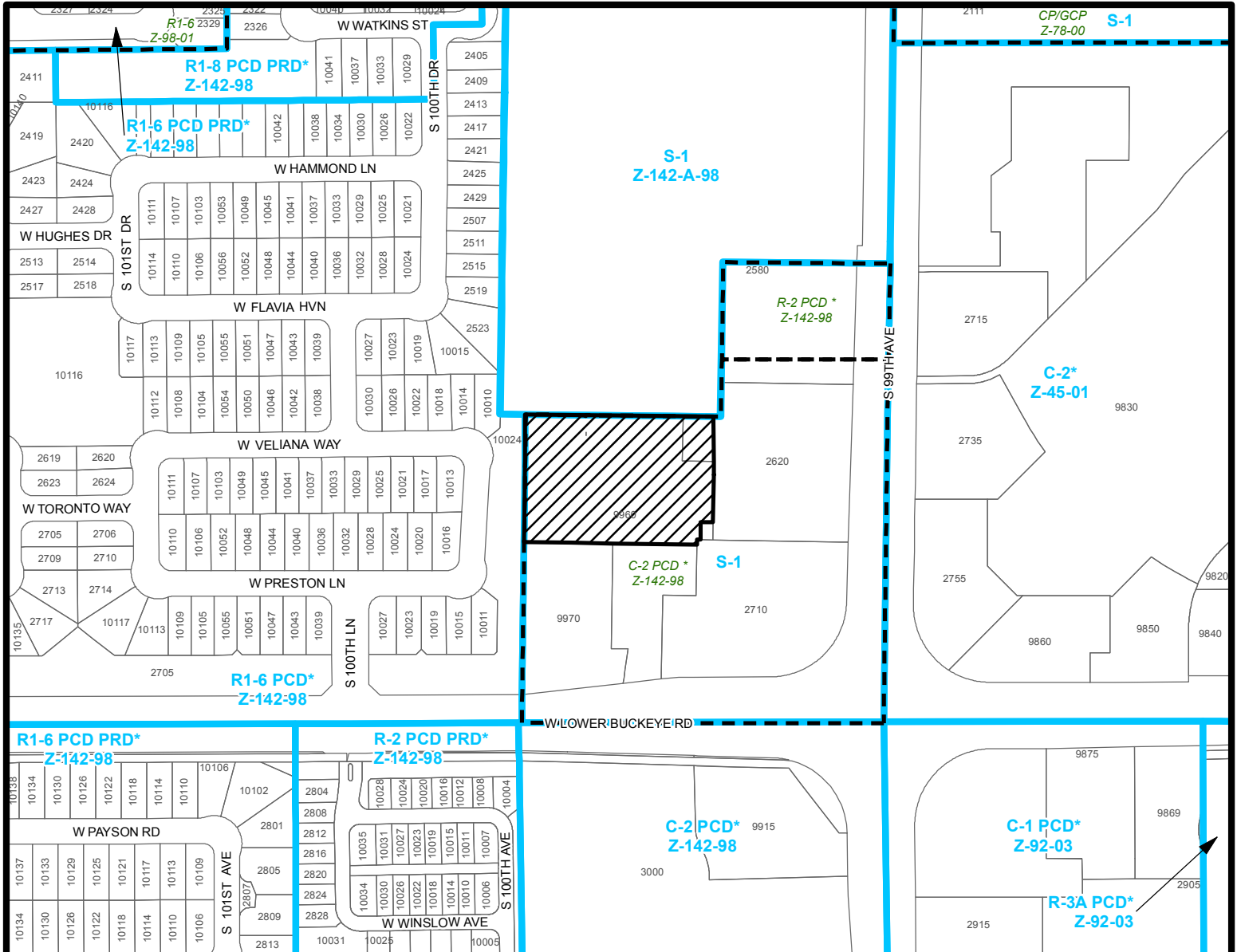
Aerial

Site Plan Date Stamped June 28, 2017

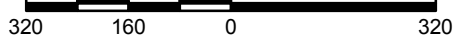
Landscape Plan Date Stamped June 28, 2017

Elevations Date Stamped June 28, 2017



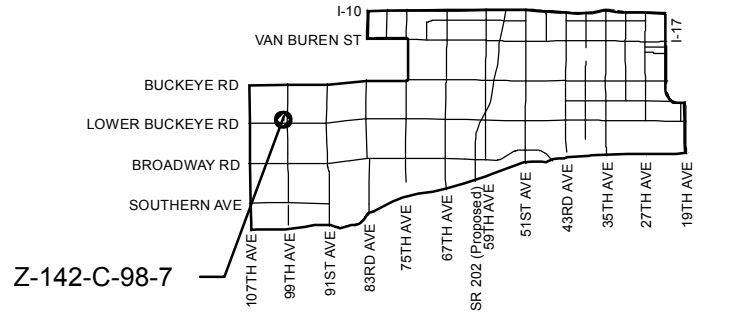


Feet



**ESTRELLA VILLAGE**

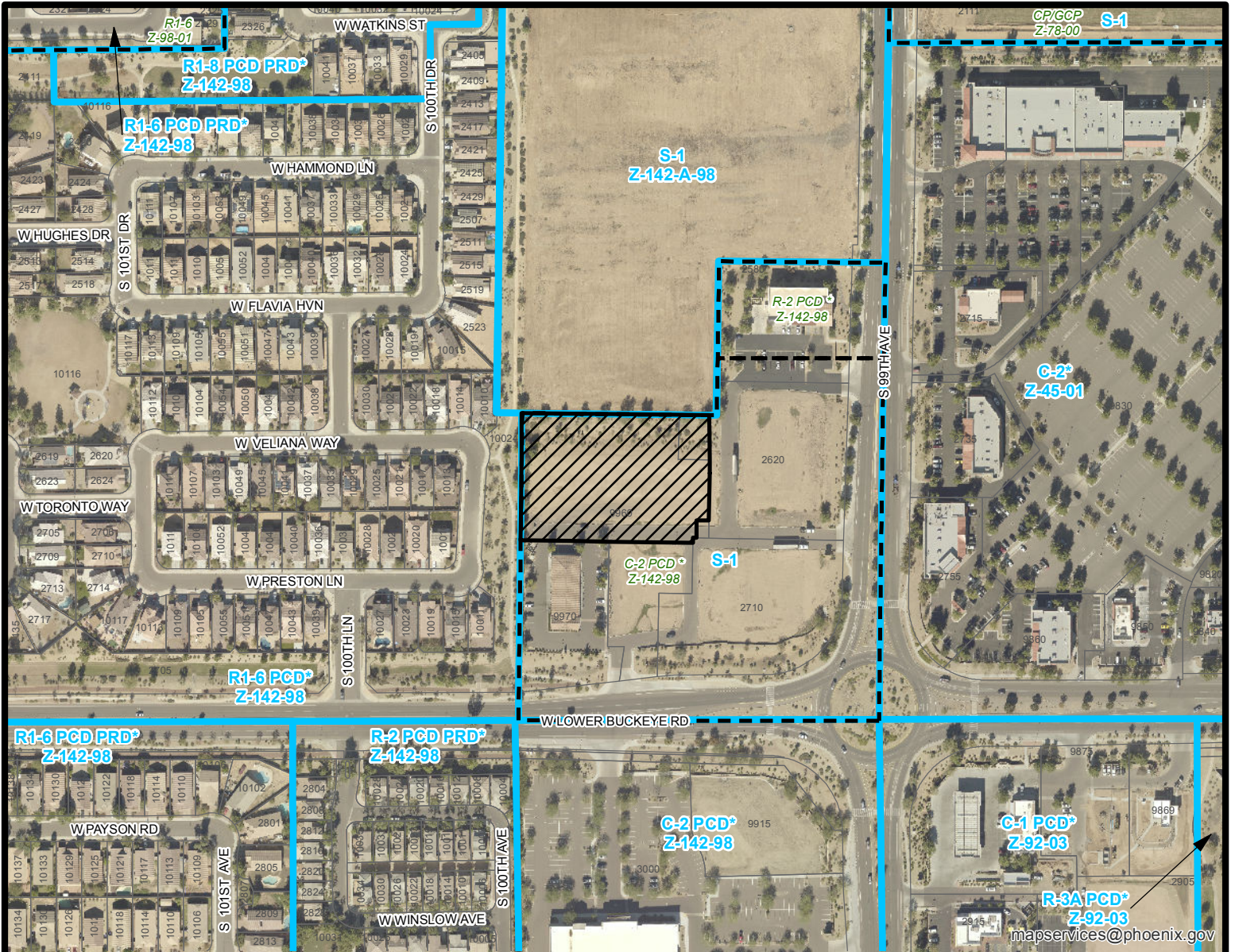
CITY COUNCIL DISTRICT: 7



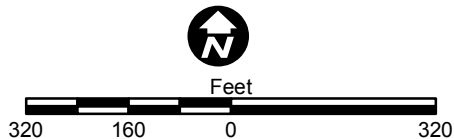
Z-142-C-98-7

<b>APPLICANT'S NAME:</b> Garrett Development Corporation		<b>REQUESTED CHANGE:</b> FROM: S-1 (Approved C-2 PCD) (2.10 a.c.) TO: C-2 PCD SP (2.10 a.c.)	
<b>APPLICATION NO.</b> Z-142-C-98-7	<b>DATE:</b> 06/01/2017	<b>REVISION DATES:</b> 07/07/2017	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>2.10 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 7-4	<b>ZONING MAP</b> E-2	
<b>MULTIPLES PERMITTED</b> S-1 (Approved C-2 PCD) C-2 PCD SP	<b>CONVENTIONAL OPTION</b> 2 (30) 30	<b>* UNITS P.R.D. OPTION</b> N/A (36) 36	

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

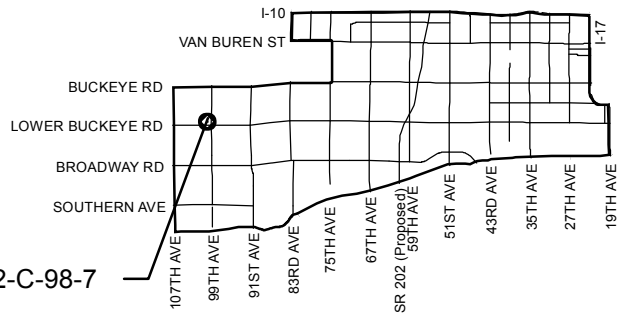


mapservices@phoenix.gov



**ESTRELLA VILLAGE**

CITY COUNCIL DISTRICT: 7

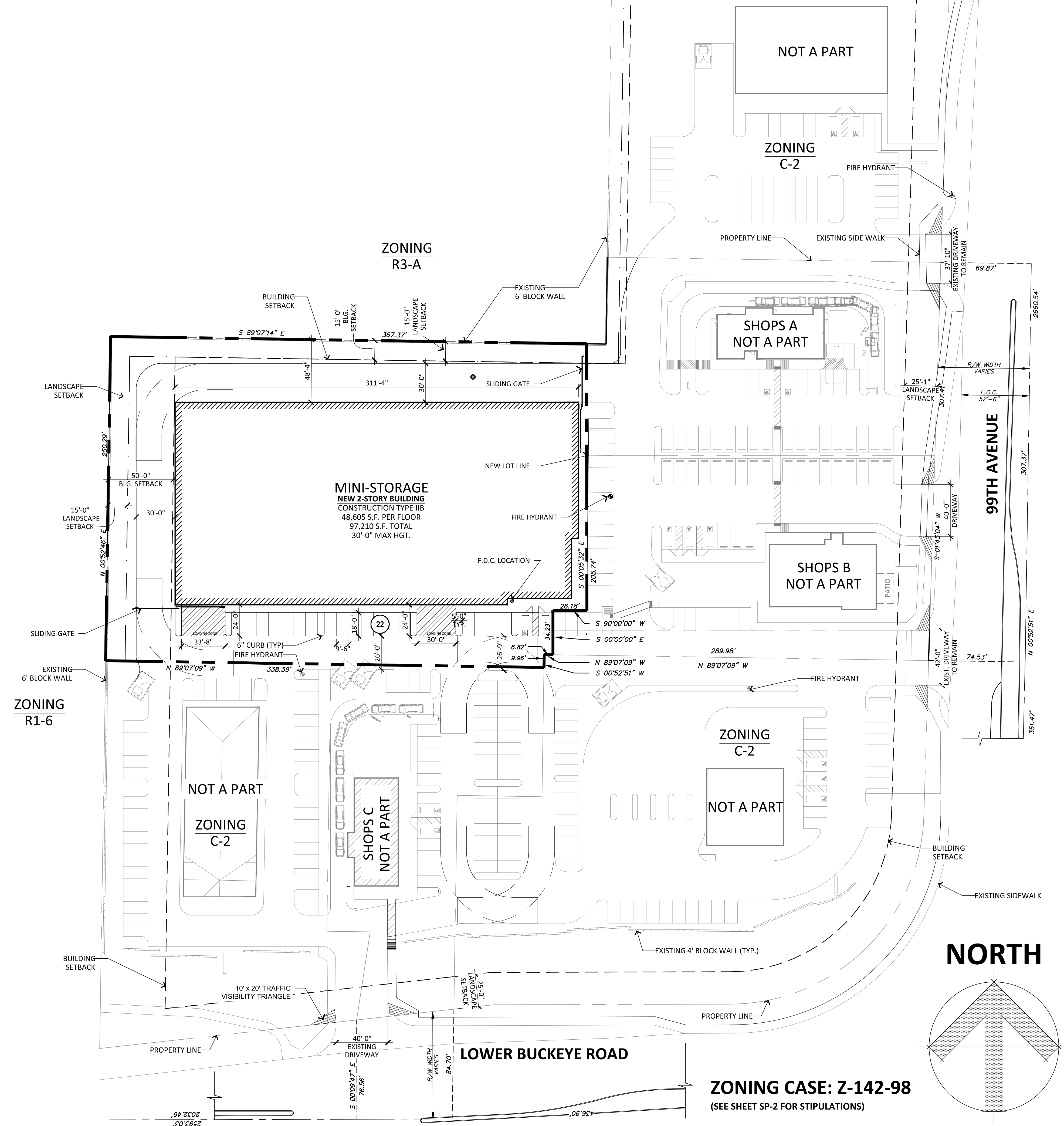


Z-142-C-98-7

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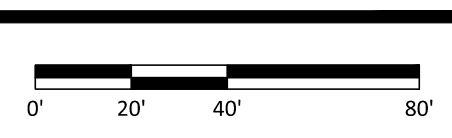
\* Maximum Units Allowed with P.R.D. Bonus





**SITE PLAN**

SCALE: 1" = 40'-0"



**99TH AVENUE AND LOWER BUCKEYE PAD**

9960 W. LOWER BUCKEYE RD.  
PHOENIX, AZ 85353  
DATE: 06-23-2017 (PRELIMINARY)

**SP-1**

RKAA# 16167.00

**CITY OF PHOENIX NOTES:**

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICATION CODES AND ORDINANCES.
- B. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- C. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES IN THE ARE OUTSIDE OF THE SITE.
- D. OWNERS OF PROPERTY ADJACENT TO THE PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

**SITE DATA**

PARCEL NUMBER:	101-15-907
CURRENT ZONING:	S-1 APPROVED C-2 PCD
REQUESTED ZONING:	S-1 APPROVED C-2 PCD SP
GROSS SITE AREA:	91,214 S.F. (2.0 ACRES)
NET SITE AREA:	91,214 S.F. (2.0 ACRES)
BUILDING AREA:	97,210 S.F.
SELF STORAGE:	
TOTAL BUILDING AREA:	97,210 S.F.
GROSS BUILDING AREA TO GROSS SITE AREA RATIO:	1.06
SITE COVERAGE: BLDG./NET SITE AREA	53.2%
PARKING REQUIRED:	
SELF-STORAGE: 97,210 S.F. @ (699/35 UNITS + 2)	22 SPACES
TOTAL PARKING REQUIRED:	22 SPACES
TOTAL PARKING PROVIDED:	22 SPACES
(SEE SHEET SP-2 FOR CROSS LOT PARKING AGREEMENT)	
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES

**NOTE**

- 1. NO PROPOSED LOT SALES.
- 2. MAXIMUM BUILDING HEIGHTS NOT TO EXCEED 30'-0".

**PROJECT DESCRIPTION**

- 1. NEW MINI STORAGE FACILITY TO BE DEVELOPED WHICH WILL INCLUDE INTERIOR STORAGE SPACES AND PERIMETER DRIVE UP SPACES AS SHOWN ON THE SITE PLAN.

**PROJECT DIRECTORY**

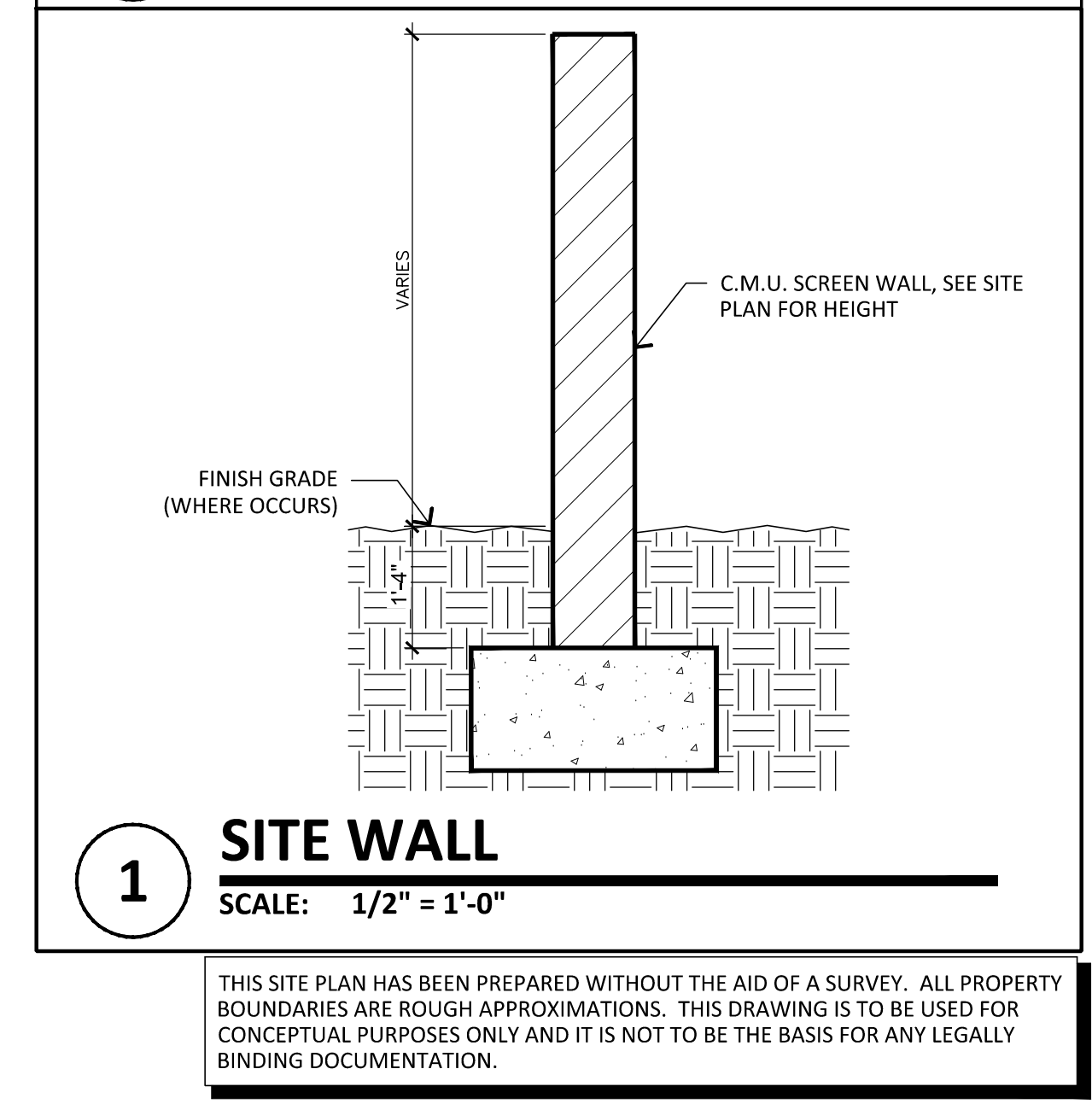
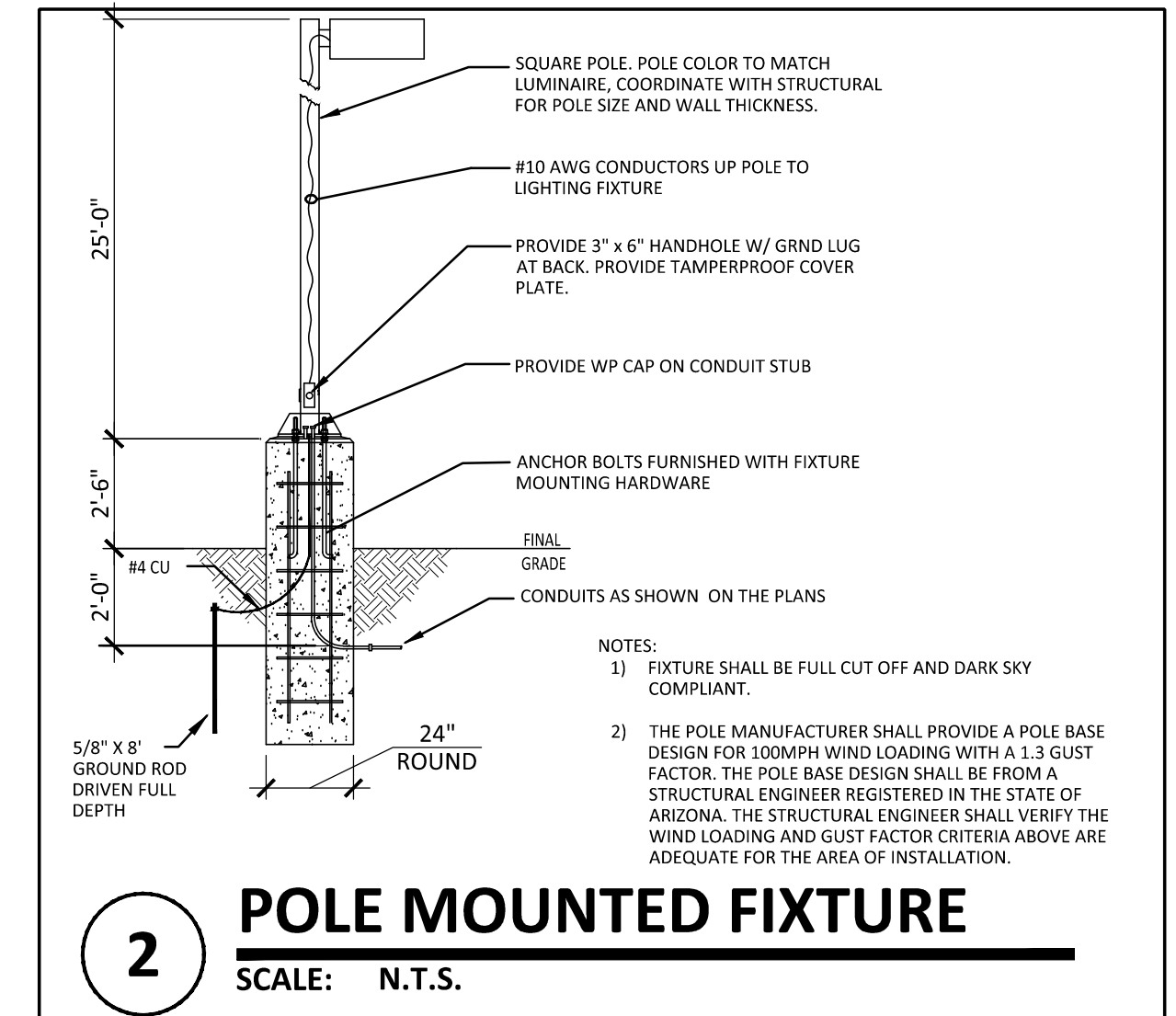
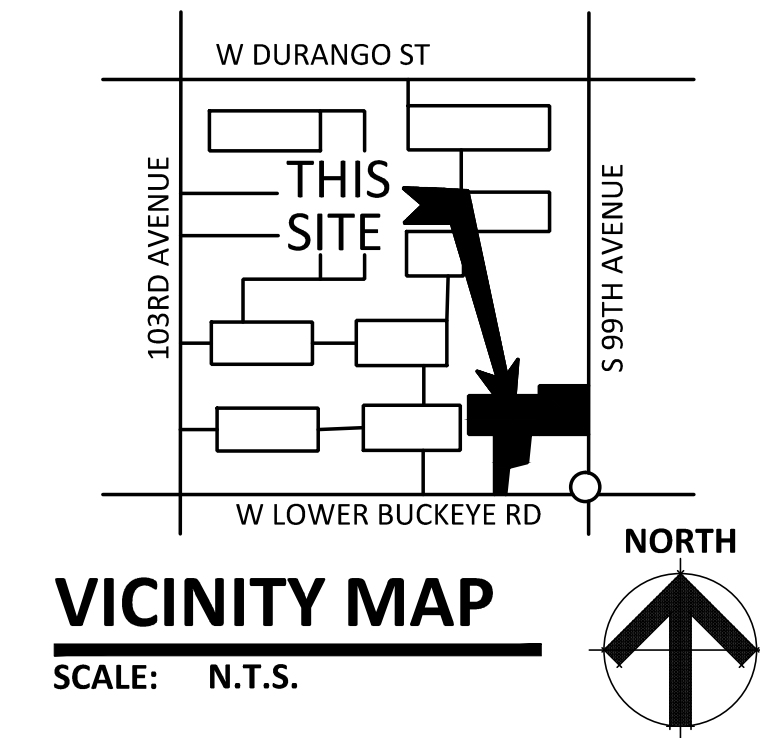
OWNER (LOT 3):  
KEMF 99TH & LOWER BUCKEYE, LLC  
(c/o GARRETT DEVELOPMENT CORPORATION  
6900 E CAMELBACK ROAD, STE 607  
SCOTTSDALE, AZ 85251)  
CONTACT: ROBERTO BUENAVERA  
PHONE: 480-970-4004  
EMAIL: roberto@gdc-az.com

ARCHITECT:  
RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: NEIL FEASER  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: nfeaser@rkaa.com

**LEGAL DESCRIPTION**

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

THAT PORTION OF LOTS 2 & 3, OF PLAZA AT COUNTRY CORNERS, A SUBDIVISION RECORDED IN BOOK 943 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17, BEING MARKED BY A 3 INCH CITY OF PHOENIX BRASS CAP FLUSH AT THE INTERSECTION OF 99TH AVENUE AND LOWER BUCKEYE ROAD, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 17, BEING MARKED BY A 3 INCH CITY OF PHOENIX BRASS CAP IN HANDHOLE BEARS NORTH 00 DEGREES 52 MINUTES 51 SECONDS EAST 2660.54 FEET;  
THENCE NORTH 00 DEGREES 52 MINUTES 51 SECONDS EAST 351.47 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 2;  
THENCE NORTH 89 DEGREES 07 MINUTES 09 SECONDS WEST 74.53 FEET ALONG SAID SOUTH LINE TO A NAIL IN WASHER STAMPED 42137 AND THE SOUTHEAST CORNER OF SAID LOT 2;  
THENCE CONTINUING NORTH 89 DEGREES 07 MINUTES 09 SECONDS WEST 289.98 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89 DEGREES 07 MINUTES 09 SECONDS WEST 6.82 FEET ALONG SAID SOUTH LINE TO A NAIL IN WASHER STAMPED 37263 ON THE EAST LINE OF SAID LOT 3;  
THENCE SOUTH 00 DEGREES 52 MINUTES 51 SECONDS WEST 9.96 FEET ALONG SAID EAST LINE;  
THENCE NORTH 89 DEGREES 07 MINUTES 09 SECONDS WEST 338.39 FEET TO A 1/2 INCH CAPPED REBAR STAMPED 37263 ON THE WEST LINE OF SAID LOT 3;  
THENCE NORTH 00 DEGREES 52 MINUTES 46 SECONDS EAST 250.29 FEET TO A 1/2 INCH CAPPED REBAR STAMPED 42137, MARKING THE NORTH WEST CORNER OF SAID LOT 3;  
THENCE SOUTH 89 DEGREES 07 MINUTES 14 SECONDS EAST 267.37 FEET ALONG THE NORTH LINE OF SAID LOT 3;  
THENCE SOUTH 00 DEGREES 05 MINUTES 32 SECONDS EAST 205.74 FEET;  
THENCE NORTH 90 DEGREES 00 MINUTES 32 SECONDS EAST 26.18 FEET;  
THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 34.23 FEET TO THE POINT OF BEGINNING.

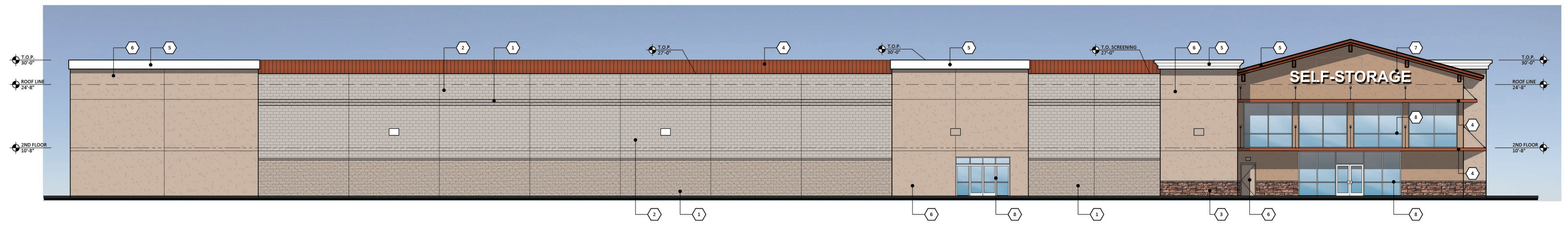


**KIVA 06-1384**  
**SDEV 0600460**  
**PAPP 1604808**

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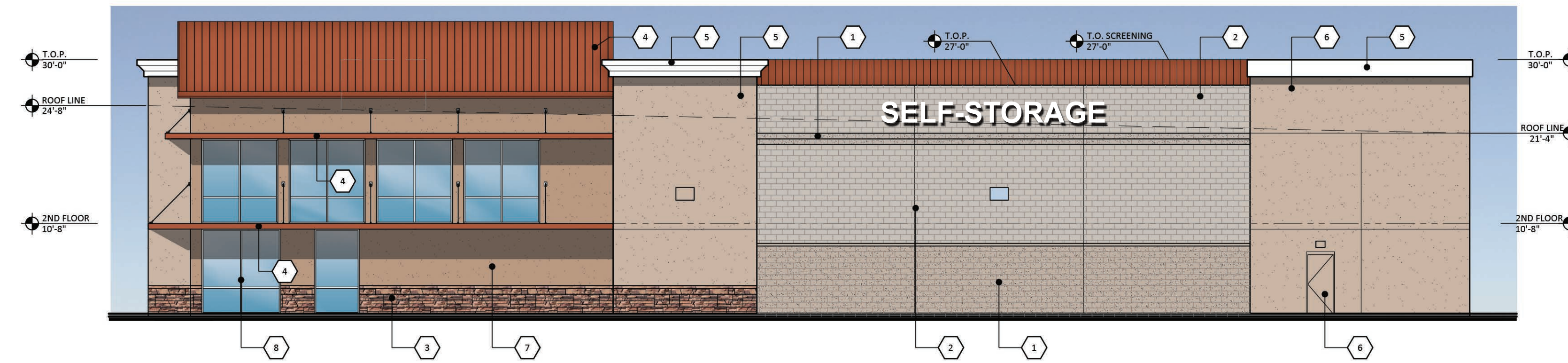






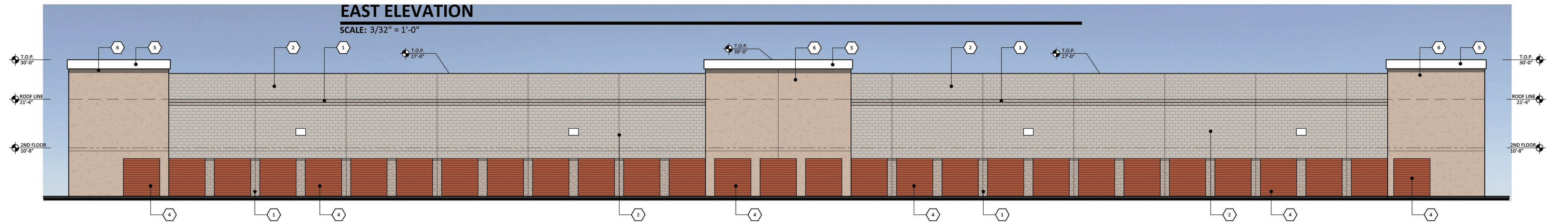
**SOUTH ELEVATION**

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



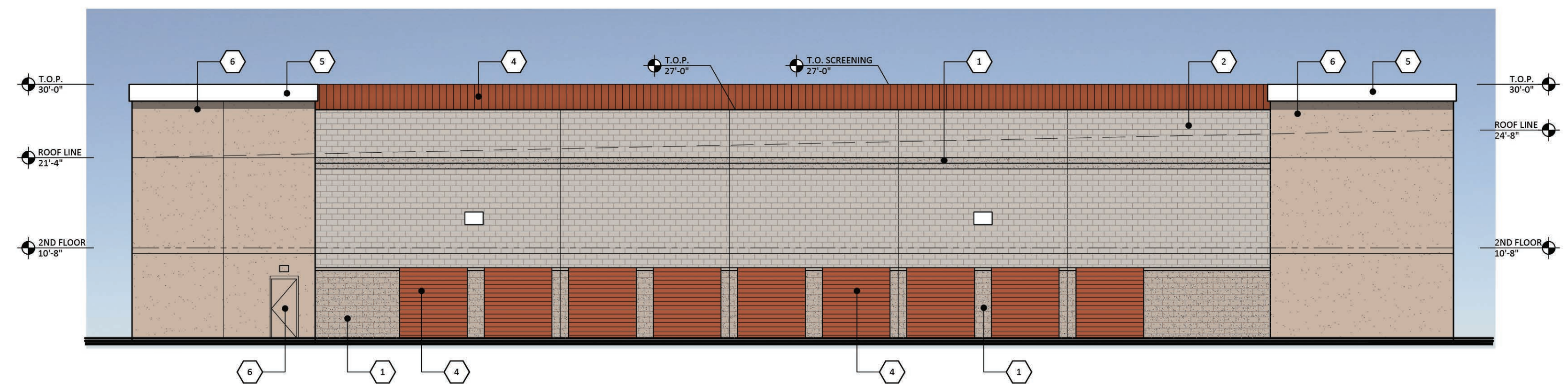
**EAST ELEVATION**

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



**NORTH ELEVATION**

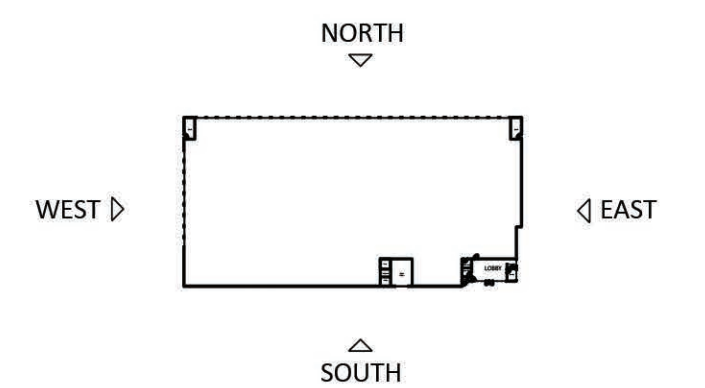
SCALE: 3/32" = 1'-0"




**WEST ELEVATION**

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


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- 1



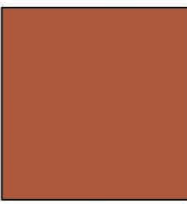
SPLIT-FACE CMU  
SUPERLITE BLOCK  
DURANGO
- 2




SMOOTH FACE CMU  
SUPERLITE BLOCK  
SIERRA TAN
- 3



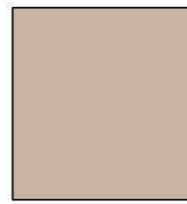
STONE VENEER  
CORONADO  
CAPE COD GREY
- 4



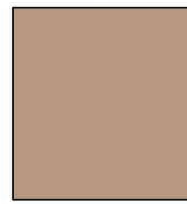
METAL  
JANUS INTERNATIONAL  
CEDAR RED
- 5



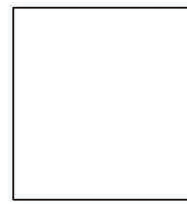
CORNICE  
DUNN EDWARDS  
IGLOO-DEW379
- 6



STUCCO  
DUNN EDWARDS  
TRAIL DUST-DE6123
- 7



STUCCO  
DUNN EDWARDS COLOR  
BAKED POTATO-DEC717
- 8



STORE FRONT  
ALUMINUM FRAME  
CLEAR ANODIZED

**SELF STORAGE FACILITY**  
 99TH AVENUE AND LOWER BUCKEYE ROAD  
 PHOENIX, ARIZONA  
 DATE: 06-02-17 (PRELIMINARY)

EL-1

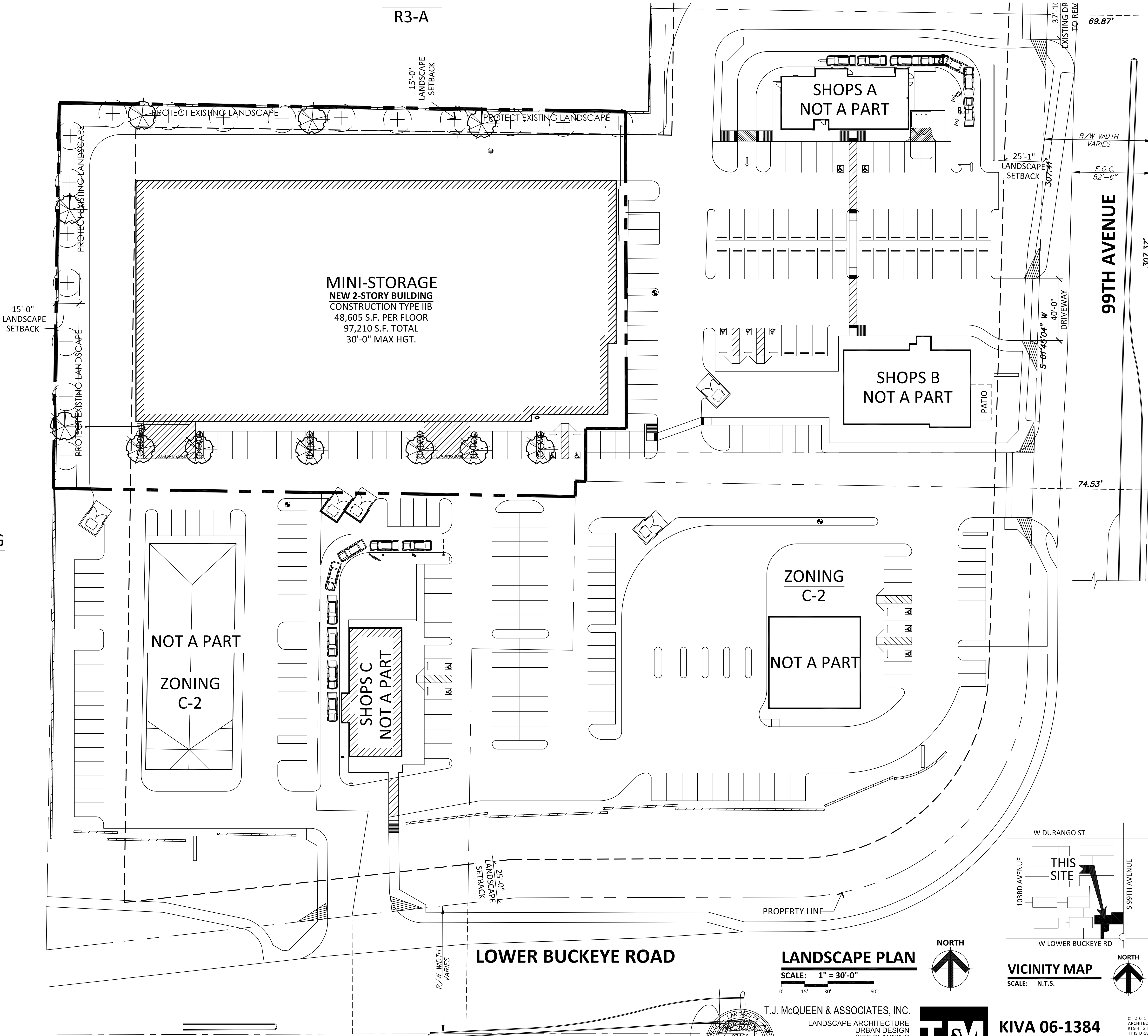
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R3-A



LANDSCAPE LEGEND

- QUERCUS VIRGINIANA LIVE OAK 2" CALIPER
- DALBERGIA SISSOO SISSOO TREE 2" CALIPER
- ACACIA SALICINA WILLOW ACACIA 1.5" CALIPER
- EXISTING TREE PROTECT FROM CONSTRUCTION
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- LEUCOPHYLLON FRUTICOSUM 'GREEN CLOUD' 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- DASYLIRON WHEELERII DESERT SPOON 5 GALLON
- NERIUM OLEANDER PETITE PINK 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- ALOE 'BLUE ELF' BLUE ELF ALOE 1 GALLON
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

**CITY OF PHOENIX GENERAL LANDSCAPE NOTES:**

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING AND APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.

ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.

CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-6862 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RE-LOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 602-262-6284 PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED PLAN.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

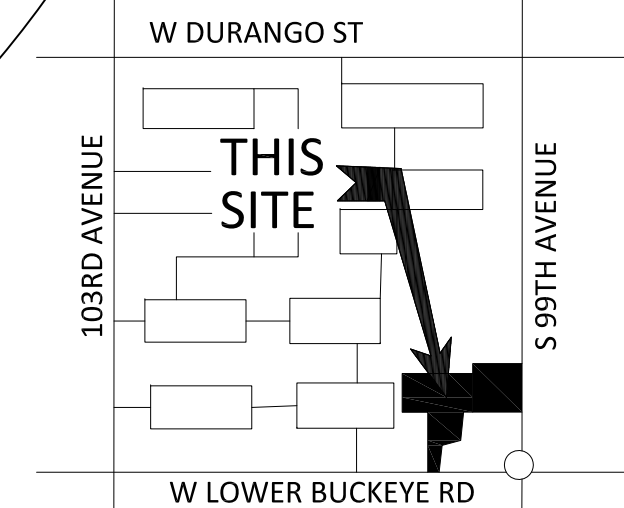
TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6' 8") PER SECTION 507 TAB A.II.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.

PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5) OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

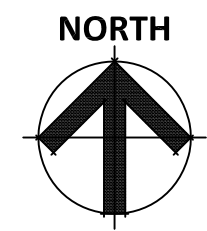
PLANT QUANTITIES AND CALIPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.

NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

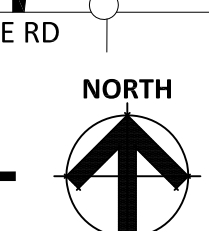
PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.



**LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"



**VICINITY MAP**  
SCALE: N.T.S.



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
27766 TIMOTHY J. McQUEEN  
06/22/17  
ARIZONA  
EXPIRES 06/30/2017

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KIVA 06-1384  
SDEV 0600460  
PAPP 1604808

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LANDSCAPE ARCHITECT	CITY OF PHOENIX	DATE
ESTIMATED RIGHT-OF-WAY COST \$ _____	ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY _____	
MAINTENANCE BY: ( ) CITY (X) OWNER	TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS _____	
SQUARE FOOTAGE OF TURF _____	DATE OF PRELIMINARY SITE PLAN APPROVAL _____	

**99TH AVENUE AND LOWER BUCKEYE PAD**  
9960 W. LOWER BUCKEYE RD.  
TOLLESON, AZ 85353  
DATE: 04.14.17 (PRELIMINARY)

La.01



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