



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-142-D-98-7**  
**March 20, 2023**

**Estrella Village Planning Committee Meeting Date:** March 21, 2023

**Planning Commission Hearing Date:** April 13, 2023

**Request From:** C-1 PCD (Neighborhood Retail, Planned Community District) (1.59 acres)

**Request To:** C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) (1.59 acres)

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

**Location:** Approximately 260 feet south and 250 feet east of the southeast corner of 99th Avenue and Lower Buckeye Road

**Owner:** AT Properties, LLC

**Applicant/Representative:** Withey Morris, PLC

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

<u>General Plan Conformity</u>	
<u>General Plan Land Use Map Designation</u>	Current: Residential 15+ dwelling units per acre Pending (GPA-EST-3-22-7): Commercial

***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 has long been vacant, and its development would be compatible with the surrounding land use, as stipulated.

**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 requested zoning will allow for increased intensity that is consistent in scale and character with the surrounding zoning in the area. The subject site is located at the intersection of two arterial streets where a mix of commercial uses exist. As stipulated, the proposed development will be respectful of local conditions by incorporating enhanced elevations.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER: Design neighborhood retail to be compatible in scale and character and oriented towards the residential areas that it serves, in terms of both design and pedestrian linkages. Traffic, noise or other factors should not negatively impact adjacent residential areas.**

The low traffic generating development will provide storage services to the surrounding neighborhoods and will be surrounded by existing commercial uses. The proposed development will not have any windows or rollup doors along the east and south building facades, thus respecting the nearby residential neighborhood.

**Applicable Plans, Overlays, and Initiatives**

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

[Tree and Shade Master Plan](#): Background Item No. 7.

[Complete Streets Guidelines](#): Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): Background Item No. 9.

[Zero Waste PHX](#): Background Item No. 10.

**Surrounding Land Uses and Zoning**

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	C-1 PCD
<b>North</b>	Restaurant, tire shop	C-1 PCD and C-2 PCD
<b>South</b>	Retail	C-1 PCD
<b>East</b>	Single-family residential	R-3A PCD and S-1 (Approved R-2 PCD)
<b>West</b>	Restaurant, fuel station	C-1 PCD

<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<b>Minimum Building Setbacks</b>		
Not Adjacent to Streets: (North – C-1 PCD and C-2 PCD)	0 feet	0 feet (Met)
Not Adjacent to Streets: (East – Adjacent to R-3A)	15 feet	15 feet (Met)
Not Adjacent to Streets: (South – C-1 PCD)	0 feet	0 feet (Met)
Not Adjacent to Streets: (West – Adjacent to C-1 PCD)	0 feet	0 feet (Met)
<b>Minimum Landscape Setbacks</b>		
Not Adjacent to Streets: (North – Adjacent to C-1 PCD and C-2 PCD)	0 feet	0 feet (Met)
Not Adjacent to Streets: (East – Adjacent to R-3A)	10 feet	10 feet (Met)
Not Adjacent to Streets: (South – Adjacent to C-1 PCD)	0 feet	0 feet (Met)
Not Adjacent to Streets: (West – Adjacent to C-1 PCD)	0 feet	0 feet (Met)
Lot Coverage	Maximum 50%	49.7% (Met)
Building Height	Maximum 2 stories / 30 feet	2 stories / 25 feet (Met)
Parking	Minimum 18 spaces required	21 spaces provided (Met)

*\*Site plan revision or variance required*

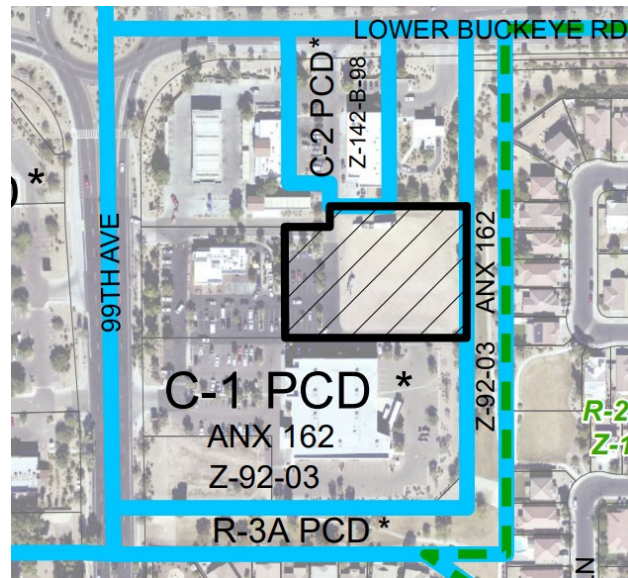
**Background/Issues/Analysis**

**SUBJECT SITE**

1. This request is to rezone 1.59 acres located approximately 260 feet south and 250 feet east of the southeast corner of 99th Avenue and Lower Buckeye Road from C-1 PCD (Neighborhood Retail, Planned Community District) to C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) to allow for a self-service storage warehouse and all underlying C-2 uses.

## 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 tire shop and restaurant zoned C-1 PCD (Neighborhood Retail, Planned Community District) and C-2 PCD (Intermediate Commercial, Planned Community District). To the west is a restaurant and fuel station and to the south is a discount retail store zoned C-1 PCD (Neighborhood Retail, Planned Community District). Furthermore, a single-family residential subdivision is located to the east zoned R-3A PCD (Multifamily Residence District, Planned Community District) and S-1 (Approved R-2 PCD) (Ranch or Farm Residence, Approved Multifamily Residence District, Planned Community District). The proposed use will add to the commercial uses located on the southwest corner of two major arterials and provide services to the residential neighborhoods in the area. The Tolleson Wastewater Treatment Plant and the Sunland Beef Company are located within 1.5 miles of the subject site. Staff recommends the addition of Stipulation No. 4 that would disclose the existence of the Tolleson Wastewater Treatment Plant and the Sunland Beef Company. This stipulation is also found in the Planned Community District rezoning case.



Site Aerial

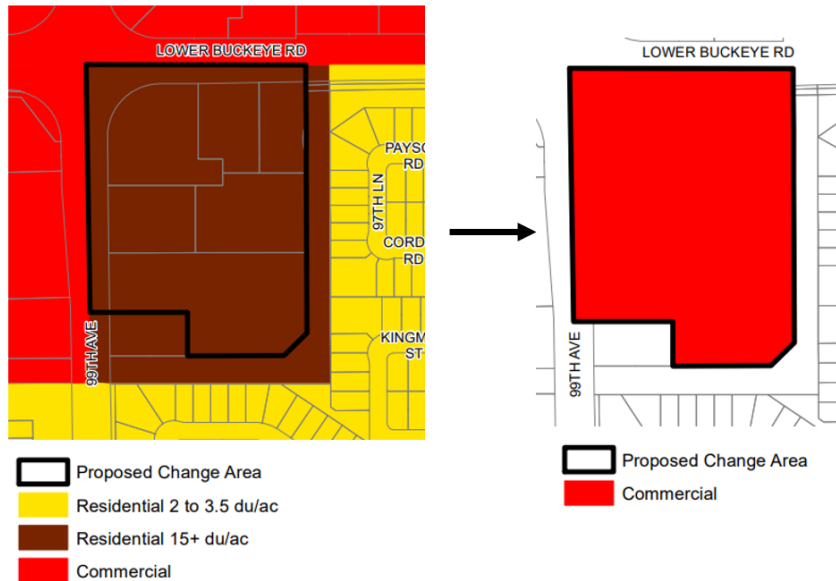
Source: City of Phoenix Planning and Development Department

## GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Residential 15+ dwelling units per acre. The proposal is not consistent with the current General Plan Land Use Map designation. The subject site and the surrounding parcels trigger the 10 gross acre rule of a General Plan Amendment. The gross acres when combined with the acreage of all abutting zoning on the same side of the street within 150 feet of the subject site are not consistent with the General Plan Land Use map designation. As a result, the concurrent minor General Plan Land Use Map amendment case, GPA-EST-3-22-7, is proposing to change the land use map designation of the subject site and adjacent parcel to Commercial.

The requested C-2 SP PCD zoning is consistent with the proposed General Plan Land Use Map designation of Commercial. The surrounding properties to the

north, west, and south are designated Residential 15+ dwelling units per acre. However, the General Plan Land Use Map amendment case, GPA-EST-3-22-7, would make the properties consistent with the proposed designation of Commercial. Furthermore, west of the subject site is designated Residential 15+ dwelling units per acre and Residential 2 to 3.5 dwelling units per acre.



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 maximum height of 25 feet with parking located along the west and south. As a result, the loading areas to the south will not be visible from Lower Buckeye Road nor 99th Avenue. The self-storage warehouse site plan, attached as an exhibit, shows two vehicular access points located to the west of the subject site, adjacent to surrounding commercial uses. An additional access point and loading area is located to the south of the subject site. Staff is recommending general conformance to the site plan, per Stipulation No. 1 to ensure that the site develops as proposed.

### Elevations

The conceptual building elevations depict architectural features that include variations in colors and materials that are consistent with the surrounding commercial uses. Furthermore, the south and west building facades do not have any windows, thus reducing the impact to the single-family subdivision to the east. In addition, the building elevations to the north and west, facing a public street, have enhanced building elevations including windows, river rock, and split face concrete block. In order to ensure that the proposed development is compatible with the adjacent commercial uses, staff is recommending Stipulation No. 1 that would assure that the site is in general conformance to the elevations

submitted with the application.



NORTH ELEVATION  
SCALE: 1/8"=1'-0"



WEST ELEVATION  
SCALE: 1/8"=1'-0"

Proposed Elevations Renderings  
Source: Robert Brown Architects

## 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



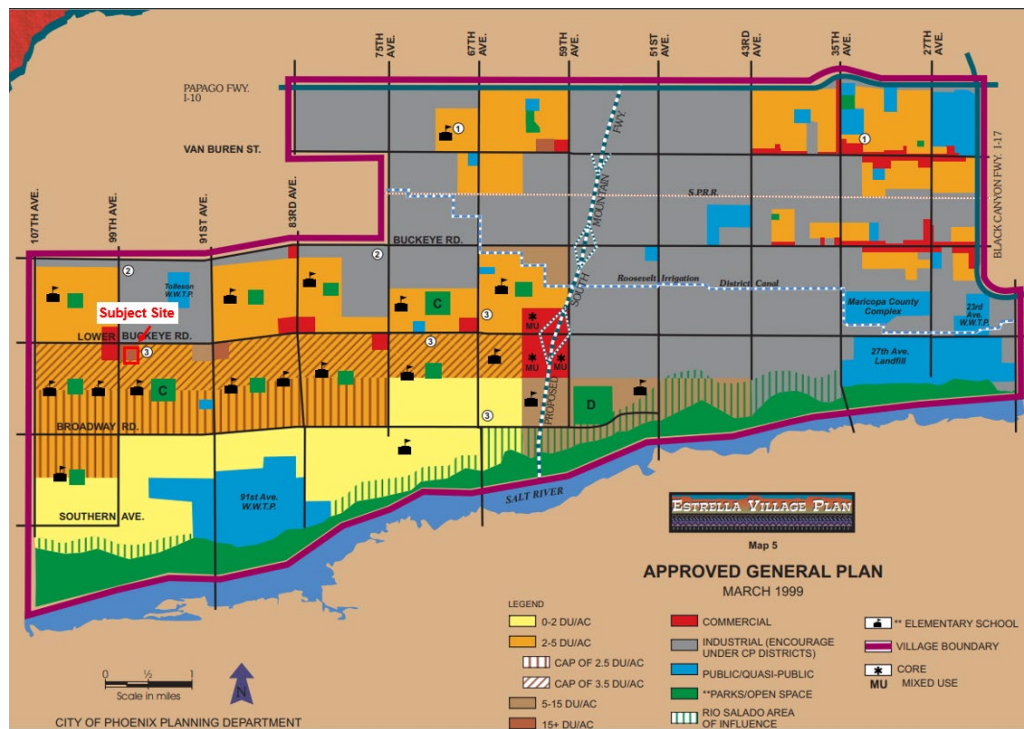
without any hazardous materials or auctions on the premises. Furthermore, vehicular access is provided via Lower Buckeye Road and 99th Avenue which are both arterial streets. Lastly, the landscape setback along the east perimeter is ten feet.

## 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, restaurants, retail and tire shop.

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 architecture which will face Lower Buckeye Road and 99th Avenue.

7. **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. The proposed development will have a ten foot landscape setback to the east, adjacent to the residential uses. This landscape area will have 60 percent two-inch caliper trees and 40 percent one-inch caliper trees. The proposed landscaping will add to the tree coverage and reduce the urban heat island affect.

8. **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 No. 2.

9. **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 No. 3.

10. **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 proposed trash enclosures will be located on the



south side of the proposed development, away from the public view.

#### COMMUNITY INPUT SUMMARY

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

#### INTERDEPARTMENTAL COMMENTS

12. 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.
13. The Street Transportation Department has stated that due to the location of the proposed development, away from any public right-of-way, the department does not have any additional stipulations.

#### OTHER

14. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation No. 5.
15. 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 No. 6.
16. 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 residential uses.
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 and elevations date stamped December 5, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance 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.
4. The property owner shall record documents that disclose to purchasers of property within the development the existence and characteristics of the Tolleson Wastewater Treatment Plan and the Sunland Beef Company. The form and content of such documents shall be reviewed 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.
6. 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.

### **Writer**

Nayeli Sanchez Luna

March 20, 2023

### **Team Leader**

Racelle Escolar

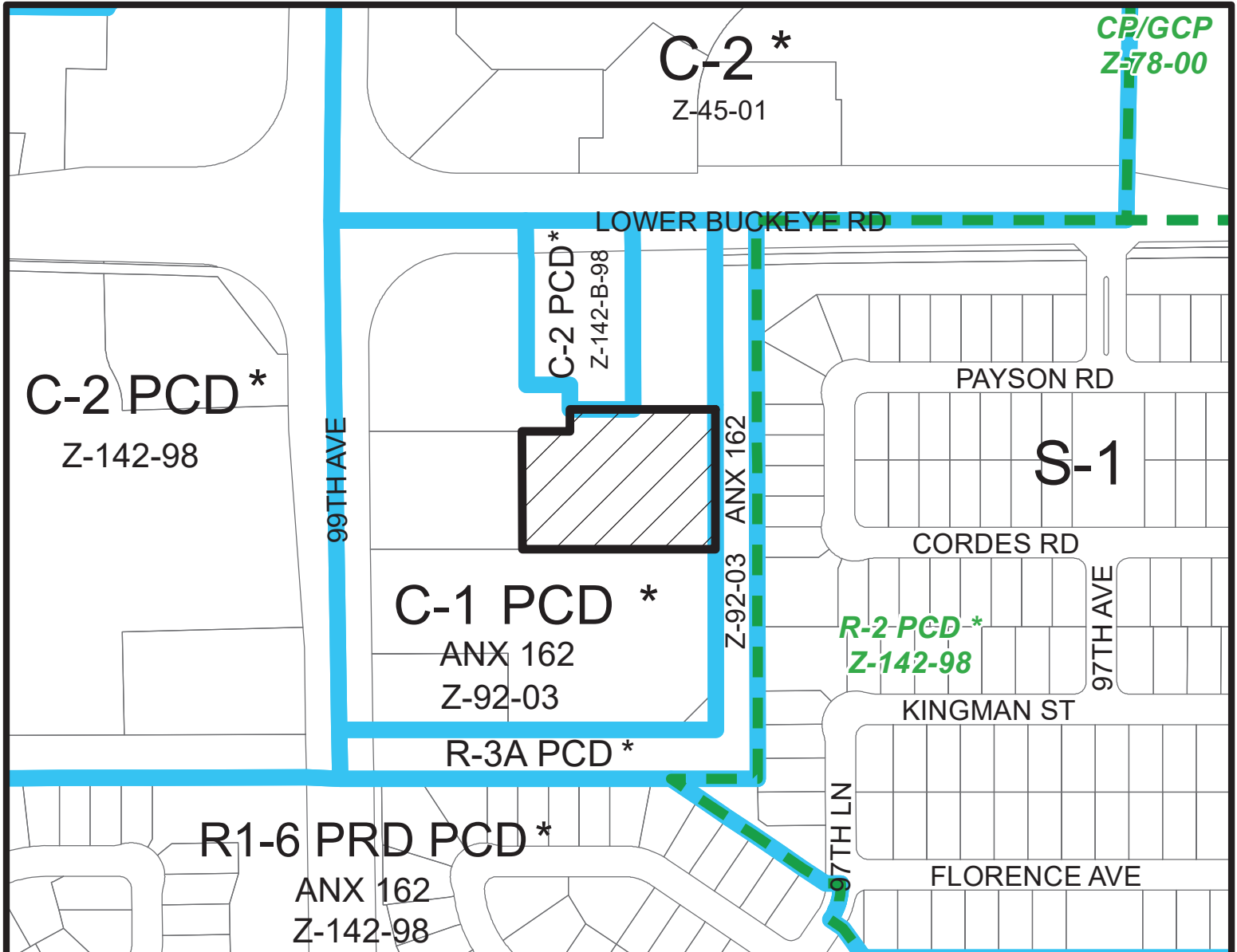
### **Exhibits**

Zoning sketch map

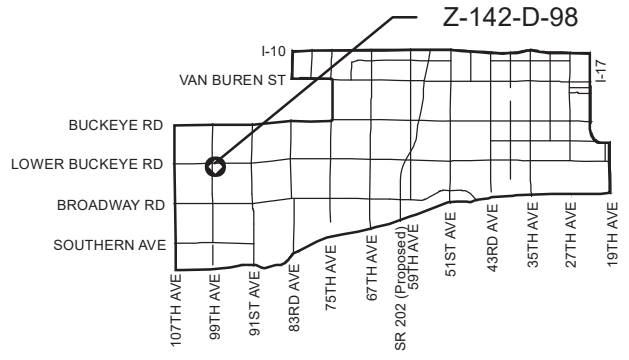
Aerial sketch map

Conceptual Site Plan date stamped December 5, 2022

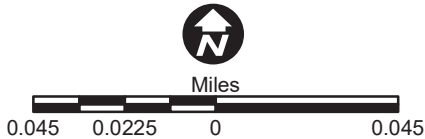
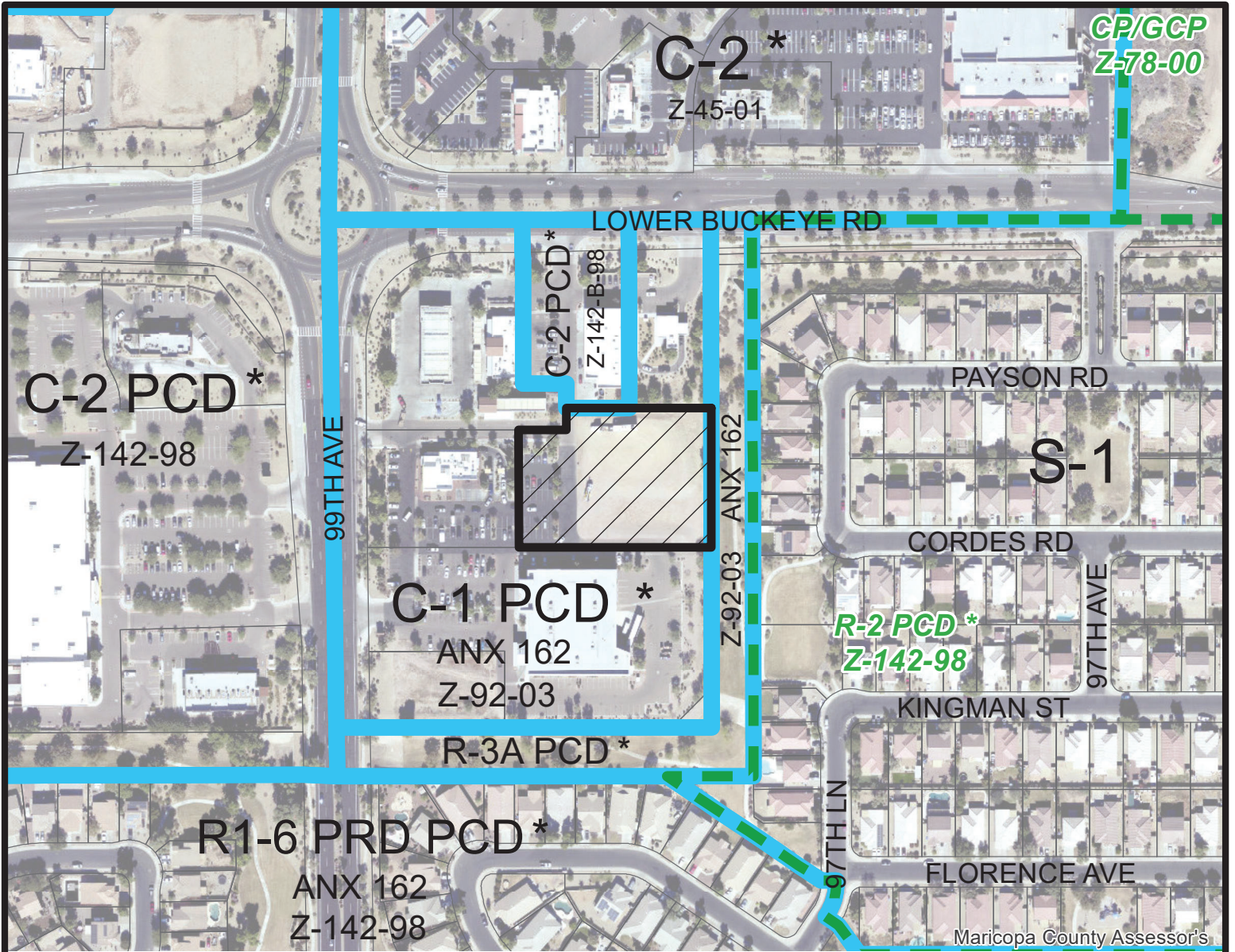
Conceptual Elevations date stamped December 5, 2022 (2 pages)



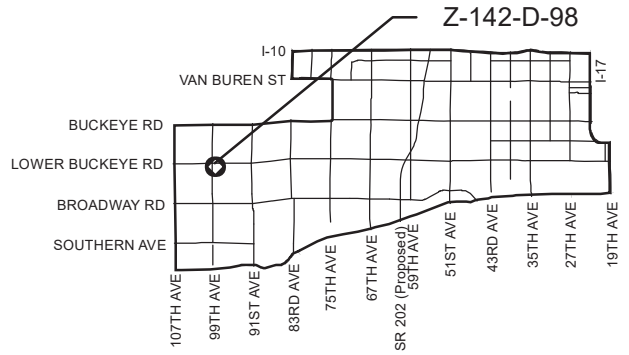
**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Withey Morris, PLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-142-D-98		<b>FROM:</b> C-1 PCD ( 1.59 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.59 Acres</b>		<b>TO:</b> C-2 SP PCD ( 1.59 a.c.)	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
C-1 PCD		23	
C-2 SP PCD		23	
		<b>* UNITS P.R.D. OPTION</b>	
		27	
		27	
* Maximum Units Allowed with P.R.D. Bonus			



**ESTRELLA VILLAGE**  
CITY COUNCIL DISTRICT: 7



<b>APPLICANT'S NAME:</b> Withey Morris, PLC		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-142-D-98		<b>FROM:</b> C-1 PCD ( 1.59 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>1.59 Acres</b>		<b>TO:</b> C-2 SP PCD ( 1.59 a.c.)	
<b>MULTIPLES PERMITTED</b>		<b>CONVENTIONAL OPTION</b>	
C-1 PCD		23	
C-2 SP PCD		23	
		<b>* UNITS P.R.D. OPTION</b>	
		27	
		27	

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

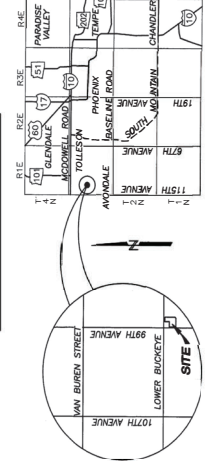


# TOWNE STORAGE 99TH AVE.

PHOENIX, ARIZONA  
PROJECT NUMBER: 22005.00  
DATE: 10.20.22



## VICINITY MAP



PORTION OF LOT 3  
SHOPS AT COUNTRY CORNERS PHASE 2  
BK. 1007, PG. 40, M.C.R.  
A.P.N. 101-26-8100  
MORELLI 1 LLC  
2022-0553431 M.C.R.

PORTION OF LOT 3  
SHOPS AT COUNTRY CORNERS PHASE 2  
BK. 1007, PG. 40, M.C.R.  
A.P.N. 101-26-8100  
HALLE PROPERTIES LLC  
2017-0028726 M.C.R.

### SP1 - CONCEPTUAL SITE PLAN

#### PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF DEVELOPING APPROXIMATELY 1.6 ACRES OF A VACANT LOT TO FACILITATE A NEW, MULTI-LEVEL, CLIMATE CONTROLLED SELF-STORAGE FACILITY WITH 21 LEVELS ABOVE GRADE AND A BASEMENT LEVEL. THE FACILITY WILL CONSIST OF A RENTAL OFFICE BUILDING, 21 LEVELS OF SELF-STORAGE UNITS, A COVERED LOADING AREA, AND A COVERED TRASH ENCLOSURE. THE PROJECT WILL ALSO INCLUDE OTHER IMPROVEMENTS SUCH AS NEW PARKING, LANDSCAPING, TRASH ENCLOSURE AND ACCESSIBLE ROUTE CONNECTING TO EXISTING DEVELOPMENT 9 DEVALKS AT THE SITE.

#### DESIGN TEAM

**OWNER**  
RBE INVESTMENTS  
88 S SAN FRANCISCO PL  
CHANDLER, ARIZONA 85225  
PHONE: 480.247.0101  
CONTACT: BAKE BRADSHAW  
E-MAIL: bbradshaw@rbe.com

**ARCHITECT**  
537 N FORTNER RD, SUITE 240  
BOAZER, UTAH 84003  
PHONE: 435.333.0000  
CONTACT: KYLE BERGQUIST  
E-MAIL: kbergquist@rba.com

#### SITE DATA

PROJECT ADDRESS: SEC 09 OF 99TH AVE & LOWER BUCKEYE  
LOT 2  
ASSESSORS PARCEL NO.: 011-26-809C

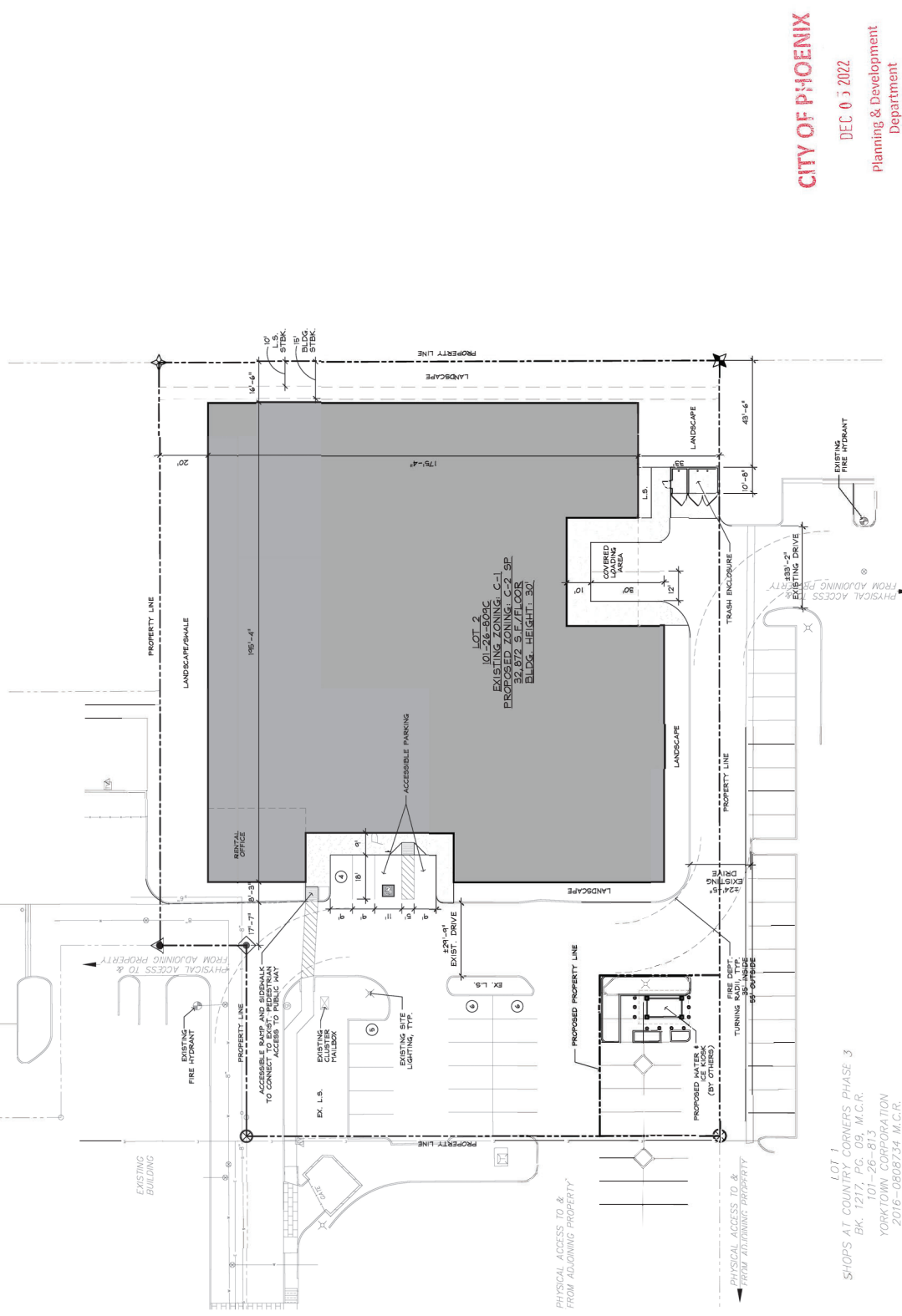
ZONING DISTRICT:	EXISTING: C-1	PROPOSED: C-2 SP
BUILDING ZONING:	C-1	
ADJACENT ZONING:	R-3A	
EAST:	18'	18'
SOUTH:	C-1	0'
WEST:	C-1	0'
<b>SITE AREA (GROSS 4 NET): 66,078 SQ. FT. / 1.52 ACRES</b>		
<b>BUILDING USE:</b> B-1. RENTAL OFFICE STORAGE		
<b>BUILDING CONSTRUCTION TYPE:</b> II-B (SPRINKLERED)		
<b>BUILDING AREA:</b> 32,872 SQ. FT.		
<b>BASEMENT:</b> 32,872 SQ. FT.		
<b>SECOND FLOOR:</b> 32,872 SQ. FT.		
<b>TOTAL:</b> 98,616 SQ. FT.		
<b>BUILDING HEIGHT:</b> 30 FT. (MAX.)		
<b>PROVIDED:</b> 30' FT.		
<b>LOT COVERAGE:</b> 32,872 SQ. FT. / 66,078 SQ. FT. = 49.7%		
<b>PARKING ANALYSIS:</b> <b>REQUIRED:</b> RENTAL OFFICE @ 1/300 = 3 SPACES STORAGE @ 1/100 = 30 SPACES <b>TOTAL REQUIRED = 33 SPACES</b>		
<b>PROVIDED:</b> 21 SPACES (INCLUDES 1 ACCESSIBLE SPACE)		
<b>LOADING UNITS:</b> <b>REQUIRED:</b> 2 LOADING SPACES (10'x30' MIN.) <b>PROVIDED:</b> 2 LOADING SPACES (12'x30')		
<b>PARKING LANDSCAPE:</b> <b>REQUIRED:</b> 5% MINIMUM 2,249 SQ. FT. LANDSCAPE AREA PROVIDED 2,249 SQ. FT. / 8,499 SQ. FT. = 26.4%		

**88 south san marcos place**  
**chandler - arizona = 85225**  
**p. 480.377.2222**

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**CITY OF PHOENIX**  
DEC 03 2022  
Planning & Development  
Department



LOT 1  
SHOPS AT COUNTRY CORNERS PHASE 3  
BK. 1217, PG. 09, M.C.R.  
101-26-813  
YORKTOWN CORPORATION  
2016-0808734 M.C.R.

# TOWNE STORAGE 99TH AVE.

PHOENIX, ARIZONA  
PROJECT NUMBER: 22005.00  
DATE: 10/31/22

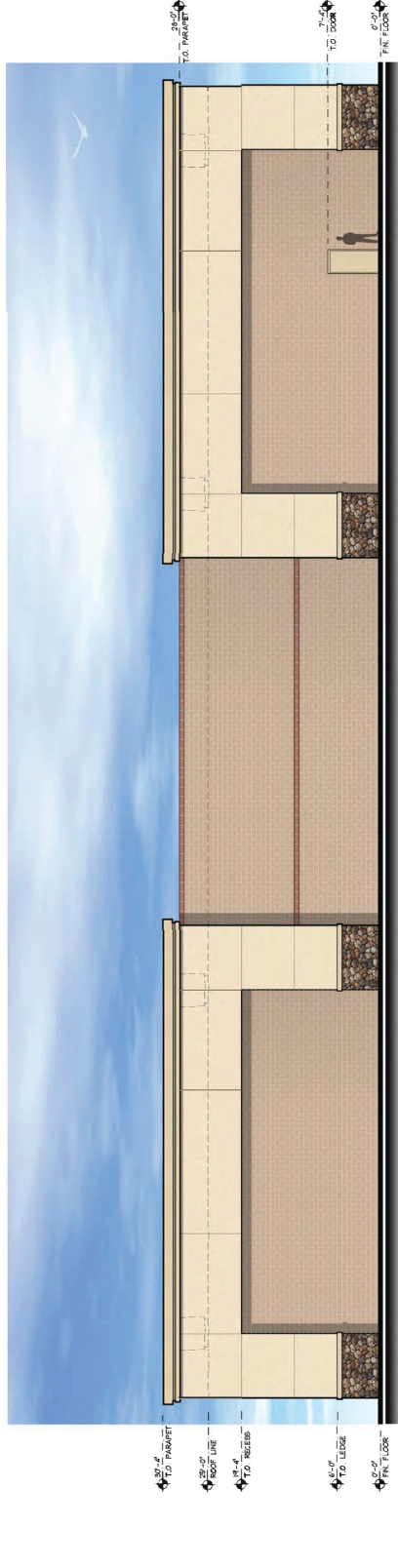


## MATERIAL & COLOR PALETTE:

- SMOOTH-FACE CONCRETE BLOCK  
OLDCASTLE SUPERLITE  
COLOR: DURANGO
- SPLIT-FACE CONCRETE BLOCK  
OLDCASTLE SUPERLITE  
COLOR: DURANGO
- SMOOTH-FACE CONCRETE BLOCK  
OLDCASTLE SUPERLITE  
COLOR: PUEBLO RED
- SPLIT-FACE CONCRETE BLOCK  
OLDCASTLE SUPERLITE  
COLOR: PUEBLO RED
- RIVER ROCK - ACCENT  
STYLE TO MATCH EXISTING
- STUCCO SYSTEM - FIELD  
"DANKENARDS DE6111"  
COLOR: "HATCHED ROOF"
- STUCCO SYSTEM - ACCENT  
"DANKENARDS DE6116"  
COLOR: "BOULIQUE BEIGE"
- STUCCO SYSTEM - ACCENT  
"DANKENARDS DE6104"  
COLOR: "CHIC BRICK"
- PAINT - ACCENT  
"DANKENARDS DE6116"  
COLOR: "BOULIQUE BEIGE"
- ALUMINUM STOREFRONT SYSTEM  
COLOR: DARK BRONZE



**SOUTH ELEVATION**  
SCALE: 1/8"=1'-0"



**EAST ELEVATION**  
SCALE: 1/8"=1'-0"

architecture + planning  
88 south san marcos place  
chandler - arizona - 85225  
p. 480.377.2222  
www.robertbrownarchitects.com

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**CITY OF PHOENIX**

DEC 03 2022

Planning & Development  
Department



# TOWNE STORAGE 99TH AVE.

PHOENIX, ARIZONA

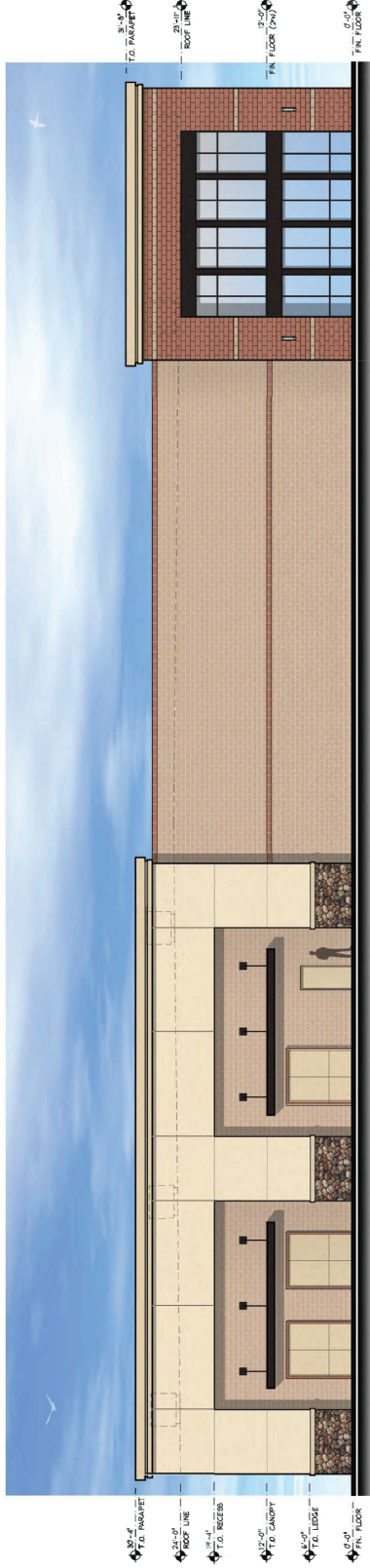
PROJECT NUMBER: 22005.00

DATE: 10/31/22



## MATERIAL & COLOR PALETTE:

-  SMOOTH-FACE CONCRETE BLOCK  
OLDCASTLE SUPERLITE  
COLOR: DURANGO
-  SPLIT-FACE CONCRETE BLOCK  
OLDCASTLE SUPERLITE  
COLOR: DURANGO
-  SMOOTH-FACE CONCRETE BLOCK  
OLDCASTLE SUPERLITE  
COLOR: FUSGO RED
-  SPLIT-FACE CONCRETE BLOCK  
OLDCASTLE SUPERLITE  
COLOR: FUSGO RED
-  RIVER ROCK - ACCENT  
STYLE TO MATCH EXISTING
-  STUCCO SYSTEM - FIELD  
COLOR: "DANKENARDS DE611T"  
"HATCHED ROOF"
-  STUCCO SYSTEM - ACCENT  
COLOR: "BOUTIQUE BEIGE"
-  STUCCO SYSTEM - ACCENT  
COLOR: "CHIC BRICK"
-  PAINT - ACCENT  
COLOR: "BOUTIQUE BEIGE"
-  ALUMINUM STOREFRONT SYSTEM  
COLOR: DARK BRONZE



## NORTH ELEVATION

SCALE: 1/8" = 1'-0"



## WEST ELEVATION

SCALE: 1/8" = 1'-0"

CITY OF PHOENIX

DEC 03 2022

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