



**City of Phoenix**  
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-17-17-4 / Z-SP-3-17-4**  
 November 21, 2017

**Encanto Village Planning Committee Hearing Date** December 4, 2017  
**Planning Commission Hearing Date** January 4, 2018  
**Request From:** C-2 SAUMSO (1.00 acre)  
**Request To:** C-2 HGT/WVR SAUMSO (1.00 acre)  
**Request From:** C-2 SAUMSO (Pending C-2 HGT/WVR SAUMSO) (1.00 acre)  
**Request To:** C-2 HGT/WVR SP SAUMSO (1.00 acre)  
**Proposed Use** Self-Storage and all underlying C-2 uses with a height waiver to allow 56 feet  
**Location** Approximately 130 feet east of the southeast corner of 7th Avenue and Turney Avenue  
**Owner** 525 Turney LLC - Bruce Raskin  
**Applicant/Representative** Jason Morris/Withey Morris, PLC  
**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 15+ dwelling units per acre	
<b>Street Map Classification</b>	Turney Avenue	Local	30-foot south half street
	7th Avenue (access via easement)	Major Arterial	60+-foot east half street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE:</b> Support reasonable level of increased intensity, respectful of local condition and surrounding neighborhood.</p> <p>The proposal will develop a parcel with a reasonable level of intensity. In addition, the proposed development is compatible and respectful of the surrounding neighborhood.</p>			
<p><b>CELEBRATE OUR DIVERSE COMMUNITIES &amp; NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS, CLEAN NEIGHBORHOODS PRINCIPLE:</b> Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</p>			

The proposed development will improve site conditions and open a new business in the area. The proposed use will generate less traffic than is typical for other commercial uses, which is appropriate given the site's location on a local street.

Area Plans
<p><b>Seventh Avenue Urban Main Street Overlay District (SAUMSO)</b> – See Item #5 in the Background/Issues/Analysis Section.</p>
<p><b>Uptown Transit Oriented Development Policy Plan</b> – See item #6 in the Background/Issues/Analysis Section.</p>
<p><b>Phoenix Comprehensive Bicycle Master Plan</b> – See Item #11 in the Background/Issues/Analysis Section.</p>
<p><b>Tree and Shade Master Plan</b> – See Item #12 in the Background/Issues/Analysis Section.</p>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant Building	C-2 SAUMSO
<b>North</b>	Single-Family Residences, Commercial	R-4 HP, R-3 HP, C-2 SAUMSO
<b>South</b>	Multifamily Residential, Apartments (Under Construction)	UR SAUMSO
<b>East</b>	Multifamily Residential, Condominiums	R-4
<b>West</b>	Commercial	C-2 SAUMSO

C-2 (Intermediate Commercial) SP (Special Permit) HGT/WVR (Height Waiver)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 30 feet, for structures exceeding two stories or 30 feet	*Not Met – 25 feet (north)
Interior	45 feet adjacent to R-4, with a building height 4 story (56 feet)	*Not Met – 15 feet (east)
	0 feet adjacent to C-2	Met – 0 feet (west)
	10 feet adjacent to UR zoning	*Not Met – 5 feet (south)
<i>Landscape Setbacks</i>		
Street	Average 30 feet, for structures exceeding two stories or 30 feet	*Not Met – 10 feet (north)

Interior	10 feet adjacent to R-4, UR	*Not Met – 10 feet (east) *Not Met – 0 feet (south)
	0 feet adjacent to C-2	Met – 0 feet (west)
Lot Coverage	Maximum 50%	Met – 46%
Building Height	Maximum 4 stories / 56 feet	Met – 4 stories / 56 feet (with height waiver)
Parking	Minimum 19 spaces required	Met – 21 spaces provided
		*VARIANCE REQUIRED

**Background/Issues/Analysis**

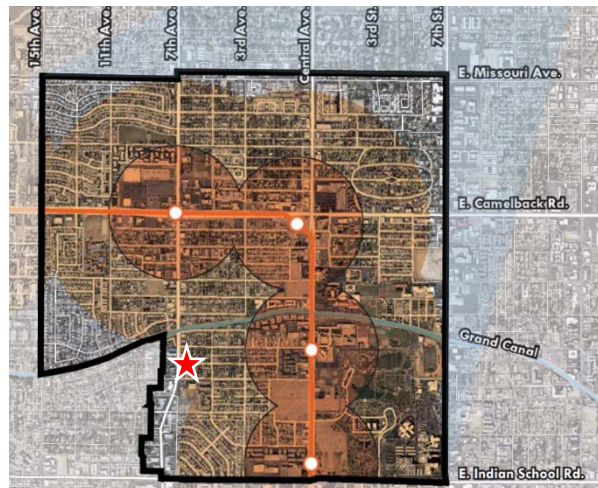
1. This is a request for a self-storage facility and all underlying C-2 uses with a height waiver to allow 56 feet on a 1.00 acre parcel located approximately 130 feet east of the southeast corner of 7th Avenue and Turney Avenue. The proposal requires both a Special Permit for a self-service storage facility use, and a Height Waiver to exceed the number of stories allowed within the C-2 commercial district.
  
2. Self-service storage facilities are allowed in the C-2 (Intermediate Commercial) district with a Special Permit (Section 647.A.2.i.), subject to certain conditions.
  - a) All storage shall be within a closed building. Outdoor storage areas shall not exceed 10% of the gross site area.  
There is no outside storage proposed.
  
  - b) No auctions, sales, services, and repair activity shall be conducted on the premises.  
None of these activities will occur on the site.
  
  - c) There shall be no storage or use of hazardous or dangerous materials on the premises.  
Hazardous or dangerous materials will not be stored on the site.
  
  - d) The site shall have direct access to an arterial street.  
The site plan shows an access easement onto 7th Avenue, which is an arterial street.
  
  - e) Landscaped areas adjacent to residential zones must be a minimum of 10 feet.  
The eastern portion of the site is adjacent to a residential zone and the provided landscape setback is 10 feet.
  
3. The self-service storage facility is proposed to be 56 feet in height, with four stories. Section 623.E.4.b. of the Zoning Ordinance allows for a request to exceed height limits of two stories and 30 feet, not to exceed 56 feet, upon finding that the additional height is not detrimental to adjacent property or the

public welfare in general. The proposed 56 feet is not detrimental to the adjacent property or the public welfare in general for the following reasons:

- a) The parcel to the south of the site has zoning of Urban Residential (UR) and as outlined in a stipulation from the rezoning case (Z-21-13) has a maximum height of 60 feet.
- b) All property lines are adjacent to properties that allow heights ranging from 30-60 feet.

The height will be limited to 56 feet, which is addressed in Stipulation #1.

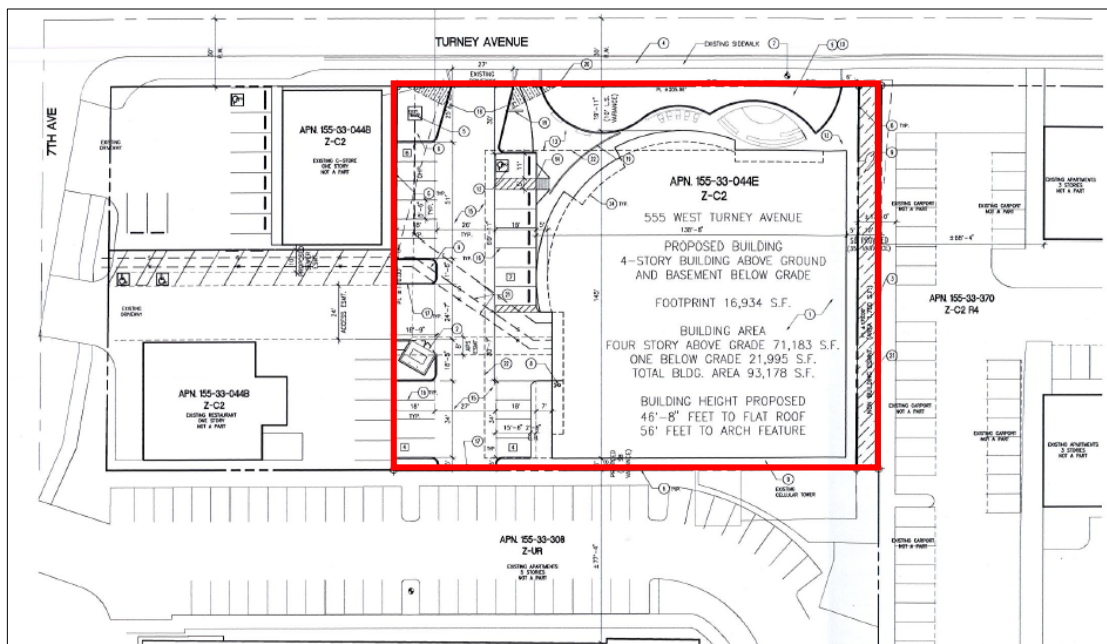
4. The property has a General Plan Land Use designation of Residential 15+ dwelling units per acre. While the proposal is not consistent with the General Plan Land Use designation, the site is less than 10 acres and therefore a General Plan Amendment is not required.
5. The subject site falls within the boundaries of the Seventh Avenue Urban Main Street Overlay District (SAUMSO). This overlay applies to commercial land uses adjacent to 7th Avenue between Indian School Road and Pierson Street. The intent of the district is to encourage economic development, utilize small or irregular parcels, unify the 7th Avenue Corridor, restrict certain land uses that may inhibit investment, and create a pedestrian-oriented streetscape. The self-storage use is allowed within the overlay district and the proposal meets the intent of the district.
6. The site is located within the Uptown TOD (Transit Oriented Development) District, as shown on the map on the right. The policy plan adopted for the Uptown TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. The proposed development, as stipulated, meets the intent and policies outlined in the plan.



7. Single-family residences are located to the north of the site, zoned R-4 HP (Multifamily Residence District, Historic Preservation Overlay) and R-3 HP (Multifamily Residence District, Historic Preservation Overlay). A small portion of commercial uses are also located to the north with C-2 (Intermediate Commercial) zoning. Existing multifamily residential is located to the east, zoned R-4 (Multifamily Residence District), and multifamily that is under construction is located to the south, zoned UR (Urban Residential). Commercial uses are to the west of the site with a zoning of C-2 (Intermediate Commercial).



8. The proposed site plan depicts a 4-story, indoor self-storage facility. Driveway access to enter and exit the storage facility is proposed on Turney Avenue and via a cross access easement to 7th Avenue. There is no outdoor storage proposed on the site and all units are accessed indoors. The building is positioned closer to the sidewalk with parking located to the west of the building. As depicted on the site plan, only one driveway is shown onto Turney Avenue and a pedestrian path is proposed from Turney Avenue to the entrance of the building. These elements are addressed in Stipulation #2.



9. The proposed design of the self-service storage facility provides interesting architecture and building materials that are cohesive with the Melrose neighborhood. This submittal is a result of extensive community engagement and a design competition, which provided the opportunity for the public to submit designs for this self-service storage facility. The winning design was submitted with this rezoning case.

The front of the building that faces toward the northwest of the site has a curvature feature that is a nod to the “Melrose Curve”. In addition, the design shows ground floor windows and a mix of materials on all sides of the building. These are addressed in Stipulation #3.



*Rendering facing toward the northwest of the site, highlighting the curvature design.*



*Rendering showing the design on the south and east side of the building.*

10. The Comprehensive Bicycle Master Plan supports options for bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The subject site's proximity to the Grand Canal and the 3rd Avenue Sonoran Bikeway support providing bicyclists with ample parking for the commercial use. This is addressed in Stipulation #4.
11. The provision of shade trees in the landscape area is an essential component for contributing toward the goals of the Tree and Shade Master Plan. It is recommended that the required trees along the Turney Avenue frontage be placed so that they will provide a pleasant, shaded pedestrian experience on the adjacent sidewalk. This is addressed in Stipulation #5.
12. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 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 #6.
13. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
14. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
16. 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 proposal is not consistent with the General Plan Land Use Designation Map, but is consistent with several General Plan goals and policies.
2. The proposed development is compatible with the surrounding commercial land uses.

3. The proposed development provides the opportunity for a new business to operate and to make improvements on the site which will contribute to enhancing the area.

### **Stipulations**

1. The development shall have a maximum height of 56 feet.
2. The development shall be in general conformance to the site plan date stamped October 25, 2017 with specific regard to the following:
  - a. Pedestrian connection from the Turney Avenue sidewalk to the building entrance.
  - b. Maximum of one driveway on Turney Avenue.
3. The development shall be in general conformance to the elevations and renderings date stamped October 25, 2017 with specific regard to the following:
  - a. The curvature design of the entire height of the building for the portion that faces towards the northwest on the site
  - b. The windows on the ground level of the building on Turney Avenue and facing the parking area, as well as the multi-story windows incorporated as a part of the curvature portion of the building.
  - c. The vertical and horizontal articulations and mix of materials provided on the portions of the building without windows.
4. The development shall provide a minimum of two bicycle parking spaces with an inverted-U design located near the entrance of the building and installed per Section 1307.H.4., as approved by the Planning and Development Department.
5. Required trees in the Turney Avenue landscape setback shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
6. 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.



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November 21, 2017

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**Writer**

Hannah Oliver

November 21, 2017

**Team Leader**

Joshua Bednarek

**Attachments**

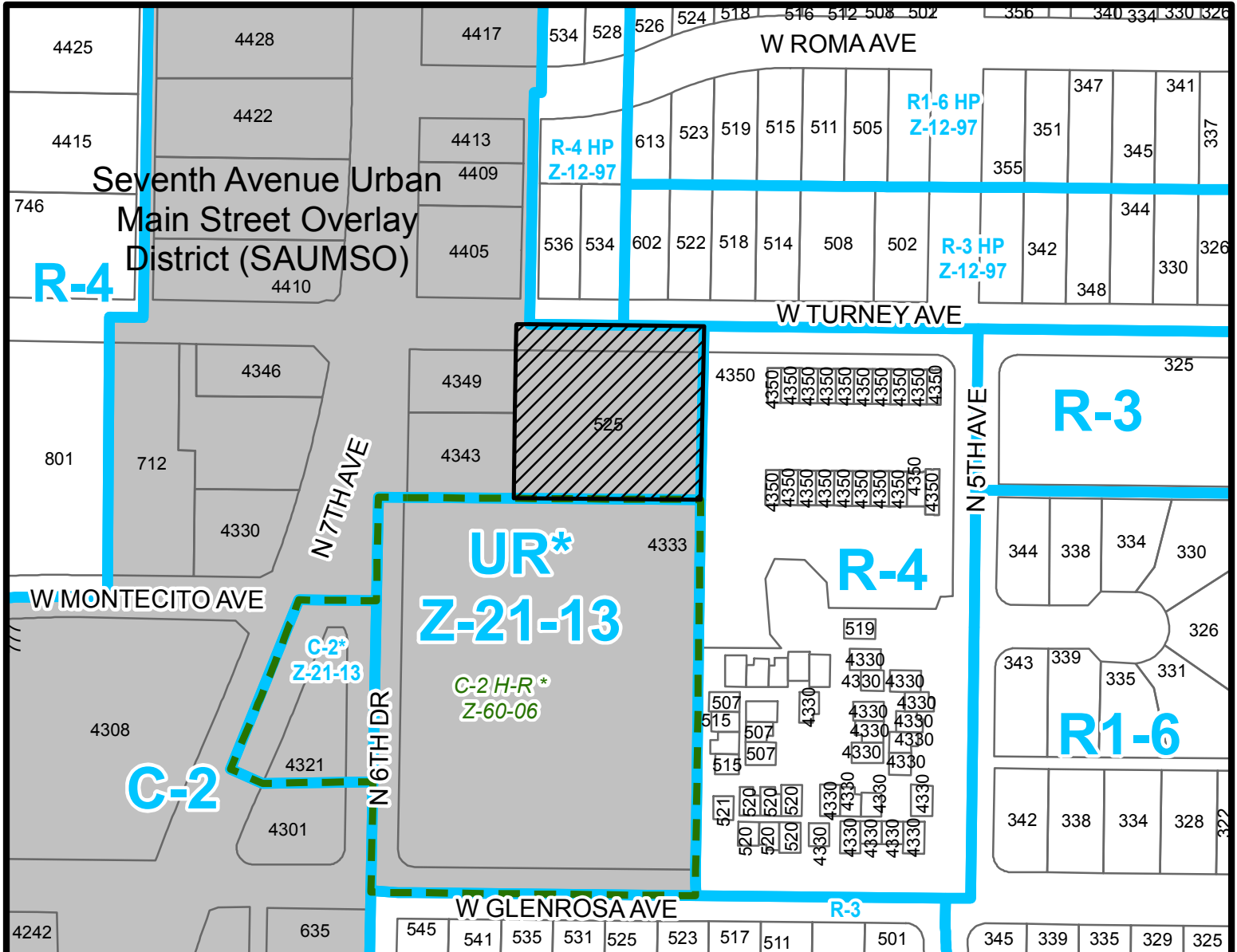
Sketch Maps (2 pages)

Aerials (2 pages)

Site Plan date stamped October 25, 2017 (1 page)

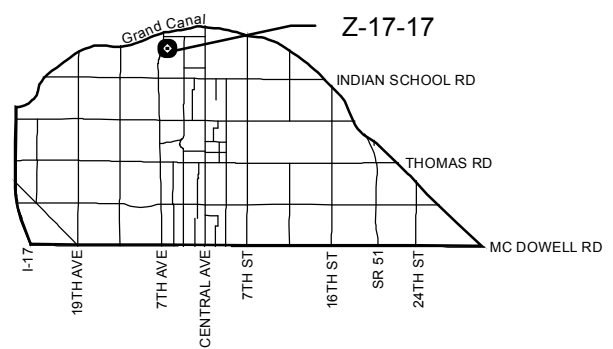
Elevations date stamped October 25, 2017 (2 pages)

Renderings date stamped October 25, 2017 (4 pages)

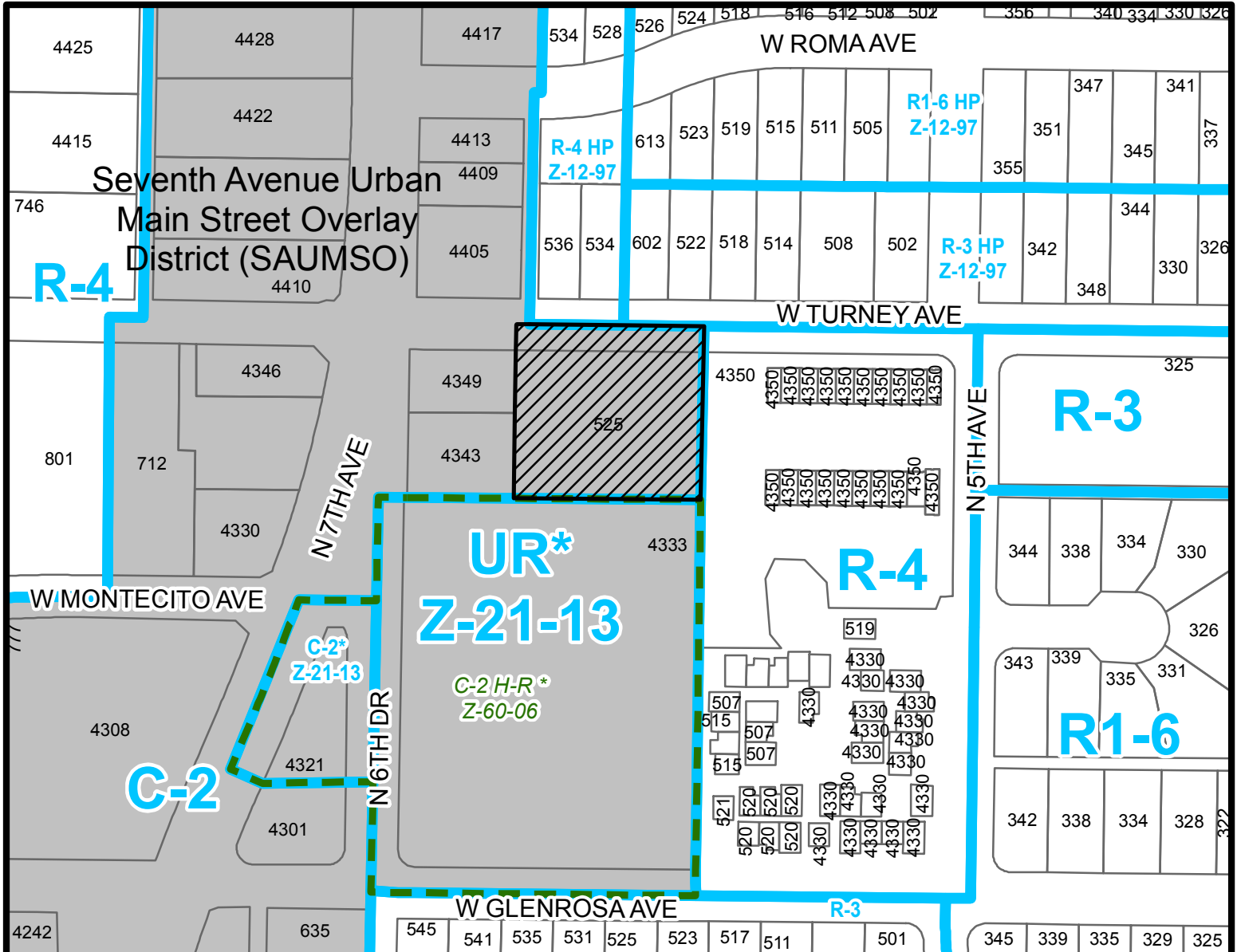


**ENCANTO VILLAGE**

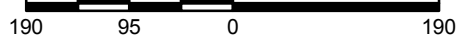
CITY COUNCIL DISTRICT: 4



<b>APPLICANT'S NAME:</b> Jason Morris/Withey Morris, PLC			<b>REQUESTED CHANGE:</b> FROM: C-2 SAUMSO, (1.00 a.c.) TO: C-2 HGT/WVR SAUMSO, (1.00 a.c.)								
<b>APPLICATION NO.</b> Z-17-17		<b>DATE:</b> 03/17/2017 <b>REVISION DATES:</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%;"></td> <td style="width:33%;"></td> <td style="width:33%;"></td> </tr> <tr> <td>03/20/2017</td> <td>10/30/2017</td> <td>11/21/2017</td> </tr> </table>							03/20/2017	10/30/2017	11/21/2017
03/20/2017	10/30/2017	11/21/2017									
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.00 Acres		<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%; text-align: center;">AERIAL PHOTO &amp; QUARTER SEC. NO.</td> <td style="width:50%; text-align: center;">ZONING MAP</td> </tr> <tr> <td style="text-align: center;">QS 17-27</td> <td style="text-align: center;">H-8</td> </tr> </table>				AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP	QS 17-27	H-8		
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QS 17-27	H-8										
<b>MULTIPLES PERMITTED</b> C-2 C-2 HGT/WVR		<b>CONVENTIONAL OPTION</b> 14 14		<b>* UNITS P.R.D. OPTION</b> 17 17							
* Maximum Units Allowed with P.R.D. Bonus											

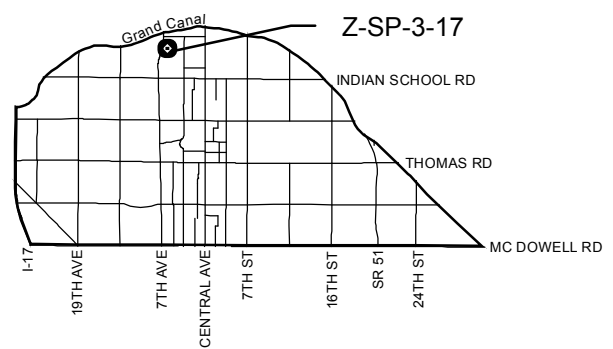


Feet



**ENCANTO VILLAGE**

CITY COUNCIL DISTRICT: 4



<b>APPLICANT'S NAME:</b> Jason Morris/Withey Morris, PLC			<b>REQUESTED CHANGE:</b> FROM: C-2 SAUMSO (Pending C-2 HGT/WVR), (1.00 a.c.) TO: C-2 HGT/WVR SP SAUMSO, (1.00 a.c.)		
<b>APPLICATION NO.</b> Z-SP-3-17		<b>DATE:</b> 03/17/2017 <b>REVISION DATES:</b> 03/20/2017   10/30/2017   11/21/2017			
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.00 Acres		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> QS 17-27			
<b>MULTIPLES PERMITTED</b> C-2 (C-2 HGT/WVR) C-2 HGT/WVR SP		<b>CONVENTIONAL OPTION</b> 14 (14) 14		<b>* UNITS P.R.D. OPTION</b> 17 (17) 17	
* Maximum Units Allowed with P.R.D. Bonus					

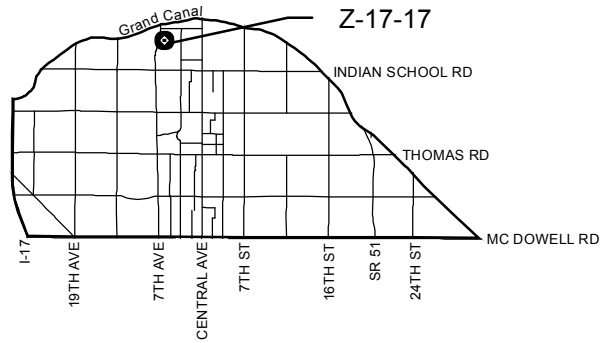


Feet

190 95 0 190

**ENCANTO VILLAGE**

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME:

Jason Morris/Withey Morris, PLC

REQUESTED CHANGE:

FROM:

C-2 SAUMSO, (1.00 a.c.)

APPLICATION NO.

Z-17-17

DATE:

03/17/2017

REVISION DATES:

03/20/2017	10/30/2017	11/21/2017	
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GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.

1.00 Acres

AERIAL PHOTO & QUARTER SEC. NO.  
QS 17-27

ZONING MAP  
H-8

TO:

C-2 HGT/WVR SAUMSO, (1.00 a.c.)

MULTIPLES PERMITTED

C-2

C-2 HGT/WVR

CONVENTIONAL OPTION

14

14

\* UNITS P.R.D. OPTION

17

17

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

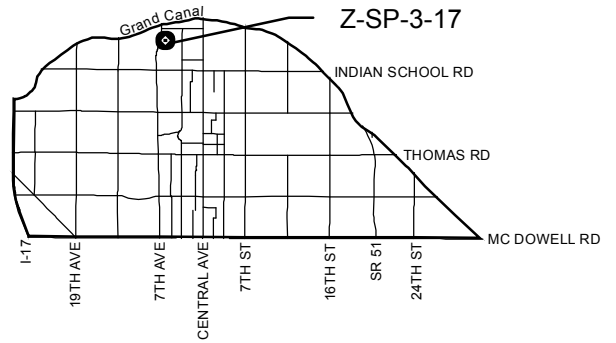


Feet

190 95 0 190

**ENCANTO VILLAGE**

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Jason Morris/Withey Morris, PLC

APPLICATION NO. Z-SP-3-17

DATE:	03/17/2017		
REVISION DATES:			
	03/20/2017	10/30/2017	11/21/2017
AERIAL PHOTO & QUARTER SEC. NO.	QS 17-27		
ZONING MAP	H-8		

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

1.00 Acres

**REQUESTED CHANGE:**

FROM: C-2 SAUMSO (Pending C-2 HGT/WVR), (1.00 a.c.)

TO: C-2 HGT/WVR SP SAUMSO, (1.00 a.c.)

**MULTIPLES PERMITTED**

- C-2 (C-2 HGT/WVR)
- C-2 HGT/WVR SP

**CONVENTIONAL OPTION**

- 14 (14)
- 14

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

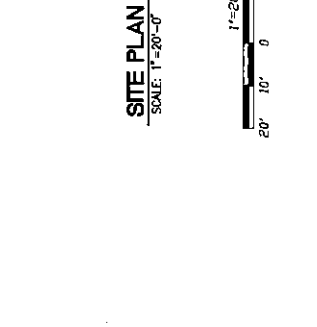
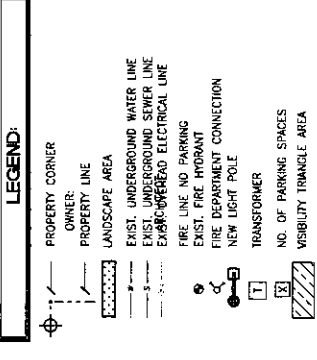
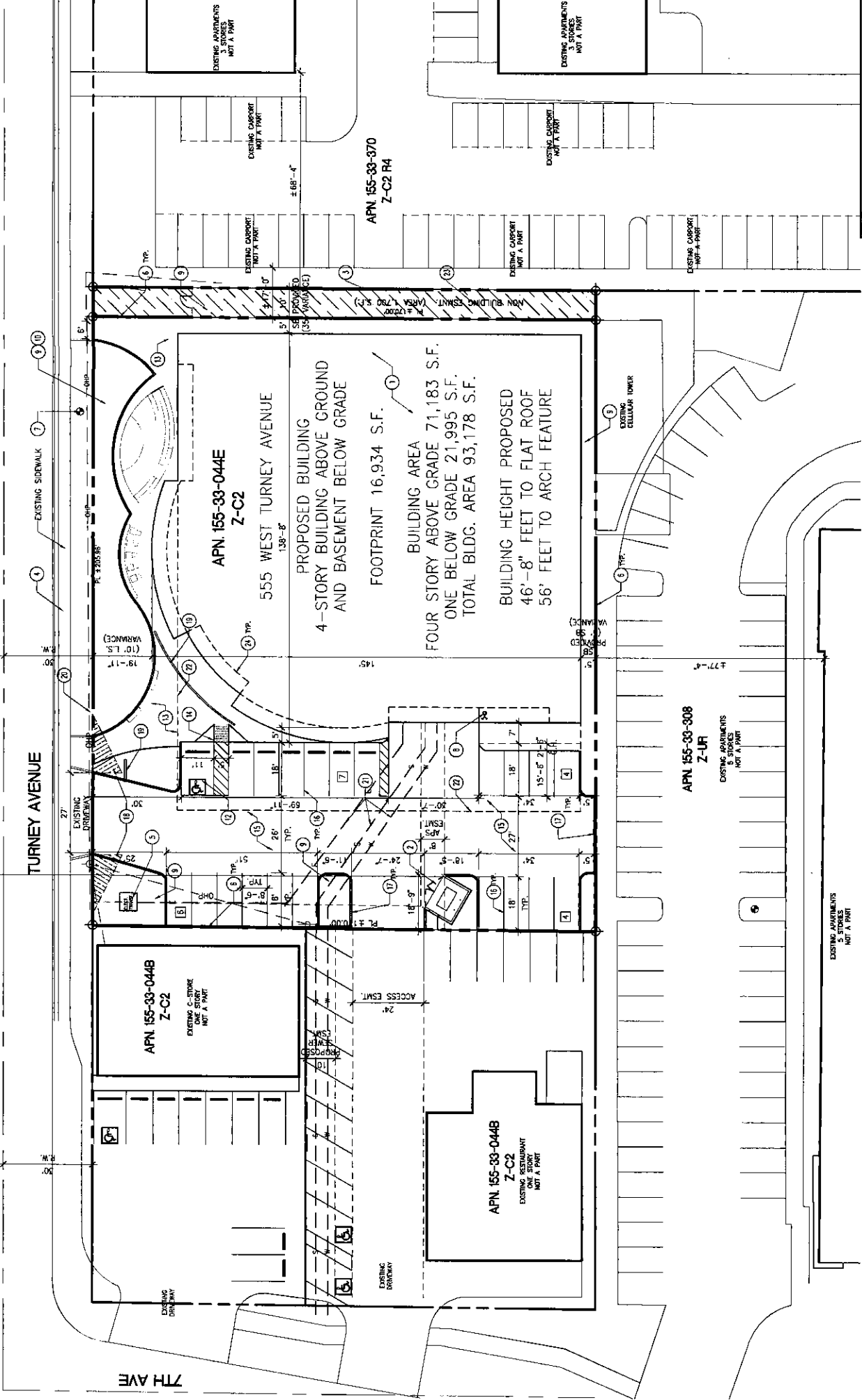
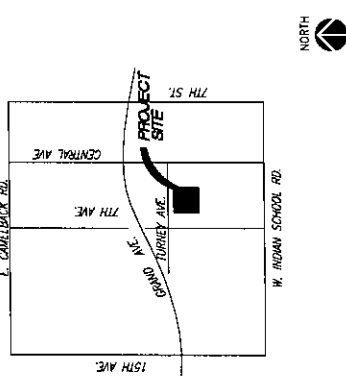
- 17 (17)
- 17

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

**KEY NOTES:**

1. NEW BUILDING, SEE FLOOR PLANS
2. TRASH ENCLOSURE, PER CITY OF PHOENIX STD. DETAILS
3. EXISTING 6" CMU WALL AT PROPERTY LINE TO REMAIN
4. EXISTING SIDEWALK
5. PROPOSED TRANSFORMER LOCATION, C.C. TO COORDINATE WITH UTILITY COMPANY FOR FINAL LOCATION.
6. PROPERTY LINE
7. EXISTING FIRE HYDRANT
8. FDC LOCATION, SEE CIVIL
9. LANDSCAPE AREA, SEE LANDSCAPE PLANS
10. RETENTION AREA, SEE CIVIL PLANS
11. INTERNAL LOADING
12. ACCESSIBLE PARKING PER CITY OF PHOENIX DETAILS 10.1, 10.2 & 10.3 REQUIREMENTS
13. SIDE WALK TO MATCH EXISTING
14. ACCESSIBLE RAMP
15. EXISTING ASPHALT, C.C. TO PATCH AND REPAIR AS NEEDED.
16. STRIPE PAINT - 4" YELLOW
17. VERTICAL CURB AROUND ALL DRIVEWAY / PARKING AREAS
18. VISIBILITY TRIANGLE 10'X20' AT DRIVEWAYS AND 33'X33' AT CORNER, MAXIMUM HEIGHT OF 3'
19. MONUMENT SIGN
20. EXISTING OVERHEAD POWER LINES AND POLE TO REMAIN
21. EXISTING UNDERGROUND WATER, SEWER, OR ELECTRICAL LINES TO REMAIN, C.C. TO PATCH AND REPAIR AS NEEDED.
22. FOOTPRINT OF BUILDING BASEMENT
23. NEW PARCEL ADDED TO OUR SITE.
24. FOOTPRINT OF BUILDING FIRST FLOOR.

**CINITY MAP:**



**CITY OF PHOENIX**  
OCT 25 2017  
Planning & Development  
Department

**PROJECT DATA:**

PROJECT ADDRESS: 555 WEST TURNEY AVENUE  
 PROJECT NAME: STORAGE FACILITY  
 PROJECT DESCRIPTION: FOUR STORY BUILDING ABOVE GROUND AND BASEMENT BELOW GRADE FULLY A/C SELF-STORAGE FACILITY  
 PARCEL: APN 155-33-044E  
 SITE NET AREA: ±35,081 (0.8053 ACRES) PLUS NO-BUILDING EASEMENT. (±1,700 S.F.)  
 EXISTING ZONING: C-2  
 MAXIMUM BUILDING HEIGHT: TWO (2) STORES THIRTY (30) FEET PERMITTED BY RIGHT, FOUR (4) STORES FIFTY-SIX (56) WITH COUNCIL APPROVAL  
 PROPOSED BUILDING HEIGHT: 46'-8" TO FLAT ROOF; 56'-0" TO ARCH FEATURE  
 MAXIMUM LOT COVERAGE: ±35,081 (0.8053 ACRES) PLUS NO-BUILDING EASEMENT. (±1,700 S.F.) = 35,781 S.F.  
 50% (18,390.5 S.F.)  
 PROPOSED: 46.04% (16,834 S.F.)  
 PROPOSED BUILDING AREA: FOUR STORY ABOVE GRADE 71,183 S.F. ONE BELOW GRADE 21,995 S.F. TOTAL BUILDING AREA 93,178 S.F.  
 PARKING CALCULATIONS: OFFICE: 1/300 RETAIL: 1/200 1 SPACE PER 35 STORAGE UNITS  
 PARKING REQUIRED: OFFICE/RETAIL: 1,000/300 = 3.33 P.S. 528 STORAGE UNITS / 35 = 15.08 P.S. 19 P.S.  
 PARKING PROVIDED: 21 P.S. (INCLUDING ONE ACCESSIBLE PARKING)  
 ACCESSIBLE PARKING: REQUIRED 1 / PROVIDED 1

**C.O.P. SITE PLAN NOTES:**

1. "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."
2. "THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
3. "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
4. "ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS."
5. "ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND TO PROVIDE ADEQUATE LIGHTING FOR THE PROJECT. LIGHTING FIXTURES SHALL BE SHIELDED TO PREVENT LIGHT POLLUTION AND VIBRATION WILL BE LIMITED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, GLOOM, OR VIBRATION EMITTED BY LEVELS OUTSIDE OF THE SITE."
6. "OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS."
7. "ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."
8. "ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS."



THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF AN ALTA SURVEY. TOPOGRAPHIC INFORMATION ONCE SAID PLANS ARE PREPARED AND FURNISHED. MODIFICATIONS MAY BE MADE TO BE IMPLEMENTED. ADD DOES NOT GUARANTEE THE ACCURACY OF THIS SITE PLAN UNTIL AN ALTA W/ TOPO HAS BEEN FURNISHED TO ADD FOR THEIR IMPLEMENTATION.

**APPROVAL STAMPS**  
 KIVA#: 163215 OS#: Q17-27  
 SDEV#: 1600577

**PROJECT TEAM:**

555 TURNEY LLC  
 555 WEST TURNEY AVENUE  
 SCOTTSDALE, AZ 85259  
 PHONE: (480) 689-7543  
 FAX: (480) 689-7543  
 EMAIL: BRUCE@ANDREWSDESIGN.COM  
 CONTACT: BRUCE MCKIN  
 ANDREWS DESIGN GROUP, INC.  
 1095 W. RIO SALADO PKWY.  
 SUITE 103  
 PHOENIX, ARIZONA 85021  
 PHONE: (480) 284-3478  
 FAX: (480) 854-4013  
 CONTACT: DONALD A. ANDREWS

No.	DATE	REVISIONS

ADG A3116  
**STORAGE FACILITY**  
 555 WEST TURNEY AVENUE  
 PHOENIX, AZ

**SITE PLAN**

**Andrews Design Group, Inc.**

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

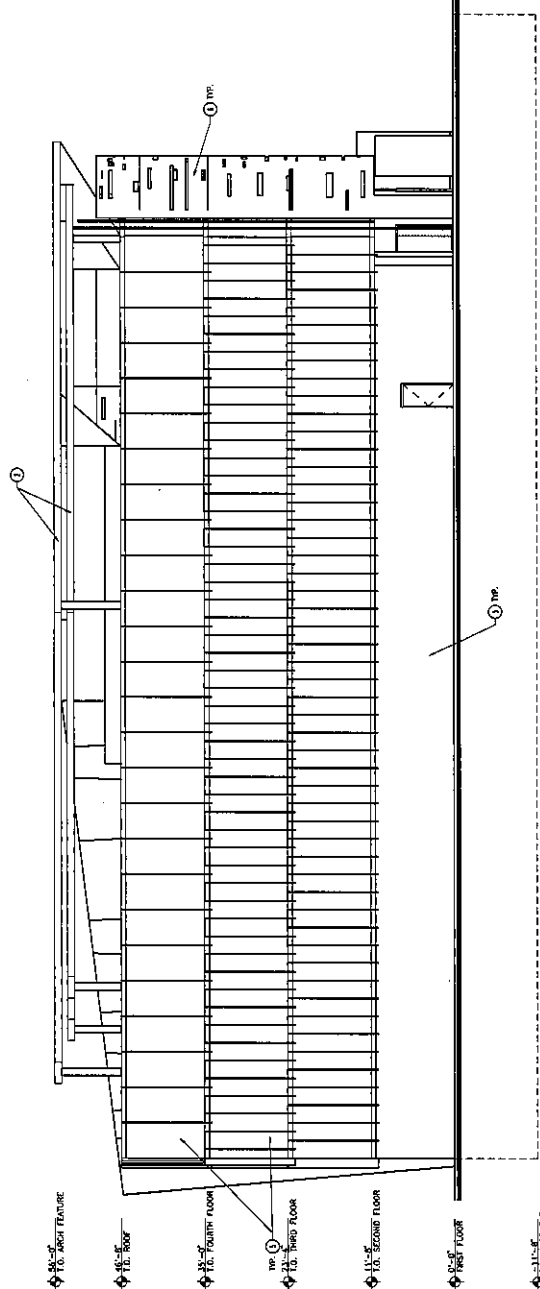
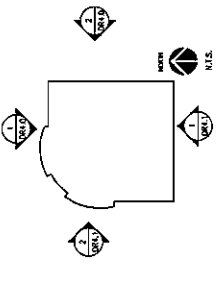
DATE: 10/17/17

**KEY NOTES**

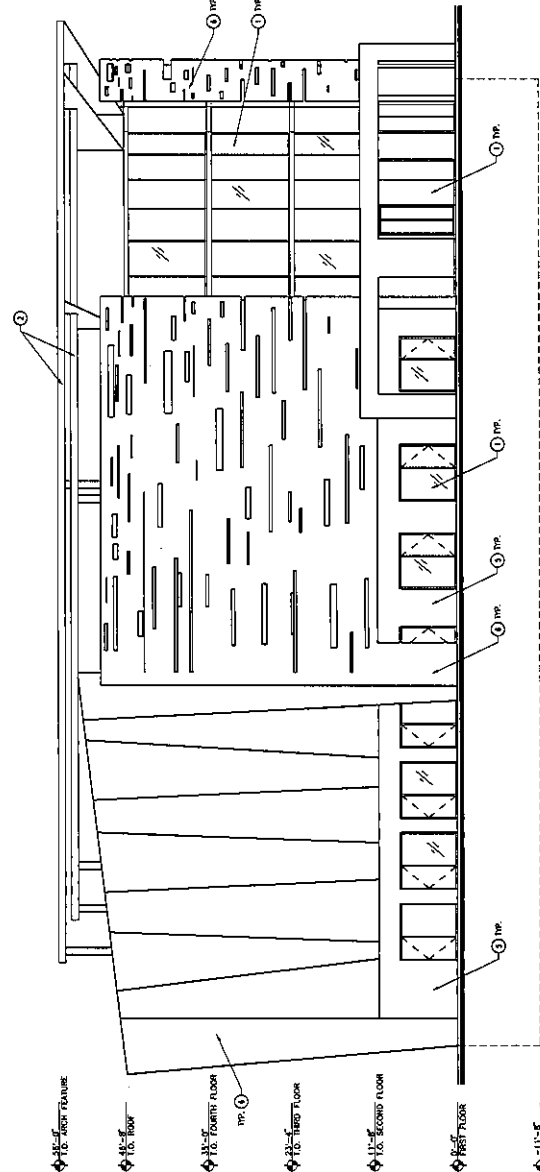
1. CLEAR ALUMINUM STRUCTURE SYSTEM.
2. METAL ARCHITECTURAL ELEMENT WITH SCREEN BELOW.
3. FINE RISER ROOM SPANNED AT DOOR.
4. S.E.S. ROOM SPANNED AT DOOR.
5. EPS OVER METAL STUD WALL. SET FLOOR PLAN FOR WALL TYPES.
6. METAL PANEL OFFSET FROM INSULATION. SEE STRUCTURAL.
7. PULL-UP DOOR FOR INTERNAL LOOKING.
8. METAL FIN.

**NOTE:**  
MECHANICAL EQUIPMENT  
ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY ANCHORED BY WELDED WALLS TO THE STRUCTURE. THE MECHANICAL EQUIPMENT SHALL BE FULLY ANCHORED TO THE MECHANICAL EQUIPMENT.  
ALL DRIVING UNMOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY ANCHORED TO THE MECHANICAL EQUIPMENT. ALL GATES SHALL BE OF GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.  
ALL SPANNS UNDER SEPARATE SUBMITTAL AND POINT.

**KEY PLAN**



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



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

**CITY OF PHOENIX**

OCT 25 2017

**Planning & Development  
Department**

**APPROVAL STAMPS**  
IWA#: 163215  
OS#: 011-27  
SDPW#: 160637

NO.	DATE	REVISION

**DR40**  
DATE: 10/17/17

ADD: A316

STORAGE FACILITY  
555 WEST TURNER AVENUE  
PHOENIX, AZ

**EXTERIOR ELEVATIONS**

1085 W. PRO BALJADO PKWY. SUITE-03 TEMPE, ARIZONA 85281 (480) 964-5478 FAX: (480) 964-4074

**Andrews Design Group, Inc.**

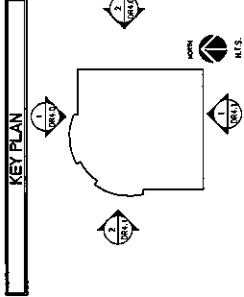
**ADG**  
ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

**KEY NOTES**

1. CLEAR ALUMINUM STOREFRONT SYSTEM.
2. METAL ARCHITECTURAL CLOSET WITH SCREEN BELOW.
3. FINE RISER ROOM SPACED AT DOOR.
4. S.E.S. ROOM SPACED AT DOOR.
5. EPS OVER METAL STUD WALL SEE FLOOR PLAN FOR WALL TYPES.
6. METAL PANEL CRIST FROM BRADING, SEE STRUCTURAL.
7. HINGE-UP DOOR FOR INTERNAL LOADING.
8. METAL FIN.

**MET MECHANICAL EQUIPMENT**

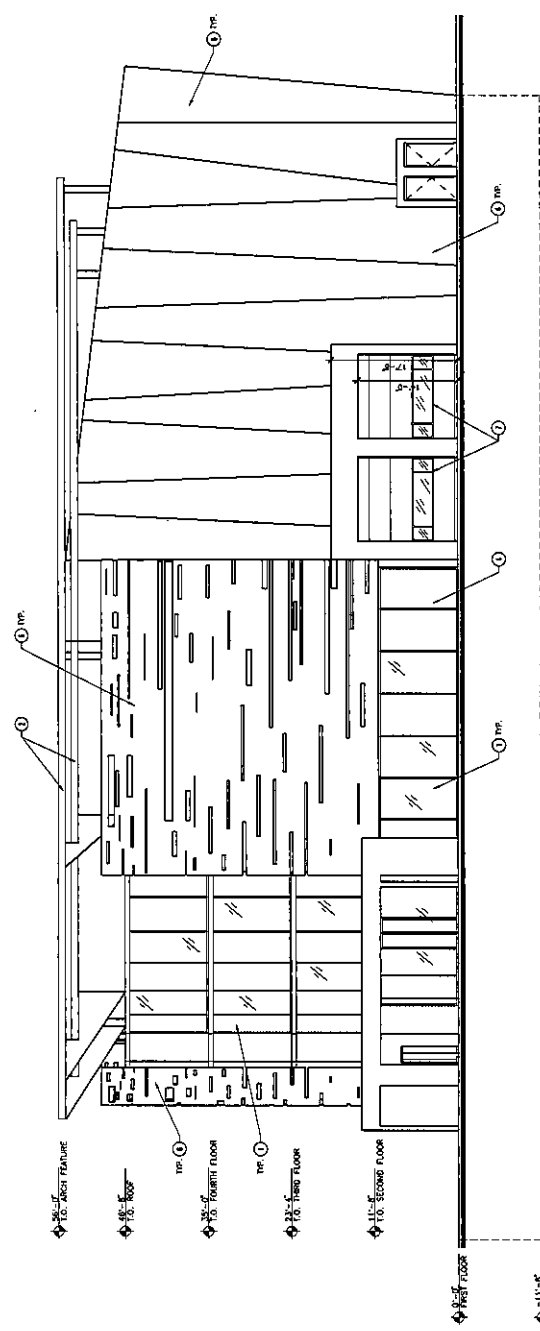
ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SUPPORTED BY ANCHORED WALLS TOUAL THE MECHANICAL EQUIPMENT. ALL OTHER MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SUPPORTED BY ANCHORED WALLS TO THE MECHANICAL EQUIPMENT. ALL OTHER MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SUPPORTED BY ANCHORED WALLS TO THE MECHANICAL EQUIPMENT. ALL OTHER MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SUPPORTED BY ANCHORED WALLS TO THE MECHANICAL EQUIPMENT.



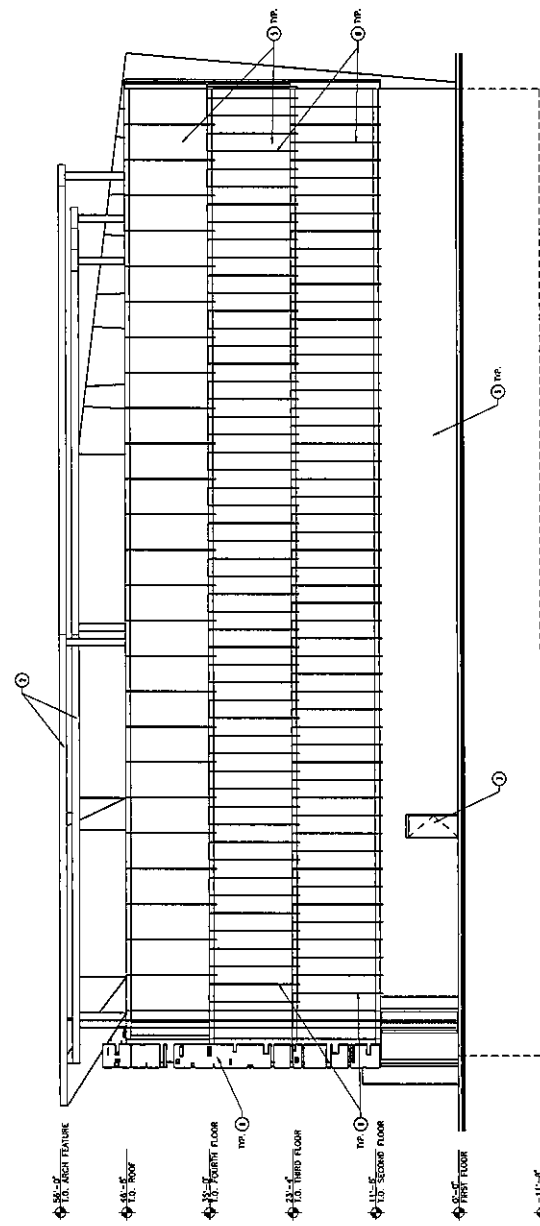
**APPROVAL STAMPS**  
 RWA#: 163216 OS# 017-27  
 SDV#: 1600377

No.	DATE	REVISIONS

**DR4.1**  
 DATE: 10/25/17



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



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

**CITY OF PHOENIX**

OCT 25 2017

**Planning & Development  
 Department**

ADD ASH

STORAGE FACILITY  
 565 WEST TURNER AVENUE  
 PHOENIX, AZ

**EXTERIOR ELEVATIONS**

**Andrews Design Group, Inc.**



ARCHITECTURE

PLANNING

INTERIORS

PROJECT MANAGEMENT

105 W. RIO SALADO PKWY, SUITE-103 TEMPE, ARIZONA 85281 (480) 844-9078 FAX: (480) 844-4073





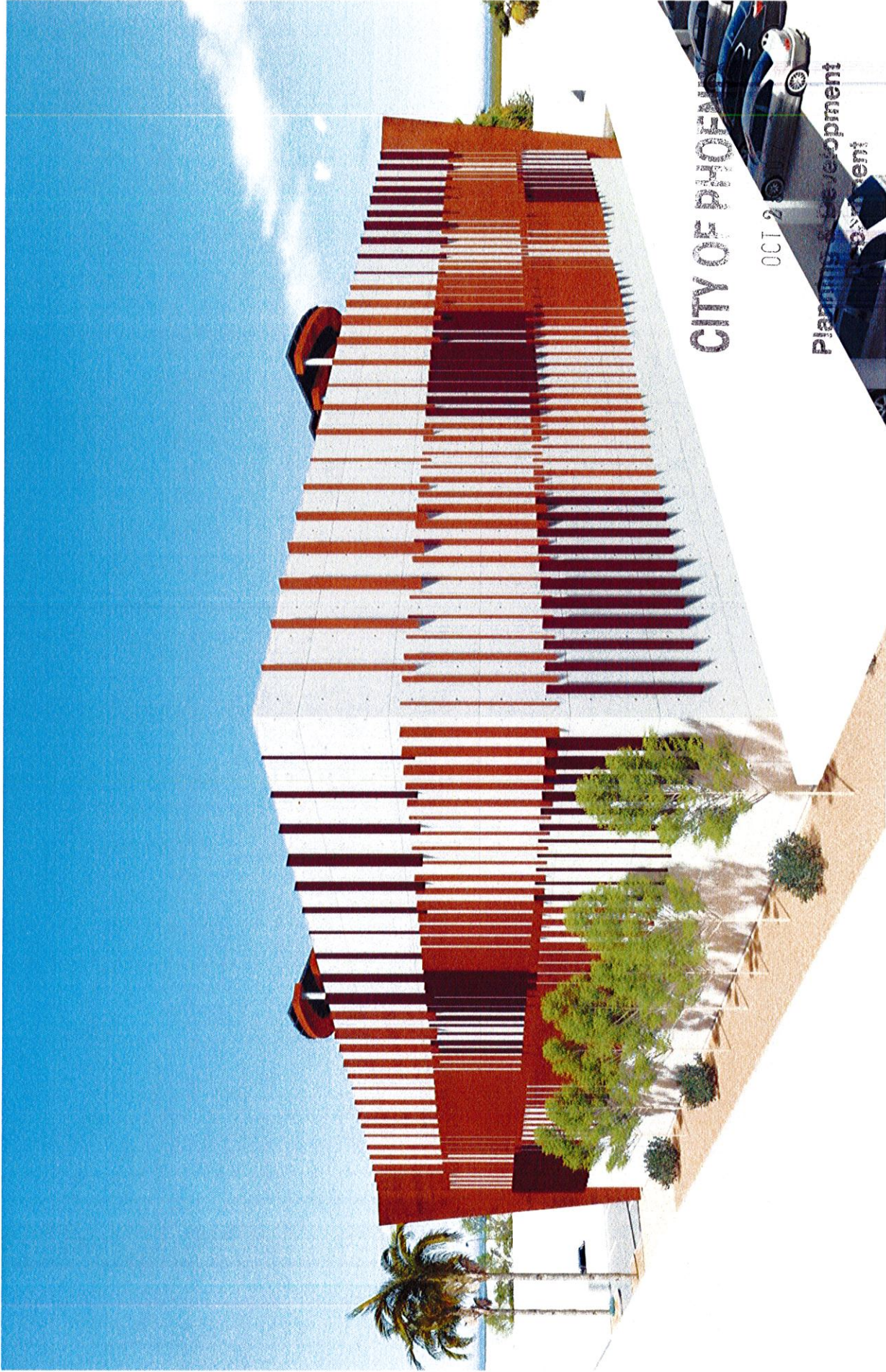
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Department

Turney Self-Storage Design Concept Renderings





Turney Self-Storage Design Concept Renderings



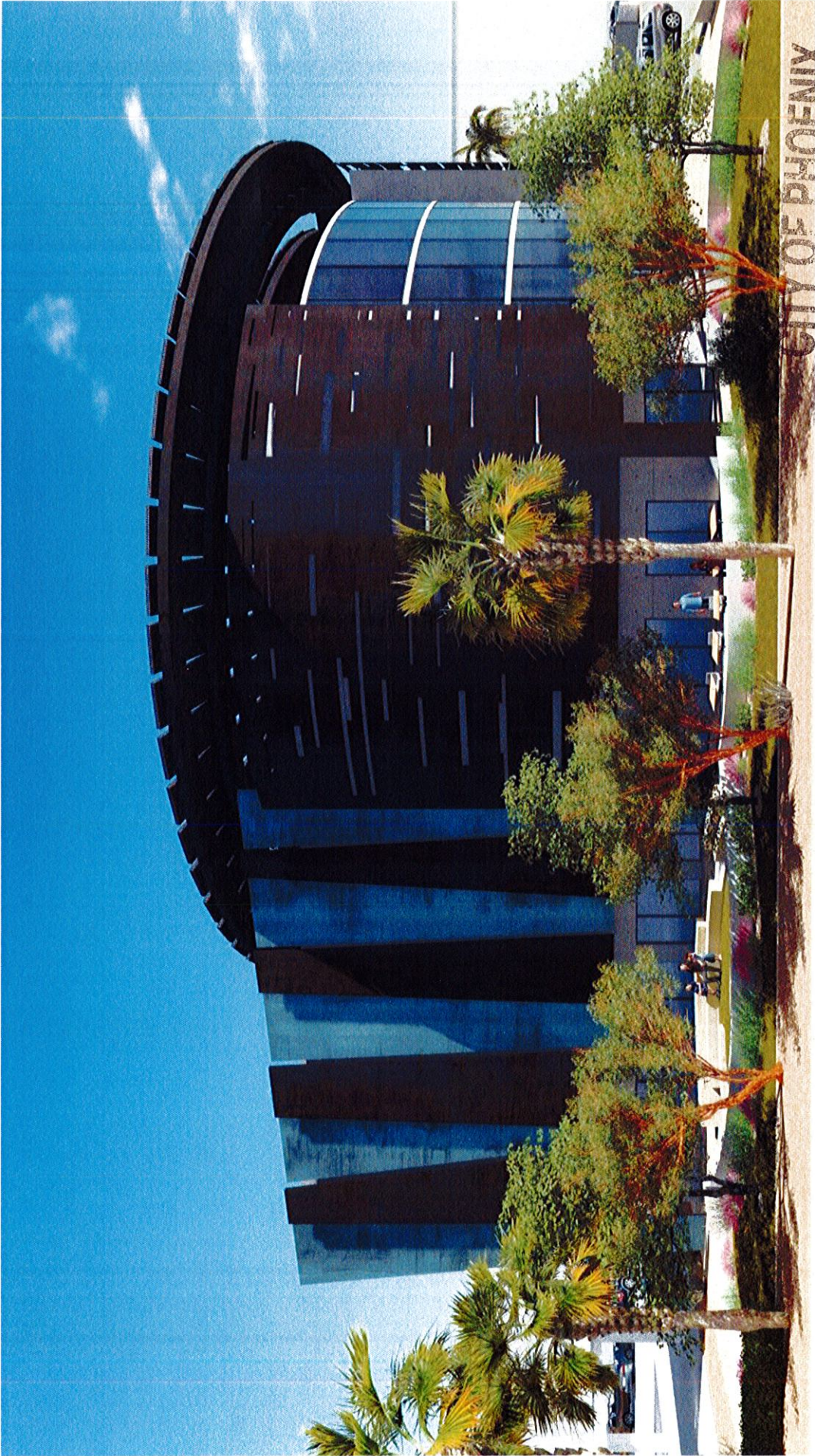
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Turney Self-Storage Design Concept Renderings





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Architects Design Group, Inc.  
Architects and Planners

Turney Self-Storage Design Concept Renderings