



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-77-18-6
January 17, 2019

Camelback East [Village Planning Committee](#) Meeting Date: February 5, 2019

[Planning Commission](#) Hearing Date: March 7, 2019

Request From: [C-2](#) (Pending C-2 SP) (1.50 acres)

Request To: [C-2 SP HGT/WVR](#) (1.50) acres

Proposed Use: Self-service storage facility and all underlying C-2 uses with a height waiver to allow up to 3 stories and 35 feet

Location: Northeast corner of 7th Street and Flynn Lane

Owners: Jeff Clements, Flynn 720 LLC

Applicant/ Representative: Edgar Felix, RKA

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	7th Street	Major Arterial	40-foot east half
	Flynn Lane	Local	25-foot north half
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & 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.</i></p> <p>The subject site abuts intermediate commercial zoning to the north and west which permit identical development standards related to building and landscape setbacks as well as lot coverage. In addition, the properties to the south and east of the subject site allow similar heights to those proposed for the storage facility. As stipulated, the proposal is sensitive to the scale and character of the adjacent properties and contains treatments to mitigate negative impacts on nearby residential properties.</p>			

CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The subject site is located along the 7th Street commercial corridor where a variety of intermediate commercial uses are available. The proposal will add to the mix of services in the area to be used by residents and businesses in an area of similar intensity.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – See background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See background Item No. 8.

[Complete Streets Guiding Principles](#) – See background Item No. 9.

[Reimagine Phoenix Initiative](#) – See background Item No. 10.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Commercial Building and Automotive Repair Shop	C-2
North	Restaurants, Retail and Miscellaneous commercial services	C-2
South	Multifamily Residential	R-3 and R-5
East	Multifamily Residential	R-4
West, across 7th Street	Pharmacy and Retail	C-2

Intermediate Commercial (C-2)

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Building Setbacks		
Adjacent to street, (Flynn Lane and 7th Street)	<p>South (Building A and B): For structures exceeding two stories and 30 feet, Average 30-foot setback</p> <p>West (Building B): For structures exceeding two stories and 30 feet, Average 30-foot setback</p>	<p>South (Building A): 10 feet (not met)*</p> <p>South (Building B): 15 feet (not met)*</p> <p>West (Building B): 15 feet (not met)*</p>
Adjacent to property line	North (Building A and B): Adjacent to C-2; 0 feet	<p>North (Building A): 5 feet (met)</p> <p>North (Building B): not provided</p>

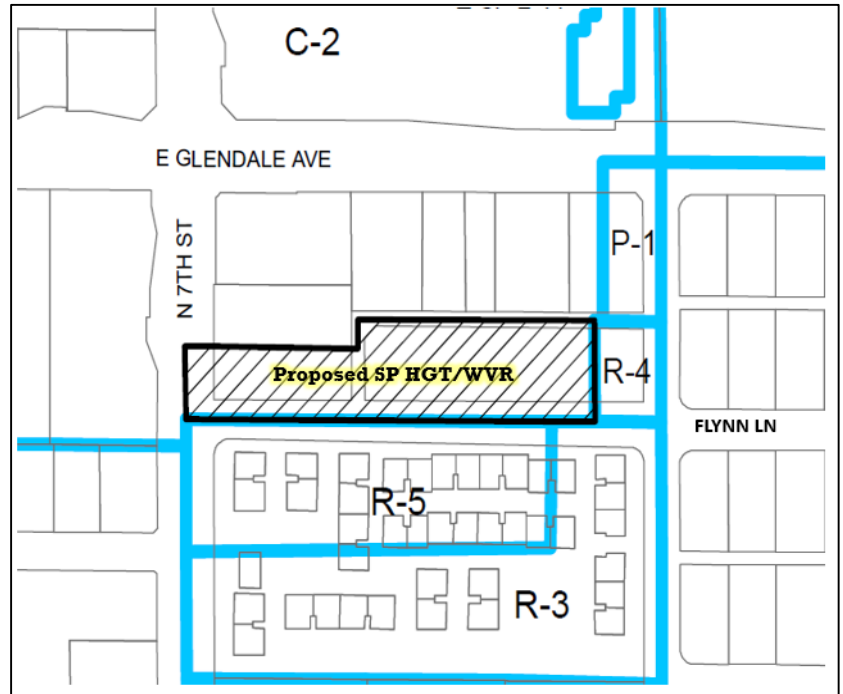
Adjacent to property line	<p><u>East (Building A):</u> Adjacent to R-4; 30 feet for building that are 3 stories or 42-feet in height</p> <p><u>East (Building B):</u> Adjacent to alley and C-2 zoning; 0 feet.</p> <p><u>West (Building A):</u> Adjacent to Alley and C-2 zoning; 0 feet</p>	<p><u>East (Building A):</u> 10 feet (not met)*</p> <p><u>East (Building B):</u> 24 feet (met)</p> <p><u>West (Building A):</u> 5 feet (met)</p>
Landscape Setbacks		
Adjacent to street, (Flynn Lane and 7th Street)	<p><u>South (Building A and B):</u> Minimum 20 feet for up to 50% of the frontage, average 30 feet for structures exceeding two stories and 30 feet in height.</p> <p><u>West (Building B):</u> Minimum 20 feet for up to 50% of the frontage, average 30 feet for structures exceeding two stories and 30 feet in height.</p>	<p><u>South (Building A):</u> 10 feet (not met)*</p> <p><u>South (Building B):</u> 15 feet (not met)*</p> <p><u>West (Building B):</u> 15 feet (not met)*</p>
Adjacent to property line	<p><u>North (Building A and B):</u> 0 feet</p> <p><u>East (Building A):</u> 10 feet</p> <p><u>East (Building B):</u> 0 feet</p> <p><u>West (Building A):</u> 0 feet</p>	<p><u>North (Building A and B):</u> None (met)</p> <p><u>East (Building A):</u> 10 feet (met)</p> <p><u>East (Building B):</u> None (met)</p> <p><u>West (Building A):</u> None (met)</p>
Lot Coverage	50% maximum	62% (not met)*
Building Height	30 feet maximum, 4-stories or 56 feet with a height waiver	35 feet (met)
Parking Requirements	1 space per 35 storage units = 26	33 (met)

*The site shall be modified to meet the requirement or a variance shall be obtained.

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 1.50-acre site located at the northeast corner of 7th Street and Flynn Lane. The request is to rezone from C-2 (Pending C-2 SP) (Intermediate Commercial District (Pending Intermediate Commercial District, Special Permit)) to C-2 HGT/WVR (Intermediate Commercial District, Height Waiver) to allow a self-service storage facility and commercial uses with a height waiver for up to three stories and 35 feet. There is a companion case on the site, Rezoning Case No. Z-SP-7-18-6 for a special permit to allow a self-service storage facility.

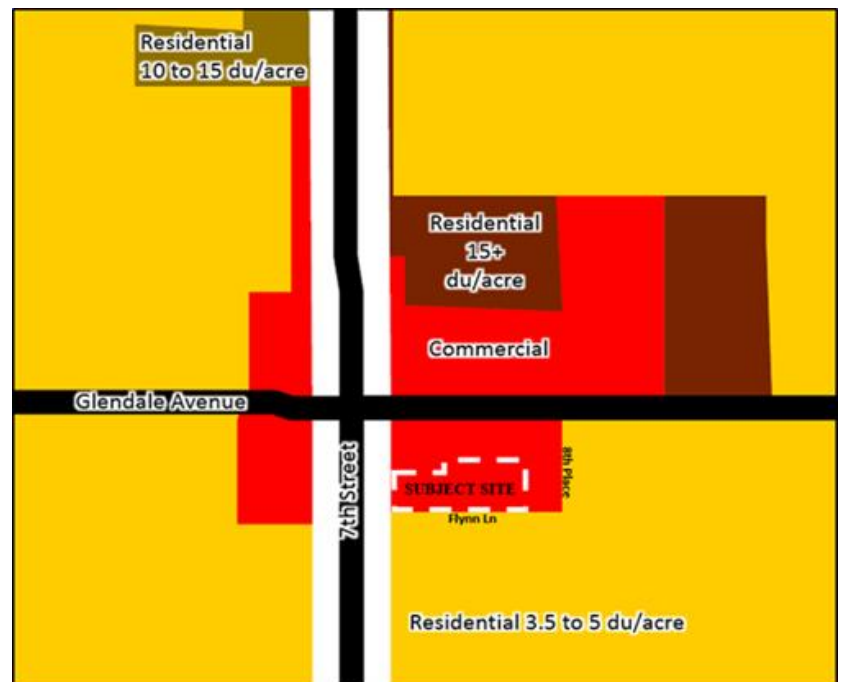


Source: City of Phoenix Planning and Development Department

2. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the Commercial designation. The abutting General Plan Land Use Map designations are as follows:

North, East and West:
Commercial.

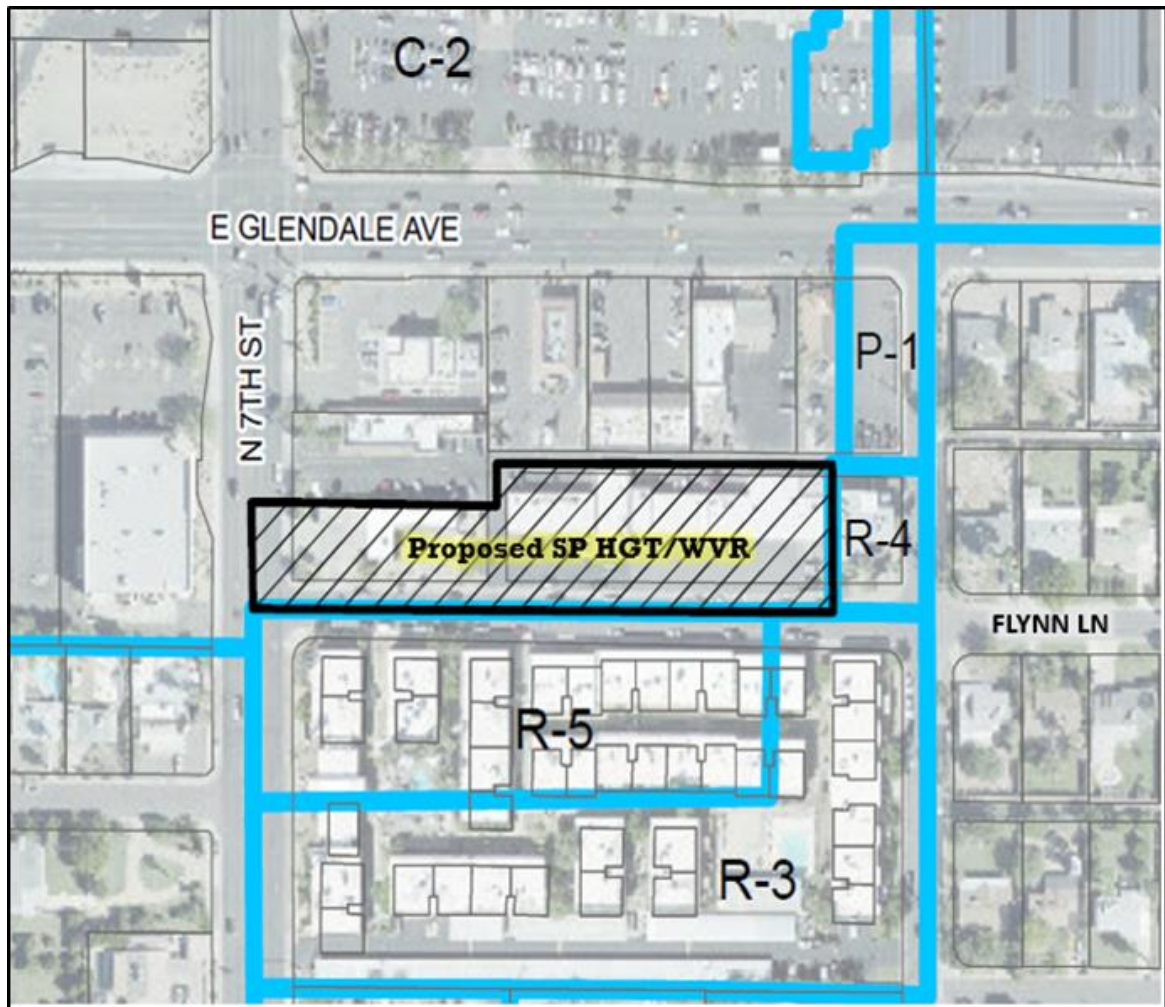
South: Residential 3.5 to 5 dwelling units per acre.



Source: City of Phoenix Planning and Development Department

SURROUNDING ZONING AND USES

3.



Source: City of Phoenix Planning and Development Department

NORTH

North of the subject site are commercial uses zoned C-2 (Intermediate Commercial District). The commercial uses include restaurants, retail and other commercial uses.

SOUTH

South of the subject site is a multifamily residential development zoned R-5 (Multifamily Residence District) and R-3 (Multifamily Residence District).

EAST

East of the subject site is a multifamily residential development zoned R-4 (Multifamily Residence District).

WEST

West of the subject site, across 7th Street, is a retail drug/pharmacy zoned C-2 (Intermediate Commercial District).

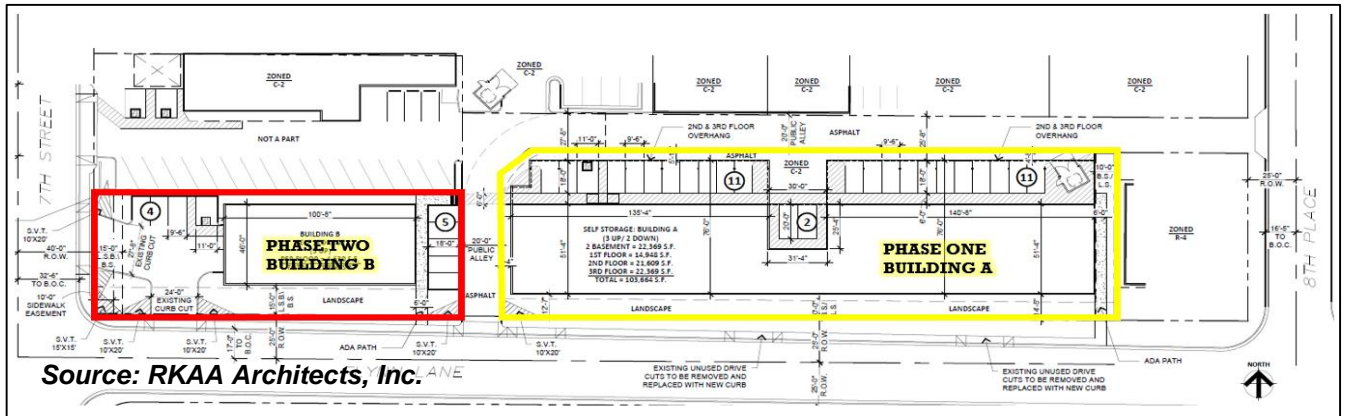
PROPOSAL

4. The C-2 zoning district regulations has a maximum building height of two stories and 30 feet permitted. The C-2 district also permits the City Council to approve a height waiver for up to four stories and 56 feet upon finding that such additional height is not detrimental to adjacent properties or the public welfare in general. The applicant initially proposed buildings that were three stories and 35 feet in height. Subsequent to the initial submittal and after holding their neighborhood meeting, the applicant submitted new elevations depicting the buildings at three stories and 33 feet in height. Staff is recommending that the maximum building height on the subject site be limited to three stories and 33 feet. This is addressed in Stipulation No 1.

The subject site is adjacent to an R-4 zoning district to the east which permits a maximum height of four stories and 48-feet. Staff is recommending that screening in the form of landscaping be provided along the eastern property line to provide protection to the existing multifamily development. This is addressed in Stipulation No. 5. To the south, across Flynn Lane, is a multifamily development zoned R-5 and R-3. The R-3 zoning district permits a maximum height of two stories and 30 feet while the R-5 district permits a maximum height of four stories and 48 feet.

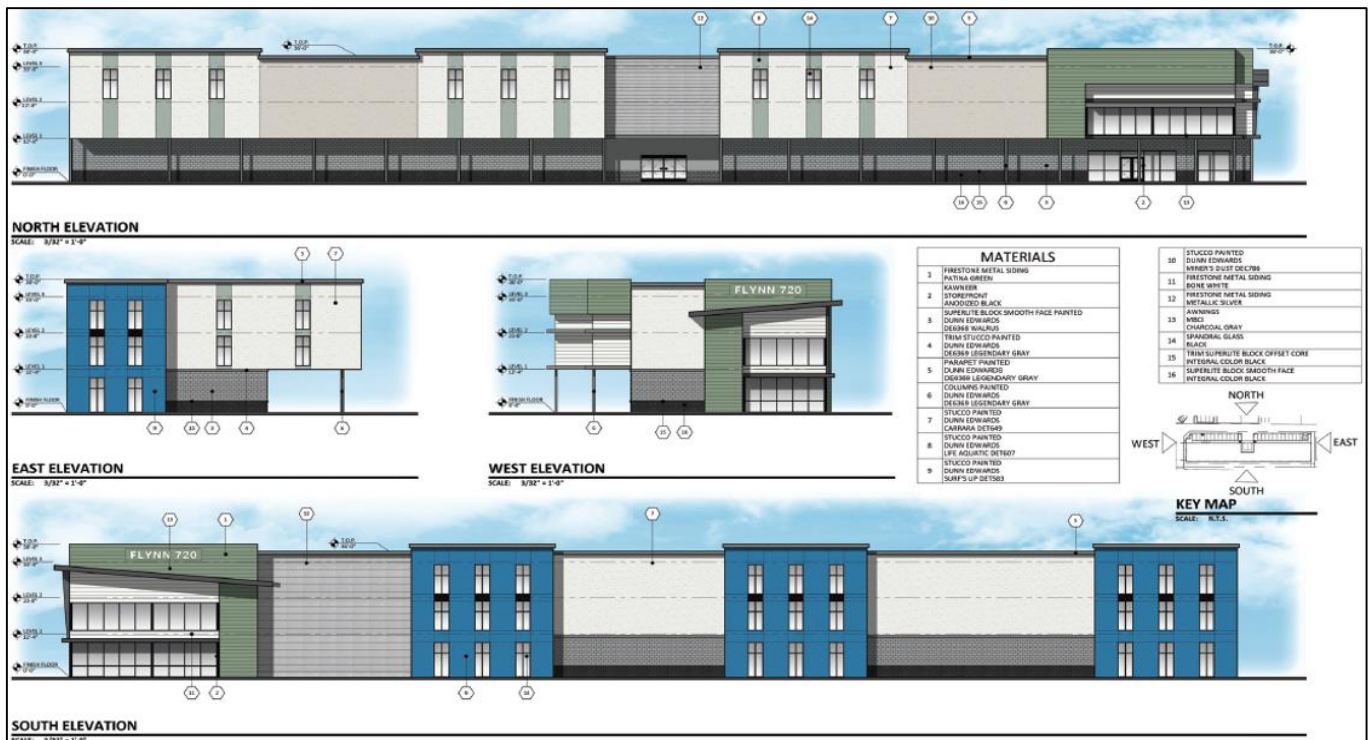
5. The conceptual site plan proposes two self-service storage facilities on separate parcels. The project will be phased with anticipation that the eastern parcel, Building A, be developed first. The eastern parcel depicts a three story building with two basements, totaling 103,664 square feet with access along Flynn Lane and 8th Place, through a commercial alley to the north. In regard to access to Building A, the applicant would be required to obtain a variance to access the site from Flynn Lane and 8th Place because the special permit district standards for self-service storage facilities require that the site have direct access from an arterial street. The applicant would also be required to obtain a variance to allow maneuvering in the alley. If this is not feasible, the applicant may pursue a cross access agreement and abandonment of the commercial alley. The request makes no modifications to the existing access to and from the site. Covered parking is provided along the north of the building.

The western parcel, containing Building B, depicts a three story building, totaling 13,890 square feet with access from 7th Street and Flynn Lane. Building B has direct access off of a major arterial street and therefore requires no further entitlements to access the site. Parking for the facility is proposed along the eastern property line. Staff has recommended that the uncovered surface parking lot area be landscaped with a minimum 2-inch caliper shade trees that are dispersed throughout. Trees within surface parking lot area will help reduce the urban heat island effect and will provide thermal comfort for guests going to and from their vehicles. This requirement is addressed in Stipulation No. 6.



Source: RKA Architects, Inc.

6. The conceptual building elevations provided depict a variation of colors, materials, recesses and offsets. Staff is recommending that the site be developed in general conformance to the building elevations date stamped January 22, 2019. This is addressed in Stipulation No. 2.



Source: RKA Architects, Inc.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending a stipulation for shade trees in the parking lot area, which is addressed in Stipulation No. 6.

8. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan notes that transit works in tandem with walking, bicycling, and automobile use to provide commuters with multiple convenient transportation choices. All Valley Metro buses are equipped with bicycle racks (two-bike or three-bike) and light rail trains have on-board storage hangers for bicycles. Staff has recommended that a minimum of one bicycle parking spaces be provided on site for guests or employees. Section 1307.H., of the Zoning Ordinance requires that the bicycle parking be located near building entrances and the rack installation should be clear of obstacles. Bicycle racks should be an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation No. 3.

9. **Complete Streets Guiding Principles**

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 support these principles related to pedestrian connectivity and safety, staff has requested that the developer construct a detached sidewalk, with shade trees between the sidewalk and back of curb along Flynn Lane. This is addressed in Stipulation No. 4.

10. **Reimagine Phoenix Initiative**

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 Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff has received several phone calls vocalizing concerns in regard to access and one e-mail expressing concerns in regard to the proposed height. Staff has also received one e-mail in support of the request. The e-mail correspondence is provided as an exhibit to this staff report.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department is requesting that a 10-foot sidewalk easement be dedicated along 7th Street, a 15 by 15-foot right-of-way triangle be dedicated at the northeast corner of 7th Street and Flynn Lane and that all curb, gutter and sidewalks be updated to ADA standards. These requirements are addressed in Stipulation Nos. 7, 8 and 9.

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
14. The City of Phoenix Floodplain Management division of the Public Works 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 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.
16. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This requirement is addressed in Stipulation No. 10.

OTHER

17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposal is consistent with the General Plan Land Use Map designation.
2. The proposal is compatible with the surrounding commercial land use pattern.
3. As stipulated, the additional height will not have adverse impacts on the surrounding properties.

Stipulations

1. The maximum building height shall be 3 stories and 33-feet.
2. The development shall be in general conformance with the elevations date stamped January 22, 2019, as approved by the Planning and Development Department.
3. A minimum of one inverted-U bicycle rack (two spaces) for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
4. The sidewalk along Flynn Lane shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper

shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.

5. Minimum 3-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the eastern property line adjacent to the multifamily zoning district development, as approved by the Planning and Development Department.
6. All required landscape areas within the uncovered portion of the surface parking lot shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area, as approved by the Planning and Development Department.
7. A 10-foot sidewalk easement shall be dedicated for the east side of 7th Street, as approved by Planning and Development Department.
8. A 15-foot by 15-foot right-of-way triangle shall be dedicated at the northeast corner of 7th Street and Flynn Lane, as approved by Planning and Development Department.
9. 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.
10. 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

Maja Brkovic

January 17, 2019

Team Leader

Samantha Keating

Exhibits

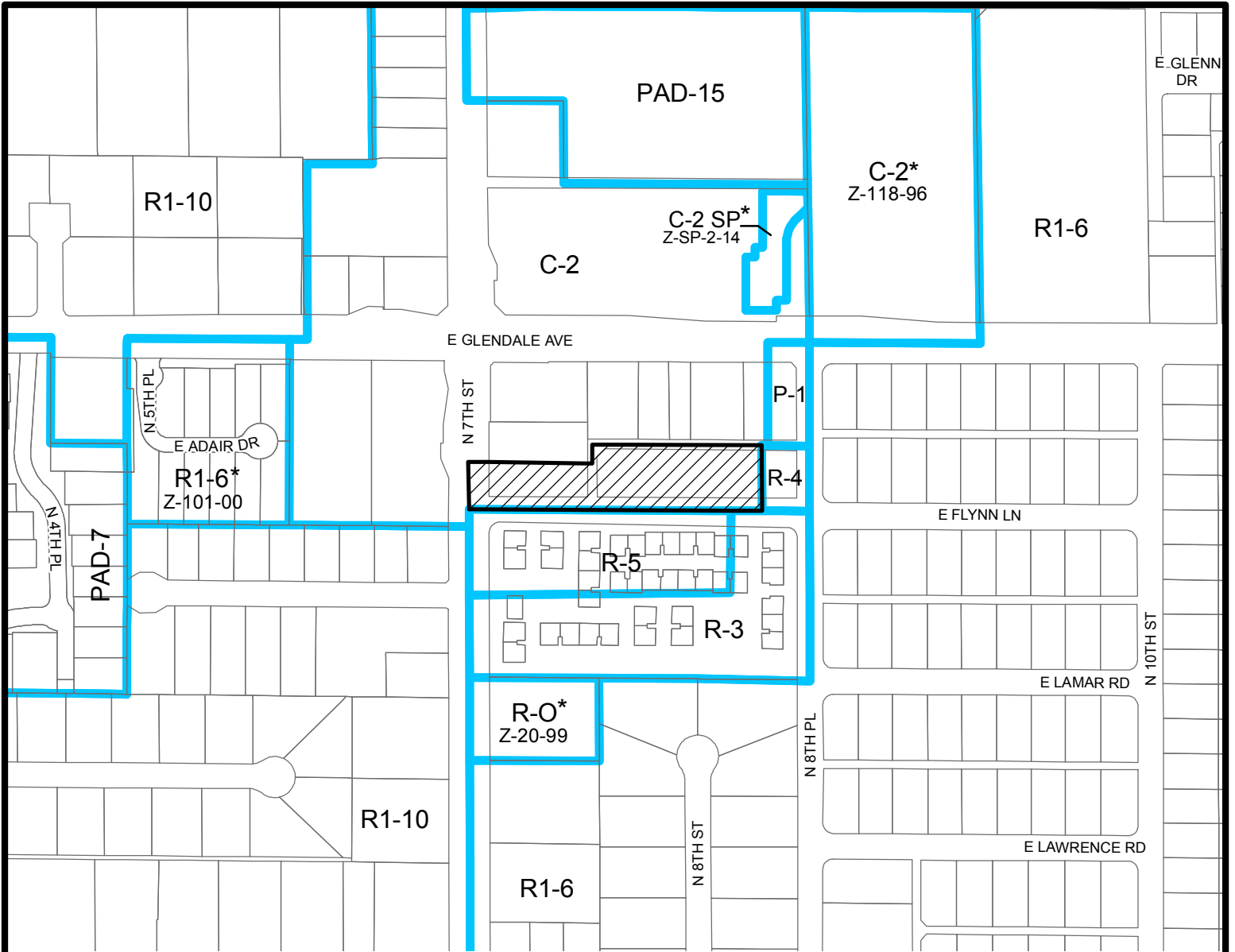
Sketch Map

Aerial Map

Conceptual Site Plan, date stamped October 19, 2019

Conceptual Elevations, date stamped January 22, 2019 (2 pages)

Community Correspondence (2 pages)



Miles

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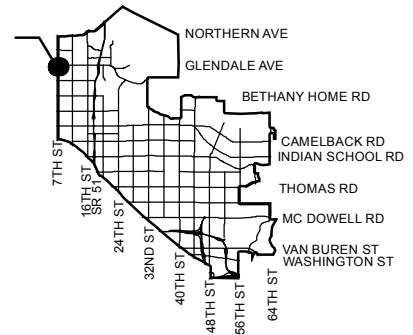
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-77-18



APPLICANT'S NAME: **RKAA - Michelle Bach**

APPLICATION NO. **Z-77-18**

DATE: **11/16/2018**
REVISION DATES:

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

1.50 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 22-29

ZONING MAP

I-8

REQUESTED CHANGE:

FROM: **C-2 (Pending C-2 SP) (1.50 a.c.)**

TO: **C-2 SP HGT/WVR (1.50 a.c.)**

MULTIPLES PERMITTED

C-2 (Pending C-2 SP)

C-2 SP HGT/WVR

CONVENTIONAL OPTION

21

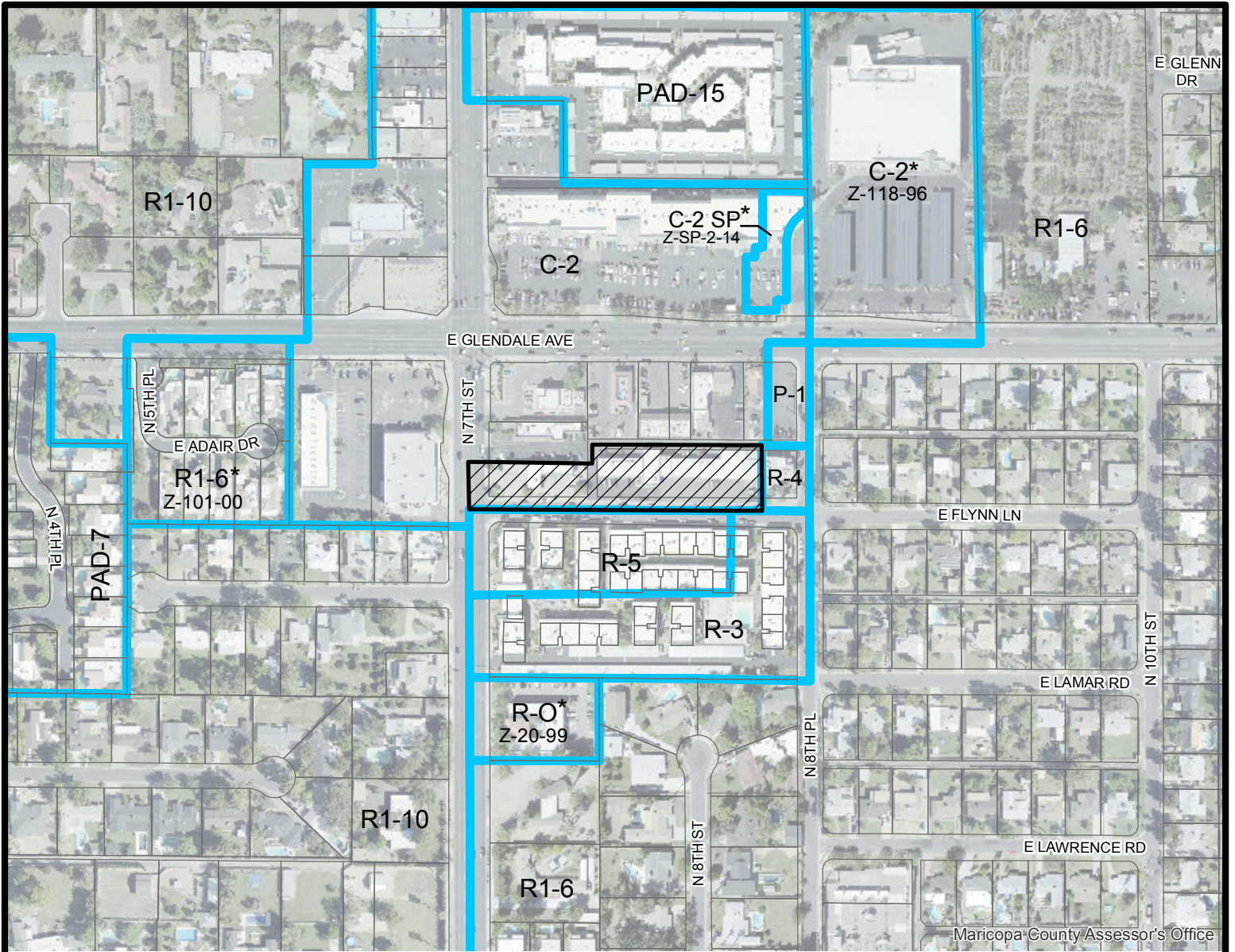
21

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

26

26

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



Maricopa County Assessor's Office



Miles

6.5 3.25 0 6.5

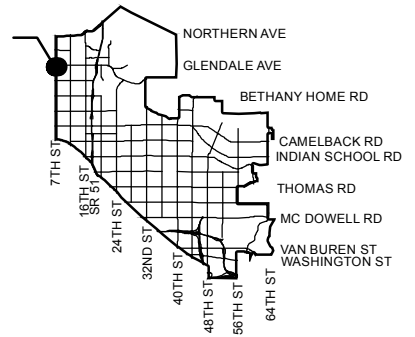
CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 6



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-77-18



APPLICANT'S NAME: **RKAA - Michelle Bach**

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FROM: **C-2 (Pending C-2 SP) (1.50 a.c.)**

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ZONING MAP

I-8

TO: **C-2 SP HGT/WVR (1.50 a.c.)**

MULTIPLES PERMITTED

C-2 (Pending C-2 SP)

C-2 SP HGT/WVR

CONVENTIONAL OPTION

21

21

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

26

26

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

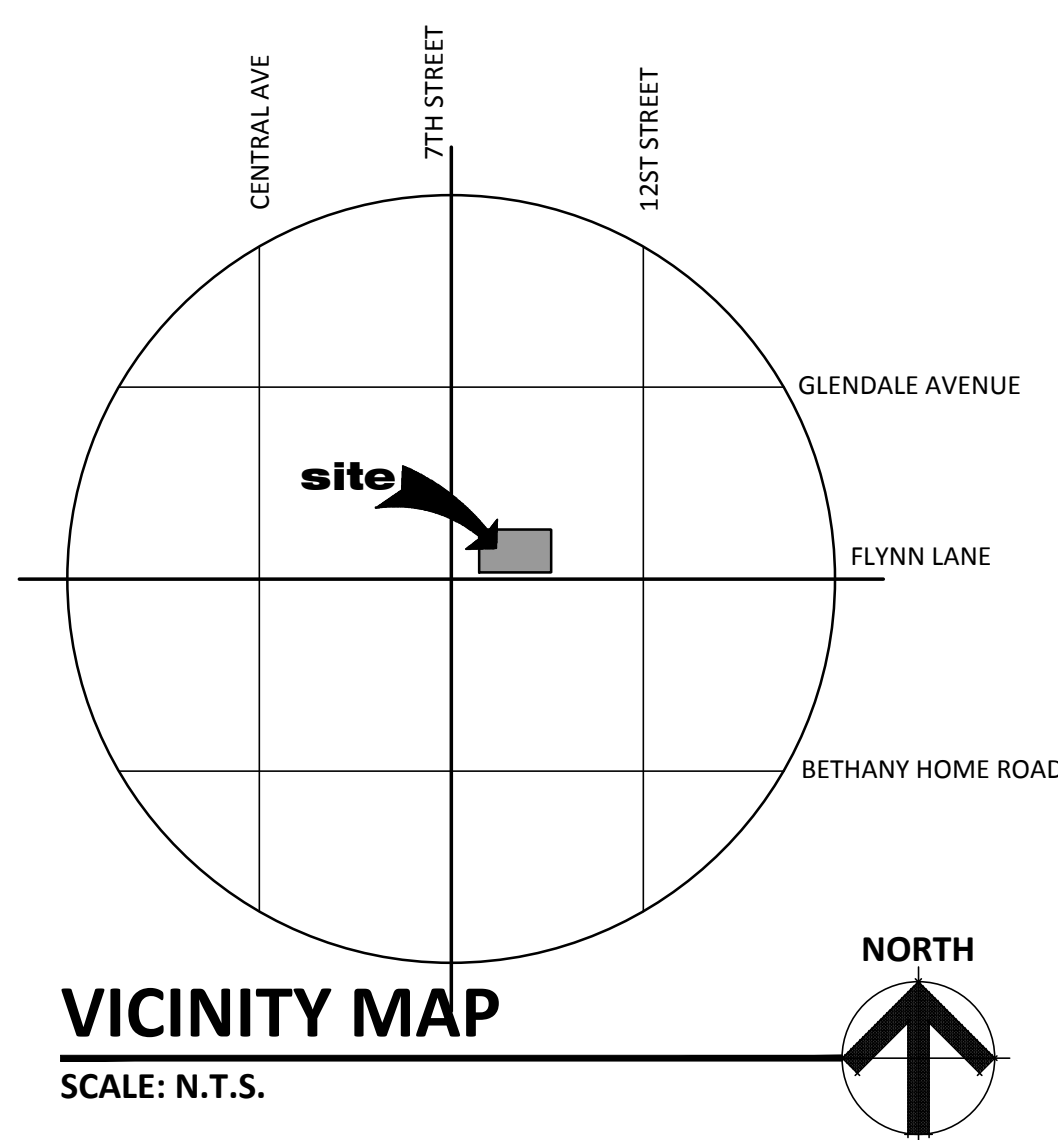
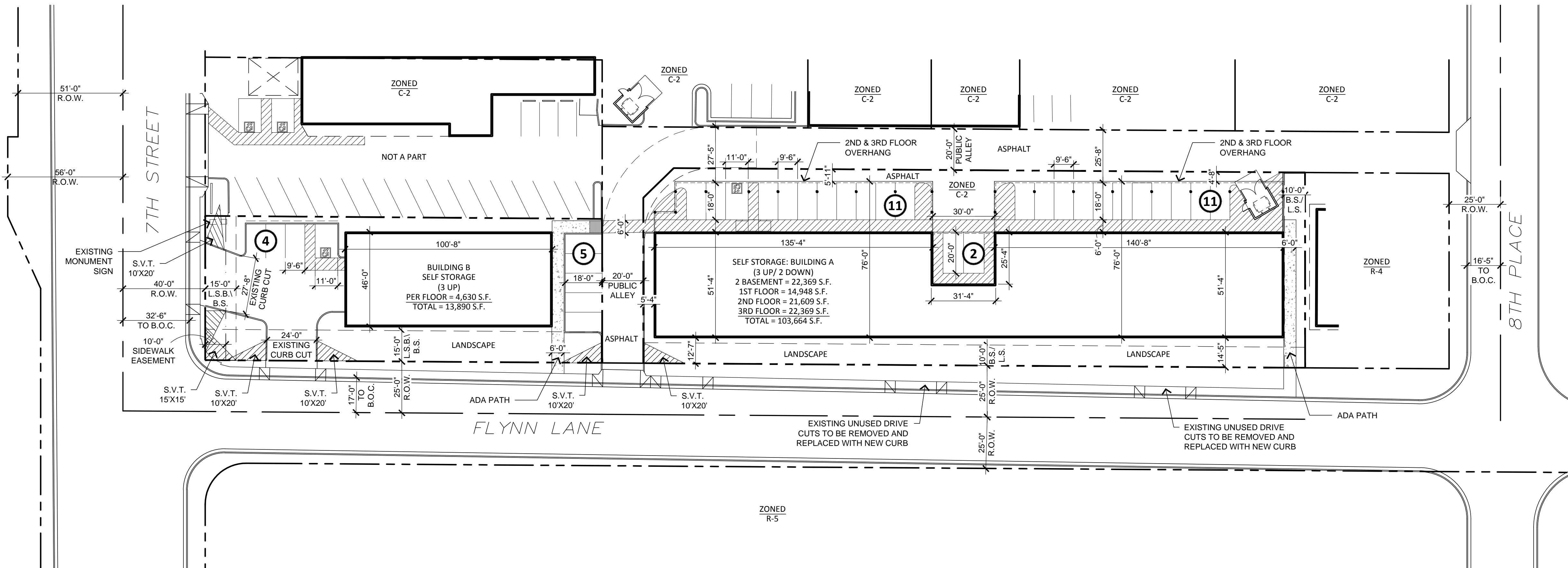
PROJECT DIRECTORY

DEVELOPER:
 FLYNN 720 LLC
 214 WEST NORTHVIEW AVENUE
 PHOENIX, ARIZONA 85021
 CONTACT: JEFF CLEMENTS
 PHONE: (602) 370-9659
 E-MAIL: jmc214@cox.net

ARCHITECT:
 RKA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: ROBERT KUBICEK
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: rkubicek@rkaa.com

SITE DATA

EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2 WITH SPU/HW
PHASE 1:	161-04-089-A & 161-04-086-T
APN:	1.39 ACRES (60,647 S.F.)
GROSS SITE AREA:	1.00 ACRES (43,979 S.F.)
NET SITE AREA:	
PROPOSED USE:	SELF-STORAGE
BUILDING HEIGHT:	34 FEET
BUILDING AREA:	
BUILDING A:	103,664 S.F.
BUILDING B:	13,890 S.F.
TOTAL BUILDING AREA:	117,554 S.F.
SITE COVERAGE:	(26,999 S.F.) 62%
TOTAL PARKING REQUIRED:	26 SPACES
<small>SELF STORAGE (117,554 S.F.) SELF STORAGE @ 1/35 UNITS = 26 SPACES (910 UNITS)</small>	
TOTAL PARKING PROVIDED:	33 TOTAL SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES
PARKING LOT LANDSCAPING (10% MIN):	4% PROVIDED
<small>(6,408 X 0.10 = 641 S.F. REQUIRED, 285 S.F. PROVIDED)</small>	



SITE PLAN

SCALE: 1" = 30'-0"

CITY OF PHOENIX

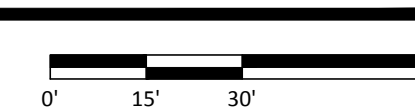
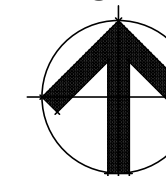
OCT 23 2018

Planning & Development
 Department

PROPOSED SELF STORAGE

NEC 7TH STREET AND FLYNN LANE
 PHOENIX, ARIZONA
 DATE: 10-05-2018 (PRELIMINARY)

NORTH



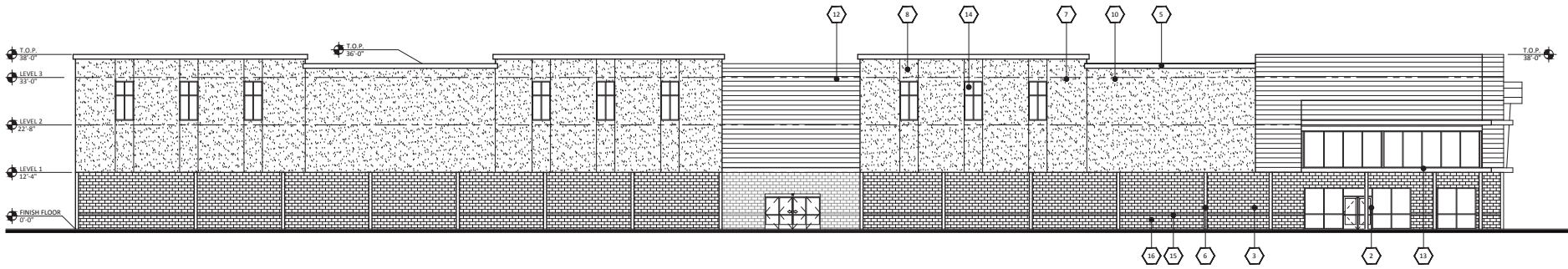
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SP-1

RKAA# 18124.50

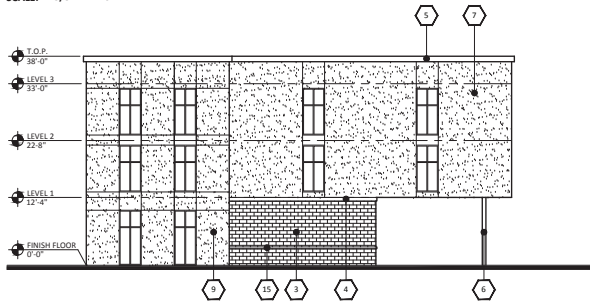
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 SDEV: 1800544
 PAPP: 1805239





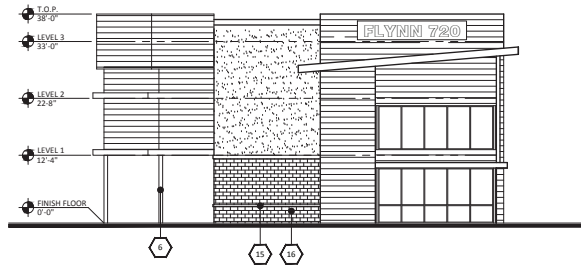
NORTH ELEVATION

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



EAST ELEVATION

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

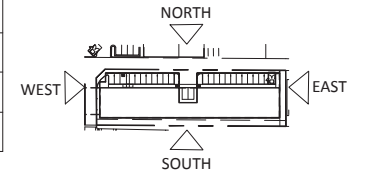


WEST ELEVATION

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

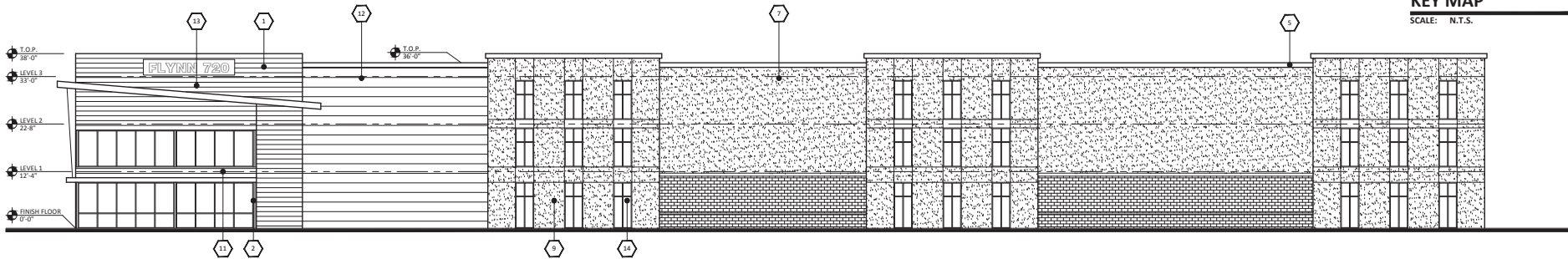
MATERIALS	
1	FIRESTONE METAL SIDING PATINA GREEN
2	KAWNEER STOREFRONT ANODIZED BLACK
3	SUPERLITE BLOCK SMOOTH FACE PAINTED DUNN EDWARDS DE6368 WALRUS
4	TRIM STUCCO PAINTED DUNN EDWARDS DE6369 LEGENDARY GRAY
5	PARAPET PAINTED DUNN EDWARDS DE6369 LEGENDARY GRAY
6	COLUMNS PAINTED DUNN EDWARDS DE6369 LEGENDARY GRAY
7	STUCCO PAINTED DUNN EDWARDS CARRARA DET649
8	STUCCO PAINTED DUNN EDWARDS LIFE AQUATIC DET607
9	STUCCO PAINTED DUNN EDWARDS SURF'S UP DET583

10	STUCCO PAINTED DUNN EDWARDS MINER'S DUST DEC786
11	FIRESTONE METAL SIDING BONE WHITE
12	FIRESTONE METAL SIDING METALLIC SILVER
13	AWNINGS MBCI CHARCOAL GRAY
14	SPANDREL GLASS BLACK
15	TRIM SUPERLITE BLOCK OFFSET CORE INTEGRAL COLOR BLACK
16	SUPERLITE BLOCK SMOOTH FACE INTEGRAL COLOR BLACK



KEY MAP

SCALE: N.T.S.



SOUTH ELEVATION

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

CITY OF PHOENIX

JAN 22 2019

Planning & Development
Department

PROPOSED SELF STORAGE

NEC 7TH STREET AND FLYNN LANE
PHOENIX, ARIZONA
DATE: 01-11-2019 (PRELIMINARY)

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NORTH ELEVATION

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



EAST ELEVATION

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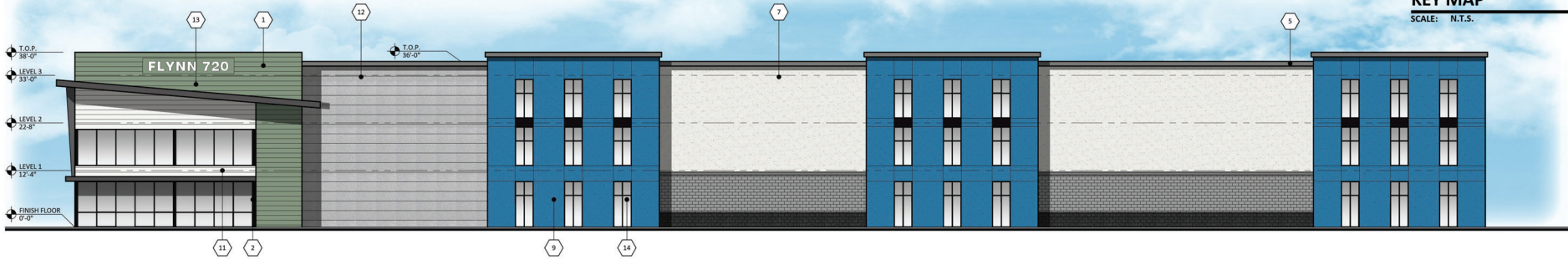
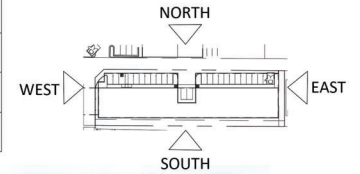


WEST ELEVATION

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

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5	PARAPET PAINTED DUNN EDWARDS DE6369 LEGENDARY GRAY
6	COLUMNS PAINTED DUNN EDWARDS DE6369 LEGENDARY GRAY
7	STUCCO PAINTED DUNN EDWARDS CARRARA DET 649
8	STUCCO PAINTED DUNN EDWARDS LIFE AQUATIC DET 607
9	STUCCO PAINTED DUNN EDWARDS SURFS UP DET 583

10	STUCCO PAINTED DUNN EDWARDS MINER'S DUST DEC 786
11	FIRESTONE METAL SIDING BONE WHITE
12	FIRESTONE METAL SIDING METALLIC SILVER
13	AWNING MBCI CHARCOAL GRAY
14	SPANDRAL GLASS BLACK
15	TRIM SUPERLITE BLOCK OFFSET CORE INTEGRAL COLOR BLACK
16	SUPERLITE BLOCK SMOOTH FACE INTEGRAL COLOR BLACK



SOUTH ELEVATION

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

CITY OF PHOENIX

JAN 22 2019

Planning & Development
Department

PROPOSED SELF STORAGE

NEC 7TH STREET AND FLYNN LANE
PHOENIX, ARIZONA
DATE: 01-11-2019 (PRELIMINARY)

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EL-1

RKAA# 18124.50



From: [George Pasquel](#)
To: [Maja Brkovic](#)
Subject: FW: rezone at 6829 N 7th street
Date: Wednesday, December 12, 2018 11:13:03 AM

See below support email for file re: Flynn (Z-SP-7-18-6 / Z-77-18-6) Thank you

From: Ken Gatt <ken@gattre.com>
Sent: Wednesday, December 12, 2018 10:24 AM
To: George Pasquel <george@witheymorris.com>
Subject: rezone at 6829 N 7th street

George,

My wife and I own the property at 6729 North 7th street and are in favor of your rezone at 6829 N 7th street.

Thanks

Ken

Ken Gatt

Gatt Real Estate Advisors

2415 E. Camelback Rd #1070

Phoenix Arizona 85016

602-300-1901

ken@gattre.com



From: [Warren Schneider](#)
To: [Maja Brkovic](#); george@WitheyMorris.com
Subject: Rezoning application 6829 N 7th Street & 736 E Flynn Lane
Date: Friday, December 14, 2018 3:49:03 PM

I have received a second notice regarding the purposes site rezoning and redevelopment of the above addresses. I was not able to attend the meeting this past week due to work travel. However, your letter and site plan lack a rendered elevation view. Which causes alarm to myself and other neighbors. Increasing a commercial building to 34 feet in a residential neighborhood is not a welcomed site. Especially from those who will view this new facility daily. Adding storage units to an existing residential neighborhood is not a welcomed addition. Especially since the neighborhood currently has multiple storage facilities already established. Not to mention the unwanted or unneeded additional traffic in already congested residential neighborhoods. Adding landscape to 34 foot tall tilt slab concrete does little to assist with the value of my property, which I have owned for the last twenty-one years. House by house I have witnessed a rebirth in this neighborhood and have enjoyed the ride in home value. I have also extensively contributed to the rise in home values by extensively remodeling our home to within the current zoning allowances. All of our neighbors have followed the established set of zoning rules. Now , you ask for a waiver that increases the height to an alarming height. Is this a policy you would wish to see in your own neighborhoods, perhaps next to your home? I think not. I have been speaking to several residents who share similar thoughts. I look forward to speaking directly at the listed meetings in your mailing. Please keep in mind, we have only received two mailings. Both are quite a shock to myself and other neighbors.

Respectfully,
Warren Schneider NRP
602-206-8509
602-568-3140