



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-1-23-1
April 14, 2023

North Mountain [Village Planning Committee](#) Meeting Date: April 19, 2023

[Planning Commission](#) Hearing Date: May 4, 2023

Request From: [R1-6](#) (Approved [P-1](#)) (Single-Family Residence District, Approved Passenger Automobile Parking, Limited) (0.46 acres) and [C-1](#) (Approved [C-1](#)) (Neighborhood Retail, Approved Neighborhood Retail)

Request To: [C-2 SP](#) (Intermediate Commercial, Special Permit) (3.75 acres)

Proposed Use: Self-service storage warehouse

Location: Approximately 80 feet west of the southwest corner of 49th Drive and Cactus Road

Owner: Parkwood Retail Investors, LLC

Applicant: Lock Safe Storage; c/o Alex Kunen

Representative: UpFront Planning LLC; Jessica Sarkissian

Staff Recommendation: Approval, subject to stipulations

| General Plan Conformity | | | |
|--|-------------|--|---------------------------|
| General Plan Land Use Map Designation | | Residential 3.5 to 5 dwelling units per acre | |
| Street Map Classification | Cactus Road | Arterial Street | 42-foot south half street |
| | 49th Drive | Local Street | 25-foot west half street |
| <p>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</p> <p>The proposal, as stipulated, will add bicycle parking to provide convenient opportunities for employees and visitors to secure their bicycles while on the site.</p> | | | |

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, will add shade trees and landscaping between the buildings and public streets. The trees will reduce the urban heat island and make the area more walkable, bikeable, and sustainable.

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

The proposal, as stipulated, provides a reasonable level of intensity that respects local conditions. The compatibility of this project is achieved through its architectural and landscape design and stipulations to bolster landscaping along the perimeters of the property.

| C-2 (Intermediate Commercial) | | |
|---|---|--|
| <u>Standards</u> | <u>Requirements of C-2 District</u> | <u>Provisions on the Proposed Site Plan</u> |
| <i>Building Setbacks</i> | | |
| North (Cactus Road) | Minimum 20 feet, Average 25 feet | 49 feet (Met) |
| East (49th Drive) | Minimum 20 feet, Average 25 feet | 72 feet (Met) |
| West (Side) | 50 feet | 148 feet (Met) |
| South (Side) | 50 feet | Approximately 100 feet (Met) |
| <i>Landscaped Setbacks</i> | | |
| North (Cactus Road) | Average 30 feet for structures exceeding two stories or 30 feet, minimum 20 feet for up to 50 percent of the frontage | 30 feet (Met) |
| East (49th Drive) | | 30 feet (Met) |
| West (Side) | 10 feet | 17 feet (Met) |
| South (Side) | 10 feet | 10 feet (Met) |
| Lot Coverage | Not to exceed 50% | 28.2% (Met) |
| Maximum Building Height | 2 stories, 30 feet | Three stories, 36 feet (Not Met)* |
| *Companion Rezoning Case No. Z-2-23-1 is requesting a height waiver | | |

| Applicable Plans, Overlays, and Initiatives |
|---|
| <u>North Mountain Character Plan</u> : Background Item No. 4 |
| <u>Tree and Shade Master Plan</u> : Background Item No. 8. |
| <u>Complete Streets Guidelines</u> : Background Item No. 9. |
| <u>Zero Waste PHX</u> : Background Item No. 10. |

| Surrounding Land Uses and Zoning | | |
|---|--------------------------|---|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Vacant land | R1-6 (Approved P-1) and C-1 (Approved C-1) |
| South | Vacant land | R1-6 |
| | Single-Family Residences | R1-6 |
| West | Vacant land | R1-6 |
| East (across 49th Dr.) | Single-Family Residences | R1-6 |
| North (across Cactus Rd.) | Single-Family Residences | R1-8 |
| | Shopping center | C-2 |

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.75 acres located approximately 80 feet west of the southwest corner of 49th Drive and Cactus Road from 3.29 acres of R1-6 (Approved P-1) (Single-Family Residence District, Approved Passenger Automobile Parking, Limited) and 0.46-acres of C-1 (Approved C-1) (Neighborhood Retail, Approved Neighborhood Retail) to C-2 SP (Intermediate Commercial, Special Permit) to allow self-service storage without any underlying C-2 land uses.

Rezoning Case No. Z-2-23-3 is a subsequent companion request that seeks to modify the pending entitlement sought through Z-SP-1-23-3 by granting a Height Waiver to allow a maximum height of 36 feet rather than 30 feet as permitted by C-2.

SURROUNDING LAND USES AND ZONING

- The subject site has never developed and is currently vacant. East of the subject site are single-family residences that developed in the 1970s under R1-6 zoning which permits a maximum height of two stories and 30 feet. North of the subject site across Cactus Road are two distinct land uses. The western portion is adjacent to a commercial shopping center zoned C-2 and the eastern portion is adjacent to single-family residences zoned R1-8 (Single-Family Residence District) and both permit a maximum height of two-stories and 30 feet. To the south and west of the subject site is an undeveloped parcel owned by the Maricopa County Flood Control District.

GENERAL PLAN LAND USE MAP

- The General Plan Land Use Map designation is Residential 3.5 to 5 dwelling units per acre which is not consistent with the proposed use; however, a General Plan Amendment is not required because the site is less than 10 acres in size. The General Plan Land Use Map designation to the south, east, and west is also Residential 3.5 to 5 Dwelling Units Per Acre. The General Plan Land Use Map designations across Cactus Road to the north are Residential 3.5 to 5 dwelling units per acre and Commercial.

General Plan Land Use Map; Source: City of Phoenix



4. North Mountain Character Plan

The North Mountain Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The proposed zoning advances these concepts by integrating alternative transportation amenities, trees, and by providing additional use options to revitalize an existing structure.

- Design Principle: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.
- Design Principle: Development should be designed to include increased amenities for transit, pedestrian and bicyclists, such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and wayfinding.

PROPOSAL

5. Site Plan

The applicant is proposing a three-story self-service storage warehouse with a footprint of approximately 108,000 square feet and a maximum height of three-stories and 36 feet. The building contained a two-story portion at the east-end of the building mass and a two-story office at the northwest corner of the building mass. The conceptual site plan and building elevations abide by the requirements of the zoning ordinance, depict all vehicular access from Cactus Road, and RV / Boat Storage along the south property line.

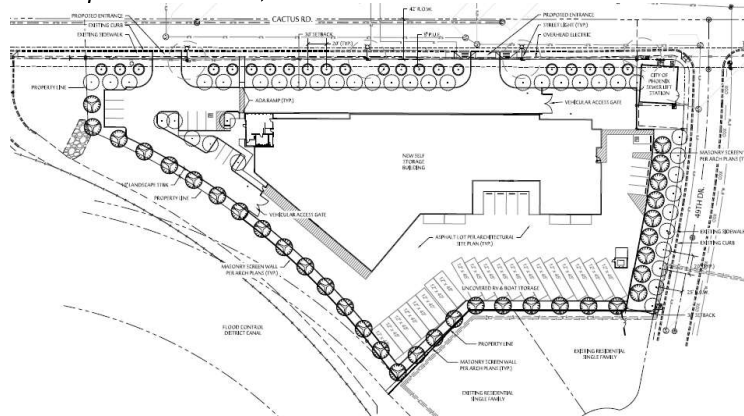
To promote compatibility with the surrounding neighborhood, staff is recommending a series of stipulations.

- Stipulation No. 1 requires the site be developed in general conformance to the conceptual site plan and conceptual building elevations.
- Stipulation Nos. 2 and 4 to require shaded and detached sidewalks along Cactus Road and 49th Drive respectively. Stipulation Nos. 5 and 6 to require enhanced tree plantings along the south and east property lines where the site is adjacent to single-family residential zoning.
- Stipulation No. 7 to require a Vehicular Non-Access Easement along the full length of 49th Drive to prohibit driveways on 49th Drive.

6. Conceptual Building Elevations and Renderings

The conceptual building elevations depict a three story self service storage building that decreases to two stories at the east and west sides of the building mass. The management office is located at the northwest corner of the site. The building elevations contain multiple colors and materials and undulating rooflines for visual interest.

Conceptual Site Plan; Source: OnPoint Architecture



Conceptual Building Elevations; Source: OnPoint Architecture



To promote compatibility with the surrounding neighborhood, staff is recommending Stipulation No. 1 to require the site be developed in general conformance to the conceptual building elevations.

7. Special Permit

Self-service storage facilities are allowed 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.

STUDIES AND POLICIES

8. Tree and Shade Master Plan:

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The development, as stipulated, will create shaded and detached sidewalks along both Cactus Road (Stipulation No. 2) and 49th Drive (Stipulation No. 4), and provide landscape buffers along 49th Drive (Stipulation No. 5) and the south property line (Stipulation No. 6).

9. Complete Streets Guidelines:

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. Staff is recommending Stipulation No. 6 to require bicycle parking to encourage employees and visitors to use alternative transportation. Additionally, staff is recommending shaded and detached sidewalks through Stipulation Nos. 2 and 4 to promote walking.

10. **Zero Waste Phoenix:**

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 provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

11. As of the writing of this report, no community correspondence has been received.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department provided a series of stipulations regarding detached sidewalks along both Cactus Road and 49th Drive, a sidewalk easement dedication along Cactus Road, and for all improvements in the right-of-way to be constructed by the developer and to ADA standards. These are addressed in Stipulation Nos. 2, 3, 4, and 9.

OTHER

13. 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 is addressed in Stipulation No. 10.
14. 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. 11.
15. Development and use of the site are 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, as stipulated, is consistent with the scale of developments in the surrounding area.

2. The proposal, as stipulated, will create strong pedestrian environments along both Cactus Road and 49th Drive with shaded and detached sidewalks to convey pedestrians to nearby destinations.
3. The proposal, as stipulated, is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations

1. The development shall be in general conformance with the conceptual building elevations and conceptual site plans date stamped January 13, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum 5-foot-wide sidewalk shall be provided that is detached from the back of curb by a minimum 10-foot-wide landscape area along the south side of Cactus Road and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity, as approved by the Planning and Development Department.

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

3. A minimum 10-foot-wide sidewalk easement shall be dedicated along the south side of Cactus Road, as approved by the Planning and Development Department.
4. A minimum 5-foot-wide sidewalk shall be provided that is detached from the back of curb by a minimum 5-foot-wide landscape area along the west side of 49th Drive and planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade

trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.

- b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity, as approved by the Planning and Development Department.

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

5. The landscape setback along the south property line shall be planted with a minimum 50 percent 2-inch caliper drought tolerant shade trees and 50 percent 3-inch caliper drought tolerant shade trees, as approved by the Planning and Development Department.
6. The required landscape setback along 49th Drive shall be planted with a double-row of drought tolerant, 2-inch caliper shade trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
7. A 1-foot Vehicular Non-Access Easement (VNAE) shall be dedicated along the east property line where adjacent to public right-of-way.
8. A minimum of four bicycle parking spaces shall be provided, near the entrance to the rental office or indoors, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the 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.
11. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the

Staff Report: Z-SP-1-23-1

April 14, 2023

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Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Nick Klimek

April 14, 2023

Team Leader

Racelle Escolar

Exhibits

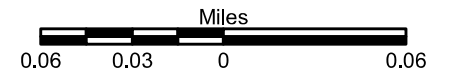
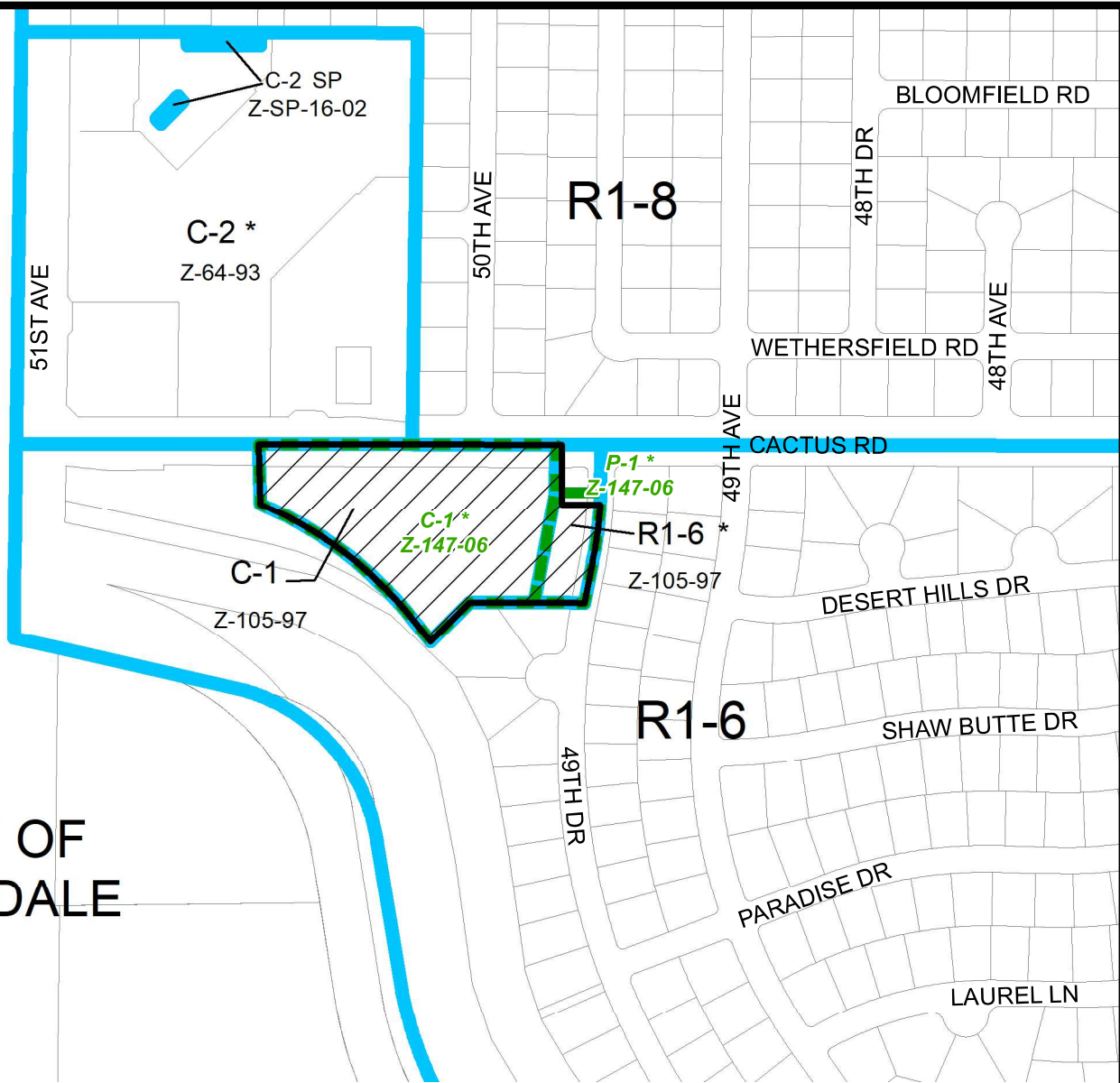
Zoning sketch map

Aerial sketch map

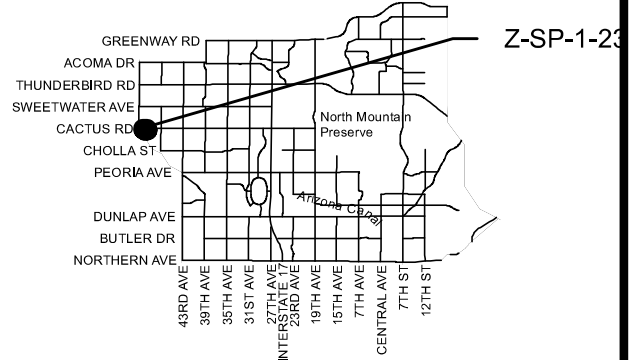
Conceptual Site Plan date stamped Jan. 13, 2023

Conceptual Building Elevations date stamped Jan. 13, 2023 (4 pages)

CITY OF GLENDALE

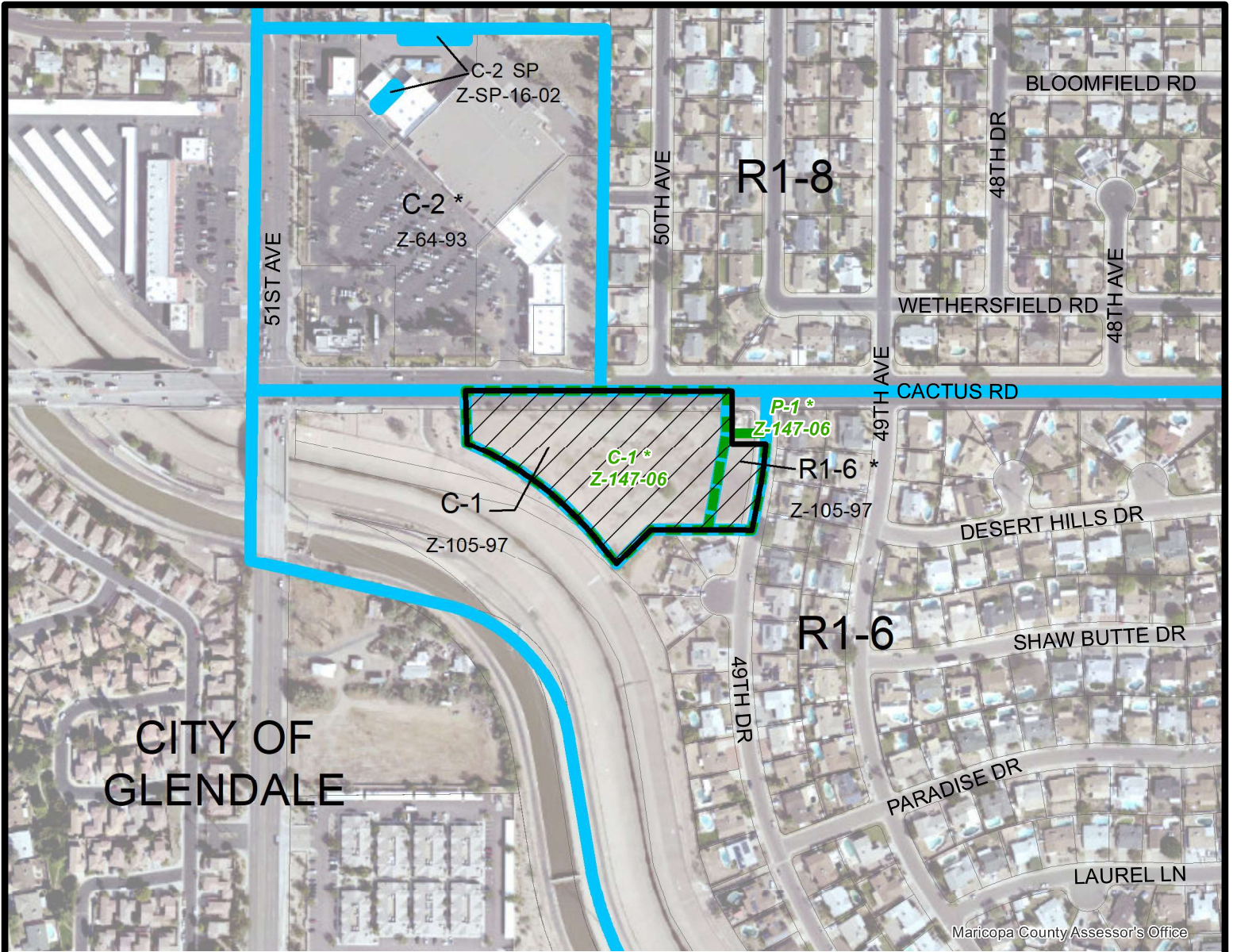


NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 1

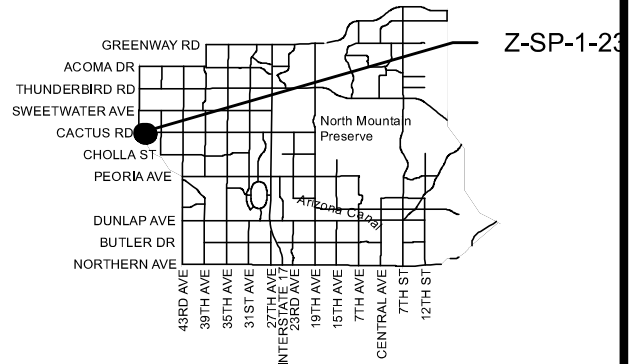
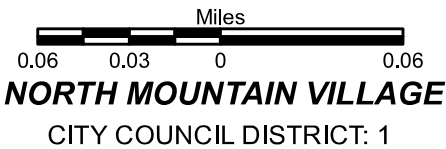


| | | | |
|--|--|--|--------------------------------|
| APPLICANT'S NAME: Lock Safe Storage; co/ Alex Kunen | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-SP-1-23 | DATE: 2/1/2023 REVISION DATES: | FROM: C-1 (Approved C-1) (3.29 a.c.) R1-6 (Approved P-1) (0.46 a.c.) | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 3.75 Acres | AERIAL PHOTO & QUARTER SEC. NO. QS 30-17 | ZONING MAP K-5 | TO: C-2 SP (3.75 a.c.) |
| MULTIPLES PERMITTED C-1 (Approved C-1), R1-6 (Approved P-1) C-2 SP | CONVENTIONAL OPTION 47 (47), 2 (N/A) 54 | * UNITS P.R.D. OPTION 57 (57), 3 (N/A) 65 | |

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

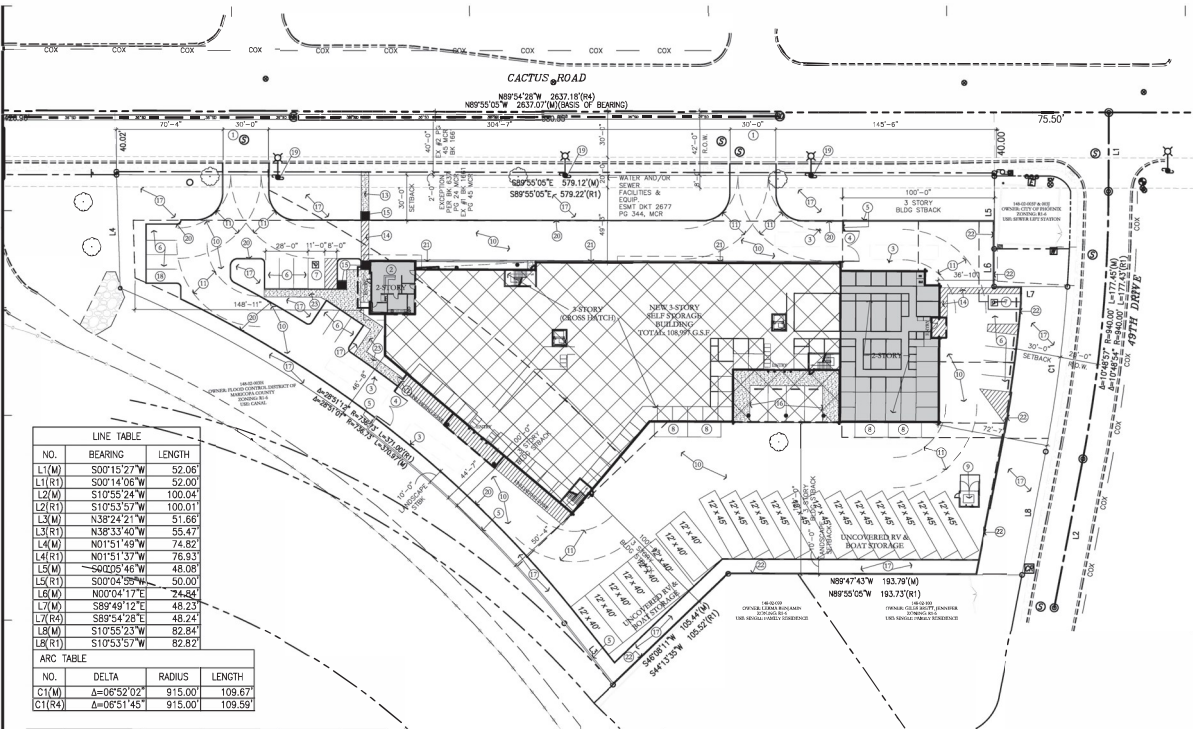


Maricopa County Assessor's Office



| | | | |
|--|--|--|--------------------------------|
| APPLICANT'S NAME: Lock Safe Storage; co/ Alex Kunen | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-SP-1-23 | DATE: 2/1/2023 REVISION DATES: | FROM: C-1 (Approved C-1) (3.29 a.c.) R1-6 (Approved P-1) (0.46 a.c.) | |
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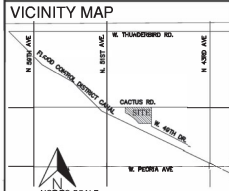
| LINE TABLE | | |
|------------|-------------|---------|
| NO. | BEARING | LENGTH |
| L1(M) | S00°15'27"W | 52.06' |
| L1(R) | S00°14'06"W | 52.00' |
| L2(W) | S10°55'24"W | 100.04' |
| L2(R) | S10°53'57"W | 100.01' |
| L3(W) | N38°24'21"W | 51.66' |
| L3(R) | N38°33'40"W | 55.47' |
| L4(W) | N01°51'49"W | 74.82' |
| L4(R) | N01°51'37"W | 76.33' |
| L5(W) | S00°05'46"W | 48.08' |
| L5(R) | S00°04'58"W | 50.00' |
| L6(W) | N00°04'17"E | 74.84' |
| L7(W) | S89°49'12"E | 48.23' |
| L7(R) | S89°54'28"E | 48.24' |
| L8(W) | S10°55'23"W | 82.84' |
| L8(R) | S10°53'57"W | 82.82' |

| ARC TABLE | | | |
|-----------|-------------|---------|---------|
| NO. | DELTA | RADIUS | LENGTH |
| C1(M) | Δ=06°52'02" | 915.00' | 109.67' |
| C1(R) | Δ=06°51'45" | 915.00' | 109.59' |

| DEVELOPMENT STANDARD | C-2 ZONING DISTRICT REQUIREMENT | REQUESTED DEVELOPMENT STANDARD | PROJECT DATA AND STATISTICS |
|--------------------------------------|---------------------------------|--------------------------------|---|
| FRONT YARD-STREET FRONTAGE | 30- FEET | 30- FEET | APNS: 146-02-003K PROJECT ADDRESS: 5651 W CACTUS RD EXISTING LAND USE: SELF-STORAGE FACILITY PROPOSED LAND USE: SELF-STORAGE FACILITY ACREAGE: 134,342 S.F. / 3.084 ACRE CURRENT ZONING: C-1 REQUEST: C-2 SP FOR NEW 3 STORY SELF STORAGE FACILITY WITH RV & BOAT PARKING SELF STORAGE OFFICE: 1,025 S.F. SELF STORAGE FACILITY: FLOOR 1: 36,584 S.F.F. FLOOR 2: 37,572 S.F.F. FLOOR 3: 34,026 S.F.F. TOTAL: 108,182 S.F. RV PARKING: 8 12'x40' = 3,840 S.F.F. 8 12'x40' = 3,840 S.F.F. 22 TOTAL RV PARKING SPACES 13,200 S.F.F. ALLOWABLE OUTDOOR STORAGE: 10% OF SITE AREA PROVIDED OUTDOOR STORAGE: 10,200 SF / 134,342 SF = 7.3% LOT COVERAGE: 37,849 SF / 134,342 SF = 28.2% PARKING REQUIRED: 1 SPACE PER 25 STORAGE UNITS = 25 SPACES PROVIDED X 35 UNITS = 875 UNITS MAX. PARKING PROVIDED: 25 SPACES, INCLUDING 2 ADA PARKING SPACES |
| SIDE YARD/ABUTTING FRONTAGE | 30- FEET | 30- FEET | |
| SIDE YARD/ABUTTING MCC R/L 6 PARCELS | 25 FEET | 25 FEET | |
| 1 STORY | 50- FEET | 44 FEET | |
| 2 STORY | 50- FEET | 44 FEET | |
| 3 STORY | 100- FEET | 44 FEET | |
| LANDSCAPE SETBACK | 10- FEET | 0- FEET | |
| 1 STORY | 25- FEET | 25 FEET | |
| 2 STORY | 50- FEET | 50 FEET | |
| 3 STORY | 100- FEET | 100 FEET | |
| SIDE YARD/ABUTTING R/L 4 RESIDENTIAL | 10- FEET | 10 FEET | |
| LANDSCAPE SETBACK | 10- FEET | 10 FEET | |
| 1 STORY | 25- FEET | 25 FEET | |
| 2 STORY | 50- FEET | 50 FEET | |
| 3 STORY | 100- FEET | 100 FEET | |
| LOT COVERAGE | 50% | 50% | |
| OUTDOOR STORAGE | 10% OF G.S.F. AREA OF LOT | 10% OF G.S.F. AREA OF LOT | |
| MAXIMUM HEIGHT | 2 STORY, 30- FEET | 3 STORY, 40- FEET | |



- KEY NOTES: (#)**
1. 30' WIDE CLAMORAL ACCESS DRIVE
 2. 1,000 SF OFFICE
 3. ACCESS KEY PAD
 4. 30' WIDE STEEL GATE W/ ANKOR BOX FOR FIRE ACCESS
 5. 8' HIGH MASONRY SCREEN WALL
 6. 9' X 11' PARKING SPACES
 7. ADA PARKING SPACES WITH UNLOADING AREA
 8. 10' X 20' ADA RAMP PARKING SPACES
 9. REFUSE ENCLOSURE FOR OFFICE PERSONNEL USE ONLY
 10. ASPHALT DRIVE
 11. 20' WIDE FIRE ACCESS OF INNER WHEEL & 50' OUTER WHEEL TURNING RADIUS
 12. 800-MAN GATE
 13. 8' WIDE ADA ACCESS TO FRONTAGE
 14. 8' WIDE ADA REFERRED CROSSWALK
 15. ADA RAMP
 16. EXPOSED UNLOADING PARKING SPACES
 17. LANDSCAPE AREA
 18. 8' X 11' COMPACT CAR PARKING SPACES
 19. STREET LIGHT TO REMAIN
 20. 6" CONC. CURB
 21. 12" CONC. CURB
 22. 8' WIDE MASONRY SCREEN WALL
 23. 6' WIDE PEDESTRIAN WALK



| PROJECT TEAM | | | |
|--|--|---|---|
| DEVELOPER: L&S HOLDING, LLC owner: Scott Poston p: 503-461-0388 scott@lpsgroup.com | CIVIL ENGINEER: HELIX ENGINEERING, LLC 280 E. UNION HILLS DR., #113 PHOENIX, ARIZONA 85028 owner: STEVE BOWEN, PE p: 480-787-8000 sb@helix.com | ARCHITECT: ON POINT ARCHITECTURE, LLC 1140 E. GREENWAY ST., SUITE 4 MESA, ARIZONA 85203 owner: SCOTT POSTON, RA p: 480-227-5239 scott@onpointarchitecture.com | LANDSCAPE ARCHITECT: MCGOUGH ADAMSON 151 E. MODELLO RD. #111 MESA, ARIZONA 85204 owner: NEIL ADAMSON, LA p: 480-203-4183 adam@mcgough.com |
| LAND PLANNER: URBAN PLANNING 301 S. ALMA SCHOOL RD. #200 MESA, AZ 85205 p: 480-221-6100 james@urbanplanning.com | LANDSCAPE ARCHITECT: MCGOUGH ADAMSON 151 E. MODELLO RD. #111 MESA, ARIZONA 85204 owner: NEIL ADAMSON, LA p: 480-203-4183 adam@mcgough.com | ELECTRICAL ENGINEER: NEIL ADAMSON 707 N. HAYDON RD., #C200 MOUNTAIN VIEW, ARIZONA 85209 owner: OREGY LARSON, PE p: 480-324-4311 neil@mcgough.com | |

CITY OF PHOENIX
JAN 13 2023
Planning & Development
Department

PROPOSED SITE PLAN
DWG NO: A1.1



CITY OF PHOENIX
JAN 13 2023
Planning & Development
Department

DATE: 01/10/23
DRAWN BY: JMM/SLB/BJ

BUILDING ELEVATIONS
IN COLOR

DWG NO:

A3.7



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



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



STORAGE BUILDING- NORTH ELEVATION- cont.
SCALE: 1/8"= 1'-0"

| MATERIAL KEY | |
|-----------------------------|--|
| ① 8-8-16 CMU SPLIT FACE: | OPAL, BY EDHELON/ OLDCASTLE BLOCK |
| ② 8-8-16 CMU PRECISION: | WILLOW GREEN, BY EDHELON/ OLDCASTLE BLOCK |
| ③ 8-8-16 CMU PRECISION: | PEBBLE BEACH, BY EDHELON/ OLDCASTLE BLOCK |
| ④ STUCCO: | TEXTURE: FINE SAND PAINTED COLOR: SW 7642 PANESTONE |
| ⑤ METAL WALL PANELS & TRIM: | CHARCOAL GRAY, PBU PANEL BY MBGI |
| ⑥ METAL WALL PANELS & TRIM: | REGAL WHITE, VISIONLINE F-SERIES BY MAERLOY METAL |
| ⑦ STEEL: | PAINTED COLOR: SW 6991 BLACK MAGIC |
| ⑧ PREFINISHED METAL FASCIA: | CHARCOAL GRAY, BY MBGI |
| ⑨ PREFINISHED WALL COPING: | CHARCOAL GRAY, BY MBGI |
| ⑩ ALUMINUM WINDOW FRAMES: | ANODIZED ALUMINUM, COLOR: DARK BRONZE |
| ⑪ STEEL GATE & FENCING: | PAINTED COLOR: SW 7070 SITE WHITE |
| ⑫ STEEL ROLL UP DOOR: | WASABI, BY JANUS INTERNATIONAL |



SELF STORAGE FACILITY
for
LOCK SAFE STORAGE
5051 W CACTUS RD
PHOENIX, AZ 85304

CITY OF PHOENIX

JAN 13 2023

Planning & Development
Department

REVISIONS
NO. DATE DESCRIPTION BY

BUILDING ELEVATIONS-
IN COLOR

DWG NO:

A3.8



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

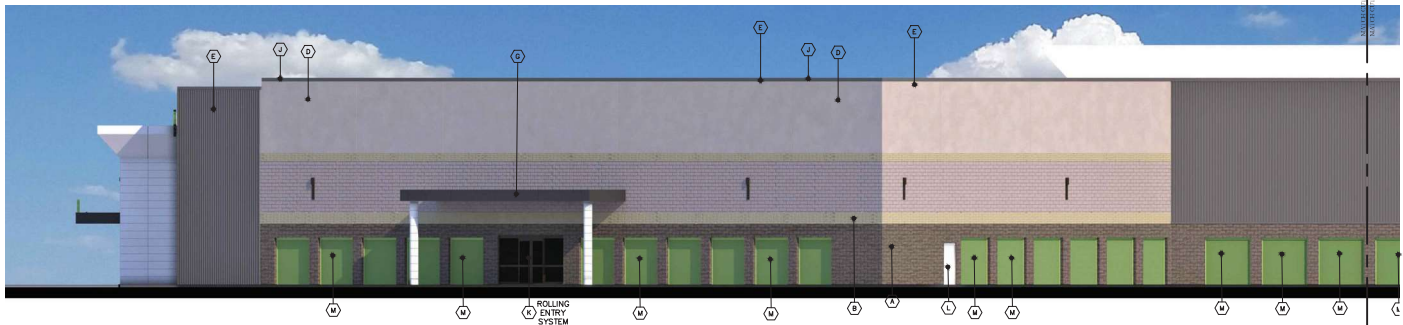


STORAGE BUILDING- EAST ELEVATION
SCALE: 1/8" = 1'-0"

| MATERIAL KEY | |
|----------------------------|--|
| ① 8-8-16 CMU SPLIT FACE | OPAL, BY EDHELON/ OLDCASTLE BLOCK |
| ② 8-8-16 CMU PRECISION | WILLOW GREEN, BY EDHELON/ OLDCASTLE BLOCK |
| ③ 8-8-16 CMU PRECISION | PEBBLE BEACH, BY EDHELON/ OLDCASTLE BLOCK |
| ④ STUCCO | TEXTURE, FINE SAND PAINTED COLOR: SW 7642 PAVESTONE |
| ⑤ METAL WALL PANELS & TRIM | CHARCOAL GRAY, FBV PANEL BY MBGI |
| ⑥ METAL WALL PANELS & TRIM | REGAL WHITE, VISIONLINE F-SERIES BY MAELROY METAL |
| ⑦ STEEL | PAINTED COLOR: SW 6999 BLACK MAGIC |
| ⑧ PREFINISHED METAL FASCIA | CHARCOAL GRAY, BY MBGI |
| ⑨ PREFINISHED WALL COPING | CHARCOAL GRAY, BY MBGI |
| ⑩ ALUMINUM WINDOW FRAMES | ANODIZED ALUMINUM, COLOR: DARK BRONZE |
| ⑪ STEEL GATE & FENCING | PAINTED COLOR: SW 7070 SITE WHITE |
| ⑫ STEEL ROLL UP DOOR | WASHBI, BY JANUS INTERNATIONAL |



STORAGE BUILDING— SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



STORAGE BUILDING— SOUTH ELEVATION
SCALE: 1/8"= 1'-0"



STORAGE BUILDING— SOUTH ELEVATION— cont.
SCALE: 1/8"= 1'-0"

MATERIAL KEY

| | |
|-------------------------------|---|
| (A) 8-8-16 CMU SPLIT FACE: | OPAL, BY ECHELON/ OLDCASTLE BLOCK |
| (B) 8-4-16 CMU PRECISION: | WILLOW GREEN, BY ECHELON/ OLDCASTLE BLOCK |
| (C) 8-8-16 CMU PRECISION: | PEBBLE BEACH, BY ECHELON/ OLDCASTLE BLOCK |
| (D) STUCCO: | TEXTURE- FINE SAND |
| (E) METAL WALL PANELS & TRIM: | PAINTED COLOR: SW 7642 PAVESTONE |
| (F) METAL WALL PANELS & TRIM: | CHARCOAL GRAY, PERU PANEL BY MBO |
| (G) STEEL: | REGAL WHITE, VISIONLINE F-SERIES BY MAELROY METAL |
| (H) PREFINISHED METAL FASCIA: | PAINTED COLOR: SW 6991 BLACK MAGIC |
| (I) PREFINISHED WALL CORNING: | CHARCOAL GRAY, BY MBO |
| (J) ALUMINUM WINDOW FRAMES: | CHARCOAL GRAY, BY MBO |
| (K) STEEL GATE & FENCING: | ANODIZED ALUMINUM, COLOR: DARK BRONZE |
| (L) STEEL ROLL UP DOOR: | PAINTED COLOR: SW 7070 SITE WHITE |
| | WASAB, BY JANUS INTERNATIONAL |

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JAN 13 2023
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Department



11401 GREENWAY ST. SUITE 4
MESA, ARIZONA 85209
WWW.ONPOINTARCHITECTURE.COM
PH: 480.227.5279



JOB NO: 2229

SELF STORAGE FACILITY
for
LOCK SAFE STORAGE
5051 W CACTUS RD
PHOENIX, AZ 85034

APPROVED FOR THE CITY OF PHOENIX
PLANNING AND DEVELOPMENT DEPARTMENT
DATE: 01/13/23 BY: [Signature]

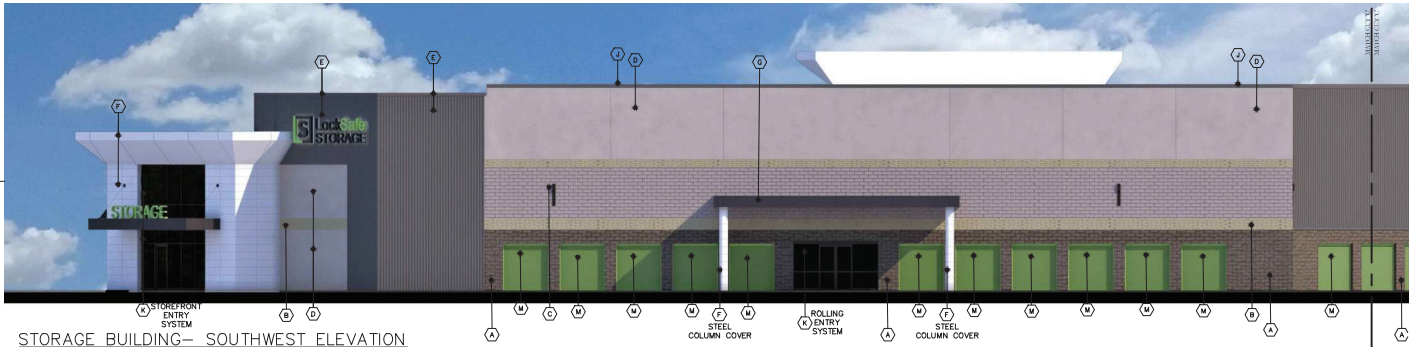
BUILDING ELEVATIONS
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A3.9



STORAGE BUILDING— SOUTHWEST ELEVATION
SCALE: 1/16"= 1'-0"



STORAGE BUILDING— SOUTHWEST ELEVATION
SCALE: 1/8"= 1'-0"



STORAGE BUILDING— SOUTHWEST ELEVATION
SCALE: 1/8"= 1'-0"

| MATERIAL KEY | |
|----------------------------|--|
| ① 8-8-16 CMU SPLIT FACE | OPAL, BY EDHELON/ OLDCASTLE BLOCK |
| ② 8-8-16 CMU PRECISION | WILLOW GREEN, BY EDHELON/ OLDCASTLE BLOCK |
| ③ 8-8-16 CMU PRECISION | PEBBLE BEACH, BY EDHELON/ OLDCASTLE BLOCK |
| ④ STUCCO | TEXTURE: FINE SAND PAINTED COLOR: SW 7642 PAVESTONE |
| ⑤ METAL WALL PANELS & TRIM | CHARCOAL GRAY, PBU PANEL BY MBDI |
| ⑥ METAL WALL PANELS & TRIM | REGAL WHITE, VISIONLINE F-SERIES BY MIELROY METAL |
| ⑦ STEEL | PAINTED COLOR: SW 6991 BLACK MAGIC |
| ⑧ PREFINISHED METAL FASCIA | CHARCOAL GRAY, BY MBDI |
| ⑨ PREFINISHED WALL COPING | CHARCOAL GRAY, BY MBDI |
| ⑩ ALUMINUM WINDOW FRAMES | ANODIZED ALUMINUM, COLOR: DARK BRONZE |
| ⑪ STEEL GATE & FENCING | PAINTED COLOR: SW 7070 SITE WHITE |
| ⑫ STEEL ROLL UP DOOR | WASAB, BY JANUS INTERNATIONAL |

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BUILDING ELEVATIONS
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A3.10