



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**ADDENDUM A**  
**Staff Report Z-SP-2-22-3**  
**August 3, 2022**

<b>North Mountain <u>Village Planning Committee</u> Meeting Date:</b>	June 15, 2022
<b><u>Planning Commission</u> Hearing Date:</b>	August 4, 2022
<b>Request From:</b>	C-2 (Intermediate Commercial) (0.94 acres)
<b>Request To:</b>	C-2 SP (Intermediate Commercial, Special Permit) (0.94 acres)
<b>Proposed Use:</b>	Special permit to allow self-service storage and all underlying C-2 uses
<b>Location:</b>	Approximately 175 feet east of the northeast corner of 17th Avenue and Hatcher Road
<b>Owner:</b>	North Central Garage Club, LLC
<b>Applicant:</b>	Holdsworth Construction Inc.
<b>Representative:</b>	Benjamin Graff, Quarles & Brady, LLP
<b>Staff Recommendation:</b>	Approval, subject to stipulations

The purpose of this addendum is to update the conceptual site plan at the request of the applicant. The change is minor and is related to the location of the security gates. Staff recommends modification to Stipulation No. 1, regarding general conformance, to include the updated plans.

**Stipulations**

1. The development shall be in general conformance with the conceptual site plan date stamped ~~June 9, 2022~~, **JULY 27, 2022**, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the conceptual building renderings date stamped June 9, 2022 with specific regard to materials, colors, and horizontal patterns, 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 entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.

4. The developer shall dedicate a minimum 25-foot of right-of-way and construct the south half of Palmer Drive, as approved by the Planning and Development Department.
5. The developer shall dedicate a minimum 10-foot-wide sidewalk easement for the north side of Hatcher Road, as approved by the Planning and Development Department.
6. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk along the north side of Hatcher Road, 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.
  - 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.
7. The developer shall underground all existing electrical utilities within the public right-of-way that are impacted or need to be relocated as part of the project. The developer shall coordinate with the affected utility companies for their review and permitting.
8. 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.
9. 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.

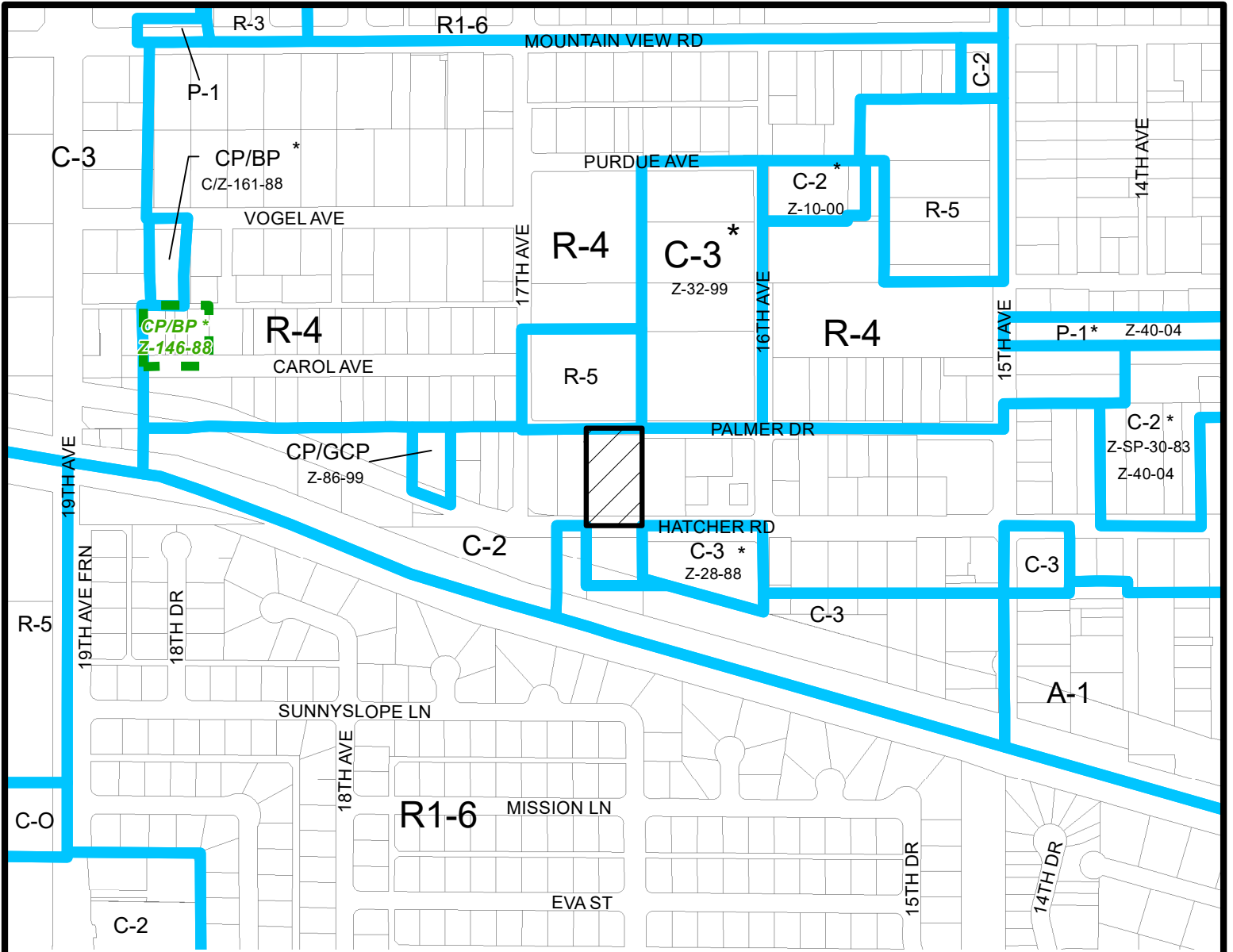
10. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Exhibits**

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped July 27, 2022 (2 pages)

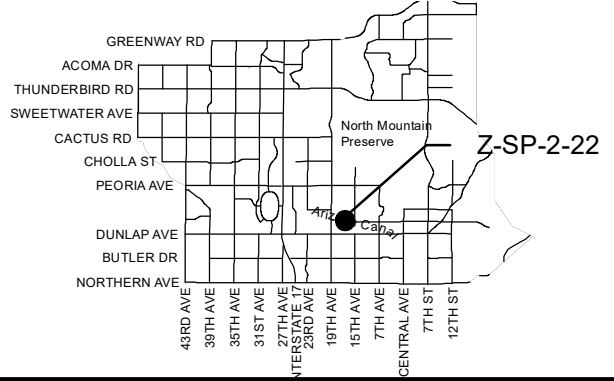


Miles

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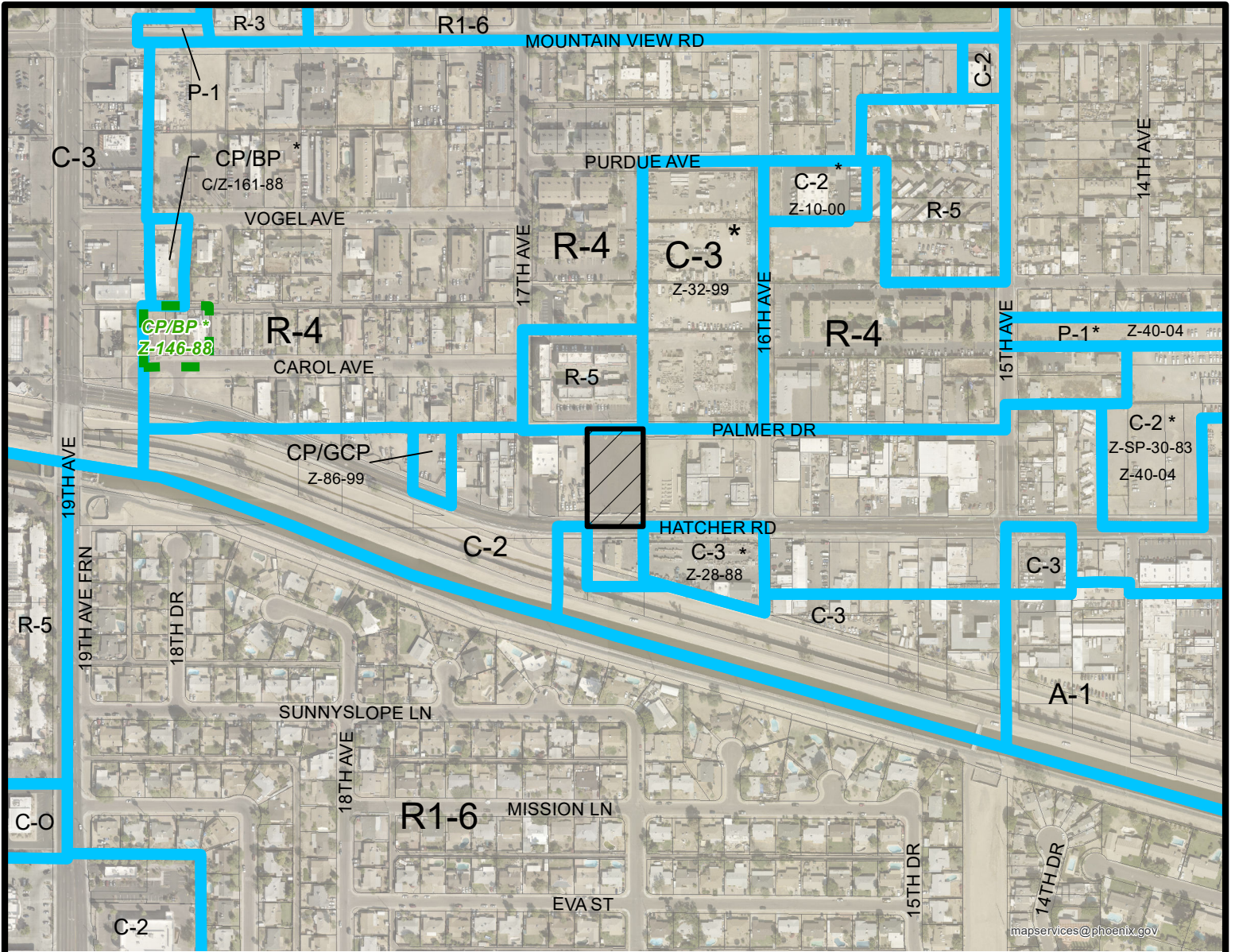
**NORTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 3



<b>APPLICANT'S NAME:</b> Holdsworth Construction Inc.		<b>REQUESTED CHANGE:</b> FROM: C-2 ( .94 a.c.)	
<b>APPLICATION NO.</b> Z-SP-2-22	<b>DATE:</b> 4/20/2022 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. .94 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 27-25	<b>ZONING MAP</b> J-7	TO: C-2 SP ( .94 a.c.)
<b>MULTIPLES PERMITTED</b> C-2 C-2 SP	<b>CONVENTIONAL OPTION</b> 13 13		<b>* UNITS P.R.D. OPTION</b> 16 16

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

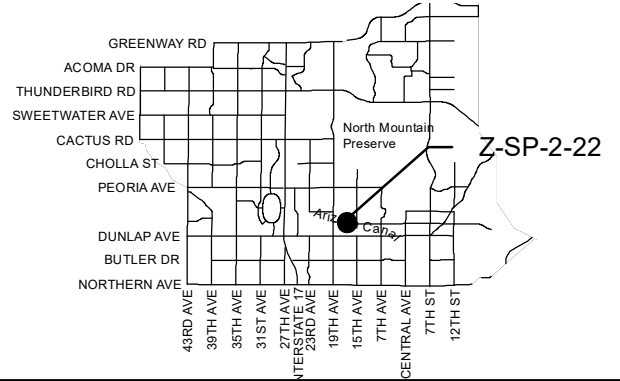


Miles

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APPLICATION NO. Z-SP-2-22

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AERIAL PHOTO & QUARTER SEC. NO. QS 27-25  
ZONING MAP J-7

TO: C-2 SP ( .94 a.c.)

MULTIPLES PERMITTED

C-2  
C-2 SP

CONVENTIONAL OPTION

13  
13

\* UNITS P.R.D. OPTION

16  
16

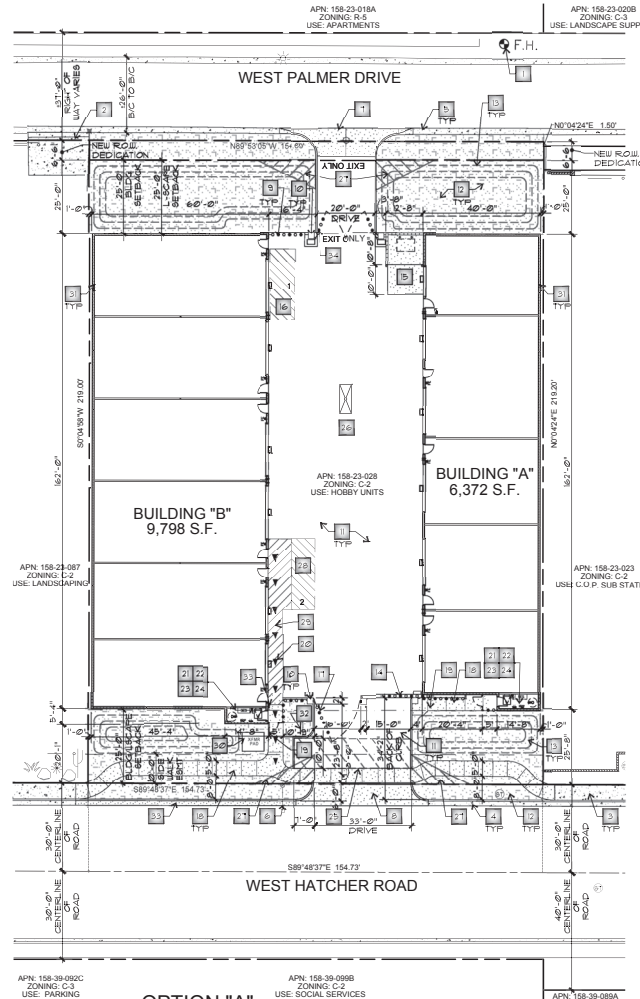
\* Maximum Units Allowed with P.R.D. Bonus

JUL 27 2022

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**OVERLAY SITE PLAN**  
SCALE: 1"=20'-0"

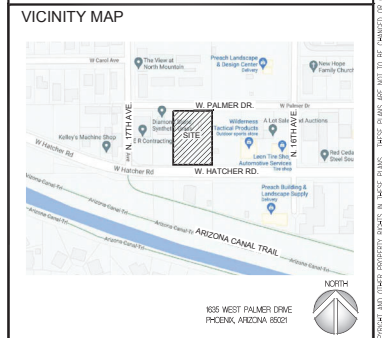


**OPTION "A" PROPOSED SITE PLAN**  
SCALE: 1"=20'-0"

**PROJECT DATA**

OWNER / APPLICANT NAME: HOLS WORTH CONSTRUCTION 26 N HAMPDEN STREET FLORISSANT, ARIZONA 85001 PO: GRANT HOLDS WORTH PH: 480.224.8000 MOBILE: 480.807.6252 EMAIL: GRANT@HOLS WORTHCONSTRUCTION.COM	ARCHITECT BRENT KLEINMAN ARCHITECT AND PLANNER 816 EAST GEORGIA AVENUE PHOENIX, ARIZONA 85016 P.O. BOX BRENT KLEINMAN PH: 602.501.6481 EMAIL: BRENT@BKARCHITECT.COM
PROPERTY ADDRESS: 1635 WEST PALMER DRIVE PHOENIX, ARIZONA 85021	
PROPOSED USE: HOBBY UNITS	
LOT SALES: YES - CONDOMINIUMS	
APN: 158-23-028	
ZONING: C-3 EXISTING AND PROPOSED	
TOTAL LAND AREA: 33,996.40 SF / 0.7782 ACRES	
GROSS FLOOR DECK AREA: 12,768 SF / 0.2915 ACRES	
NET FLOOR DECK AREA: 32,828.40 SF / 0.7551 ACRES	
RETENTION AREA: 13,576.3438 SF	
CONSTRUCTION TYPE: 1-8 RALLY SPRINKLED	
BUILDING HEIGHT: 1 STORY, 42'-0" AFF. TOP OF PARAPET	
BUILDING AREA: BUILDING "A": 6,372 SF BUILDING "B": 9,798 SF TOTAL: 16,170 SF	
LOT COVERAGE: ALLOWED: 50% 16,445 SF PROVIDED: 49.99% 16,170 SF	

**ARCHEOLOGY ASSESSMENT**  
NO ARCHEOLOGICAL WORK IS NECESSARY FOR THIS PROJECT.  
IF ANY ARCHEOLOGICAL MATERIALS ARE ENCOUNTERED DURING CONSTRUCTION, ALL GROUND DISTURBING ACTIVITIES MUST CEASE WITHIN 33 FEET OF THE DISCOVERY AND THE CITY IF PHOENIX ARCHEOLOGY OFFICE MUST BE NOTIFIED IMMEDIATELY AND ALLOW TIME TO PROPERLY ASSESS THE MATERIALS.



Date: 07/26/2022  
Job No: 2021-011

No.	Revision	Date

**CITY APPROVALS**

APN: 158-23-028  
ZONING: C-3  
USE: LANDSCAPE SUPPLIES

APN: 158-23-028  
ZONING: C-3  
USE: HOBBY UNITS

APN: 158-23-023  
ZONING: C-3  
USE: C.U.P. SUB STATION

APN: 158-23-027  
ZONING: C-2  
USE: LANDSCAPING

APN: 158-39-0998  
ZONING: C-2  
USE: SOCIAL SERVICES

APN: 158-39-0922  
ZONING: C-3  
USE: PARKING

APN: 158-39-088A  
ZONING: C-3  
USE: MASONRY & LANDSCAPE SUPPLIES

APN: 158-39-088A  
ZONING: C-3  
USE: MASONRY & LANDSCAPE SUPPLIES

- SITE PLAN KEYNOTES**
- 17 10'-0" x 30'-0" SITE VISIBILITY TRIANGLE
  - 25 NEW STRIPED ADA VAN PARKING STALL 8'-0" W x 24'-0" D WITH A 8'-0" WIDE PAINTED ISLE TO MATCH. INSTALL VAN ACCESSIBLE PARKING SIGN.
  - 26 NEW 5'-0" W PAINTED ADA ACCESS ISLE.
  - 27 PROPOSED LOCATION OF MFR AND CONC PAD.
  - 28 NEW CONC CURB AND GUTTER.
  - 29 4-PERSON "U" SHAPED METAL BIKE RACK PER C.O.P. STANDARDS.
  - 30 KNOX BOX
  - 31 NEW AUTOMATIC PAIR OF SWINGING 10'-0" W x 6'-0" H METAL PICKET EGRESS GATES.

- SITE PLAN KEYNOTES**
- 14 NEW AUTOMATIC ROLLING GATE WITH SECURITY PICKETS.
  - 15 NEW 6'-0" H CHIU WALL TRASH ENCLOSURE W/ 6" THICK CONC AND 6" DIA CONC FILLED BOLLARDS TO MEET C.O.P. STANDARDS.
  - 16 NEW 8'-6" W x 24'-0" L STRIPED PARKING SPACE.
  - 17 NEW AUTOMATIC SWINGING 10'-0" W x 6'-0" H METAL PICKET EGRESS GATE.
  - 18 NEW 3'-0" W x 4" THICK CONC SIDEWALK WITH BROOK FINISH.
  - 19 NEW 3'-0" W x 6'-0" H STEEL ACCESSIBLE GATE.
  - 20 ARROUS DELINEATE ACCESSIBLE PATH TO PUBLIC RIGHT OF WAY.
  - 21 ROOF ACCESS.
  - 22 BUILDING SERVICES
  - 23 FIRE RISER.
  - 24 SERVICE ENTRY SECTION LOCATION.
  - 25 10'-0" x 4'-0" TURN AROUND LANE
  - 26 PROPOSED PUMP STATION

- SITE PLAN KEYNOTES**
- 1 EXISTING FIRE HYDRANT.
  - 2 EXISTING CONCRETE ACCESS DRIVEWAY.
  - 3 EXISTING CONCRETE SIDEWALK.
  - 4 EXISTING CONC CURB AND GUTTER.
  - 5 EXISTING ROLLED CONC CURB AND GUTTER.
  - 6 EXISTING UTILITY LIGHT POLE TO BE RELOCATED PER SERVING UTILITY COMPANY.
  - 7 NEW EGRESS DRIVEWAY ENTRY PER CITY OF PHOENIX STANDARD
  - 8 NEW CONCRETE ENTRY DRIVEWAY PER CITY OF PHOENIX STANDARD.
  - 9 NEW 6'-0" H METAL PICKET FENCE WITH SECURITY TIPS
  - 10 NEW CHIU COLUMNS
  - 11 NEW 4" THICK ASPHALT ON COMPACTED SUBSTRATE.
  - 12 NEW D.G. AND LANDSCAPE VEGETATION.
  - 13 NEW WATER RETENTION AREA.

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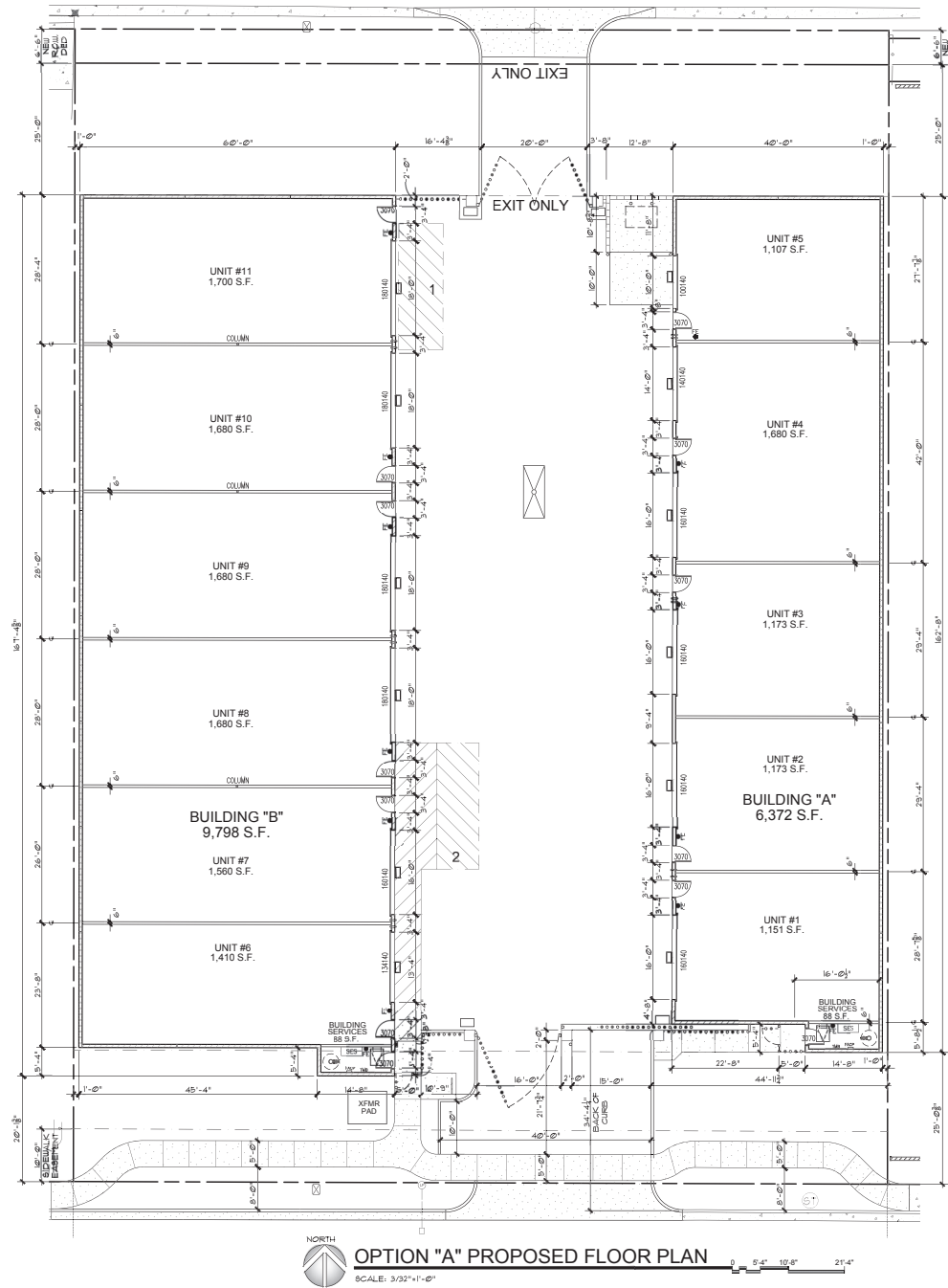


EXPIRES 8-30-24  
OPTION "A"

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JUL 27 2022

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CITY APPROVALS

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No.	Revision	Date

Date: 07/26/2022  
Job No: 2021-021

**breit kleinman architect & planner**  
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email: bkleinman@cox.net



**OPTION "A" PROPOSED FLOOR PLAN**  
SCALE: 3/32"=1'-0"

ZONING MAP J-7 Q.S # 27-25 PAAP #2106266 SDEV #2100385 KIVA # 21-3749

DD2.0