



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** November 3, 2022

From: Racelle Escolar, AICP
Principal Planner

Subject: ITEM NOS. 11 AND 12 (Z-47-22-1 AND Z-SP-5-22-1) – SOUTHWEST CORNER OF THE 35TH AVENUE AND PARADISE LANE

The purpose of this memo is to distribute the amended site plan and elevations received from the applicant, recommend modified and additional stipulations, and to convey additional correspondence that has been received regarding these rezoning requests.

Rezoning Case No. Z-47-22-1 is a request to rezone 1.56 acres from C-1 (Neighborhood Retail District) to C-2 (Intermediate Commercial District), to allow commercial use. The companion Rezoning Case No. Z-SP-5-22-1 is a request to rezone 1.56 acres from C-1 (Neighborhood Retail District), pending C-2 (Intermediate Commercial District) to C-2 SP (Intermediate Commercial District with a Special Permit) to allow self-service storage facility.

The Deer Valley Village Planning Committee heard these requests on October 13, 2022, and recommended approval, per the staff recommendation by a 7-2 vote.

The applicant has requested modified and additional stipulations to accommodate site plan changes and requests from the community. Of these requested stipulations, staff recommends the following:

- Modification of Stipulation No. 1 to reduce the maximum building height to 12 feet.
- Modification of Stipulation No. 2 to reduce the building setback on the west side of the site.
- Add Stipulation Nos. 17 through 20 regarding limitations on signage, vehicular access on Paradise Lane, and to require an eight-foot-high wall along the west side of the site.

Enclosed with this memo is one letter of opposition received after the publication of the Staff Report. The letter cites concerns with the proposed use, reduced property values, traffic increase, security, noise, lighting, vehicle accident, shelter seekers, and loss of aesthetics.

Staff recommends approval, subject to the stipulations below for both cases:

1. The maximum building height shall be ~~20~~ 12 feet.

2. A minimum building setback of ~~28~~ **25** feet shall be required along the west property line.
3. The primary customer parking area shall be located on the southeast quadrant of the site, as approved by the Planning and Development Department.
4. The applicant shall provide a 25-foot by 25-foot enhanced landscape area at the northeast corner of the site to include a minimum of two 4-inch caliper trees with five 5-gallon shrubs per tree and raised flower beds to compliment the landscape theme, as approved by the Planning and Development Department.
5. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 11-foot-wide landscape strip located between the sidewalk and back of curb, along the west side of 35th Avenue, planted to the following standards and as approved by the Planning and Development Department.
 - a. Minimum 75 percent two-inch caliper single-trunk drought-tolerant shade trees and 25 percent three-inch caliper single-trunk drought-tolerant shade trees planted a minimum of 20 feet on center or in equivalent groupings and provide a minimum of 75 percent shade at maturity.
 - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

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

6. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape strip located between the sidewalk and back of curb, along the south side of Paradise Lane, planted to the following standards and as approved by the Planning and Development Department.
 - a. Minimum 75 percent two-inch caliper single-trunk drought-tolerant shade trees and 25 percent three-inch caliper single-trunk drought-tolerant trees planted a minimum of 20 feet on center or in equivalent groupings and provide a minimum of 75 percent shade at maturity.
 - b. Drought tolerant vegetation to achieve 75 percent live coverage at maturity.

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

7. A 30-foot wide multi-use trail easement (MUTE) shall be dedicated along the south side of Paradise Lane and a minimum 10-foot wide multi-use trail (MUT) shall be constructed within the easement, in accordance with the MAG

supplemental detail indicated in Section 429 and as modified or approved by the Planning and Development Department.

8. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with parking and drive aisle surfaces, as approved by the Planning and Development Department.
9. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, or in a secure room, as approved by the Planning and Development Department.
10. The developer shall construct a bus stop pad along southbound 35th Avenue with right-of-way dedication as necessary. The design shall be according to City of Phoenix Standard Detail P1260 with a depth of 10 feet and located from the intersection of Paradise Lane according to City of Phoenix Standard Detail P1258.
11. The developer shall construct a modified P-1243-3 right-in / right-out and left-in only driveway along 35th Avenue, as approved by the Planning and Development Department and Street Transportation Department.
12. The developer shall dedicate minimum 30-feet of right-of-way for the south half of Paradise Lane, as approved by the Planning and Development Department.
13. The developer shall dedicate minimum 55-feet of right-of-way for the west half of 35th Avenue, as approved by the Planning and Development Department.
14. 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.
15. 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.
16. 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.
17. **NO SIGNAGE SHALL BE LOCATED ALONG PARADISE LANE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**

- 18. NO DIGITAL OR NEON SIGNAGE OR GRAPHICS SHALL BE ALLOWED.**
- 19. ANY VEHICULAR ACCESS ALONG PARADISE LANE SHALL BE RESTRICTED TO EMERGENCY VEHICLE USE ONLY. THE GATE AND FENCE SHALL BE WROUGHT IRON WITH SLATS TO COMPLIMENT THE BUILDING AND ROOF MATERIALS, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
- 20. A MINIMUM 8-FOOT-HIGH WALL SHALL BE PROVIDED ALONG THE WEST SIDE OF THE SITE, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. THIS WALL SHALL EITHER REPLACE THE EXISTING SHARED WALL OR A NEW WALL SHALL BE CONSTRUCTED ADJACENT TO THE EXISTING WALL.**

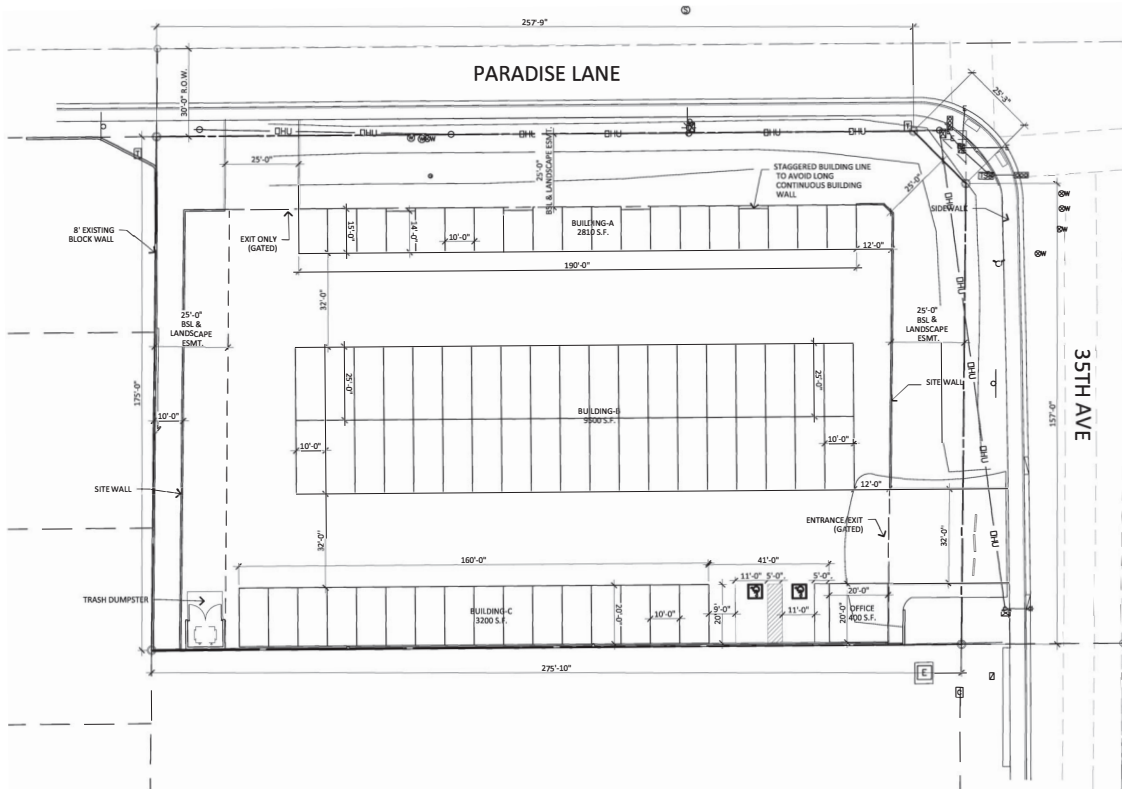
Enclosures:

Conceptual Site Plan dated November 1, 2022

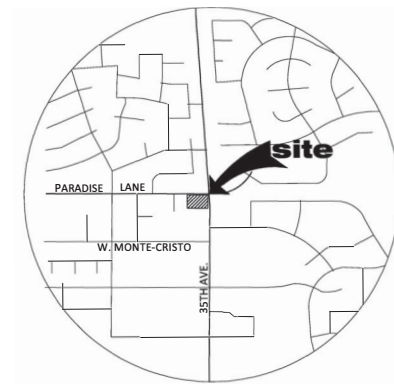
Conceptual Landscape Plan dated November 1, 2022

Conceptual Elevations dated November 2, 2022 (4 pages)

Correspondence



CITY OF PHOENIX
11/1/2022
Planning & Development
Department



VICINITY MAP

SCALE: NO SCALE



SITE PLAN DATA

ADDRESS: 16044 N 35TH AVE
 TAX PARCEL ID: 207-15-002 D

DESCRIPTION:
 N 205F LOT 5 OR N 205F E2 NE4 SE4 SEC 3 EX 3 55F & EX N 305F & EX BEG
 AT INT W LN SD E 55F WI S LN OF SD N 30F TH W ALG SD S LN 18F TH SELY
 TO PT IN SD W LN 18F S OF SD INT TH N ALG SD W LN TO POB

ZONING: C1
 LOT SIZE: 48,089 S.F. / 1.1 AC
 OCCUPANCY: TBD
 CONSTRUCTION: TBD
 TENANT USE: STORAGE UNITS/ MINI-WAREHOUSES

GROSS BUILDING AREA :
 BUILDING A: 2810 S.F.
 BUILDING B: 9500 S.F.
 BUILDING C: 3200 S.F.
 OFFICE: 400 S.F.
 TOTAL: 15,910 S.F.

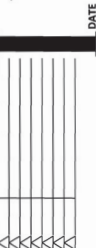
LOT COVERAGE: 15910/48089=33.08%
 PARKING REQUIRED: 1 PER 35 UNITS & 2 FOR OFFICE
 =4 SPACES
 PARKING PROVIDED: 4 SPACES
 BUILDING HEIGHT: 15'-0" MAX. HEIGHT

*NOTES:
 -SECURITY LIGHTING TO MEET DARK SKY ORDINANCE AND MOTION
 SENSORS BE DIRECTED SOUTH AND EAST
 -SIGN HEIGHT LIMITED TO 8'



IRKAA
 ARCHITECTS, INC.
 1000 N. CENTRAL AVENUE, SUITE 100
 PHOENIX, ARIZONA 85004
 602.955.1400
 IRKAA.COM

PRELIMINARY



DATE

35TH AVE STORAGE

16044 N 35TH AVE
 PHOENIX, AZ 85015

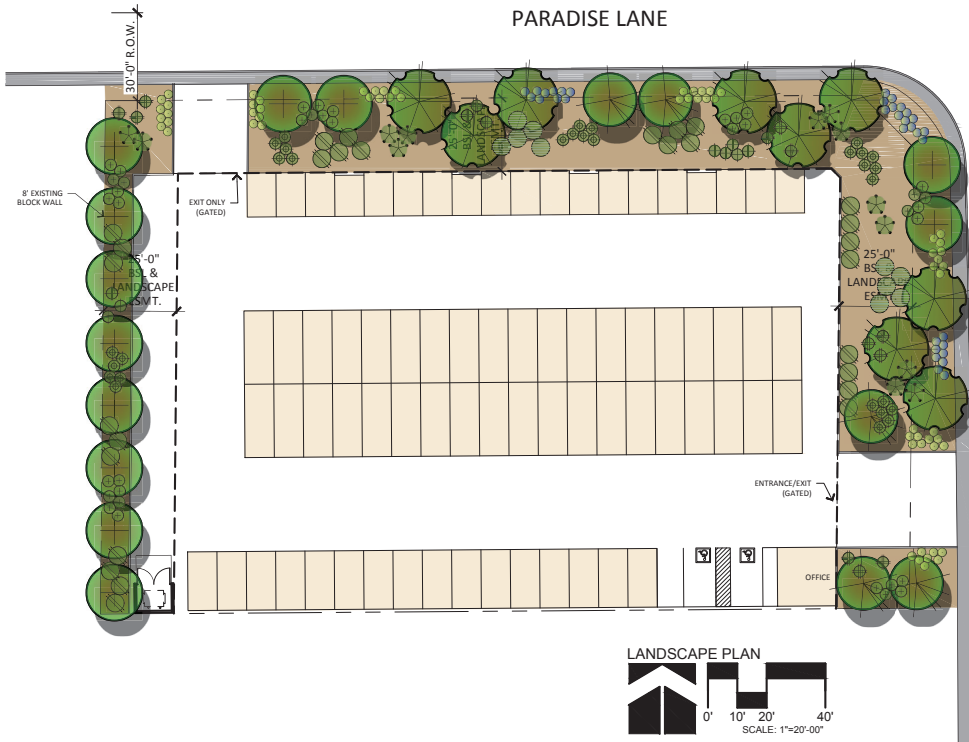
PRELIMINARY REFERENCE ONLY

design by:
 drawn by:
 checked by: -

SP-1

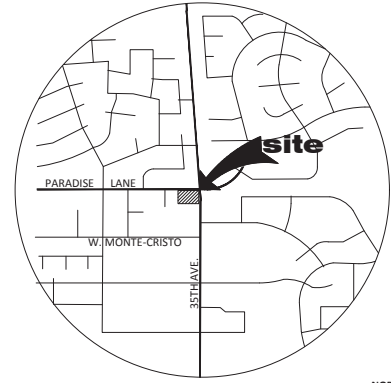
project #: 22192.00

DATE: 10-26-2022



LANDSCAPE LEGEND

- CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5T, 4.5W
 - PROSOPIS 'RIO-SALADO'
HYBRID THORNLESS MESQUITE
2" CALIP., 6T, 3.5W
 - ACACIA SALICINA
WILLOW ACACIA
1" CALIP., 6T, 3W
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
 - EREMOPHILA MACULATA
VALENTINE EMU BUSH
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - HESPERALOE PARVIFLORA
YELLOW YUCCA
5 GALLON
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
 - LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
 - EREMOPHILA GLABRA
'MINGNEW GOLD'
5 GALLON
- 1/2" SCREENED ROCK PROS MAHOGANY
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



VICINITY MAP
SCALE: NO SCALE

SITE PLAN DATA

ADDRESS:	16044 N 35TH AVE
TAX PARCEL ID:	207-15-002 D
DESCRIPTION: N 205F LOT 5 OR N 205F E2 NE4 SE4 SEC 3 EX 3 55F & EX N 305F & EX BEG AT INT W LN SD E 55F W1 S LN OF SD N 30F TH W ALG SD S LN 18F TH SELY TO PT IN SD W LN 18F S OF SD INT TH N ALG SD W LN TO POB	
ZONING:	C1
LOT SIZE:	48,089 S.F. / 1.1 AC
OCCUPANCY:	TBD
CONSTRUCTION:	TBD
TENANT USE:	STORAGE UNITS/ MINI-WAREHOUSES
GROSS BUILDING AREA :	
BUILDING A:	2810 S.F.
BUILDING B:	9500 S.F.
BUILDING C:	3200 S.F.
OFFICE:	400 S.F.
TOTAL:	15,910 S.F.
LOT COVERAGE:	15910/48089=33.08%
PARKING REQUIRED:	1 PER 35 UNITS & 2 FOR OFFICE =4 SPACES
PARKING PROVIDED:	4 SPACES
BUILDING HEIGHT:	15'-0" MAX. HEIGHT
*NOTES: -SECURITY LIGHTING TO MEET DARK SKY ORDINANCE AND MOTION -SENSORS BE DIRECTED SOUTH AND EAST -SIGN HEIGHT LIMITED TO 8'	

CITY OF PHOENIX
11/1/2022
Planning & Development
Department



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjma.net

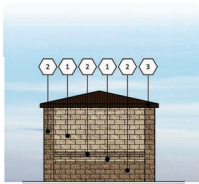


La.01
DATE: 10-26-2022



SOUTH ELEVATION

SCALE: 1/8" = 1'



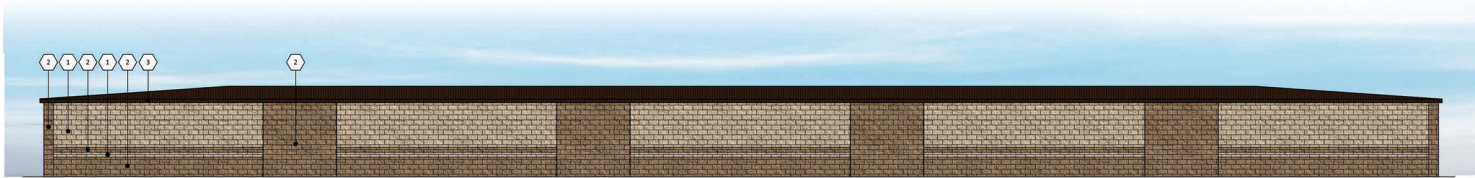
EAST ELEVATION

SCALE: 1/8" = 1'



WEST ELEVATION

SCALE: 1/8" = 1'



NORTH ELEVATION

SCALE: 1/8" = 1'

MATERIAL AND COLORS

- | | | |
|--|--|---|
| <p>① CMU:
FINISH: SPLIT FACE
MFG: ECHELON
COLOR: MISSION WHITE</p> | <p>③ STANDING SEAM METAL ROOF:
MFG: METAL
COLOR: KOKO BROWN
SPEC: SUPERLOK</p> | <p>⑤ ALUMINUM/GLASS STOREFRONT:
MFG: KAWNEER
FINISH: ANODIZED CLEAR</p> |
| <p>② CMU:
FINISH: SPLIT FACE
MFG: ECHELON
COLOR: COCOA BROWN</p> | <p>④ ROLL UP DOORS:
MFG: JANUS
COLOR: SATIN WHITE</p> | |

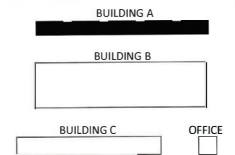
CITY OF PHOENIX

11/2/2022

Planning & Development
Department

KEY MAP

SCALE: N.T.S.



35TH AVE STORAGE
16044 N 35TH AVE
PHOENIX, AZ 85053
DATE: 10-24-2022 (PRELIMINARY)

EL-1

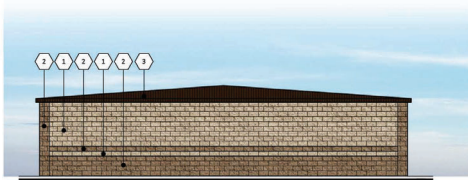
RKAA# 22192.00

© 2022, R K A A
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
INSTRUMENT OF
SERVICE. IT IS THE
PROPERTY OF R K A A
ARCHITECTS, INC. AND
MAY NOT BE REPRODUCED
OR TRANSMITTED IN ANY
MANNER WITHOUT THE
WRITTEN PERMISSION
OF THE ARCHITECT.



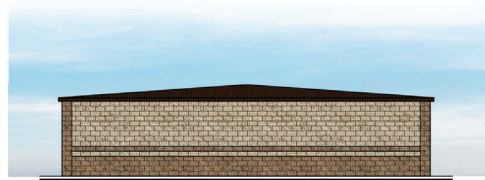
SOUTH ELEVATION

SCALE: 1/8" = 1'



EAST ELEVATION

SCALE: 1/8" = 1'



WEST ELEVATION

SCALE: 1/8" = 1'



NORTH ELEVATION

SCALE: 1/8" = 1'

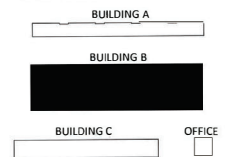
MATERIAL AND COLORS

- | | | |
|--|--|---|
| <p>1 CMU:
FIN/ST: SPLIT FACE
MFG: ECHOLON
COLOR: MISSION WHITE</p> | <p>3 STANDING SEAM METAL ROOF:
MFG: METEC
COLOR: KOKO BROWN
SPEC: SUPERLOK</p> | <p>5 ALUMINUM/GLASS STOREFRONT:
MFG: ALUMINEER
FINISH: ANODIZED CLEAR</p> |
| <p>2 CMU:
FIN/ST: SPLIT FACE
MFG: ECHOLON
COLOR: COCOA BROWN</p> | <p>4 ROLL UP DOORS:
MFG: JANUS
COLOR: SATIN WHITE</p> | |

CITY OF PHOENIX
11/2/2022
Planning & Development
Department

KEY MAP

SCALE: N.T.S.



35TH AVE STORAGE
16044 N 35TH AVE
PHOENIX, AZ 85053
DATE: 10-24-2022 (PRELIMINARY)

EL-2

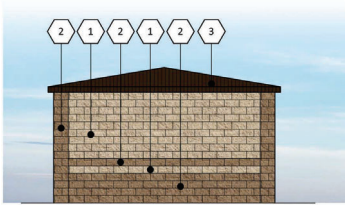
RKAA# 22192.00

© 2022, R K A A
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
EXTRACT FROM A
LARGER SET OF
DRAWINGS. SEE THE
PROJECT FOR THE
COMPLETE SET AND
SPECIFICATIONS.
NO PART OF THIS
DRAWING SHALL BE
REPRODUCED OR
TRANSMITTED IN
ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.



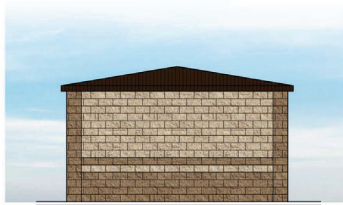
NORTH ELEVATION

SCALE: 3/16" = 1'



EAST ELEVATION

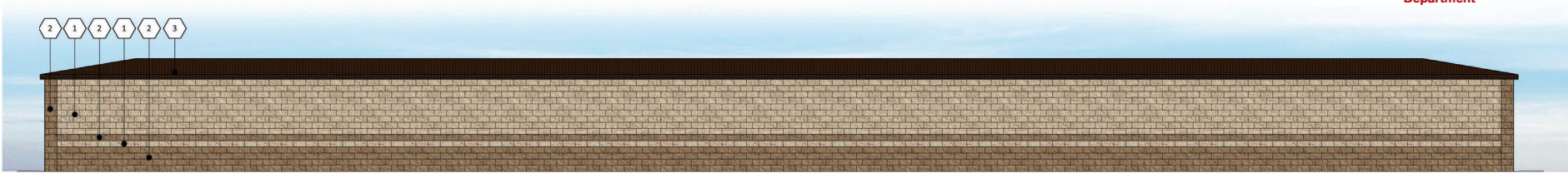
SCALE: 3/16" = 1'



WEST ELEVATION

SCALE: 3/16" = 1'

CITY OF PHOENIX
11/2/2022
Planning & Development
Department



SOUTH ELEVATION

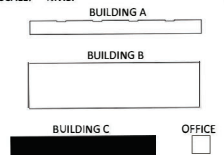
SCALE: 3/16" = 1'

MATERIAL AND COLORS

- | | | |
|---|--|---|
| <p>1. CMU:
FINISH: SPLIT FACE
MFG: ECHELON
COLOR: MISSION WHITE</p> | <p>3. STANDING SEAM METAL ROOF:
FINISH: BRINKER
COLOR: KOKO BROWN
SPEC: SUPERLOR</p> | <p>5. ALUMINUM/GLASS STOREFRONT:
FINISH: ANODIZED CLEAR</p> |
| <p>2. CMU:
FINISH: SPLIT FACE
MFG: ECHELON
COLOR: COCOA BROWN</p> | <p>4. ROLL UP DOORS:
MFG: JANUS
COLOR: SATIN WHITE</p> | |

KEY MAP

SCALE: N.T.S.

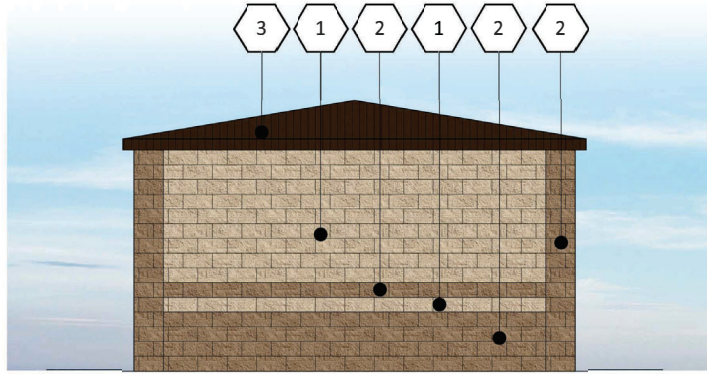


35TH AVE STORAGE
16044 N 35TH AVE
PHOENIX, AZ 85053
DATE: 10-24-2022 (PRELIMINARY)

EL-3

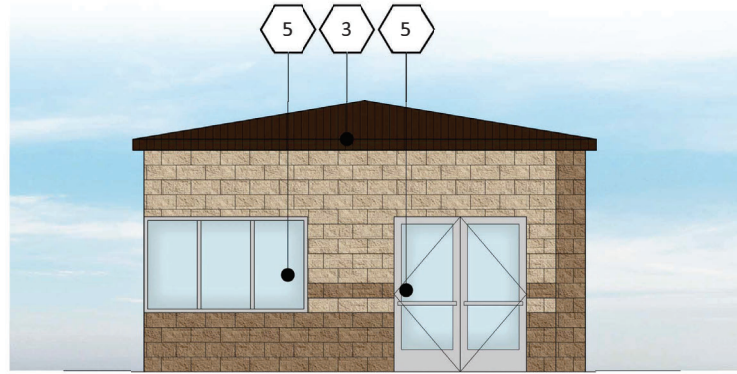
RKAA# 22192.00

© 2022, R K A A
ARCHITECTS, INC. ALL
RIGHTS RESERVED.
THIS DRAWING IS AN
EXTRACT FROM A
PROJECT BY R K A A
ARCHITECTS, INC. AND
IS NOT TO BE USED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.



EAST ELEVATION

SCALE: 3/8" = 1'



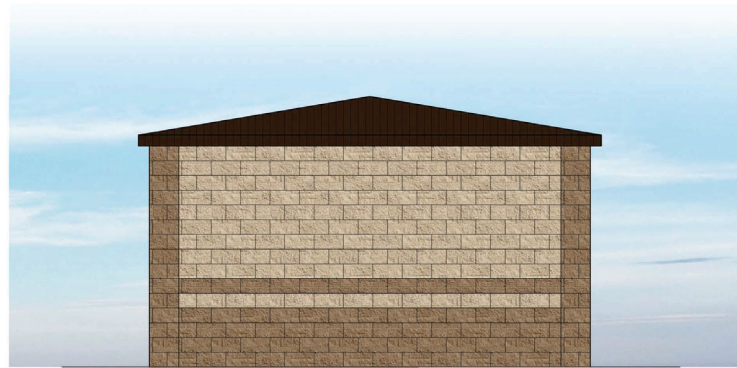
WEST ELEVATION

SCALE: 3/8" = 1'



NORTH ELEVATION

SCALE: 3/8" = 1'



SOUTH ELEVATION

SCALE: 3/8" = 1'

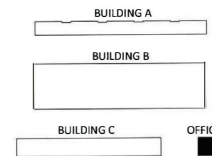
MATERIAL AND COLORS

- | | | | | | |
|---|--|--|---|--|-----------------------------------|
| <p>1 CMU:
FINISH:
MFG:
COLOR:</p> | <p>SPLY FACE
ECHOLON
MISSION WHITE</p> | <p>3 STANDING SEAM METAL ROOF:
MFG:
COLOR:
SPEC:</p> | <p>TARG
KOKO BROWN
SUPERLOK</p> | <p>4 ALUMINUM/GLASS STOREFRONT:
MFG:
FINISH:</p> | <p>SAWNEER
ANODIZED CLEAR</p> |
| <p>2 CMU:
FINISH:
MFG:
COLOR:</p> | <p>SPLY FACE
ECHOLON
COCON BROWN</p> | <p>4 ROLL UP DOORS:
MFG:
COLOR:</p> | <p>JANUS
SATIN WHITE</p> | | |

CITY OF PHOENIX
11/2/2022
Planning & Development
Department

KEY MAP

SCALE: N.T.S.



35TH AVE STORAGE
16044 N 35TH AVE
PHOENIX, AZ 85053
DATE: 10-24-2022 (PRELIMINARY)

EL-4

RKAA# 22192.00

© 2022, RKA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. © 2022 RKA ARCHITECTS, INC AND R.A.P., INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING OR THE DESIGN THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Rose/Arley Bindschadler
3510 W Paradise Ln.
Phoenix, AZ 85053

Application No: Z-47-221

Mr. David Richert,

This letter is in reference to the rezoning of property located at 35th Avenue and Paradise Ln. Phoenix for the purpose of constructing a self-storage facility.

We are very concerned and totally opposed to this rezoning and construction of this facility. We moved here decades ago and have enjoyed our neighborhood. We do not want to be concerned with property values going down, traffic increase, which has already happened, security, noise, lighting, vehicle accidents, shelter seekers, lose of aesthetics, etc.

You also need to have a conference number that is valid.

Sincerely,

Rose/Arley Bindschadler

Rose Bindschadler

10-06-22

Arley Bindschadler

Cc Elias Valencia

City of Phoenix Planning and Development Department
Sunrise I, LLC

CITY OF PHOENIX

OCT 12 2022

Planning & Development
Department