

US Storage Centers **E. Thomas Road**

A PLANNED UNIT DEVELOPMENT
Case Z-47-15-6
Land Use and Development Standards

Submitted to the City of Phoenix

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UPDATED Per ORDINANCE #G-6124. This update reflects Stipulations 1, 1a through 1f.

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EARL, CURLEY & LAGARDE, P.C.

ATTORNEYS AT LAW

A Planned Unit Development (PUD) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Phoenix Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.



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A. EXECUTIVE SUMMARY

The purpose of a Planned Unit Development (“PUD”) is to allow for development that does not fit within the conventional boundaries of standard zoning districts.

The purpose of the proposed PUD is therefore to create specific standards to guide the redevelopment of this underutilized infill parcel of approximately 1.10 acres located at 4950 E. Thomas Road. The property is generally bounded by existing apartment developments to the north, east and west, with Thomas Road to the south. This arterial street frontage onto Thomas Road greatly benefits this uniquely challenged property. The subject request will rezone this very small and constrained parcel from its current R-5 zoning district to a PUD to allow for the development of an attractive climate controlled self-storage facility with enhanced exterior architecture and design concepts representative of and in keeping with the City of Phoenix’s vision for redevelopment along the Thomas Road corridor. It will also provide an important service to nearby residents and business owners.

US Storage has a fully integrated platform that combines the best in people, processes, and technology with the goal of delivering the best customer experience in the industry. Their facilities are clean, professionally maintained, and professionally managed by courteous, knowledgeable and professionally trained, customer-oriented managers.

This project is conveniently located and equipped with industry leading security features that are standard of all US Storage developments. These features include PIN code entry systems at the gated entry, at loading area building entrances and in elevators. In addition to access control technology, the facility will be equipped with, 24-hour video recording, interior and exterior security cameras. The facility will be efficiently climate controlled. The resulting project will be called ***US Storage Centers - E. Thomas Road PUD.***

The subject 1.10 acres consist of two parcels, which are accessed from Thomas Road. The portion of the site fronting Thomas Road was developed in 1975 as single story office and the rear portion, approximately 0.7 acres, was improved as a parking lot, where there is evidence of a small transient encampment near the northern extent of the property.

To the west of the property is a three-story apartment project built in 1971. To the north and east is another apartment project with one-, two-, and three-story buildings, built in 1979. To the southeast, across Thomas Road, is the enduring St. Theresa Roman Catholic Parish. The pattern of development in the area therefore consists of a mix of apartments, retail commercial, offices, and churches.

The proposed building architecture provides an attractive modern design that will complement and enhance the area. The use of concrete block (both smooth and split face), full height glazing system, architectural metal cladding, and differing color stucco

bands provide a blend of finishes and textures serving to create a unique, state-of-the-art self-storage development. As further illustrated by the conceptual site plan and architectural building elevations, subtle design elements have been thoughtfully weaved into the proposed project, giving it a unique identity that compliments the existing development in the area. The use of multiple architectural materials and both horizontal and vertical plane movement create a unique design that will be enjoyed not only by the customers, but also by City residents passing by the site on Thomas Road. The project design also creates architectural focal points to emphasize the office and the project main entrance.

This is a well-conceived infill development that will provide a support service to area residents and commercial users and add diversity to the current mix of commercial uses.



B. PURPOSE and INTENT

1. Regulatory Provisions

The ***US Storage Centers - E. Thomas Road PUD*** has been prepared pursuant to Section 671 of the Phoenix Zoning Ordinance in order to establish the regulatory framework for this development. This PUD is intended to be a stand-alone document comprised of zoning regulations, which include permitted uses, development standards, and design guidelines for the entire 1.1 acre project located at 4950 E. Thomas Road. The PUD includes substantial background information to help illustrate the intent of the development. All images, including the site plan, are conceptual representations of the character and quality of the development. Plans and documents with specific designs will be processed through the City of Phoenix site plan review process in accordance with Section 507. Provisions not specifically regulated by the ***US Storage Centers - E. Thomas Road PUD*** are governed by the Phoenix Zoning Ordinance. This PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other City Codes or requirements.

2. Zoning Ordinance Applicability

Unless a use or standard for development is specifically stated herein, the Phoenix Zoning Ordinance, as adopted and periodically amended, is applicable to the ***US Storage Centers - E. Thomas Road PUD***. It is the intent of the ***US Storage Centers - E. Thomas Road PUD*** to establish the permitted uses and development standards for this project and to amend various provisions that will govern the project's development. In the event of a conflict in permitted uses, development standards, or described development procedures between the Phoenix Zoning Ordinance and the ***US Storage Centers - E. Thomas Road PUD***, the ***US Storage Centers - E. Thomas Road PUD*** shall govern. Similarly, where the ***US Storage Centers - E. Thomas Road PUD*** narrative is silent on a requirement, the applicable Phoenix Zoning Ordinance provision shall control.

C. DEVELOPMENT PLAN

Over the past decade few self-storage developments have been built within the trade radius. The area is underserved and the need for this type of quality, self-storage facility exists. Additionally, a number of high-density urban living projects are in various stages of development throughout the City that offer smaller units than what have been historically offered in that market. Accordingly, more and more residential tenants, as well as business owners, may increase an underlying demand factor for a high quality, secure self-storage that is climate controlled. High quality self-storage facilities are an important element in attaining the proper balance of land uses within each village and the City in general. **US Storage Centers - E. Thomas Road PUD** enables a land use that is integrated with the mix of uses in this area and that can capitalize on both increasing residential demands as well as business needs in the Thomas Road corridor.

The proposed building architecture and enhanced landscaping along Thomas Road will provide a distinct and quality modern look for this older section of Thomas Road. The proposed architectural design will draw market attention to this indoor self-storage facility. All of the architectural elements will tie together to provide an office style identity that creates an inviting atmosphere.

The proposed infill self-storage development is compatible with the mix of adjacent office and higher density residential patterns and the proposed building heights are compatible and consistent with the area. This document will guide the development of this property and the infrastructure that will create the backbone framework for this self-storage plan.

1. Description of Land Use Category

This rezoning request will involve approximately 1.10 acres and will rezone the property from the current R-5 zoning district to Planned Unit Development (PUD) to allow for the development of a first class indoor self-storage facility with enhanced exterior architecture. **US Storage Centers - E. Thomas Road PUD** is at its core a high quality designed self-storage facility and provides the kinds of amenities that are envisioned along the Thomas Road corridor. The self-storage facility project is designed around a modern architectural theme. The building will be three stories with one floor below grade within a secured, 100% climate controlled building. The building will also contain a small office/retail component off of Thomas Road. The project provides a single gated parking entrance for its guests off of Thomas Road. Guest and leased parking spaces are provided by surface parking. No exterior storage or recreational vehicle parking is being requested.

2. Discussion of Conceptual Site Plan

The overall project concept is to create an upscale storage development that caters to those customers seeking secure climate controlled indoor storage. This type of

higher-end storage will complement the mix of residential and commercial uses in the surrounding area.

The purpose of this application is to obtain zoning and site development approvals for the proposed 3-story, +/- 104,079 square-foot, self-storage facility, which will include a basement level and a +/- 1,100 square-foot administrative office area oriented towards Thomas Road. The design also includes 10 exterior accessed 1st floor units. All other units will be accessed internally through the lobby and two planned loading points. The Site Plan, Building Elevations and Landscape Plan shall be developed in general conformance with the Site Plan, Building Elevations, and Landscape Plan that are included as Exhibits 5, 6 and 7.

The proposed building architecture will feature an enhanced modern character. The use of concrete block (both smooth and split face), full height glazing systems, architectural metal cladding, and stucco with different color accent bands provide a blend of finishes and textures serving to create a unique, attractive and state-of-the-art self-storage development. As further illustrated by the conceptual site plan and architectural building elevations, subtle design elements have been thoughtfully weaved into the subject development providing a unique identity that compliments its surroundings. The use of multiple architectural materials and both horizontal and vertical plane movement will make this building an architectural highlight on Thomas Road with a strong identity that will be enjoyed by not only the project's customers, but also by residents of the area that may walk or drive past the development. The project design also uses architectural focal points and streetscape landscaping to emphasize the office and the project entrance. This well-conceived infill concept will further the already diverse set of uses in this growing area of the community.

This self-storage use will have little impact on adjacent properties, due to very low vehicular traffic. Furthermore, it is not anticipated that this use will have an adverse effect on peak hour movement. With this low traffic volume, the single driveway is sufficient.

The use will also not generate significant activity, light spillage, noise or glare. Further, this site does not immediately adjoin any single-family neighborhoods.

The attractive building and proposed enhanced landscaping along Thomas Road will vastly improve the site's current condition from the 40-year-old office and parking field. The development will benefit the local area residents and commercial users, who may need and benefit from secure, climate controlled storage.

The proposed infill self-storage development compliments and is compatible with this existing zoning pattern. The proposed building heights are also compatible and consistent with the area. Given the nature of the architectural design and single access point off Thomas Road, this proposal will have a positive impact on the

surrounding properties, which are – as noted earlier – comprised of commercial, church, office, and the older, high density residential apartments.

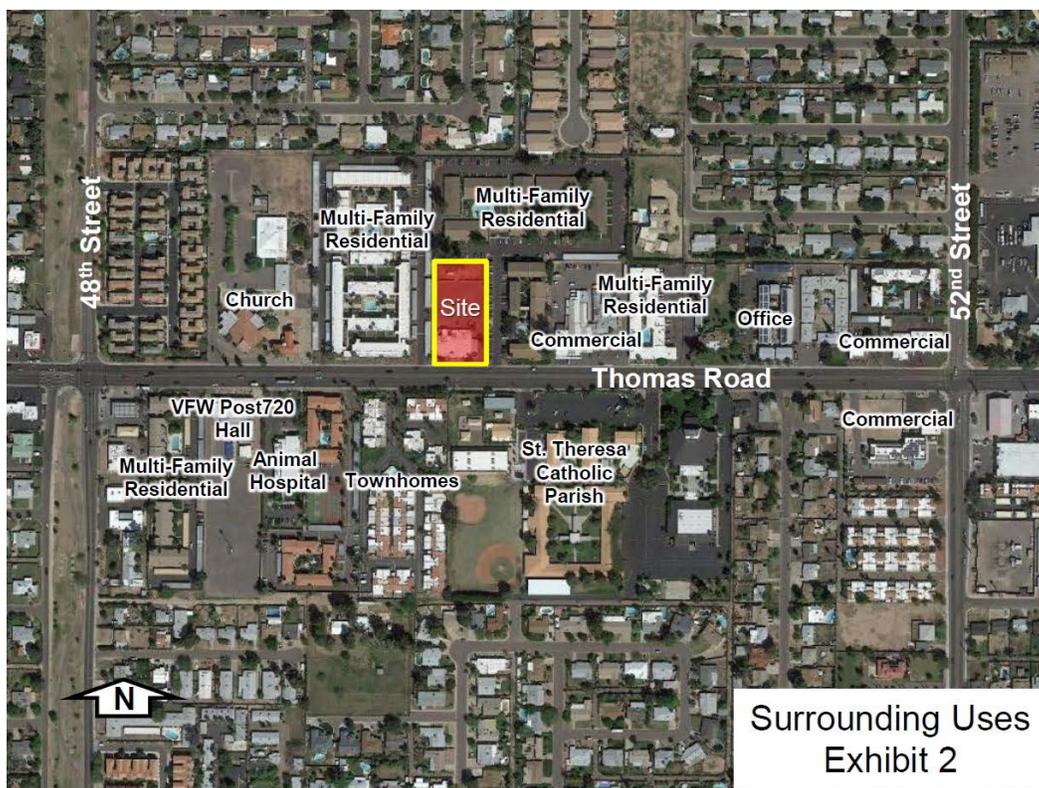
The intent of the proposal is to create a project that helps provide a balance of land uses, will complement the area, uphold City planning principles, and support the economic needs of the Camelback East Village. The existing 40-year-old office use will be transformed into an attractive, high-quality self-storage development with a newly enhanced streetscape appearance and architecturally enhanced building design.

D. SITE LOCATION and CONDITIONS

1. Site, Location, Acreage and Surrounding Context

The subject 1.10 acres consist of two parcels currently developed with one freestanding single-story office building closer to Thomas Road and parking in the rear. The building was developed in 1975, and the approximately 0.7 acres of parking was later added as an extension of the office’s parking lot. The property has been vacant for approximately one year.

The pattern of development in the area consists of a mix of uses including churches, commercial, offices, and multi-family residential. Three sides of this rectangular site are bounded by apartment complexes. The complex to the west consists of multiple three-story buildings and was built in 1971. The complex to the north and east consists of one-, two-, and three-story buildings and was built in 1979. Thomas Road abuts the site on the south, which gives the site the advantage of arterial road access. The enduring St. Theresa Roman Catholic Parish is located across Thomas Road from the site, to the southeast.

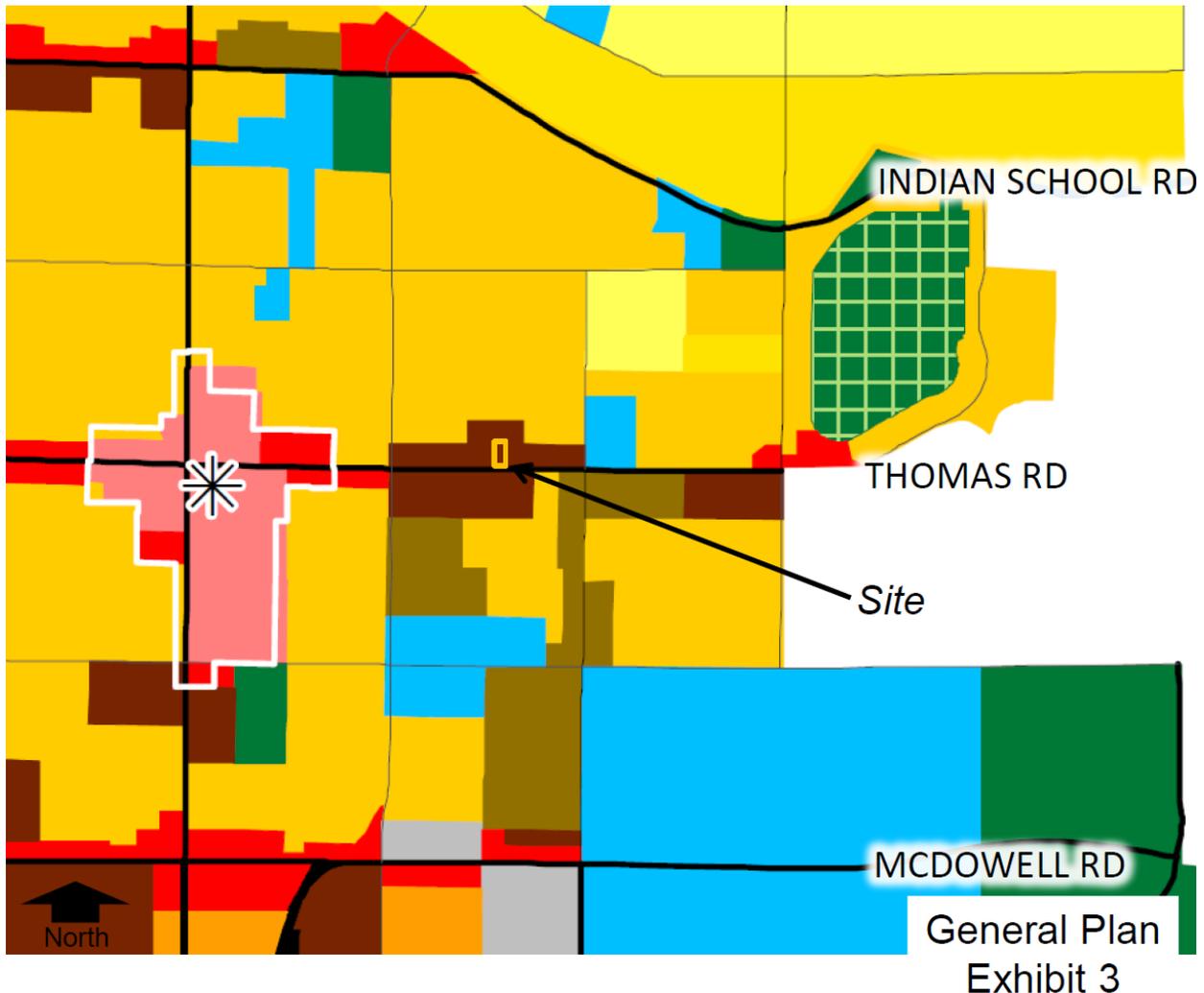


2. Topography and Natural Features

The existing property topography is relatively flat with a slight slope from the northeast to southwest and with no natural features.

E. GENERAL PLAN CONFORMANCE

The current General Plan Land Use designation for the subject property is Residential 15+ dwelling units per acre. The proposed PUD meets several General Plan objectives:



LAND USE ELEMENT

Goal 1, Policy 3: Include a variety of land uses: Office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

This unique self-storage development provides this infill area of the City with a low impact project that further expands the area’s variety of uses. Furthermore, this use will complement the area’s existing multifamily and office/commercial uses. This self-storage use will have a low impact on adjacent properties because of its low vehicular traffic. In particular, it is anticipated the project will not have an adverse impact on peak hour traffic movement.

Additionally, as discussed previously, many of the high-density apartment projects being built in the City currently feature smaller living units and smaller personal storage spaces than those provided in traditional apartment buildings. As a result, more residential tenants, as well as business owners, are anticipated to increase the demand for high quality, secure self-storage. Self-storage facilities are an important to the balance of land uses within each village and the City in general.

Goal 3, Policy 5: Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area’s transitional objectives.

This project will take an underutilized infill parcel and office building that does not comply with current code and transform it through redevelopment of a quality self-storage facility with modern architecture along Thomas Road that will greatly benefit this section of Thomas Road and the area in general.

At the same time, careful building design and layout techniques have been utilized to ensure compatibility with the adjacent properties, including landscaping, setback distances, building height, and the incorporation of internal loading/storage.

NEIGHBORHOOD ELEMENT

Goal 2, Policy 3: 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 impacts on the residential properties.

The proposed rezoning is compatible with the adjacent zoning pattern and the surrounding uses. The site is surrounded by a three-story apartment complex on the west and a one-, two-, and three-story apartment complex on the north and east. Accordingly, the proposed building heights are compatible and consistent with the area.

Additionally, the proposed building design, landscape standards and layout techniques within the PUD are sensitive to the surrounding area to ensure compatibility with the adjacent properties and compliment the mix of development along Thomas Road.

F. ZONING and LAND USE COMPATIBILITY

1. Surrounding Land Uses and Zoning

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On site	Vacant office building	R-5
North	Multi-family residential	PAD-14
South	Beyond Thomas Road, St. Theresa Roman Catholic Parish	R-5
East	Multi-family residential	R-5 and PAD-14
West	Multi-family residential	R-5

2. Compatibility

The pattern of development in the area consists of a mix of uses including churches, commercial, offices, and multi-family residential. The property is located on Thomas Road, an arterial street. The rectangular shaped property is adjacent to two older existing apartment developments—one to the west and one to the north and east. The complex to the west features two-story buildings and was built in 1971. The complex to the north and east features one-, two-, and three-story buildings and was built in 1979.

The site is located approximately 3.8 miles from the SR 51 Freeway, approximately 4.8 miles from the Loop 101 Freeway and approximately 2.1 miles from the Loop 202. These nearby freeway connections also provide access to the larger valley freeway system. The close proximity to these freeways makes this an attractive and convenient site for those seeking a safe, secure, and climate controlled self-storage facility with nearby freeway access,

St. Theresa Roman Catholic Parish is located on the other side of Thomas Road, to the southeast.

The project has been designed to accommodate and complement existing uses surrounding the site while providing a new, attractive architectural feature along Thomas Road. The property is geographically separated from any single family residential by the existing apartment developments and the adjacent arterial road, and it will generate low traffic volumes.

G. LIST OF USES

The following list of uses is intended to constitute the entirety of the authorized Permitted Principal Uses and Permitted Accessory Uses within the **US Storage Centers - E. Thomas Road PUD**. The owner of the subject site may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below.

Below is a description of the types of permitted uses.

1. Permitted Principal Use:

Uses specifically permitted below or uses analogous to those specifically permitted as may be determined by the City of Phoenix Zoning Administrator.

2. Permitted Accessory Use:

Uses permitted as accessory to a Permitted Principal Use.

The following uses are allowed within the **US Storage Centers - E. Thomas Road PUD**:

Land Use	Permitted Principal Use	Permitted Accessory Use
<i>Self-Service Storage Facility</i>	•	
<i>Office as an accessory use to self-storage</i>		•
<i>Retail as an accessory use to self-storage</i>		•

Temporary Uses shall be in accordance with Section 708 of the Phoenix Zoning Ordinance.

Customer access shall not occur earlier than 6:00 A.M. and not later than 9:00 P.M. daily.

H. DEVELOPMENT STANDARDS

The purpose and intent of the provisions defined within the ***US Storage Centers - E. Thomas Road PUD*** is to promote the development of a unique, thoughtfully designed self-storage facility, with ancillary uses referenced herein, that is compatible with, and complementary to, the existing development in the surrounding area. The ***US Storage Centers - E. Thomas Road PUD*** will also provide additional supplement design principles, which are included in the conceptual site and landscape plans.

As mentioned, the pattern of development in the area consists of a mix of uses including churches, commercial, offices, and multi-family residential. The property is located on north side of Thomas Road, which is classified and functions as an arterial street. The existing setbacks along the north side of Thomas Road vary from 10-feet (immediately to the west) to 25-feet near the intersection of 48th Street and Thomas Road. The existing Thomas Road building setback for this property is approximately 10-feet. Immediately adjacent to the west and east are two existing apartment developments which have an existing building setback of 10-feet and 11-feet. The pattern of building setbacks, along this portion of Thomas Road, adjacent to this property range between 10-14 feet. This proposal seeks a 12-foot Thomas Road setback for a portion of the front building façade to compliment and fit seamlessly with the adjacent properties. However, the building is designed such that it provides a 3-foot off-set to essentially create a 12-foot and 15-foot front setback along Thomas Road. This 3-foot building façade off-set creates a better front façade, avoids a straight building front and creates interest in the streetscape. Additionally, the site currently has minimal landscaping. This development will enhance and improve the current conditions through enhanced landscaping along Thomas Road, which will feature a mix of 2-inch, 3-inch and 4-inch caliper trees.

This proposal also seeks a 20-foot east and 7-foot west building setback standard. These proposed setbacks exceed the R-5 district standards of 10-feet and 3-feet. A 10-foot north/rear building setback is proposed. While this is a minimal reduction from the standard it should be noted that this site does not have any buildings adjacent to the north, west or east property lines. Rather, this property is immediately adjacent to parking fields from the adjacent multi-family residential developments. This property is insulated by parking fields from the surrounding projects. Additionally, required trees along the north property line will be restricted to 2-inch caliper or greater. The proposed setbacks are consistent and complimentary to the existing adjacent developments.

Based on data from other US Storage locations, it is anticipated the daily number of customer visits to the subject site will be minimal. Accordingly, the parking standard contained herein is for a minimum of 12 parking spaces, which will be more than sufficient to meet the parking demands on the site. Two (2) loading spaces have also been provided for customer use. Landscaping planters will be installed within the parking area (at a minimum of every 12 spaces) to soften the visual character of the

parking lot. Additionally, because of its close proximity to the parking area, the landscaping provided in the eastern setback will serve the same softening function.

Zoning Ordinance Applicability

Unless a use or standard for development is specifically stated herein, the Phoenix Zoning Ordinance, as adopted and periodically amended, is applicable to the **US Storage Centers - E. Thomas Road PUD**. It is the intent of the **US Storage Centers - E. Thomas Road PUD** to establish the permitted uses and development standards for this project and to amend various provisions that will govern the project's development. In the event of a conflict in permitted uses, development standards, or described development procedures between the Phoenix Zoning Ordinance and the **US Storage Centers - E. Thomas Road PUD**, the **US Storage Centers - E. Thomas Road PUD** shall govern. Similarly, where the **US Storage Centers - E. Thomas Road PUD** narrative is silent on a requirement, the applicable Phoenix Zoning Ordinance provision shall control.

Development Standards	
Minimum Lot Width/Depth:	None
Building Setbacks (measured from property line):	Thomas Road (Arterial): 12-feet North Property Line: 10-feet East Property Line: 20-feet West Property Line: 7-feet
Landscape Standards:	Landscape standards are specified in "Landscaping Standards" table below.
Maximum Building Height:	35 feet to roof; 36 feet to top of parapet.
Lot Coverage:	53%
Parking and Loading:	12 parking spaces minimum. Parking spaces to be a minimum dimension of eight and one-half (8-1/2) feet by eighteen (18) feet. 2 loading spaces minimum. Loading spaces to be a minimum of ten (10) feet by eighteen (18) feet.
Lighting:	Exterior lighting shall comply with the "Environmental Performance Standards" Section of the Phoenix Zoning Ordinance (currently Section 704).
Fences & Walls:	Thomas Road (Arterial): 3' Parking screen wall North Property Line: New 8' Block Wall East Property Line: New 8' Block Wall West Property Line: Existing 8' Block Wall

Landscaping Standards	
Streetscape	
Landscaped Setback	Thomas Road (arterial): 12-feet
<u>Plant Type</u>	<u>Minimum Planting Size</u>
Trees*	Min. 4-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (50% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

Parking Lot Area	
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Min. 7%
Landscaped planters	Installed a minimum of every 12 parking spaces
Landscaped planters**, single row of parking	Min. 120 sq. ft.***
Additional parking lot landscaping	As needed to meet 7% minimum requirement, evenly distributed throughout the entire parking lot. Min. interior dimension 5' (length and width).
<u>Plant Type</u>	<u>Minimum Planting Size</u>
Trees	Min. 2-inch caliper (100% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree

Perimeter Property Lines (not adjacent to a street)	
Landscaped Setback	North property line: 10-feet East property line: 8-feet West property line: 7-feet
<u>Plant Type</u>	<u>Minimum Planting Size</u>
Trees* on east and west property lines	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)
Trees* on north property line	Min. 2-inch caliper (100% of required trees)

Perimeter Property Lines (not adjacent to a street)	
Shrubs	Min. five (5) 5-gallon shrubs per tree

Footnotes to “Landscaping Standards” table:

* 20 feet on center or equivalent groupings.

** Measured from inside face of curb to inside face of curb.

*** Not to exceed the length of a standard City of Phoenix parking stall.
Modifications to the square footage may be approved by the Planning and Development Department if the overall intent of the standard is being met.

I. DESIGN GUIDELINES

US Storage Centers - E. Thomas Road PUD shall be designed with 4-sided architecture so as to offer pleasing views to adjacent property owners, residents, customers, and users of Thomas Road. The grading and landscaping will aid in transitioning uses from the buildings into the pedestrian experience. The design functions have been created to develop this relationship between the project and the pedestrian environment.

This PUD shall conform to Section 507 Tab A of the Phoenix Zoning Ordinance with additional standards as indicated below.

Building Articulation	<p>The visual impact of a building depends not only on its size, but also on the relationship between its height, length, and width including such features as prominent entries, windows, color and materials.</p> <p>Building wall articulation shall be required on building with appropriate details and elements to recognize the pedestrian scale environment. A minimum of 2 of the below acceptable modes of articulation shall be include per building facade:</p> <ul style="list-style-type: none"> • Changes in the horizontal wall plane. • Changes in the vertical wall plane. • Variation in the roof lines and form. • Introduction of significant signage elements. • Use of vertical elements on or in front of expansive blank walls. • Use of pronounced wall plane offsets and projects. • Use of vertical accents and focal points. • Change in use of materials or color to provide a clear distinction between roof, body and base of a building. • Changes in predominant material use. • Other form of building façade articulation as approved by the Planning and Development Department.
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Materials	<p>Approved exterior wall materials include the following list, unless otherwise approved by the Planning and Development Department:</p> <ul style="list-style-type: none"> • Concrete masonry unit (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture) • Architectural metal panels • Stucco or plaster (synthetic systems simulating stucco or plaster are permitted) • Glass • Metal panels and/or trim • Metal and composite panels • Metals (polished and rusted) • Perforated metals and meshes • Poured in place, tilt-up or pre-cast concrete, provided that surfaces must be painted or have exposed aggregate finish (color and texture of exposed aggregate must be approved through the Design Review process). • Masonry
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J. SIGNS

All signage shall comply with the Phoenix Zoning Ordinance, Section 705 Signs, Commercial land use standards.

K. SUSTAINABILITY

The development is planned as a sustainable development within the community. Energy efficiency and environmentally responsive environments create an energy efficient and pleasant self-storage atmosphere for guests.

City Enforceable Standards:

- Provide Water Efficient Landscaping (drought tolerant plants) with decomposed granite to significantly reduce water consumption.
- Reduce “Heat Island” with light colored roofs to provide a minimum roof SRI (Solar Reflectance Index) rating of 75% of the roof surface area.

Practices incorporated by the Developer:

- Low 'e' double pane glazing.
- The buildings' HVAC systems will be designed to eliminate the usage of CFC's and CFC based refrigerants.
- Interior lighting is controlled by motion sensors to reduce energy consumption.
- Low flow fixtures will be used to reduce water consumption.

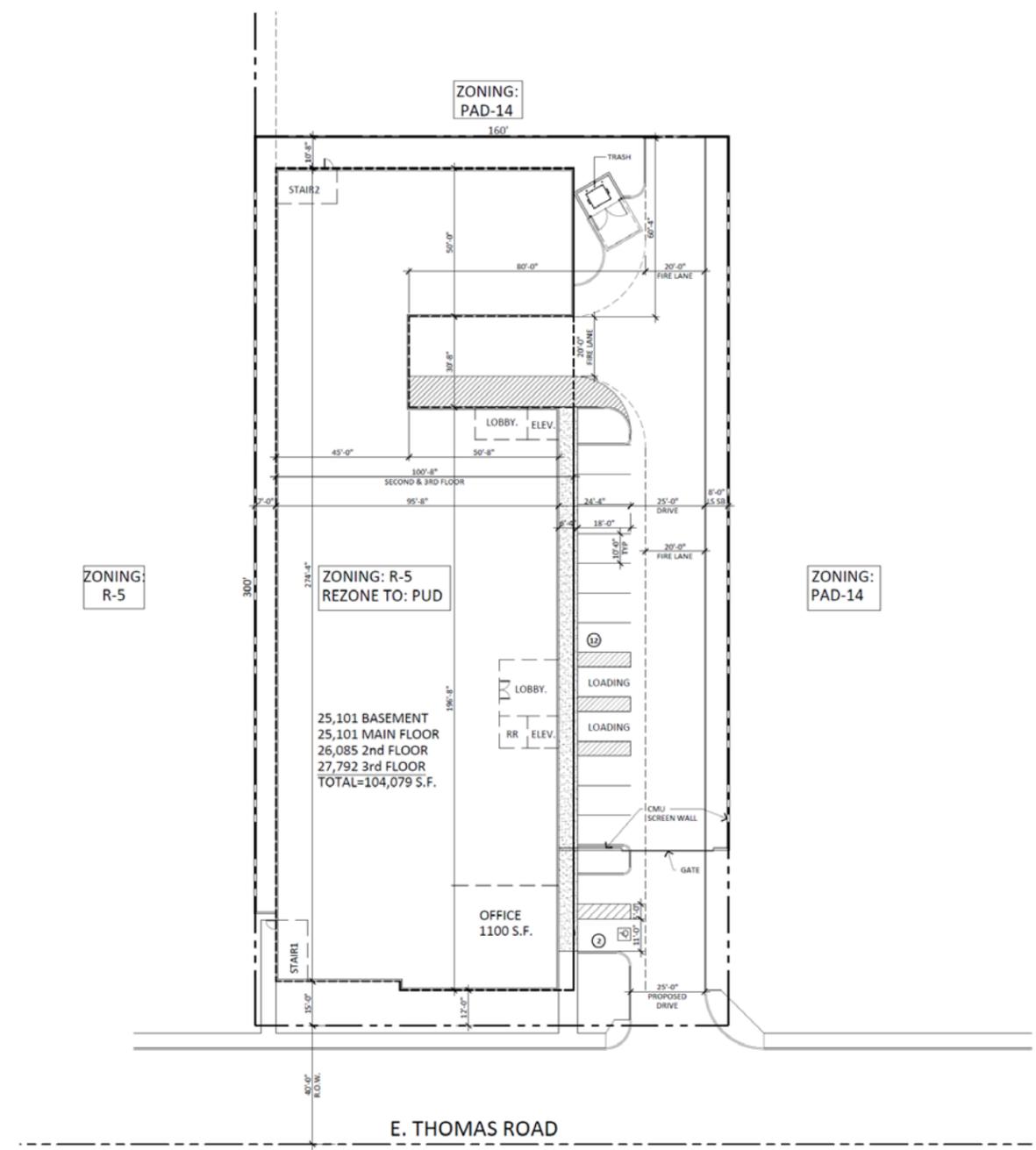
L. INFRASTRUCTURE

Water and Waste Water:

Water and wastewater infrastructure requirements will be determined, designed and constructed in accordance with City Code requirements and Water Service Department Design Standards, and Policies.

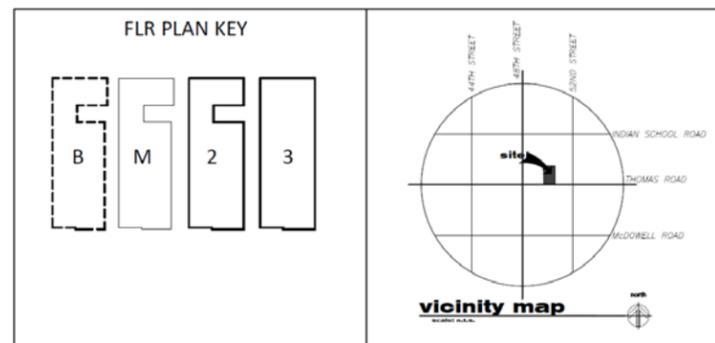
M. PHASING PLAN

The self-storage facility will be developed in one phase and will occur depending upon timing of the City approvals, market conditions, and available financing. The improvements will be designed and constructed in accordance with City's Planning and Development Department review and requirements.



SITE DATA		
APN PARCEL#	128-15-044E, 128-15-044F	
EXISTING ZONING	R-5: PROPOSED REZONE TO PUD	
PROPOSED USE	CLIMATE CONTROLLED SELF STORAGE	
LOT AREA TOTAL	NET: 48,000 S.F. (1.10 ACRES) GROSS: 54,400 S.F. (1.24 ACRES)	
LOT COVERAGE	52.2%	
BUILDING AREA	BASEMENT = 25,101 S.F. 2ND FLR = 26,085 S.F.	
GROSS TOTAL=104,079 S.F.	MAIN LEVEL= 25,101 S.F. 3RD FLR = 27,792 S.F.	
BLD HGT ALLOWED	30' ALLOWED: 37' PROPOSED (3 STORY)	
ZONING SETBACKS:		
	BUILDING	LANDSCAPE
	PROVIDED:	PROVIDED:
FRONT	12'	12'
SIDE	7'	7'
REAR	10'-8"	10'-8"
PARKING CALCULATION: PER SECTION 702 OFF STREET PARKING		
TOTAL PARKING PROVIDED	14 STALLS, INCLUDES 1 ACCESSIBLE	

SITE PLAN-OPT2
SCALE: 1" = 20'-0"
NORTH



RKAA
ARCHITECTS, INC.

2333 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T. 602.955.3900

150 PAULARINO AVE., SUITE D-170
COSTA MESA, CA 92626
T. 949.954.8785

PROJECT DESCRIPTION:
PROPOSED STORAGE FACILITY
4950 E. THOMAS RD
PHOENIX, AZ

CLIENT:
US STORAGE
Centers

DRAWING NAME:
PROPOSED SITE PLAN

SCALE:
1" = 20'-0"

RKAA #: 15090.00
DATE: 10.07.15
SHEET NUMBER: SP-1

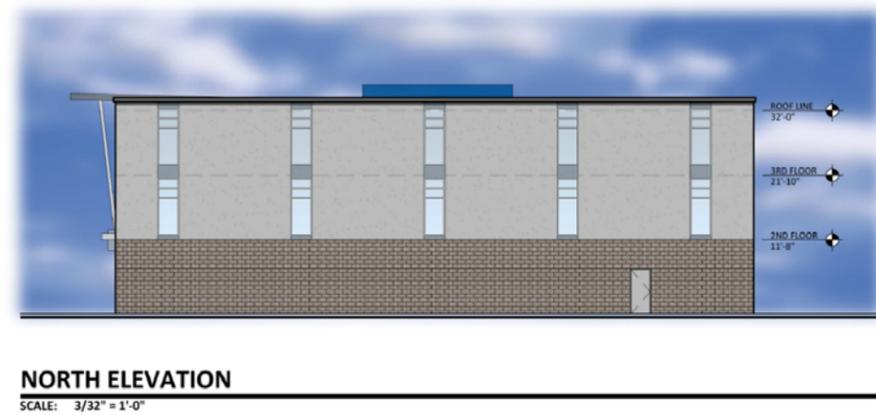
DEVELOPMENT / CONCEPTUAL SITE PLAN – EXHIBIT 5



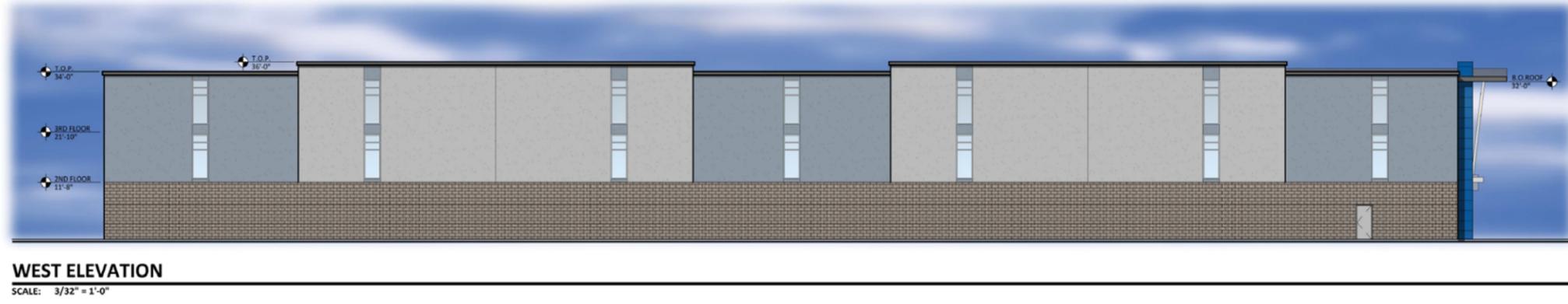
EAST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION (FACING THOMAS ROAD)
SCALE: 3/32" = 1'-0"



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



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

- 1 CMU SMOOTH FACE
SUPERLITE BLOCK
GRAY
- 2 STUCCO
DUNN EDWARDS
DE6367
COVERED IN PLATINUM
- 3 METAL PANEL
FIRESTONE
ELECTRIC BLUE
- 4 STUCCO
DUNN EDWARDS
DE6333
HAMILTON BLUE
- 5 ALUMINUM
STOREFRONT
CLEAR ANODIZED
- 6 STUCCO
DUNN EDWARDS
DE6375
CASTLEROCK
- 7 STUCCO
DUNN EDWARDS
DEW339
BONE CHINA
- 8 STUCCO
DUNN EDWARDS
DE6377
BOAT ANCHOR
- 9 SPLIT-FACE CMU
SUPERLITE BLOCK
GRAY



KEY MAP
SCALE: N.T.S.



2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T. 602.955.3900
150 PALLARINO AVE, SUITE D-170
COSTA MESA, CA 92626
T. 949.954.8785

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PROJECT DESCRIPTION:

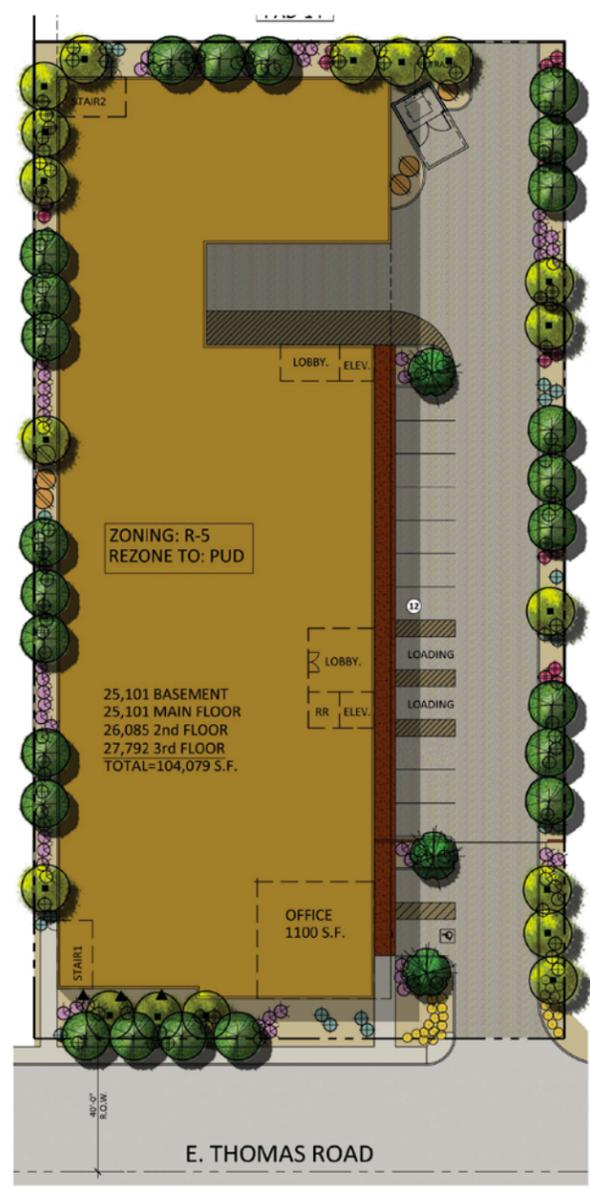
PROPOSED STORAGE FACILITY
4950 E. THOMAS RD
PHOENIX, AZ



CLIENT:
DRAWING NAME:
**PROPOSED
ELEVATIONS**
SCALE:
3/32" = 1'-0"

RKAA #:
15090.00
DATE:
10.12.15
SHEET NUMBER:
EL-1

ARCHITECTURAL CHARACTER - EXHIBIT 6



LANDSCAPE LEGEND

- CERCIDIUM PRAECOX SONORAN PALO VERDE 2" CALIPER
- ACACIA SALICINA WILLOW ACACIA 1-2" CALIPER EAST AND WEST 2" CALIPER NORTH 3-4" CALIPER SOUTH - 50% to be 4"
- ACACIA STEPHONPHYLLA SHOESTRING ACACIA 1-2" CALIPER EAST AND WEST 2" CALIPER NORTH 3-4" CALIPER SOUTH - 50% to be 4"
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 5 GALLON
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON
- PODRANEA RISCALOENA PINK TRUMPET VINE 5 GALLON (TRAIN TO TRELIS)

1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF PHOENIX GENERAL LANDSCAPE NOTES:

THE CITY OF PHOENIX GENERAL NOTES ARE THE ONLY NOTES APPROVED ON THIS PLAN. ADDITIONAL GENERAL NOTES GENERATED BY THE SEALANT AND PLACED ON THE PLANS ARE NOT APPROVED AS PART OF THIS PLAN AND ARE NOTED AS SUCH ON THE PLANS.

THE DESIGN ON THESE PLANS IS ONLY APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. CONSTRUCTION QUANTITIES ON THESE PLANS ARE NOT VERIFIED BY THE CITY. APPROVAL OF THESE PLANS ARE FOR PERMIT PURPOSES ONLY AND SHALL NOT PREVENT THE CITY FROM REQUIRING CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW, ORDINANCE, HEALTH, SAFETY, OR OTHER DESIGN ISSUES.

CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST APPLICABLE MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND DETAILS AND THE LATEST CITY OF PHOENIX SUPPLEMENT TO THE MAG UNIFORM STANDARD SPECIFICATIONS AND DETAILS.

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING AND APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY, OR DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.

ALL PLANT MATERIAL AND SPECIFICATIONS SHALL CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION, AND PARKING) PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.

CONTACT THE PARKS AND RECREATION DEPARTMENT FORESTRY SUPERVISOR AT 602-262-6862 TO VERIFY OWNERSHIP OF ANY PLANT MATERIAL IN THE PUBLIC R.O.W. PRIOR TO ANY PLANT RELOCATIONS OR REMOVALS. OBTAIN WRITTEN PERMISSION FROM THE PARKS AND RECREATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.

CONTACT THE STREET TRANSPORTATION DEPARTMENT HORTICULTURIST AT 602-262-6284 PRIOR TO THE RE-LOCATION OR REMOVAL OF EXISTING PLANT MATERIAL IN THE A.D.O.T. R.O.W. THAT IS ON THE CITY'S SIDE OF THE SOUND WALL. OBTAIN WRITTEN PERMISSION FROM THE STREET TRANSPORTATION DEPARTMENT PRIOR TO THE RE-LOCATION OR REMOVAL OF ANY PLANT MATERIAL OR EQUIPMENT.

ALL EXISTING TREES AND SHRUBS IN RIGHT-OF-WAY DESIGNATED TO REMAIN BUT ARE DAMAGED OR DESTROYED WILL BE REPLACED IN LIKE SIZE AND KIND BY THE CONTRACTOR.

THE PROPOSED IRRIGATION SYSTEM SHALL INCLUDE ANY MODIFICATIONS REQUIRED TO TIE INTO THE EXISTING CITY OF PHOENIX IRRIGATION SYSTEM IN RIGHT-OF-WAY TO THE PROPOSED SYSTEM. ALL THOUGH IRRIGATION SYSTEMS IN THE RIGHT-OF-WAY SHALL BE MAINTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAPPING AND/OR ABANDONING EXISTING IRRIGATION TO PLANT MATERIALS AND PROVIDING NEW IRRIGATION TO THE EXISTING PLANT MATERIAL IN THE RIGHT-OF-WAY PER THE APPROVED PLAN.

WALLS ARE NOT APPROVED AS PART OF THE LANDSCAPE PLAN BUT ARE SHOWN FOR REFERENCE ONLY.

TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF SIX FEET EIGHT INCHES (6' 8") PER SECTION 507 TAB A.I.A.3.1.10 OF THE CITY OF PHOENIX ZONING ORDINANCE.

PVC PIPE LATERALS ARE REQUIRED A MAXIMUM OF FIVE FEET (5') OF POLY TUBING OFF OF THE PVC PIPE LATERAL IS ALLOWED. NO POLY TUBING LATERALS ARE ALLOWED.

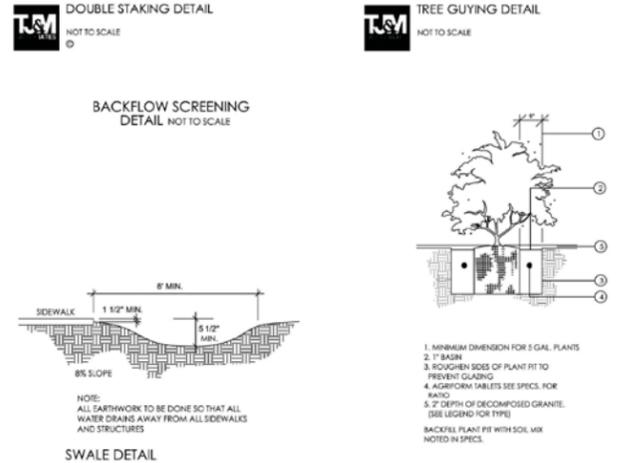
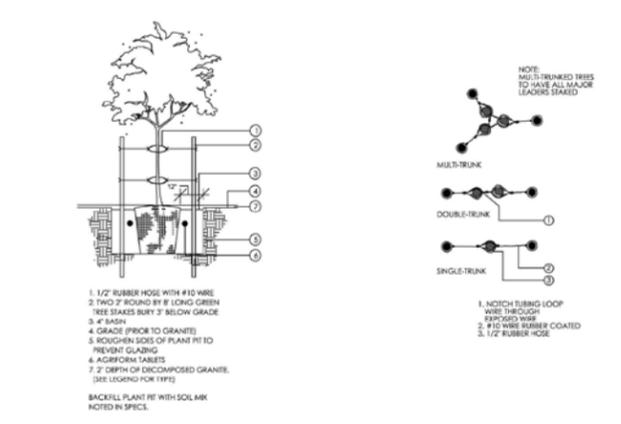
PLANT QUANTITIES AND CALIPER SIZES PER THE ZONING REQUIREMENTS FOR THIS SITE PROVIDED IN THE LEGEND ON THE APPROVED PLANS ARE REQUIRED TO BE INSTALLED IN THE FIELD. ANY DEVIATIONS FROM THE PLAN WILL REQUIRE A REVISION TO THE APPROVED PLAN.

NOTE: MINIMUM CALIPER SIZE IS A ZONING REQUIREMENT. IF THE MINIMUM CALIPER CANNOT BE MET AT BOX SIZE THAT IS SPECIFIED, THEN THE BOX SIZE MUST BE INCREASED TO MEET CALIPER REQUIREMENTS.

PLAN APPROVAL IS VALID FOR 180 DAYS. PRIOR TO PLAN APPROVAL EXPIRATION ALL ASSOCIATED PERMITS SHALL BE PURCHASED OR THE PLANS SHALL BE RESUBMITTED FOR EXTENSION OF PLAN APPROVAL. THE EXPIRATION, EXTENSION, AND REINSTATEMENT OF LANDSCAPE PLANS AND PERMITS SHALL FOLLOW THE SAME GUIDELINES AS THOSE INDICATED IN THE PHOENIX BUILDING CONSTRUCTION CODE ADMINISTRATIVE PROVISIONS SECTION 105.3 FOR BUILDING PERMITS.

MISC. LANDSCAPE NOTES THESE NOTES ARE NOT REVIEWED OR APPROVED BY THE CITY OF PHOENIX.

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH PHOENIX STANDARDS
- TREES ADJACENT TO PEDESTRIAN WALKWAYS SHOULD HAVE A MIN. CANOPY OF 6'-8"
- USE PVC LATERALS WITH A MAXIMUM A 5' OF POLY TUBING OFF OF PVC. NO POLY LATERALS WILL BE ACCEPTED.
- PLANT QUANTITIES AND CALIPER SIZES PROVIDED ON THE APPROVED PLAN AND IN THE LEGEND ARE REQUIRED TO BE INSTALLED IN THE FIELD.
- ALL NEW AND DISTURBED LANDSCAPE AREAS WILL RECEIVE A 2" TOP DRESS OF MATCHING DECOMPOSED GRANITE (MIN. 1/2" MINUS).
- PLANT MATERIAL WITHIN THE CITY OF PHOENIX SIGHT DISTANCE TRIANGLES IF EXISTING WILL BE MAINTAINED AT A MAXIMUM 24" IN HEIGHT. TREES WILL BE MAINTAINED WITH A 7' MINIMUM CLEAR CANOPY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT (602) 262-7811
- NO SLOPES ARE GREATER THAN 4:1
- THERE IS NO OVERHEAD POWER LINES ON SITE
- NO SALVAGED PLANT MATERIAL



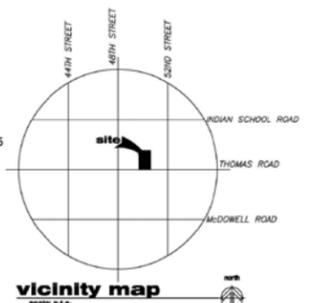
LANDSCAPE PLAN
SCALE: 1" = 20'-0"
NORTH

LANDSCAPE ARCHITECT	CITY OF PHOENIX	DATE
ESTIMATED RIGHT-OF-WAY COST \$ _____	ESTIMATED S.F. OF LANDSCAPE IN RIGHT-OF-WAY _____	
MAINTENANCE BY: () CITY (X) OWNER	TOTAL ACRES (OR PORTIONS) LANDSCAPED AREAS _____	
SQUARE FOOTAGE OF TURF _____	DATE OF PRELIMINARY SITE PLAN APPROVAL _____	

KIVA NO:
CCPR NO:
SDEV NO:
LPRN NO:
Q-S NO:

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85263
P. (602) 265-0202 F. (602) 265-6619
EMAIL: tjmccqueen@tjma.net



RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T. 602.955.3900
150 PAULARINO AVE, SUITE D-170
COSTA MESA, CA 92626
T. 949.954.8785

PROJECT DESCRIPTION:
PROPOSED STORAGE FACILITY
4950 E. THOMAS RD
PHOENIX, AZ

CLIENT:
DRAWING NAME:
LANDSCAPE PLAN
SCALE:
1" = 20'-0"

RKAA #:
15090.00
DATE:
06.26.15
SHEET NUMBER:
La.01

LANDSCAPE CHARACTER – EXHIBIT 7

LEGAL DESCRIPTION – EXHIBIT 8

The North 300.00 feet of the South 307.00 feet of the East 160.00 feet of the West 212.00 feet of Tract 4, of RICHARDSON TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 18 of Maps, page 6.

Comparative Zoning Table – Exhibit 9

Standards	R-5 Subdivision	R-5 Planned Residential Development	Proposed
Min. lot dimension (width and depth)	60' width, 94' depth	None	None
Dwelling unit density (units/gross acre)	43.5	45.68; 52.20 with bonus	N/A
Perimeter standards	None	20' adjacent to a public street; this area is to be in common ownership unless lots front on the perimeter public street; 10' adjacent to property line *5	See Below.
Building setbacks	20' front, 15' rear, 10' and 3' side	10' front	12' front, 10' rear, 7' and 20' side
Maximum height	4 stories or 48'	4 stories or 48'	35' to roof; 36' to top of parapet
Lot coverage	50%	50%	53%
Common areas	None	Minimum 5% of gross area	None

Context Plan and Photos – EXHIBIT 10

CONTEXT PLAN

US Storage

4950 E. Thomas Road

Phoenix, Arizona

June 30, 2015

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
150 Paularino Avenue
Suite D-170
Costa Mesa, CA 92612
Office: (949) 954-8785





PHOTO #1



PHOTO #2





PHOTO #3



PHOTO #4





PHOTO #5



PHOTO #6





PHOTO #7



PHOTO #8





PHOTO #9



PHOTO #10





PHOTO #11



PHOTO #12





PHOTO #13



PHOTO #14





PHOTO #15



PHOTO #16





PHOTO #17



PHOTO #18



NOT USED
PHOTO #19



PHOTO #20



PHOTO #21





PHOTO #22



PHOTO #23





PHOTO #24



ORDINANCE G-6124

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20160084308 02/09/2016 02:11 #6124G
ELECTRONIC RECORDING (5 pages)

ORDINANCE G-6124

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-47-15-6) FROM R-5 (MULTIFAMILY RESIDENCE DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 1.23-acre property located approximately 967 feet east of the northeast corner of 48th Street and Thomas Road in a portion of Section 29, Township 2 North, Range 4 East, as described more specifically in Attachment "A", is hereby changed from "R-5" (Multifamily Residence District) to "PUD" (Planned Unit Development).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Attachment "B".

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations,

violation of which shall be treated in the same manner as a violation of the City of

Phoenix Zoning Ordinance:

1. An updated Development Narrative for the US Storage Centers E. Thomas Road PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped December 14, 2015 as modified by the following stipulations.
 - a. Page 13, Surrounding Land Uses and Zoning Table: Applicant shall remove R-5 zoning in reference to the north section entry.
 - b. Page 16, Development Standards: Applicant shall spell out tree caliper sizes to read "2-inch," "3-inch" and "4-inch."
 - c. Page 17, Development Standards Table: Applicant shall revise the Parking and Loading entry as follows: "12 parking spaces minimum. Parking spaces to be a minimum dimension of eight and one-half (8-1/2) feet by eighteen (18) feet. 2 loading spaces minimum. Loading spaces to be a minimum of ten (10) feet by eighteen (18) feet."
 - d. Page 19, Landscaping Standards Table: Applicant shall remove "Adjacent to a Building" standards.
 - e. Page 19, Landscaping Standards Table, Footnotes: Applicant shall remove the fourth bullet point that reads, "**** Or as approved by the Planning and Development Department."
 - f. Page 14, Permitted Uses Table: Applicant shall add "as an accessory use to self-storage" after "office."
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport to future owners or tenants of the property.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the

decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 3rd day of February, 2016.



Handwritten signature of the Mayor.

MAYOR

ATTEST:

Handwritten signature of the City Clerk.
City Clerk

APPROVED AS TO FORM:

Handwritten signature of the Acting City Attorney.
Acting City Attorney

REVIEWED BY:

Handwritten signature of the City Manager.
City Manager

PL:tml:1217786v1. (CM#28) (Item #63) – 2/3/16

Attachments:

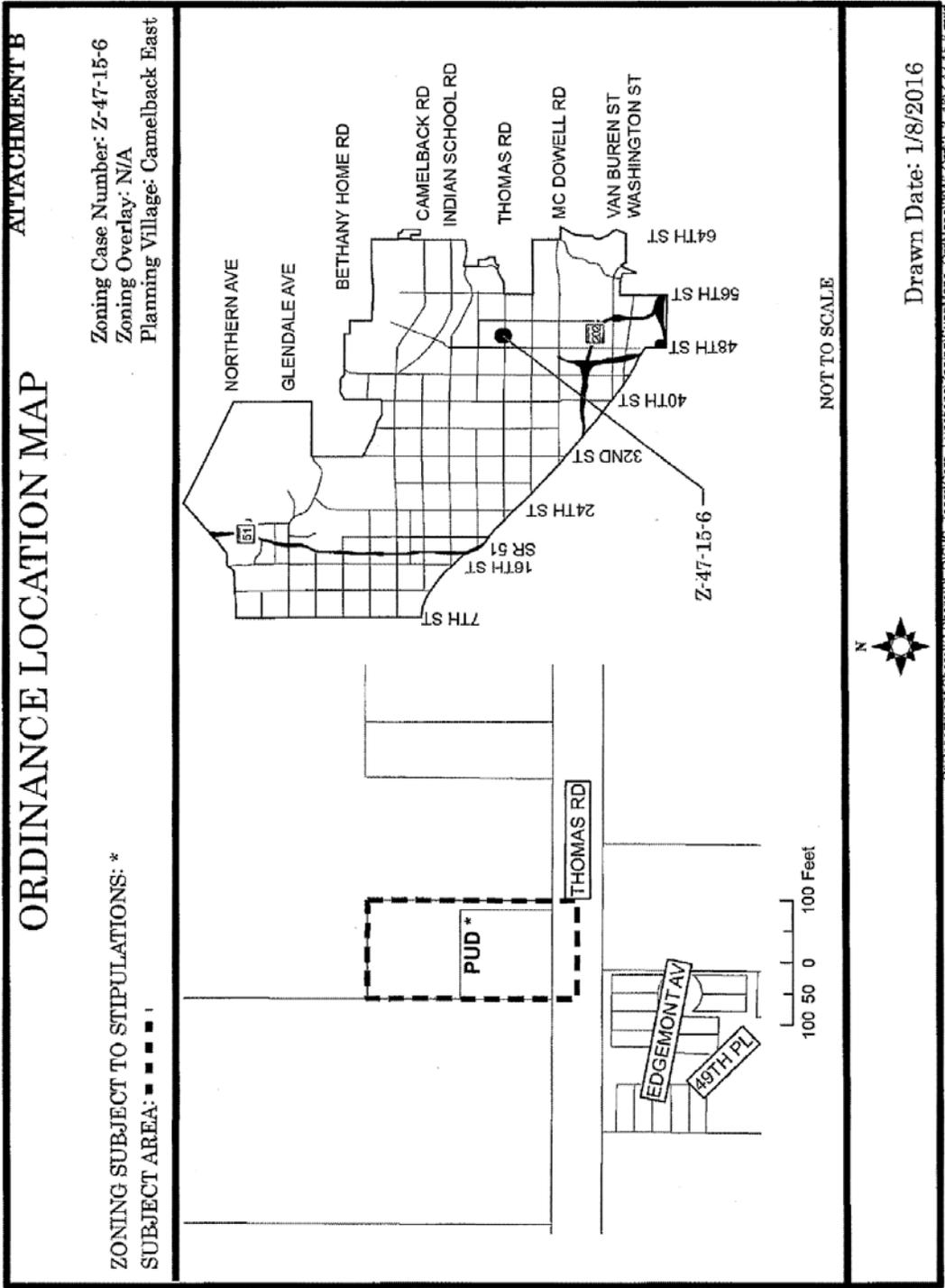
- A - Legal Description (1 Page)
- B – Ordinance Location Map (1 Page)

ATTACHMENT A

LEGAL DESCRIPTION FOR Z-47-15-6

The North 300.00 feet of the South 307.00 feet of the East 160.00 feet of the West 212.00 feet of Tract 4, of RICHARDSON TRACT, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 18 of Maps, page 6.

A PORTION OF SECTION 29, T-2-N, R-4-E, G.& S.R.M.MARICOPA COUNTY, ARIZONA



Ordinance G-6124