SNELL & WILMER

ARCADIA MOTOR CLUB CASE NO. Z-XX-XX-X

LOCATED AT THE SOUTHEAST CORNER OF THOMAS ROAD AND 52TH STREET

DATE OF INITIAL SUBMISSION: JUNE 25, 2025 HEARING DRAFT: CITY COUNCIL ADOPTED: MINOR AMENDMENT APPROVED:

CITY OF PHOENIX

JUN 2 5 2025

Planning & Development Department

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 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 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.

Principals and Development Team

Developer

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Architects

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Traffic Engineer

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A. PURPOSE AND INTENT

The **Arcadia Motor Club** is a two-story vehicle storage facility containing 26 individually owned suites intended to be for purchase/ownership and will be marketed towards owners of exotic, luxury, classic, or otherwise high-value automobiles. In addition to secure vehicle storage, each suite may include amenities such as private restrooms, lounge seating, televisions, and game tables, offering owners a functional and comfortable environment for their enjoyment (the "Project").

In order to accommodate the development of this unique Project, GO Industrial ("GO") proposes a rezoning of the Property from its current R-5 Multifamily Residence District – Restricted Commercial ("R-5") to Planned Unit Development ("PUD"). This rezoning will allow G.O. to establish tailored development standards and limitations specific to this Project and property that ensure the project remains consistent with the surrounding area's scale and character. The PUD designation will support a development that is both context-sensitive and complementary to the neighboring multi-family residential uses.

The Project proposes a sophisticated contemporary design that enhances the architectural character of the surrounding area. Featuring clean lines, contemporary colors, and an emphasis on high-quality materials, the building offers a sleek and modern silhouette that complements the surrounding area.

Not to exceed 34 feet in height, the proposed development has been thoughtfully designed to ensure compatibility with the surrounding multifamily residential development to the east, south and west. By maintaining a lower profile, the design preserves important sightlines, reduces visual bulk, and minimizes shadow impact on adjacent properties—enhancing natural light and openness for neighboring residents. This modest scale fosters a more human-centered streetscape, encouraging walkability and promoting a sense of spatial balance within the urban fabric. In doing so, the Project respects the residential character of the area while offering a refined, low-impact presence that supports both aesthetic continuity and community well-being.

B. LAND USE PLAN

This Project will be limited to the development of "self-service storage warehousing" for the specific purpose of vehicle storage. In the event the Arcadia Motor Club project does not move forward, the permitted land uses and development standards for the site will revert to those outlined in Section 618 of the R-5 Multifamily Residence District – Restricted Commercial.

The development of the site is proposed to include three (3) single-story (with optional mezzanine) climate-controlled buildings containing a total of twenty-six (26) individual garage suites and one (1) two-story communal club house for owners' use. Access to the site will be provided through a single driveway along Thomas Road, with internal circulation accommodated by a private drive providing access to each individual suite. The Project will be fully enclosed with perimeter fencing and a secure, automated sliding gate to ensure exclusive access for suite owners.

The Project will respect the character of the surrounding multi-family residential developments through appropriately scaled buildings and enhanced architectural treatments. Maximum building height will not exceed one-story in accordance with C-2 development standards and consistent with surrounding development.

C. LIST OF USES

C1: Permitted Uses

Note: The City of Phoenix Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this Section, as authorized by Zoning Ordinance Section 307.A.3.

- Self-Service Storage Warehouse
- All land uses and approved accessory uses permitted in the R-5 Multifamily Residence District – Restricted Commercial subject to the development standards of 618.B.(c) Planned Residential Development Option.
- All temporary uses shall comply with Section 708 of the Phoenix Zoning Ordinance.

All uses not expressly permitted in Section C1 are prohibited.

D. DEVELOPMENT STANDARDS

D2: Landscape Standards Table

D1. Development Standards	Arcadia Motor Club
a. Minimum Lot Width/Depth	None
b. Minimum Building Setbacks	
(Perimeter)	
North (West of Driveway)	25'
North (East of Driveway)	15'
South	0'
East	0'
West	0'
d. Maximum Building Height	
Individual Condominium Units	30' and 1-story (with an optional mezzanine floor up
	to 45% of the area of ground floor)
Clubhouse	
	34' and 1-story
e. Maximum Lot Coverage	58%
f. Minimum Common Open Space	None
c. Minimum Building Separation	Per Building Code
D2. Minimum Landscape Standards	<u>-</u>
a. Minimum Landscape Setbacks	
North (West of Driveway)	25'
North (East of Driveway)	15'
South	0'
East	0'
West	0'
b. Onsite Landscaping	Landscape treatment must be used for the entire
	site exclusive of building(s) and pavement for
	vehicular use.
c. Plant Palette	Only landscape materials listed in the Phoenix
	Active Management Area Low-Water-Use/Drought-
1	Tolerant Plant List shall be utilized.

D3. Parking Standards	
a. Minimum Vehicle Parking	1 parking space is required to be provided on site outside of individual garage suites. This parking space shall be ADA compliant in accordance with Section 702.G.
b. Off-Street Loading Spaces	None required
c. Electric Vehicle Charging	All private garage suites shall be EV capable. EV charging shall be provided at individual owners' discretion.

D4. Fences/Walls

Except as modified herein, fences and walls shall comply with Ordinance Section 703.

An eight (8) foot tall CMU block fence shall be permitted outside of the front setback along or adjacent to the west, south, and east perimeter property line, as needed to secure the property. Existing walls may remain in place.

D5: Shade

D5. Shade

Vegetative shading shall be provided at a minimum of 75% for all public sidewalks.

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

D6. Lighting

All lighting will be consistent with the standards of Section 704, Section 507.Tab A.II.A.8 and Section 23-100 of the Phoenix Zoning Ordinance and City Code.

For added security and safety, lighting shall be provided at the main entry, clubhouse entry and at a minimum interval of every 30' along the internal drive. Under no circumstances shall lighting exceed a maximum of fifteen (15) feet in height including lamp, pole, and base

E. DESIGN GUIDELINES

E1. Design Guidelines			
a. Exterior Materials	Building facades shall include:		
	Minimum 30% Brick		
	Maximum 70% other materials (from list below)		
	Other materials utilized (at least two):		
	Glazing		
	Concrete masonry		
	Architectural concrete		
	Simulated wood		
	Composite paneling		
	 Non-reflective coated metal/corrugated metal 		
b. Architecture	All sides of a structure should exhibit design continuity and contain multiple exterior materials that exhibit quality and durability.		
	multiple exterior materials that exhibit quality and durability.		
	Multiple buildings on the same site should borrow and incorporate		
	(not duplicate) architectural styles, materials, forms, features and		
	compatible elements from the same site.		
c. Color Palette	A balanced, urban industrial palette that combines the warmth		
	and neutral hues for a sophisticated and modern feel.		
d. Façade Restriction	Blank walls shall not exceed a 50' horizontal dimension without a		
	variation in texture or building fenestration.		
e. Screen Walls	Architectural detailing shall be consistent or complementary to		
	the building façade.		
f. Surface Parking	Surface parking areas shall be buffered from adjacent properties		
Screening	and screened from public right-of-way by a minimum 36" tall		
	screening element as permitted in Section E1.e.		

E2. Security Guidelines	
a. Natural Surveillance	New buildings should be designed to enhance and maximize
	natural surveillance and line of sight. Public building entrances
	shall be visible from the street. The site should be designed to
	avoid creating blind spots and hiding places.
a. Security Cameras	A minimum of four (4) security cameras should be installed on site
	for the ongoing surveillance of the property.
c. Secured Access	An automated vehicle access gate shall be provided for secured
	access. Said gate should remain closed at all times and only
	accessible to residents or visitors granted entry through remote
	access.
d. Lighting	Site lighting should be provided at building entrances/exits,
	parking areas, and public assembly areas to increase visibility.

E3. Landscape Design Gui			
a. Uniform Perimeter Landscaping Design	 The landscape setback will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. In addition to the trees required along the streetscape, the landscape will be comprised of: 		
	 Minimum one (1) 2" caliper tree for every 500 square feet of landscape area Minimum five (5) different shrub species Minimum two (2) different accent species Minimum 50% live ground coverage within landscape areas 		
	<u>Conflict Resolution</u> : Where conflicts with utilities, easements, and/or fire lane access, or other obstructions prevent installation of landscaping as detailed above, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.		
b. Onsite Landscaping	In all landscape areas outside of required landscape setbacks, the landscape will be comprised of:		
	 Minimum one (1) 2" caliper tree for every 500 square feet of landscape area Minimum two (2) different shrub species Minimum one (1) different accent species Minimum 50% live ground coverage within landscape areas 		

F. PERFORMANCE GUIDELINES

F1. Performance Guidelines		
a. Vehicle Maintenance	Suite owners should not perform extensive performance tuning, autobody work, or vehicle repair that produces noxious fumes, unreasonable noise, or which exceeds the normal parameters of everyday vehicle maintenance.	
b. Enclosed Building	All on-site activities shall occur within an enclosed building. Garage doors shall remain closed between the hours of 9pm and 7am.	
c. Sound	Sounds levels measured at the north, south, west and east property lines shall not exceed 70 dBA for more than five continuous seconds. A minimum of one (1) noise meter shall be maintained on site at all times to monitor sound levels.	

G. SIGNS

G1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance.

H. SUSTAINABILITY

The following are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, recycling receptacles will be provided. •
- Dual Glaze Windows with High Performance Low-e Glazing. •
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged.
- Electric vehicle charging as noted herein.

The following are sustainability practices that are highly encouraged and planned to be utilized but which are not enforceable by the City:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets
- Reduce heat island effect through desert adapted landscaping, and vegetation to include shrubs, etc.
- Recycling services will be provided for suite owners. •
- Consider use of grey water or condensate to supplement potable irrigation water. •

H1: City Enforced Standards

I. INFRASTRUCTURE

11: Grading and Drainage

The site is the former location of a medical and professional office offering rehabilitation services for individuals suffering from brain and spinal cord injuries, complex illnesses, behavioral health challenges, and other needs. The former office was demolished in 2023. The Property has since been graded and is generally flat, characterized by a dirt ground surface. The property is bounded by Thomas Road to the north and multi-family residential on the east, west and south.

The property will utilize existing water and wastewater connections in Thomas Road. Main extensions and upsizing will not be required.

I3: Circulation Systems

Access to the site will be provided through a single driveway along Thomas Road, with internal circulation accommodated by a private drive with access to each individual suite. The internal drive terminates in a hammerhead, providing safe turnaround and maneuvering for suite owners, waste collection and fire service.

The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which are applicable to this project:

• Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists.

This project proposes 75% shade along the public sidewalk through street trees, which will create a more comfortable pedestrian environment and better support the many residents in the area who chose to walk to and from neighborhood destinations.

• Reduce streets' rate of heat absorption by maximizing tree canopy cover, reducing asphalt, and using high reflectivity materials or lighter colors.

Onsite landscaping will be chosen to maximize tree canopy cover and therefore reduce heat absorption on site.

J. COMPARATIVE ZONING STANDARDS

Standards	C-2 Standards	R-5 PRD	Proposed PUD
Standards		Standards	Standards
a. Minimum Lot	None	None	None
Depth/Width	None	None	None
b. Minimum Building			
Setbacks (Perimeter)			
North (West of Driveway)	Average 25'	20'	25'
North (East of Driveway)	Average 25'	20'	15'
South	15'	15'	15 0'
East	15	15'	0'
West	15	15	0'
	51	51	0
c. Minimum Landscape			
Setbacks (Perimeter)			
North (West of Driveway)	Average 25'	20'	25'
North (East of Driveway)	Average 25'	20'	15'
South	10'	5'	0'
East	10'	5'	0'
West	10'	5'	0'
d. Maximum Building	56' and 4	48' and 4	30' and 1 story
-	stories	stories	SU ANU I SLUTY
Height e. Maximum Lot Coverage	50%	50%, plus an	58%
e. Maximum Lot Coverage	50%	additional 10%	30%
		for an ADU	
		and/or	
		attached shade	
		structures	
		Total: 60%	
f. Minimum Common	None	5% gross area	None
Open Space			

K. LEGAL DESCRIPTION

Per the property deed recorded with the Maricopa County Recorder's Office - MCR 20230338380

A PORTION OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF 56TH STREET AND THOMAS ROAD, BEING A BRASS CAP IN HAND HOLE;

THENCE NORTH 89 DEGREES 44 MINUTES 56 SECONDS WEST, ALONG THE CENTERLINE OF THOMAS ROAD, FOR A DISTANCE OF 1809.04 FEET;

THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS WEST, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THOMAS ROAD AND THE POINT OF BEGINNING;

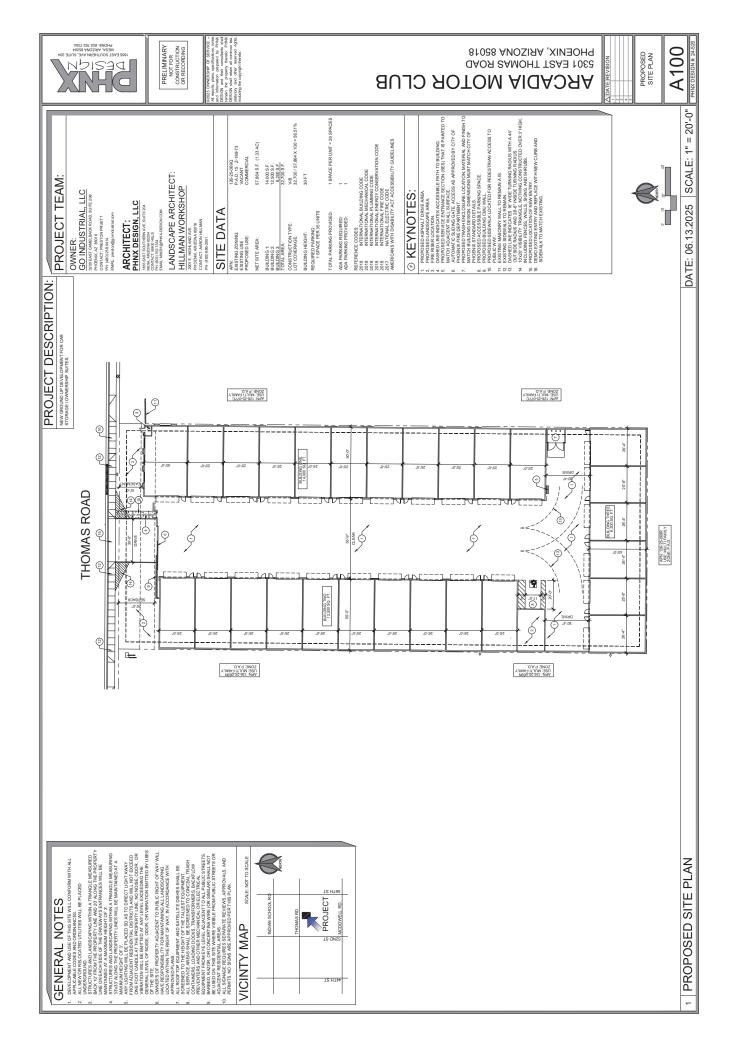
THENCE SOUTH 00 DEGREES 30 MINUTES 27 SECONDS WEST, LEAVING SAID RIGHT OF WAY, FOR A DISTANCE OF 368.00 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 56 SECONDS EAST, A DISTANCE OF 157.33 FEET;

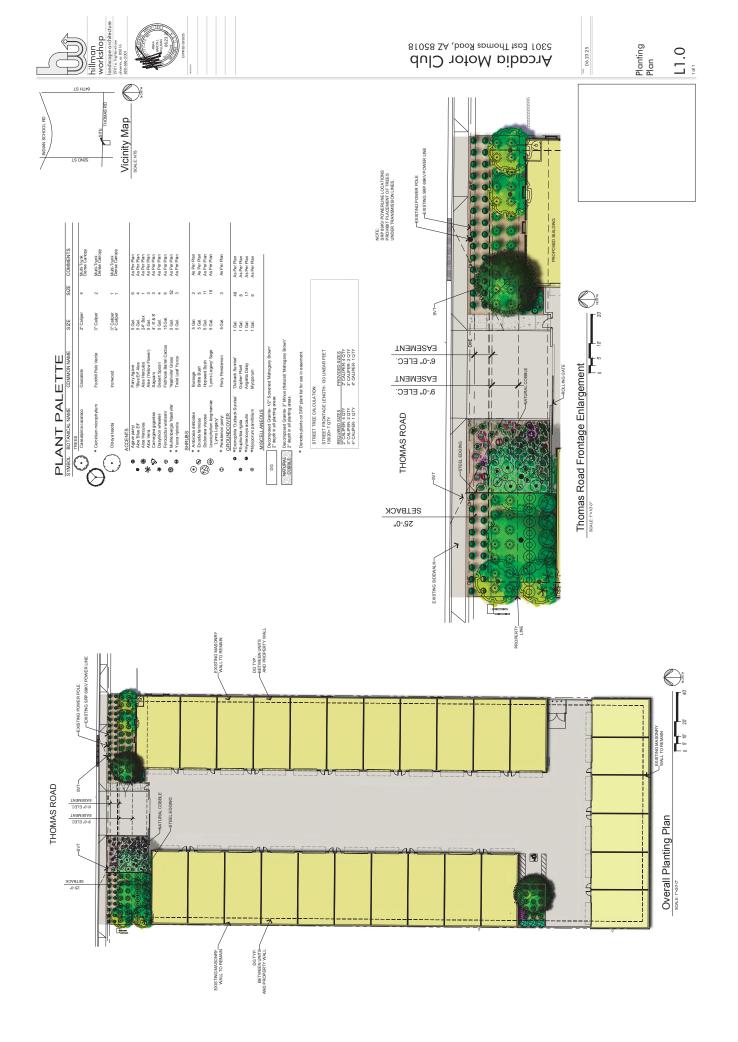
THENCE NORTH 00 DEGREES 29 MINUTES 13 SECONDS EAST, A DISTANCE OF 368.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THOMAS ROAD;

THENCE NORTH 89 DEGREES 44 MINUTES 56 SECONDS WEST, A DISTANCE OF 157.20 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

EXHBH 1



EXH BIT 2



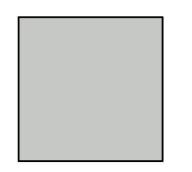
EXH BH 3



EXHBIT4



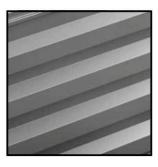
BRICK VENEER 2.5" X 8" AND STACK BOND MANUFACT: ELDORADO STONE COLOR: TUNDRABRICK -RIVERBED



SYNTHETIC STUCCO SYSTEM WITH 100% ACRYLIC FINISH FINISH: SMOOTH SAND FINISH PAINT COLOR: SHERWIN WILLIAMS SW 7667 "ZIRCON"



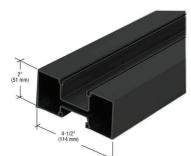
PARAPET CAP / METAL COLOR: SHERWIN WILLIAMS SW 6991"BLACK MAGIC"



BERRIDGE HR-16 CORRUGATED PANEL MANUFACT: BERRIDGE COLOR: METALLIC -PREWEATHERED GALVALUME



1" INSULATED GLAZING, REALING AND SECTION DOOR VALUE: (U=0.29, SHGC= 0.28)



ALUMINUM STOREFRONT, REALING AND SECTION DOOR MANUFACT: KAWNEER COLOR: MATTE BLCK



COLOR MATERIAL BOARD

5301 EAST THOMAS ROAD PHOENIX, ARIZONA 85018