

Project Narrative

16th Street Storage PUD

**3738 North 16th Street
Phoenix, AZ**

Case Z-_____

Pre-Application Number: ZPA-119-24

1st Submittal: October 25, 2024

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 articulate 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.

PRINCIPLES AND DEVELOPMENT TEAM

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TABLE OF CONTENTS

A. PURPOSE & INTENT	4
B. LAND USE PLAN.....	5
C. LIST OF USES.....	5
D. DEVELOPMENT STANDARDS	5
E. DESIGN GUIDELINES.....	7
F. SIGNS.....	9
G. SUSTAINABILITY.....	9
H. INFRASTRUCTURE	10
I. COMPARITIVE ZONING STANDARDS TABLE.....	11
J. LEGAL DESCRIPTION	13

EXHIBITS

EXHIBIT A: SITE PLAN	14
EXHIBIT B: ELEVATIONS.....	15

A. PURPOSE & INTENT

The purpose of this request is to seek a rezoning for a proposed indoor self-storage facility with ancillary outdoor boat and recreational vehicle (“RV”) storage on an approximate 5.04-gross-acre (4.2-net-acre) property located at the southwest corner of 16th Street and Indianola Avenue in the jurisdiction of the City of Phoenix (“the Site”). The Site is comprised of seven parcels (APN 118-01-083 through 118-01-089) and intends to be replatted into a single parcel as part of a subsequent application. The Site currently contains a single structure and surface parking area. The Site was previously used as a charter school which closed in 2022. The six eastern parcels on the Site are zoned Intermediate Commercial (“C-2”). The parcel on the west, fronting 15th Street, is zoned Passenger Automobile Parking (“P-1”). The Site is designated for Commercial land uses on the City of Phoenix 2025 General Plan (the “General Plan”). The proposed request is to rezone the Site to Planned Unit Development (“PUD”) to unify the zoning on the Site and, through adaptive reuse, propose mix of indoor self-storage and outdoor boat and RV storage uses.

Context



The surrounding context is comprised of diverse uses including multi and single-family residential and various retail and commercial uses. To the west of the Site, across 15th Street, are single-family homes zoned Single Family Residential (“R1-6”) with a General Plan designation of Residential 3.5-5 du/ac. To the north, across Indianola Avenue, is multifamily and various retail services zoned Multifamily Residential (“R-3”) and C-2, respectively, both of which are designated as Commercial on the General Plan. To the east, across 16th Street, are apartments zoned C-2. To the south are

single and multifamily homes and a cocktail lounge zoned Single Family Residence District (“R1-6”), R-3, and C-2, and together they have General Plan designations of Residential 3.5-5 du/ac and Commercial. The Site is located in the Encanto Village and Council District 4 (Councilmember Laura Pastor).

The Site was occupied by a school that ceased operations in 2022 and has remained vacant since. The intent is to revitalize the existing school structure and retrofit the building to be a self-storage facility. The proposed storage is a low intensity use that will serve as a buffer between the existing neighborhood and 16th Street. Further, the storage use will be a low traffic use that brings significantly less trips per day than a school, and allows an adaptive reuse of an existing building.

B. LAND USE PLAN

The intent is to renovate and reuse the existing single-story +/-67,056 square-foot structure for climate controlled indoor storage units. No additions to the existing structure are proposed. The western portion of the existing parking area (west of the existing structure) will be restriped for covered RV and boat storage spaces. The northern and eastern portions of the Site will remain as uncovered surface parking stalls.

Enhanced screening will be provided along the outdoor RV and boat storage area through a combination of walls and vegetation. Three access points will provide vehicular ingress and egress on the Site. Two access points are proposed on Indianola Avenue, one of which leads to a gated secure access point for boat/RV storage use. One access point is proposed on 16th Street, at the southeast corner of the Site. An art mural is proposed on the exterior of the Site fronting 15th Street to strengthen the transition between the Site and the neighborhood to the west.

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in this section, as authorized by Section 307.A.3 of the City of Phoenix Zoning Ordinance (the “Zoning Ordinance”). Permitted uses within the 16th Street Storage PUD will be limited to the provisions in the C-2 District, as noted in Section 623 of the Zoning Ordinance, unless otherwise noted below.

- Self-storage (indoor)
- RV and boat storage (outdoor)

All temporary uses shall comply with Section 708 of the Zoning Ordinance.

D. DEVELOPMENT STANDARDS

The proposed Development standards are based upon the C-2 section of the Zoning Ordinance with modifications where appropriate to accommodate the existing building. Development standards not modified by the 16th Street Storage PUD shall comply with the C-2 section of the Zoning Ordinance. The following development standards are proposed for the Site:

Proposed Development Standards	
Maximum Height	30 feet
Lot Coverage	50%
Minimum Building Setbacks	
Public Street Frontages	Average 25 feet; 5 feet for canopies
South	10 feet for existing building; 5 feet for canopies
Minimum Vehicular Parking	
On-Site Vehicle Parking	Per Section 702 of the Zoning Ordinance
Residential Land Uses & Density	Comply with R-5 development standards

Proposed Landscape Standards	
Minimum Landscape Setbacks	
Adjacent to Indianola Ave	12' (due to existing condition)
Adjacent to 16 th Street	12' (due to existing condition)
Adjacent to 15 th Street	5' (due to existing condition)
Along southern property line	0' (due to existing condition)
Landscape quantities/sizes:	
Southern Property Line	0'
Parking Area	Landscape islands to be placed a maximum of every 8 parking spaces (approximately every 75'); Additional parking lot landscaping as needed to meet 10% minimum requirement, evenly distributed throughout the entire parking lot. Min. interior dimension 5' (length and width). Plant Type to be minimum Planting Size; Trees to be Min. 2-inch caliper (60% of required trees) and Min. 1-inch caliper (40% of required trees); Shrubs to be Min. five (5) 5-gallon shrubs per tree

Streetscape Standards	
Indianola/16 th Street	1 Tree per 20' of Linear Frontage - 50% 2-inch Caliper and 50% 3-inch Caliper; Five 5-Gallon Shrubs per Tree / 50% Live Coverage for Required Landscape Setback Area
15 th Street	1 Tree per 20' of Linear Frontage - 50% 2-inch Caliper and 50% 3-inch Caliper; Five 5-Gallon Shrubs per Tree / 50% Live Coverage for Required Landscape Setback Area

Landscape Design

The conceptual Landscape Plan for this architectural project is designed to create a visually

appealing and inviting environment, establishing a strong sense of place through a harmonious blend of plantings and hardscape materials that complement the building's architecture. The street frontages are crafted to be elegant and welcoming, with 16th Street featuring pedestrian amenities such as bike racks, thoughtfully placed lighting, and shaded areas. Indianola will take on a more residential character, reflecting its proximity to the existing neighborhood. Inside the development, raised planter boxes, trees, and a diverse selection of shrubs, cacti, and succulents are strategically placed to enhance the site. Landscaping with enhanced plantings is proposed along 15th Street to screen the boat/RV storage area, provide noise mitigation, and further enhance aesthetic appeal. The ground plane will feature sustainable, low-water-use plants chosen for their variety in color, shape, texture, and height, ensuring a dynamic and vibrant landscape throughout the project.

E. DESIGN STANDARDS & GUIDELINES

Section 507 Tab A of the Zoning Ordinance applies to the Site. The PUD document shall prevail in the event of a conflict.

The design standards and guidelines for this architectural project emphasize the adaptive reuse of the existing building and Site, capitalizing on existing infrastructure while ensuring compatibility with the City of Phoenix Planning and Design Guidelines. The building will be designed to easily convert to self-storage use, with architectural accents such as canopies, sunshades, metal panels, and screening that align with the project's scale. The color palette will reflect the surrounding desert environment, featuring tans, browns, and beiges, with saturated accent colors on decorative elements like trim, entryways, and accent bands.



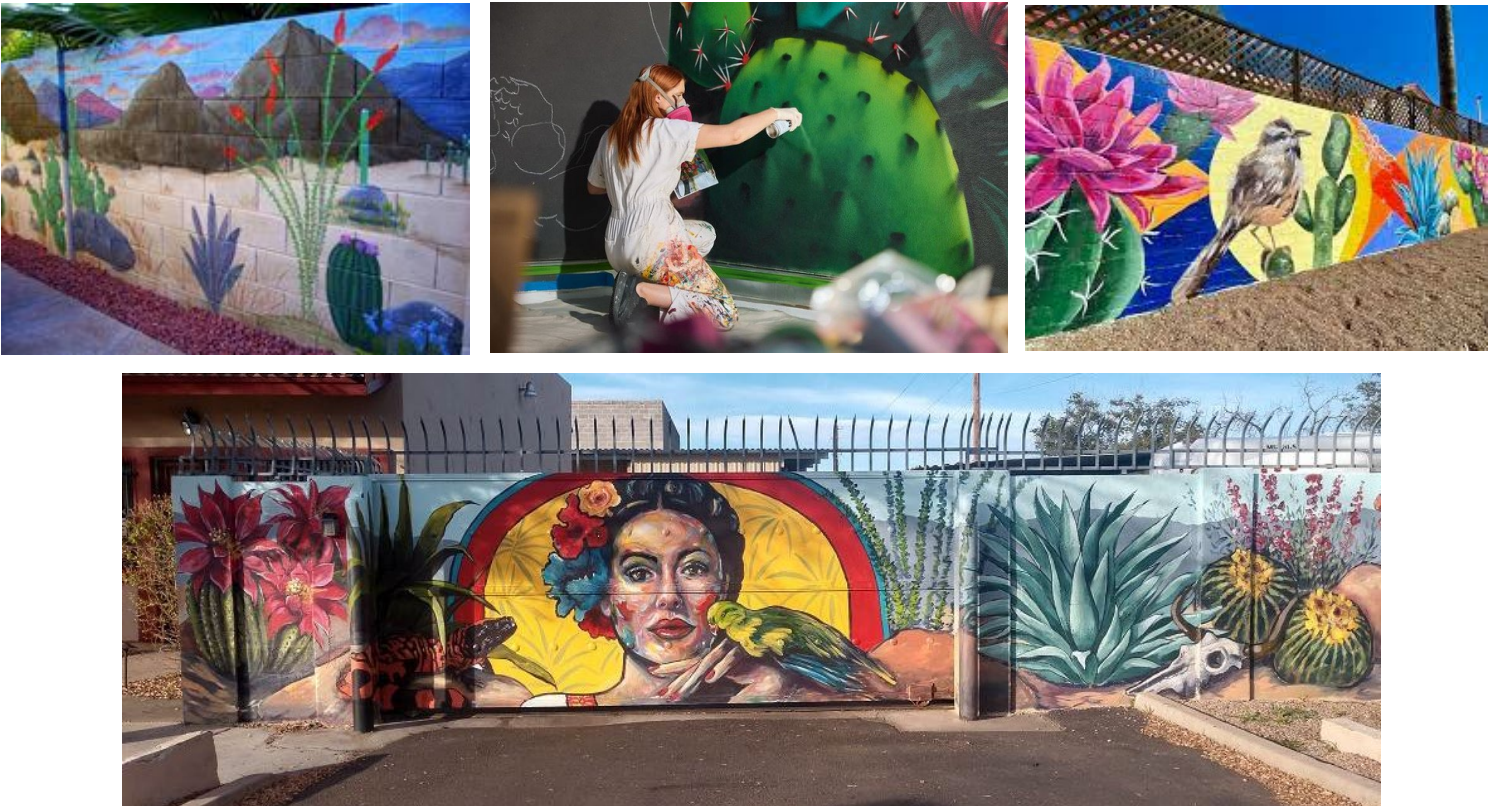
BEFORE



AFTER

The project will comply with enhanced design standards, incorporating architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, and variations in window size or location. The ground-floor façade facing the right-of-way will be articulated to prevent uninterrupted stretches longer than 25' through changes in color, material, texture, or architectural features. The building will also incorporate masonry bricks, columns, vertical features, and other elements that create shade and visual interest, ensuring a high level of trim and finish on all visible facades.

Roof-mounted mechanical units will be screened from view with parapet walls and refuse bins will be fully enclosed by a 6' masonry block wall and metal gate or other high-quality materials. The design will also include a mural or other artistic architectural feature by a local artist along the western site wall facing 15th Street and will cover a portion of the wall.



Security lighting will be provided in service areas and other screened locations, while Site lighting will ensure personal safety at building entrances, exits, and in public assembly and parking areas. Security measures including security cameras with motion detection will be located throughout the Site as well. Further, the interior of the building will have keypad access that is only for tenants and the boat/RV use will have a gated entrance with keypad access as well.

The guidelines emphasize continuity in design across all sides of the structure, using quality, durable materials. Building accents will be expressed through differing materials or architectural detailing, such as paint, graphics, or forms of plastic or metal panels. Human comfort will be prioritized by landscaping and shade trees within the front setback and throughout the interior of the Site. Bicycle racks will feature an inverted U or decorative design, installed per the City of Phoenix Zoning Ordinance. The project will adhere to lighting standards from Section 507 Tab A.II.A.8 and Section 23-100 of the Zoning Ordinance.

F. SIGNS

All signage shall comply with Section 705 of the Zoning Ordinance. If needed, a Comprehensive Sign Plan (“CSP”) will be submitted and adopted prior to issuance of any permits.



BEFORE



AFTER

G. SUSTAINABILITY

The 16th Street Storage PUD shall encourage building elements and environmental systems that increase energy efficiency, reduce water consumption, and help to reduce the urban heat island.

According to the Environmental Protection Agency (the “EPA”), “renovating existing buildings, historic or otherwise, is an important approach in reducing greenhouse gas emissions in the buildings sectors.” This subject proposal reuses the existing structure, reducing emissions caused by new construction and the production of new building materials. Through the adaptive reuse of the Site, the existing structure will be improved to meet current applicable energy codes and standards.

The subject proposal will refresh landscaping along Indianola Avenue and adjacent to the structure. Enhanced landscape plantings are also proposed along the street frontages. This additional landscaping will help shade the existing and proposed hardscape, increasing user comfort on the Site and nearby.

In addition to landscaping, the proposal includes covered RV and boat storage spaces. The proposed roof of these shade structures will be photovoltaic panels generating solar energy to be used on-Site.

Additionally, Section 704 of the Zoning Ordinance states, “outdoor lighting fixtures, in any district, shall be arranged and shielded so that lighting shall not shine or reflect onto adjacent residential property.” All lighting associated with this land use shall be fully shielded preventing light spillover onto adjacent residential properties.

The following are sustainability practices that are encouraged for development throughout the Site and the project strives to incorporate a minimum of five (5) of the following sustainability principles as identified during the Site Plan Review process and as approved by the Planning and Development Department:

- A minimum of 15% electric vehicle capable parking spaces will be provided.
- Incorporate energy efficient lighting to reduce energy consumption.
- Provide high-performance windows, insulation, and HVAC systems.
- Building designs should respond to the southwest climate by incorporating materials and design methods suitable for the region.
- Select building materials and colors to reduce overall heat gain and reduce energy consumption.
- Use of drought tolerant plants to reduce water consumption.
- Shade a minimum of seventy-five (75%) of the public sidewalks, excluding driveways, with trees or other means. Other means of shading may include, but are not all inclusive, the buildings themselves, shade elements, or tree cover. Shade elements may be within the right-of-way only upon issuance of an encroachment permit as administered by the city of Phoenix, and if applicable, approval from affected public utility companies by the city. Compliance with the percentage shading shall be measured at noon (12:00 p.m.) of the Summer Solstice and based on the tree's maturity.
- Recognizing that sustainability methods are continually improving and evolving over time, incorporate updated sustainability methods and products as the project is phased.

H. INFRASTRUCTURE

The Site will provide one full movement access point along 16th Street at the south end of the property frontage, with two additional access points along Indianola Avenue. One access point will serve the self-storage building, and one will primarily serve boat/RV storage use.

Further, vehicular parking spaces, as proposed, exceed both the requirements of the Zoning Ordinance and market leasing parameters for these uses. Access for emergency vehicles and refuse maneuvering will be provided per the City of Phoenix standards.

Retention is proposed to be captured in both subsurface and surface receptor systems located in the parking areas and at the west end of the Site. The system is proposed to meet the City's development standards for retention.

Water and fire lines are proposed to be tapped new from the east property line. The required flows for the project are anticipated to be adequate and testing will be provided.

I. COMPARITIVE ZONING STANDARDS TABLE

<u>Existing C-2 Zoning District</u>			<u>Proposed PUD</u>
Building Setbacks			
Adjacent to Streets			
For structures not exceeding two stories or 30'	Average 25'	Minimum 20' permitted for up to 50% of structure, including projections	5' for canopies
Not Adjacent to Streets			
	When Adjacent Zoning is:		
Maximum building height	S-1, S-2, RE-43 to R-3	R-3A, R-4, R-5, R-4A	C-1, C-2, C-3 A-1, A-2, CP, Ind. Pk., P-1, P-2
1 story (or 15')	25'	10'	0'
Building Height	Two (2) stories or 30'		30'
Lot Coverage	50%		50%
Landscape - Streetscape			
Landscaped Setback	Average 25' for structures not exceeding two stories or 30', minimum 20' permitted for up to 50% of the frontage.		Indianola/16 th St (Due to existing condition): 12' 15 th Street: 5'
Plant Type	Minimum Planting Size		
Trees	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi-trunk tree (25% of required trees) Min. 4-inch caliper or multi-trunk tree (25% of required trees)		1 Tree per 20' of Linear Frontage - 50% 2-inch Caliper and 50% 3-inch Caliper
Shrubs	Min. five (5) 5-gallon shrubs per tree		Five 5-Gallon Shrubs per Tree / 50% Live Coverage for Required Landscape Setback Area
Landscape - Parking Lot Area			
Interior surface area (exclusive of perimeter landscaping and all required setbacks)	Min. 10%		10%
Landscaped planters	At ends of each row of parking & approximately every 75'		Provided every 8 parking spaces
Additional parking lot landscaping	As needed to meet 10% minimum requirement, evenly distributed throughout the entire parking lot. Min. interior dimension 5' (length and width).		
Plant Type	Minimum Planting Size		

Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)	
Shrubs	Min. five (5) 5-gallon shrubs per tree	
Landscape - Perimeter Property Lines (not adjacent to a street)		
Property lines not adjacent to a street	Min. 10-foot landscaped setback	Southern property line (Due to existing condition): 0'
Plant Type	Minimum Planting Size	
Trees	Min. 2-inch caliper (60% of required trees) Min. 1-inch caliper (40% of required trees)	N/A
Shrubs	Min. five (5) 5-gallon shrubs per tree	N/A
Minimum Vehicular Parking		
On-Site Vehicle Parking	1 space for each 35 storage units (storage stalls or lockers) and 2 spaces for manager's apartment	Per Section 702 of the Zoning Ordinance

J. LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

Lots 7, 8, 9 and 10, DUNDEE SUBDIVISION, according to Book 10 of Maps, page 5, records of Maricopa County, Arizona, located in the Northeast quarter of Section 28, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 12.5 feet of Lots 8, 9 and 10;

EXCEPT that portion of Lot 10, described as follows:

BEGINNING at the intersection of the South line of the North 12.5 feet of said Lot 10, with the West line of the East 7 feet thereof;

Thence Southerly a distance of 7 feet along said West line;

Thence Northwesterly to a point on said South line which is 7 feet Westerly of the Point of Beginning;

Thence to the POINT OF BEGINNING as conveyed to the City of Phoenix by instrument recorded in Docket 10772, page 54, records of Maricopa County, Arizona; and

EXCEPT the East 2.5 feet of the South 128.75 feet of said Lot 10 as conveyed to the City of Phoenix by instrument recorded in Docket 1019, page 451, records of Maricopa County, Arizona; and

EXCEPT the East 2.5 feet of the North 188.75 feet of said Lot 10 as conveyed to the City of Phoenix by instrument recorded in Docket 1019, page 458, records of Maricopa County, Arizona; and

EXCEPT the West 4.5 feet of the East 7 feet of said Lot 10 as conveyed to the City of Phoenix by instrument recorded in Docket 3923, pages 3, 4 and 5, records of Maricopa County, Arizona; and

EXCEPT the North 12.5 feet of said Lot 7 as conveyed to the City of Phoenix by instrument recorded in Docket 4432, pages 258 and 259, records of Maricopa County, Arizona.

PARCEL NO. 2:

Lot 6, DUNDEE SUBDIVISION, according to Book 10 of Maps, page 5, records of Maricopa County, Arizona, located in the Northeast quarter of Section 28, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North 12.5 feet; and

EXCEPT that part of said Lot 6 bounded on the West by the West line of said Lot 6, and on the North by the South line of the North 12.5 feet of said Lot 6, and on the Southeast by the arc of a circular curve which is concave to the Southeast, has a radius of 12 feet and is tangent to said West line and to said South line.

Parcel Numbers: 118-01-083 through 118-01-089, inclusive

EXHIBIT A
CONCEPTUAL SITE PLAN

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LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PHOENIX, COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:
 PARCEL NO. 1:
 LOTS 7, 8, 9 AND 10, DUNNEN SUBDIVISION, ACCORDING TO BOOK 10, PAGE 5 OF MAPS, IN THE CITY OF PHOENIX, COUNTY OF MARICOPA, STATE OF ARIZONA.
 EXCEPT THE NORTH 12.5 FEET OF LOTS 8, 9 AND 10.
 EXCEPT THE PORTION OF LOT 10, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 12.5 FEET OF SAID LOT 10, WITH THE WEST LINE OF THE EAST 7 FEET THEREOF;
 THENCE SOUTHERLY A DISTANCE OF 7 FEET ALONG SAID WEST LINE;
 THENCE NORTHWESTERLY TO A POINT ON SAID SOUTH LINE WHICH IS 7 FEET WESTERLY OF THE POINT OF BEGINNING;
 THENCE TO THE POINT OF BEGINNING AS CONVEYED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED IN DOCKET 10772, PAGE 54, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT THE EAST 2.5 FEET OF THE SOUTH 128.75 FEET OF SAID LOT 10 AS CONVEYED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED IN DOCKET 1019, PAGE 451, RECORDS OF MARICOPA COUNTY, ARIZONA; AND
 EXCEPT THE EAST 2.5 FEET OF THE NORTH 188.75 FEET OF SAID LOT 10 AS CONVEYED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED IN DOCKET 1019, PAGE 458, RECORDS OF MARICOPA COUNTY, ARIZONA; AND
 EXCEPT THE WEST 4.5 FEET OF THE EAST 7 FEET OF SAID LOT 10 AS CONVEYED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED IN DOCKET 3922, PAGES 3, 4 AND 5, RECORDS OF MARICOPA COUNTY, ARIZONA; AND
 EXCEPT THE NORTH 12.5 FEET OF SAID LOT 7 AS CONVEYED TO THE CITY OF PHOENIX BY INSTRUMENT RECORDED IN DOCKET 4432, PAGES 258 AND 259, RECORDS OF MARICOPA COUNTY, ARIZONA.
 PARCEL NO. 2:
 LOT 4, DUNNEN SUBDIVISION, ACCORDING TO BOOK 10, PAGE 5 OF MAPS, RECORDS OF MARICOPA COUNTY, ARIZONA;
 EXCEPT THAT PART OF SAID LOT 4 BOUNDED ON THE WEST BY THE WEST LINE OF SAID LOT 4, AND ON THE NORTH BY THE SOUTH LINE OF THE NORTH 12.5 FEET OF SAID LOT 4, AND ON THE SOUTHWEST BY THE ARC OF A CIRCULAR CURVE WHICH IS CONCAVE TO THE SOUTHWEST, HAS A RADIUS OF 12 FEET AND IS TANGENT TO SAID WEST LINE AND TO SAID SOUTH LINE.

LEGEND

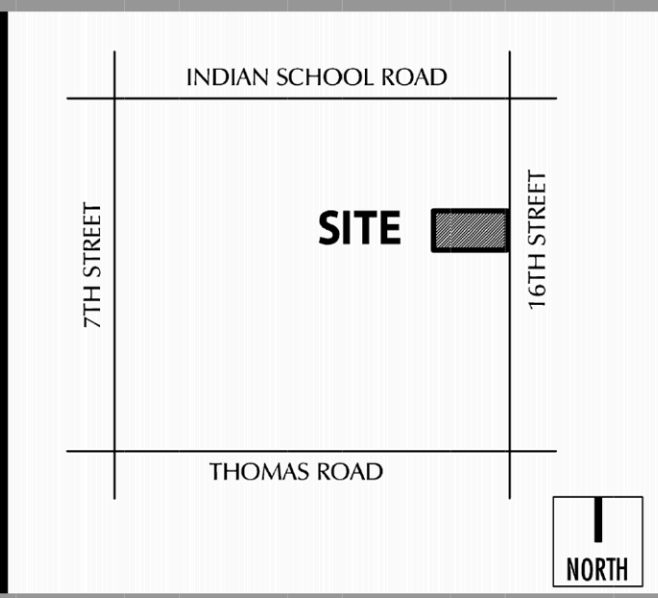
- PROPERTY LINE ————
- ADJACENT PROPERTY LINE - - - - -
- ROW CENTERLINE ————
- EXISTING HYDRANT (Symbol)

ARCHAEOLOGY NOTE
 A PREEXISTING CANAL IS PROJECTED TO CROSS THIS PROJECT AREA. THE CANAL IS UNLIKELY TO BE AFFECTED BY THE PROPOSED PROJECT.
 NO ARCHAEOLOGICAL FINDS IS NECESSARY FOR THIS PROJECT. HOWEVER, IF ANY ARCHAEOLOGICAL MATERIALS ARE DISCOVERED DURING CONSTRUCTION, ALL EXISTING OPERATING ACTIVITIES MUST CEASE IMMEDIATELY TO ALLOW THE DISCOVERY AND THE CITY OF PHOENIX ARCHAEOLOGY OFFICE MUST BE NOTIFIED IMMEDIATELY AND ALLOWED TIME TO PROPERLY ASSESS THE MATERIALS.



PRELIMINARY SITE PLAN

VICINITY MAP:



PROJECT DATA:

PROJECT NAME:	16TH STREET STORAGE
PROJECT ADDRESS:	3738 N 16TH STREET, PHOENIX, ARIZONA
PROPOSED USE:	SELF-STORAGE / RV & BOAT STORAGE
APN:	118-01-083, 118-01-084, 118-01-085, 118-01-086, 118-01-087, 118-01-088, 118-01-089
SITE ACREAGE:	183,790 SF / 4.219 ACRES NET
CURRENT ZONING:	P-1 (PASSENGER AUTOMOBILE PARKING, LIMITED) - PARCEL 118-01-083 C-2 (INTERMEDIATE COMMERCIAL) - PARCELS 118-01-084, 118-01-085, 118-01-086, 118-01-087, 118-01-088, 118-01-089
PROPOSED ZONING:	PLD
BUILDING AREA:	67,056 GSF (EXISTING)
LOT COVERAGE:	36.49%
BUILDING HEIGHT:	12'-6" (EXISTING)
CONSTRUCTION TYPE:	EXISTING
PROJECT DESCRIPTION:	RENOVATION / CONVERSION / RE-USE OF EXISTING EMPTY BUILDING TO SELF-STORAGE FACILITY AND RV/BOAT STORAGE.
SELF-STORAGE UNITS:	436 UNITS
PARKING REQUIRED:	(1/35 STORAGE-UNITS) + 2 = 15 SPACES
PARKING PROVIDED:	116 SPACES
RV / BOAT SPACES PROVIDED:	46 SPACES

GENERAL SITE PLAN NOTES

- DEVELOPMENT & USE OF THE SITE WILL COMPLY WITH ALL APPLICABLE CODES & ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA & HAS BEEN DESIGNATED AS HAVING AN ASSIGNED WATER SUPPLY.
- ALL WORK OF RELATED UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION.
- ALL SIGNAGE REQUIRES SEPARATE REVIEW & APPROVALS.
- ANY EXISTING UTILITIES SHALL BE MAINTAINED TO REMAIN AS SHOWN UNLESS OTHERWISE NOTED. THE GENERAL LEVEL OF EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. THE GENERAL LEVEL OF EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED. THE GENERAL LEVEL OF EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
- STRUCTURE & LANDSCAPING WITHIN 10 FEET OF THE PROPERTY LINE SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 5 FEET.
- ALL EXISTING UTILITIES SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 5 FEET.
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KEY NOTES

- EXISTING CURB WALL
- EXISTING DRIVE
- EXISTING STRUCTURE
- NEW WALL
- NEW DRIVE
- NEW DRIVE WITH PROTECTIVES
- NEW DRIVE
- NEW DRIVE
- NEW DRIVE
- NEW DRIVE
- NEW DRIVE
- NEW DRIVE
- NEW DRIVE
- NEW DRIVE
- NEW DRIVE

PROJECT DIRECTORY:

APPLICANT	OWNER	ARCHITECT
BERRY RESIDUAL, LLC 6750 E. CAMELBACK ROAD, SCOTTSDALE, AZ 85251 EVEE EDWARDS EVEE@BERRYRESIDUAL.COM	THE BOYER COMPANY 2850 E. CAMELBACK ROAD, SUITE 270 PHOENIX, AZ 85016 ADRIAN EDWARDS ADRIAN@BOYERCOMPANY.COM	DAVIS 3033 N. CENTRAL AVE, SUITE 800 PHOENIX, AZ 85012 480.626.1100 ADRIAN EDWARDS ADRIAN@THEDAVISEXPERIENCE.COM

DATE ISSUED	8/28/2024
DRAWN BY	TEAM
CHECKED BY	-
PROJECT NO.	24119
CADD FILE	

KVA: XXXXX | SDEV: XXXXX | PAPP: XXXXX | QS: XXXXX

1" = 30'-0"

DAVIS
www.thedavisexperience.com

16TH STREET STORAGE
3738 NORTH 16TH STREET, PHOENIX, ARIZONA

FOR CITY OF PHOENIX USE ONLY

- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- BID/PRICING PACKAGE
- BUILDING DEPT. APPROVAL

SITE PLAN A100

EXHIBIT B
CONCEPTUAL ELEVATIONS



16TH STREET STORAGE- Phoenix, Arizona

CONCEPTUAL PERSPECTIVE RENDERING
EXTERIOR PALETTE REFRESH
24119 - 09/06/2024

