



VETERAN OWNED



Planned Unit Development Narrative **THE GUNNER**

18808 N 32nd St, Phoenix (APN: 213-16-588)

CASE #: Z-

Date of Submission: 23 April 2021

Revision 1, dated 23 April 2021



Prepared by: PROJECT 43 HOLDINGS, INC.
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CITY OF PHOENIX

APR 28 2021

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PLANNED UNIT DEVELOPMENT DISCLAIMER

A Planned Unit Development (PUD) is intended to be a stand-alone document of additional 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.



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Executive Summary

This is a request for a unique Planned Unit Development (PUD) for the property located at 18808 N 32nd St, Phoenix, AZ 85050, APN 213-16-588 (the "PROPERTY").

The application is to add one (1) additional use to the PROPERTY's C-2 zoning classification – an indoor "shooting gallery" – a use that is expressly permitted in the C-3 zoning classification but not referenced one way or the other for C-2.

Approval of this request will permit development of a next-generation, high-end indoor firearms range of up to 15,000 square feet of the 35,320 square foot building on the PROPERTY, in addition to other primary standard C-2 uses.

This project supports the purpose, intent and values stated in the North 32ND Street Plan. The addition of HWY 51 reduced opportunity and business participation in the corridor. As per the plan, this project supports "*streamline city ordinances for approval to get businesses to open faster.*" This project will bring the PROPERTY up to the aesthetic standards as expressed in the North 32ND Street Plan as well as provide for the expressed intent to:

- Establish branding through the corridor
- Facilitate full occupancy with business in vacant parcels
- Upgrade the number and types of businesses
- Attract youth and create opportunities for multi-generational interactions and activities.
- Attract investment from business owners
- Create an identity and sense of place
- Attract street festivals with art and music (with a large parking lot for events and block parties)



A. Purpose and Intent

The purpose of this PUD application is to add one (1) additional use to the PROPERTY's C-2 zoning classification – an “indoor shooting gallery.” This use is added to the interior of the 35,320 square foot building on the PROPERTY only. All prior zoning cases are applicable to the overall PROPERTY and are incorporated herein by reference.

This PUD is intended to govern only the development and use associated with an “indoor shooting gallery” within the 35,320 square foot structure on the PROPERTY – any other uses and development of the larger PROPERTY are governed by and compliant with those requirements pertaining to (i) C-2, Intermediate Commercial Zone, Section 623 and, as applicable, (ii) prior zoning cases for the PROPERTY.

The existing structure (built in 2001) will be improved aesthetically, conforming with the intents and purposes of the North 32ND Street Plan, specifically enhancing the structure to improve the business appeal of the area by updating the look and scheme of the building. Existing landscaping provides an extensive amount of shade and conforms with low water use guidelines and blends in with the natural look of the community and surrounding desert.

B. Land Use Plan

The larger development around the PROPERTY consists of residential (R1-8) bounding the north and west sides of the PROPERTY, commercial (C-2) along the south border and is bound by 32nd street to the east with commercial (C-1) across the street (**EXHIBIT 3**). This request does not propose any additional changes to the PROPERTY in the approximately 20,000 square feet excluding the range area (approximately 15,000 square feet) or outside the building on the remaining land of the PROPERTY. A current aerial image is provided as **EXHIBIT 1**.

The PROPERTY is the former Arizona Republic north Phoenix distribution center and is 4.49 acres with a single structure that contains approximately 35,320 useable square feet in size (**EXHIBIT 2**). A conceptual layout of the future range, retail area, classrooms, lounge, restaurant, and coffee café is provided as **EXHIBIT 8**.

The facility is planned to include 26 indoor shooting lanes (the indoor “shooting gallery” that is the subject of this request), together with a retail area, classrooms, lounge, restaurant, coffee café, offices and a secure storage space, all of which are permitted C-2 uses.

Zoning and Land Use Compatibility

The PROPERTY is currently zoned C-2. There are no zoning cases associated with the PROPERTY. The surrounding area is zoned R1-8 to the north and west and C-2 to the south, all zones that are complementary to the proposed PUD, which will retain all C-2 development standards and uses.

C. List of Uses

This PUD specifically permits all those uses as per the C-2, Intermediate Commercial Zone, Section 623 of the Phoenix Zoning Ordinance, and adds:

1. Indoor Shooting Gallery

Accessory Uses include includes all those uses per the C-2, Intermediate Commercial Zone, Section 623 of the Phoenix Zoning Ordinance.

The “Indoor Shooting Gallery” is only permitted inside the existing structure on the PROPERTY. The “Indoor Shooting Gallery” space is defined horizontally as all shooting lanes, shooting stalls, access area behind the stalls (approximately twelve (12) feet), the bullet trap area, and the maintenance space, and vertically from floor level to ceiling inside this space, excluding all elements of the business otherwise authorized by the C-2 zone, and is limited to a total of up to 15,500 square feet in the interior of the existing structure.

D. Development Standards

All development of the PROPERTY shall comply with the present standards of the C-2, Intermediate Commercial Zone, at Section 623 of the City of Phoenix Zoning Ordinance. In addition to the City of Phoenix Zoning Ordinance and applicable local requirements, all development will also be compliant with applicable state and federal law.

All Landscape Standards shall comply with the existing standards of the C-2, Intermediate Commercial Zone, at Section 623 of the City of Phoenix Zoning Ordinance. The PROPERTY currently complies with standards of the C-2, Intermediate Commercial Zone, at Section 623 of the City of Phoenix Zoning Ordinance.

E. Design Guidelines

All development of the Site shall comply with the design review guidelines at Section 507 TAB A of the Phoenix Zoning Ordinance.

Additionally, this project is focused on integrating with the community and further enhancing the community. Following the design expectations, this project will provide innovative, compatible and sustainable enhancements to the current PROPERTY that fully support the vision outlined in the North 32ND Street Plan and that of the intent of the City of Phoenix’s guidance for Planned Unit Developments. The following considerations have been incorporated, with respect to the PROPERTY, into the plan for the exterior and the function of operations inside the facility:

1. Sustainability

- a) **Thermal Comfort** – The entire border of the PROPERTY is lined with mature drought resistant trees and plants. The entrance and exterior patios will be shaded and utilize an efficient misting system to provide comfort for the community to enjoy Phoenix’s beautiful weather.

- b) **Energy Efficiency in Design and Long-Term Operation** – The project will include a state of the art "green" shooting range. We will recycle 100% of the brass and lead that is used in the ranges and will use recycled rubber on the ranges. The modern HVAC systems are fully HEPA filtered; the exhausted "hospital grade" air from the ranges is even cleaner than the city's air going in. Xeriscaping covers 100% of the landscaped areas on the PROPERTY. The entire border of the PROPERTY includes storm water runoff designs, including a large basin on the entrance.

2. Architectural Design

- a) **Manipulation of Massing** – The current structure is boxy and bland.
- b) **Building Articulation** – Vertical and horizontal design features will be added to the structure to create changes in plane and give the structure a more appealing look and a more inviting and comfortable feel. Materials will be used to add texture and color to the building, complimentary to the community and modernizing the PROPERTY.
- c) **Distinct Entry Features** – The unique flow of the PROPERTY presents an opportunity to retain privacy for patrons of the building, creating an entrance from the parking lot in the "back" of the building. A welcoming covered entry will create an appealing flow from the parking lot to the facility.
- d) **Decorative Signage** – Special attention will be given to the building frontage to North 32nd Street that is modern, unique and complimentary to the natural textures added to the structure.
- e) **Four-Sided Architecture** – Because the flow of the use of the facility includes passing around the entire building, architectural features will be included on all four sides of the building.
- f) **Regionally Significant** – Architectural consideration is given to the exterior and interior of the facility to compliment the area and the proximity of natural desert views and landscaping.

3. Site Design / Development

- a) **Innovative Design of Access** – The structure is setback significantly from 32nd Street which allows for design elements that make it unique and appealing. Dual, wide entry points allow for uncongested flow. The parking lot is surrounded by mature trees and well-lit by a neighborhood sight line, height conforming lighting plan, providing both privacy and security.
- b) **Varied Setbacks** – Design elements in the addition of a coffee shop on the 32nd Street side of the building, the deep entrance turnaround and the entrance and outside patio areas all give the building a more appealing look.

4. Open Space Design

- a) **Improved Patios and Courtyards** – Patios for the coffee shop and restaurant will provide a more pleasant and inviting look to the facility.
- b) **Shading** – Canopies, covered rest areas and functional landscaping will provide ample shade accessing the facility and use of the facility.

- c) **Interior Open Design** – The large available square footage allows an open and flowing interior design that removes clutter, improves sight lines and provides ample space for entertainment and relaxation.

5. Landscaping Enhancements

- a) **Themed Landscape Palette** – Current landscaping carries a consistent theme, matching that of the community.
- b) **Maturity of Trees** – All trees and shrubs are over 15 years old and have been maintained to maximize shading and remain appealing.
- c) **Low Water Use Plants** – Xeriscaping is consistent through the entire landscaping.
- d) **Clustering of Trees at Appropriate Locations** – Trees are thicker at points of transition and where sight lines to neighborhoods should be protected.

F. Signs

All development of the PROPERTY shall comply with the provisions of Section 705 – Signs of the City of Phoenix Zoning Ordinance.

The PROPERTY is subject to an approved Comprehensive Sign Plan, which contains specialized standards for the development that require compliance for all signage on and around the PROPERTY.

G. Sustainability

All development of the PROPERTY shall comply with the standards of the C-2, Intermediate Commercial Zone, Section 623 and Section 507 TAB A of the City of Phoenix Zoning Ordinance, each as applicable.

Additionally, extra attention has been given to design and operations wherever improvements to sustainability and “green” initiatives can be implemented. As mentioned previously, this project will recycle 100% of the brass and lead that is used in the ranges and will use recycled rubber on the ranges. The modern HVAC systems are fully HEPA filtered; the exhausted “hospital grade” air from the ranges is even cleaner than the city’s air going in.

H. Infrastructure

The PROPERTY is already developed and has required utility services.

I. Comparative Zoning Standards Table

This chart demonstrates the comparison of zoning as it currently exists compared to the proposed PUD change, with the intended purposes of the business as they are permitted in each condition.

Table C.1	CURRENT ZONING (C-2)	PROPOSED REZONE TO PUD
Land Uses	Permitted Use	Permitted Use
Commercial (per C-2 zoning District)	X	X
Guns, Retail Sales and/or Repairs ¹	X	X
Restaurant and Bars (without outdoor patios) ²	X	X
Restaurant and Bars (with outdoor patios) ³	X	X
Safes, Repairing and Sales ⁴	X	X
Shooting Gallery ⁵		X

NOTES:

1. Section 623. Commercial C-2 District – Intermediate Commercial, Para D.83
2. Section 623. Commercial C-2 District – Intermediate Commercial, Para D.157
3. Section 623. Commercial C-2 District – Intermediate Commercial, Para D.157.c (REQUIRES SPECIAL PERMIT)
4. Section 623. Commercial C-2 District – Intermediate Commercial, Para D.163
5. Section 624. Commercial C-3 District – General Commercial, Para D.120

J. PROPERTY Legal Description

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

The North half of the Southeast quarter of the Southeast quarter of the Southeast quarter of Section 26, Township 4 North, Range 3 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT That part lying East of a line described as follows:

BEGINNING at the intersection of the South line of the said North half of The West line of the East 65.00 feet thereof;

THENCE Northerly, along said West line, to the South line of the North 230.33 feet of the aforesaid North half;

THENCE Northeasterly to the intersection of the North line of said North half with the West line of the East 55 feet thereof and the terminus of the line described herein.

APN: 213-16-588

K. Site Conditions and Location

The PROPERTY is located 300 feet north of the northwest corner of Union Hills Road and 32nd street. Current zoning of the PROPERTY is C-2. Consistent with the use currently authorized under the present C-2 zoning, the intent is to improve the facility and reduce the impact of the PROPERTY's use on the neighboring residential property by improving the aesthetic appearance of the exterior with a design that is both updated and appealing combined with the surrounding community. Traffic for the intended purpose of the PROPERTY will be consistent with operational hours authorized in C-2 zoning, 6:00am through 10:00pm. Due to the nature of the intended purpose of the PROPERTY, traffic frequency will be less than most permitted uses in C-2 as the customers' typical time in the facility will be 1-2 hours. Other permitted uses in C-2 will introduce traffic frequency of 10-15 minutes turnarounds.

The requested additional use of "shooting gallery" expressly permitted in C-3, does raise the question of increased noise levels. Traffic level and frequency will be identical or less than the functions of the intended uses authorized in C-2 as the "shooting gallery" will keep customers in the building longer (2-3 hours) and reduce frequency of customers' entrance and departure. To mitigate the potential noise levels from an indoor "shooting gallery," the design incorporates a six (6) foot maintenance space around the shooting lanes, interior concrete walls and noise abatement material on the loudest portions of the range and in the overhead area. Typical modern ranges have noise levels no louder than ambient noise. This design reduces it even further by adding air buffer zones, lane alignment and noise abatement materials.

Safety and security are paramount to this design. The facility will have over 150 cameras, will be well lit and local law enforcement has asked and been approved to station on the PROPERTY during regular rounds.

There is ample parking available with lighting complimentary to the surrounding residential areas and ample for safety at night. The parking area is surrounded on all sides by retention landscaping and trees that are over 15 years old.

In addition to addressing all potential impact concerns of the addition of one line item from C-3 zoning, "shooting gallery", this development will dramatically improve the current look of the PROPERTY to bring the aesthetic of the building up to or exceeding that discussed in the North 32nd Street Plan. Design review will be a part of the permitting process, but specific attention will be spent on 1) changing from the current "boxy" look to an exterior that is keeping with the look and feel of the community and 2) covering the view of the loading dock currently exposed to view from 32ND Street with a gate that matches the updated aesthetics of the structure.

L. General Plan Conformance

The City of Phoenix General Plan Land Use Map identifies the PROPERTY as Commercial. The proposed use, which is commercial in nature, is constant with the classifications of the Land Use Map and remains consistent with The N 32ND Plan.

M. Phasing Plan

Single phase development; no phasing required.



Exhibit 2: Parcel Aerial



Parcel Aerial: 18808 N 32nd St, 85050 (APN: 213-16-188)



Maricopa County GIS, Maricopa County Assessor's Office
3/31/2021 8:31:07 AM

Exhibit 3: Zoning Map

18808 N 32ND Street, Phoenix, AZ 85050 (APN: 213-16-588)

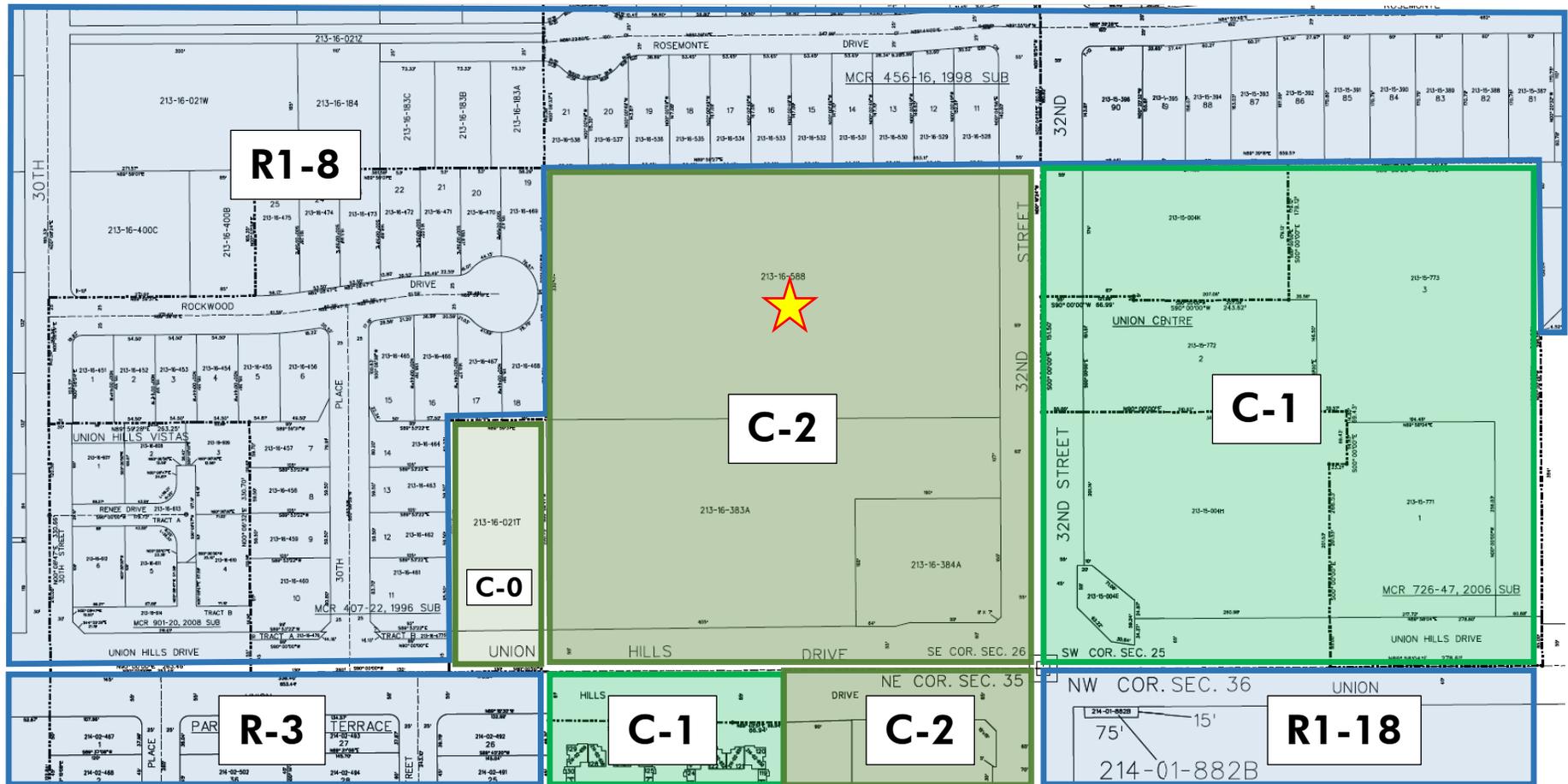


Exhibit 4: Current Elevation

18808 N 32ND Street, Phoenix, AZ 85050 (APN: 213-16-588)



Exhibit 5: Conceptual Elevation (North and West)

18808 N 32ND Street, Phoenix, AZ 85050 (APN: 213-16-588)

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION (CONT.)
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL / FINISH SCHEDULE:

KEY	DESCRIPTION
EXTERIOR WALLS:	
WB	THIN BRICK - MODERN TOMHOUSE SERIES' GREENWOOD OVER METAL FRAMING
WV	GARDEN ROCK WALL 3" WIDE
WA	PERFORATED METAL COLOR BLOCK STACK BOND
WT	TRENSTONE 'BLACK CANYON'
WU	'BREZZER BLOCK' BACKSPILT WALL NATURAL GREY, STYLE HORIZON, OUR BLOCK CO.
MT	METAL LANDSCAPE TRELLIS
MS1	ALUMINUM COMPOSITE METAL - ROLLER FINISH, DARK BRONZE
MS2	PERFORATED METAL - MICHOLDS' ROUND, ALUMINUM 30 GAUGE 5% OPEN

CANOPY KEY:

KEY	DESCRIPTION
CC	STEEL CHANNEL
	FASCIA W/P PERFORATED METAL SORT BY TUBE STEEL FRAMING @ O.C.

GLAZING KEY:

MATERIAL	DESCRIPTION
FRAMES	ALUMINUM STOREFRONT # 402 (SEALANT JOINT VERT) BLACK ANODIZED (AB-B)
EXTERIOR GLAZING	SOLARBAN 80 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE

PAINT KEY:

KEY	DESCRIPTION
P1	DUNN EDWARDS (WHITE) 'TODD MORNING PERSIAN' (RV 75)
P2	DUNN EDWARDS (BROWN) 'SLAY OR GREY' #568229 (RV 43)
P3	DUNN EDWARDS (DARK GRAY) 'IRON FORTUNE' #DC638A (RV 16)

THE GUNNER ARIZONA
18808 N 32ND STREET
PHOENIX, ARIZONA 85050

LGE DESIGN/BUILD

DATE: _____ TIME: _____

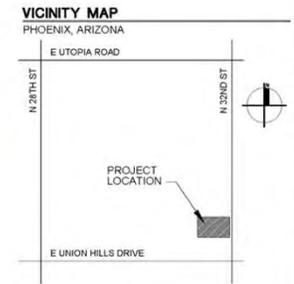
REVISIONS:

NO.	DATE	DESCRIPTION

04/23/2021 - PLANNED UNIT DEVELOPMENT SUBMITTAL

A4.1.2

Exhibit 7: Context Plan



CITY APPROVALS

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THE GUNNER
18808 N 32ND STREET
PHOENIX, ARIZONA 85060

LGE DESIGNBUILD

SHEET	REVISION	DATE

SHEET TITLE: CONTEXT PLAN
 DATE: 04/15/2021
 DRAWN BY: JPM
 CHECKED BY: DMK
 PROJECT NO:
 SHEET: **A11.2**

