



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-72-25-6
August 8, 2025

[North Mountain Village Planning Committee Meeting Date:](#) August 20, 2025

[Planning Commission Hearing Date:](#) September 4, 2025

Request From: [R-5](#) (Multifamily Residence District – Restricted Commercial) (1.70 acres)
[R1-6](#) (Single-Family Residence District) (0.30 acres)

Request To: [C-2](#) (Intermediate Commercial) (2.00 acres)

Proposal: Commercial Uses

Location: Northeast corner of 17th Street and Northern Avenue

Owner: Seasons Hospice Palliative Care of Arizona, LLC et. al.

Applicant/Representative: George Pasquel, III, Withey Morris Baugh, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
<u>General Plan Land Use Designation</u>		Residential 3.5 to 5 dwellings per acre	
<u>Street Map Classification</u>	17th Street	Local	25-foot east half street
	Northern Avenue	Arterial	50-foot north half street
CONNECT PEOPLE & PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods. The proposal will facilitate the development of a currently vacant lot with a reasonable level of intensity. As stipulated, the maximum building height will not exceed 30 feet, which is consistent with the building heights of the adjacent commercial office buildings and residential neighborhood. Further, the proposed use, per Companion Rezoning Case No. Z-SP-3-25-6, is to accommodate a self-storage warehouse, which are typically low-intensity uses.			

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The proposal, as stipulated, provides enhanced shading and planting standards for building setbacks, pedestrian pathways, and bicycle parking areas.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; WATER INFRASTRUCTURE (SUPPLY); DESIGN PRINCIPLE: Maximize the use of drought-tolerant vegetation in landscaped areas throughout the city and promote the use of Xeriscape techniques.

As stipulated, the proposal will utilize drought-tolerant plant species and will include limitations on the use of natural turf.

Applicable Plan, Overlays, and Initiatives

[Comprehensive Bicycle Master Plan](#): Background Item No. 6.

[Shade Phoenix Plan](#): Background Item No. 7.

[Transportation Electrification Action Plan](#): Background Item No. 8.

[Conservation Measures for New Development](#): Background Item No. 9.

[Phoenix Climate Action Plan](#): Background Item No. 10.

[Complete Streets Guidelines](#): Background Item No. 11.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	R-5 and R1-6
North	Vacant land (pending residential office)	R1-6 (pending R-O)
South (across Northern Avenue)	Multifamily residential	R-3
East	Commercial office use	C-O
West (across 17th Street)	Commercial office use	C-O

C-2 Intermediate Commercial		
<u>Standards</u>	<u>Requirements</u>	<u>Site Plan Provisions</u>
Maximum Building Height	2 stories, 30 feet	29 feet-8 inches (Met)
<i>Minimum Building Setbacks</i>		
Northern Avenue	25 feet average, 20 feet minimum	25 feet (Met)
East (Adjacent to C-O)	10 feet	10 feet (Met)
17th Street	25 feet average, 20 feet minimum	25 feet (Met)
North (Adjacent to R1-6, pending R-O)	50, 10 feet	50 feet (Met)
<i>Minimum Landscape Setbacks</i>		
Northern Avenue	25 feet average	25 feet (Met)
East (Adjacent to C-O)	10 feet	10 feet (Met)
17th Street	25 feet average	25 feet (Met)
North (Adjacent to R1-6, pending R-O)	10 feet	10 feet (Met)
<i>Lot Standards</i>		
Maximum Lot Coverage	50 percent	37 percent (Met)
Minimum Parking	22 spaces (1 space per 35 storage units plus 1 space per 300 square feet for office)	22 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

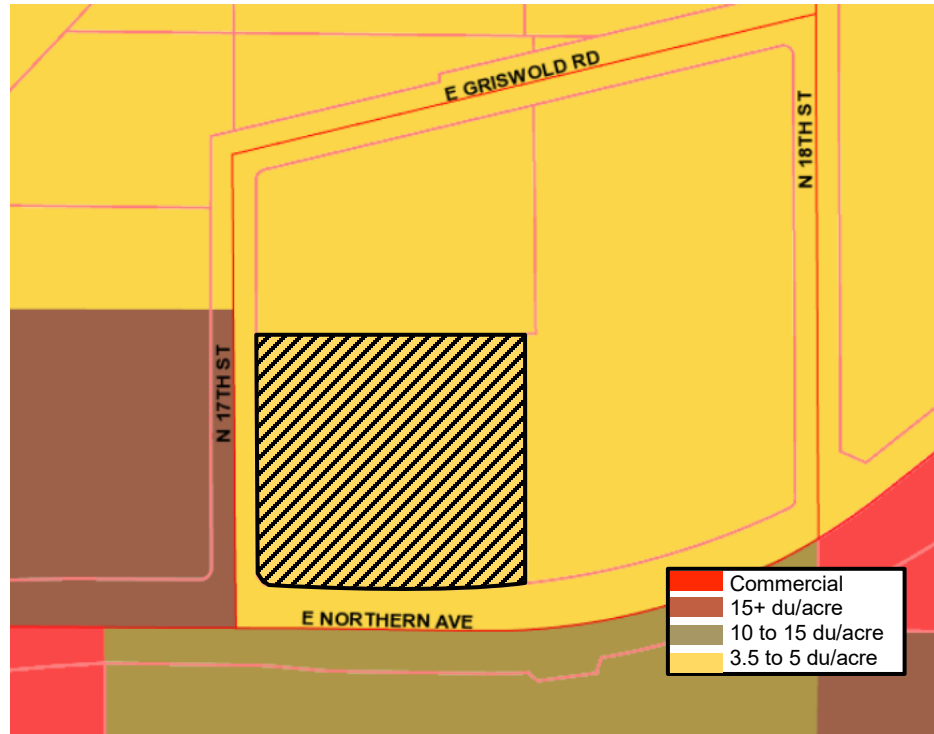
1. This request is to rezone 2.00 acres located at the northeast corner of 17th Street and Northern Avenue from 1.70 acres of R-5 (Multifamily Residence District – Restricted Commercial) and 0.30 acres of R1-6 (Single-Family Residence District) to C-2 (Intermediate Commercial) to allow commercial uses.

Companion case No. Z-SP-3-25-6 is a subsequent request that seeks to permit a self-service storage warehouse use through the granting of a Special Permit.

GENERAL PLAN LAND USE MAP DESIGNATION

2. The subject site, as well as areas to the north and east are designated as Residential 3.5 to 5 dwelling units per acre on the General Plan Land Use Map. The area to the west, across 17th Street, is designated as Residential 15+ dwelling units per acre, while the area to the south of the site, across Northern Avenue, is designated as 10 to 15 dwelling units per acre. The proposal for C-2 zoning on the subject site is not consistent with the General Plan Land Use Map

designation; however, a General Plan Amendment is not required as the site is less than 10 acres.

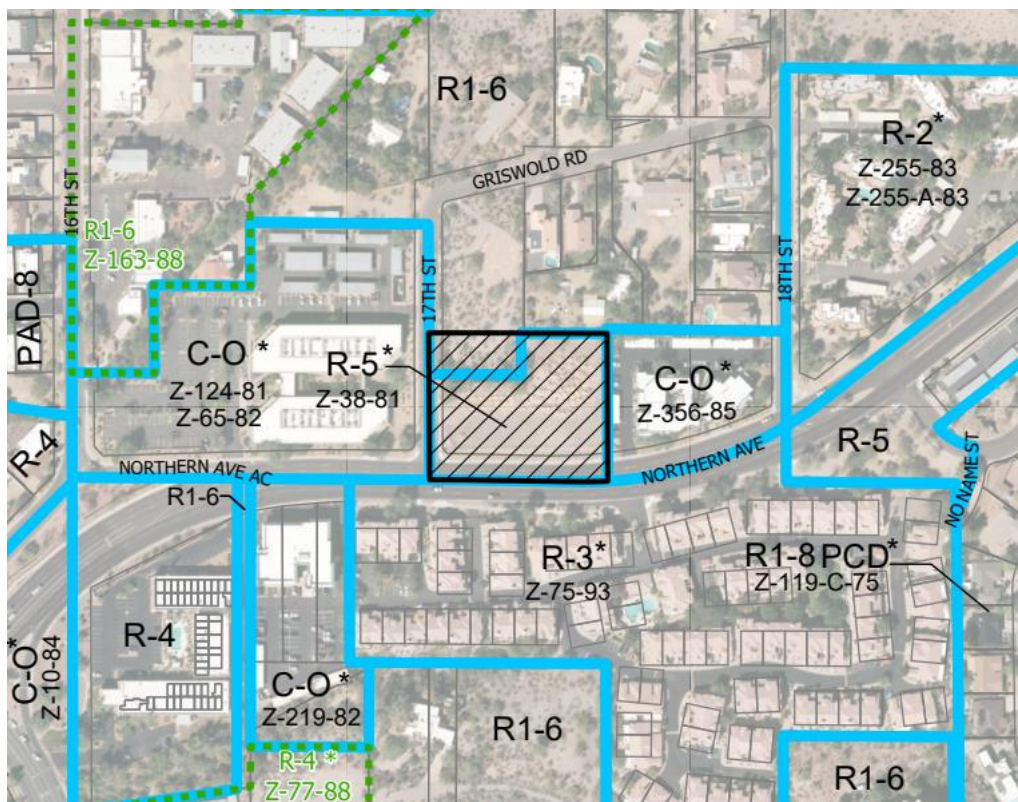


General Plan Land Use Map; Source: City of Phoenix GIS.

SURROUNDING LAND USES AND ZONING

3. The subject property is mostly zoned R-5, with a small portion being part of the adjacent parcel and zoned R1-6. The property to the east of the site is developed as commercial office and is zoned C-O, as is the case with the property located to the west of the site, on the other side of 17th Street. The property to the south of the site, across Northern Avenue, is developed as multifamily residential with R-3 zoning.

The following image illustrates the subject site and its proximity to the adjacent properties and zoning.

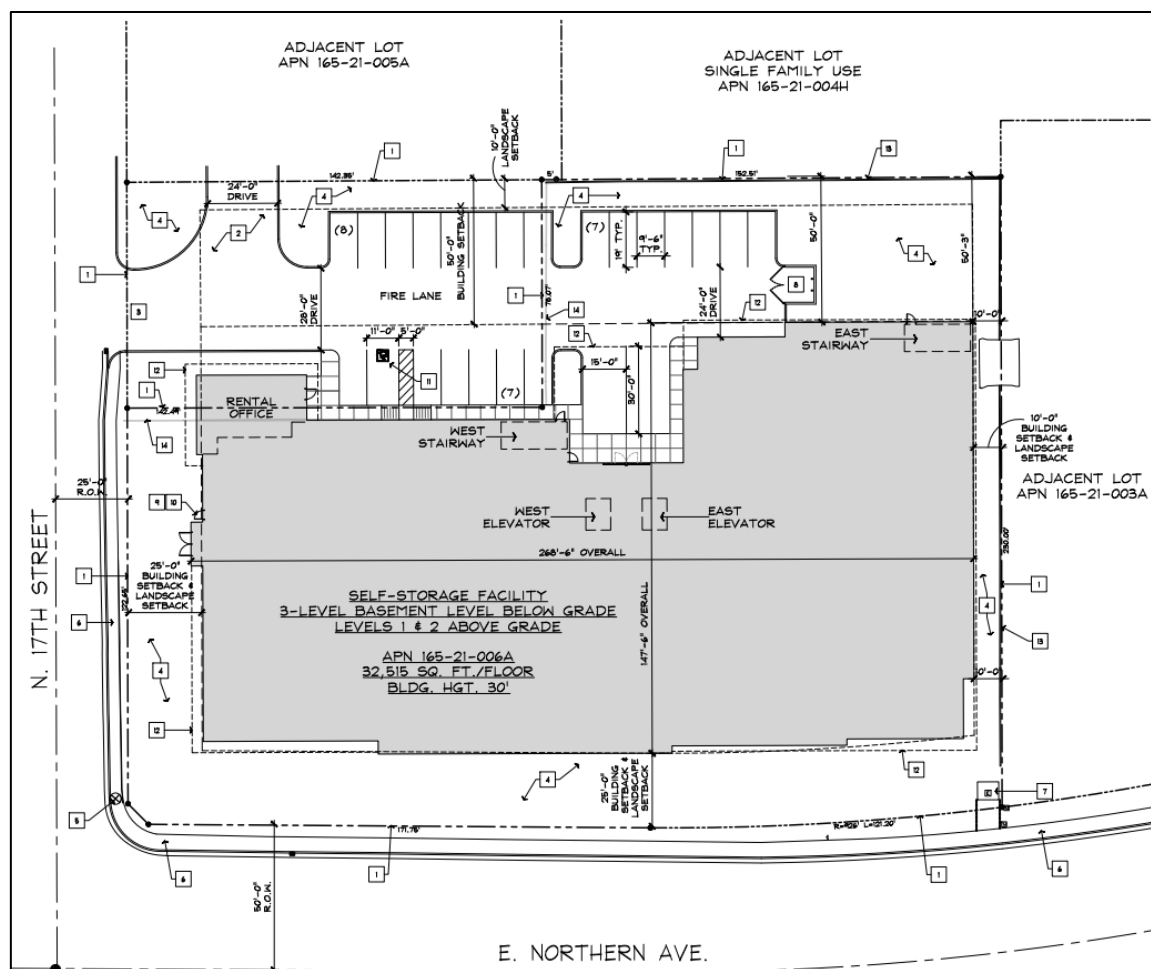


Source: City of Phoenix GIS

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, depicts a 32,500 square foot, three level self-storage facility with rental office, at height of less than 30 feet. Two of the three levels will be above grade, while the bottom level will be below grade. The site will take access from a shared access driveway located on 17th Street. The shared access drive will provide access to the parking field containing 22 parking spaces located between the building and the landscape area to the north. Landscaping will be located along each of the four perimeters in accordance with the requirements for the C-2 zoning district. Stipulation No. 1 includes reference to this site plan.



Source: Robert Brown Architects

5. Elevations

The elevations, attached as an exhibit, depict a two-story building (basement level not depicted). Each of the four elevations depict a contemporary architectural style with Spanish Colonial references including arched windows and red tile roof overhangs. The elevations also depict two architectural features reminiscent of a chimney, that extend to a height of 34 feet, which is allowed per Section 701.B of the Phoenix Zoning Ordinance. Stipulation No. 1 includes reference to these elevations.



Source: Robert Brown Architects

ADOPTED AREA PLANS, STUDIES, AND POLICIES

6. [Comprehensive Bicycle Master Plan:](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Stipulation No.9 requires bicycle parking to be installed per the requirements in the city's Walkable Urban (WU) Code.

7. [Shade Phoenix Plan:](#)

The Shade Phoenix Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff recommends robust tree planting standards including:

- Planting the Northern Avenue streetscape with minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings on both sides of the sidewalk to achieve a minimum of 75 percent shade.
- Planting the Northern Avenue streetscape with a minimum of five 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs,

accents, and vegetative groundcovers, maintained to a height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75 percent live coverage.

- The use of shade structures, trees, or landscaping to achieve 75 percent shade at bicycle parking areas and pedestrian pathways.

These are addressed in Stipulations No. 4 and 11.

8. **Transportation Electrification Action Plan:**

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan, to accelerate public adoption of electric vehicles through workplace, business, and multifamily charging infrastructure, is to recommend standard stipulations for rezoning cases to provide EV charging infrastructure. This is addressed in Stipulations No. 8 and 10.

9. **Conservation Measures for New Development:**

In June 2023, the Phoenix City Council adopted the Conservation Measures for New Development policy as part of a resolution addressing the future water consumption of new development (Resolution 22129). This resolution addresses the future water consumption of new development to support one of the City's Five Core Values in the General Plan which calls for Phoenix to - *Build the Sustainable Desert City*. The Conservation Measures for New Development policy includes direction to develop standards for consideration as stipulations for all rezoning cases that will address best practices related to water usage in nine specific categories. This is addressed in Stipulations No. 12 through 15.

10. **Phoenix Climate Action Plan:**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emission reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the

[Greater Phoenix Green Infrastructure \(GI\) and Low Impact Development Details for Alternative Stormwater Management](#) to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 15, which requires a minimum of two GI techniques for stormwater management to be implemented.

11. [Complete Streets Guidelines:](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles.

Stipulation No. 2 requires pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path to enhance pedestrian safety. Additionally, all streets will be improved with all required elements and comply with ADA accessibility standards, as required by Stipulation Nos. 6 and 7.

COMMUNITY INPUT SUMMARY

12. As of the writing of this report, staff has received two items in opposition to the request citing incompatibility with the neighborhood, decrease in property values, and traffic onto 17th Street.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department has the following requirements:
- Shared access to the property to the south to be memorialized through an easement (Stipulation No. 3).
 - Six-foot detached sidewalk with 10-foot planting strip along Northern Avenue (Stipulation No. 4).
 - Mitigation improvements per the Traffic Impact Analysis (Stipulation No. 5).
 - Replace unused driveways with sidewalk, curb, and gutter (Stipulation No. 6).
 - Replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps (Stipulation No. 6).
 - Right-of-way improvements to include curb, gutter, detached sidewalk, landscaping, etc. (Stipulation No. 7).

OTHER

14. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulations No. 16 through 18.
15. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to final site plan approval. This is addressed in Stipulation No. 19.
16. Development and use of the site are subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal actions such as, but not limited to, zoning adjustments and abandonments may be required.

Findings

1. The proposal will allow the development of a currently vacant lot with a reasonable level of intensity.
2. As stipulated, the proposal advances the goals and policies of adopted plans and policies.
3. The proposal is appropriate at this location and is compatible with surrounding land uses.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped May 27, 2025, as modified by the following stipulations and approved by the Planning and Development Department.
2. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast parking and drive aisle surfaces, as approved by the Planning and Development Department.
3. At the time of final plat, a minimum 14-foot-wide vehicular access easement, providing for future shared access with the adjacent northern property to 17th Street, shall be recorded.
4. The existing sidewalk Northern Avenue shall be removed and reconstructed with a minimum 6-foot-wide detached sidewalk separated by a minimum 10-foot-wide landscape strip located between the back of curb and sidewalk on the north side of, adjacent to the development, and shall comply with the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper, single-trunk, large canopy, drought-tolerant, shade trees, planted 20 feet on center or in equivalent groupings on both sides of the sidewalk to achieve a minimum of 75% shade.
 - b. A minimum of five 5-gallon drought-tolerant shrubs per tree and a mixture of drought-tolerant shrubs, accents, and vegetative groundcovers, maintained to a maximum height of two feet, evenly distributed throughout the landscape areas to achieve a minimum of 75% live coverage.

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

5. All mitigation improvements shall be constructed and/or funded as identified in the accepted Traffic Impact Analysis dated May 8, 2025.
6. Replace unused driveways with sidewalk, curb and gutter. Also, replace any broken or out-of-grade curb, gutter, sidewalk, and curb ramps on all streets and upgrade all off-site improvements to be in compliance with current ADA guidelines.
7. All streets within and adjacent to the development shall be constructed with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands,

landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

8. A minimum of 5% of the required parking spaces shall include EV Installed infrastructure.
9. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
10. A minimum of one of the bicycle parking spaces shall include an electrical receptacle for electric bicycle charging capabilities, as approved by the Planning and Development Department.
11. All bicycle parking spaces and pedestrian pathways, including sidewalks, shall be shaded by a structure, landscaping, or a combination of the two to provide a minimum of 75% shade, as approved by the Planning and Development Department.
12. Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization), as approved by the Planning and Development Department.
13. A minimum of 25% of the surface parking areas shall be shaded, as approved by the Planning and Development Department. Shade may be achieved by structures or by minimum 2-inch caliper, drought tolerant, shade trees, or a combination thereof.
14. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Phoenix Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.
15. A minimum of two green stormwater infrastructure (GSI) elements for stormwater management shall be implemented, as approved or modified by the Planning and Development and/or Street Transportation departments. This includes but is not limited to stormwater harvesting basins, bioswales, permeable pavement, etc., per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management.

16. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
17. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
18. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
19. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Robert Kuhfuss

August 8, 2025

Team Leader

Racelle Escolar

Exhibits

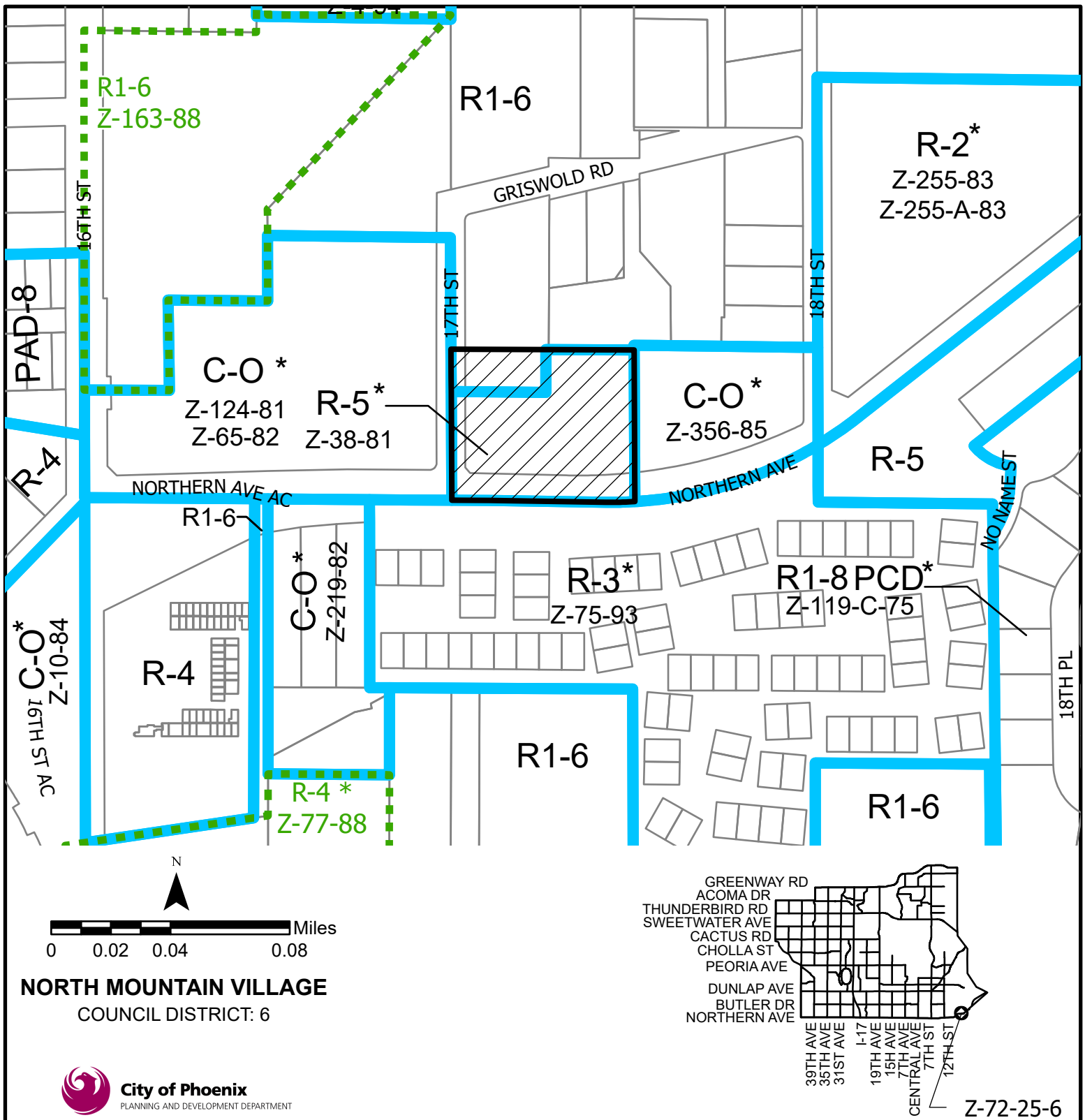
Sketch Map

Aerial Sketch Map

Conceptual Site Plan date stamped May 27, 2025 (1 page)

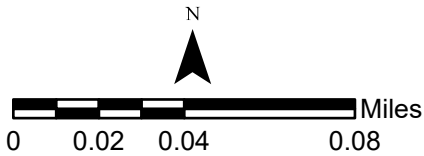
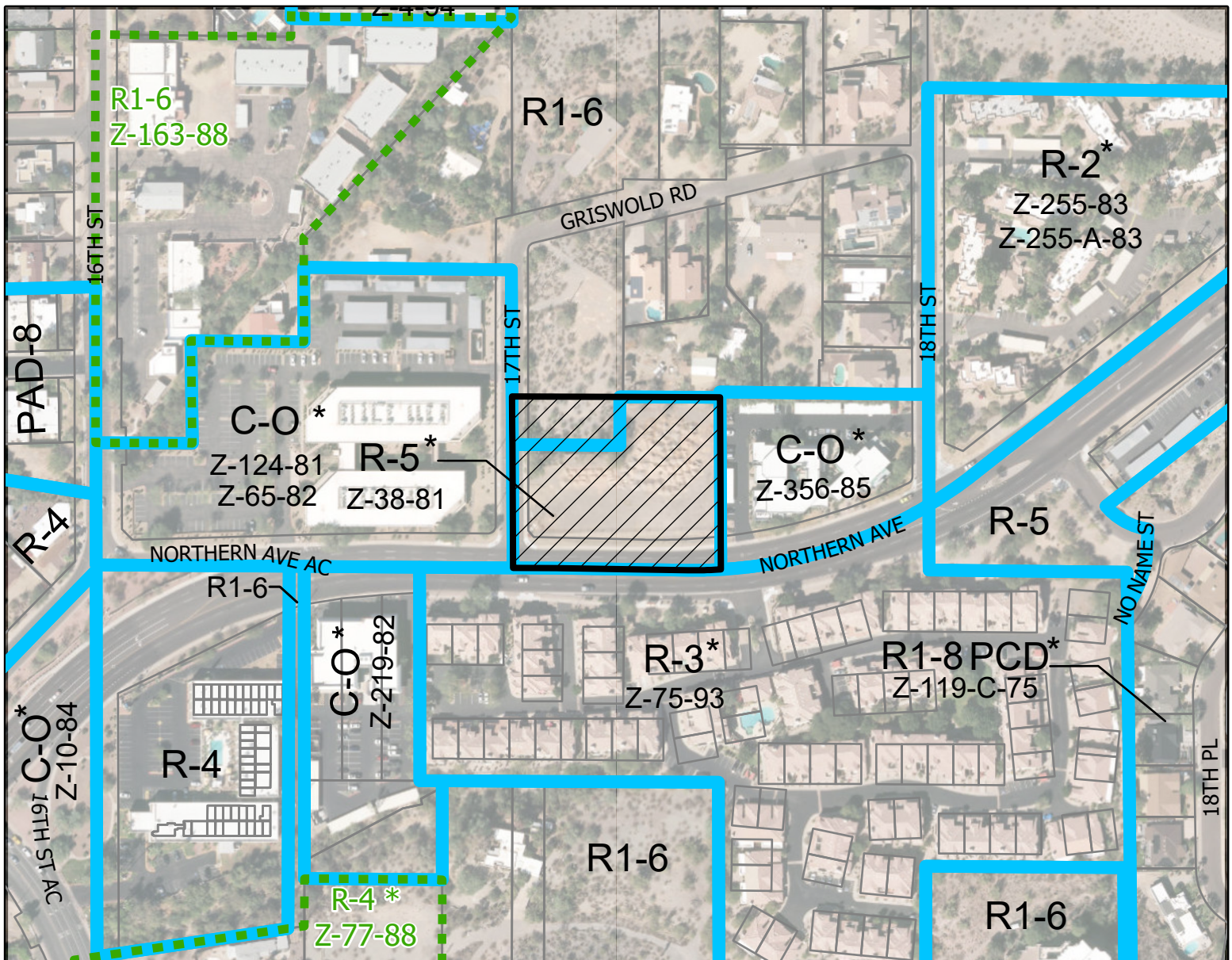
Conceptual Elevations date stamped May 27, 2025 (1 page)

Community Correspondence (3 pages)

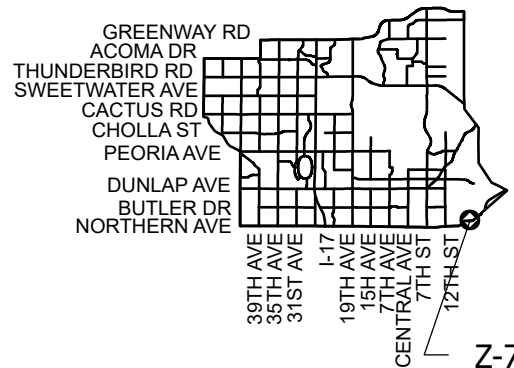


APPLICANT'S NAME: Withey Morris Baugh, PLC		REQUESTED CHANGE:	
APPLICATION NO: Z-72-25-6	DATE: 6/2/2025 REVISION DATES:	FROM: R1-6 (0.30 ac.) R-5 (1.70 ac.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 25-31	TO: C-2 (2.00 ac.)	
	ZONING MAP J-9		
MULTIPLES PERMITTED R1-6, R-5 C-2	CONVENTIONAL OPTION 1, 74 29	* UNITS P.R.D OPTION 2, 88 35	

* Maximum Units Allowed with P.R.D. Bonus



NORTH MOUNTAIN VILLAGE
COUNCIL DISTRICT: 6



Z-72-25-6

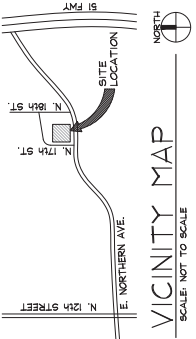
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	QS 25-31	J-9	
MULTIPLES PERMITTED R1-6, R-5 C-2	CONVENTIONAL OPTION 1, 74 29		* UNITS P.R.D OPTION 2, 88 35

* Maximum Units Allowed with P.R.D. Bonus



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17TH STREET & NORTHERN STORAGE

PROJECT NUMBER: 23033
DATE: 03.21.25

PROJECT DATA

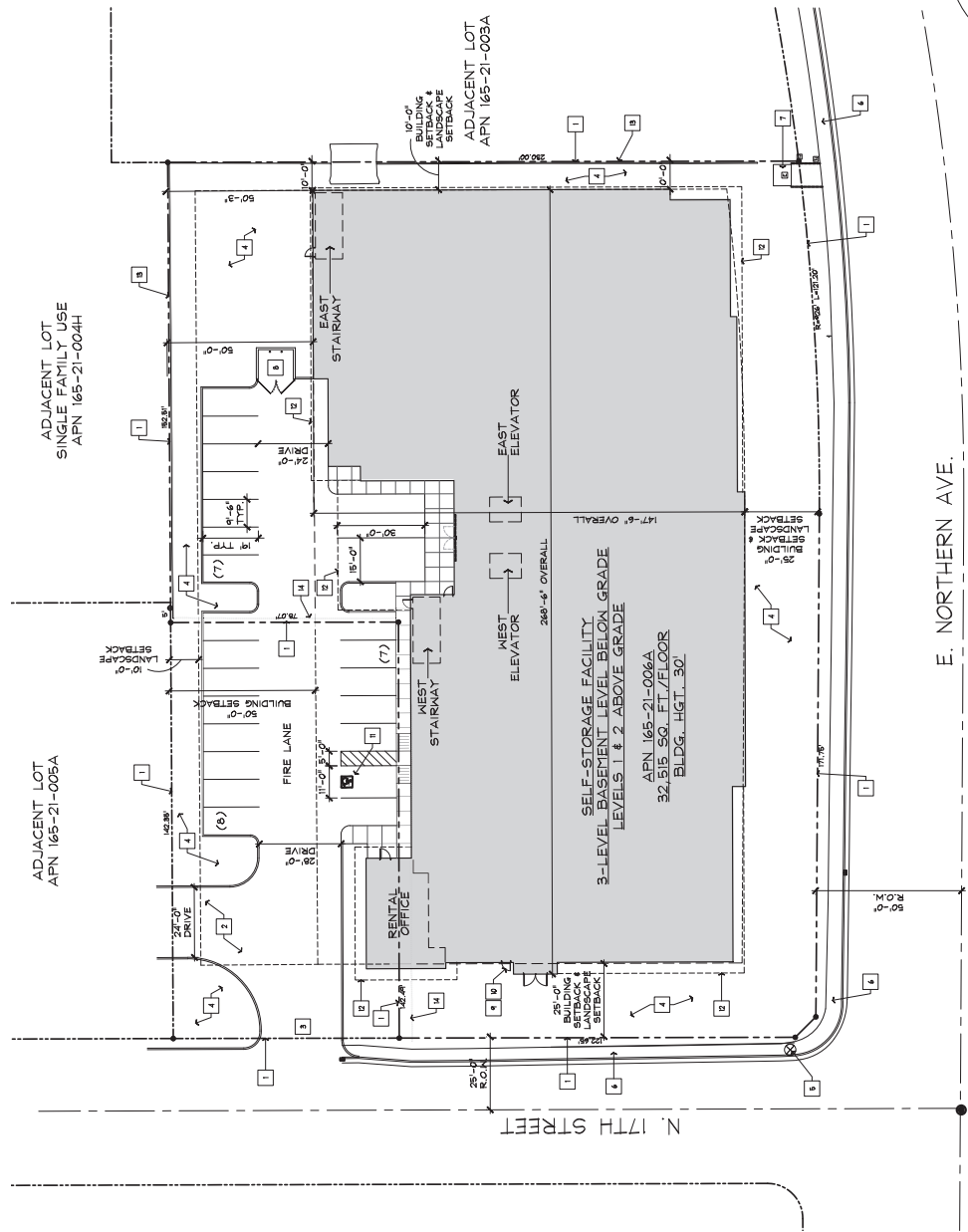
PROJECT ADDRESS:
1702 E. NORTHERN AVE
PHOENIX, ARIZONA 85028
ASSESSOR'S PARCEL NO.
165-21-006A & PARTIAL OF 165-21-005A
EXISTING ZONING: R-5
PROPOSED ZONING: C-2 SP
ALLOWABLE BUILDING HEIGHT: 30' MAX.
PROPOSED BUILDING HEIGHT: 2 STORIES @ 30'-0".
BUILDING AREA:
FIRST FLOOR: 32,515 SQ. FT. (BELOW GRADE)
SECOND FLOOR: 32,515 SQ. FT. (ABOVE GRADE)
TOTAL: 65,030 SQ. FT.
SITE AREA:
(NET) = 62,783 SQ. FT. / 1.44 ACRES
(GROSS) = 86,290 SQ. FT.
LOT COVERAGE:
ALLOWED: 50%
PROPOSED: 50%
FLOOR AREA RATIO (F.A.R.):
GROSS BUILDING AREA / GROSS SITE AREA
47,644 SQ. FT. / 86,290 SQ. FT. = 1.10
BUILDING USE: INTERMEDIATE OFFICE
BUILDING TYPE: B - RENTAL OFFICE (ACCESSORY)
BUILDING CONSTRUCTION TYPE:
I-B SPRINKLERED
PARKING ANALYSIS:
REQUIREMENTS:
TOTAL SPACES @ 1,000 = 3 SPACES
TOTAL REQUIRED = 22 SPACES
ENGROSSED BUILDING AREA:
22 SPACES (INCLUDED 1 VAN - ACCESSIBLE SPACE)
(125 TOTAL PROVIDED PARKING SPACES - 103 REQUIRED)
LOADING SPACES:
REQUIRED:
2 LOADING SPACES @ 10'x30' MIN.
ENGROSSED BUILDING AREA:
REQUIREMENTS:
2 LOADING SPACES PER PHZ ZONING ORDINANCE
2 LOADING SPACES @ 10'x30'

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF DEVELOPING APPROXIMATELY 1.44 ACRES (NET) OF A VACANT LOT TO FACILITATE A NEW, THREE-LEVEL, INTERMEDIATE OFFICE BUILDING ADJACENT TO THE CORNER OF N 17TH STREET AND E NORTHERN AVENUE. THE PROPERTY IS CURRENTLY ZONED DISTRICT R-5. WE ARE PROPOSING TO REZONE THE PROPERTY TO DISTRICT C-2 SP TO ALLOW FOR THE PROPOSED BUILDING USE. IN TOTAL, THE SELF-STORAGE FACILITY WILL HAVE TWO LEVELS ABOVE GRADE AND A BASEMENT LEVEL BELOW GRADE. THE RENTAL OFFICE BUILDING WILL BE A THREE-LEVEL BUILDING WITH A DRIVE SHARED WITH THE PROPOSED DEVELOPMENT TO THE NORTH. ALL REQUIRED PARKING AND HANDOVERING WILL OCCUR ON-SITE. THE PROPOSED DEVELOPMENT WILL BE A THREE-LEVEL BUILDING WITH A DRIVE SHARED WITH THE PROPOSED DEVELOPMENT TO THE NORTH. THE PROPOSED DEVELOPMENT WILL BE A THREE-LEVEL BUILDING WITH A DRIVE SHARED WITH THE PROPOSED DEVELOPMENT TO THE NORTH. THE PROPOSED DEVELOPMENT WILL BE A THREE-LEVEL BUILDING WITH A DRIVE SHARED WITH THE PROPOSED DEVELOPMENT TO THE NORTH.

GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM WITH ALL APPLICABLE CITY ORDINANCES.
2. ALL NEARBY RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. THE PROPOSED DEVELOPMENT SHALL BE MAINTAINED AT A MINIMUM HEIGHT OF 2' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' MAINTAIN HEIGHT OF 2' FROM THE PROPERTY LINE.
5. ADJACENT RESIDENTIAL DISTRICTS SHALL NOT EXCEED ONE FOOT NOISE LEVEL AT THE PROPERTY LINE.
6. ADJACENT RESIDENTIAL DISTRICTS SHALL NOT EXCEED ONE FOOT NOISE LEVEL AT THE PROPERTY LINE.
7. APPROVED FOR EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE ADJACENT EQUIPMENT.
8. CONTAINERS, LOADING DOCKS, TRANSFORMERS, AND BACKLOG FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. USED ON THIS SITE NUMBER (VISIBLE FROM PUBLIC STREETS) ADJACENT RESIDENTIAL AREAS.
10. PERMITS: NO SIGN ARE APPROVED PER THIS PLAN.



CITY OF PHOENIX

MAY 27 2025

Planning & Development
Department

SITE PLAN

SCALE: 1" = 20'-0"



KIVA 24-1449
SEEN 2400473
APN 165-21-006A, 27A-0-25
08-85-31

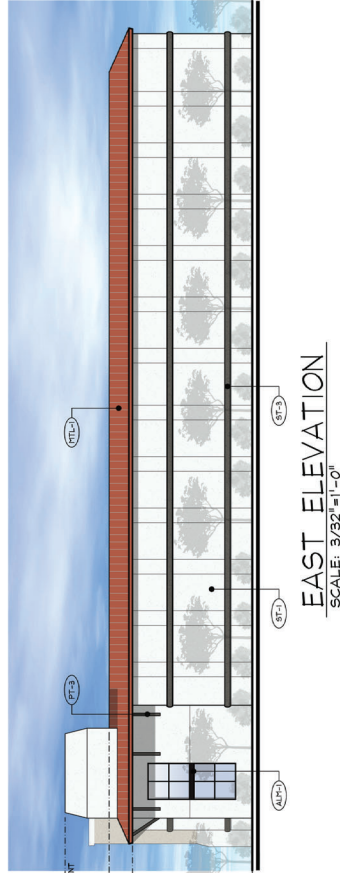
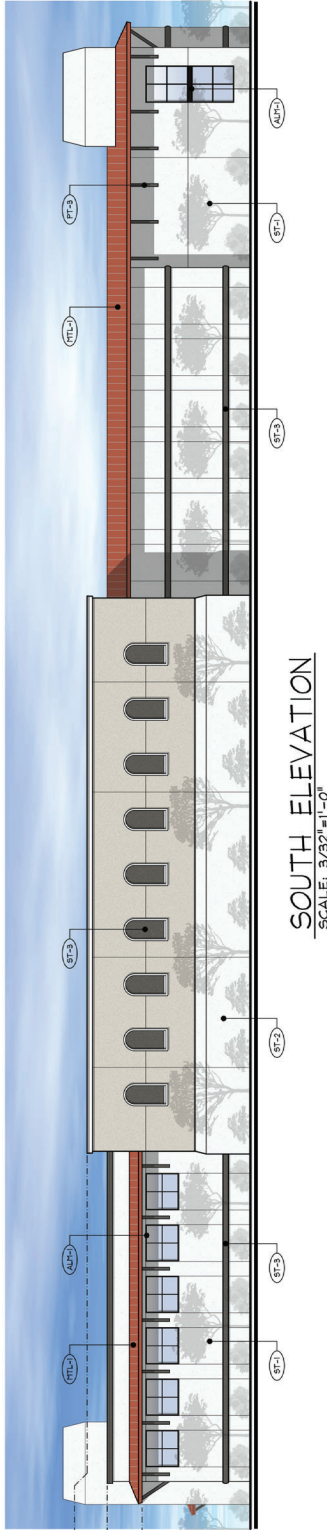
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KEYNOTES

- 1. FIRE SPRINKLER RISER ROOM
- 2. FIRE DEPARTMENT CONNECTION
- 3. S.E.S. ROOM

COLORS & MATERIALS

MARK	FINISH / COLOR
ST-1	SYNTHETIC STUCCO SYSTEM
ST-2	COLOR: DUNN-EDWARDS DE6372 'CATALINA'
ST-3	SYNTHETIC STUCCO SYSTEM
ST-4	COLOR: DUNN-EDWARDS DE6227 'MUSLIN'
ST-5	SYNTHETIC STUCCO SYSTEM
ST-6	COLOR: DUNN-EDWARDS DE6227 'MUSLIN'
PT-1	PAINT - ACENT
PT-2	COLOR: DUNN-EDWARDS DE6372 'CATALINA'
PT-3	PAINT - ACENT
PT-4	COLOR: DUNN-EDWARDS DE6227 'MUSLIN'
PT-5	PAINT - ACENT
PT-6	COLOR: DUNN-EDWARDS DE6227 'MUSLIN'
PT-7	24 GA. STANDING SEAM METAL ROOF 4 TRIM
PT-8	FR. ATLAS COLOR: HISSON REEF
PT-9	ALUMINUM STICK SYSTEM
PT-10	COLOR: STANDARD DARK BRONZE
PT-11	ALUMINUM STICK SYSTEM
PT-12	ALUMINUM STICK SYSTEM
PT-13	ALUMINUM STICK SYSTEM
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CITY OF PHOENIX

MAY 27 2025

**Planning & Development
Department**

**17TH STREET &
NORTHERN STORAGE**

**1702 E. NORTHERN AVE
PHOENIX, AZ 85020**

**PROJECT NUMBER: 23033
DATE: 03.21.25**

**KIVA 24-1448
SDEV 2400473
APR 24 2025 5:25 PM
OS 25-31**

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CITY OF PHOENIX APPROVAL

From: [Jim Jackson](#)
To: [Robert H Kuhfuss](#)
Cc: [George Pasquel](#)
Subject: rezoning application z-72-25-6 and z-sp-3-25-6-1702 East Northern Ave Phx
Date: Thursday, June 26, 2025 9:43:39 AM

CAUTION: This email originated outside of the City of Phoenix.

Do not click links or open attachments unless you know the sender and were expecting this email.

[Report Suspicious](#)

My Name is James(Jim) Jackson. I reside at 1632 E El Camino Dr Phx. Regarding the subject applications:

I have little concern with the office space proposed, however, I have significant objections to the proposed self storage facility. The self storage is inappropriate at that location. There are no other similar "industrial" structures in the area.

I believe the storage facility would be an eyesore, and impact the value of existing residences in the area.

Regards,
James Jackson
602 448 2312
jacksonjim02@gmail.com

From: [Bill Skalak](#)
To: [Robert H Kuhfuss](#); george@wmbattorneys.com
Subject: Fw: rezoning application z-72-25-6 and z-sp-3-25-6-1702 East Northern Ave Phx
Date: Monday, June 30, 2025 3:10:55 PM

CAUTION: This email originated outside of the City of Phoenix.

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My name is William Skalak. My wife, Elizabeth, and I live at 1619 E El Camino Dr. Phoenix AZ 85020. Jim Jackson is my neighbor across the street. Mr. Jackson provided me with a copy of his June 26, 2025 email re this application. I oppose the application for the reasons Mr. Jackson stated.

Also, I noticed that, according to the drawing all vehicle access to and from the storage is on 17th Street close to Northwest corner of the property. This will likely add quite a bit of vehicle traffic on 17th Street. It stands to reason that much of the to and from traffic will take place on Griswold Between 17 Street and 18th Street which is entirely residential.

Thank you for your consideration.

William Skalak
602-622-6636

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From: Jim Jackson <jacksonjim02@gmail.com>
Sent: Thursday, June 26, 2025 9:38 AM
To: Bill Skalak <bskalak@msn.com>
Subject: Fwd: rezoning application z-72-25-6 and z-sp-3-25-6-1702 East Northern Ave Phx

----- Forwarded message -----

From: **Jim Jackson** <jacksonjim02@gmail.com>
Date: Thu, Jun 26, 2025 at 9:37 AM
Subject: rezoning application z-72-25-6 and z-sp-3-25-6-1702 East Northern Ave Phx
To: <robert.kuhfuss@phoenix.gov>
Cc: George Pasquel <george@wmbattorneys.com>

My Name is James(Jim) Jackson. I reside at 1632 E El Camino Dr Phx. Regarding the subject applications:

I have little concern with the office space proposed, however, I have significant objections to the proposed self storage facility. The self storage is inappropriate at that location. There are no other similar "industrial" structures in the area.

I believe the storage facility would be an eyesore, and impact the value of existing residences in the area.

Regards,
James Jackson
602 448 2312
jacksonjim02@gmail.com

Eric Arthur Anderson, MD
1712 E. Griswold Rd. Phoenix AZ 85020
and7rsons@gmail.com
480-286-6434

July 23, 2025

City of Phoenix
Planning and Development Department
200 W Washington Street, 2nd Floor Phoenix, AZ 85003

Planning Commission / Zoning Adjustment Hearing Officer

Re: Zoning Case Number: Z-72-25-6

Dear Planning Commission and Zoning Officials,

I am writing as a resident of the area near the proposed rezoning site at the northeast corner of 17th Street and Northern Avenue. I wish to express my strong opposition to the application requesting a zoning change from R1-6 and R-5 (residential) to C-2 SP (Intermediate Commercial - Special Permit) for the purpose of constructing a self-storage facility.

This parcel is currently zoned residential for good reason - it borders a quiet neighborhood and contributes to a stable residential community. The proposed self-storage facility is entirely incompatible with the surrounding land use and the city's own long-range planning goals.

Self-storage is not a community serving use. It is a low-interaction, high-footprint, quasi-industrial development that will add nothing of daily value to the residents who live nearby. The approval of this rezoning would be a significant departure from the neighborhood's residential character and intent.

Storage facilities generate a constant flow of vehicles - including large moving trucks - at unpredictable hours. This disrupts the safety of nearby intersections, increases wear on residential streets, and poses risks to pedestrians and children in the area. The lighting, noise, and activity associated with extensive access will negatively affect residents' peace, security, and property values.

This is an instance of spot zoning- a one-off exception carved out for a specific developer's commercial interest. If approved, this project will set a dangerous precedent for more piecemeal commercial intrusions into the neighborhood, undermining the long-term zoning integrity of the area.

C-2 zoning is far too broad. Even if the current intent is to build a storage facility, the zoning would allow for other, much more disruptive commercial uses in the future - such as bars, drive-throughs, car lots, or adult businesses. Once rezoned, this site becomes permanently eligible for any use allowed under C-2 unless specifically restricted.

Currently, there is a serious safety threat at the intersections of 17th and 18th Streets and Northern Avenue. This is due to the high volume of speeding vehicles (coming off the 51 freeway) approaching from the east- where Northern curves sharply toward 17th and 18th Streets. This section of the road functions as a near-blind curve, limiting visibility for drivers attempting to enter or exit the neighborhood. The combination of limited line of sight and fast-moving traffic creates a condition that increases the risk of collisions and endangers both motorists and pedestrians. Now, add to this existing threat, increased traffic consisting of large moving vans, overloaded trucks, and cars pulling trailers, the risk of a serious multi-car accident is even greater.

This is valuable infill land. It could support affordable housing, senior living, a medical or neighborhood-serving business - anything that contributes positively to the community and walkable services. Self-storage is the opposite: it walls itself off from the public, provides minimal jobs or tax base, and displaces more beneficial development.

For these reasons, I respectfully urge the Commission to deny this rezoning request. It is out of step with the current and intended character of the area, brings no meaningful benefit to the neighborhood, and introduces long-term risk to our community's stability.

The cases below underscore the fact that self-storage facilities frequently become targets for theft, violence, and other disruptive incidents. Locating such a facility in a quiet residential zone would introduce unacceptable risks to neighborhood safety and quality of life.

- Police Shooting During Burglary Arrest (2023): Phoenix PD fatally shot a suspect during a confrontation at a local storage facility. The incident occurred during an attempted arrest for burglary.
- Massive Fire at Deer Valley II Storage (Feb 2025): A fire damaged 50-75 units at a north Phoenix facility, triggering significant emergency response and property loss.
- Tenant Breaking into Units in Mesa (2021): A Mesa tenant used lockpicking tools to burglarize multiple storage units, stealing over \$20,000 in music gear.
- Catalytic Converter Theft Ring (2022): Police discovered a stash of over 1,200 stolen catalytic converters stored in a Phoenix storage unit - part of a regional theft ring.
- Burglary at 1239 N 54th Ave (2018): Three suspects were caught on surveillance cameras entering a storage facility and stealing property. One suspect was arrested and two remain at large.

In summary, the proposed rezoning and construction of a self-storage facility at the northeast corner of 17th Street and Northern Avenue is fundamentally incompatible with the residential nature of our neighborhood. The project poses unacceptable risks related to traffic, crime, and long-term community degradation. There are far more appropriate uses for this parcel that would enhance the neighborhood rather than diminish it.

For these reasons, I respectfully urge the City of Phoenix to deny the rezoning application Z-72-25-6 and preserve the residential integrity, safety, and livability of our community.

Respectfully,

A handwritten signature in black ink, appearing to read 'Eric Anderson', with a long horizontal flourish extending to the right.

Eric Arthur Anderson, MD