



Mountain View Storage

Zoning Case No. Z-30-16-2

1208 East Mountain View Road

Located East of Cave Creek Road, North of Mountain View Road

Planned Unit Development Narrative

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A. PURPOSE AND INTENT

1. PLANNED UNIT DEVELOPMENT

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.

This PUD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

2. PROJECT OVERVIEW AND GOALS

The intent of this application is to rezone approximately 1.28 acres from Multifamily Residential (R-2) to Planned Unit Development (PUD) to enable the development of a new class-A self-storage facility that will work in unison with an existing self-storage facility located immediately to the north. The new, joined facility will be roughly 2.9 acres in size and offer a variety of convenient indoor and drive-up storage options. Although the two (2) parcels will function as one cohesive storage facility, the southern property (Assessor Parcel No. 159-30-090A) is the only property subject to the rezoning request.

The two (2) parcels are located east of Cave Creek Road between Cinnabar Avenue and Mountain View Road in the City of Phoenix. See Vicinity Map at **Exhibit 1** and Aerial Map at **Exhibit 2**. The northern property (the “north parcel”) is already developed with a self-storage facility and associated uses. This facility will remain and undergo aesthetic improvements. The southern property (the “south parcel”) is vacant and

unimproved and is the epitome of a passed-over, urban site with extreme hindrances to development. The south parcel was previously rezoned to R-2 and entitled for the development of a multifamily residential project in combination with additional land to the east. The project was partially developed, building only on the adjacent land, and plans for development of the south parcel were abandoned. The south parcel has remained vacant and unimproved.

The goal of this application is to improve and expand upon an existing self-storage facility and turn an otherwise awkward and vacant site (the south parcel) into a viable business and convenient storage asset for the surrounding residents and business community. The project represents a significant investment in the area and will have a positive impact on the neighborhood.

3. OVERALL DESIGN CONCEPT:

Mountain View Storage is designed as an expansion of an existing self-storage facility that has been in operation for many years. A bridge connection will be constructed between the two properties, spanning an existing drainage channel and enabling a pedestrian and vehicular connection between the two sites. The proposed building on the south parcel will provide new interior accessed climate controlled storage space which will complement the existing facility to the north that currently consists primarily of non-climate controlled 1 and 2 level exterior access rental space. The addition of this premium rental space will elevate the quality of the entire facility – new and old.

The existing facility on the north parcel has an access point from Cave Creek Road and an access point from Cinnabar Avenue. With the development of this new building, limited vehicle access will also be provided from the south at Mountain View Road. This secondary point of access will help minimize traffic at any one location and provide a second option for emergency vehicles to access the new and existing facility.

The new building will have a small rental office with two (2) visitor parking spaces located outside the gated entrance. Pedestrian sidewalk access and some bicycle parking spaces are also located at the southern end of the site. See Conceptual Site Plan at **Exhibit 3**. Just beyond the visitor parking area and rental office entry, a motorized gate will allow entry into the facility for existing customers with a security access code. This internal drive aisle beyond the gate is one-way only,

therefore any vehicles that advance past the security gates (at the north or south parcel) must exit through the north property onto Cave Creek Road, as currently occurs today under existing conditions. A customer loading area is provided at the north end of the new building with direct access to ground level storage space and convenient access to an elevator and upper level storage spaces.

The proposed new building will be three levels above grade with an overall height of 36 feet. See Conceptual Elevations at **Exhibit 4**. The building finishes will be a combination of integral color block, colored stucco, glazing and some painted metal panel accents and painted steel shade elements at the glazed areas and customer entry. The color scheme is a mix of grey tones (masonry and stucco) with a rich grey/blue accent color to complement the existing blue color scheme at the existing storage facility.

Desert landscaping will be provided at all perimeter buffer areas with enhanced depth along the south street frontage at Mountain View Road as well as the west boundary adjacent to the existing drainage channel. A 10-foot wide landscape buffer will also be provided along the east property boundary. This landscape area along with an existing masonry screen wall will provide an effective transition between this proposed commercial property and the existing residential condominium development.

B. LAND USE PLAN

1. CONCEPTUAL SITE PLAN

The conceptual site plan maximizes the potential of the irregular shaped site while still providing appropriate setbacks and efficient on-site circulation. The north parcel and south parcel will be joined by a new “bridge” that will span the existing drainage channel between the two (2) parcels. See Context Plan and Existing Conditions Photos at **Exhibit 5**. The north parcel provides drive up, exterior loaded self-storage units with garage doors. The south parcel provides a new 3-story building with roughly 50,000 square feet of primarily interior-loaded, climate controlled, self-storage units.

Parking is spread throughout the site with one (1) regular and one (1) ADA space provided outside of the automated gate. Beyond the gate, nine (9) regular parking spaces line the east side of the site. A large, loading space is also provided at the north side of the new building. An existing refuse enclosure with dumpster is located at the northwest corner of the existing facility and is more than adequate to accommodate refuse requirements for both the existing and the new proposed buildings. New bicycle parking will be provided at the south end of the new proposed building near the rental office entrance and adjacent to the pedestrian sidewalk access to Mountain View Road.

C. SITE CONDITIONS AND LOCATION

1. ACREAGE

The Property consists of approximately 1.28 gross acres (1.16 net acres). See legal description at **Exhibit 6**.

2. LOCATION

The Property is located east of Cave Creek Road between Cinnabar Avenue and Mountain View Road in the North Mountain Village. This area along Cave Creek Road is known for commercial (primarily auto-related) uses.

3. TOPOGRAPHY AND NATURAL FEATURES

There are no significant topographical or natural features on the Property. However, a large drainage ditch exists to the immediate west of the Property and a concrete drainage channel exist which runs east-west between the north parcel and south parcel. The site generally slopes to the south and west.

D. GENERAL PLAN CONFORMANCE

The Property has a General Plan designation of Commercial. See General Plan map at **Exhibit 7**. Per the General Plan, the Commercial land use category is designed to accommodate office, retail, service and multi-family development at varying scales and intensity of uses. The proposed PUD and associated use is supported by numerous goals, policies and objectives of the General Plan, including:

Connect People & Places – Bicycles

- *The Goal: Develop the city’s bike-way system into an accessible, efficient, connected, safe and functional network which promotes bicycling and quick access to any destination. Establish a network of bicycle amenities at major destinations.*
 - *Land Use & Design Principle: Development should include convenient bicycle parking.*
- ✓ The proposed project includes bicycle parking conveniently located near the main building entry at the south end of the site adjacent to Mountain View Road.

Celebrate Our Diverse Communities & Neighborhoods – Certainty & Character

- *The Goal: Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.*
 - *Land Use & Design Principle: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.*
 - *Land Use & Design Principle: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.*
 - *Land Use & Design Principle: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.*
- ✓ The proposed self-storage use is highly compatible and is a perfect buffer use between the residential further to the east and the more intense uses and traffic that occurs along Cave Creek Road. Self-storage is a low intensity use that produces minimal traffic. Additionally, self-storage clients are typically repeat users that are familiar with the area and familiar with access and egress points, thus minimizing cut through traffic into residential areas. The use also helps to enhance various residential housing lifestyles. With a growing population downsizing and moving

toward a multifamily residential or turnkey lifestyle, the need for high-quality self-storage options close to home is a necessity. The use can also provide a much-needed service for commercial uses in the area, which need extra storage capacity.

Celebrate Our Diverse Communities & Neighborhoods - Safe Neighborhoods, Traffic

- *The Goal: The community should be protected from the negative effects of the volume, speed and cut-through traffic in neighborhoods.*
 - *Land Use & Design Principle: Locate major traffic-generating land uses on major streets in areas planned for such uses, or near parkway and freeway access and transit centers or light rail transit stations, and avoid use of local streets.*
 - *Land Use & Design Principle: Minimize traffic through lower-density residential areas by locating heavy traffic generating land uses on or near arterial streets.*
- ✓ As noted above, the proposed self-storage use is not a major traffic generator and clients are typically repeat users familiar with the area. This protects the neighborhood from the negative effects of traffic volume and cut through traffic.

Celebrate Our Diverse Communities & Neighborhoods – Clean Neighborhoods

- *The Goal: The preservation, maintenance and improvement of property conditions should be promoted to mitigate or eliminate deterioration or blight conditions and to help encourage new development and reinvestment within our communities.*
 - *Land Use & Design Principle: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.*
 - *Land Use & Design Principle: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.*
- ✓ The property has long been a source of blight and trash in the neighborhood, especially when combined with the large drainage ditch to the west. The combination produced a haven for unsafe and sometimes illegal activity. Development of the Property will remove the vacant lot, provide better security and add a vested user to the area to help deter negative factors.

Build a Sustainable Desert City

- *The Goal: Establish Phoenix as a leader in green/sustainable building through the use of green/sustainable building techniques in private and public development.*

- *Land Use & Design Principle: Encourage bioclimatic designs of buildings and approved natural materials for construction*
 - *Land Use & Design Principle: Encourage high-performance building designs that conserve resources, while balancing energy-efficient, water-efficient, cost-effective and low-maintenance engineering solutions and construction products through whole building life cycle assessment.*
- ✓ This new development will implement sustainable practices in a number of ways mostly benefiting from its uniqueness of being a very low impact use.
- ✓ Vehicle access to this facility is estimated at less than 100 vehicle trips per week – one of the lowest volume commercial uses allowed. This low volume use therefore translates to a very low energy use. Minimal customer entry/exits results in less heat loss/gain, minimal lighting needed and low water use by customers.
 - ✓ This facility will not generate any by products, refuse or waste typically found at other commercial industrial, manufacturing or warehouse facilities. This proposed use also has little impact/disturbance on adjacent properties from activity on site.
 - ✓ The primary building materials will be concrete, masonry and stucco – all locally sourced and manufactured products. These materials will also provide a well-defined and efficient envelop for climate control. The minimal glazing proposed is strategically placed to maximize natural lighting of the interior space while minimizing the heat load factor. Shade elements further support that strategy.
 - ✓ High efficiency air conditioning units will be used to heat and cool the interior space. This particular use requires about half the mechanical equipment needed for the same size office or retail facility.
 - ✓ Interior lighting will be controlled with motion sensors to illuminate only the areas of the building currently occupied by customers.

E. ZONING AND LAND USE COMPATIBILITY

1. EXISTING & SURROUNDING ZONING, LAND USE & CONFORMANCE

The Property is currently zoned Multifamily Residential (R-2) and will be rezoned to Planned Unit Development (PUD). See Existing and Proposed Zoning Map attached at **Exhibit 8**. It should be noted, the north parcel is already zoned General Commercial (C-3), which permits self-storage by right. The Property was previously rezoned to R-2 and entitled for the development of a multifamily residential project in combination with additional land to the east. The project was partially developed, building only on the adjacent land and plans for development of the south parcel were abandoned. The south parcel has remained vacant and unimproved.

To the north of the site along Cave Creek Road are more General Commercial (C-3) zoned properties housing a variety of intense commercial uses including automotive repair, automotive sales, and firearm sales. To the south of the site along Cave Creek Road are additional General Commercial (C-3) zoned properties which include automotive storage, automotive sales, and automotive repair uses. To the immediate south of the Property, across Mountain View Road are multifamily (R-3) zoned properties accommodating single-family, duplex, and multifamily community uses. To the west of the Property is General Commercial (C-3) zoned properties with automotive sales and automotive repair uses. To the east of the Property are multifamily (R-3 and R-5) zoned property with apartment uses. In summary, the surrounding zoning and land use context includes:

Direction	Zoning	Use
North	General Commercial (C-3)	Cinnabar Road. Automotive uses
East	Multifamily (R-3) and (R-4)	Multifamily apartment uses
South	Multifamily (R-3)	Mountain View Road. Single-family and multifamily uses
West	General Commercial (C-3)	Automotive uses

Overall, the requested PUD zoning and use is compatible and in conformance with existing and surrounding zoning and uses. The PUD will permit a low-intensity commercial uses that will act to buffer the more intense commercial uses along Cave

Creek Road. Additionally, the planned project represents a significant investment in the area to help further stabilize surrounding zoning and land uses.

2. EXISTING & SURROUNDING CHARACTER

The overall character of the area surrounding the Property is very mixed. Properties along Cave Creek Road are more intense in character and primarily consist of automotive related uses including repair, storage and sales. Some storage facilities also exist in the area. To the south and east are some single-family homes, but primarily more duplex and multifamily apartment communities. Some vacant properties also exist in the area. Along the immediate west edge of the Property is a large and somewhat neglected drainage ditch that is often strewn with blight.

F. LIST OF USES

1. PERMITTED USES

The following list of uses is intended to constitute the entirety of the authorized Permitted Principal Uses and Permitted Accessory Uses within the Mountain View Storage PUD. The owner of the subject site may request an interpretation of analogous use to the defined list below from the City of Phoenix Zoning Administrator. The Zoning Administrator may administratively approve a use analogous to those listed below. Below is a description of the types of permitted uses.

Permitted Uses:

- Self-Service Storage Facility

Accessory Uses:

- Office as an accessory use to self-service storage
- Retail as an accessory use to self-service storage

Temporary Uses:

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

G. DEVELOPMENT STANDARDS

It is the purpose and intent of the provisions defined within this PUD to promote the development of a high-quality self-storage facility. The provisions of this PUD will ensure compatibility with surrounding properties and the development of an asset that meets the market demands of the area. The design guidelines are reflective of the environment envisioned for the project.

If there are conflicts between specific provisions of this PUD, and the Phoenix Zoning Ordinance or design guidelines, the terms of this PUD shall apply. This PUD only modifies Phoenix Zoning Ordinance regulations and does not modify other Phoenix City Codes or requirements. A copy of the Comparative Zoning Standards Table is seen below and attached at **Exhibit 9**. A copy of the Landscape Standards Table is below and attached at **Exhibit 10**.

1. DEVELOPMENT STANDARDS TABLE

<u>DEVELOPMENT STANDARDS TABLE</u> Mountain View Storage	
Standard	PUD Provision
Building Setbacks	Street: 25' minimum Interior Adjacent to Commercially zoned properties: 5' minimum Interior Adjacent to Residentially zoned properties: 40' minimum
Building Height	3-stories / 36'-0" maximum height
Lot Coverage	50% maximum
Outdoor Storage	No outdoor storage permitted

2. LANDSCAPE STANDARDS

<u>LANDSCAPE STANDARDS TABLE</u> Mountain View Storage	
Standard	Proposed Standard (PUD)
Landscape Setbacks	Street: 25' minimum Interior Adjacent to Commercially zoned properties: 5' minimum Interior Adjacent to Residentially zoned properties: 10' minimum
Planting adjacent to street. (Excludes driveway entrances or sidewalk)	Trees: 1 per 20 feet frontage minimum 50 percent-2-inch caliper 25 percent - 3-inch caliper 25 percent - 4-inch Shrubs: Minimum 5 per tree required 5-gallon size minimum
Planting interior property lines. (Excludes driveway entrances or sidewalk)	Trees: 1 per 20 feet minimum. 60 percent - 1-inch caliper 40 percent - 2-inch caliper Shrubs: Minimum 5 per tree required 5-gallon size minimum
Adjacent to building	50 percent of building perimeter with a minimum 5 foot wide landscaped area and / or arcade / shade structure Trees: 1 per 20 feet minimum. 60 percent- 1-inch caliper 40 percent- 2-inch caliper Shrubs: Minimum 5 per tree required 5-gallon size minimum
Sidewalk Shade	50 percent minimum shade shall be achieved on adjacent public sidewalk through structure or landscaping. Shade calculations based on Summer Solstice at 12:00 noon

3. PARKING

Parking for the Mountain View Storage PUD shall comply with Section 702 of the City of Phoenix Zoning Ordinance unless otherwise modified below. Requirements listed below are for the proposed use – Self-storage storage facility.

<u>PARKING STANDARDS</u> Mountain View Storage	
Standard	Proposed Standard (PUD)
Parking spaces required	1 space per every 35 storage units
Accessible parking required	Minimum of 1 accessible space
Loading spaces required	Minimum of 1 loading space
Screening of parking / loading	Parking and loading spaces shall occur behind a minimum 6 foot tall screen wall or be located behind a minimum of 35 foot landscape setback from adjacent right-of-way
Bicycle Parking Required	Minimum of 2 bicycle parking spaces
Bicycle Parking Standards	Bicycle parking shall be located no more than 80 feet from the primary building entrance

4. LIGHTING

Exterior lighting shall comply with the "Environmental Performance Standards" Section 704 of the Phoenix Zoning Ordinance.

H. DESIGN GUIDELINES

The proposed new building will be in general conformance with the elevations provided with this application at **Exhibit 4**, or as otherwise modified by City Council. The exhibits provided depict a three-story building with an overall height of 36'-0". The building finishes shall be a combination of integral color block, colored stucco, glazing and some painted metal panel accents and painted steel shade elements at the glazed areas and customer entry. The color scheme shall be a mix of grey tones (masonry and stucco) with a rich grey/blue accent color to complement the existing blue color scheme at the existing storage facility.

I. SIGNS

All signage shall comply with the commercial / industrial standards of the Sign Ordinance (Section 705) of the Phoenix Zoning Ordinance.

J. SUSTAINABILITY

The development is planned as a sustainable development within the community. Energy efficiency in design and long-term operation along with thermal comfort in building and site design provide a better self-service storage atmosphere for customers, employees, property owners and residents.

CITY ENFORCEABLE STANDARDS:

- The proposed drought tolerant vegetation shall integrate trees and shade into the design of the development.
- The proposed use (Self-service storage) requires minimal parking area. Required parking spaces have been located directly adjacent to a 10-foot wide landscape area, which shall have shade trees provided at a minimum spacing of every 20 feet, or one tree for each parallel vehicle space.
- A minimum of 50% of the public sidewalks adjacent to the property shall be shaded. As required by the City, shade calculations shall be based on the Summer Solstice at 12:00 noon.
- Building entrances shall be shaded with architectural building elements, awnings or landscaping.

PRACTICES INCORPORATED BY THE DEVELOPER:

- This PUD will regularly adopt the latest energy and building codes that encourage the use of light colored roofing materials to minimize heat island effects.
- Architectural building elements through building overhangs and plan variation stimulate the flow of air around pedestrian areas and throughout the site.
- Low 'e' double pane glazing will be used in the proposed development.
- The development will provide a safe, reliable, and efficient stormwater management system that protects both human health and the environment. Stormwater management will include underground storage of site-generated stormwater with metered flow into the wash to the immediate west.
- The development's interior lighting shall be controlled by motion sensors to reduce energy consumption.

K. INFRASTRUCTURE

1. CIRCULATION

The Property will have three access points, two from the north and one from the south. The north access points are through the existing storage facility, which connects to Cave Creek Road and Cinnabar Avenue. See Circulation Plan attached at **Exhibit 11**. A new, 30 foot wide bridge over the existing drainage channel will provide this connection and formally join the two parcels. The south access point will occur at Mountain View Road, where an existing curb cut will be replaced with a new and improved 30 foot wide drive aisle.

Limited customer parking is provided adjacent to the new rental office at the south end of the building adjacent to Mountain View Road. Additional parking for existing customers is located via parallel parking spaces within the secured area on the east side of the site adjacent to a 10-foot wide landscape buffer. The loading area is located at the north end of the site adjacent to the north end of the building. Direct access to the ground level storage units and an elevator to the upper level storage units are also provided at this location.

Pedestrian circulation to the public way at Mountain View Road is provided by a new sidewalk connected from the south end of the building. The sidewalk connects directly to the new rental office.

2. GRADING AND DRAINAGE

There is existing offsite drainage affecting the property. Offsite stormwater generated from the mountains to the north is conveyed beneath Cave Creek Road via a double-barrel box culvert and flows southerly along the west property line. The existing wash is contained within a public drainage easement. The intent for this development is to replate the property to isolate the existing wash onto the future west lot. This development will not affect the existing wash in any way except to clean up the existing debris and scrub in the bottom of the wash.

The new development intends to connect with the existing self-service storage site immediately north of the property. An existing drainage conveyance channel physically separates the two properties. This drainage channel is approximately 10 feet wide. A new small bridge or box culvert will span this drainage channel to allow the stormwater to continue flowing west into the existing wash.

Onsite stormwater from the development will be retained as required by the City of Phoenix design standards. We are anticipating that this parcel will be eligible for a reduced volume based on the city's Stormwater Policies and Standards Manual 32A-24. The intent would be to retain the required stormwater in an underground system and meter the flow into the west wash.

3. WATER AND SEWER

Water and wastewater infrastructure requirements will be determined, designed and constructed in accordance with Phoenix City Code requirements and Water Services Department Design Standards and Policies. Public water and sewer mains are located in Mountain View Road to serve the new facility. No main extensions are anticipated for the project. A flow test on the existing water system will be performed during the preliminary site plan process to confirm the water system has adequate flow and pressure for fire protection.

L. PHASING PLAN

The first phase of Mountain View Storage is already completed and will be enhanced as part of the overall improvements to the Property. The remainder of the Property will be developed in one phase.

M. EXHIBITS

Area Vicinity Map	1
Aerial Map	2
Conceptual Site Plan	3
Conceptual Elevations	4
Context Plan & Existing Conditions Photos	5
Legal Description	6
General Plan Map	7
Existing & Proposed Zoning Map	8
Comparative Zoning Standards Table	9
Comparative Landscape Table	10
Circulation Plan	11

Exhibit 1

MOUNTAIN VIEW STORAGE

1208 MOUNTAIN VIEW ROAD

PHOENIX, AZ 85020

VICINITY MAP

NOT TO SCALE

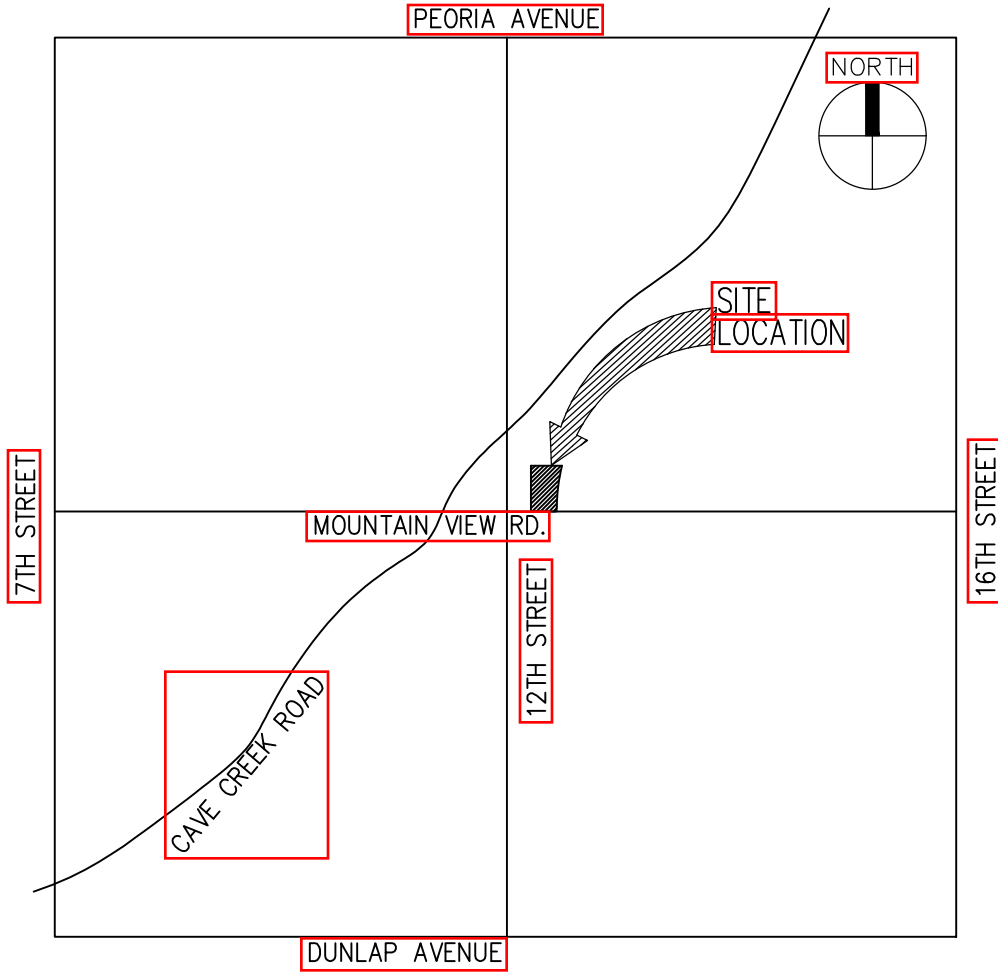


Exhibit 2

MOUNTAIN VIEW STORAGE

1208 MOUNTAIN VIEW ROAD
PHOENIX, AZ 85020

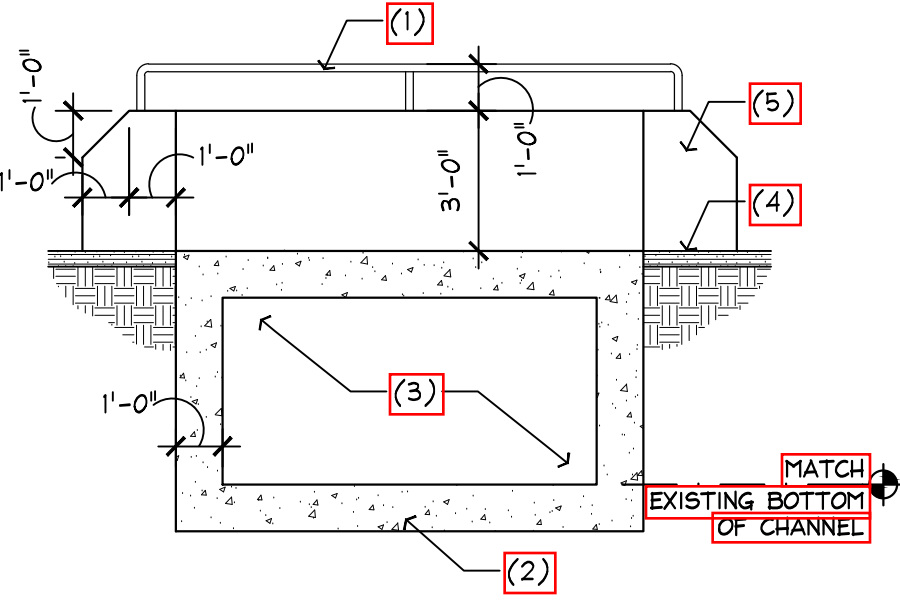
AERIAL MAP

NOT TO SCALE

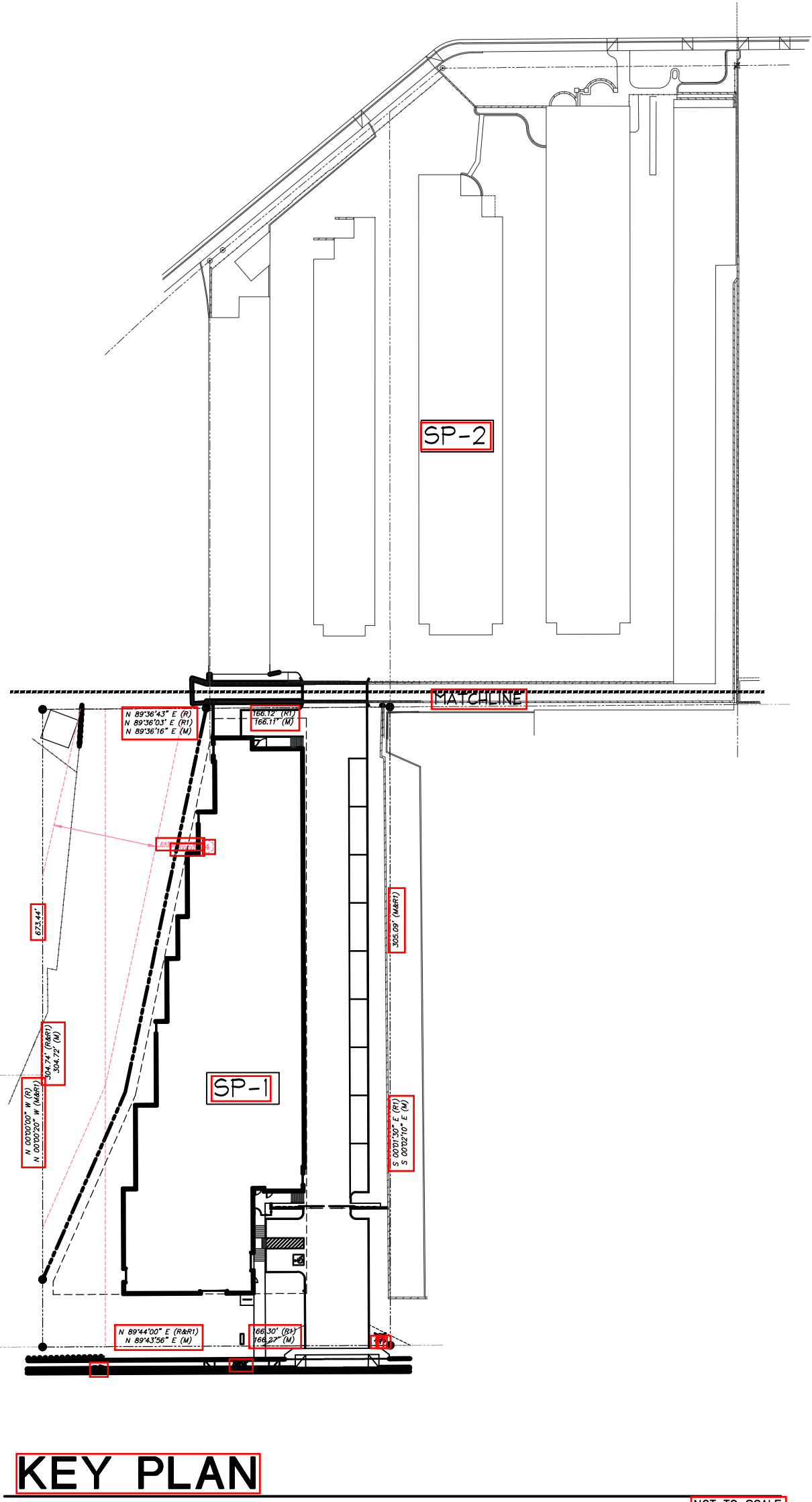


Exhibit 3

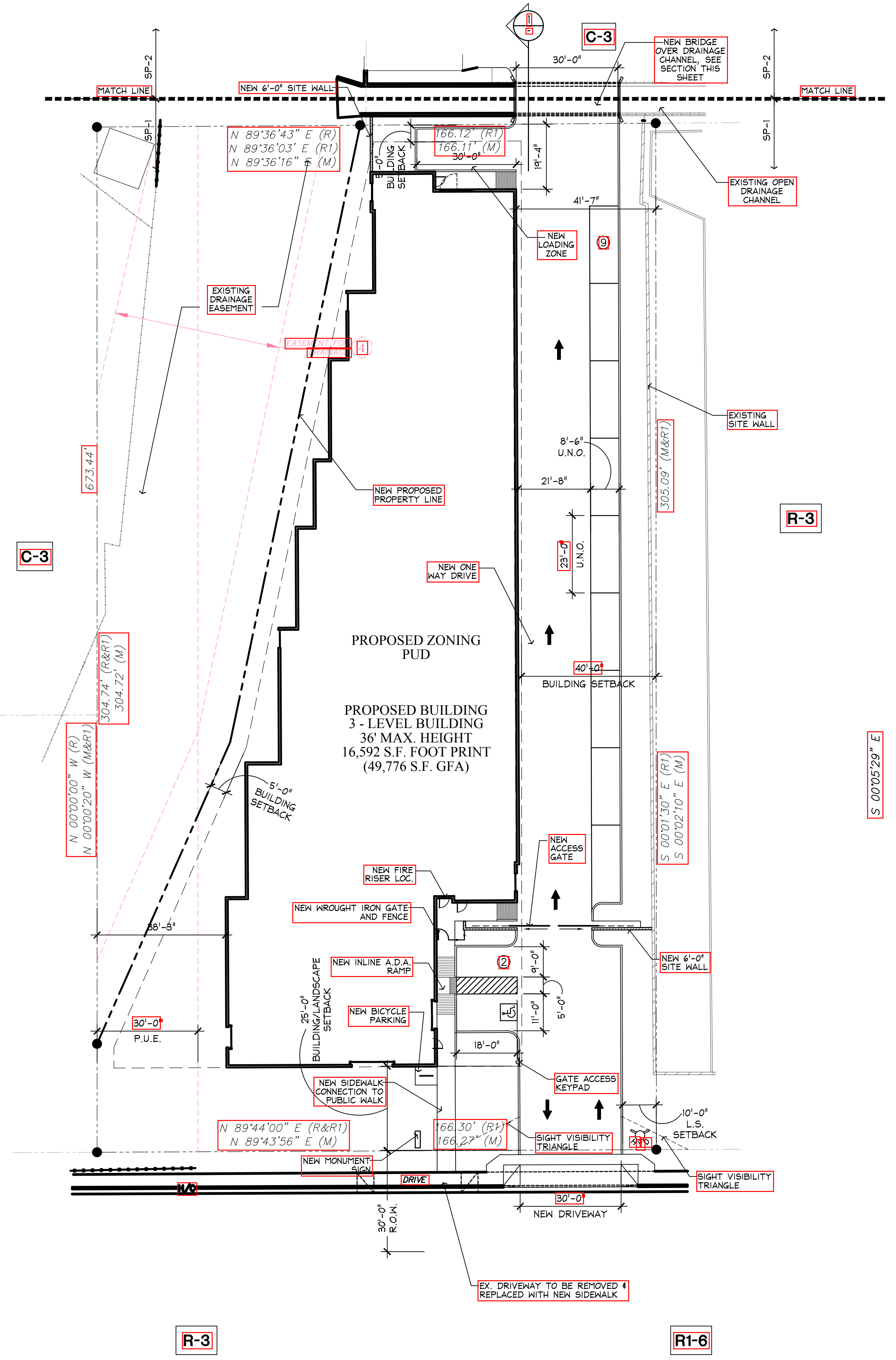
- NOTES**
- (1) 4" DIAMETER PIPE RAIL
 - (2) NEW CONCRETE BOX CULVERT BRIDGE @ EXISTING DRAINAGE CHANNEL
 - (3) MAINTAIN EXISTING OPEN CHANNEL HEIGHT & WIDTH
 - (4) NEW ASPHALT DRIVE-FLUSH GRADE WITH TOP OF CULVERT
 - (5) CONCRETE RAIL WALL



BRIDGE/BOX CULVERT SECTION
SCALE: 1/4"=1'-0"



KEY PLAN
NOT TO SCALE



SITE PLAN NOTES

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES. THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

STRUCTURES AND LANDSCAPING AT THE INTERSECTION OF PUBLIC STREETS AND PRIVATE ACCESSWAYS WITHIN A TRIANGLE MEASURING 30' ALONG THE PUBLIC STREET AND 15' ALONG THE PRIVATE ACCESSWAY RIGHT-OF-WAY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 35'6" ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.

ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL NOISE LEVEL, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.

OWNER OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHT-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.

THE EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE PHOENIX CONSTRUCTION CODE PRIOR TO USE.

AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE OF INSPECTIONS. CALL 602-262-6981 AND REQUEST A DESIGN REVIEW INSPECTION.

ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.

ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.

BARBED, RAZOR OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.

ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS

SPOKE, GAS, AND ODOR EMISSIONS SHALL COMPLY WITH REGULATION III OF MARICOPA COUNTY AIR POLLUTION CONTROL RULES AND REGULATIONS

THE DISPOSAL OF ALL WASTE MATERIALS SHALL COMPLY WITH TITLE 9, CHAPTER 9 ARTICLES 18 AND 4 OF HAZARDOUS WASTE REGULATIONS AS ADOPTED BY THE ARIZONA HEALTH DEPARTMENT

THE AVERAGE NOISE LEVEL, MEASURED AT THE PROPERTY LINE, SHALL NOT EXCEED 55 DB(DN) WHEN MEASURED ON AN "A WEIGHTED" SOUND LEVEL METER AND ACCORDING TO THE PROCEDURES OF THE ENVIRONMENTAL PROTECTION AGENCY

ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) AQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 9, SECTION E30 (ARC 18-9-E30) WHICHEVER IS APPLICABLE

THE SANITARY SEWER COLLECTION SYSTEM WITHIN THIS PROJECT WILL BE A PRIVATE SYSTEM, OWNED AND MAINTAINED BY THE PROPERTY OWNER(S) OR ASSOCIATION. THE SYSTEM WILL BE REVIEWED AND INSPECTED BY THE BUILDING SAFETY SECTION OF THE PLANNING DEVELOPMENT SERVICES DEPARTMENT

ALL ON-SITE WATER LINES, SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE

PLEASE CONSIDER PLACING THE FOLLOWING NOTE ON THE SITE PLAN TO AUTHORIZE MINOR AMENDMENT TO THE PLAN IN THE FUTURE:

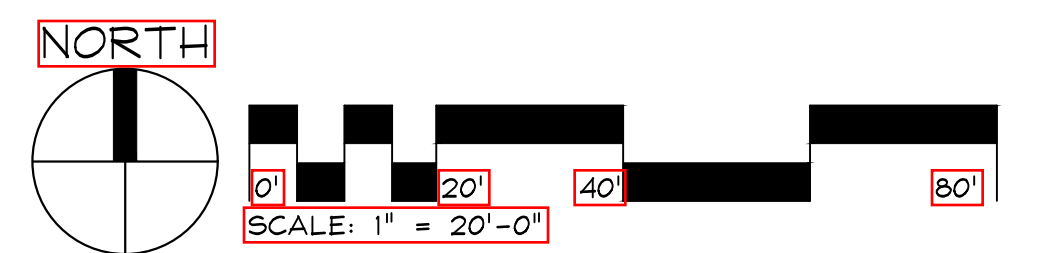
DATE: _____

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF THE FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECT WHO MAKES SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

SIGNATURE OF COPYRIGHT OWNER _____

PRINTED NAME OF COPYRIGHT OWNER _____

**CONCEPTUAL SITE PLAN
PROPOSED STORAGE FACILITY**



DEVELOPMENT PROGRAM

GENERAL INFORMATION

DEVELOPER: WENTWORTH PROPERTY CO., L.L.C. CONTACT: DAVE R. KING
ADDRESS: 2701 E. CAMELBACK ROAD, SUITE 105, PHOENIX, ARIZONA 85016
TELEPHONE: 602-246-2158 CELL: 602-578-6824

ARCHITECT: ROBERT BROWN ARCHITECTS CONTACT: KELLY FERGUSON
ADDRESS: 549 S. 48TH ST., SUITE 108, TEMPE, AZ, 85281
TELEPHONE: (480) 377-2222 FAX: (480) 377-2230

BUILDING CODE: 2012 I.B.C. ELECTRICAL CODE: 2011 N.E.C.
MECHANICAL CODE: 2012 I.P.C. FIRE CODE: 2012 I.E.C. w/ AMENDMENTS
PLUMBING CODE: 2012 I.P.C. ENERGY CODE: 2012 I.E.C.C.

SITE INFORMATION

PROJECT ADDRESS: MOUNTAIN VIEW RD. & CAVE CREEK RD.
1208 E. MOUNTAIN VIEW ROAD
PHOENIX, ARIZONA 85020

PARCEL NUMBER: 159-30-090A

EXISTING ZONING DISTRICT: R-3 (MULTI-FAMILY RESIDENTIAL)

PROPOSED SITE USE: SELF-STORAGE (PUD)

BUILDING HEIGHT: PROPOSED 36'-0"

SITE AREA:
NET AREA: 38,116 S.F. 0.88 Acres

BUILDING AREA:
GROSS FLOOR AREA: 49,776 S.F.

LOT COVERAGE:
16,592 S.F./38,116 S.F. = 44%

PARKING ANALYSIS: (NEW STORAGE)

STORAGE: 1/8 UNITS = 356/35 =

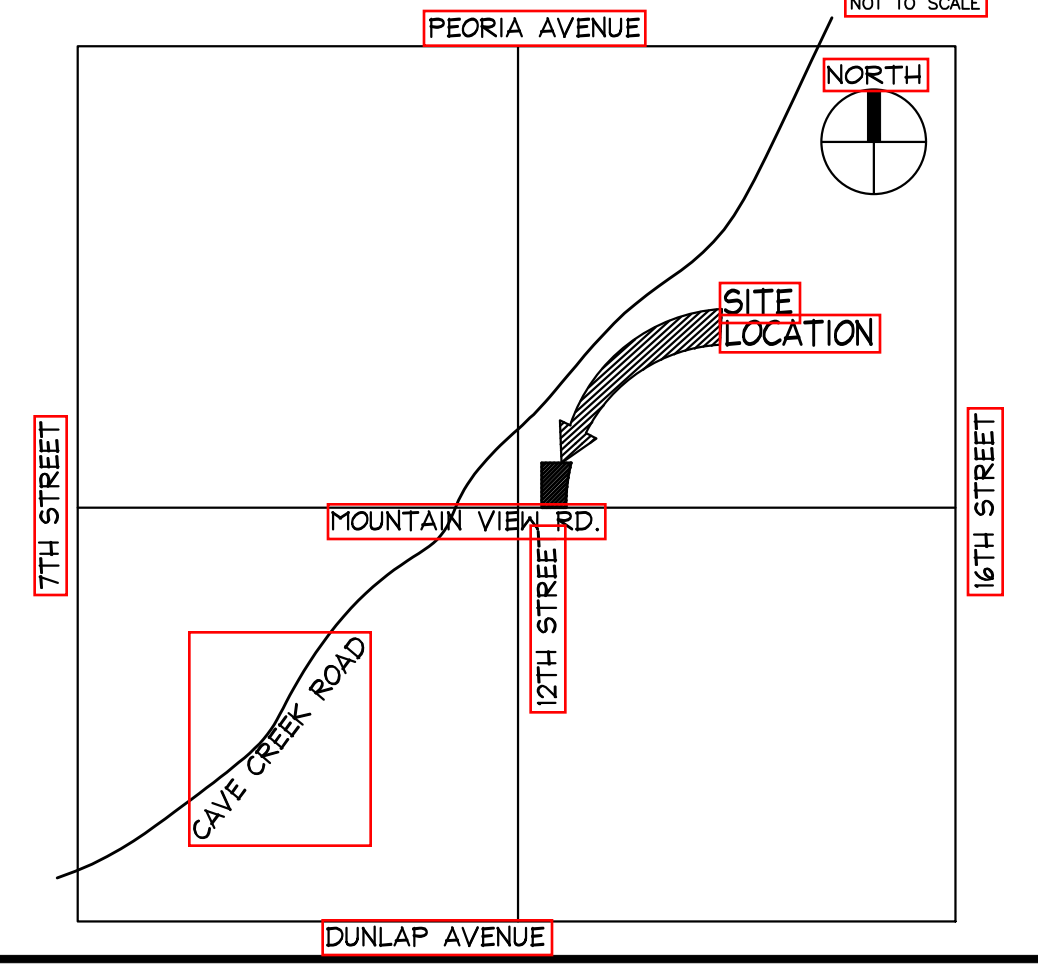
PARKING REQUIRED: 11 SPACES
PARKING PROVIDED: 11 SPACES (1 ADA)
LOADING AREA PROVIDED: 1 (12'-0" X 30'-0")
BICYCLE PARKING PROVIDED: 2 SPACES

LEGAL DESCRIPTION

LOT 1, MOUNTAIN VIEW VILLA, ACCORDING TO BOOK 269, OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION THEREOF LYING WITHIN SHADOW HILLS CONDOMINIUMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 334 OF MAPS, PAGE 7.

VICINITY MAP



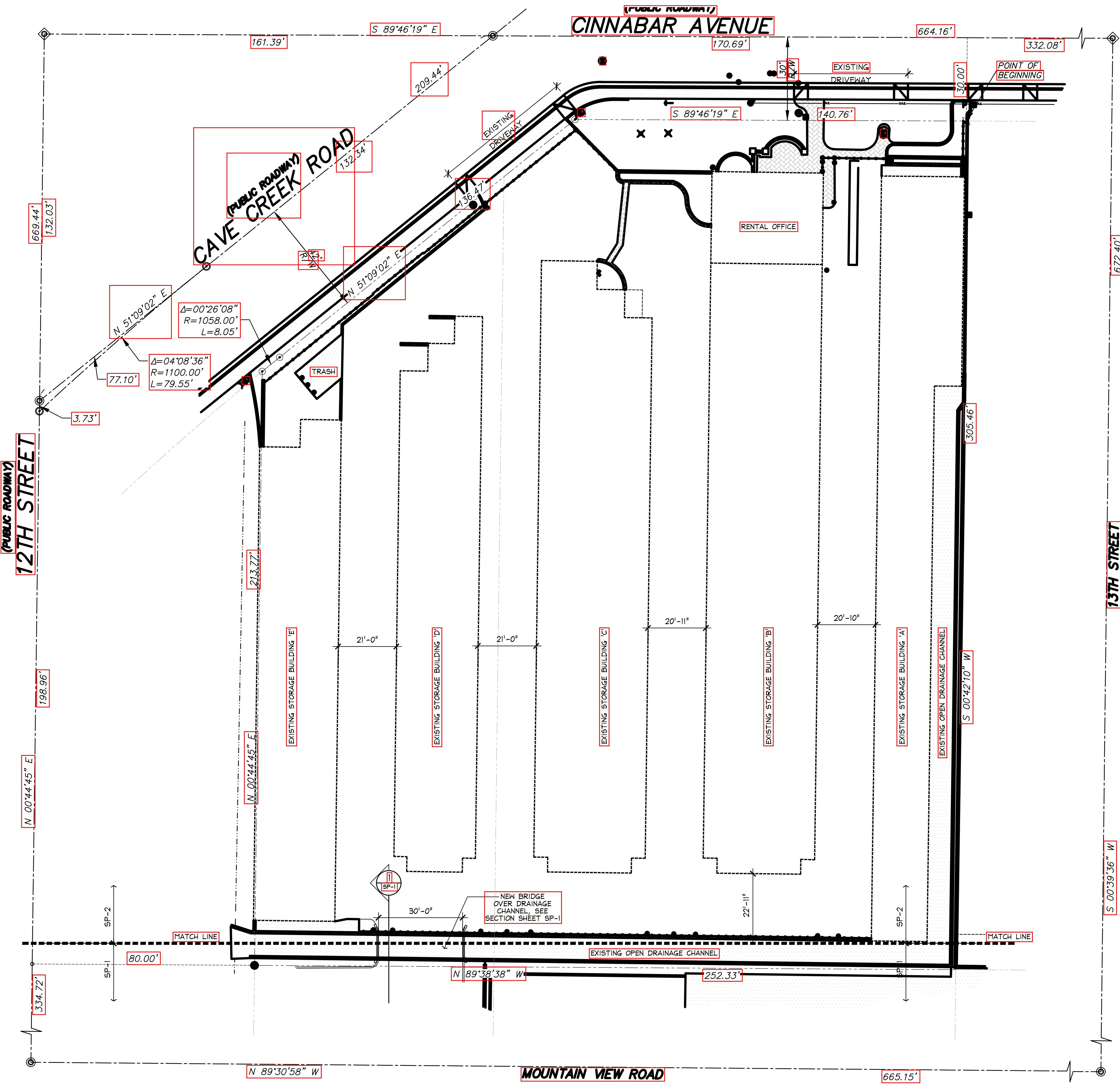
QS#: 30-28
KIVA#: 15-3110
SDEV#: 1500567
PAPP#: 1504777

SP-1

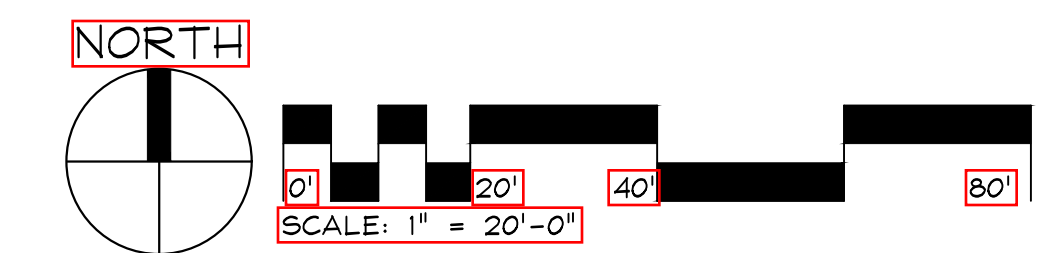
DATE: 06.27.16
SITE LOCATION: PHOENIX, AZ
RBA PROJECT NO.: 16010

MOUNTAIN VIEW STORAGE
MOUNTAIN VIEW RD. & CAVE CREEK RD.
1208 E. MOUNTAIN VIEW ROAD
PHOENIX, ARIZONA 85020

robert brown architects
549 south 48th street • suite 108
tempe • arizona • 85281
p.480.377.2222 f.480.377.2230



**SITE PLAN
EXISTING STORAGE FACILITY**



DEVELOPMENT PROGRAM

GENERAL INFORMATION

OWNER: WENTWORTH PROPERTY CO., L.L.C. **CONTACT:** DAVE R. KING
ADDRESS: 2701 E. CAMELBACK ROAD, SUITE 105, PHOENIX, ARIZONA 85014
TELEPHONE: (602) 246-2158 **CELL:** (602) 578-6829

ARCHITECT: ROBERT BROWN ARCHITECTS **CONTACT:** KELLY FERGUSON
ADDRESS: 549 S. 48TH ST., SUITE 108, TEMPE, AZ. 85281
TELEPHONE: (480) 377-2222 **FAX:** (480) 377-2230

SITE INFORMATION

PROJECT ADDRESS: CINNABAR AVE. & CAVE CREEK RD.
 1201 E. CINNABAR AVENUE
 PHOENIX, ARIZONA 85020

PARCEL NUMBER: 159-30-029A
EXISTING ZONING DISTRICT: C-3 (COMMERCIAL)
SITE AREA:
NET AREA: 71,897 S.F. 1.65 Acres

LEGAL DESCRIPTION

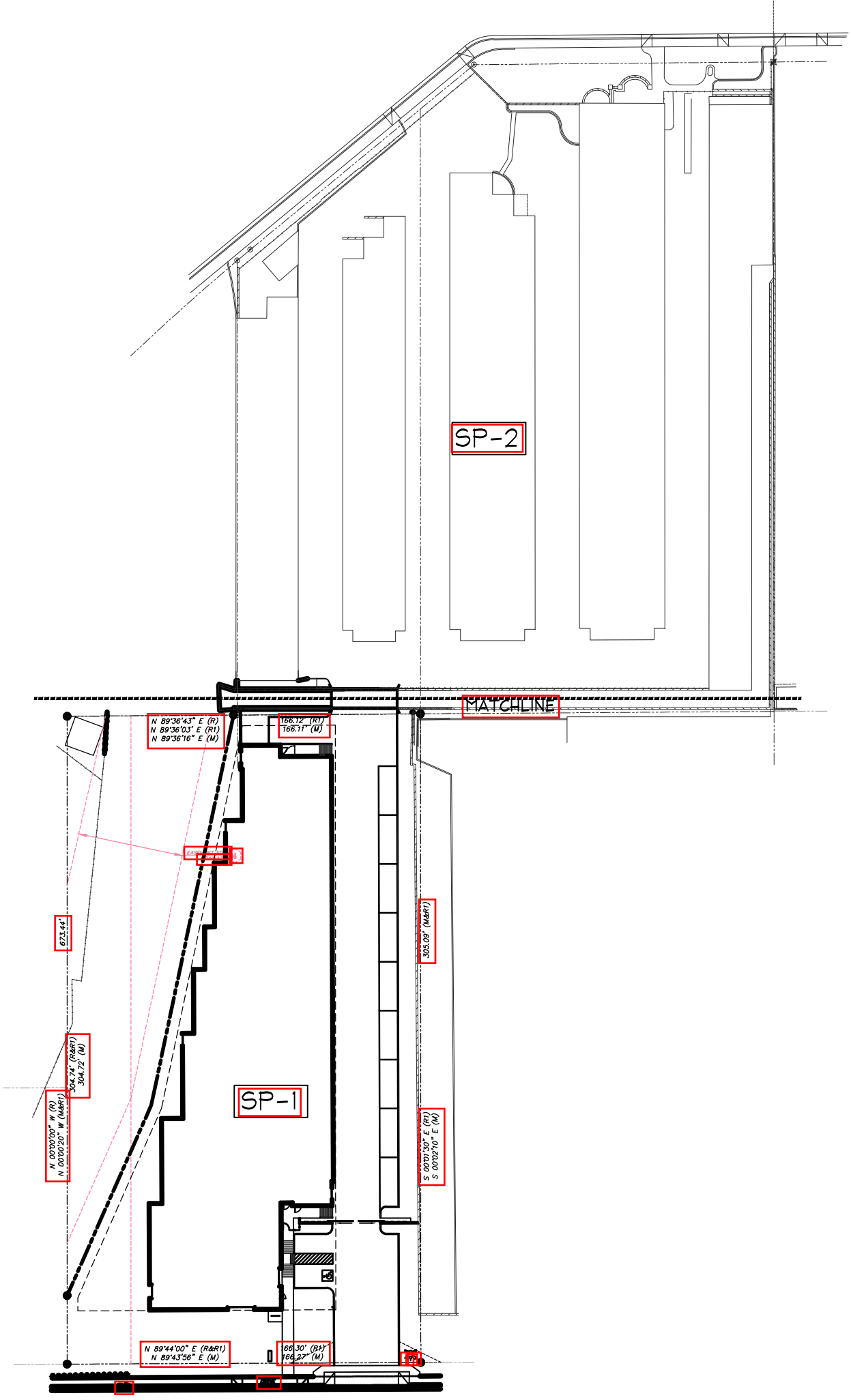
A PORTION OF LOTS 25 AND 27 OF MOUNTAIN HOME TRACT, ACCORDING TO BOOK 18 OF MAPS, PAGE 43, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE INTERSECTION OF CINNABAR AVENUE AND 12TH STREET AS SHOWN ON SAID MOUNTAIN HOME TRACT FROM WHICH A BRASS CAP FLUSH MARKING THE CENTER OF SAID SECTION 28 BEARS SOUTH 00 DEGREES 44 MINUTES 45 SECONDS WEST 669.44 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS EAST ALONG THE MONUMENT LINE OF SAID 12TH STREET 332.08 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 10 SECONDS WEST 30.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 27 AND THE POINT OF BEGINNING;

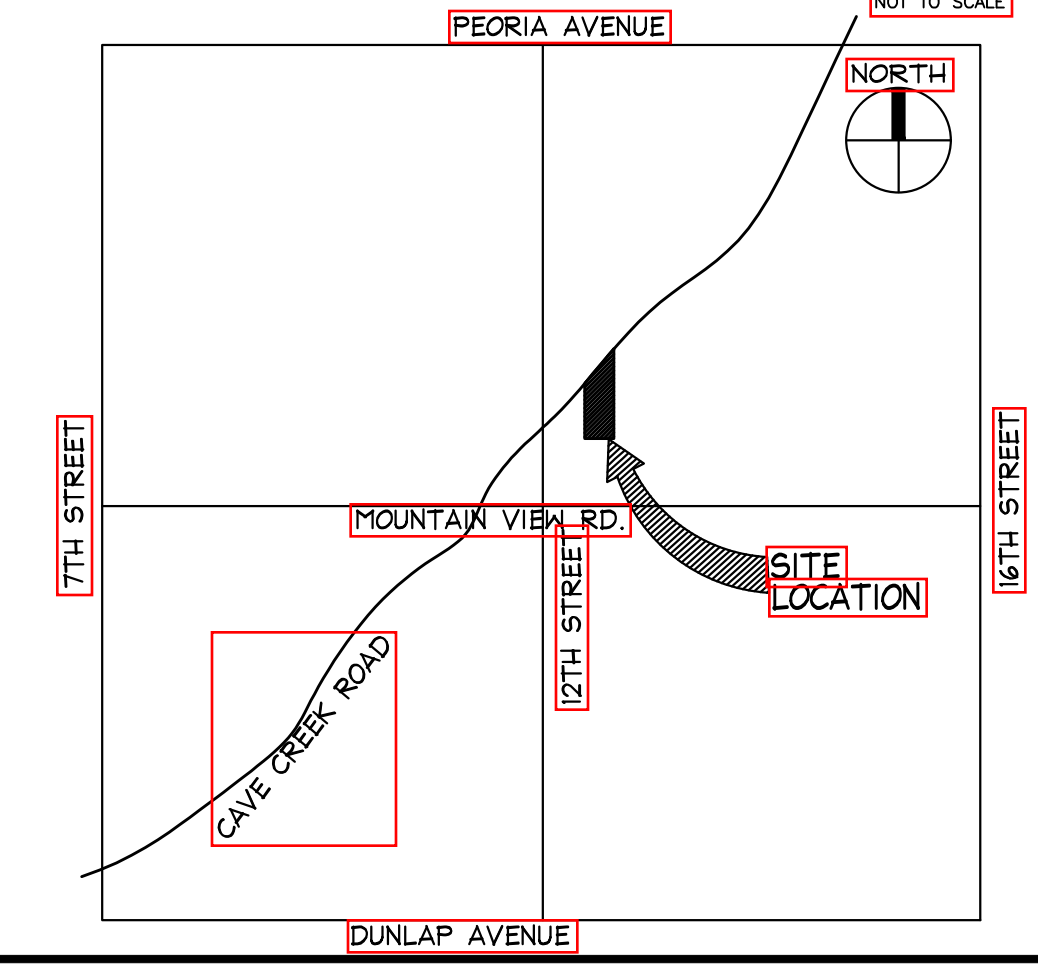
THENCE SOUTH 00 DEGREES 42 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 27, A DISTANCE OF 305.46 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27; THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 25 AND 27, A DISTANCE OF 252.33 FEET TO THE EAST LINE OF THE WEST 50.00 FEET OF SAID LOT 25; THENCE NORTH 00 DEGREES 44 MINUTES 45 SECONDS EAST ALONG SAID EAST LINE 213.77 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF CAVE CREEK ROAD AND THE BEGINNING OF A NONTANGENT CURVE THE CENTER OF WHICH BEARS SOUTH 39 DEGREES 17 MINUTES 06 SECONDS EAST 1058.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHEASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 08 SECONDS AN ARC DISTANCE OF 8.05 FEET; THENCE NORTH 51 DEGREES 09 MINUTES 02 SECONDS EAST CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 136.47 FEET TO THE NORTH LINE OF SAID LOT 27;

THENCE SOUTH 89 DEGREES 46 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE 140.76 FEET TO THE POINT OF BEGINNING.



VICINITY MAP



QS#: 30-28
KIVA#: 15-3110
SDEV#: 1500567
PAPP#: 1504777

SP-2

DATE: 06.27.16
 SITE LOCATION: PHOENIX, AZ
 RBA PROJECT NO.: 16010

MOUNTAIN VIEW STORAGE

MOUNTAIN VIEW RD. & CAVE CREEK RD.
 1208 E. MOUNTAIN VIEW ROAD
 PHOENIX, ARIZONA 85020

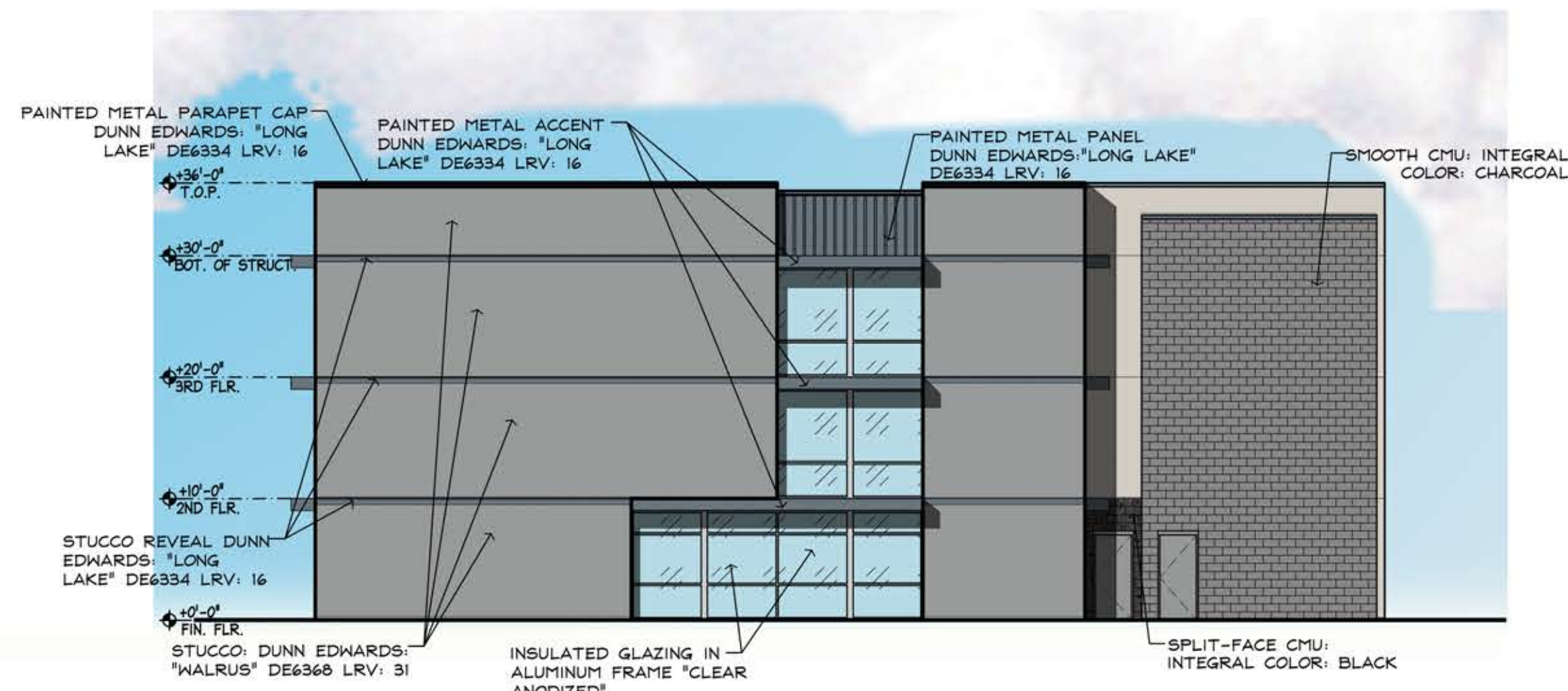
robert brown architects

549 south 48th street • suite 108
 tempe • arizona • 85281
 p.480.377.2222 f.480.377.2230

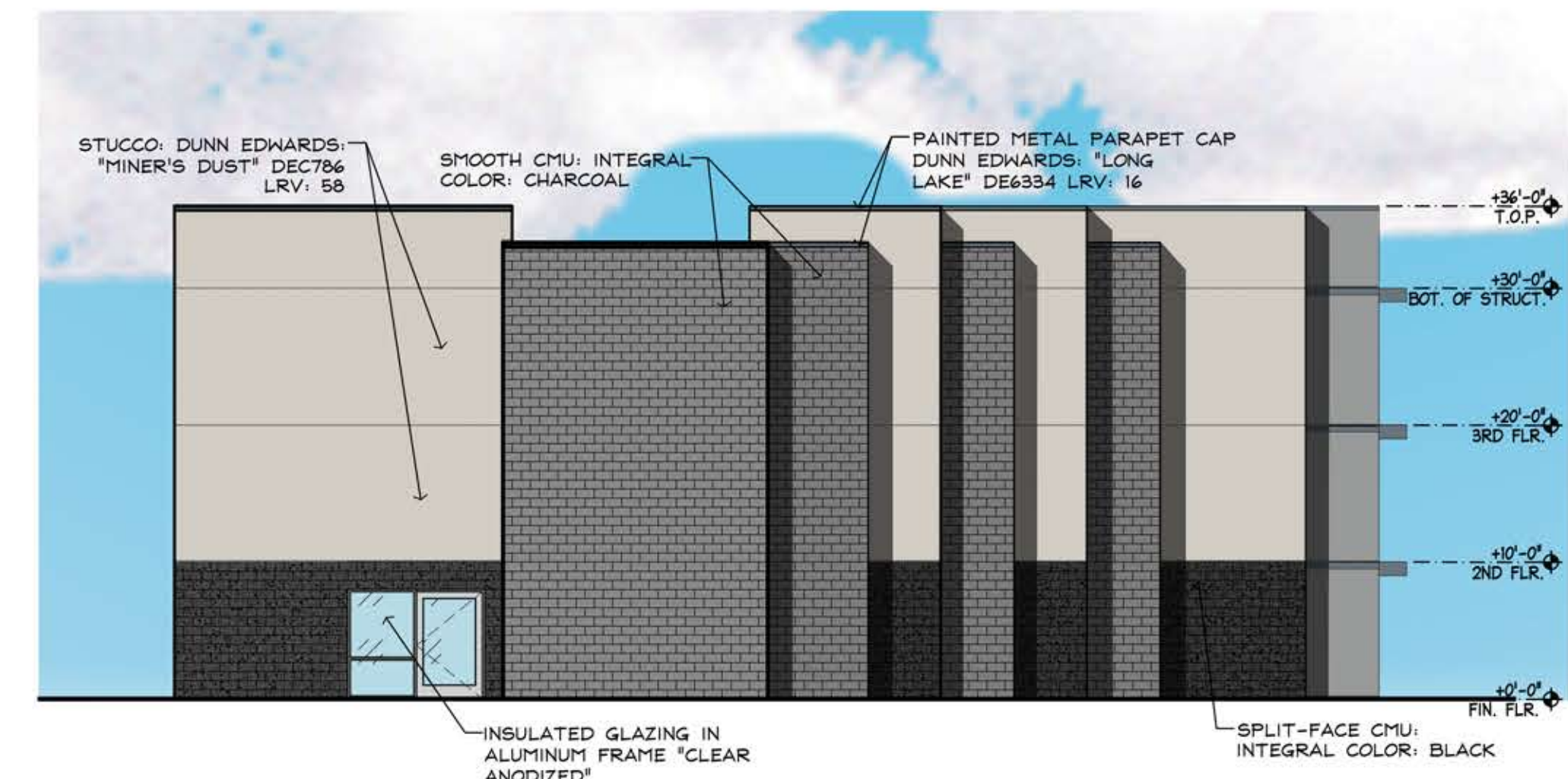
Exhibit 4



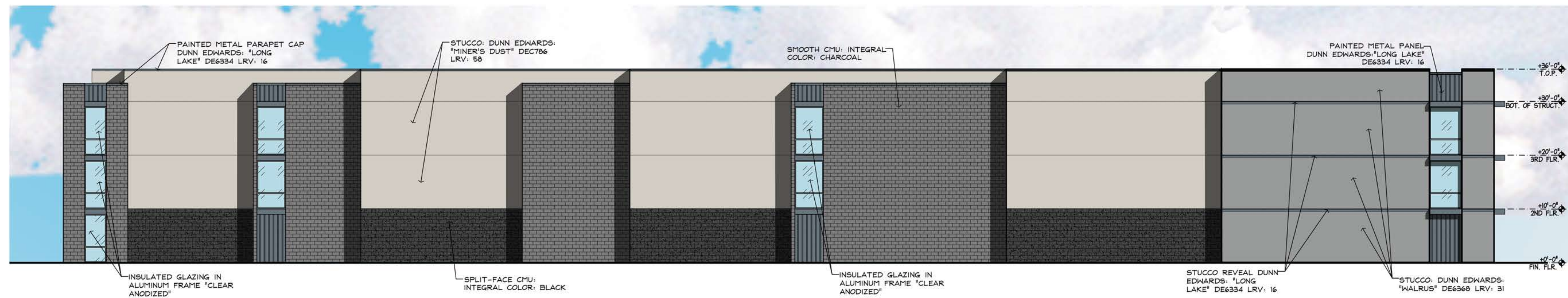
EAST ELEVATION
SCALE: 3/32"=1'-0"



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



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



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

DATE: 04.18.16
SITE LOCATION: PHOENIX, AZ
RBA PROJECT NO.: 16010

MOUNTAIN VIEW STORAGE

MOUNTAIN VIEW RD. & CAVE CREEK RD.
1208 E. MOUNTAIN VIEW ROAD
PHOENIX, ARIZONA 85020

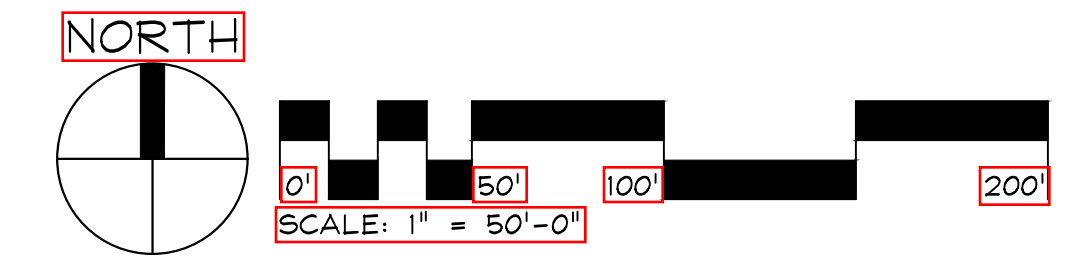


549 south 48th street • suite 108
tempe • arizona • 85281
p.480.377.2222 f.480.377.2230

Exhibit 5



**CONTEXT PLAN
PROPOSED STORAGE FACILITY**



DEVELOPMENT PROGRAM

GENERAL INFORMATION
 DEVELOPER: WENTWORTH PROPERTY CO., L.L.C. CONTACT: DAVE R. KING
 ADDRESS: 2701 E. CAMELBACK ROAD, SUITE 105, PHOENIX, ARIZONA 85016
 TELEPHONE: (602) 296-2158 CELL: (602) 578-6829
 ARCHITECT: ROBERT BROWN ARCHITECTS CONTACT: KELLY FERGUSON
 ADDRESS: 549 S. 48TH ST., SUITE 108, TEMPE, AZ. 85281
 TELEPHONE: (480) 377-2222 FAX: (480) 377-2230

BUILDING CODE: 2012 I.B.C. ELECTRICAL CODE: 2011 N.E.C.
 MECHANICAL CODE: 2012 I.P.C. FIRE CODE: 2012 I.F.C. w/ AMENDME
 PLUMBING CODE: 2012 I.P.C. ENERGY CODE: 2012 T.E.C.C.

SITE INFORMATION
 PROJECT ADDRESS: MOUNTAIN VIEW RD. & CAVE CREEK RD.
 1208 E. MOUNTAIN VIEW ROAD
 PHOENIX, ARIZONA 85020

PARCEL NUMBER: 159-30-090A
 EXISTING ZONING DISTRICT: R-3 (MULTI-FAMILY RESIDENTIAL)
 PROPOSED SITE USE: SELF-STORAGE (PUD)
 BUILDING HEIGHT: PROPOSED 36'-0"

SITE AREA:
 NET AREA: 38,116 S.F. .88 Acres

BUILDING AREA:
 GROSS FLOOR AREA: 49,776 S.F.
 LOT COVERAGE:
 16,592 S.F./38,116 S.F. = 44%

PARKING ANALYSIS: (NEW STORAGE)
 STORAGE: 1/2 UNITS = 356/35 =
 PARKING REQUIRED: 11 SPACES
 PARKING PROVIDED: 11 SPACES (1 ADA)
 LOADING AREA PROVIDED: 1 (12'-0" X 30'-0")
 BICYCLE PARKING PROVIDED: 4 SPACES

LEGAL DESCRIPTION

LOT 1, MOUNTAIN VIEW VILLA, ACCORDING TO BOOK 269, OF MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.
 EXCEPT ANY PORTION THEREOF LYING WITHIN SHADON HILLS CONDOMINIUMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA IN BOOK 334 OF MAPS, PAGE 7.

INDICATES PHOTO ATTACHED SEPARATELY

QS#: 30-28
 KIVA#: 15-3110
 SDEV#: 1500567
 PAPP#: 1504777

DATE: 05.03.16
 SITE LOCATION: PHOENIX, AZ
 RBA PROJECT NO.: 16010

MOUNTAIN VIEW STORAGE
 MOUNTAIN VIEW RD. & CAVE CREEK RD.
 1208 E. MOUNTAIN VIEW ROAD
 PHOENIX, ARIZONA 85020

robert brown architects
 549 south 48th street • suite 108
 tempe • arizona • 85281
 p.480.377.2222 f.480.377.2230



1: Northwest corner of property looking north



2: Northwest corner of property looking east



3: Northwest corner of property looking south



4: Northwest corner of property looking west



5: Northeast corner of property looking north



6: Northeast corner of property looking east



7: Northeast corner of property looking south



8: Northeast corner of property looking west



9: Southeast corner of property looking north



10: Southeast corner of property looking east



11: Southeast corner of property looking south



12: Southeast corner of property looking west



13: Southwest corner of property looking north



14: Southwest corner of property looking east



15: Southwest corner of property looking south



16: Southwest corner of property looking west

Exhibit 6

MOUNTAIN VIEW STORAGE

1208 MOUNTAIN VIEW ROAD

PHOENIX, AZ 85020

LEGAL DESCRIPTION

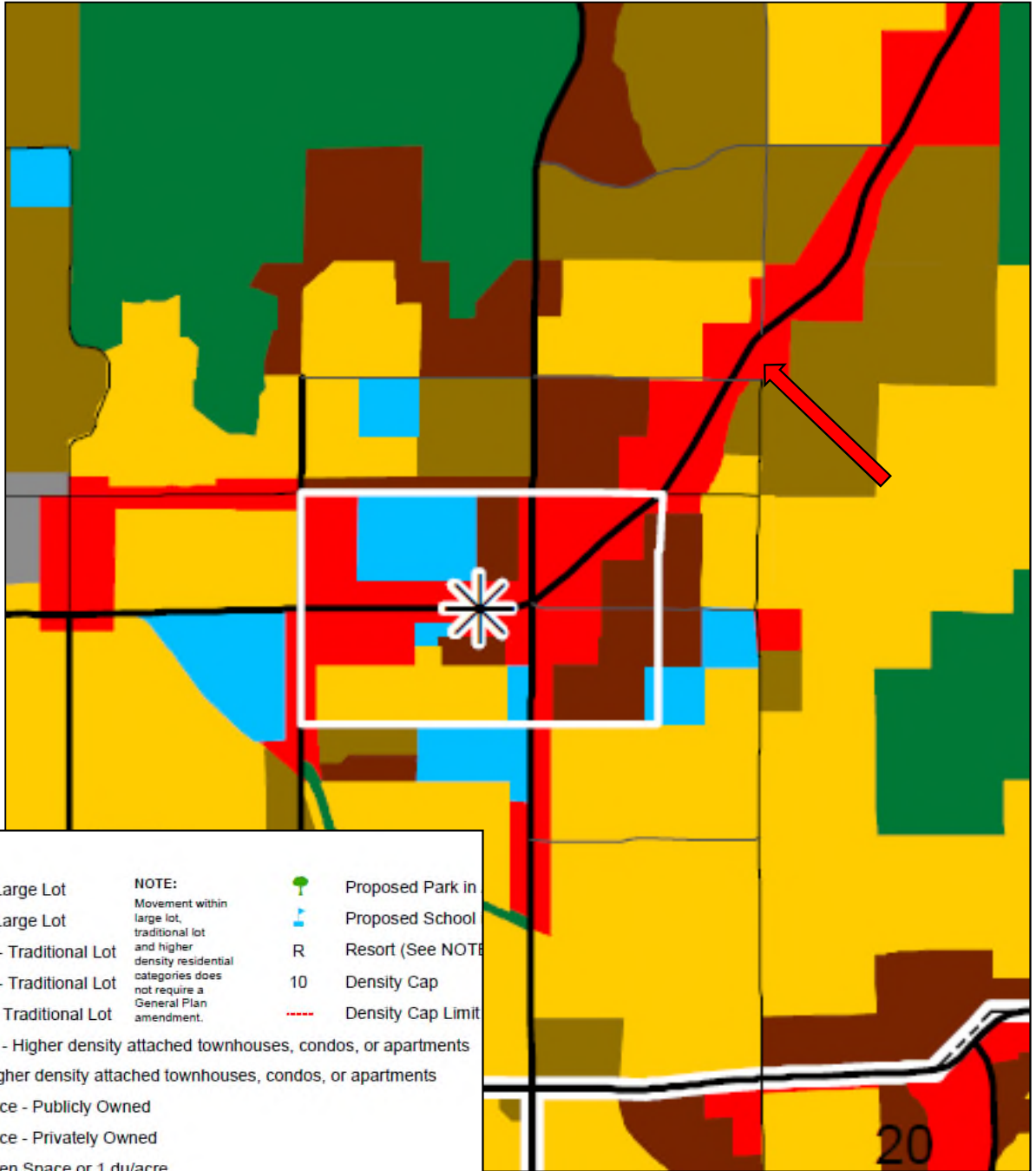
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LOT 1, MOUNTAIN VIEW VILLA, ACCORDING TO BOOK 269, OF
MAPS, PAGE 35, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXCEPT ANY PORTION THEREOF LYING WITHIN SHADOW HILLS
CONDOMINIUMS, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY,
ARIZONA IN BOOK 334 OF MAPS, PAGE 7.

Exhibit 7

General Plan Map



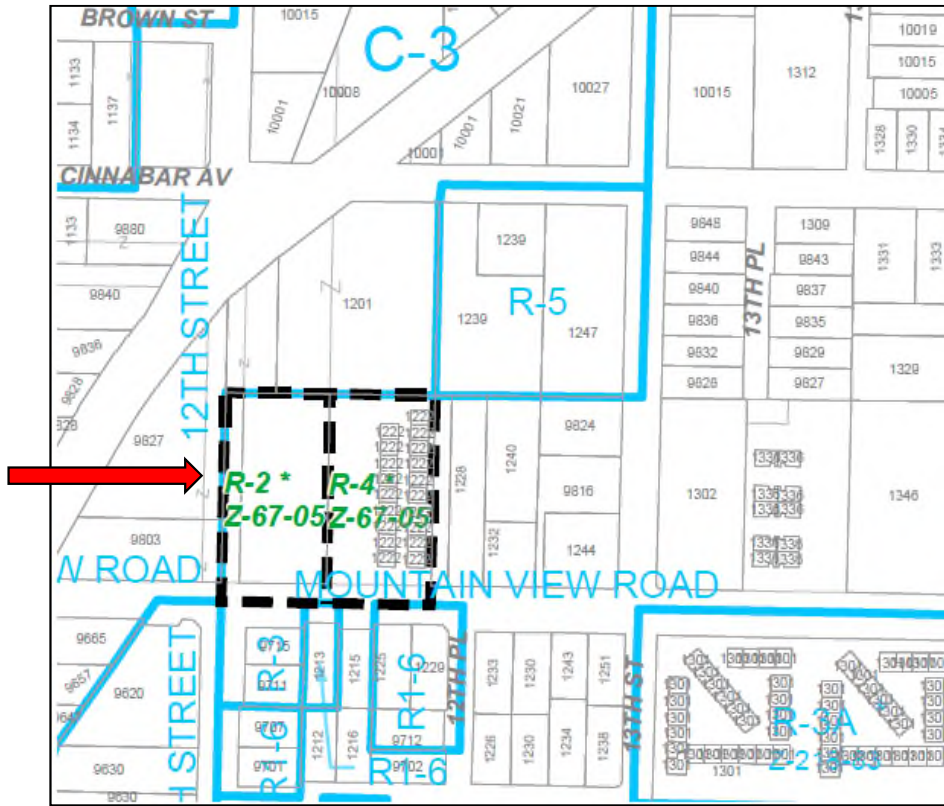
LAND USE

	0 to 1 du/acre - Large Lot	NOTE: Movement within large lot, traditional lot and higher density residential categories does not require a General Plan amendment.		Proposed Park in
	1 to 2 du/acre - Large Lot			Proposed School
	2 to 3.5 du/acre - Traditional Lot		R	Resort (See NOTE)
	3.5 to 5 du/acre - Traditional Lot		10	Density Cap
	5 to 10 du/acre - Traditional Lot		-----	Density Cap Limit
	10 to 15 du/acre - Higher density attached townhouses, condos, or apartments			
	15+ du/acre - Higher density attached townhouses, condos, or apartments			
	Parks/Open Space - Publicly Owned			
	Parks/Open Space - Privately Owned			
	Future Parks/Open Space or 1 du/acre			
	Mixed Use Agricultural			
	Nurseries/Flower Gardens with alternative 3.5 to 5 du/acre			
	Commercial			
	Mixed Use (M)			
	Mixed Use (Areas S, D and Northwest Area only)			
	Industrial			
	Commerce / Business Park			Primary Core
	Public/Quasi-Public			Secondary Core
	Floodplain			Canal, Watercourse
	Undesignated Area			Existing Railroad
				Arterial and Collect



Exhibit 8

Existing Zoning Map



Proposed Zoning Map

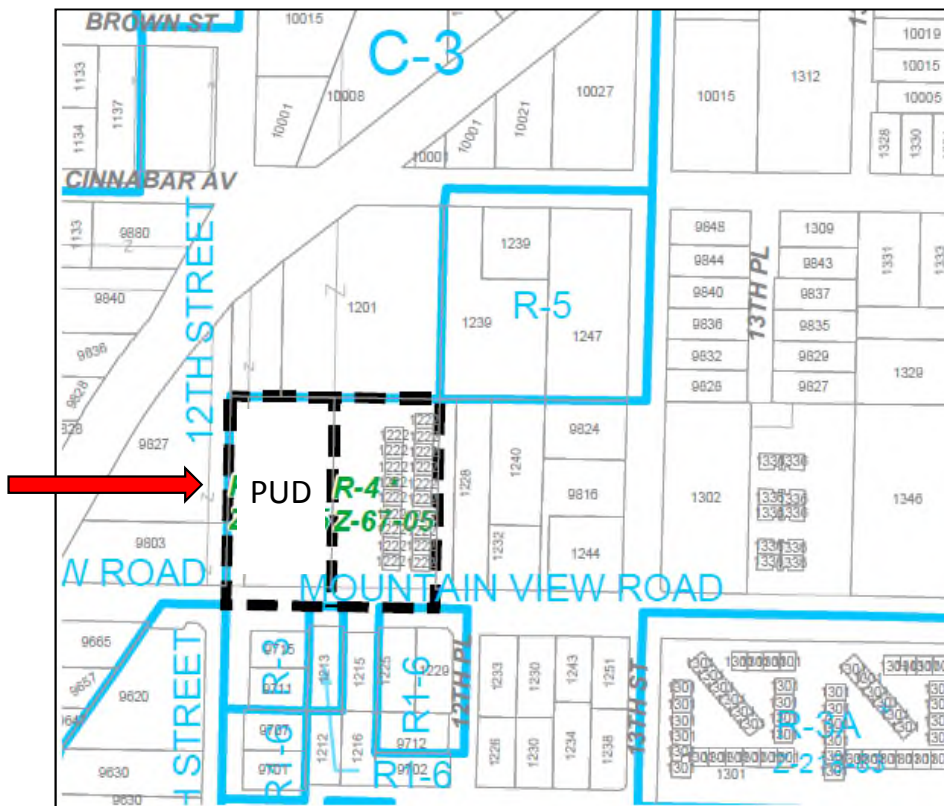


Exhibit 9

DEVELOPMENT STANDARDS TABLE

Mountain View Storage – 1208 East Mountain View Road

Dev. Standard	Standard Requirement (C-3 zoning standard)	Proposed Standard (PUD)
Minimum lot width/depth required	Minimum 60'-0" width Minimum 60'-0" depth	Proposed minimum width: 87'-10" Proposed minimum depth: 300'-0"
Building Setbacks	Front (street): Minimum 20' / Average 30' Rear: 0' Side (west): 0' Side (east): 30'	Front (street): 25'-0" min. / 38'-9" ave. Rear: 13'-10" minimum Side (west): 5'-0" minimum Side (east): 41'-4" minimum
Landscape Setbacks	Front (street): Minimum 20' / Average 30' Rear: 0' Side (west): 0' Side (east): 10' minimum	Front (street): 25'-0" min. / 44'-6" ave. Rear: 7'-6" average Side (west): 12'-6" average Side (east): 10'-0" minimum
Building Height	2-stories / 30'-0" maximum (4-stories / 56' maximum allowed with ZHO approval)	3-stories / 36'-0" maximum height
Lot Coverage	50% maximum (net lot area)	44%
Outdoor Storage	Maximum 10% gross site area can be outdoor storage	No outdoor storage proposed

Exhibit 10

LANDSCAPE STANDARDS TABLE

Mountain View Storage – 1208 East Mountain View Road

Dev. Standard	Standard Requirement (C-3 zoning standard)	Proposed Standard (PUD)
Streetscape	Front (street): Minimum 20'/Average 30' Trees: 1 per 20' frontage minimum 50%- 2"/ 25% - 3"/25% - 4" Shrubs: Minimum 5 per tree required 5-gallon size minimum	Front (street): 25'-0" min. / 44'-6" ave. Trees: 1 per 20' frontage minimum 50%- 2"/ 25% - 3"/25% - 4" Shrubs: Minimum 5 per tree required 5-gallon size minimum
Perimeter (rear & sides)	Rear: 0' Side (west): 0' Side (east): 10' minimum Trees: 1 per 20' minimum 60%- 1"/ 40% - 2" Shrubs: Minimum 5 per tree required 5-gallon size minimum	Rear: 7'-6" average Side (west): 12'-6" average Side (east): 10'-0" minimum Trees: 1 per 20' minimum 60%- 1"/ 40% - 2" Shrubs: Minimum 5 per tree required 5-gallon size minimum
Adjacent to building	Minimum 25% of building façade to have 5' wide minimum landscaped area and/or arcade/shade structure Trees: 1 per 20' minimum 60%- 1"/ 40% - 2" Shrubs: Minimum 5 per tree required 5-gallon size minimum	60% of building façade with a minimum 5' wide landscaped area and/or arcade/shade structure Trees: 1 per 20' minimum 60%- 1"/ 40% - 2" Shrubs: Minimum 5 per tree required 5-gallon size minimum
Parking Lot Area	Min. 10% of interior surface area Islands at ends of rows and approx. every 110' Trees: 40%- 1"/ 60% - 2" Shrubs: Minimum 5 per tree required 5-gallon size minimum	Not applicable with proposed design

Exhibit 11

MOUNTAIN VIEW STORAGE

1208 MOUNTAIN VIEW ROAD

PHOENIX, AZ 85020

CIRCULATION MAP

NOT TO SCALE

