

CITY OF PHOENIX

JAN 27 2026

**Planning & Development
Department**



ARCADIA MOTOR CLUB CASE NO. Z-91-25-6

LOCATED APPROXIMATELY 320 FEET WEST OF THE
SOUTHWEST CORNER OF 54TH STREET AND THOMAS ROAD

DATE OF INITIAL SUBMITTAL: JUNE 25, 2025
DATE OF SECOND SUBMITTAL: SEPTEMBER 17, 2025
DATE OF HEARING DRAFT SUBMITTAL: OCTOBER 17, 2025
CITY COUNCIL ADOPTED: JANUARY 7, 2026

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of-way abandonments.

Principals and Development Team

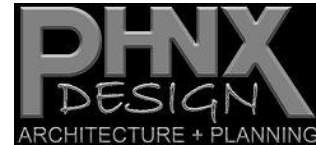
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A. PURPOSE AND INTENT

A1: Project Overview and Goals

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

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

A2: Overall Design Concept

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

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

B. LAND USE PLAN

B1: Proposed Land Use Categories

This Project will be limited to the development of “self-service storage warehousing” for the specific purpose of vehicle storage. In the event the Arcadia Motor Club project does not move forward, future development would be permitted per the R-5 district uses and development standards.

B2: Conceptual Site Plan Summary

The development of the site is proposed to include three (3) climate-controlled buildings containing a total of twenty-six (26) individual garage suites and one (1) communal clubhouse for owners’ use. Access to the site will be provided through a single driveway along Thomas Road, with internal circulation accommodated by a private drive providing access to each individual suite.

The Project will respect the character of the surrounding multi-family residential developments through appropriately scaled buildings and enhanced architectural treatments. Maximum building height will not exceed 34 feet. The proposed height limitation is intended to promote a low intensity use and design that is complementary to surrounding development.

C. LIST OF USES

C1: Permitted Uses

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

- Self-Service Storage Warehouse
- All land uses and approved accessory uses permitted in the R-5 Multifamily Residence District – Restricted Commercial

C2: Temporary Uses

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

C3: Prohibited Uses

- Manufacturing
- Fabrication
- Commercial Automobile Repair
- Retail Sales
- All uses not expressly permitted in Section C1 are prohibited.

D. DEVELOPMENT STANDARDS

The following development standards apply to self-storage warehouse use. In the event the Property is not developed with self-storage warehouse, all other uses shall adhere to the development standards of R-5 Multifamily Residence District, Section 618 of the City of Phoenix Zoning Ordinance.

D1: Development Standards Table	D1. Development Standards		Arcadia Motor Club
	a. Minimum Lot Width/Depth		None
	b. Minimum Building Setbacks (Perimeter)		
	North (West of Driveway)	15'	
	North (East of Driveway)	5'	
	South	0'	
	East	5'	
	West	5'	
	c. Maximum Building Height	34'	
	d. Maximum Lot Coverage	58%	
	e. Minimum Common Open Space	None	
	f. Minimum Building Separation	Per Building Code	
D2. Streetscape Standards			
	a. Thomas Road	Sidewalk (detached): 6' Landscape Strip: 10' minimum located between back of curb and sidewalk, except at locations where sidewalk must tie-in to adjacent attached sidewalks and standard driveway detail. Planting Standards: The landscape strip shall be landscaped minimum one (1) 5-gallon drought-resistant shrubs or accent plants (maximum 24" tall at maturity) planted 5' on center or in equivalent groupings as needed to achieve a minimum of 75% total live vegetative groundcover. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.	

D2: Landscape Standards Table

	Due to the presence of overhead powerlines, the landscape strip is not required to be planted with trees.
D2. Minimum Landscape Standards	
a. Minimum Landscape Setbacks	
North	The area between the back of sidewalk and the building ¹
South	0'
East	5'
West	5'
b. Onsite Landscaping	Landscape treatment must be used for the entire site exclusive of building(s) and pavement for vehicular use.
c. Plant Palette	Only landscape materials listed in the Phoenix Active Management Area Low-Water-Use/Drought-Tolerant Plant List shall be utilized.

D3: Parking

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

D4: Fences/Walls

D4. Fences/Walls	
Fences and walls shall comply with Ordinance Section 703.	

¹ Turnaround Exception: To facilitate gate controlled access of the site, a vehicle turnaround area is permitted within the front landscape setback as approved by City of Phoenix Planning and Development and Street Transportation Departments.

D5. Shade

Vegetative shading shall be provided at a minimum of 75% for all public sidewalks and 25% for all surface parking.

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

D6. Lighting

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

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

E. DESIGN GUIDELINES

E1: Design Guidelines

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

E2: Landscape Design Guidelines

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

E3. Landscape Design Guidelines	
a. Front Landscape Setback Design	The landscape setback will provide a shade canopy of street trees and colorful mix of shrubs, accents, and groundcover. Landscaping will be comprised of: • Minimum one (1) 2" caliper tree planted 25' on center • Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 75% live ground coverage within landscape areas <u>Conflict Resolution:</u> Where conflicts with utilities, easements, and/or fire lane access, or other obstructions prevent installation of landscaping as detailed above, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
b. Side Setback Landscape Design	The landscape setback will consist of generous shrub plantings to soften the transition between the project and adjacent residential land uses. Landscaping will be comprised of: • Minimum one (1) 5-gallon Hopseed Bush planted 8' on center • Minimum 50% live ground coverage within landscape areas
c. Streetscape Design	The streetscape landscaping will be comprised of: • Minimum five (5) different shrub species • Minimum two (2) different accent species • Minimum 75% live ground coverage within landscape areas <u>Conflict Resolution:</u> Where conflicts with utilities, easements, and/or fire lane access, or other obstructions prevent installation of landscaping as detailed above, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
d. Onsite Landscape Design	In all landscape areas outside of required landscape setbacks, the landscape will be comprised of: • Minimum one (1) 2" caliper tree for every 500 square feet of landscape area • Minimum two (2) different shrub species • Minimum one (1) different accent species

	• Minimum 75% live ground coverage within landscape areas <u>Conflict Resolution:</u> Where conflicts with utilities, easements, and/or fire lane access, or other obstructions prevent installation of landscaping as detailed above, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
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F. PERFORMANCE GUIDELINES

F1. Performance Guidelines

F1. Performance Guidelines	
a. Vehicle Maintenance	Suite owners should not perform extensive performance tuning, autobody work, or vehicle repair that produces noxious fumes, unreasonable noise, or which exceeds the normal parameters of everyday vehicle maintenance.
b. Enclosed Building	All on-site activities shall occur within an enclosed building. Garage doors shall remain closed between the hours of 9pm and 7am.
c. Noise	
Guidelines	Noise emitted on site shall not be excessive in nature. Suite owners and their visitors shall not be permitted to i) sound a horn, signal, or noise device on any motor vehicle for any purpose other than those allowed by state law; ii) to operate a motor vehicle in such a manner as to cause or allow to be emitted squealing, screeching, or other such sound from the tires in contact with the ground; or iii) cause the excessive revving of any motor vehicle engine while such vehicle is not in motion, or outside of initial start-up.
Restrictions	Noise levels measured at the south, west and east property lines shall not exceed 70 dBA for five continuous seconds on no more than five occurrences within an hour-long interval.
Enforcement	A minimum of one (1) noise meter shall be maintained on site at all times to monitor noise levels. Arcadia Motor Club management shall provide property owners within 300 feet and neighborhood associations within 600 feet, the current contact information (name, telephone and email) of premises management for the purpose of addressing issues related to site operations and noise.

G. SIGNS

G1: Permitted Signs

Signage shall comply with Section 705 of the Zoning Ordinance.

H. SUSTAINABILITY

H1: City Enforced Standards

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

- As encouraged by Reimagine Phoenix, recycling receptacles will be provided.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged.
- Electric vehicle charging as noted herein.
- Natural turf shall only be utilized for required retention areas (bottom of basin, and only allowed on slopes if required for slope stabilization) and functional turf areas located on properties for uses such as parks, schools, and residential common areas, as approved by the Planning and Development Department.
- 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.
- Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Business Water Efficiency Program for a minimum of 10 years, or as approved by the Planning and Development Department.

H2: Developer Enforced Standards

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

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

I. INFRASTRUCTURE

I1: Grading and Drainage

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

I2: Water and Wastewater

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

I3: Circulation Systems

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

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

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

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

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

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

J. COMPARATIVE ZONING STANDARDS

J: Comparative Zoning Standards Table

Standards	R-5 Multifamily Residential PRD Standards	C-3 Standards	Proposed PUD Standards
a. Minimum Lot Depth/Width	None	None	None
b. Minimum Building Setbacks (Perimeter)			
North (West of Driveway)	20'	Average 25'	15'
North (East of Driveway)	20'	Average 25'	5'
South	15'	15'	0'
East	15'	15'	5'
West	15'	15'	5'
c. Minimum Landscape Setbacks (Perimeter)			
North	20'	Average 25'	From back of detached sidewalk to building
South	5'	10'	0'
East	5'	10'	5'
West	5'	10'	5'
d. Maximum Building Height	48' and 4 stories	30' and 2 stories; 56' and 4 stories permitted with a height waiver.	34'
e. Maximum Lot Coverage	50%, plus an additional 10% for an ADU and/or attached shade structures Total: 60%	50%	58%
f. Minimum Common Open Space	5% gross area	None	None

K. LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

EXHIBIT 1

EXHIBIT 2

SYMBOL	BOT. NAME	COMMON NAME	SIZE	SIZE	COMMENTS
	TREES				
	* <i>Ceanothus cuneatus</i>	Cascadite	2' Caliper	4	Multi-Thorn Domes Canyon
	* <i>Cercidium microphyllum</i>	Fourleaf Palo Verde	3' Caliper	2	Multi-Thorn Domes Canyon
	Olneya tesota	Ironwood	3" Caliper 4" Caliper	1	Multi-Thorn Domes Canyon
	ACCENTS				
	* <i>Adiantum platylobium</i>	Pine Agave	5 Gall	6	As Per Plan
	* <i>Albizia blue</i> EF	"Blue Elf" Aloe	5 Gall	4	As Per Plan
	* <i>Albizia julibrissin</i>	Blue Star Flower	5 Gall	10	As Per Plan
	* <i>Albizia vera</i>	Aloni ("Yellow Flower")	5 Gall	14	As Per Plan
	* <i>Ceanothus greggii</i>	Sagegato	4" & 6"	3	As Per Plan
	* <i>Condalia wickströmii</i>	Yellow Bird of Paradise	15 Gall	3	As Per Plan
	* <i>Frodolatus wickströmii</i>	Fishhook Barrel Cactus	15 Gall	3	As Per Plan
	* <i>Muhlenbergia "Nashville"</i>	"Nashville" Grass	5 Gall	50	As Per Plan
	* <i>Yucca filifera</i>	Twist Leaf Yucca	5 Gall	2	As Per Plan
	SHRUBS				
	* <i>Eurotia temicola</i>	Bottle Bush	5 Gall	3	As Per Plan
	* <i>Leucophyllum frugosum</i>	White Star	5 Gall	23	As Per Plan
	* <i>Lycium legeri</i>	Lycium Legacy Shrub	5 Gall	3	As Per Plan
	* <i>LYONS LEGACY</i>	Pearly Perfection	5 Gall	3	As Per Plan
	GROUNDCOVER				
	* <i>Eriosema "Outback Sunrise"</i>	"Outback Sunrise"	1 Gall	49	As Per Plan
	* <i>Euphorbia rigida</i>	Copper Plant	1 Gall	3	As Per Plan
	* <i>Hymenocallis aurea</i>	Angelita Daisy	1 Gall	3	As Per Plan
	* <i>Argemone</i>	Argemone	1 Gall	3	As Per Plan
	MISCELLANEOUS				
	* <i>Moss</i>	"Managing Moss"			As Per Plan
					2" depth nail pairing area



EXHIBIT 3

A300

PROPOSED
ELEVATIONS

DATE	REVISION
1	
2	
3	
4	
5	

ARCADIA MOTOR CLUB - SCHEMATIC
5301 EAST THOMAS ROAD
PHOENIX, ARIZONA 85018

62025 OWNERSHIP OF SERVICE -
PHNX DESIGN, INC. is the owner of the
design and information prepared by PHNX
DESIGN, INC. for the project. All rights are reserved.
PHNX DESIGN shall retain all common law
copyrights and other intellectual property rights
including the copyright therein.

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING

PHNX
DESIGN
1855 EAST SOUTHERN AVE. SUITE 204
MESA, ARIZONA 85204
PHONE: 602.762.7354



VIEW 3



VIEW 2



VIEW 1

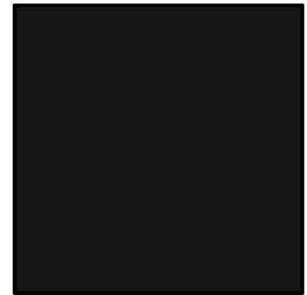
EXHIBIT 4



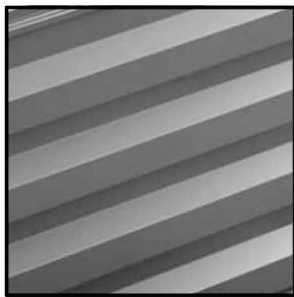
BRICK VENEER 2.5" X 8" AND
STACK BOND
MANUFACT: ELDORADO
STONE
COLOR: TUNDRABRICK -
RIVERBED



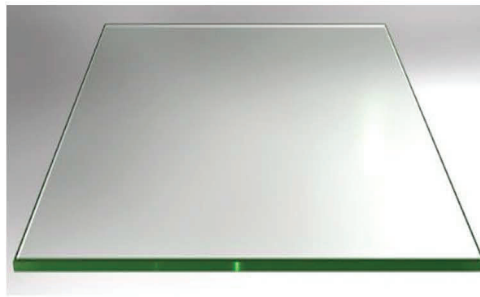
SYNTHETIC STUCCO SYSTEM WITH
100% ACRYLIC FINISH
FINISH: SMOOTH SAND FINISH
PAINT COLOR: SHERWIN WILLIAMS
SW 7667 "ZIRCON"



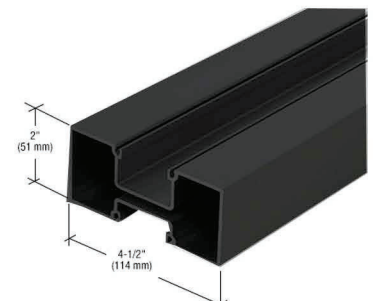
PARAPET CAP / METAL
COLOR: SHERWIN WILLIAMS
SW 6991 "BLACK MAGIC"



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



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



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