City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-141-26-8
November 6, 2026

South Mountain Village Planning Committee Meeting Date:	November 10, 2026
Planning Commission Hearing Date:	December 3, 2026
Request From:	IND. PK. SPVTABDO (Industrial Park, South Phoenix Village and Target Area B Design Overlay) (5.20 acres)
Request To:	CP/GCP SPVTABDO (Commerce Park District/General Commerce Park Option, South Phoenix Village and Target Area B Design Overlay) (5.20 acres)
Proposed Use:	Manufacturing and assembly/subassembly
Location:	Approximately 140 feet south of the southeast corner of 16th Street and Chipman Road
Owner/Applicant:	Al Grabowski, Voytech VII, LLC
Representative:	Chris Webb, Rose Law Group, PC
Staff Recommendation:	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial / Commerce/Business Park	
Street Map Classification	16th Street	Arterial	33-foot east half street and 17-foot right-of-way easement

STRENGTHEN OUR LOCAL ECONOMY; MANUFACTURING AND INDUSTRIAL DEVELOPMENT; LAND USE: Support the expansion of industrial zoning in targeted industrial areas. The proposal will allow commerce park development on the subject site and aligns with the General Plan Land Use Map designation of Commercial / Commerce/Business Park.
CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking. The proposal, as stipulated, includes bicycle parking to encourage bicycling and transit use.
BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The proposal, as stipulated, includes a shaded employee resting area, shaded parking, shaded bicycle parking, and a shaded detached sidewalk along 16th Street. These improvements will create a comfortable pedestrian environment along 16th Street and provide aesthetic enhancements to the industrial development.

Applicable Plans, Overlays, and Initiatives
Target Area B Redevelopment Plan: Background Item No. 6. **Shade Phoenix Plan:** Background Item No. 7. **Comprehensive Bicycle Master Plan:** Background Item No. 8. **Complete Streets Guidelines:** Background Item No. 9. **Zero Waste PHX:** Background Item No. 10. **Conservation Measures for New Development:** Background Item No. 11.

Surrounding Land Uses and Zoning		
	Land Use	**Zoning**
On Site	Warehouse	Ind. Pk. SPVTABDO
North	Restaurant, single-family residential and vacant single-family residential lot	C-2 SPVTABDO and R1-6 SPVTABDO
West (across 16th Street)	Data center, vacant land, and construction contractor yard	C-2 SPVTABDO and A-2 SPVTABDO
East	Single-family residential	R1-6 SPVTABDO
South	Convenience store and vacant land	C-1 SPVTABDO

Commerce Park / General Commerce Park Option		
Standards	**Requirements**	**Provisions on the Proposed site Plan**
Minimum Building Setbacks		
West (across 16th Street) (Perimeter, adjacent to A-1 SPVTABDO)	30 feet	66 feet (Met)
North (Perimeter, adjacent C-2 SPVTABDO and R1-6 SPVTABDO)	20 feet	79 feet 11 inches (Met)
East (Perimeter, adjacent to R1-6 SPVTABDO)	20 feet	76 feet (Met)
South (Perimeter, adjacent to C-1 SPVTABDO)	20 feet	74 feet 4 inches (Met)
Minimum Landscape Setbacks		
West (adjacent to 16th Street)	30 feet	30 feet (Met)
North (adjacent C-2 SPVTABDO and R1-6 SPVTABDO)	Adjacent to C-2: 0 feet Adjacent to R1-6: 5 feet	5 feet (Met)
East (adjacent to R1-6 SPVTABDO)	5 feet	5 feet (Met)
South (adjacent to C-1 SPVTABDO)	0 feet	0 feet

Maximum Lot Coverage	50%	39.8% (Met)
Maximum Building Height	18 feet within 30 feet of perimeter lot line; 1-foot increase per 3-foot additional setback, maximum 56 to 80 feet with a Use Permit and site plan	30 feet (Met)
Minimum Parking	Total: 37 spaces 1 spaces per 1,000 square feet (Industrial): 12 spaces 1 space per 1.5 workers and 1 space per 300 square feet of office	96 spaces (Met)

Background/Issues/Analysis

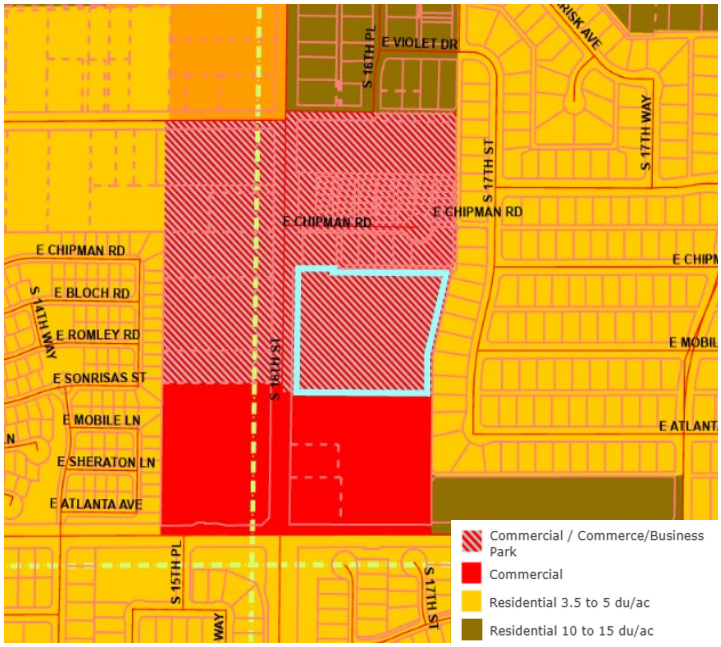
SUBJECT SITE

1. This request is to rezone 5.20 acres located approximately 140 feet south of the southeast corner of 16th Street and Chipman Road from IND. PK. SPVTABDO (Industrial Park, South Phoenix Village and Target Area B Design Overlay) to CP/GCP SPVTABDO (Commerce Park District/General Commerce Park Option, South Phoenix Village and Target Area B Design Overlay) for manufacturing and assembly/subassembly.

   The existing warehouse building built under Commerce Park/Business Park development standards is planned to remain. Per Section 626 of the City's Zoning Ordinance, property previously zoned IND. PK. and undeveloped as of April 19, 1986, may utilize the standards of any or all of the Single User (SU), Research Park (RP), or Business Park (BP) options of the Commerce Park (CP) zoning district. In this case, the approved Final Site Plan for the Site identified the Business Park (BP) option. The rezoning request will allow the subject site to utilize uses permitted in the General Commerce Park (GCP) option.

GENERAL PLAN

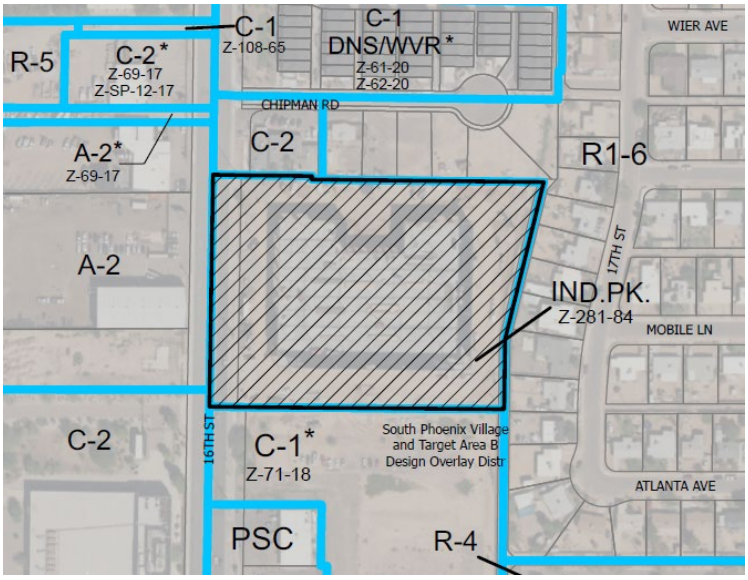
2. The subject site is designated as Commercial / Commerce/Business Park on the General Plan Land Use Map. The area to the east is designated Residential 3.5 to 5 dwelling units per acre; the area to west, across 16th Street, and to the north are designated Commercial / Commerce/Business Park; and the area to the south is designated Commercial. The proposed CP/GCP SPVTABDO zoning district is consistent with the Commercial / Commerce/Business Park designation.



General Plan Land Use Map; Source: Planning and Development Department

SURROUNDING LAND USE AND ZONING

3. To the north of the subject site is a restaurant and a single-family residence zoned C-2 SPVTABDO and vacant residential lots zoned C-2 SPVTABDO and R1-6 SPVTABDO. To the west, across 16th Street, is a data center zoned C-2 SPVTABDO and vacant land and construction contractor company zoned A-2 SPVTABDO. To the east are single-family residential homes zoned R1-6 SPVTABDO. To the south is a convenience store and vacant land zoned C-1 SPVTABDO.

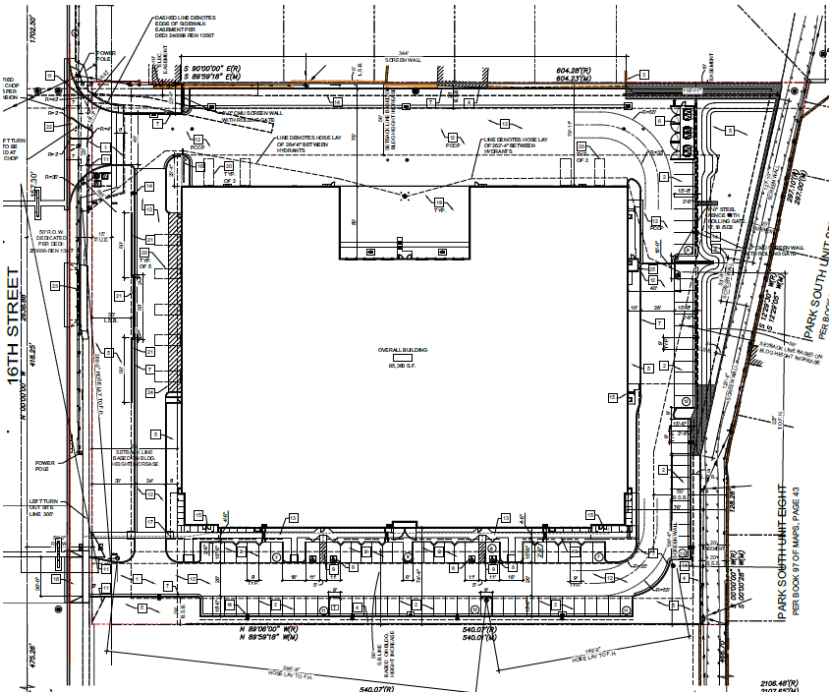


Location Map; Source: Planning and Development Department

PROPOSAL

4. *Site Plan*

The proposal is to retain the existing warehouse building on site. The conceptual site plan depicts the site layout, including the existing building, parking area, landscape areas, and retention basins. The site will have two points of ingress/egress from 16th Street.



Final Site Plan; Source: Upward Architects

Staff recommends Stipulation No. 1 to require that the site be in general conformance to the conceptual site plan, ensuring that the site remains as proposed. Stipulation No. 2 would require pavement treatments that visually contrast parking and drive aisles where pedestrian walkways cross a vehicular path, thereby enhancing pedestrian safety.

5. *Elevations*

The conceptual building elevations, attached as an exhibit, depict the existing warehouse. The elevations include material variations, architectural detailing, and truck bays along the northern portion of the structure.

STUDIES AND POLICIES

6. **Target Area B Redevelopment Plan**

Adopted by the Phoenix City Council in 1980, and expanded in 1998, the Target Area B Redevelopment Plan is generally bounded by Broadway Road to Elwood Street, Southern Avenue, 7th Avenue and 24th Street. The Redevelopment Plan seeks to stabilize existing neighborhoods in the area by eliminating blight, encouraging reinvestment by the private sector in infill housing, and supporting commercial development attuned to the community's needs. The subject site is identified as MU (Mixed Use) on the Target Area B Redevelopment Plan's Proposed Land Use Plan. The plan states that the MU designation's uses include medium to high density residential, neighborhood and community commercial

development, and industrial uses. The proposal for CP/GCP is compatible with this MU designation.

7. **Shade Phoenix Plan**
In November 2024, the Phoenix City Council adopted the Shade Phoenix Plan. The Shade Phoenix Plan prioritizes increasing shade coverage throughout the City to improve health and quality of life. Investing in shade can address the urban heat island effect, clean the air, preserve Sonoran vegetation, and prevent health complications related to prolonged exposure to heat. The Shade Phoenix Plan provides numerous strategies to increase shade including expanding and maintaining existing shade, strengthening tree code enforcement, and developing shade stipulations in rezoning cases. The proposal, as stipulated, will create a streetscape environment with a shaded employee resting area, shaded parking, and a shaded detached sidewalk along 16th Street. These are addressed in Stipulation Nos. 3, 6 and 8.

8. **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 short-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. To create a bike-supportive environment, bicycle infrastructure is incorporated into the proposed project. Staff recommends Stipulation No. 4 which will require four bicycle parking spaces to be provided.

9. **Complete Streets Guidelines**
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. The proposed, as stipulated, will support walking, bicycling, and transit use by including a shaded detached sidewalk along 16th Street and pavement treatments that that visually contrast pedestrian walkways and vehicular paths. These are addressed in Stipulation Nos. 2 and 8.

10. **Zero Waste Phoenix PHX**
The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The application materials indicated that metal shavings, coolant, oil, and paper waste would be recycled.

11. **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 Stipulation Nos. 5 through 7.

COMMUNITY CORRESONDENCE

12. As of the writing of this report, no letters of support or opposition have been received for the request.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department requires that the existing detached sidewalk remain along 16th Street; that SRP facilities be relocated outside of City right-of-way; and that the developer replace and construct all improvements in the right-of-way with all required elements and in compliance with ADA standards. These are addressed in Stipulation Nos. 8 through 11.

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. These are addressed in Stipulation Nos. 12 through 14.

15. 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 is consistent with the General Plan Land Use Map designation and the Target Area B Redevelopment Area.

2. The requested CP/GCP zoning district is compatible with the adjacent industrial uses and A-2 zoning.

3. The proposal contains enhanced standards that will result in a more walkable, shaded and pedestrian-friendly environment. Additionally, the proposal will provide increased shade, which will help to reduce the urban heat island effect.

Stipulations:

1. The development shall be in general conformance with the final site plan approved on May 28, 2025, as modified by the following stipulations and approved by the Planning and Development Department.

2. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.

3. A minimum of one outdoor employee resting area of no less than 400 square feet, or two 200-square-foot areas, shall be provided on site. The required pedestrian areas shall include a minimum of two pedestrian seating benches, constructed of quality and durable materials, and shaded to a minimum of 75% using minimum 2-inch caliper, large canopy, drought-tolerant, shade trees, and/or architectural shade, as approved by the Planning and Development Department.

4. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks secured within a building or gate 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.

5. 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, as approved by the Planning and Development Department.

6. 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.

7. Prior to final site plan approval, documentation shall be provided that demonstrates a commitment to participate in the Water Efficiency Checkup program for a minimum of 10 years, or as approved by the Planning and Development Department.

8. The sidewalk along 16th Street shall remain and the existing streetscape beginning at back of curb and median islands shall be planted to 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, planted on both sides of the sidewalk to achieve a minimum of 75% shade.

    b. A mixture of shrubs, accents and vegetative groundcovers, maintained to a maximum height of three feet (excluding accents), evenly distributed throughout the landscape area to achieve a minimum of 75% live coverage.

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

9. Existing SRP facilities along 16th Street are to be relocated outside of City right-of-way, unless otherwise approved by the Street Transportation Department. Relocations that require additional dedications or land transfer require completion prior to obtaining plat and/or civil plan review approval.

10. 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.

11. 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.

12. 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.

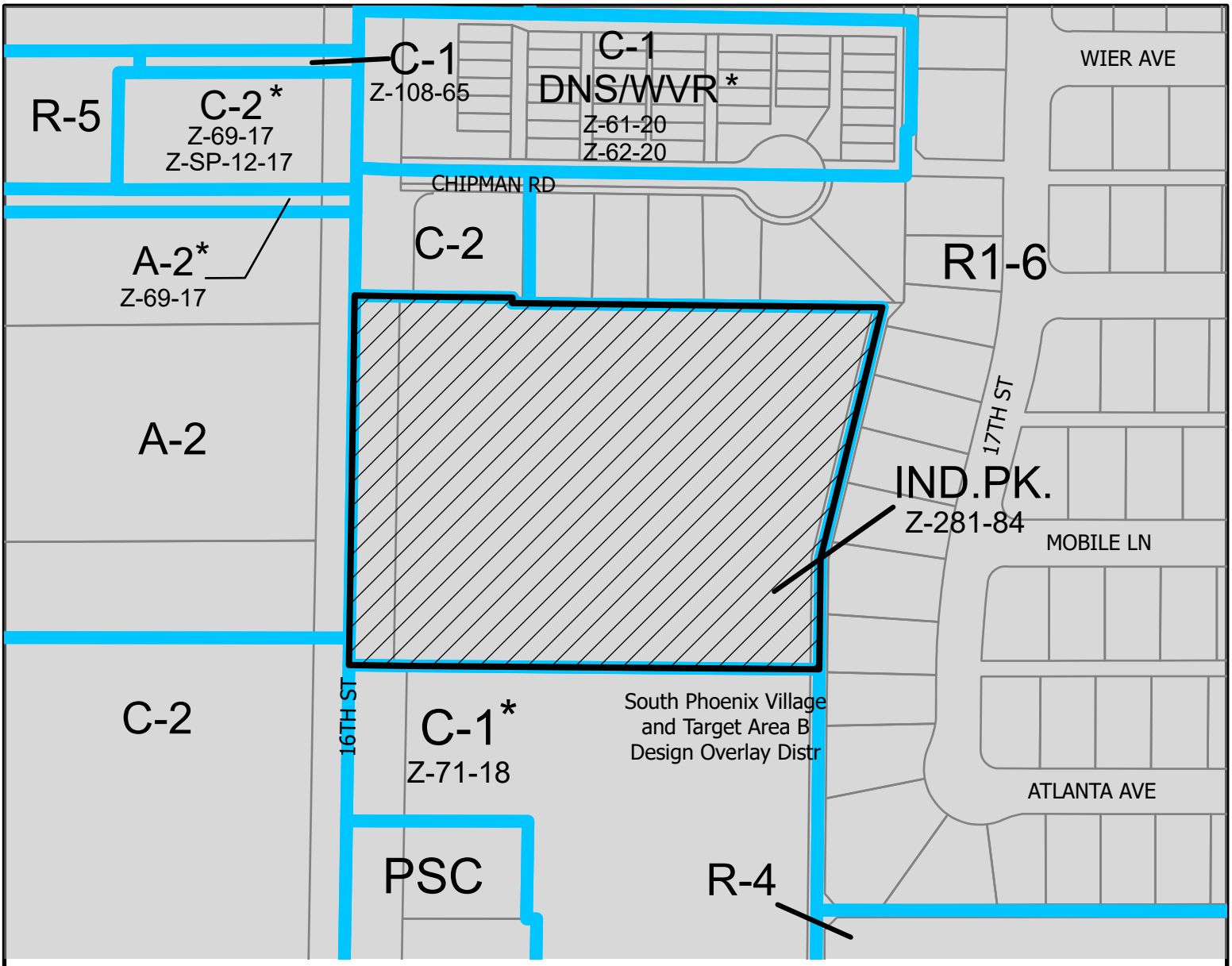
13. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations. – Reach out to City Archaeologist regarding removal stipulation

14. 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.

Writer
Samuel Rogers
November 6, 2026

Team Leader
Racelle Escolar

Exhibits
Zoning sketch map
Aerial sketch map
Final Site Plan approved on May 28, 2025
Conceptual Landscape Plan date stamped August 24, 2026 (2 pages)



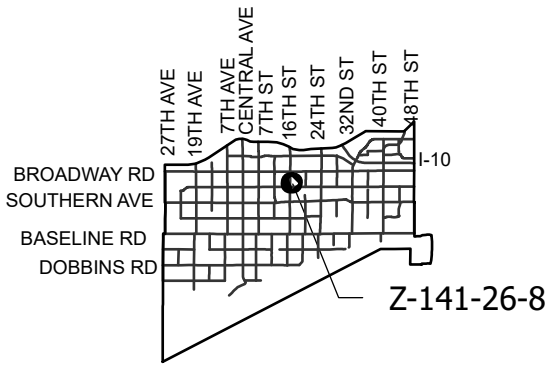
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0 0.01 0.03 0.06 Miles

SOUTH MOUNTAIN VILLAGE

COUNCIL DISTRICT: 8

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	Rose Law Group, PC
APPLICATION NO:	Z-141-26-8
DATE:	9/15/2026
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	5.20 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 4-31
ZONING MAP	E-9

REQUESTED CHANGE:

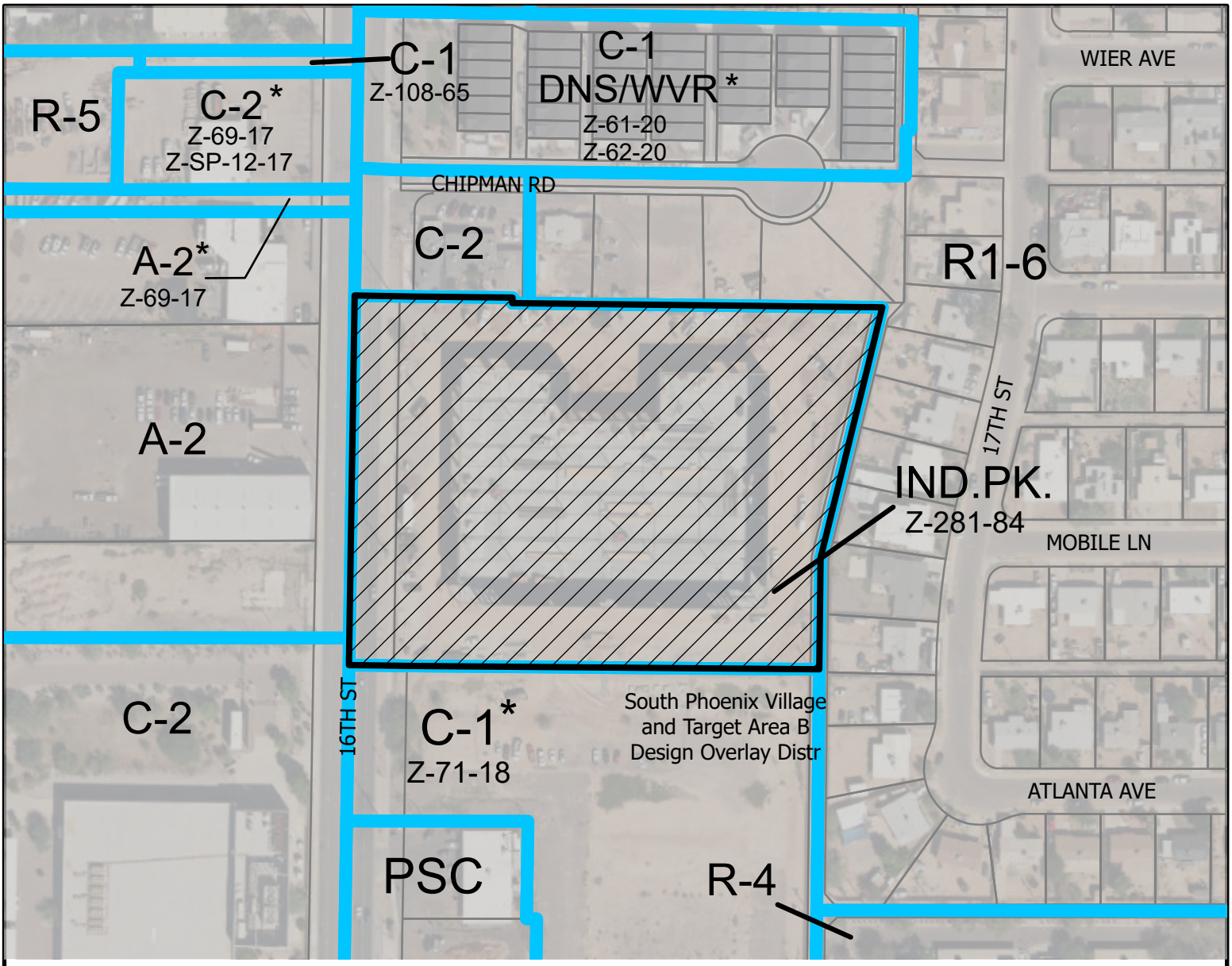
FROM: IND.PK SPVTABDO (5.20 ac.)

TO: CP/GCP SPVTABDO (5.20 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
IND.PK SPVTABDO	N/A	N/A
CP/GCP SPVTABDO	N/A	N/A

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

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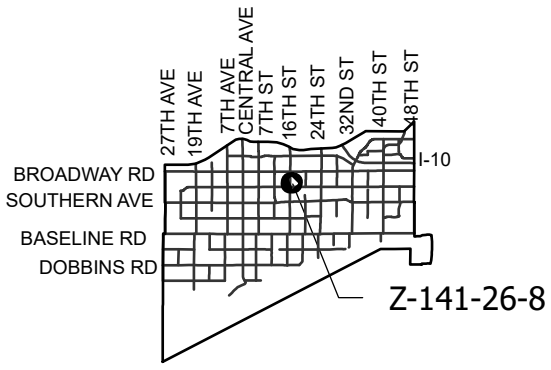
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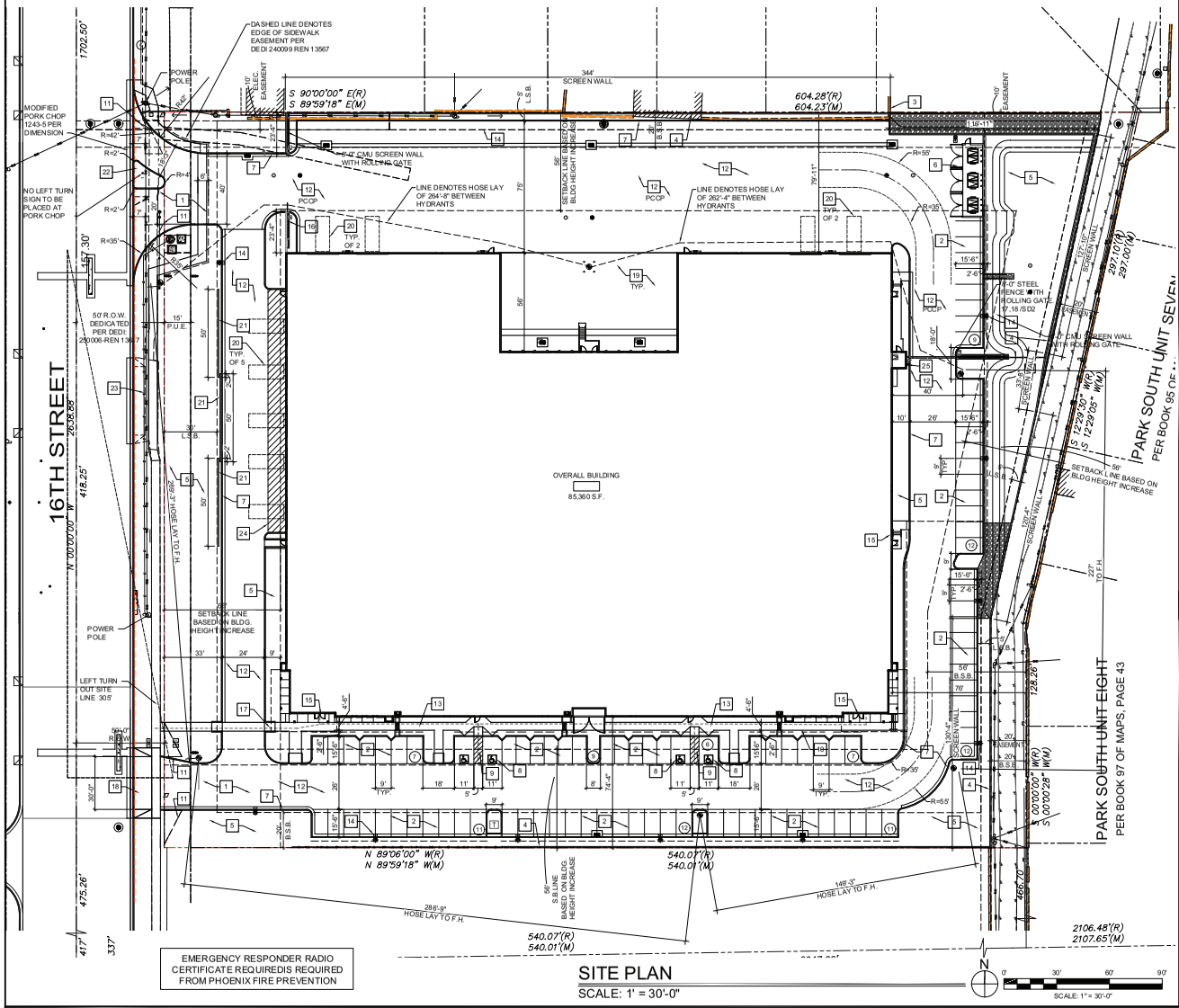
FROM: IND.PK SPVTABDO (5.20 ac.)

TO: CP/GCP SPVTABDO (5.20 ac.)

MULTIPLES PERMITTED	STANDARD OPTION	* UNITS P.R.D OPTION
IND.PK SPVTABDO	N/A	N/A
CP/GCP SPVTABDO	N/A	N/A

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

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GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 2.0' ALONG PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. STRUCTURES AND LANDSCAPING WITHIN TRIANGLE MEASURING 3.3' x 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 2'.
5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPE AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
6. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY BOUNDARY. NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
7. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
8. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
9. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL TO ALL PUBLIC STREETS.
10. BARBED, RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
11. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
12. GATES ARE TO REMAIN OPEN, OR ARE TO OPEN AUTOMATICALLY, BETWEEN THE HOURS OF ___ AND ___.

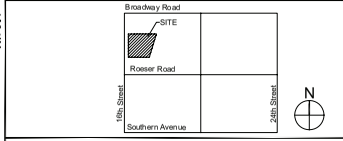
DATE: 01/27/21

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MAKE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE MODIFIED PORTION OF THE PLAN.

SIGNATURE OF COPYRIGHT OWNER

Justin Gregonis
PRINTED NAME OF COPYRIGHT OWNER

VICINITY MAP



LEGAL DESCRIPTION

PARCEL NO.1
THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27 RUN NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 27, 43.00 FEET TO THE CENTERLINE OF ROESER ROAD;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, 880.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTHERLY LINE OF DON WAYNE AND ITS WESTERLY PROLONGATION THEREOF, DON WAYNE BEING A PLAT OF RECORD IN BOOK 71 OF MAPS, PAGE 36 RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 604.28 FEET TO A CORNER OF PARK SOUTH UNIT SEVEN, A PLAT OF RECORD IN BOOK 95 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 12 DEGREES 29 MINUTES 30 SECONDS WEST ALONG THE WESTERLY LINE OF SAID PARK SOUTH UNIT SEVEN, 161.11 FEET;

THENCE WEST 599.43 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, 157.30 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2
THE NORTH 418.25 FEET AS MEASURED ALONG THE WEST LINE OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

FROM THE WEST QUARTER CORNER OF SAID SECTION 27, NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 43.00 FEET TO A POINT ON THE CENTERLINE OF ROESER ROAD AS SHOWN IN BOOK 1 OF MAPS, PAGE 36, THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 693.37 FEET;

THENCE EAST 604.28 FEET;

THENCE SOUTH 12 DEGREES 29 MINUTES 30 SECONDS WEST 297.10 FEET;

THENCE SOUTH 1549.89 FEET TO A POINT ON THE CENTERLINE OF SAID ROESER ROAD, FROM WHICH THE INTERSECTION OF SAID ROESER ROAD WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 59 MINUTES EAST 2,106.48 FEET;

THENCE SOUTH 89 DEGREES 06 MINUTES WEST 540.07 FEET ALONG THE CENTERLINE OF ROESER ROAD TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 157.3 FEET OF SAID NORTH 418.25 FEET; AND

EXCEPT THE SOUTH 233.05 FEET OF SAID NORTH 418.25 FEET.

PARCEL NO. 3
THE NORTH 418.25 FEET AS MEASURED ALONG THE WEST LINE OF THAT PART OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

FROM THE WEST QUARTER (1/4) CORNER OF SAID SECTION 27, RUN NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SECTION 27, A DISTANCE OF 43.00 FEET TO A POINT ON THE CENTERLINE OF ROESER ROAD AS SHOWN IN BOOK 1 OF MAPS, PAGE 36, THE POINT OF BEGINNING FOR THE PARCEL OF LAND HEREIN DESCRIBED AND THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 27, A DISTANCE OF 693.37 FEET;

THENCE EAST 604.28 FEET;

THENCE SOUTH 12 DEGREES 29 MINUTES 30 SECONDS WEST, 297.10 FEET;

THENCE SOUTH 1549.89 FEET TO A POINT ON THE CENTERLINE OF SAID ROESER ROAD, FROM WHICH THE INTERSECTION OF SAID ROESER ROAD WITH THE EAST LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 27 BEARS NORTH 89 DEGREES 59 MINUTES EAST 2,106.48 FEET;

THENCE SOUTH 89 DEGREES 06 MINUTES WEST 540.07 FEET ALONG THE CENTERLINE OF ROESER ROAD TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 157.3 FEET OF SAID NORTH 418.25 FEET.

PROJECT DESCRIPTION

THIS SUBMITTAL CONTAINS INFORMATION FOR A BUILD-TO-SUIT 85,360 S.F. WAREHOUSE WITH AN OFFICE AND ASSOCIATED SITE WORK NEAR NEC OF SOUTHERN AVENUE AND 36TH STREET, PHOENIX, ARIZONA. THE PROJECT IS PART OF THE SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY DISTRICT

SITE DATA

PARCEL NUMBER	: 122-46-014 K
SITE AREA GROSS	: 235,216 S.F. = 5.39 ACRES
SITE AREA NET	: 214,303 S.F. = 4.91 ACRES
ZONING	: IND.PK (INDUSTRIAL PARK) (COMMERCE PARK - BUSINESS PARK) SOUTH PHOENIX VILLAGE AND TARGET AREA B DESIGN OVERLAY DISTRICT.
TYPE OF CONSTRUCTION:	: V-B, FULLY SPRINKLERED
BUILDING SQUARE FOOTAGE	: 85,360 S.F.
BUILDING LOT COVERAGE (ALLOWED)	: 40% (85,721 S.F.)
BUILDING LOT COVERAGE (ACTUAL)	: 39.8%
BUILDING HEIGHT ALLOWED:	: 18'-0"
BUILDING HEIGHT PROPOSED:	: 30'-0"
18'-0" HEIGHT ALLOWED + (1'-0" INCREASE PER 3'-0" = 12'-0" HEIGHT ADJUSTMENT) = 30'-0"	
FRONT YARD SETBACK (REQUIRED)	: 30'-0"+ (36'-0" FOR HEIGHT INCREASE) = 66'-0"
FRONT YARD SETBACK (ACTUAL)	: 66'-0"± (WEST)
REAR YARD SETBACK (REQUIRED)	: 20'-0"+ (36'-0" FOR HEIGHT INCREASE) = 56'-0"
REAR YARD SETBACK (ACTUAL)	: 79'-0"± (EAST)
SIDE YARD SETBACK (REQUIRED)	: 20'-0"+ (36'-0" FOR HEIGHT INCREASE) = 56'-0"
SIDE YARD SETBACK (ACTUAL)	: 79'-0"± (NORTH)
SIDE YARD SETBACK (REQUIRED)	: 20'-0"+ (36'-0" FOR HEIGHT INCREASE) = 56'-0"
SIDE YARD SETBACK (ACTUAL)	: 75'-4"± (SOUTH)
LANDSCAPE SETBACK AT INTERIOR (NORTH)	: 5'-0" MIN.
LANDSCAPE SETBACK AT INTERIOR (SOUTH)	: 0'-0"
LANDSCAPE SETBACK AT STREET (WEST)	: 30'-0"
LANDSCAPE SETBACK AT INTERIOR (EAST)	: 5'-0" MIN.
LANDSCAPING OF SURFACE LOT	: 3,826 SF LANDSCAPE / 31,261 SF PARKING = 12.23%

PARKING REQUIRED: INDUSTRIAL - SPECIFIED
(WAREHOUSE - 1 SPACE PER 1.5 WORKERS)
AND (OFFICE - 1 SPACE / 300 S.F.)

25 WORKERS (WAREHOUSE)	
1 SPACE PER 1.5 WORKERS	= 17
6,120 S.F. (OFFICE) / 300	= 20
TOTAL REQUIRED	= 37

OFF STREET LOADING - 2 SPACE PER (40,000 - 100,000 S.F.). 2 SPACES ASSIGNED

PARKING PROVIDED	STANDARD	= 92 SPACES
	ACCESSIBLE	= 4 SPACES
	TOTAL PROVIDED	= 96 SPACES

SITE KEY NOTES

1. DRIVE ENTRANCE
2. PARKING STALL (8'-6" X 18'-0" TYP.)
3. EXISTING BUILDING WALL
4. 8'-0" HIGH SCREEN WALL - SEE SITE DETAIL 11/SD1
5. LANDSCAPE AREA
6. REFUSE ENCLOSURE AND GATES - SEE SITE DETAIL 14/SD1
7. 6" CURB
8. ADA PARKING STALL (11'-0" X 18'-0" TYP.) - SEE SITE DETAIL 3/SD1
9. ADA ACCESS AISLE (5'-0" X 18'-0" TYP.) - SEE SITE DETAIL 3/SD1
10. 4" THICK CONCRETE SIDEWALK
11. 1'0" X 20' VISIBILITY TRIANGLE
12. ASPHALTIC CONCRETE PAVING, TYP. EXCEPT AT TRUCK COURT AND ENTRY IS 8.5" PCCP.
13. ACCESSIBLE ROUTE
14. SITE LIGHTING POLE - MAX. HEIGHT 15' - SEE SITE DETAIL 15/SD3
15. BUILDING ENTRANCE, TYP.
16. 8' HIGH LOADING SCREEN WALL. RE: 11/SD1
17. ACCESSIBLE CURB RAMP - SEE SITE DETAIL 4, 5,6/5 D1
18. 1'255-2 DRIVEWAY - RE: CIVIL
19. 4'-0" DEPRESSED DOCK ACCESS FOR RECEIVING HIGHWAY TRUCKS.
20. AT GRADE DELIVERY AREA FOR LOCAL DELIVERY VAN AND TRUCKS.
21. 6'-0 HEIGHT VIEW FENCE.
22. EXISTING CURB CUT TO MODIFIED WITH PORK-CHOP (RIGHT IN , RIGHT OUT) 1243-5 WITH A 42' INSIDE RADIUS FOR OUTBOUND AND COMPLIANCE.
23. EXISTING CURB CUT REMOVED AND INFILLED. REMOVED CURB CUT PROVIDES FOR NEW SIDEWALK CONNECTION WITH EXISTING SIDEWALK. RE: CIVIL
24. DESIGNATED LOADING/RECEIVING AREA WITH MULTIPLE 10'-0" x 30'-0" LOADING ZONE
25. FIRE DEPARTMENT CONNECTION

PROJECT TEAM

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SCOTTSDALE, AZ 85251
PHONE: 480.225.7077
FAX:
E-MAIL: bpaul@designethic.net
CONTACT: Brandon Paul

APPROVAL STAMPS

LOT COMBINATION HAS BEEN APPROVED.
PERMIT #: PRLC 2.20217

KIVA #: 24-624
SDEV #: 2400196
PAPP #: 2402520
PRLM #: 2402520
QS # : 4-31

City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT
This set of plans has been reviewed by the City of Phoenix Planning & Development Department for compliance with applicable City codes and ordinances and shall be kept at the construction site. Such review shall not prevent the City from requiring correction of errors in the plans where such errors are subsequently found to be in violation of any code, law, ordinance, health, safety, or other design issues.

SITE - Brandon Zurick 602-262-7404
TRAFFIC - Denise Torres 602-262-7823
FIRE - Andrea Holliday

CITY OF PHOENIX
AUG 24 2026
Planning & Development Department

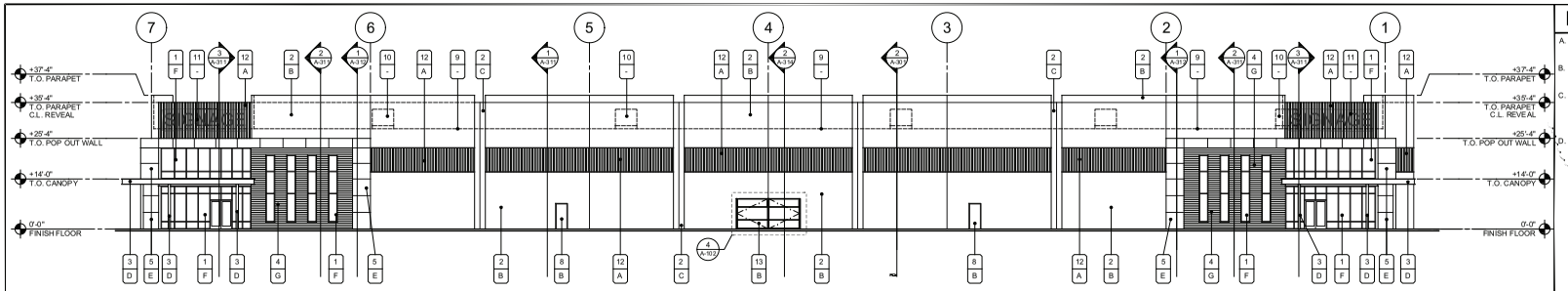
USD WAREHOUSE

4949 SOUTH 16TH STREET
PHOENIX, ARIZONA
09.18.2024
PROJECT NO.: 23086

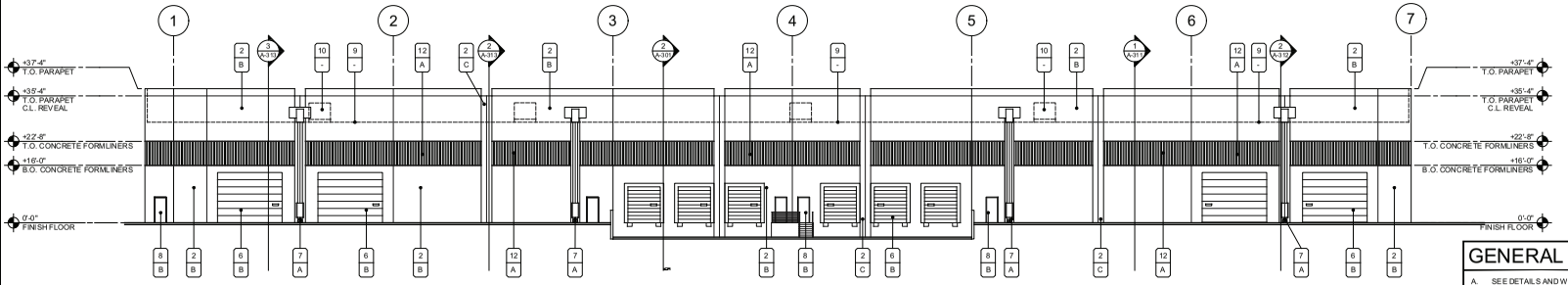
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Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com

City of Phoenix Plan #: 2405814-SCMJ Date: 05/28/25

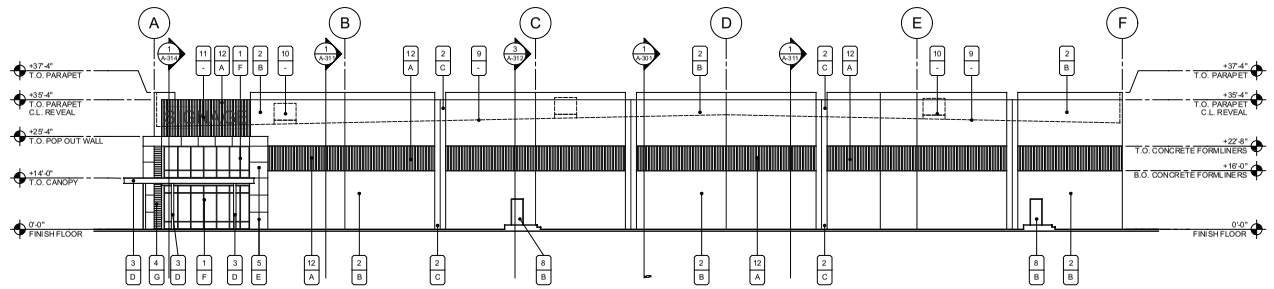
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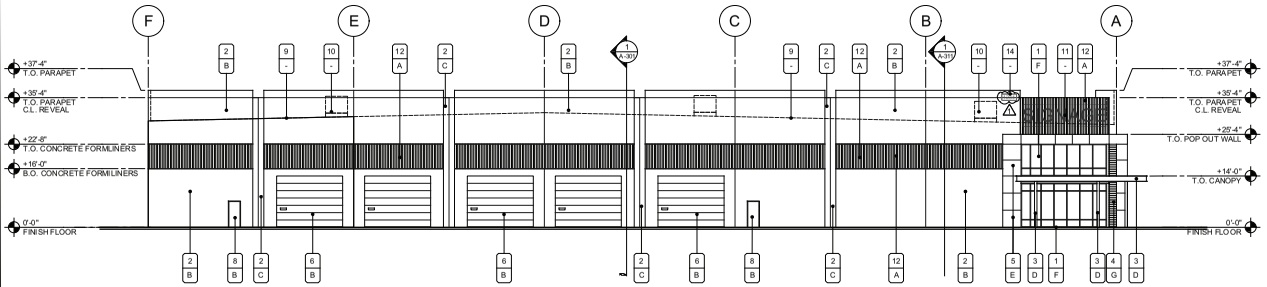
1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 NORTH ELEVATION
SCALE: 1/16"=1'-0"



3 EAST ELEVATION
SCALE: 1/16"=1'-0"



4 WEST ELEVATION
SCALE: 1/16"=1'-0"

I.E.C GENERAL NOTES

A. MIN. R-38 BATT INSULATION PROVIDED AT UNDERSIDE OF ROOF DECK.

B. ALL PIPING AND CONDUIT TO BE RUN AS HIGH AS POSSIBLE BELOW ROOF DECK.

C. INTERIOR FACE OF CONCRETE PANEL WALLS SHALL HAVE A MINIMUM OF R-11 FIBERGLASS INSUL W/ WHITE SCRIM SECURED WITH INSULATION PINS - CLIP EXCESS SPINDLE AS NEEDED. THE INSULATION SHALL BEGIN AT 10'-0" A.F.F.

D. ALL EXTERIOR GLAZING SHALL BE 1" INSULATED, LOW-E, AIR FILLED SOLARBAN 90 CLEAR, TEMPERED WHERE INDICATED VLT = 51% , SHGC 0.23 , LSG RATIO 2.22 EXT. REFLECTANCE 12% ⚠

GENERAL NOTES - ELEVATIONS

A. SEE DETAILS AND WALL SECTIONS FOR ADDITIONAL INFORMATION IN RELATION TO EXTERIOR CONDITIONS
B. SEE STRUCTURAL FOR ADDITIONAL INFORMATION
C. GRADES AT PERIMETER OF BUILDING ARE TO BE COORDINATED WITH THE CIVIL DOCUMENTS FOR ACTUAL FINISH GRADE LOCATIONS
D. TOP OF PARAPET IS BASES ON ELEVATIONS ABOVE FINISHED FLOOR
E. SEE DOOR AND WINDOW SCHEDULES FOR ADDITIONAL INFORMATION
F. ALL DIMENSIONS SHOWN FOR LOCATIONS OF FINISH OF EXTERIOR ELEVATIONS ARE TO BE COORDINATED WITH ARCHITECTURAL FLOOR PLANS, DETAILS AND SECTIONS
G. PAINT TRANSITIONS ARE TO BE COORDINATED WITH THE ARCHITECT PRIOR TO PAINTING
H. SEE ELECTRICAL DOCUMENTS FOR EXTERIOR LIGHT FIXTURES
I. SEE SITE PLAN AND HARDSCAPE PLANS FOR ADDITIONAL ITEMS IN RELATIONSHIP TO THE BUILDING TO SITE RELATED HORIZONTAL CONTROL
J. SIGNAGE UNDER SEPARATE PERMIT
K. ALL EXPOSED METAL PLATES AND EXPOSED FLASHING TO BE PAINTED TO MATCH ADJACENT BUILDING COLOR U.O.N.

MATERIAL/COLOR SCHEDULE

MATERIALS

1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING SOLARBAN 90 PERFORMANCE - VLT = 51% ; SHGC 0.23 ; LSG RATIO 2.22 ; EXTERIOR REFLECTANCE 12% ⚠
2. CONCRETE TILT PANEL - PAINTED
3. STEEL COLUMNS & BEAMS - PAINTED
4. COMPOSITE WOOD SIDING - PROVIDE MANUFACTURER SYSTEM NOTED BELOW
5. COMPOSITE METAL PANEL SYSTEM
6. OVERHEAD DOOR - PAINTED
7. SHEET METAL ROOF DRAIN SCUPPER WITH OVERFLOW HEAD - PAINTED
8. HOLLOW METAL DOOR AND FRAME - PAINTED
9. DASHED LINE OF ROOF BEYOND
10. DASHED LINE OF ROOF TOP MECHANICAL UNIT BEYOND - FULLY SCREENED BY BUILDING PARAPET
11. SIGNAGE LOCATION - SIGNAGE IS PART OF SEPARATE SUBMITTAL & PERMIT
12. CONCRETE FORMLINERS - PAINTED
13. STEELGATE SCREEN - PAINTED
14. BUILDING ADDRESS - SHALL BE DESIGNATED BY CHARACTERS NOT LESS THAN 12 INCHES HIGH THAT MUST BE CLEARLY VISIBLE FROM THE FIRE APPARATUS ACCESS ROAD SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

MATERIAL/COLOR SCHEDULE

COLORS

by Dunn Edwards (or Equal):
A. DET619 "CELLULOID"
B. DE 6365 "COLD MORNING"
C. DE 6383 "BANK VAULT"
D. DE 6381 "SILVER BULLET"

by Nichiha Vinage Wood:
G. "CEDAR"

by ATAS International Inc.:
E. 02 "BLACK"

by Arcadia Aluminum Storefront:
F. "CLEAR ANODIZED"

MATERIAL #
FINISH X

CITY OF PHOENIX
AUG 24 2026
Planning & Development Department

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UPWARD ARCHITECTS
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SEAL
REGISTERED ARCHITECT
50439
JUSTIN J. GREGONIS
ARIZONA, U.S.A.
EXPIRES 12/31/2027

CONSULTANT

OWNER

PROJECT DESCRIPTION
USD WAREHOUSE
16th Street and Roeser Rd.
PHOENIX , ARIZONA
LEGAL NOTES:

DATE: 10-04-2024

REVISIONS

NO	DATE	ISSUE
1	01.31.25	QTY COMMENTS

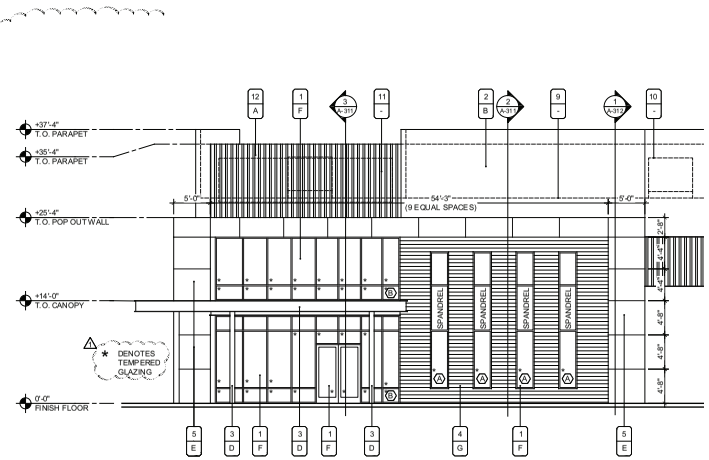
SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
23086.00

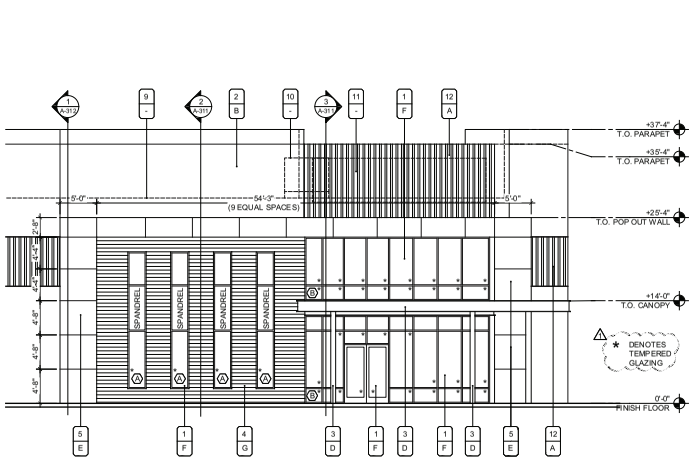
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City of Phoenix Plan #: 2405598-LPRN Date: 06/03/25



1 ENLARGED SOUTH ELEVATION OF SOUTHEAST CORNER ENTRANCE
SCALE: 1/8" = 1'-0"



2 ENLARGED SOUTH ELEVATION OF SOUTHWEST CORNER ENTRANCE
SCALE: 1/8" = 1'-0" (SOUTHEAST CORNER SIMILAR OPPOSITE HAND)

MATERIAL/COLOR SCHEDULE

MATERIALS

1. ANODIZED ALUMINUM STOREFRONT FRAME WITH 1" INSULATED LOW-E, CLEAR GLAZING
2. CONCRETE TILT PANEL - PAINTED
3. STEEL COLUMNS & BEAMS - PAINTED
4. COMPOSITE WOOD SIDING PRODUCT
5. METAL PANEL
6. OVERHEAD DOOR - PAINTED
7. ROOF DRAIN - PAINTED
8. HOLLOW METAL DOOR AND FRAME - PAINTED
9. DASHED LINE OF ROOF BEYOND
10. DASHED LINE OF ROOF TOP MECHANICAL UNIT BEYOND - FULLY SCREENED BY BUILDING PARAPET
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12. CONCRETE FORMLINERS - PAINTED

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by Dunn Edwards (or Equal):

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B. DE 6365 "COLD MORNING"
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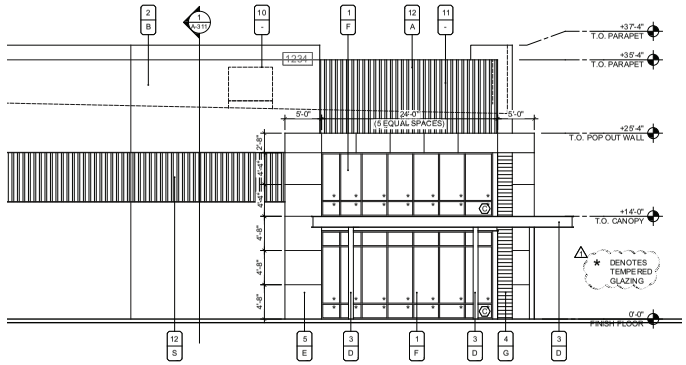
by ATAS International Inc.:

E. 02 "BLACK"

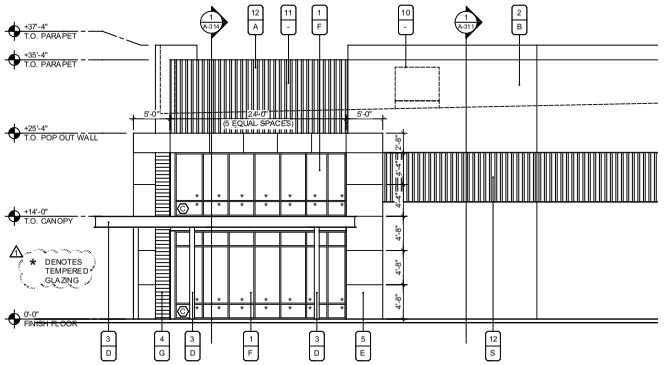
by Oldcastle Aluminum Storefront:

F. "CLEAR ANODISED"

MATERIAL #
FINISH X



3 ENLARGED WEST ELEVATION OF SOUTHEAST CORNER ENTRANCE
SCALE: 1/8" = 1'-0"



4 ENLARGED WEST ELEVATION OF SOUTHWEST CORNER ENTRANCE
SCALE: 1/8" = 1'-0" (EAST ELEVATION OF SOUTHEAST CORNER SIMILAR OPPOSITE HAND)

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CONSULTANT

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PROJECT DESCRIPTION

USD WAREHOUSE
16th Street and Roeser Rd.
PHOENIX, ARIZONA

JUSAA MOTEEL

DATE: 10-04-2024

REVISIONS

NO.	DATE	ISSUE
1	01.31.25	CITY COMMENTS

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SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS

PROJECT NUMBER
23086.00

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