



**CUP23-22**

**99<sup>th</sup> Ave & Ballpark Blvd**

**Planning Commission Hearing – November 9, 2023**

**Alex Lerma**  
**Senior Planner**





# Request

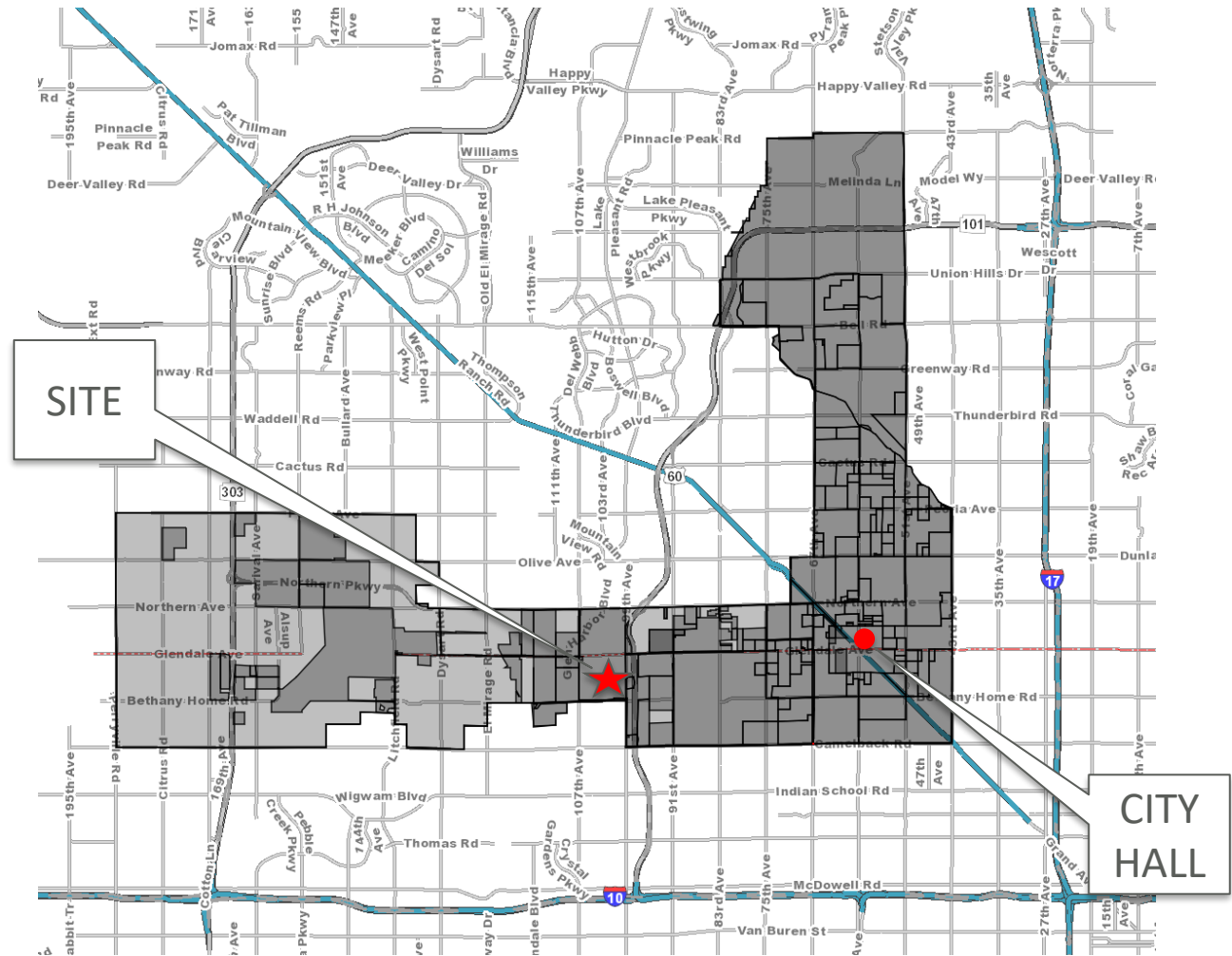
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Conditional Use Permit to allow for the distribution of finished goods in the PAD (Planned Area Development) zoning district.

**Applicant:** Jason Morris on behalf of Withey Morris Baugh, PLC, representing BZYPG Holdings, LLC

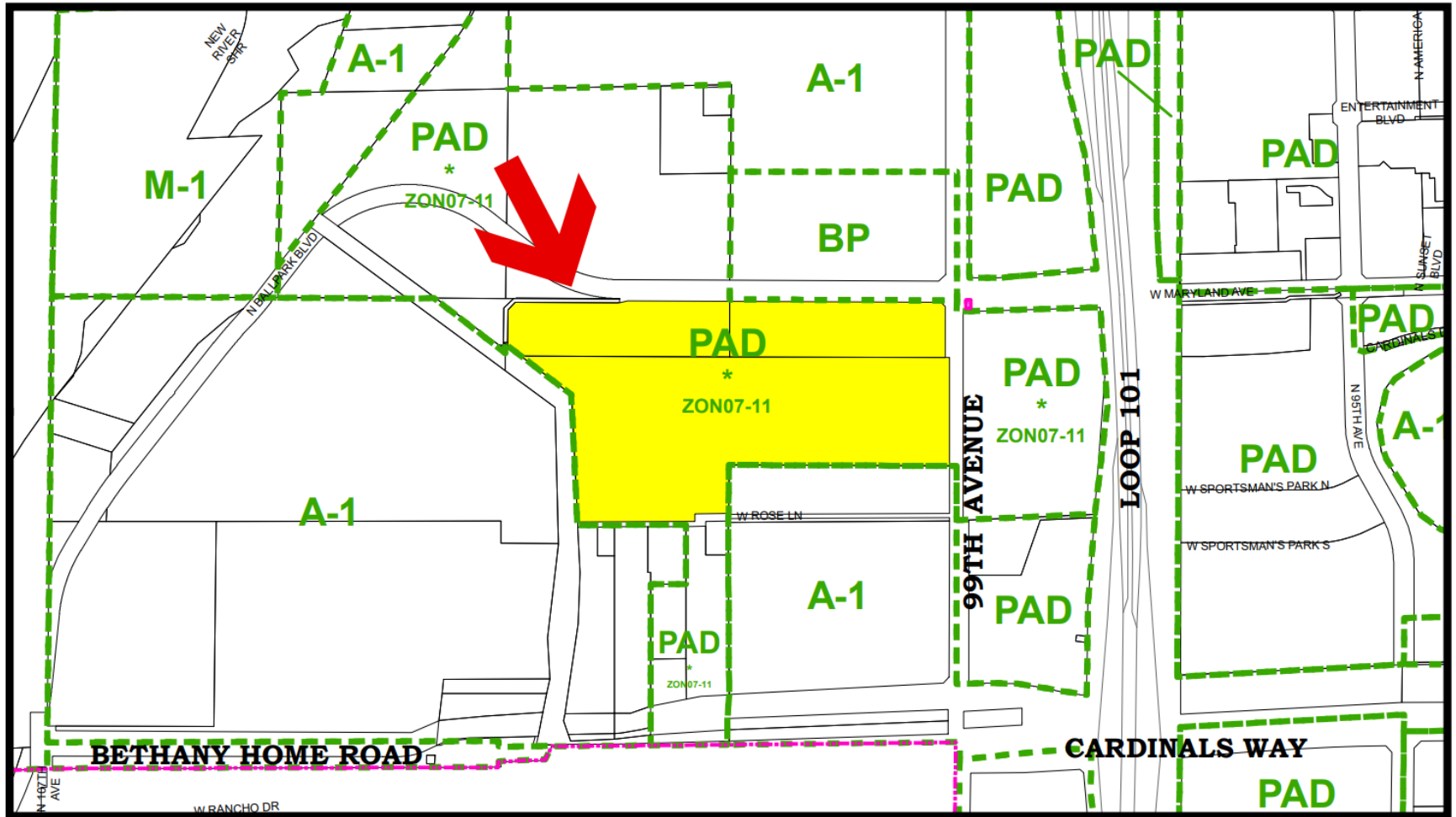
# Vicinity Map

Located west  
of the  
southwest  
corner of 99<sup>th</sup>  
Avenue and  
Ballpark  
Boulevard



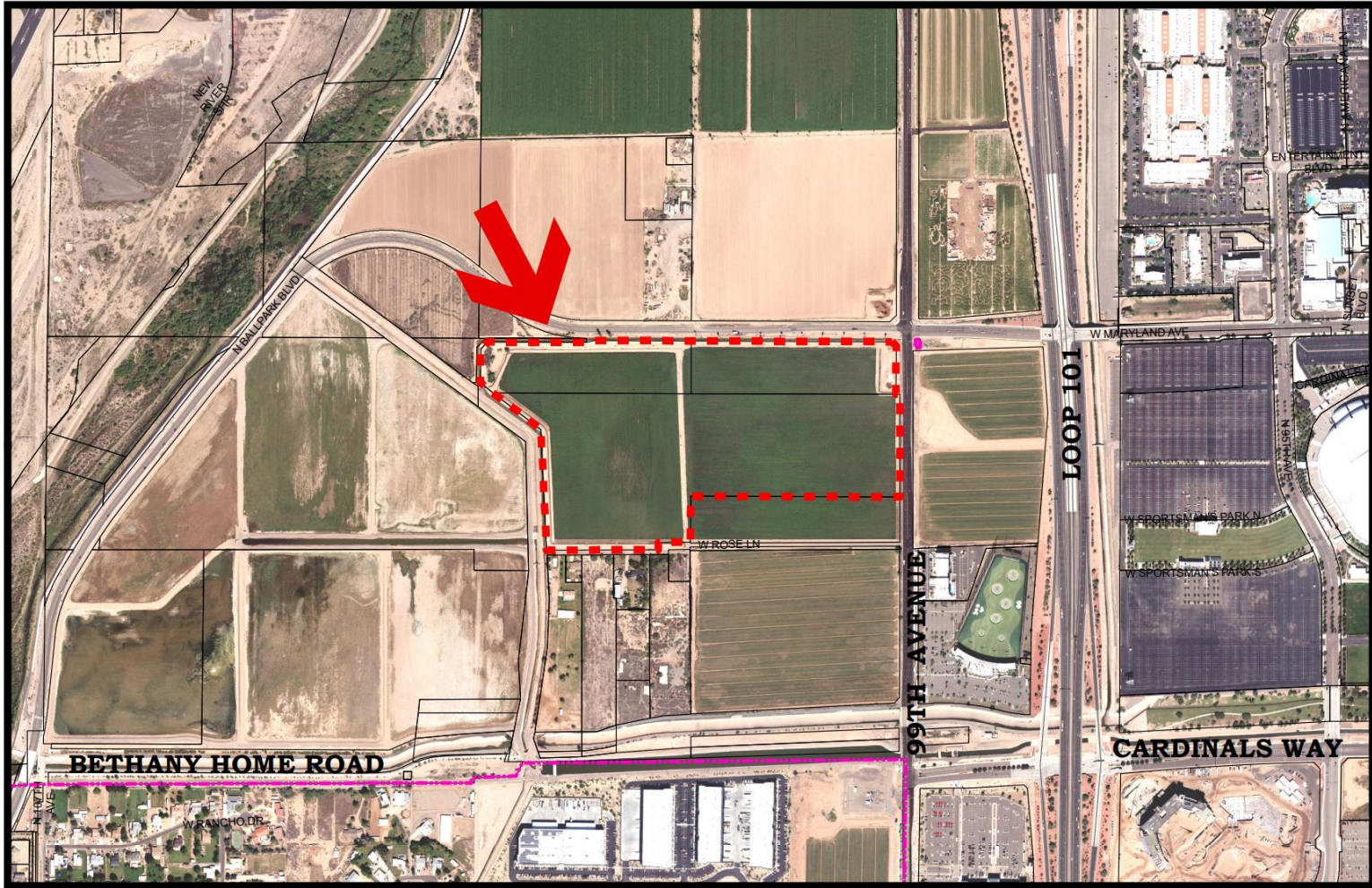


# Zoning Map



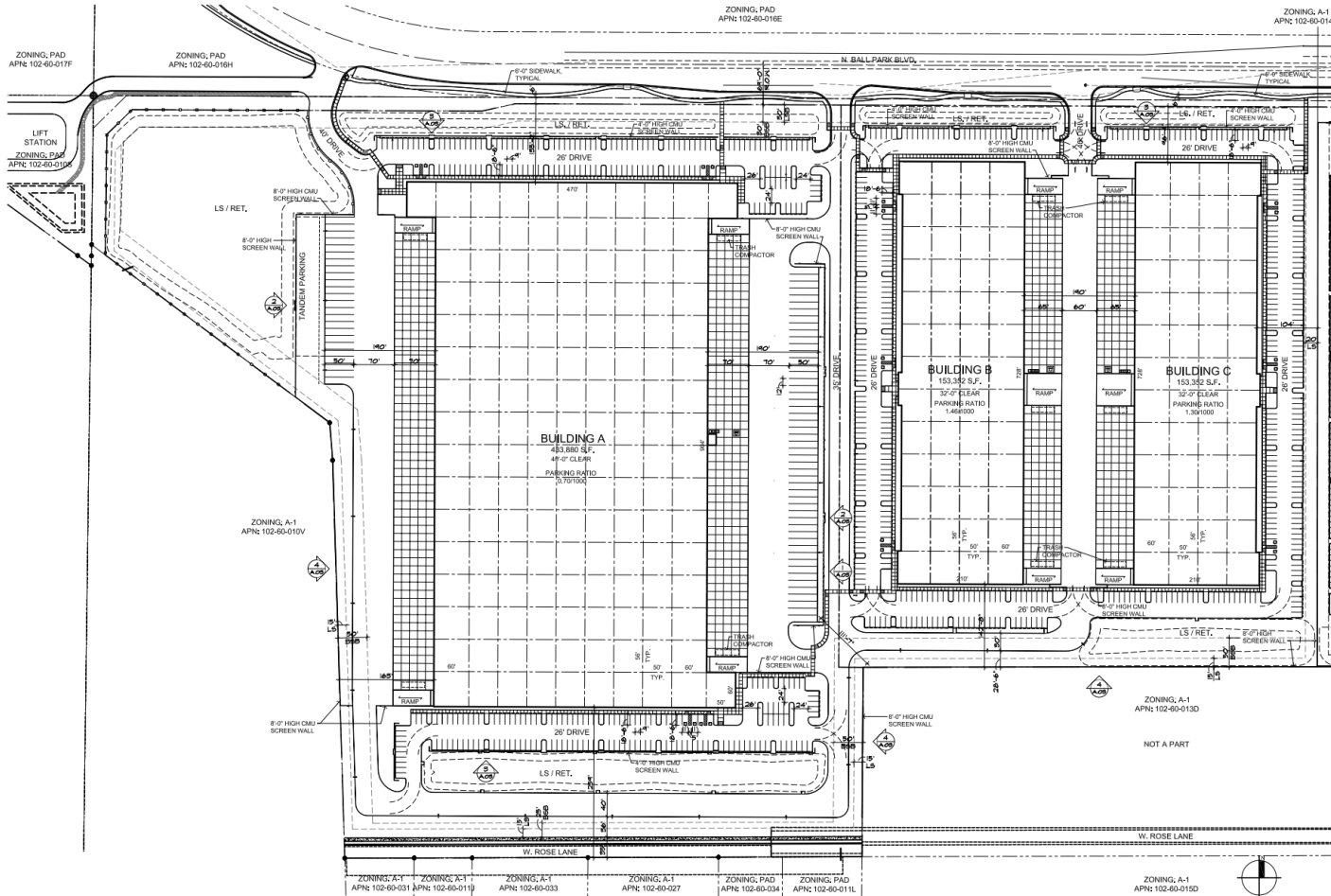


# Aerial Photograph





# Site Plan



## PROJECT DATA

Zoning:	P.A.D.
APN#(s):	102-60-013A, 102-60-013E, 102-60-013F
Net Site Area:	+/- 2,574,987.94 S.F. (59.11 AC.)
Gross Site Area:	+/- 2,790,754.55 S.F. (64.06 AC.)

## TOTAL SITE DATA

Net Site Area:	+/- 2,574,987.94 S.F. (59.11 AC.)
Bldg. A Parcel:	+/- 1,294,329.26 S.F. (29.71 AC.)
Bldg. B Parcel:	+/- 400,324.42 S.F. (9.19 AC.)
Bldg. C Parcel:	+/- 398,414.84 S.F. (9.15 AC.)
Residential Parcel:	+/- 481,919.42 S.F. (11.06 AC.)
Total:	+/- 2,574,987.94 S.F. (59.11 AC.)

Building Area:	
Building A:	433,880 S.F.
Building B:	153,352 S.F.
Building C:	153,352 S.F.
Total Bldg. Area:	741,656 S.F.
Construction Type (Unlimited w/ 60' Yard):	V-B Non-Rated
Occupancy Type(s):	S-2 w/ Accessory B
Proposed Building Height (T.O.P.):	56' Max.
Building Height (Ridge):	50' Max.

PARKING DATA	
Parking Required:	505 Spaces
Parking Provided:	747 Spaces
ADA Parking Required:	15 Spaces
ADA Parking Provided:	16 Spaces
Trailer Parking Provided:	75 Spaces

MINIMUM SETBACKS	
Front:	30 Feet
Side:	50 Feet
Internal Street Side:	10 Feet
Rear:	25 / 50 Feet

## INDIVIDUAL PARCEL DATA

<b>BUILDING A:</b>	
Site Area:	+/- 1,294,329 S.F. (29.71 AC.)
Building Area:	433,880 S.F.
Building Coverage:	33.5 %

Parking Required:(1:2000 SF Warehouse) =	210 SPACES
Parking Required:(1:250 SF Office) =	80 SPACES
Total Parking Required:	270 SPACES
Parking Provided:	305 SPACES
ADA Parking Required (151-300) 2 Van Spaces:	5 SPACES
ADA Parking Provided:	8 SPACES
Trailer Parking Provided:	75 SPACES

<b>BUILDING B:</b>	
Site Area:	+/- 400,324 S.F. (9.19 AC.)
Building Area:	153,888 S.F.
Building Coverage:	38.3 %
Parking Required:(1:2000 SF Warehouse) =	143,888 SF
Parking Required:(1:250 SF Office) =	10,000 SF
Total Parking Required:	112 SPACES
Parking Provided:	224 SPACES
ADA Parking Required (151-300) 2 Van Spaces:	5 SPACES
ADA Parking Provided:	6 SPACES

<b>BUILDING C:</b>	
Site Area:	+/- 398,414 S.F. (9.15 AC.)
Building Area:	153,888 S.F.
Building Coverage:	38.7 %
Parking Required:(1:2000 SF Warehouse) =	143,888 SF
Parking Required:(1:250 SF Office) =	10,000 SF
Total Parking Required:	112 SPACES
Parking Provided:	199 SPACES
ADA Parking Required (151-300) 2 Van Spaces:	5 SPACES
ADA Parking Provided:	6 SPACES



# Conceptual Elevations





# Public Involvement

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- Neighborhood notice: August 28, 2023
- Neighborhood meeting: September 13, 2023
- Arizona Republic: October 18, 2023
- Hearing notices: October 20, 2023
- Site Posting: October 25, 2023



# Finding & Analysis

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- Proposed use is consistent with the General Commercial land use designation of Business Park
- Not detrimental to health, safety, or general welfare; no adverse effects on surrounding neighborhood when consideration is given to the character and size of the use and hours of operation



# Finding & Analysis

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- Adequate size and shape, zoning district requirements are met
- Adequate access to public streets, safe and efficient on-site circulation
- Adequate stipulations for mitigation



# Recommendation

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Staff recommends approval of CUP23-22 subject to the following stipulations:

1. Development shall be in substantial conformance with the site plan and the project narrative, date stamped October 3, 2023, and subject to design review approval by the Development Services Department, Planning Division.



# Recommendation

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2. Eastbound right-turn deceleration lanes will be required on the sites three (3) proposed access point along Ballpark Boulevard. The right-turn lanes should provide 160 feet of storage and a 150-foot straight line taper.



# Recommendation

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3. Per Ordinance Number 2572, the Developer shall adhere to stipulation 3 of the approved Mainstreet PAD (ZON07-11) requiring half street improvements adjacent to the site being completed at the time of development. As depicted on Exhibit A, the site plan represents the construction phasing of the project with buildings B and C (area highlighted in red) as the first phase with completion of site and right away improvements adjacent to those buildings prior to receiving COO for those buildings.



# Recommendation

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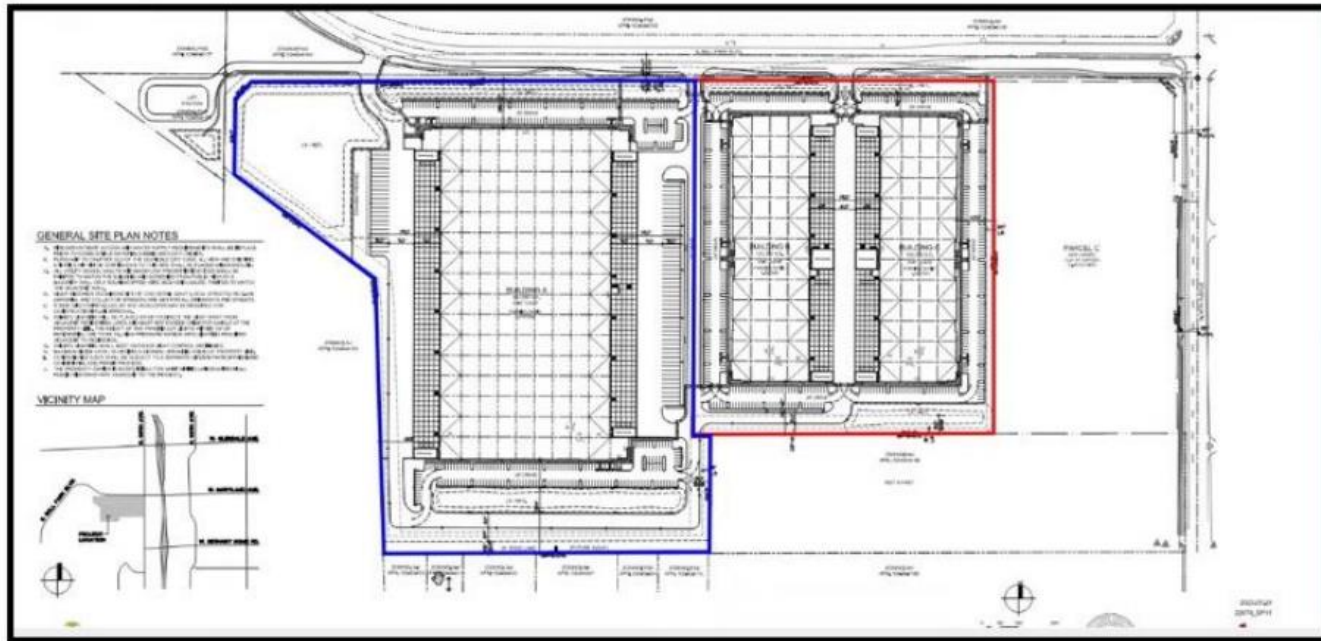
At a later date, the developer will construct building A (area highlighted in blue) as the second phase and will complete all site and right of way improvements adjacent to that building before receiving a COO for building A. If the applicant or developer buys properties to the south, the requirement for half street improvements on Rose Lane will no longer apply, as long as future development includes the south properties in the overall project as described in the project narrative for CUP23-22.



# Recommendation

## EXHIBIT A

(Applicable to Stipulation 3)





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