



City of Phoenix

Planning Department

Staff Report Z-27-08-7 & Z-SP-7-08-7

June 10, 2008

Maryvale Village Planning Committee Meeting Date	June 24, 2008
Planning Commission Date	August 13, 2008
Request From:	C-2 SP (3.00 Acres) C-2 (3.46 Acres)
Request To:	C-2 (4.05 Acres) C-2 SP (2.41 Acres)
Proposed Use	Retail, Medical Office, & Self Storage
Location	Approximately 400 feet east of the northeast corner of 69th Avenue and McDowell Road
Owner	Robin Caceres
Applicant/Representative	Raad Salih - Saif Engineering LLC
Staff Recommendation	Approval, subject to stipulations
DSD KIVA #	07-1770

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	McDowell Road	Arterial	55 foot half street (north)
<p>LAND USE ELEMENT, GOAL 3 – INFILL: VACANT AND UNDERUTILIZED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</p> <p>Development of this vacant property is compatible with existing land uses and the long-term goals for the area.</p>			
<p>LAND USE ELEMENT, GOAL 4 – MIXED LAND USE DEVELOPMENT: MIXED LAND USE PATTERNS SHOULD BE DEVELOPED WITHIN URBAN VILLAGES AND AT SMALLER SCALES TO MINIMIZE THE NUMBER AND LENGTH OF TRIPS.</p> <p>The site is positioned to provide retail, office, and self-storage uses to nearby residential neighborhoods, thereby reducing the need for additional vehicle trips outside the village for the purchase of goods and services.</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 and C-2 SP
North	Single-Family Residential	R1-6
South	Multiple-Family Residential	R-3A
East	Commercial uses	C-2
West	Single-Family Residential & Vacant	R1-6 and C-2

Commercial/Commerce Park/Industrial		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	25 ft average	80 ft (Met)
Side	0 ft (east), 10 ft & 0 ft (west)	0 ft (east), 52 ft (west) (Met)
Rear	10 ft	7 ft (Not Met*)
<i>Landscaped Setbacks</i>		
Street	25 ft average	25 ft (Met)
Side	0 ft (east), 10 ft & 0 ft (west)	0 ft (east), 10 ft (west) Met
Rear	10 ft	7 ft (Not Met*)
Lot Coverage	50% max.	40% (Met)
Building Height	30 ft	26 ft (Met)
Parking	180 spaces	190 spaces (Met)

Background/Issues/Analysis

1. These requests seek to remove a Special Permit for a self-storage facility from the western portion of the 6.46 acre site and apply a Special Permit to the northern 2.41-acre portion for a self-storage facility. The remaining 4.05-acre C-2 southern portion of the site is planned for retail, medical office, and office uses.
2. The General Plan designation for the site is Commercial. The site was previously rezoned from C-O to C-2 on 1.07 acres and from C-2 and C-O to C-2 SP on 4.1 acres (Z-58-99-5 and Z-SP-2-99-5, respectively) for a self-storage facility. The present request reduces the size of the self-storage area and relocates it to the northern portion of the site.

3. Self-storage warehouses are specialized commercial uses that do not generate much traffic and can be designed to be compatible with adjacent residential uses. The Special Permit will limit the commercial use on the 2.41 acre portion of the site to a self-storage facility; no other uses will be allowed. A public hearing is required to modify or remove the Special Permit to allow any other commercial use.
4. The subject property is adjacent to commercial uses and a charter school to the east and to single-family residential uses to the north and west (the northern portion of the subject site only). As proposed, the development impacts the adjoining residential parcels by placing angled parking spaces for outdoor RV storage along the north property line partially within the required 10-foot landscape setback. The site plan date stamped March 4, 2008 indicates an approximate seven-foot landscape setback on the north and a ten foot or greater landscape setback on most of the west portion of the site adjacent to residential. A ten-foot landscape setback is required adjacent to residential. A stipulation requiring that the outdoor RV storage area be located a minimum of 60 feet from the north property line will help buffer adjacent residents from outdoor uses.
5. The self-storage portion of the site plan consists of four ten-foot high buildings and one additional building housing a twenty-foot high, two-story office/apartment. The office/apartment is located approximately 140 feet from the west property line. The storage buildings adjacent to residential do not have openings facing west or north. The site plan does not depict a security fence or gates that separate the self-storage facility from the commercial portion of the site. Trash dumpsters/enclosures adjacent to residential properties should be located a minimum of 30 feet from the property line.
6. The retail and medical office portion of the site plan indicates three buildings that are 26 feet in height. Two of these, Buildings A and B on the east side of the parcel, are indicated for medical office. The retail building is located on the west side of the parcel, is oriented north/south, and contains eight retail units. The southern side of the retail building facing McDowell Road will be required by stipulation to include more architectural detail than that indicated on the elevations date stamped April 4, 2008.
7. Development and use of the site is 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 abandonment may be required.

Findings

1. This request is consistent with the General Plan and is compatible with existing land uses and the long-term goals for the area.

2. Development of this site will increase the variety of land uses in Maryvale Village.
3. The proposed development provides retail, office, and self-storage uses to nearby residential neighborhoods, thereby reducing the need for additional vehicle trips outside the village for the purchase of goods and services.

Stipulations

1. That the development shall be in general conformance to the site plan date stamped March 4, 2008, as amended by the following stipulations relating to the C-2 SP (northern) portion of the site, as approved and/or modified by the Development Services Department:
 - a. That there shall be no recreational trailers and motor vehicles stored within 60 feet of the north and west property lines.
 - b. That the self-storage facility shall be fenced off and security gated from the commercial portion of the site.
 - c. That the trash dumpsters/enclosures shall be located a minimum of 30 feet from existing residential properties.
2. That the development shall be in general conformance to the conceptual elevations date stamped March 4, 2008, as amended by the following stipulations and as approved and/or modified by the Development Services Department:
 - a. That, except for Building A, there shall be no roof-top mounted mechanical units on the self-storage buildings.
 - b. That the self-storage Buildings A & B shown on the west and north sides of the property, respectively, shall not have any openings on the north or west elevations.
 - c. That the maximum height of the self-storage units shall be 10 feet.
 - d. That the maximum height of the office/apartment portion of Building A shall be 20 feet.
 - e. That the south elevation of Office Building C shall include vertical elements, such as offsets or changes in material or textures, to add visual interest from the street.

Writer

Susan Sargent

JH

03/13/2008

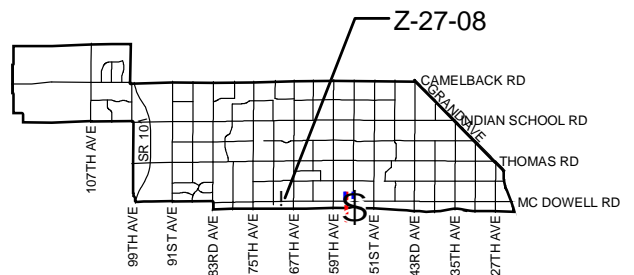
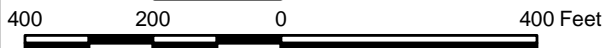
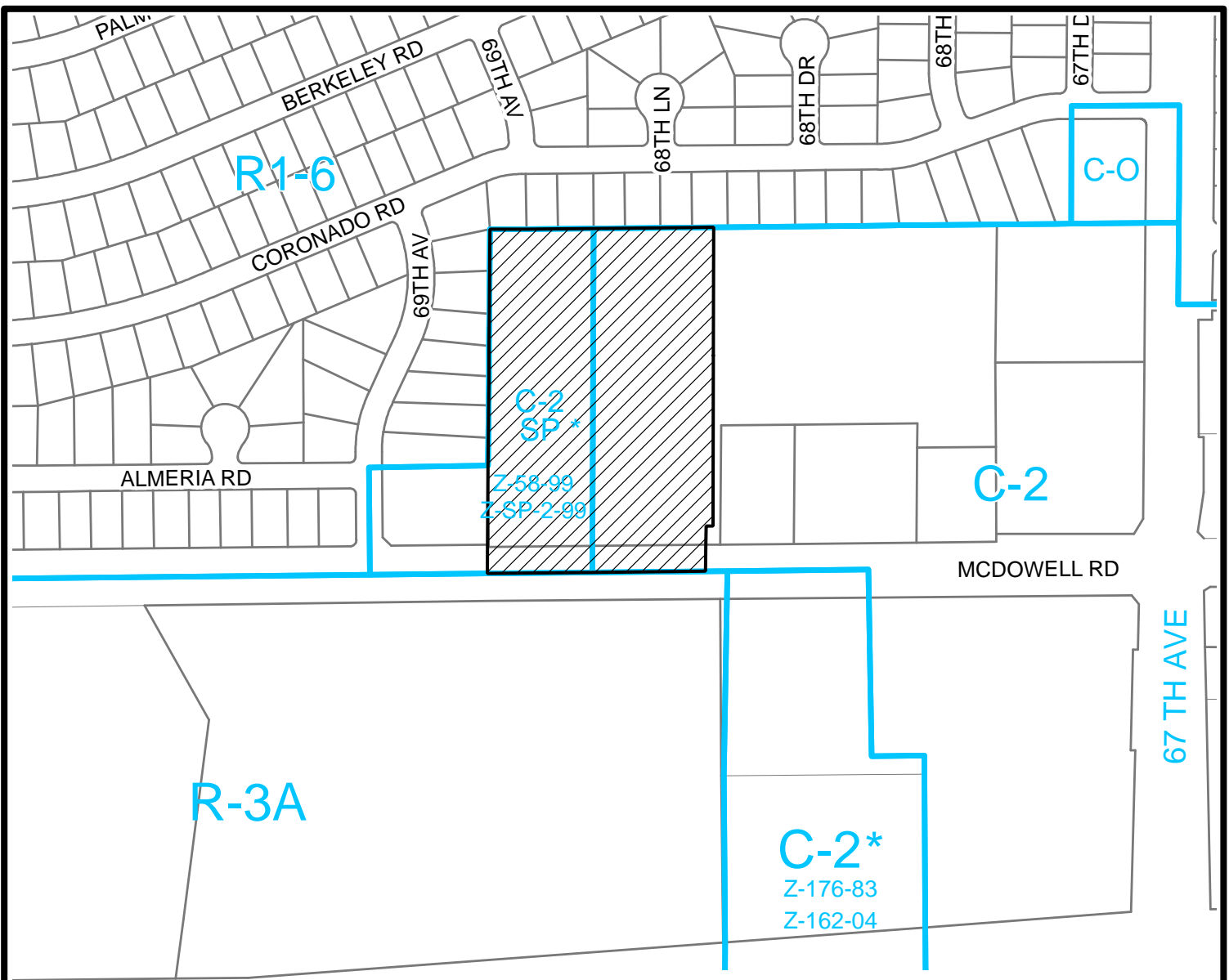
Attachments

Zoning sketch

Aerial

Site plan date stamped March 4, 2008

Elevations date stamped March 4, 2008 (8 pages)



CITY OF PHOENIX PLANNING DEPARTMENT
MARYVALE VILLAGE
 CITY COUNCIL DISTRICT: 7

APPLICANT'S NAME: RAAD SALIH - SAIF ENGINEERING LLC		REQUESTED CHANGE: FROM: C-2 SP, (3.00 a.c.) C-2, (3.46 a.c.) TO: C-2, (6.46 a.c.)	
APPLICATION NO. Z-27-08	DATE: 03-27-2008 REVISION DATES:		
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 6.46 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> Q13-12	<small>ZONING MAP</small> G4	
MULTIPLES PERMITTED C-2, C-2 SP C-2	CONVENTIONAL OPTION 93 93	* UNITS P.R.D. OPTION 112 112	

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

