Staff Report Z-142-C-98-7
June 30, 2017

Estrella Village Planning Committee Meeting Date: July 18, 2017
Planning Commission Hearing Date: August 3, 2017

Request From: S-1, Approved C-2 PCD (2.10 acres)
Request To: C-2 SP PCD (2.10 acres)
Proposed Use: Major amendment to the Country Place PCD (Z-142-98-7) to allow self-service storage warehouse and all underlying C-2 commercial uses

Location: Approximately 285 feet north and 270 feet west of the northwest corner of 99th Avenue and Lower Buckeye Road

Owner: KEMF 99th & Lower Buckeye, LLC
Applicant: Garrett Development Corporation
Representative: Beus Gilbert, PLLC
Staff Recommendation: Approval, subject to stipulations

<table>
<thead>
<tr>
<th>General Plan Land Use Designation</th>
<th>Commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>99th Avenue Arterial 76-foot west half-street</td>
<td></td>
</tr>
<tr>
<td>Lower Buckeye Road Arterial 88-feet north half-street</td>
<td></td>
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CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The subject property has been vacant for approximately 8 years. The Special Permit would retain the underlying C-2 zoning designation and permit the self-service storage warehouse with all underlying C-2 uses. As stipulated, the proposal adequately buffers adjacent residential land uses.
**STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.**

The proposal would allow the establishment of a new commercial business that is consistent in scale and character with the land use pattern in the surrounding area.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.**

The subject property is vacant. The Special Permit would allow the development of this underutilized parcel with a commercial land use that is consistent in scale and character with the land use pattern in the surrounding area. The subject property is part of a larger commercial retail center on the northwest corner of 99th Avenue and Lower Buckeye Road. This corner is the last to be developed at this intersection.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.**

As stipulated, the proposal adequately buffers adjacent residential land uses. Staff stipulations require the developer to provide a 15-foot landscape buffer on the north and west property lines which exceeds the C-2 zoning standards. Additionally, staff stipulations limit the height of wall lighting along the north and west property lines to prevent light dispersion onto the adjacent residential properties.

<table>
<thead>
<tr>
<th>Area Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>The subject property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.</td>
</tr>
</tbody>
</table>
### Surrounding Zoning/Land Uses

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>On Site</strong></td>
<td>S-1, Approved C-2 PCD</td>
<td>Vacant</td>
</tr>
<tr>
<td><strong>East</strong></td>
<td>S-1, Approved C-2 PCD</td>
<td>Vacant</td>
</tr>
<tr>
<td><strong>East across</strong></td>
<td>99th Avenue C-2</td>
<td>Retail Shopping Center, Commercial Pads</td>
</tr>
<tr>
<td><strong>West</strong></td>
<td>R1-6 PCD</td>
<td>Single-Family Residences</td>
</tr>
<tr>
<td><strong>North</strong></td>
<td>S-1, Approved R-3A PCD</td>
<td>Vacant</td>
</tr>
<tr>
<td><strong>South</strong></td>
<td>S-1, Approved C-2 PCD</td>
<td>Firestone Auto Care</td>
</tr>
<tr>
<td><strong>South across Lower Buckeye Road</strong></td>
<td>C-2 PCD</td>
<td>Retail Shopping Center, Commercial Pads</td>
</tr>
</tbody>
</table>

### C-2 (Intermediate Commercial)

<table>
<thead>
<tr>
<th>Standards</th>
<th>Requirements</th>
<th>Proposed</th>
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<tbody>
<tr>
<td><em>Building Setbacks</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>15 feet</td>
<td>15 feet- Met</td>
</tr>
<tr>
<td>East</td>
<td>None</td>
<td>7 feet- Met</td>
</tr>
<tr>
<td>West</td>
<td>50 feet</td>
<td>50 feet- Met</td>
</tr>
<tr>
<td>South</td>
<td>None</td>
<td>50 feet- Met</td>
</tr>
<tr>
<td><em>Landscape Setbacks</em></td>
<td></td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>10 feet (Stipulated to 15 feet)</td>
<td>15 feet- Met</td>
</tr>
<tr>
<td>East</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>West</td>
<td>10 feet</td>
<td>15 feet- Met</td>
</tr>
<tr>
<td>South</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>Not to exceed 50%</td>
<td>53.2% - Not Met *</td>
</tr>
<tr>
<td>Building Height</td>
<td>2 stories, 30 feet</td>
<td>30 feet- Met</td>
</tr>
<tr>
<td>Parking</td>
<td>22 spaces</td>
<td>22 spaces- Met</td>
</tr>
<tr>
<td></td>
<td>1 space per 35 units</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2 spaces for office</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• 699 units/35 + 2 = 22 spaces</td>
<td></td>
</tr>
</tbody>
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*Variance Required
Background/Issues/Analysis

SUBJECT SITE
1. This request is to rezone approximately 2.10 acres, located approximately 285 feet north and 270 feet west of the northwest corner of 99th Avenue and Lower Buckeye Road, from S-1, Approved C-2 PCD (Ranch or Farm Residence, Approved Intermediate Commercial Planned Community District) (2.10 acres) to C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District) (5.14 acres) to allow a major amendment to the Country Place PCD (Z-142-98-7) to allow a self-service storage warehouse and underlying C-2 commercial uses. Rezoning Case No. Z-142-98-7 established the Country Place PCD and Approved C-2 PCD zoning on the subject property in 1998.

2. The General Plan Land Use Map designation for the subject property is Commercial. The proposed land use is consistent with the Commercial designation.

3. The Special Permit request only covers a portion of a parcel which is currently vacant. The overall parcel has street frontage along Lower Buckeye Road. Lower Buckeye Road is an arterial street.

SURROUNDING USES & ZONING
4. The subject property is vacant undeveloped land. The site is located near the center of the Country Place PCD, along the eastern edge. The PCD has an irregular shape, extending from Durango Street at its northernmost point to Elwood Street to the south and from 105th Drive to 99th Avenue. The site is one of four undeveloped commercial pads in this commercial complex.

North of the site is vacant undeveloped land with approved zoning of R-3A. West of the site is the Country Place Subdivision zoned R1-6 PCD. Directly east of the site is a vacant commercial pad located in the same commercial complex. East of the site, across 99th Avenue, is a commercial complex anchored by a Target. There are
multiple commercial pad sites on this property zoned C-2. South of the site, across Lower Buckeye Road, is a retail shopping center anchored by a Kohl’s zoned C-2 PCD. There is also a fast food restaurant in the retail center.

LAND USE
5. The proposed site plan and elevations propose the development of a self-service storage warehouse facility. This land use is permitted in the C-2 zoning district, subject to the approval of a Special Permit. The Special Permit request is for both the self-service storage warehouse use and all underlying C-2 commercial uses.

PROPOSAL
6. **Site Plan**
The submitted site plan proposes a self-service storage warehouse facility consisting of one building. The two-story storage building is approximately 48,605 square-feet per floor, 97,210 square-feet total. The proposed lot coverage is 53.2%, which exceeds the 50% maximum requiring variance approval. The applicant must pursue a variance through a separate public hearing process to possibly allow the 53.2% total maximum lot coverage. Proposed building height is 30-feet and two stories.
7. **Elevations**
   The proposed elevations include architectural elements including various colors and building materials. Staff is proposing a stipulation to require the elevations to contain variations in roof height and window size, minimum three colors, offsets, recesses, and/or overhang canopies, and materials such as split and smooth-face block, stone veneer, and metal. The provision of these elements will create visual interest for the site and help to mitigate the impacts of the building massing on adjacent properties.

8. **Landscaping**
   The applicant submitted a landscape plan consisting primarily of sissoo and quercus virginiana live oak trees, all of which is existing on the site. Staff is proposing a stipulation that requires a 15-foot landscape setback along the north and west property lines with a minimum of one additional two-inch caliper tree for every four existing trees within the landscape setback. This additional stipulation will help to ensure the maintenance and protection of the existing landscaping.

MISCELLANEOUS

9. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multi-family, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
DEPARTMENT COMMENTS

10. The Aviation Department requires that the developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Goodyear Airport (GYR) to future owners or tenants of the property.

11. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2170 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

12. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that that site and/or buildings shall comply with the Phoenix Fire Code.

13. The City of Phoenix Archaeology Office, Parks & Recreation, Public Transit, Street Transportation, and Water Services Departments have no concerns regarding the request.

OTHER

14. 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. The request is consistent with the General Plan Land Use Map designation of Commercial.

2. The C-2 SP PCD zoning district will allow development that is consistent in scale and character with the land use pattern in the surrounding area.

3. The proposal would promote the development of the site and the remaining vacant pads located in the commercial center.

Stipulations

1. Building elevations shall contain variations in roof height and window size and location, a minimum of three colors, offsets, recesses, and/or other overhang canopies, and materials such as split and smooth-face block, stone veneer, and metal, as approved by the Planning and Development Department.
2. The developer shall provide a minimum 15-foot landscape setback along the north and west property lines and shall provide a minimum of one additional two-inch caliper tree for every four existing trees within the landscape setback.

3. All lighting shall be limited to the following:

   a) Wall lighting shall be limited to ten feet in height, and

   b) Lighting along the north and west property lines shall be limited to eight feet in height. All light sources shall be shielded to prevent light dispersion onto adjacent properties.

4. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Goodyear Airport (GYR) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

5. 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**
Elyse DiMartino
June 30, 2017

**Team Leader**
Joshua Bednarek

**Exhibits**
Zoning sketch
Aerial
Site Plan Date Stamped June 28, 2017
Landscape Plan Date Stamped June 28, 2017
Elevations Date Stamped June 28, 2017
APPLICANT'S NAME: Garrett Development Corporation

APPLICATION NO. Z-142-C-98-7

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.10 Acres

MULTIPLES PERMITTED

S-1 (Approved C-2 PCD)
C-2 PCD SP

CONVENTIONAL OPTION

2 (30)
30

REQUESTED CHANGE:

FROM: S-1 (Approved C-2 PCD) (2.10 a.c.)

TO: C-2 PCD SP (2.10 a.c.)

* UNITS P.R.D. OPTION

N/A (36)
36

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