



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-25-16-6
 (202 & Van Buren Storage PUD)
 September 2, 2016**

Village Planning Committee Meeting Date: September 13, 2016
Planning Commission Hearing Date: October 6, 2016
Request From: R-4A (2.37 Acres)
Request To: PUD (2.37 Acres)
Proposed Use: A Planned Unit Development to allow a mix of uses including a self-service storage facility
Location: Southwest corner of the 53rd Street alignment and Van Buren Street
Owner: VW Property, LLC
Applicant/Representative: ERC Management, LLC / Geoffrey Jacobs
Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		15+ du / acre – Higher density attached townhouses, condos or apartments	
Street Map Classification	Van Buren Street	Arterial	50ft half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOOD CORE VALUE; 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 areas plans.</i></p> <p>The proposal will develop a vacant parcel and the proposed uses and development standards are compatible with the surrounding uses.</p>			

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 proposed development standards for the project are appropriate for a property adjacent to a freeway.

Background/Issues/Analysis

1. This is a request to rezone a 2.37 acre site located at the southwest corner of the 53rd Street alignment and Van Buren Street from R-4A (Multifamily Residence) to PUD (Planned Unit Development) to allow for a mix of uses including a self-service storage facility.
2. The subject site is a long and narrow parcel adjacent to the Loop 202 Freeway with limited frontage on Van Buren Street. Historic aerials show that the parcel has never been developed since this portion of the Loop 202 Freeway was constructed in the mid-1990s.
3. The General Plan Land Use Map designation for the site is 15+ du / acre – Higher density attached townhouses, condos or apartments. While the proposed mix of uses included in the PUD are not consistent with this designation, a General Plan map amendment is not required because the site is less than 10 acres.

SURROUNDING USES AND ZONING

4. To the north of the site across Van Buren Street is a parcel zoned A-1 with an off-premise sign (billboard). To the south of the site is vacant property zoned R-4A. To the east is an off-ramp for the Loop 202 Freeway. To the west of the site are two properties zoned C-3. The first property is a used car lot and the second is a motel (Motel 6).

PROPOSAL

5. The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

6. The proposed PUD allows for a mix of uses from the Commercial C-2 District (Intermediate Commercial) and a self-service storage facility. While the C-2 District permits residential uses, the PUD specifically states that residential uses are not a permitted use and that any proposed future residential uses would require a major amendment to the PUD. In addition, the PUD outlines several uses that are prohibited including adult oriented uses and pawn shops.
7. A self-service storage facility is the use proposed to be developed on the property. The PUD contains several regulations specific to the self-service storage use that are derived from the Special Permit requirements for a self-service storage facility in Section 647 of the Zoning Ordinance. Regulations include a requirement that all storage shall be within a closed building and that no storage or use of hazardous materials is permitted.

DEVELOPMENT STANDARDS

8. Below is a summary of some of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped August 16, 2016 (Attachment C).

Development Standard	Proposed
<i>Building Height</i>	
<ul style="list-style-type: none"> • Self-service storage buildings 	50 ft. max.
<ul style="list-style-type: none"> • All other uses 	In accordance with Section 623 (Commercial C-2 District – Intermediate Commercial) of the Zoning Ordinance
<i>Building Setbacks</i>	
<ul style="list-style-type: none"> • Street – Van Buren Street 	93 ft. min.
<ul style="list-style-type: none"> • Interior - south, east and west property lines 	10 ft. min.
<i>Landscape Setbacks</i>	
<ul style="list-style-type: none"> • Street – Van Buren Street 	0 ft. min
<ul style="list-style-type: none"> • Interior - south property line 	10 ft. min
<ul style="list-style-type: none"> • Interior - east property lines 	Min. 5 ft. for the northern 91 ft. of the property; min. 10 ft. elsewhere
<ul style="list-style-type: none"> • Interior - west property lines 	Min. 3 ft. for the northern 33ft. of the property; min. 10 ft. elsewhere
<i>Lot Coverage</i>	
<ul style="list-style-type: none"> • All buildings 	50% max.
<i>Parking & loading for self-service storage</i>	
<ul style="list-style-type: none"> • Storage Units 	Min. 1 space per 50 storage units

• Loading	2 spaces
• Bicycle	2 spaces

DESIGN GUIDELINES

9. In addition to the applicable design guidelines detailed in the Zoning Ordinance, the Development Narrative proposes additional design standards intended to offer increased architectural enhancements. Design guidelines detailing acceptable methods of building articulation and exterior building materials are included to ensure high-quality design.

SIGNS

10. The PUD proposes compliance with Section 705 (Signs) of the Zoning Ordinance with three unique standards related to a ground sign on Van Buren, walls signs and wall sign area.

MISCELLANEOUS

11. The site is approximately 1.4 miles from the Phoenix Sky Harbor International Airport. The Aviation Department has reviewed the rezoning application and requests that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

In addition to the notification requirement the Aviation Department has made two additional requests. The first is that the developer provide documentation prior to final site plan approval that the developed received a “No Hazard Determination” from the Federal Aviation Administration. The second request is that if temporary equipment used during construction exceeds the height of the permanent structure another set of documentation noting a “No Hazard Determination” shall be submitted. Stipulations have been included that address the Aviation Department’s requests.

12. The Street Transportation Department has approved the submitted Traffic Impact Statement for the PUD.
13. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
14. The Water Services Department has noted that there are no water or wastewater concerns for the proposed development.

15. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposed PUD allows for the development of a long standing vacant site.
2. The proposed list of uses including commercial and self-service storage facility are appropriate next to a freeway and along an arterial street.
3. The proposed development standards are compatible with the surrounding land use pattern.

Stipulations

1. An updated Development Narrative for the 202 & Van Buren Storage PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped August 16, 2016 as modified by the following stipulations.
2. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) 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.
3. The developer shall provide documentation to the Planning and Development and Aviation departments prior to final site plan approval that Form 7460-1 has been filed for the development and that the development received a "No Hazard Determination" from the Federal Aviation Administration.
4. If temporary equipment used during construction exceeds the height of the permanent structure a separate Form 7460-1 shall be submitted to the Federal Aviation Administration (FAA) and a "No Hazard Determination" obtained prior to the construction start date.

Writer

J.Bednarek

August 31, 2016

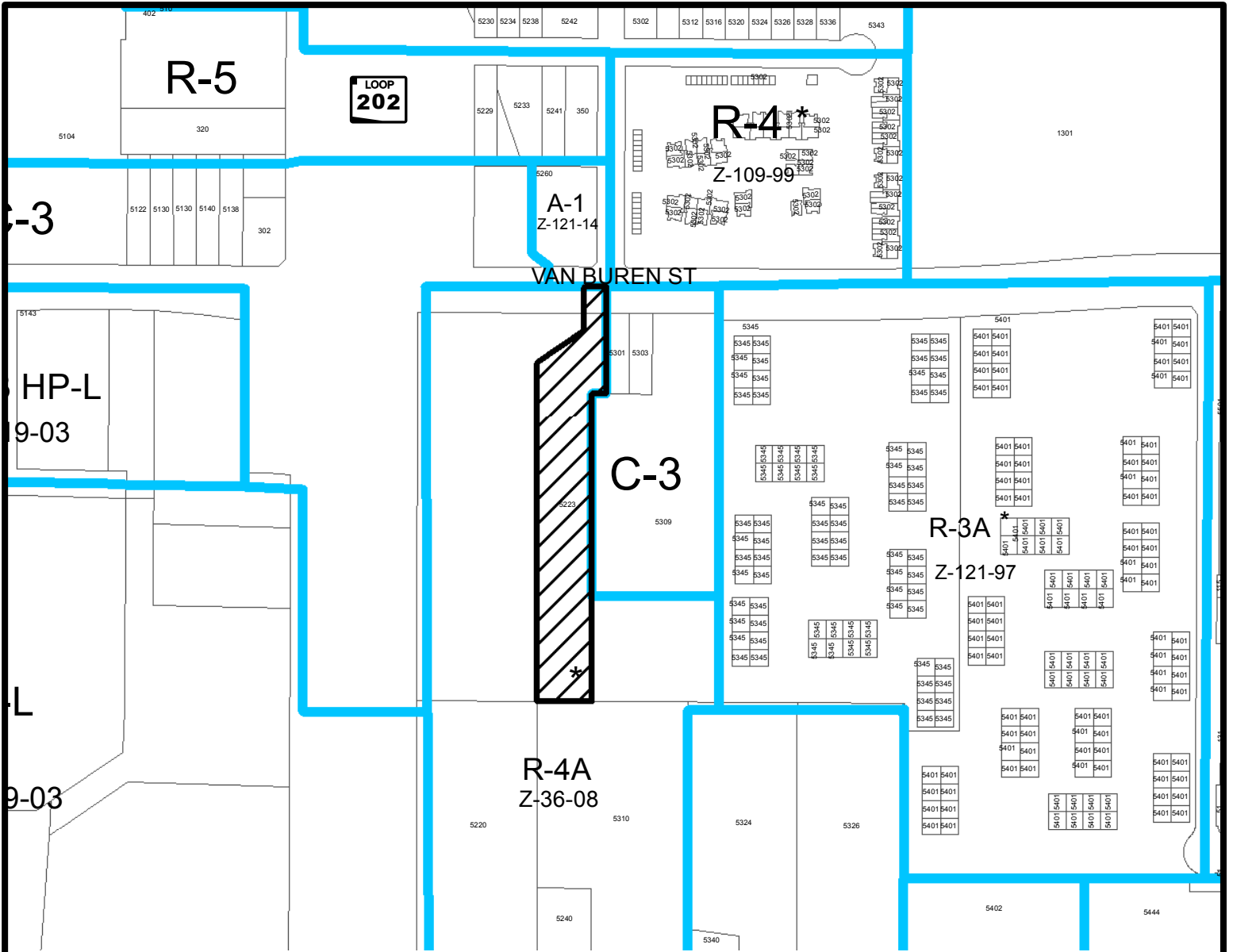
Attachments

Attachment A: Zoning sketch

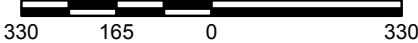
Attachment B: Aerial

Attachment C: PUD Narrative Hearing Draft – August 16, 2016

Attachment A



Feet



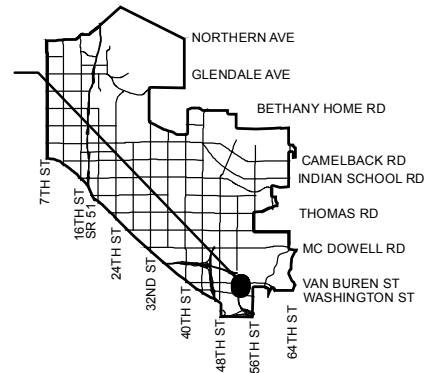
CAMELBACK EAST VILLAGE
CITY COUNCIL DISTRICT: 6



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Z-25-16



APPLICANT'S NAME:

ERC Management, LLC / Geoffrey Jacobs

REQUESTED CHANGE:

FROM: R-4A (2.37 a.c.)

TO: PUD, (2.37 a.c.)

APPLICATION NO.

Z-25-16

DATE:

6/1/16

REVISION DATES:

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

2.37 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 10-40

ZONING MAP

F-11

MULTIPLES PERMITTED

R-4A

PUD

CONVENTIONAL OPTION

103

N/A

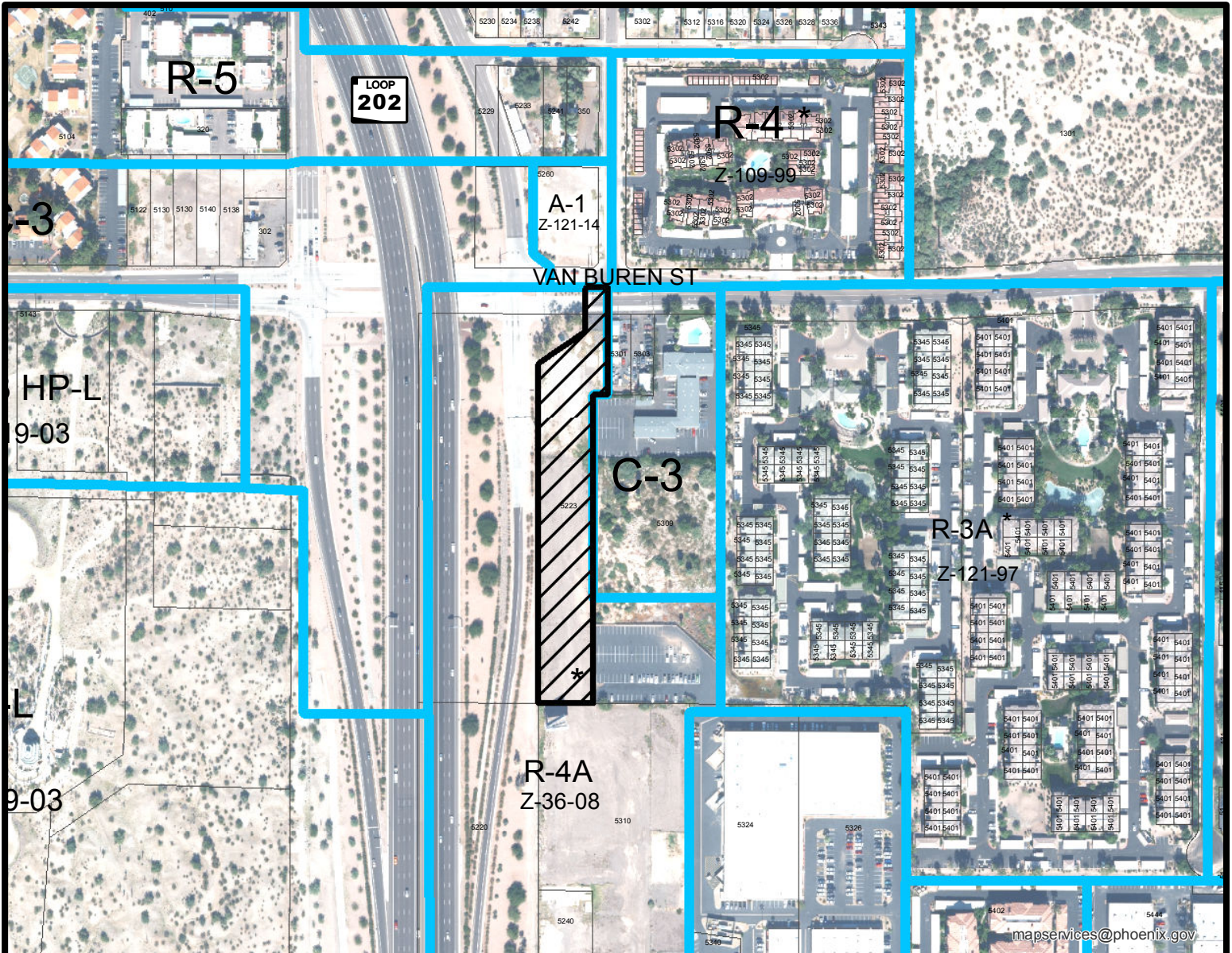
* UNITS P.R.D. OPTION

N/A

N/A

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

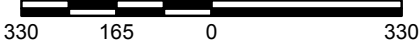
Attachment B



mapservices@phoenix.gov



Feet



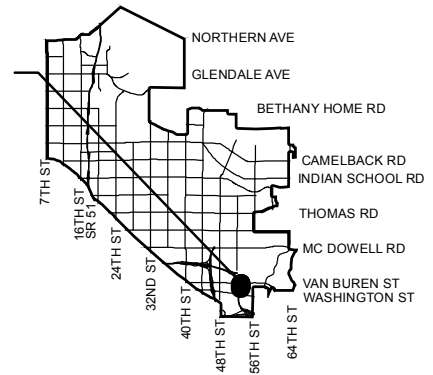
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APPLICATION NO. Z-25-16	DATE: 6/1/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.37 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 10-40	ZONING MAP F-11	
MULTIPLES PERMITTED R-4A PUD	CONVENTIONAL OPTION 103 N/A		* UNITS P.R.D. OPTION N/A N/A

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