



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-30-16-3
(Mountain View Storage PUD)
September 9, 2016**

North Mountain Village Planning Committee Meeting Date: September 21, 2016

Planning Commission Hearing Date: October 6, 2016

Request From: R-3 (Approved R-2) (1.28 acres)

Request To: PUD (1.28 acres)

Proposed Use: Planned Unit Development to allow a self-service storage facility

Location: Northeast corner of the 12th Street alignment and Mountain View Road

Owner: 41st 4800 LLC

Applicant: Dave Brown, Wentworth Property Company

Representative: George Pasquel III - Withey Morris PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Mountain View Road	Minor Collector	30-foot north half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></p> <p>The proposed development is sensitive to surrounding residential development, thereby warranting the reasonable levels of increased intensity required for the project.</p> <p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The site is located adjacent to residential uses and is compatible with the existing commercial uses located along Cave Creek Road.</p>			

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS 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 area plans.

The subject site is currently vacant and the redevelopment of this parcel that will expand an existing business will provide property improvements to benefit the area.

Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant	R-3 (Approved R-2)
North	Self-service Storage Facility	C-3
South	Single-family and Multifamily Residential	R1-6 and R-3
West	Automotive Uses	C-3
East	Multifamily Residential	R-3 (Approved R-4)

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 1.28 acre site located at the northeast corner of 12th Street and Mountain View Road. The request is to rezone from R-3 (Approved R-2) to PUD to allow a self-service storage facility.

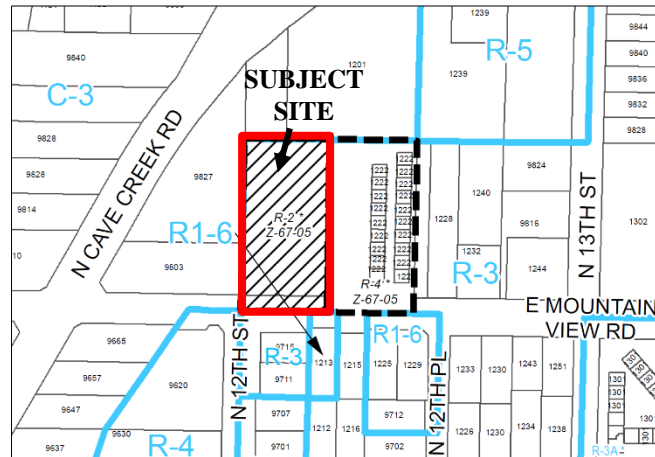
2. The proposed PUD site is currently vacant and will be developed as an expansion of the existing self-service storage facility located to the north of the site. There is a multifamily development located to the east, and multifamily and single-family residential uses located to the south. To the west, along Cave Creek Road, are automotive uses.



3. In a previous 2005 rezoning case (Z-67-05-3), the subject site was rezoned to R-2 and the site to the east was rezoned to R-4. Apartments were constructed on the site to the east, yet no development occurred on the subject site and it has remained vacant.

SURROUNDING USES, GENERAL PLAN & ZONING

4. The subject site is currently zoned R-3 (Approved R-2). The property to the north and west of the site is zoned C-3. To the east, the property is zoned R-3 (Approved R-4). The property to the south is zoned R1-6 and R-3.



5. The proposal is consistent with the General Plan Land Use Map designation of Commercial.

PROPOSAL

6. The proposal was developed using 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 a site rezoned with standards crafted specifically for the site.

The Mountain View Storage PUD provides a framework for development within the PUD area. However, specific development projects will be required to go through the Planning and Development review process.

7. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped August 25, 2016 (attached).

List of Uses

The Development Narrative proposes one permitted use which is the self-service storage facility. Office and retail are listed as accessory uses to self-service storage facility. Temporary uses shall be in accordance with Section 708 of the Phoenix Zoning Ordinance.

Development Standards

The proposed development standards outlined in the table below applies to the self-service storage facility.

Development Standards	Proposed
Minimum Building Setback – Street Side	25 feet
Minimum Building Setback – Interior Adjacent to Commercially zoned properties	5 feet
Minimum Building Setback – Interior Adjacent to Residentially zoned properties	40 feet
Maximum Building Height	36 feet / 3 stories
Maximum Lot Coverage	50%
Outdoor Storage	No outdoor storage permitted

Landscape Standards

The PUD proposes landscape standards outlined in the table below applies to the self-service storage facility.

Landscape Standards	Proposed
Minimum Landscape Setbacks - Street Side	25 feet
Minimum Landscape Setback – Interior Adjacent to Commercially zoned properties	5 feet
Minimum Landscape Setback – Interior Adjacent to Residentially zoned properties	10 feet
Planting adjacent to Street (Excludes driveway entrances or sidewalk)	Trees: 1 per 20 feet frontage minimum 50% 2-inch caliper 25% 3-inch caliper 25% 4-inch caliper Shrubs: Minimum 5 per tree required 5-gallon size minimum
Planting interior property lines (Excludes driveway entrances or sidewalk)	Trees: 1 per 20 feet minimum 60% 1-inch caliper 40% 2-inch caliper Shrubs: Minimum 5 per tree required 5-gallon size minimum

Adjacent to Building	<p>50% of building perimeter with a minimum 5-foot-wide landscaped area and/or arcade/shade structure</p> <p>Trees: 1 per 20 feet minimum 60% 1-inch caliper 40% 2-inch caliper</p> <p>Shrubs: Minimum 5 per tree required 5-gallon size minimum</p>
Sidewalk Shade	50% minimum shade shall be achieved on adjacent public sidewalk through structure or landscaping. Shade calculations based on Summer Solstice at 12:00 noon.

Parking Standards

The development of the site shall comply with Section 702 of the Phoenix Zoning Ordinance unless otherwise modified below. Requirements listed below are for the permitted use of self-service storage facility.

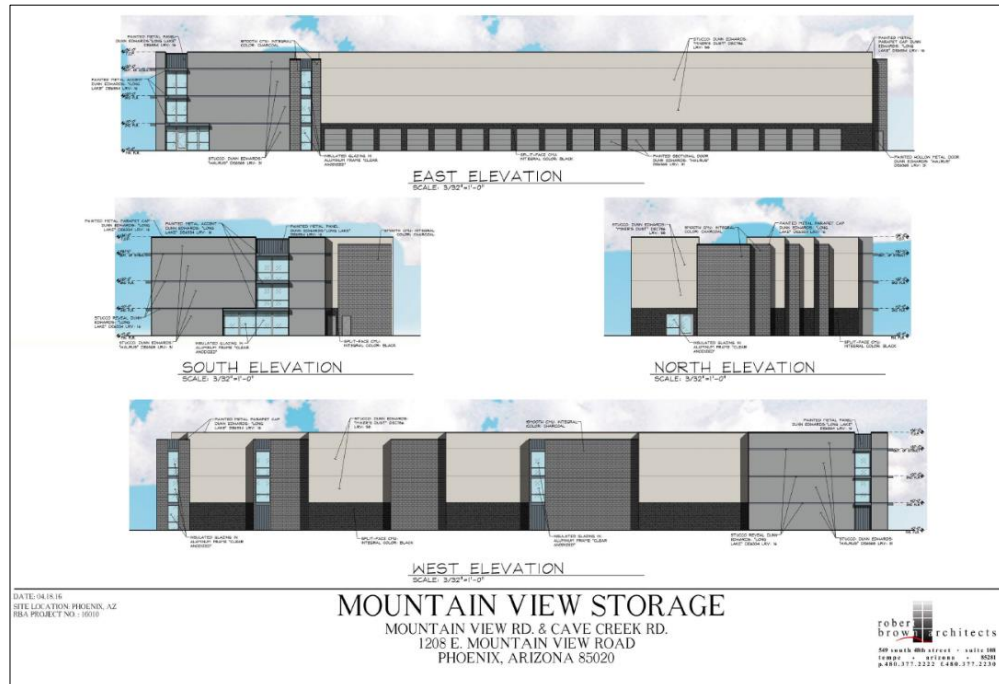
Standard	Proposed
Parking spaces required	1 space for every 35 storage units
Accessible parking required	Minimum of 1 accessible space
Loading spaces required	Minimum of 1 loading space
Screening of parking/loading	Parking and loading spaces shall occur behind a minimum 6-foot-tall screen wall or be located behind a minimum of 35-foot landscape setback from adjacent right-of-way
Bicycle Parking Required	Minimum of 2 bicycle parking spaces
Bicycle Parking Standards	Bicycle parking shall be located no more than 80 feet from the primary building entrance

Lighting

Exterior lighting shall comply with the Environmental Performance Standards Section 704 of the Phoenix Zoning Ordinance.

Design Guidelines and Standards

The proposed new building will be in general conformance with the elevations provided with the application (Exhibit 4), or otherwise modified by City Council.



Signs

All signage shall comply with the commercial / industrial standards of the Sign Ordinance in Section 705 of the Phoenix Zoning Ordinance.

Sustainability

City Enforceable Standards:

- The proposed drought tolerant vegetation shall integrate trees and shade into the design of the development.
- The proposed use (Self-Service Storage) requires minimal parking area. Required parking spaces have been located directly adjacent to a 10-foot wide landscape area, which shall have shade trees provided at a minimum spacing of every 20 feet, or one tree for each parallel vehicle space.
- A minimum of 50% of the public sidewalks adjacent to the property shall be shaded. As required by the City, shade calculations shall be based on the Summer Solstice at 12:00 noon.
- Building entrance shall be shaded with architectural building elements, awning or landscaping.

Practices Incorporated By The Developer:

- This PUD will regularly adopt the latest energy and building codes that encourage the use of light colored roofing materials to minimize heat island effects.
- Architectural building elements through building overhangs and plan variation stimulate the flow of air around pedestrian areas and throughout the site.
- Low 'e' double pane glazing will be used in the proposed development.
- The development will provide a safe, reliable, and efficient stormwater management system that protects both human health and the environment. Stormwater management will include underground storage of site-generated stormwater with metered flow into the wash to the immediate west.
- The development's interior lighting shall be controlled by motion sensors to reduce energy consumption.

Phasing

The first phase of Mountain View Storage is already completed and will be enhanced as part of the overall improvements to the Property. The remainder of the Property will be developed in one phase.

MISCELLANEOUS

8. The southeast portion of the site is located in Special Flood Hazard Areas called a Zone AE Floodway, on panel 1735 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

The developer is required to show the floodplain boundary limits on the Grading and Drainage Plan and ensure that impacts to the proposed facilities have been considered, following the National Flood Insurance Program (NFIP) Regulations (44 CFR Paragraph 60.3). This includes, but not limited to provisions in the latest versions of the Floodplain Ordinance of the Phoenix City Code.

A copy of the Grading and Drainage Plan needs to be submitted to the Floodplain Management section of Street Transportation Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit. A stipulation has been included to address this item.

9. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
10. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.

11. 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 proposal is compatible with the existing commercial developments in the surrounding area.
2. The proposal is consistent with the General Plan Land Use Map Designation of Commercial.
3. The proposed development will expand an existing local business and provide additional self-storage options.

Stipulations

1. An updated Development Narrative for the Mountain View 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 25, 2016.
2. The developer shall submit a copy of the Grading and Drainage Plan to the Floodplain Management section of Street Transportation Department for review and approval of Floodplain requirements prior to issuance of a Grading Permit.

Writer

Hannah Oliver

September 9, 2016

Team Leader

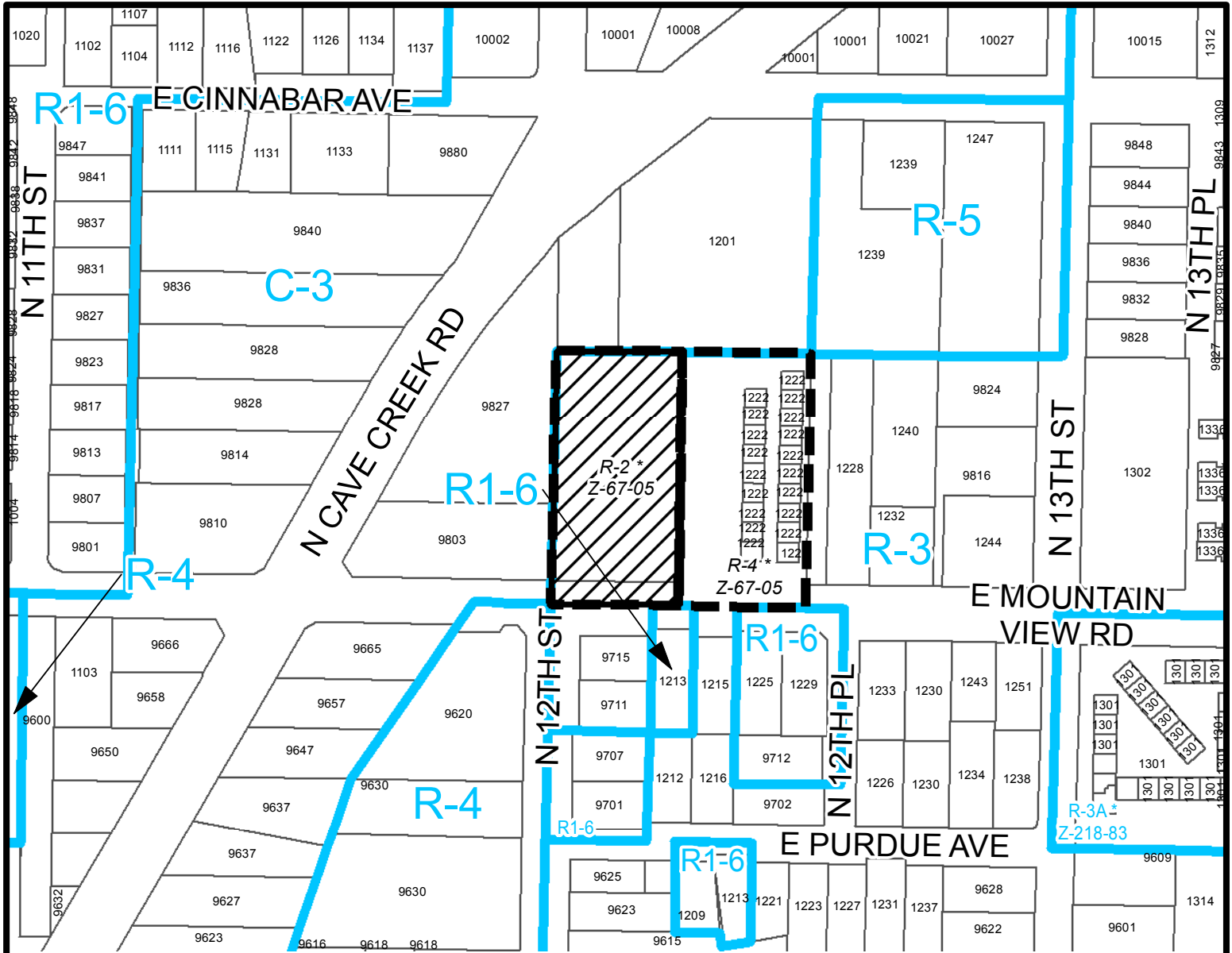
Joshua Bednarek

Attachments

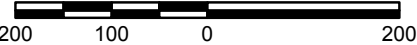
Zoning Sketch

Aerial Map

PUD Narrative



Feet

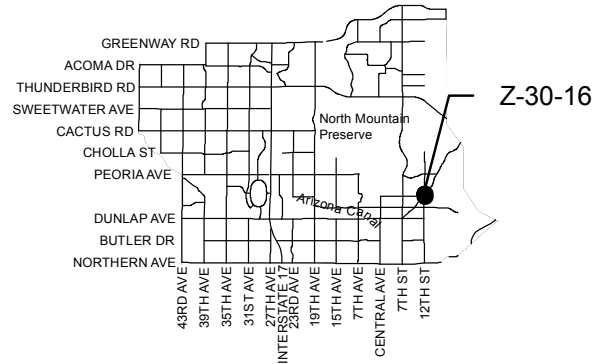


NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 3



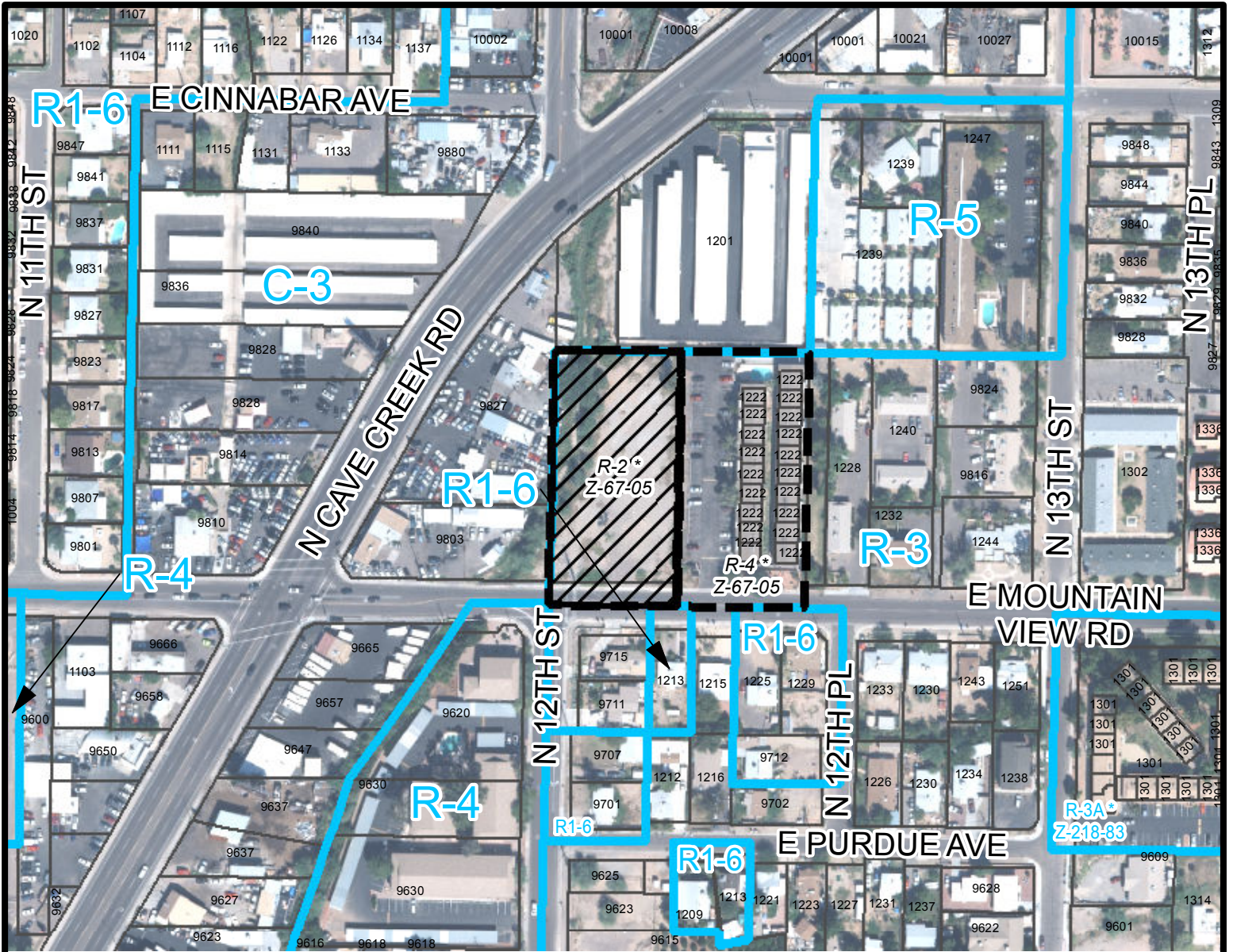
City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

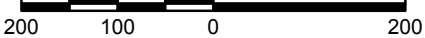


APPLICANT'S NAME: Dave Brown - Wentworth Property Company		REQUESTED CHANGE: FROM: R-3 (Approved R-2), (1.28 a.c.) TO: PUD (1.28 a.c.)	
APPLICATION NO. Z-30-16	DATE: 5/25/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.28 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 28-30	ZONING MAP K-9	
MULTIPLES PERMITTED R-3 (App R-2) PUD	CONVENTIONAL OPTION 18 (13) N/A	* UNITS P.R.D. OPTION 22 (15) N/A	

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



Feet

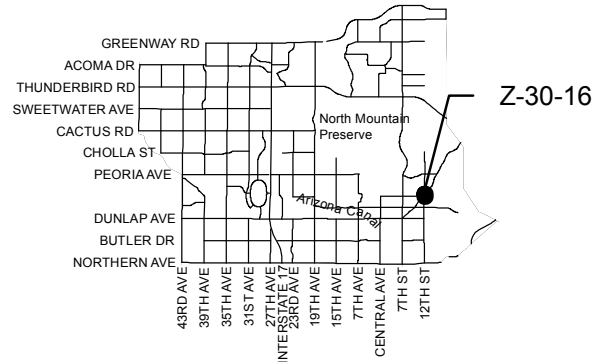


NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 3



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:
Dave Brown - Wentworth Property Company

REQUESTED CHANGE:
FROM: R-3 (Approved R-2), (1.28 a.c.)

APPLICATION NO. Z-30-16

DATE: 5/25/16
REVISION DATES:

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

AERIAL PHOTO & QUARTER SEC. NO. QS 28-30
ZONING MAP K-9

TO: PUD (1.28 a.c.)

MULTIPLES PERMITTED
R-3 (App R-2)
PUD

CONVENTIONAL OPTION
18 (13)
N/A

*** UNITS P.R.D. OPTION**
22 (15)
N/A

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