



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

To: City of Phoenix Planning Commission **Date:** September 24, 2020

From: Racelle Escolar
Planner III

Subject: ITEM NOS. 5 AND 6 (Z-SP-3-20-2 AND Z-36-20-2) – NORTHWEST CORNER OF 32ND STREET AND PARADISE LANE

This memo is to address a revised site plan and elevations that were submitted by the applicant based on concerns raised at the Paradise Valley Village Planning Committee meeting.

The Paradise Valley Village Planning Committee (VPC) recommended denial of Z-SP-3-20-2 by a 10 to 2 vote and recommended denial of Z-36-20-2 by a 12 to 0 vote on August 3, 2020.

In order to address concerns raised at the Paradise Valley VPC, the applicant has revised the site plan and elevations as follows:

- Increased the landscape setback along the west side of the site from 10 feet to 15 feet, and
- Decreased the building height within 100 feet of the west property line to 30 feet in height.

Staff recommends modifying Stipulation No. 4 for Rezoning Case No. Z-SP-3-20-2 and Stipulation No. 5 for Rezoning Case No. Z-36-20-2 to require the 15-foot landscape setback to ensure the increased setback is provided. Staff also recommends modifying Stipulation No. 1 for Z-36-20-2 to limit the building height to a maximum of 30 feet within 100 feet of the west property line.

Additionally, the applicant has updated the elevations to include additional windows at the hard corner of 32nd Street and Paradise Lane, therefore Stipulation No. 10 for Rezoning Case No. Z-SP-3-20-2 and Stipulation No. 11 for Rezoning Case No. Z-36-20-2 has been updated to ensure the windows are provided as depicted on the elevations.

Staff recommends approval, subject to the revised stipulations below.

Z-SP-3-20-2 Revised Stipulations:

1. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.

2. No exterior roll up doors shall be permitted for individual storage units.
3. The building setback along the west property line, abutting residential zoning, shall be a minimum of 52 feet.
4. A minimum ~~10-foot~~ **15-FOOT** landscape setback shall be provided along the west property line and shall include shade trees placed 20 feet on center or in equivalent groupings. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
5. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
6. All sidewalks shall be detached with a minimum 5-foot-wide landscape area located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions with a pedestrian environment.
 - a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or in equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Provide seasonal shade, sun and temperature regulation through vegetative or structural shade elements at the corner of 32nd Street and Paradise Lane to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and development Department.
7. The developer shall plant shade trees in and around the parking area to provide shade for 25 percent of the parking area at maturity, as approved by the Planning and Development Department.
8. A 6-foot high decorative wall shall be constructed along the west property line adjacent to residential uses. The wall shall consist of solid masonry or similar material and shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.

9. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
10. Provide **additional** windows at the hard corner of 32nd Street and Paradise Lane on the east elevations, **AS DEPICTED ON THE ELEVATIONS DATE STAMPED SEPTEMBER 15, 2020 AND** as approved by the Planning and Development Department.
11. The developer shall dedicate a 10-foot sidewalk easement for the west side of 32nd Street.
12. Clearly defined, accessible pedestrian pathways constructed of decorative pavers, stamped or colored concrete or another material, other than those used to pave the parking surfaces and drive aisles shall be provided connecting the primary building entrance and all public sidewalks utilizing the minimum possible distance and providing the most direct route, as approved by the Planning and Development Department. Trees shall be placed to provide 75 percent shade coverage at full maturity on all pedestrian pathways and sidewalks.
13. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
14. 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.

Z-36-20-2 Revised Stipulations:

1. The building height shall not exceed 31 feet. **ADDITIONALLY, THE BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM OF 30 FEET WITHIN 100 FEET OF THE WEST PROPERTY LINE.**
2. All perimeter building elevations shall contain architectural embellishments and detailing such as material changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. No exterior roll up doors shall be permitted for individual storage units.
4. A minimum building setback of 52 feet shall be provided along the west property lines, abutting residential zoning.

5. A minimum ~~10-foot~~ **15-FOOT** landscape setback shall be provided along the west property line and shall include shade trees placed 20 feet on center or in equivalent groupings. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper, as approved by the Planning and Development Department.
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 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
 - c. Provide seasonal shade, sun and temperature regulation through vegetative or structural shade elements at the corner of 32nd Street and Paradise Lane to allow pedestrians to wait comfortably for the signal to change, as approved by the Planning and development Department.
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11. Provide ~~additional~~ windows at the hard corner of 32nd Street and Paradise Lane on the east elevations, **AS DEPICTED ON THE ELEVATIONS DATE**

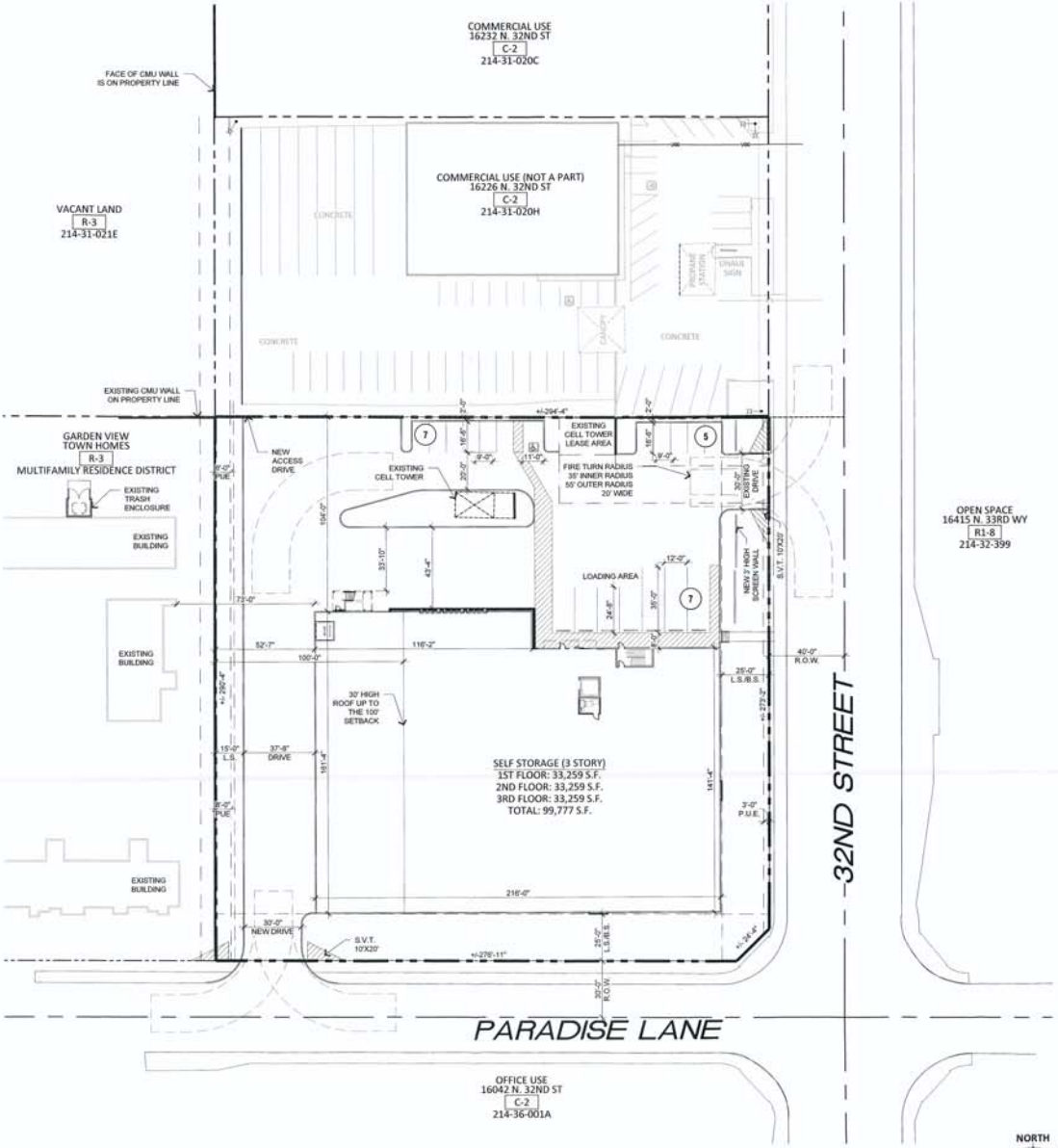
STAMPED SEPTEMBER 15, 2020 AND as approved by the Planning and Development Department.

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15. 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.

Exhibits:

Site Plan date stamped August 17, 2020

Elevations date stamped September 15, 2020



SITE PLAN
SCALE: 1" = 30'-0"

PROPOSED SELF STORAGE
NWC PARADISE LANE AND 32ND STREET
PHOENIX, ARIZONA
DATE: 08-14-2020 (PRELIMINARY)

SITE PLAN NOTES

- 1.) DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- 2.) THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- 3.) ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- 4.) ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- 5.) ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- 6.) OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.

PROJECT DIRECTORY

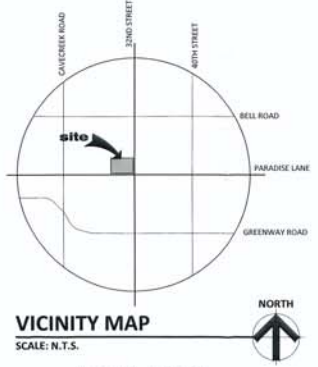
DEVELOPER:
AMERCO REAL ESTATE
2727 N. CENTRAL AVENUE
PHOENIX, AZ 85004
CONTACT: JIM LORIMER
E-MAIL: jim_lorimer@uhaul.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

SITE DATA:

APN:	214-31-026A, 214-31-026B
EXISTING ZONING:	C-2
PROPOSED ZONING:	C-2 SP
NET SITE AREA:	1.96 ACRES (85,378 S.F.)
PROPOSED USE:	SELF-STORAGE
BUILDING AREA:	
BUILDING A:	99,777 S.F.
TOTAL BUILDING AREA:	99,777 S.F.
SITE COVERAGE ALLOWED:	50 %
SITE COVERAGE PROPOSED:	38.9 %
BUILDING HEIGHT ALLOWED:	30'-0"
BUILDING HEIGHT PROPOSED:	3 STORIES(31'-0")
PARKING LOT LANDSCAPING REQUIRED:	10% MIN (557 S.F.)
PARKING LOT LANDSCAPING PROPOSED:	31% (1,769 S.F.)
TOTAL PARKING REQUIRED:	15 SPACES
SELF STORAGE (99,777 S.F.) SELF STORAGE @ 17/35 UNITS, 525/35 = 15 SPACES	
TOTAL PARKING PROVIDED:	19 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES

CITY OF PHOENIX
AUG 17 2020
Planning & Development
Department



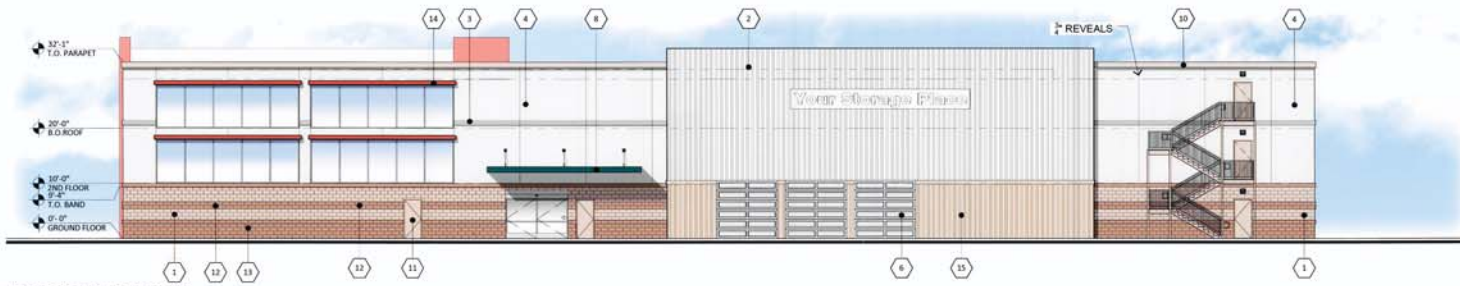
VICINITY MAP
SCALE: N.T.S.

KIVA: 20-1141
SDEV: 2007676
PAPP: 2009757
QS: 36-34



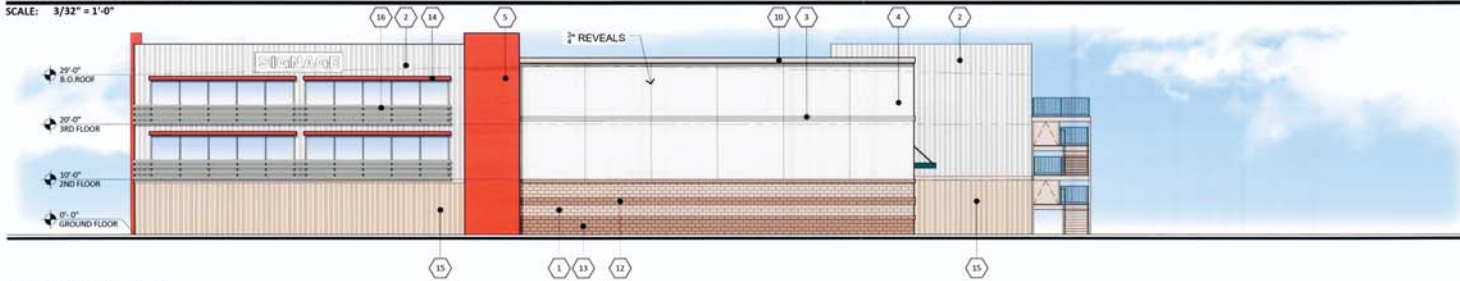
SP-1

RKAA# 19326.50



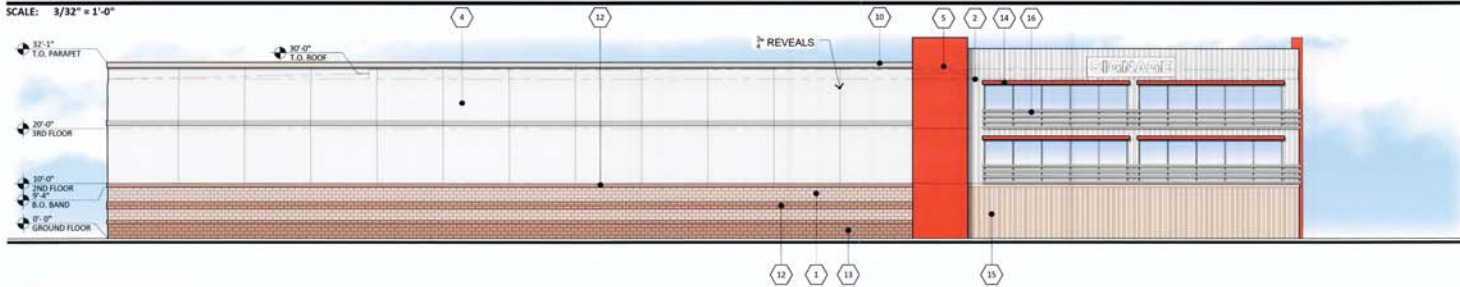
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



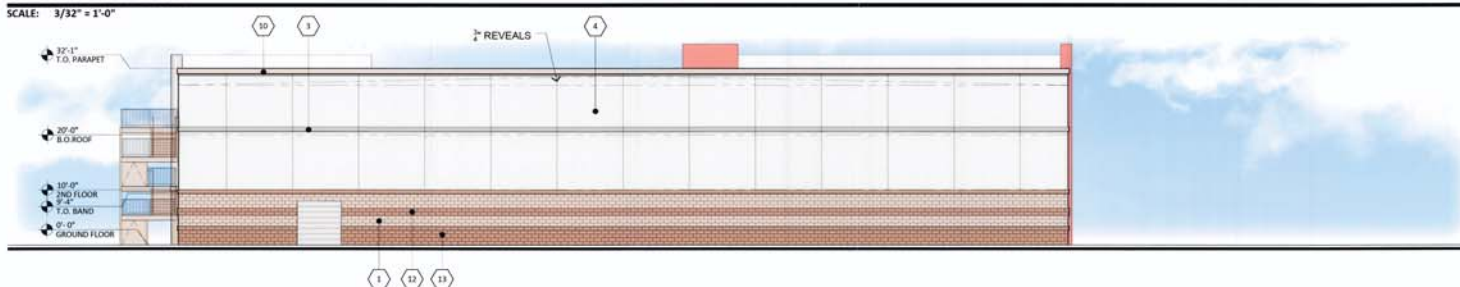
EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"

MATERIALS	
1	8X8X16 SUPERLITE SMOOTH FACE CMU SHERWIN WILLIAMS RELAXED KHAKI SW6149
2	METAL RIBBED PANEL MBCI POLAR WHITE
3	6\"/>

PROPOSED SELF STORAGE
 NWC PARADISE LANE AND 32ND STREET
 PHOENIX, ARIZONA
 DATE: 08-19-2020 (PRELIMINARY)

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 ARCHITECTS, INC. ALL
 RIGHTS RESERVED.
 THIS DRAWING IS AN
 INSTRUMENT OF SERVICE
 PREPARED FOR THE
 PROJECT OF 32ND
 AND PARADISE LANE
 AND
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EL-1

RKAA# 19326.50

CITY OF PHOENIX
 SEP 15 2020
 Planning & Development
 Department

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