Paradise Valley Village Planning Committee Did not review
Planning Commission Hearing Date June 8, 2017
Proposed Use Planned Unit Development to allow a mix of uses including a self-storage facility
Location Southeast corner of 32nd Street and Cheryl Drive
Owner 32nd Street Self Storage LLC
Applicant/Representative Jason Morris, Withey Morris, PLC
Staff Recommendation Approval, subject to a stipulation.

<table>
<thead>
<tr>
<th>General Plan Conformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Land Use Designation</td>
</tr>
<tr>
<td>Street Map Classification</td>
</tr>
</tbody>
</table>

**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.

The proposed development is sensitive to surrounding residential and commercial development, thereby warranting the reasonable levels of increased intensity required for the project.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS, CLEAN NEIGHBORHOODS 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 an irregular shape and is currently vacant. The proposed development of this parcel will greatly improve site conditions and open a new business in the area.
Background and Analysis

1. The Life Self-Storage PUD was approved by the Phoenix City Council on February 15, 2017. This request is to correct a technical error in the PUD regarding the calculation used to determine the maximum lot coverage. The City of Phoenix Zoning Ordinance, Chapter 2, Section 202 (Definitions) requires that lot coverage be calculated by dividing all roofed areas by the net acreage of the lot. The current PUD narrative allows a maximum lot coverage of 45 percent which was calculated using gross acreage. The proposed lot coverage is 54 percent using net acreage. No changes are being made to the building height or size, this technical correction will permit the development of the initial request.

2. There are no other proposed changes to the PUD standards other than the increase in lot coverage.

3. The General Plan designation for the parcel is Residential 3.5 to 5 du/acre. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.

4. 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 would correct a technical error in the PUD where lot coverage was calculated using gross acreage instead of net acreage for a total of 54 percent.

2. The proposal would not lead to any changes of the building as approved previously.

3. The proposal will permit the development of an irregularly shaped vacant parcel abutting the freeway.

Stipulations

1. An updated Development Narrative for the Life 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 Development Narrative shall specifically include the updated Development Standards Table date stamped May 19, 2017.
APPLICATION NO.  Z-58-A-16
APPLICATIONS NAME: Jason Morris / Withey Morris

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.37 Acres

MULTIPLES PERMITTED  PUD
CONVENTIONAL OPTION  N/A
UNITS P.R.D. OPTION  N/A

* Maximum Units Allowed with P.R.D. Bonus
APPLICANT'S NAME: Jason Morris / Withey Morris

APPLICATION NO. Z-58-A-16

DATE: 5/26/2017

AERIAL PHOTO & QUARTER SEC. NO. QS 28-35

ZONING MAP: K-10

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.37 Acres

MULTIPLES PERMITTED

PUD

UNITS P.R.D. OPTION

N/A

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

REQUESTED CHANGE:

FROM: PUD (2.37 a.c.)

TO: PUD (2.37 a.c.)
May 19, 2017

VIA HAND DELIVERY

Alan Stephenson
Planning & Development Director
Phoenix City Hall
200 West Washington, 3rd Floor
Phoenix, Arizona 85003

Re: Life Storage - 32nd Street PUD Lot Coverage – Z-58-16 – Major Amendment

Dear Mr. Stephenson:

As you know, this firm represents N 32nd Street Storage, LLC, regarding the proposed self-storage facility addressed in the Life Storage – 32nd Street PUD, Zoning Case No. Z-58-16 (the “PUD”), which the City Council unanimously approved on February 15, 2017, following unanimous recommendations from the Paradise Valley Village Planning Committee and the Planning Commission. During site plan review, an issue was noted with the lot coverage for the project. This proposed Major Amendment of the PUD will correct this issue.

Section G of the PUD, Development Standards, permits a maximum 45 percent lot coverage for the site. However, during site plan review, staff noted that the proposed building, which is identical in size and placement in the PUD and in the site plan submitted for site plan review, has lot coverage of approximately 54 percent. There is no way to achieve the 110,000+ square foot building described in the PUD, presented throughout the public review and hearing process, approved unanimously at every public hearing on Z-58-16, and submitted for site plan approval, with the 45 percent lot coverage included in the PUD. Per Phoenix Zoning Ordinance §671.E.1.b, an increase in lot coverage requires a major amendment. In this case, it is important to note, again, the proposed building has not increased in size from the plan approved with the PUD and reviewed through the public hearing process. Rather, the PUD includes a small error in Section G, which this amendment will correct.

Included with this submittal are corrections pages for the PUD and a revised site plan, with the correct lot coverage.

Thank you.

Very truly yours,

WITHEY MORRIS P.L.C.

[Signature]

Jason Barclay Morris
**Development Standards Table**

<table>
<thead>
<tr>
<th>Development Standards Table</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Building Setbacks (as measured from property line):</td>
<td>Northern Property Line: 7-feet</td>
</tr>
<tr>
<td></td>
<td>Western Property Line: 20-feet</td>
</tr>
<tr>
<td></td>
<td>Eastern Property Line: 3-feet</td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>24-feet</td>
</tr>
<tr>
<td>Maximum Lot Coverage:</td>
<td>45% – 54%</td>
</tr>
<tr>
<td>Minimum Parking Standards (Self-Storage Use)</td>
<td>1 space: 45 units</td>
</tr>
<tr>
<td>Minimum Parking Requirements for Other Permitted Uses</td>
<td>Subject to Section 702 of the Phoenix Zoning Ordinance</td>
</tr>
<tr>
<td>Outdoor Storage</td>
<td>No Outdoor Storage use is allowed</td>
</tr>
</tbody>
</table>

**Landscape Standards & Table**

The development shall be in conformance with the table below as illustrated by the Conceptual Landscape Plan. See Conceptual Landscape Plan in **Exhibit 8**. This proposal provides a range of plant species in order to complement the adjacent properties. Landscape materials within the site and along the perimeter will include a variety of vibrant and dense low-water use vegetation according to the Low Water Using Plant List Phoenix AMA, State of Arizona Department of Water Resources list in the following manner:

<table>
<thead>
<tr>
<th>Landscape Standards</th>
<th>Proposed PUD Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Setback along 32nd Street</td>
<td>13-feet</td>
</tr>
<tr>
<td>Minimum Setback along Cheryl Drive</td>
<td>7-feet</td>
</tr>
<tr>
<td>Minimum Setback along SR51</td>
<td>3-feet</td>
</tr>
</tbody>
</table>
| Perimeter Streetscape Planting Sizes (along 32nd Street and Cheryl Drive) | Min. 2-inch caliper tree (50% of required trees)  
|                                                  | Min. 3-inch caliper tree (25% of required trees)  
|                                                  | Min. 4-inch caliper tree (25% of required trees)  
|                                                  | 1 tree per 20-feet on center or equivalent groupings |
| Shrubs                                            | Min. five (5) 5-gallon shrubs per tree      |
| Parking Lot Area Planting Sizes                    | Min. 10% (Interior parking surface area (exclusive of perimeter landscaping and all required setbacks))  
| Trees                                             | Min. 1-inch caliper (40% of required trees)  
|                                                  | Min. 2-inch caliper (60% of required trees)  
|                                                  | 1 tree per 20-feet on center or equivalent groupings  
| Shrubs                                            | Min. five (5) 5-gallon shrubs per tree      |
1. Development and use of this site will conform with all applicable codes and ordinances.
2. All new or relocated utilities will be placed underground.
3. Structures and landscaping within a triangle measured 10' from property line, 20' along the property line on each side of the driveways entrances will be maintained at a maximum height of 3'.
4. Structures and landscaping within a triangle measuring 33' x 33' along the property lines will be maintained at a maximum height of 3'.
5. Any lights will be placed so as to direct light away from adjacent residential districts and will not exceed one foot candle at the property line. No noise, odor, or vibration will be emitted at any level exceeding the general level of noise, odor, or vibration emitted by uses in the area outside of the site.
6. Owners of the property adjacent to public rights-of-way will have the responsibility for maintaining all landscaping located within the rights-of-way, in accordance with
7. All rooftop equipment and satellite dishes shall be screened to the height of the tallest equipment.
8. All service areas shall be screened to conceal trash containers, loading docks, transformers, backflow preventers and other mechanical or electrical equipment from eye level adjacent to all public streets.
9. All signage requires separate reviews, approvals, and permits. No signs are approved per this plan.