



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report Z-85-B-97-2
Amendment B of the Tramonto PCD
September 19, 2016

North Gateway Village Planning Committee Meeting Date:	September 8, 2016
Planning Commission Date:	October 6, 2016
Request From:	PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD), 3.78 Acres
Request To:	C-2 SP PCD NBCOD, 3.78 Acres
Proposed Use:	Major amendment to the Tramonto PCD to allow a Special Permit for a Self-Service Storage Warehouse and all underlying C-2 uses
Location:	Approximately 429 feet north of the northwest corner of 32nd Drive and Canotia Place
Owner:	Don James, North Valley Parkway, LLC
Applicant/Representative:	High Range Partners, LLC
Staff Recommendation:	Approval, subject to stipulations

A revised site plan has been submitted, removing the outdoor storage component within this proposed self-service storage warehouse facility. The space previously proposed for outdoor storage of recreational vehicles is now proposed as a retention/landscape area, and five additional standard parking spaces have been added.

Several residents in the Tramonto Community have provided letters and emails in opposition to the proposed rezoning. The concerns included the following:

- Initial concern regarding sufficient public notifications.
- Use of the property for a self-storage facility so close to a park and residential area.
- Negative impacts to property values.
- Proposed building height at two stories (24 feet).
- Potential increase of noise and traffic in the area.
- Potential to increase of crime in the area.
- Outdoor storage.
- Industrial nature and design of the storage building.
- Aesthetic impact and quality of life issues.
- There are other mini-storage facilities in the area.
- The building will block views.

- No need for self-storage in the Tramonto area.
- Maintaining dark sky requirements.
- Ensuring safe left turns from North Valley Parkway and Canotia Place.
- The facility will draw people in from outside of the community.
- Outside bays may be used as office/warehouse.

The North Gateway Village Planning Committee heard the request at the September 8 meeting. Approximately 30 people were in attendance, including the applicants. There were six Tramonto residents that spoke in opposition and three residents that spoke in support (not including the applicant). Additional concerns that arose at the meeting were whether the hours of operation or use of the property could change in the future.

The North Gateway Village Planning Committee recommended approval, per staff recommendation and three additional stipulations:

1. That a traffic study be completed prior to final site plan approval to determine if traffic mitigation is necessary at the corner of North Valley Parkway and Canotia Place.
2. That there be no outdoor storage on the site.
3. That the hours of operation be limited to 6:00 a.m. to 9:00 p.m.

Staff recommends the following regarding the additional stipulations:

1. Staff is working with the Street Transportation Department to evaluate whether traffic mitigation is necessary at the corner of North Valley Parkway and Canotia Place.
2. The applicant has agreed to remove the outdoor storage area that was depicted on the site plan, therefore staff is recommending a stipulation to require that the site develop in general conformance to the revised site plan.
3. The hours of operation may be stipulated however, they are difficult to enforce.

Staff is supportive of the revised site plan and the stipulations below.

Revised Stipulations

1. THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE SITE PLAN DATE STAMPED SEPTEMBER 15, 2016, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
42. The architectural design of the building shall incorporate design elements from the adjacent office complex located on the southwest side of the site, to appear as a unified development, as approved by the Planning and Development Department.

23. The perimeter wall on the north side of the property, adjacent to the park, shall be decorative and consistent with the colors and materials of existing perimeter walls visible from the park.
34. A 15-foot landscape setback shall be provided along the west property line, adjacent to the outdoor storage area as depicted on the Conceptual Site Plan date stamped August 9, 2016.
45. A 10-foot wide multi-use trail shall be constructed within a 55-foot by 55-foot triangular multi-use trail easement along the northwest corner of the property. The multi-use trail shall connect to the park and the proposed trail on the multifamily development to the west, as approved by the Planning and Development Department.
56. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
87. THE HOURS OF OPERATION SHALL BE LIMITED TO 6:00 A.M. TO 9:00 P.M.

Applicable PCD Stipulations as modified from Z-85-97-2:

68. Within 90 days of approval of zoning by the City Council, the Developer shall submit to the Planning and Development Department for review and approval an updated General Development Plan, including Land Use Table and Map, reflecting the approved zoning, acreage and densities.
79. The entire PCD development shall be limited to a maximum of 3,334 dwelling units. The actual number of dwelling units may be less due to the hillside areas above the 10 percent slope and based on methods used to provide drainage and retention.
810. A Master Homeowners Association (HOA) representing all development within the PCD boundaries shall be formed and it (or its designee) shall be responsible for the maintenance of all (non-dedicated) landscape areas (including landscape located in rights-of-way), open space, washes, specialty paving or lighting, private drives/streets, and trails/bikeways and drainageways under common ownership. The HOA (or its designee) shall also be responsible for the maintenance of landscaping located in rights-of-way. All areas dedicated to the City, except for landscaping located in the rights-of-way, shall be maintained by the City.

911. Landscape plant material selection and placement along perimeter and screen walls shall function to discourage graffiti.

Attachments

Site Plan, date stamped September 15, 2016

SEP 15 2016

Planning & Development
Department

APN 203-26-955
2011-091909 M.C.R.

PROJECT DESCRIPTION:
EXISTING ZONING - PCD NBCCPD
PROPOSED ZONING - C-2 5P PCD NBCCPD
PROPOSED USE - SELF SERVICE MINI-STORAGE BUILDING

PROJECT NARRATIVE -
CONSTRUCTION OF NEW 2 STORY BUILDING FOR A SELF SERVICE MINI-STORAGE BUSINESS. NEW BUILDING TO BE MAXIMUM 24' HIGH.

APPLICANT:
HIGH RANGE PARTNERS
30600 N. PIMA RD., #12
SCOTTSDALE, AZ 85266
SETH COURSON - 480-363-1034



VICINITY MAP
NO SCALE

EXISTING SINGLE FAMILY HOMES

UNSUBDIVIDED
APN 203-26-942H
2008-0333270 M.C.R.
R2Z PCD Z85-97

MULTI-USE TRAIL EASMENT TRIANGLE (65'x55')

MULTI-USE TRAIL FROM PARK TO ADJACENT CONDO DEVELOPMENT

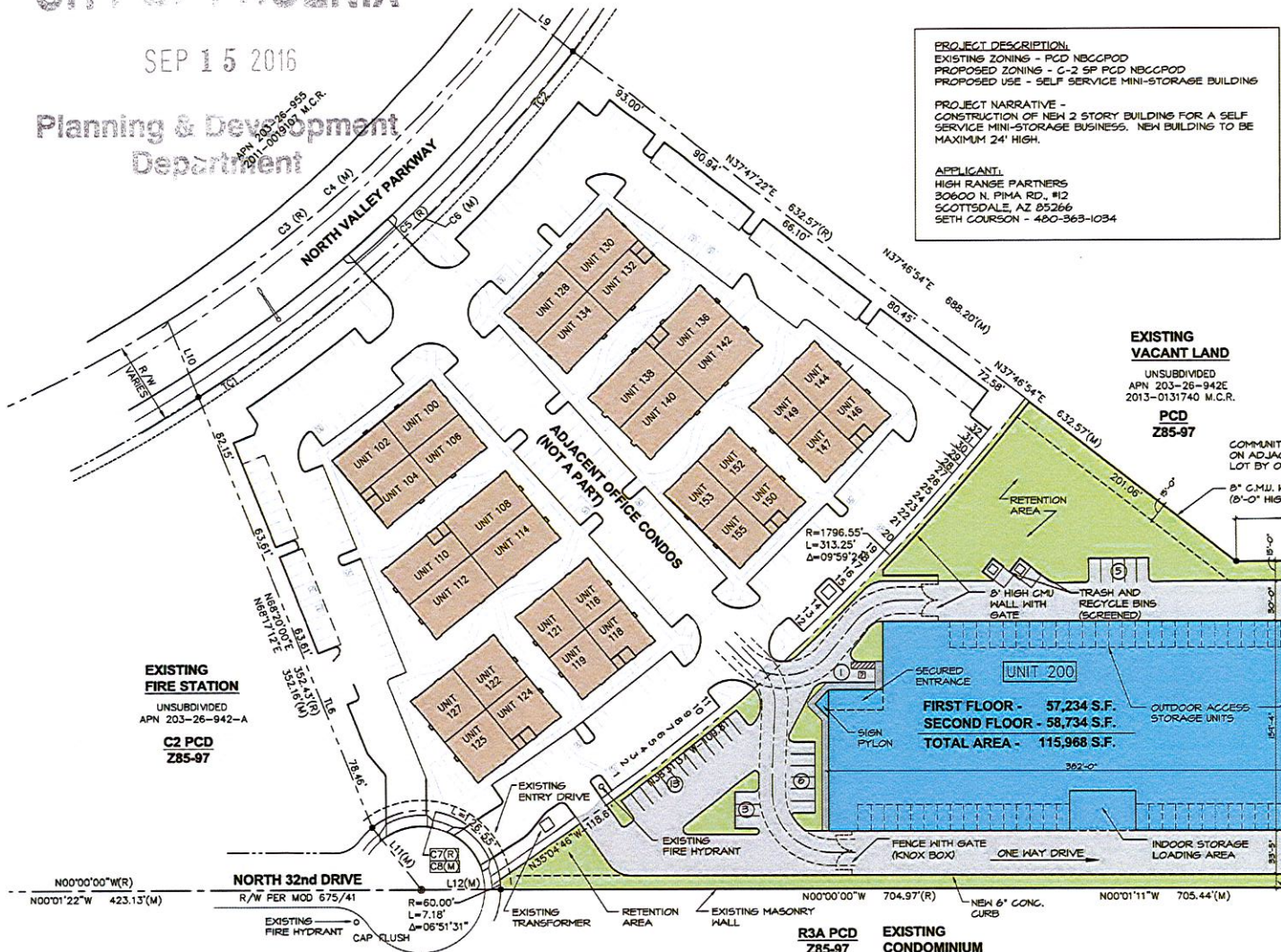
NEW DECORATIVE 8" C.M.U. WALL (6'-0" HIGH)

EXISTING CITY PARK

UNSUBDIVIDED
APN 203-26-942-C
2004-0315572 M.C.R.
R1-6 PCD Z85-97

10'-0" LANDSCAPE SETBACK AT PERIMETER (TYP.)

FIRE TRUCK TURNING RADIUS - 55' OUTSIDE (TYP.)



EXISTING FIRE STATION

UNSUBDIVIDED
APN 203-26-942-A
C2 PCD Z85-97

R3A PCD Z85-97

EXISTING CONDOMINIUM DEVELOPMENT

UNSUBDIVIDED
APN 203-26-943
2011-0791541 M.C.R.

SITE PLAN NOTES:
MAXIMUM BUILDING HEIGHT OF 24'-0" (EXCLUDING MECHANICAL SCREENING)
MINIMUM OF 10% OF THE SURFACE PARKING AREA SHALL BE LANDSCAPED (EXCLUSIVE OF PERIMETER SETBACKS)
LIGHT FIXTURES ARE NOT TO EXCEED 15'-0" IN HEIGHT WITHIN 150' OF A RESIDENTIAL DISTRICT, AND 25'-0" ADJACENT TO NONRESIDENTIAL DISTRICTS

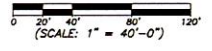
ZONING NOTES:
STORAGE FACILITY OFFICE TO BE LOCATED IN OFFICE CONDO UNIT 128 - ZONING VARIANCE APPROVAL REQUIRED
CROSS ACCESS AGREEMENT THROUGH ADJACENT OFFICE CONDOS REQUIRED TO PROVIDE ACCESS TO SITE FROM NORTH VALLEY PARKWAY

PARKING CALCULATION:
1 SPACE REQUIRED PER 35 STORAGE UNITS
NUMBER OF STORAGE UNITS = 750
750/35 = 21.42 = 22 SPACE REQUIRED
28 SPACE PROVIDED INCLUDING 1 ACCESSIBLE SPACE

1 SITE PLAN
SCALE: 1" = 40'-0"



LOT SIZE = 3.78 ACRES
LOT COVERAGE = 34.7%
FAR = 70.4%



PLAT: 150038
SDEV: 0501173
QS: 59-21
KIVA: 16-1409

KIVA # 16-1409

DATE	REVISIONS

SIXTY FIRST PLACE ARCHITECTS

JOB NUMBER
14088

DATE
9/9/2016

SHEET NO.
SP-1

SIXTY FIRST PLACE ARCHITECTS, LTD.
7128 EAST INDIAN SCHOOL, SUITE L
SCOTTSDALE, ARIZONA 85251
PHONE (480) 947-8844 FAX (480) 947-9516

TRAMANTO STORAGE
34975 N. NORTH VALLEY PARKWAY, UNIT 200
PHOENIX, ARIZONA
PROPOSED SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION