City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-85-C-97-2
Amendment C of the Tramonto PCD
March 27, 2018

North Gateway Village Planning Committee Meeting Date	April 12, 2018
Planning Commission Hearing Date	May 3, 2018
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	North Valley Parkway, LLC
Applicant/Representative	High Range Partners, LLC; Global Imaging, LLC
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial, Residential 5 to 15 dwelling units per acre, and Preserves/Residential 5 to 10 or 10 to 15 dwelling units per acre	
Street Map Classification	32nd Drive	Local	50-foot street with a 60-foot radii cul-de-sac

CONNECT PEOPLE AND PLACES CORE VALUE

LAND USE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.
The subject site is within a commercial corridor of the Tramonto master planned community and the proposal allows a use that is compatible with surrounding uses and offers a service to both residential and commercial uses in the area.

CANALS AND TRAILS; DESIGN PRINCIPLES: Provide multi-use trail connections where appropriate.

The proposed development provides a portion of a trail system which will encourage more walking and bicycling.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE

ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposed rezoning will allow the opportunity for a new business to develop in an appropriate location within the Tramonto community.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE

CERTAINTY AND 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, as stipulated, is designed to be compatible with existing and planned uses, and adopted plans. The proposed zoning will be lower in height and have no residential density, compared to what the existing zoning would allow. Self-storage facilities have a relatively low level of noise and activity and typically provide a suitable buffer between residential and other commercial uses.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE

CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.

Rezoning the site will allow the opportunity for a new, compatible land use to develop on a vacant site and will reduce the opportunity for blight in the area.

Area Plan
The North Black Canyon Corridor Plan (NBCC) – see number 5 below Reimagine Phoenix – see number 6 below.

Tree and Shade Master Plan – see number 8 below.

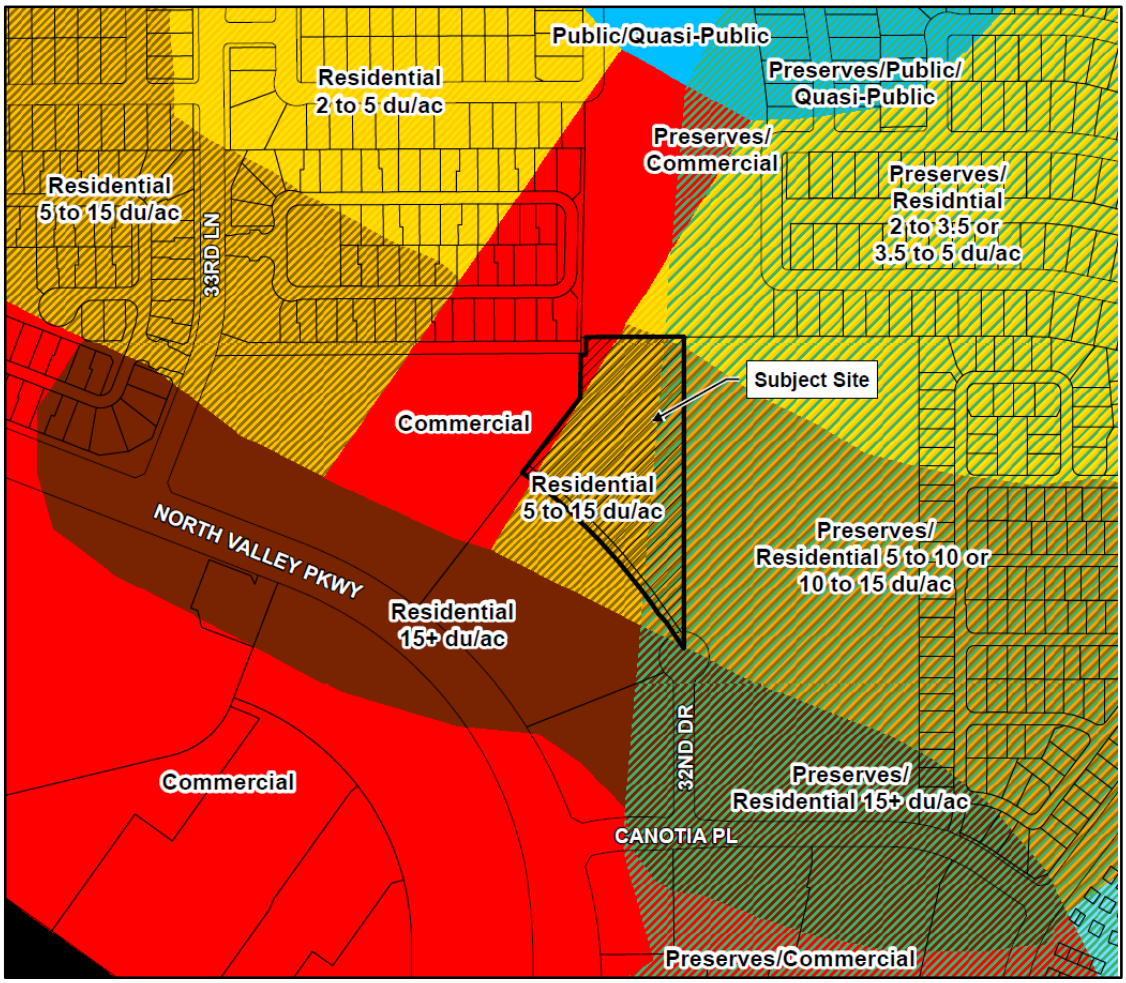
Surrounding Land Uses/Zoning		
	Land Use	**Zoning**
On Site	Vacant, undeveloped land	PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)
North	City park	R1-6 PCD NBCOD
South	Office condominiums and fire station	PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)
East	Multifamily residential	R-3A PCD NBCOD
West	Single-family residential, multifamily residential development, and office condominiums	R-2 PCD NBCOD, PCD NBCOD (Approved R-3A PCD NBCOD), and PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)

C-2 SP (Intermediate Commercial with a Special Permit for Self-Service Storage Warehouse)		
Standards	**Requirements**	**Proposed**
Building Setbacks		
Street (south)	Minimum 20 feet, Average 25 feet	Met – Approximately 250’
Interior sides		
North	50’	Met – 75’
East	15’	Met – 43’
West adjacent to		
R-2	50’	Met – Minimum of 45’
R-3A	15’	Met – Minimum of 45’
C-2	0’	Met – Minimum of 45’
Landscape Setbacks		
Street (south)	Minimum 20’, Average 25’	Met – +30’
Interior sides		
North	10’	Met – 40’
East	10’	Met – 10’
West	10’	Met – 10’
Lot Coverage	Maximum 50%	Met – 38%
Building Height	Maximum 2 stories, not to exceed 30 feet	Met – 2 stories, 26’
Parking	Minimum 22 spaces	Met – 43 spaces

Background/Issues/Analysis

1. This request is to rezone a 3.78-acre site from PCD NBCOD (Planned Community District, North Black Canyon Overlay District), approved C-2 HGT/WVR PCD NBCOD (Intermediate Commercial, Height Waiver, Planned Community District, North Black Canyon Overlay District) to C-2 SP PCD NBCOD (Intermediate Commercial, Special Permit, Planned Community District, North Black Canyon Overlay District) for a major amendment to the Tramonto PCD for a Special Permit to allow a Self-Service Storage Warehouse and all underlying C-2 uses. The request is located approximately 429 feet north of the northwest corner of 32nd Drive and Canotia Place.

2. The General Plan Land Use Map designation on the subject site is a mix of Commercial, Residential 5 to 15 dwelling units per acre, and Preserves / Residential 5 to 10 or 10 to 15 dwelling units per acre. The proposed rezoning is not consistent with the General Plan Land Use Map designation, except for the portion of the property that is designated as Commercial. A General Plan amendment is not required because the rezoning request is less than 10 acres.



Source: Phoenix Planning and Development Department

3. The subject site is one of the few remaining vacant lots within the Tramonto PCD. The original development plan for the subject portion of the Tramonto PCD was for a Neo-Traditional Main Street, “Towne Centre” to connect to the park on the north side of the site. The plans included neighborhood commercial (including restaurants) and office uses on the first floor, potentially office and restaurant uses on the second floor, and residential uses on the second to fourth floors. The “Towne Centre” plan never developed as originally intended however, the site still has the zoning entitlements for commercial and residential development up to four stories and 56 feet in height.

Surrounding Land Uses and Zoning

Tramonto Park, located directly north of the subject site, is zoned R1-6 (Single-Family Residence District) PCD NBCOD.

The property to the west of the site is currently under construction. A small portion of the property is zoned R-2 (Multifamily Residence District) PCD NBCOD, and the bulk of the property is zoned PCD, approved R-3A (Multifamily Residence) PCD NBCOD. This site was recently approved for a multifamily community with 138 units. A multi-use trail is planned along the north side of the proposed multifamily to provide a pedestrian connection between the park and North Valley Parkway via 33rd Lane. This trail will be constructed in conjunction with the multifamily development.

The property to the east is also zoned R-3A PCD NBCOD and is developed with an apartment community.

The area northwest of the subject site is zoned R-2 PCD NBCOD, and it is developed with a single-family residential subdivision.

Source: Phoenix Planning and Development Department

Lastly, the property to the southwest is zoned PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD) and is developed with office condominiums. The proposed self-storage facility will be part of the condominium association.

4. The Tramonto PCD was originally approved in 1998 and established the PCD zoning on a 1,140-acre area generally between the Interstate-17 freeway to the west; 23rd, 19th, and 17th Avenues to the east; Cloud Road and Galvin Street to the north; and Carefree Highway to the south. Several stipulation modifications and two previous major amendments to the PCD have occurred since the original approval. Rezoning Case No. Z-136-97 established C-2 and R1-6 PCD zoning in 1998 on a 59.1-acre site along the east side of the Interstate-17 freeway, south of Cloud Road. PCD Amendment Case No. Z-85-A-97 established C-2 SP PCD NBCOD zoning in 2013 on a 15.14-acre site located north of the northeast corner of the Interstate-17 freeway and Carefree Highway. The special permit was approved to allow a household moving center (truck rental program) for the Home Depot store.

5. As noted previously, the subject site is also located within the North Black Canyon Overlay District (NBCOD). The NBCOD was established in 2001 to provide uniform design guidelines for development within the North Black Canyon Corridor. The design guidelines require a higher standard of development than the standard Zoning Ordinance requirements so that development in the corridor is more integrated into the natural desert

environment. In addition to the NBCOD standards, Stipulation #2 requires the architecture to be compatible with the adjacent office development. The adjacent office development was also required to comply with the NBCOD requirements. The proposed development as stipulated will be consistent with the NBCOD, specifically with the following requirements:

- Stone detail of rock, stone veneer, stonework or faux stone shall be incorporated into the design of perimeter walls.

- Building and wall colors should be muted and blend with rather than contrast strongly with the surrounding desert environment. Staff has included Stipulation #3 to ensure the perimeter wall is consistent with other walls visible from the park.

- Constructed access points to public open space, the Sonoran Preserve, public parks and related facilities shall be identified by, coordinated with, and approved by the City. Construction of unauthorized access points shall not be allowed.

Additionally, the landscaping is required to comply with the approved plant species list in Appendix A of the NBCOD.

6. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

7. Ample landscape setbacks are proposed along the west side of the site, adjacent to the park. Staff is recommending a stipulation regarding general conformance to the site plan, with specific regard to the landscape setbacks This is addressed in Stipulation #1.

8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation #1 requires that the developer provide the additional landscaping shown on the site plan.

9. The Tramonto Master Plan requires that a trail be provided to allow pedestrian connection between North Valley Parkway and the park. The original intent was to have the trail be incorporated into the "Towne Centre." The trail proposed with the multifamily development to the west of the subject site fulfills this trail requirement, however a connection is needed through the subject site to connect to the park. Staff has proposed a stipulation requiring a 10-foot wide multi-use trail within an easement at the northwest corner of the site, as shown

on the site plan. This will ensure connectivity with the rest of the trail system. The trail is addressed in Stipulation #4.

COMMUNITY INPUT

10. At the time the staff report was written, there has not been any written concern regarding the request. The case came before the North Gateway Village Planning Committee for an information session on February 8, 2018. At that meeting, there was one resident in attendance that had concerns with the request.

INTERDEPARTMENTAL COMMENTS

11. All street dedications and improvement have been completed adjacent to the subject site, however should any upgrades be required, the Street Transportation Department has recommended a stipulation to require compliance with ADA accessibility standards. This is addressed in stipulation #5.

12. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 0845 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

13. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials. This is addressed in Stipulation #6.

OTHER

14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments, or other formal actions may also be required.

Findings

1. The proposed zoning allows a compatible land use in close proximity to residential development and provides a buffer between residential and commercial uses.

2. The proposal will develop an under-utilized property and provide storage options for the residents and businesses in the immediate area.

3. The proposal will provide development on a vacant parcel while connecting into a local trail system.

Stipulations

1. The development shall be in general conformance with the site plan date stamped February 12, 2018, with specific regard to the landscape setbacks, as approved by the Planning and Development Department.

2. 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.

3. 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, as approved by the Planning and Development Department.

4. 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.

5. 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.

6. 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.

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

7. Prior to final site plan approval, 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.

8. 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

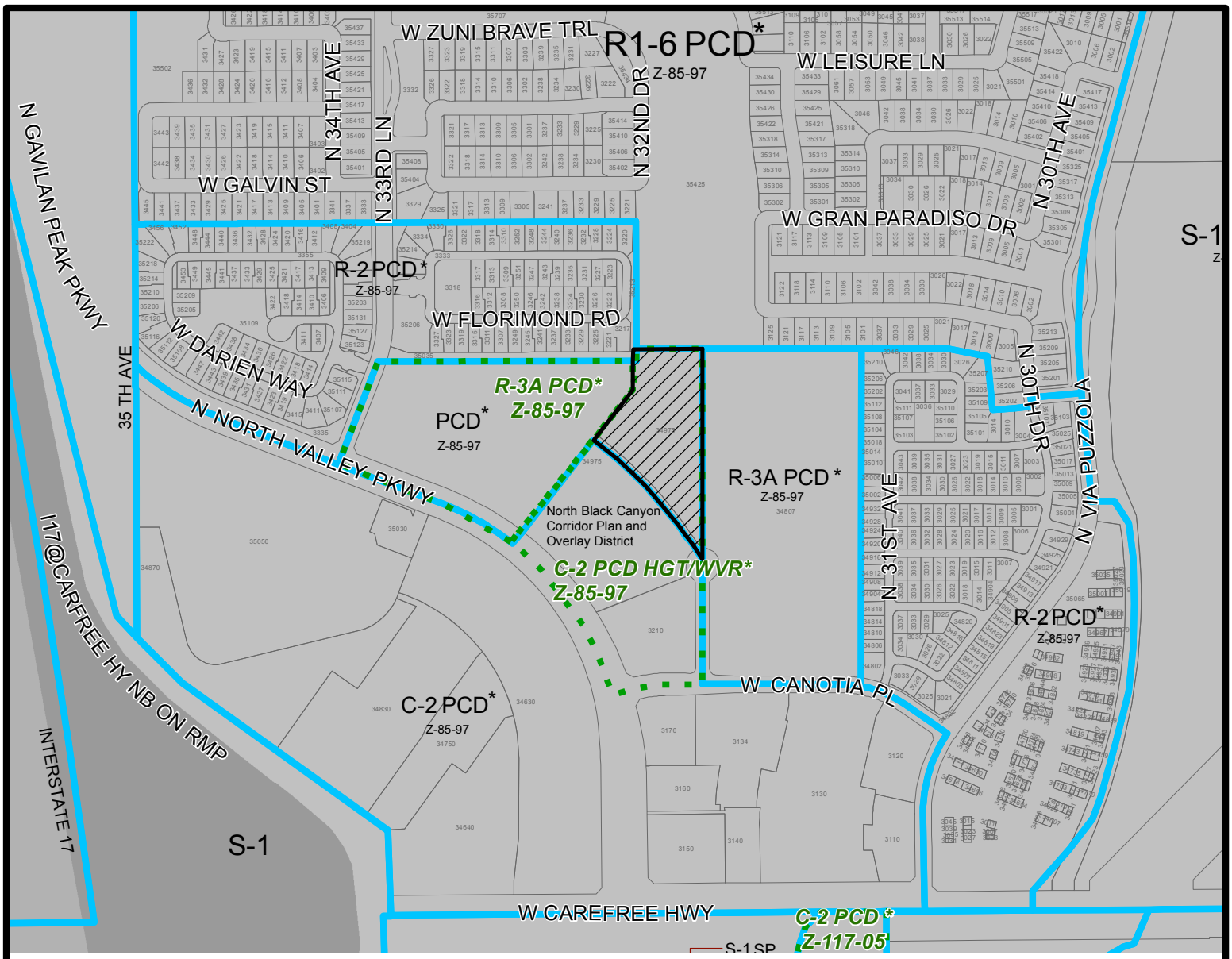
above the 10 percent slope and based on methods used to provide drainage and retention.

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

Writer
Kaelee Wilson
March 27, 2018

Team Leader
Samantha Keating

Exhibits
Zoning Sketch Map
Aerial Photo Map
Site Plan date stamped February 12, 2018
Building Elevations date stamped February 12, 2018 (2 pages)



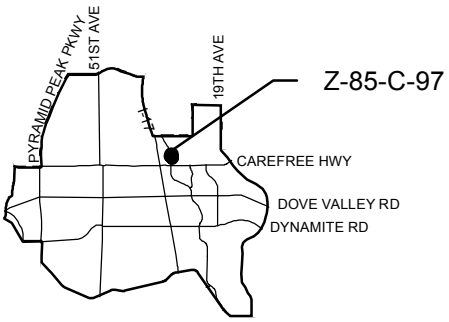
Feet

550 275 0 550

NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: High Range Partners

APPLICATION NO. Z-85-C-97

DATE: 3/6/2018

REVISION DATES:

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

3.78 Acres

AERIAL PHOTO & QUARTER SEC. NO.: QS 59-21

ZONING MAP: R-6

REQUESTED CHANGE:

FROM: PCD NBCOD
(Approved C-2 HGT/WVR PCD NBCOD), (3.78 a.c.)

TO: C-2 SP PCD NBCOD, (3.78 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)	N/A (55)	N/A (66)
C-2 SP PCD NBCOD	55	66

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

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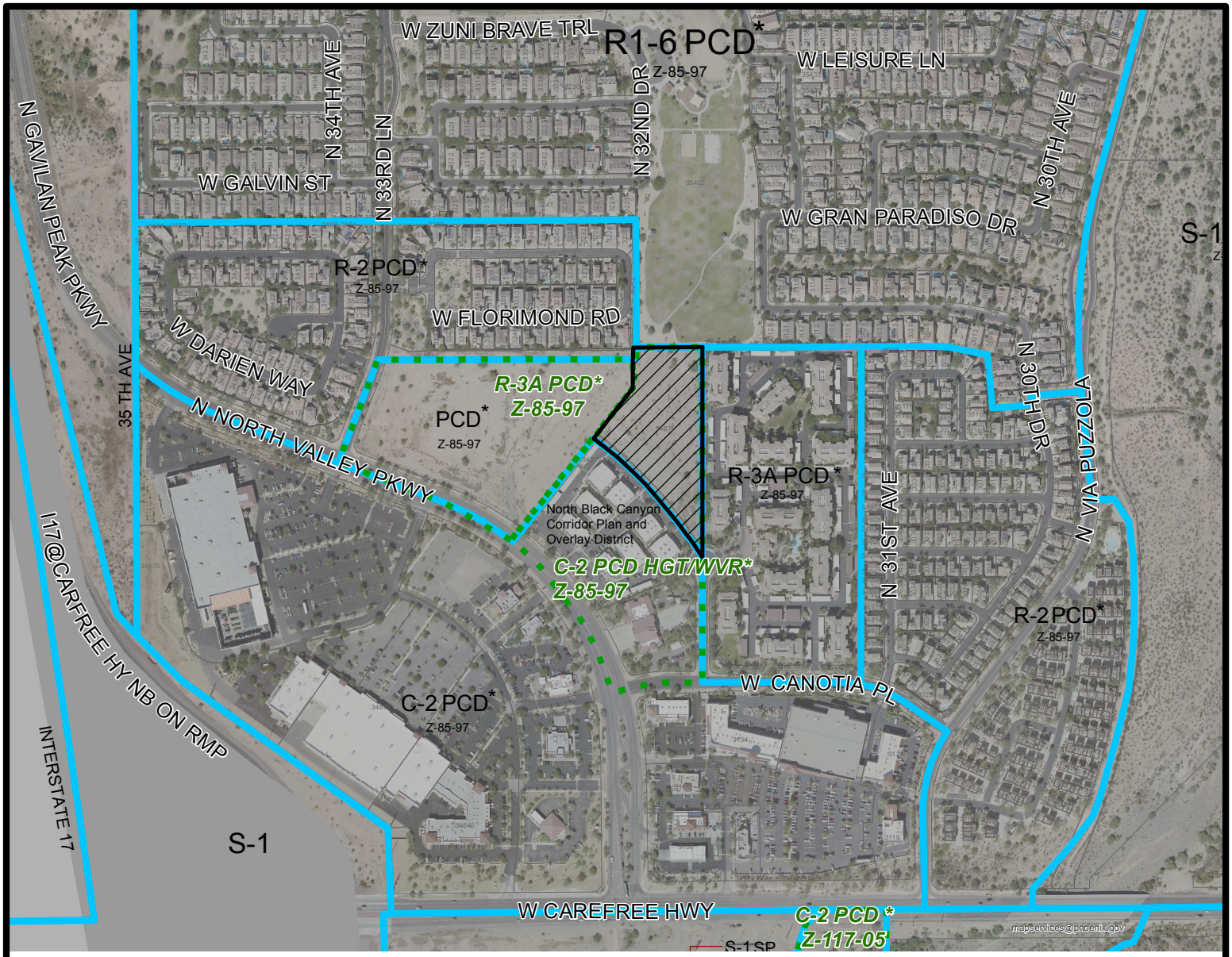

Feet

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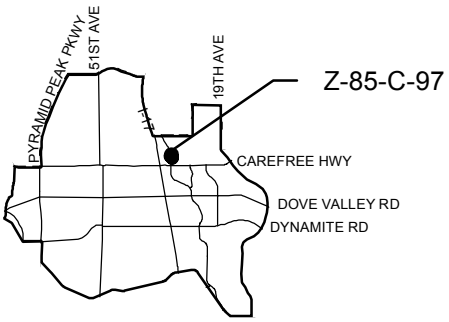
NORTH GATEWAY VILLAGE

CITY COUNCIL DISTRICT: 2

City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:	High Range Partners
APPLICATION NO.	Z-85-C-97
DATE:	3/6/2018
REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.	3.78 Acres
AERIAL PHOTO & QUARTER SEC. NO.	QS 59-21
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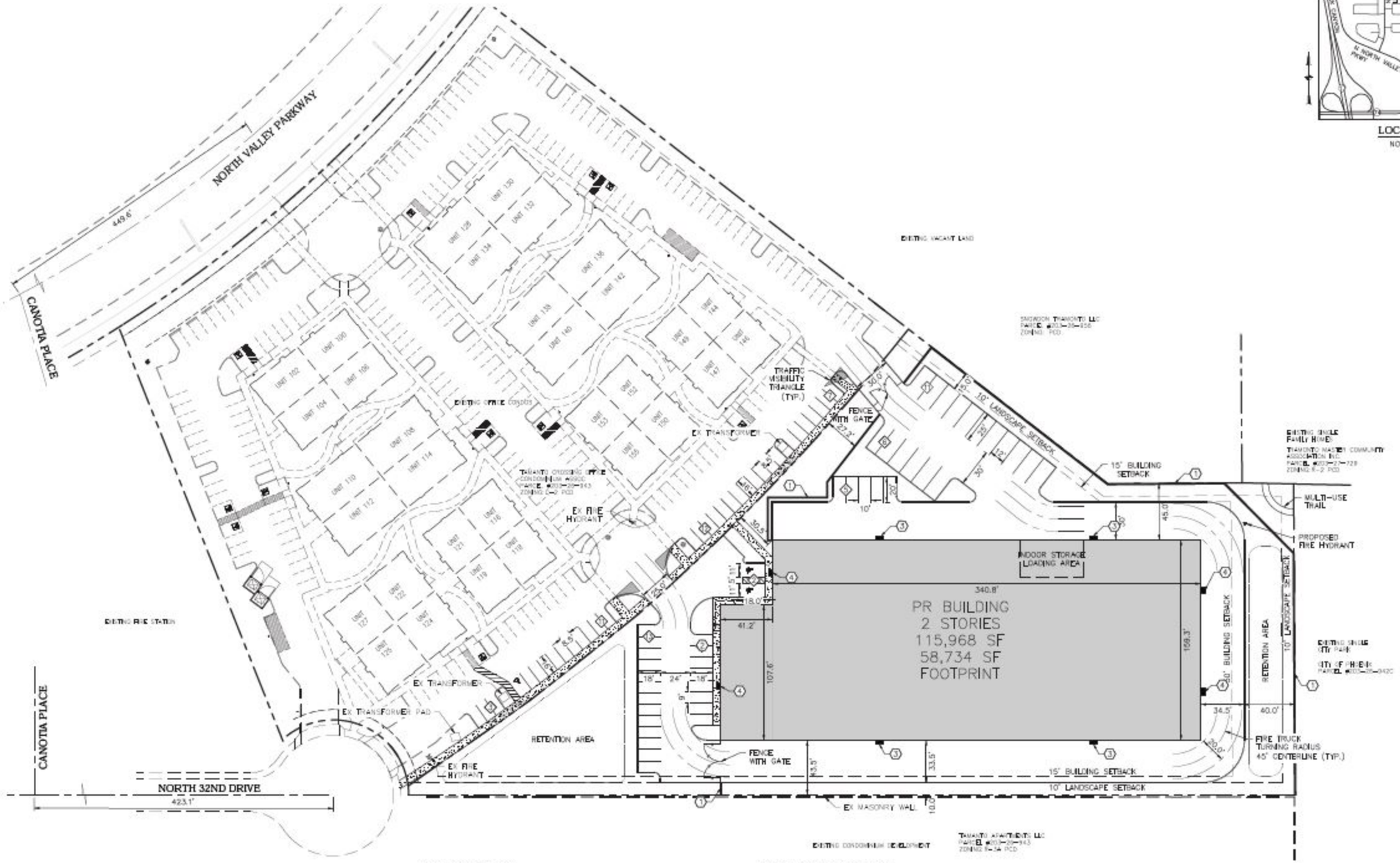
FROM: PCD NBCOD
(Approved C-2 HGT/WVR PCD NBCOD), (3.78 a.c.)

TO: C-2 SP PCD NBCOD, (3.78 a.c.)

MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)	N/A (55)	N/A (66)
C-2 SP PCD NBCOD	55	66

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



SITE PLAN NOTES

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

EXISTING ZONING – PCD NBCCPOD (APP. C-2 4 STORY)
PROPOSED ZONING – DOWNSIZE TO C-2 SP PCD NBCCPOD 2 STORY
ZONING CASE # Z-85-G-97

PROJECT DESCRIPTION

CONSTRUCTION OF NEW 2 STORY BUILDING FOR A SELF SERVICE MINI-STORAGE BUSINESS.

PARKING CALCULATION

1 SPACE REQUIRED PER 35 STORAGE UNITS

NUMBER OF STORAGE UNITS = 750 750/35 = 21.42 = 22 SPACE

43 SPACE PROVIDED

CODED NOTES

1. PR 6' PRIVACY WALL, PER DETAIL SHEET 3
2. LOADING ZONE
3. WALL PACK LIGHTING AT 15', TYPE W2 PER DETAIL SHEET 3
4. WALL PACK LIGHTING AT 15', TYPE W4 PER DETAIL SHEET 3

LOT SIZE = 3.516 ACRES
LOT COVERAGE = 37.4%
FAR = 75.7%

GRAPHIC SCALE
0 20 40 80
1 INCH = 40 FEET

CITY OF PHOENIX
FEB 1 2 2018
Planning & Development Department

NO.	DATE	BY	DESCRIPTION

1100 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.461.4222
FAX: 866.866.3140

PROJECT DATE: 2/02/08
PROJECT NO.: OP17184
DRAWN BY: RMV
CHECKED BY: BEF

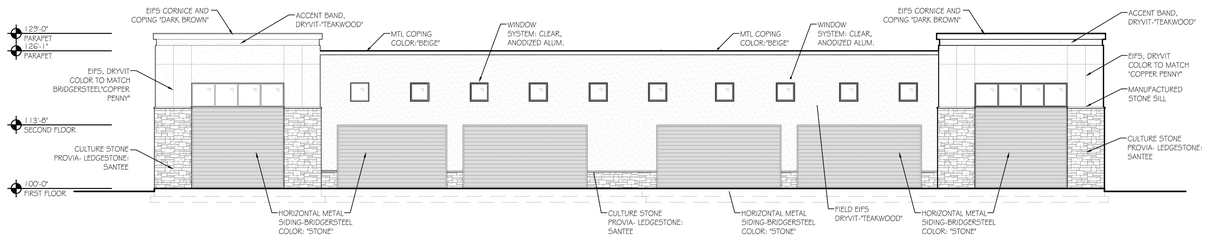
Manuik Smith GROUP

PREPARED FOR:
BREXTON, LLC
1 E 03 DOUGLAS AVENUE
COLUMBUS, OH 43210

CITY OF PHOENIX, ARIZONA
SITE IMPROVEMENT PLAN FOR
TRAMANTO STORAGE
34975N. NORTH VALLEY PARKWAY

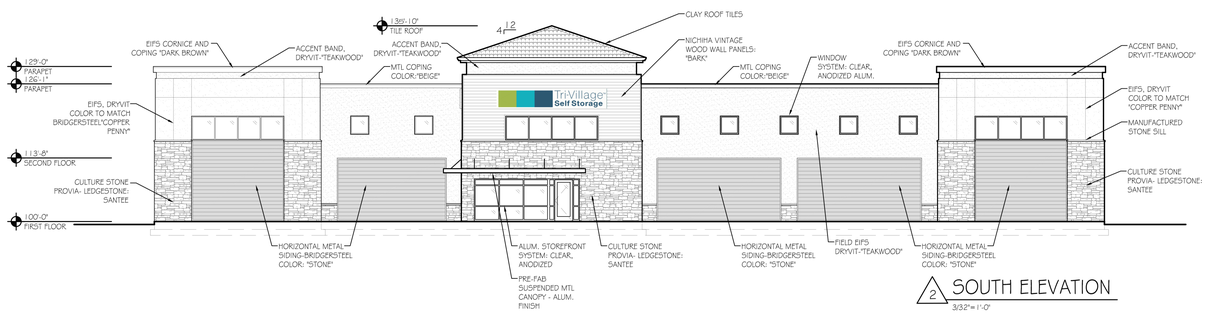
SITE PLAN

1

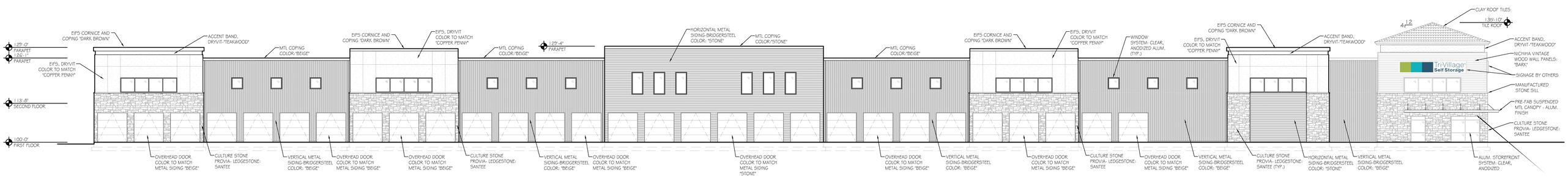


3 NORTH ELEVATION
3/32"= 1'-0"

NOTE: WINDOWS ON NORTH ELEVATION ARE SPANDREL GLASS



2 SOUTH ELEVATION
3/32"= 1'-0"



1 EAST/WEST ELEVATION
3/32"= 1'-0"

NOTE: WINDOWS ON WEST ELEVATION ARE SPANDREL GLASS

CITY OF PHOENIX
FEB 12 2018
Planning & Development Department

Conceptual Elevations

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

BREXTON™

TRI-VILLAGE SELF STORAGE

Phoenix, Arizona

11/27/2017

3 NORTH ELEVATION
3/32"=1'-0"

NOTE: WINDOWS ON NORTH ELEVATION ARE SPANDREL GLASS

2 SOUTH ELEVATION
3/32"=1'-0"

1 EAST/WEST ELEVATION
3/32"=1'-0"

NOTE: WINDOWS ON WEST ELEVATION ARE SPANDREL GLASS

Conceptual Elevations

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

BREXTON™

TRI-VILLAGE SELF STORAGE

Phoenix, Arizona

11/27/2017