



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-1-18-5
 March 8, 2018

North Mountain Village Planning Committee Hearing Date March 21, 2018
Planning Commission Hearing Date April 5, 2018

Request From: C-2 HGT/WVR (2.22 acres)
Request To: C-2 HGT/WVR SP (2.22 acres)
Proposed Use Self-service storage facility with a height waiver for up to 40 feet

Location Northwest corner of 24th Avenue and Royal Palm Road

Owner Southern Hospitality, LLC
Applicant’s Representative Taylor Earl, Earl, Curley & Lagarde, PC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification:	Royal Palm Road	Private Street	27.58-foot (west half)
	Royal Palm Road	Private Street	27.58-foot (north half)
	North Black Canyon Highway Frontage Road	ADOT right-of-way	Approximately 70-foot (east half)
<p><i>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.</i></p> <p>The proposal allows for a self-service storage business to open their first location in Phoenix at an appropriate and accessible location. The subject site is adjacent to a highway and surrounded by compatible land uses.</p>			

CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.

The proposed rezoning is located within a commercial corridor along the Black Canyon Highway frontage road that is compatible to the surrounding uses and will offer a new service to the area that can be used by residential and commercial uses in the area.

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 underutilized, development of the site will provide property improvements and will be an added benefit to the area.

Area Plan

Black Canyon/ Maricopa Freeway Specific Plan – see item # 3 below.
 Tree and Shade Master Plan - see item # 9 below.
 Bicycle Master Plan – see item # 10 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2 HGT/WVR
North	Post office	PSC
South	Hotel	C-1
East	Industrial Park complex with variety of industrial park uses and a church	IND. PK.
West	Black Canyon Highway	C-2 HGT/WVR

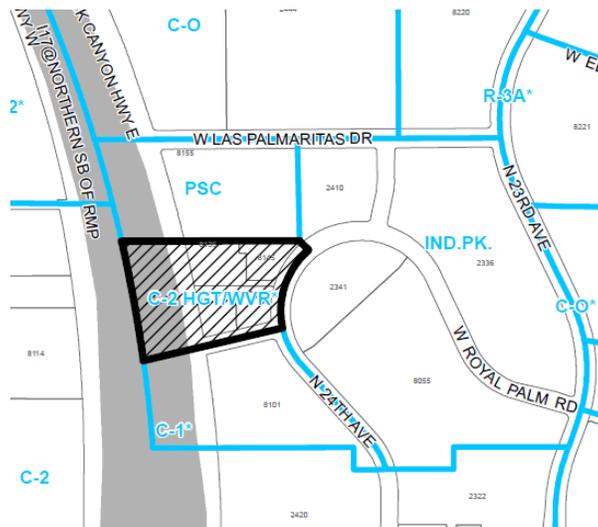
C-2 (Intermediate Commercial) SP HGT/WVR

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks (measured from property line)</i>		
Street	Average 30 feet, minimum 20 feet for up to 50% of frontage	Met – 30 feet (west)
		Not Provided (east)
		Not Provided (south)

Interior	10 feet adjacent to PSC	Met – 10 feet (north)
<i>Landscape Setbacks (measured from property line)</i>		
Street	Average 30 feet, minimum 20 feet for up to 50% of frontage	Met – 30 feet (west)
		Not Met – 10.5 feet (east)
		Not Met – 10.9 feet (south)
Interior	10 feet adjacent to PSC	Met – 10 feet (north)
Lot Coverage	Maximum 50%	Not Provided
Building Height	Maximum 4 stories / 56 feet	Met – 3 stories/40 feet

Background/Issues/Analysis

1. The request is to rezone a 2.22-acre site located at the northwest corner of 24th Avenue and Royal Palm Road from C-2 HGT/WVR (Intermediate Commercial District with a Height Waiver) to C-2 SP HGT/ WVR (Intermediate Commercial District, Special Permit with a Height Waiver) to allow for a self-service storage facility with a height up to 3 stories and 40 feet.



- The General Plan Land Use Map designation for the site is Industrial. The proposal is consistent with the General Plan Land Use map designation.

The following General Plan Land Use Map designations are surrounding the site:

North: Commercial

South: Commercial

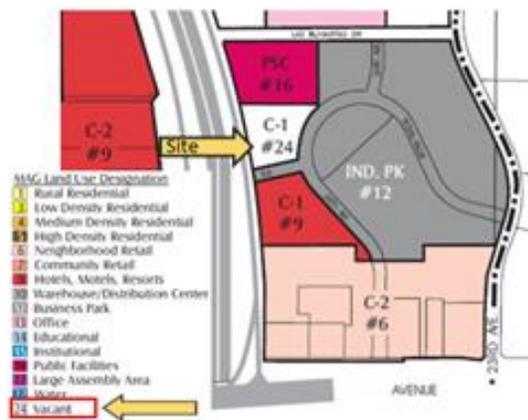
East: Industrial

West: Transportation



General Plan Map Designation

- The Black Canyon/Maricopa Freeway Specific Plan study area is 32 miles long and extends from Pecos Road at Interstate 10 to the south to Pinnacle Peak Road at Interstate 17 to the north. The Plan covers the following elements: Existing Zoning and Land Use, Circulation, Noise Wall Mitigation, Neighborhood Safety and Stabilization, Landscape Enhancement, Neighborhood Enhancement, and Bicycle Paths and Recreational Trails. The subject site falls within Segment 7 of the plan which identifies the property as vacant and suggests that future development conform to the general plan and land uses identified in the corridor. At that time the property was zoned C-1. The proposed use is consistent with the General Plan Land Use Map designation and the zoning pattern and land uses in the area.



4. The subject site consists of four parcels under the ownership of Southern Hospitality, LLC. The subject site was annexed into the City of Phoenix on March 23, 1959 per Annexation No. 45. At that time, the subject parcel and the surrounding properties were either undeveloped or comprised of crop land. Maricopa County Historical Aerials illustrate that the first property to be developed near the site was the post office located north of the subject site. By 1979 construction commenced on properties surrounding the site while the subject site remained undeveloped.



Source: Maricopa County Historical Aerial 1959

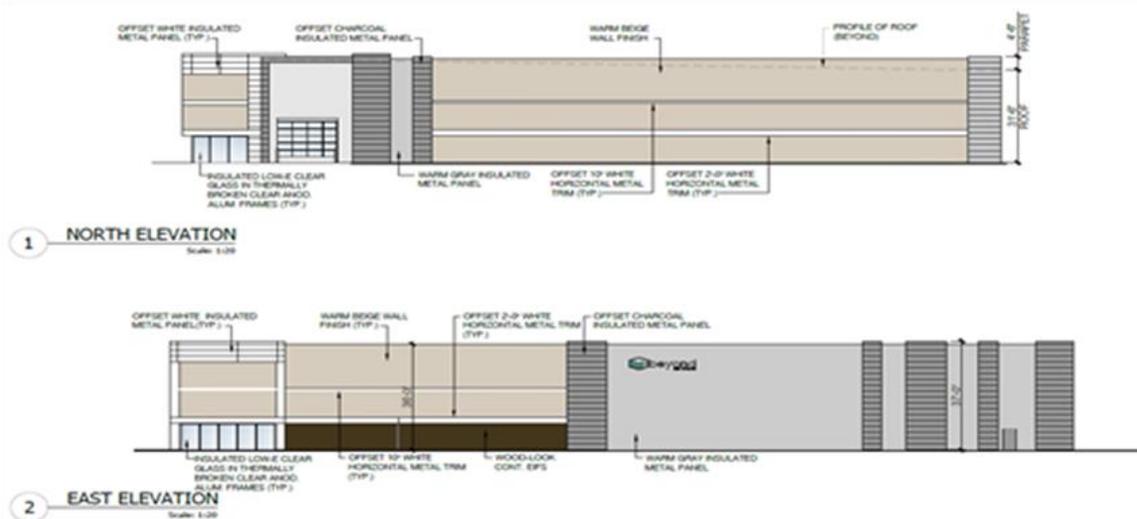


Source: Maricopa County Historical Aerial 1979

5. The subject site was rezoned to C-2 HGT/WVR in 2008 via Rezoning Case No. Z-101-08 to allow a Holiday Inn Express Hotel. The height waiver was requested because the proposed height of the hotel was 3 stories and 48 feet. The C-2 zoning district permits a maximum height of 30 feet unless otherwise approved by the City Council through a height waiver for a maximum height of 56 feet. The present request for the self-service storage facility is also requesting a height waiver for a maximum height of 3 stories and 40 feet. Staff is requesting the height waiver for the self-service storage facility be limited to 3 stories and 40 feet. This is addressed in Stipulation #1.

If at any point in time an intermediate commercial use was proposed on the subject site, the development would be required to abide by the stipulations of rezoning case Z-101-08 as approved by the City Council on March 4, 2009 whereas the self-service storage facility is subject to the stipulations of rezoning case Z-SP-1-18.

6. The conceptual building elevations provided depict that the development will include a variation of colors and materials such as stucco, insulated metal panels and wood-like exterior finish. The conceptual elevations also illustrate that the metal paneling and metal trim will be offset to create a visual interest in the architecture and to break up the massing of the building. Staff is recommending that the site be developed in general conformance to the elevations provided. This is addressed in Stipulation #2.



Conceptual elevations provided by applicant

7. The C-2 zoning district does not permit outdoor uses. The special permit allows for outdoor storage for 10% of the gross site area. Although no outdoor storage is being proposed, due to the site layout, size and surrounding uses, staff is requesting that if any outdoor storage was proposed that it be screened by a decorative wall. This is addressed in Stipulation #3.

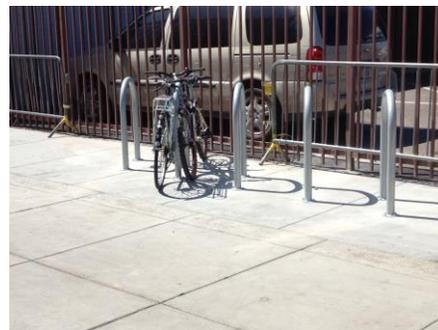
8. The proposed self-service storage facility offers vehicle loading areas inside of the building with a vehicular entrance along the eastern side of the building. Staff is recommending that the use of standard yellow bollards be prohibited and replaced by decorative barriers such as large pots or oxidized metal bollards to promote and add visual interest for the development where traffic control features may be needed to divert vehicles or mark boundaries at the exterior of the building. This is addressed in Stipulation #4.



Examples of alternatives for yellow bollards

9. 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. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff has requested that the developer provide detached sidewalks and landscaping along the southern and eastern (Royal Palm Road and 24th Avenue) boundaries of the site. This is addressed in Stipulation #5.

10. The Comprehensive Bicycle Master Plan notes that transit works in tandem with walking, bicycling, and automobile use to provide commuters with multiple convenient transportation choices. All Valley Metro buses are equipped with bicycle racks (two-bike or three-bike) and light rail trains have on-board storage hangers for bicycles. The property is near several major bus routes, a bus stop at 23rd Avenue and Northern Avenue and within a mile of a light rail station at 19th Avenue and Northern Avenue. In order to encourage access to the site from multiple travel modes, it is recommended that bicycle parking be provided on site for the self-storage use to accommodate a minimum of two bicycles. Section 1307.H., of the zoning ordinance requires that the bicycle parking should be located near building entrances and the rack installation should be clear of obstacles. Bicycle racks should be an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation #6.



Inverted-U racks allow bicycles to touch the rack in two places, providing stability and allowing the wheels and frame to be secured to the rack.

Source: City of Phoenix Planning & Development Department

FLOODPLAIN

11. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1710 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

WATER

12. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however there is potential need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

FIRE

13. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.

STREETS

14. The Street Transportation Department has indicated that the developer shall update all existing off-street improvements to current ADA guidelines. This is addressed in Stipulation #7.

ARCHAEOLOGY

15. 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 #8.

OTHER

16. 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. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling is not addressed in the rezoning request.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Other formal

actions such as, but not limited to, zoning adjustments and abandonment may be required.

Findings

1. The proposal will develop on a lot that has been vacant since annexation and the development will contribute to enhancement in the area.
2. The proposal is compatible with the surrounding commercial and industrial park uses.
3. The proposal will provide storage options for businesses and residents in the area.

Stipulations

1. The maximum building height shall be 40 feet and 3 stories.
2. The building shall be in general conformance with the elevations date stamped March 15, 2018, as approved by the Planning and Development Department:
3. Outdoor storage shall be screened by a minimum 8-foot solid decorative wall, as approved by the Planning and Development Department.
4. The use of yellow bollards for traffic control shall be prohibited at the exterior of the building and replaced by decorative barriers such as large pots or oxidized metal bollards, or as approved by the Planning and Development Department.
5. A minimum 4-foot detached sidewalk located a minimum of 5-feet from the back of curb shall be provided along Royal Palm Road. The landscape strips shall include a minimum of 50% 2-inch and 50% 3-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. The development shall provide a minimum of two bicycle parking spaces. The rack shall be an inverted U-type design to allow parking of two bicycles per rack and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
7. The developer shall update all streets 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.
8. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33- foot

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radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials

Writer

Maja Brkovic

3/8/18

Team Leader

Samantha Keating

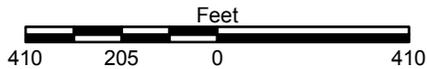
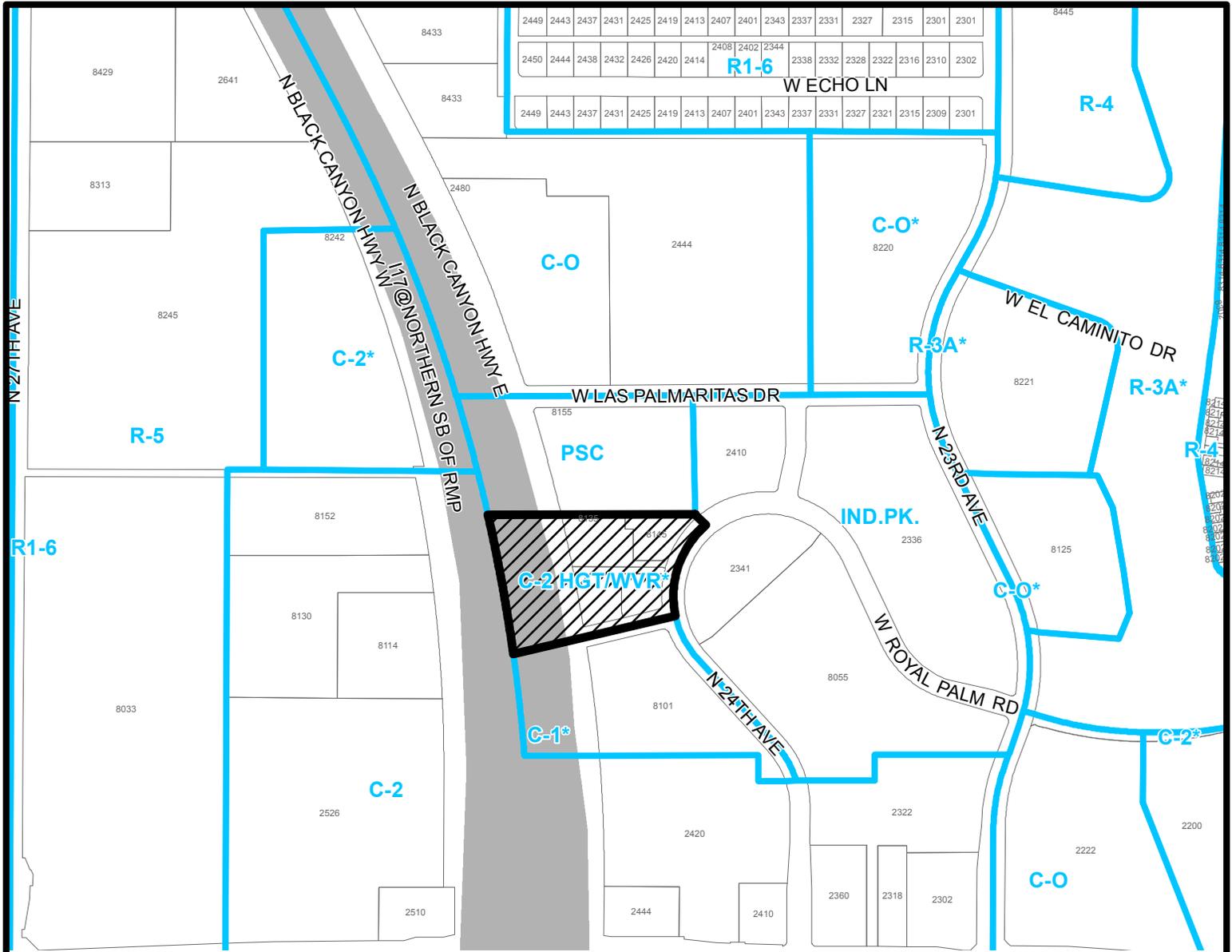
Exhibits

Sketch Map

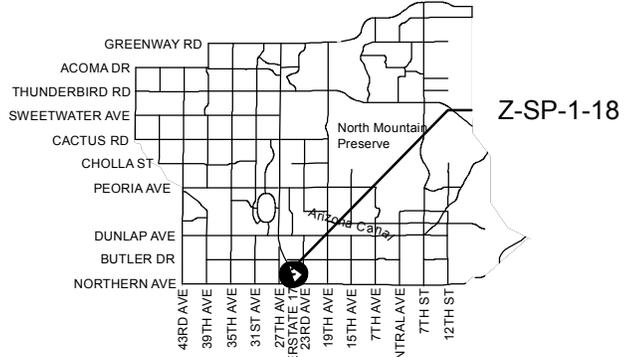
Aerial

Site Plan, date stamped 3/15/2018

Elevations, date stamped 3/15/2018 (2 pages)

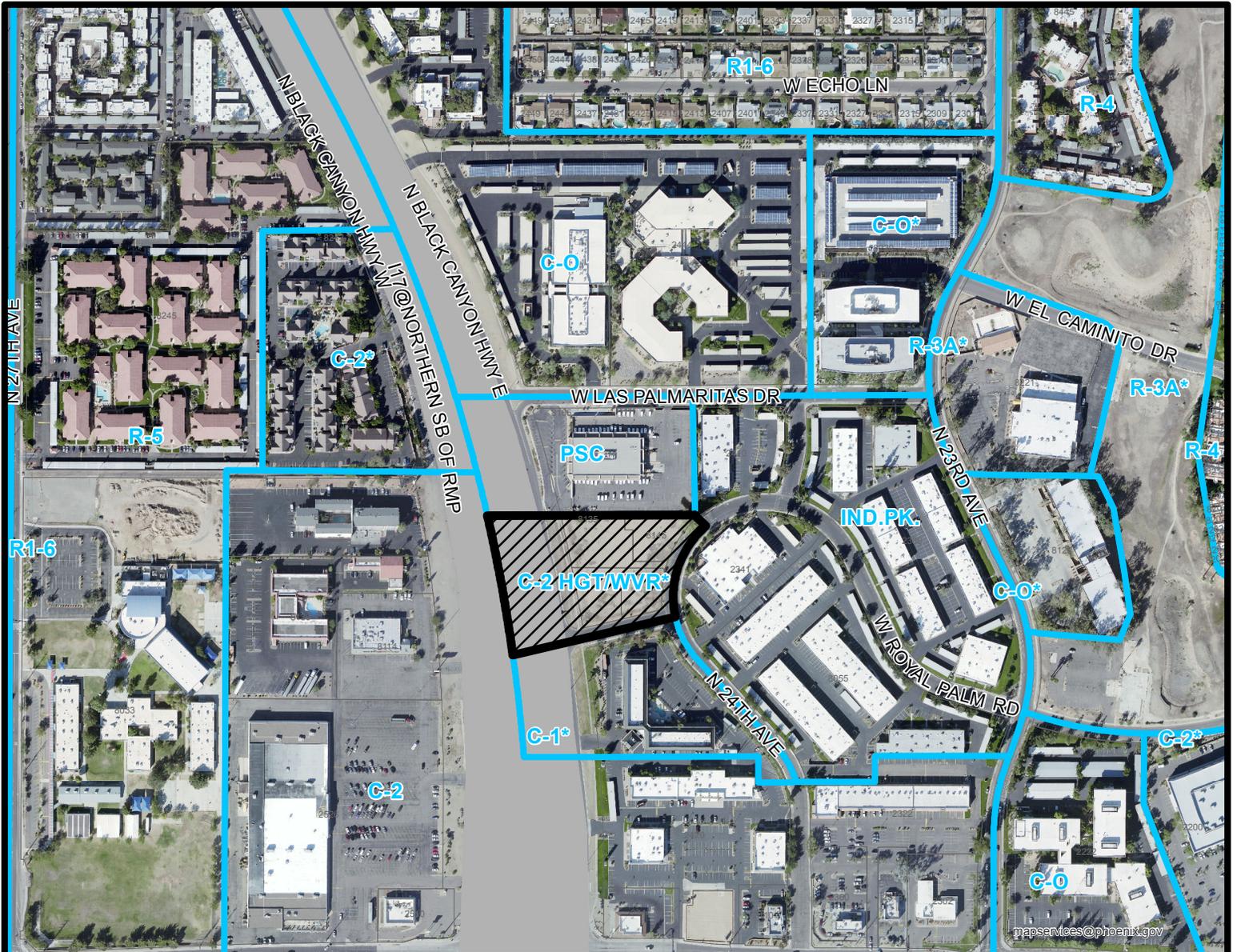


NORTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Taylor Earl		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-1-18		FROM: C-2 HGT/WVR (2.22 a.c.)	
DATE: 2/1/2018		TO: C-2 SP HGT/WVR (2.22 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.22 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 25-23	ZONING MAP J-7
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2 HGT/WVR		32	
C-2 SP HGT/WVR		32	
		* UNITS P.R.D. OPTION	
		38	
		38	

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

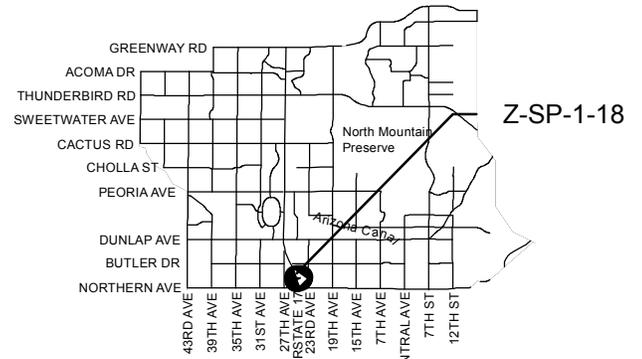


Feet

410 205 0 410

NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: Taylor Earl

APPLICATION NO. Z-SP-1-18

DATE: 2/1/2018
REVISION DATES:

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

2.22 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 25-23

ZONING MAP
J-7

REQUESTED CHANGE:

FROM: C-2 HGT/WVR (2.22 a.c.)

TO: C-2 SP HGT/WVR (2.22 a.c.)

MULTIPLES PERMITTED

C-2 HGT/WVR

C-2 SP HGT/WVR

CONVENTIONAL OPTION

32

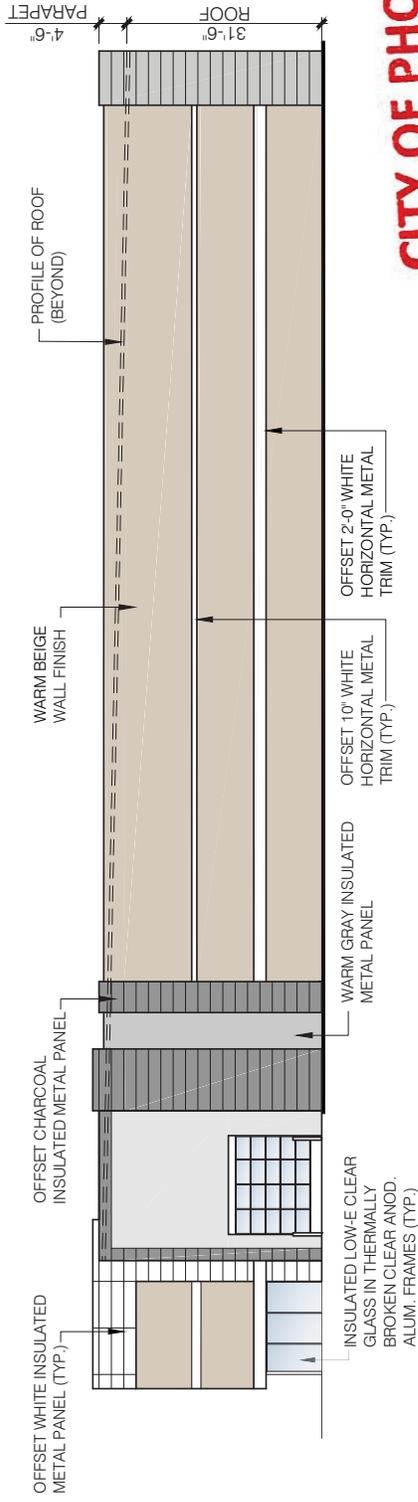
32

*** UNITS P.R.D. OPTION**

38

38

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

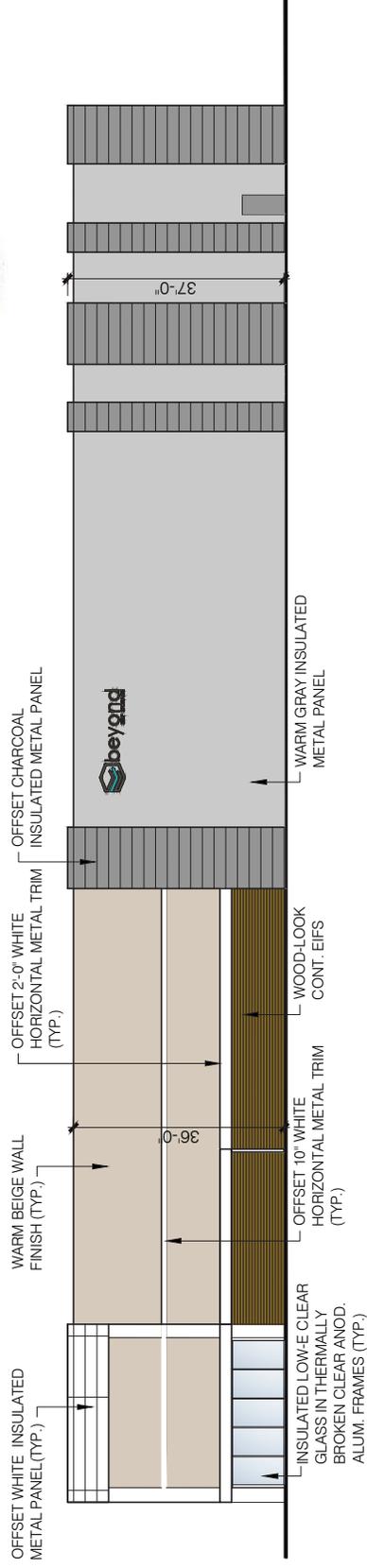


1 NORTH ELEVATION
Scale: 1:20

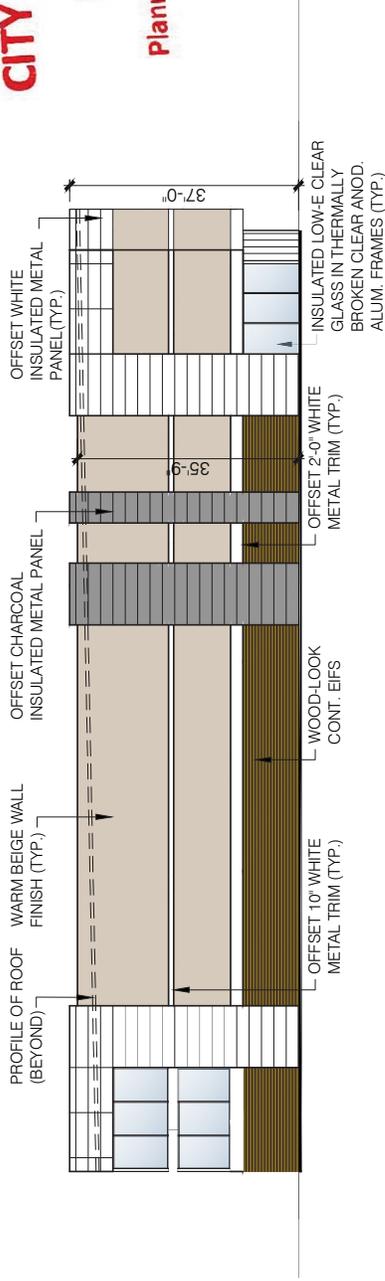
CITY OF PHOENIX

MAR 15 2018

Planning & Development
Department

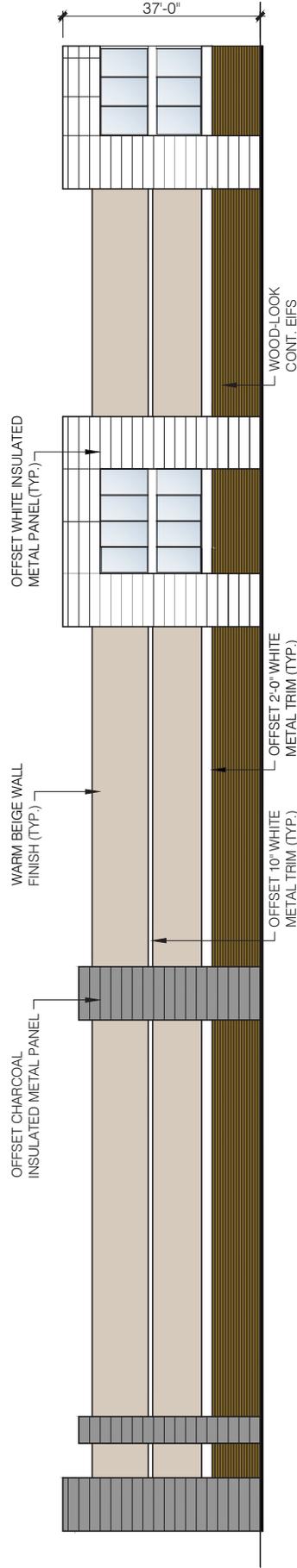


2 EAST ELEVATION
Scale: 1:20



3 SOUTH ELEVATION

Scale: 1:20



4 WEST ELEVATION

Scale: 1:20