



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-2-21-5
June 21, 2021

Maryvale Village Planning Committee July 14, 2021
Meeting Date:
Planning Commission Hearing Date: August 5, 2021
Request From: PSC (Planned Shopping Center)
 (Pending C-2) (Intermediate Commercial) (4.99 acres)
Request To: C-2 SP (Intermediate Commercial, Special Permit) (4.99 acres)
Proposed Use: Self-service and RV storage facility, and all underlying C-2 uses
Location: Approximately 600 feet west of the northwest corner of 91st Avenue and Indian School Road
Owner: Prime Storage West Phoenix Land LLC
Applicant: Neil Feaser, RCAA Architects Inc.
Representative: Thomas J. Richardson, EVP Construction
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Residential 1 to 2 dwelling units per acre	
<u>Street Map Classification</u>	Indian School Road	Major Arterial	33-foot north half street (+ 22-foot ROW easement)
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND 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.</i></p> <p>The subject site has long been vacant, and its development would be compatible with the existing neighborhood character and commercial developments through the stipulated enhanced landscape and architectural standards.</p>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The development proposes self-service storage warehouse and recreational vehicle parking on a vacant site. The development will provide a place for a business to operate and grow which has the potential to benefit both nearby residents and employers.

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The development, as stipulated, provides a reasonable level of intensity that is respectful to local conditions and surrounding neighborhoods. The proposal includes treatments to mitigate potential impacts on the nearby single-family residential neighborhood including enhanced landscape plantings.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The development, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and pedestrians.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – See Background Item No. 6.

[Complete Streets Guiding Principles](#) – See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 8.

[Zero Waste PHX](#) – See Background Item No. 9.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PSC (Pending C-2)
North	Single-family residences	R1-8
South (across Indian School Road)	Vacant/Agricultural land	PUD PCD
East	Offices	C-1
West	Self-storage facility	C-2 SP

C-2 (Intermediate Commercial)		*variance or site plan modification required
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Minimum Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	25 feet (Met)
Side (East, adjacent zoning C-1)	0 feet	0 feet (Met)
Side (West, adjacent zoning C-2 SP)	0 feet	Approximately 3 feet (Met)
Rear (Adjacent zoning R1-8)	50 feet	Approximately 94 feet (Met)
<i>Minimum Landscaped Setbacks</i>		
Street	20 feet, Average 25 feet	25 feet (Met)
Side (East)	0 feet	0 feet (Met)
Side (West)	0 feet	0 feet (Met)
Rear	Minimum 10 feet	10 to 21 feet (Met)
Lot Coverage	Not to exceed 50%	51% (Not Met)*
Maximum Building Height	2 stories, 30 feet	11 to 17 feet (Met)
Minimum Parking	11 (1 space for each 35 storage units)	0 spaces (Not Met)*, parking to be provided on adjacent site

Background/Issues/Analysis

SUBJECT SITE

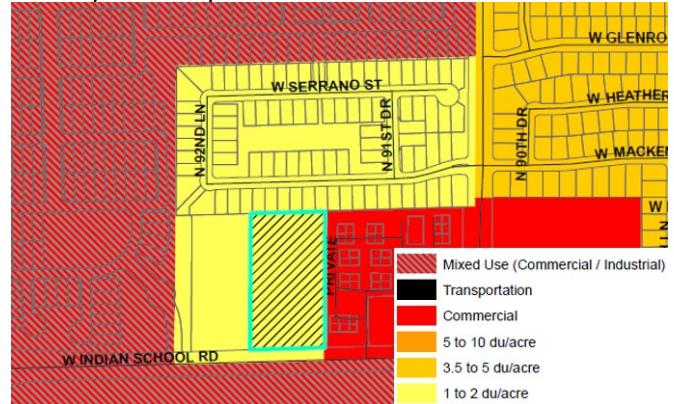
1. This request is to rezone 4.99 acres located approximately 600 feet west of the northwest corner of 91st Avenue and Indian School Road from PSC (Planned Shopping Center),

(Pending C-2) (Intermediate Commercial) per Rezoning Case No. Z-21-21-5 to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage warehouse facility with RV storage, and all underlying C-2 uses. This proposal is to expand the existing self-service storage warehouse facility located to the west onto the subject site.

GENERAL PLAN LAND USE MAP DESIGNATION

- The General Plan Land Use Map designation for the site is Residential 1 to 2 dwelling units per acre. This land use category would provide for very low-density residential uses. The proposal for C-2 SP zoning is not consistent with the General Plan Land Use Map designation. A General Plan Amendment is not required as this site is under 10 acres in size. The General Plan Land Use Map designations to the north and west are also Residential 1 to 2 dwelling units per acre. The area to the south is designated Mixed Use (Commercial / Industrial) and to the east is Commercial.

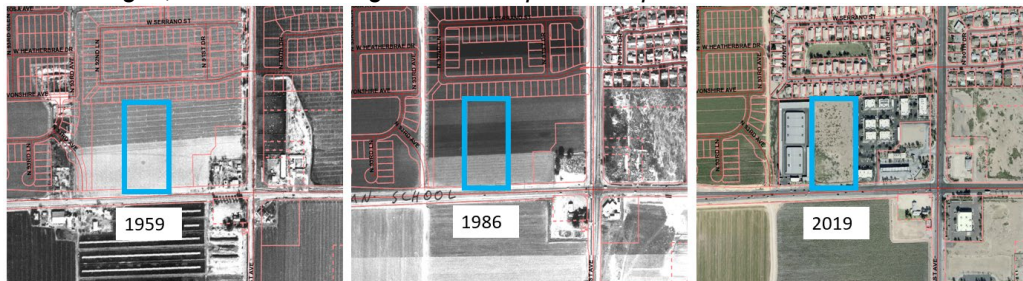
General Plan Land Use Map, Source: Planning and Development Department



EXISTING CONDITIONS AND SURROUNDING ZONING

- The subject site is currently vacant, as shown in the aerial sketch map included as an exhibit. The subject site has been vacant since the 1950s. North of the subject site are single-family residences zoned R1-8 (Single-Family Residence District). To the east are offices and a gas station zoned C-1 (Neighborhood Retail). To the west is an existing self-storage facility zoned C-2 SP (Intermediate Commercial, Special Permit), and this proposal is to expand the existing self-storage facility onto the subject site. Rezoning Case No. Z-7-05-5 established the C-2 zoning and Z-SP-1-05-5 established the Special Permit for the existing self-storage facility. To the south, across Indian School Road, is vacant agricultural land zoned PUD (Algodón Center Planned Unit Development).

Aerial Images, Source: Planning and Development Department

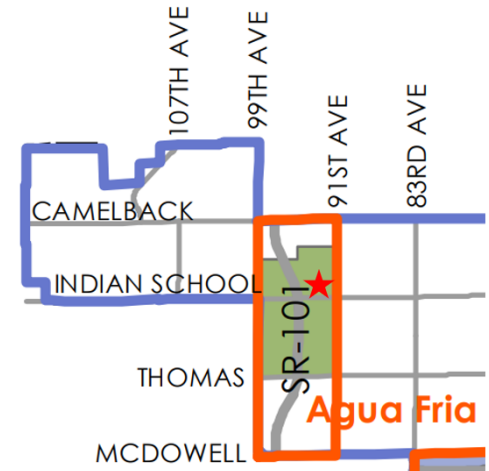


The subject site is also approximately a quarter mile from the Loop 101 Freeway and is located within the Agua Fria Job Center, a Maricopa Association of Governments designated Major Employment Center as listed in the General Plan.

Source: City of Phoenix General Plan 2015

MAJOR EMPLOYMENT CENTERS

- Phoenix Designated Employment Centers
- Algodon



PROPOSAL

- The conceptual site plan attached as an exhibit proposes a self-storage facility comprised of six buildings with RV parking along the northern edge of the property. The proposal shows shared access onto Indian School Road from the existing storage facility to the west. The proposal also shows large landscape setbacks along the northern and southern portions of the site. Stipulation No. 1 calls for general conformance to the site plan date stamped April 19, 2021 so that the self-storage facility develops as presented in those plans. Staff recommends Stipulation No. 2 which requires that all building elevations contain architectural embellishments and Stipulation No. 4 which requires perimeter walls adjacent to Indian School Road to contain material and textural differences and be compatible with the existing wall of the self-storage facility to the west to ensure a quality development that is consistent with the existing character of the area.

To enhance pedestrian connectivity and safety, Stipulation No. 3 requires that a detached sidewalk with a double row of trees be installed along Indian School Road. Stipulation No. 10 requires that where pedestrian pathways cross drive aisles, they are constructed of a material that visually contrasts with the parking and drive aisle surfaces. Stipulation Nos. 9 and 11 require clearly defined accessible pedestrian pathways to connect building entrances and public sidewalks and that pedestrian pathways and sidewalks be shaded to a minimum of 75 percent.

Staff also recommends enhanced planting standards along the north property line to buffer the proposed development from the adjacent single-family residential neighborhood. This recommendation is addressed in Stipulation No. 5 and is consistent with the planting standards that the existing self-storage facility to the west was stipulated to in rezoning case No. Z-7-05-5. The development will also include bicycle parking for guests or employees, which is addressed in Stipulation No. 6.

5. Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:
 - a) All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10 percent of the gross site area.
 - b) No auctions, sales, services and repair activity shall be conducted on the site.
 - c) There shall be no storage or use of hazardous or dangerous materials on the premises.
 - d) The site shall have direct access to an arterial street.
 - e) Landscape areas adjacent to residential zones must be a minimum of ten feet.

The proposal meets the above conditions by placing the RV storage on approximately six percent of the gross site area and does not propose any auctions, sales, services or repairs on site, nor does it propose to store any hazardous or dangerous materials on the premises. Access is provided via shared access with the existing self-service storage warehouse facility on Indian School Road, which is a major arterial street. Additionally, the northern portion of the site adjacent to residential zoning provides a landscape setback ranging from 10 to 21 feet.

STUDIES AND POLICIES

6. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Stipulations Nos. 3, 5 and 11 require enhanced planting and shading standards to contribute to the urban forest and increase thermal comfort for pedestrians and site users.
7. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. Stipulation No. 6 requires bicycle parking on site. Stipulation No. 8 requires that any street improvements to be built to ADA and City of Phoenix standards to promote accessible and safe street improvements. Stipulation No. 10 requires pedestrian pathways made of decorative pavers or stamped or colored concrete to denote where the pedestrian pathways cross drive aisles and Stipulation No. 11 requires all pedestrian pathways to be shaded to 75 percent.
8. [Comprehensive Bicycle Master Plan](#)

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the

development of its Bikeway System and supportive infrastructure. Stipulation No. 6 requires bicycle parking on site.

9. Zero Waste PHX

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The applicant did not address specific recycling operations on site in their application materials.

COMMUNITY INPUT SUMMARY

9. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. At the time this staff report was written, staff has not received any community correspondence in support or opposition.

INTERDEPARTMENTAL COMMENTS

10. The Street Transportation Department requested a 55-foot dedication of right-of-way along the north side of Indian School Road and that all street improvements be constructed to ADA accessibility standards and per plans approved by the Planning and Development Department. These are addressed in Stipulation No. 7 and 8.
11. The Public Transit Department requested clearly defined accessible pathways to connect building entrances with the public sidewalk, that where pedestrian pathways cross drive aisles they be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces; and that trees or shade structures provide at least 75 percent shade coverage on all pedestrian paths. These are addressed in Stipulation Nos. 9, 10 and 11.
12. The Fire Department commented that the site and buildings shall comply with the Phoenix Fire Code, additional fire hydrants will likely be needed, the final layout of fire lanes is subject to the approval of the Phoenix Fire Department, that curves in fire lanes are required to have a minimum 45-foot centerline turning radius and any gates installed across fire lanes are required to comply with PFC Sections 503.6 and 512.
13. The City of Phoenix Water Services Department noted the property has existing water and sewer mains that can potentially serve the site. However, the requirements and assurances for water and sewer service are determined during the site plan application review.

OTHER

14. 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 No. 12.
15. 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 abandonments may be required.

Findings

1. The proposal will redevelop an underutilized property and provide storage options for businesses and residents in the area.
2. This proposal expands an existing business to the west and provides for additional employment options in the Maryvale village.
3. The stipulated planting standards are above the required minimum standards and will make the proposal a compatible addition to the neighboring area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped April 19, 2021, as modified by the following stipulations and approved by the Planning and Development Department.
2. All elevations of the buildings shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
3. The sidewalk along Indian School Road shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and shall include minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, 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 consistent with a pedestrian environment.
4. Perimeter walls adjacent to Indian School Road shall include material and textural differences, such as stucco and/or split face block with a decorative

element, such as tile or stamped designs, and be compatible with the existing wall adjacent to Indian School Road on the property to the west, as approved by the Planning and Development Department.

5. The north landscape setback shall be planted with minimum 3-inch caliper trees planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. A minimum of four inverted-U bicycle spaces for guests or employees shall be provided on site 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 dedicate 55-feet of right-of-way for the north side of Indian School Road, as approved by the Planning and Development Department.
8. 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.
9. Clearly defined, accessible pedestrian pathways shall be provided to connect building entrances, bus stop pads, and public sidewalks, using the most direct route for pedestrians, as approved by the Planning and Development Department.
10. Where pedestrian pathways cross drive aisles, they shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
11. Trees shall be placed to provide 75 percent shade coverage on all pedestrian pathways and sidewalks at full maturity. Shade structures may be used to meet the shade requirement in places where trees are unable to be located, as approved by the Planning and Development Department.
12. 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.

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Writer

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June 21, 2021

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Exhibits

Zoning Sketch Map

Aerial Sketch Map

Conceptual Site Plan date stamped April 19, 2021

Conceptual Elevations date stamped April 19, 2021 (7 pages)