



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-SP-8-18-8**  
**February 1, 2019**

Central City [Village Planning Committee](#) Meeting Date: March 11, 2019  
[Planning Commission](#) Hearing Date: April 4, 2019

Request From: [C-2](#) (1.67 acres)  
 Request To: [C-2 SP](#) (1.67 acres)  
 Proposed Use: Self-service storage facility and all underlying C-2 uses

Location: Approximately 135 feet west of the northwest corner of 17th Street and Portland Street

Owner: New Hope in Christ Church  
 Applicant: Hibernia Capital Advisors, LLC  
 Representative: Lindsay C Schube, Gammage and Burnham

Staff Recommendation: Approval, subject to stipulations

| <a href="#">General Plan Conformity</a>   |                 |  |                           |
|---|-----------------|--|---------------------------|
| <a href="#">General Plan Land Use Map Designation</a>   |                 | Residential 10 to 15 dwelling units per acre |                           |
| <a href="#">Street Map Classification</a>   | 17th Street     | Local  | 24-foot west half street  |
|   | Portland Street | Local  | 24-foot north half street |
| <p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable level of increased intensity, respectful of local condition and surrounding neighborhood.</b></p> <p>This site is compatible in scale and character with the commercial uses to the south and Garfield Storage facility to the west. Buildings adjacent to residences are single-story in height and increased landscaping has been stipulated along the street frontages.</p> |                 |  |                           |

**STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.**

The proposal would allow the growth and expansion of an existing self-storage facility that is consistent with the character and scale of surrounding developments.

**CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; 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 property has been vacant for many years. The proposal would allow the redevelopment of this underutilized parcel with a commercial land use that is consistent with the development pattern in the surrounding area.

**Applicable Plans, Overlays, and Initiatives**

**[Eastlake-Garfield Transit Oriented Development Policy Plan](#)**

See background Item No. 6.

**[Tree and Shade Master Plan](#)**

See background Item No. 6.

**[Garfield Redevelopment Area Plan](#)**

See background Item No. 7.

**[Reimagine Phoenix](#)**

See background Item No. 8.

**Surrounding Land Uses/Zoning**

|                | <b><u>Land Use</u></b>                              | <b><u>Zoning</u></b> |
|----------------|---|----------------------|
| <b>On Site</b> | Vacant  | C-2                  |
| <b>East</b>    | Residential homes                                   | C-2                  |
| <b>West</b>    | Self-Storage Facility                               | C-2 SP               |
| <b>North</b>   | Transportation Corridor (I-10 Freeway), Residential | C-2, R-3 RI HP       |
| <b>South</b>   | Commercial retail                                   | PSC                  |

| <b>C-2 SP (Intermediate Commercial, Special Permit)</b> |   |                              |
|---|---|------------------------------|
| <b><u>Standards</u></b>                                 | <b><u>Requirements</u></b>  | <b><u>Proposed</u></b>       |
| <i>Building Setbacks</i>                                |   |                              |
| Street (17th Street)                                    | Average 25 feet, Minimum 20 feet permitted for up to 50% of structure | 15 feet (Not Met)*           |
| Street (Portland Street)                                | Average 25 feet, Minimum 20 feet permitted for up to 50% of structure | 21 feet 10 inches (Not Met)* |
| North   | Adjacent to C-2: 0 feet   | 30 feet (Met)                |
| South   | Adjacent to C-2: 0 feet   | 0 feet (Met)                 |
| West  | Adjacent to C-2 SP: 0 feet  | 0 feet (Met)                 |
| East  | Adjacent to C-2: 0 feet   | 0 feet (Met)                 |
| Lot Coverage  | 50% maximum   | 49% (Met)                    |
| Building Height   | 2 stories, 30 feet maximum  | 1 story, 15 feet 4.5 inches  |
| Parking   | (1 space per 35 units)<br>112 units/35 = 4 spaces                     | 5 Spaces Provided (Met)      |

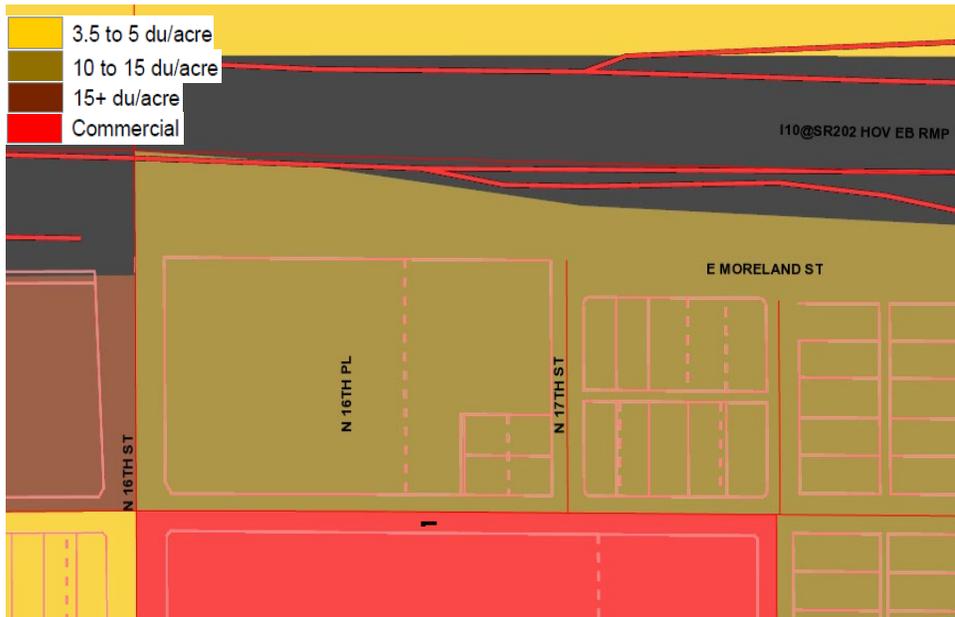
\*Variance may be required

### **Background/Issues/Analysis**

1. This request is to rezone a 1.67-acre parcel located approximately 135 feet west of the northwest corner of 17th Street and Portland Street from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit). The request would apply a Special Permit to the site to allow a self-service storage facility and all underlying C-2 uses.

The subject site is an expansion of an existing self-service storage facility adjacent to the site to the west. The existing C-2 SP was approved by rezoning case Z-SP-5-15-8. The proposal consists of six, one-story buildings with exterior-loaded storage units.

2. The General Plan Land Use Map designation for the subject property is Residential 10 to 15 dwelling units per acre. The proposal is not consistent with the Commercial designation; however, a General Plan Amendment is not required as the site is less than 10 acres.



Source: City of Phoenix Planning and Development Department

- The subject site has been vacant for approximately 10 years and is zoned C-2.

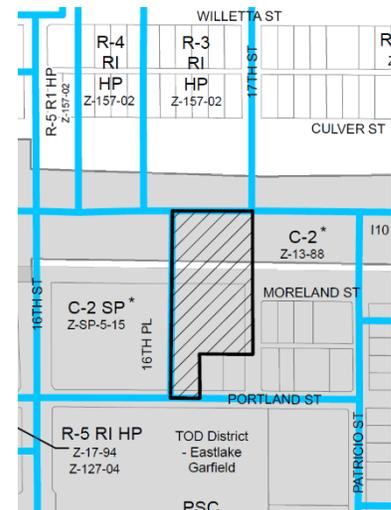
North of the site is the Interstate 10 freeway zoned C-2 and R-3 RI HP. North of the freeway is the Brentwood neighborhood zoned R-3 RI HP.

South of the subject site is a commercial shopping center anchored by the Ranch Market zoned PSC.

East of the subject site, across 17th Street is the Douglas subdivision zoned C-2.

West of the subject site is the existing Garfield Storage facility zoned C-2 SP. The subject site will be an expansion of the existing Garfield Storage facility.

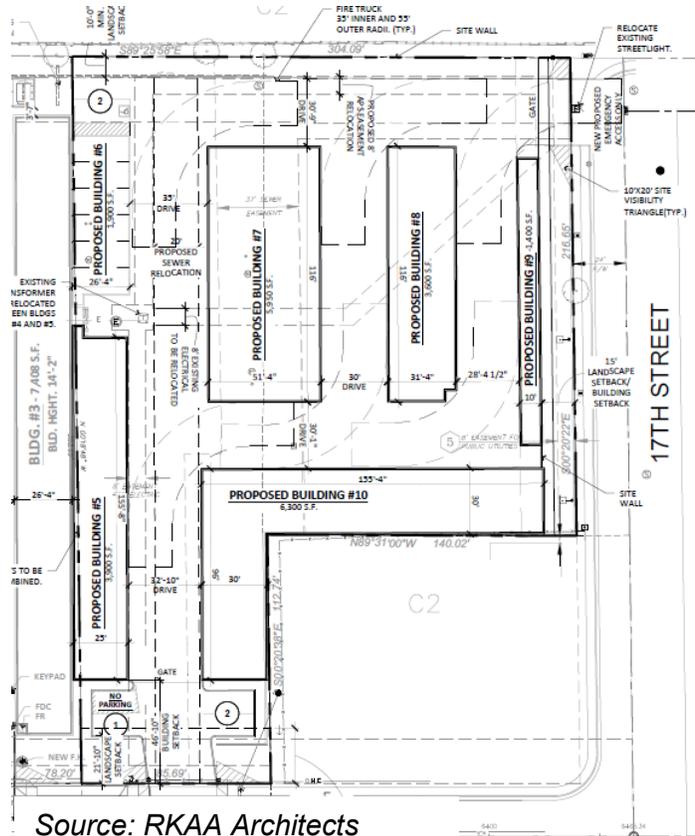
Southeast, adjacent to the site is residential zoned C-2.



Source: City of Phoenix Planning and Development Department

4. The proposal consists of six buildings ranging from 1,900 to 6,300 square feet, containing individual storage units. These units will be loaded from the exterior of the building. The site can be accessed from Portland Street with an emergency only access point on 17th Street. To ensure the 17th Street access is not used for commercial traffic, a stipulation limiting access is recommended. This is addressed in Stipulation No. 3. The required parking spaces are located along Portland Street as well as at the northwest corner of the site.

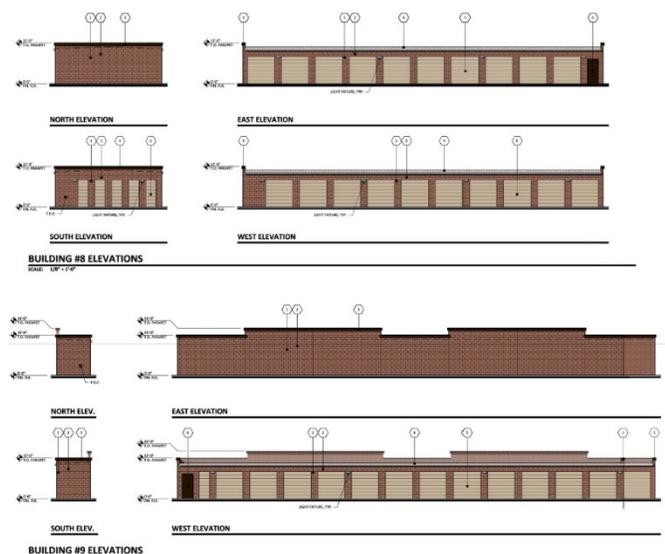
The applicant intends to combine the subject site with the adjacent parcel, located to the west of the site. Both parcels will be combined in order to function as one self-storage facility.



Source: RKA Architects

**Site Plan/ Elevations**

5. The proposed elevations for the buildings resemble and have the appearance of brick, similar to the materials used when developing the Garfield Storage site to the west. As these sites will function as one, staff has requested that the development utilize architectural features and materials that are compatible with the existing Garfield Storage development. The provision of these elements will create visual interest for the site. This is addressed in Stipulation No. 1.



Source: RKA Architects

6. **Eastlake-Garfield TOD Policy Plan/ Tree and Shade Master Plan**

The site is located within the Eastlake-Garfield TOD (Transit Oriented Development) District, the boundaries for which are Interstate 10 on the east and north, 7th Street on the west, and the Union Pacific Railroad on the south. The Policy Plan adopted for the Eastlake-Garfield TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. There are different elements such as Land Use, Housing, Economic Development, Mobility, and Health. These elements serve as a guide to investment. The applicant's proposal is consistent with many of the policies outlined in the Green Systems Element of the Eastlake-Garfield TOD Policy Plan. There are a number of considerations which will assist in contributing to the walkable environment on 17th and Portland Streets. Providing shade trees in the landscaped areas is an essential component for contributing toward the goals of the Tree and Shade Master Plan as well as the Eastlake-Garfield Transit Oriented Development Policy Plan. Staff requested that trees in the required landscape setbacks shall include minimum 3-inch caliper trees in order to provide a more robust streetscape along 17th Street and Portland Street. Additionally, it is recommended that the required trees along the 17th Street and Portland Street frontages be placed so that they will provide shade to pedestrians on the adjacent sidewalk to contribute to the walkability of the street. This is addressed in Stipulation No. 2.

7. **Garfield Redevelopment Area Plan**

This site is located within the boundary of the Garfield Redevelopment Area. The Plan envisioned this site for development of multi-family residential. The existing C-2 zoning of the site allows for both multifamily residential and commercial uses. Although, the proposal is not consistent with the plan, it is compatible with the adjacent uses.

8. **Reimagine Phoenix**

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 containers was not addressed in the applicant's submittals.

#### COMMUNITY INPUT SUMMARY

9. From the time the case was filed to the time the staff report was written, no correspondence by the public was received by staff.

#### INERDEPARTMENTAL COMMENTS

10. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. This is addressed in Stipulation No. 4.
11. The Floodplain Management division of the Public Works Department has indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
12. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that site and/or buildings shall comply with the Phoenix Fire Code.
13. The Water Services Department commented that there are existing water and sewer mains that can potentially serve the development.
14. The Street Transportation Department, Parks and Recreation Department, and the Public Transit Department, did not have any comments regarding this case.
15. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 5-7.

#### OTHER

16. 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 me be required.

## **Findings**

1. As stipulated, the proposal is consistent with the scale of the surrounding development.
2. The proposal would allow the growth and expansion of an existing self-storage facility that is consistent with the character and scale of surrounding developments.
3. The proposal assists in meeting the intent of the Tree and Shade Master Plan and the Eastlake-Garfield Transit Oriented Development Policy Plan through the provision of increased landscaping and shade at the street frontages.

## **Stipulations**

1. The development shall utilize architectural features and materials compatible with the self-storage development to the west, as approved by the Planning and Development Department.
2. Required trees in the 17th Street and Portland Street landscape setbacks shall include minimum 3-inch caliper trees placed 20 feet on center or in equivalent groupings, and shall be placed adjacent to the sidewalk in order to provide thermal comfort for pedestrians, as approved by the Planning and Development Department.
3. Access to 17th Street shall be restricted to emergency access only, as approved by the Planning and Development Department.
4. The developer shall record a Notice to Perspective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
5. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
6. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.

7. 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

**Writer**

Elyse DiMartino

February 1, 2019

**Team Leader**

Samantha Keating

**Exhibits**

Zoning sketch

Aerial

Site Plan date stamped January 28, 2019

Elevations date stamped November 15, 2018 (4 pages)