



**City of Phoenix**  
PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report Z-118-14-4 and Z-SP-5-14-4**  
December 22, 2014

**Encanto Village Planning Committee Meeting Date** January 5, 2015

**Planning Commission Hearing Date** January 13, 2015

**Request From:** C-2 (3.13 Acre)

**Request To:** C-2 with Height Waiver (3.13 Acre)

**Request From:** Pending C-2 with Height Waiver

**Request To:** C-2 with Height Waiver and Special Permit for Self Storage Facility and all underlying C-2 uses

**Proposed Use** Self-Storage Facility, Restaurant/Retail

**Location** Approximately 420 feet north of the northeast corner of 7th Street and Indian School Road

**Owner** Gary and Kathleen Steele Family Trust; c/o William Warren Group dba StorQuest Self Storage

**Applicant/Representative** Ed Bull, Burch & Cracchiolo, P.A.

**Staff Recommendation** Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification</b>	7th Street	Major Arterial	40 feet east half
	Devonshire Avenue	Local	20 feet south half
<p><b>LAND USE ELEMENT, GOAL 3 INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</b></p> <p>The subject site is vacant and in an older part of the city. The proposal is consistent with existing development and is not detrimental to the long term character and goals for the area.</p>			
<p><b>TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK, F. DISTRICT PLANNING, POLICY F.1. SUPPORT PEDESTRIAN-ORIENTED DESIGN STANDARDS, SHORT BLOCK SUBDIVISION STANDARDS, BICYCLE PARKING STANDARDS AND COMPLETE STREET STANDARDS IN ORDER TO IMPROVE WALKABILITY AND BIKEABILITY.</b></p> <p>The frontage of the site will be landscaped with shade trees and bicycle parking will be provided on site.</p>			

<b>Area Plan</b>
<b><u>UPTOWNTRANSIT ORIENTED DEVELOPMENT DISTRICT PLAN (DRAFT)</u></b> – The Uptown TOD District encompasses the area between 7th Avenue and 7th Street, from Indian School Road north to Missouri Avenue, and west to 15th Avenue from the Grand Canal to Missouri Avenue on the north. The subject site is adjacent to this area.

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Commercial, vacant	C-2
<b>North</b>	Commercial, Multi-family Residential	C-2, R-5
<b>South</b>	Commercial	C-2
<b>East</b>	Multi-family Residential	R-5
<b>West</b>	Health Care	R-5

<b>Commercial</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Landscaped Setbacks</i>		
Street	30 feet (average)	Met – 30+ feet
Side	0 feet	Met – 0 feet
Rear	10 feet	Met – 10 feet
Parking Area	10% Minimum	Met – 10%
<i>Building Setbacks</i>		
Street	30 feet (average for 49 feet height)	Met – 30+ feet
Side	0 feet	Met – 28 feet
Rear	30 feet (for 39 feet height)	Met – 40 feet
Lot Coverage	50% maximum	Met – 44.97%
Building Height	49 feet with height waiver	Met – 49 feet
Parking	1 space per 35 units 1015 units proposed	Met – 29 spaces

**Background/Issues/Analysis**

1. The subject site is currently vacant and is located along a major arterial street east of the Carl T. Hayden Veteran’s Administration Medical Center. The site formerly housed a boat sales dealership. The proposal for use as a self-storage facility at approximately 49 feet in height requires both a Height Waiver to exceed the maximum height of 30 feet allowed in the C-2 commercial district, and a Special Permit for a self-service storage facility.

2. The site plan dated October 27, 2014 meets Zoning Ordinance standards for development of a parcel in the C-2 district with a maximum height of 49 feet and a Special Permit for a self-service storage warehouse.
3. Self-service storage warehouses are allowed in the C-2 (Intermediate Commercial) district (Section 647.A.2.i.) subject to certain conditions.
  - a. No building shall exceed a height of two stories/24 feet.  
The proposed building height of 49 feet is accommodated through the request for a height waiver.
  - b. All storage shall be within a closed building.  
There is no outside storage proposed.
  - c. The site shall have direct access to an arterial street.  
Access is to 7th Street, a major arterial street.
  - d. There shall be a person on premises at all times responsible for operating the warehouse.  
There will not be a caretaker on site at all times. The applicant intends to request a variance to be exempted from this requirement.
  - e. Landscaped areas adjacent to residential zones must be a minimum of 10 feet.  
The eastern portion of the site is adjacent to a residential zone and the provided landscape setback is 10 feet.
4. There are a number of considerations on the submitted site plan which assist in contributing to the walkable environment on 7th Street. The provision of shade trees in the landscaped area is an essential component for contributing toward the goals of the Tree and Shade Master Plan as well as the adjacent Uptown Transit Oriented Development District Plan. These are addressed in Stipulation #s 1 and 2.
  - a. Buildings are situated so that with the exception of ingress/egress points, no parking/maneuvering will occur between the building and the 7th Street frontage.
  - b. It is recommended that the required trees along the 7th Street and Devonshire Avenue frontages be placed so that they will provide shade to pedestrians on the adjacent sidewalk to contribute to the walkability of the street.

- c. The sidewalk along the 7th Street frontage should be detached from the curb. The east side of 7th Street is a utility corridor with overhead electrical lines at the curb. Moving the sidewalk to the east and planting shade trees to the east of the sidewalk will



*Detaching the sidewalk from the curb and planting shade trees on the east side will improve the walkability of 7<sup>th</sup> Street.*

provide additional tree canopy clearance from the utility lines and will improve the walkability of this 35 mile per hour automobile corridor.

- 5. The self-storage facility is proposed to be three stories at approximately 49 feet. Section 623.E.4.b. of the Zoning Ordinance allows for a request to exceed the height limit of 30 feet, not to exceed 56 feet upon finding that the additional height is not detrimental to adjacent property or the public welfare in general. The proposed height of 49 feet is not detrimental to the adjacent property or the public welfare in general for the following reasons:
  - a. The entire width of the eastern property line is adjacent to property which is zoned R-5, the majority of which is developed with multi-family residential at 3 stories in height.
  - b. The property is adjacent to a major arterial street with 80 feet of right-of-way.
  - c. A major hospital/health care facility is developed with 8 stories across 7th Street to the west.
  - d. The building setback adjacent to an existing one story property at the northeast corner on Devonshire Avenue is 40 feet.
  - e. The portion of the site adjacent to the one story convenience store at the southeast corner of 7th Street and Devonshire Avenue is proposed with a setback at greater than 40 feet.

6. The subject site is located adjacent to the eastern boundary of the Uptown Transit Oriented Development District. Enhancing walkability, bikeability and access to transit are goals of the draft plan for the area. Provision of shade trees along the frontage as well as bicycle parking on site, will contribute toward meeting the plan's goals. Bicycle parking on site for the self-storage use should accommodate a minimum of two bicycles. Bicycle parking for restaurant uses on the site should accommodate a minimum of one bicycle per 300 square feet of building area. Retail uses should accommodate a minimum of one bicycle per 500 square feet of building area. Bicycle racks should be an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation # 3.



*Inverted-U bicycle racks.*

7. The self-service storage warehouse is intended to be developed in an L-shape on the parcel. The remainder portion with frontage along 7th Street is anticipated to develop as a restaurant or retail use in a future phase.
8. A small parcel with frontage on Devonshire Avenue is included in this application. The conceptual site plan does not indicate how this parcel will be utilized. The applicant has indicated that it may be used for parking to supplement on-site parking for a future retail or restaurant use on the 7th Street frontage. When the use is established and the site plan is amended, the Devonshire Avenue frontage should be landscaped with trees to shade the adjacent sidewalk. This is addressed in Stipulation # 2.
9. The Water Services Department has commented that there is an existing 12-inch water main in 7th Street and an existing 8-inch water main in Devonshire Avenue. 7th Street has an 8-inch sewer main available for connection. There are three 4-inch sewer taps in 7th Street and one 4-inch tap in Devonshire Avenue.
10. The Street Transportation Department has commented that a 10-foot sidewalk easement is required along 7th Street. This is addressed in Stipulation #4.
11. Development of the parcel will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) 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 a Shaded Zone X, on panel 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. 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 site is consistent with the General Plan Land Use designation of commercial.

2. The granting of a height waiver is not detrimental to adjacent properties or the public welfare in general.
3. The proposal assists in meeting the intent of the Tree and Shade Master Plan and the draft Uptown Transit Oriented Development District Plan through the provision of shade at the street frontages and the provision of bicycle parking on site.

### **Stipulations**

1. The development shall be in general conformance to the site plan and elevations, dated October 27, 2014, with specific regard to:
  - a. Except for ingress/egress points, no parking/maneuvering shall be allowed between the buildings and the 7th Street frontage;
  - b. The sidewalk along 7th Street shall be detached from the curb;
  - c. Maximum east elevation building height of 39 feet.
2. Required trees in the 7th Street and Devonshire Avenue landscape setbacks shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
3. The development shall provide bicycle parking with an inverted-U design, as approved by the Development Services Department, as follows:
  - a. a minimum of two spaces to serve the self-storage facility;
  - b. a minimum of one space per 500 square feet for general retail;
  - c. a minimum of one space per 300 square feet for a restaurant/bar.
4. A 10-foot sidewalk easement shall be dedicated on the 7th Street frontage, as approved by the Planning and Development Department.
5. That the development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

### **Writer**

Katherine Coles

12/21/2014

### **Team Leader**

Joshua Bednarek

### **Attachments**

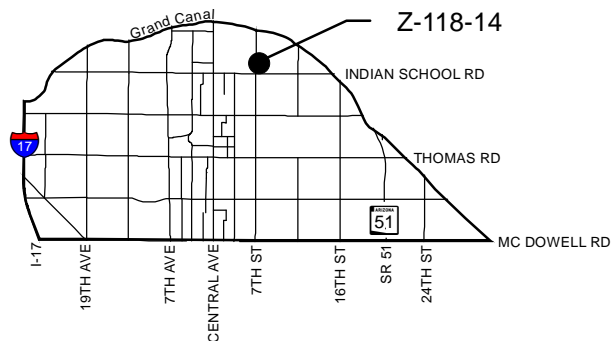
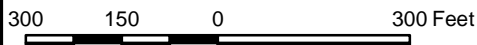
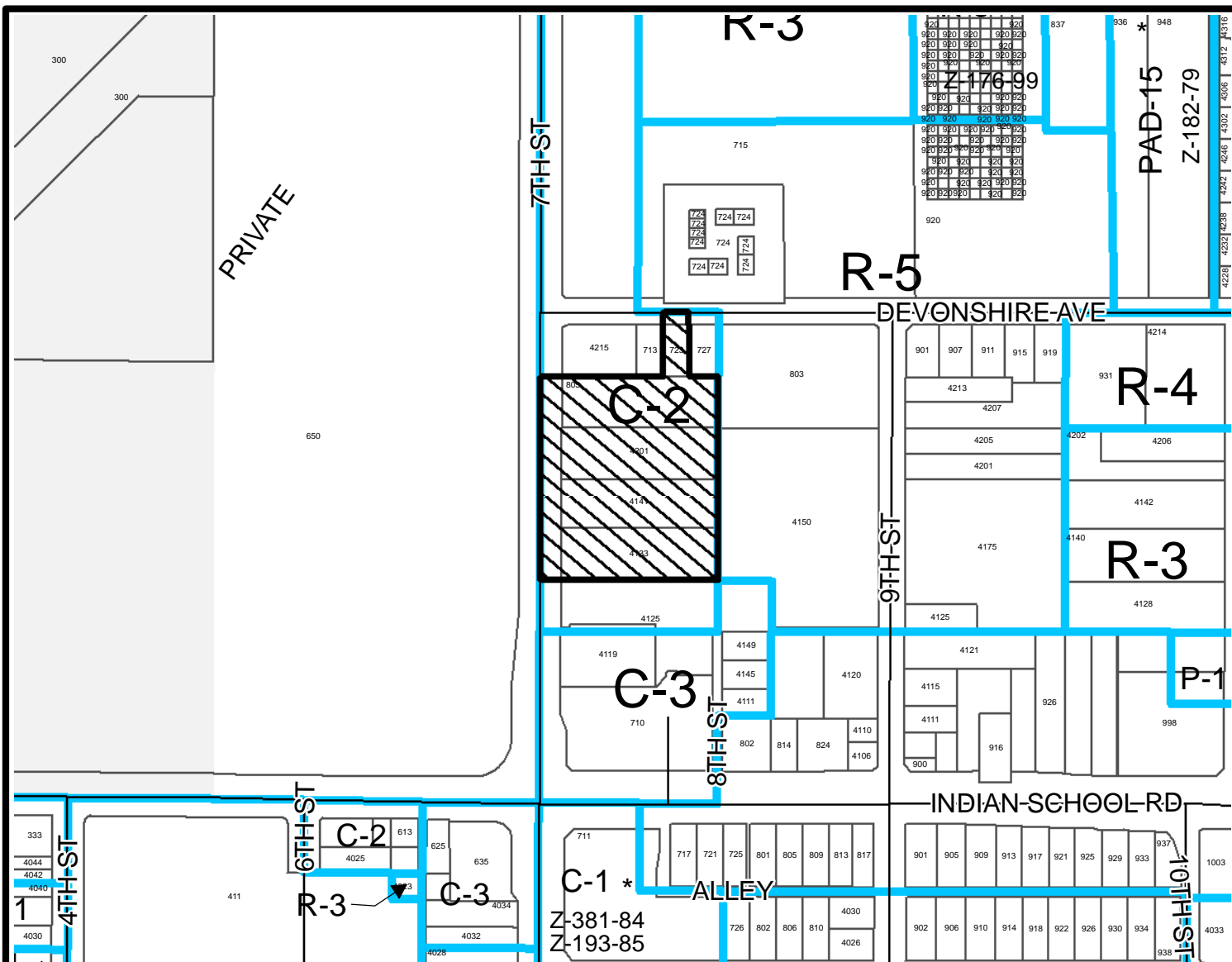
Zoning sketch, Z-118-14-4

Zoning sketch, Z-SP-5-14-4

Aerial

Site plan dated October 27, 2014

Elevations dated October 27, 2014 (3 pages)



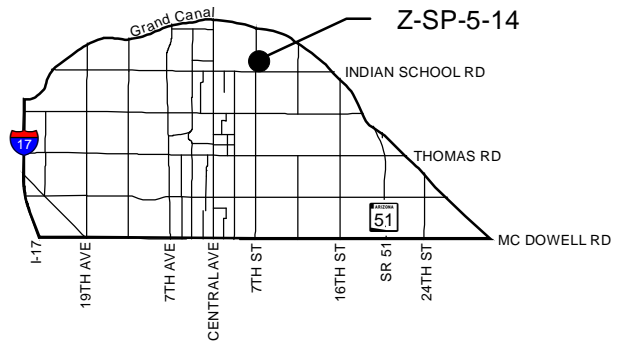
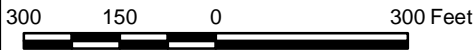
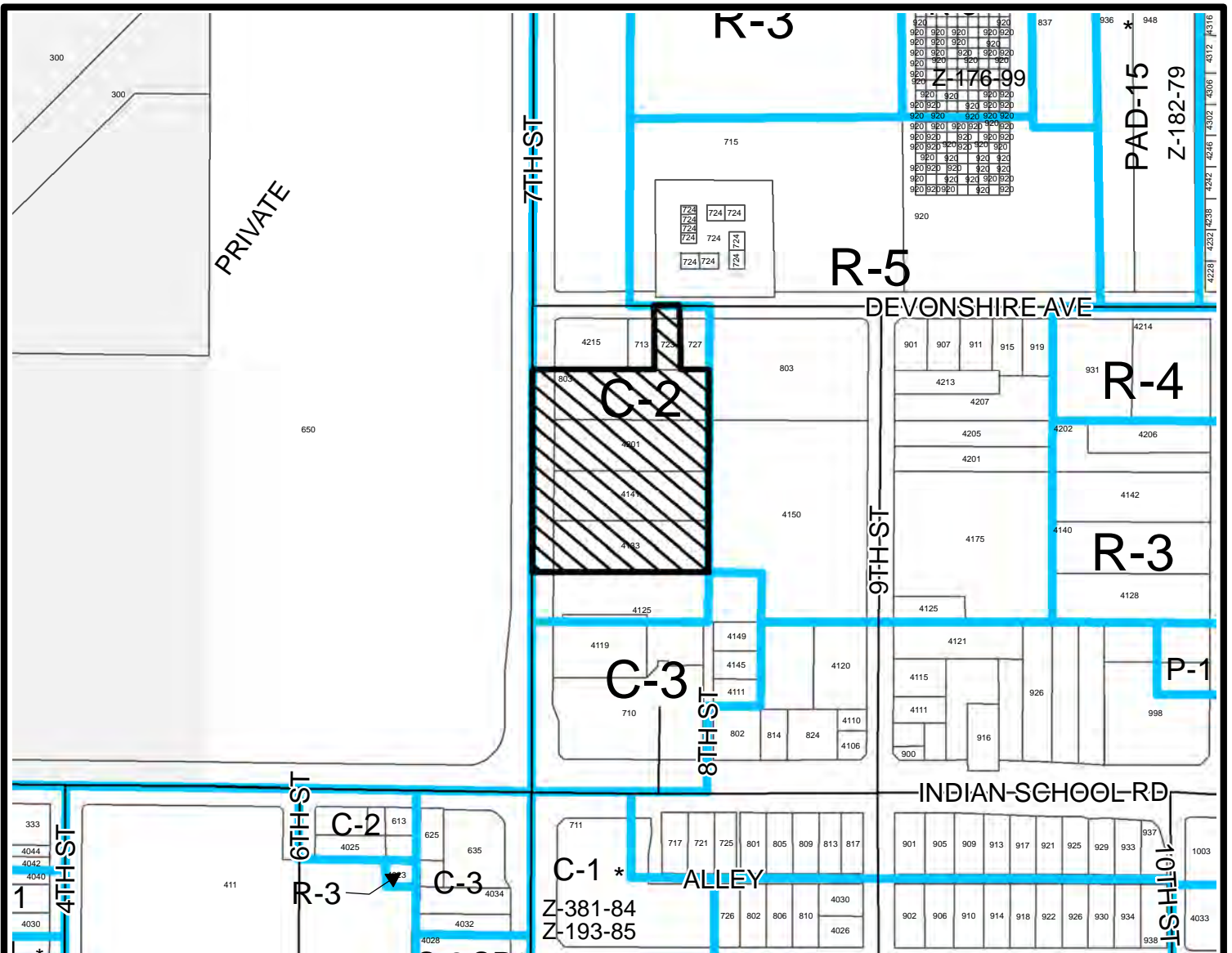
CITY OF PHOENIX PLANNING DEPARTMENT

**ENCANTO VILLAGE**

CITY COUNCIL DISTRICT: 4

<b>APPLICANT'S NAME:</b> Ed Bull, Burch & Cracchiolo P.A.		<b>REQUESTED CHANGE:</b> FROM: C-2, (3.13 a.c.) TO: C-2 HGT/WVR, (3.13 a.c.)	
<b>APPLICATION NO.</b> Z-118-14	<b>DATE:</b> 11/6/2014 <b>REVISION DATES:</b>	<b>TO: C-2 HGT/WVR, (3.13 a.c.)</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  3.13 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 17-29 <b>ZONING MAP</b> H-8		
<b>MULTIPLES PERMITTED</b> C-2 C-2 HGT/WVR	<b>CONVENTIONAL OPTION</b> 45 45	<b>* UNITS P.R.D. OPTION</b> 54 54	

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



CITY OF PHOENIX PLANNING DEPARTMENT

**ENCANTO VILLAGE**

CITY COUNCIL DISTRICT: 4

APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo P.A.

**REQUESTED CHANGE:**

FROM: C-2 (Pending C-2 HGT/WVR), (3.13 a.c.)

TO: C-2 HGT/WVR SP, (3.13 a.c.)

APPLICATION NO. Z-SP-5-14

DATE: 11/6/2014  
REVISION DATES:

12/1/2014

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

3.13 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 17-29

ZONING MAP

H-8

**MULTIPLES PERMITTED**

**CONVENTIONAL OPTION**

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

C-2 (C-2 HGT/WVR)

45 (45)

54 (54)

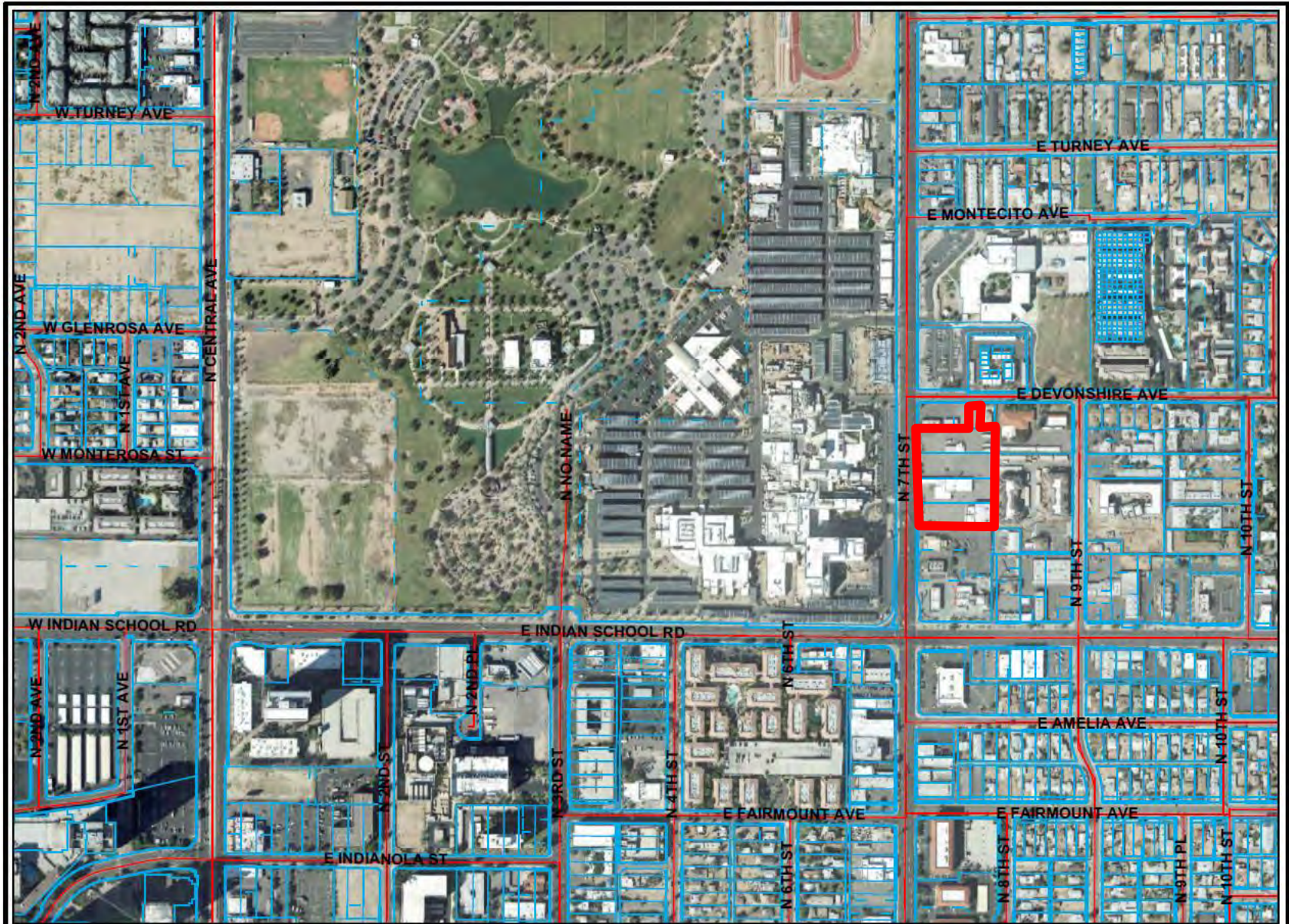
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45

54

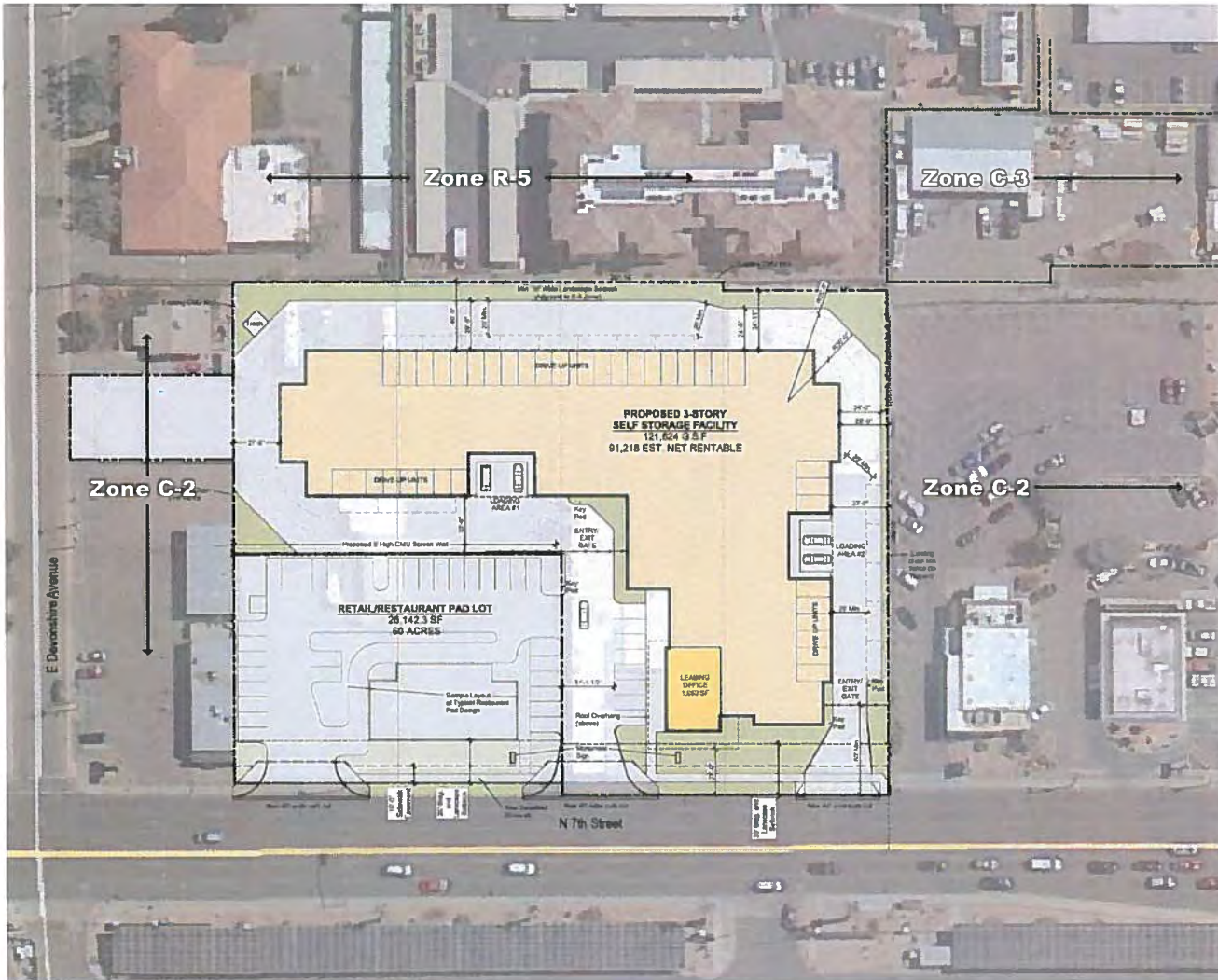
\* Maximum Units Allowed with P.R.D. Bonus





# Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.



### Site Statistics

#### Net and Gross Lot Area Statistics

GROSS Lot Area Calculations	
Total GROSS Self Storage Lot Area	101,591.3 SF (2.33 Acres)
Total GROSS Retail/Restaurant Pad Lot Area	28,142.3 SF (0.78 Acres)
<b>Total GROSS Lot Area</b>	<b>135,460.7 SF (3.11 Acres)</b>

NET Lot Area Calculations	
Total NET Self Storage Lot Area	94,201.3 SF (2.16 Acres)
Total NET Retail/Restaurant Pad Lot Area	28,142.3 SF (0.80 Acres)
<b>Total NET Lot Area</b>	<b>120,343.6 SF (2.76 Acres)</b>

#### Zoning Information

Existing Zone (All Lots)	C-2
Requested Zoning (All Lots)	C-2 Special Permit w/ Height Waiver and all underlying C-2 uses

Possible Use Pattern	Description
1	Drive-Thru Facility less than 300 feet from residential zone district
2	Outdoor Dining within 500 feet from a residential zone district

Waiver Requests	Description
1	C-2 height waiver for building height and number of stories

Variance	Description
1	Self-storage attendant provision in the special permit section

#### Building Area Statistics for Self Storage Lot

Storage Lot Area Statistics	Gross Area
1st Floor Storage	38,858 SF
2nd Floor Storage	40,458 SF
3rd Floor Storage	42,508 SF
<b>Total Self Storage Building Gross Area</b>	<b>121,824 SF</b>
Net Rentable (Less 25%)	91,218 SF

Leasing Office	1,650 SF
<b>TOTAL Gross Building Area</b>	<b>123,274 SF</b>

Maximum Allowable Lot Coverage (Section 502.3 H)	50% of Net Lot Area
Proposed Lot Coverage	42,358 SF (44.97%)
Proposed Maximum Building Height	49 feet

#### Parking Statistics for Self Storage Lot

Minimum Parking Spaces Required (Section 702 C)	1 Space Per 35 Storage Units
Proposed Parking Spaces	29 Spaces (inc. 1 Accessible) (Meets Requirements with Max 1015 Total Storage Units)
Minimum Parking Landscape Required	10%
Parking Landscape Proposed	10%



1. Concept Site Plan  
Scale 1" = 30'



**StorQuest.**  
SELF STORAGE

Designer & Builder  
**dcb** construction company, inc.  
 901 East Camelback Road • Phoenix, AZ 85016 • Tel: 602.955.1100 • www.dcb.com

Owner Information  
**StorQuest** SELF STORAGE  
**CITY OF PHOENIX**  
 OCT 27 2014

Planning & Development  
 Department

Project Information  
**StorQuest | New Self Storage Facility**  
 4201 N. 7th Street  
 Phoenix, Arizona 85014

Sheet Information  
**Perspective Rendering**  
**View from N. 7th Street**  
 October 15 2014

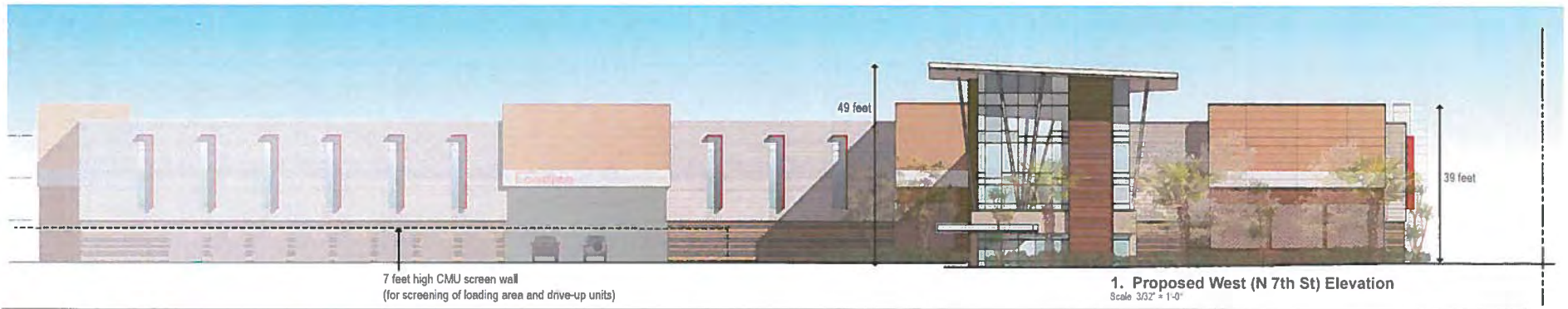
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**3. Proposed South Elevation**  
Scale 3/32" = 1'-0"

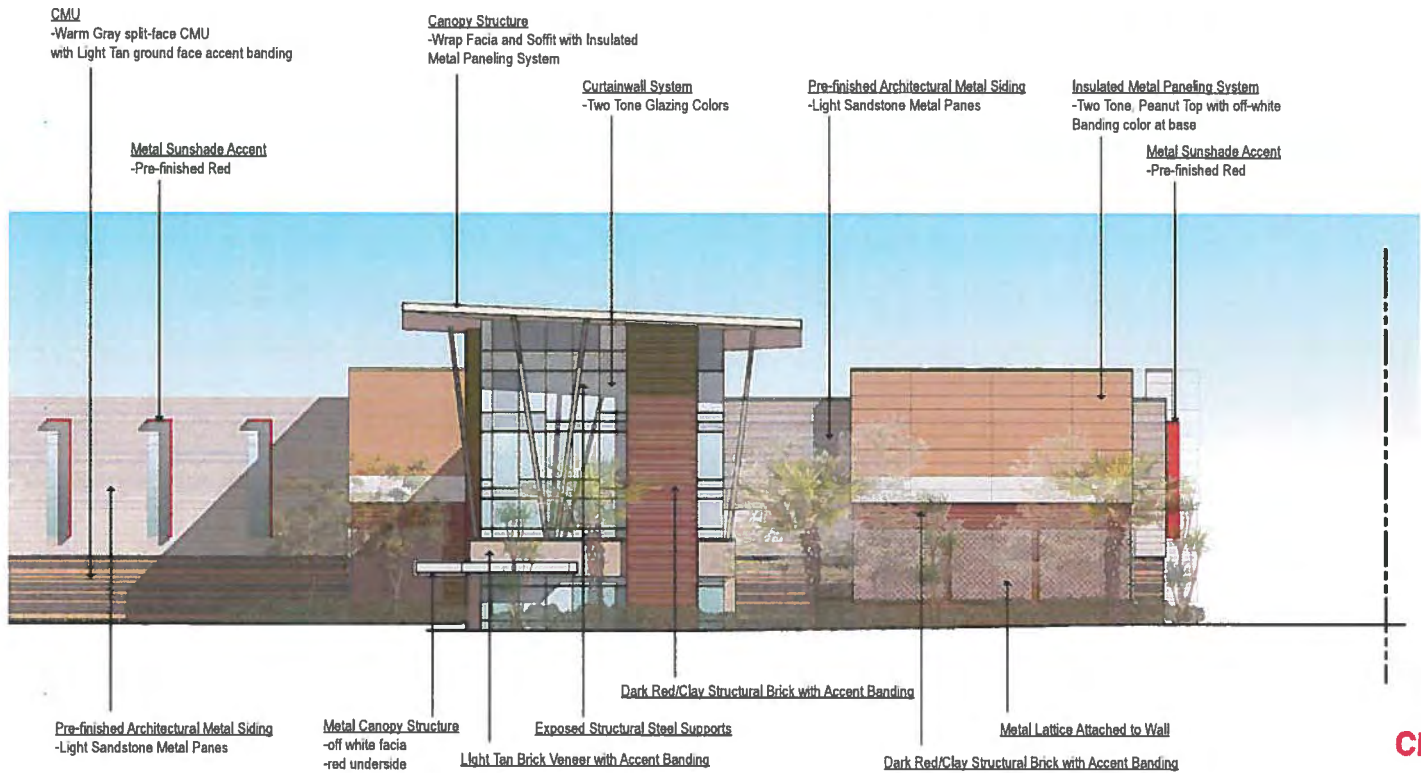


**2. Proposed North Elevation**  
Scale 3/32" = 1'-0"



**1. Proposed West (N 7th St) Elevation**  
Scale 3/32" = 1'-0"

7 feet high CMU screen wall  
(for screening of loading area and drive-up units)



**CITY OF PHOENIX**

OCT 27 2014

Planning & Development  
Department

**1. Proposed West (N 7th St) Elevation**  
Scale 3/16" = 1'-0"

Primary Brand Colors

**Red**  
Pantone 485 C  
C 0 R 225  
M 26 G 41  
Y 100 B 30  
K 10  
HTML: #C0392B

**Black**  
Pantone 428 C  
C 16 R 20  
M 67 G 75  
Y 93 B 17  
K 75  
HTML: #191919

Supplemental Brand Colors

**Chocolate**  
Pantone 478 G  
C 32 R 19  
M 67 G 61  
Y 75 B 20  
K 75  
HTML: #A52A2A

**Tan**  
Pantone 7535 D  
C 14 R 23  
M 31 G 182  
Y 24 B 111  
K 0  
HTML: #D9A29F

**Brown**  
Pantone 7532 C  
C 10 R 17  
M 40 G 20  
Y 70 B 31  
K 20  
HTML: #8B4513

**Peanut**  
Pantone 465 G  
C 23 R 152  
M 37 G 152  
Y 75 B 94  
K 5  
HTML: #C9A08F