



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-289-P-84-6 August 12, 2016

Ahwatukee Foothills Village Planning Committee Meeting Date: August 22, 2016

Planning Commission Hearing Date: September 1, 2016

Request From: PCD (Approved C-2 PCD) (2.77 acres)

Request To: C-2 SP PCD (2.77 acres)

Proposed Use: Major amendment to the Foothills PCD to allow a Special Permit for a Self-Service Storage Warehouse and all underlying C-2 uses

Location: Approximately 342-feet north of the northeast corner of Desert Foothills Parkway and Marketplace Way

Owner: First National Bank of Layton

Applicant/Representative: Adam Baugh - Withey Morris PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial / Residential 5-10 du/acre	
Street Map Classification	Desert Foothills Parkway	Arterial	45-foot east half street
	Marketplace Way	Minor Collector	30 to 38-foot north half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</p> <p>The subject property is located within a commercial center that includes the Desert Foothills Plaza and Foothills Park Plaza and spans the four corners of the intersection of Chandler Boulevard and Desert Foothills Parkway. The proposed site plan and</p>			

elevations are consistent in scale and character with the surrounding area. Staff stipulations require the provision of landscaping that is consistent in theme and character with the surrounding area.

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 proposed maximum building height of 24-feet is consistent with the scale of adjacent commercial properties. Staff stipulations requiring the provision of landscaping on the east side of the buildings and prohibiting parking and loading in this area which will mitigate potential negative impacts to the adjacent residential properties.

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 PCD (Approved C-2 PCD) zoning was established in 1984. The property remains undeveloped and constitutes the last vacant parcel in the commercial center that has developed near the intersection of Chandler Boulevard and Desert Foothills Parkway. As stipulated, the request is compatible with the adjacent neighborhood character.

Area Plans

The property is not within the boundaries of any overlay district, special planning area, specific plan, or area plan.

Surrounding Land Uses/Zoning

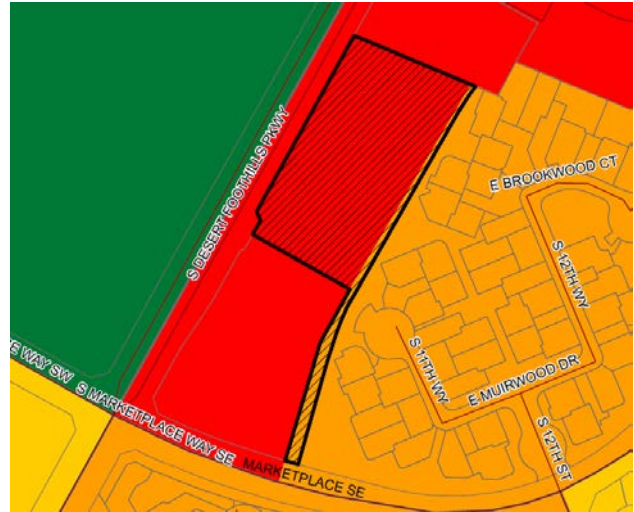
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	PCD (Approved C-2 PCD)
East	Single-Family Detached	C-2 (Approved R-2 PCD)
West	Public Park	R-2 PCD
Northeast	Bank	C-2 PCD
Northwest	Public Park	R-2 PCD
Southeast	Single-Family Detached	C-2 (Approved R-2 PCD)
Southwest	Bank	C-2 PCD

C-2 SP PCD (Intermediate Commercial, Special Permit, Planned Community District)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 25'	Minimum 25' (Met)
East	Adjacent to R-2 (building height: 30'): 50'	50' (Met)
Northeast	Adjacent to C-2: 0'	Minimum 52' 8" (Met)
Southwest	Adjacent to C-2: 0'	Minimum 29 8" (Met)
<i>Landscaped Setbacks</i>		
Street	Average 25-feet	25' (Met)
East	Adjacent to R-2: Minimum 10'	0' (Not Met) (See Background Item #7)
Northeast	Adjacent to C-2: 0'	0' (Met)
Southwest	Adjacent to C-2: 0'	0' (Met)
Lot Coverage	50% maximum	33% (Met)
Building Height	2 stories, 24-feet maximum	2 stories, 24-feet maximum
Parking	(1 space per 35 units) 800 units/.35 = 23 spaces Office Requirement = 2 spaces	26 Spaces Provided (Met)

Background/Issues/Analysis

1. This request is to rezone a 2.77-acre parcel from PCD (Approved C-2 PCD) to C-2 SP PCD. The subject request is a major amendment to the Foothills PCD for a Special Permit to allow a Self-Service Storage Warehouse and all underlying C-2 uses. Rezoning Case No. Z-289-84 established The Foothills PCD and R-2 PCD zoning on the subject site. In October 1987, Major Amendment Z-289-A-84 established C-2 PCD zoning on the site. In December 1989, Major Amendment Z-289-D-84 reallocated approved zoning on approximately 2618.3 acres. This amendment included the subject site and adjacent properties, however the subject site retained its C-2 PCD zoning.

2. The General Plan Land Use Map designation for the majority of the site is Commercial. There is a small area along the eastern perimeter with a designation of Residential 5-10 du/acre. There is no need for a General Plan amendment as this portion of the site is less than 10 acres.

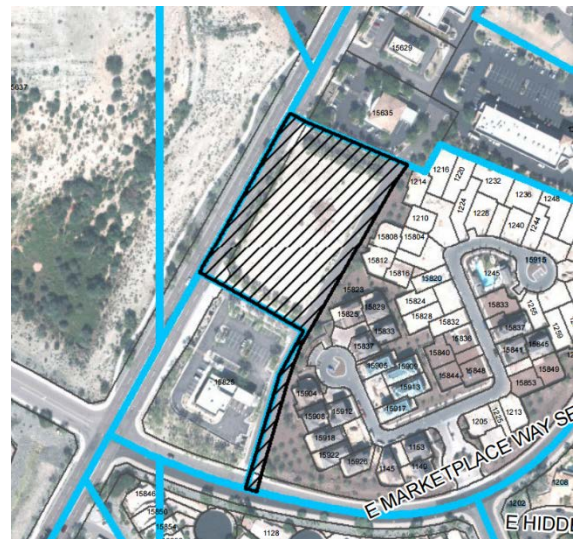


3. The subject site has never been developed. The site is located south of the southeast portion of Desert Foothills Plaza, which is centered around the intersection of Chandler Boulevard and Desert Foothills Parkway. The site is the last remaining undeveloped parcel in this commercial center.

Northeast of the site is a Chase Bank. Northwest of the site, across Desert Foothills Parkway, is the Desert Foothills park. Southwest of the site is a Wells Fargo Bank.

East and southeast of the site is Rosewood Village at the Foothills, a single-family subdivision. This property was zoned C-2 PCD through the same case as the subject property and rezoned to R-2 PCD in September 2012. The subdivision is almost fully constructed.

The parcel includes a drive-aisle that offers ingress and egress to the site from Marketplace Way. This drive-aisle also provides access to the Wells-Fargo Bank site. North of the subject site, this drive aisle continues to provide connectivity to the Chase Bank site and the remainder of the southeast portion of Desert Foothills Plaza



4. The proposal consists of two buildings. The buildings have a conjoined basement level that extends under the parking on the site consisting of 39,235 square feet. The north building is two stories with each story consisting of 17,292 square feet. The south building is two stories with each story consisting of 16,161 square feet.

Staff stipulations require general conformance to the site plan with specific regard to the provision of two buildings. The provision of two buildings on the site is intended to provide consistency in scale with adjacent commercial properties along Desert Foothills Parkway. Additionally, the provision of two buildings helps in maintaining view corridors through the site to South Mountain Park.

5. The proposed elevations include a variety of colors, exterior building materials, and architectural details that provide consistency in character with adjacent commercial properties along Desert Foothills Parkway. Staff stipulations require general conformance to these elevations with specific regard to the use of slate as an exterior building material. The applicant indicated that the use of slate was requested by numerous community members during public outreach efforts. Staff supports the use of this material in the elevations.
6. The proposed site plan shows a pedestrian connection that provides access from the sidewalk along Desert Foothills Parkway to the north building and between the two buildings. Sidewalks along the north, south, and east perimeters are not required as there are no sidewalks on adjacent properties to connect to. Additionally, there is existing, mature landscaping on the north and south perimeters that will be retained. However, there are various opportunities to enhance the pedestrian experience on the site. Staff stipulations regarding the provision of pedestrian connections between buildings and to the adjacent sidewalk, and the use of alternative materials for these connections, are intended to address these concerns. Additional pedestrian connections should include a pathway to improve access from the parking area on the west to the north building and to provide a pathway for pedestrians moving along the west side of the south building. These may also include additional connections to the adjacent sidewalk. These stipulations will enhance pedestrian safety and walkability both within and through the site.

7. The existing drive aisle along the eastern edge of the site was constructed in approximately 2005 concurrent with the development of the two banks adjacent to the north and south of the subject site. At that time, the parcels adjacent to the subject site to the east were designated for commercial development. In 2012, these parcels were rezoned to R-2 PCD and subsequently developed as the Rosewood Village subdivision.

In the C-2 zoning district, development regulations require a minimum 10-foot landscape setback for property lines adjacent to R-2 zoned properties. However, because the drive aisle was developed at a time that the adjacent property was designated C-2, no landscape setback was required and staff will not require the removal of the drive aisle or the provision of a 10-foot landscape setback in this location. Additionally, the drive-aisle provides connectivity between the subject site, adjacent parcels, and the commercial center northeast of the site.

In order to provide an enhanced buffer for the adjacent residential property, staff stipulations require a minimum of 15-feet of landscaping along the eastern side of the building. Additionally, the stipulation requires that the trees consist of 50% minimum 2-inch caliper and 50% minimum 3-inch caliper. This exceeds the minimum planting requirements for landscape setbacks addressed above.

8. The subject property is the last undeveloped parcel in this commercial center. Landscaping on adjacent commercial properties has developed with a consistent theme and character. Staff stipulations require that landscaping on the site maintain consistency with this theme and character in order to ensure compatibility with the surrounding area.

STREETS

9. The developer shall update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department.

FLOODPLAIN

10. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2695 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

11. The Phoenix Fire Department noted that no fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

12. The Public Transit Department, Water Services Department, and Parks and Recreation Department have no concerns regarding the request.

13. 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. The request is consistent with the General Plan Land Use designation of commercial on a majority of the subject site. Although there is a small portion of the site designated Residential 5-10 du/acre, an amendment is not required as this portion is less than 10 acres.
2. The proposed use will support the current land use patterns in the area.
3. As stipulated, the development is appropriately buffered from the surrounding residential development.

Stipulations

1. The development shall be in general conformance to the site plan date stamped August 11, 2016, as modified by the following stipulations and approved by the Planning and Development Department, with specific regard to the following:
 - a. The development shall consist of a minimum of two buildings.
2. The development shall be in general conformance with the elevations date stamped August 11, 2016, as modified by the following stipulations, as approved by the Planning and Development Department, with specific regard to the following:
 - a. Use of slate as an exterior building material detail.
3. The developer shall provide pedestrian connections between buildings and the adjacent sidewalk along Desert Foothill Parkway, as approved by the Planning and Development Department.
4. Pedestrian crossings shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
5. Loading entrances and parking shall be prohibited on the east side of the buildings.

6. Landscaping at a minimum depth of 15-feet shall be provided along the eastern side of the building with a minimum 50% 2-inch caliper trees and a minimum 50% 3-inch caliper trees, planted 20-feet on center with a minimum of five (5) 5-gallon shrubs per tree, as approved by the Planning and Development Department.
7. Landscaping shall be consistent in theme and character with adjacent commercial developments, as approved by the Planning and Development Department.
8. The developer shall update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.

Writer

Adam Stranieri

August 12, 2016

Team Leader

Joshua Bednarek

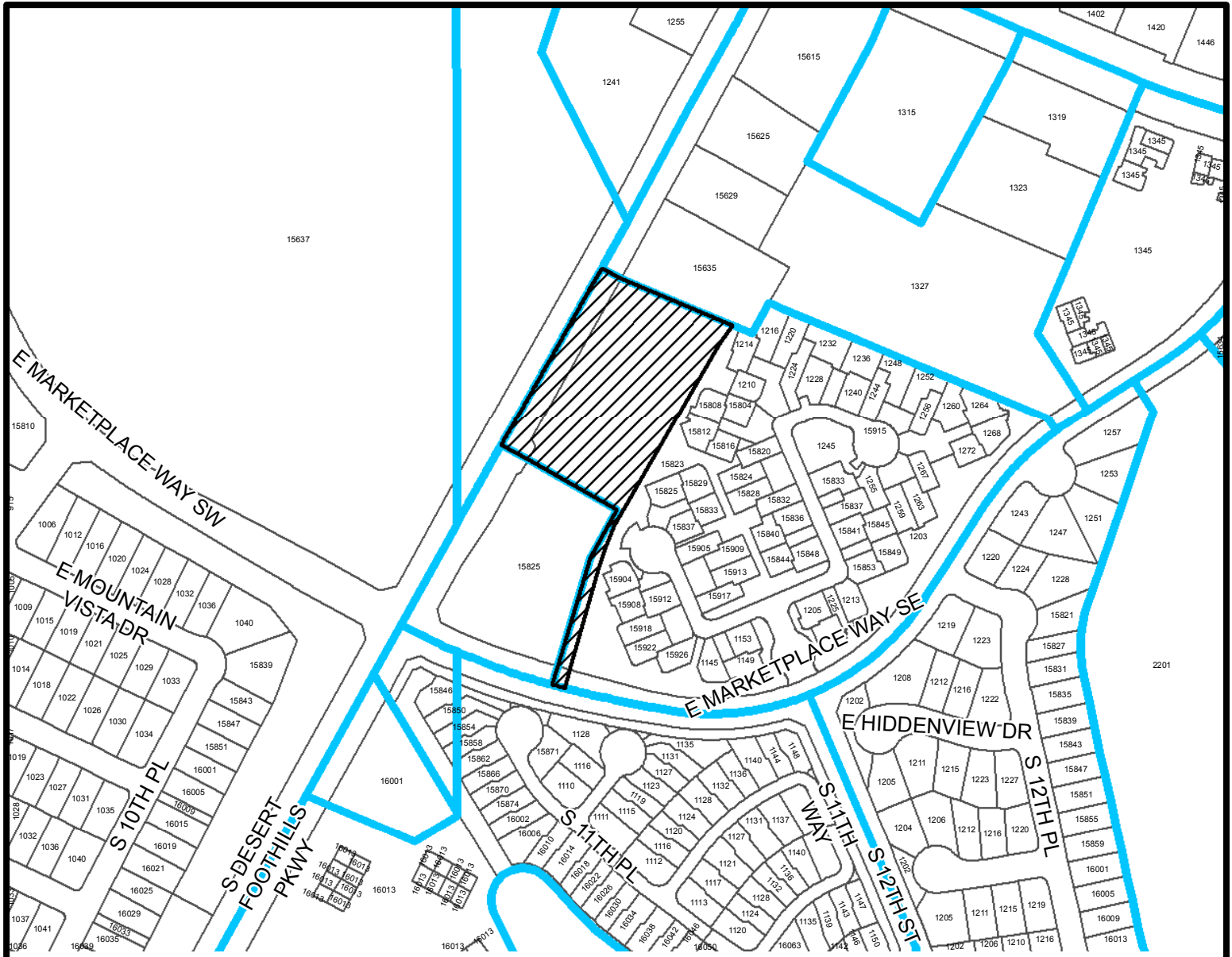
Attachments

Zoning sketch

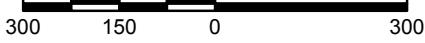
Aerial

Site Plan Date Stamped August 11, 2016

Elevations Date Stamped August 11, 2016



Feet

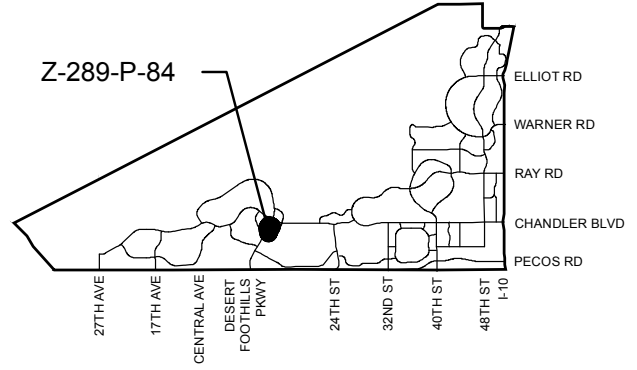


AHWATUKEE FOOTHILLS VILLAGE
CITY COUNCIL DISTRICT: 6

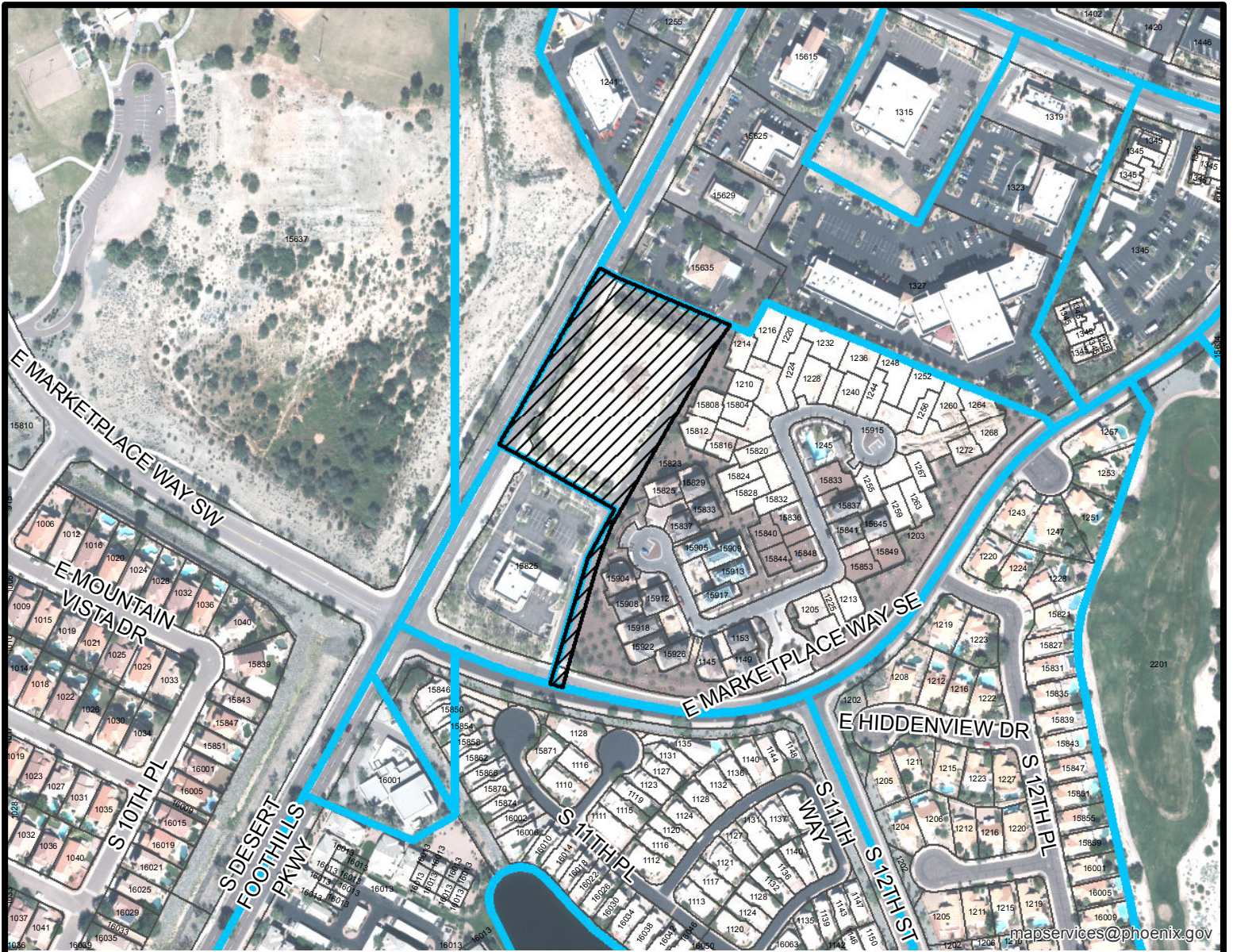


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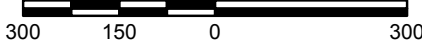
APPLICANT'S NAME: Adam Baugh - Withey Morris PLC		REQUESTED CHANGE: FROM: PCD (Approved C-2 PCD), (2.77 a.c.) TO: C-2 SP PCD, (2.77 a.c.)	
APPLICATION NO. Z-289-P-84	DATE: 7/11/16 REVISION DATES:	AERIAL PHOTO & QUARTER SEC. NO. QS 11-30 ZONING MAP A-9	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.77 Acres	MULTIPLES PERMITTED PCD (C-2 PCD) C-2 SP PCD		
CONVENTIONAL OPTION 39 39		* UNITS P.R.D. OPTION 48 48	
* Maximum Units Allowed with P.R.D. Bonus			



mapservices@phoenix.gov



Feet

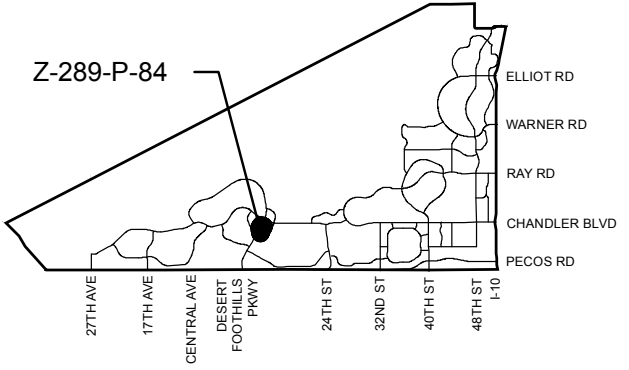


AHWATUKEE FOOTHILLS VILLAGE
CITY COUNCIL DISTRICT: 6



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



Z-289-P-84

APPLICANT'S NAME: Adam Baugh - Withey Morris PLC

APPLICATION NO.: Z-289-P-84
DATE: 7/11/16
REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.: 2.77 Acres
AERIAL PHOTO & QUARTER SEC. NO.: QS 11-30
ZONING MAP: A-9

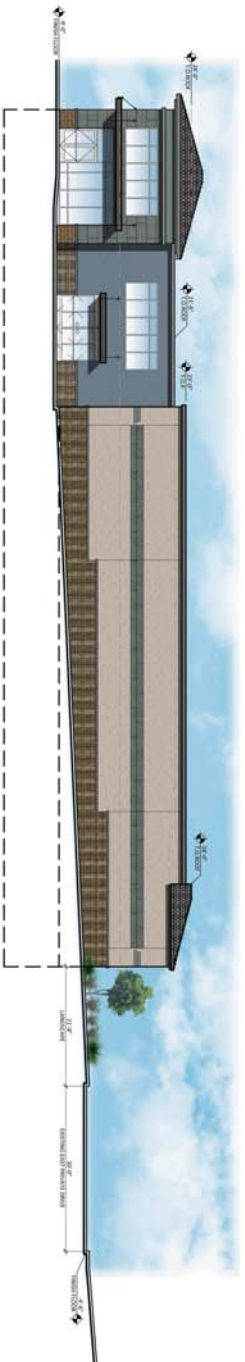
REQUESTED CHANGE:
FROM: PCD (Approved C-2 PCD), (2.77 a.c.)
TO: C-2 SP PCD, (2.77 a.c.)

MULTIPLES PERMITTED
PCD (C-2 PCD)
C-2 SP PCD

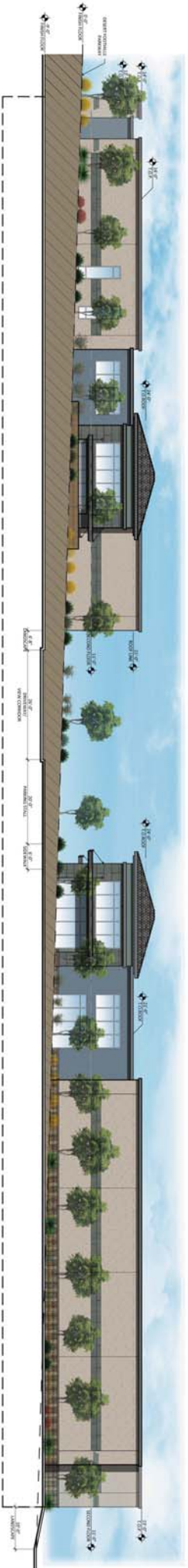
CONVENTIONAL OPTION
39
39

* UNITS P.R.D. OPTION
48
48

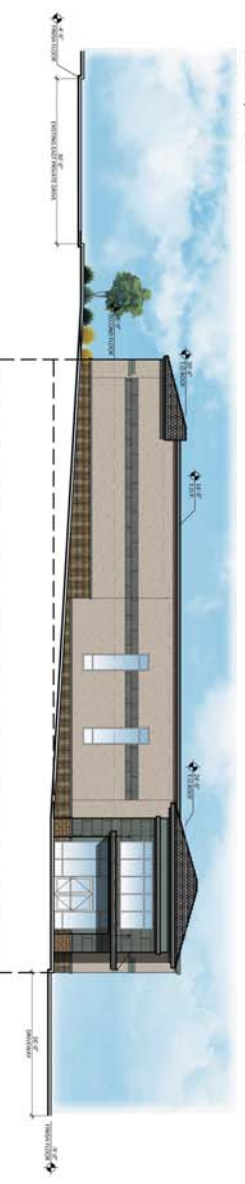
* Maximum Units Allowed with P.R.D. Bonus



SOUTH ELEVATION (BUILDING A) INTERIOR
SCALE: 3/32" = 1'-0"



WEST ELEVATION (DESERT FOOTHILLS PARKWAY)
SCALE: 3/32" = 1'-0"

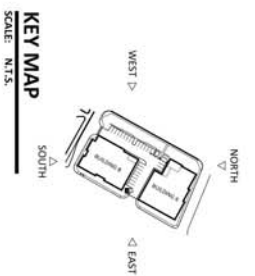


NORTH ELEVATION (BUILDING B) INTERIOR
SCALE: 3/32" = 1'-0"



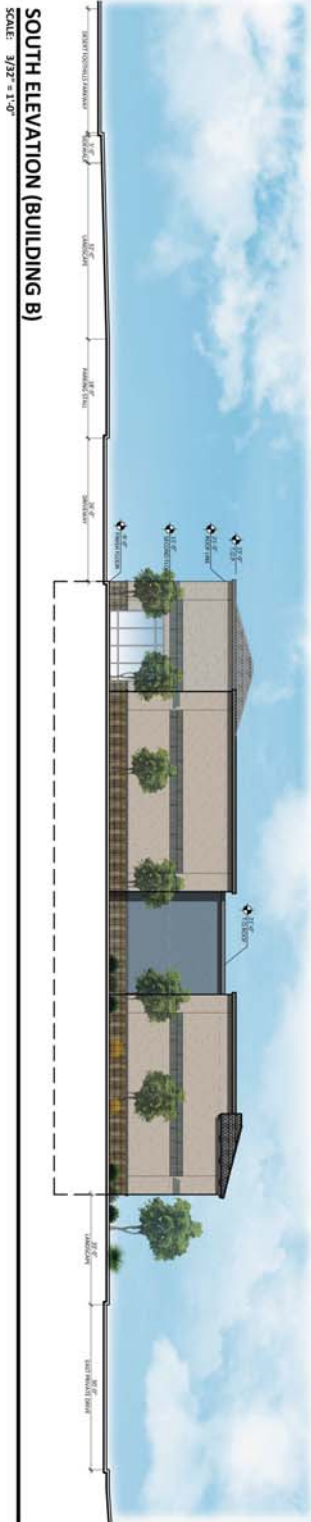
EAST ELEVATION (PRIVATE DRIVE)
SCALE: 3/32" = 1'-0"

CITY OF PHOENIX
AUG 11 2016
Planning & Development
Department



PROPOSED SELF STORAGE FACILITY
NEC DESERT FOOTHILLS PARKWAY & MARKETPLACE WAY
PHOENIX, ARIZONA
DATE: 08-11-2016 (PRELIMINARY)

EL-1
#10064-50
BKAA
ARCHITECTS, INC.

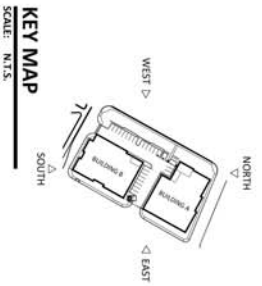


SOUTH ELEVATION (BUILDING B)
SCALE: 3/32" = 1'-0"



NORTH ELEVATION (BUILDING A)
SCALE: 3/32" = 1'-0"

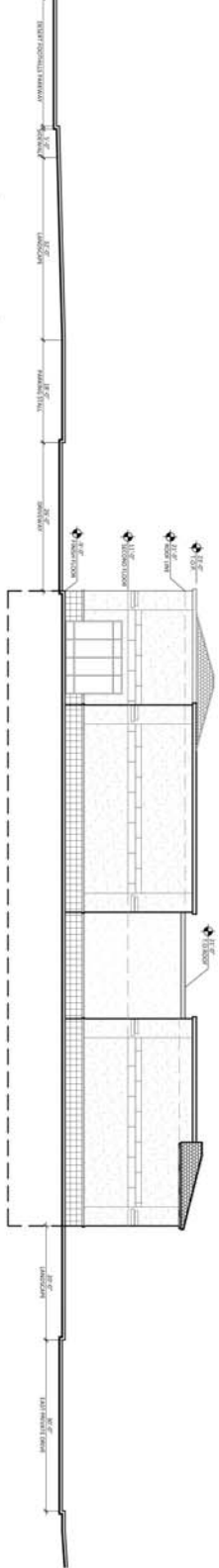
CITY OF PHOENIX
AUG 11 2016
Planning & Development
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PROPOSED SELF STORAGE FACILITY
NEC DESERT FOOTHILLS PARKWAY & MARKETPLACE WAY
PHOENIX, ARIZONA
DATE: 08-11-2016 (PRELIMINARY)

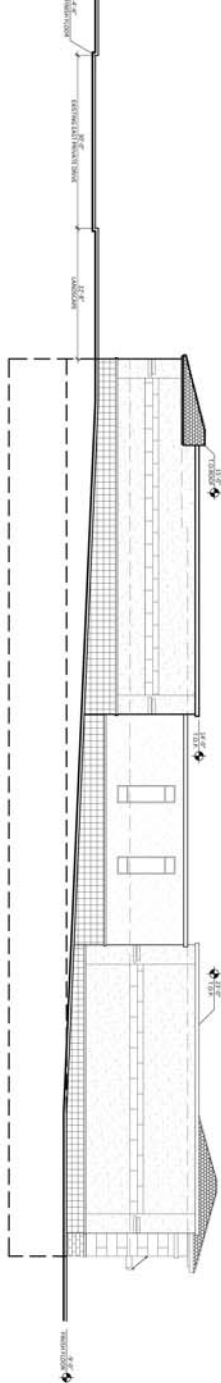
SOUTH ELEVATION (BUILDING B)

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



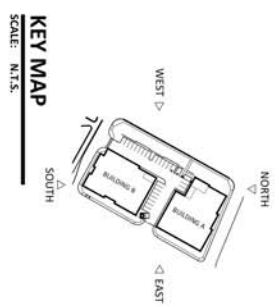
NORTH ELEVATION (BUILDING A)

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



CITY OF PHOENIX
 AUG 11 2016
 Planning & Development
 Department

PROPOSED SELF STORAGE FACILITY
 NEC DESERT FOOTHILLS PARKWAY & MARKETPLACE WAY
 PHOENIX, ARIZONA
 DATE: 08-11-2016 (PRELIMINARY)



EL-2
RKAA
 ARCHITECTS, INC.