



City of Phoenix
 PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-32-23-3
September 12, 2023

North Mountain Village Planning Committee Meeting Date: September 20, 2023
Planning Commission Hearing Date: October 5, 2023
Request From: R1-10 (Single-Family Residence District) (1.20 acres)
Request To: C-3 (General Commercial) (1.20 acres)
Proposal: C-3 commercial use (self-service storage warehouse)
Location: Approximately 360 feet east of the southeast corner of Cave Creek Road and Mescal Street
Owner/Applicant: Terrance A & Paige S Maglio
Representative: Marty Hall
Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Parks/Open Space - Publicly Owned	
<u>Street Map Classification</u>	Mescal Street	Local Street	40-foot-wide street end
<p>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking. The proposal, as stipulated, will add bicycle parking to provide convenient opportunities for employees and visitors to secure their bicycles while on the site.</p>			
<p>BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix. The development, as stipulated, will add shade trees and landscaping on site, shading parking areas. The trees will reduce the urban heat island and make the area more walkable, bikeable, and sustainable.</p>			

General Plan Conformity

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 proposal, as stipulated, provides a reasonable level of intensity that respects local conditions.

C-3 (General Commercial)*

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	Average 25 feet, minimum 20 feet	Not specified
Not adjacent to street	North, south, east, west (adjacent to R1-10 and R-3 zoning): minimum 25 feet	North: 29 feet (Met) South: 30 feet (Met) East: 81 feet (Met) West: 58 feet (Met)
	North (adjacent to C-3 zoning): minimum 0 feet	North: 73 feet (Met)
<i>Landscape Setbacks</i>		
Street	Average 25 feet, minimum 20 feet	10 feet (Not Met)**
Not adjacent to street	North, south, east, west (adjacent to R1-10 and R-3 zoning): minimum 10 feet	10 feet (Met)
	North (adjacent to C-3 zoning): minimum 0 feet	10 feet (Met)
Lot Coverage	Maximum 50 percent	12.6 percent (Met)
Outdoor storage	Maximum 10 percent of gross site area	22.6 percent (Not Met)**
Building Height	Maximum 2 stories, 30 feet	1 story, 12 feet (Met)
Parking	Minimum 5 spaces (1 space per 35 storage units; 2 spaces for management)	6 spaces (Met)

*Analysis includes the full proposed site plan, which extends beyond the rezoning area.

**Variance or alternative design required.

Applicable Plans, Overlays, and Initiatives
<u>Tree and Shade Master Plan</u> – See Background Item No. 7.
<u>Complete Streets Guiding Principles</u> – See Background Item No. 8.
<u>Comprehensive Bicycle Master Plan</u> – See Background Item No. 9.
<u>Transportation Electrification Action Plan</u> – See Background Item No. 10.
<u>Zero Waste PHX</u> – See Background Item No. 11.

Surrounding Land Uses and Zoning		
	Land Use	Zoning
On Site	Residential and outdoor storage	R1-10
South	City preserve land	R1-10
West	Vacant land and multifamily residential	C-3 and R-3
East	City preserve land and maintenance/storage facility	R1-10
North	City preserve land	R1-10

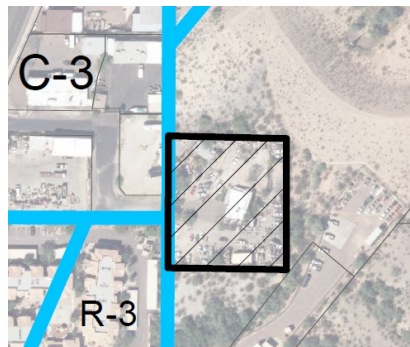
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 1.20 acres located approximately 360 feet east of the southeast corner of Cave Creek Road and Mescal Street from R1-10 (Single-Family Residence District) to C-3 (General Commercial) to allow a self-service storage warehouse.

SURROUNDING LAND USES AND ZONING

2. The subject site is currently zoned R1-10 and contains two detached residential structures and outdoor vehicle storage. To the north, east, and south of the property are Phoenix Mountain Preserves land owned by the City of Phoenix; however, there are no recreational components near the subject site. The Parks



Aerial Zoning Map; Source: City of Phoenix

and Recreation Department operates a facilities maintenance and storage yard south and east of the subject site. West of the subject site is vacant land zoned C-3 and a multifamily residential property zoned R-3 (Multifamily Residence District).

GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map designation for the subject site and the area to the north, east, and south is Parks/Open Space - Publicly Owned. The proposed zoning is not consistent with the designation; however, a General Plan Amendment is not required because the site is less than 10 acres in size. Furthermore, the site is not publicly owned, nor planned for future parks or open space. The General Plan Land Use Map designation to the west is Commercial.



General Plan Land Use Map; Source: City of Phoenix

4. [North Mountain Character Plan](#)

The North Mountain Village Character Plan was approved and adopted into the Phoenix General Plan through General Plan Amendment GPA-1-19. The proposed zoning advances these concepts by locating more intense commercial uses along the Cave Creek Road corridor, consistent with the existing character, and by applying appropriate development standards to prevent negative impacts to residential properties.

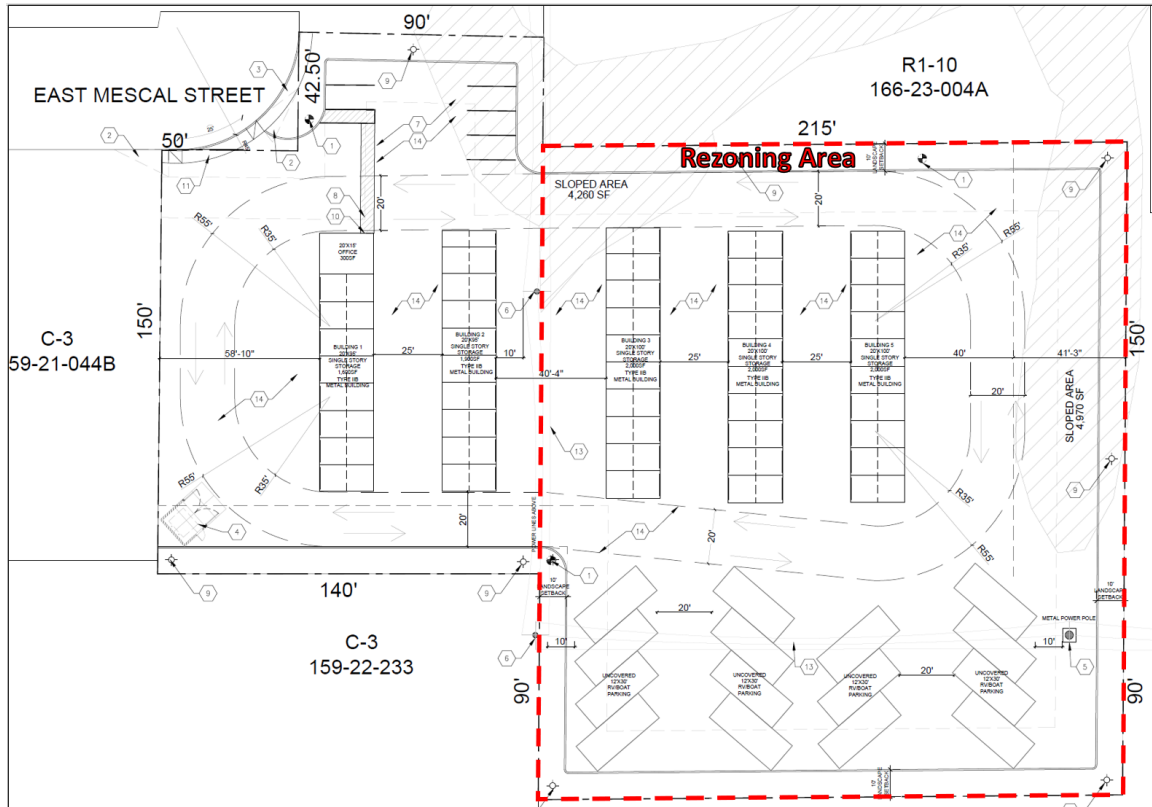
- Land Use Principle: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity.
- Design Principle: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

PROPOSAL

5. Site Plan

The applicant proposes to combine the rezoning site with the adjacent C-3 zoned property to the west, including right-of-way proposed to be abandoned, into one site and construct five new one-story self-service storage warehouse buildings,

totaling 9,800 square feet, 15 uncovered RV/boat parking spaces, and an accessory office. Vehicular access is proposed through a driveway on Mescal Street and six parking spaces are proposed in the northwest portion of the site. A portion of the subject site is within a hillside development area and requires additional slope analysis, per the hillside development requirements of Section 710 the Zoning Ordinance. Therefore, additional site revisions may be required after zoning approval.



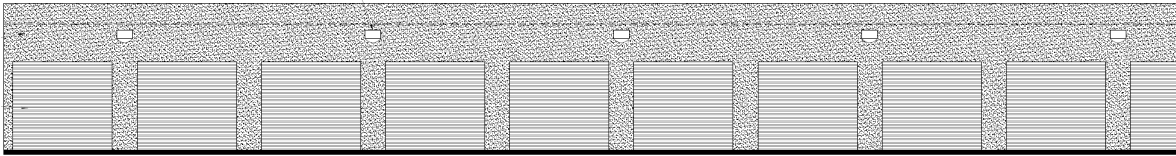
Conceptual Site Plan; Source: drattr, LLC

To promote compatibility with the surrounding area, staff recommends the following stipulations:

- Stipulation No. 1 prohibits bay or loading doors from facing the adjacent multifamily residential district.
- Stipulation No. 2 limits building height to a maximum of 15 feet.

6. Conceptual Building Elevations

The conceptual building elevations, attached as an exhibit, depict one-story self-service storage buildings with roll up garage doors and synthetic stucco facade. Staff does not recommend general conformance to the elevations. Design guidelines in the Zoning Ordinance will require that buildings contain multiple exterior accent materials that exhibit quality and durability.



Conceptual Building Elevations; Source: drattr, LLC

STUDIES AND POLICIES

7. [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. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. The proposed development will provide landscaping to shade all surface parking lot areas with 25 percent shade. This is addressed in Stipulation No. 4.

8. [Complete Streets Guiding Principles](#)

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. In order to facilitate multimodal transportation, the proposal will include bicycle parking and pedestrian walkways with features contrasting them from drive aisles, as required in Stipulation Nos. 3 and 5.

9. [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. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. Stipulation No. 5 requires bicycle parking.

10. [Transportation Electrification Action Plan](#)

In June 2022, the Phoenix City Council approved the Transportation Electrification Action Plan. The current market desire for the electrification of transportation is both a national and global phenomenon, fueled by a desire for better air quality, a reduction in carbon emissions, and a reduction in vehicle operating and maintenance costs. Businesses, governments and the public are signaling strong future demand for electric vehicles (EVs), and many automobile manufacturers have declared plans for a transition to fully electric offerings within the coming decade. This Plan contains policy initiatives to prepare the City for a future filled with more EVs, charging infrastructure and e-mobility equity, and outlines a roadmap for a five-step plan to prepare for the EV infrastructure needs of 280,000 EVs in Phoenix by 2030. One goal of the Plan to accelerate public

adoption of electric vehicles through workplace, business, and multifamily charging infrastructure recommends a standard stipulation for rezoning cases to provide EV charging infrastructure. Stipulation No. 6 requires one parking space to be EV ready.

11. **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 provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY CORRESPONDENCE

12. As of the writing of this report, no community correspondence has been received.

INTERDEPARTMENTAL COMMENTS

13. The City of Phoenix Water Services Department has noted that all public streets bounding and within a proposed development must have public water mains within them. If none exists, developer must install. No stipulations are required for this rezoning case.

14. The Parks and Recreation Department commented that the department does not have any plans for the subject site, as the site is not suitable for future preserve land.

OTHER

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 No. 7.

16. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 8.

17. Development and use of the site are 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, as stipulated, is consistent with the character of the surrounding area.
2. The proposal will provide a needed service to the surrounding area at an appropriate location.
3. The proposal, as stipulated, provides landscaping and shade to enhance the thermal comfort of users of the site and nearby areas.

Stipulations

1. No bay or loading doors shall be located on perimeter building elevations facing the R-3 residential district.
2. The maximum building height shall be 15 feet.
3. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts parking and drive aisle surfaces, as approved by the Planning and Development Department.
4. All uncovered surface parking lot areas shall be landscaped with minimum 2-inch caliper drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
5. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. A minimum of one of the required bicycle parking spaces shall include standard electrical receptacles for electric bicycle charging capabilities, as approved by the Planning and Development Department.
6. A minimum of 1 parking space shall be EV Ready.
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.
8. Prior to preliminary site plan approval, the landowner shall execute a

Staff Report: Z-32-23-3

September 12, 2023

Page 9 of 9

Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Anthony Grande

September 12, 2023

Team Leader

Racelle Escolar

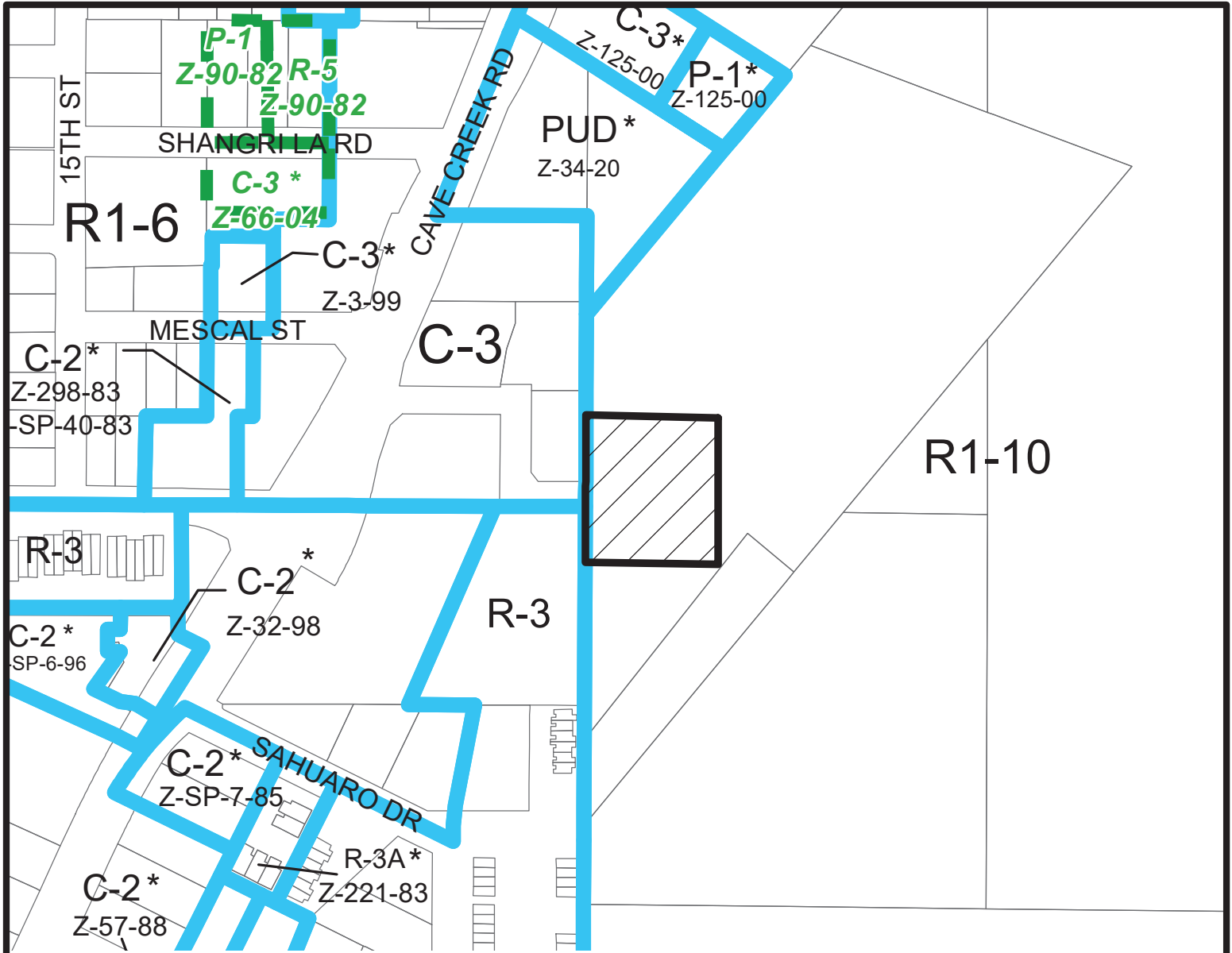
Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped July 25, 2023

Conceptual Building Elevations date stamped May 23, 2023

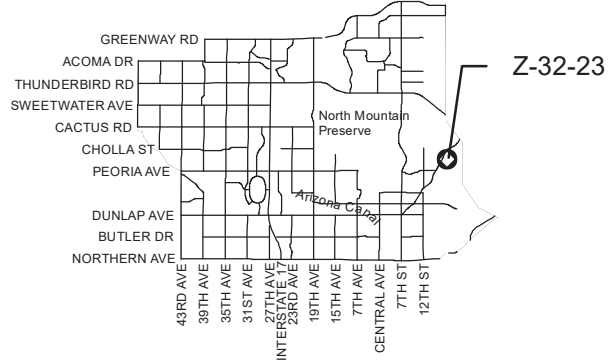


Miles

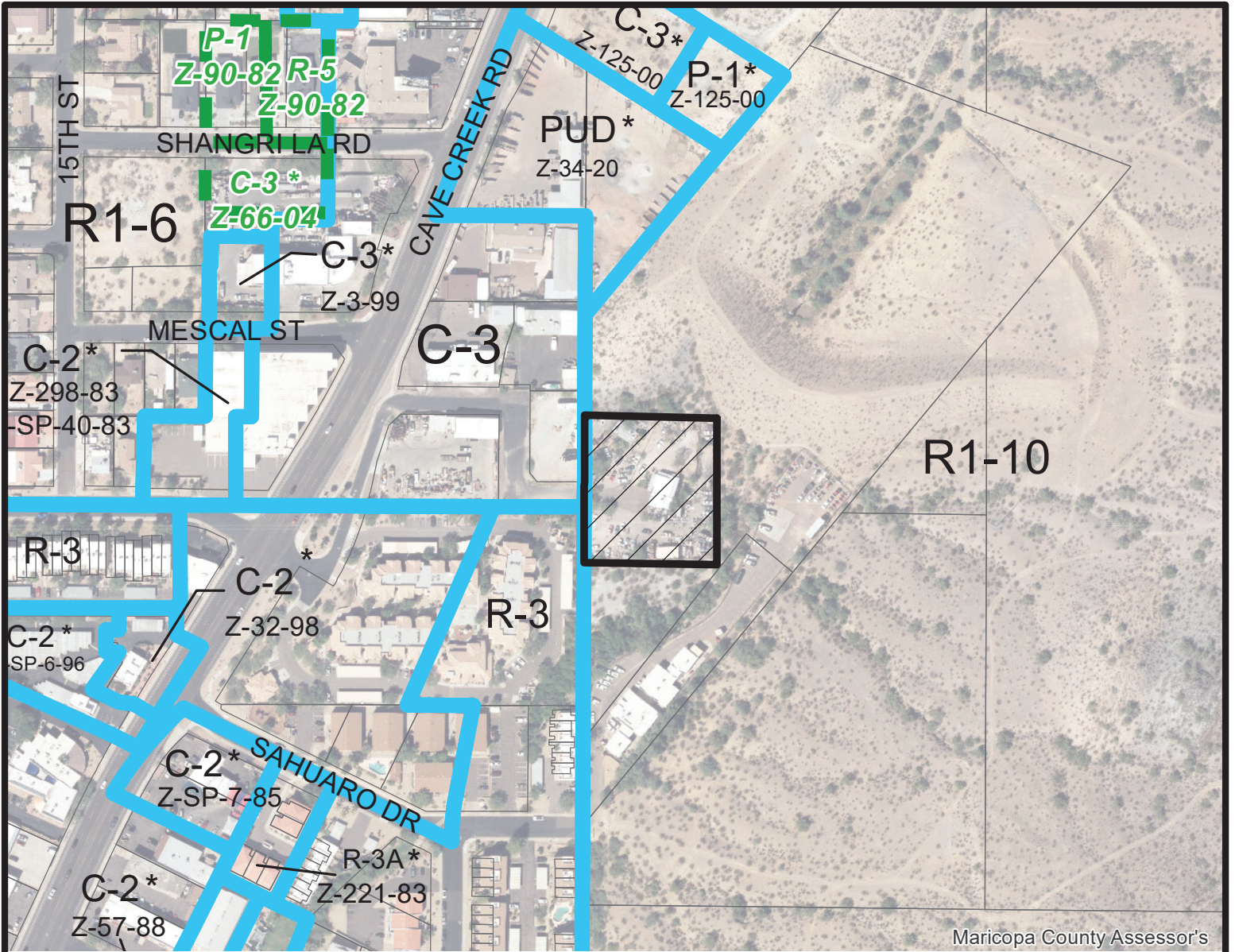


NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Terrance A & Paige S Maglio		REQUESTED CHANGE:	
APPLICATION NO. Z-32-23		FROM: R1-10 (1.20 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.20 Acres		<small>DATE:</small> 7/18/2023 <small>REVISION DATES:</small>	
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 29-31		<small>ZONING MAP</small> K-9	
TO: C-3 (1.20 a.c.)			
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
R1-10		4	
C-3		17	
		* UNITS P.R.D. OPTION	
		5	
		21	
* Maximum Units Allowed with P.R.D. Bonus			



Maricopa County Assessor's

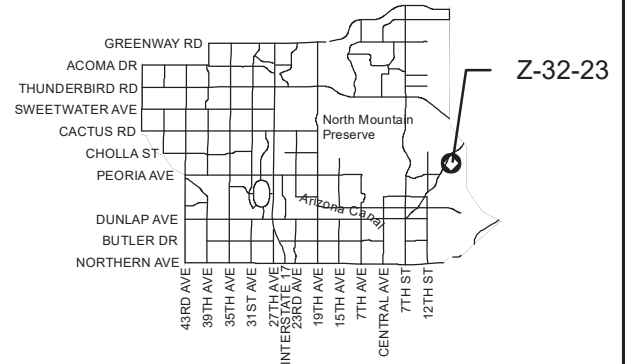


Miles



NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Terrance A & Paige S Maglio		REQUESTED CHANGE:	
APPLICATION NO. Z-32-23		FROM: R1-10 (1.20 a.c.)	
DATE: 7/18/2023 <small>REVISION DATES:</small>		TO: C-3 (1.20 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.20 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 29-31	<small>ZONING MAP</small> K-9
MULTIPLES PERMITTED R1-10 C-3		CONVENTIONAL OPTION 4 17	
		* UNITS P.R.D. OPTION 5 21	

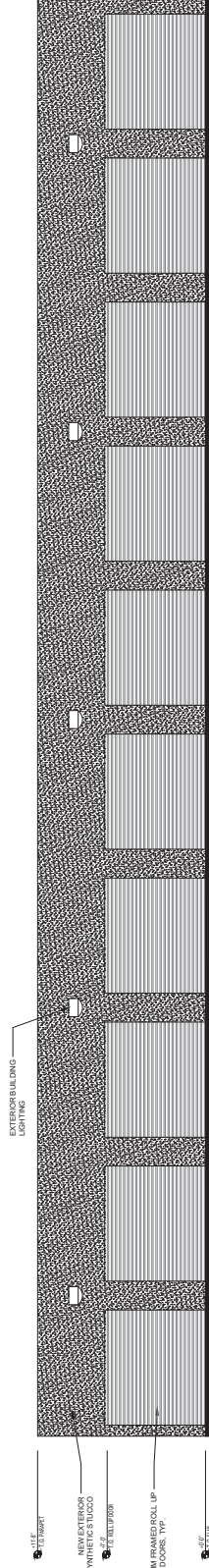
* Maximum Units Allowed with P.R.D. Bonus

MESCAL EXTERIOR ELEVATIONS
 1602 EAST DESERT COVE ROAD
 PHOENIX, AZ 85020

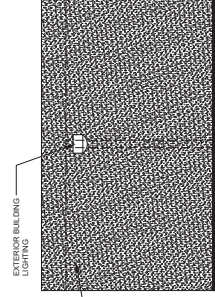
DRAWN BY: M. PEREZ
 CHECKED BY: M. PEREZ
 ISSUE DATE: 04/24/2023

NO.	REVISION	DATE

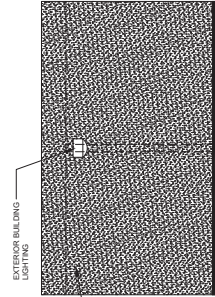
A4.0
 EXTERIOR ELEVATIONS



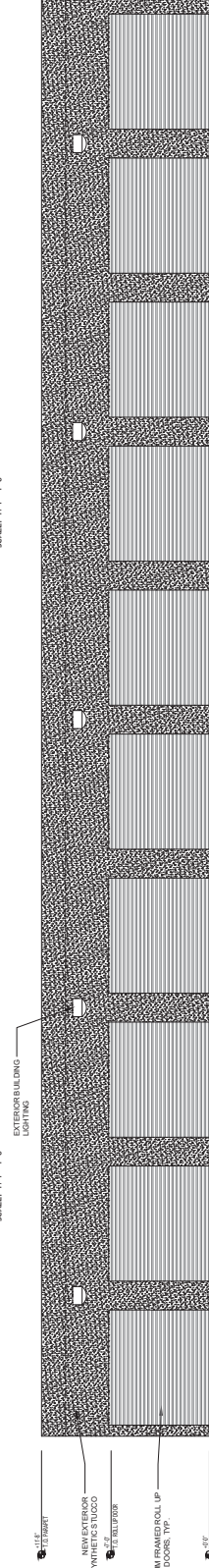
NORTH/SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



EAST/WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EAST/WEST ELEVATION
 SCALE: 1/4" = 1'-0"



NORTH/SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

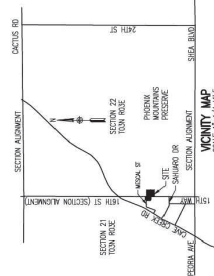
CITY OF PHOENIX

MAY 23 2023

**Planning & Development
 Department**

SITE DATA

ADDRESS:	1602 EAST DESERT COVE ROAD PHOENIX, AZ 85002
OWNER / DEVELOPER:	DRATLR LLC 2946 E GLENDALE AVE 48030047200 mep@dratlr.com
ASSESSOR'S PARCEL NO.:	106-23-003 103921-004A
ZONING:	R1-10 C-3
SITE AREA (ACRES):	27,203 S.F. 12,384 S.F.
AMOUNT OF COVERED QUANTITY (S.F.):	11,968 S.F.
NEW SITE TOTAL:	77,506 S.F. - 1,779 ACRES
COMBINED NEW ZONING:	C-3



VICINITY MAP
 SCALE: 1/4" = 1'-0"