



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-36-23-4
September 7, 2023

Maryvale [Village Planning Committee](#) Meeting Date: September 13, 2023

[Planning Commission](#) Hearing Date: October 5, 2023

Request From: [C-2](#) (Pending [C-2 SP](#)) (Intermediate Commercial, Pending Intermediate Commercial, Special Permit) (2.12 acres)

Request To: [C-2 SP HGT/WVR](#) (Intermediate Commercial, Special Permit, Height Waiver) (2.12 acres)

Proposal: Self-service storage warehouse with underlying C-2 commercial uses and a height waiver

Location: Approximately 225 feet south and 465 feet west of the southwest corner of 43rd Avenue and McDowell Road

Owner: 43rd Avenue Holdings, LLC

Applicant/Representative: Matthew Sargent, RKA Architects, Inc.

Staff Recommendation: Approval, subject to stipulations

| General Plan Conformity | |
|--|------------|
| General Plan Land Use Map Designation | Commercial |
| Street Map Classification | N/A |
| <p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; 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 is currently vacant and as stipulated, will provide a use that is compatible with the surrounding land uses which are commercial in nature.</p> | |

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

The request will maintain a commercial designation on the site while allowing for an increased commercial intensity that is sensitive to the scale of local conditions.

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 proposal, as stipulated, will provide shade along pedestrian pathways. This will mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[Transit Oriented Development Strategic Policy Framework](#) – See Background Item No. 6.

[Tree and Shade Master Plan](#) – See Background Item No. 7.

[Complete Streets Guiding Principles](#) – See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#) – See Background Item No. 9.

[Transportation Electrification Action Plan](#) – See Background Item No. 10.

[Phoenix Climate Action Plan](#) – See Background Item No. 11.

[Zero Waste PHX](#) – See Background Item No. 12.

Surrounding Land Uses and Zoning

| | <u>Land Use</u> | <u>Zoning</u> |
|----------------|--|----------------------|
| On Site | Vacant | C-2 |
| North | Auto parts retail | C-2 |
| South | Extended stay hotel | C-2 HGT/WVR |
| East | Vacant land, restaurant, grocery store | C-2 |

| | | |
|-------------|--------------------------------------|----------------|
| West | Office/warehouse and training center | CP/GCP and A-1 |
|-------------|--------------------------------------|----------------|

| C-2 HGT/WVR (Intermediate Commercial, Height Waiver) | | |
|---|----------------------------|-------------------------------|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| <i>Minimum Building Setbacks</i> | | |
| Not Adjacent to Streets: (North – Adjacent to C-2) | 0 feet | Met – 54 feet |
| Not Adjacent to Streets: (South – Adjacent to C-2 HGT/WVR) | 0 feet | Met – 84 feet 6 inches |
| Not Adjacent to Streets: (East – Adjacent to C-2) | 0 feet | Met – 22 feet |
| Not Adjacent to Streets: (West – Adjacent to CP/GCP and A-1) | 0 feet | Met – 33 feet |
| <i>Minimum Landscape Setbacks</i> | | |
| Not Adjacent to Streets: (North – Adjacent to C-2) | None | Met – Not depicted |
| Not Adjacent to Streets: (South – Adjacent to C-2 HGT/WVR) | None | Met – Not depicted |
| Not Adjacent to Streets: (East – Adjacent to C-2) | None | Met – Not depicted |
| Not Adjacent to Streets: (West – Adjacent to CP/GCP and A-1) | None | Met – Not depicted |
| Maximum Lot Coverage | 50 percent | 39 percent (Met) |
| Building Height | 4 stories (or 56 feet) | Met – 3 stories under 41 feet |
| Parking | 23 spaces required | Met – 34 spaces provided |

Background/Issues/Analysis

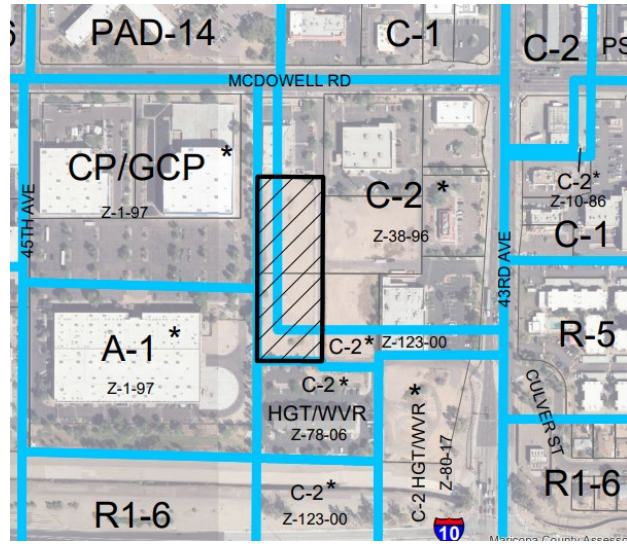
SUBJECT SITE

1. This request is to rezone 2.12 acres located approximately 225 feet south and 465 feet west of the southwest corner of 43rd Avenue and McDowell Road from C-2 (Pending C-2 SP) (Intermediate Commercial, Pending Intermediate Commercial, Special Permit) to C-2 SP HGT/WVR (Intermediate Commercial, Special Permit, Height Waiver) to allow for a self-service storage warehouse with underlying C-2 commercial uses and a height waiver. Companion Rezoning

Case No. Z-SP-4-23-4 will run concurrently and will request a special permit for a self-service storage warehouse and underlying C-2 commercial uses.

SURROUNDING LAND USES AND ZONING

- The requested zoning district is consistent and compatible with the surrounding land uses. Surrounding commercial land uses include a pharmacy and retail sales of auto parts to the north and vacant land, a restaurant and grocery store to the east zoned C-2 (Intermediate Commercial). Furthermore, an extended stay hotel is located to the south of the subject site zoned C-2 HGT/WVR (Intermediate Commercial, Height Waiver). An office/warehouse and training center zoned CP/GCP (Commerce Park/General Commerce Park Option) and A-1 (Light Industrial) are located to the east of the site.



Site Aerial

Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

- The General Plan Land Use Map designation for the subject site and the surrounding area is Commercial. The proposal is consistent with the General Plan Land Use Map designation.



General Plan Land Use Map

Source: City of Phoenix Planning and Development Department

PROPOSAL

4. Site Plan

The site plan, attached as an exhibit, proposes a self-service storage warehouse with a height of three-stories and under 41 feet. The conceptual site plan indicates an approximate 108,984 square foot building with internal drives and access from 43rd Avenue and McDowell Road. Parking is located along the north and south portion of the subject site. An additional drive aisle is proposed along the west portion of the site, connecting both parking areas.

5. Elevations

The building elevations depict architectural features that include variations in window sizes and shapes, colors, materials, and building articulation. The proposed elevations depict enhanced pedestrian entrances with numerous windows and architectural features. The elevations provided only indicate the height from the top of the parapets, however, the Zoning Ordinance measures the maximum height from the top of the highest point of the roof surface (Stipulation No. 2). Staff recommends general conformance to the elevations (Stipulation No. 1) and Stipulation No. 5 to ensure adequate lighting is provided at building entrances, exits, and parking areas.



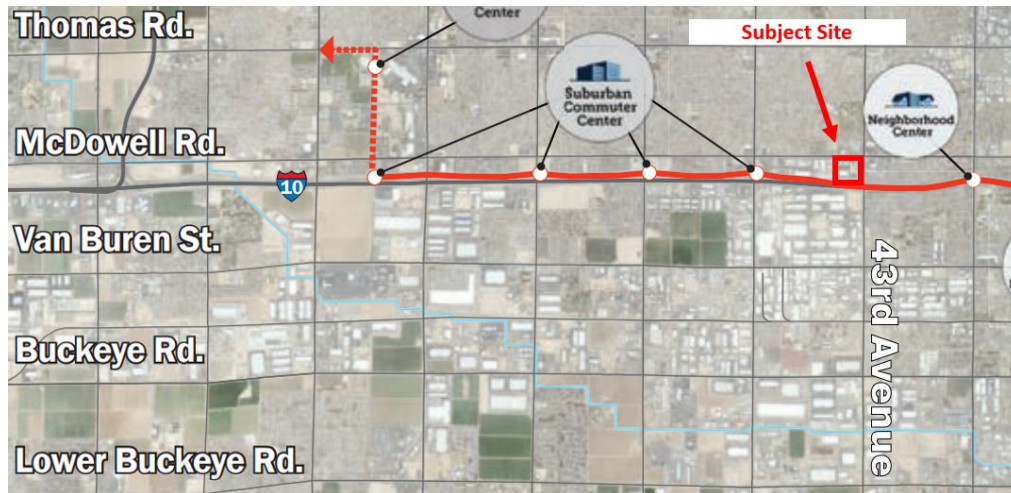
Proposed Elevations
Source: RKA Architects Inc.

STUDIES AND POLICIES

6. [Transit Oriented Development Strategic Policy Framework](#)

The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The subject site is in the I-10 West Extension TOD area and is within a mile of the 51st Ave / I-10 planned light rail station. The identified environment for the station is Suburban Commuter Center, which is a place type characterized by medium to low intensity with building heights typically two to four stories, with incentive heights up to seven stories. Land uses may include office employment, colleges and trade schools, hotels, commuter serving retail, and limited housing. The proposal is consistent with the intensity of the Suburban Commuter Center place type. Given the large distance to the proposed light rail

stations and that the site is not adjacent to the street, staff is supportive of conventional zoning on the site.



TOD Typology Map

Source: Planning and Development Department

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 for pedestrians and residents on site. As stipulated in Stipulation Nos. 4 and 8, the pedestrian paths, sidewalks, and bicycle parking will have additional shade to make a more comfortable pedestrian environment and microclimate.

8. [Complete Streets Guidelines 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. To provide a safe pedestrian environment staff is recommending pedestrian pathways to be constructed or treated to visually contrast the drive aisles. This is addressed in Stipulation No. 3.

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. As stipulated, the project will provide bicycle parking spaces through inverted U or artistic racks located near building entrances. Furthermore,

all bicycle parking spaces shall be shaded by landscaping or a shade structure to achieve 75 percent coverage. Finally, a minimum of one bicycle parking space shall include an electric receptacle for electric bicycle charging capabilities. These are addressed in Stipulation Nos. 6 through 8.

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. This is addressed in Stipulation Nos. 7 and 9.

11. **Phoenix Climate Action Plan**

In October 2021, the Phoenix City Council approved the Climate Action Plan. The Climate Action Plan will serve as a long-term plan to achieve greenhouse gas emissions reductions and resiliency goals from local operations and community activities as well as prepare for the impacts of climate change. This plan contains policy and initiatives regarding stationary energy, transportation, waste management, air quality, local food systems, heat, and water. Goal W2 (Water), Action W2.4, pertains to the implementation of the Greater Phoenix Metro Green Infrastructure (GI) and Low Impact Development Details for Alternative Stormwater Management to benefit the environment, promote water conservation, reduce urban heat, improve the public health, and create additional green spaces. This goal is addressed in Stipulation No. 10, which requires a minimum of two GI techniques for stormwater management to be implemented in this development.

12. **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 INPUT SUMMARY

13. As of the writing of this report, staff did not receive any correspondence from the public regarding this request.

INTERDEPARTMENTAL COMMENTS

14. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development, however, water capacity is a dynamic condition that can change over time due to a variety of factors.

OTHER

15. The site has not been identified as being archeologically sensitive. However, 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 No. 11.
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. 12.
17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed zoning is consistent with the General Plan Use Map designation of Commercial.
2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding commercial height and uses.
3. The proposal will incorporate elements and improvements as part of City policies such as the Tree and Shade Master Plan, Complete Streets Guiding Principles, Comprehensive Bicycle Master Plan, Transportation Electrification Action Plan,

and Phoenix Climate Action Plan.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped June 1, 2023, as modified by the following stipulations and approved by the Planning and Development Department.
2. The maximum building height shall be 45 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 pedestrian pathways shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
5. Site lighting shall be provided at building entrances/exits, and in public assembly and parking areas, as approved by the Planning and Development Department.
6. A minimum of 4 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. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A minimum of one of the required bicycle parking spaces shall include access to a standard electrical receptacle for electric bicycle charging capabilities.
8. Bicycle parking spaces shall be shaded by a structure, landscaping at maturity, or a combination of the two to provide minimum 75% shade, as approved by the Planning and Development Department.
9. A minimum of 5% of the required parking spaces shall be EV Ready.
10. A minimum of two green infrastructure (GI) techniques for stormwater management shall be implemented per the Greater Phoenix Metro Green Infrastructure and Low Impact Development Details for Alternative Stormwater Management, as approved or modified by the Planning and Development Department.

11. 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.
12. Prior to preliminary site plan approval, the landowner shall execute a 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

Matteo Moric and Nayeli Sanchez Luna

September 4, 2023

Team Leader

Racelle Escobar

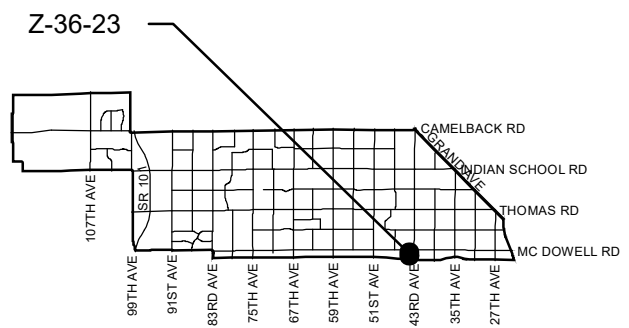
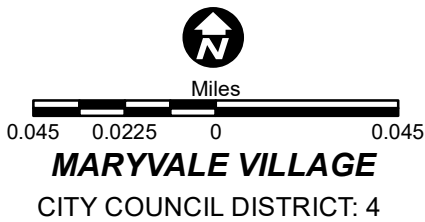
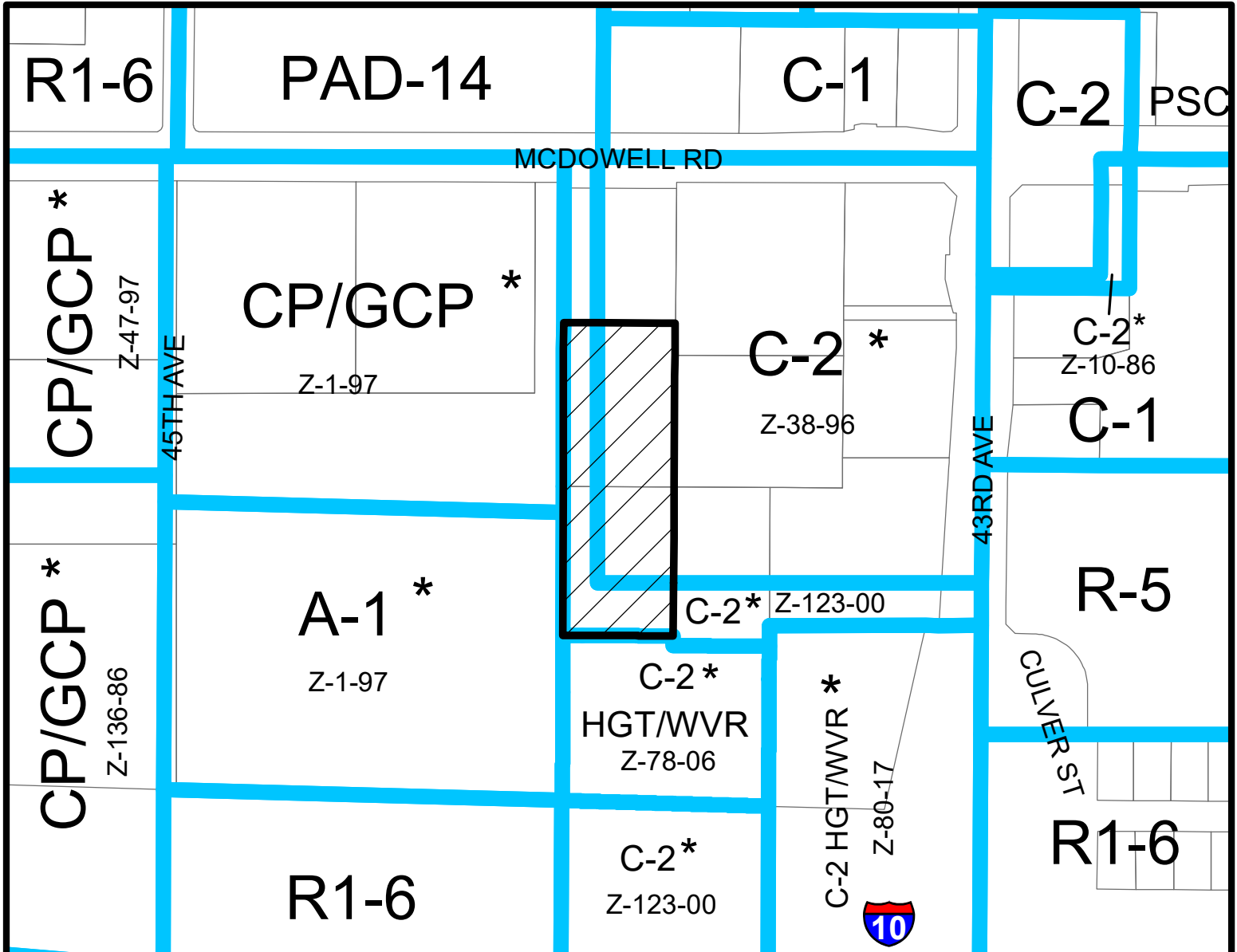
Exhibits

Zoning sketch map

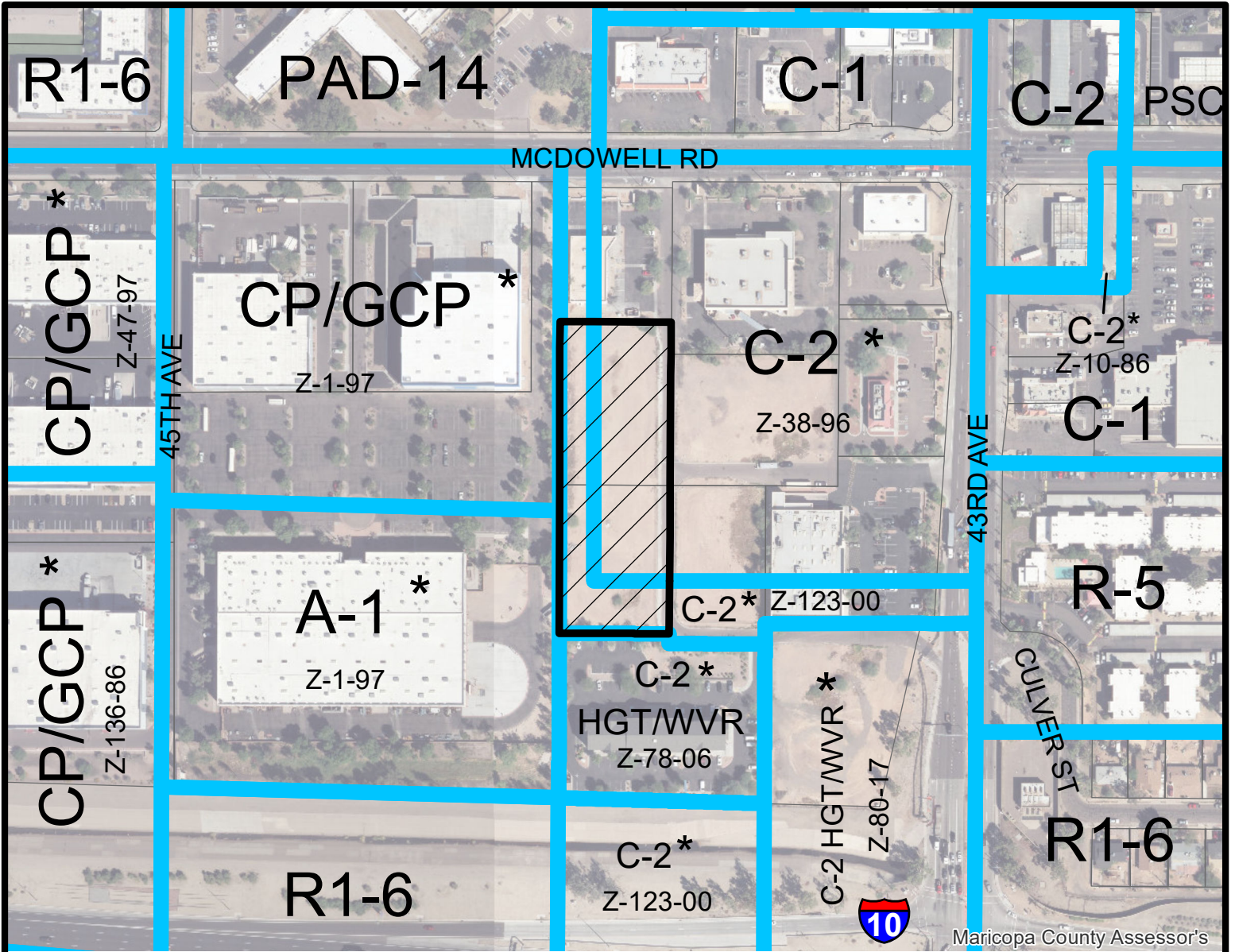
Aerial sketch map

Conceptual Site Plan date stamped June 1, 2023

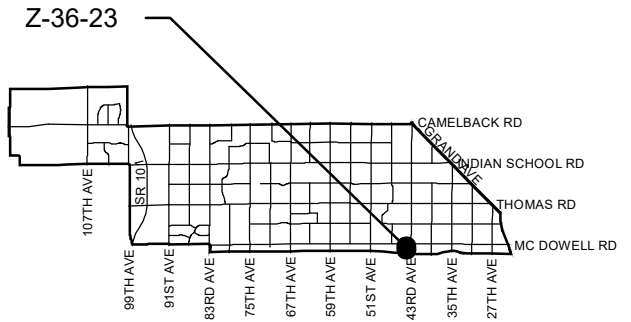
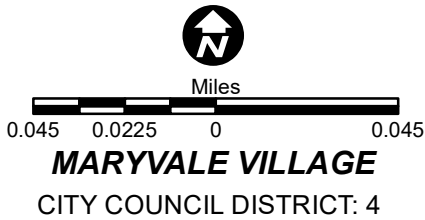
Conceptual Elevations date stamped June 1, 2023



| | | | |
|---|--|---|--|
| APPLICANT'S NAME: RKAAs Architects, Inc. Matthew Sargent | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-36-23 | | FROM: C-2 (Pending C-2 SP) (2.12 a.c.) | |
| DATE: 6/29/2023 <small>REVISION DATES:</small> | | TO: C-2 SP HGT/WVR (2.12 a.c.) | |
| <small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.12 Acres | | <small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 12-18 <small>ZONING MAP</small> G-6 | |
| MULTIPLES PERMITTED C-2 (Pending C-2 SP) C-2 SP HGT/WVR | | CONVENTIONAL OPTION 30 (30) 30 | |
| * UNITS P.R.D. OPTION 37 (37) 37 | | | |
| * Maximum Units Allowed with P.R.D. Bonus | | | |



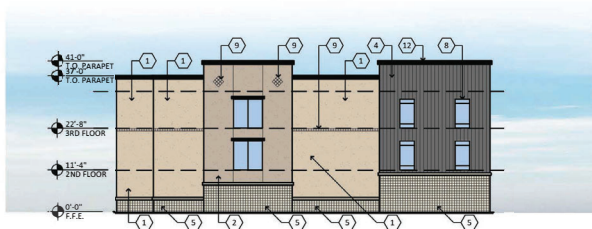
Maricopa County Assessor's



| | | | |
|---|--|---|--|
| APPLICANT'S NAME: RKAAs Architects, Inc. Matthew Sargent | | REQUESTED CHANGE: | |
| APPLICATION NO. Z-36-23 | | FROM: C-2 (Pending C-2 SP) (2.12 a.c.) | |
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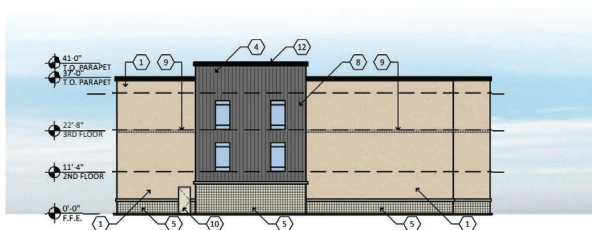
1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

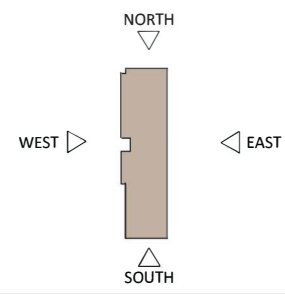


3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

| MATERIALS | |
|-----------|---|
| 1 | STUCCO SYSTEM COLOR: SW 6241 "TODIUM" |
| 2 | STUCCO SYSTEM COLOR: SW 7017 "BALANCED BEIGE" |
| 3 | METAL WALL PANEL SYSTEM MATERIAL: CHARCOAL GRAY DIRECTION: HORIZONTAL |
| 4 | METAL WALL PANEL SYSTEM MATERIAL: CHARCOAL GRAY DIRECTION: VERTICAL |
| 5 | VERTICAL SCORE BLOCK MATERIAL: SUPERFLEX SPEC: VERTICAL SCORE BLOCK COLOR: TO MATCH CENTER |
| 6 | METAL CANOPY COLOR: SW 7017 "IRON ORE" |
| 7 | PARAPET CAP COLOR: SW 7017 "IRON ORE" |
| 8 | STONEFRONT WINDOW SYSTEM MATERIAL: RAWNEER COLOR: FLAT BLACK |
| 9 | 8" CERAMIC TILE ACCENT TO MATCH CENTER |
| 10 | METAL RATED DOOR PAINT TO MATCH BRICK |
| 11 | ROLLUP METAL DOOR MATERIAL: JANUS INTERNATIONAL COLOR: EXR WASABI |
| 12 | HANNING METAL CAP FLASHING MATERIAL: RAWNEER COLOR: FLAT BLACK |



KEY MAP
SCALE: 1/128" = 1'-0"

CITY OF PHOENIX
JUN 0 1 2023
Planning & Development
Department



PROPOSED ELEVATIONS
SWC W. MCDOWELL RD. & N. 43RD AVE.
PHOENIX, AZ
DATE: 03-01-2023 (PRELIMINARY)

EL-1

RKAA# 21324.50

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