



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-58-A-16-3
(Life Storage – 32nd Street PUD Amendment A)
May 26, 2017

Paradise Valley Village Planning Committee	Did not review
Planning Commission Hearing Date	June 8, 2017
Proposed Use	Planned Unit Development to allow a mix of uses including a self-storage facility
Location	Southeast corner of 32nd Street and Cheryl Drive
Owner	32nd Street Self Storage LLC
Applicant/Representative	Jason Morris, Withey Morris, PLC
Staff Recommendation	Approval, subject to a stipulation.

General Plan Conformity			
General Plan Land Use Designation		Residential 3.5 to 5 du/acre	
Street Map Classification	32nd Street	Arterial	40-foot east half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.</i></p> <p>The proposed development is sensitive to surrounding residential and commercial development, thereby warranting the reasonable levels of increased intensity required for the project.</p> <p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS, CLEAN NEIGHBORHOODS PRINCIPLE: 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 an irregular shape and is currently vacant. The proposed development of this parcel will greatly improve site conditions and open a new business in the area.</p>			

Background and Analysis

1. The Life Self-Storage PUD was approved by the Phoenix City Council on February 15, 2017. This request is to correct a technical error in the PUD regarding the calculation used to determine the maximum lot coverage. The City of Phoenix Zoning Ordinance, Chapter 2, Section 202 (Definitions) requires that lot coverage be calculated by dividing all roofed areas by the net acreage of the lot. The current PUD narrative allows a maximum lot coverage of 45 percent which was calculated using gross acreage. The proposed lot coverage is 54 percent using net acreage. No changes are being made to the building height or size, this technical correction will permit the development of the initial request.
2. There are no other proposed changes to the PUD standards other than the increase in lot coverage.
3. The General Plan designation for the parcel is Residential 3.5 to 5 du/acre. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.
4. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal would correct a technical error in the PUD where lot coverage was calculated using gross acreage instead of net acreage for a total of 54 percent.
2. The proposal would not lead to any changes of the building as approved previously.
3. The proposal will permit the development of an irregularly shaped vacant parcel abutting the freeway.

Stipulations

1. An updated Development Narrative for the Life Storage PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The Development Narrative shall specifically include the updated Development Standards Table date stamped May 19, 2017.

Staff Report: Z-58-A-16-3

May 26, 2017

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Writer

Maja Brkovic

05/24/17

Team Leader

Craig Mavis

Attachments

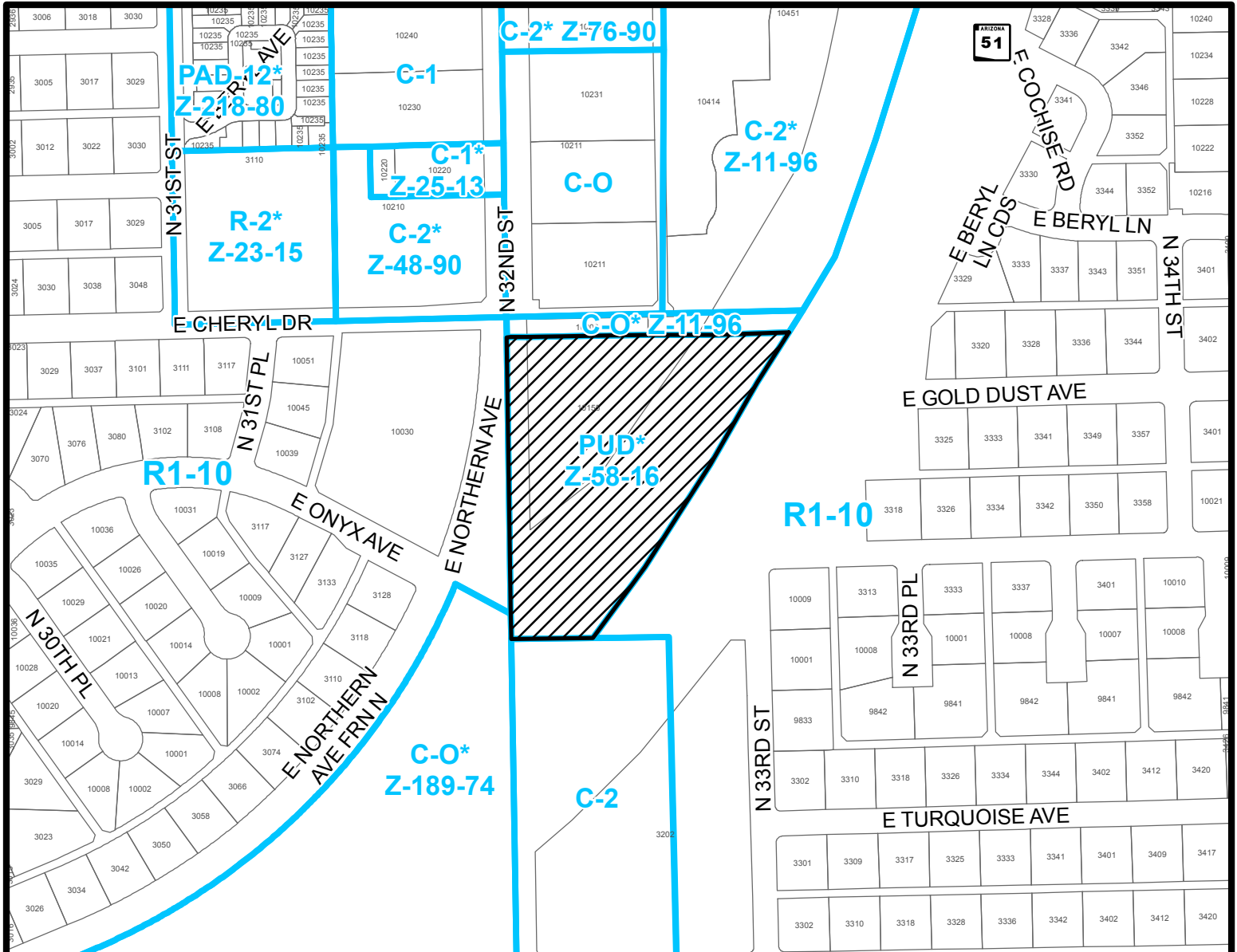
Sketch Map

Aerial Map

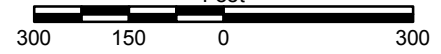
Applicants Letter of Request Dated May 19, 2017

PUD Development Standards Table Date Stamped May 19, 2017

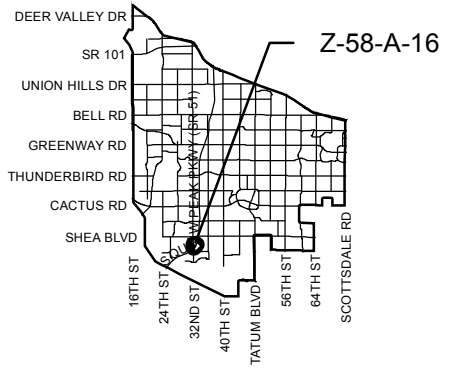
Site Plan Date Stamped May 19, 2017



Feet

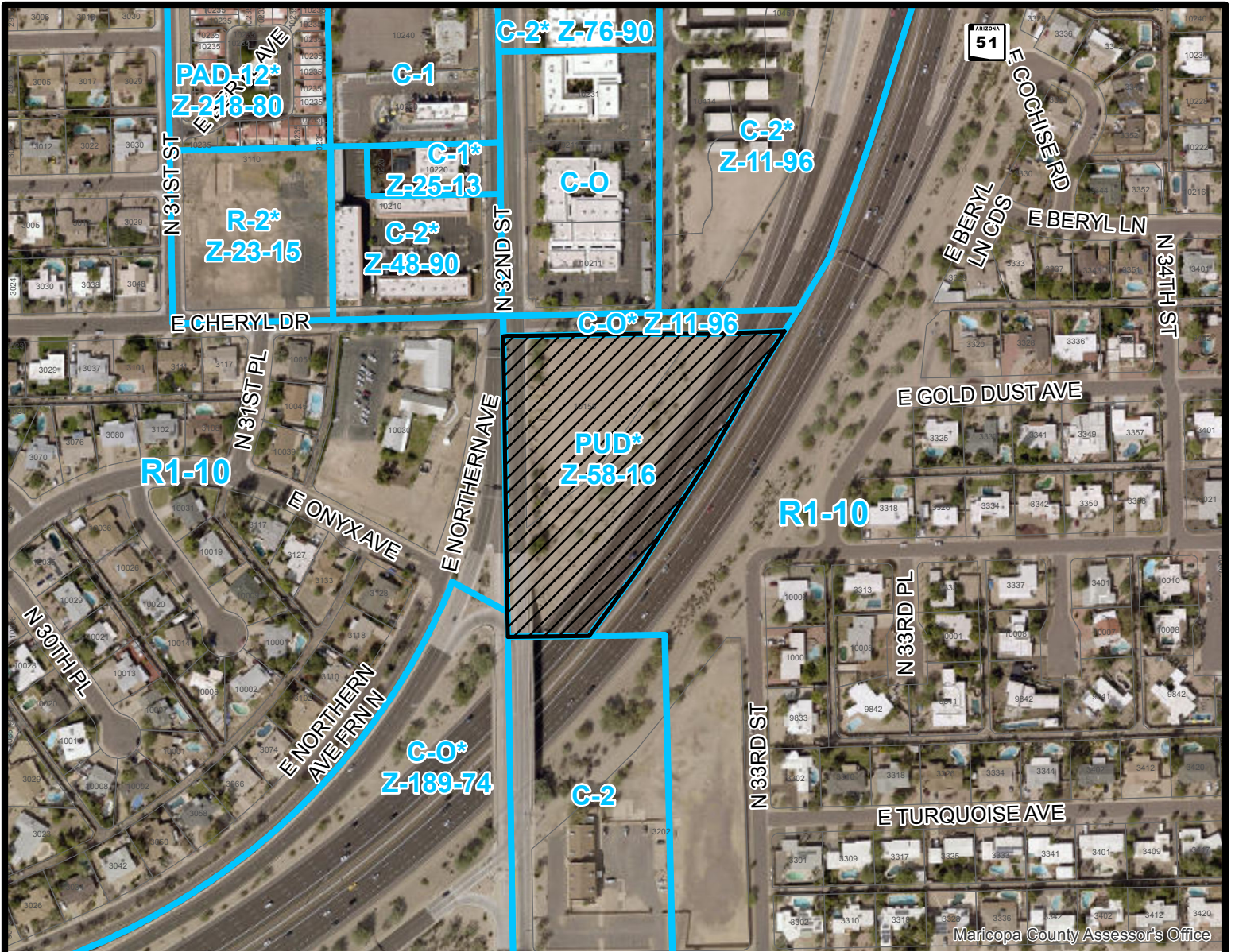


PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Jason Morris / Withey Morris		REQUESTED CHANGE: FROM: PUD (2.37 a.c.) TO: PUD (2.37 a.c.)	
APPLICATION NO. Z-58-A-16	DATE: 5/26/2017 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.37 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 28-35	ZONING MAP K-10	
MULTIPLES PERMITTED PUD PUD	CONVENTIONAL OPTION N/A N/A		* UNITS P.R.D. OPTION N/A N/A

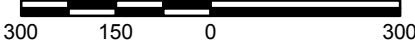
* Maximum Units Allowed with P.R.D. Bonus



Maricopa County Assessor's Office



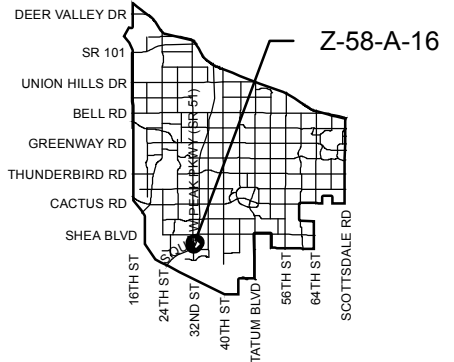
Feet



PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Jason Morris / Withey Morris

APPLICATION NO. Z-58-A-16

DATE: 5/26/2017
REVISION DATES:

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

2.37 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 28-35

ZONING MAP
K-10

REQUESTED CHANGE:

FROM: PUD (2.37 a.c.)

TO: PUD (2.37 a.c.)

MULTIPLES PERMITTED

PUD

PUD

CONVENTIONAL OPTION

N/A

N/A

* UNITS P.R.D. OPTION

N/A

N/A

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



PHONE: 602-230-0600

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2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

May 19, 2017

VIA HAND DELIVERY

Alan Stephenson
Planning & Development Director
Phoenix City Hall
200 West Washington, 3rd Floor
Phoenix, Arizona 85003

Re: Life Storage - 32nd Street PUD Lot Coverage – Z-58-16 – Major Amendment

Dear Mr. Stephenson:

As you know, this firm represents N 32nd Street Storage, LLC, regarding the proposed self-storage facility addressed in the Life Storage – 32nd Street PUD, Zoning Case No. Z-58-16 (the "PUD"), which the City Council unanimously approved on February 15, 2017, following unanimous recommendations from the Paradise Valley Village Planning Committee and the Planning Commission. During site plan review, an issue was noted with the lot coverage for the project. This proposed Major Amendment of the PUD will correct this issue.

Section G of the PUD, Development Standards, permits a maximum 45 percent lot coverage for the site. However, during site plan review, staff noted that the proposed building, which is identical in size and placement in the PUD and in the site plan submitted for site plan review, has lot coverage of approximately 54 percent. There is no way to achieve the 110,000+ square foot building described in the PUD, presented throughout the public review and hearing process, approved unanimously at every public hearing on Z-58-16, and submitted for site plan approval, with the 45 percent lot coverage included in the PUD. Per Phoenix Zoning Ordinance §671.E.1.b, an increase in lot coverage requires a major amendment. In this case, it is important to note, again, the proposed building has not increased in size from the plan approved with the PUD and reviewed through the public hearing process. Rather, the PUD includes a small error in Section G, which this amendment will correct.

Included with this submittal are corrections pages for the PUD and a revised site plan, with the correct lot coverage.

Thank you.

Very truly yours,

WITHEY MORRIS P.L.C.

By 
Jason Barclay Morris

DEVELOPMENT STANDARDS TABLE

Minimum Building Setbacks (as measured from property line):	Northern Property Line: 7-feet Western Property Line: 20-feet Eastern Property Line: 3-feet
Maximum Building Height:	24-feet
Maximum Lot Coverage:	45%–54%
Minimum Parking Standards (Self-Storage Use)	1 space: 45 units
Minimum Parking Requirements for Other Permitted Uses	Subject to Section 702 of the Phoenix Zoning Ordinance
Outdoor Storage	No Outdoor Storage use is allowed

LANDSCAPE STANDARDS & TABLE

The development shall be in conformance with the table below as illustrated by the Conceptual Landscape Plan. See Conceptual Landscape Plan in **Exhibit 8**. This proposal provides a range of plant species in order to complement the adjacent properties. Landscape materials within the site and along the perimeter will include a variety of vibrant and dense low-water use vegetation according to the Low Water Using Plant List Phoenix AMA, State of Arizona Department of Water Resources list in the following manner:

<i>Landscape Standards</i>	<i>Proposed PUD Standards</i>
Minimum Setback along 32 nd Street	13-feet
Minimum Setback along Cheryl Drive	7-feet
Minimum Setback along SR51	3-feet
Perimeter Streetscape Planting Sizes (along 32 nd Street and Cheryl Drive)	Min. 2-inch caliper tree (50% of required trees)
	Min. 3-inch caliper tree (25% of required trees)
	Min. 4-inch caliper tree (25% of required trees)
	1 tree per 20-feet on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree
Parking Lot Area Planting Sizes	
	Min. 10% (Interior parking surface area (exclusive of perimeter landscaping and all required setbacks)
Trees	Min. 1-inch caliper (40% of required trees)
	Min. 2-inch caliper (60% of required trees)
	1 tree per 20-feet on center or equivalent groupings
Shrubs	Min. five (5) 5-gallon shrubs per tree

SITE ADDRESS:
10155 N. 32ND STREET
PHOENIX, ARIZONA

ZONING:
CURRENT: P.U.D.
C-2

TARIK WILLIAMS
219 S. WILLIAM DILLARD DR.
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FAX (480) 898-8838
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torik@construction.com

COOPER ARCHITECTURE AND DESIGN
4730 N. 24TH PL.
PHOENIX, ARIZONA 85016
PHONE (602) 690-7384
FAX (602) 795-0098
CONTACT: TONY COOPER
tcooper101@GMAIL.COM

KEYNOTES

- FIRE DEPARTMENT KNOX BOX.
- WALL MOUNTED LIGHT FIXTURE
- A.D.A. ACCESSIBLE RAMP
- ACCESSIBLE PARKING STALL
- STANDARD PARKING STALL
- LANDSCAPE ISLAND - SEE LANDSCAPE.
- SLIDING GATE
- VISIBILITY TRIANGLE, 15'X33'
- ACCESSIBLE GATE.
- CONCRETE PARKING BUMPERS.
- 8ft PERMETER DECORATIVE IRON FENCE
- CANOPY
- STAIR SHAFT BELOW
- EXISTING 5ft CONCRETE SIDEWALK.
- CONCRETE CURB.
- MONUMENT SIGN.
- ELEVATOR PENTHOUSE.
- KEYPAD
- CONCRETE DRIVE
- 10'X30' TRUCK PARKING
- FIRE HYDRANT
- FRESH ENCLOSURE
- VISIBILITY TRIANGLE, 10'X20'
- TPD PER ROOF PLAN
- 4ft FIRE DEPARTMENT ACCESS

ACTUAL BUILDING FOOTPRINT: 36,788 SF
OVERALL CANOPY: 2,534 SF
CANOPY OVERHANGING ROOF: 159 SF
CANOPY AS PART OF FOOTPRINT: 2,375 SF

BUILDING AREA:
BUILDING GROSS: 110,364 SF
CANOPY: 2,534 SF

PARKING:
18 SPACES PROVIDED
5 TRUCK PARKING
1 ADA PARKING
15 GUEST VISITOR PARKING

BUILDING SETBACK:
MIN. SETBACK:
NORTHERN: 7'-0"
WESTERN: 20'-0"
EASTERN: 3'-0"

LANDSCAPE SETBACK:
MIN. SETBACK:
NORTHERN: 7'-0"
WESTERN: 13'-0"
EASTERN: 3'-0"

LEGAL-DESCRIPTION

LOT 1, FINAL PLAT FOR 32ND STREET AND CHERYL DRIVE, AS RECORDED IN BOOK 1013 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 3 NORTH, RANGE 3 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

NARRATIVE

GIBLARTAR HOLDINGS II, LLC PROPOSES TO DEVELOPE A STATE OF THE ART 110,364 SF 2-STORY PLUS BASEMENT INDOOR SELF-STORAGE FACILITY ALONG WITH NECESSARY SITE IMPROVEMENTS ON 2.35 GROSS ACRES OF VACANT GROUND. THE FACILITY WILL INCLUDE ON-SITE LEASING OFFICE ON THE GROUND FLOOR ADJACENT TO THE MAIN VEHICULAR ACCESS POINT AND WITH FULL VISIBILITY TO THE LOADING AREAS. THE DESIGN STRATEGY FOR THE BUILDING ARCHITECTURE IS TO UTILIZE DIFFERENT BUILDING TEXTURES AND COLORS TO PROVIDE AN ATTRACTIVE ARCHITECTURAL FACADE. THE OBJECTIVE IS TO CREATE A VISIBLY INTERESTING AND APPEALING STRUCTURE WHILE MAINTAINING OPERATIONAL FUNCTIONALITY. THE SITE LANDSCAPING AND HARDSCAPES WILL BE DESIGNED TO MEET OR EXCEED THE ARCHITECTURAL STANDARDS IN THE CITY CODE AND ARE PLANNED TO BE DONE IN A WAY TO COMPLEMENT THE BUILDING ARCHITECTURE WHILE RESPECTING THE NATIVE VEGETATION IN THE AREA. CUSTOMER CONVENIENCE IS PARAMOUNT IN THE DESIGN AS EXEMPLIFIED BY A COVERED LOADING AREA, AMPLE PARKING AND VEHICULAR SPACE, AUTOMATIC SLIDING DOOR AND GATE ACCESS, AND HIGH CAPACITY ELEVATORS. THE PROPOSED SITE IMPROVEMENTS ARE ARCHITECTURE OF THE BUILDING WILL PROVIDE INTRINSIC VALUE TO THE SURROUNDING PROPERTIES WHILE OFFERING A NEEDED USE TO THE RESIDENTS AND BUSINESSES IN THE LOCAL COMMUNITY.

SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED UP FROM PROPERTY LINE OF ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33x33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 7'.
- ANY LIGHTS WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
- OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.

SIGNATURE OF COPYRIGHT OWNER DATE

PRINT NAME OF COPYRIGHT OWNER

CHERYL DRIVE L4

ZONING R1-10

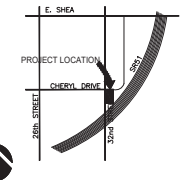
CHERYL DRIVE

32ND STREET

STATE ROUTE 51

SR51 RAMP

VICINITY-MAP

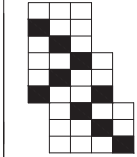


SITE PLAN
SCALE: 1" = 20'-0"

KIVA # 12-1605 SEV # 1200191 PAPP/FACT# 1605597

CITY OF PHOENIX
MAY 19 2017
Planning & Development
Department

C.A.A.D.
COOPER ARCHITECTURE
AND DESIGN
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(602) 690-7384 PHONE
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LIFE STORAGE
32nd STREET
SELF STORAGE
10155 N 32ND STREET
PHOENIX, ARIZONA

P.U.D. # Z-58-16-3
PAPP/FACT # 1605597
SEV # 1200191
KIVA # 12-1605

PROJECT NUMBER: LS32525
DRAWN BY: TC
CHECKED BY: TC
DATE: APRIL 14, 2017

TITLE
SITE-PLAN
AS101