



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-1-16-2
March 28, 2016

Paradise Valley Village Planning Committee Meeting Date: April 4, 2016
Planning Commission Hearing Date: May 5, 2016
Request From: C-2 Special Permit (4.59 acres)
Request To: C-2 Special Permit and all underlying uses (4.59 acres)
Proposed Use Self-Storage facility with a retail component to provide moving supplies, and moving truck and trailer rental
Location Approximately 800 feet east of the northeast corner of 40th Street and Bell Road
Owner Amerco Real Estate Company
Applicant Amerco Real Estate Company
Representative Parul Butala, Amerco Real Estate Company
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	Bell Road	Major Arterial	55-foot north half
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The proposed development and existing buildings on site are sensitive to surrounding residential development, thereby warranting the reasonable levels of increased intensity required for the project.</p> <p>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.</p> <p>The site is located adjacent to a residential area and is compatible with the existing commercial uses along Bell Road.</p>			

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Self-Storage Facility	C-2 SP
North	Single-Family Residential	R-2
South	Automotive Repair Shop	C-2
East	Parking Lot and Auto Parts Store	R1-18, C-2
West	Commercial Development (retail, restaurants, and other services)	C-2

Intermediate Commercial (C-2) Special Permit		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Landscaped Setbacks</i>		
Street	25 feet	Existing 25 feet
Side	0 feet	Existing 24 feet average
Rear	10 feet	Existing 27 feet
<i>Building Setbacks</i>		
Street	25 feet	Existing 36 feet
Side	0 feet	Existing 30 feet average
Rear	25 feet	Existing 27 feet
Lot Coverage	50% maximum	Met – 40%
Building Height	30 feet maximum	Met – 24 feet maximum
Parking	1 space per 35 units 2 spaces for manager's apartment	Met – 31 parking spaces for 854 units and manager's apartment

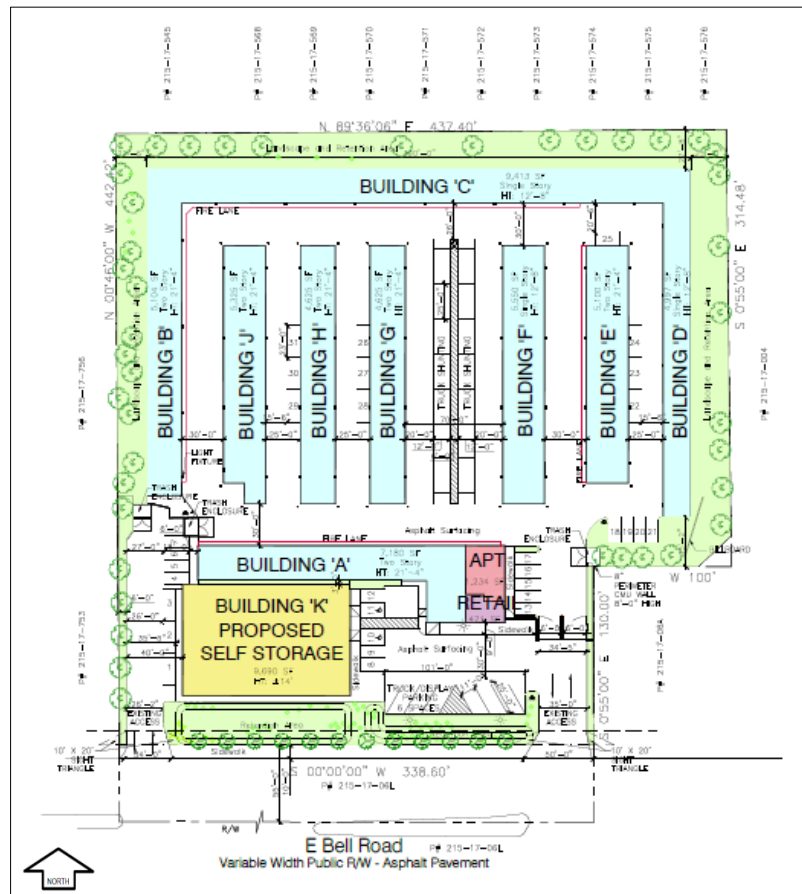
Background/Issues/Analysis

1. This is a request to rezone a 4.59 acre site from C-2 Special Permit for self-storage to C-2 Special Permit for a self-storage facility with a retail component to provide moving supplies, and moving truck and trailer rental and all underlying C-2 uses. The subject parcel was rezoned to C-2 SP in 1998 to allow self-storage uses; however, it did not include all underlying C-2 uses to allow for retail, which is the reason for the proposed rezoning request. The proposal will utilize the existing buildings on the site.
2. The General Plan Land Use Map designation for the property is commercial, which is consistent with the request.

- The subject site is currently used as a self-storage facility. There are existing single-family homes to the north. An automotive repair shop is located to the south. The property east of the site is zoned R1-18 and is currently a parking lot. There is a commercial development offering retail, restaurants, and other services located to the west of the site.



- The subject site has nine existing self-storage buildings, a manager's apartment, and a small retail space. In addition, Building 'K' at the southwest corner of the site was previously a furniture retail store that will be converted to a self-storage facility. The proposed site plan includes 31 parking spaces for the self-storage, retail, and manager's apartment and 20 spaces for moving trucks and/or trailers, which complies with the parking requirements.



5. In the previous rezoning case (Z-SP-2-98), a stipulation was recommended to include a 25 foot landscape setback and block wall to buffer the site from residential uses. In order to maintain this buffer, staff is recommending a stipulation to provide a 25 foot minimum landscaped setback adjacent to the 6 foot block wall that abuts the existing residential zoning to the north and east.
6. In order to reduce potential disruptions to the existing single-family residential neighborhood to the north, staff is recommending a stipulation to restrict the hours of operation to:
Monday – Thursday: 7:00 a.m. to 7:00 p.m.
Friday: 7:00 a.m. to 8:00 p.m.
Saturday: 7:00 a.m. to 7:00 p.m.
Sunday: 9:00 a.m. to 5:00 p.m.

7. The site currently faces and is accessed from Bell Road. To enhance the landscape areas as well as to provide shade for pedestrians, staff is recommending additional landscaping along Bell Road.



Planting shade trees along Bell Road will create a more walkable environment for pedestrians.

8. 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.
9. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
10. The subject parcel is located in proximity to the Scottsdale Municipal Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Scottsdale Municipal Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Scottsdale underlying the flight patterns of the Scottsdale Municipal Airport.
11. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
12. 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 may be required.

Findings

1. The request is consistent with the General Plan Land Use designation of commercial.
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 required parking for the retail uses shall be located in a non-gated area, as approved by the Planning and Development Department.
2. Truck shunting, storage and loading shall be limited to the designated area, as depicted on the site plan date stamped March 9, 2016.
3. The site shall be developed with a consistent architectural theme. The theme should ensure that the building colors, elevations, exterior materials, fencing, landscaping, pedestrian circulation, lighting, and signage convey a sense of continuity throughout development, as approved by the Planning and Development Department.
4. The developer shall provide a 25 foot landscaped setback adjacent to the 6 foot block wall that abuts the existing residential zoning to the north and east, as approved by the Planning and Development Department.
5. Building heights shall be limited to one and two stories, as depicted on the site plan date stamped March 9, 2016.
6. There shall be no rooftop mechanical equipment on buildings adjacent to residential development, as approved by the Planning and Development Department.
7. The development shall have low level lighting that is directed towards the self-storage buildings and truck rental retail facility and away from the residential development located to the north of the site, as approved by the Planning and Development Department.
8. The finished grade of the self-storage facility shall be based on the finished grade of the single-family residential located to the north of the site, as approved by the Planning and Development Department.
9. The hours of operation for the self-storage and truck rental retail facility will be limited to the following:
Monday – Thursday: 7:00 a.m. to 7:00 p.m.
Friday: 7:00 a.m. to 8:00 p.m.
Saturday: 7:00 a.m. to 7:00 p.m.
Sunday: 9:00 a.m. to 5:00 p.m.
10. The developer shall install security fencing to restrict access to the retention areas that are located immediately adjacent to the residential zoning to the north and east, as approved by the Planning and Development Department.

11. The property owner shall provide minimum 2-inch caliper trees placed 20-feet on center, or in equivalent groupings, along the south property line, as approved by the Planning and Development Department.
12. The property owner 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.
13. The developer shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Scottsdale Municipal Airport (SDL) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

Writer

Hannah Oliver

March 21, 2016

Team Leader

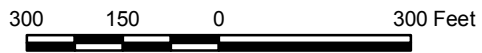
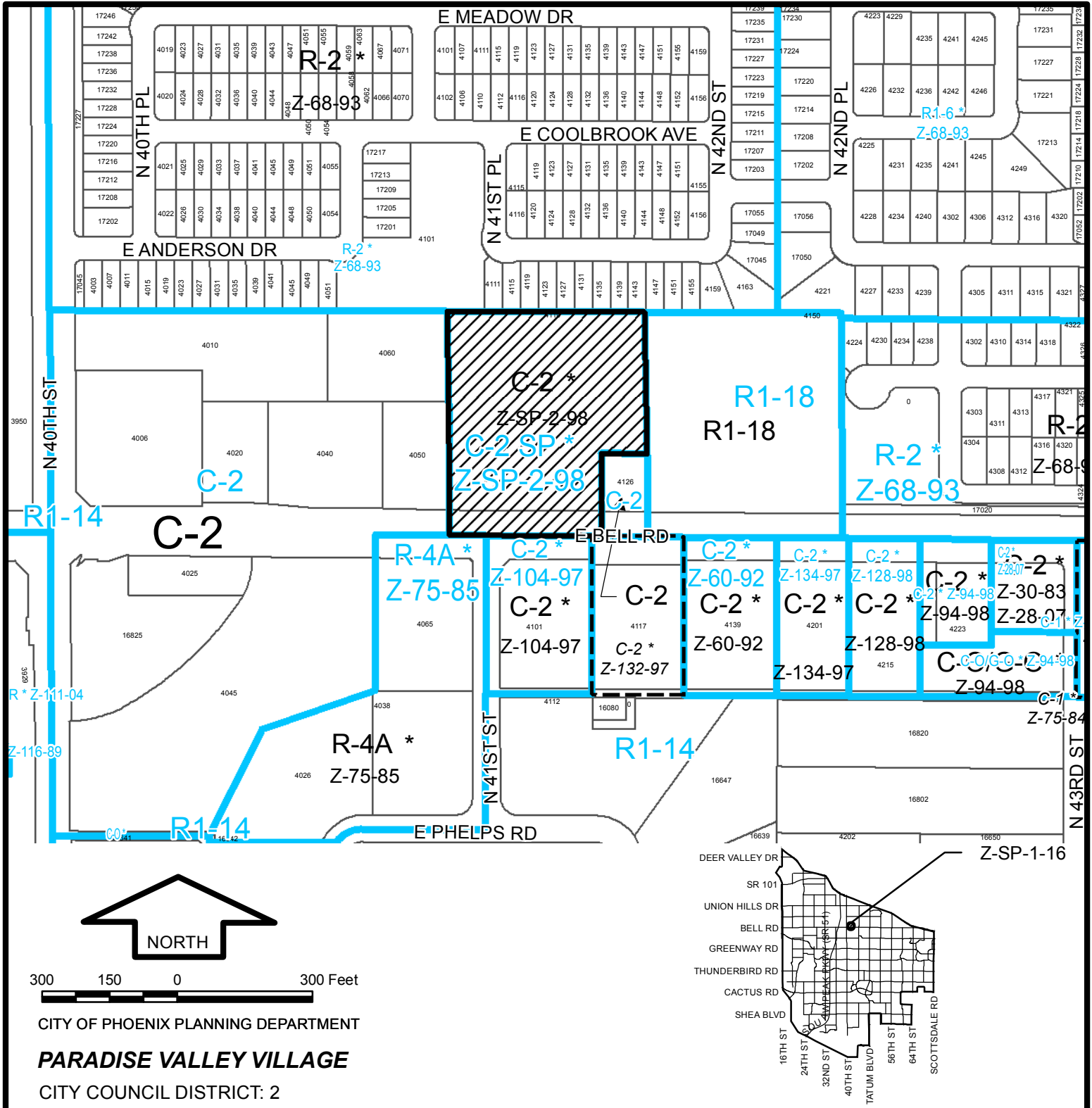
Marc Thornton

Attachments

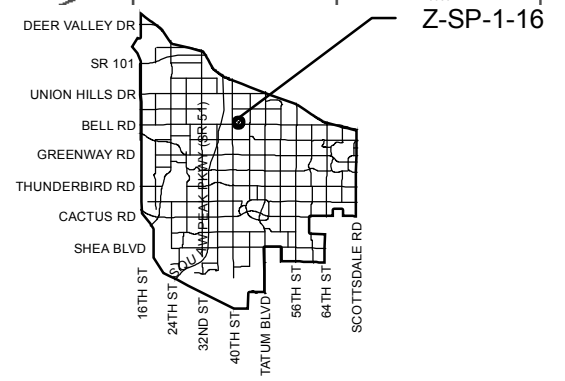
Zoning sketch

Aerial

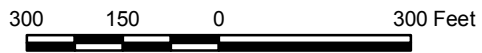
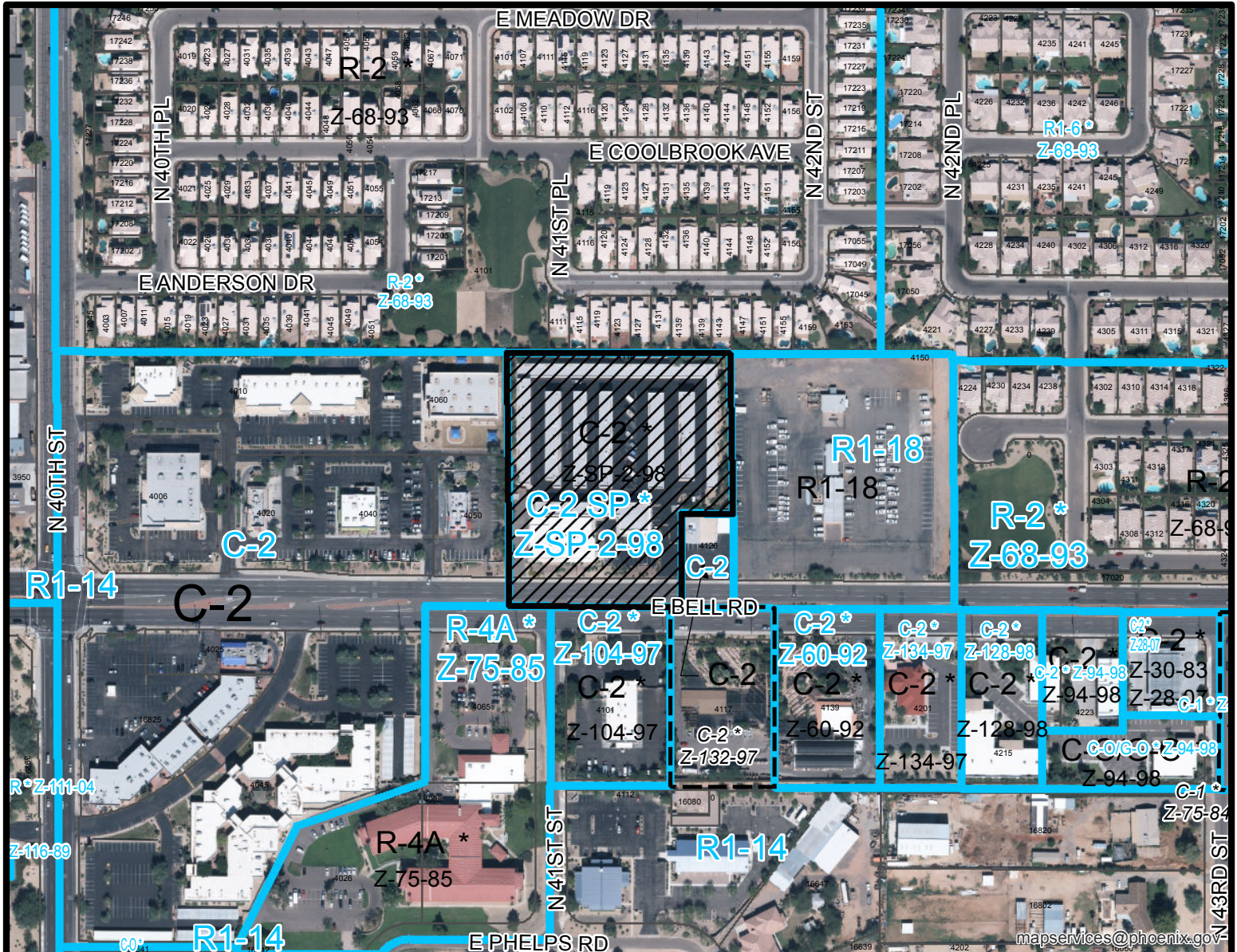
Site plan date stamped March 9, 2016



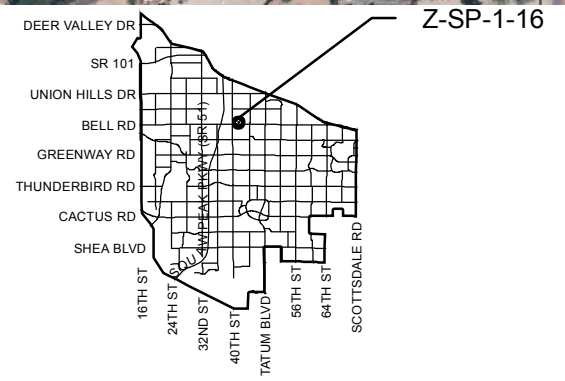
CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
 CITY COUNCIL DISTRICT: 2



APPLICANT'S NAME: Amerco Real Estate Company, Parul Butala		REQUESTED CHANGE: FROM: C-2 SP (4.59 a.c.) TO: C-2 SP (4.59 a.c.)	
APPLICATION NO. Z-SP-1-16	DATE: 2/2/16	REVISION DATES:	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.59 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 37-37	ZONING MAP M-10	
MULTIPLES PERMITTED C-2 SP C-2 SP	CONVENTIONAL OPTION 66 66		* UNITS P.R.D. OPTION 80 80
* Maximum Units Allowed with P.R.D. Bonus			



CITY OF PHOENIX PLANNING DEPARTMENT
PARADISE VALLEY VILLAGE
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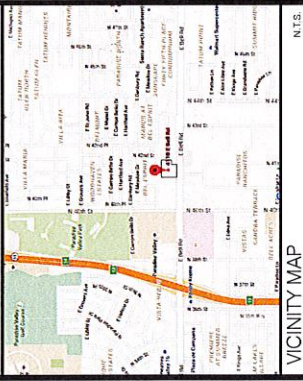
LEGAL DESCRIPTION
 4110 E BELL ROAD
 PHOENIX, AZ 85032
 PARCEL NUMBER: 216-17-006L

A PART OF LOT 4, SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
 BEING THE EAST 1/2 OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 EAST (ASSUMED) ALONG THE SOUTH SECTION LINE A DISTANCE OF 882.38 FEET;
 THENCE N05°00'00"W A DISTANCE OF 55.01 FEET; TO THE TRUE POINT OF BEGINNING;
 THENCE N04°00'00"W 442.47 FEET;
 THENCE N87°36'00"E 437.40 FEET;
 THENCE S05°00'00"E 315.48 FEET;
 THENCE S05°00'00"E 130.00 FEET;
 THENCE S05°00'00"W 338.60 FEET;
 TO THE TRUE POINT OF BEGINNING.

CITY OF PHOENIX

MAR 09 2016

Planning & Development Department



Municipality	City of Phoenix, AZ
Existing Zoning	C-2SP - Intermediate Commercial 2-SP-238 SP - Self-Storage Uses
Proposed Use(s)	Self-storage facility with a retail component to provide moving supplies, and moving trucks and trailer rental and an unloading C-2 Use
Lot Area	4.59 Acres
Total Impervious Area	3.88 Acres
PAV	65
Building Area:	
Retail	65,000 SF
Apartment	4,211 SF
Total	69,211 SF
Proposed Self-Storage	7,000 SF
Total Building Area	76,211 SF
Total Retail Area	75,000 SF
Existing Self-Storage Units	~ 700 Units
Proposed Self-Storage Units	~ 20 Units
Building Height	Building A, B, C, D, E, I, J, K - 26 FT Building G, H, L, M, N - 12 FT Building K - 14 FT
Existing Building Substacks	Required
Front(S)	36'
Rear(N)	27'-8"
Side (W) Building B	22'-6"
Side (W) Furniture Retail	43'
Parking Spaces	
Lot	Required
Call Change - 1 sq / 25 cars = 2 sq / 1 Apt	25
Apartment	2
Total	27
Priority Required	25 Spaces
Required Automobile Parking - 2 sq / 25-50 sq	2 Spaces
Provisional (Furniture)	2 Spaces
Automobile (Furniture)	2 Spaces

GENERAL NOTES:

REVISIONS:

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
 CONSTRUCTION DIVISION
 2700 N. CENTRAL EXPRESSWAY
 PHOENIX, ARIZONA 85008
 P. (602) 963-6502

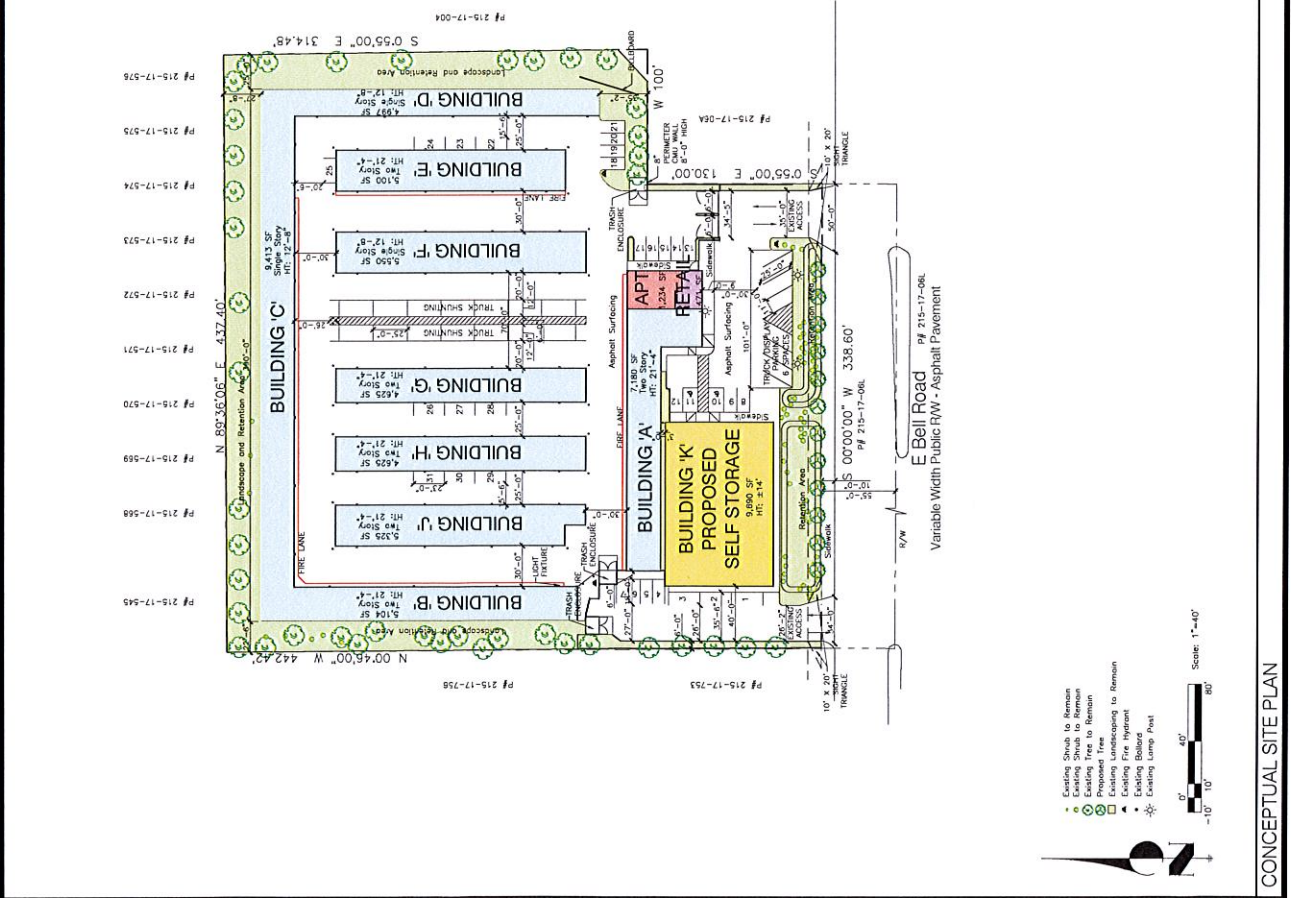
SITE ADDRESS:
 PROPOSED U-HAUL CTR
 4110 E BELL RD
 PHOENIX, AZ

SHEET CONTENTS:
 CONCEPTUAL SITE PLAN

889069

DRAWN: JN
 CHECKED: JRS
 DATE: 3/8/16

SPT



REVISIONS:

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO REAL ESTATE COMPANY
 CONSTRUCTION DIVISION
 2700 N. CENTRAL EXPRESSWAY
 PHOENIX, ARIZONA 85008
 P. (602) 963-6502

SITE ADDRESS:
 PROPOSED U-HAUL CTR
 4110 E BELL RD
 PHOENIX, AZ

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