



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-2-22-3
June 9, 2022

North Mountain [Village Planning Committee](#) Meeting Date: June 15, 2022

[Planning Commission](#) Hearing Date: August 4, 2022

Request From: C-2 (Intermediate Commercial) (0.94 acres)

Request To: C-2 SP (Intermediate Commercial, Special Permit) (0.94 acres)

Proposed Use: Special permit to allow self-service storage and all underlying C-2 uses

Location: Approximately 175 feet east of the northeast corner of 17th Avenue and Hatcher Road

Owner: North Central Garage Club, LLC

Applicant: Holdsworth Construction Inc.

Representative: Benjamin Graff, Quarles & Brady, LLP

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Industrial	
<u>Street Map Classification</u>	Hatcher Road	Collector Street	30-foot north half street
	Palmer Drive	Local Street	17-foot south half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.</i></p> <p>The development, as stipulated, will add bicycle parking to provide convenient opportunities for owners and visitors to secure their bicycles while on the site. The bicycle parking will also encourage visitors to utilize nearby high-capacity transit options including the light rail station at 19th Avenue and Dunlap Avenue, the dedicated bicycle lane along Hatcher Road, or the multiuse trail along the Arizona Canal.</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 between the buildings and public streets. The trees will reduce the urban heat island and make the area more walkable, bikeable, and sustainable.

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 development, as stipulated, provides a reasonable level of intensity that respects local conditions. The compatibility of this project is achieved through its one-story character and stipulations to bolster landscaping along both Hatcher Road and Palmer Drive.

C-2 (Intermediate Commercial)

<u>Standards</u>	<u>Requirements of C-2 District</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>		
South (Hatcher Road)	Minimum 20 feet, Average 25 feet	Varies 20 to 25 feet (Met)
North (Palmer Drive)	Minimum 20 feet, Average 25 feet	Varies 20 to 25 feet (Met)
East (Side)	0 feet	1 foot (Met)
West (Side)	0 feet	1 foot (Met)
<i>Landscaped Setbacks</i>		
South (Hatcher Road)	Minimum 20 feet, Average 25 feet	Varies 20 to 25 feet (Met)
North (Palmer Drive)	Minimum 20 feet, Average 25 feet	Varies 20 to 25 feet (Met)
East (Side)	0 feet, adjacent to C-2	Approximately 0 feet (Met)
West (Side)	0 feet, adjacent to C-2	Approximately 0 feet (Met)
Lot Coverage	Not to exceed 50%	49.65 percent (Met)
Building Height	Maximum 2 stories, 30 feet	1 story, 22 feet (Met)

Applicable Plans, Overlays, and Initiatives

- [North Mountain Character Plan](#): Background Item No. 4
- [North Mountain Redevelopment Area Plan](#): Background Item No. 7
- [Tree and Shade Master Plan](#): Background Item No. 8.
- [Complete Streets Guidelines](#): Background Item No. 9.
- [Zero Waste PHX](#): Background Item No. 10.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	C-2
East	Public utility	C-2
West	Outdoor storage	C-2
North (across Palmer Dr.)	Multifamily	R-5
South (Across Hatcher Rd.)	Office	C-2

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 0.94 acres located approximately 175 feet east of the northeast corner of 17th Avenue and Hatcher Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow self-service storage and all underlying C-2 uses.

SURROUNDING LAND USES AND ZONING

2. The subject site was previously occupied by a residence with several outbuildings, and outdoor storage until the site was cleared in 2020. East of the subject site is a public utility owned by the City of Phoenix which is zoned C-2. West of the subject site is a commercial building with material storage including exterior storage and the parcel is zoned C-2. South of the subject site across Hatcher Road is a commercial building occupied by Arizona Comfort Care Social Services LLC on a site zoned C-2. North of the subject site across Palmer Drive is a multifamily residential complex zoned R-5 (Multifamily Residence District).

The subject site is within 1.25-miles of the North Mountain Secondary Core via Hatcher Road, within 1-mile of the North Mountain Primary Core, and within 0.5-miles of the nearest light rail station at 19th Avenue and Dunlap Avenue.

Context Map; Source: Planning and Development Department



GENERAL PLAN LAND USE MAP

3. The General Plan Land Use Map depicts a designation of Industrial which is not consistent with the proposed use. A General Plan Amendment is not required because the site is less than 10 acres in size. The General Plan Land Use Map designation to east, west, and south is also Industrial, and the designation to the north is Residential 10 to 15 dwelling units per acre.

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 integrating alternative transportation amenities, trees, and by providing additional use options to revitalize an existing structure.

- Design Principle: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.
- Design Principle: Development should be designed to include increased amenities for transit, pedestrian and bicyclists, such as shade, water, seating, bus shelters, wider sidewalks, bike racks, pedestrian scale lighting and wayfinding.

PROPOSAL

5. [Site Plan](#)

The applicant is proposing two single-story buildings with footprints of 6,512 and 9,840 square feet. In total, the buildings will house 11 “hobby units” ranging between approximately 1,150 and 1,700 square feet.

For the Phoenix Zoning Ordinance, the “hobby units” will be considered self-service storage. As described by the applicant, the units will provide a “specialized environment for owners to contain high-end products, such as collectable cars and other unique vehicles. The units may also be utilized, due to their increased size, to accommodate an owner's personal hobby, as long as all activities are permitted within the C-2 zoning district.”

The site plan depicts gated ingress from Hatcher Road with “exit only” onto Palmer Drive. Additionally, the spaces between the buildings and the public street contain a landscape and building setback of 20 feet that will contain the stormwater retention.

Conceptual Site Plan; Source: Brent Kleinman Architect and Planner



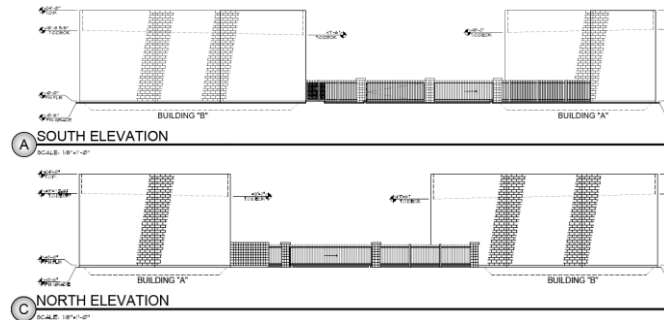
Staff is recommending Stipulation No. 1 to require the site be developed in general conformance to the conceptual site plan and conceptual building renderings for the purpose of ensuring the compliant building and landscape setbacks as depicted.

There are above-ground utility lines along Hatcher Road. The Zoning Ordinance will require these utilities be placed underground. To ensure this occurs, staff is recommending Stipulation No. 7.

6. Conceptual Building Elevations and Renderings

The conceptual building elevations depict two single-story buildings with a height of 24 feet to the top of the parapet. Both buildings are depicted with block as the primary materials on all facades and the vehicular gates are metal view fence.

Conceptual Building Elevations; Source: Brent Kleinman Architect and Planner



Like the building elevations, the conceptual building renderings depict façades comprised of block however, the renderings depict additional detail with multiple colors and a capstone. Staff is recommending Stipulation No. 2 to require the site be developed in general conformance to the conceptual site plan and conceptual building renderings for the purpose of ensuring the building elevations oriented to Hatcher Road contain architectural details as depicted or better.

Conceptual Building Elevations; Source: Brent Kleinman Architect and Planner



STUDIES AND POLICIES

7. North Mountain Redevelopment Area Plan:

The North Mountain Redevelopment Area Plan, adopted in 2013, examined the general vicinity of the subject site.

The study calls for a myriad of efforts to advance economic development and quality of life in the study area. The proposal will support goals related to pedestrian comfort and safety, crime prevention through environmental design, and activating underutilized sites.

Study Boundary for the North Mountain Redevelopment; Source: Planning and Development Department



8. 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 development, as stipulated, will create tree shade through a shaded and detached sidewalk as required by Stipulation Nos. 5 and 6.

9. Complete Streets Guidelines:

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.

Staff is recommending Stipulation No. 3 to require bicycle parking to encourage owners and visitors to use alternative transportation. Additionally, staff is recommending shaded and detached sidewalks through Stipulation Nos. 5 and 5 to promote active transportation.

10. Zero Waste Phoenix:

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

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

INTERDEPARTMENTAL COMMENTS

12. The Fire Department commented that the site plan must comply with the Phoenix Fire Code and further indicated there are no problems anticipated with the case. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
13. The Street Transportation Department provided a series of comments and stipulations. The Street Transportation Department is recommending Stipulation No. 3 to require a right-of-way dedication to Palmer Drive, Stipulation No. 5 to require a sidewalk easement on Hatcher Road, Stipulation No. 6 to require a shaded and detached sidewalk on Hatcher Road, Stipulation No. 7 to underground all utilities in the right-of-way, and Stipulation No. 8 to require all improvements in the right-of-way to comply with ADA standards.

OTHER

14. 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. 9.
15. 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. 10.
16. 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 proposed development, as stipulated, is consistent with the scale of developments in the surrounding area.
2. The proposal, as stipulated, will create a strong pedestrian environment along Hatcher Road with shaded and detached sidewalks to convey pedestrians to the North Mountain Primary Core, Secondary Core, and nearby light rail stations.

3. The development is appropriate at this location due to its compatibility with the surrounding land uses.

Stipulations

1. The development shall be in general conformance with the conceptual site plan date stamped June 9, 2022, as modified by the following stipulations and as approved by the Planning and Development Department.
2. The development shall be in general conformance with the conceptual building renderings date stamped June 9, 2022 with specific regard to materials, colors, and horizontal patterns, as approved by the Planning and Development Department.
3. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the 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.
4. The developer shall dedicate a minimum 25-foot of right-of-way and construct the south half of Palmer Drive, as approved by the Planning and Development Department.
5. The developer shall dedicate a minimum 10-foot-wide sidewalk easement for the north side of Hatcher Road, as approved by the Planning and Development Department.
6. The developer shall construct a minimum 5-foot-wide detached sidewalk and minimum 8-foot-wide landscape area located between the back of curb and sidewalk along the north side of Hatcher Road, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.
 - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees shall be provided between the back of curb and sidewalk to provide a minimum 75 percent shade.
 - b. The area between the back of curb and sidewalk shall be planted with drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live

coverage at maturity, as approved by the Planning and Development Department.

7. The developer shall underground all existing electrical utilities within the public right-of-way that are impacted or need to be relocated as part of the project. The developer shall coordinate with the affected utility companies for their review and permitting.
8. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals, as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
9. 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.
10. 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

Nick Klimek

June 9, 2022

Team Leader

Racelle Escolar

Exhibits

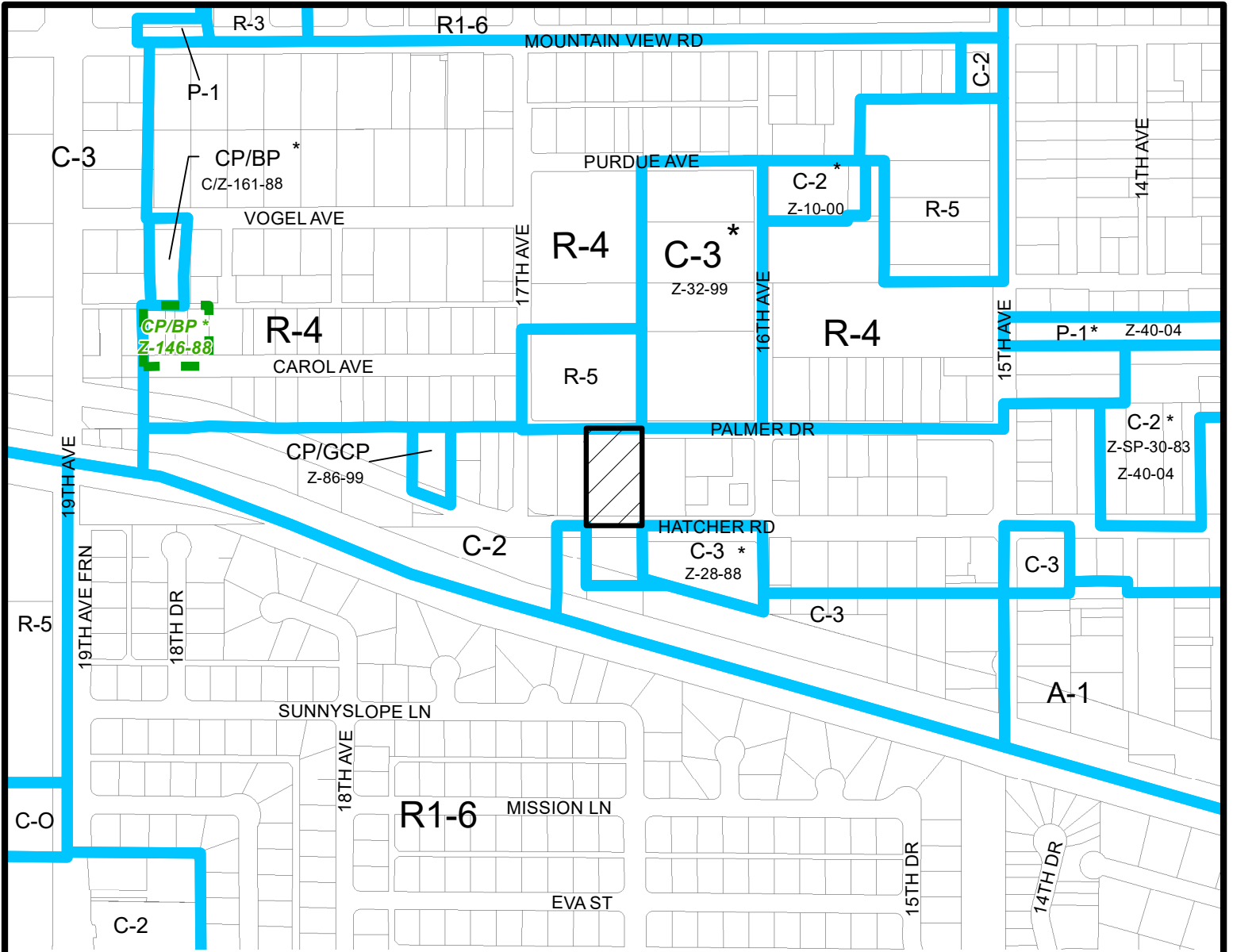
Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped June 9, 2022

Conceptual Building Elevations date stamped May 9, 2022 (2 pages)

Conceptual Building Renderings date stamped June 9, 2022 (2 pages)

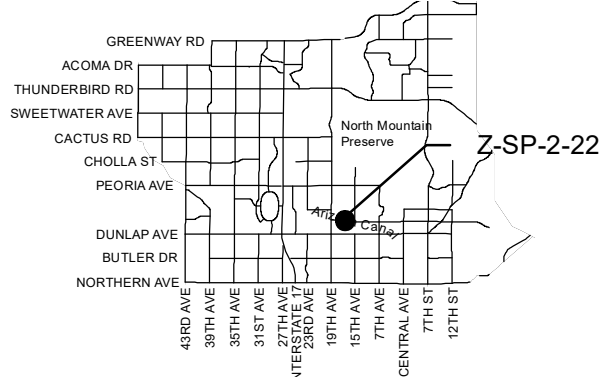


Miles

0.075 0.0375 0 0.075

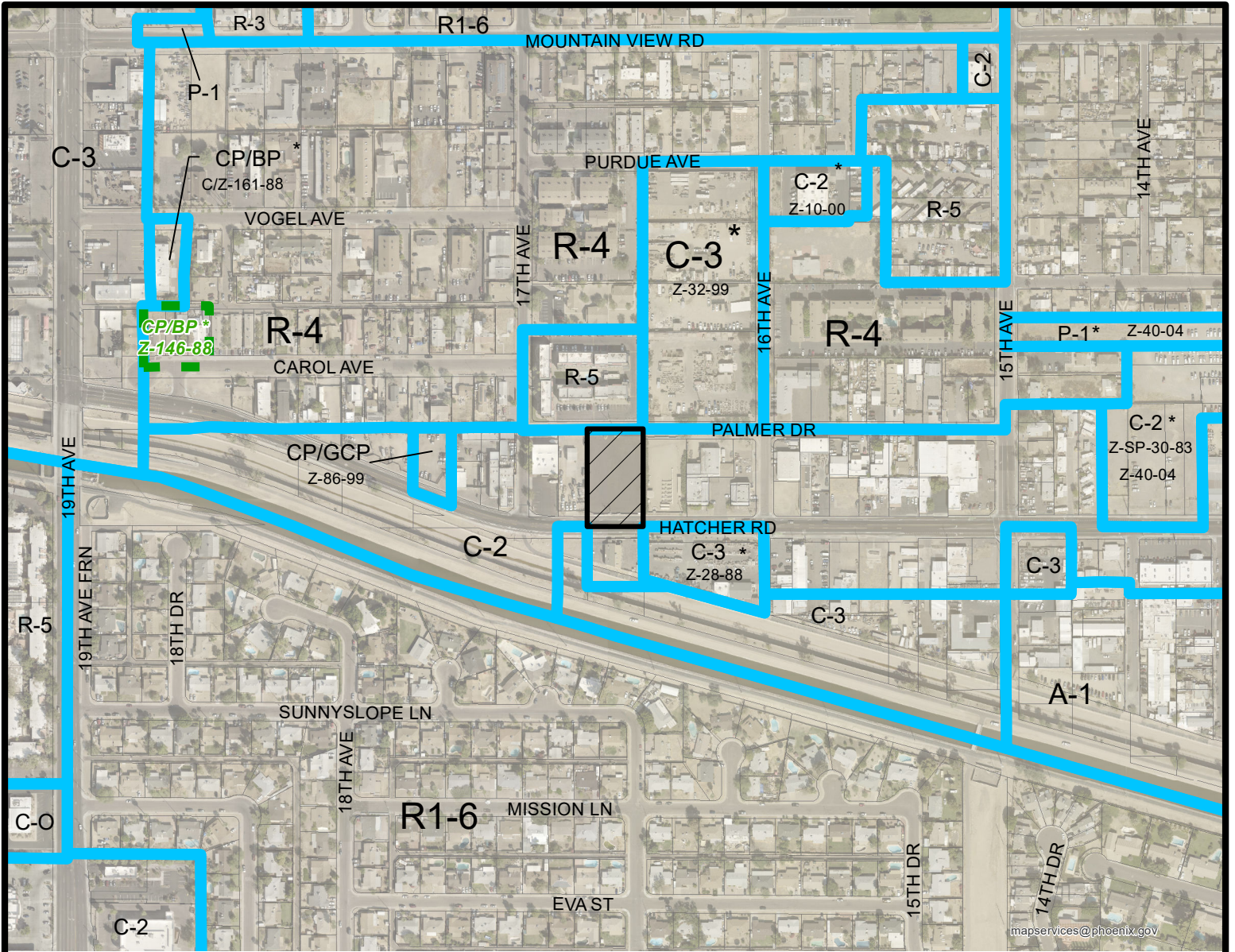
NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 3



APPLICANT'S NAME: Holdsworth Construction Inc.		REQUESTED CHANGE: FROM: C-2 (.94 a.c.)	
APPLICATION NO. Z-SP-2-22	DATE: 4/20/2022 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. .94 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 27-25	ZONING MAP J-7	TO: C-2 SP (.94 a.c.)
MULTIPLES PERMITTED C-2 C-2 SP	CONVENTIONAL OPTION 13 13		* UNITS P.R.D. OPTION 16 16

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

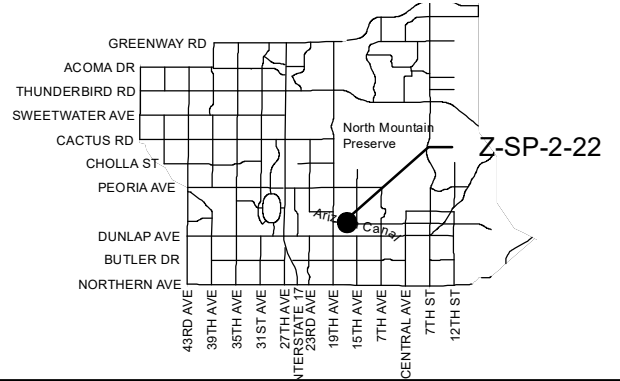


Miles

0.075 0.0375 0 0.075

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FROM: C-2 (.94 a.c.)

APPLICATION NO. Z-SP-2-22

DATE: 4/20/2022
REVISION DATES:

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

.94 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 27-25
ZONING MAP J-7

TO: C-2 SP (.94 a.c.)

MULTIPLES PERMITTED

C-2
C-2 SP

CONVENTIONAL OPTION

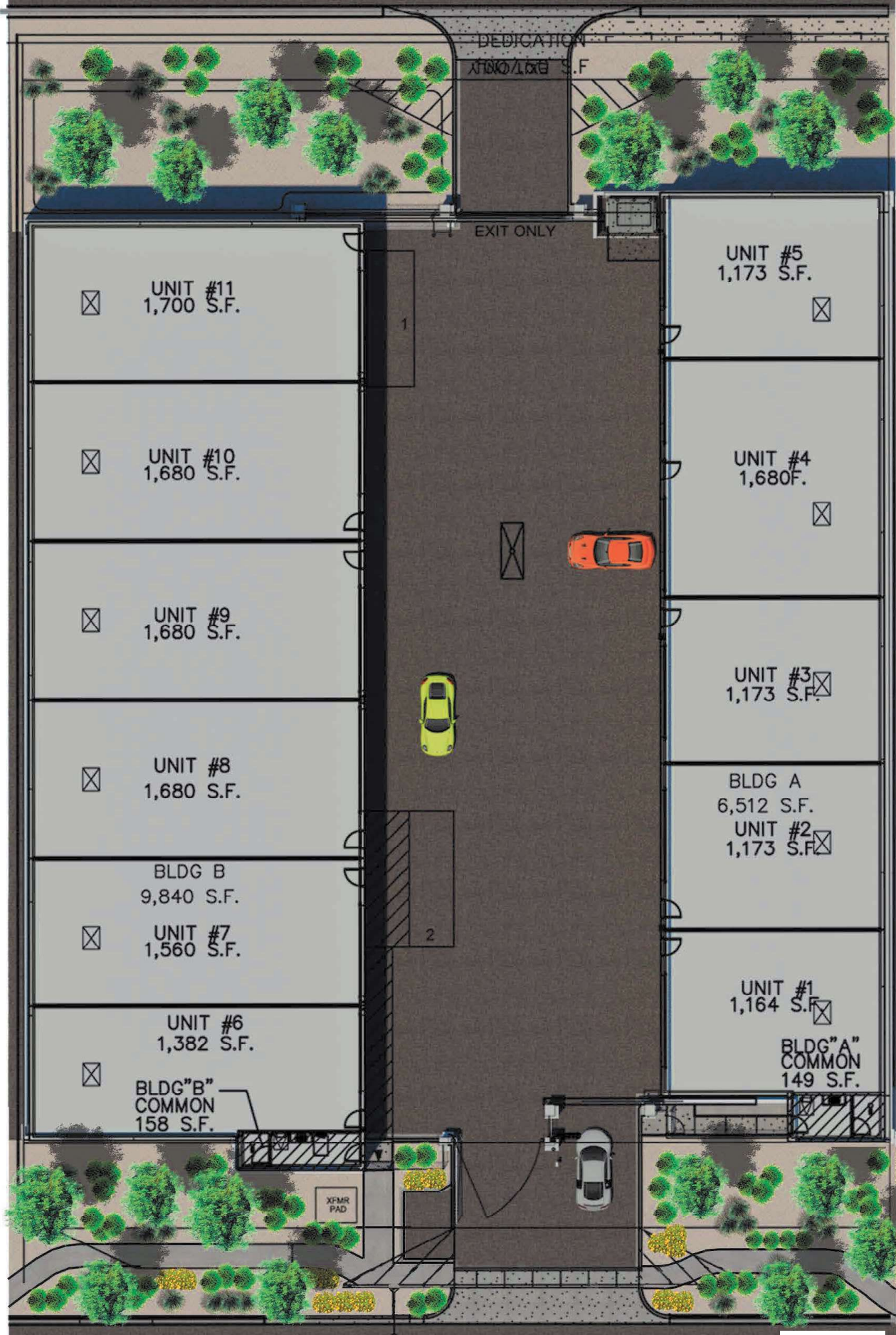
13
13

*** UNITS P.R.D. OPTION**

16
16

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

PALMER RD

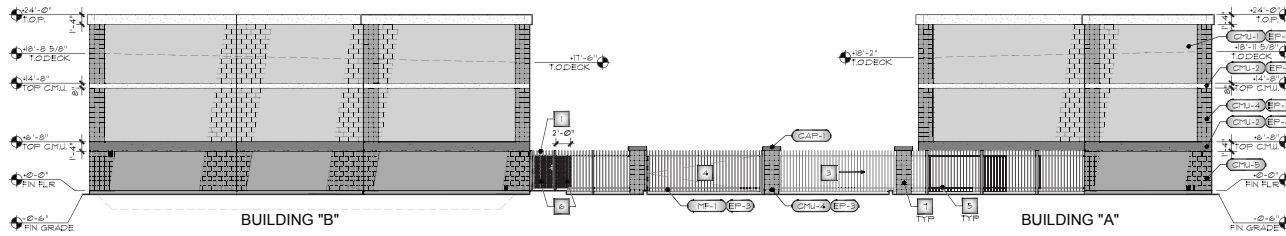


HATCHER RD

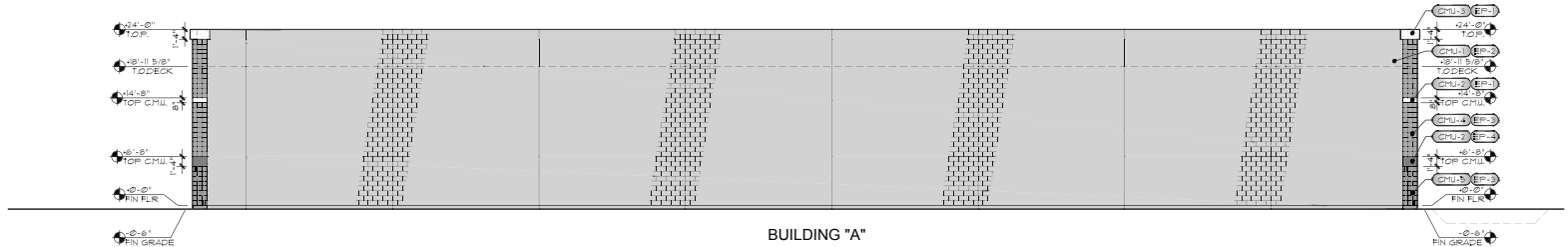
CITY OF PHOENIX

JUN 09 2022

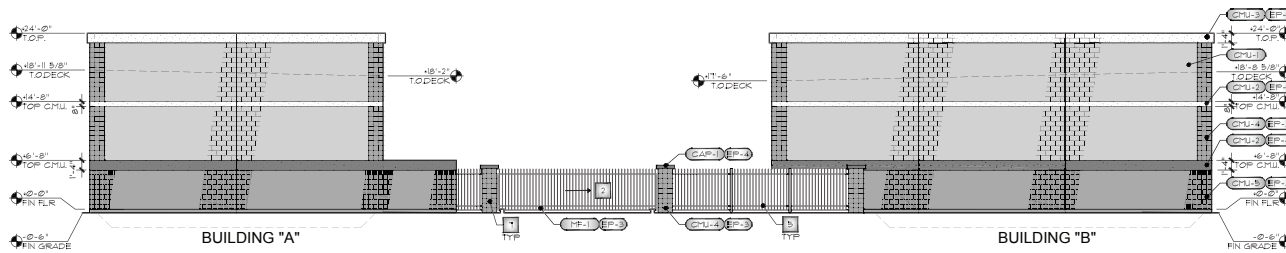
Planning & Development
Department



A SOUTH ELEVATION
SCALE: 1/8"=1'-0"



B EAST ELEVATION
SCALE: 1/8"=1'-0"



C NORTH ELEVATION
SCALE: 1/8"=1'-0"

CITY OF PHOENIX

MAY 09 2022

Planning & Development
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EXTERIOR FINISHES

- CMU-1** FIELD CMU 8x8x16 RUNNING BOND
PFR: STANDARD
STYLE: CONCAVE
JOINT: CONCAVE
- CMU-2** CMU 8x8x16 RUNNING BOND
PFR: SPLIT FACED
STYLE: CONCAVE
JOINT: CONCAVE
- CMU-3** CMU 12x8x16 RUNNING BOND
PFR: SPLIT FACED
STYLE: CONCAVE
JOINT: CONCAVE
- CMU-4** CMU 8x8x16 RUNNING BOND
PFR: 8x8 SCORED FACE
STYLE: RAKED
JOINT: RAKED
- CMU-5** CMU 8x8x16 RUNNING BOND
PFR: FLUTED SPLIT FACED
STYLE: CONCAVE
JOINT: CONCAVE
- CAP-1** CONCRETE TOP CAP
PFR: 28x28x4
SIZE: SMOOTH FINISH
- FE-1** METAL FENCING AND GATES
PFR: 6'-0" W/ 1/2" POINTED PICKETS @ 4' O.C.
STYLE: POWDERCOAT FINISH

- EP-1** VERY LIGHT COLOR
- EP-2** LIGHT COLOR
- EP-3** MED COLOR
- EP-4** DARK COLOR

EXTERIOR KEYNOTES

- 1 3'-0" W x 6'-0" H ACCESSIBLE W/ GATE LOCKING HARDWARE TO HAVE FREE EGRESS ON PUSH SIDE AND KEYED CYLINDER LOCK ON PULL SIDE.
- 2 16'-0" W x 6'-0" H SWINGING W/ VEHICLE GATE.
- 3 16'-0" W x 6'-0" H SLIDING W/ VEHICLE GATE.
- 4 22'-0" W x 6'-0" H SLIDING W/ VEHICLE GATE.
- 5 6'-0" W W/ FENCING.
- 6 SECURITY FESH @ INTERIOR SIDE OF GATE/FENCING.
- 7 NEW 6'-0" W CMU CMU COLUMNS AND CONC TOP CAP.

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FOR
NEW BUILDINGS
HATCHER HOBBY UNITS
 1635 WEST PALMER DRIVE
 PHOENIX, ARIZONA 85021

Date:	04/22/2022	
Job No:	2021-021	
No.	Revision	Date

bent kleinman architect & planner
 georgia avenue
 1815 east
 phoenix, arizona 85016 (602) 961-0441
 email: bkleinman@cox.net



OPTION "A"

DD3.0

CITY OF PHOENIX

JUN 09 2022

**Planning & Development
Department**





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JUN 09 2022

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