



City of Phoenix
 PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-5-16-5
 September 9, 2016

Alhambra Village Planning Committee Hearing Date September 27, 2016

Planning Commission Hearing Date October 6, 2016

Request from: C-2 (8.33 acres),
 C-3 (Pending C-2) (0.32 Acres)

Request to: C-2 SP (8.65 acres)

Proposed Use Special Permit to allow self-storage facility and all underlying C-2 uses.

Location Approximately 180 feet north of the northeast corner of 43rd Avenue and Camelback Road

Owner AMERCO Real Estate Company

Applicant Randy Lopez, AMERCO Real Estate Company

Representative Randy Lopez, AMERCO Real Estate Company

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	43 rd Avenue	Arterial	65-foot east half street
	Camelback Road	Arterial	65-foot north half street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i></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>			

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The request proposes the adaptive reuse of a distressed commercial building, formerly a Home Depot building. The change of use to a U-Haul store and storage facility will utilize the distressed commercial building with a consistent use to those existing along Camelback Road.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial Center	C-2, C-3 (Pending C-2)
North	Single-Family Residential	R-4
South	Used Car Dealership (across Camelback Road)	C-3
East	Single-Family Residential	R-4
West	U.S. Route 60/Grand Avenue overpass (Arizona State Department of Transportation)	R-4, C-3, A-1 (City of Glendale)

Intermediate Commercial (C-2) Special Permit		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Landscaped Setbacks</i>		
Streetscape – 43 rd Avenue	Average 25 feet	Not Met - Existing approximately 10 feet
Streetscape - Camelback Road	Average 25 feet	Not Met - Existing approximately 10 feet
Property lines not adjacent to street - Rear	Minimum 10 feet	Not Met - Existing 0 feet
Interior Parking lot	Minimum 10%	Not Shown
<i>Building Setbacks</i>		
Adjacent to Streets - 43 rd Avenue	Average 25 feet	Met - Existing 114.79' feet
Adjacent to Streets - Camelback Road	Average 25 feet	Met – Existing approximately 275' feet

Not Adjacent to Street (north property line)	10 feet	Met - Existing 40 feet
Not Adjacent to Street (east property line)	10 feet	Met - Existing 39.6 feet
Lot Coverage	50% maximum	Met – 40%
Building Height	30 feet maximum	Met – Existing 21 feet; proposed 14' (mini storage units)
Parking		Met – 360

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

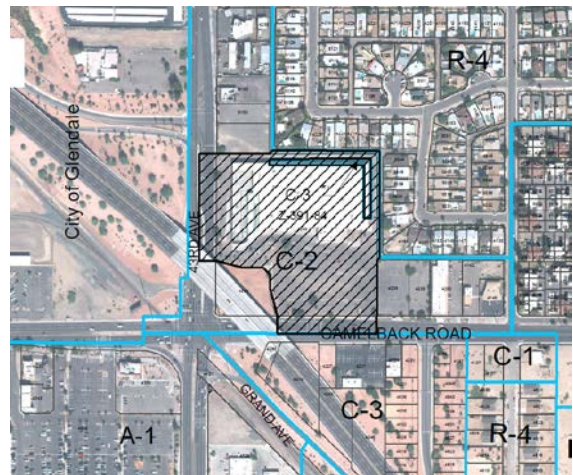
1. This is a request to rezone 8.65 acres located approximately 180 feet north of the northeast corner of 43rd Avenue and Camelback Road. The request would rezone the subject parcel from C-2 and C-3 (Pending C-2) to C-2 SP (Intermediate Commercial, Special Permit) for a Special Permit to allow self-storage facility and all underlying C-2 uses. The proposal will utilize the existing buildings on the site.
2. In February 1985, the Phoenix City Council approved a request on behalf of the Home Depot at the time, to rezone an irregular-shaped parcel bordering the north and east boundaries of the subject site from C-2 to C-3 to allow open storage of building materials and supplies. Rezoning case Z-52-16-5 is a companion case running concurrently with this request, to rezone the irregular-shaped parcel from C-3 back to C-2 and remove this irregularity from the city zoning map.

GENERAL PLAN

3. The General Plan land use designation for the subject site is Commercial. The proposal is consistent with the General Plan designation and the land uses in the area.

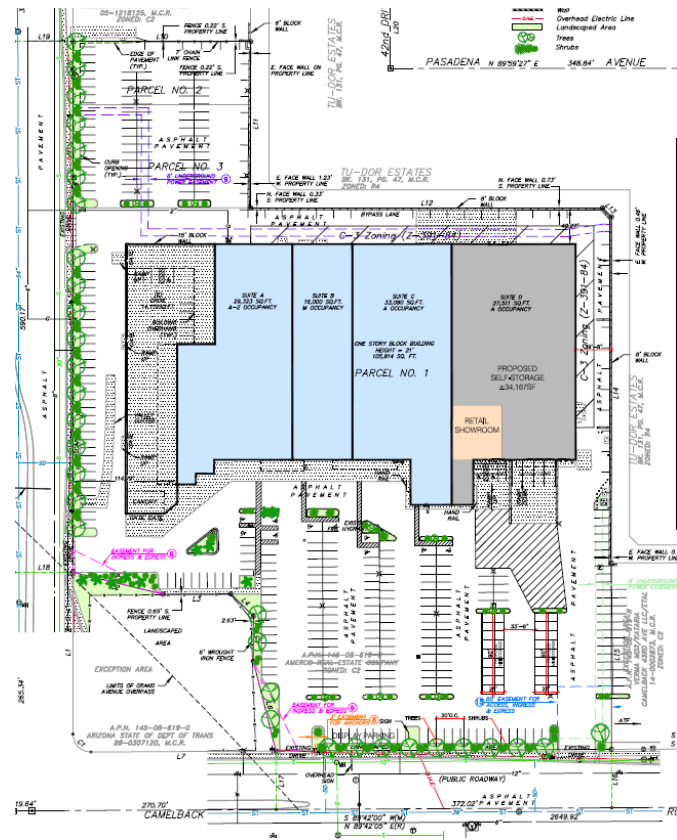
SURROUNDING ZONING AND LAND USE

4. The subject site is currently developed and utilized as a banquet hall and a paintball arena. To the north and east are single family residential homes. To the south, across Camelback Road, is a used car dealership and a tire shop. To the west is the U.S. Route 60/Grand Avenue overpass.



ANALYSIS OF PROPOSAL (USE)

5. The proposed self-storage and U-Haul truck rental use of the entire site is separated into two phases. Phase one will include self-storage and a retail show room occupying the eastern portion of the existing building. Phase one will also include two mini storage buildings and an area for truck rental display parking in the south parking lot near Camelback Road. Existing tenants are expected to continue operating out of the suites in the west portion of the building. Phase two will occur after expiration or renegotiation of tenant lease agreements and will involve converting the entire building into a U-Haul storage facility. The proposal will provide a specialized commercial service within an existing shopping center that caters to the diverse needs of the community.



ANALYSIS OF PROPOSAL (SITE PLAN)

6. The Site plan depicts an existing 105,914 square foot building with the self-storage and retail showroom occupying approximately 34,182 square feet. Approximately 36 parking spaces will be repurposed for two proposed mini storage buildings and approximately 10 additional parking spaces will be designated for truck rental display parking. With the proposed change in use, the overall parking spaces required would be reduced to 308.9 spaces, while the site plan exceeds the parking demand with 360 spaces provided. Ingress and egress will continue to be provided via 43rd Avenue and Camelback Road. The site is subject to C-2 landscape standards which are currently not met with existing site conditions. The Site plan depicts increased perimeter and parking lot landscaping to be provided within existing landscape areas as an attempt to bring the site closer to the C-2 landscape standards. Staff is recommending a stipulation requiring general conformance to the site plan date stamped August 30, 2016.

7. Self-service storage warehouse in the C-2 District is subject to additional regulations. All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least ten feet wide, and additional

setback and the reorientation of buildings may be required to ensure compatibility with surrounding properties. The proposed site plan does not depict a 10-foot wide landscape adjacent to the residential zone on the north and east. A variance for the minimum 10-foot landscape area is required.

PUBLIC TRANSIT

8. The Public Transit Department has recommended a pedestrian path connecting the project to the sidewalks on both Camelback Road and 43rd Avenue. Staff has recommended a stipulation to address this requirement.

WATER

9. The City of Phoenix Water Services Department has noted that there is no water or sewer infrastructure concerns.

FIRE

10. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.

FLOODPLAIN

11. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1720 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

ARCHAEOLOGY

12. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 10-meters of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials.

OTHER

13. 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 abandonments, may be required.

Findings

1. The proposal is consistent with the Commercial General Plan Land Use designation.
2. The proposal will provide a specialized commercial service within an existing shopping center that caters to the diverse needs of the community.
3. The proposal is compatible with the existing commercial uses along Camelback

Road.

Stipulation

1. The development shall be in general conformance with the site plan date stamped August 30, 2016, as modified by the following stipulations and approved by the Planning and Development Department.
2. Public Transit requires a pedestrian path connecting the project to the sidewalks on both Camelback Road and 43rd Avenue, as approved by the Planning and Development Department.

Writer

Joél Carrasco
September 9, 2016

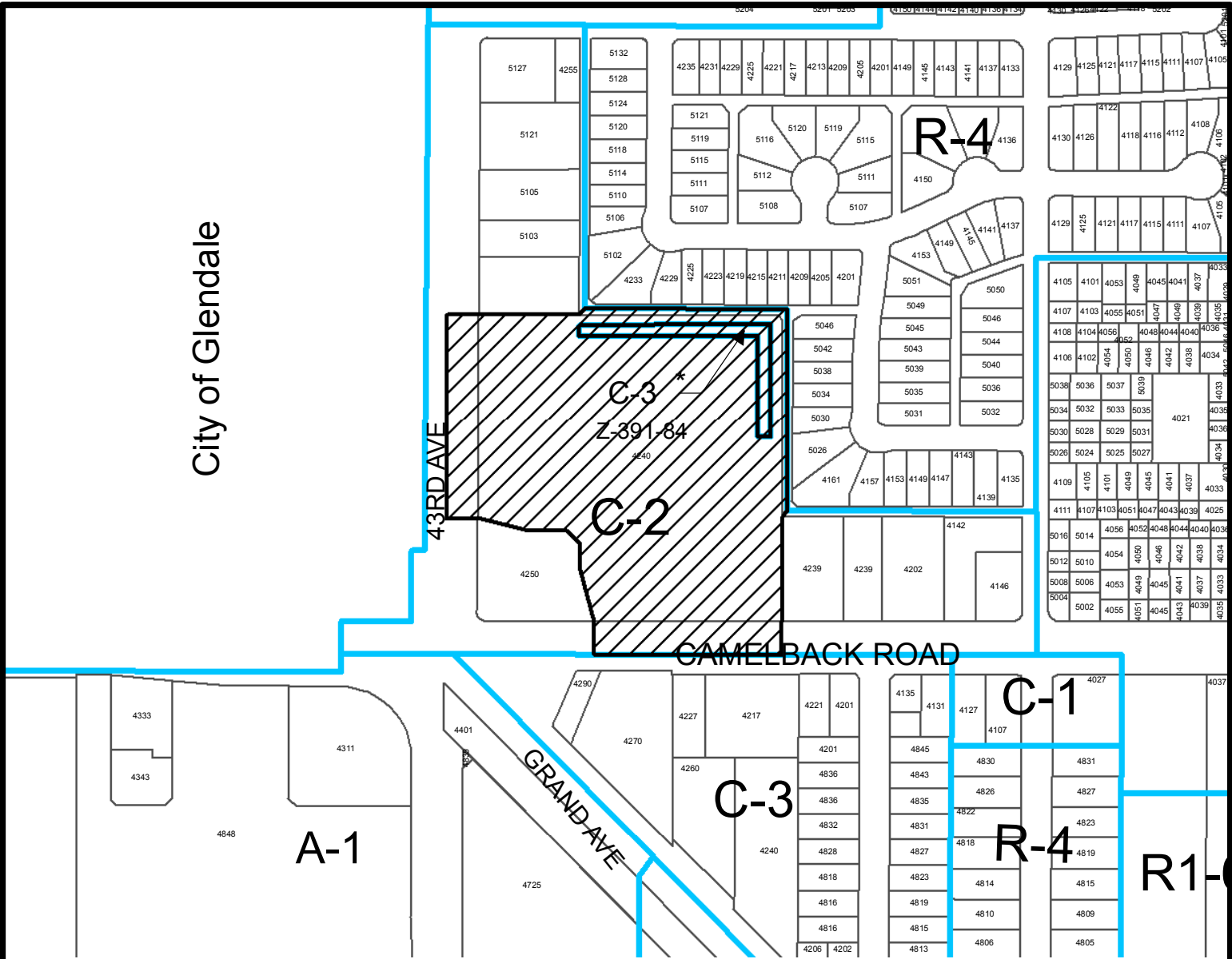
Team Leader

Joshua Bednarek

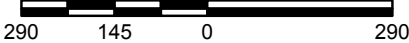
Attachments

Zoning sketch
Aerial
Site plan dated August 30, 2016

City of Glendale



Feet

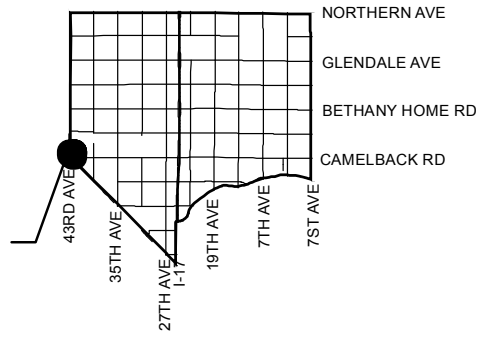


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



City of Phoenix

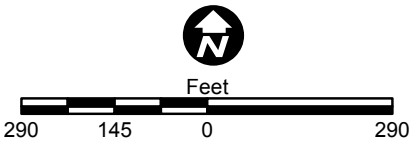
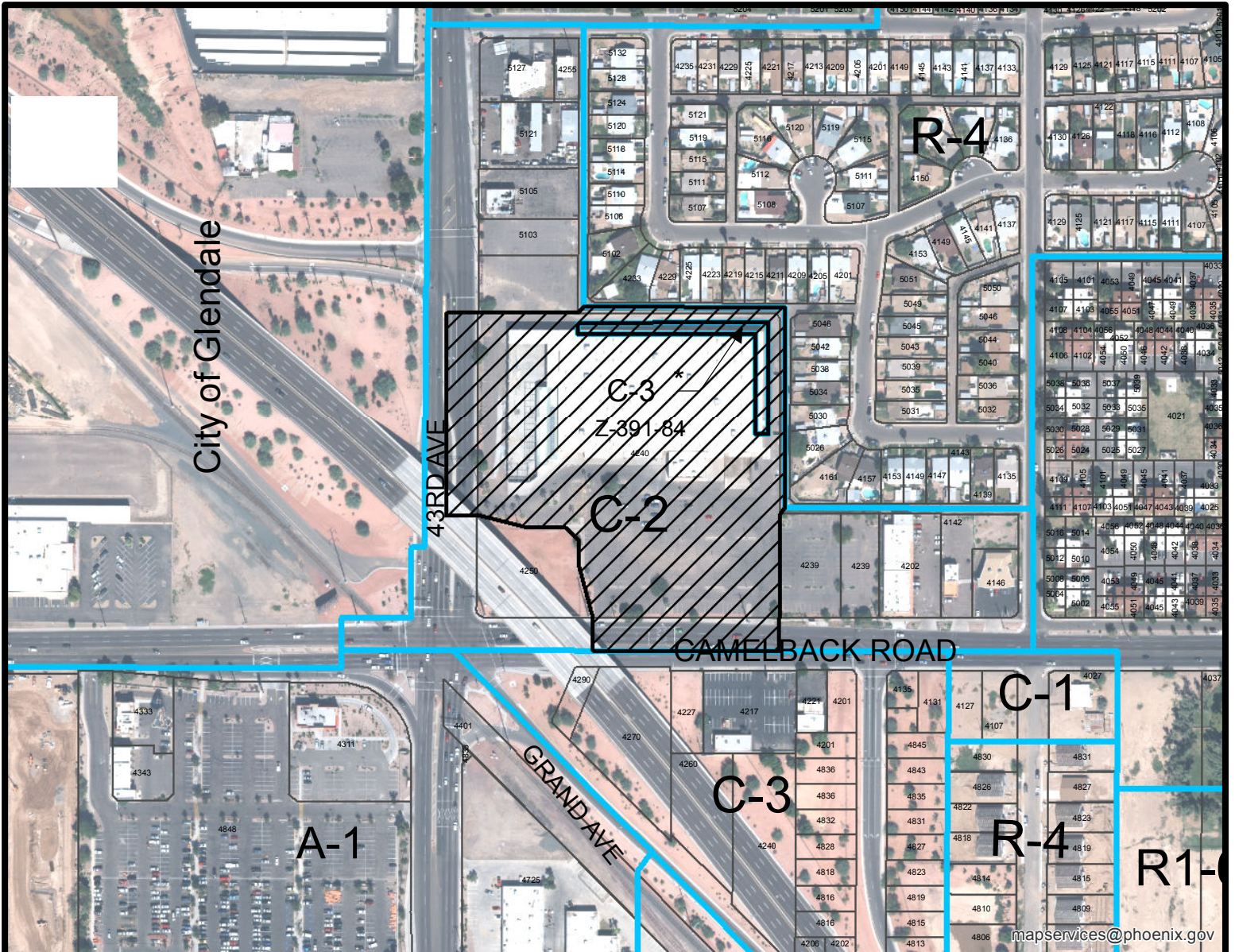
PLANNING & DEVELOPMENT DEPARTMENT



Z-SP-5-16

APPLICANT'S NAME: AMERCO Real Estate Company		REQUESTED CHANGE: FROM: C-2, (8.33 a.c.) C-3 (Pending C-2), (0.32 a.c.) TO: C-2 SP (8.65 a.c.)	
APPLICATION NO. Z-SP-5-16	DATE: 8/1/16 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 8.65 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-19	ZONING MAP H-6	
MULTIPLES PERMITTED C-2, C-3 C-2 SP	CONVENTIONAL OPTION 116 (4) 121	* UNITS P.R.D. OPTION 145(5) 150	

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

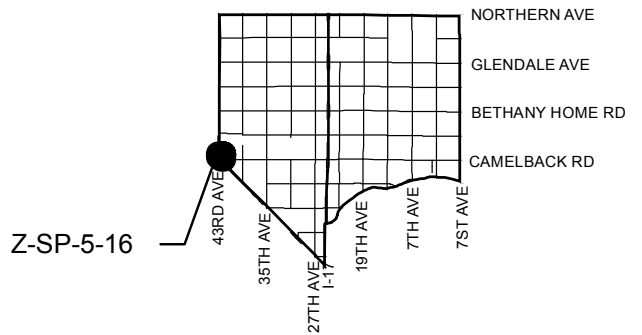


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: AMERCO Real Estate Company

APPLICATION NO. Z-SP-5-16

DATE: 8/1/16
REVISION DATES:

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

8.65 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 19-19
ZONING MAP H-6

REQUESTED CHANGE:

FROM: C-2, (8.33 a.c.)
C-3 (Pending C-2), (0.32 a.c.)

TO: C-2 SP (8.65 a.c.)

MULTIPLES PERMITTED

C-2, C-3
C-2 SP

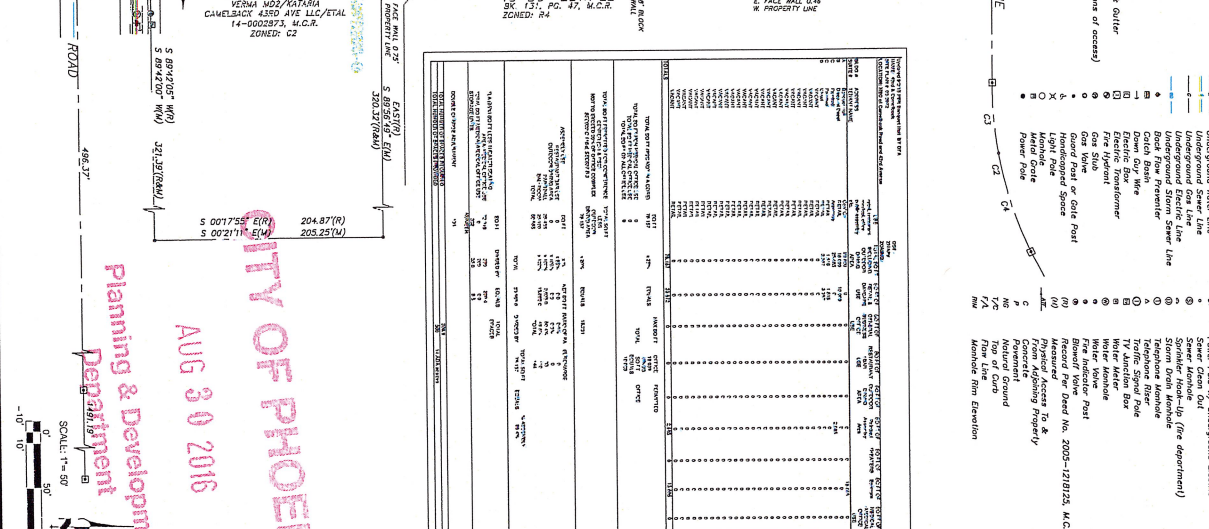
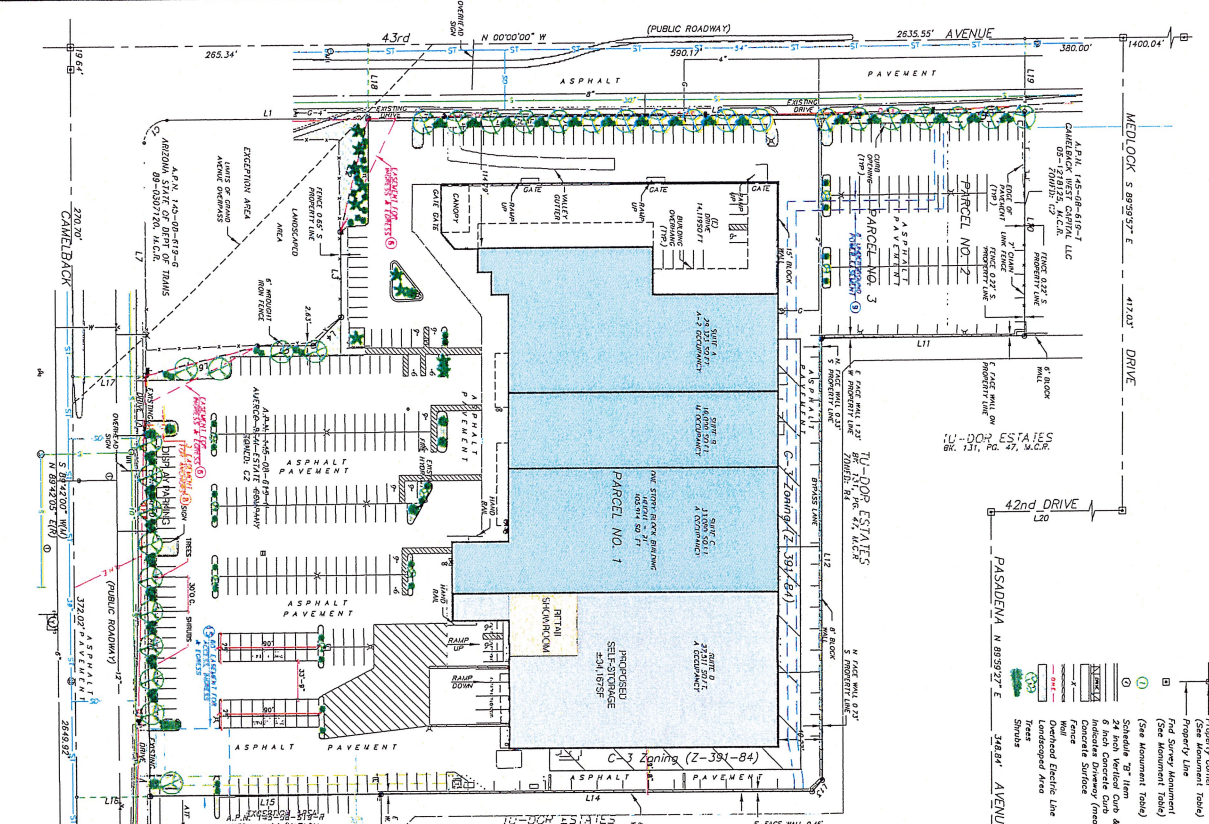
CONVENTIONAL OPTION

116 (4)
121

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

145(5)
150

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



Legend of Symbols & Abbreviations

- Property Corner (Rail)
- Property Line
- Paved Alleyway (Rail)
- Fire Hydrant (Rail)
- Fire Alarm Bell (Rail)
- Fire Alarm Box (Rail)
- Fire Alarm Panel (Rail)
- Fire Alarm Station (Rail)
- Fire Alarm Control Panel (Rail)
- Fire Alarm Repeater (Rail)
- Fire Alarm Initiating Device (Rail)
- Fire Alarm Signaling Device (Rail)
- Fire Alarm Manual Call Point (Rail)
- Fire Alarm Control Panel (Rail)
- Fire Alarm Repeater (Rail)
- Fire Alarm Initiating Device (Rail)
- Fire Alarm Signaling Device (Rail)
- Fire Alarm Manual Call Point (Rail)
- Fire Alarm Control Panel (Rail)

ZONING INFORMATION

PROJECT NAME: U-HAUL MOVING & STORAGE OF PHOENIX

MUNICIPALITY: CITY OF PHOENIX

PROJECT ADDRESS: 42ND AVENUE / CAMELBACK ROAD

SITE AREA: 8,824 ACRES / 393,562 SQ FT

ZONE: C2 (INTERMEDIATE COMMERCIAL)

PROJECT DESCRIPTION: RE-USE DEVELOPMENT CONVERTING AN EXISTING BUILDING / PROPERTY INTO A MIX USE AND SELF-SERVICE STORAGE FACILITY. PROJECT WILL INCLUDE 2,289 SELF-SERVICE STORAGE UNITS, A 24-HOUR CLIMATE CONTROL INTERNAL SELF-SERVICE STORAGE, TENANT RECEPTION HALL, WHOLESALE AND RETAIL AUTO STORAGE SPACES, A PHASE IN-PLACE BUILDING INTO A U-HAUL STORE.

USES: AUTOMOBILE & TRUCK RENTAL REQUIRES SUPPLY SELF-STORAGE FACILITIES REQUIRES (SUP) EXISTING - 1 STORY 21' PROPOSED - 14'

BUILDING HEIGHT: EXISTING - 1 STORY 21' PROPOSED - 14'

SETBACKS (PRINCIPAL STRUCTURES):

REQUIRED	EXISTING
FRONT LOT LINE	25FT
SIDE WEST	82 FT MIN
SIDE EAST	10FT
REAR LOT LINE	29FT
REAR LOT LINE	114.79 FT MIN
PARKING	10FT
SELF-STORAGE:	
197 / 93 UNITS + 2597 / 1147	
332 UNITS / 33 = 848 PARKING SPACES	

GENERAL NOTES:

197 / 93 UNITS + 2597 / 1147

332 UNITS / 33 = 848 PARKING SPACES

197 / 93 UNITS + 2597 / 1147

332 UNITS / 33 = 848 PARKING SPACES

TOTAL SPACES REQUIRED = 289.39 PARKING SPACES

TOTAL SPACES PROVIDED = 393.9

TOTAL SPACES PROVIDED - 393.9

TOTAL SPACES PROVIDED - 393.9

DATE: 13/09/2016	SCALE: 1" = 50'
CHECKED: RB	SCALE: 1" = 50'
PROJECT: 721071	SCALE: 1" = 50'
DRIVER: RB	SCALE: 1" = 50'
DATE: 13/09/2016	SCALE: 1" = 50'

AMERCO REAL ESTATE COMPANY

CONSULTING ENGINEER
 2777 NORTH CENTRAL AVENUE
 PHOENIX, ARIZONA 85016
 P: (602) 277-1035
 F: (602) 277-1035

SHEET COMMENTS:
 CONCEPTUAL SITE PLAN

ARCHITECT LOGO:
 ARCHITECT: [Logo]