



# City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

## Staff Report: Z-SP-6-21-7 February 2, 2022

[Laveen Village Planning Committee Meeting Date](#) February 14, 2022

[Planning Commission Hearing Date](#) March 3, 2022

**Request From:** [S-1](#) (Approved [C-2](#)) (Ranch or Farm Residence District, Approved Intermediate Commercial District) (3.29 acres)

**Request To:** [C-2 SP](#) (Intermediate Commercial District, Special Permit) (3.29 acres)

**Proposed Use** Self-service storage warehouse and underlying commercial uses

**Location** Southeast corner of the Loop 202 Freeway and Southern Avenue

**Owner** REXCO S202, LLC

**Applicant/Representative** Alan Beaudoin, Norris Design

**Staff Recommendation** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Map Designation</a>		Commercial	
<a href="#">Street Map Classification</a>	Southern Avenue	Arterial Street	33-foot south half street
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b></p> <p>The requested zoning will allow for increased intensity that is consistent in scale and character with the surrounding zoning and General Plan Land Use Map designations. The subject site is located on an arterial street and is directly adjacent to the Loop 202 freeway where appropriate transportation system capacity exists. Furthermore, the requested zoning is compatible with the surrounding area and will allow for further commercial opportunities in the Laveen Village.</p>			

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within limits based on village character, land use needs, infrastructure and transportation system capacity..**

The proposal is located along the Loop 202 freeway, a major transportation corridor which will support the proposed use. The proposal will also allow for increased commercial intensity in the area that is sensitive to the scale of nearby neighborhoods which are primarily non-residential in nature.

**BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.**

As stipulated, the proposed development will incorporate shade standards for parking areas and pedestrian pathways. This will help to minimize the urban heat island effect, cooling the micro-climate of the site, and encouraging pedestrians to walk to and from this commercial site.

**Applicable Plans, Overlays, and Initiatives**

[Tree and Shade Master Plan](#): See Background Item No. 6.

[Complete Streets Guiding Principles](#): See Background Item No. 7.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 8.

[Zero Waste PHX](#): See Background Item No. 9.

**Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	S-1 (Approved C-2)
<b>North (Across Southern Avenue)</b>	Dairy production facility	Maricopa County IND-3
<b>South</b>	Vacant	S-1 (Approved C-2)
<b>East</b>	Vacant	S-1 (Approved C-2)
<b>West</b>	Loop 202 Freeway	S-1 (Approved C-2)

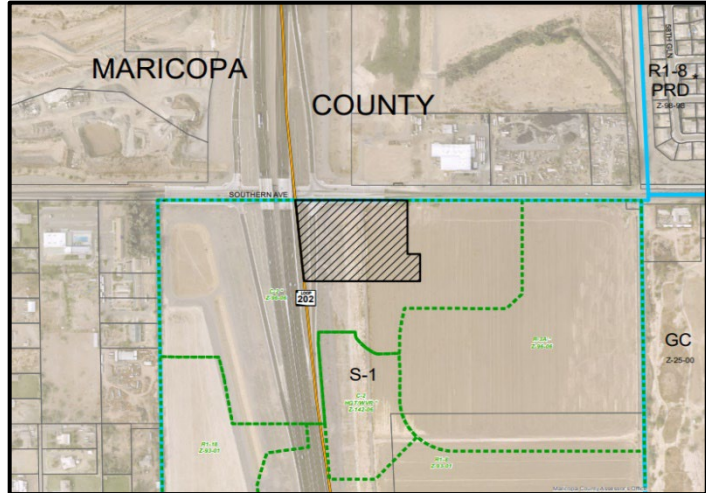
<b>C-2 (Intermediate Commercial)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Minimum Building Setbacks</i>		
North (Southern Avenue)	Minimum 20 feet permitted for up to 50% of structure	25 feet (Met)
West (Loop 202)	Minimum 20 feet permitted for up to 50% of structure	30 feet (Met)
East and South	0 feet	Not noted on site plan (Met)
<i>Minimum Landscaped Setbacks</i>		
North (Southern Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage	25 feet (Met)
West (Loop 202)	0 feet	35 feet (Met)
East and South	0 feet	Not noted on site plan (Met)
Maximum Lot Coverage	50 percent	47.8% (Met)
Maximum Building Height	2 stories and 30 feet	30 feet (Met)
Minimum Parking	Mini-warehouses: 1 space per 35 storage units and 2 spaces for manager's apartment  Office: 1 space per 300 sf  585 units = 17 spaces 1,300 sf office = 4 spaces  Total 21 parking spaces required	21 parking spaces (Met)

*\*Site plan revision or variance required*

## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone a 3.29-acre site located at the southeast corner of Loop 202 and Southern Avenue from S-1 (Approved C-2) (Ranch or Farm Residence District, Approved Intermediate Commercial District) to C-2 SP (Intermediate Commercial, Special Permit District) for a self-service storage warehouse and underlying commercial uses.



***Aerial Zoning Map***

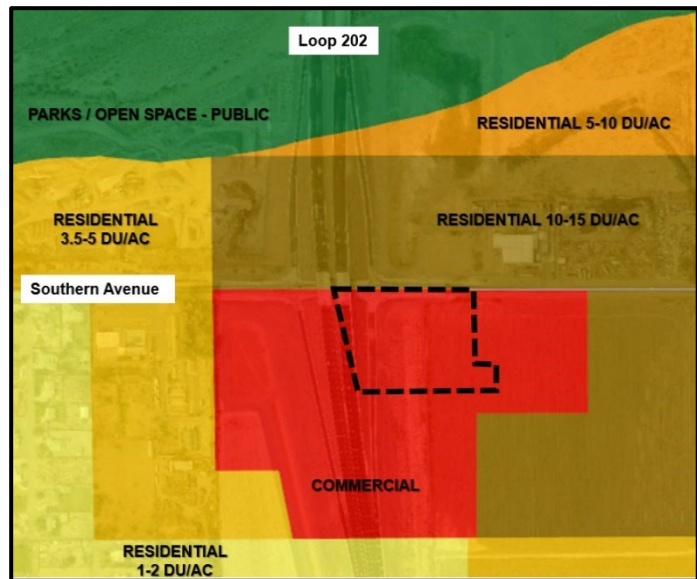
***Source: City of Phoenix Planning and Development Department***

### **SURROUNDING USES AND ZONING**

2. To the east and to the south of the site is vacant land that is also zoned S-1 (Approved C-2) (Ranch or Farm Residence District, Approved Intermediate Commercial District). This same zoning district exists to the west of the site, across the Loop 202 freeway. Further west are single-family residences in unincorporated Maricopa County land that are zoned RU-43 (One Acre Per Dwelling Unit). To the north, across Southern Avenue, is a dairy manufacturer in unincorporated Maricopa County land that is zoned IND-3 (Heavy Industrial). The proposal for a self-service storage warehouse at this location is consistent with the surrounding land uses, which consist primarily of a mix of commercial and industrial uses, and will provide a service to nearby residents.

## GENERAL PLAN

3. The site has a General Plan Land Use Map designation of Commercial. This designation also extends to the south, east, and to the west of the site, across the Loop 202 freeway. To the north, across Southern Avenue, is unincorporated Maricopa County land that is designated as Residential 10-15 dwelling units per acre on the City of Phoenix General Plan Land Use Map. The proposal is consistent with the Commercial General Plan Land Use Map designation.

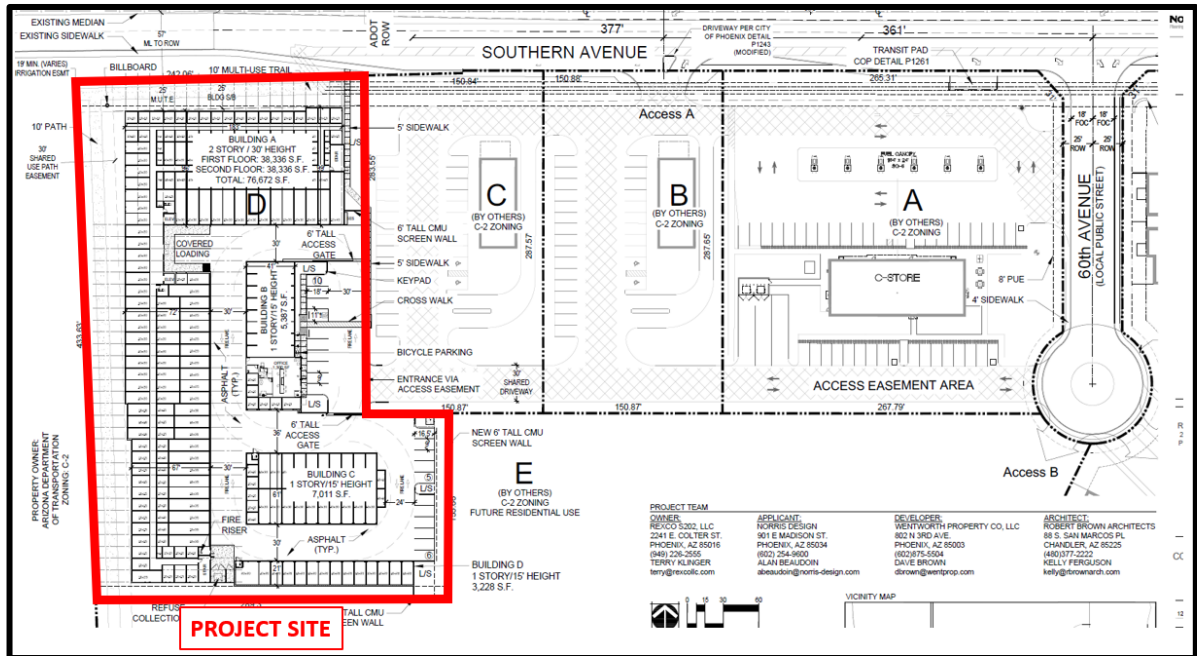


**General Plan Land Use Map**

**Source: City of Phoenix Planning and Development Department**

## PROPOSAL

4. The conceptual site plan depicts a mix of single-story and two-story self-service storage buildings with approximately 585 storage units. The majority of the site is comprised of the two-story building, which fronts onto Southern Avenue and wraps around the west side of the property to the south. Two additional one-story buildings are located on the eastern portion of the site where the proposed development connects to other commercial properties to the east. Access to the self-service storage facility is proposed from these adjacent commercial properties, with a single driveway along Southern Avenue providing access to four distinct commercial parcels. The site plan also depicts a Multi-Use Trail (MUT) along Southern Avenue, as well as a Shared Use Path (SUP) along the western perimeter property line. Due to the shared access with adjacent commercial properties, which involves multiple off-site properties, and the location of the project site in an area where other jurisdictions may apply (such as the Arizona Department of Transportation and the Maricopa County Department of Transportation), staff is not recommending general conformance to the site plan. In addition, the site plan depicts the SUP on the western perimeter of the site, where there are no connections to properties to the south of the subject site. In the future, this SUP should be provided along the west side of 59th Avenue, as it will eventually connect to the system of SUPs along 59th Avenue north and south of Baseline Road. To address site improvements without stipulating general conformance to the site plan, staff is recommending several stipulations that primarily address the pedestrian streetscape, internal pedestrian circulation, and tree cover throughout the site.



**Proposed Site Plan**  
**Source: Norris Design**

The Zoning Ordinance further regulates self-service storage warehouse uses by limiting outdoor storage, requiring screening of any outdoor areas, and limiting certain activities on the site. The current proposal for the self-service storage warehouse use involves solely indoor storage on the site.

5. The conceptual building elevations depict a two-story self-service storage facility that prioritizes the public right-of-way by limiting exterior storage unit entrances to the interior of the site, where they will not be visible from the street. The north elevation, which is oriented towards Southern Avenue, incorporates a pitched roof element as well as other varying rooflines, as well as multiple windows throughout the façade to break up the building mass and create a more inviting environment along Southern Avenue. The west elevation, which will be visible from the Loop 202 freeway, incorporates the same pitched roof and varying roofline elements, a mix of building materials, windows, architectural elements to break up the blank wall, and a faux water tower feature that pays homage to the agricultural heritage of the Laveen Village. The other elevations incorporate similar architectural elements and mix of building materials. As such, staff is recommending general conformance to these building elevations with specific regard to the incorporation of windows along the front façade, architectural embellishments, and mix of a minimum of three building materials. This is addressed in Stipulation No. 1.



**Proposed Building Elevations**  
**Source: RBA Architecture Planning**

## AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

### 6. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending several elements throughout the site to promote shade and fight the urban heat island effect. These elements include tree shade for public sidewalks, tree shade for internal pedestrian pathways, and shade trees to be planted throughout surface parking areas. These are addressed in Stipulation Nos. 2, 3, and 7.

### 7. [Complete Streets Guiding 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 and comfortable pedestrian environment along Southern Avenue, staff is recommending that sidewalks be detached with a landscape strip between the sidewalk and back of curb, which shall be planted with shade trees to provide thermal comfort for pedestrians. Staff also recommends the provision of bicycle parking spaces near building entrances to promote alternative transportation, as well as alternative paving materials for pedestrian pathways where they cross drive aisles, to increase

pedestrian visibility. These recommendations are addressed in Stipulation Nos. 4, 5, and 7.

8. **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 incorporate bicycle parking spaces for the development, which will be installed per the requirements in the city's Walkable Urban (WU) Code. This is addressed in Stipulation 5.

9. **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, industrial, and mixed-use developments meeting certain criteria. This development includes a solid waste bin enclosure. However, it does not include provisions to accommodate recycling services.

#### COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, staff did not receive any community correspondence regarding this proposal.

#### INTERDEPARTMENTAL COMMENTS

11. The Public Transit Department (PTD) recommends alternative paving materials for pedestrian pathways, pedestrian route shading and pedestrian site connections via the most direct route. These elements are addressed in Stipulation Nos. 3 and 4.
12. The Street Transportation Department requires the dedication of a multi-use trail easement and construction of a multi-use trail along the south side of Southern Avenue and detached sidewalks. A 55-foot right-of-way dedication will also be required for the south side of Southern Avenue, including construction of all associated improvements both within and adjacent to the site, which shall comply with current ADA accessibility standards. These are addressed in Stipulation Nos. 6 through 8.
13. The Fire Department commented that the site and buildings shall comply with the 2018 International Fire Code with Phoenix Amendments. The current water supply for this case is unknown, while the water supply is required to meet fire flow as defined by Appendix B of the 2018 International Fire Code with Phoenix Amendments. In addition, the Fire Department also provided general comments pertaining to fire lanes.



14. The Water Services Department commented that the property has existing water and sewers mains that can potentially serve the development, although a sewer main extension may be required. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors. The requirements and assurances for water and sewer service are determined during the site plan application review. For any given property, water and sewer requirements may vary over time to be less or more restrictive depending on the status of the City's water and sewer infrastructure.
15. The Floodplain Management division of the Public Works Department did not have any comments on this proposal.

#### OTHER

16. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. 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 Nos. 9 through 11.
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 obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

#### **Findings**

1. The proposed Special Permit for self-service storage is appropriately located on an arterial street and is adjacent to the Loop 202 freeway.
2. The proposed commercial development, as stipulated, is compatible with the surrounding land uses and will provide a service to nearby residents.
3. The proposed development is consistent with the scale and character of developments approved or existing in the surrounding area while also promoting a mix of services.

## **Stipulations**

1. The development shall be in general conformance with the building elevations date stamped December 6, 2021, with specific regard to the following, as approved by the Planning and Development Department.
  - a. The north elevation shall incorporate windows along the front façade.
  - b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
  - c. A minimum of three distinct building materials shall be utilized on all building elevations.
2. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25 percent shade at maturity, as approved by Planning and Development Department.
3. Pedestrian walkways connecting the building to adjacent public sidewalks shall be shaded to a minimum of 75 percent using large canopy drought tolerant shade trees at maturity and/or architectural shade.
4. 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 with parking and drive aisle surfaces, as approved by the Planning and Development Department. Vehicular crossings shall be kept to a minimum.
5. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance of each enclosed commercial building 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.
6. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the south side of Southern Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail indicated in Section 429 and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.

7. The developer shall dedicate minimum 55 feet of right-of-way and construct/permit the south side of Southern Avenue as required by MCDOT and the Street Transportation Department.
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. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
10. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
11. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.

**Writer**

Sofia Mastikhina

February 2, 2022

**Team Leader**

Samantha Keating

**Exhibits**

Sketch Map

Aerial Map

Site plan date stamped January 24, 2022

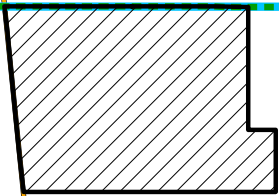
Building elevations date stamped December 6, 2021

MARICOPA

COUNTY

R1-8  
PRD  
Z-98-98

SOUTHERN AVE



C-2 \*  
Z-96-06

LOOP  
202

R-3A \*  
Z-96-06

GC  
Z-25-00

S-1

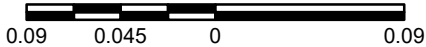
C-2  
HGT/WVR \*  
Z-142-06

R1-18  
Z-93-01

R1-8  
Z-93-01



Miles



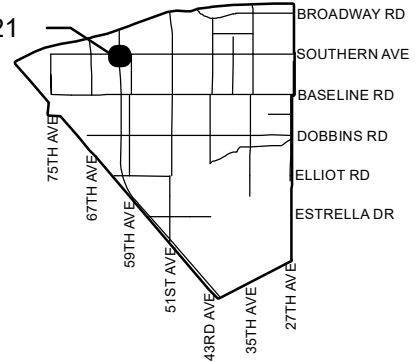
**LAVEEN VILLAGE**

CITY COUNCIL DISTRICT: 7



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

Z-SP-6-21



APPLICANT'S NAME: Alan Beaudoin - Norris Design

REQUESTED CHANGE:

FROM: S-1 (Approved C-2) ( 3.29 a.c.)

APPLICATION NO. Z-SP-6-21

DATE: 12/13/2021  
REVISION DATES:

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

3.29 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.  
QS 2-14

ZONING MAP  
D-5

TO: C-2 SP ( 3.29 a.c.)

MULTIPLES PERMITTED

S-1 (Approved C-2)

C-2 SP

CONVENTIONAL OPTION

3 ( 47)

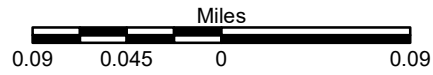
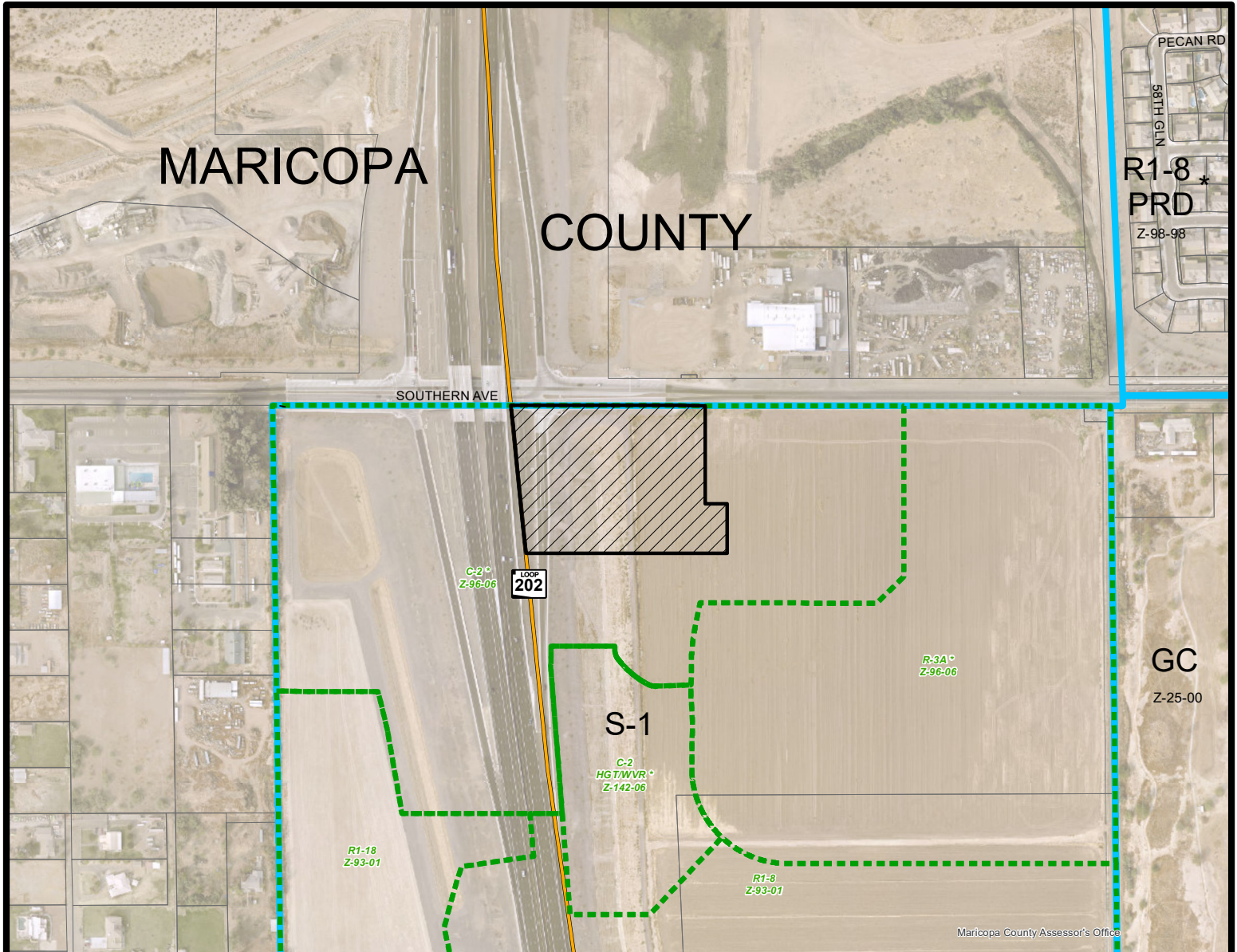
( 47)

\* UNITS P.R.D. OPTION

N/A ( 57)

( 57)

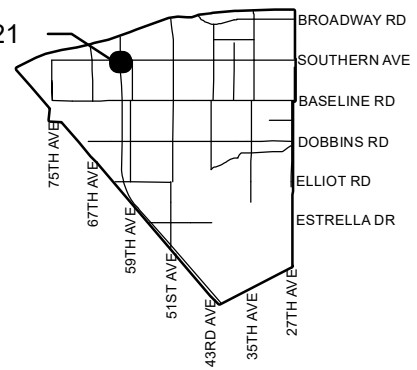
\* Maximum Units Allowed with P.R.D. Bonus



**LAVEEN VILLAGE**  
CITY COUNCIL DISTRICT: 7



Z-SP-6-21



<b>APPLICANT'S NAME:</b> Alan Beaudoin - Norris Design		<b>REQUESTED CHANGE:</b>	
<b>APPLICATION NO.</b> Z-SP-6-21		<b>FROM:</b> S-1 (Approved C-2) ( 3.29 a.c.)	
<b>DATE:</b> 12/13/2021 <small>REVISION DATES:</small>		<b>TO:</b> C-2 SP ( 3.29 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> <b>3.29 Acres</b>		<small>AERIAL PHOTO &amp; QUARTER SEC. NO.</small> <b>QS 2-14</b>	<small>ZONING MAP</small> <b>D-5</b>
<b>MULTIPLES PERMITTED</b>		<b>* UNITS P.R.D. OPTION</b>	
S-1 (Approved C-2)		N/A ( 57 )	
C-2 SP		( 57 )	

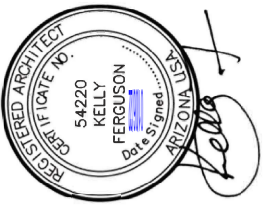
\* Maximum Units Allowed with P.R.D. Bonus



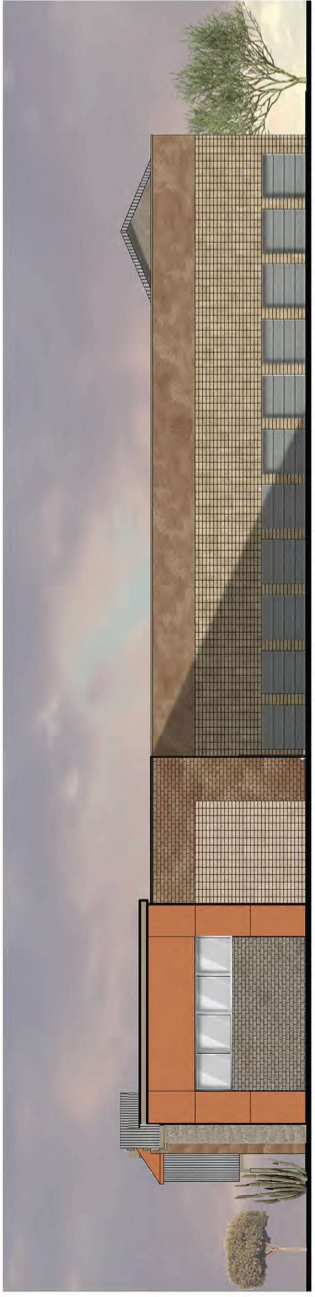
# 202 and Southern Storage

Laveen, AZ

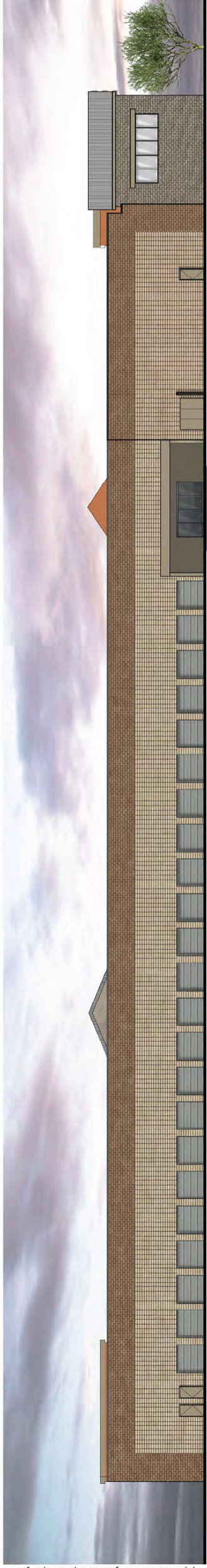
PROJECT NUMBER: 21041  
DATE: 01.05.2022



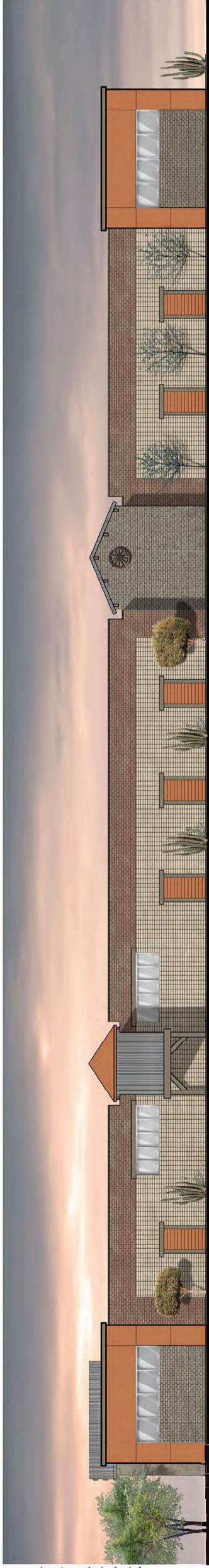
**BLDG. 1 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**BLDG. 1 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**BLDG. 1 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**BLDG. 1 WEST ELEVATION**  
SCALE: 1/16" = 1'-0" - STREET VIEW

## PRELIMINARY ELEVATIONS



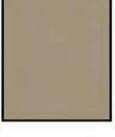
**(SMOOTH-FACE) PRECISION CMU BLOCK**  
OLDCASTLE SUPERLITE BY ECHELON  
COLOR: HOPI SANDSTONE  
GROUP B- NORMAL WEIGHT



**(SMOOTH-FACE) PRECISION CMU BLOCK**  
OLDCASTLE SUPERLITE BY ECHELON  
COLOR: MONTEREY STONE-TIERRA BROWN  
GROUP 1- MEDIUM WEIGHT



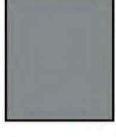
**(ROUGH-FACE) SPLIT FACE CMU BLOCK**  
OLDCASTLE SUPERLITE BY ECHELON  
COLOR: MOJAVE BROWN-COCOA BROWN  
GROUP 1- MEDIUM WEIGHT



**STUCCO ACCENT/CORNICE AND PAINTED STEEL**  
DANN EDWARDS  
COLOR: WEATHER BOARD  
DE6222, HEX CODE #F9F47D



**STUCCO AND PAINTED STEEL ACCENTS**  
DANN EDWARDS  
COLOR: MONARCH MIGRATION  
DET466, HEX CODE #B7F64C



**METAL ROOFING/FASCIA**  
BERRIDGE  
COLOR: PREWEATHERED GALVALUME  
S-DECK PANELS

**CITY OF PHOENIX**

DEC 06 2021  
Planning & Development  
Department

architecture = planning  
**88 south san marcos place**  
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