



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-5-17-4 / Z-33-17-4
June 28, 2017

Encanto Village Planning Committee Hearing Date July 10, 2017
Planning Commission Hearing Date August 3, 2017

Request From: C-2 (2.23 acres)
Request To: C-2 SP (2.23 acres)
Request From: C-2 (Pending C-2 SP) (2.23 acres)
Request To: C-2 SP HGT/WVR (2.23 acres)
Proposed Use Self-service storage and all underlying C-2 uses with a height waiver for three stories up to 30 feet

Location Approximately 90 feet north of the northeast corner of 16th Street and Flower Street

Owner Vargus Investment Properties
Applicant/Representative William F. Allison, Withey Morris PLC
Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial Residential 10 to 15 dwelling units per acre	
Street Map Classification	16th Street	Arterial	35.5-foot east half street
	Flower Street	Local	30-foot north half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable level of increased intensity, respectful of local condition and surrounding neighborhood.</p> <p>The proposal will develop a partially vacant lot with a reasonable level of increased intensity. In addition, the proposed development is compatible and respectful of the surrounding area.</p>			
<p>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.</p> <p>The proposed development of this partially vacant parcel will improve site conditions and open a new business in the area.</p>			

Area plans
<p>Squaw Peak Parkway Specific Plan – See Item #6 in the Background/Issues/Analysis Section.</p> <p>Tree and Shade Master Plan – See item #10 in the Background/Issues/Analysis Section.</p>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant / Auto Body Shop	C-2
North	Commercial	C-2 / P-1
South	Restaurant / Office / Parking	C-2 / C-O / P-1
East	Assisted Living Facility / Pet Care Facility	R-3 / C-2
West	Commercial	C-2 / C-1

C-2 (Intermediate Commercial) SP HGT/WVR		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average frontage of existing buildings on a block not to exceed three hundred feet on any side of the subject property.	Met – 25 feet (south)
		Met – 25 feet (west)
Interior	50 feet adjacent to R-3 where maximum building height is 30 feet	Met – 50 feet (east)
	0 feet adjacent to C-2	Met – 29 feet (north)
<i>Landscape Setbacks</i>		
Street	Average frontage of existing buildings on a block not to exceed three hundred feet on any side of the subject property; and minimum 5 feet.	Met – 25 feet (south)
		Not Met* – 15 feet (west)
Interior	10 feet adjacent to R-3	Met – 10 feet (east)
	0 feet adjacent to C-2	Met – 0 feet (north)
Lot Coverage	Maximum 50%	Met – 50%
Building Height	Maximum 4 stories / 56 feet	Met – 3 stories/30 feet
Parking	Minimum 26 spaces required	Met – 27 spaces provided
		*VARIANCE REQUIRED

Background/Issues/Analysis

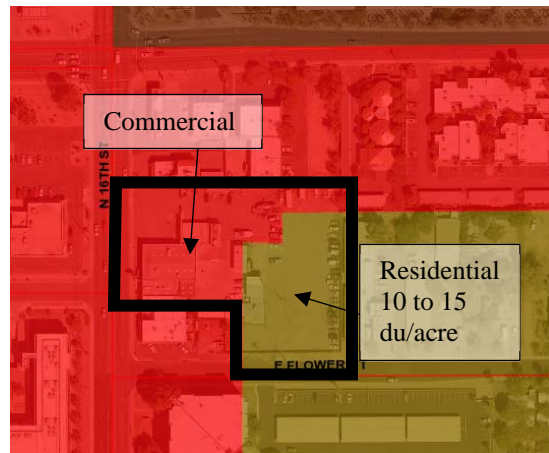
1. This 2.23 acre parcel is proposed for use as a self-storage facility with three stories up to 30 feet in height. The proposal requires both a Height Waiver to exceed the number of stories allowed within the C-2 commercial district, and a Special Permit for a self-service storage facility use.
2. Self-service storage facilities are allowed in the C-2 (Intermediate Commercial) district with a Special Permit (Section 647.A.2.i.), subject to certain conditions.
 - a) All storage shall be within a closed building. Outdoor storage areas shall not exceed 10% of the gross site area.
There is no outside storage proposed.
 - b) No auctions, sales, services, and repair activity shall be conducted on the premises.
None of these activities will occur on the site.
 - c) There shall be no storage or use of hazardous or dangerous materials on the premises.
Hazardous or dangerous materials will not be stored on the site.
 - d) The site shall have direct access to an arterial street.
Access is to 16th Street, which is an arterial street.
 - e) Landscaped areas adjacent to residential zones must be a minimum of 10 feet.
The eastern portion of the site is adjacent to a residential zone and the provided landscape setback is 10 feet.
3. The self-service storage facility is proposed to be three stories at approximately 30 feet. Section 623.E.4.b of the Zoning Ordinance allows for a request to exceed height limits of two stories and 30 feet, not to exceed 56 feet upon finding that the additional height is not detrimental to adjacent property or the public welfare in general. The proposed three stories within the 30 feet is not detrimental to the adjacent property or the public welfare in general for the following reasons:
 - a) If the development only had two stories and maintained 30 feet, a Height Waiver would not be necessary. Although three stories are proposed, the height will not be more than the 30 feet which is allowed in the C-2 district.
 - b) All property lines are adjacent to properties which also allow development up to 30 feet in height.

- c) The property is adjacent to an arterial street with 77 feet of right-of-way.

The height will be limited to 30 feet and will allow three stories. This is addressed in Stipulation #1.

4. The eastern portion of the subject site is currently vacant. In a previous rezoning case on the vacant portion (Z-54-05), the subject site was rezoned from R-3 and R1-10 to C-2 to allow a pet care facility. The rezoning case also included a parcel located to the northeast of the subject site along Osborn Road. The pet care facility was developed on the northern parcel and the remainder of the site from the rezoning case has remained vacant.

5. The property has a General Plan Land Use designation of Commercial on the west and north portion of the site and Residential 10 to 15 dwelling units per acre on the southeast portion of the site. The rezoning proposal is consistent with the current General Plan designation and the land uses in the area. The portion of the site that is not consistent with the general plan designation is less than 10 acres and therefore a General Plan Amendment is not required.



6. The subject site falls within the boundaries of the Squaw Peak Parkway Specific Plan and is located 0.28 miles from the freeway. This is a policy plan which addresses the impacts of the freeway on adjacent residential neighborhoods and proposes ways to maximize compatibility of the freeway with adjacent and nearby land uses. The primary purpose of the plan is to provide recommendations for freeway mitigation. The Specific Plan was adopted by the Phoenix City Council on June 20, 1990.

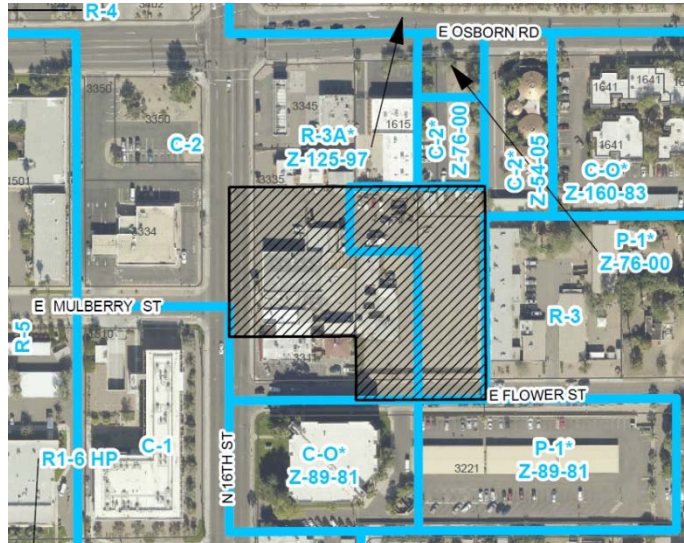
The proposed development is of an appropriate use, scale and character near the freeway and is in keeping with the specific plan. The development introduces a use that is stable and workable in the presence of the freeway; and discouraging inappropriate increases in land use intensity along the freeway corridor; and encourages economic development opportunities which are consistent with neighborhood compatibility and the General Plan.

The land use element of the Specific Plan makes recommendations for land use changes. The Specific Plan recommends that any subsequent rezoning or development near the freeway should be designed to mitigate effects of the freeway. The proposed development has little impact on nearby neighborhoods

because it is directly adjacent to commercial uses, an arterial street, and generates little traffic.

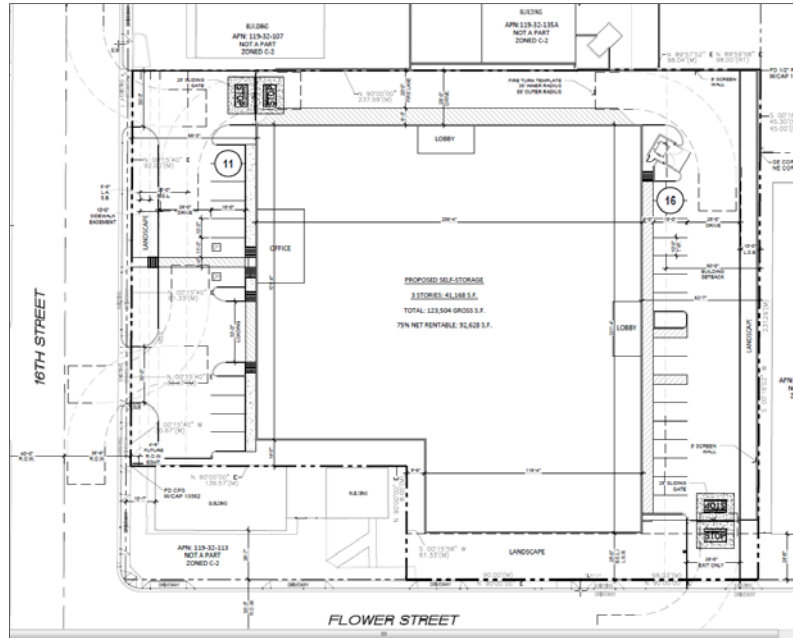
The proposed commercial use is consistent with the recommendations of the Squaw Peak Parkway Specific Plan.

7. A gas station and an office are located to the north of the subject site and are zoned C-2 and P-1. A restaurant/market, office, and a surface parking lot are located to the south of the site and are zoned C-2, C-O, and P-1, respectively. An assisted living facility and a pet care facility are located to the east of the site zoned R-3 and C-2, respectively. The property to the west, across 16th Street, is zoned C-2 and is utilized for a bank.



8. The existing auto body shop, located on the subject site along 16th Street, will be removed to provide space for the new development. The existing Mexican market and restaurant located at the northeast corner of 16th Street and Flower Street, is not included in the request and will remain.

9. The proposed site plan depicts a 3-story, 123,504 square foot self-storage facility. A variance may be needed to reduce the landscape setback along 16th Street, as proposed on the site plan. Access to enter the storage facility is proposed on 16th Street and exit only access is provided onto Flower Street. Those who are exiting onto Flower Street are customers who have gate access to the facility. This is addressed in Stipulation #1.



10. The provision of shade trees in the landscaped area is an essential component for contributing toward the goals of the Tree and Shade Master Plan. It is recommended that the required trees along the 16th Street and Flower Street frontages be placed so that they will provide a pleasant, shaded pedestrian experience on the adjacent sidewalks to contribute to the walkability of the streets. This is addressed in Stipulation #2.
11. The building materials that are noted on the elevations include stucco, brick, block, and metal paneling. In order to ensure a mix of building materials for the development that generally match the elevations, a stipulation has been included for general conformance to the elevations with specific regard to the general proportion of the building materials. This is addressed in Stipulation #1.
12. The Street Transportation Department has requested a stipulation requiring the developer to 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. This is addressed in Stipulation #3.
13. 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. This is addressed in Stipulation #4.

14. The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #5.
15. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
16. 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 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
17. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
18. 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 Special Permit request and the granting of the Height Waiver are not detrimental to the adjacent properties or the public welfare in general.
2. The proposal is consistent with the intent of the Squaw Peak Parkway Specific Plan and several General Plan goals and policies.
3. The proposed development is compatible with the surrounding commercial land uses.
4. The proposed development provides the opportunity for a new business to operate and to make improvements on the site which will contribute to enhancing the area.

Stipulations

1. The development shall be in general conformance to the site plan and elevations, dated May 1, 2017, as approved by the Planning and Development Department, with specific regard to:

- a) The access point to Flower Street shall be for egress only.
 - b) The building materials shall be used in the same general proportion as shown on the elevations.
 - c) The maximum building height shall be 30 feet with a maximum of three stories.
2. Required trees in the 16th Street and Flower Street landscape setbacks shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
 3. 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.
 4. 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.
 5. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) 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

June 28, 2017

Team Leader

Joshua Bednarek

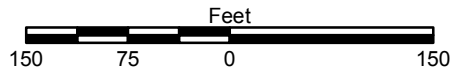
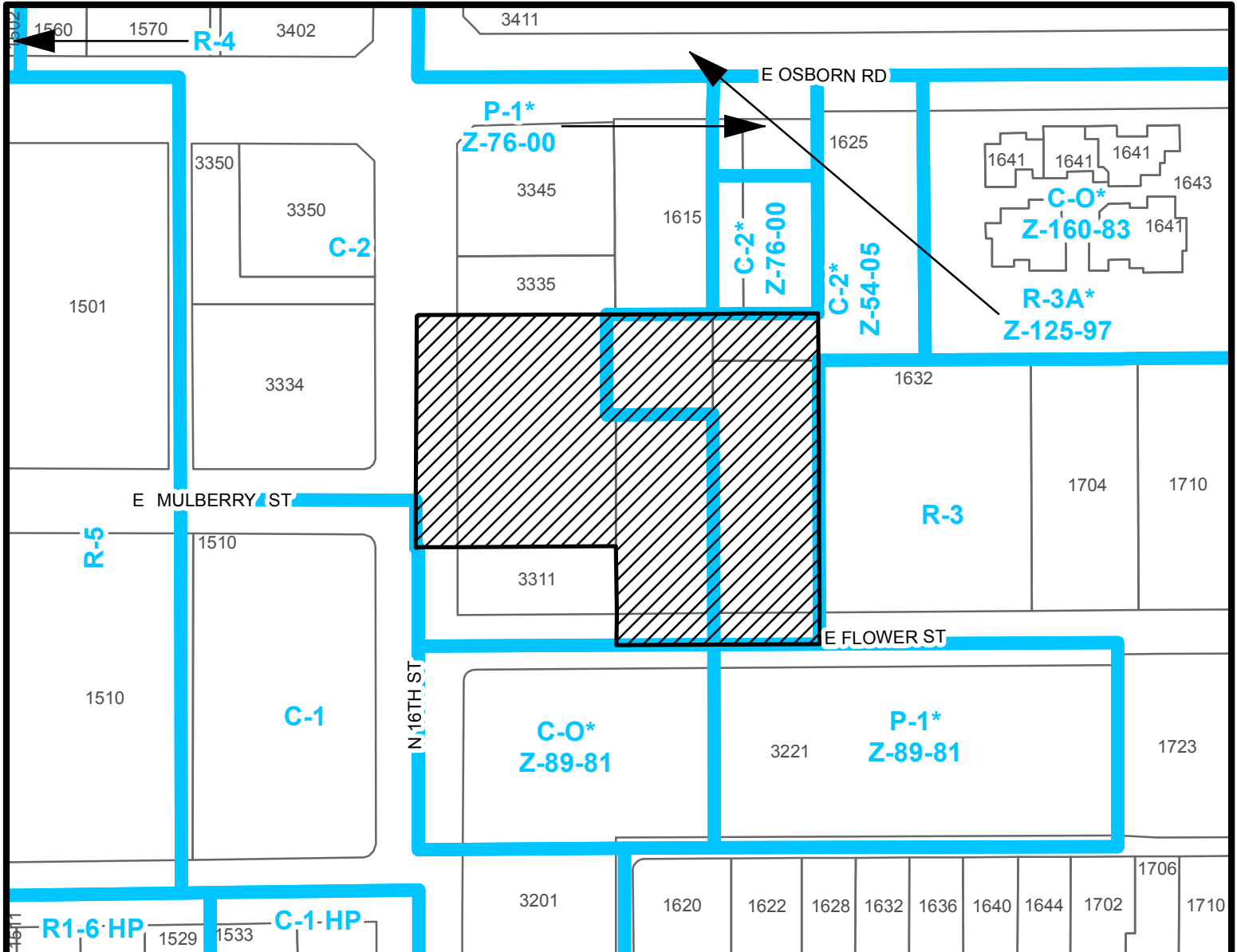
Attachments

Sketch Maps (2 pages)

Aerials (2 pages)

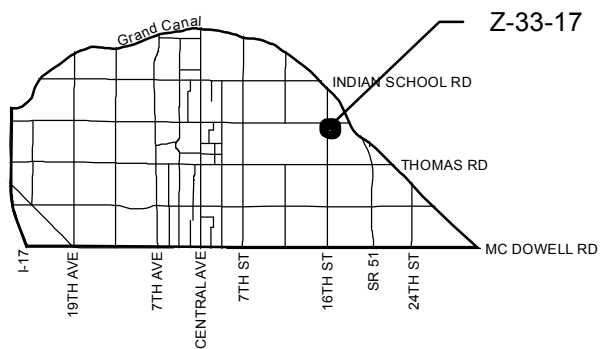
Site Plan date stamped May 1, 2017 (1 page)

Elevations date stamped May 1, 2017 (2 pages)



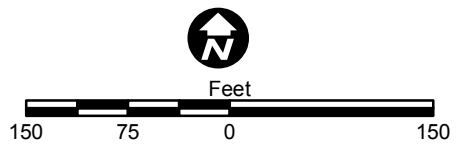
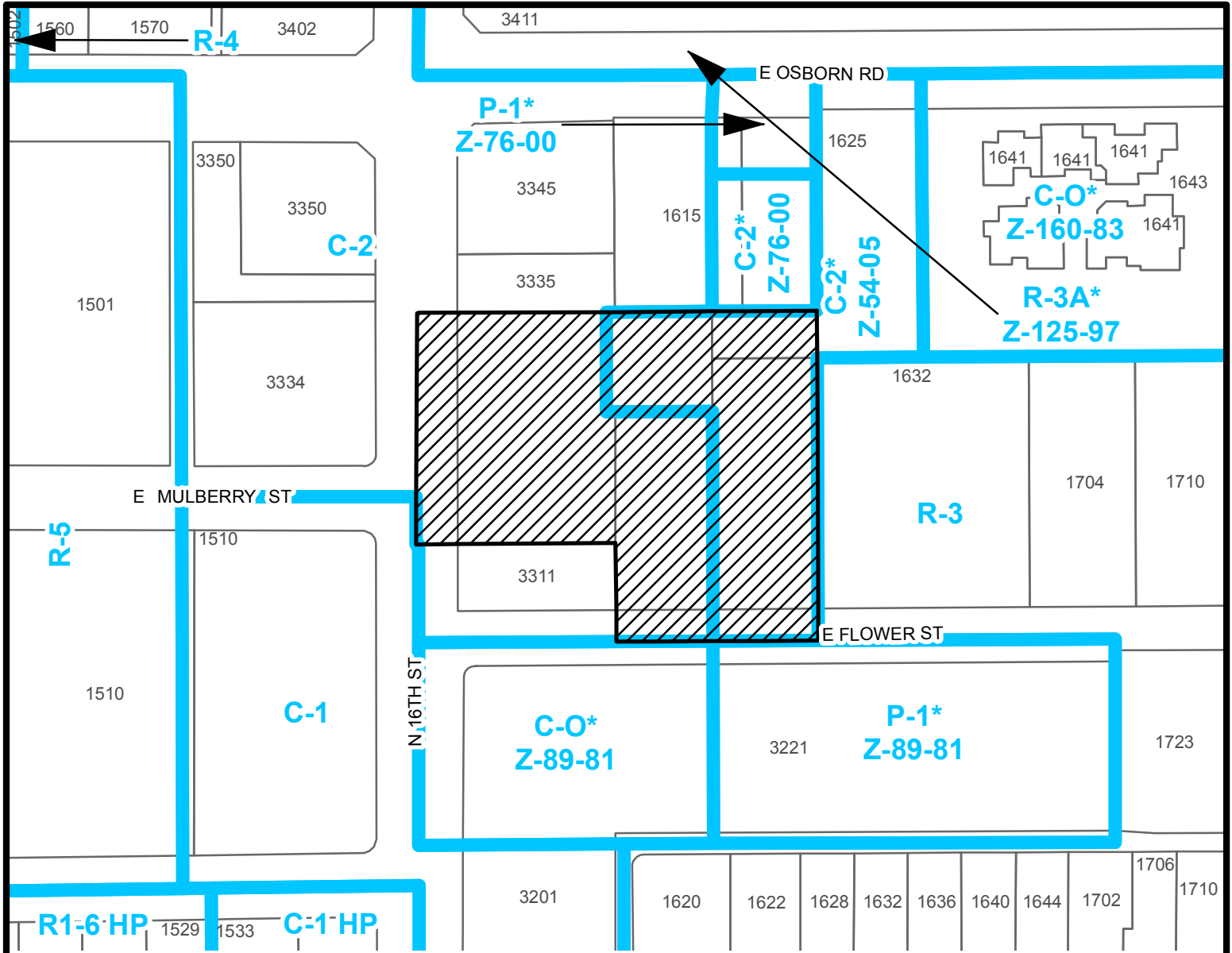
ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4



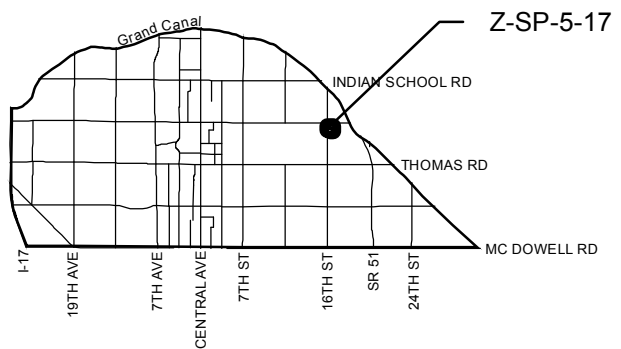
APPLICANT'S NAME: William F. Allison		REQUESTED CHANGE: FROM: C-2 (Pending C-2 SP) (2.23 a.c.) TO: C-2 SP HGT/WVR (2.23 a.c.)	
APPLICATION NO. Z-33-17	DATE: 05/18/2017 REVISION DATES: 05/25/2017 06/12/2017		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 2.23 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 15-31	ZONING MAP G-9	
MULTIPLES PERMITTED C-2 (Pending C-2 SP) C-2 SP HGT/WVR	CONVENTIONAL OPTION 32 32	* UNITS P.R.D. OPTION 39 39	

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



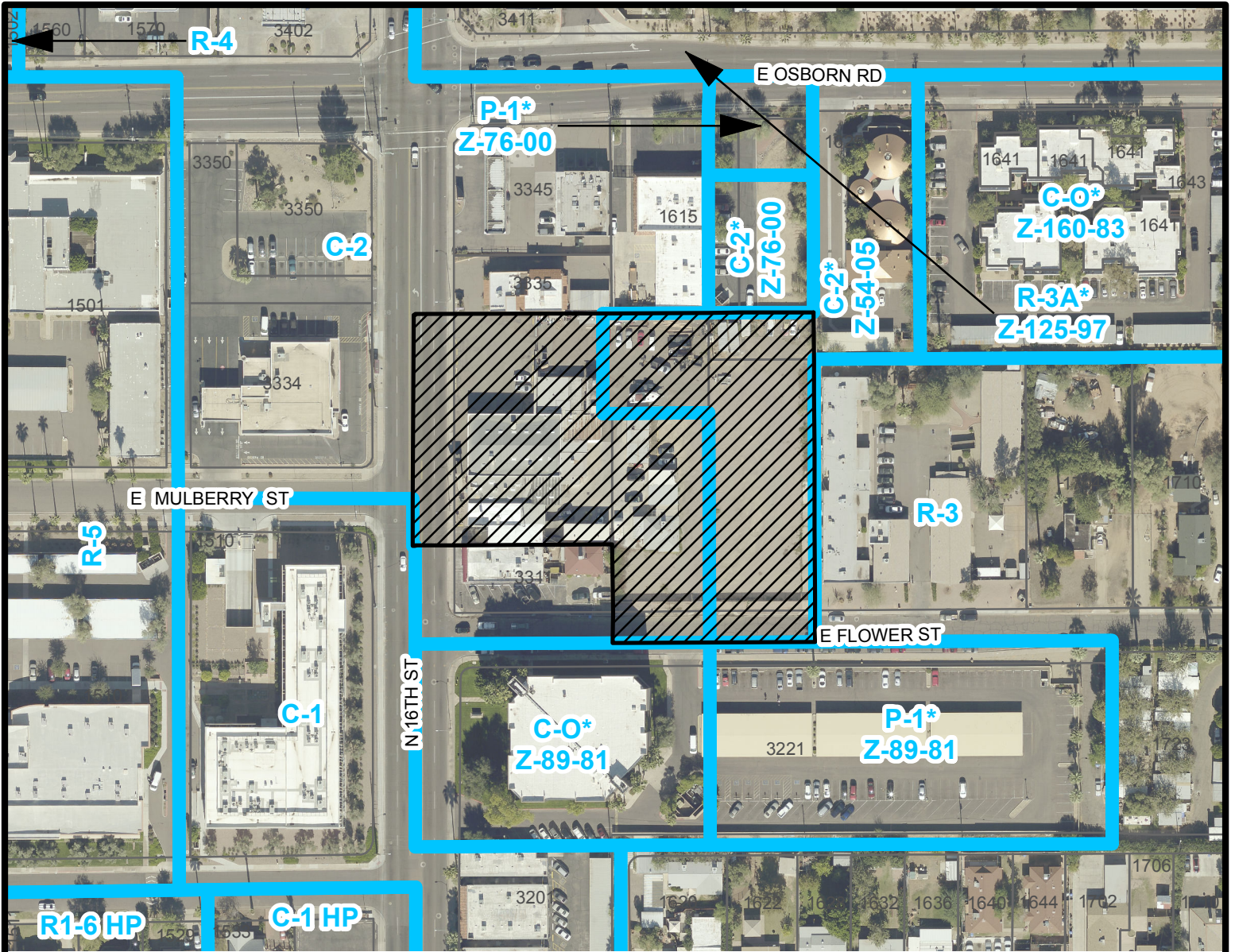
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APPLICANT'S NAME: William F. Allison		REQUESTED CHANGE: FROM: C-2 (2.23 a.c.) TO: C-2 SP (2.23 a.c.)	
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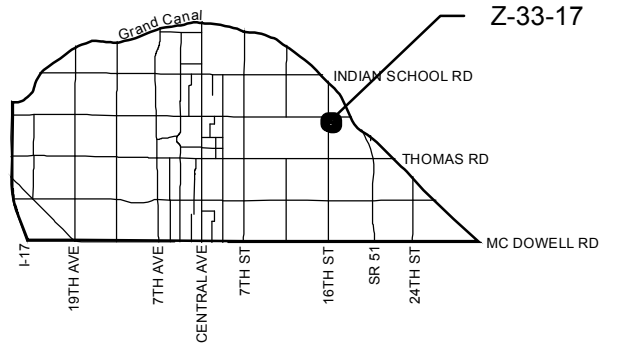


Feet

150 75 0 150

ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: William F. Allison

APPLICATION NO. Z-33-17

DATE: 05/18/2017	
REVISION DATES:	
05/25/2017	06/12/2017
AERIAL PHOTO & QUARTER SEC. NO.	ZONING MAP
QS 15-31	G-9

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

2.23 Acres

REQUESTED CHANGE:
 FROM: C-2 (Pending C-2 SP) (2.23 a.c.)
 TO: C-2 SP HGT/WVR (2.23 a.c.)

MULTIPLES PERMITTED

C-2 (Pending C-2 SP)
 C-2 SP HGT/WVR

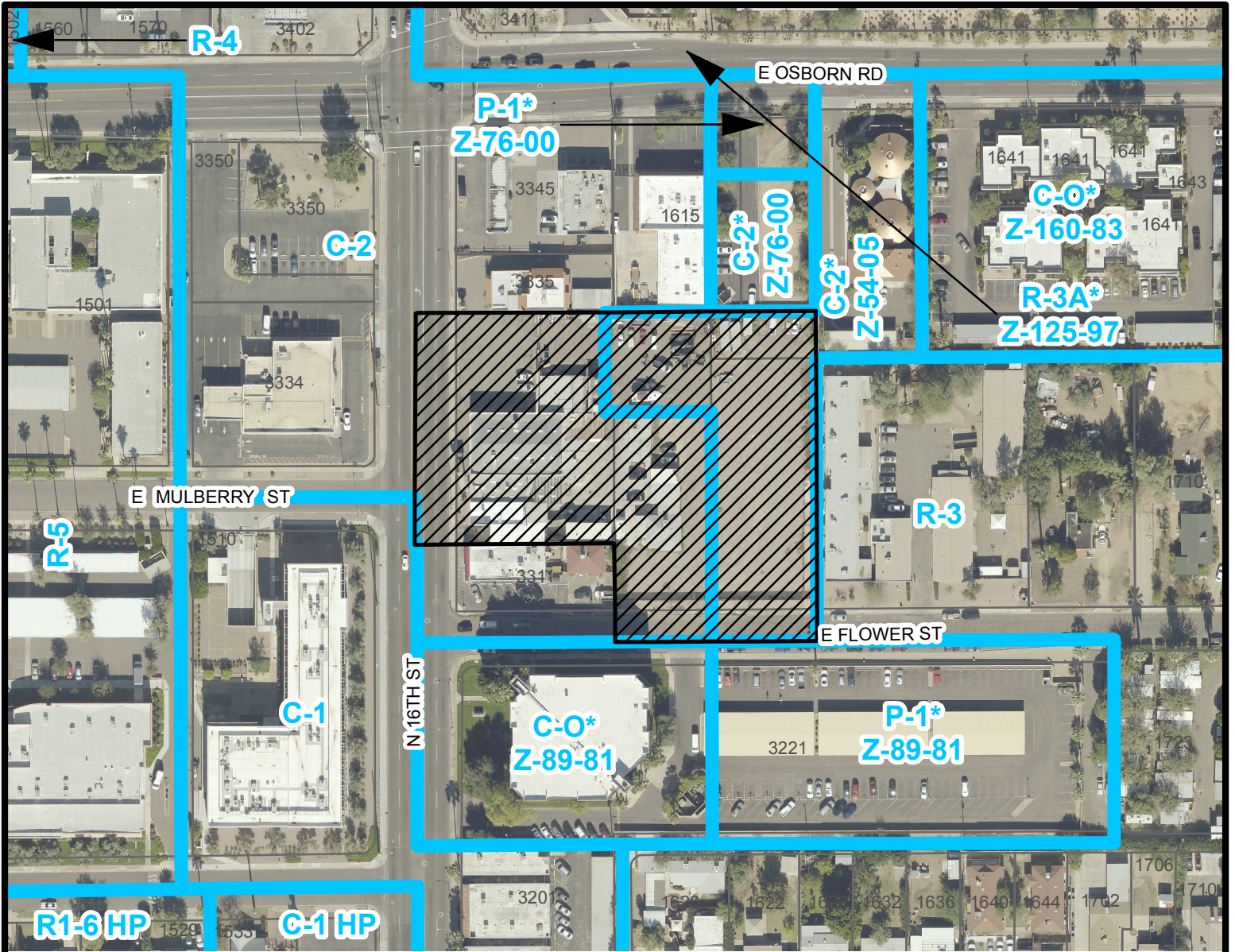
CONVENTIONAL OPTION

32
 32

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

39
 39

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

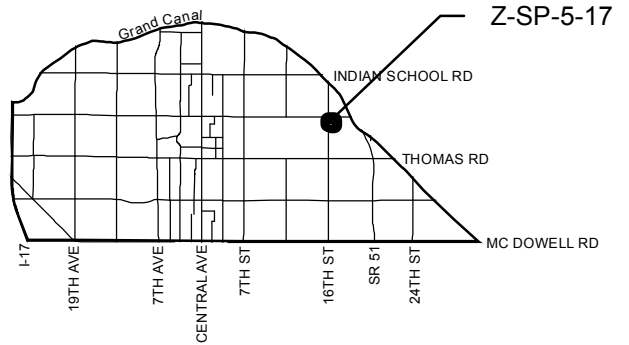


Feet

150 75 0 150

ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: William F. Allison

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FROM: C-2 (2.23 a.c.)

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

2.23 Acres

AERIAL PHOTO & QUARTER SEC. NO. QS 15-31
ZONING MAP G-9

MULTIPLES PERMITTED

C-2
C-2 SP

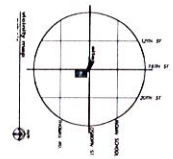
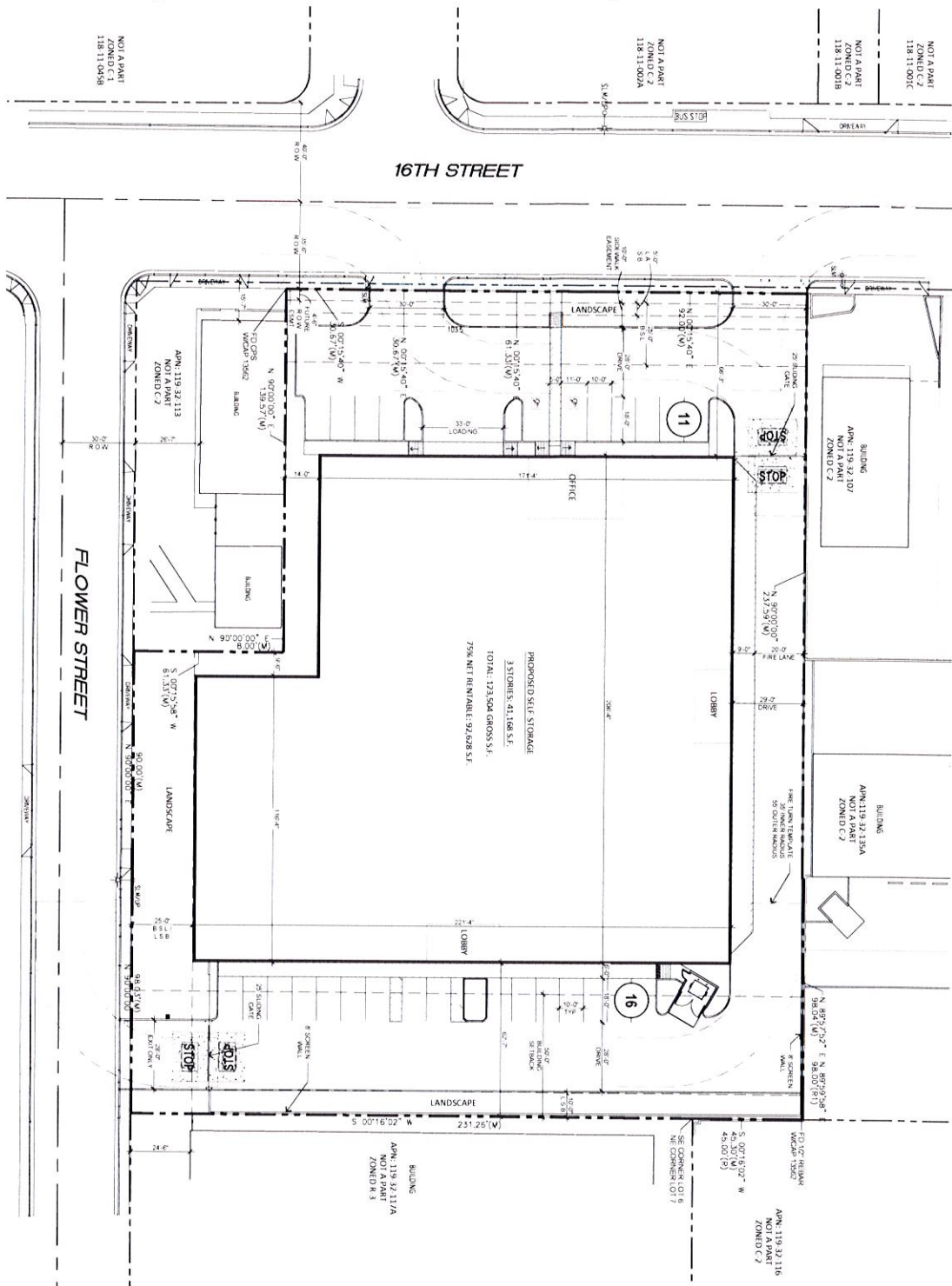
CONVENTIONAL OPTION

32
32

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

39
39

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



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

CITY OF PHOENIX

MAY 01 2017

Planning & Development
Department

PROPOSED SELF-STORAGE
SEC 16TH STREET AND OSSORN ROAD
PHOENIX, ARIZONA

DATE: 04-28-2017 (PRELIMINARY NOT FOR CONSTRUCTION)

PROJECT DIRECTORY

DEVELOPER:
ROBERT KUBICEK PROPERTIES, LLC
8899 N. 19TH AVENUE, SUITE 101
SCOTTSDALE, ARIZONA 85260
CONTACT: JOHN BAOUABA
PHONE: (602) 616-6588
E-MAIL: john@robwestgroup.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 953-9900
FAX: (602) 953-9900
E-MAIL: rkubicek@kva.com

SITE DATA

EXISTING ZONING: C-2
REZONE: C-2 SP/HR
REZONE CASE: ZA-376-54, ZA-54-55, ZA-199-55, ZA-384-54
ZA CASES: ZA-376-54, ZA-54-55, ZA-199-55, ZA-384-54

GROSS SITE AREA: 2.19 ACRES (95,607 S.F.)
NET SITE AREA: 1.92 ACRES (83,824 S.F.)
VILLAGE: SQUAW PEAK PARKWAY
OVERLAY DISTRICT/SPD: SQUAW PEAK PARKWAY

PROPOSED USE: SELF-STORAGE & ALL UNDERLYING C-2 USES
BUILDING HEIGHT: 30' MAX
BUILDING AREA: 41,168 S.F.
3 STORIES (PER STORY): 13,723 S.F.

TOTAL BUILDING AREA: 123,504 S.F.
LANDSCAPE PARKING AREA (10%): (41,168 S.F. / 83,824 S.F.) 50%
LANDSCAPE PARKING AREA (10%): (4,896 S.F. X .10 = 490 S.F.) (880 S.F. (12.9%)
TOTAL LANDSCAPE COVERAGE: 11,693 S.F. (13.9%)

TOTAL PARKING REQUIRED: 26 SPACES
TOTAL PARKING PROVIDED: 27 SPACES

ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND AND SHALL BE DEEPER THAN ANY EXISTING UTILITIES.
3. ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANOE 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 THE SITE BOUNDARY.
4. THE SITE IS ADJACENT TO PUBLIC RIGHTS-OF-WAY AND OWNERS WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
5. ALL ROOFTOP EQUIPMENT AND SCREENING DEVICES SHALL BE SCREENED TO THE SHORTEST TALLEST EQUIPMENT.
6. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM THE LEVEL ADJACENT TO ALL PUBLIC STREETS.
7. STREET SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
8. SIGNS ARE TO REMAIN OPEN OR ARE TO OPEN AUTOMATICALLY BETWEEN THE HOURS OF 8AM AND 5PM.

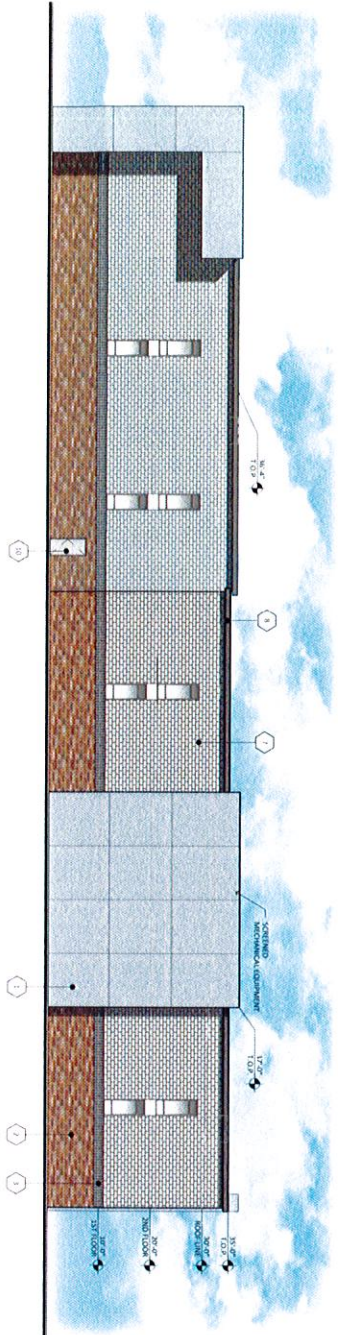
SP-1
#1634750

RKAA
ARCHITECTS, INC.

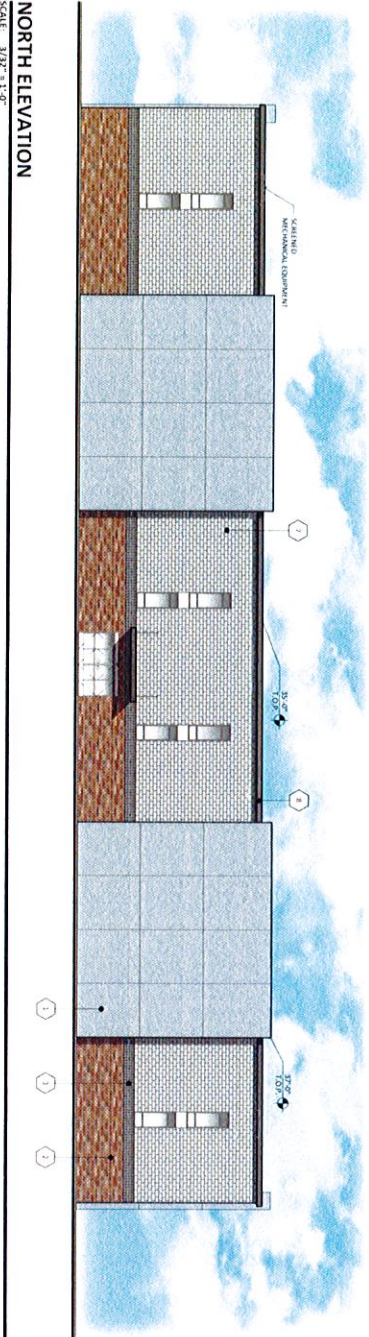
KVA PROJECT #: 17-619
SDEV #: 1700160
PAPP/FACT #: 1701322

MAY 01 2017

Planning & Development
Department



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

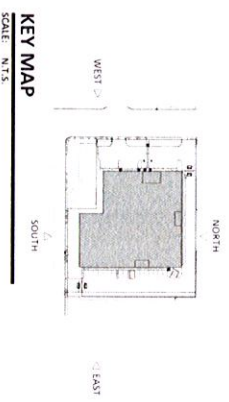


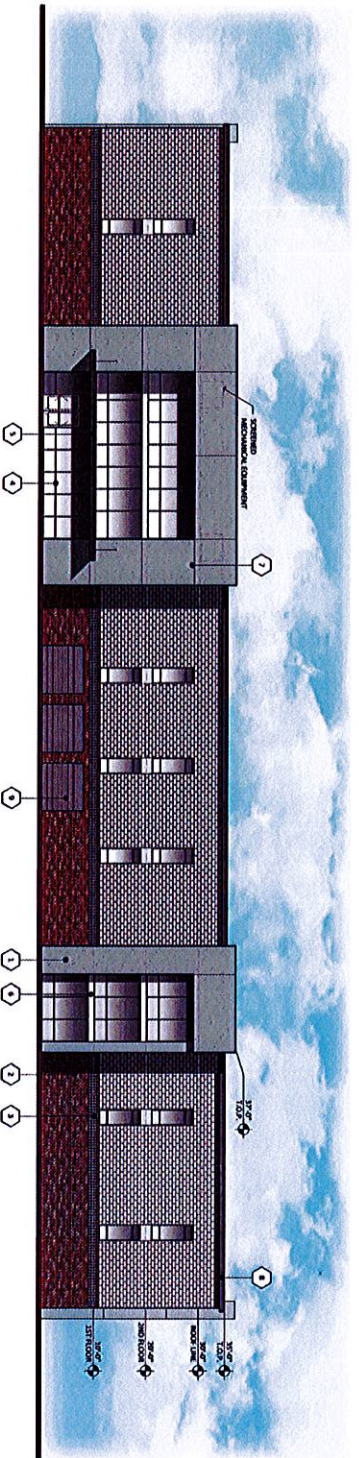
NORTH ELEVATION
SCALE: 3/32" = 1'-0"

MATERIALS	
1	FINE FINISH STUCCO DUINN EDWARDS
2	SUMMIT BRICK CO DETRISS VENEAT
3	SUPERLITE BRICKS VERTICAL SCORBO BLOCK INTEGRAL COLOR CHARCOAL
4	STONEFRONT AWNING
5	AWNING FABRIC METAL PANEL
6	MBCI SNOW WHITE
7	SMOOTH FACE SUPERLITE BRICK PAINTED DEBRIZI COVERED IN PLATINUM
8	PARAPET DUINN EDWARDS
9	DEBRIZI CHARCOAL SKUDGE SHIMOLETTE GRAN METAL DOOR PAINTED DUINN EDWARDS
10	DEBRIZI COVERED IN PLATINUM

PROPOSED SELF-STORAGE
SEC 16TH STREET AND OSBORN ROAD
PHOENIX, ARIZONA
DATE: 04-28-2017 (PRELIMINARY)

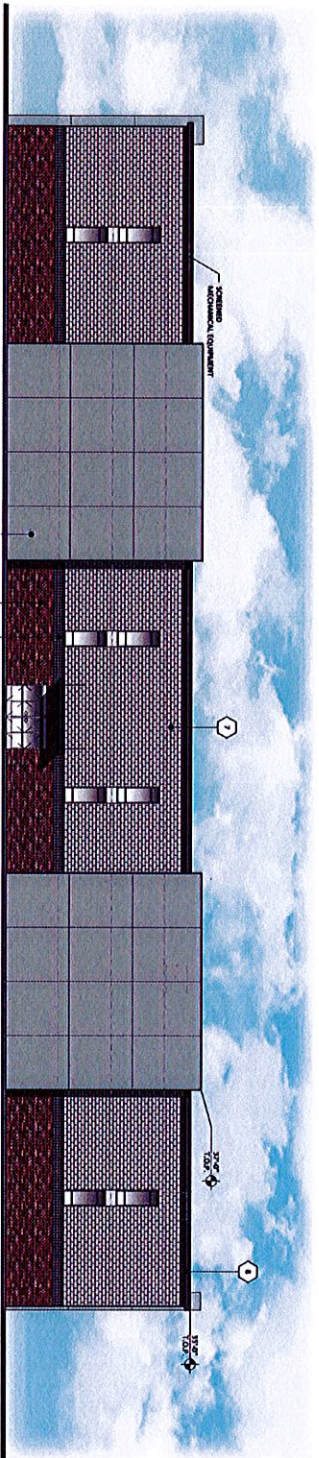
EL-2
#1514730
BKAA
ARCHITECTS, INC.





WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS	
1	FINC FINISH STUCCO DANNI EDWARDS
2	SLABWALL BRICK DETSHA TREKAL
3	4-1/2" BRICKWORK VERTICAL SCORED BRICK BRITISHAL COOK CHAMCOVAL
4	STORERMENT AWNING CLEAR
5	AWNING BRICK CHAMCOVAL
6	METAL PANEL SHINY WHITE
7	SMOOTH FACE SUPERBITE BLOCK PAINTED DANNI EDWARDS PARAPET COVERED IN PLATINUM
8	DANNI EDWARDS JANUS ROLL-UP DOORS
9	JANUS ROLL-UP DOORS METAL DOOR PAINTED DANNI EDWARDS
10	DESIGN COVERED IN PLATINUM



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

CITY OF PHOENIX

MAY 01 2017

Planning & Development
Department

PROPOSED SELF-STORAGE
SEC 16TH STREET AND OSBORN ROAD
PHOENIX, ARIZONA
DATE: 04-28-2017 (PRELIMINARY)

SCALE: 1/8" = 1'-0"
DATE: 04-28-2017 (PRELIMINARY)

EL-1
RKA
ARCHITECTS, INC.

KEY MAP
SCALE: 1/16" = 1'-0"

