



**City of Phoenix**  
 PLANNING & DEVELOPMENT DEPARTMENT

**Staff Report: Z-52-16-5**  
 September 9, 2016

<b>Alhambra Village Planning Committee Hearing Date</b>	September 27, 2016
<b>Planning Commission Hearing Date</b>	October 6, 2016
<b>Request from:</b>	C-3 (0.32 acres)
<b>Request to:</b>	C-2 (0.32 acres)
<b>Proposed Use</b>	Special Permit to allow self storage facility and all underlying C-2 uses.
<b>Location</b>	Approximately 547 feet east and 360 feet north of the northeast corner of 43rd Avenue and Camelback Road
<b>Owner</b>	AMERCO Real Estate Company
<b>Applicant</b>	Randy Lopez, AMERCO Real Estate Company
<b>Representative</b>	Randy Lopez, AMERCO Real Estate Company
<b>Staff Recommendation</b>	Approval

General Plan Conformity	
<b>General Plan Land Use Designation</b>	Commercial
<p><b><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: Protect residential areas from concentrations of incompatible land uses that could change their character or destabilize land values.</i></b></p> <p>The proposal to “down zone” an irregularly shaped parcel from a more intense zoning district to a less intense zoning district protects the area from the potential expansion or concentration of more intense incompatible land uses.</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>
<b>On Site</b>	A portion of the larger commercial center	C-3
<b>Immediately adjacent in all directions</b>	Commercial center	C-2
<b>North</b>	Single-Family Residential	R-4
<b>South</b>	Used Car Dealership (across Camelback Road)	C-3
<b>East</b>	Single-Family Residential	R-4
<b>West</b>	U.S. Route 60/Grand Avenue overpass (Arizona State Department of Transportation)	R-4, C-3, A-1 (City of Glendale)

**Background/Issues/Analysis**

**SUBJECT SITE (REQUEST)**

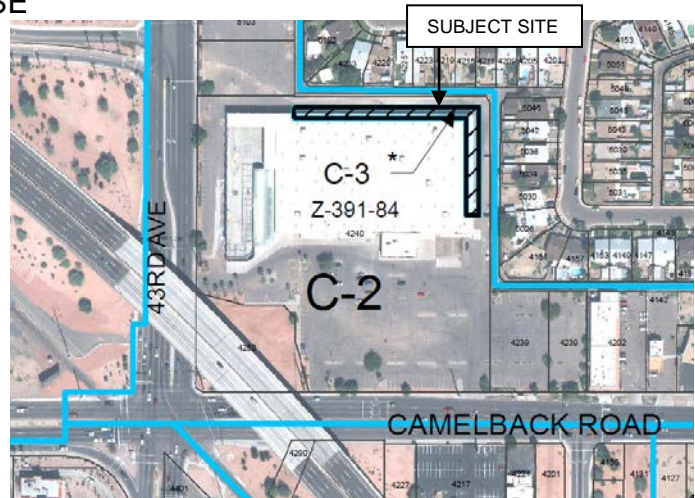
1. This is a request to rezone 0.32 acres approximately 547 feet east and 360 feet north of the northeast corner of 43<sup>rd</sup> Avenue and Camelback Road. The request would rezone the subject parcel from C-3 to C-2 (Intermediate Commercial) to assemble all portions of the property into the C-2 district. 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 larger commercial center property from C-2 to C-3. The request allowed open storage of building materials and supplies. Rezoning case Z-SP-5-16-5 is a companion case running concurrently with this request. Z-SP-5-16-5 is a request to rezone the entire 8.65 acres located approximately 180 feet north of the northeast corner of 43<sup>rd</sup> Avenue and Camelback Road from C-2 and C-3 (Pending C-2) to C-2 SP (Intermediate Commercial, Special Permit) for a Special Permit to allow self-service storage facility and all underlying C-2 uses.

### 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.

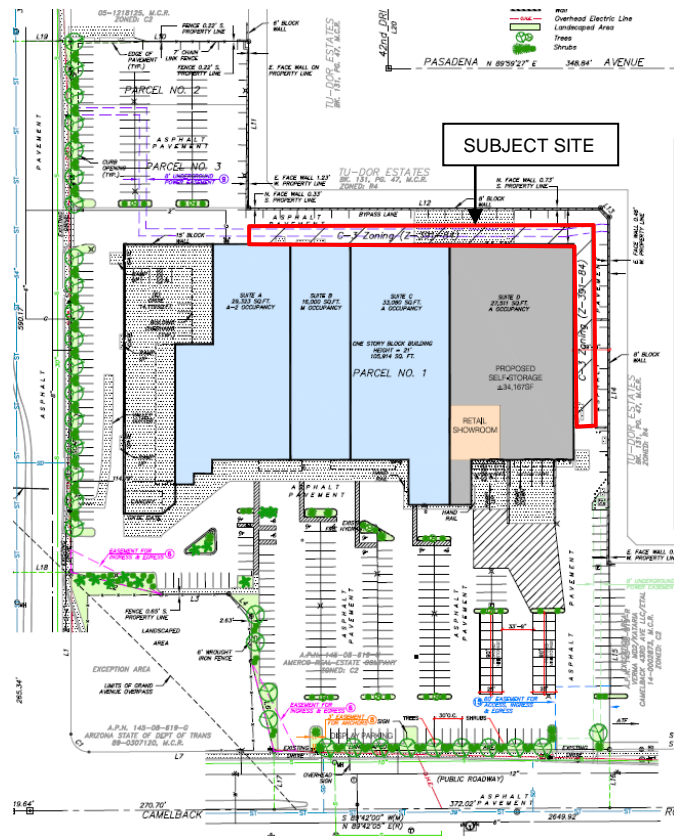
### SURROUNDING ZONING AND LAND USE

4. The subject site is currently an underutilized portion of the larger commercial center immediately surrounding it. Beyond the commercial center 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 (inclusive of the subject 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 and 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 (inclusive of the subject site) 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 rental truck 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 43<sup>rd</sup> Avenue and Camelback Road. No changes are shown to occur on the subject site.

#### OTHER

7. The City of Phoenix Water Services Department has noted that there is no water or sewer infrastructure concerns.
8. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code.
9. 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.
10. 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.
11. 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 remove an irregularity from the City of Phoenix Zoning map to provide a consistent and contiguous designation across the larger commercial center site.

**Stipulation**

Staff has no recommended stipulations.

**Writer**

Joél Carrasco  
September 9, 2016

**Team Leader**

Joshua Bednarek

**Attachments**

Zoning sketch  
Aerial  
Site plan dated August 30, 2016

City of Glendale

43RD AVE

CAMELBACK ROAD

GRAND AVE

A-1

C-3 \*  
Z-391-84  
4240

C-2

C-3

C-1

R-4



Feet

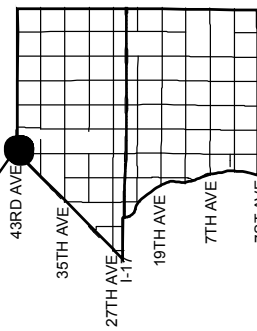
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ALHAMBRA VILLAGE  
CITY COUNCIL DISTRICT: 5



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT



Z-52-16

APPLICANT'S NAME:

AMERCO Real Estate Company

APPLICATION NO.

Z-52-16

DATE:

8/29/16

REVISION DATES:

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

0.32 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.

QS 19-19

ZONING MAP

H-6

REQUESTED CHANGE:

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

TO: C-2, (0.32 a.c.)

MULTIPLES PERMITTED

C-3

C-2

CONVENTIONAL OPTION

4

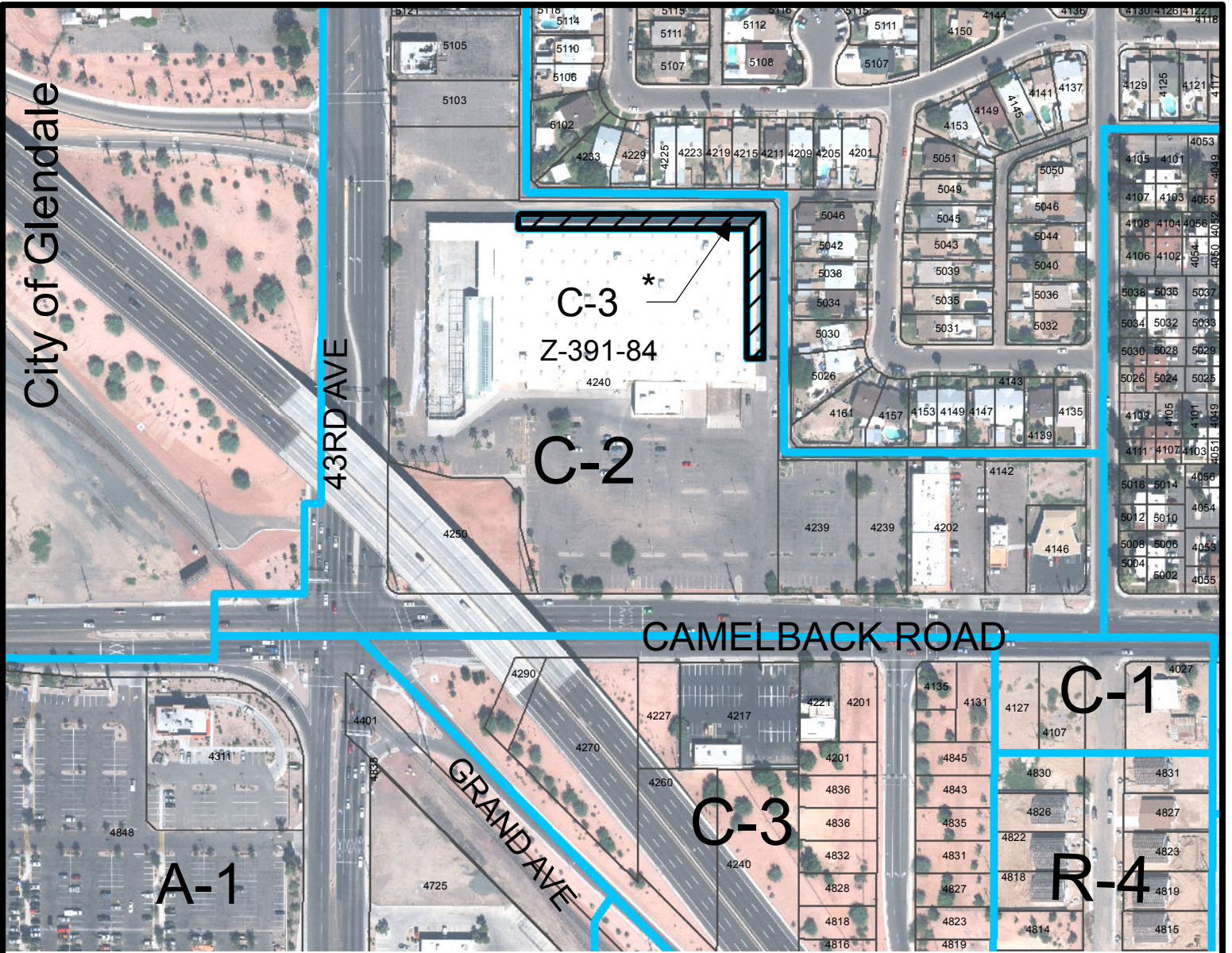
4

\* UNITS P.R.D. OPTION

5

5

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



Feet

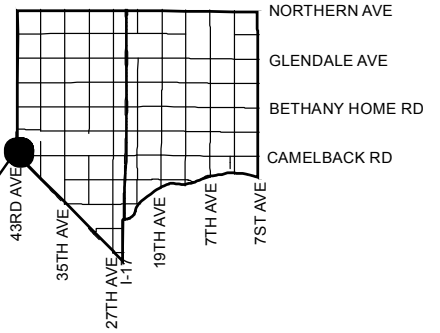
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**ALHAMBRA VILLAGE**  
CITY COUNCIL DISTRICT: 5



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ZONING MAP **H-6**

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