



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-76-16-1
December 2, 2016

Deer Valley Village Planning Committee Meeting Date	December 15, 2016
Planning Commission Hearing Date	January 5, 2017
Request From	A-1 DVAO, 3.76 Acres, and S-1 DVAO (Approved C-2 DVAO) 1.16 Acres
Request To	C-2 DVAO, 4.92 Acres
Proposed Use	Commercial uses
Location	Northeast corner of 23rd Avenue and Whispering Wind Drive
Owner	Palm Desert Associates, LP
Applicant/Representative	Stephen C. Earl of Earl, Curley & Lagarde
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Industrial	
Street Map Classification	23rd Avenue	Collector	55-foot east half right-of-way
	22nd Avenue	Local	30-foot west half right-of-way
	Whispering Wind Drive	Minor Collector	30-foot north half right-of-way
<u>CONNECT PEOPLE AND PLACES CORE VALUE</u>			
<i>CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</i>			
The subject site is in close proximity to a commercial corridor along Happy Valley Road and the proposal allows uses that are compatible with uses in the corridor.			
<u>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE</u>			
<i>ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</i>			
The proposed rezoning will allow the opportunity for new businesses to develop in a location that is transitioning from industrial uses to commercial uses.			

AIRPORTS; LAND USE PRINCIPLE: Encourage the development of city-owned and non-city-owned parcels near the airport to airport-compatible land uses surrounding the city's airports.

AIRPORTS; LAND USE PRINCIPLE: Continue to carefully monitor and evaluate all future land uses around the airports, protecting the airport from incompatible development that could pose a safety hazard to aircraft passengers, or to individuals living or residing in those areas

The subject site is in close proximity to the Phoenix Deer Valley Airport. The proposed rezoning, in conjunction with the Special Permit request for a self-storage facility and limitation to only the underlying non-residential C-2 uses, allows for the proposed use without the risk of potential residential development in the future which would not be compatible in the area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE

CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

Rezoning the site will allow the opportunity for a new, compatible land use to develop on a vacant site and will reduce the opportunity for blight in the area.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE

TREES AND SHADE; DESIGN PRINCIPLE: Plant drought tolerant vegetation and preserve existing mature trees in new development and redevelopment.

The proposed site, as stipulated, will provide drought tolerant vegetation that will complement the existing landscaping in the area.

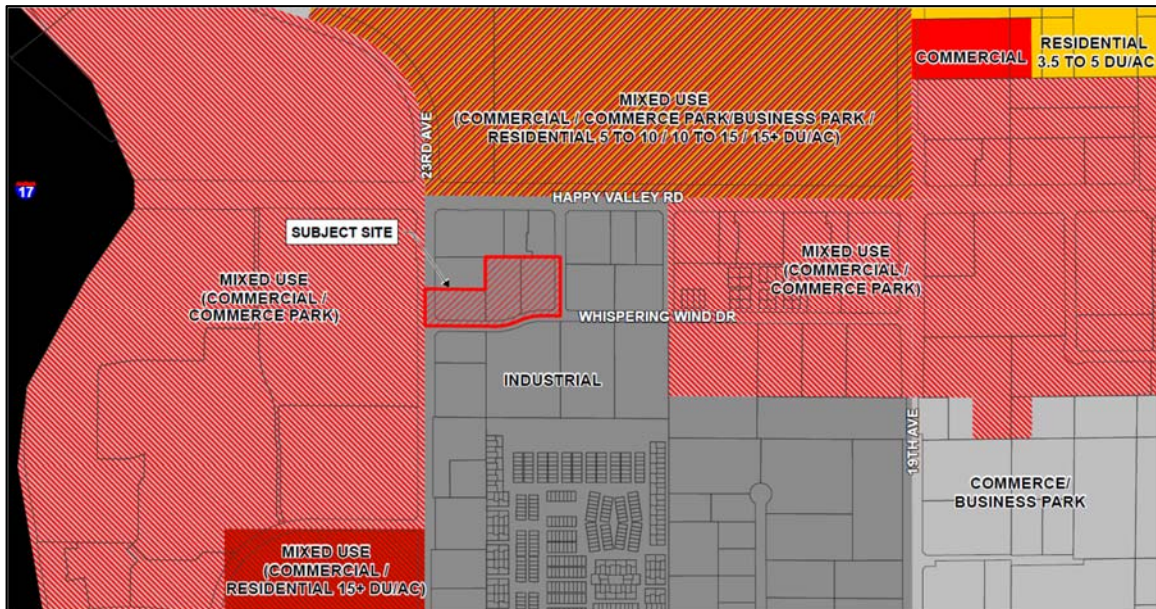
Surrounding Land Uses/Zoning		
	Land Use	Zoning
On Site	Vacant	A-1 DVAO, and S-1 DVAO (Approved C-2 DVAO)
North	Vacant, child care center, dental office, and restaurant	S-1 (Approved C-2) DVAO, A-1 (Approved C-2) DVAO, and A-1 DVAO
South	Vacant and offices	A-1 DVAO
East	Vacant and bank	CP/BP DVAO
West	Shopping Center	C-2 DVAO

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Streets <u>23rd Ave</u> <u>22nd Ave</u> <u>Whispering Wind Dr</u>	Minimum 20 feet, Average 25 feet	Met – 25 feet Met – 25 feet Met – 25 feet
Interior side <u>North</u>	0 feet	Met – 2 inches
<i>Landscape Setbacks</i>		
Street <u>23rd Ave</u> <u>22nd Ave</u> <u>Whispering Wind Dr</u>	Minimum 20 feet, Average 25 feet	Met – 25 feet Met – 25 feet Met – 25 feet
Interior side <u>North</u>	0 feet	Met – 0 feet
Lot Coverage	Maximum 50%	Met – 48%
Building Height	Maximum 30 feet	Met – 30 feet (office), 23 feet (storage)
Parking	Minimum 1 space for each 35 storage units and 2 spaces for manager’s apartment (23 spaces)	Met – 25 spaces

Background/Issues/Analysis

1. This request is to rezone a 4.92-acre site from A-1 DVAO (Light Industrial, Deer Valley Airport Overlay), S-1 (Ranch or Farm Residence) DVAO (Approved C-2 (Intermediate Commercial) DVAO) to C-2 DVAO to allow commercial uses.
2. The General Plan Land Use Map designation for the subject site is Industrial. The proposed rezoning is not consistent with the General Plan Land Use Map designation. However, a general plan amendment is not required because the rezoning request is for less than 10 acres.

Additionally, there is a companion Special Permit zoning case requested for a self-storage facility with a limitation to only the underlying non-residential C-2 uses for the subject site. The proposed self-storage facility is compatible with the Industrial General Plan Land designation.




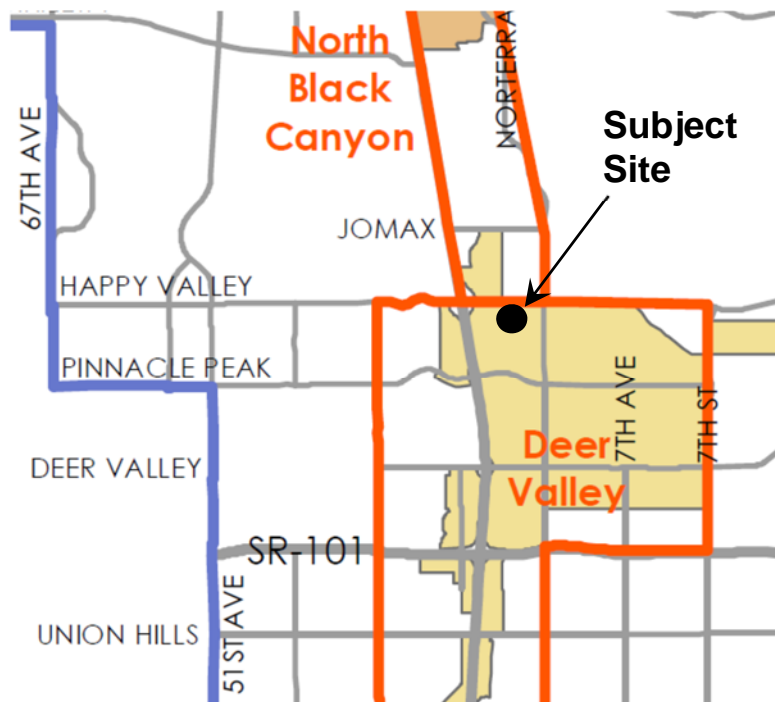
The areas to the north and east of the site are designated Industrial as well, however there are existing commercial uses within these areas. A general plan amendment may be considered for this area in the future to provide a transition from the industrial uses to the south and the commercial and commerce park uses along Happy Valley Road.

The area to the south is also designated Industrial on the General Plan Land Use Map and the area to the west is designated Mixed Use (Commercial / Commerce Park).

3. The subject site is located within the Deer Valley Major Employment Center. This is an area in the city where more employment generating uses that are compatible in close proximity to the Deer Valley Airport are promoted.

MAJOR EMPLOYMENT CENTERS

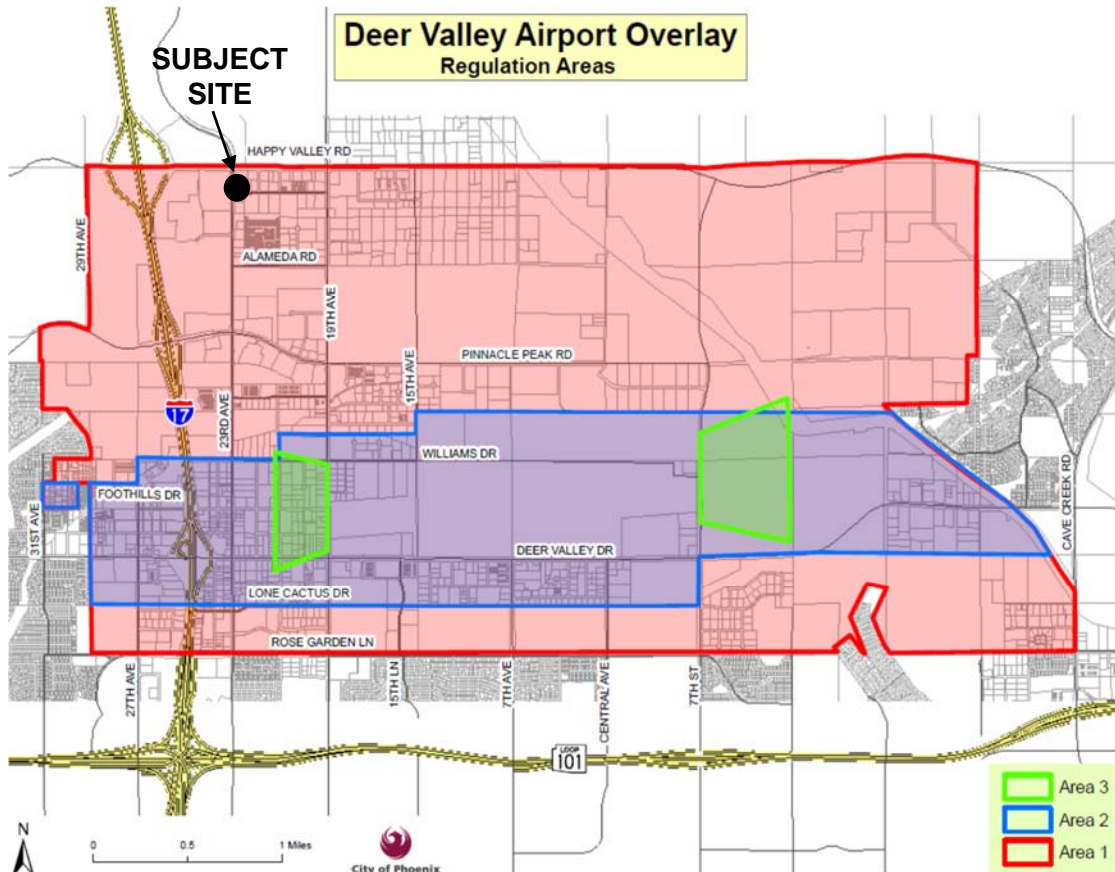
 Phoenix Designated Employment Centers



4. The subject site, as well portions of the areas to the north, south, and east are vacant. The vacant property to the north is zoned S-1 (Approved C-2), to the south is zoned A-1, and to the east is zoned CP/BP (Commerce Park/Business Park option).



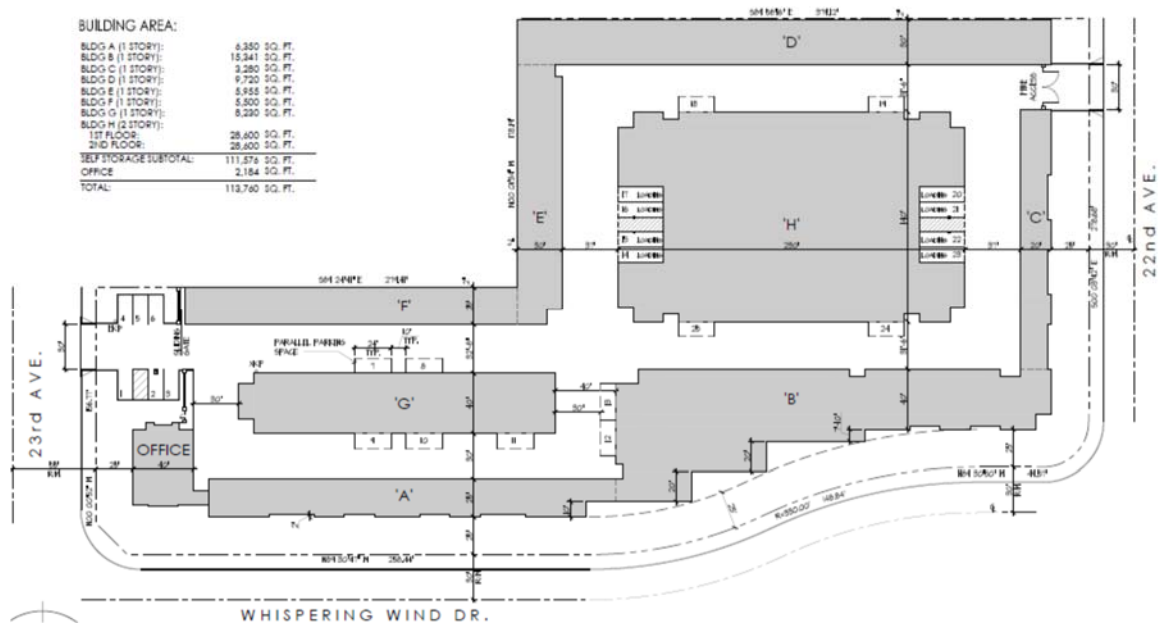
There is a child care center developed to the north of the site which is zoned S-1 and A-1 (Approved C-2) and a dental office and restaurant, both zoned A-1. There is a bank northeast of the site which is zoned CP/BP and an office complex to the south of the site zoned A-1. Additionally, there is a large shopping center to the west zoned C-2 which includes a variety of uses including retail, restaurants, bank, fuel station, and other service.



All properties in the vicinity are also within the Deer Valley Airport Overlay District (DVAO), Area 1. The purpose of the zoning overlay is to ensure land use

compatibility with airport operations, protect navigable airspace from physical encroachment, and require permanent notice of flight operations to property owners. The proposed development is compatible with the DVAO.

- As mentioned previously, there is a companion Special Permit zoning case requested for a self-storage facility with a limitation to only the underlying non-residential C-2 uses for the subject site. The site plan depicts seven single story storage buildings ranging from 3,280 to 15,341 square feet, a two-story storage building at 57,200 square feet, and an office building at 2,184 square feet. Parking is provided near the office building and throughout the site. The primary entrance to the facility is along 23rd Avenue. There is also emergency/fire access proposed on 22nd Avenue. The site plan features 25-foot minimum building and landscape setbacks along the perimeter street sides of the site. The minimum required is 20 feet, with an average of 25 feet. Staff is recommending that the site develop in general conformance to the proposed site plan.



- The proposed elevations depict earth-toned stucco and concrete block buildings accented with stone veneer. The perimeter buildings incorporate metal vine trellises and have a varied height ranging from 14 to 18 feet to add visual interest.



The maximum allowable building height for a self-storage building is 24 feet. The two-story storage building is proposed at 23 feet high. Staff is also recommending that the site develop in general conformance to the proposed elevations.

- A stipulation is recommended to require that the development adhere to the plant list within the *Sonoran Boulevard Development Standards for Happy Valley Road*. This is a typical stipulation for sites within close proximity to Happy Valley Road to encourage a cohesive drought tolerant landscape palette in the area.
- Archaeology Office
No archaeological work is necessary for this project. However, if any 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.
- Aviation Department
The Aviation Department is not supportive of C-2 zoning at the subject site due to the ability to develop residential uses. However, this rezoning request is located in an area that should transition into commercial or commerce park uses and the request is also associated with a Special Permit request for a self-storage facility in which staff can limit the underlying C-2 uses.
- Fire Department
The water supply is not known for the site. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

11. Floodplain Management

It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

12. Street Transportation Department

The Street Transportation Department staff is requesting that the developer update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.

13. Water Services Department

The subject site has existing water and sewer mains that may potentially serve the development.

14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments, or other formal actions may also be required.

Findings

1. The proposed development does not conform to the General Plan Land Use Map designation of Industrial, however a general plan amendment is not required because the rezoning request is for less than 10 acres.
2. The proposed zoning is compatible with the land use pattern in the area and allows compatible land uses in close proximity to other commercial uses.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped November 18, 2016, as approved by the Planning and Development Department.
2. The applicant shall adhere to the Plant List provided in the *Sonoran Boulevard Development Standards for Happy Valley Road* adopted by City Council on December 18, 1996, 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.

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4. 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 Deer Valley Airport 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 reviewed and approved by the City Attorney.

Writer

Racelle Escolar

November 28, 2016

Team Leader

Joshua Bednarek

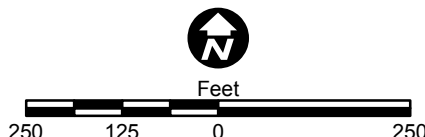
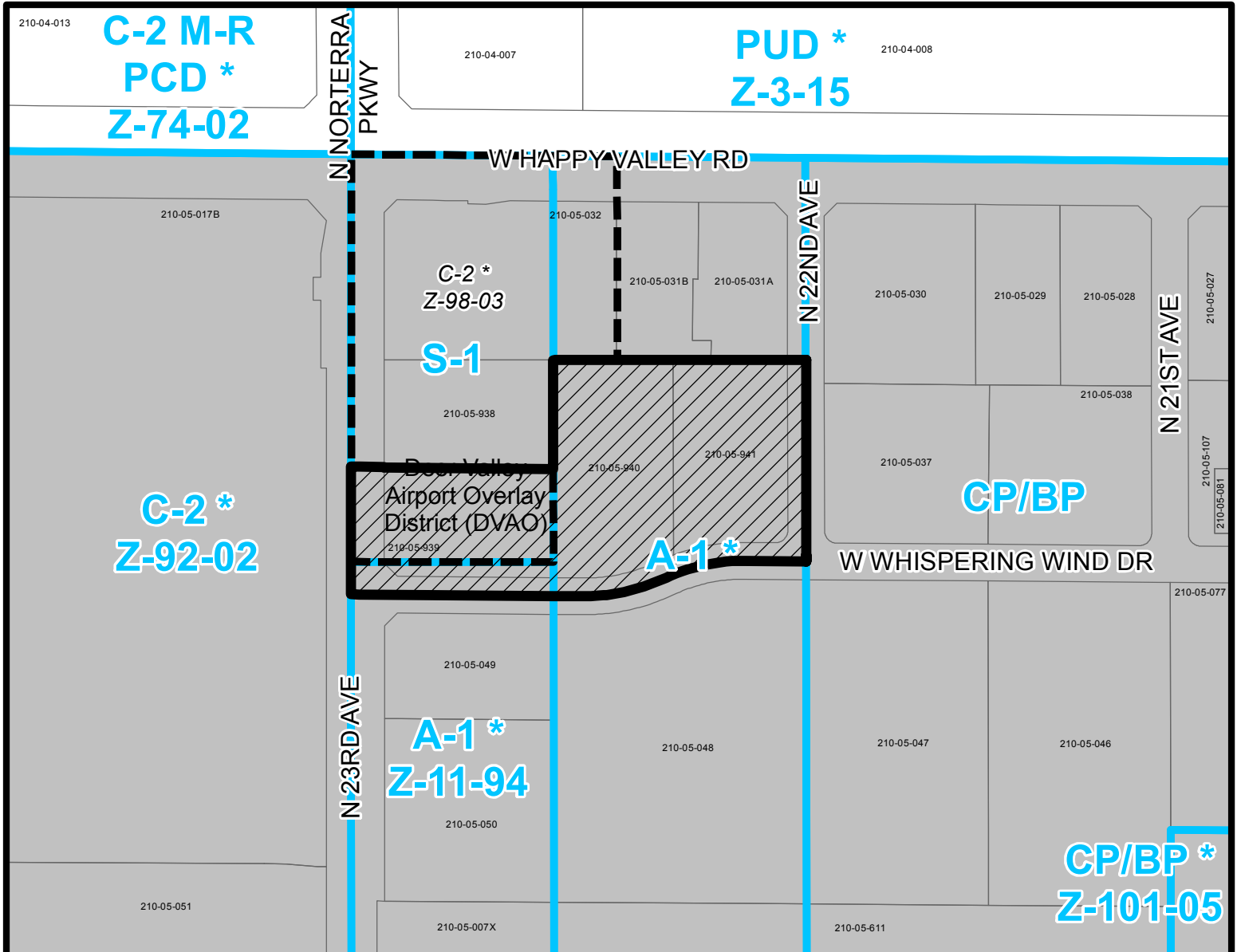
Attachments

Zoning Sketch Map

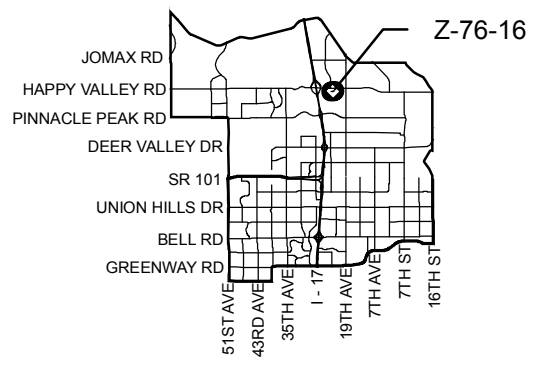
Aerial Photo Map

Site Plan date stamped November 18, 2016

Building Elevations date stamped November 18, 2016 (2 pages)



DEER VALLEY VILLAGE
CITY COUNCIL DISTRICT: 1



APPLICANT'S NAME: Stephen C. Earl, Earl, Curley & Lagarde		REQUESTED CHANGE: FROM: A-1 DVAO, (3.76 a.c.), S-1 DVAO (Approved C-2 DVAO), (1.16 a.c.) TO: C-2 DVAO, (4.92 a.c.)	
APPLICATION NO. Z-76-16	DATE: 10/10/2016 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 4.92 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 46-24	ZONING MAP O-7	
MULTIPLES PERMITTED A-1 DVAO, S-1 DVAO (Approved C-2 DVAO) C-2 DVAO	CONVENTIONAL OPTION N/A, 1(16) 69	* UNITS P.R.D. OPTION N/A, 1(20) 85	
* Maximum Units Allowed with P.R.D. Bonus			

Z-76-16-1 & Z-SP-12-16-1 AERIAL MAP



SUBJECT SITE

23RD AVE

HAPPY VALLEY RD

WHISPERING WIND DR

RE 11/23/2016 Aerial Date: 2016



0 400 800 Feet



PROJECT DATA:

SITE AREA: 172,421 SQ.FT
 LOT COVERAGE: 82,976 SQ.FT (48%)
 F.A.R.: .66
 MAX BUILDING HEIGHT: 30'-0" (OFFICE)
 23'-0" (STORAGE)
 MAX STORIES: 2 STORIES

PARKING REQUIRED:
 (1 SPACE PER 35 UNITS): 23 STALLS
 PARKING PROVIDED: 25 STALLS

BUILDING AREA:

BLDG A (1 STORY):	6,350 SQ. FT.
BLDG B (1 STORY):	15,341 SQ. FT.
BLDG C (1 STORY):	3,280 SQ. FT.
BLDG D (1 STORY):	9,720 SQ. FT.
BLDG E (1 STORY):	5,955 SQ. FT.
BLDG F (1 STORY):	5,500 SQ. FT.
BLDG G (1 STORY):	8,230 SQ. FT.
BLDG H (2 STORY):	
1ST FLOOR:	28,600 SQ. FT.
2ND FLOOR:	28,600 SQ. FT.
SELF STORAGE SUBTOTAL:	111,576 SQ. FT.
OFFICE:	2,184 SQ. FT.
TOTAL:	113,760 SQ. FT.

PROJECT DESCRIPTION:

NEW CONSTRUCTION:
 A SELF STORAGE PROJECT WITH
 MANAGEMENT OFFICE

LEGAL DESCRIPTION:

LOTS 2, 3, & 4 WHISPERING WIND
 BUSINESS PARK NO. 2, ACCORDING
 TO BOOK 956 OF MAPS, PAGE 15
 RECORDS OF MARICOPA COUNTY, AZ

OWNER/DEVELOPER:

JACK THOMSON
 STADIUM PROPERTIES, LLC
 3151 AIRWAY AVENUE - SUITE H-3
 COSTA MESA, CA 92626
 PHONE: 714-444-4908
 E-MAIL: jack@dollarstorage.com

LAND USE CONSULTANT:

STEPHEN EARL
 EARL, CURLY & LAGARDE, PC
 3101 NORTH CENTRAL AVENUE, SUITE 1000
 PHOENIX, AZ 85012
 PHONE: 602-265-0094
 E-MAIL: searl@ecclaw.com

ARCHITECT:

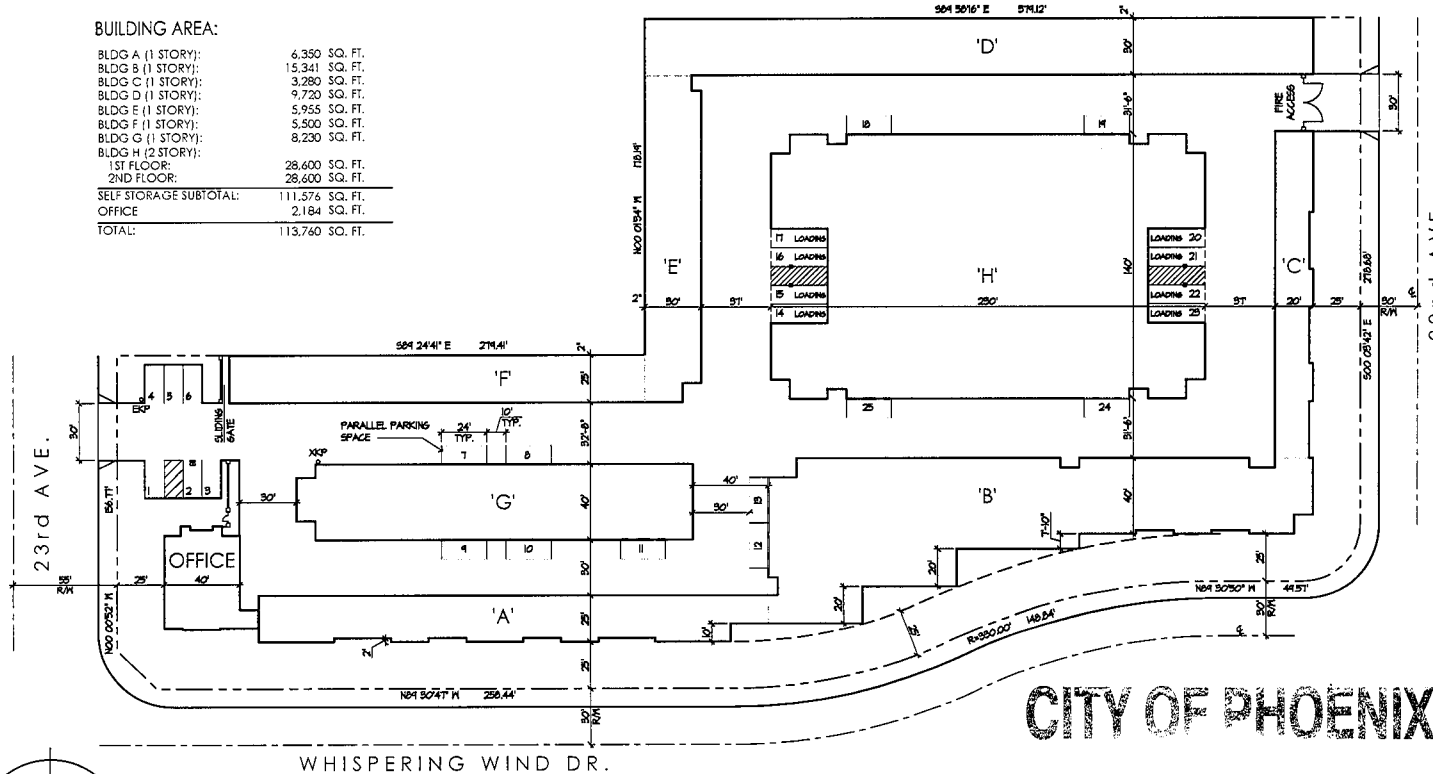
ARIEL L. VALLI, ARCHITECT
 924 COYOTE GULCH COURT, SUITE D
 IVINS, UT 84738
 PHONE: 949-813-4191
 E-MAIL: ariel@valliarch.com

CIVIL ENGINEER:

SCOTT KROUS
 HILGART WILSON LLC.
 2141 E. HIGHLAND AVE, STE 250
 PHOENIX, AZ 85016
 PHONE: 602-490-0535
 E-MAIL: dgeorge@hilgartwilson.com

LANDSCAPE ARCHITECT:

TIMOTHY MCGOUGH
 THE MCGOUGH GROUP
 11110 N. TATUM BLVD, SUITE 110
 PHOENIX, AZ 85028
 PHONE: 602-997-9093
 E-MAIL: timm@rmg-az.com



CITY OF PHOENIX

NOV 18 2016

**Planning & Development
 Department**

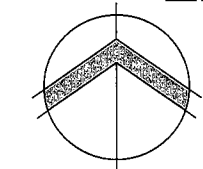
SITE PLAN

SCALE: 1" = 30'-0"

11/17/16

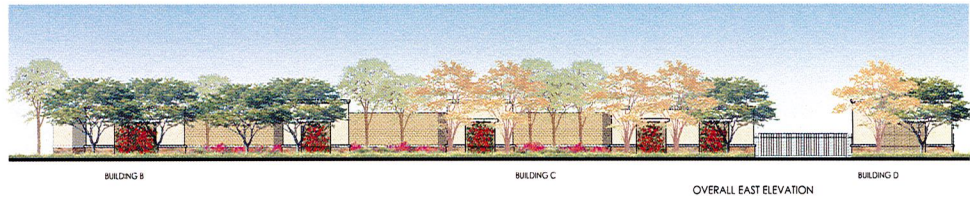
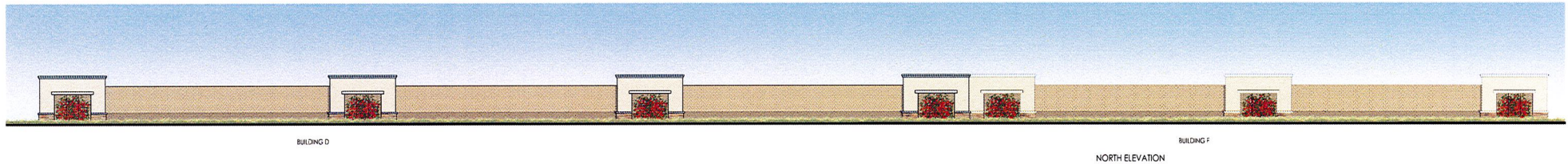
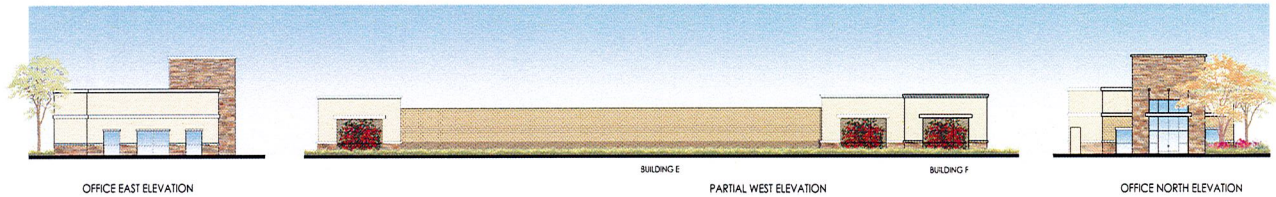


VICINITY MAP



DOLLAR SELF STORAGE- HAPPY VALLEY

PHOENIX, AZ



DOLLAR SELF STORAGE- HAPPY VALLEY
PHOENIX, AZ

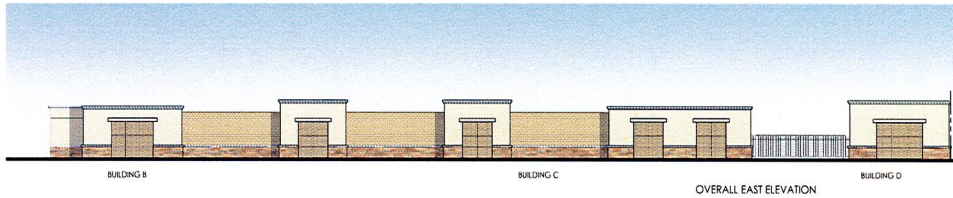
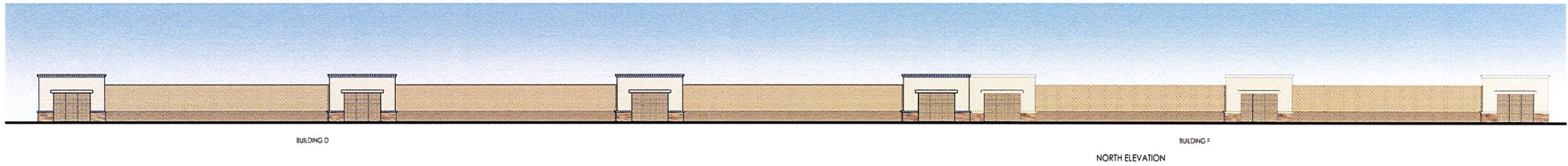
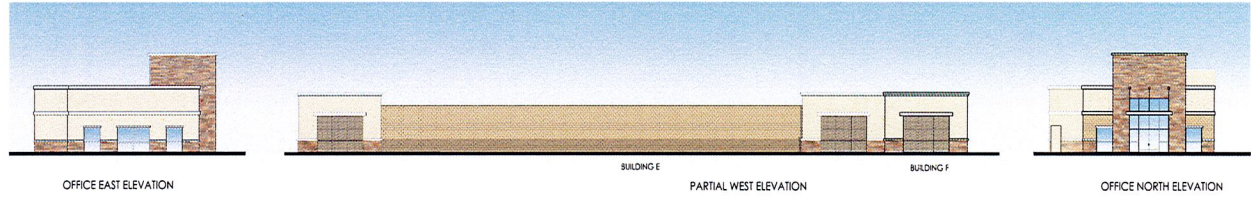
PERIMETER ELEVATIONS



CITY OF PHOENIX

NOV 18 2016

Planning & Development
Department



DOLLAR SELF STORAGE- HAPPY VALLEY
PHOENIX, AZ

PERIMETER ELEVATIONS



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