



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-85-B-97-2**  
**Amendment B of the Tramonto PCD**  
August 19, 2016

<b>North Gateway Village Planning Committee Meeting Date</b>	September 8, 2016
<b>Planning Commission Hearing Date</b>	October 6, 2016
<b>Request From</b>	PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD), 3.78 Acres
<b>Request To</b>	C-2 SP PCD NBCOD, 3.78 Acres
<b>Proposed Use</b>	Major amendment to the Tramonto PCD to allow a Special Permit for a Self-Service Storage Warehouse and all underlying C-2 uses
<b>Location</b>	Approximately 429 feet north of the northwest corner of 32nd Drive and Canotia Place
<b>Owner</b>	Don James, North Valley Parkway, LLC
<b>Applicant/Representative</b>	High Range Partners, LLC
<b>Staff Recommendation</b>	Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Commercial, Residential 5 to 15 dwelling units per acre, and Preserves/Residential 5 to 10 or 10 to 15 dwelling units per acre	
<b>Street Map Classification</b>	32nd Drive	Local	50-foot street with a 60-foot radii cul-de-sac
<b><u>CONNECT PEOPLE AND PLACES CORE VALUE</u></b>			
<b><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></b>			
The subject site is within a commercial corridor of the Tramonto master planned community and the proposal allows a use that is compatible with surrounding uses and offers a service to both residential and commercial uses in the area.			

***CORE, CENTERS AND CORRIDORS; DESIGN PRINCIPLE: Promote development in compact cores, centers and corridors that are connected by roads and transit, and are designed to encourage walking and bicycling.***

***CANALS AND TRAILS; DESIGN PRINCIPLES: Provide multi-use trail connections where appropriate.***

The proposed development provides a portion of a trail system which will encourage more walking and bicycling.

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE**

***ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.***

The proposed rezoning will allow the opportunity for a new business to develop in an appropriate location within the Tramonto community.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE**

***CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.***

The proposed development, as stipulated, is designed to be compatible with existing and planned uses, and adopted plans. The proposed zoning will be lower in height and have no residential density, compared to what the existing zoning would allow. Self-storage facilities have a relatively low level of noise and activity and typically provide a suitable buffer between residential and other commercial uses.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE**

***CONNECTED NEIGHBORHOODS; DESIGN PRINCIPLE: Design and connect neighborhoods via streets, sidewalks and trails, and discourage the abandonment of streets, sidewalks and alleys that compromise connectivity.***

The proposed development provides a portion of a trail system which will contribute to the connectivity in the area.

***CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.***

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.

**Area Plan**

The North Black Canyon Corridor Plan (NBCC) was adopted in 1999 to guide development in what was known as the city’s premier growth area. The NBCC applies to properties located along both the east and west sides of Interstate-17, stretching from Happy Valley Road to the northern city limits. The plan recommended initiating a regulatory specific plan which led to the North Black Canyon Overlay District (NBCOD) in 2001 and subsequently the North Black Canyon Design Booklet in 2006.

The proposed development is consistent with the intent of the following goal in the NBCC plan:

*Goal 1: Promote the North Black Canyon Corridor as a regional employment center.*  
The requested rezoning will allow the development of a self-storage facility which will provide a service to both new and existing commercial uses in the area.

**Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant undeveloped land	PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)
<b>North</b>	City park	R1-6 PCD NBCOD
<b>South</b>	Office condominiums and fire station	PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)
<b>East</b>	Multi-family residential	R-3A PCD NBCOD
<b>West</b>	Single-family residential,	R-2 PCD NBCOD,

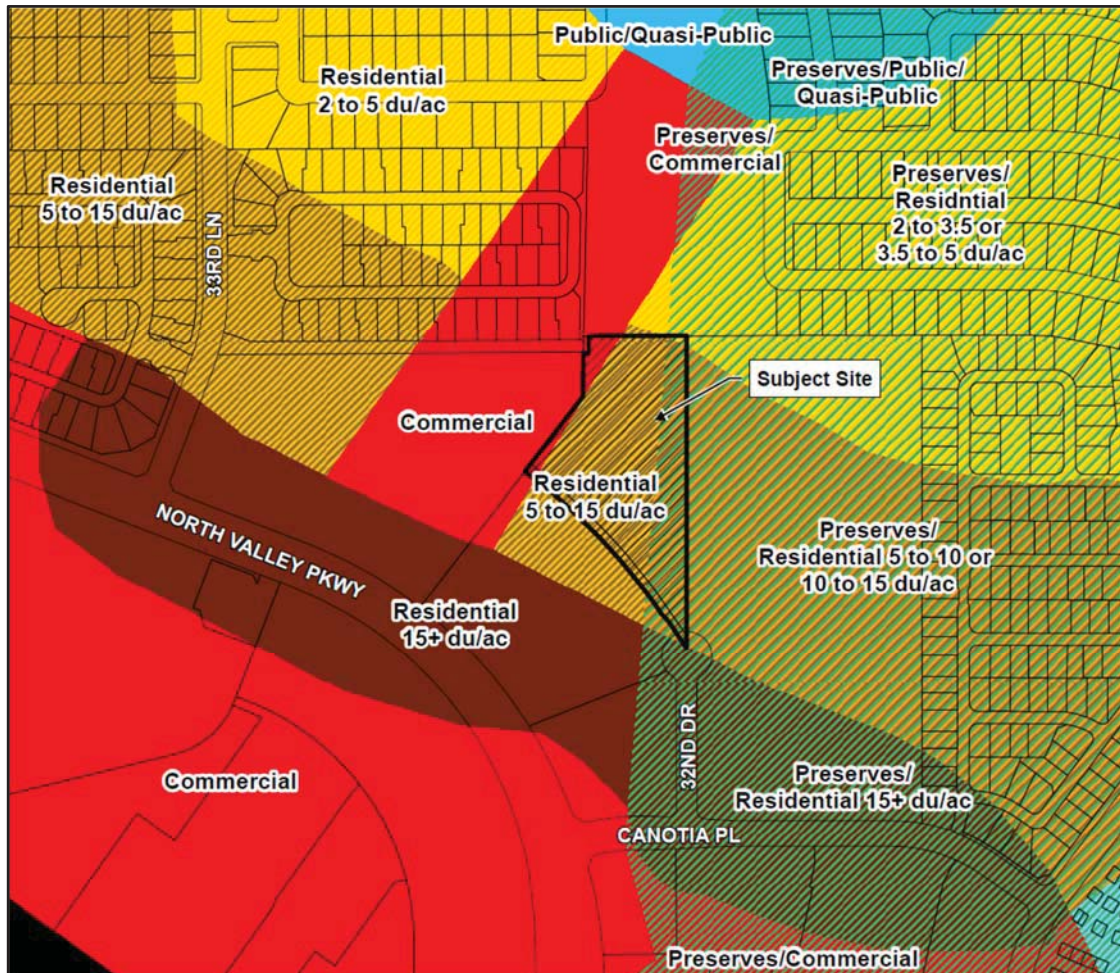
	vacant undeveloped land approved for multi-family residential development, and office condominiums	PCD NBCOD (Approved R-3A PCD NBCOD), and PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD)
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<b>C-2 SP (Intermediate Commercial with a Special Permit for Self-Service Storage Warehouse)</b>																			
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>																	
<i>Building Setbacks</i>																			
Street	Minimum 20', Average 25'	Met – Approximately 250'																	
Interior sides	<table border="0"> <tr> <td style="text-align: right;"><u>North</u></td> <td>50'</td> </tr> <tr> <td style="text-align: right;"><u>East</u></td> <td>15'</td> </tr> <tr> <td style="text-align: right;"><u>West adjacent to</u></td> <td></td> </tr> <tr> <td style="text-align: right;">R-2</td> <td>50'</td> </tr> <tr> <td style="text-align: right;">R-3A</td> <td>15'</td> </tr> <tr> <td style="text-align: right;">C-2</td> <td>0'</td> </tr> </table>	<u>North</u>	50'	<u>East</u>	15'	<u>West adjacent to</u>		R-2	50'	R-3A	15'	C-2	0'	<table border="0"> <tr> <td>Met – 75'</td> </tr> <tr> <td>Met – 43'</td> </tr> <tr> <td>Met – Approximately 56'</td> </tr> <tr> <td>Met – 45'</td> </tr> <tr> <td>Met – Approximately 30'</td> </tr> </table>	Met – 75'	Met – 43'	Met – Approximately 56'	Met – 45'	Met – Approximately 30'
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Met – 10'																			
Met – 15'																			
Lot Coverage	Maximum 50%	Met – 38%																	
Building Height	Maximum 2 stories, not to exceed 24'	Met – 2 stories, 24'																	
Parking	Minimum 22 spaces	Met – 23 spaces																	

**Background/Issues/Analysis**

1. This request is to rezone a 3.78-acre site from PCD NBCOD (Planned Community District, North Black Canyon Overlay District), approved C-2 HGT/WVR PCD NBCOD (Intermediate Commercial, Height Waiver, Planned Community District, North Black Canyon Overlay District) to C-2 SP PCD NBCOD (Intermediate Commercial, Special Permit, Planned Community District, North Black Canyon Overlay District) for a major amendment to the Tramonto PCD for a Special Permit to allow a Self-Service Storage Warehouse and all underlying C-2 uses. The request is located approximately 429 feet north of the northwest corner of 32nd Drive and Canotia Place.

2. The General Plan Land Use Map designation on the subject site is a mix of Commercial, Residential 5 to 15 dwelling units per acre, and Preserves / Residential 5 to 10 or 10 to 15 dwelling units per acre. The proposed rezoning is not consistent with the General Plan Land Use Map designation, except for the portion of the property that is designated as Commercial. A General Plan amendment is not required because the rezoning request is less than 10 acres.



3. The subject site is one of the few remaining vacant lots within the Tramonto PCD. The original development plan for the subject portion of the Tramonto PCD was for a Neo-Traditional Main Street, "Towne Centre" to connect to the park on the north side of the site. The plans included neighborhood commercial (including restaurants) and office uses on the first floor, potentially office and restaurant uses on the second floor, and residential uses on the second to fourth floors. The "Towne Centre" plan never developed as originally intended primarily due to the development of the fire station that is located south of the subject site, on the northeast corner of North Valley Parkway and Canotia Place. However, the site still has the zoning entitlements for commercial and residential development up to four stories or 56 feet in height.

Surrounding Land Uses and Zoning

Tramonto Park, located directly north of the subject site, is zoned R1-6 (Single-Family Residence) PCD NBCOD.

The property to the west of the site is vacant and zoned R-2 (Multifamily Residence) PCD NBCOD, and PCD, approved R-3A (Multifamily Residence) PCD NBCOD. This site was recently approved for a multifamily community with 138 units. A multi-use trail is planned along the north side of the proposed multifamily to provide a pedestrian connection between the park and North Valley Parkway via 33rd Lane. This trail will be constructed in conjunction with the multifamily development.

The property to the east is also zoned R-3A PCD NBCOD and is developed with an apartment community.

The area northwest of the subject site is zoned R-2 PCD NBCOD, however it is developed with a single-family residential subdivision.



Lastly, the property to the southwest is zoned PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD) and is developed with office condominiums. The proposed self-storage facility will be part of the condominium association.

4. The Tramonto PCD was originally approved in 1998 and established the PCD zoning on a 1,140-acre area roughly between the Interstate-17 freeway to the west; 23rd, 19th, and 17th Avenues to the east; Cloud Road and Galvin Street to the north; and Carefree Highway to the south. Several stipulation modifications and two previous major amendments to the PCD have occurred

since the original approval. Rezoning Case No. Z-136-97 established C-2 and R1-6 PCD zoning in 1998 on a 59.1-acre site along the east side of the Interstate-17 freeway, south of Cloud Road. PCD Amendment Case No. Z-85-A-97 established C-2 SP PCD NBCOD zoning in 2013 on a 15.14-acre site located north of the northeast corner of the Interstate-17 freeway and Carefree Highway. The special permit was approved to allow a household moving center (truck rental program) for the Home Depot store.

5. As noted previously, the subject site is also located within the North Black Canyon Overlay District (NBCOD). The NBCOD was established in 2001 to provide uniform design guidelines for development within the North Black Canyon Corridor. The design guidelines require a higher standard of development than the standard Zoning Ordinance requirements so that development in the corridor is more integrated into the natural desert environment. The proposed development as stipulated will be consistent with the NBCOD, specifically with the following requirements:
  - Stone detail of rock, stone veneer, stonework or faux stone shall be incorporated into the design of perimeter walls.
  - Building and wall colors should be muted and blend with rather than contrast strongly with the surrounding desert environment.
  - Constructed access points to public open space, the Sonoran Preserve, public parks and related facilities shall be identified by, coordinated with, and approved by the City. Construction of unauthorized access points shall not be allowed.

Additionally, the landscaping is required to comply with the approved plant species list in Appendix A of the NBCOD.

6. The site is designed as an extension of the existing office condominiums along the southwest side of the subject site. The proposed site plan features access points on North Valley Parkway and 32nd Drive, both through the office complex. The parking for the facility is on the south side of the proposed building and the storage area will be gated, allowing access to only the storage facility employees and customers.

The site plan shows an existing masonry wall along the east side of the property, a proposed eight-foot high wall along the west side, and a decorative six-foot high wall adjacent to the park on the north side. A minimum eight-foot high wall will be required adjacent to the park since there is no existing wall and the park property is zoned R1-6. A variance would be required to allow the six-foot high wall adjacent to the park. Staff is recommending a stipulation to require the decorative wall adjacent to the park be consistent with colors and materials of existing perimeter walls that are visible from the park.

The site plan also features ample landscape setbacks and a portion of a multi-use trail located on the northwest corner of the site. This segment of the trail provides a connection between the park and the proposed trail to the west of the subject site.

7. The building elevations show a stucco building with concrete masonry wainscoting to match the adjacent office buildings. Garage doors are proposed for the externally accessed storage units on the north, east, and west sides of the building. Staff is proposing a stipulation to require that the building incorporate design elements from the adjacent office complex to appear as a unified development.
8. As mentioned previously, ample landscape setbacks are proposed along the west and north sides of the site. Staff is recommending a stipulation to require the proposed 15-foot landscape setback along the west side. The site layout for the proposed multifamily project to the west, proposes private yard areas adjacent to the subject site. A minimum 15-foot landscape setback, rather than the minimum required 10-foot landscape setback, will provide an additional buffer from the proposed outdoor storage area and will provide additional privacy to the private yard areas that are proposed west of the site.
9. The Tramonto Master Plan requires that a trail be provided to allow pedestrian connection between North Valley Parkway and the park. The original intent was to have the trail be incorporated into the "Towne Centre." The trail proposed with the multifamily development to the west of the subject site fulfills this trail requirement, however a connection is needed through the subject site to connect to the park. Staff has proposed a stipulation requiring a 10-foot wide multi-use trail within an easement at the northwest corner of the site, as shown on the site plan. This will ensure connectivity with the rest of the trail system.
9. All street dedications and improvement have been completed adjacent to the subject site, however should any upgrades be required, the Street Transportation Department has recommended a stipulation to require compliance with ADA accessibility standards.
10. 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 0845 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
11. 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 zoning allows a compatible land use in close proximity to residential development and provides a buffer between residential and commercial uses.
2. The proposal will develop an under-utilized property and provide storage options for the residents and businesses in the immediate area.

### **Stipulations**

1. The architectural design of the building shall incorporate design elements from the adjacent office complex located on the southwest side of the site, to appear as a unified development, as approved by the Planning and Development Department.
2. The perimeter wall on the north side of the property, adjacent to the park, shall be decorative and consistent with the colors and materials of existing perimeter walls visible from the park.
3. A 15-foot landscape setback shall be provided along the west property line, adjacent to the outdoor storage area as depicted on the Conceptual Site Plan date stamped August 9, 2016.
4. A 10-foot wide multi-use trail shall be constructed within a 55-foot by 55-foot triangular multi-use trail easement along the northwest corner of the property. The multi-use trail shall connect to the park and the proposed trail on the multifamily development to the west, as approved by the Planning and Development Department.
5. The developer shall construct all streets adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.

### **Applicable PCD Stipulations as modified from Z-85-97-2:**

6. Within 90 days of approval of zoning by the City Council, the Developer shall submit to the Planning and Development Department for review and approval an updated General Development Plan, including Land Use Table and Map, reflecting the approved zoning, acreage and densities.
7. The entire PCD development shall be limited to a maximum of 3,334 dwelling units. The actual number of dwelling units may be less due to the hillside areas above the 10 percent slope and based on methods used to provide drainage and retention.

8. A Master Homeowners Association (HOA) representing all development within the PCD boundaries shall be formed and it (or its designee) shall be responsible for the maintenance of all (non-dedicated) landscape areas (including landscape located in rights-of-way), open space, washes, specialty paving or lighting, private drives/streets, and trails/bikeways and drainageways under common ownership. The HOA (or its designee) shall also be responsible for the maintenance of landscaping located in rights-of-way. All areas dedicated to the City, except for landscaping located in the rights-of-way, shall be maintained by the City.
9. Landscape plant material selection and placement along perimeter and screen walls shall function to discourage graffiti.

**Writer**

Racelle Escolar

August 19, 2016

**Team Leader**

Joshua Bednarek

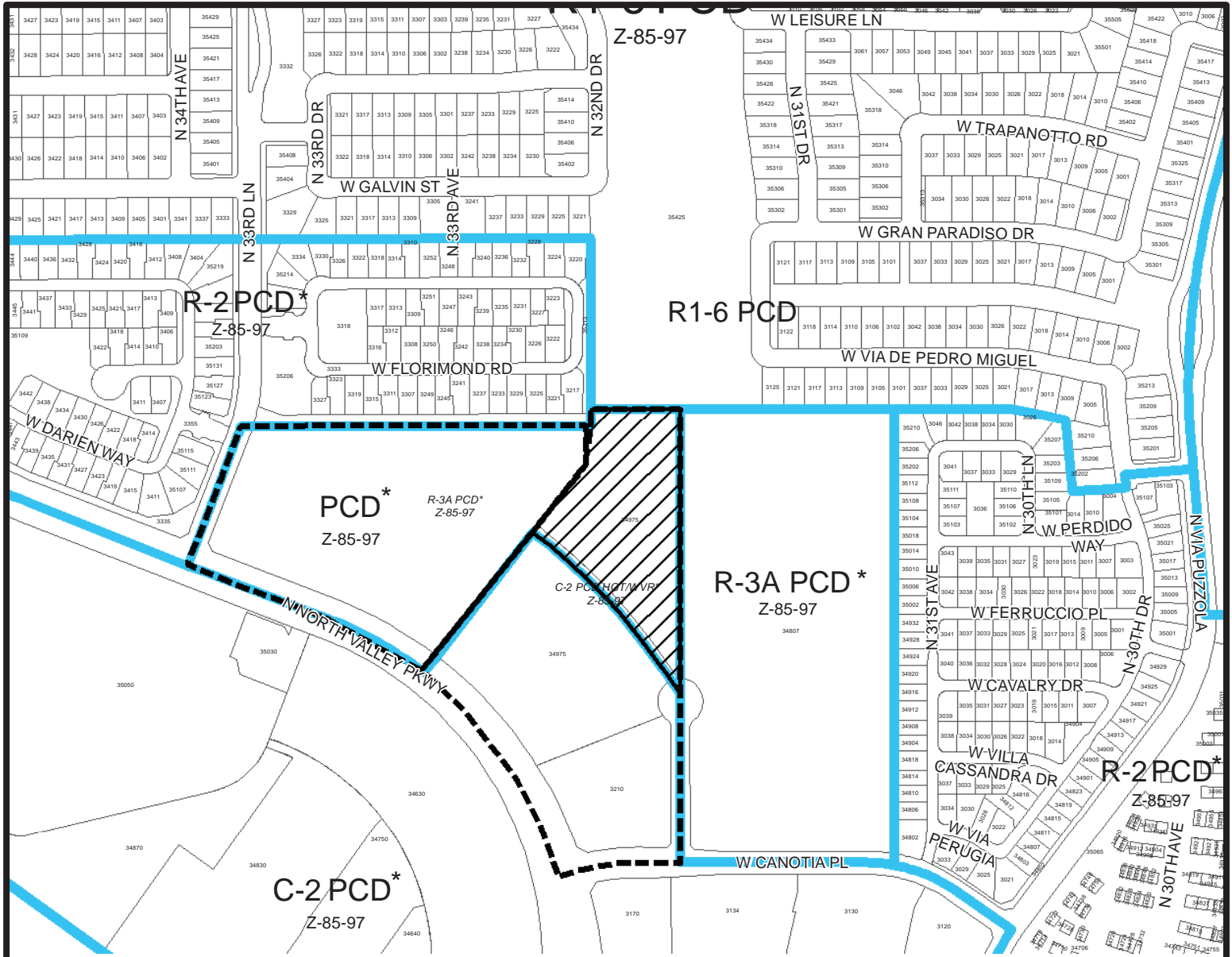
**Attachments**

Zoning Sketch Map

Aerial Photo Map

Site Plan date stamped August 9, 2016

Building Elevations date stamped June 17, 2016 (2 pages)



Feet

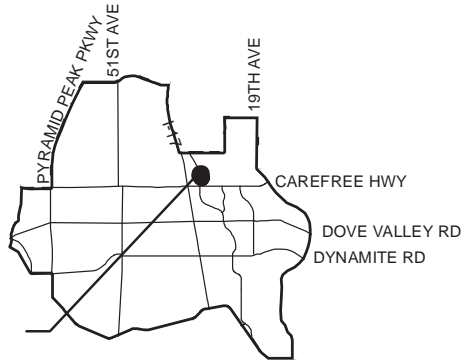


**NORTH GATEWAY VILLAGE**  
CITY COUNCIL DISTRICT: 2



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT



Z-85-B-97

<b>APPLICANT'S NAME:</b> High Range Partners, LLC		<b>REQUESTED CHANGE:</b> FROM PCD NBCOD (Approved C-2 HGT/WVR PCD NBCOD), (3.78 a.c.) TO: C-2 SP PCD NBCOD, (3.78 a.c.)	
<b>APPLICATION NO.</b> Z-85-B-97	<b>DATE:</b> 7/11/16	<b>REVISION DATES:</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>3.78 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 59-21	<b>ZONING MAP</b> R-6	
<b>MULTIPLES PERMITTED</b> PCD (Approved C-2 HGT/WVR PCD) C-2 SP PCD	<b>CONVENTIONAL OPTION</b> 53 53	<b>* UNITS P.R.D. OPTION</b> 66 66	

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

# Z-85-B-97-2 Aerial Map



Subject Site

32ND DR

CANOTIA PL

33RD LN

NORTH VALLEY PKWY

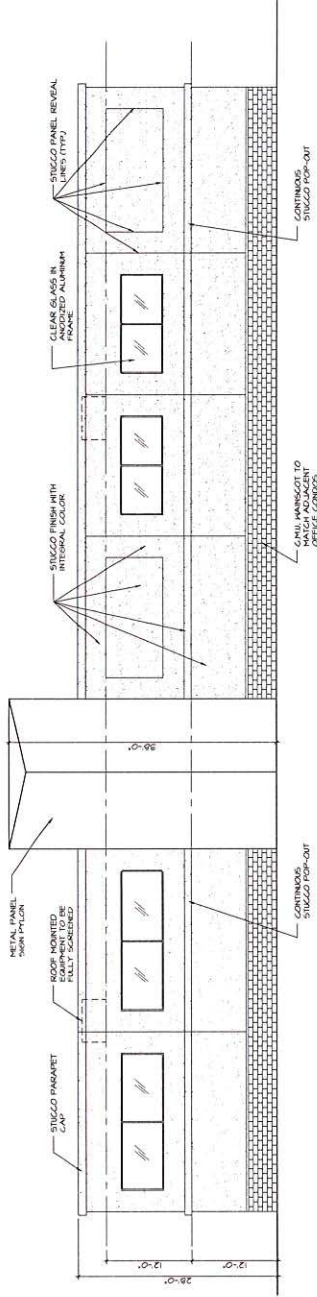


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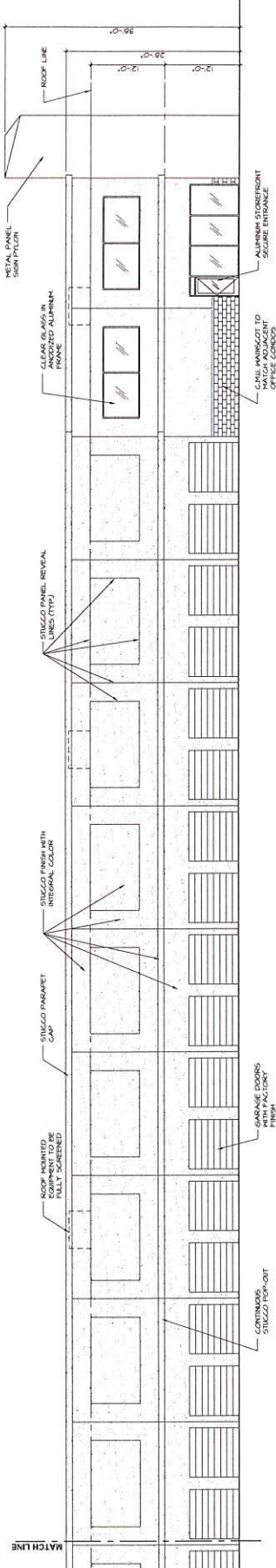


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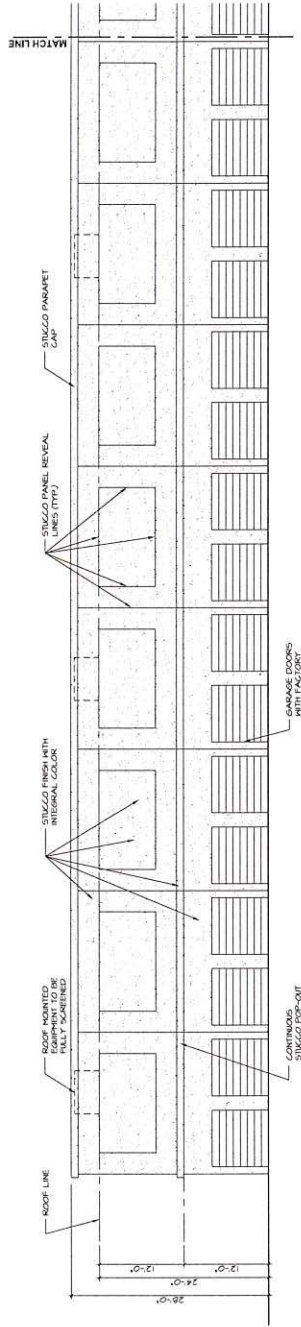




1 SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



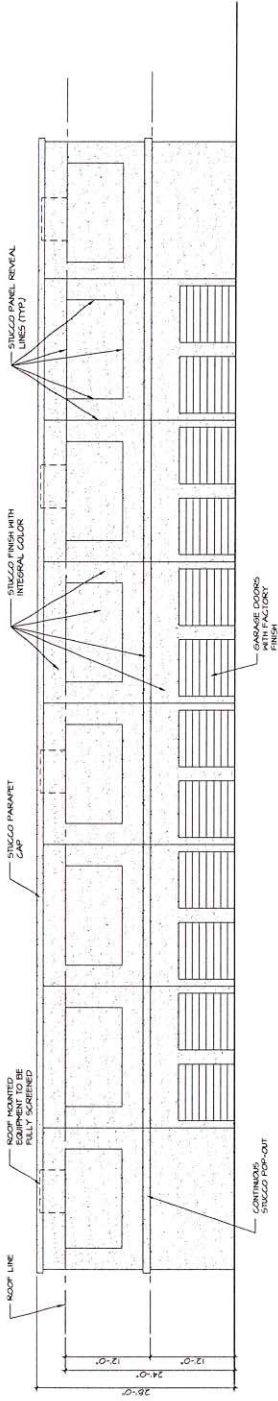
2 PARTIAL WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



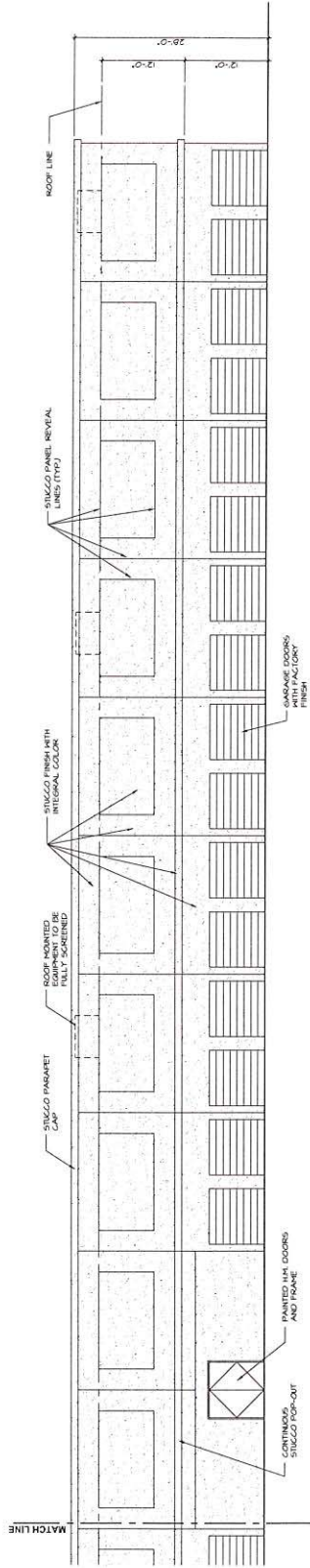
3 PARTIAL WEST ELEVATION  
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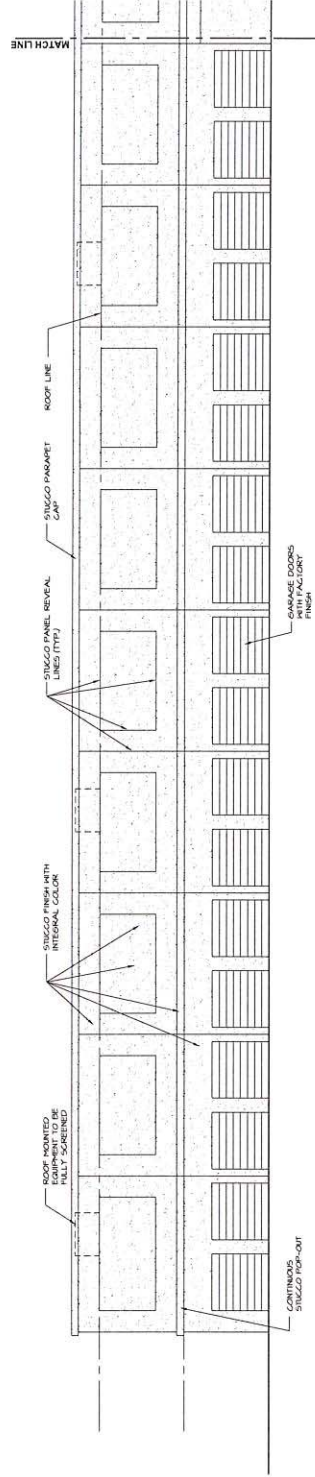
CITY OF PHOENIX  
 JUN 17 2016  
 Planning & Development  
 Department



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



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



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