



City of Phoenix
 PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-10-16-8
November 29, 2016

South Mountain Village Planning Committee Meeting Date: December 13, 2016
Planning Commission Hearing Date: January 5, 2017
Request From: C-2 (5.67 acres)
Request To: C-2 SP (5.67 acres)
Proposed Use: Special Permit to allow a self-storage facility and all underlying C-2 uses.
Location: Approximately 535 feet west of the southwest corner of 19th Avenue and Baseline Road
Owner: 1919 Baseline, LLC
Applicant: Vijay Rasquinha, Avistarss, LLC
Representative: Jeff Helgeson, 180 Self Storage
Staff Recommendation: Approval, subject to stipulations

| General Plan Conformity | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|---------------------------|
| General Plan Land Use Designation | | Commercial | |
| Street Map Classification | Baseline Road | Major Arterial | 75-foot south half-street |
| <p>CONNECT PEOPLE AND PLACES CORE VALUE; CORES, CENTERS, AND CORRIDORS; LAND USE PRINCIPLE: Locate land uses with the greatest height and most intense uses within village cores, centers and corridors based on village character, land use needs, and transportation system capacity.</p> <p>The proposed development is accessed via Baseline Road which is classified as a major arterial. The subject property is in close proximity to a major shopping center at the northwest corner of 19th Avenue and Baseline Road. The northeast corner of this intersection is planned for additional commercial uses. The proposed commercial land use is consistent with the Proposed Land Use Plan in the Rio Montana Area Plan.</p> | | | |

CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The subject property has been vacant for approximately 10 years. The Special Permit would retain the underlying C-2 zoning designation and permit the self-service storage warehouse and all underlying C-2 uses. As stipulated, the proposal adequately buffers adjacent residential land uses.

CONNECT PEOPLE AND PLACES CORE VALUE; COMPLETE STREETS; DESIGN PRINCIPLE: Locate parking to the rear of a site to create a more pedestrian environment, when adequate shielding from noise and light can be provided to adjacent established neighborhoods. On-street parking in some areas may also promote a pedestrian environment.

The subject property contains approximately 150 feet of frontage on Baseline Road. The site plan proposes an office use that dominates this frontage. All proposed parking is located internal to the site.

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

The proposal would allow the establishment of a new commercial enterprise that is consistent with the General Plan, the Rio Montana Area Plan's Proposed Land Use Plan, and the development pattern in the surrounding area.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; 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.

As stipulated, the proposal adequately buffers adjacent residential land uses. Staff stipulations require specific regard to 25-foot landscape buffers on the west and south property lines which exceed the C-2 zoning standards. Additionally, staff stipulations prohibit any bay or loading doors from facing the west and south property lines.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; 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.

The subject property has been vacant for approximately 10 years. The proposal would allow the redevelopment of this underutilized parcel with a commercial land use that is consistent with the General Plan, the Rio Montana Area Plan's Proposed Land Use Plan, and the development pattern in the surrounding area.

| Area Plans |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>The property is located within the boundaries of the Rio Montana Area Plan. The Rio Montana Area Plan was adopted by the Phoenix City Council in 2000 and articulates a vision for development within the plan area. The Plan is not regulatory. The proposal is consistent with the Plan's Proposed Land Use Plan which proposes commercial development in this location. The Plan also includes design guidelines for properties along South Central Avenue, large commercial complexes exceeding 25,000 square-feet, and residential development, and other land uses. Staff did not identify design guidelines in the Plan that would be relevant to the subject property or the proposed land use.</p> |

| Surrounding Land Uses/Zoning | | |
|-------------------------------------|-----------------------------------|---------------|
| | <u>Land Use</u> | <u>Zoning</u> |
| On Site | Vacant | C-2 |
| East | Vacant | C-2 |
| West | Mobile Home Subdivision | S-1 |
| North | Shopping Complex, Commercial Pads | C-2 |
| South | Mobile Home Subdivision | S-1 |

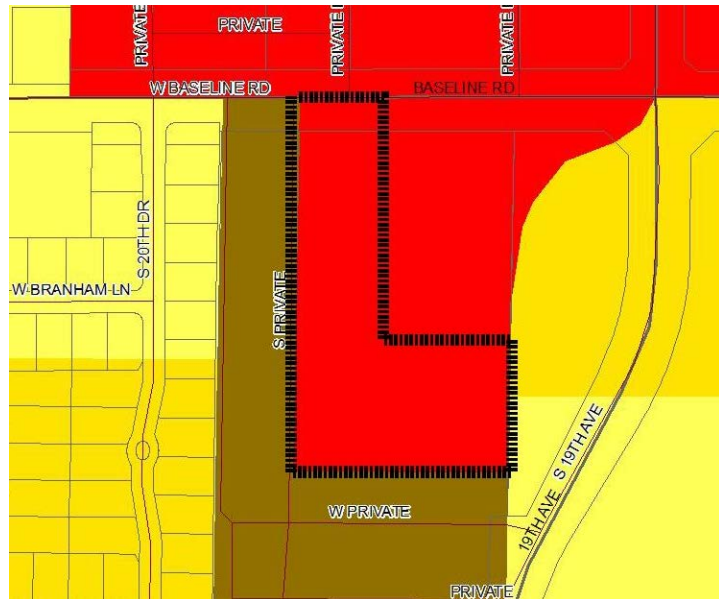
| C-2 SP PCD (Intermediate Commercial, Special Permit) | | |
|-------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Standards</u> | <u>Requirements</u> | <u>Proposed</u> |
| <i>Building Setbacks</i> | | |
| Street | Average 25', Minimum 20' permitted for up to 50% of structure | 30' (Met) |
| East | Adjacent to C-2: 0' | Minimum 40' (Met) |
| West | Adjacent to S-1: 25' | 25' (Met) |
| South | Adjacent to S-1: 25' | 25' (Met) |
| <i>Landscaped Setbacks</i> | | |
| Street | Average 25', Minimum 20' permitted for up to 50% of frontage | 30' (Met) |
| East | Adjacent to C-2: 0' | Minimum 0' (Portion of property line) (Met) Approximately 22' (Portion of property line) (Met) <i>*See Background Item 7</i> |

| | | |
|-----------------|-------------------------------------------------------------------------------------|--------------------------|
| West | Adjacent to S-1: Minimum 10' | 25' (Met) |
| South | Adjacent to S-1: Minimum 10' | 25' (Met) |
| Lot Coverage | 50% maximum | 42% (Met) |
| Building Height | 2 stories, 24-feet maximum | 1 story, 15-feet (Met) |
| Parking | (1 space per 35 units) 675 units/35 = 20 spaces Office Requirement = 2 spaces | 32 Spaces Provided (Met) |

Background/Issues/Analysis

1. This request is to rezone a 5.67-acre parcel located approximately 535 feet west of the southwest corner of 19th Avenue and Baseline Road from C-2 to C-2 SP. The request would apply a Special Permit to the site to allow a self-storage facility and all underlying C-2 uses.

2. The General Plan Land Use Map designation for the subject property is Commercial. The proposal is consistent with the Commercial designation.



3. The subject property comprises a portion of Parcel No. 300-17-003E. The remainder of this parcel is not included in the provided legal description and would not be included in the Special Permit area. This area would retain its underlying C-2 zoning designation.

The subject site has been vacant for approximately 10 years.

North of the site, across Baseline Road, is the South Mountain Pavilion shopping center. This center is anchored by a Lowes Home Improvement and a Goodwill. The center also includes 6 commercial pad sites that contain a bank, fast food restaurants, a pharmacy, and other small retailers.

Adjacent to the site to the west and south is the Countryside Mobile Home Park which is zoned S-1.

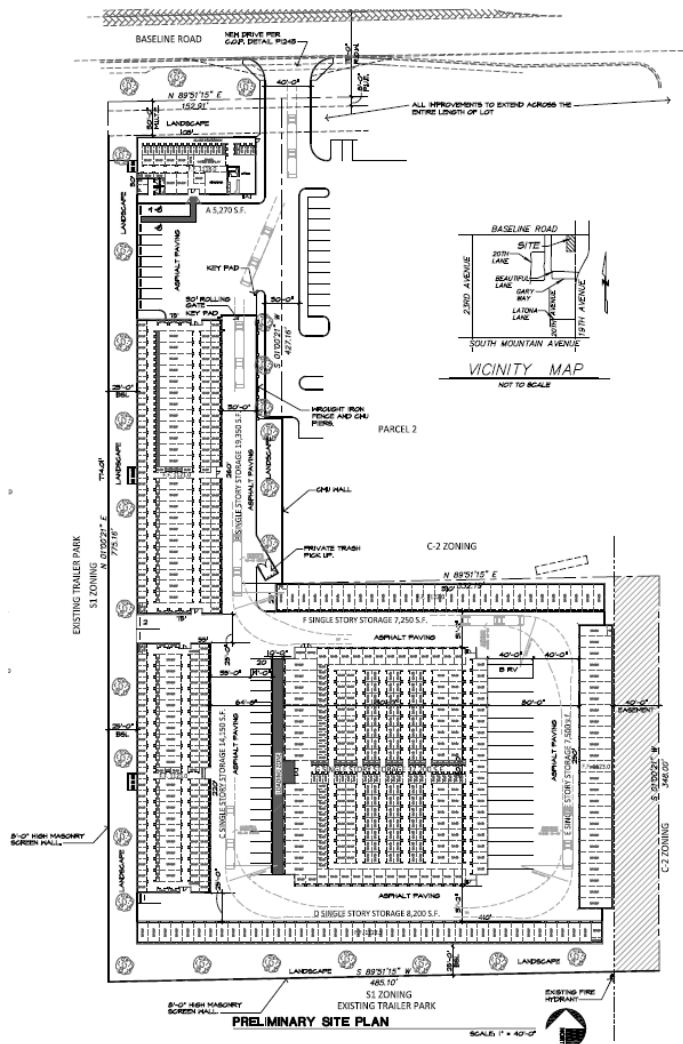
Adjacent to the site to the east is vacant land with C-2 zoning.

4. The proposal consists of seven individual buildings. The proposed lot coverage for the entire site consists of 98,921 square-feet and 42% coverage.

Along the Baseline Road frontage, one 5,270 square-foot building is proposed that contains an office-space, a manager's apartment, display area, and a small number of storage units.

Along the west property line, two storage buildings are proposed that consist of 19,350 square-feet (north building) and 14,150 square-feet (south building). These buildings consist solely of individual storage units. The majority of these units are interior-loaded. However, along the east elevation, there are units that may be loaded from the exterior of the building. Each of these buildings contain three entrances, located on the north, east, and south elevations.

In the center of the southern portion of the parcel is a 37,200 square-foot building that contains both interior and exterior-loaded units. On the west elevation of this building, there are required parking spaces. These parking spaces may be used to access this building and the southern building on the western property line. On the east elevation of this building, there are outdoor storage RV parking spaces. These spaces do not count toward the required parking.



There are three additional buildings along the north, east, and south property lines of the southern portion of the subject property. These buildings are 7,250, 7,500, and 8,200 square-feet respectively. These buildings each contain a single row of exterior-loaded units.

Staff stipulations require general conformance to the site plan with specific regard to the absence of bay and loading doors facing the west and south property lines. This prohibition will help to mitigate negative impacts from site activity on the residential properties in the Countryside Mobile Home Park.

Staff stipulations also require the provision of a vehicular connection with future commercial development to the east of the subject site. The proposed site plan would allow for this connectivity.

5. The proposed elevations include a variety of architectural elements including banding, tower elements, a variety of colors, multiple building materials, and variations in the roofline. Staff stipulations require specific regard to these elements. The provision of these elements will create visual interest for the site and help to mitigate the impacts of the building massing on adjacent properties.
6. The proposed landscape plan includes a variety of willow acacia, sissoo, and evergreen elm trees. These trees are all included Baseline Area Master Plan plant list. The property is not located within the Baseline Area Overlay District, however provision of these trees will promote consistency throughout the greater Baseline Corridor. Staff stipulations require general conformance with the landscape plan date stamped October 3, 2016.
7. The site plan identifies a 40-foot easement along the southern portion of the eastern property line. There is no proposed development or landscaping in this area. This area must be dustproofed or landscaped and will not be permitted to remain in its current vacant condition.

PARKS AND RECREATION

8. The Parks and Recreation Department recommends stipulations requiring the developer dedicate a 30-foot wide multi-use trail easement along the south side of Baseline Road and construct a multi-use trail within the easement as indicated in MAG Supplement 429. Other properties in the surrounding area have provided comparable trails along the north and south sides of Baseline Road. Provision of the trail on the subject property will promote connectivity with other properties in the area and consistency in the development of the trail system along Baseline Road.

AVIATION

9. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

STREET TRANSPORTATION

10. Staff stipulations require the developer to update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Street Transportation and Planning and Development Department.

FLOODPLAIN

11. Floodplain Management indicated that the parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2215 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

FIRE

12. The Phoenix Fire Department indicated that they do not anticipate problems with this case and that that site and/or buildings shall comply with the Phoenix Fire Code.

OTHER

13. The City of Phoenix Archaeology Office, Transit Department, and Water Services Department have no concerns regarding the request.
14. 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 request is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal is consistent in scale and character with the land use pattern in the surrounding area.
3. As stipulated, the development is appropriately buffered from adjacent residential development.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 18, 2016 and landscape plan date stamped October 3, 2016, as modified by the following stipulations and approved by the Planning and Development Department, with specific regard to the following:
 - a. Minimum 25-foot landscape setback along the west and south property lines.
 - b. No bay or loading doors facing the west or south property lines.
2. The development shall be in general conformance with the elevations date stamped October 3, 2016, as modified by the following stipulations and approved by the Planning and Development Department, with specific regard to the following:
 - a. Use of architectural treatments including banding, tower elements, use of three (3) colors, use of a minimum of two (2) building materials, and variations in the roof line.
3. The developer shall provide a vehicular connection to the property to the east as approved by the Planning and Development Department.
4. The developer shall dedicate a 30-foot wide multi-use trail easement (MUTE) along the south side of Baseline Road and construct a multi-use trail within the easement as indicated in Section 429 of the City of Phoenix MAG Supplement, and as approved by the Parks and Recreation Department and Planning and Development Department.
5. 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.
6. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City 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 reviewed and approved by the City Attorney.

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November 29, 2016

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Writer

Adam Stranieri

November 29, 2016

Team Leader

Joshua Bednarek

Attachments

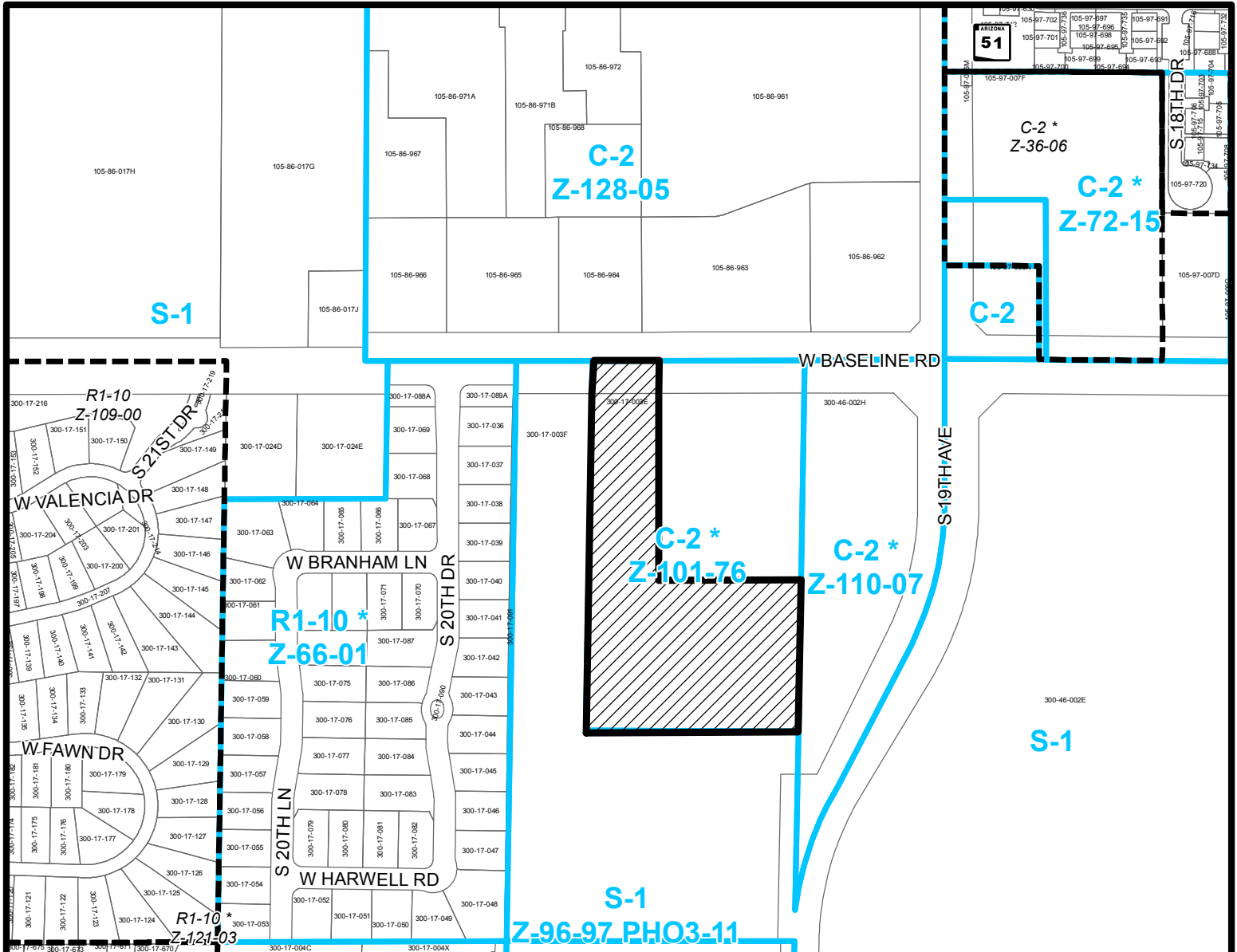
Zoning sketch

Aerial

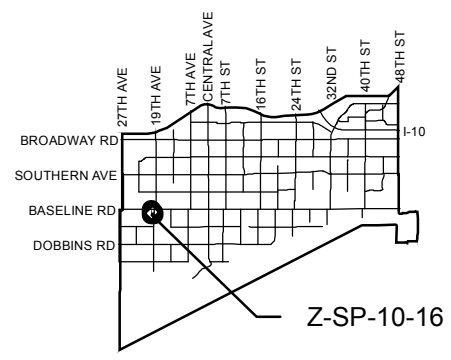
Site Plan Date Stamped November 18, 2016

Elevations Date Stamped October 3, 2016

Landscape Plan Date Stamped October 3, 2016

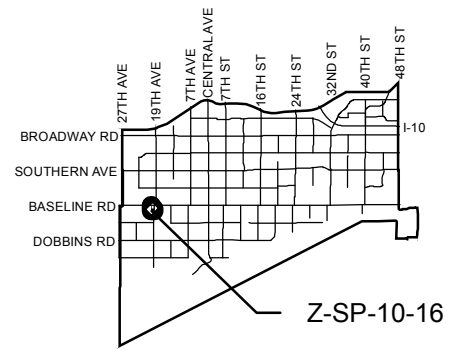
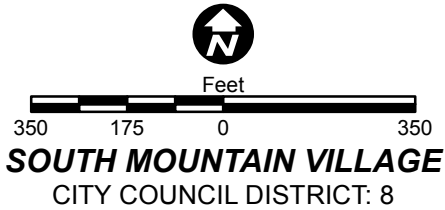
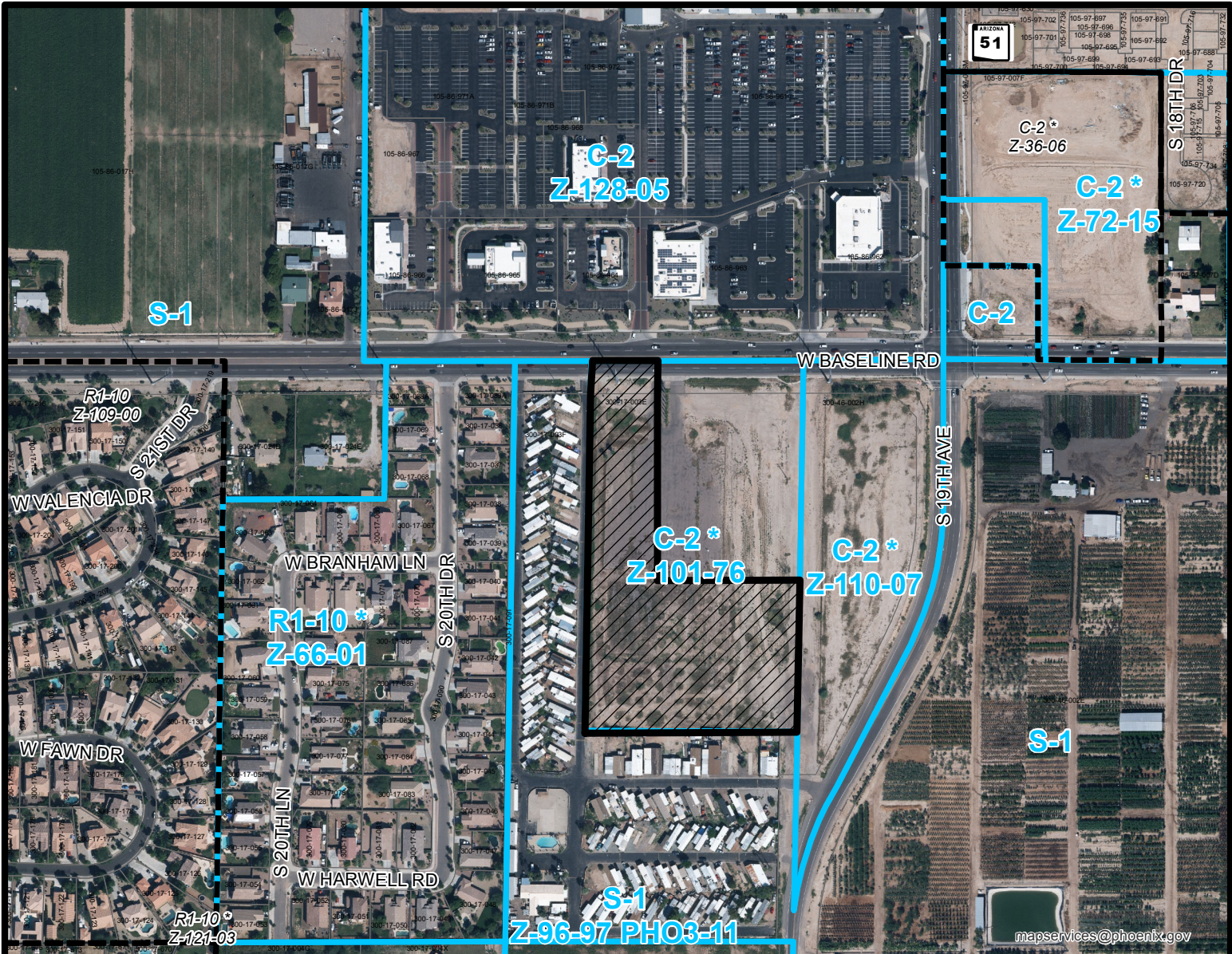


SOUTH MOUNTAIN VILLAGE
CITY COUNCIL DISTRICT: 8



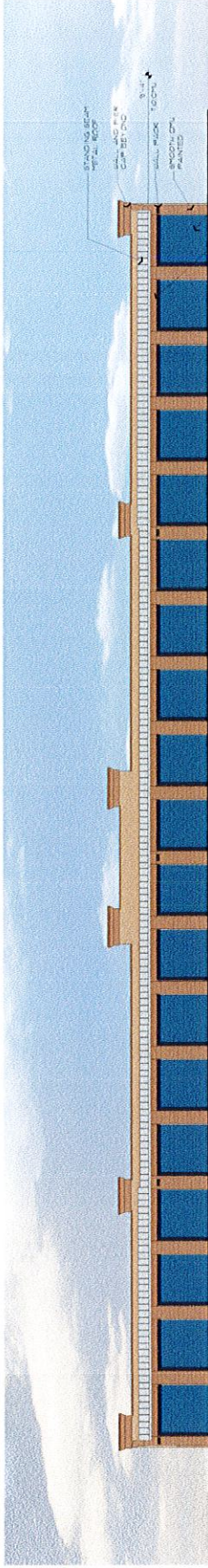
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|--------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------|
| APPLICANT'S NAME: Vijay Rasquinha, Avistarss, LLC | | REQUESTED CHANGE: FROM: C-2, (5.67 a.c.) TO: C-2 SP, (5.67 a.c.) | |
| APPLICATION NO. Z-SP-10-16 | DATE: 10/17/2016 REVISION DATES: | | |
| GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.67 Acres | AERIAL PHOTO & QUARTER SEC. NO. QS 01-24 | ZONING MAP D-7 | |
| MULTIPLES PERMITTED C-2 C-2 SP | CONVENTIONAL OPTION 79 79 | | * UNITS P.R.D. OPTION 98 98 |

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

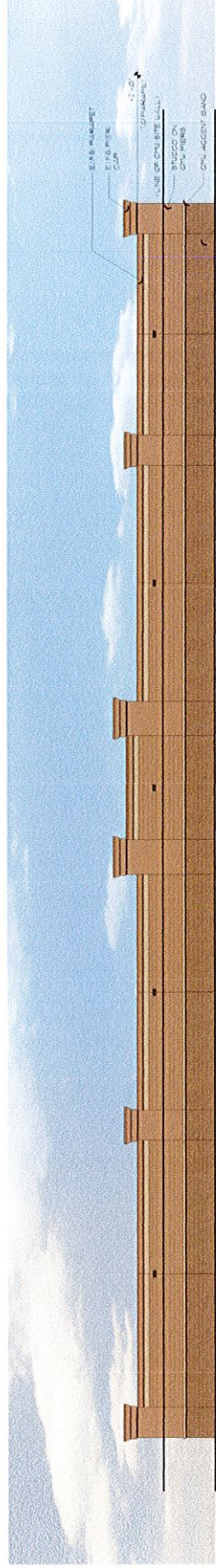


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| MULTIPLES PERMITTED C-2 C-2 SP | CONVENTIONAL OPTION 79 79 | | * UNITS P.R.D. OPTION 98 98 |

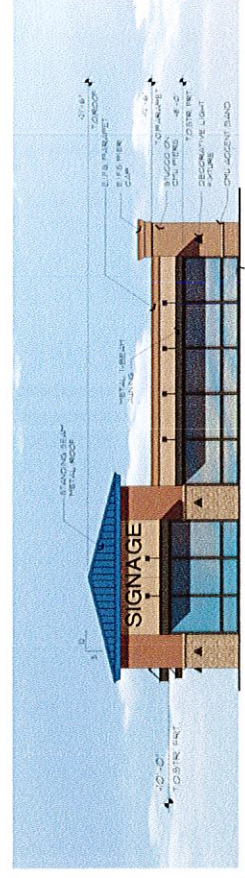
* Maximum Units Allowed with P.R.D. Bonus



TYPICAL INTERIOR YARD ELEVATION CONCEPT
SCALE: 1/8" = 1'-0"



TYPICAL EXTERIOR ELEVATION CONCEPT
SCALE: 1/8" = 1'-0"



LEASING OFFICE ELEVATION CONCEPT
SCALE: 1/8" = 1'-0"

CITY OF PHOENIX
OCT 03 2016
Planning & Development
Department

ARCHITECTURAL
INC.
4100 N. CENTRAL AVENUE
SUITE 100
PHOENIX, ARIZONA 85018
PHONE 480-937-0261
FAX 480-937-1835

SEAL
Professional Engineer
No. 12345
State of Arizona
Exp. 12/31/17

REVISIONS

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |

BASELINE
1919 WEST BASELINE ROAD
PHOENIX, ARIZONA
85041

Date: 08/27/16
Project number: BLS
Drawn by: PAG
Checked by: PAG
CAD by: PAG

- Design Development
- Progress Const. Docs
- City Submittal
- Bid Package
- Construction Issue
- Record Drawings

Sheet Number: **EL1**



CITY OF PHOENIX

OCT 03 2016

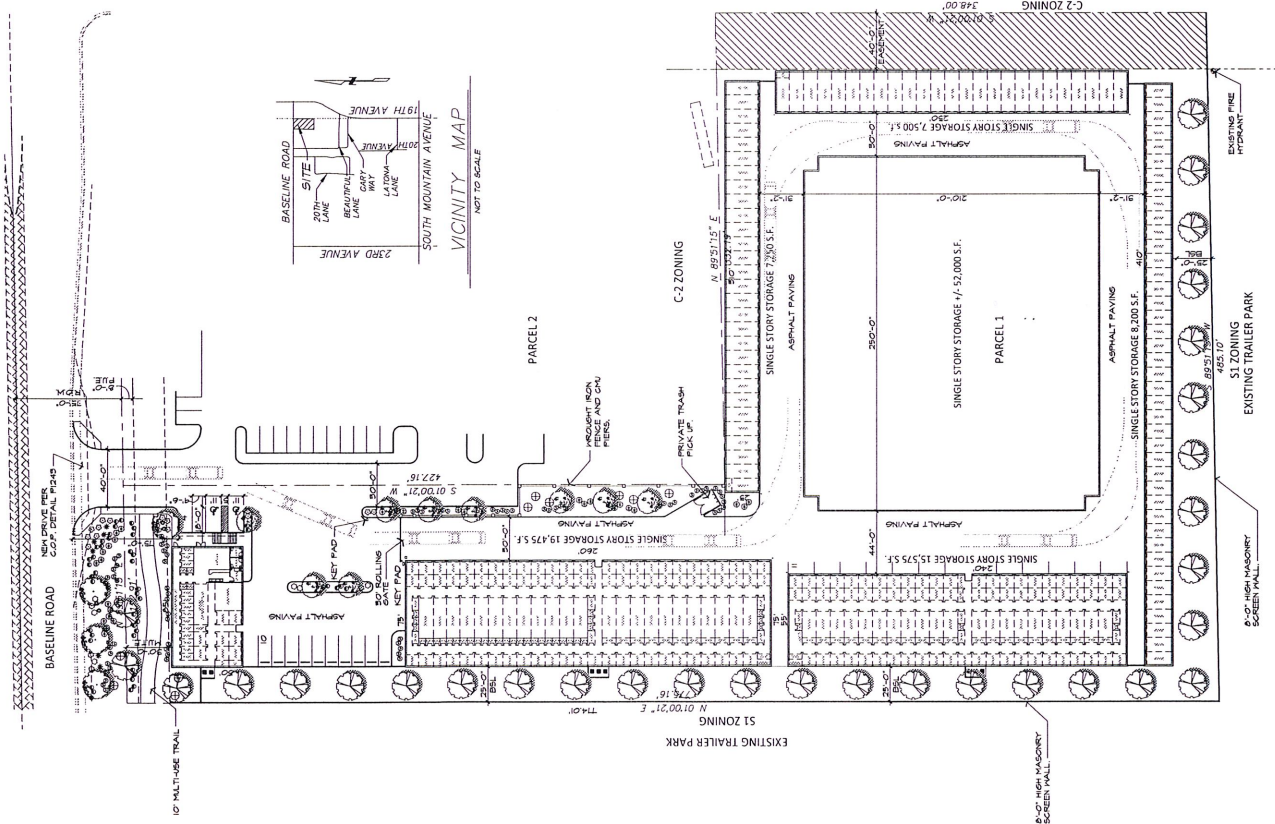
Planning & Development
Department

PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|--------------------------|-------------------------|----------------------|---------|
| TREES | | | |
| | ACACIA SALICINA | WILLOW ACACIA | 15 GAL |
| | DAURBERGIA SISSOO | SISSOO TREE | 24" BOX |
| | ULMUS PARVIFOLIA | EVERGREEN ELM | 24" BOX |
| SHRUBS | | | |
| | CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE | 5 GAL |
| | LEUCOPHYLLUM LANGRANNE | RIO BRAVO | 5 GAL |
| | RUELLIA BRITANNICA | BRITISH NELLIE | 5 GAL |
| ACCENTS | | | |
| | DASTYRUM ACRID RICHIE | GREEN DESERT SPOON | 5 GAL |
| | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL |
| | MUNLEBERGIA CAPILLARIS | REGAL UMBEL | 5 GAL |
| GROUNDCOVER | | | |
| | LANTANA NEW GOLD | NEW GOLD LANTANA | 1 GAL |
| | ROSMARINUS OFFICINALIS | IRENE ROSEMARY | 1 GAL |
| INERT GROUNDCOVER | | | |
| | TO BE SELECTED | DECOMPOSED GRANITE | 10" |
| | TO BE SELECTED | SCREENED | 10" |

PRELIMINARY LANDSCAPE NOTES

- PLANTING**
THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF PHOENIX STANDARDS. TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS. SPECIES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF PHOENIX. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.
- IRRIGATION**
THE IRRIGATION SYSTEM WILL CONSIST OF Drip Emitters and Pressure Regulators CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO EXISTING MAINS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.
- GRADING**
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM THE BUILDING AND TO THE STREET OR TO THE STORM DRAINAGE SYSTEM. THE RETENTION BASINS LOCATED ON SITE.



NOTES: CHECK FOR CONFLICTS WITH ALL OTHER EXISTING UTILITIES AND RECORDS. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO CONFLICTS WITH ANY UTILITIES OR RECORDS. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO CONFLICTS WITH ANY UTILITIES OR RECORDS. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT SITE AND HAS FOUND NO CONFLICTS WITH ANY UTILITIES OR RECORDS.