



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-10-19-7
December 2, 2019

South Mountain [Village Planning Committee](#) Meeting Date: December 10, 2019

[Planning Commission](#) Hearing Date: January 9, 2020

Request From: C-2 (3.32 acres)

Request To: C-2 SP (3.32 acres)

Proposed Use: Self-service storage and all underlying C-2 uses

Location: Approximately 690 feet east of the northwest corner of 19th Avenue and Southern Avenue

Owner: Sunset Financial Planning Group, LP

Applicant / Representative: George Pasquel III, Withey Morris, PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Southern Avenue	Arterial Street	50-foot north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITY 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.</i></p> <p>The subject site has been long vacant and its development, as stipulated, would contribute to a clean and vibrant neighborhood through enhanced landscape and architectural standards.</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 development proposes self-storage warehousing and all underlying C-2 uses on a long vacant site. The development, as stipulated, will provide a site for commercial enterprise including a self-storage warehouse facility which has the potential to benefit both residents and small businesses.

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 development, as stipulated, provides a reasonable level of intensity that is respectful to local conditions and surrounding neighborhoods. The proposal includes treatments to mitigate potential impacts on the nearby single-family residential neighborhood including enhanced landscape setbacks and plantings.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.

The development, as stipulated, provides enhanced levels of trees and shade which will reduce the urban heat island effect while also improving thermal comfort to site users and the surrounding neighborhood.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#): See Background Item No. 7.

[Complete Streets Guidelines](#): See Background Item No. 8.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 9

[Reimagine Phoenix](#): See Background Item No. 10

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant / undeveloped	C-2
North	Single-family residences	R1-6
West	Commercial shopping center	C-2
East	Vacant building (single-family residence)	R1-6
South	Commercial retail	C-2

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements of C-2 District</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>		
South (Southern Avenue)	Minimum 20 feet, Average 25 feet	Approximately 89 feet (Met)
West (C-2 Adjacent)	0 feet	Varies from approximately 8 feet to 30 feet (Met)
East (Adjacent to R1-6; Proposed is 30 feet in Height)	50 feet	Approximately 52 (Met)
North (Adjacent to R1-6; Proposed is 30 feet in Height)	50 feet	Approximately 52 feet (Met)
<i>Landscaped Setbacks</i>		
South (Southern Avenue)	Minimum 20 feet, Average 25 feet	Approximately 36 feet (Met)
West (C-2 Adjacent)	0 feet	N/A
East (Adjacent to R1-6; Proposed is 30 feet in Height)	Minimum 10 feet (adjacent to Residential)	Approximately 20 feet
North (Adjacent to R1-6; Proposed is 30 feet in Height)	Minimum 10 feet (adjacent to Residential)	Approximately 20 feet
Lot Coverage	Not to exceed 50%	Approximately 42%
Building Height	Maximum 2 stories, 30 feet	2 stories, 28 feet (Met)

Background/Issues/Analysis

SUBJECT SITE

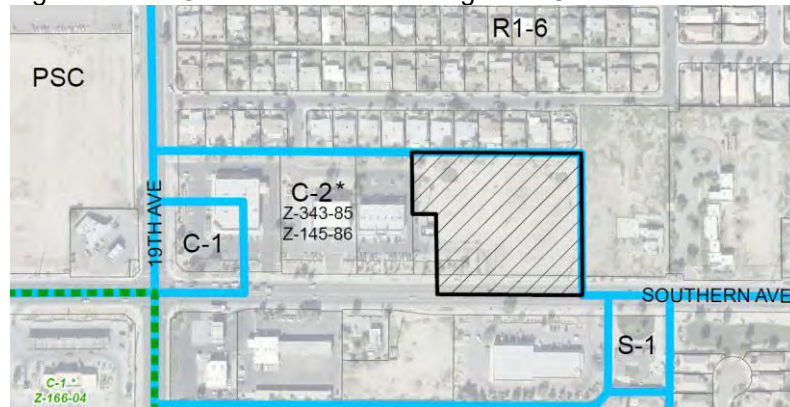
1. The subject site is 3.32 acres located approximately 690 feet east of the northeast corner of 19th Avenue and Southern Avenue. The subject site is currently zoned C-2 (Intermediate Commercial); the request is to allow self-storage warehousing through a Special Permit while also allowing all underlying C-2 uses.

SURROUNDING LAND USES AND ZONING

2. Figure A illustrates the pattern of surrounding land uses and zoning entitlement first described on the “Surrounding Land Uses and Zoning Table.” The request for C-2 SP (Intermediate Commercial, Special Permit) is generally consistent and compatible with the surrounding entitlements and land uses to the west and to the south.

The land uses and zoning entitlements to the north and east are single-family. The proposed stipulations will apply to the self-storage facility and to the underlying C-2 uses; several stipulations are intended to buffer the commercial development from adjacent residential.

Figure A. Site Context and Surrounding Land Uses



Source: Planning and Development Department

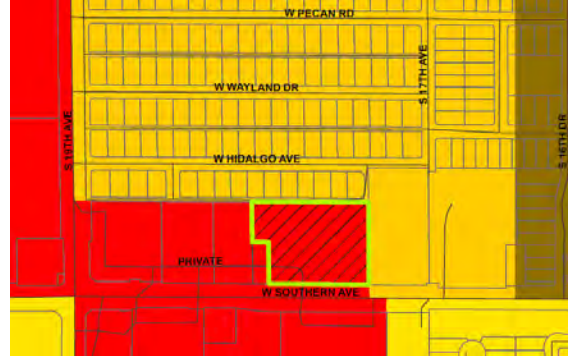
GENERAL PLAN LAND USE MAP DESIGNATIONS

3. The General Plan Land Use Map designation for the subject site and those to both the south and west along Southern Avenue are Commercial. The proposed use is consistent with the designation.

The properties to the north and east are designated Residential 2 to 3.5 dwelling units per acre.

- Commercial
- 10 to 15 du/acre
- 3.5 to 5 du/acre
- 2 to 3.5 du/acre

Figure B. General Plan Land Use Map Designation



Source: Planning and Development Department

PROPOSAL

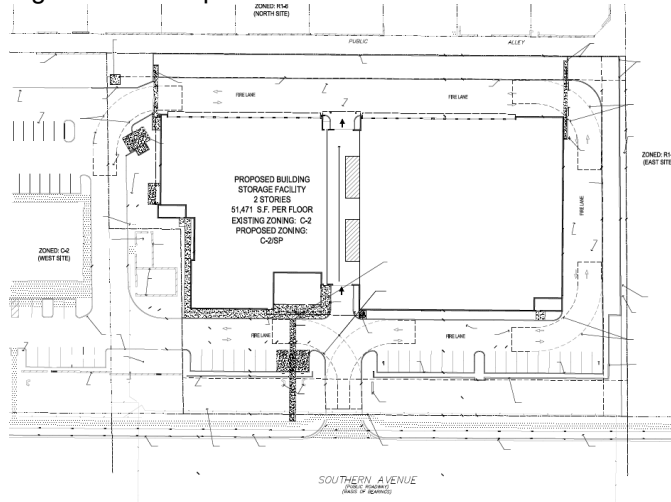
4. Site Plan

The proposed zoning would allow self-storage and underlying C-2 uses. The proposed development is 28 feet in height; will be accessed from Southern Avenue via a shared accessway; and proposes enhanced streetscape and pedestrian treatments.

The proposed site plan includes wall mounted lighting along the north building elevation, rather than pole mounted lighting to limit the potential for light pollution impacting the current residences.

The proposed site plan also depicts a model of self-service warehousing where most units are accessed from the interior of the building. The site plan includes one-direction drive-aisle, accessed from the south via an overhead door, and exiting along the north elevation. The headlights will be buffered from adjacent residential by a block wall which is required by code.

Figure C. Conceptual Site Plan



Source: rba architecture and planning

5. Staff is recommending a series of stipulations to buffer the commercial use from

adjacent residential:

- Stipulation No. 2 restricts individual storage unit entries along the east building elevations.
- Stipulation No. 4 proposes enhanced landscape setbacks and planting standards to provide a vegetated buffer along the north and east site boundaries.

Staff is recommending Stipulation No. 9 to ensure the shared accessway remains a point of legal access to the subject site and the other businesses that use it.

Staff is recommending a series of stipulations to enhance the appearance, function, and comfort of the development for its users and the surrounding neighborhood:

- Stipulation No. 3 requires all perimeter walls be enhanced to promote compatibility with the area and mitigate the potential negative impact of blank walls on the area.
- Stipulation No. 5 requires an enhanced landscape area along the south property line with enhanced tree plantings. In addition to visual improvements, this aligns with and advances the goals of the Tree and Shade Master Plan.

6. **Conceptual Elevations**

The applicant has provided proposed elevations which include a variety of materials including masonry, corrugated metal panels, glazing, and garage doors. Staff is recommending Stipulation No. 1 which requires enhanced four-sided architecture to promote compatibility with the area and mitigate the potential negative impact of blank walls on the area.



Source: rba architecture and planning

STUDIES AND POLICIES

7. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending several stipulations designed to provide trees and enhance shade within the development.

Staff is recommending stipulations for shaded and detached sidewalks along Southern Avenue (Stipulation No. 6) in addition to enhanced tree and landscape areas and planting standards along the south, east, and north property lines (Stipulation Nos. 4 and 5).

8. [Complete Streets Guidelines](#)

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as

bicycles, pedestrians, transit, and vehicles.

The proposal includes detached and shaded sidewalks which will increase the thermal comfort for those walking to and from nearby transit and those patronizing local businesses. Further, the proposal includes several bicycle racks for visitors and employees. These are addresses in Stipulation Nos. 6 and 8.

9. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Staff is recommending Stipulation No. 8 to require bicycle parking on site.

10. **Reimagine Phoenix**

As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

11. The applicant has completed the Citizen Participation requirements as outlined in the Rezoning Process Packet. The required mailings and site posting generated attendance at the neighborhood meeting. Further, the applicant went door-to-door to all homes along Hidalgo Avenue and contacted the adjacent owners on Southern Avenue.

As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

INTERDEPARTMENTAL COMMENTS

12. The Floodplain Division of the Public Works Department determined the site is not in a Special Flood Hazard Area (SFHA), but located in a Shaded Zone X, on panel 2215 L of the Flood Insurance Rate Maps (FIRM) dated February 10, 2017.
13. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the Phoenix Fire Code. Further, the Department commented that they do not know the water supply at this site and noted that additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.

14. The Street Transportation Department's Pedestrian Safety Coordinator commented on the importance of detached sidewalks with tree plantings and vertical ground cover to reduce mid-block crossings and of providing pedestrian connections between the adjacent commercial buildings. The referenced comments are addressed in Stipulation No. 6 and 7.
15. The Public Transit Department provided the basis for one stipulation pertaining to the provision of clearly defined pedestrian pathways connecting building entries and exits to the public sidewalks and bus stops. This is addressed in Stipulation No. 7.

OTHER

16. The site is within Phoenix Sky Harbor International Airport traffic pattern airspace and the proposed use is commercial. Therefore, the Aviation Department has provided a stipulation requiring the developer to record a Notice to Prospective Purchasers of the proximity to the airport to disclose the operational characteristics of the airport. This is addressed in Stipulation No. 10.
17. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 Nos. 11, 12, and 13.
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 abandonments may be required.

Findings

1. The development is consistent with the Phoenix General Plan Land Use Map designation of Commercial.
2. The development, as stipulated, is appropriate at this location due to its

compatibility with the surrounding land uses and the site is designed with respect to the local conditions and needs of the nearby neighborhoods.

3. The development, as stipulated, advances the purpose and intent of several core values from the Phoenix General Plan including policy documents such as the Tree and Shade Master Plan and the Complete Streets Guidelines. Further, the development, as stipulated, will be compatible with the adjacent land uses by applying enhanced landscaped buffers and enhanced plantings along to north, west, and east boundaries of the site.

Stipulations

1. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or other overhang canopies, as approved by the Planning and Development Department.
2. No bay or loading doors shall be located along the east building elevation.
3. All perimeter walls shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile, glass insets, or stamped designs, as approved by the Planning and Development Department.
4. A minimum 20-foot landscape setback shall be provided adjacent to the north and east property lines and shall be planted with minimum 2-inch caliper, large evergreen trees, planted 20-feet on-center or in equivalent groupings to provide screening to the adjacent residential zones, as approved by the Planning and Development Department.
5. A minimum 30-foot landscape setback shall be required adjacent to Southern Avenue; and shall include large canopy shade trees, planted 20 feet on center or in equivalent groupings, between the sidewalk and proposed site development, as approved by the Planning and Development Department. Twenty-five percent of the trees shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree, and additional shrubs or live groundcover, shall be provided to a minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
6. All sidewalks shall be detached with a minimum eight-foot-wide landscape area located between the sidewalk and back of curb and planted to the

following standards, as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

- a. Minimum 3-inch caliper large canopy, single-trunk, shade trees placed a minimum of 25 feet on center or equivalent groupings to provide a minimum of 75 percent shade on adjacent sidewalks, paths, and trails.
 - b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
7. The developer shall provide clearly defined, accessible pathways, constructed of decorative pavers, stamped or colored concrete, or other pavement treatment that visually contrasts with the adjacent parking and drive aisle surfaces. Pathways shall connect all building entrances and exits and all nearby sidewalks using the most direct route including those to the adjacent property to the west. Trees shall be placed in landscape areas to maximize shade coverage for pedestrian pathways, public sidewalks, and bus stops. The above described pathways shall be approved by the Planning and Development Department.
8. A minimum of two inverted-U bicycle racks for employees or visitors shall be provided near a publicly accessible entrance to the building and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
9. The developer shall provide a recorded cross access and common driveway agreements for the parcels to the west to allow the proposed uses to permit ingress/egress. The agreement is to be reviewed and approved by the Planning and Development Department prior to recordation with Maricopa County.
10. The property owner shall record documents that disclose the existence, and operational characteristics of Sky Harbor International 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.
11. If determined necessary by the Phoenix Archaeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.

12. If Phase I data testing is required, and if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archaeological data recovery excavations.
13. 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.

Writer

Nick Klimek

December 2, 2019

Team Leader

Samantha Keating

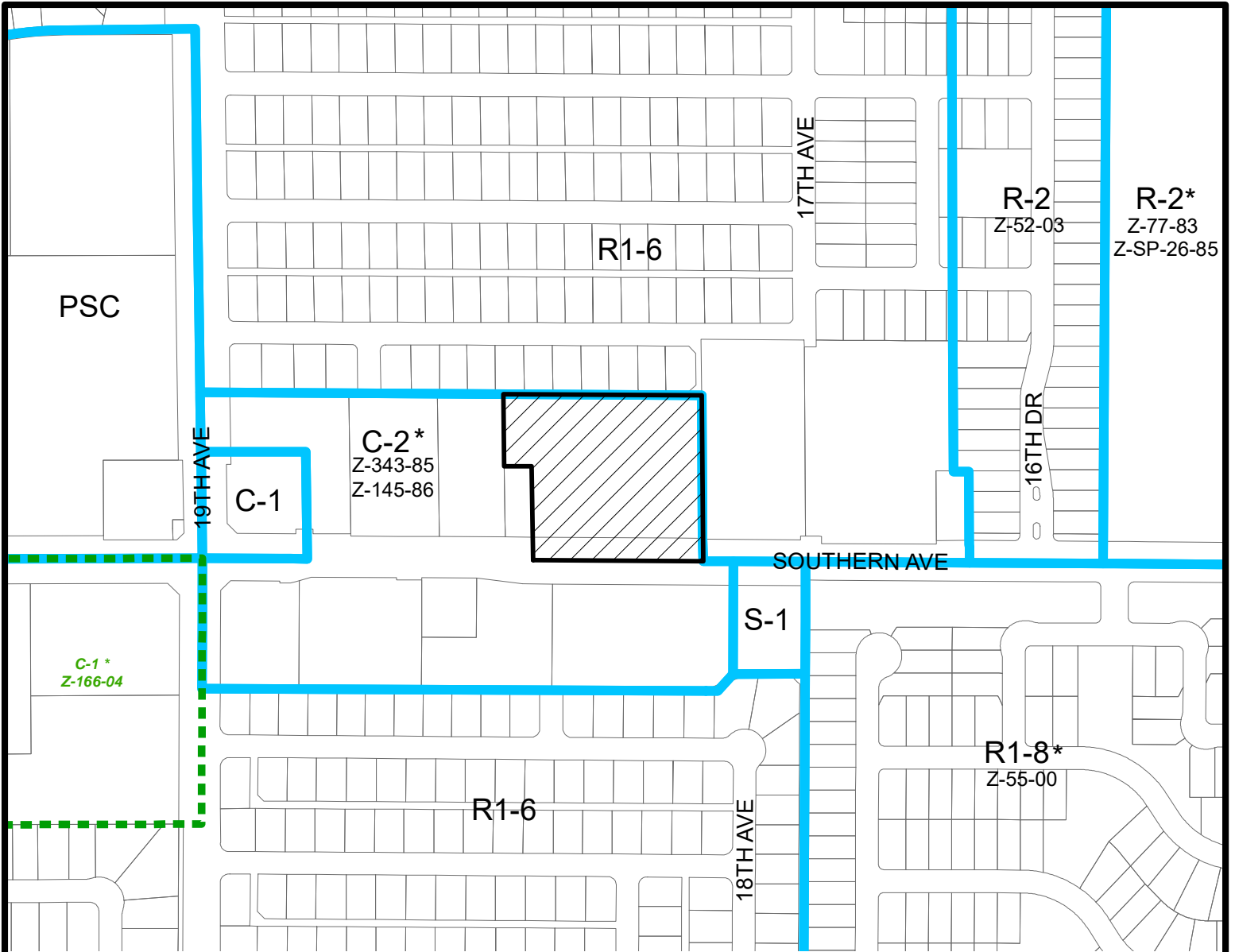
Exhibits

Zoning sketch map

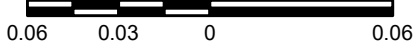
Aerial sketch map

Conceptual Site Plan date stamped November 21, 2019

Conceptual Elevations date stamped November 25, 2019

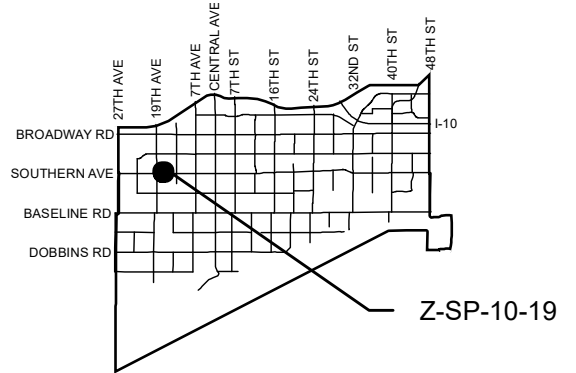


Miles



SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **George Pasquel III, Withey Morris, PLC**

REQUESTED CHANGE:

FROM: **C-2 (3.32 a.c.)**

APPLICATION NO. **Z-SP-10-19**

DATE: **11/13/2019**
REVISION DATES:

11/20/2019

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

3.32 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 3-25

ZONING MAP

D-7

TO: **C-2 SP (3.32 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

48

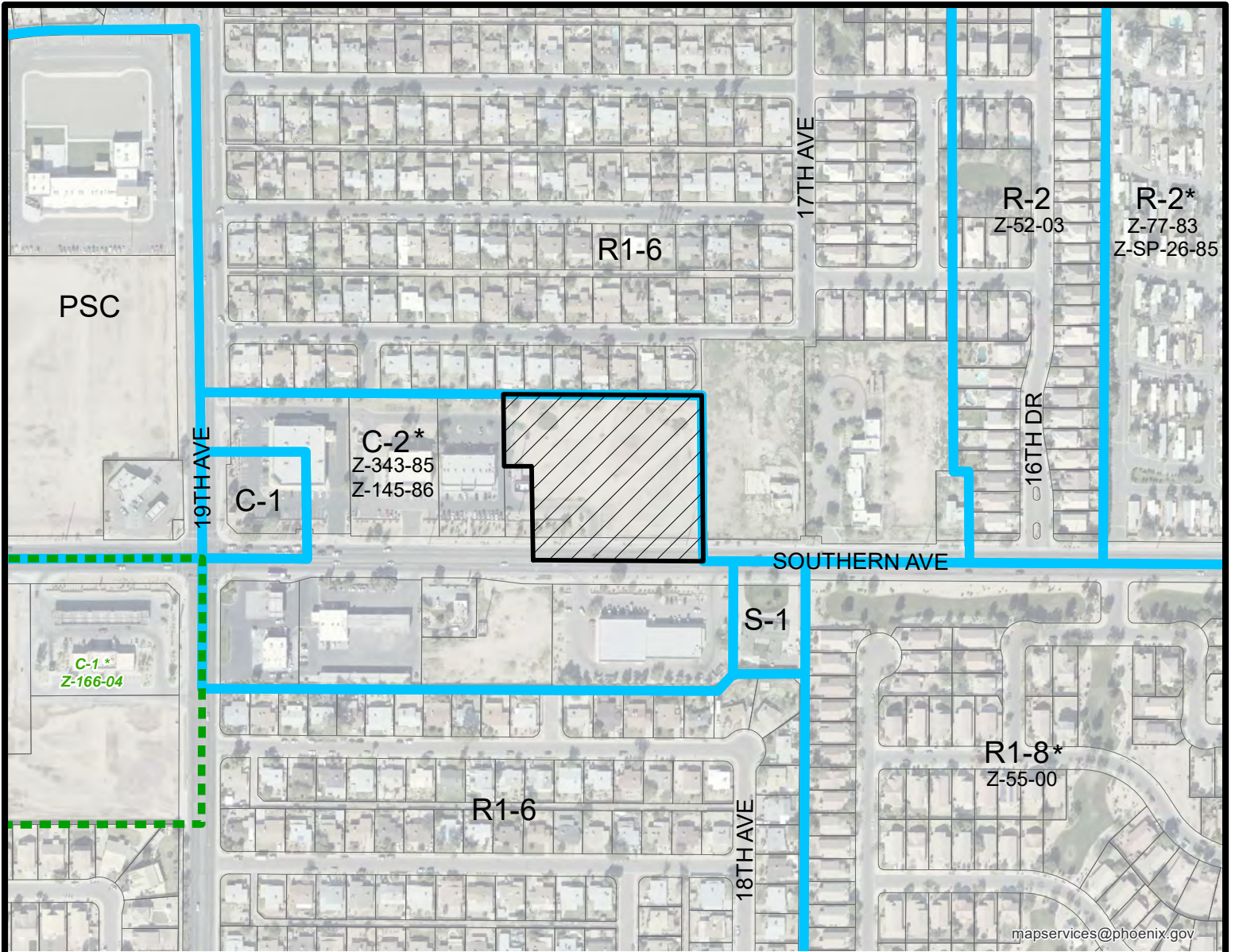
48

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

58

58

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



mapservices@phoenix.gov

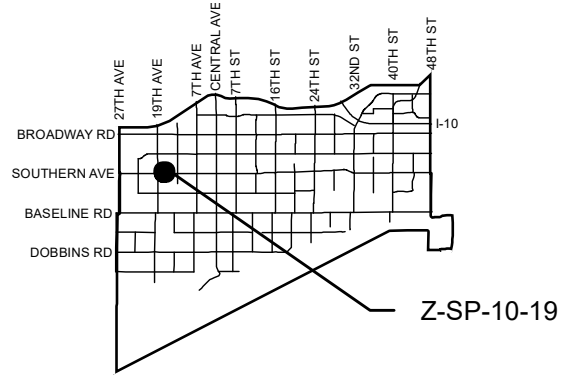


Miles

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SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 7



APPLICANT'S NAME: **George Pasquel III, Withey Morris, PLC**

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

3.32 Acres

AERIAL PHOTO & QUARTER SEC. NO.

QS 3-25

ZONING MAP

D-7

TO: **C-2 SP (3.32 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

48

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

58

58

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

