



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-3-19-4
July 21, 2019

Encanto [Village Planning Committee](#) Meeting Date: July 1, 2019

[Planning Commission](#) Hearing Date: August 1, 2019

Request From: [C-2](#) (1.82 acres), [R-3 RI](#) (Pending C-2) (0.64 acres) and [R-4 RI](#) (Pending C-2) (0.76 acres)

Request To: [C-2 SP](#) (3.22) acres

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

Location: Northeast corner of 16th Street and Palm Lane

Owners: MOD Development, LLC

Applicant/ Representative: John Stevenson; Clear Sky Capital

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial and Residential 10 to 15 dwelling units per acre	
Street Map Classification	16th Street	Arterial	35.5 to 40-foot east half
	17th Street	Local	25-foot west half
	Palm Lane	Local	25-foot north half
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & 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.</i></p> <p>The subject site abuts intermediate commercial zoning to the north, south and west which specify identical development standards related to building and landscape setbacks as well as lot coverage. As stipulated, the proposal is sensitive to the scale and character of the adjacent properties by providing shade trees for screening and architectural treatments to be compatible with nearby residential properties.</p>			

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

The subject site is located along the 16th Street commercial corridor where a variety of intermediate commercial uses are available. The proposal will add to the mix of services in the area to be used by residents and businesses in an area of similar intensity.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – See background Item No. 7 below.

[Comprehensive Bicycle Master Plan](#) – See background Item No. 8 below.

[Complete Streets Guiding Principles](#) – See background Item No. 9 below.

[Reimagine Phoenix Initiative](#) – See background Item No. 10 below.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Recycling collection center, salon and barber shop, restaurant and multifamily	C-2, R-4 RI and R-3 RI
North	Retail and multifamily	C-2, C-1 and R-3 RI
South	Restaurant, multifamily and single-family residences	C-2, R-3 RI and R1-6
East	Multifamily residential	R-3 RI
West	Elementary school and retail center	C-2 HP and C-2

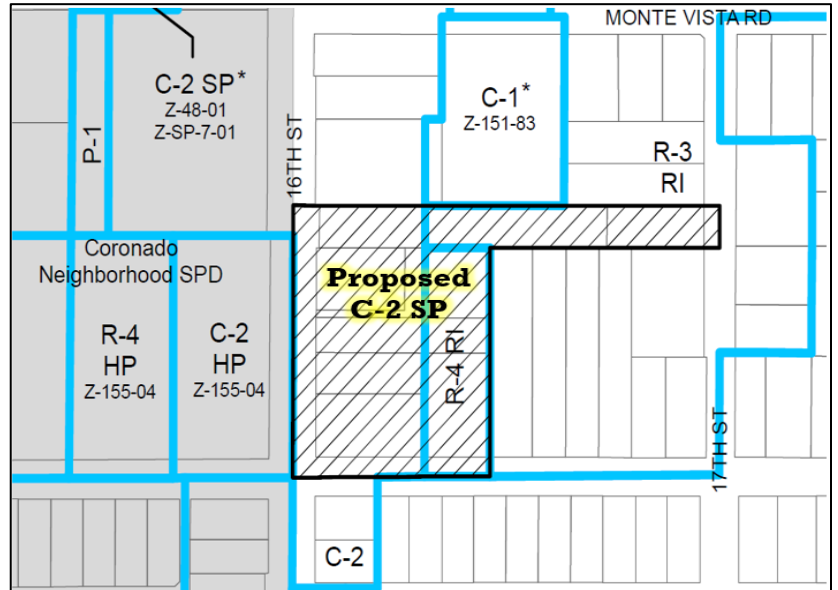
Intermediate Commercial (C-2)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Building Height	2 stories, 30 feet maximum	30 feet (met)
Lot Coverage	50% maximum	40% (met)
Building Setbacks		
Adjacent to street	<u>16th Street, 17th Street and Palm Lane:</u> Average 20 feet, minimum 25 feet	<u>16th Street:</u> 25 feet (met) <u>17th Street:</u> Not provided* <u>Palm Lane:</u> 25 feet (met)
Adjacent to property line	<u>North:</u> Adjacent to C-1 and C-2; 0 feet <u>North:</u> Adjacent to R-3 RI; 50 feet minimum <u>East:</u> Adjacent to R-3 RI; 50 feet minimum for buildings that are 30 feet in height <u>South:</u> Adjacent to R-3 RI; 50 feet minimum for buildings that are 30 feet in height	<u>North (Adjacent to C-1 and C-2):</u> 5 feet (met) <u>North (Adjacent to R-3 RI):</u> not provided (surface parking)* <u>East (Building A):</u> 50 feet (met) <u>South:</u> not provided (surface parking)*
Landscape Setbacks		
Adjacent to street	<u>16th Street, 17th Street and Palm Lane:</u> Minimum 20 feet for up to 50% of the frontage, average 25 feet for structures not exceeding two stories and 30 feet in height.	<u>16th Street:</u> 32 feet (met) <u>17th Street:</u> Not provided* <u>Palm Lane:</u> 25 feet (met)
Adjacent to property line	<u>North:</u> adjacent to C-1 and C-2; 0 feet <u>North:</u> Adjacent to R-3 RI; minimum 10 feet <u>East:</u> Adjacent to R-3 RI; minimum 10 feet <u>South:</u> Adjacent to R-3 RI; minimum 10 feet	<u>North (Adjacent to C-1 and C-2):</u> None (met) <u>East (Building A):</u> 10 feet (met) <u>East (adjacent to R-3 RI):</u> 10 feet (met) <u>South:</u> 10 feet (met)
Parking Requirements	Minimum 1 space per 35 storage units = 23	27 (met)

*The site plan shall be modified to meet the requirement or a variance shall be obtained.

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 3.22-acre site located at the northeast corner of 16th Street and Palm Lane. The request is to rezone from 0.64 acres of R-3 RI (Multifamily Residence District, Residential Infill District), 0.76 acres of R-4 RI (Multifamily Residence District, Residential Infill District) and 1.82 acres of C-2 (Intermediate Commercial District) to C-2 SP to allow a self-service storage facility and all underlying C-2 uses. There is a companion case on the site, Z-16-19-4 for C-2 zoning on the entire 3.22 acres.



Source: City of Phoenix Planning and Development Department

2. Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to certain conditions.
 - a. All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10% of the gross site area.
 - There is not outdoor storage proposed.
 - b. No auctions, sales, services and repair activity shall be conducted on the site.
 - None of these activities will occur on the site.
 - c. There shall be no storage or use of hazardous or dangerous materials on the premises.
 - Hazardous or dangerous material will not be stored on the site.
 - d. The site shall have direct access to an arterial street.
 - Access is provided on 16th Street, which is an arterial street.
 - e. Landscape areas adjacent to residential zones must be a minimum of 10 feet.
 - The eastern, northern and southern portions of the site adjacent to residential zoning provides a landscape setback of 10 feet.

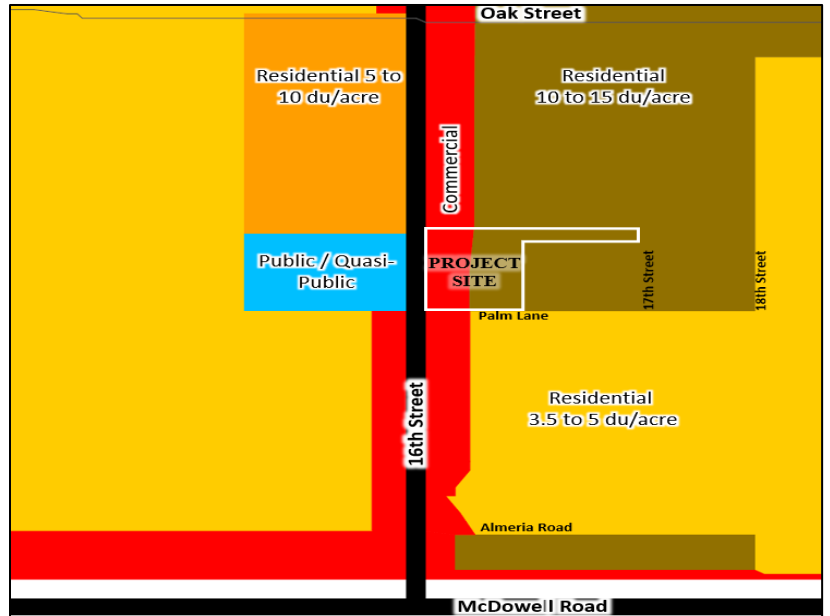
3. The General Plan Land Use Map designation for the subject site is Commercial and Residential 10 to 15 dwelling units per acre. The proposal is consistent with the Commercial land use designation. The proposal is not consistent with the Residential 10 to 15 dwelling units per acre land use designation; however, an amendment is not required as the Residential designation is less than 10 acres in size. The abutting General Plan Land Use Map designations are as follows:

North: Commercial and Residential 10 to 15 dwelling units per acre.

South: Commercial, Residential 3.5 to 5 dwelling units per acre and Residential 10 to 15 dwelling units per acre.

East: Residential 10 to 15 dwelling units per acre.

West: Public / Quasi-Public and Residential 5 to 10 dwelling units per acre.

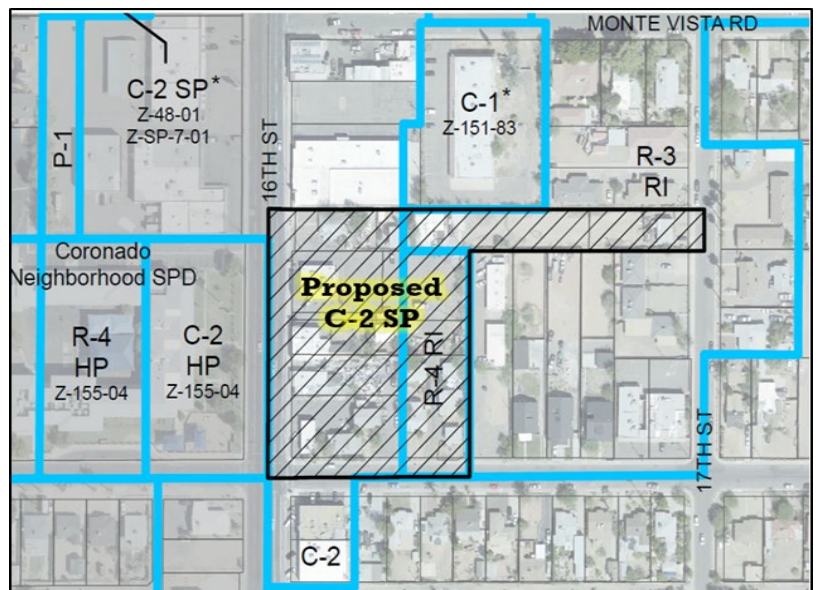


Source: City of Phoenix Planning and Development Department

SURROUNDING ZONING AND USES

4. **NORTH**
North of the subject site is a retail clothing store zoned C-2 (Intermediate Commercial District), a bakery zoned C-1 (Neighborhood Commercial District) and two duplexes zoned R-3 RI (Multifamily Residence District, Residential Infill District).

SOUTH
South of the subject site is a restaurant zoned C-2, multifamily residential zoned R-3 RI (Multifamily Residence District, Residential Infill District) and four single-family residences zoned R1-6 (Single-family Residential District).



Source: City of Phoenix Planning and Development Department

EAST

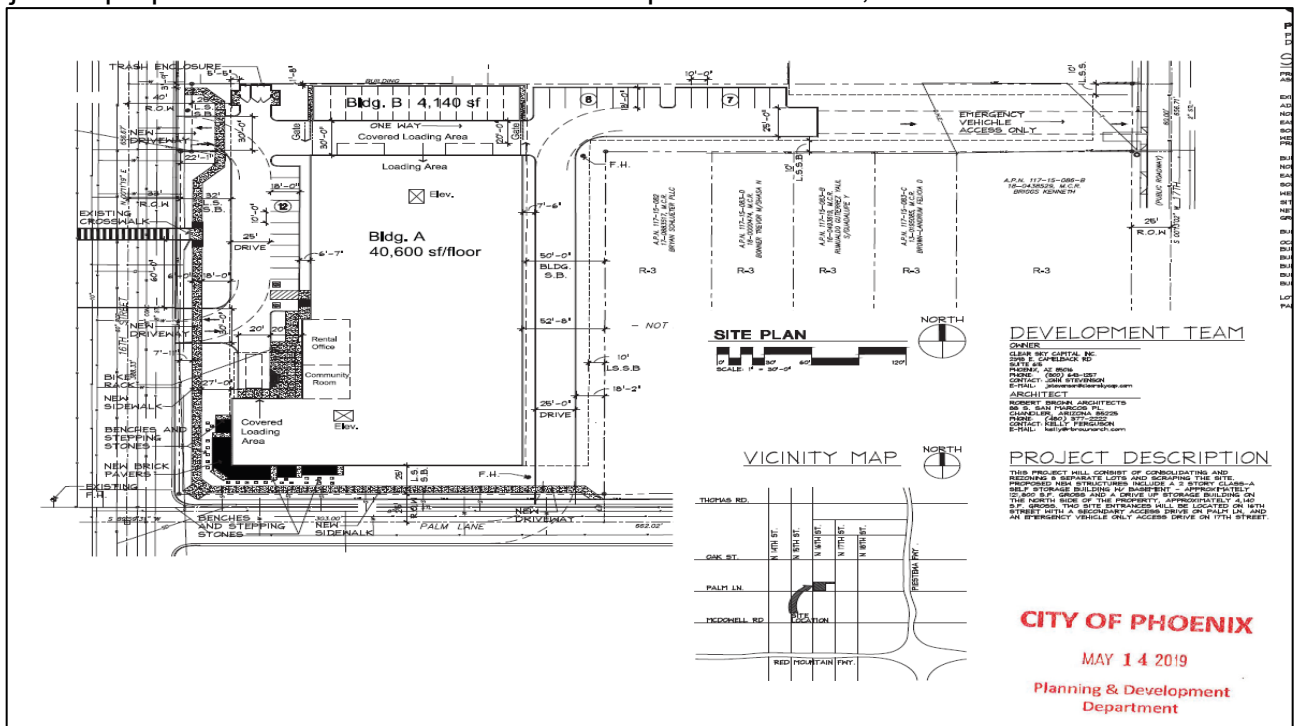
East of the subject site is a multifamily residential development zoned R-3 RI (Multifamily Residence District, Residential Infill District).

WEST

West of the subject site, across 16th Street, is an elementary school zoned C-2 HP (Intermediate Commercial District, Historic Preservation) and a commercial retail center zoned C-2 (Intermediate Commercial District).

PROPOSAL

- 5. The conceptual site plan proposes two self-service storage buildings on a single parcel. Building A, as depicted on the site plan, is 40,600 square feet and building B, as depicted on the site plan, is 4,140 square feet. The development includes an office space, community room and covered loading area along 16th Street. The community room is intended for neighborhood use for storage of tools or similar items. The development proposes surface parking along 16th Street and along the northeastern property line. The area between building A and building B will allow for outdoor covered loading. The loading area is located behind a gate along 16th Street. Vehicular access to the site is located along 16th Street and Palm Lane. To safeguard that an appropriate transition is provided between the residential and proposed commercial district, staff has stipulated that a 50-foot building setback remain along the property lines that abut residential zoning, larger trees be planted along those property lines to provide screening and restricted access to 17th Street to emergency access only to mitigate any impacts on adjacent properties. These are addressed in Stipulation Nos. 3, 4 and 9



Source: RBA Architecture

6. The conceptual building elevations provided depict a variation of colors, materials, recesses, offsets and mid-century modern architectural features. In addition, the elevations depict a decorative rolling gate fence along 16th Street to screen the loading area as well as wall art/decorative elements visible along 16th Street and Palm Lane. These features provide an enhanced streetscape environment and visual interest for pedestrians. Staff is recommending that the site be developed in general conformance to the building elevations date stamped June 21, 2019 and that the wall art/elements be included on the southern and western elevations. These are addressed in Stipulation Nos. 1 and 2.



Source: RBA Architecture

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending a stipulation for shade trees in the parking lot area and that trees be planted along the sidewalk to provide shade, these are addressed in Stipulation Nos. 6 and 7.

8. **Comprehensive Bicycle Master Plan**

The Comprehensive Bicycle Master Plan notes that transit works in tandem with walking, bicycling, and automobile use to provide commuters with multiple convenient transportation choices. All Valley Metro buses are equipped with bicycle racks (two-bike or three-bike) and light rail trains have on-board storage hangers for bicycles. Staff has recommended that a minimum of two bicycle racks be provided on site for guests or employees per Section 1307.H. of the Zoning Ordinance which requires that the bicycle parking be located near building

entrances and the rack installation should be clear of obstacles. Bicycle racks should be an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation No. 8.

9. **Complete Streets Guiding Principles**

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. To support these principles related to pedestrian connectivity and safety, staff has requested that the developer construct a detached sidewalk, with shade trees between the sidewalk and back of curb along 16th Street and Palm Lane and that no driveway shall be allowed between the existing school crosswalk and the stop bar location for the existing HAWK signal to the south of the crosswalk along 16th Street. These are addressed in Stipulation Nos. 5, 6 and 12.

10. **Reimagine Phoenix Initiative**

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. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff has received one letter of support for the request. The letter is provided as an exhibit to this staff report.

INTERDEPARTMENTAL COMMENTS

12. The Street Transportation Department is requesting that a 10-foot sidewalk easement be dedicated along 16th Street, 40-foot street dedication be provided along 16th Street, restricted access to 17th Street, restriction of driveways between the existing school crosswalk and the stop bar location and that all street improvements be updated to ADA standards. These requirements are addressed in Stipulation Nos. 9, 10, 11, 12 and 13.
13. The Transit Department has requested dedication of right-of-way along northbound 16th Street for construction of a bus stop pad. This is addressed in Stipulation No.14.
14. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
15. The City of Phoenix Floodplain Management division of the Public Works 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 2210 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development. However, there is potential

need to up size existing water and sewer infrastructure mains so that any remodels or new buildings will be able to meet domestic and fire code requirements.

17. The Aviation Department has noted that the developer shall provide notice to prospective purchasers of the existence and operational characteristics of the Phoenix Sky Harbor International Airport (PHX). This is addressed in Stipulation No. 15.
18. The site has not been identified as being archaeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 33-feet of the discovery and the City of Phoenix Archaeology Office must be notified immediately and allowed time to properly assess the materials This requirement is addressed in Stipulation No. 16.

OTHER

19. 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 Map designation.
2. As stipulated, the proposal is compatible with the surrounding land use pattern.
3. The proposal will allow for additional storage options for businesses and residents in the area.

Stipulations

1. The development shall be in general conformance to the elevations date stamped June 21, 2019, as approved by the Planning and Development Department.
2. The elevations shall include wall art/decorative element with specific regard to the areas depicted on the elevations date stamped June 21, 2019.
3. The building setback along the east property line, adjacent to multifamily zoning, shall be a minimum of 50 feet.
4. Minimum 3-inch caliper shade trees, planted 20 feet on center or in equivalent groupings shall be planted along the north and east property lines adjacent to multifamily zoning to provide screening for adjacent residences, as approved by Planning and Development Department.
5. The sidewalk along Palm Lane and 16th Street shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb and planted with minimum 2-inch caliper shade trees, as approved by the Planning and Development Department.

6. Trees located within the required landscape setback along 16th Street and Palm Lane shall be planted adjacent to the sidewalk and provide 50 percent shade as measured on summer solstice at 12:00 pm, as approved by Planning and Development Department.
7. Minimum 15 percent of the surface parking lot area must be landscaped exclusive of required perimeter landscaping and all required setbacks. Minimum 2-inch caliper shade trees shall be required in the surface parking lot landscape planters, as approved by the Planning and Development Department.
8. A minimum of two inverted-U bicycle racks for guests or employees shall be provided on site and installed per the requirements of Section 1307.H of the Zoning Ordinance, as approved by the Planning and Development Department.
9. Access to 17th Street shall be limited to emergency access only.
10. Right-of-way totaling 40 feet shall be dedicated for the east half of 16th Street, as approved by the Planning and Development Department.
11. Dedicate a 10-foot sidewalk easement for the full extent of the property frontages along 16th Street.
12. No driveway shall be allowed between the existing school crosswalk and the stop bar location for the existing HAWK signal to the south of the crosswalk.
13. 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.
14. Dedication of right-of-way along 16th Street shall be provided for construction of a northbound bus stop pad. The bus stop pad shall be constructed in accordance with City of Phoenix Standard Detail P1260 with a minimum depth of 10 feet. The Bus stop pad shall be spaced from the intersection of 16th Street and Palm Lane per the City of Phoenix Standard Detail P1285.
15. The develop shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.
16. 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.

Staff Report: Z-SP-3-19-4

June 13, 2019

Page 11 of 11

Writer

Maja Brkovic

June 13, 2019

Team Leader

Samantha Keating

Exhibits

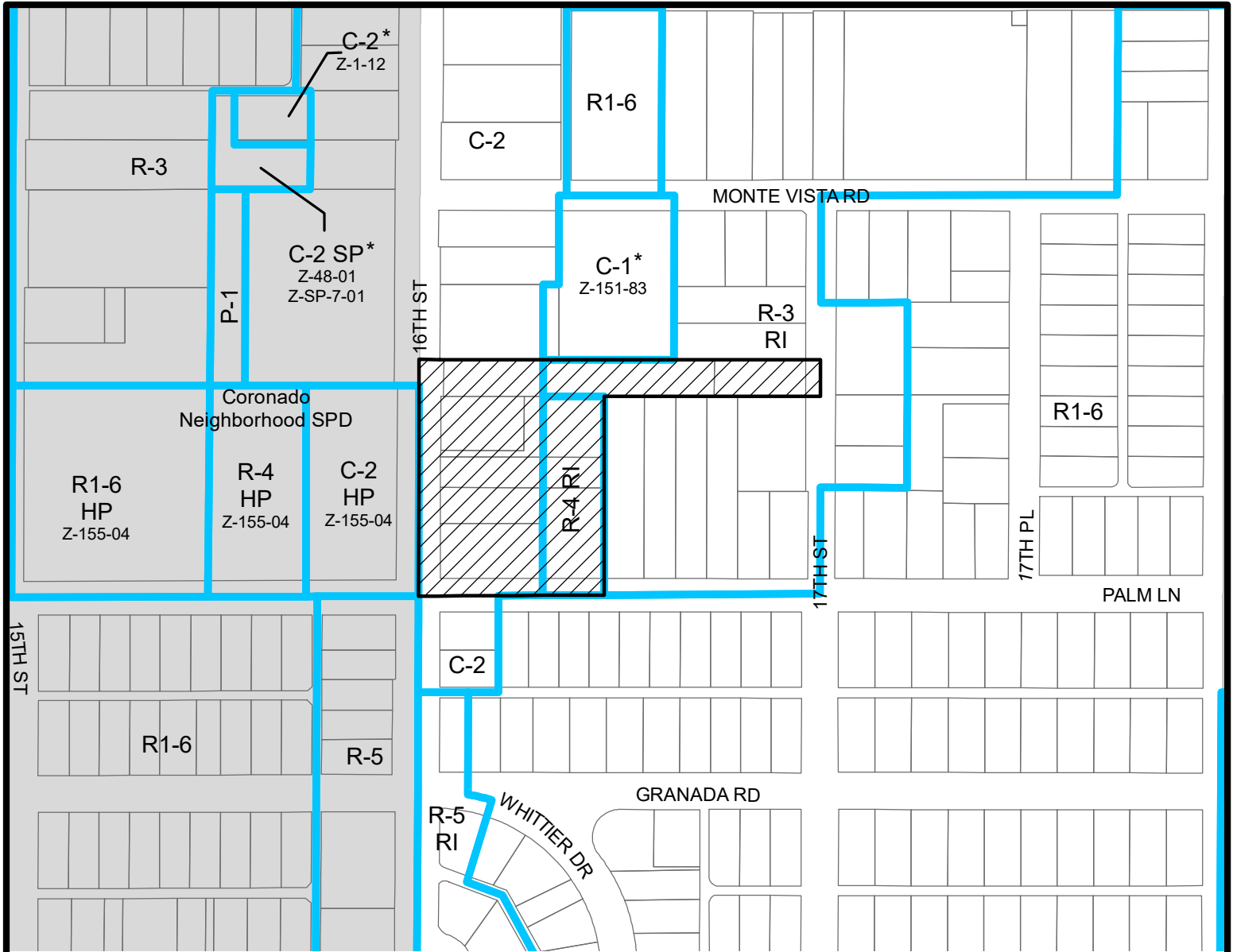
Sketch Map

Aerial Map

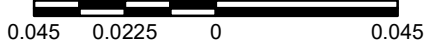
Conceptual Site Plan, date stamped May 14, 2019

Conceptual Elevations, date stamped June 21, 2019

Community Correspondence



Miles

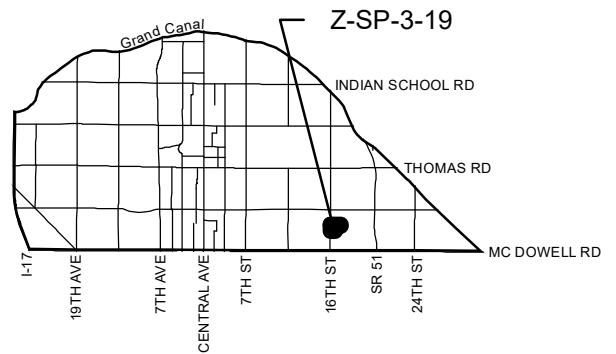


ENCANTO VILLAGE

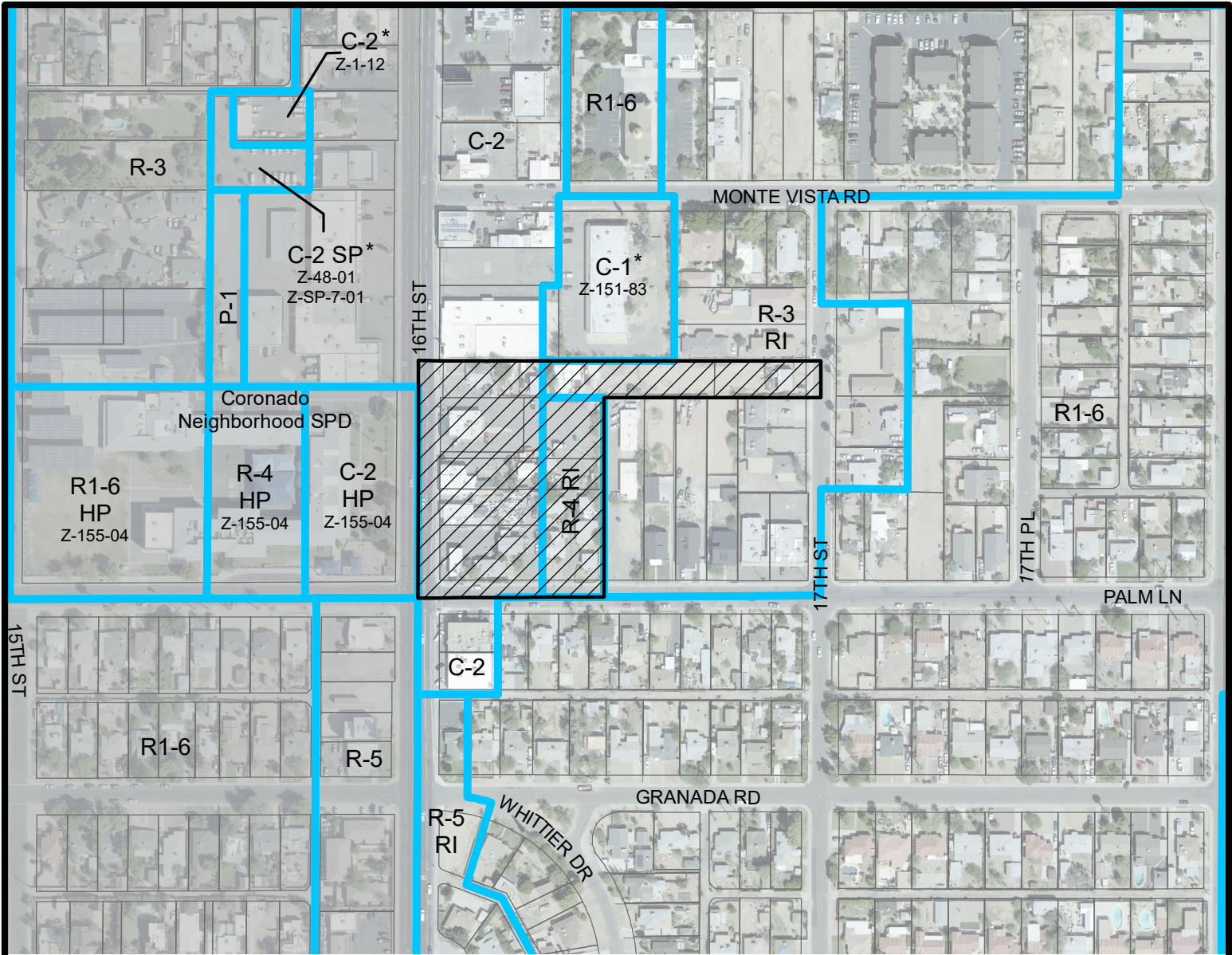
CITY COUNCIL DISTRICT: 4



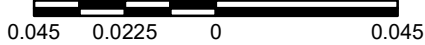
City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: John Stevenson; Clear Sky Capital		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-3-19		FROM: C-2 (1.82 a.c.) R-3 RI (Pending C-2) (0.64 a.c.) R-4 RI (Pending C-2) (0.76 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.22 Acres		TO: C-2 SP (3.22 a.c.)	
MULTIPLES PERMITTED C-2, R-3 RI (Pending C-2), R-4 RI (Pending C-2) C-2 SP		CONVENTIONAL OPTION 26, 14 (9), 26 (11) 46	
		* UNITS P.R.D. OPTION 31, N/A (11), N/A (13) 56	
* Maximum Units Allowed with P.R.D. Bonus			



Miles

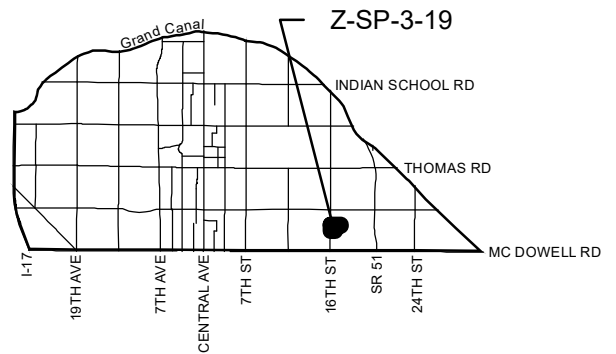


ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: John Stevenson; Clear Sky Capital

APPLICATION NO. Z-SP-3-19

DATE: 4/12/2019
REVISION DATES:

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

3.22 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 13-31

ZONING MAP
G-9

REQUESTED CHANGE:

FROM: C-2 (1.82 a.c.)
R-3 RI (Pending C-2) (0.64 a.c.)
R-4 RI (Pending C-2) (0.76 a.c.)

TO: C-2 SP (3.22 a.c.)

MULTIPLES PERMITTED

C-2, R-3 RI (Pending C-2), R-4 RI (Pending C-2)
C-2 SP

CONVENTIONAL OPTION

26, 14 (9), 26 (11)
46

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

31, N/A (11), N/A (13)
56

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

EAST PALM STORAGE

PHOENIX, AZ
 PROJECT NUMBER: 19001
 DATE: 5.10.19

SITE DATA

PROJECT ADDRESS: 140 E PALM LN PHOENIX, AZ 85004
 ASSESSORS PARCEL NO.: 117-15-024, 117-15-073, 117-15-077, 117-15-078, 117-15-079, 117-15-076, 117-15-075, 117-15-080

EXIST. ZONING DISTRICT: C2, R-3, R-4
 ADJACENT ZONING:
 NORTH: C-1, C-2, R-3
 EAST: R-3, R-4
 WEST: C-2, R-4
 PROPOSED ZONING: C-2 BP

BUILDING SETBACKS:
 NORTH: 0'-0"
 EAST: 50'-0"
 SOUTH: 25'-0"
 WEST: 25'-0"

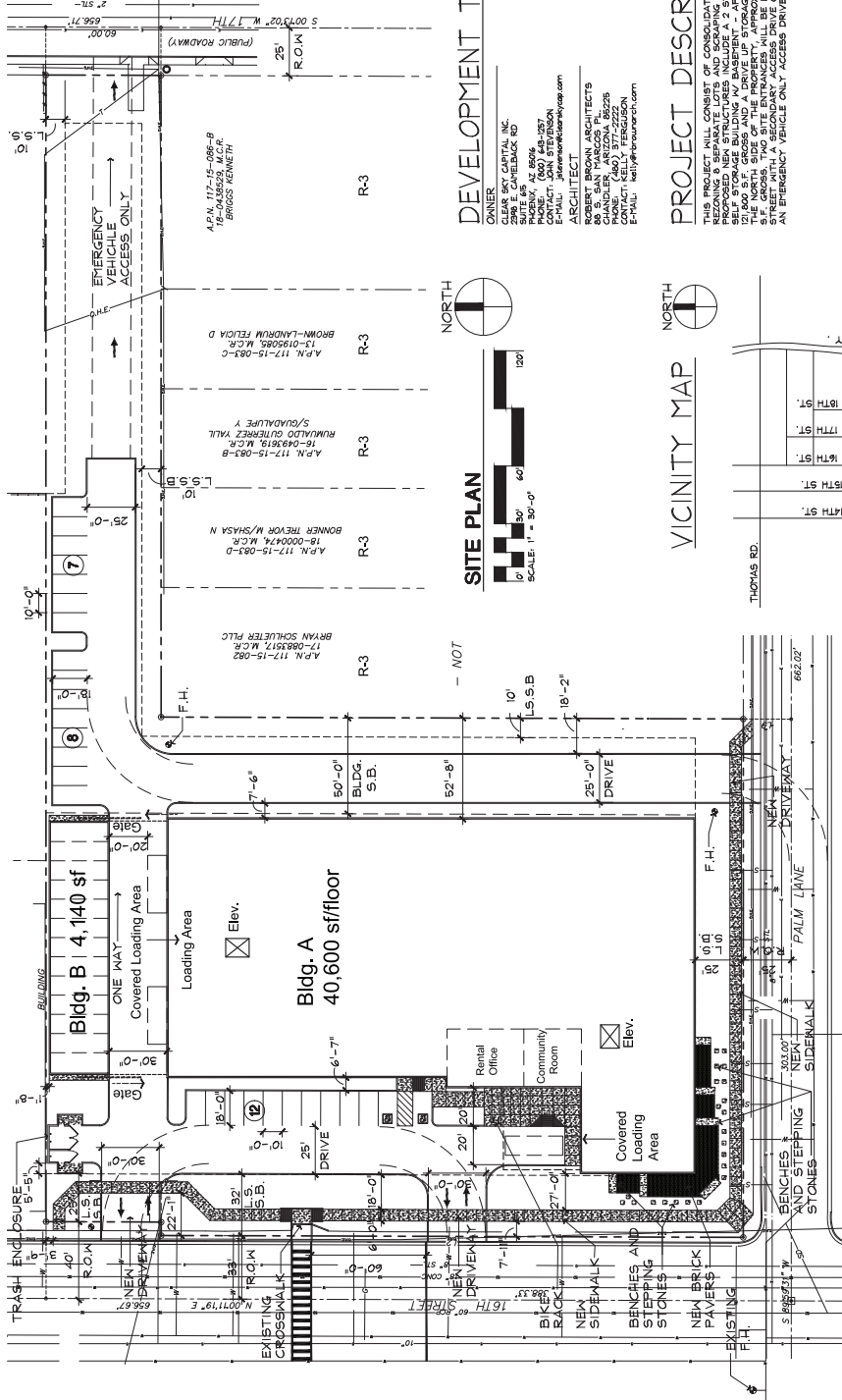
SITE AREA: 117,760 SF / 2.7 ACRE
 NET: 194,218 SF / 3.2 ACRE

BUILDING USE: SELF STORAGE
 COMPANYS TYPE: S
 BUILDING CONSTRUCTION TYPE: IB

BUILDING A AREA: 121,600 SF
 BUILDING B AREA: 4,140 SF
 BUILDING C HEIGHT: 30'
 BUILDING D HEIGHT: 12'

LOT COVERAGE: 40%
 PARCEL ID: 117-15-024

MINI STORAGE REQUIRED: 23 INCLUDING 1 LC
 (185 UNITS) 800/95 = 23 SPACES
 PROVIDED:
 27 INCLUDING 2 LC SPACES



DEVELOPMENT TEAM

OWNER:
 2348 E CAMELBACK RD
 SUITE 105 AZ 85016
 PHONE: (602) 458-2571
 E-MAIL: jshane@sanmarcos.com

ARCHITECT:
 ROBERT BROWN ARCHITECTS
 10000 N. 19TH AVENUE, SUITE 100
 CHANDLER, ARIZONA 85225
 PHONE: (480) 948-2222
 CONTACT: KELLY FERGUSON
 E-MAIL: kelly@robertbrownarch.com

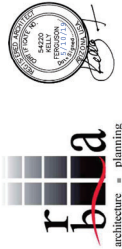
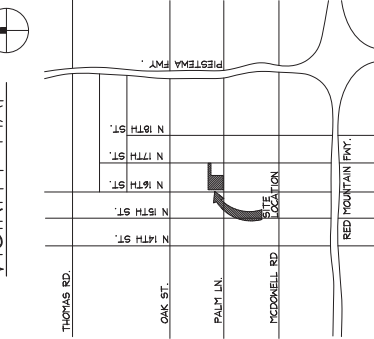
SITE PLAN



PROJECT DESCRIPTION

THIS PROJECT WILL CONSIST OF CONSULTING AND REZONING 8 SEPARATE LOTS AND SCRAPING THE SITE. THE PROJECT WILL CONSIST OF 2 APPROXIMATELY 121,600 SF GROSS AND A DRIVE UP STORAGE BUILDING ON 4,140 SF GROSS. TWO SITE ENTRANCES WILL BE LOCATED ON 16TH ST. ENTRANCE 1 SECONDARY ACCESS DRIVE ON 17TH LN, AND AN EMERGENCY VEHICLE ONLY ACCESS DRIVE ON 17TH STREET.

VICINITY MAP



88 south san marcos place
 chandler = arizona = 85225
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CITY OF PHOENIX

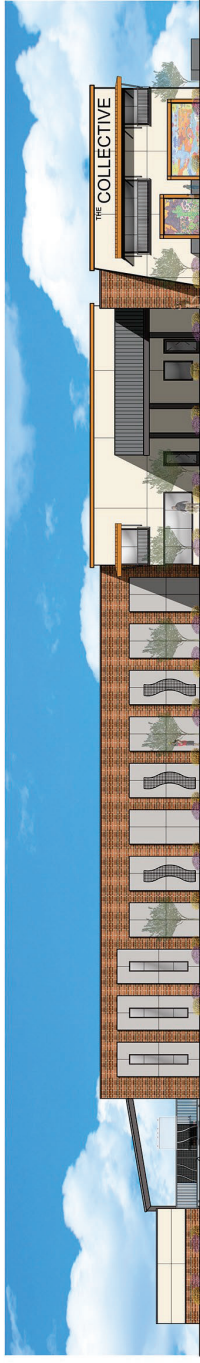
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Planning & Development
 Department

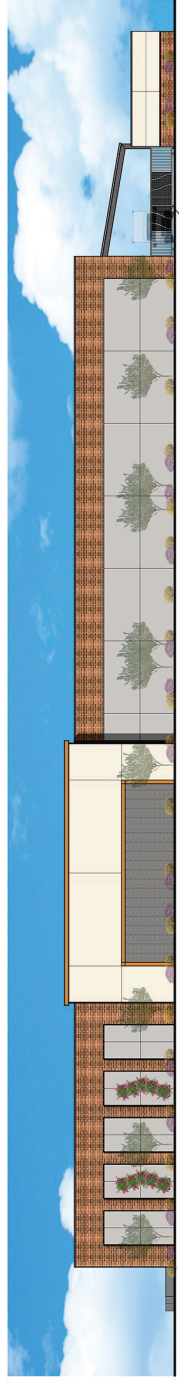
EAST PALM STORAGE

PHOENIX, AZ
 PROJECT NUMBER: 19001
 DATE: 6.19.19

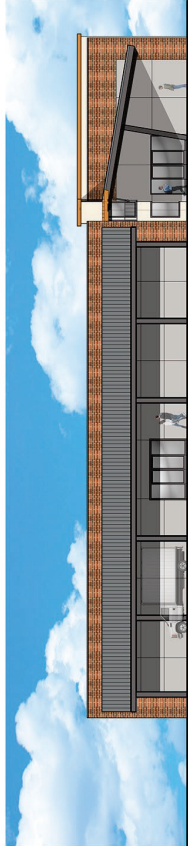
- DUNN EDWARDS
DEW238 BIRCH WHITE*
- SHERWIN WILLIAMS
SW7029 'AGREEABLE GRAY'
- DUNN EDWARDS
DE6882 'STORM CLOUD'
- DUNN EDWARDS
DET494 'COGNAC'
- DRYVIT
NEW BRICK
'GEORGETOWN'
- CONCRETE BLOCK
'SMOOTH GREY'



WEST ELEVATION MAIN BLDG
 SCALE: 1/16"=1'-0"



EAST ELEVATION MAIN BLDG
 SCALE: 1/16"=1'-0"



LOADING - MAIN LOADING
 SCALE: 1/16"=1'-0"



SOUTH ELEVATION MAIN BLDG
 SCALE: 1/16"=1'-0"



NORTH ELEVATION DRIVE UP BLDG. SOUTH ELEVATIONS COVERED UNITS
 SCALE: 1/16"=1'-0"



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CITY OF PHOENIX

JUN 21 2019

Planning & Development
 Department

May 17, 2019

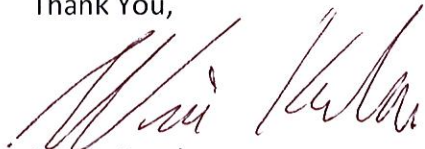
TO: Planning and Zoning (attn: Maja Brkovic)

Regarding Case No: **Z-16-19** and **Z-SP-3-19**

Maja,

I am writing to express my support for the rezone and special use permit for the 3.2 acre site on 16th Street and E Palm Lane. I have lived in Coronado Historic district since 2012 and have been a home owner since 2013. I have seen first-hand the benefits of redevelopment in the area. As a long time resident I wholeheartedly support the building design and use on this underused plot of land. The lot now is a danger to young children (especially the sidewalk right on top of 16th street) and is a hot spot for illegal activity and is hurting our property values. I think a sensible development like this storage facility, especially with the design that supports the aesthetic of the neighborhood is a giant step in the right direction for this property and I hope will help continue the further improvement on lots that really need it.

Thank You,



Wiran Korala

Greater Coronado Resident

2340 N 11th Street Phoenix, AZ 85006

(520) 977-8831

CITY OF PHOENIX

MAY 21 2019

**Planning & Development
Department**