



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-4-19-3
June 21, 2019

Paradise Valley [Village Planning Committee](#) Hearing Date
[Planning Commission](#) Hearing Date

July 1, 2019
August 1, 2019

Request From:
Request To:
Proposed Use
Location

[C-2](#) (3.02 acres)
[C-2 SP](#) (3.02 acres)
Self-service storage facility
Approximately 160 feet east and 200 feet north of the northeast corner of Cave Creek Road and Cactus Road

Owner
Applicant / Representative
Staff Recommendation

Blanc Blue, LLC
Berry Riddell, LLC, Wendy Riddell, Esq.
Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Cave Creek Road	Major Arterial	55-foot east half street
	Cactus Road	Major Arterial	65-foot north half street
The proposed special permit application area does not extend to the streets noted above. Cross access easements will allow access through the commercial center.			
<p><i>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.</i></p> <p>The proposal allows for a self-service storage business to open a location in Phoenix at an appropriate and accessible location that will adaptively reuse an existing building. The subject site has direct access to two major arterials and is surrounded by compatible land uses.</p>			
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Design neighborhoods and</i></p>			

buildings to provide pedestrian access to adjacent transportation infrastructure such as public transit.

The proposed development is located within a commercial center and will offer a new service to the area that can be used by residential and commercial uses alike. As stipulated, a new shaded pedestrian path will provide safe pedestrian connectivity through the site.

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

The subject site currently houses a vacant building. Adaptive reuse of the building will provide property improvements and will be an added benefit to the area.

Applicable Plans Overlays and Initiatives

Tree and Shade Master Plan - see item No. 9 below.
 Bicycle Master Plan - see item No. 10 below.
 Reimagine Phoenix – see item No. 18.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant building and parking lot	C-2
North	Sports Training Facility and Retail	C-2
South	Salon, Animal Behavior Facility, Tattoo Studio, and Restaurants	C-2, C-2 SP
East	Single-Family Subdivision	R1-6
West	Restaurants	C-2

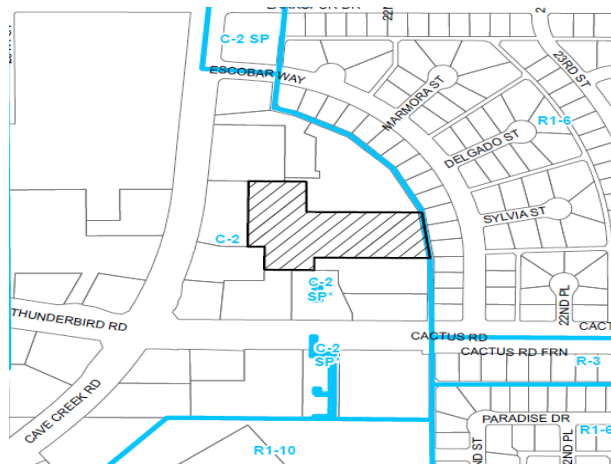
C-2 Intermediate Commercial

<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
East Side	Adjacent to R1-6: Minimum of 50 feet	Met, Approximately 53 feet
South Side	Adjacent to C-2: Minimum 0 feet	Met, 10 feet
West Side	Adjacent to C-2: Minimum 0 feet	Met, 527 feet

North Side	Adjacent to C-2: Minimum 0 feet	Met, 31 feet
<i>Landscaped Setbacks</i>		
East Side	Adjacent to R1-6: Minimum 10 feet	Met, 10 feet
Lot Coverage	50% Maximum	Met, 14.5 %
Building Height	2 stories, 30 feet	Met, 30 feet

Background/Issues/Analysis

1. The request is to rezone a 3.02-acre site located approximately 160 feet east and 200 feet north of the northeast corner of Cave Creek Road and Cactus Road from C-2 (Intermediate Commercial District) to C-2 SP (Intermediate Commercial District, Special Permit) to allow for a self-service storage facility.



Source: City of Phoenix Planning and Development Department

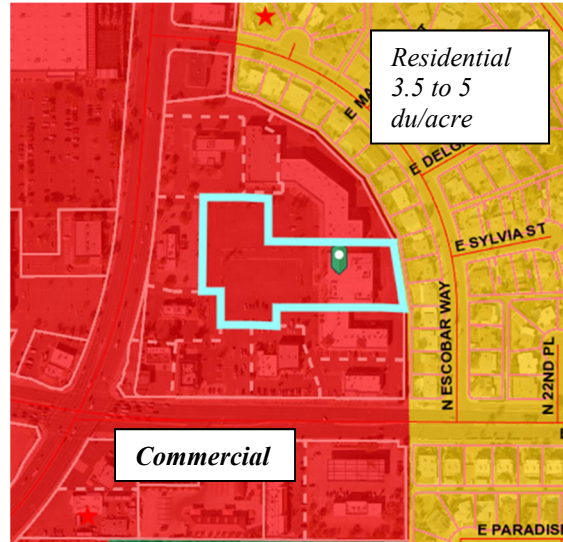
2. Self-service storage facilities are allowed in the C-2 (Intermediate Commercial) district with a Special Permit (Section 647.A.2.i.), subject to certain conditions.
 - a) All storage shall be within a closed building, except that outdoor storage areas shall not exceed 10% of the gross site area.
 - b) No auctions, sales, services, and repair activity shall be conducted on the premises.
 - c) There shall be no storage or use of hazardous or dangerous materials on the premises.
 - d) The site shall have direct access to an arterial street.
 - e) All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least ten feet wide.

- f) Landscaped areas adjacent to residential zones must be a minimum of 10 feet.

- 3. The General Plan Land Use Map designation for the site is Commercial. The proposal is consistent with the General Plan Land Use map designation.

The following General Plan Land Use Map designations are surrounding the site:

- North:** Commercial
- South:** Commercial
- East:** Residential 3.5 to 5 dwelling unit/acre
- West:** Commercial



Source: City of Phoenix Planning and Development

- 4. The subject site consists of one parcel under the ownership of Blanc Blue, LLC. The subject site was annexed into the City of Phoenix on April 20, 1965 per Annexation No. 68. At that time, the subject parcel and the surrounding properties were either undeveloped or under construction. Maricopa County Historical Aerials illustrate that that the first properties to be developed near the site was the Cactus Gardens subdivision to the east of the subject site. By 1990 construction commenced on the subject site and the properties surrounding the site.



1961



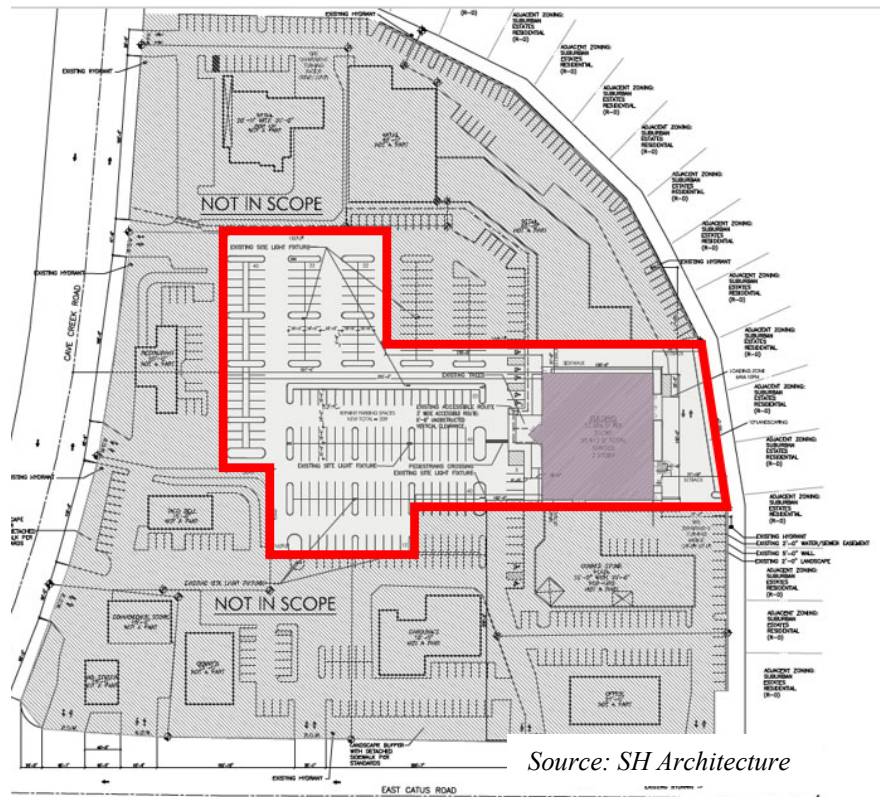
1964



1991

Source: Maricopa County Historic Aerials

5. The proposal includes redeveloping the subject site by repurposing the exiting vacant building and converting it to a self-storage facility. The self-storage facility will have vehicular access from the existing driveways along both Cave Creek Road and Cactus Road through the existing commercial center. The loading area will be located on the east side of the building. The existing building on site tops out at 30 feet in height, which is



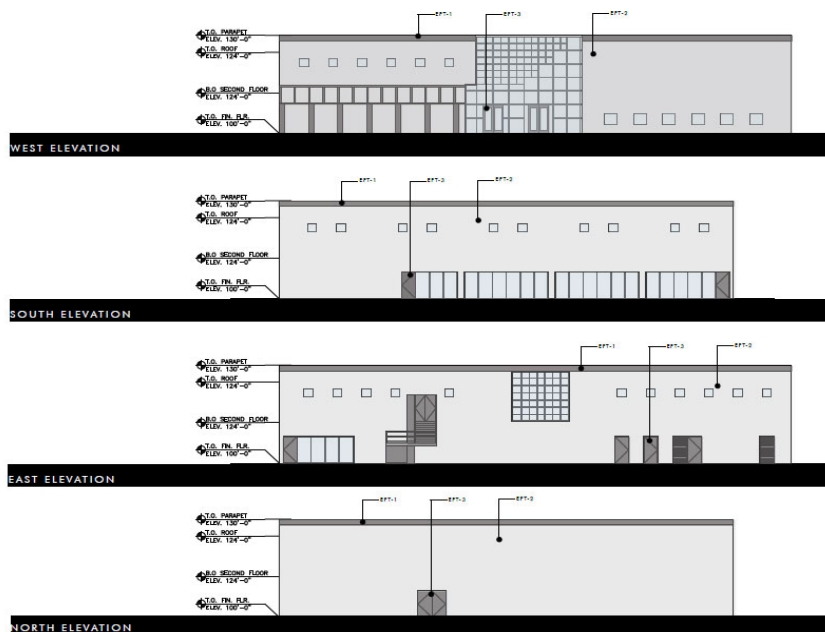
permitted within the C-2 Zoning District. No additional building height is being requested. The C-2 Zoning District requires a minimum 50-foot setback adjacent to the residential district to the east of the site. The existing building, at its closest point, measures 53 feet 2 inches from the east property line. The applicant is proposing a 10-foot landscape setback along the east property boundary by removing a row of parking in order to provide a buffer between the proposed use and the existing single-family neighborhood. Staff has requested that 3-inch caliper trees planted 20 feet on center be provided in the landscape setback area along the eastern property boundary. This is addressed in Stipulation No. 2.

All other property lines are interior to the shopping center and do not have street frontage. The applicant is proposing enhanced landscaping throughout the site and staff has requested that a shaded pedestrian pathway be provided connecting the entrance of the building through the parking lot westward, turning north near the western property boundary to connect to the shops to the north. This is addressed in Stipulation Nos. 3, 4 and 5

6. The proposed self-service storage facility offers a vehicle loading zone along the eastern side of the building. The applicant is proposing the elimination of the parking strip on the east property boundary be replaced with a landscape strip, the addition of parking lot islands and the revegetation of the parking lot to promote and add visual interest for the development and provide an enhanced buffer between the single-family neighborhood to the east of the site. This is addressed in Stipulation No. 1.



7. The conceptual building elevations provided depict that the development will include a variety of colors and materials such as stucco, insulated metal panels and glass exterior finish. The conceptual elevations also illustrate that the paint colors, including the trim will contrast to create a visual interest in the architecture and to break up the massing of the building. Although no exterior roll-up doors are being proposed, staff is recommending that no exterior roll up doors be permitted. This is addressed in Stipulation No. 8.



Source: SH Architecture

8. The C-2 zoning district does not permit outdoor uses; however, the Special Permit allows for outdoor storage for 10% of the gross site area. Although no outdoor storage is being proposed, due to the site layout, size and surrounding uses, staff is requesting that if any outdoor storage was proposed that it be screened by a minimum 8-foot high solid decorative wall to screen the adjacent residential area. This is addressed in Stipulation No. 7.

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

Tree and Shade Master Plan

9. 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 has requested that the developer provide a shaded pedestrian pathway from the main entrance west through the parking area connecting to the property to the northwest, enhanced landscaping in existing landscape islands, and 50 percent shade to be provided along the west building frontage. This is addressed in Stipulation Nos. 2, 3 and 5.

Comprehensive Bicycle Master Plan

10. 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). The property is near several major bus routes, a bus stop at Escobar Way and several at the intersection of Cactus Road and Cave Creek Road. In order to encourage access to the site from multiple travel modes, it is recommended that bicycle parking be provided on site for the employees and guests with a minimum of four bicycle parking spaces. Section 1307.H., of the zoning ordinance requires that the bicycle parking should 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. 6.



Inverted-U racks allow bicycles to touch the rack in two places, providing stability and allowing the wheels and frame to be secured to the rack.

Source: City of Phoenix Planning & Development Department

COMMUNITY INPUT SUMMARY

11. At the time this staff report was written, staff had not received any public correspondence regarding the request.

INTERDEPARTMENTAL COMMENTS

12. 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 1710 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
13. 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.
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 Street Transportation Department has indicated that they have no comment regarding the request. In addition, the traffic statement for the project has been approved.
16. The Office of Pedestrian Safety in the Street Transportation Department has recommended that a convenient and shaded pedestrian walkway of contrasting materials be constructed within the parking lot connecting to the building. These recommendations are addressed in Stipulation Nos. 3 and 4.
17. 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 is addressed in Stipulation No. 9.

OTHER

18. 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 Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling was not addressed in the rezoning request.
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 abandonment may be required.

Findings

1. The proposed redevelopment will contribute to enhancement in the area through adaptive reuse of an existing building for a new business.
2. As stipulated, the pedestrian pathways will contribute to the walkability and connectivity for the Cave Creek Road and Cactus Road transit stops.
3. The proposal will provide storage options for businesses and residents in the area.

Stipulations

1. The development shall be in general conformance with the landscape plan date stamped April 23, 2019 with specific regard to the revegetation of the landscape islands in the parking lot, the addition of landscape islands, the elimination of the parking on the east property boundary and the revegetation of the landscaping surrounding the building as approved by the Planning and Development Department.
2. Drought tolerant, 3-inch caliper trees placed 20 feet on center or in equivalent groupings shall be provided in the landscape setback area along the east property boundary, as approved by the Planning and Development Department.
3. A shaded pedestrian pathway shall be provided from the buildings main entrance west through the parking area and connecting with an additional shaded pedestrian pathway extending north through the parking area to connect to the north boundary of the zoning area. These pathways shall reflect a common landscape theme and provide a minimum of 3-inch caliper shade trees located in planters adjacent to pedestrian pathway placed 20 feet on center exclusive of driveway/roadway crossings, as approved by the Planning and Development Department.
4. Pedestrian paths constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, shall be provided where drive aisles cross pedestrian paths, as approved by the Planning and Development Department.
5. A minimum of 50% shade shall be provided, through a combination of landscaping and/or overhangs and canopies that integrate into the building design, along the west building frontage, as approved by the Planning and Development Department.
6. 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.
7. Any outdoor storage shall be screened by a minimum 8-foot high solid decorative wall, as approved by the Planning and Development Department.

8. There shall be no exterior roll-up doors to individual storage units.
9. 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

David Simmons

June 21, 2019

Team Leader

Samantha Keating

Exhibits

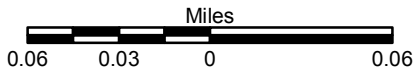
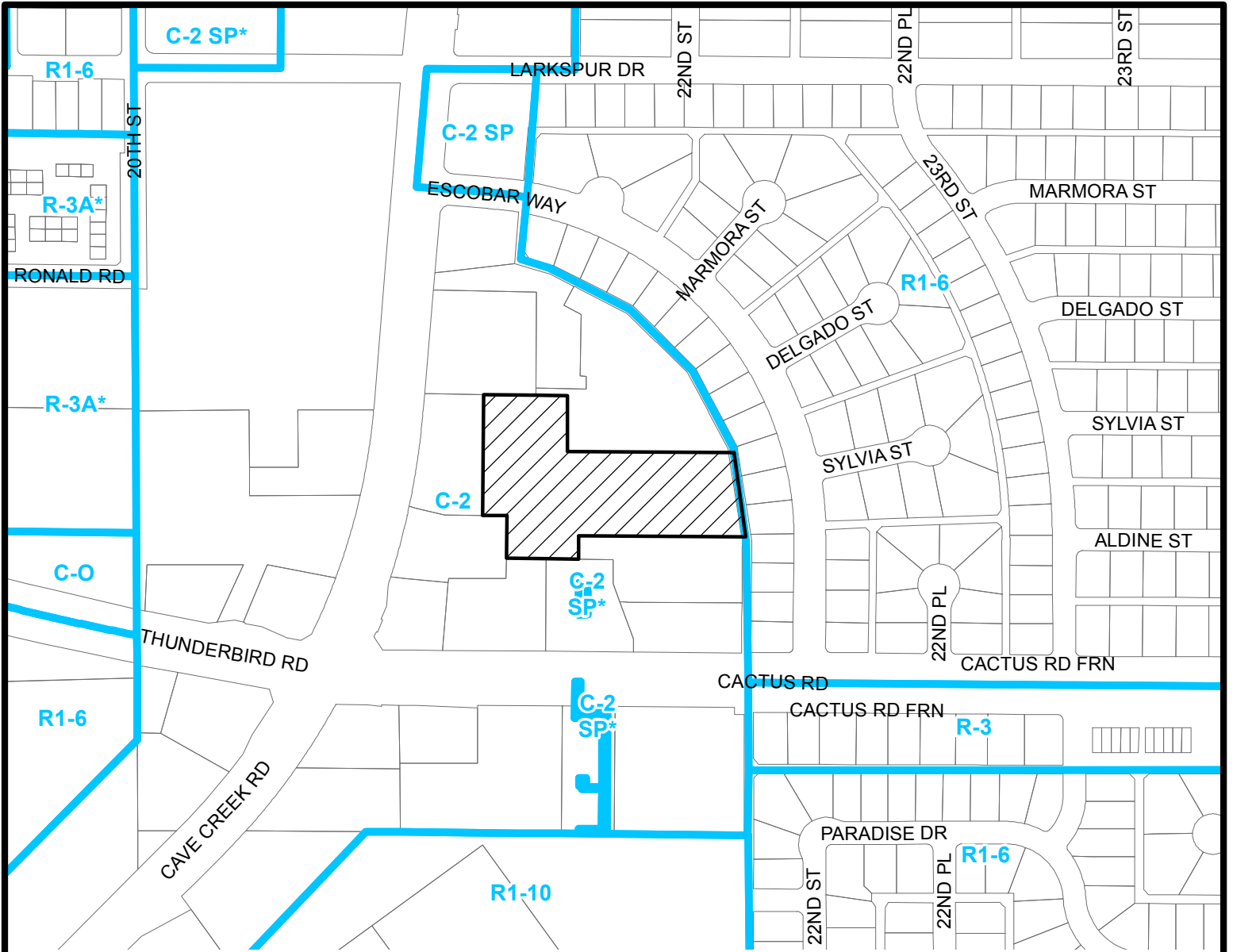
Sketch Map

Aerial

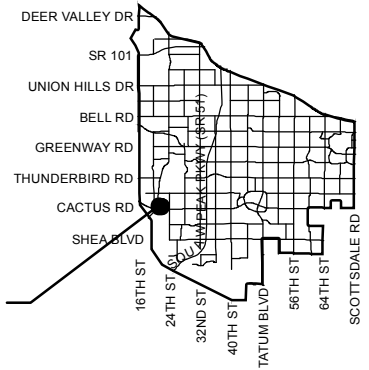
Site Plan, date stamped April 23, 2019

Elevations, date stamped April 23, 2019

Landscape Plan, date stamped April 23, 2019



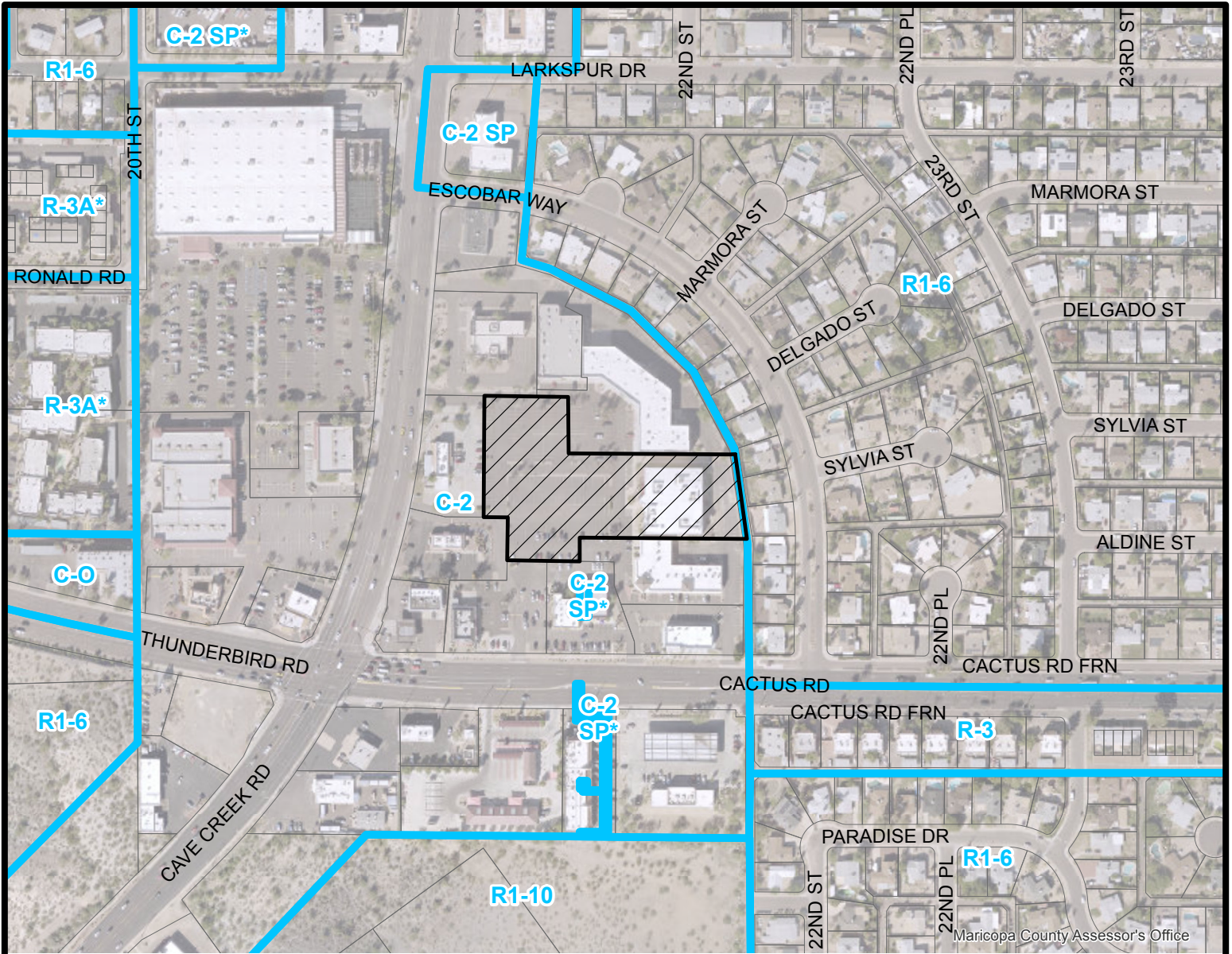
PARADISE VALLEY VILLAGE
CITY COUNCIL DISTRICT: 3



Z-SP-4-19

APPLICANT'S NAME: Berry Riddell LLC, Wendy Riddell, Esq.		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-4-19		FROM: C-2 (3.02 a.c.)	
DATE: 5/20/2019 <small>REVISION DATES:</small>		TO: C-2 SP (3.02 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.02 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 31-32	<small>ZONING MAP</small> K-9
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2		52	
C-2 SP		52	

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



Maricopa County Assessor's Office

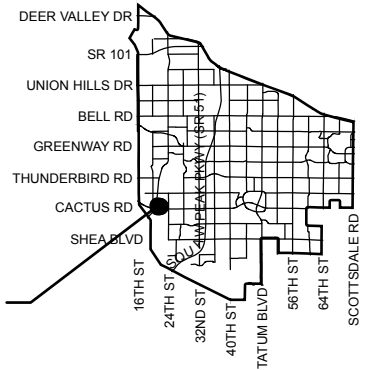


Miles

0.06 0.03 0 0.06

PARADISE VALLEY VILLAGE

CITY COUNCIL DISTRICT: 3

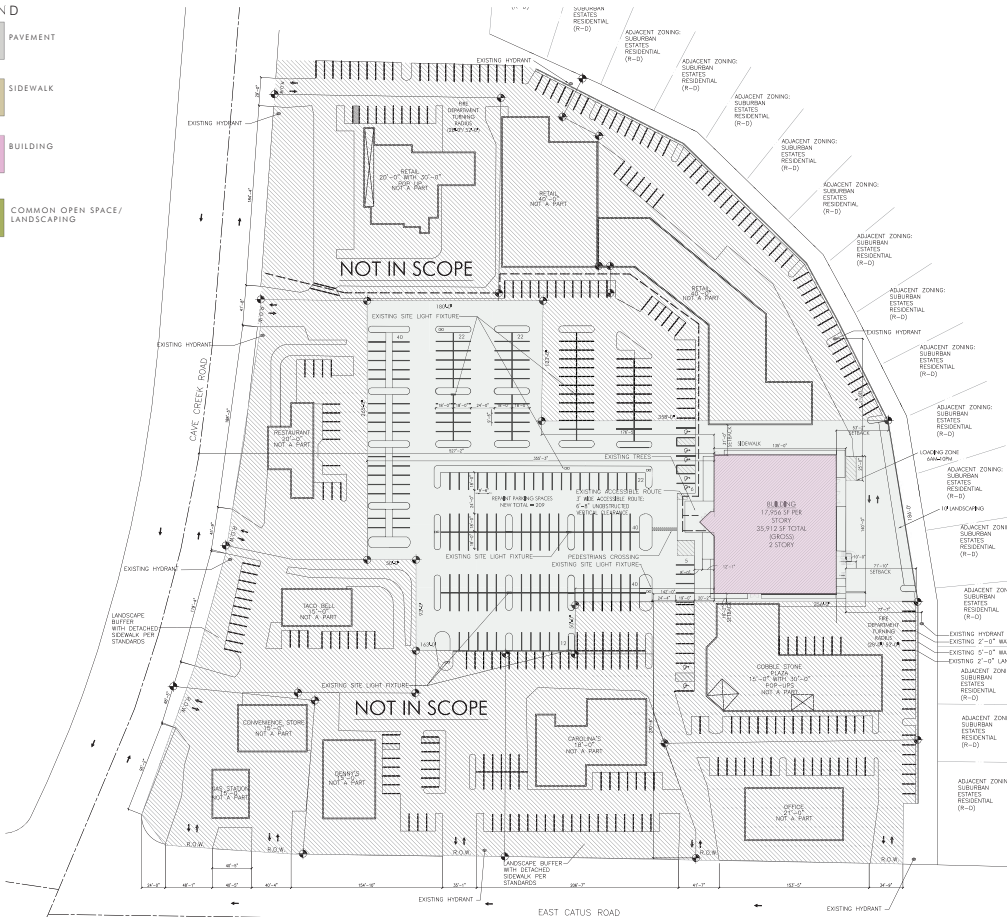


Z-SP-4-19

APPLICANT'S NAME: Berry Riddell LLC, Wendy Riddell, Esq.		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-4-19		FROM: C-2 (3.02 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 3.02 Acres		TO: C-2 SP (3.02 a.c.)	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-2		52	
C-2 SP		52	
* Maximum Units Allowed with P.R.D. Bonus			

LEGEND

- PAVEMENT
- SIDEWALK
- BUILDING
- COMMON OPEN SPACE / LANDSCAPING



SITE DATA

APN: 166-14-037J
 JURISDICTION: CAVE CREEK, AZ
 ZONING: EXISTING C-2
 PROCESSED C-2 WITH SPECIAL USE
 PLANNED LAND USE: CG - COMMERCIAL GENERAL
 EXISTING SETBACKS:
 BUILDING: FRONT 0'-0"
 SIDE 0'-0"
 INTERIOR SIDE 0'-0"
 REAR 25'-0"
 EXISTING LANDSCAPE:
 FRONT 0'-0"
 SIDE 0'-0"
 INTERIOR SIDE 10'-0"
 REAR 10'-0"
 AREA
 EXISTING LOT COVERAGE: 50%
 ALLOWED 14.5%
 EXISTING HEIGHT ALLOWED 2 STORIES/30'-0"
 PROVIDED 2 STORIES/30'-0"
 EXISTING PARKING: 6
 REQUIRED 209

PARKING

ADJACENT ZONING: SUBURBAN ESTATES RESIDENTIAL (R-4)

BLDG TYPE	NO. FT. PARKING SPACE	REQUIRED	PROVIDED
EXISTING BLDG	10,000	1 PER 200 SQ FT (100)	50
NEW BLDG	25,912	1 PER 200 SQ FT (129.56)	129
TOTAL	35,912		179

SITE CALCULATIONS

ADJACENT ZONING: SUBURBAN ESTATES RESIDENTIAL (R-4)

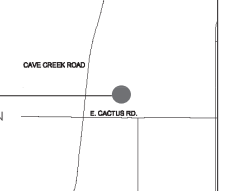
PARAM.	UNIT	VALUE	REMARKS	REQUIREMENT
MAX. LOT AREA	SQ. FT.	142,800		142,800
MAX. LOT COVERAGE	%	50%		50%
MAX. LOT AREA	SQ. FT.	71,400		71,400
MAX. LOT COVERAGE	%	50%		50%
MAX. LOT AREA	SQ. FT.	35,700		35,700
MAX. LOT COVERAGE	%	25%		25%
MAX. LOT AREA	SQ. FT.	17,850		17,850
MAX. LOT COVERAGE	%	12.5%		12.5%
MAX. LOT AREA	SQ. FT.	8,925		8,925
MAX. LOT COVERAGE	%	6.25%		6.25%
MAX. LOT AREA	SQ. FT.	4,462.5		4,462.5
MAX. LOT COVERAGE	%	3.125%		3.125%
TOTAL	SQ. FT.	179,880		179,880

TOTAL STORAGE UNITS

ADJACENT ZONING: SUBURBAN ESTATES RESIDENTIAL (R-4)

TYPE	UNITS
5X5	7
5X10	75
5X15	2
7X10	1
7X15	1
10X10	14
10X12	8
10X15	34
10X20	19
10X25	36
TOTAL UNITS:	196 UNIT

ALL BUILDING AREA, LAND COVERING AND PARKING REGULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENT AGENCIES.



APPLICANT INFORMATION

HAGAI RAPAPORT
 BLANC BLUES, LLC
 7116 VALLEAN AVENUE
 VAN NUYS, CA 91406
 PHONE: 818.779.3828
 FAX: 818.937.0982

EXISTING SITE PLAN
 40' NORTH

CAVE CREEK STORAGE
 12211 NORTH CAVE CREEK ROAD, ARIZONA
 AMERICAN PREMIERE HOMES

DATE: 04.18.2019 SHEET: 1 OF 11 SH PROJECT NO.: 170077 TRACKING #: 04-2076

CITY OF PHOENIX
 APR 23 2019
 Planning & Development
 Department

VICINITY MAP NTS NORTH

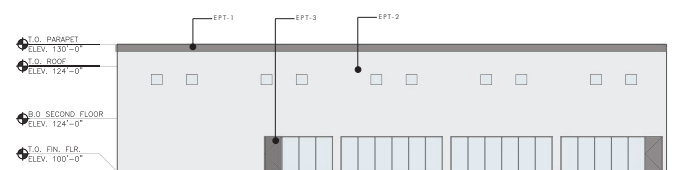
SH ARCHITECTURE
 7250 Peak Drive Suite 216 Las Vegas Nevada 89128
 office 702.363.2222 www.sh-architecture.com

ELEVATION DATA
 BUILDING HEIGHT: 30'-0" MAX.
 ALLOWED PROVIDED 30'-0"
 EXTERIOR MATERIALS: EXTERIOR PLASTER
 WALL CLADDING

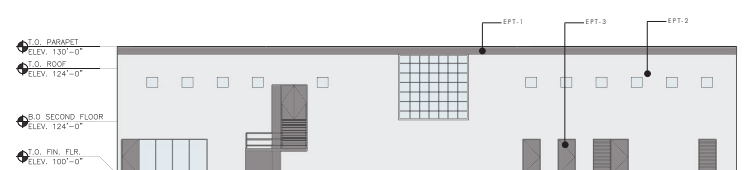
DOOR MATERIAL HOLLOW METAL DOOR



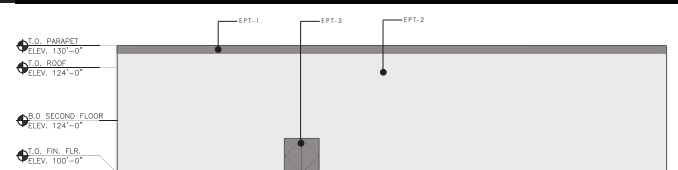
WEST ELEVATION



SOUTH ELEVATION

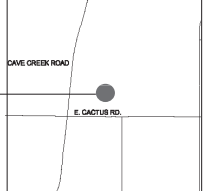


EAST ELEVATION



NORTH ELEVATION

ALL BUILDING AREA, LAND COVER AND PARKING REGULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO REVIEW AND APPROVAL OF GOVERNMENTAL AGENCIES.







32' NORTH
CAVE CREEK STORAGE
 12211 NORTH CAVE CREEK ROAD, ARIZONA
AMERICAN PREMIERE HOMES
 ZONING

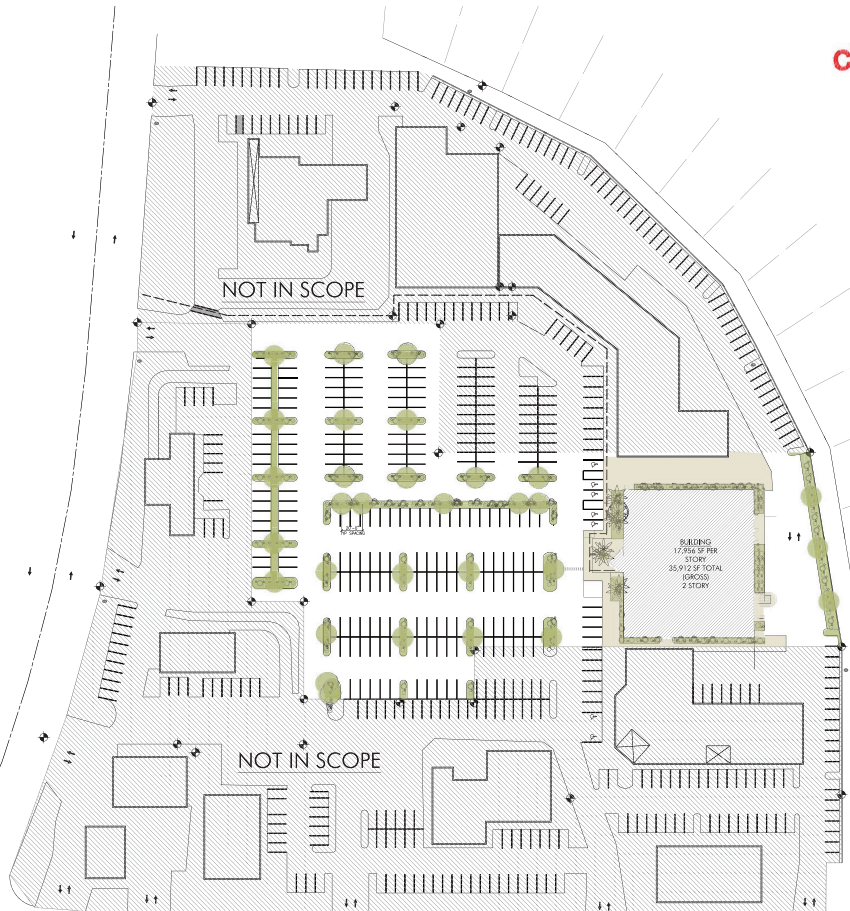
DATE: 04.18.2019 SHEET: 5 OF 11 SH PROJECT NO.: 170077 TRACKING #: 04-2076

CITY OF PHOENIX
 APR 23 2019
 Planning & Development
 Department

VICINITY MAP NTS NORTH
SH ARCHITECTURE
 7250 Peak Drive Suite 216 Las Vegas Nevada 89128
 office 702.363.2222 www.sh-architecture.com

LEGEND

-  PAVEMENT
-  SIDEWALK
-  BUILDING
-  COMMON OPEN SPACE/
LANDSCAPING







CITY OF PHOENIX
APR 23 2019
Planning & Development
Department

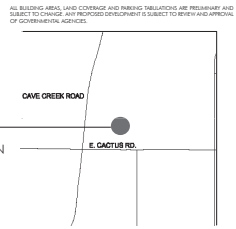
LANDSCAPE DATA

LANDSCAPE PROVIDED: 12,955 SQ. FT.
 REQUIRED: 12,963 SQ. FT.
 WHICH REQUIRES 10% OF LANDSCAPE.

LANDSCAPE LEGEND

TYPE	BOTANICAL NAME (COMMON NAME)	CALIPER SIZE
TREES		
	ACACIA STENOPHYLLA (SPICES RING ACACIA) (DESERT PLANT)	0.75 - 1.5 FT.
	CHITALEA TASHKENTENSIS (CHITALEA) (DESERT PLANT)	1.0-1.5 FT.
	PINUS ELIARICA (SUMMERS PINE) (DESERT PLANT)	1.5-2.5 FT.
	(ASSORTED TYPICAL SHRUBS & GROUND COVERS)	
	BACCHARIS SAROTHOIDES (COYOTE BUSH)	5 GALLON MIN.
	CAESALPINIA PULCHERRIMA (RED BIRD OF PARADISE)	5 GALLON MIN.
	SENNA NEMOPHILA (-CASSIA) (DESERT SENNA)	5 GALLON MIN.
	PURSHIA MEXICANA (MEXICAN CLIFFROSE)	5 GALLON MIN.
	X. C. C. COMFACTA (DWARF KYDSSHAW)	5 GALLON MIN.

ALL BUILDING AREAS, LAND COVERAGE AND PLANTING INDICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE. ANY PROPOSED DEVELOPMENT IS SUBJECT TO CONDITIONS OF LOCAL GOVERNMENTAL AGENCIES.
 THESE PLANTS WERE RECOMMENDED BASED ON LIMITED SITE DATA OR LIMITED INFORMATION.
 SH ARCHITECTURE MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF INFORMATION OR DEVELOPMENT RESTRICTIONS IDENTIFIED OR NOT IDENTIFIED.
 THE OWNER, CIVIL ENGINEER SHALL VERIFY LOCAL REGULATIONS, VERIFY REGULATIONS, GRANTS, RIGHT-OF-WAY, RESTRICTIONS, EASEMENTS, ENCROACHMENTS, ZONING, DEED



APPLICANT INFORMATION

HAGAI RAPAPORT
 BLAISE BLUE, LLC
 7116 VALJEAN AVENUE
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 PHONE: 818.779.3828
 FAX: 818.937.0982

EXISTING LANDSCAPE PLAN
 40 NORTH

CAVE CREEK STORAGE
 12211 NORTH CAVE CREEK ROAD, ARIZONA
 AMERICAN PREMIERE HOMES
 ZONING

DATE: 04.18.2019 SHEET: 2 OF 11 SH PROJECT NO.: 170077 TRACKING #: 04-2076

VICINITY MAP N15 NORTH

SH
ARCHITECTURE
 7250 Peak Drive Suite 216 Las Vegas Nevada 89128
 office 702.363.2222 www.sh-architecture.com