



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-5-15-8
September 3, 2015

Central City Village Planning Committee Meeting Date	September 14, 2015
Planning Commission Hearing Date	October 13, 2015
Request From:	C-2 (3.59 Acre)
Request To:	C-2 Special Permit for Self Storage Facility and all underlying C-2 uses (3.59 Acre)
Proposed Use	Self-Storage Facility
Location	Northeast corner of 16th Street and Portland Street
Owner	New Hope In Christ Church
Applicant	Hilbernia Capital Advisors, LLC
Representative	Gammage & Burnham/Lindsay Schube
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Multifamily Residential, 10 to 15 dwellings per acre	
Street Map Classification	16th Street	Arterial	45 feet east half
	Portland Street	Local	24 feet north half
<p>LAND USE ELEMENT, GOAL 3 INFILL: VACANT AND UNDERDEVELOPED LAND IN THE OLDER PARTS OF THE CITY SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</p> <p>The subject site is vacant and in an older part of the city. A major freeway corridor exists to the north and a large retail development is to the south The proposal is consistent with existing development and is not detrimental to the long term character and goals for the area.</p>			
<p>TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK, F. DISTRICT PLANNING, POLICY F.1. SUPPORT PEDESTRIAN-ORIENTED DESIGN STANDARDS, SHORT BLOCK SUBDIVISION STANDARDS, BICYCLE PARKING STANDARDS AND COMPLETE STREET STANDARDS IN ORDER TO IMPROVE WALKABILITY AND BIKEABILITY.</p> <p>The frontage of the site will be landscaped with shade trees and bicycle parking will be provided on site.</p>			

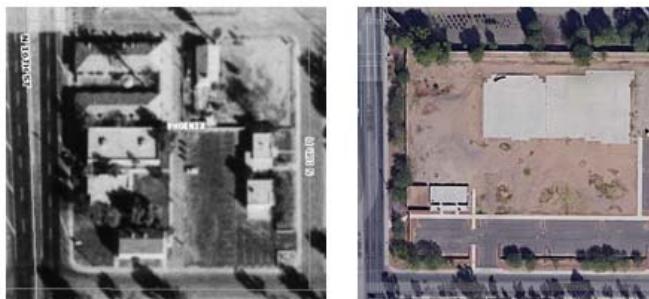
Area Plan
<p><u>EASTLAKE-GARFIELD TRANSIT ORIENTED DEVELOPMENT POLICY PLAN</u> – The Eastlake-Garfield TOD District encompasses the area between 7th Street and Interstate 10 on the east, the Interstate 10 on the north and the Southern Pacific Railroad on the south. The subject site is within this area. See Background Item #5 for additional information.</p> <p><u>GARFIELD REDEVELOPMENT PLAN</u> – This site is located at the northeastern boundary of the Garfield Redevelopment Area. The Redevelopment Plan envisioned the site to be utilized for multi-family development. See Background Item #7 for additional information.</p>

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial, vacant	C-2
North	Transportation corridor (Interstate 10), Residential	C-2, R-5 RI HP, R-4 RI HP, R-3 RI HP
South	Commercial	C-2
East	Vacant, Multi-family Residential	C-2
West	Multi-family Residential	R-5

Commercial		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Landscaped Setbacks</i>		
Street	25 feet (average)	Met
Side	0 feet	Met
Rear	0 feet	Met
Parking Area	10% Minimum	To be determined.
<i>Building Setbacks</i>		
Street	25 feet	Met – 25 feet
Side	0 feet	Met
Rear	0 feet	Met
Lot Coverage	50% maximum	Met - 50%
Building Height	24 feet maximum	Met – 24 feet
Parking	1 space per 35 units 2 spaces for manager’s apartment	To be determined.

Background/Issues/Analysis

1. The subject site is currently vacant and is located along an arterial street south of the Interstate 10 freeway on 16th Street. For many decades there were a variety of buildings on the site which appeared to be for commercial and residential uses. In the mid-1990s the buildings were demolished and the site remains vacant.



Buildings on site until mid-1990s and vacant site today.

2. In 1988 the site was rezoned from multi-family residential to commercial for the development of retail and commercial office. In 1997, the stipulations of approval were modified to substitute a new site plan and limit buildings on site to one story in height. A proposal to develop the site for multi-family residences was made in 2014 and stipulations were amended accordingly. This request, to add a Special Permit overlay to allow a self-storage facility, in addition to the underlying C-2 uses, will not require that the current stipulations of approval for Z-13-88-8 (PHO-3-14). In the event a self-storage facility does not develop on the site, in order for the underlying uses to be activated, a request to the Planning Hearing Officer for amending the stipulations of approval will be required.

3. The site plan dated July 13, 2015 meets Zoning Ordinance standards for development of a parcel in the C-2 district and a Special Permit for a self-service storage warehouse at a maximum of 24 feet in height.



SOUTH ELEVATION (PORTLAND STREET)
SCALE: 3/8" = 1'-0"

The elevations dated August 13, 2015 depict the main building (#1) façades visible from 16th and Portland Streets. The face of this building is proposed to resemble or have the appearance of brick with a raised parapet. The windows proposed at the ground level are storefront in nature and the second story windows are proposed with a divided lite pattern reminiscent of warehouses built at the turn of the 20th century. This is addressed in Stipulation #1.

4. Self-service storage warehouses are allowed in the C-2 (Intermediate Commercial) district (Section 647.A.2.i.) subject to certain conditions.
 - a. No building shall exceed a height of two stories/24 feet.
The building height is 24 feet with a measurement of 30 feet to the top of the parapet.
 - b. All storage shall be within a closed building.
There is no outside storage proposed.

- c. The site shall abut or have direct access to an arterial street.
The site has frontage on an arterial street however access is to Portland Street, a local street.
 - d. There shall be a person on premises at all times responsible for operating the warehouse.
There will be a caretaker on site at all times.
 - e. Landscaped areas adjacent to residential zones must be a minimum of 10 feet.
The eastern boundary is adjacent to commercial zoning and therefore this requirement is not necessary.
5. There are a number of considerations which will assist in contributing to the walkable environment on 16th and Portland Streets. Providing shade trees in the landscaped areas is an essential component for contributing toward the goals of the Tree and Shade Master Plan as well as the Eastlake-Garfield Transit Oriented Development Policy Plan. These are addressed in Stipulation #s 1 and 2.
- a. Buildings are situated so that no parking/maneuvering will occur between the building and the 16th Street frontage.
 - b. Building #s 5 and 6 are situated so that they are on the setback lines for the parcel. Buildings placed in this manner eliminate the need for fencing along these lines as the buildings function as barriers.
 - b. It is recommended that the required trees along the 16th Street and Portland Street frontages be placed so that they will provide shade to pedestrians on the adjacent sidewalk to contribute to the walkability of the street.
 - c. The sidewalk along the 16th Street frontage should be detached from the curb. Moving the sidewalk to the east and planting shade trees to the west of the sidewalk will provide a canopy to shade pedestrians, thereby improving the walkability of this 35 mile per hour automobile corridor.



Detaching the sidewalk from the curb and planting shade trees on the east side will improve the walkability of 16th Street.

6. The subject site is located within the boundary of the Eastlake-Garfield Transit Oriented Development District. Enhancing walkability, bikeability and access to transit are goals of the policy plan for the area. Provision of shade trees along the frontage as well as bicycle parking on site, will contribute toward meeting the plan's goals. Bicycle parking on site for the self-storage use should accommodate a minimum of two bicycles. Bicycle racks should be an inverted-U design and be incorporated into the site plan. This is addressed in Stipulation #3.



Inverted-U bicycle racks.

7. This site is located within the boundary of the Garfield Redevelopment Area and as such the Garfield Redevelopment Plan is applicable. The Plan envisioned this site for development of multi-family residential. The existing C-2 zoning of the site allows for both multi-family residential and commercial uses. The site is privately owned and may develop according to its entitlement.
8. The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #4.
9. The Water Services Department has commented that all water mains are in pressure zone 1. There is an existing 8-inch water main in Portland Street and an existing 16-inch water main in 16th Street. The 12-inch DIP that comes off of 16th Street into the northwest corner of the property heads east for about 220 feet before heading north to cross the freeway. The 12-inch on the north side of the property will need a minimum of a 25-foot dedicated easement, following the easement requirements per the DSM, Section 3.2 pages 8-11. No permanent structures are allowed within a water easement. Portland Street has an 8-inch sewer main available for connection. The 8-inch VCP that comes off of manhole #109 on Portland Street and goes north into the property will need to have a portion abandoned. An abandonment plan for the existing 8-inch that runs through the property off of manhole #109 will need to be submitted.
10. The Street Transportation Department has commented that a 5-foot sidewalk easement is required along 16th Street for the detached sidewalk. This is addressed in Stipulation #5.
11. The Street Transportation Department has commented that a 1-foot sidewalk easement is required along Portland Street. This is addressed in Stipulation #6.
12. Development of the parcel will require that all improvements are required to comply with all Americans with Disabilities Act (ADA) standards. This is addressed in Stipulation #7.

13. It has been 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.
14. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

Findings

1. The request is not consistent with the General Plan Land Use designation of multi-family residential, however due to the site size of less than 10 acres, a General Plan Amendment is not required.
2. The Special Permit for development as a self-storage facility is not detrimental to adjacent properties or the public welfare in general.
3. The proposal assists in meeting the intent of the Tree and Shade Master Plan and the Eastlake-Garfield Transit Oriented Development Policy Plan through the provision of shade at the street frontages and the provision of bicycle parking on site.

Stipulations

1. The development shall be in general conformance to the site plan date stamped July 13, 2015 and elevations date stamped August 13, 2015, with specific regard to:
 - a. Except for ingress/egress points, no parking/maneuvering shall be allowed between the building and the 16th Street frontage;
 - b. The placement of building #5 at the property line and building #6 at the setback line
 - c. The sidewalk along 16th Street shall be detached from the curb;
 - d. Building façades that resemble or have the appearance of brick;
 - e. The first and second floor glazing pattern.
2. Required trees in the 16th Street and Portland Street landscape setbacks shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
3. The development shall provide a minimum of two bicycle parking spaces with an inverted-U design, as approved by the Planning and Development Department.
4. The property owner 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 to future owners or tenants of the property.
5. The developer shall dedicate a 5-foot sidewalk easement on the 16th Street frontage, and the sidewalk shall be detached, as approved by the Planning and Development Department.
6. The developer shall dedicate a 1-foot sidewalk easement on Portland Street as approved by the Planning and Development Department.

7. The development shall comply with all ADA accessibility standards, as per plans approved by the Planning and Development Department.

Writer

Katherine Coles
8/27/2015

Team Leader

Joshua Bednarek

Attachments

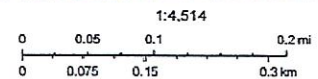
Zoning sketch, Z-SP-5-15-8
Aerial
Site plan date stamped July 13, 2015
Elevations date stamped August 13, 2015

City of Phoenix Planning and Zoning Map



August 31, 2015

- Minor Streets
- Major Streets



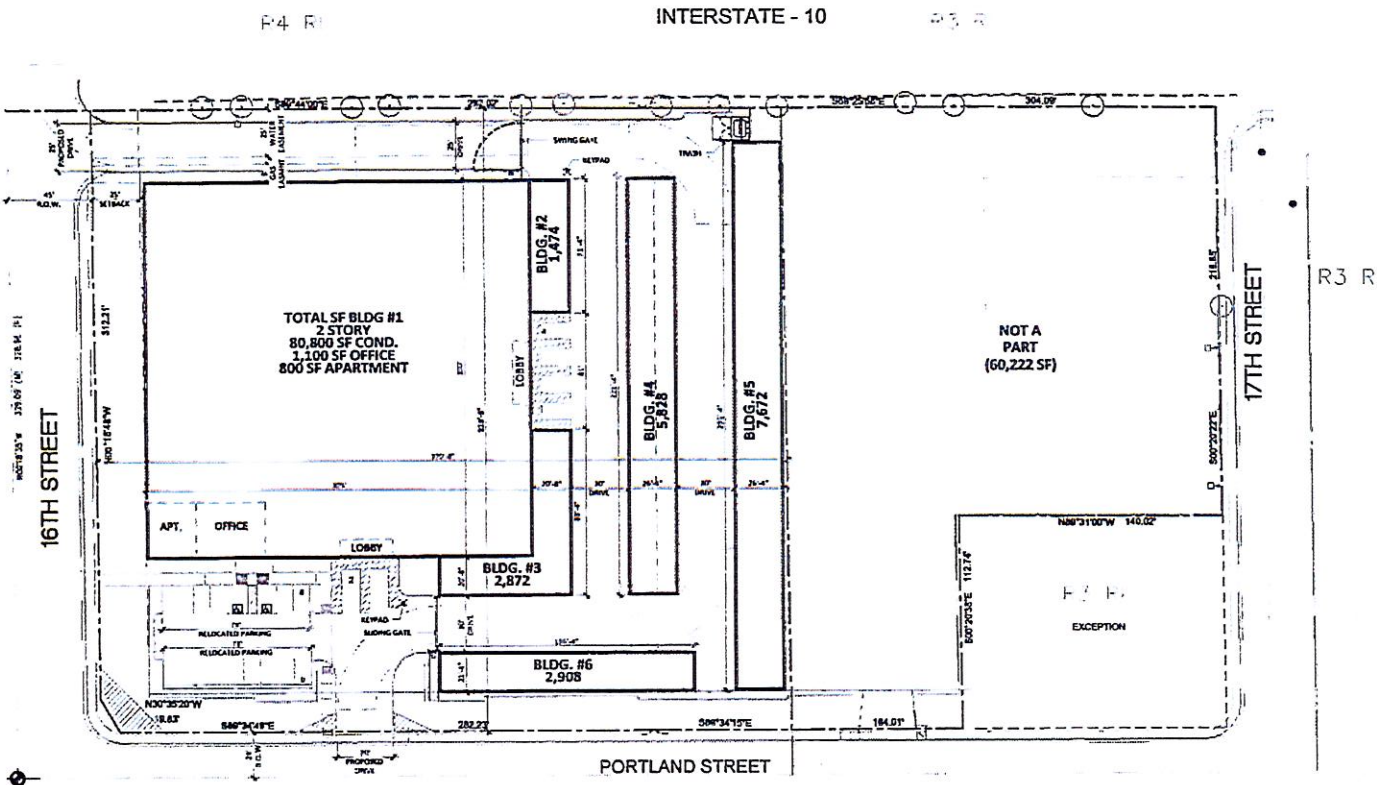
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BUILDING DATA					
LOCATION	OFFICE	APT.	COND. STORAGE	NON-COND. STORAGE	SUBTOTAL
BUILDING #1	1,100 S.F.	800 S.F.	78,900 S.F.		80800
BUILDING #2				3,474 S.F.	3474
BUILDING #3				2,872 S.F.	2872
BUILDING #4				5,828 S.F.	5828
BUILDING #5				7,672 S.F.	7672
BUILDING #6				2,908 S.F.	2908
SUBTOTAL			78900 S.F.	20754 S.F.	101554
NET RENTABLE CALC			70%	95%	
SUBTOTAL NETSF			55,230 S.F.	19,716 S.F.	74946
TOTAL NET RENTABLE AREA				73.7% EFFICIENCY	

SITE DATA	
EXISTING ZONING	R3 RI
PARCEL ID	134-13-026
EXISTING SITE AREA TOTAL	134,822 S.F. (3.124 ACRES) = NET
PROPOSED SITE AREA TOTAL	122,410 S.F. (2.797 ACRES) = GROSS
PROPOSED SITE AREA TOTAL	122,410 S.F. (2.797 ACRES) = NET
LOT COVERAGE	144,181 S.F. (3.283 ACRES) = GROSS
PROPOSED USE	137,254 / 130,128 = 4.1K
	STORAGE, PERSONNEL PROPERTY



SITE PLAN
 SCALE: 1"=30'-0"



PROPOSED SELF STORAGE
 1660 East Portland Street
 PPHOENIX, ARIZONA
 DATE: 06-17-15

SP-1

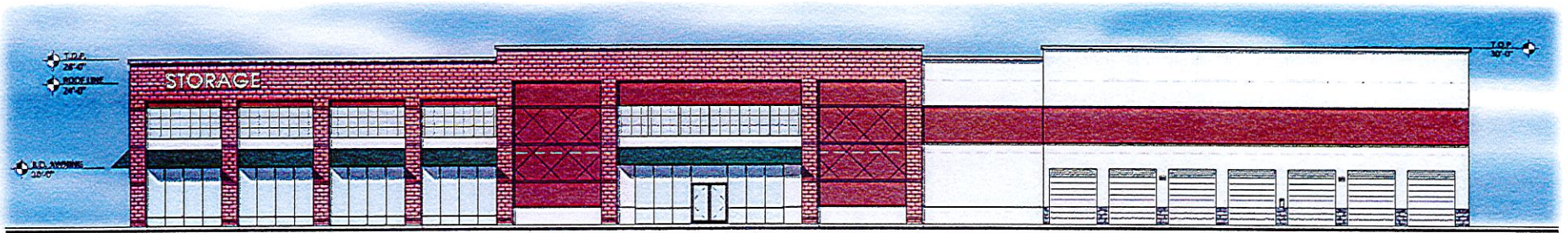
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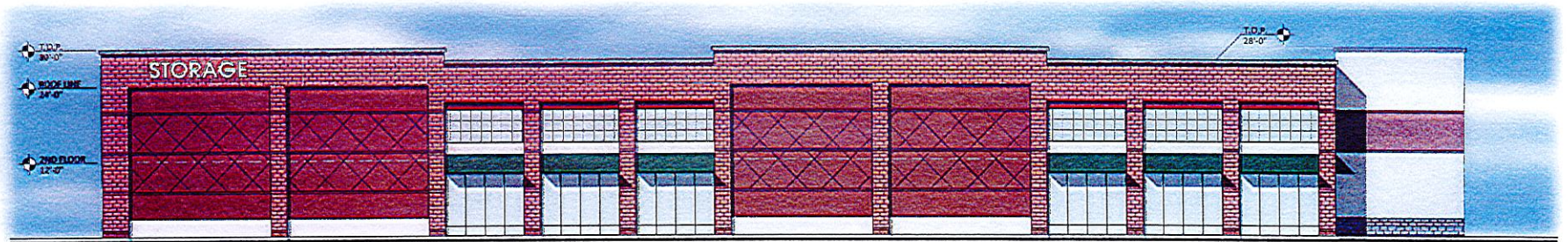
JUL 13 2015

Planning & Development
 Department



SOUTH ELEVATION (PORTLAND STREET)

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



WEST ELEVATION (16TH STREET)

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

CITY OF PHOENIX

AUG 13 2015

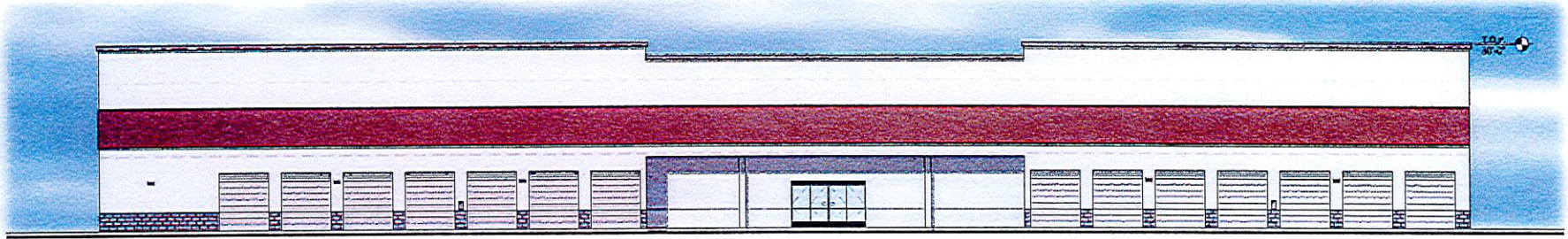
**Planning & Development
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PRELIMINARY PROPOSED SELF STORAGE
1660 EAST PORTLAND STREET
PHOENIX, ARIZONA
DATE: 08-07-15

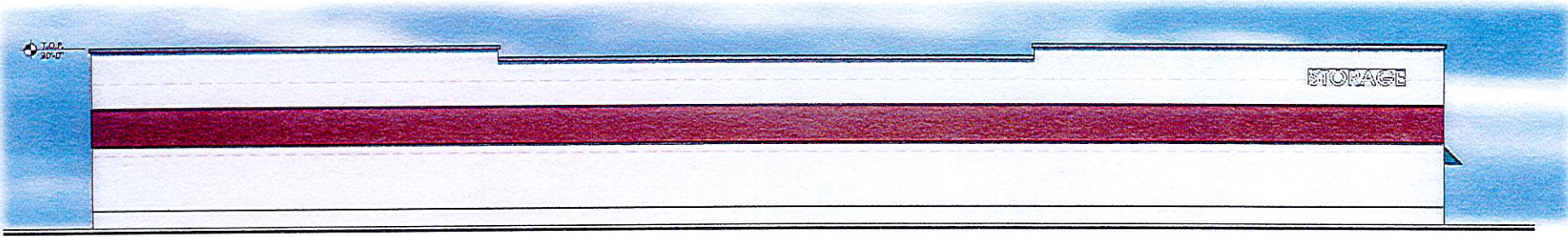
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EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

CITY OF PHOENIX
AUG 13 2015
Planning & Development
Department

PRELIMINARY PROPOSED SELF STORAGE
1660 EAST PORTLAND STREET
PHOENIX, ARIZONA
DATE: 08-05-15

EL-2

RKAA# 15104.5

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