



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-SP-7-16-1**  
October 7, 2016

<b>Deer Valley Village Planning Committee Meeting Date</b>	October 20, 2016
<b>Planning Commission Hearing Date</b>	November 3, 2016
<b>Request From</b>	C-2 (2.33 Acres)
<b>Request To</b>	C-2 SP (2.33 Acres)
<b>Proposed Use</b>	Special Permit to allow self-storage facility and all underlying C-2 uses.
<b>Location</b>	Approximately 255 feet north and 374 feet west of the northwest corner of 17th Avenue and Happy Valley Road
<b>Owner</b>	RHI LLC, Charles Eckert
<b>Applicant/Representative</b>	RHI LLC, Charles Eckert
<b>Staff Recommendation</b>	Approval, subject to stipulations

<b>General Plan Conformity</b>			
<b>General Plan Land Use Designation</b>		Mixed Use (Commercial / Commerce Park)	
<b>Street Map Classification</b> (The property will not have abutting access to right-of-way, however will have direct access through easements)	17th Avenue	Local	30-foot right-of-way easement (west half)
	Happy Valley Road	Major arterial	75-foot right-of-way (north half)
<b><u>CONNECT PEOPLE AND PLACES CORE VALUE</u></b>			
<b><i>CORE, CENTERS AND CORRIDORS; LAND USE PRINCIPLE: Plan cores, centers and corridors to include a variety of land uses: office, retail shopping, entertainment and cultural, housing, hotel and resort, and where appropriate, some types of industry.</i></b>			
The subject site is within a commercial corridor along Happy Valley Road and the proposal allows a use that is compatible with surrounding uses and offers a service to both residential and commercial uses in the area.			

**STRENGTHEN OUR LOCAL ECONOMY CORE VALUE**

***ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.***

The proposed rezoning will allow the opportunity for a new business to develop in an appropriate location within a commercially zoned area.

**CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE**

***CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect and enhance the character of each neighborhood and its various housing lifestyles through new development that is compatible in scale, design, and appearance.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Protect the neighborhood's views of open space, mountains, and man-made or natural landmarks.***

***CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: Require appropriate transitions/buffers between neighborhoods and adjacent uses.***

The proposed development, as stipulated, is designed to be compatible with existing and planned uses. The proposed zoning limits building height to 24 feet and self-storage facilities have a relatively low level of traffic, noise and activity which provides a suitable buffer between residential and other commercial uses.

***CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Support new compatible land uses that remove extremely deteriorated structures, excessive trash and debris, and other blight in neighborhoods.***

Rezoning the site will allow the opportunity for a new, compatible land use to develop on a vacant site and will reduce the opportunity for blight in the area.

**Special Planning Area**

**Sonoran Boulevard Development Standards for Happy Valley Road**

This supplement to the Street Classification Map and the Street Classification System General Policy Document and Technical Supplement was adopted by City Council on December 18, 1996. The standards apply to any development that occurs within the right-of-way and adjacent to Happy Valley Road from 67th Avenue to the Central Arizona Project Canal. The document includes standards designed to help promote the roadway as a unique corridor and appropriately represent the Sonoran Boulevard designation.

Although the subject site does not directly abut Happy Valley Road, the site will have direct access to Happy Valley Road through easements. Staff is recommending a stipulation to require compliance with the onsite standards. These standards include the following:

- Non-living groundcover in landscape areas shall be half inch minus decomposed granite in a color similar to the soil color in the area.
- Compliance with the American Southwest Desert Plant List, which is included in the document.
- Compliance with the signage standards.

**Happy Valley Road Land Use Study**

The subject site is within the Happy Valley Road Land Use Study area which was completed in October 16, 2008. The study area includes the land area 600 feet north of Happy Valley Road from 7th Avenue to 19th Avenue. The purpose of the study was to analyze land use, zoning, existing conditions, and identify opportunities and constraints. A large portion of the study area is within the county jurisdiction which is anticipated to annex into the city over time. Ultimately, the recommendation of the plan was to initiate a General Plan Amendment for a Mixed Use (Commercial / Commerce Park) land use designation. The General Plan Amendment for this designation, GPA-DV-2-08-1, was approved by City Council on May 6, 2009.

The proposed development is consistent with this General Plan Land Use designation of Mixed Use (Commercial / Commerce Park).

**Surrounding Land Uses/Zoning**

	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Vacant	C-2
<b>North</b>	Rural residential	County RU-43
<b>South</b>	Vacant – future commercial (auto service and retail)	C-2
<b>East</b>	Vacant – future commercial (retail or office)	C-2
<b>West</b>	Vacant	S-1 (Approved C-O/M-O)

<b>C-2 SP (Intermediate Commercial with a Special Permit for Self-Storage Facility)</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Proposed</u></b>
<b><i>Building Setbacks</i></b>		
Street	N/A	N/A
Interior sides		
<u>North</u>	*50'	Met – 93'
<u>South</u>	0'	Met – 58'
<u>East</u>	0'	Met – 40'
<u>West</u>	10'	Met – 27'
<b><i>Landscape Setbacks</i></b>		
Street	N/A	N/A
Interior sides		
<u>North</u>	*20'	Met – 20'
<u>South</u>	*5'	Met – 5' (provided on property to the south)
<u>East</u>	*5'	Met – 5'
<u>West</u>	10'	**Not met – 5'
Lot Coverage	Maximum 50%	Met – Approximately 39%
Building Height	Maximum 2 stories, not to exceed 24'	Met – 2 stories, 24'
Parking	Minimum 22 spaces	Met – 23 spaces

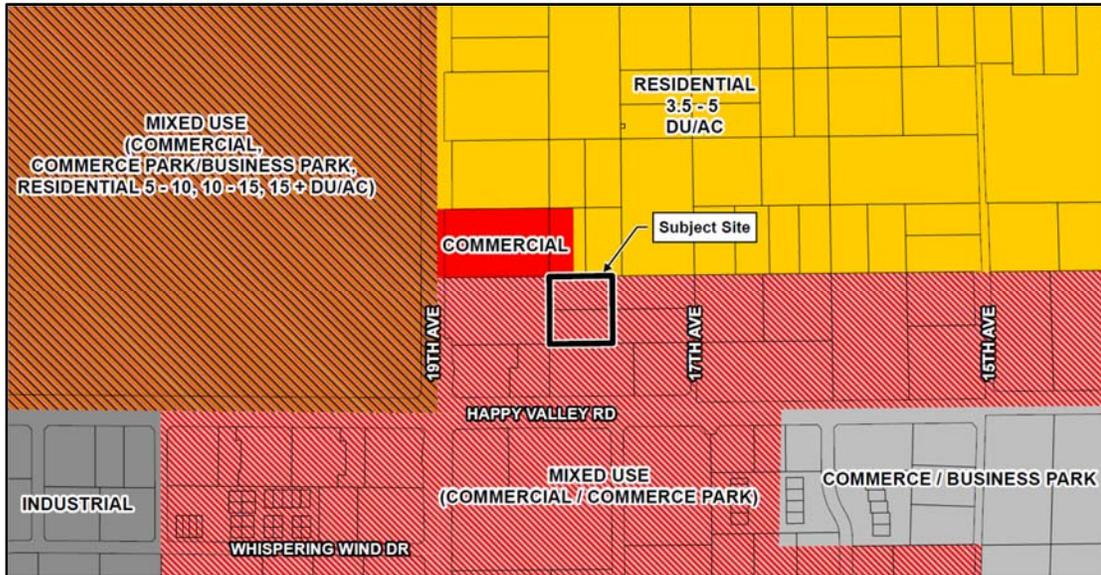
\* Required per the recommended stipulations.

\*\* The plan will need to be modified to meet the requirement or a variance shall be obtained to allow the proposed setback.

**Background/Issues/Analysis**

1. This request is to rezone a 2.33-acre site from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-storage facility and all underlying C-2 uses. The request is located approximately 255 feet north and 374 feet west of the northwest corner of 17th Avenue and Happy Valley Road.

- The General Plan Land Use Map designation for the subject site is Mixed Use (Commercial / Commerce Park). The proposed rezoning is consistent with the General Plan Land Use Map designation.



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

North: Commercial and Residential 3.5 to 5 dwelling units per acre

South: Mixed Use (Commercial / Commerce Park)

East: Mixed Use (Commercial / Commerce Park)

West: Mixed Use (Commercial / Commerce Park)

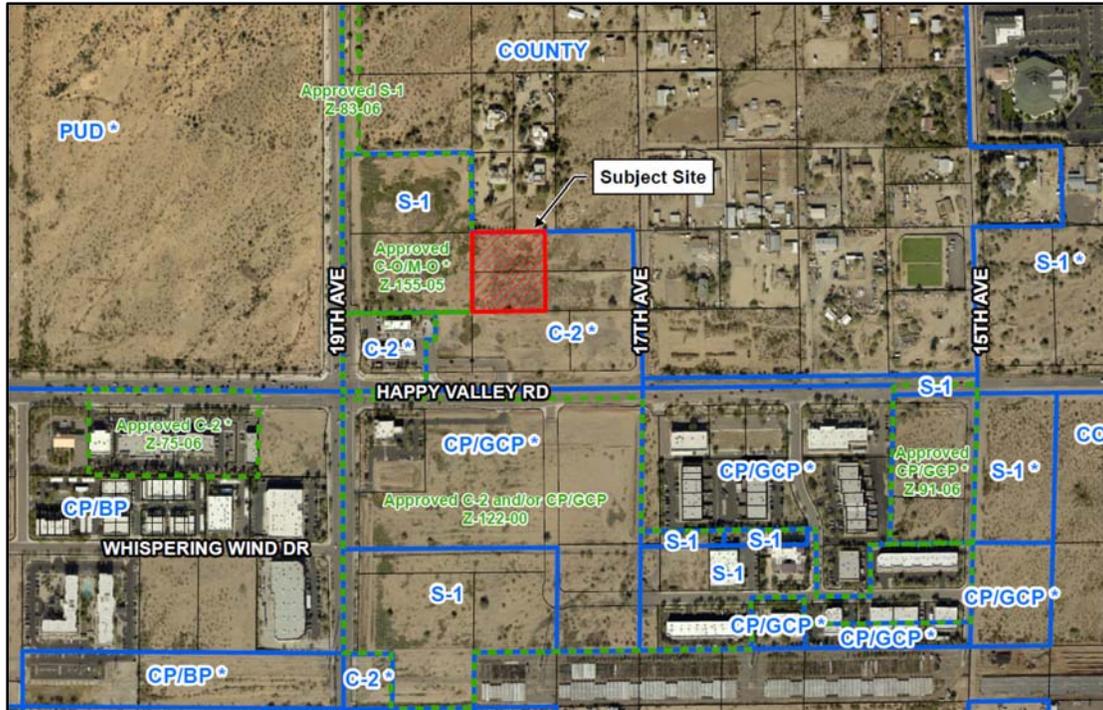
- The subject site, as well as the properties to the south, east and west are vacant.

The subject site and the properties to the south and east, were recently rezoned to C-2 with Rezoning Case No. Z-25-11. There are plans to develop this overall C-2 area with general commercial uses, including auto service, retail, restaurant, and potentially office and other service uses.

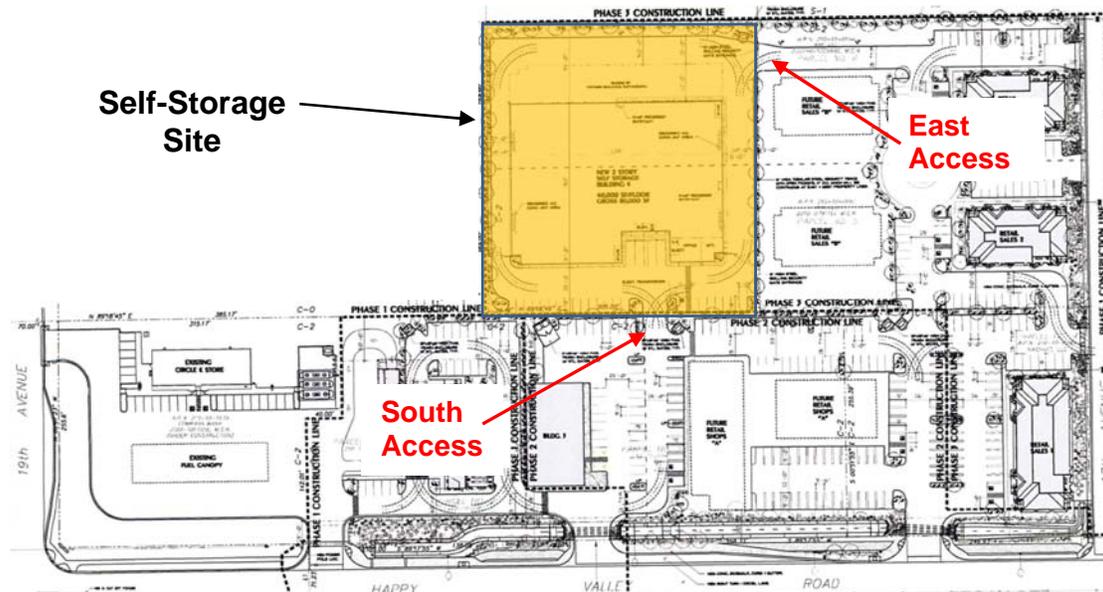


The site to the west has approved C-O/M-O (Commercial Office/Major Office option) zoning per Rezoning Case No. Z-155-05. The site to the west was planned for commercial/medical office development, however there are currently no approved or pending development plans.

The properties to the north are developed with single-family homes and are within the county jurisdiction, with RU-43 zoning (Rural Zoning District - One Acre Per Dwelling Unit).



4. The subject site comprises the northwest corner of a planned commercial site. The site plan shows vehicular access from Happy Valley Road to the south through the commercial center and access from 17th Avenue, also through the commercial center. Since the subject site is not directly abutting streets, access easements will be required to allow direct access from and to the

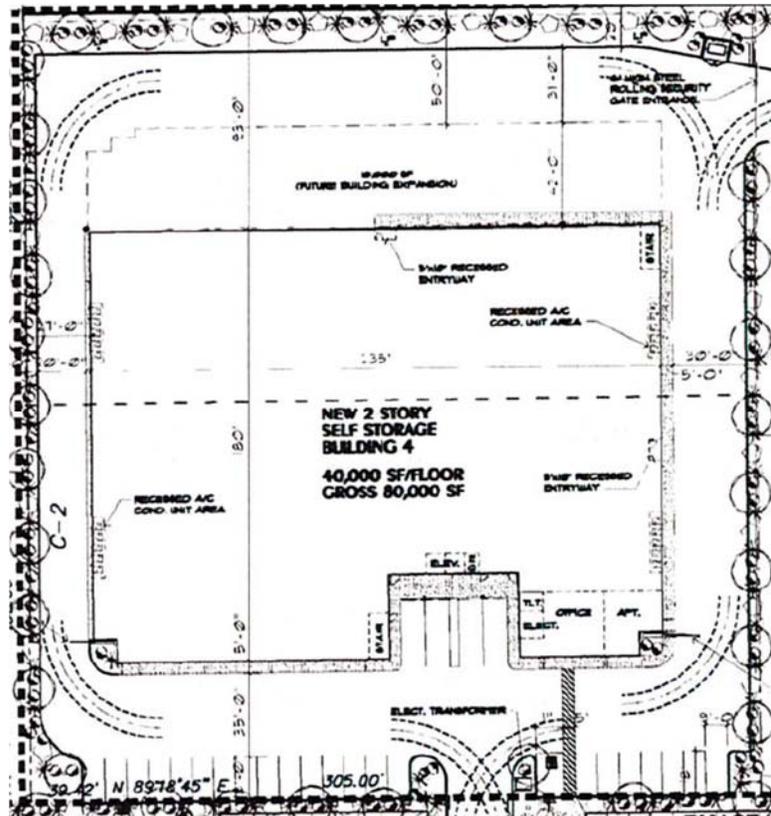


streets, through the commercial center.

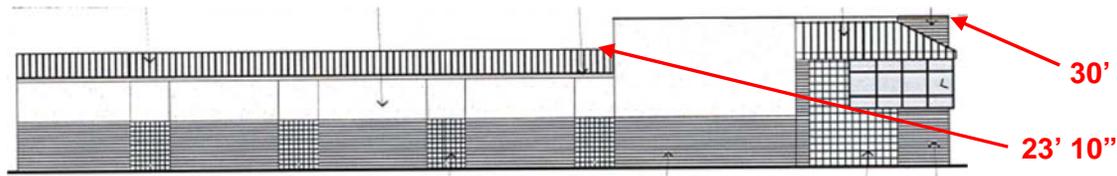
The site plan depicts a two-story, 80,000-square foot building on the subject rezoning site. The primary entrance to the building and a loading area are shown on the south side of the building. Parking is provided on the south side of the site and is separated from the commercial center to the south with landscape islands. Since the landscape islands are not required, staff is recommending a stipulation to require them either with the development of the commercial site to the south or the self-storage site.

The remaining rear and side portions of the site are gated. A six-foot high tubular steel fence is shown on the east and west sides, and an eight-foot high block wall is planned on the north side of the site adjacent to the residential development.

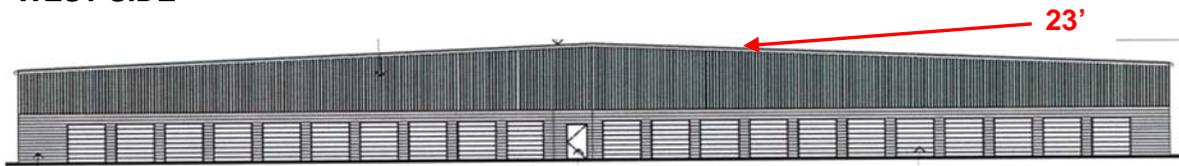
The site plan also features ample building and landscape setbacks along the perimeters of the site, except along the west side. A minimum 10-foot landscape setback is required adjacent to C-O zoning and the site plan only depicts five feet. The building may have to be shifted over to the east or reduced in size in order to accommodate the required landscape setback. Alternatively, a variance may be requested. The landscape and building setbacks provided along the north side of the site were requirements from the previous C-2 rezoning case, and staff is recommending that those same stipulations remain. Staff is also recommending that the landscaping provided along the east side of the site be required through a stipulation.



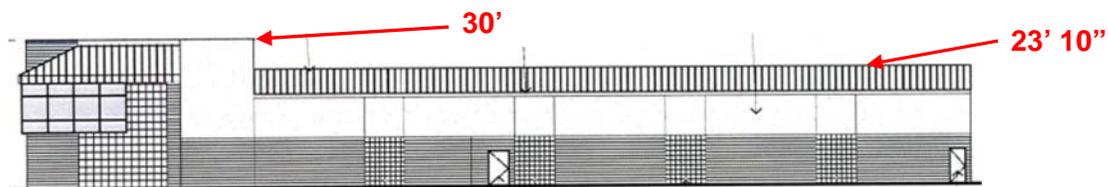
5. The proposed elevations depict a beige colored stucco building accented with split face block and slate tile, as well as galvanized metal roof panels on the south, west, and east side elevations. The north side elevations depict split faced block and several garage doors on the lower portions of the building, and metal ribbing on the top portions of the building. Windows are provided only on the southwest and southeast corners of the building.



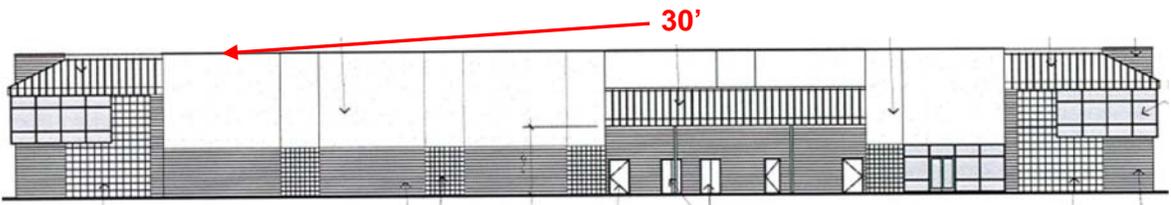
**WEST SIDE**



**NORTH SIDE**



**EAST SIDE**



**SOUTH SIDE**

The maximum building height for a self-storage warehouse building is 24 feet. The proposed building is lower than 24 feet high, however there are parapets proposed at 30 feet high to screen roof mounted equipment. The Phoenix Zoning Ordinance allows building height to be measured from the highest portion of a flat roof or the mean height between eaves and ridge for non-flat roofs. There is also an exclusion for screening material, such as parapets.

6. As there was a recent rezoning case approved on the site (Z-25-11-1), staff is recommending that all of the applicable stipulations remain. Exceptions and new recommended stipulations include the following:
  - General conformance to the new site plan for the subject rezoning area.
  - The previous rezoning case required minimum three-foot wide landscaping along the frontages of each building foundation. Since the proposed building does not have clearly visible frontage along the streets, staff is recommending alternative stipulations, such as the landscaping along the south and east sides of the sites.
  - The previous rezoning case required general conformance to elevations as well as developing with a unified architectural style. Staff is not recommending the stipulation for general conformance to the self-storage

facility elevations. The same intent can be accomplished through stipulating a unified architectural style as the commercial development to the south and east of the site.

7. The subject parcel is located in proximity to the Deer Valley Airport. As such the Aviation Department has proposed a stipulation requiring property owners to disclose the existence and operational characteristics of the Deer Valley Airport to future owners or tenants of the property. The requested Notice to Prospective Purchasers follows policy set regarding the properties in the City of Phoenix underlying the flight patterns of the Phoenix Deer Valley Airport.
8. The City of Phoenix Archaeology Office recommends that this project area undergo an archaeological survey. Archaeological monitoring and/or testing may be necessary based upon the results of the survey. A qualified archaeologist must make this determination in consultation with the City Archaeologist. This work is recommended in order to assist the project proponent in complying with the State Burial Law, ARS 41-865, and Chapter 8, Section 802[B2] of the City's Historic Preservation Ordinance.
9. It has been determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in Shaded Zone X, on panel 1280 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The Water Services Department has noted that the proposed zoning properties has existing water and sewer mains. The water main may need to be up size to be able to have the potentially to serve the development so that any new remodels or new buildings will be able to meet domestic and fire codes requirements.
11. 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 proposed development conforms to the General Plan Land Use Map designation of Mixed Use (Commercial / Commerce Park).
2. The proposed zoning allows a compatible land use in close proximity to residential development and provides a buffer between residential and commercial uses.
3. The proposal will provide storage options for the residents and businesses in the immediate area.

## **Stipulations**

1. The development of the self-storage site shall be in general conformance with the site plan date stamped July 29, 2016, as approved by the Planning and Development Department, and with specific regard to and as modified by the following stipulations:
  - a. A landscaped entry with minimum five-foot wide planters shall be provided along both sides of the south entry onto the property, as depicted on the site plan.
  - b. The following shall be provided along the northern property line:
    - 1) A minimum 50-foot building setback,
    - 2) All trash receptacles shall be set back a minimum of 50 feet, and
    - 3) A minimum 20-foot landscape setback shall be provided.
2. A minimum five-foot landscape setback shall be provided along the east property line, as approved by the Planning and Development Department.
3. A minimum five-foot landscape setback shall be provided along the south property line, as approved by the Planning and Development Department. This landscape setback will not be required if a minimum five-foot landscape setback is provided along the north property line of the properties south of the subject property.
4. The building and site shall be developed with the same unified architectural style as the commercial development to the south and east of the site. This style shall assure that building colors, elevations, exterior materials, landscape, lighting and signage convey a sense of continuity throughout the development.
5. The landscape setbacks shall be planted with a minimum 25% two-inch caliper trees, minimum 50% three-inch calipers trees, and a minimum 25% four-inch caliper trees, as approved by the Planning and Development Department. All landscape setbacks shall also incorporate suitable groundcover, shrubs and trees as approved by the Planning and Development Department.
6. The applicant shall utilize the *Sonoran Boulevard Development Standards for Happy Valley Road* adopted by City Council on December 18, 1996, within the site and as approved by the Planning and Development Department.

7. 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 Deer Valley 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.

**Writer**

Racelle Escolar

October 7, 2016

**Team Leader**

Joshua Bednarek

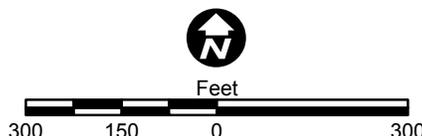
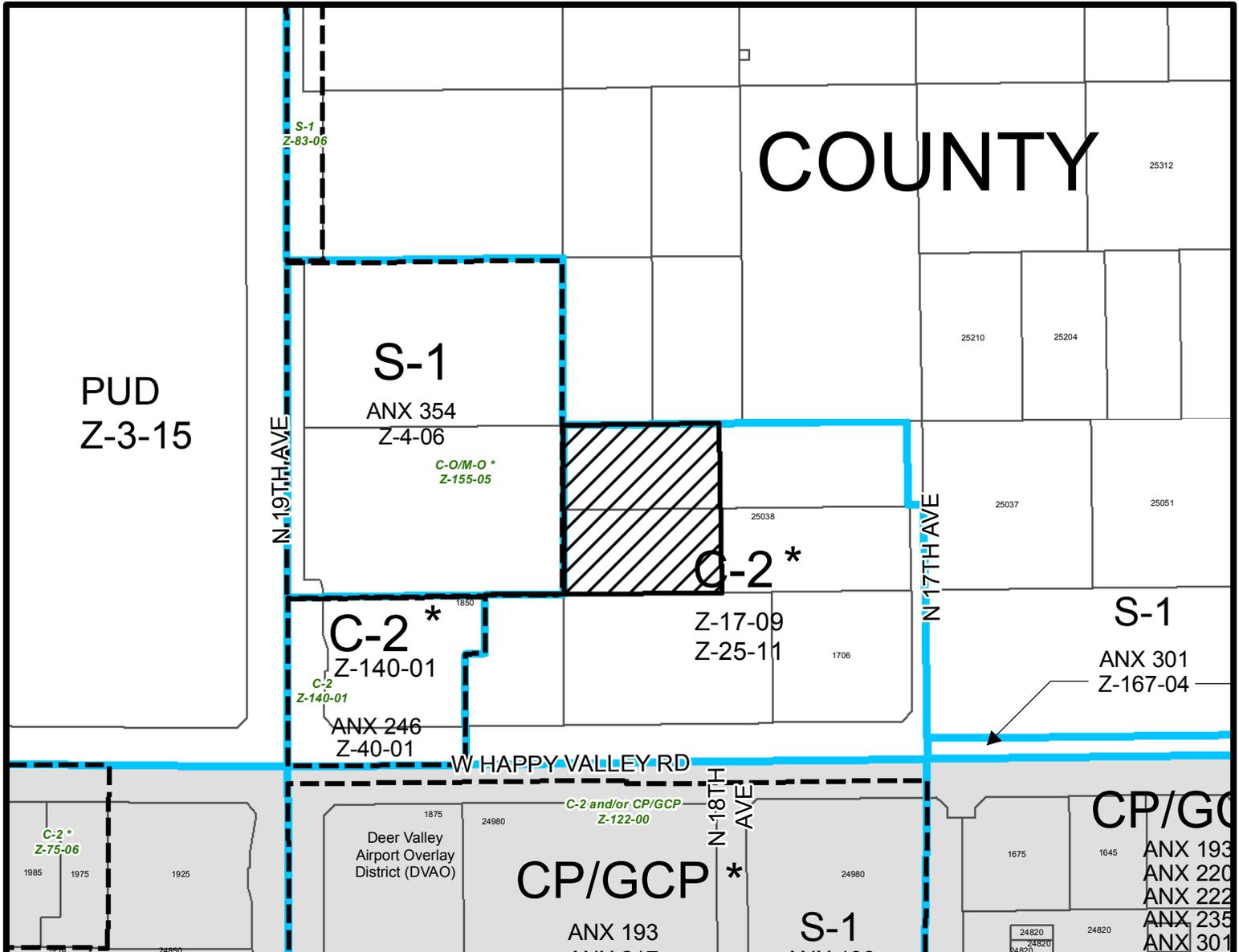
**Attachments**

Zoning Sketch Map

Aerial Photo Map

Site Plan date stamped July 29, 2016

Building Elevations date stamped July 29, 2016

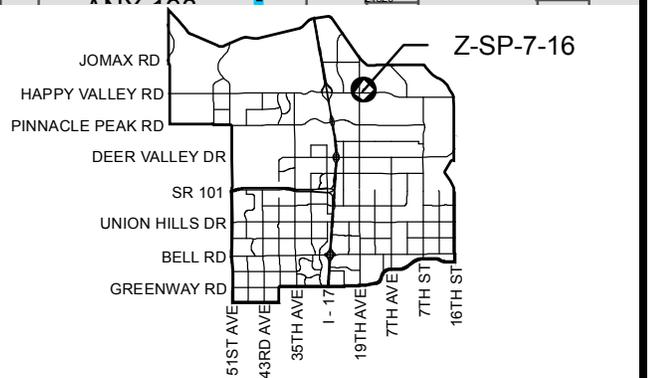


**DEER VALLEY VILLAGE**  
CITY COUNCIL DISTRICT: 1



**City of Phoenix**

PLANNING & DEVELOPMENT DEPARTMENT



<b>APPLICANT'S NAME:</b> RHI LLC, Charles Eckert		<b>REQUESTED CHANGE:</b> FROM: C-2, (2.33 a.c.)  TO: C-2 SP, (2.33 a.c.)	
<b>APPLICATION NO.</b> Z-SP-7-16	<b>DATE:</b> 8/16/16 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  2.33 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 47-25	<b>ZONING MAP</b> O-7	
<b>MULTIPLES PERMITTED</b> C-2 C-2 SP	<b>CONVENTIONAL OPTION</b> 32 32	<b>* UNITS P.R.D. OPTION</b> 40 40	

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

# Z-SP-7-16-1 Aerial Map



Subject Site

19TH AVE

17TH AVE

15TH AVE

HAPPY VALLEY RD

WHISPERING WIND DR

RE 9/27/2016 Aerial Date: 2016



mapservices@phoenix.gov



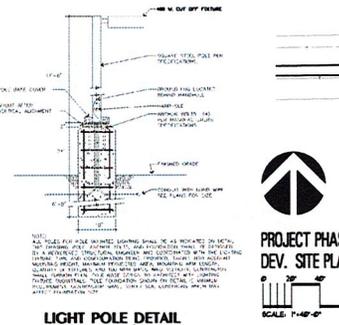
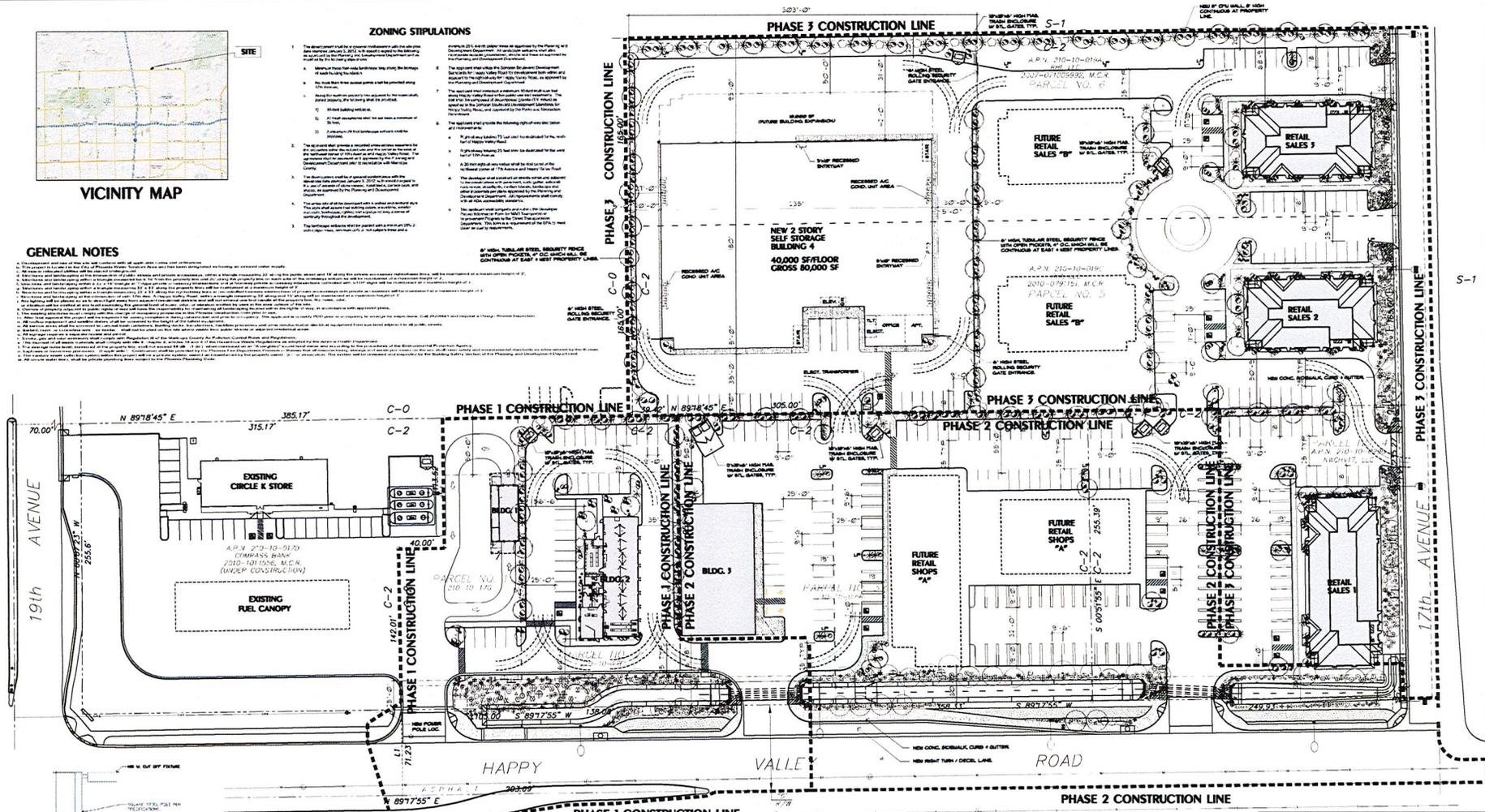
VICINITY MAP

**ZONING STIPULATIONS**

- The development shall be in accordance with the City of Phoenix Zoning Ordinance, specifically the provisions of the Happy Valley Specific Plan, as amended.
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**GENERAL NOTES**

- Refer to the site plan for all dimensions and notes.
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**PLANT SCHEDULE - OFF SITES**

NO.	SYMBOL	DESCRIPTION	QUANTITY	LOCATION
1	(Symbol)	2" GALPER TREE	10	PHASE 1 CONSTRUCTION LINE
2	(Symbol)	17" GALPER TREE	5	PHASE 2 CONSTRUCTION LINE
3	(Symbol)	5 GALLON SHRUB	20	PHASE 3 CONSTRUCTION LINE
4	(Symbol)	1/2 GALLON SHRUB	40	PHASE 1 CONSTRUCTION LINE
5	(Symbol)	20 HIGH LEAVE TREE	2	PHASE 2 CONSTRUCTION LINE
6	(Symbol)	400 W/OUT OFF FUTURE	1	PHASE 3 CONSTRUCTION LINE
7	(Symbol)	1800 PRECINCT LOCATION	1	PHASE 1 CONSTRUCTION LINE

**LEGEND**

SYMBOL	DESCRIPTION
(Symbol)	2" GALPER TREE
(Symbol)	17" GALPER TREE
(Symbol)	5 GALLON SHRUB
(Symbol)	1/2 GALLON SHRUB
(Symbol)	20 HIGH LEAVE TREE
(Symbol)	400 W/OUT OFF FUTURE
(Symbol)	1800 PRECINCT LOCATION

**PROJECT DATA:**

EXISTING ZONING	EXISTING HEIGHT	CONCEPTUAL DESIGN ONLY
C-2	MAX. 30'	
<b>BUILDING AREA:</b>		
BLDG. 1 - 8 SERV BAYS	1,737 S.F.	
BLDG. 2 - 8 SERV BAYS	4,856 S.F.	
BLDG. 3 - AUTO PARTS	7,025 S.F.	
BLDG. 4 - SELF STORAGE	100,000 S.F.	
BLDG. 5 - 20,281 A.P.		
FUTURE RETAIL SPACE "A"	17,734 S.F.	
FUTURE RETAIL SPACE "B"	10,000 S.F.	
<b>GROSS BLDG. AREA</b>	<b>187,113 S.F.</b>	
<b>SITE AREA - CALCULATIONS</b>		
APN 210-10-17A	22,269 S.F.	
APN 210-10-17B	30,279 S.F.	
APN 210-10-20H	91,462 S.F.	
APN 210-10-21A	109,629 S.F.	
APN 210-10-20G	114,868 S.F.	
APN 210-10-20G	68,737 S.F.	
<b>GROSS SITE AREA</b>	<b>442,442 S.F.</b>	
1.000 A/S (A/R)R	37.8%	

KVA - 11-3168  
SDEV - 1100259  
QS# - 47-25  
ZONING: Z25-11

**CITY OF PHOENIX**

JUL 29 2016

**WENDER ASSOCIATES, LLC**  
ARCHITECTURE PLANNING & DEVELOPMENT

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PHOENIX, ARIZONA 85028  
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WEB: WWW.WENDERASSOCIATES.COM

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	07/29/16	PER CITY
2	07/29/16	PER CITY

**DEVELOPMENT SITE PLAN**

PROPOSED HAPPY VALLEY RD. DEVELOPMENT  
NEC OF 19TH AVE & HAPPY VALLEY RD.  
PHOENIX, ARIZONA

**JOB NO: HAPPY-V**

**DRAWN: CAD**

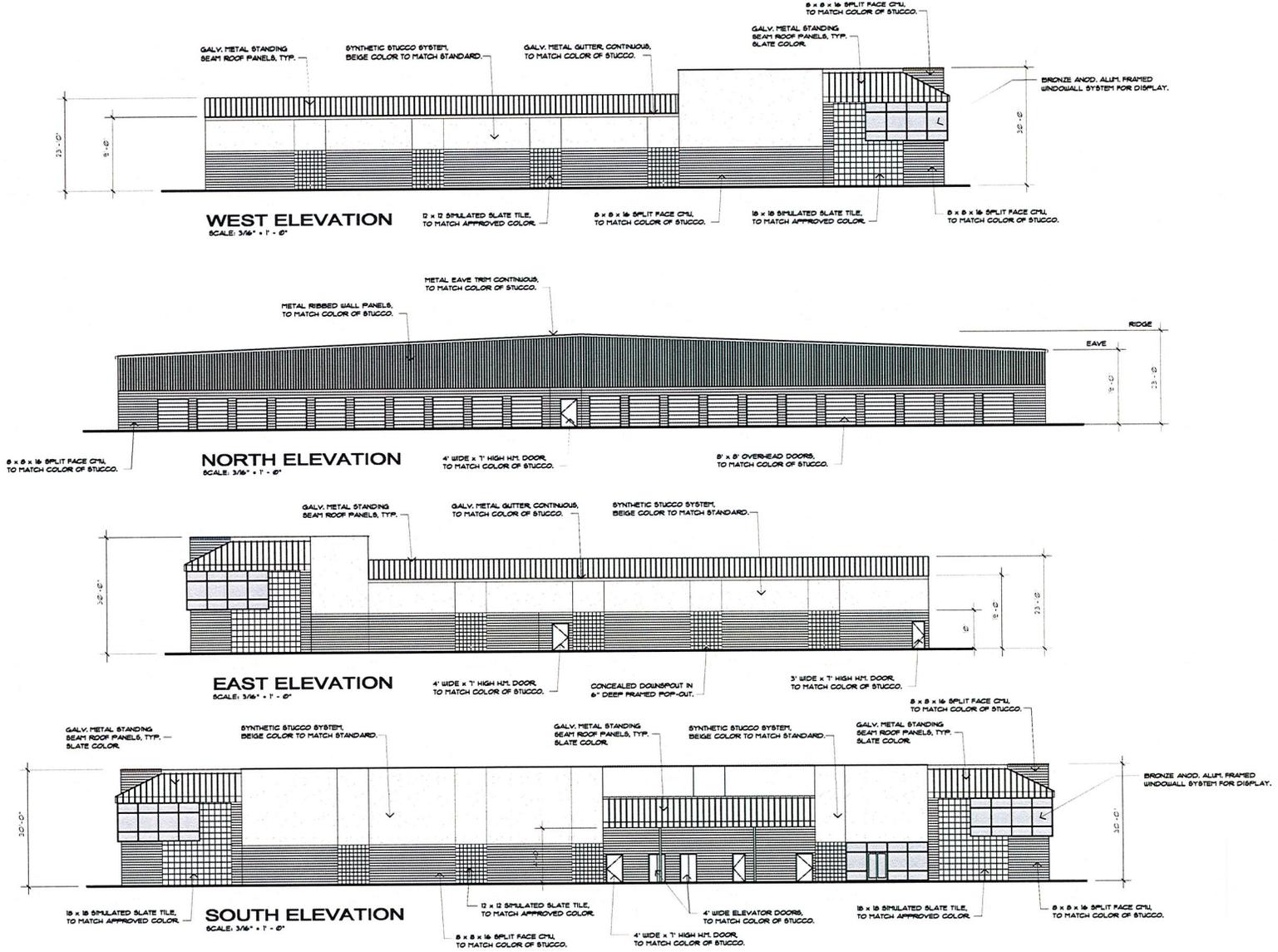
**CHECKED: GSD**

**DATE: 07/29/16**

**SCALE: AS SHOWN**

**SHEET: A1.0**

1 OF 4 SHEETS



**REVISIONS:**

NO.	DATE

PROPOSED HAPPY VALLEY RD.  
DEVELOPMENT  
NEC of HAPPY VALLEY RD.  
PHOENIX, ARIZONA

EXTERIOR ELEVATIONS

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SEE GENERAL CONDITIONS OF CONTRACT FOR ALL DETAILS.

**JOB NO:** HAPPY-V  
**DRAWN:** C-H  
**CHECKED:** G-D  
**DATE:** 07-29-16  
**SCALE:** AS SHOWN