



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report: Z-SP-8-17-1**  
September 7, 2017

**North Mountain Village Planning Committee Hearing Date** September 20, 2017  
**Planning Commission Hearing Date** October 3, 2017

**Request From:** PSC (Pending C-2) (2.93 acres)  
**Request To:** C-2 SP (2.93 acres)  
**Proposed Use** Self-service storage and all underlying C-2 uses

**Location** Approximately 330 feet south and 200 feet east of the southeast corner of 35th Avenue and Greenway Road.

**Owner** 35th and Greenway Company II, LP  
**Applicant’s Representative** George Pasquell III, Withey Morris, PLC  
**Staff Recommendation** Approval, subject to stipulations

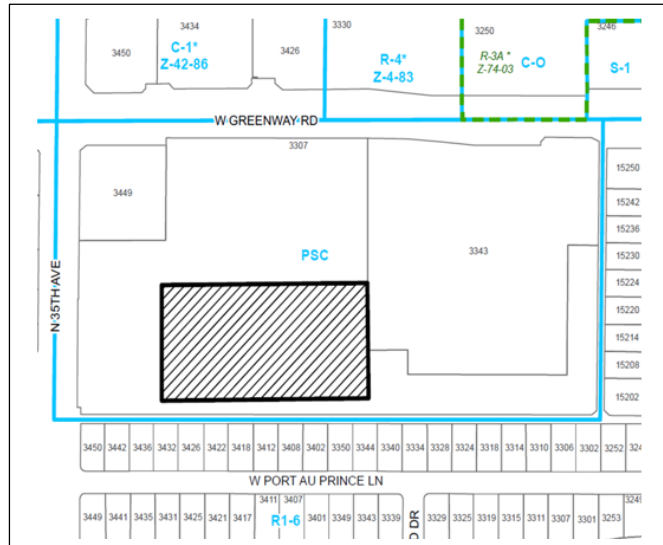
General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification:</b> <i>Site is not directly adjacent to right of ways but has direct access to the following:</i>	Greenway Road	Arterial	40 to 55-foot south half street
	35th Avenue	Major Arterial	55 to 65-foot east half street
<p><b>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.</b></p> <p>The proposed self-service storage facility will add to the diversity of employment opportunities and is consistent with the surrounding uses.</p>			
<p><b>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: COMMUNITIES SHOULD CONSIST OF A MIX OF LAND USES TO PROVIDE HOUSING, SHOPPING, DINING AND RECREATIONAL OPTIONS FOR RESIDENTS.</b></p> <p>The proposal will serve to increase the range of services available to nearby residents in an already established shopping center.</p>			

Area Plan
Bicycle Master Plan – see item 9 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Commercial / Retail Center	PSC
<b>North</b>	Commercial / Retail, Oakridge Apartments and Via Citta Townhomes	C-1, R-4 and R-3A
<b>South</b>	Single-family residential	R1-6
<b>East</b>	Single-family residential	R1-6
<b>West</b>	Single-family residential;	R1-6

**Background/Issues/Analysis**

- The request is to rezone a 2.93-acre site located approximately 330 feet south and 200 feet east of the southeast corner of 35th Avenue and Greenway Road from PSC (Planned Shopping Center) (Pending C-2) (Intermediate Commercial) to C-2 SP to allow for a self-service storage facility and all underlying C-2 uses. The companion case is Z-38-17-1 to rezone 18.54-acres of the commercial center.



2. The General Plan Land Use Map designation for the site is Commercial. The proposed rezoning is consistent with the General Plan designation.

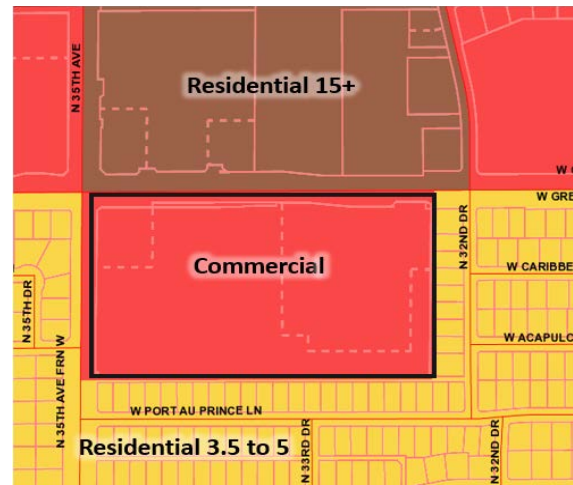
The following General Plan Land Use Map designations are surrounding the site:

**North:** Residential 15+ du/acre

**South:** Residential 3.5 to 5 du/acre

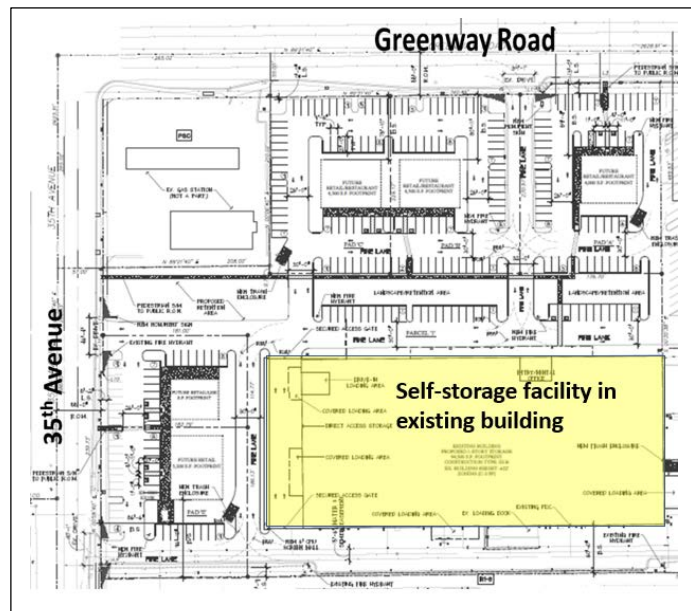
**East:** Residential 3.5 to 5 du/acre

**West:** Residential 3.5 to 5 du/acre



General Plan Map designation

3. The subject site was rezoned to PSC in 1969 via Rezoning Case No. Z-112-69 to provide retail amenities to the nearby neighborhoods. The proposed self-service storage facility will be located in an existing vacant building that abuts a single-family residential neighborhood to the south. The building was occupied by a K-Mart for a long period before shutting their doors and most recently was an indoor carting facility.



- The property is located at the intersection of a major arterial and an arterial street. The developer is proposing improvements to the building but no additions are being proposed. The conceptual elevations indicate that the building will be comprised of existing masonry, stucco and insulated glazing on the north facing elevations.



*Conceptual elevations provided by applicant*

- The C-2 zoning district does not permit outdoor uses. The special permit allows for outdoor storage for 10% of the gross site area. Due to the close proximity of single-family residential, staff is requiring that no outdoor storage be permitted. This is addressed in Stipulation 1.
- The existing block wall provides minimal screening to the adjacent single family neighborhood. Due to the lack of screening currently provided staff is requiring that lighting be limited to ten feet in height and shielded to prevent light dispersion onto the adjacent properties. This is addressed in Stipulation 2.
- Since the original development of the site the Phoenix Zoning Ordinance had been modified to add Design Guidelines that require developments to screen mechanical equipment. Since the site was developed before these design guidelines were in place staff has added a stipulation to require the developer to screen all existing and new mechanical equipment on the site. This is addressed in Stipulation 3.
- The focus of the Bicycle Master Plan is in future bicycle investments to improve the safety of bicycle riders. To meet the goals of the Bicycle Master Plan and due to the proximity of the bus stop at 35th Avenue and Greenway Road staff has stipulated that the developer provide a minimum of two bicycle racks for each commercial pad to accommodate employees and customers of the commercial center that use alternative modes of transportation. This is addressed in Stipulation 4.

## FLOODPLAIN

9. The City of Phoenix Floodplain Management division of the Street Transportation 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.

## WATER

10. 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.

## FIRE

11. No fire code issues are anticipated with this case and the site and/or buildings shall comply with the Phoenix Fire Code

## AVIATION

12. The aviation department has noted that the site is within the Phoenix Deer Valley Airport (DVT) traffic pattern airspace. This is addressed in Stipulation 5.

## ARCHIOLOGY

13. No known archaeological work is necessary for this project. 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 6.

## OTHER

14. 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 proposal is consistent with the General Plan Land Use Map designation.
2. The proposal is consistent with the surrounding area.

3. The proposal will provide storage options for the residences and businesses in the area.

**Stipulations**

1. No outdoor storage shall be permitted.
2. All lighting shall be limited to ten feet in height. All light sources shall be shielded to prevent light dispersion onto adjacent properties.
3. The developer shall screen all existing and new rooftop mechanical equipment adjacent to residential development, as approved by the Planning and Development Department.
4. Prior to the issuance of a permit for tenant improvements, the developer shall install a minimum of four secured bicycle spaces and/or lockers available to all employees, as approved by the Planning and Development Department.
5. The developer 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 (DVT) to future owners and 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.
6. 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**

Maja Brkovic

9/7/17

**Team Leader**

Joshua Bednarek

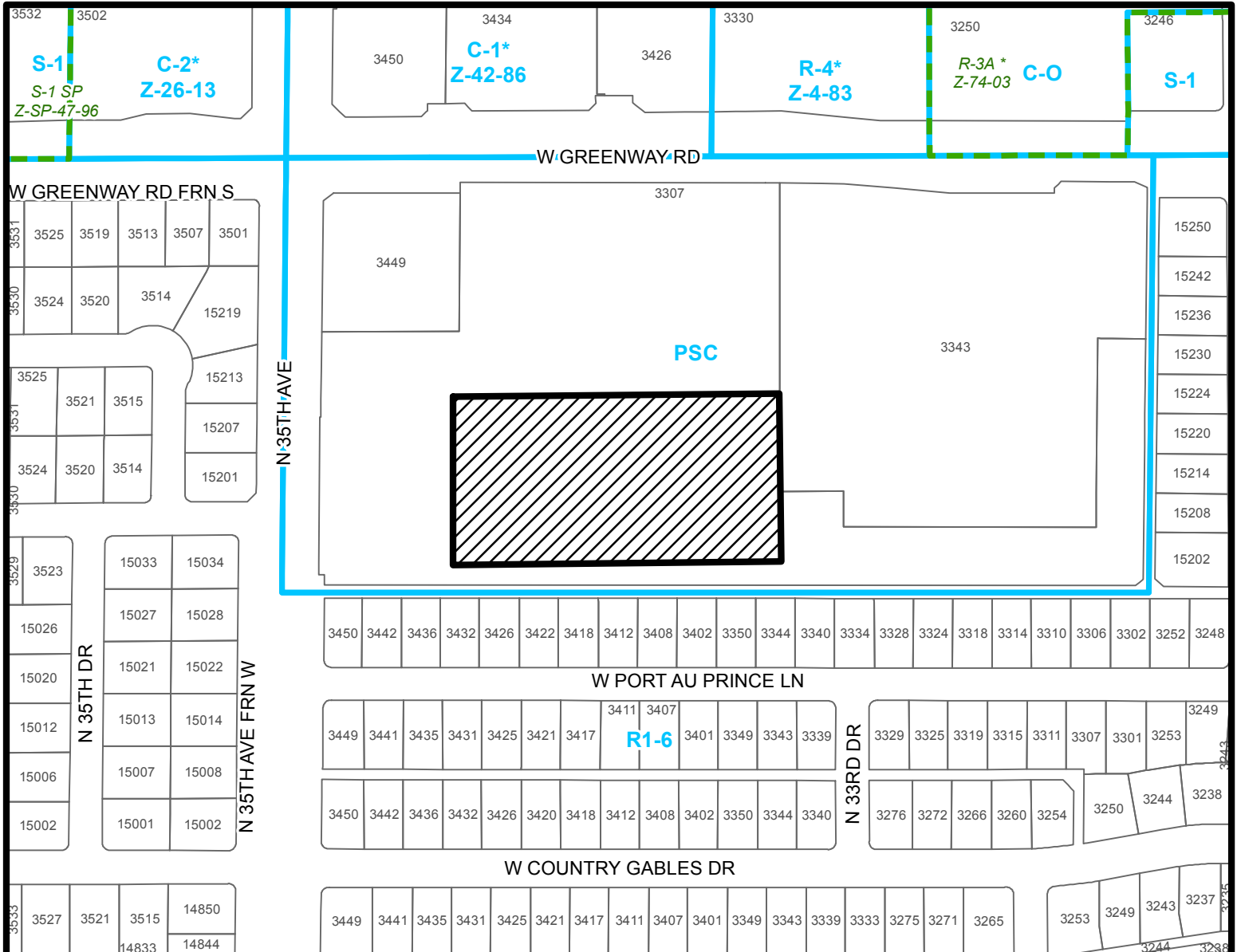
**Exhibits**

Sketch Map

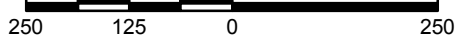
Aerial

Site Plan (Dated stamped 9/8/2017)

Elevations (Date stamped 6/5/2017)

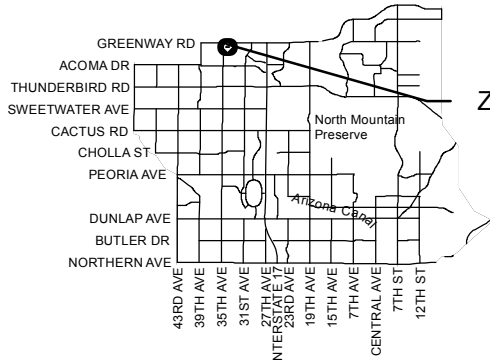


Feet



**NORTH MOUNTAIN VILLAGE**

CITY COUNCIL DISTRICT: 1



Z-SP-8-17

<b>APPLICANT'S NAME:</b> Wentworth Property Company, LLC		<b>REQUESTED CHANGE:</b> FROM: PSC (Pending C-2) (2.93 a.c.)  TO: C-2 SP (2.93 a.c.)	
<b>APPLICATION NO.</b> Z-SP-8-17	<b>DATE:</b> 08/15/2017 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.  2.93 Acres	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> QS 34-21	<b>ZONING MAP</b> L-6	
<b>MULTIPLES PERMITTED</b> PSC (Pending C-2) C-2 SP	<b>CONVENTIONAL OPTION</b> N/A (42) 42	<b>* UNITS P.R.D. OPTION</b> N/A (51) 51	

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

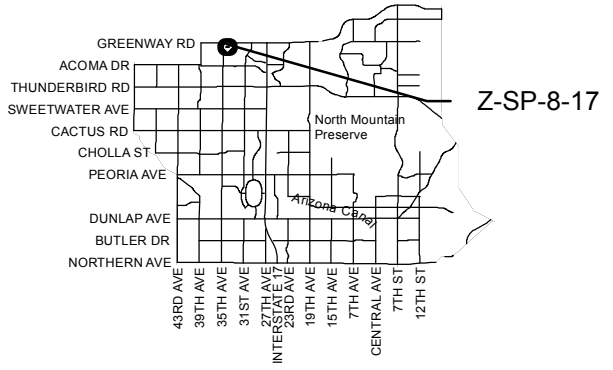


Feet

250 125 0 250

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**2.93 Acres**

**AERIAL PHOTO & QUARTER SEC. NO.** QS 34-21  
**ZONING MAP** L-6

**TO:** C-2 SP (2.93 a.c.)

**MULTIPLES PERMITTED**  
PSC (Pending C-2)  
C-2 SP

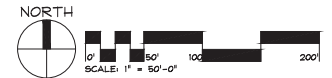
**CONVENTIONAL OPTION**  
N/A (42)  
42

**\* UNITS P.R.D. OPTION**  
N/A (51)  
51

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



# STORAGE(SP) SITE PLAN



## DEVELOPMENT PROGRAM

**GENERAL INFORMATION**  
 DEVELOPER: WENTWORTH PROPERTY CO., L.L.C. CONTACT: DAVID BROWN  
 ADDRESS: 802 N. 3RD AVENUE, PHOENIX, ARIZONA 85003  
 TELEPHONE: (402) 875-5504  
 ARCHITECT: ROBERT BROWN ARCHITECTS CONTACT: KELLY FERGUSON  
 ADDRESS: 549 S. 48TH ST., SUITE 100, TEMPE, AZ, 85281  
 TELEPHONE: (480) 377-2222 FAX: (480) 377-2230

BUILDING CODE: 2012 I.B.C. ELECTRICAL CODE: 2011 N.E.C.  
 MECHANICAL CODE: 2012 I.M.C. FIRE CODE: 2012 P.F.C.  
 PLUMBING CODE: 2012 I.P.C. ENERGY CODE: 2012 I.E.C.C.

**SITE INFORMATION**  
 PROJECT ADDRESS: SEC OF GREENWAY RD. & 35TH AVE.  
 PHOENIX, ARIZONA 85068

PARCEL #1: 207-09-005E  
 PARCEL #2: 207-09-006F

EXISTING ZONING DISTRICT: PSC (PLANNED SHOPPING CENTER DISTRICT)  
 PROPOSED ZONING: C-2 (SP AS INDICATED)

BUILDING HEIGHT: EXISTING (STORAGE PARCEL) 1-STORY 30'-0" MAX.  
 EXISTING (PARCEL #2) 1-STORY 30'-0" MAX.  
 FUTURE (PADS A-E) 1-STORY 30'-0" MAX.

**NET SITE AREA:**  
 NET AREA (STORAGE PARCEL): 281,490 S.F.  
 NET AREA (PAD 'A'): 41,175 S.F.  
 NET AREA (PAD 'B'): 36,998 S.F.  
 NET AREA (PAD 'C'): 33,087 S.F.  
 NET AREA (PAD 'D'): 20,878 S.F.  
 NET AREA (PAD 'E'): 34,965 S.F. 10.25 ACRES  
 NET AREA (PARCEL #2): 610 ACRES  
 TOTAL NET AREA: 712,191 S.F. 16.35 ACRES

**TOTAL BUILDING AREAS:**  
 GROSS FLOOR AREA: 176,450 S.F.  
 LOT COVERAGE: 76,450 S.F./712,191 S.F. = 25%

**PARKING ANALYSIS:**  
**STORAGE PARCEL:**  
 94,500 SQ. FT. - EXISTING BUILDING (STORAGE)  
 STORAGE: 188 UNITS = 1,000/25 UNITS  
 PARKING REQUIRED: 28 SPACES  
 PARKING PROVIDED: 33 SPACES

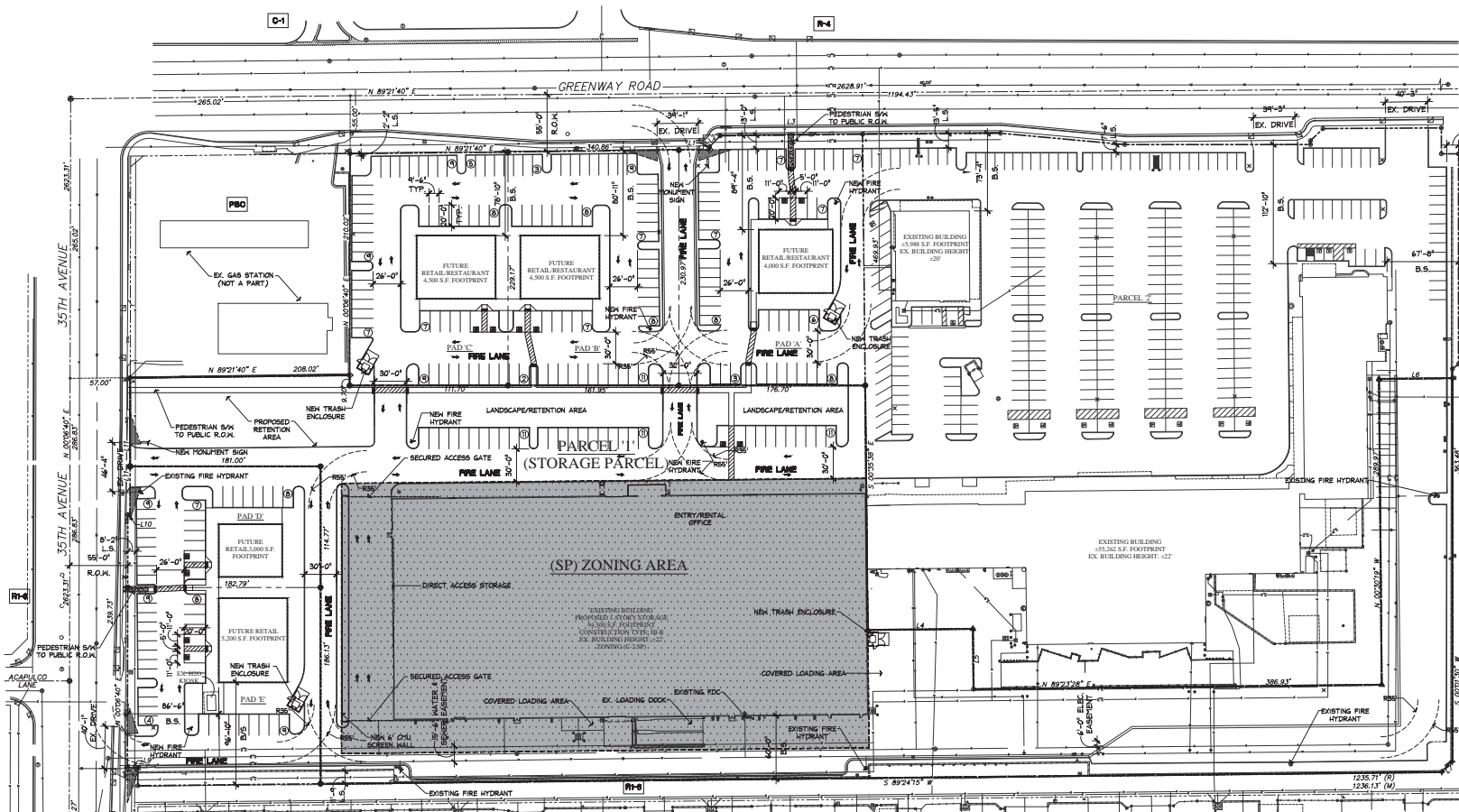
**PAD 'A':**  
 4,000 SQ. FT. - RESTAURANT  
 PARKING @ 1100 SQ. FT. = 4,000/1100  
 PARKING REQUIRED: 40 SPACES  
 PARKING PROVIDED: 53 SPACES

**PAD 'B':**  
 4,500 SQ. FT. - RESTAURANT  
 PARKING @ 1100 SQ. FT. = 4,500/1100  
 PARKING REQUIRED: 45 SPACES  
 PARKING PROVIDED: 55 SPACES

**PAD 'C':**  
 4,500 SQ. FT. - RESTAURANT  
 PARKING @ 1100 SQ. FT. = 4,500/1100  
 PARKING REQUIRED: 45 SPACES  
 PARKING PROVIDED: 54 SPACES

**PAD 'D':** 222,180 SQ. FT. - RETAIL  
 PARKING @ 1100 SQ. FT. = 4,500/1100  
 PARKING REQUIRED: 24 SPACES  
 PARKING PROVIDED: 24 SPACES

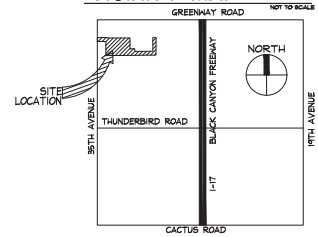
**PAD 'E':** 232,751 SQ. FT. - RETAIL  
 PARKING @ 1250 SQ. FT. = 5,200/250  
 PARKING REQUIRED: 21 SPACES  
 PARKING PROVIDED: 30 SPACES



LINE	BEARINGS	LENGTH	LINE	BEARINGS	LENGTH	LINE	BEARINGS	LENGTH
L1	N 00°58'20" W	2.94'	L5	S 00°35'47" E	57.11'	L9	N 89°49'06" W	10.00'
L2	N 44°22'29" E	14.22'	L6	N 89°26'19" E	69.69'	L10	S 89°53'20" E	2.00'
L3	N 89°21'40" E	135.04'	L7	S 44°39'38" W	14.12'	L11	N 00°06'40" E	129.92'
L4	N 89°24'22" E	99.76'	L8	N 00°06'40" E	17.11'			

**PROJECT DESCRIPTION**  
 THIS PROJECT CONSISTS OF A SPECIAL PERMIT FOR SELF STORAGE AND ALL UNDERLYING C-2 USES ON 4.5 ACRES. THE PROJECT IS RUNNING CONCURRENT WITH A REZONING FROM PSC TO C-2 ON 16.3 ACRES INCLUDING THE 4.5 ACRE SP PARCEL. LOCATED AT THE SEC OF 35TH AVE. & GREENWAY RD. FROM "PSC" TO "C-2 SP". THE EXISTING "BIG BOX" BUILDING ON PARCEL 1 WILL BE CONVERT TO A STORAGE FACILITY. THE FACILITY WILL CONSIST OF A NEW RENTAL OFFICE, WHICH WILL BE MANNED WITH A CUSTOMER SERVICE REPRESENTATIVE WHO WILL MANAGE CUSTOMERS AND ACCOUNTS, AS WELL AS COORDINATE ALL FACILITY UPKEEP AND MAINTENANCE. THE INTERIOR WILL CONSIST OF CLIMATE CONTROLLED SELF-STORAGE UNITS. THE PROJECT WILL HAVE SECURED MOTORIZED GATED ACCESS AT THE NW & SW ENDS. ALL REQUIRED PARKING & MANUEVERING WILL BE ON-SITE AS WELL AS SHARED WITHIN THE ADJACENT PROPERTY (PARCEL 2). OTHER SITE ELEMENTS WILL CONSIST OF A NEW TRASH ENCLOSURE, NEW CONCRETE CURBING, LANDSCAPING, ACCESSIBLE PARKING AND ACCESSIBLE ROUTE TO EXISTING PUBLIC WAY. NO CONSTRUCTION IS PROPOSED ON PARCEL 2.

### VICINITY MAP



**CITY OF PHOENIX**

SEP 08 2017

Planning & Development  
 Department

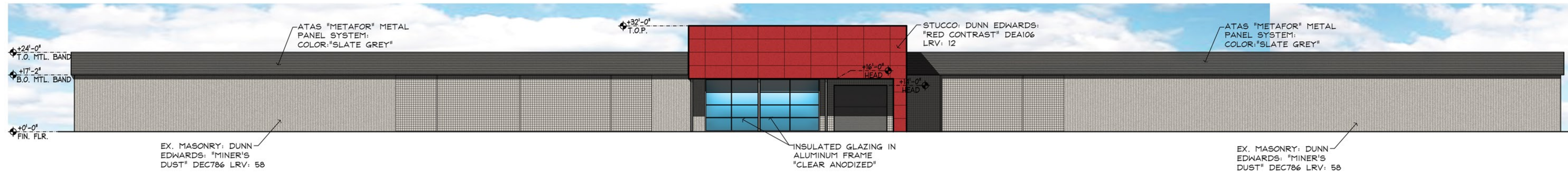
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SP-1

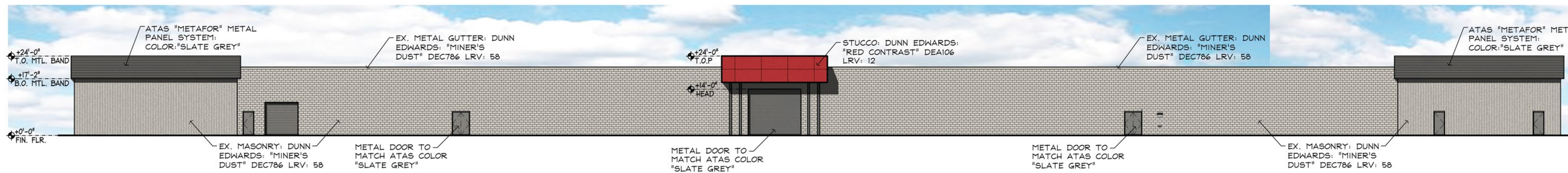
DATE: 07.10.2017  
 SITE LOCATION: PHOENIX, AZ  
 RBA PROJECT NO.: 17005

**35TH AVE. & GREENWAY RD.  
 SITE REDEVELOPMENT PLAN**  
 SEC GREENWAY RD. & 35TH AVE.  
 3403 W. GREENWAY ROAD  
 PHOENIX, ARIZONA 85053

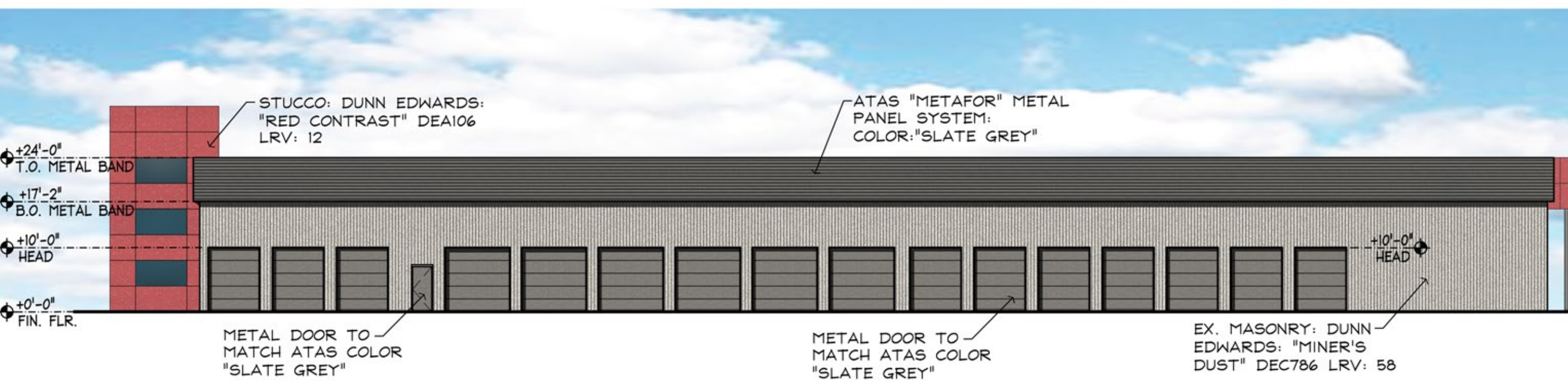
**rober  
 brown architects**  
 549 south 48th street • suite 108  
 tempe • arizona • 85281  
 p.480.377.2222 f.480.377.2230



**NORTH ELEVATION**  
SCALE: 1/16"=1'-0"



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



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

**CITY OF PHOENIX**  
JUN 05 2017  
Planning & Development  
Department

QS#:  
KIVA#:  
SDEV#:  
PAPP#:

ELEV

DATE: 07.10.2017  
SITE LOCATION: PHOENIX, AZ  
RBA PROJECT NO. : 17005

**35TH AVE. & GREENWAY RD.**  
**SITE REDEVELOPMENT PLAN**  
SEC GREENWAY RD. & 35TH AVE.  
3403 W. GREENWAY ROAD  
PHOENIX, ARIZONA 85053

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