



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-SP-7-19-5
March 12, 2020

<u>Alhambra Village Planning Committee</u> Meeting Date:	March 24, 2020
<u>Planning Commission</u> Hearing Date:	April 2, 2020
Request From:	<u>C-2</u> (1.27 acres)
Request To:	<u>C-2 SP</u> (1.27) acres
Proposed Use:	Self-service storage facility and all underlying C-2 uses
Location:	Approximately 280 feet west of the northwest corner of 41st Drive and Camelback Road
Owner:	Amerco Real Estate Company
Representative/Applicant:	U-Haul International Moses Eason, Amerco Real Estate Company
Staff Recommendation:	Approval, subject to stipulations

At the Alhambra Village Planning Committee on November 26, 2019, the applicant requested a continuance in order to work with neighbors in the area on specific design elements. The committee voted 11-0 to approve the continuance request.

The purpose of this addendum is to address correspondence and an updated conceptual site plan and elevations submitted by the applicant. The applicant indicated that following the November 26, 2019 meeting, they engaged in continued public outreach with community members in the surrounding area and have proposed three revisions to the staff recommendation to address community concerns.

The applicant has requested modifications to Stipulation Nos. 3, 5 and 7 addressing building design and site access. Stipulation No. 3 originally required architectural embellishments be added to the elevations of the buildings that face public streets. The applicant submitted updated elevations date stamped February 7, 2020 that depicts this requirement. Stipulation No. 5 requires a pedestrian pathway from the sidewalk along Camelback Road to the ADA path on the northwest corner of the site. Stipulation No. 7 is intended to restrict left-turn egress movements from the existing driveway to Camelback Road.

Staff has no concerns regarding the proposed modifications and recommends approval per the stipulations below.

Revised Stipulations

1. Twenty-five percent of the trees in the required landscape setbacks shall be minimum 4-inch caliper and 75 percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree shall be provided, and additional shrubs or live groundcover, shall provide minimum 75 percent live cover at mature size, as approved by the Planning and Development Department.
2. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 5-foot-wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
3. ~~Elevations facing public streets and perimeter walls shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, and/or overhang canopies, as approved by the Planning and Development Department.~~
THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE ELEVATIONS DATE STAMPED FEBRUARY 07, 2020 WITH SPECIFIC REGARD TO THE BRICK VENEER FACADES, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. The developer shall plant shade trees in and around the parking area to provide shade for 25 percent of the parking area at maturity as approved by the Planning and Development Department.
5. The developer shall provide a fully accessible pedestrian path from the sidewalk along Camelback Road through the site connecting to the proposed ADA path on the northwest corner of the site. ~~The path shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.~~
MAKE AN UNINTERRUPTED, ACCESSIBLE PEDESTRIAN CONNECTION TO THE CAMELBACK ROAD SIDEWALK. THE ENTIRETY OF THE PATH SHALL BE PAINTED OR OTHERWISE TREATED TO PROVIDE VISUAL DELINEATION FROM
6. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
7. ~~The developer shall modify the existing driveway to Camelback Road in order to establish a prohibition of left turn egress movements. The developer shall coordinate with the Street Transportation Department during the site development permitting process to establish a design that is compatible with the site usage, and as approved by the Street Transportation Department.~~

THE DEVELOPER SHALL RESTRICT LEFT-TURN EGRESS MOVEMENTS FROM THE EXISTING DRIVEWAY TO CAMELBACK ROAD THROUGH SIGNAGE AND/OR PAINTED DRIVEWAY SURFACE. THE DEVELOPER SHALL COORDINATE WITH THE STREET TRANSPORTATION DEPARTMENT DURING THE SITE DEVELOPMENT PERMITTING PROCESS TO ESTABLISH A DESIGN THAT IS COMPATIBLE WITH THE SITE USAGE, AS APPROVED BY THE STREET TRANSPORTATION DEPARTMENT.

8. 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.
9. The right-of-way and bus stop pad along westbound Camelback Road along frontage of APN 145-08-619R shall be retained. Any relocation or modification shall require approval by the Public Transit Department.
10. 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

March 12, 2020

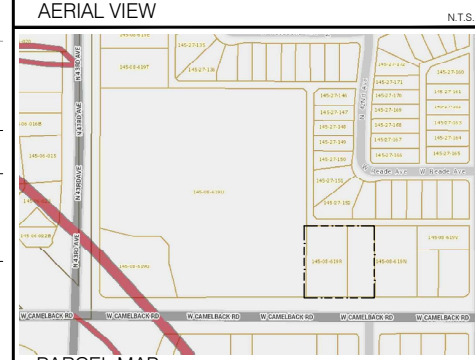
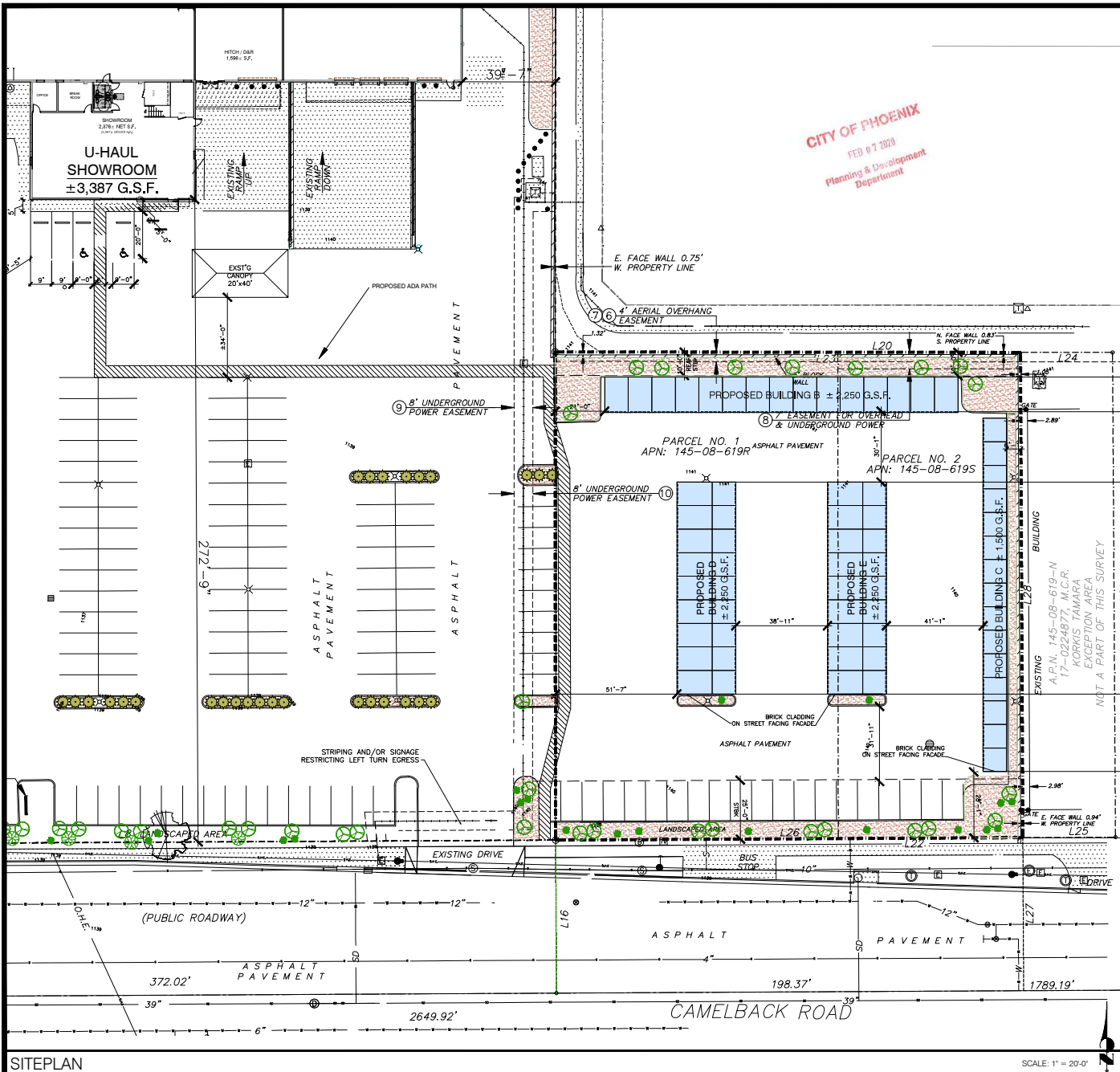
Team Leader

Samantha Keating

Exhibits

Site Plan date stamped February 7, 2020

Elevations date stamped February 7, 2020



ZONING INFORMATION	
MUNICIPALITY:	CITY OF PHOENIX
PROJECT ADDRESS:	4200 WEST CAMELBACK ROAD
SITE AREA:	94 ACRES / 40,905 SF PARCEL 1 - APN: 145-08-619R PARCEL 2 - APN: 145-08-619S NOTE: A LOT COMBINATION WILL BE FILED TO COMBINE THESE PARCELS WITH THE EXISTING U-HAUL PARCEL APN: 145-08-619U
ZONE:	C-2 (INTERMEDIATE COMMERCIAL)
USES:	SELF-STORAGE FACILITIES SPECIAL PERMIT REQUIRED
BUILDING HEIGHT:	PROPOSED - ± 12'
SETBACKS:	REQUIRED PROVIDED
FRONT	25FT 28'-1"
SIDE EAST	0FT 06'-1"
SIDE WEST	0FT 21'-0"
REAR	10FT 10'-0"
PARKING:	SELF-STORAGE: 1SP / 35 UNITS 66 UNITS / 35 = 1.8
	2 PARKING SPACES REQUIRED, 31 PARKING SPACES PROVIDED
LOT COVERAGE:	ALLOWED PROVIDED
50% OF NET LOT AREA	20,453 SF 8,250 SF

GENERAL NOTES:

REVISIONS:

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION
FOR INFORMATION ONLY

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL at W CAMELBACK
4200 W CAMELBACK RD
PHOENIX, AZ 85019

SHEET CONTENTS:
PROPOSED
SITE PLAN
COMBINED

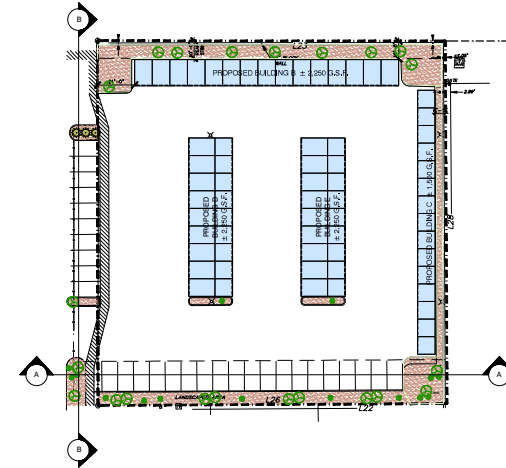
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CHECKED: PB
DATE: 02/07/2020

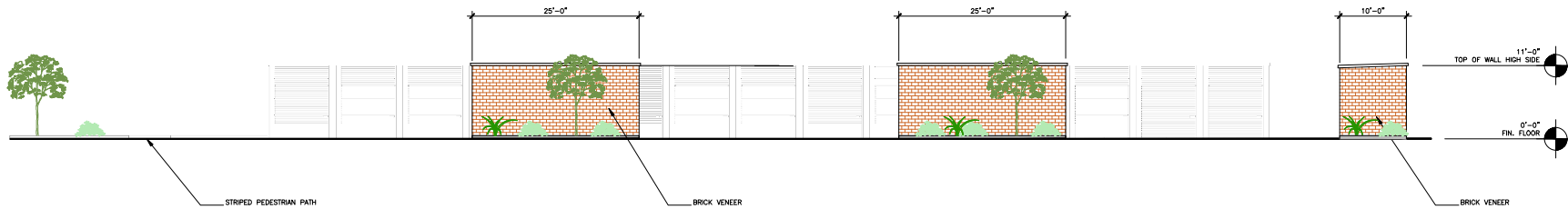
SP1

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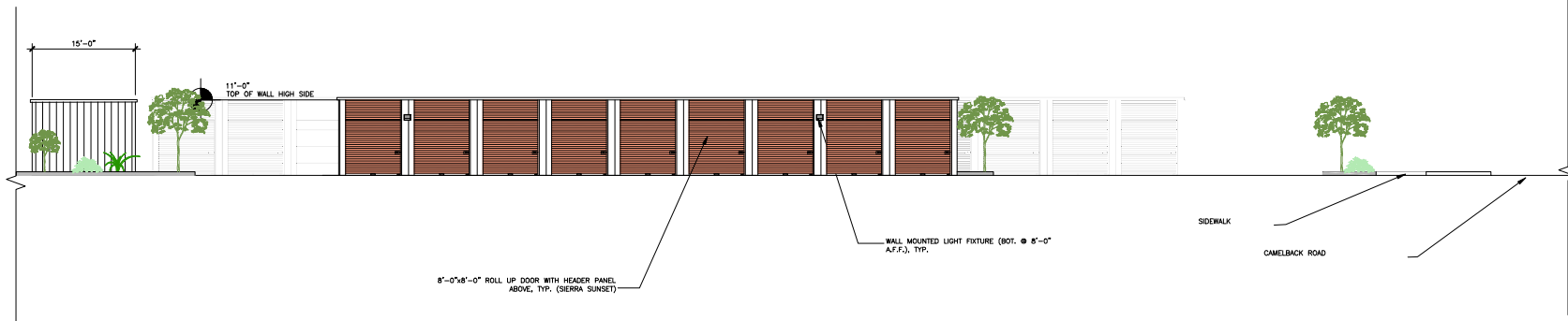
CITY OF PHOENIX
FEB 07 2020
Planning & Development
Department



ELEVATION REFERENCE N.T.S.



A- SOUTH ELEVATION 1"=8'-0"



B- WEST ELEVATION 1"=8'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	BY	CHKD.	APPROVED	REVISIONS
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					

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SITE ADDRESS:
U-HAUL at W CAMELBACK
4240 W. CAMELBACK RD
PHOENIX, AZ 85019

SHEET CONTENTS:
BUILDING
ELEVATIONS
AND PROPOSED
IMAGING

721071
DRAWN: SUE
CHECKED: PB
DATE: 03/07/2020
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