



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT

**To:** City of Phoenix Planning Commission

**Date:** April 4, 2019

**From:** Maja Brkovic  
Planner II\* Village

**Subject:** ITEM NOS. 7 AND 8 (Z-SP-7-18-6 AND Z-77-18-6) – NORTHEAST CORNER  
OF 7TH STREET AND FLYNN LANE

This memo is to outline staff concerns regarding the Camelback East Village Planning Committee recommendation for Z-SP-7-18-6 and Z-77-18-6 and to provide a revised staff recommendation that incorporates the components of the Village Planning Committee recommendation for both cases.

At the February 5, 2019 Camelback East Village Planning Committee meeting, the Committee voted 11-7 to approve Z-SP-7-18-6, a request for a special permit to allow a self-service storage facility and all underlying C-2 uses on the site and motioned to approve the height waiver request, Z-77-18-6, subject to additional stipulations. There was no action carried over for Z-77-18-6 as there was a tie vote (9-9) for the motion. Staff is requesting that the stipulations requested by the committee as part of the height waiver request be added for both cases as many of the stipulations were added with specific regard to the self-service storage use and that they be modified in order to be enforceable by the Planning and Development Department.

**VPC RECOMMENDED STIPULATIONS:**

***Additional Stipulations***

- Three bicycle parking spaces be provided.
- Building height be limited to 3 stories and 30 feet.
- A "Do Not Enter" sign, facing east, be placed by Sierra Bonita Grill.
- Detached sidewalk along 7th Street be provided.
- Building B shall incorporate the same architecture as building A.
- A shaded pedestrian pathway shall be provided in the parking lot.

**STAFF RECOMMENDED STIPULATIONS FOR Z-SP-7-18-6:**

1. Any Outdoor storage shall be screened by a minimum 8-foot solid decorative wall, as approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped January 22, 2019, as approved by the Planning and Development Department.
3. ELEVATIONS OF BUILDING A AND BUILDING B, AS DEPICTED ON THE SITE PLAN DATE STAMPED OCTOBER 23, 2018, SHALL INCORPORATE THE SAME ARCHITECTURE AND HAVE A COHESIVE DESIGN THROUGHOUT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
4. A "DO NOT ENTER" SIGN SHALL BE PLACED BY SIERRA BONITA GRILL, FACING EAST TO DISCOURAGE ACCESS ONTO THE ADJACENT LOT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 3-5. A minimum of ~~one~~ TWO inverted-U bicycle rack (~~two~~ THREE spaces MINIMUM) 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.
- 4-6. The sidewalk along Flynn Lane shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
7. THE SIDEWALK ALONG 7TH STREET SHALL BE DETACHED WITH A MINIMUM 5-FOOT WIDE LANDSCAPE STRIP LOCATED BETWEEN THE SIDEWALK AND BACK OF CURB AND SHALL INCLUDE A MINIMUM 2-INCH CALIPER SHADE TREES PLANTED A MINIMUM OF 20 FEET ON CENTER OR IN EQUIVALENT GROUPINGS ALONG BOTH SIDES OF THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 5-8. Minimum 3-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the eastern property line adjacent to the multifamily zoning district development, as approved by the Planning and Development Department.
- 6-9. All required landscape areas within the uncovered portion of the surface parking lot shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area, as approved by the Planning and Development Department.
10. A SHADED PEDESTRIAN PATHWAY SHALL BE PROVIDED IN THE PARKING LOT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- ~~7~~-11. A 10-foot sidewalk easement shall be dedicated for the east side of 7th Street, as approved by Planning and Development Department.
- ~~8~~-12. A 15-foot by 15-foot right-of-way triangle shall be dedicated at the northeast corner of 7th Street and Flynn Lane, as approved by Planning and Development Department.
- ~~9~~-13. 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.
- ~~10~~-14. 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.

**STAFF RECOMMENDED STIPULATIONS FOR Z-77-18-6:**

- 1. The maximum building height shall be 3 stories and ~~33~~**30**-feet.
- 2. The development shall be in general conformance with the elevations date stamped January 22, 2019, as approved by the Planning and Development Department.
- 3. ELEVATIONS OF BUILDING A AND BUILDING B, AS DEPICTED ON THE SITE PLAN DATE STAMPED OCTOBER 23, 2018, SHALL INCORPORATE THE SAME ARCHITECTURE AND HAVE A COHESIVE DESIGN THROUGHOUT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- 4. A "DO NOT ENTER" SIGN SHALL BE PLACED BY SIERRA BONITA GRILL, FACING EAST TO DISCOURAGE ACCESS ONTO THE ADJACENT LOT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
- ~~3~~-5. A minimum of ~~one~~ TWO inverted-U bicycle rack (~~two~~ **THREE** spaces MINIMUM) 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.
- ~~4~~-6. The sidewalk along Flynn Lane shall be detached with a minimum 5-foot wide landscape strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or in equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
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GROUPINGS ALONG BOTH SIDES OF THE SIDEWALK, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

- ~~5-8.~~ Minimum 3-inch caliper trees, planted 20 feet on center, or in equivalent groupings, shall be planted along the eastern property line adjacent to the multifamily zoning district development, as approved by the Planning and Development Department.
- ~~6-9.~~ All required landscape areas within the uncovered portion of the surface parking lot shall be landscaped with a minimum 2-inch caliper shade trees. Landscaping must be dispersed throughout the parking area, as approved by the Planning and Development Department.
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