

## ATTACHMENT B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-SP-4-22-7 August 16, 2022

<b>Estrella <u>Village Planning Committee</u></b>	August 16, 2022
<b>Meeting Date:</b>	
<b><u>Planning Commission</u> Hearing Date:</b>	September 1, 2022
<b>Request From:</b>	<u>C-2</u> (Pending <u>C-2 HGT/WVR</u> ) (Intermediate Commercial, Pending Intermediate Commercial, Height Waiver) (2.55 acres)
<b>Request To:</b>	<u>C-2 SP HGT/WVR</u> (Intermediate Commercial, Special Permit, Height Waiver) (2.55 acres)
<b>Proposed Use:</b>	Self-service storage facility and all underlying C-2 uses
<b>Location:</b>	Approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road
<b>Owner:</b>	Dolce Vita Development, LLC
<b>Applicant:</b>	SAFStor Real Estate Co, LLC
<b>Representative:</b>	Michael Maerowitz, Snell & Wilmer
<b>Staff Recommendation:</b>	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Commercial		
Street Map Classification	83rd Avenue	Arterial	33 to 65-feet west half street

***CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized, and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.***

The subject site is currently vacant and as stipulated, will provide a use that is compatible with the surrounding land uses which are commercial in nature.

***CONNECT PEOPLE AND PLACES CORE VALUES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.***

The request will maintain a commercial designation on the site while allowing for an increased commercial intensity that is sensitive to the scale of surrounding neighborhoods.

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The proposal, as stipulated, will provide shade along the adjacent public sidewalk and pedestrian pathways. This will mitigate the urban heat island effect by covering hard surfaces, thus cooling the micro-climate around the project vicinity.

#### **Applicable Plans, Overlays, and Initiatives**

[Estrella Village Plan](#): Background Item No. 6.

[Estrella Village Arterial Street Landscaping Program](#): Background Item No. 7.

[Tree and Shade Master Plan](#): Background Item No. 8.

[Complete Streets Guidelines](#): Background Item No. 9.

[Zero Waste PHX](#): Background Item No. 10.

Surrounding Land Uses and Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant	C-2
<b>North</b>	Vacant	C-2
<b>South</b>	Single-family residential	S-1 (Approved R1-6)
<b>East (across 83rd Avenue)</b>	Manufacturing/warehousing	CP/GCP
<b>West</b>	Warehousing	CP/GCP

C-2 (Intermediate Commercial) HGT/WVR		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum Building Setbacks		
Adjacent to Streets: (East – 83rd Avenue)	Average 30 feet, minimum 20 feet permitted for up to 50% of the frontage	Met – 30 feet
Not Adjacent to Streets: (South – Adjacent to R1-6)	56 feet	Met – 106 feet
Not Adjacent to Streets: (West – Adjacent to CP)	0 feet	Met – 10 feet
Not Adjacent to Streets: (North – Adjacent to C-2)	0 feet	Met – 10 feet
Minimum Landscape Setbacks		
Adjacent to Streets: (East – 83rd Avenue)	Average 30 feet, minimum 20 feet permitted for up to 50% of the frontage	Met – 30 feet
Not Adjacent to Streets: (South – Adjacent to R1-6)	10 feet	Not Met – 5 feet 7 inches
Not Adjacent to Streets: (West – Adjacent to CP)	0 feet	Met – 10 feet
Not Adjacent to Streets: (North – Adjacent to C-2)	0 feet	Met – 10 feet
Lot Coverage	Maximum 50%	Not Specified
Building Height	Maximum 4 stories / 56 feet	Met – 3 stories/36 feet
Parking	Minimum 23 spaces required	Met – 24 spaces provided

*\*Site plan revision or variance required*

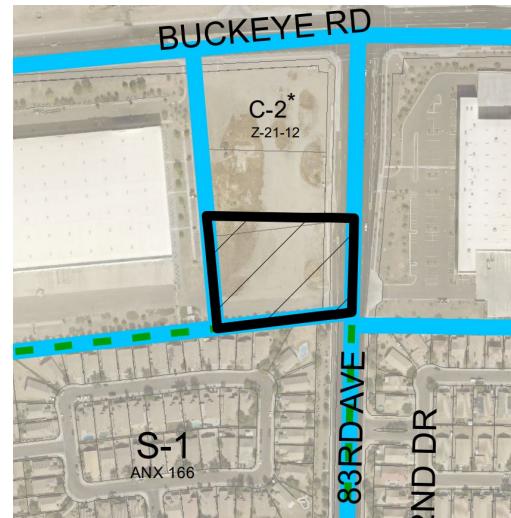
## **Background/Issues/Analysis**

### **SUBJECT SITE**

1. This request is to rezone 2.55 acres located approximately 460 feet south of the southwest corner of 83rd Avenue and Buckeye Road from C-2 (Pending C-2 HGT/WVR) (Intermediate Commercial, Pending Intermediate Commercial, Height Waiver) to C-2 HGT/WVR SP (Intermediate Commercial, Height Waiver, Special Permit) to allow for a self-service storage facility.

### **SURROUNDING LAND USES AND ZONING**

2. The requested zoning district is consistent and compatible with the surrounding land uses. The surrounding zoning districts are C-2 (Intermediate Commercial) to the north, S-1(approved R1-6 PCD) (Ranch or Farm Residence, approved Single-Family Residence District) to the south, and CP/GCP (Commercial Park, General Commerce Park Option) to the east and west. The surrounding land uses are manufacturing and warehousing to the east, across 83rd Avenue, and warehousing to the west. A single-family residential subdivision is located to the south and to the north is a vacant property.



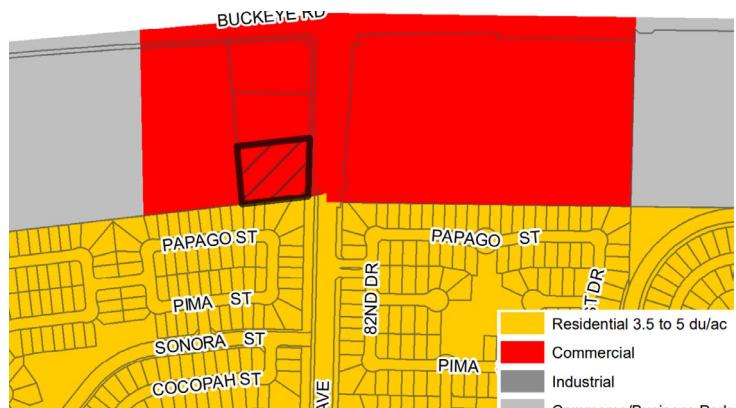
*Source: City of Phoenix Planning and Development Department*

### **GENERAL PLAN LAND USE MAP DESIGNATION**

3. The General Plan Land Use Map designation for the subject site is Commercial. The General Plan Land Use Map designations to the north, east, and west are Commercial and to the south the General Plan Land Use Map designation is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the General Plan Land Use Map designation, and it is compatible with the surrounding designations.

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General Plan Land Use Map  
Source: City of Phoenix Planning and Development Department

## PROPOSAL

## 4. Site Plan

The applicant is proposing a self-service storage facility. The proposed building will be located approximately 106 feet north of the south property line with a proposed height of 36 feet. The conceptual site plan indicates two vehicular access points located along 83rd Avenue, one located at the northeast portion of the site and the other located on the southeast portion of the subject site. Customers that utilize the storage facility will be able to drive into the building to load and unload their storage items. Loading aisles are located on the northeast and southwest corners of the building. Parking areas will be located in front of the site along 83rd Avenue and along the southern portion of the subject site. Furthermore, a wide building setback of 106 feet is depicted on the site plan along the south property line, which is larger than that required by the Zoning Ordinance and will help buffer the uses on the site. Stipulation No. 2 addresses this building setback.



Proposed Site Plan  
Source: Williams & Associates Engineering

## Elevations

The conceptual building elevations depict architectural features that include variations in colors, building articulation, and emphasizes the southeast corner of

the building where the primary pedestrian entrance is located. Staff is recommending general conformance to these building elevations per Stipulation No. 1. To ensure the height is compatible with the single-family residential development to the south, staff is recommending Stipulation No. 3 for a maximum building height of 36 feet.



Proposed Elevations Renderings  
Source: Williams & Associates Engineering

## 5. Special Permit

Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:

- a) All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10 percent of the gross site area.
- b) No auctions, sales, services and repair activity shall be conducted on the site.
- c) There shall be no storage or use of hazardous or dangerous materials on the premises.
- d) The site shall have direct access to an arterial street.
- e) Landscape areas adjacent to residential zones must be a minimum of ten feet.

The proposal meets the above conditions by proposing solely indoor storage on the site, and it does not propose to store any hazardous or dangerous materials on the premises. Access is provided via 83rd Avenue, which is an arterial street. Additionally, the southern portion of the site adjacent to residential zoning provides a generous building setback at 106 feet.

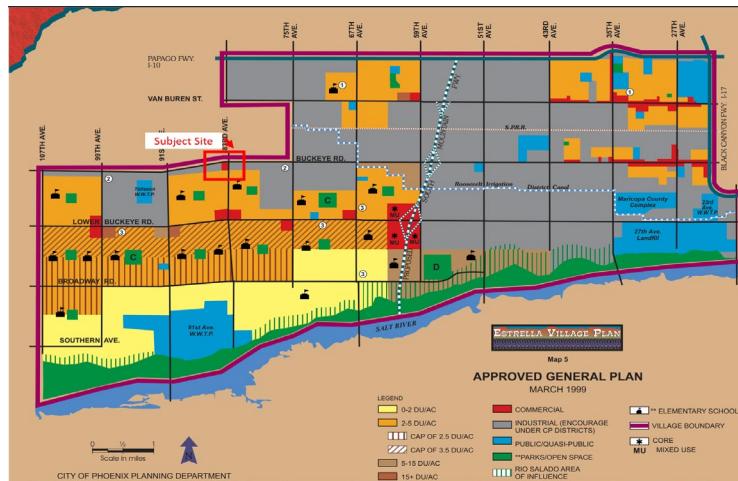
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## STUDIES AND POLICIES

## 6. Estrella Village Plan

The Estrella Village Plan was adopted in 1999 and outlines and vision for improving the village through five main goals that include: orderly growth, an identifiable village core, strong residential neighborhoods, variety of homes and jobs, and consistent streetscapes and trail linkages. The proposed land use map in the Estrella Village Plan identifies the subject site as commercial, which is consistent with the General Plan Land Use Map designation and the proposed zoning district.



Estrella Village Plan Land Use Map  
Source: *Planning and Development Department*

Goal 1 of Estrella Village Plan, growth, Objective E states, "infill development should be consistent with and strengthen the predominant land use character or objectives for the area." The proposal is to develop vacant land with a self-service storage facility that will serve the surrounding area. In addition, the proposed commercial use will be located in an area designated as commercial on the land use map per the Estrella Village Plan and located in an area that is surrounded by commercial uses.

Goal 5 of the Estrella Village Plan, "Urban Design", Objective D "Street Appearance" recommends that commercial and industrial properties along major streets and adjoining residential neighborhoods should be well landscaped with open storage and activity screened from view. The proposal meets this objective, as loading and unloading will be confined to the inside of the building. Additionally, staff recommends enhanced landscape standards along the south property line adjacent to single-family residential development. This is addressed in Stipulation Nos. 5 and 6.

## 7. Estrella Village Arterial Street Landscaping Program

The Estrella Village Arterial Street Landscaping Program adopted in 1999, provides a landscape palette for arterial streets within the Estrella Village to help

establish the community's character. In addition to providing planning guidelines, the plan also indicates the locations to establish entry gateways that welcome individuals entering the village with an entry sign and an enhanced landscape area of 75 feet by 75 feet in size.

Stipulation No. 4 requires that landscaping along 83rd Avenue, an arterial street and designated Village Parkway, adhere to the Estrella Village Arterial Street Landscaping Program to promote the vision of the Village and provide consistent streetscapes.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City's planning and development process. Sidewalks on the street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. Staff is recommending stipulations designed to provide trees and enhance shade within the development, as follows:

- Evergreen trees shall be planted within the landscape setback along the south perimeter of the site (Stipulation No. 6);
- Uncovered surface parking lot areas shall be landscaped with minimum two-inch caliper drought-tolerant shade trees to achieve a minimum of 25 percent shade (Stipulation No. 8);
- Detached sidewalks along all streets with minimum two-inch caliper single trunk shade trees (Stipulation No. 10).

9. **Complete Streets Guidelines**

In 2014, the City of Phoenix City Council adopted the Complete Streets Guiding Principles. The principles are intended to promote improvements that provide an accessible, safe, connected transportation system to include all modes, such as bicycles, pedestrians, transit, and vehicles. To provide a safe pedestrian environment staff is recommending enhanced pavement treatment for the on-site pedestrian walkways that cross vehicular drive aisles. This is addressed in Stipulation No. 7. This development will help enhance the immediate street frontage by providing a detached sidewalk along 83rd Avenue. Furthermore, bicycle parking will be required on the site to encourage alternative transportation. This is addressed in Stipulation No. 9. In addition, any street improvements will be done to City of Phoenix and ADA standards. These are addressed in Stipulations No. 11.

10. **Zero Waste PHX:**

The City of Phoenix is committed to its waste diversion efforts and has set a goal

to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The provision of recycling containers was not addressed in the applicant's submittals.

## COMMUNITY INPUT SUMMARY

11. As of the writing of this report, staff did not receive any correspondence from the public regarding this request.

## INTERDEPARTMENTAL COMMENTS

12. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.
13. The Street Transportation Department commented that all required street improvements shall be provided and meet ADA standards. This is addressed in Stipulation No. 11.

## OTHER

14. The site has not been identified as being archeologically sensitive. However, in the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 33-foot radius 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 No. 12.
15. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 13.
16. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

## **Findings**

1. The proposed zoning is consistent with the General Plan Use Map designation of Commercial and the Estrella Village Plan Land Use Map designation of Commercial.
2. The proposal will develop a vacant property and as stipulated, will be compatible with surrounding land uses.
3. The development, as stipulated, will incorporate design and landscaping features that enhance the location, consistent with the Estrella Village Plan.

## **Stipulations**

1. The development shall be in general conformance with the elevations date stamped April 18, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. A minimum building setback of 100 feet shall be required along the south property line.
3. The maximum building height shall be 36 feet.
4. The development shall conform with the Estrella Village Arterial Street Landscaping Program landscape pallet and landscaping standards along arterial streets in the Estrella Village, except as otherwise noted herein, as approved by the Planning and Development Department.
5. The south landscape setback shall be planted with minimum 50% 2-inch caliper and minimum 50% 3-inch caliper large canopy, drought tolerant trees, planted 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
6. Evergreen trees shall be planted within the landscape setback along the south perimeter of the site, as approved by the Planning and Development Department.
7. Where pedestrian pathways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with parking and drive aisle surfaces, as approved by the Planning and Development Department.
8. All uncovered surface parking lot area shall be landscaped with minimum 2-inch caliper size large canopy drought tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as

approved by Planning and Development Department.

9. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks dispersed throughout the site installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, or in a secure room, as approved by the Planning and Development Department.
10. All sidewalks along 83rd Avenue shall be detached with a landscape strip located between the sidewalk and back of curb following the most recent Cross Section of the Street Classification Map and planted to the following standards, as approved and/or modified by the Planning and Development department.
  - a. Minimum 2-inch caliper single-trunk large canopy drought-tolerant shade trees to provide a minimum 75% shade.
  - b. Drought tolerant vegetation maintained no higher than 24 inches to provide a minimum of 75% live coverage at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

11. 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.
12. 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.
13. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

**Writer**

Nayeli Sanchez Luna

August 16, 2022

**Team Leader**

Racelle Escolar

**Exhibits**

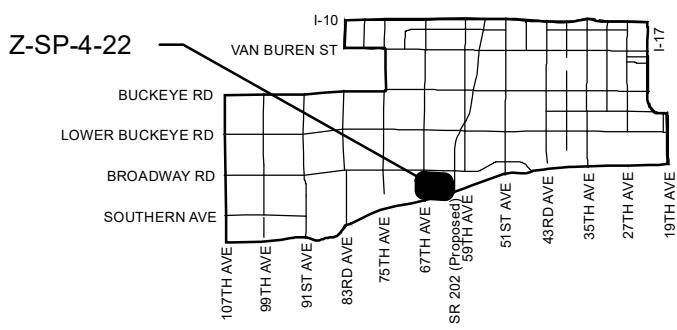
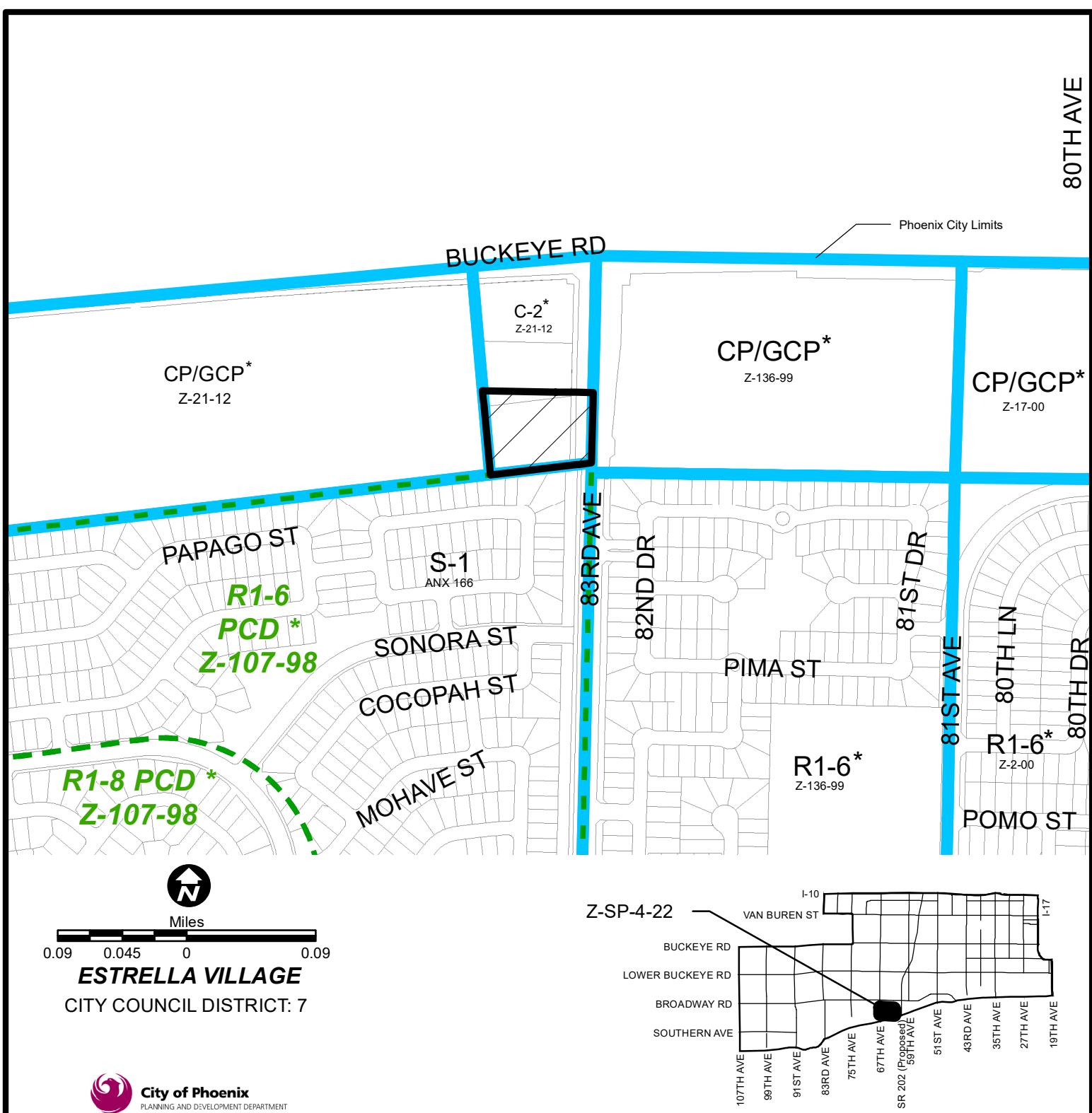
Zoning sketch map

Aerial sketch map

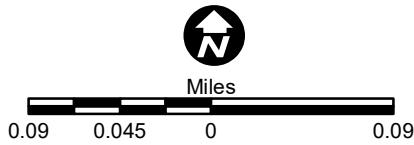
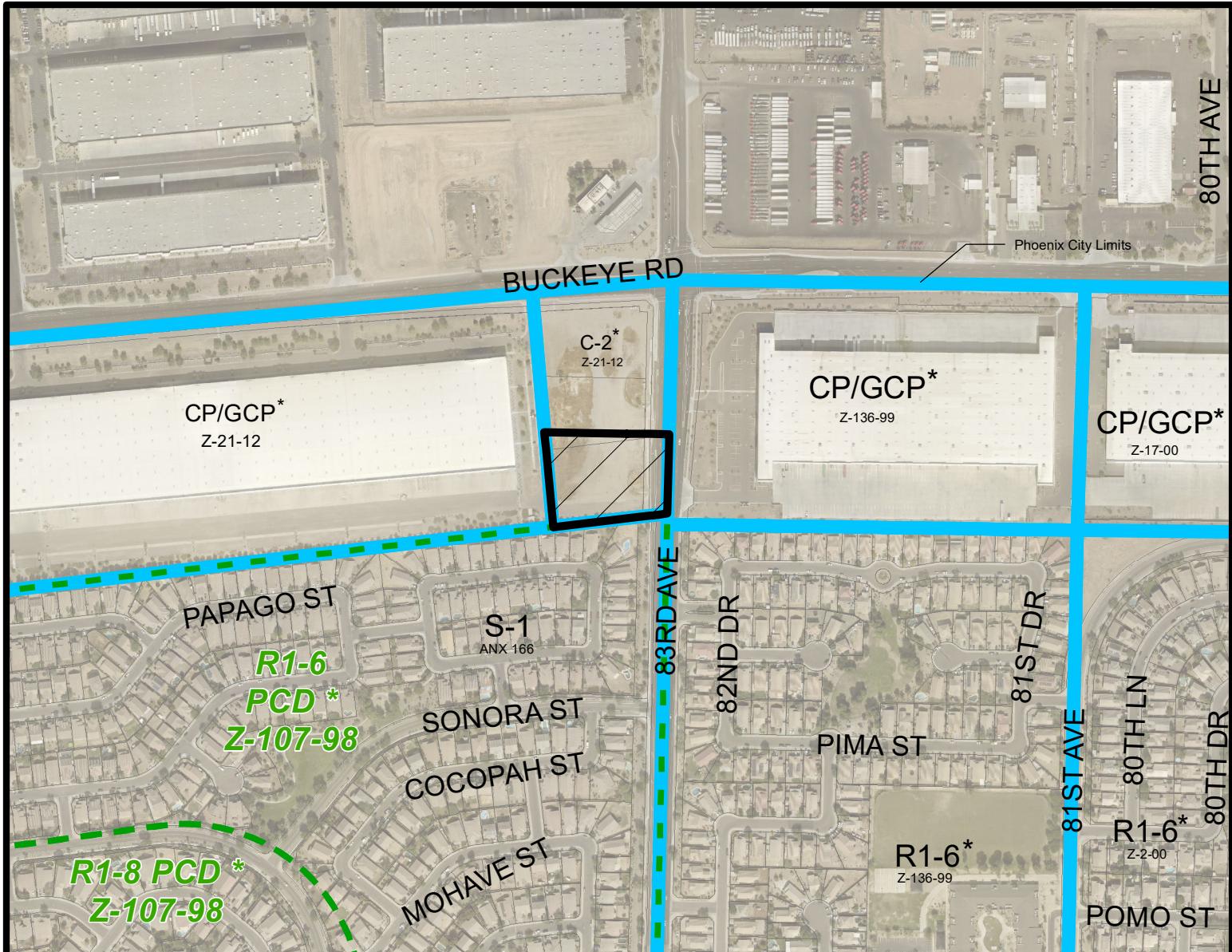
Conceptual Site Plan date stamped August 1, 2022 (1 page)

Conceptual Elevations date stamped April 18, 2022 (4 pages)

Conceptual Elevation Renderings date stamped April 18, 2022 (4 pages)



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

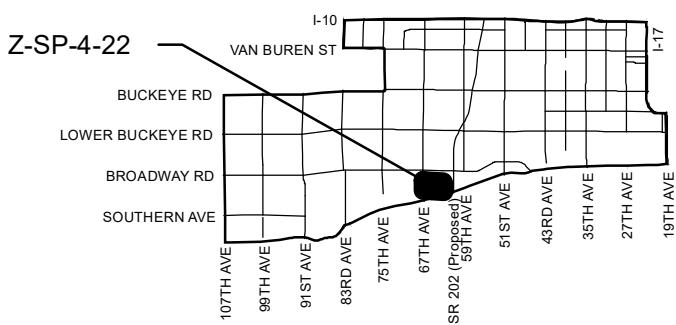


## ESTRELLA VILLAGE

CITY COUNCIL DISTRICT: 7



**City of Phoenix**  
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: **SAFStor Real Estate Co, LLC**

APPLICATION NO. **Z-SP-4-22**

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

**2.55 Acres**

DATE: **5/26/2022**  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.

**QS 8-8**

ZONING MAP

**F-3**

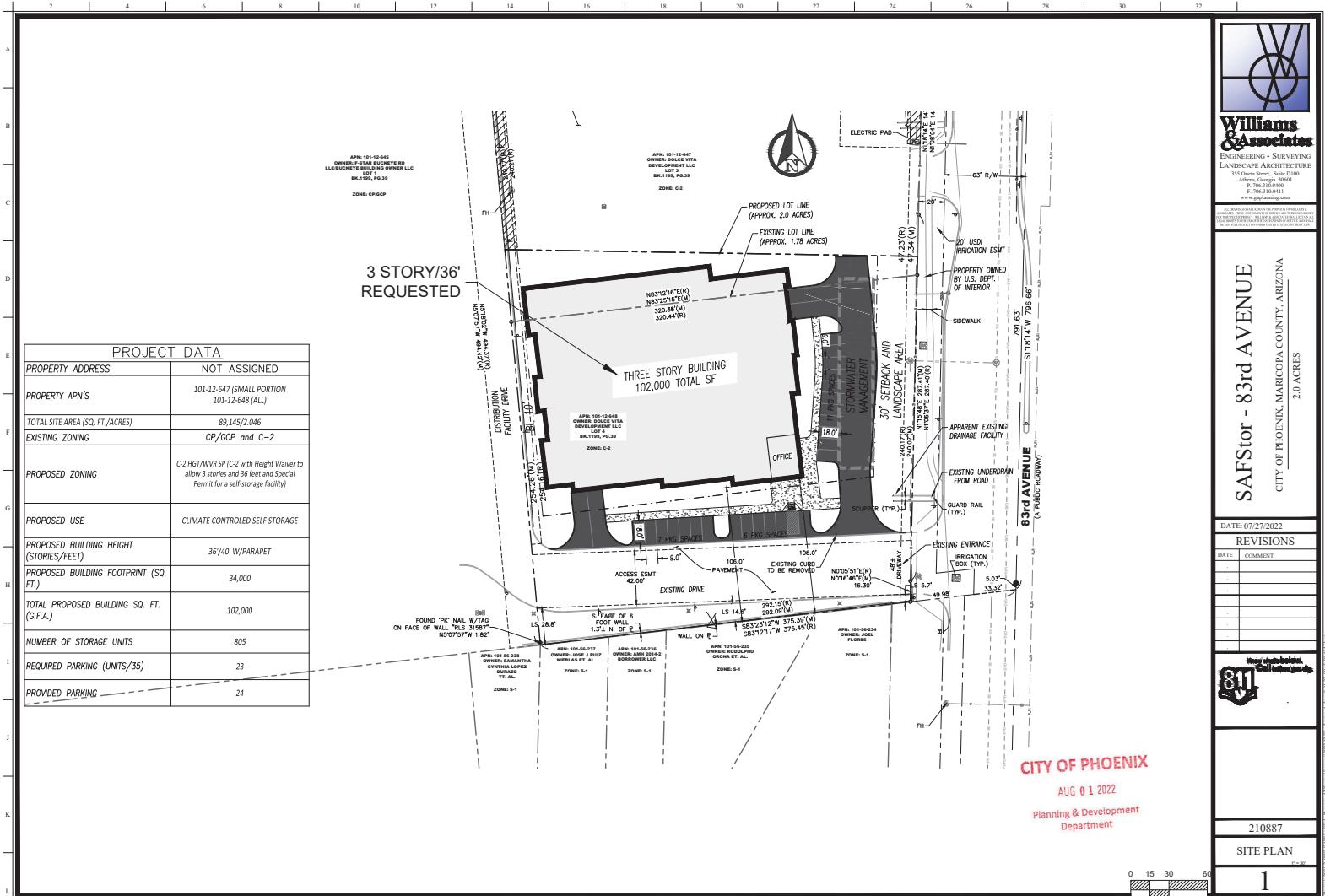
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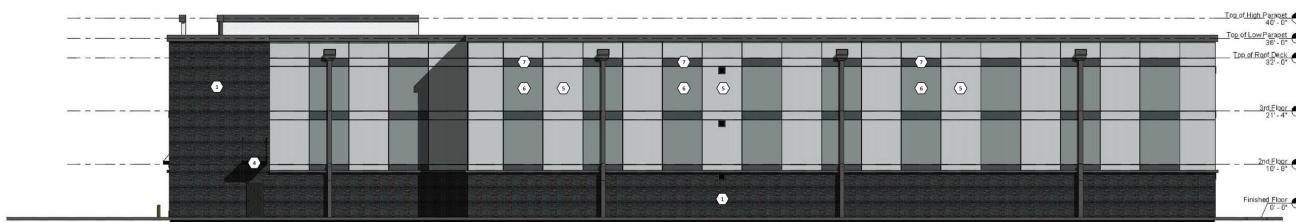
FROM: **C-2 (Pending C-2 HGT/WVR) ( 2.55 a.c.)**

TO: **C-2 HGT/WVR SP ( 2.55 a.c.)**

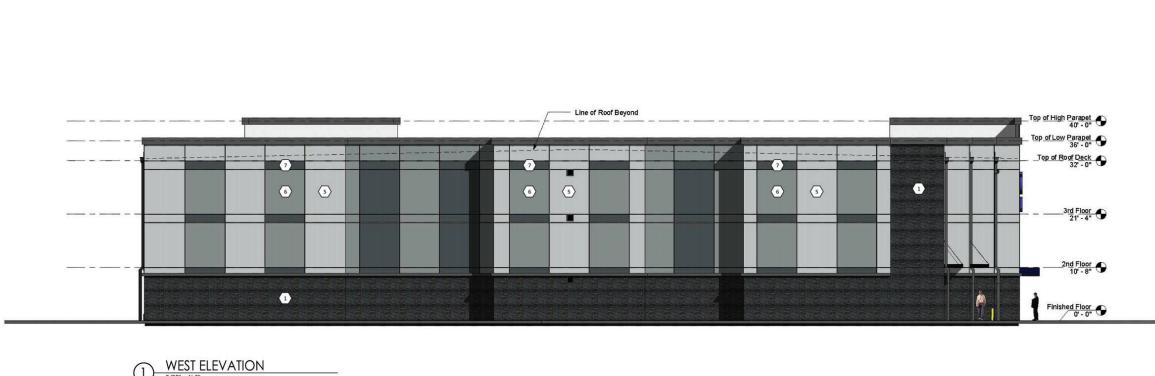
MULTIPLES PERMITTED	CONVENTIONAL OPTION	* UNITS P.R.D. OPTION
<b>C-2 (Pending C-2 HGT/WVR)</b>	<b>37, (37)</b>	<b>44, (44)</b>
<b>C-2 HGT/WVR SP</b>	<b>37</b>	<b>44</b>

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





② NORTH ELEVATION  
3/32" = 1'-0"



① WEST ELEVATION  
3/32" = 1'-0"

EXTERIOR FINISHES

①		VEENERSTONE INC IMPERIAL BLACK GRAPHITE
②		ALPOLIC POWDER-COATED RTB BLUE
③		ALPOLIC POWDER-COATED AUB BLUE
④		AWNINGS & COPING TO MATCH SW 7076 CYBERSPACE
⑤		STUCCO SW 7071 GRAY SCREEN
⑥		STUCCO SW 7074 SOFTWARE
⑦		STUCCO SW 7076 CYBERSPACE

CITY OF PHOENIX

APR 18 2022

Planning & Development  
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SAFStor  
83RD AVENUE, PHOENIX, AZ

THE COLORS IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND  
DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED. THE VIEWER IS  
ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE  
BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

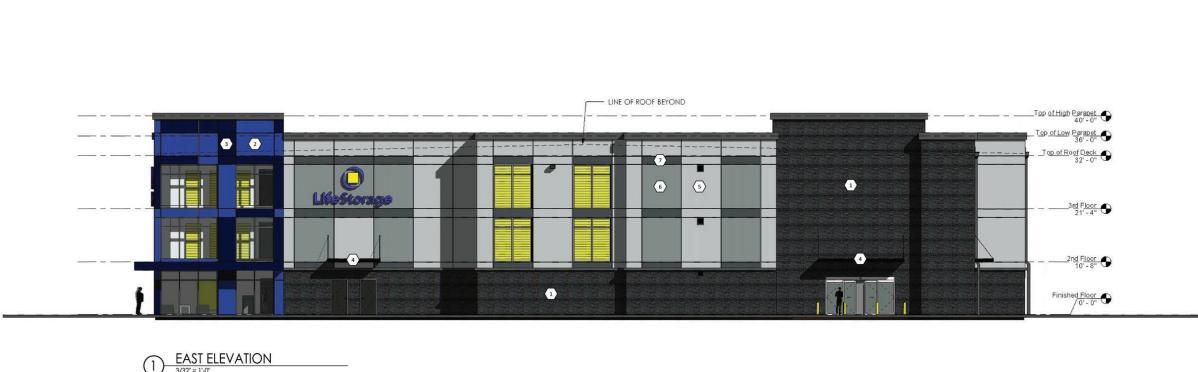


INTERPLAN  
INTERPLAN NO. 2022.0278  
3.22.2022



② SOUTH ELEVATION

3/32" = 1'-0"



① EAST ELEVATION

3/32" = 1'-0"

EXTERIOR FINISHES

①	VENERETONE INC IMPERIAL STONE GRAPHITE
②	ALPOLIC POWDER-COATED RTB BLUE
③	ALPOLIC POWDER-COATED AUB BLUE
④	AWNINGS & COPING TO MATCH SW 7076 CYBERSPACE
⑤	STUCCO SW 7071 GRAY SCREEN
⑥	STUCCO SW 7074 SOFTNAME
⑦	STUCCO SW 7076 CYBERSPACE



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83RD AVENUE, PHOENIX, AZ

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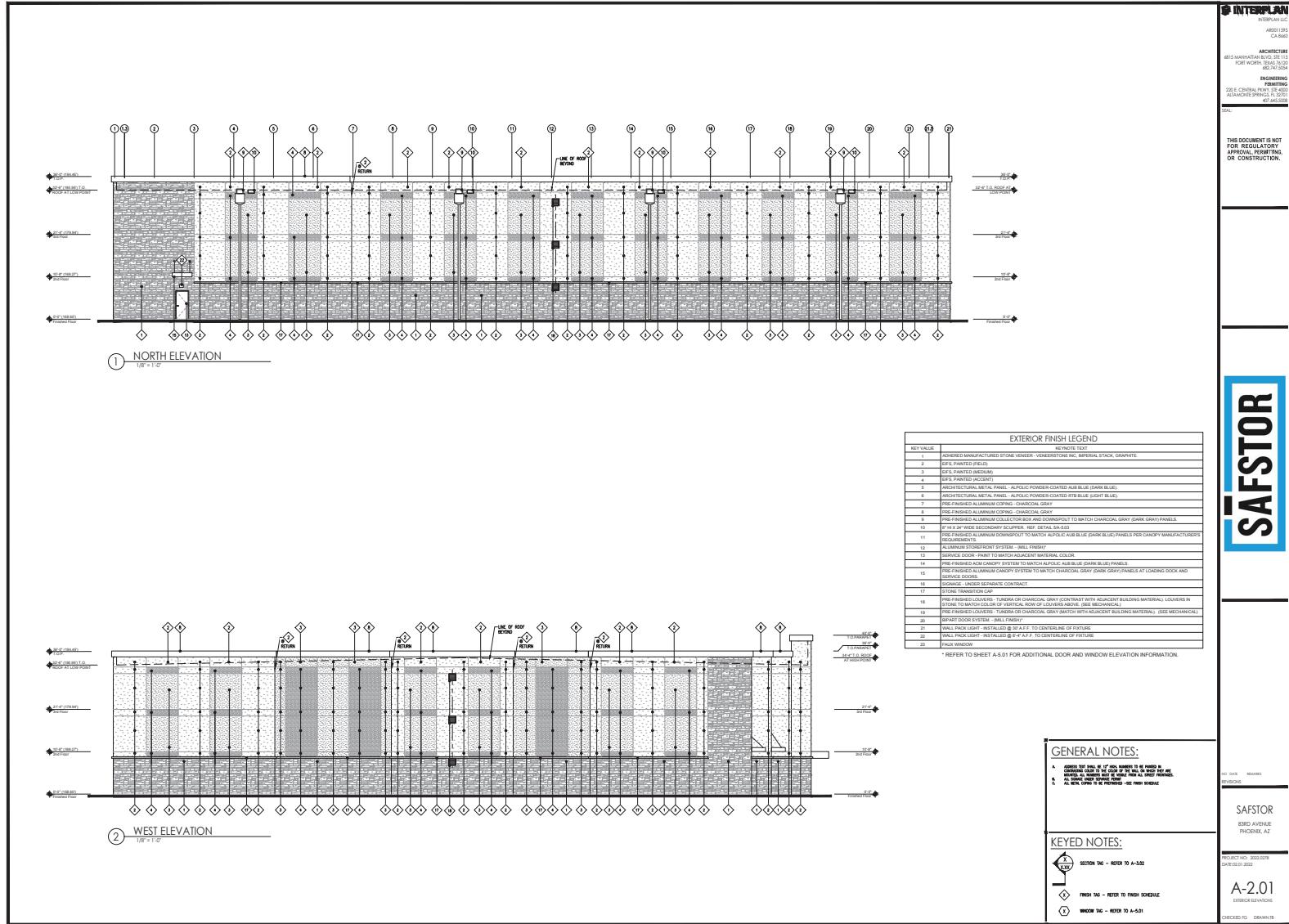


W&A  
Engineering



INTERPLAN

INTERPLAN NO. 2022.0278  
3.22.2022







## 83rd AVENUE PHOENIX, AZ

DESIGN INTERPLAN DRAWING THIS DESIGN, APPOINTMENT, APPROVAL OF THE EXTERIOR  
PROPERTY, EXTERIOR BUILDING AND EXTERIOR BUILDING AND EXTERIOR COLOR  
SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF PHOENIX. THIS DRAWING  
MATERIAL, AND PROPORTIONAL SPECIFICATIONS DESCRIBED ON THIS DESIGN, APPOINTMENT DRAWING.



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## 83rd AVENUE PHOENIX, AZ

DESIGN INTENT DRAWING. THIS DESIGN INTENT DRAWING IS PROVIDED FOR JURISDICTIONAL APPROVAL OF THE EXTERIOR  
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OF THE EXTERIOR MATERIALS, COLOR, FINISHES, AND PROPORTIONAL SPECIFICATIONS DESCRIBED ON THIS DESIGN INTENT DRAWING.



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AFR 1/8/2022  
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## 83rd AVENUE PHOENIX, AZ

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## 83rd AVENUE PHOENIX, AZ

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APR 18 2022

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