



Village Planning Committee Meeting Summary

Z-SP-6-22-7

Date of VPC Meeting	September 20, 2022
Request From:	C-2
Request To:	C-2 SP
Proposed Use:	Self-service storage warehouse and all underlying C-2 uses
Location	Approximately 650 feet east of the southeast corner of 107th Avenue and Lower Buckeye Road
VPC Recommendation	Approval, per the staff recommendation
VPC Vote	7-5-1

VPC DISCUSSION:

Staff presentation:

Nayeli Sanchez Luna, staff, presented an overview of the rezoning requests. Ms. Sanchez Luna discussed the location of the site, the requested zoning designation, the surrounding land uses, and the General Plan Land Use Map designation. Ms. Sanchez Luna displayed the site plan and elevations and described the configuration including the proposed height, the location of the parking and loading areas, and the landscape setback along the east and south property lines. Ms. Sanchez Luna concluded the presentation by providing the community input, noting one letter of opposition, and summarizing the staff findings, the recommendation, and proposed stipulations.

Applicant presentation:

Ed Bull, representing the applicant with Burch & Cracchiolo, provided an overview of the proposed rezoning case and special permit request. Mr. Bull provided background information on the applicant, summarized the site location and described the existing zoning. Mr. Bull summarized the configuration of the proposed development noting the enhanced building and landscape setbacks. Mr. Bull displayed the elevations and noted the improvements along Lower Buckeye Road and the compatible features to the adjacent commercial development. Mr. Bull concluded his presentation by summarizing the traffic study, the community benefits, and the neighborhood outreach that was conducted.

Questions from the committee:

Markus Cenicerros stated that a self-service storage facility was built on 99th Avenue and Lower Buckeye Road and asked why was there a need for another one at this location. **Mr. Bull** stated that the applicant has investigated other self-service storage warehouses and population patterns in the area. **Mr. Bull** stated that based on the investigation, there is a need for additional self-service storage in the area. **Mr. Cenicerros** asked if the proposed landscaping adjacent to the residential development would provide shading to those residents. **Mr. Bull** stated that the proposed landscape would act as a buffer and would provide shade, but it would not hinder the adjacent property.

Lisa Perez stated that she had concerns about the site configuration of the entire commercial site including the other proposed uses. **Ms. Perez** asked for an elaboration on access within the site, community outreach regarding school districts, and the location of the public meeting. **Mr. Bull** stated that there are two accessways along Lower Buckeye Road and along 107th Avenue. **Ms. Perez** asked who would be doing the improvements along Lower Buckeye Road. **Mr. Bull** stated that Quick Trip will be making the improvements along 107th Avenue and Lower Buckeye Road and noted that the improvements would be done prior to the development of the proposal. **Mr. Bull** added that the City of Avondale and the adjacent school district had not provided any comments. **Mr. Bull** noted that the closest meeting location available was in the City of Avondale, but it was within a reasonable distance. **Ms. Perez** stated that school districts would be concerned regarding the traffic congestion generated and asked staff to assist applicants to find meeting locations adjacent to proposed sites. **Ms. Perez** asked for clarification if access was determined by Quick Trip. **Mr. Bull** stated that Quick Trip has worked with the City to ensure adequate access including improvements such as an additional lane with a median lane. **Ms. Perez** stated that the issue was when self-service storage facilities abut residential development. **Mr. Bull** stated that the building and landscape setbacks for the proposed development exceeded the Zoning Ordinance standards, and the enhanced security and improvements would make the development compatible with the surrounding area.

Dan Rush stated that adding right-in and right-out lanes should be included in the preliminary design. **Ms. Perez** stated that right-in and right-out entryways limit traffic accidents and traffic congestion. **Mr. Rush** asked what the distance was to the adjacent properties. **Mr. Bull** stated the building setback to the east is 56 feet with a 25-foot landscape setback and the building setback to the south is 69 feet with a 25-foot landscape setback. **Mr. Bull** added that an eastbound right-turn lane would be added along Lower Buckeye Road and added that City staff has been very involved in developing appropriate access.

Mr. Cenicerros stated he had concerns with traffic congestion and asked if the development would still have one lane going east and one lane going west. **Mr. Bull** stated that the improvements would result in two eastbound lanes, a median lane, and a westbound lane. **Mr. Cenicerros** asked if a left-turn lane would be added along Lower Buckeye Road to access the site. **Mr. Bull** confirmed that a left-turn lane would be added westbound along Lower Buckeye Road.

Kristine Morris asked why a special permit is required for a self-service storage warehouse facility. **Ms. Sanchez Luna**, staff, stated that the special permit is utilized for

a use that was more intense than the underlying C-2 zoning and that it would allow the community to be more involved in the decision. **Ms. Morris** asked if any security or building features had to be considered for the special permit. **Mr. Bull** stated that security cameras would be located in and outside the building and that security is not required as part of the Zoning Ordinance. Mr. Bull stated that some requirements for a self-service storage facility include limiting outdoor storage and enhanced screening which this proposal has addressed. **Ms. Morris** stated that she agreed with the issues regarding traffic congestion but agrees that a self-service storage facility will generate the least amount of traffic.

Andre Serrette stated that he had concerns with the traffic congestion along Lower Buckeye Road and that he supported a right-in and right-out accessway on the site. Mr. Serrette added that he would like to see two lanes eastbound and two lanes westbound. **Mr. Bull** stated that a right-turn lane is not proposed along Lower Buckeye Road, but a median lane is proposed with the addition of an extra lane eastbound.

Dafra Joel Sanou asked for a guarantee that the additional lanes will be added along Lower Buckeye Road. **Mr. Bull** confirmed that as part of the street improvements, an additional eastbound lane will be added, as well as a median lane with a left turn into the subject site. Mr. Bull added that improvements will also be made to 107th Avenue and that all improvements will begin in 2023.

Public Comment:

None.

Applicant Response:

None.

Committee Discussion:

None.

Motion:

Dan Rush motioned to recommend approval of Z-SP-6-22 per the staff recommendation. **Chair Mark Cardenas** second the motion.

Vote:

7-5-1, motion to recommend approval passed with Committee members Ademolu, Barquin, Burd, Cartwright, Morris, Rush, and Cardenas in favor, Committee members Ayala, Cenicerros, Perez, Sanou, Terrazas in opposition, and Committee member Serrette abstained.

Staff comments regarding VPC Recommendation:

None.