

Attachment B



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-14-17-6
January 8, 2017

Alhambra Village Planning Committee Meeting Date: January 23, 2018

Planning Commission Hearing Date: February 1, 2018

Request From: C-2 (1.29 acres)

Request To: C-2 SP (1.29 acres)

Proposed Use: Self-storage and all underlying C-2 uses

Location: Approximately 350 feet north of the northwest corner of 7th Street and Bethany Home Road

Owner: PGS Property Managers, LLC, et al.

Applicant: Wentworth Property Company

Representative: George Pasquel, Withey Morris PLC

Staff Recommendation: Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Commercial	
Street Map Classification	7th Street	Major Arterial	40-foot west half street
<i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</i>			
The proposed development is sensitive to surrounding residential development thereby warranting the reasonable levels of increased intensity required for the project.			

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; LAND USE PRINCIPLE: New development and expansion or redevelopment of existing development in or near residential areas should be compatible with existing uses and consistent with adopted plans.

The site is located adjacent to a residential area and is designed to be compatible with the surrounding residential and the existing commercial uses along 7th Street.

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; LOCAL AND SMALL BUSINESS; LAND USE PRINCIPLE: Facilitate adaptive reuse of older, underutilized properties to create mechanisms for new local and small businesses to operate, thrive and grow.

The request proposes to redevelop a commercial property currently developed with offices. The change of use to self-service storage will utilize the commercial property with a use compatible with those existing along 7th Street.

Applicable Plans and Principles

Tree and Shade Master Plan – see #9 and #10 below.

Complete Streets Guiding Principles – see #10 below.

Comprehensive Bicycle Master Plan – see #11 below.

Surrounding Land Uses/Zoning

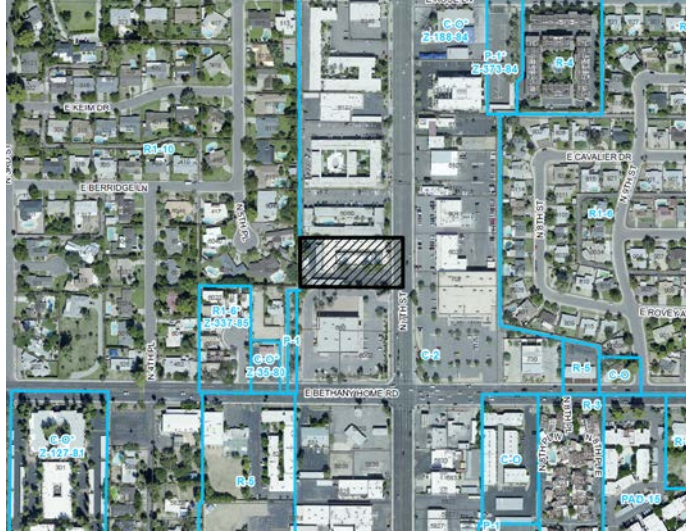
	<u>Land Use</u>	<u>Zoning</u>
On Site	Commercial office building	C-2
North	Multifamily residential	C-2
South	Retail (CVS/Pharmacy)	C-2
East (across 7th Street)	Commercial and retail	C-2
West	Single-Family Residential	R1-10

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Adjacent to Street – 7th Street	For structures not exceeding two stories or 30 feet, average 25 feet required; Minimum 20 feet permitted for up to 50% of structure, including projections	Met – 25 feet
Adjacent to Zoning - North	For two story or 30 feet adjacent to C-2, 0 feet required	Met – 55 feet
Adjacent to Zoning - South	For two story or 30 feet adjacent to C-2, 0 feet required	Met – 5 to 7 feet
Adjacent to Zoning - West	For one story or 15 feet adjacent to R1-10, 25 feet required	Met – 35 feet
	For two story or 30 feet adjacent to R1-10, 50 feet required	Met – 50 feet
<i>Landscaped Setbacks</i>		
Street – 7th Street	Average 25-foot setback; minimum 20-foot permitted for up to 50% of the frontage	Met – 25 feet
Property line not adjacent to street – North	None adjacent to C-2	Met – 5 feet
Property line not adjacent to street – South	None adjacent to C-2	Met – 5 feet
Property line not adjacent to street – West	Minimum 10 feet adjacent to R1-10	Met – 10 feet
Lot Coverage	Not to exceed 50%	Met – 48.8%
Building Height	2 stories not to exceed 30 feet	Met – 2 basement levels and 2 stories above grade (30 feet)
Parking	650 units @ 1 per 35 units = 19 spaces required plus 1 accessible space	Met – 19 spaces including 1 accessible

Background/Issues/Analysis

SUBJECT SITE (REQUEST)

1. Z-SP-14-17-6 is a request to rezone 1.29 acres located approximately 350 feet north of the northwest corner of 7th Street and Bethany Home Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial District with a Special Permit) to allow Self-storage and all underlying C-2 uses.



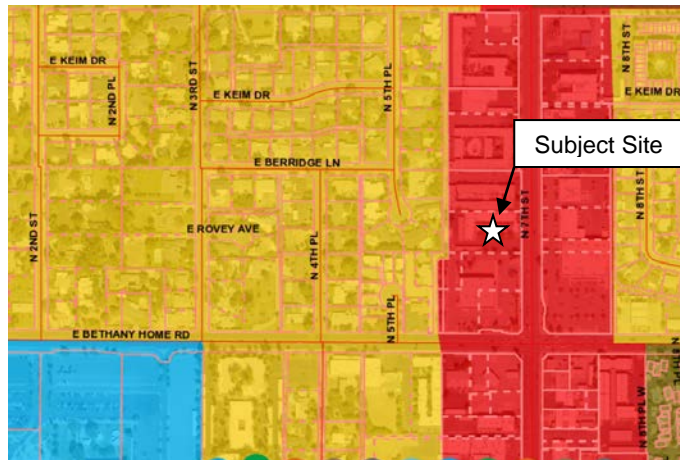
Source: City of Phoenix, Planning and Development Department

SURROUNDING ZONING AND LAND USE

2. The subject site is currently developed with an office building and zoned C-2. A multifamily complex exists to the north and is also zoned C-2. Single-family residences are to the west zoned R1-10. A commercial retail complex is to the east across 7th Street and a CVS/Pharmacy is to the immediate south both zoned C-2.

GENERAL PLAN AND SPECIFIC PLAN

3. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the General Plan designation and compatible with land uses in the area.

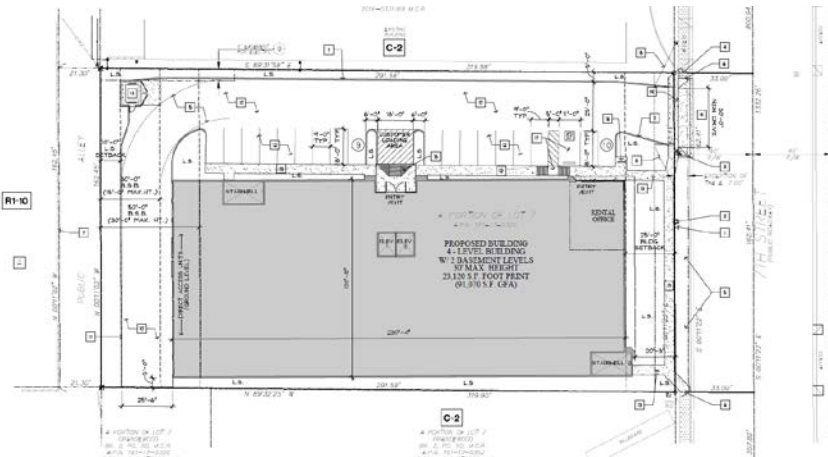


Source: City of Phoenix, Planning and Development Department

ANALYSIS OF PROPOSAL

4. The C-2 zoning district allows the development of self-storage warehouse uses with a Special Permit. The application of Special Permits to specific locations allows the location of certain uses while maintaining adequate protection to the surrounding area. These uses, which are necessary in urban development, do not usually conform with traditional use groupings. Self-service storage warehouse is an allowed use, subject to a Special Permit under these conditions:
 - a. All storage to occur in a closed building and there are limits on outside storage.
 - The applicant proposes that all storage on site will be within the building.
 - b. No auctions, sales, service or repair facilities shall be conducted on the premises.
 - The site will be solely used for self-service storage.
 - c. No storage or use of hazardous or dangerous materials on the premises.
 - There will be no storage or use of hazardous or dangerous materials.
 - d. The premises shall abut or have direct access to a freeway or arterial street.
 - The access is to 7th Street, a major arterial street.
 - e. All parts which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least ten feet wide.
 - A 10-foot landscaped setback is proposed.
 - f. May not be combined with a household moving center.
 - The use will be self-service storage only.
5. The conceptual site plan shows a new building footprint with a height of two stories with a maximum 30 feet, and two basement levels for a total of four levels. The building covers approximately 48.8% of the net area with approximately 23,120 square feet of building footprint, for a total of approximately 650 self-storage units. The site plan depicts 19 parking spaces being provided with ingress and egress from a new driveway location along 7th Street.

6. The building setback shown on the west property line is approximately 35 feet for the single-story portion of the building and 50 feet for the second story, creating a building step back sensitive to the residential uses to the west.



Source: Robert Brown Architects

Staff is recommending general conformance with the site plan date stamped November 14, 2017, with specific regard to a minimum 30-foot setback for single story buildings along the west property line. This is addressed in Stipulation 1.

7. The developer has indicated that they may seek a cross access easement with the property to the south. Additionally, the developer has indicated that they may seek a variance for the fence or wall where adjacent to a residential zone.

8. The conceptual rendering shows a perspective from 7th Street and depicts façade treatments such as smooth stucco and paint finishes, vertical and horizontal elements, and large windows. It is unclear whether windows are proposed adjacent to residential uses along the west property line or whether the façade treatments are continued along the south and west elevations.



Source: Robert Brown Architects

Per Section 507 TAB A.II.B.5.1., all sides of a structure should exhibit design continuity and contain multiple exterior accent materials that exhibit quality and durability.

9. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, future improvements of this site will contribute to the urban forest infrastructure through the provision of trees along the west property line and the right-of-way. Planting of trees adjacent to the

sidewalk will contribute to the provision of shade for thermal comfort of pedestrians. Additionally, the trees will provide a cooling effect and could assist in increasing the building's energy efficiency. This is addressed in Stipulations 2 and 5.

10. The subject site is served by several major bus routes. The site plan depicts detached sidewalks along 7th Street. To encourage walkability and shade, staff is recommending a stipulation that all sidewalks shall be detached with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk. This design is consistent with the City Council adopted Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable. This is also addressed in Stipulation 5.

11. The Comprehensive Bicycle Master Plan supports options for bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The conceptual site plan does not show bicycle parking. It is recommended that bicycle parking be provided on the property for employees. The property is served by several major bus routes. Providing bicycle parking for employees is supportive of multimodal travel options. The applicant will work with Planning and Development staff through the site plan review process to determine the location for bicycle parking. The bicycle racks should be an Inverted-U design where both ends of the "U" are affixed to the ground and installed per the requirements of Walkable Urban Code. This is addressed in Stipulation 6.



Inverted-U bicycle rack, where both ends of the "U" reach the ground.

STREETS

12. The Street Transportation Department has indicated that a sidewalk easement totaling 10 feet shall be dedicated along the west half of 7th Street. This is addressed in Stipulation 3.
13. The Street Transportation Department has indicated that the developer shall update and construct all streets adjacent to the development with paving, curb, gutter, minimum six-foot sidewalks, curb ramps and other incidentals and all improvement shall comply with all ADA accessibility standards. This is addressed in Stipulation 4.

14. The Street Transportation Department has indicated that the developer shall construct a detached six-foot-wide sidewalk along 7th Street. This is addressed in Stipulation 5.

FIRE

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

FLOOD

16. 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 1740 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

WATER

17. The City of Phoenix Water Services Department has noted the site 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.

OTHER

18. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittals.
19. The site has not been identified as being archaeologically sensitive. However, 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 7.
20. 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 abandonments, may be required.

Findings

1. The proposal will provide a specialized commercial service that caters to the diverse needs of the community.
2. The request is consistent with surrounding zoning pattern in the area.
3. The proposal is compatible with the existing commercial uses along 7th Street and sensitive to the residential uses to the west.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 14, 2017, with specific regard to a minimum 30-foot setback for single story buildings along the west property line, as approved by the Planning and Development Department.
2. The landscape setback along the west property line shall be planted with a minimum 50% two-inch caliper trees, minimum 25% three-inch caliper or multi-trunk and minimum 25% four-inch caliper or multi-trunk, as approved by the Planning and Development Department.
3. A sidewalk easement totaling 10 feet shall be dedicated for the west half of 7th Street, as approved by the Planning and Development Department.
4. 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.
5. The developer shall construct a minimum six-foot-wide detached sidewalk along 7th Street with a minimum five-foot-wide landscaped strip located between the sidewalk and back of curb and shall include minimum two-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings staggered along both sides of the sidewalk, as approved by the Planning and Development Department.
6. A minimum of one inverted-U bicycle rack for employees shall be provided on site, located near an entrance to the office, and installed per the requirements of Section 1307.H.4 of the Zoning Ordinance, as approved by the Planning and Development Department.

7. 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

Joél Carrasco

January 8, 2017

Team Leader

Joshua Bednarek

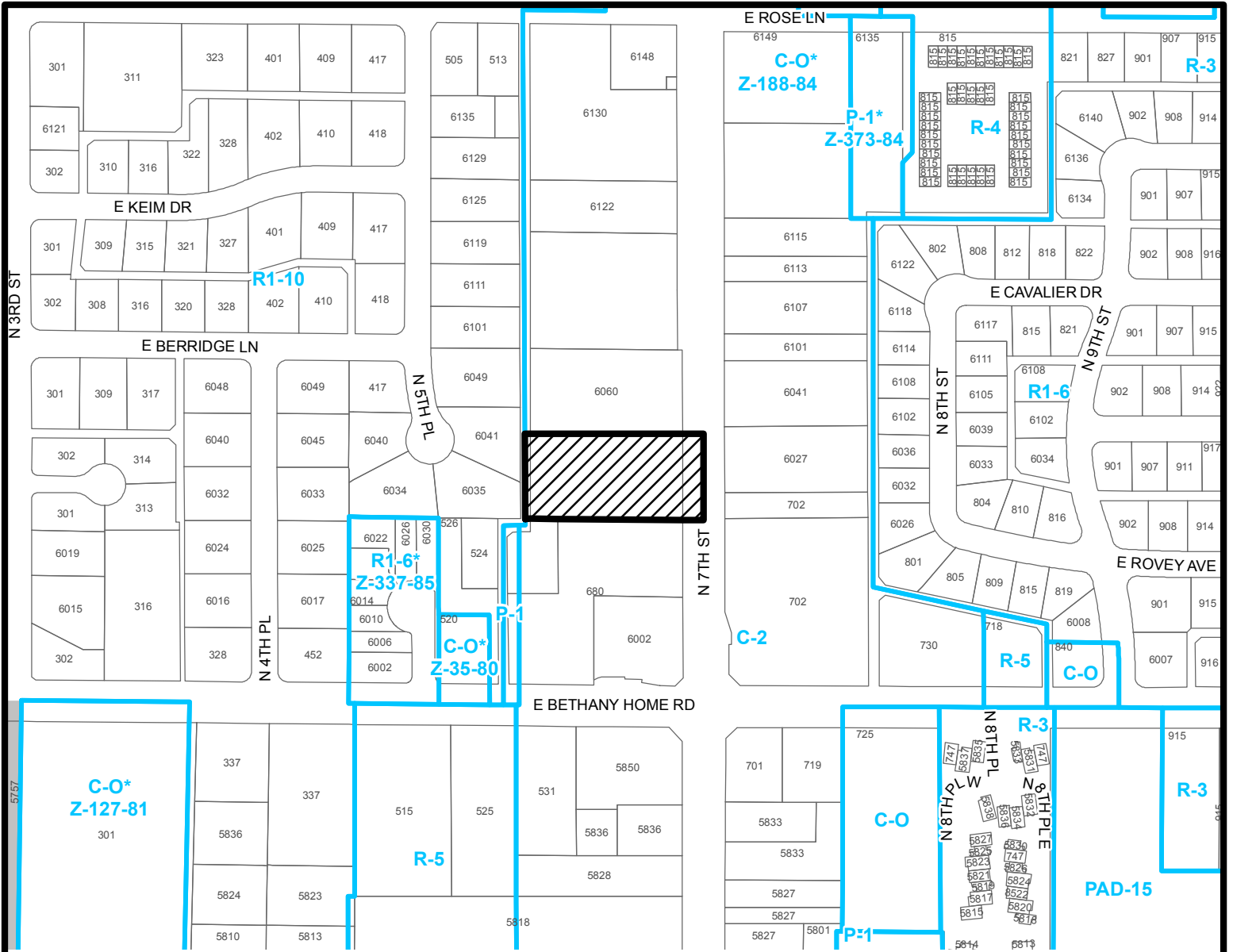
Exhibits

Z-SP-14-17-6 Zoning sketch

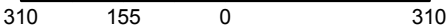
Z-SP-14-17-6 Aerial

Conceptual Site plan date stamped November 14, 2017

Conceptual Rendering View 1 date stamped November 14, 2017



Feet

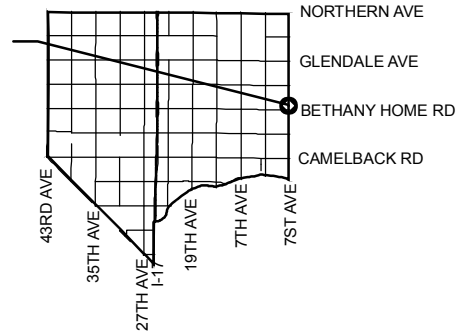


ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 6

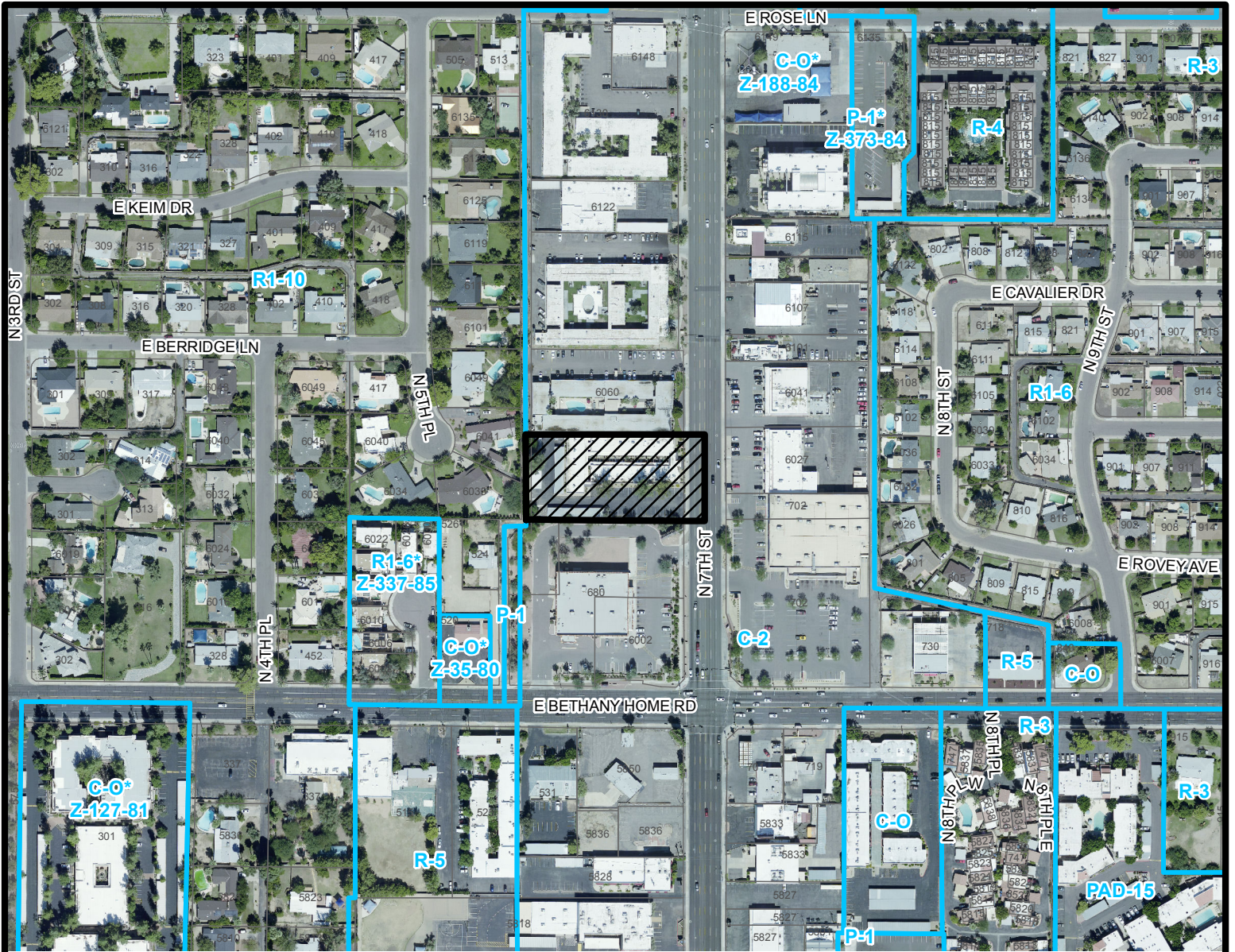


Z-SP-14-17



APPLICANT'S NAME: Wentworth Property Company		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-14-17		FROM: C-2 (1.29 a.c.)	
DATE: 11/20/2017		TO: C-2 SP (1.29 a.c.)	
REVISION DATES:			
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.			
1.29 Acres			
AERIAL PHOTO & QUARTER SEC. NO.		ZONING MAP	
QS 21-28		I-8	
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-2		18	
C-2 SP		18	
		* UNITS P.R.D. OPTION	
		22	
		22	

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



Feet

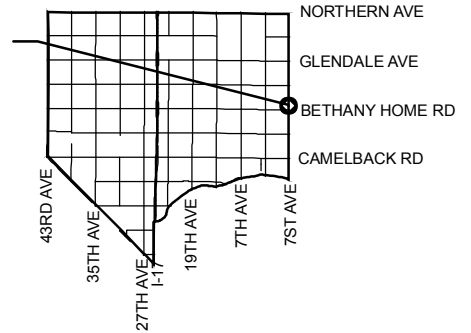
310 155 0 310

ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 6



Z-SP-14-17



APPLICANT'S NAME: **Wentworth Property Company**

APPLICATION NO. **Z-SP-14-17**

DATE: **11/20/2017**
REVISION DATES:

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

1.29 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 21-28

ZONING MAP
I-8

REQUESTED CHANGE:

FROM: **C-2 (1.29 a.c.)**

TO: **C-2 SP (1.29 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

18

18

*** UNITS P.R.D. OPTION**

22

22

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

DEVELOPMENT PROGRAM

GENERAL INFORMATION

DEVELOPER: WENTWORTH PROPERTY CO., L.L.C. CONTACT: DAVE R. KING
 ADDRESS: 802 N. 3RD AVE., PHOENIX, ARIZONA 85003
 TELEPHONE: 602-296-2156 CELL: 602-525-6031
 ARCHITECT: ROBERT BROWN ARCHITECTS CONTACT: KELLY FERGUSON
 ADDRESS: 88 S. SAN MARCOS PLACE, CHANDLER, ARIZONA 85225
 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 I.F.C.
 PLUMBING CODE: 2012 I.P.C. ENERGY CODE: 2012 I.E.C.C.

SITE INFORMATION

PROJECT ADDRESS: 7TH ST. & BETHANY HOME
 6040 N. 7TH STREET
 PHOENIX, ARIZONA 85014

PARCEL NUMBER: 161-17-032G
 EXISTING ZONING DISTRICT: C-2 (COMMERCIAL)

PROPOSED SITE USE: SELF-STORAGE
 BUILDING HEIGHT: PROPOSED +30'-0"

SITE AREA:
 NET AREA: 47,360 S.F. 1.087 Acres

BUILDING AREA : (2 BASEMENT LEVEL + 2 UPPER LEVELS)
 GROSS FLOOR AREA: 91,070 S.F.

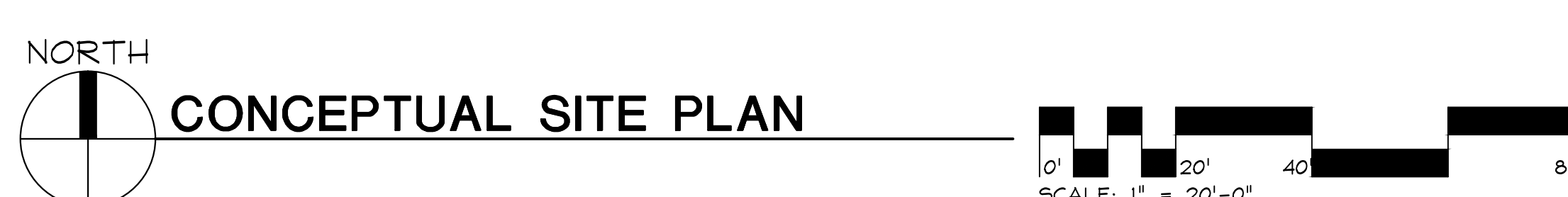
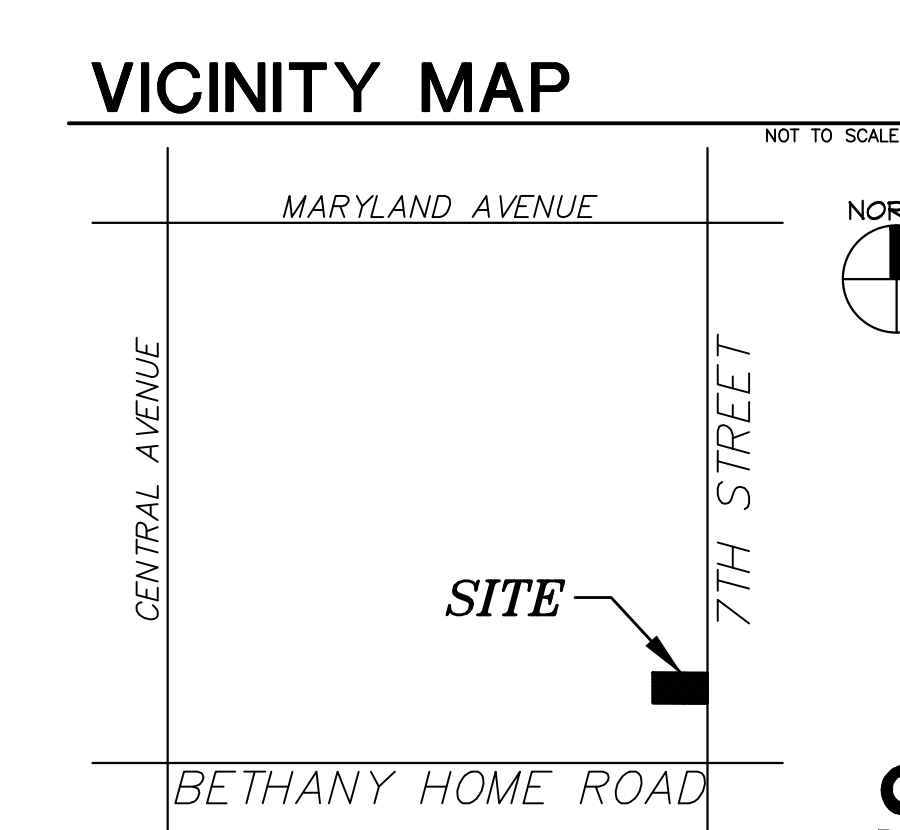
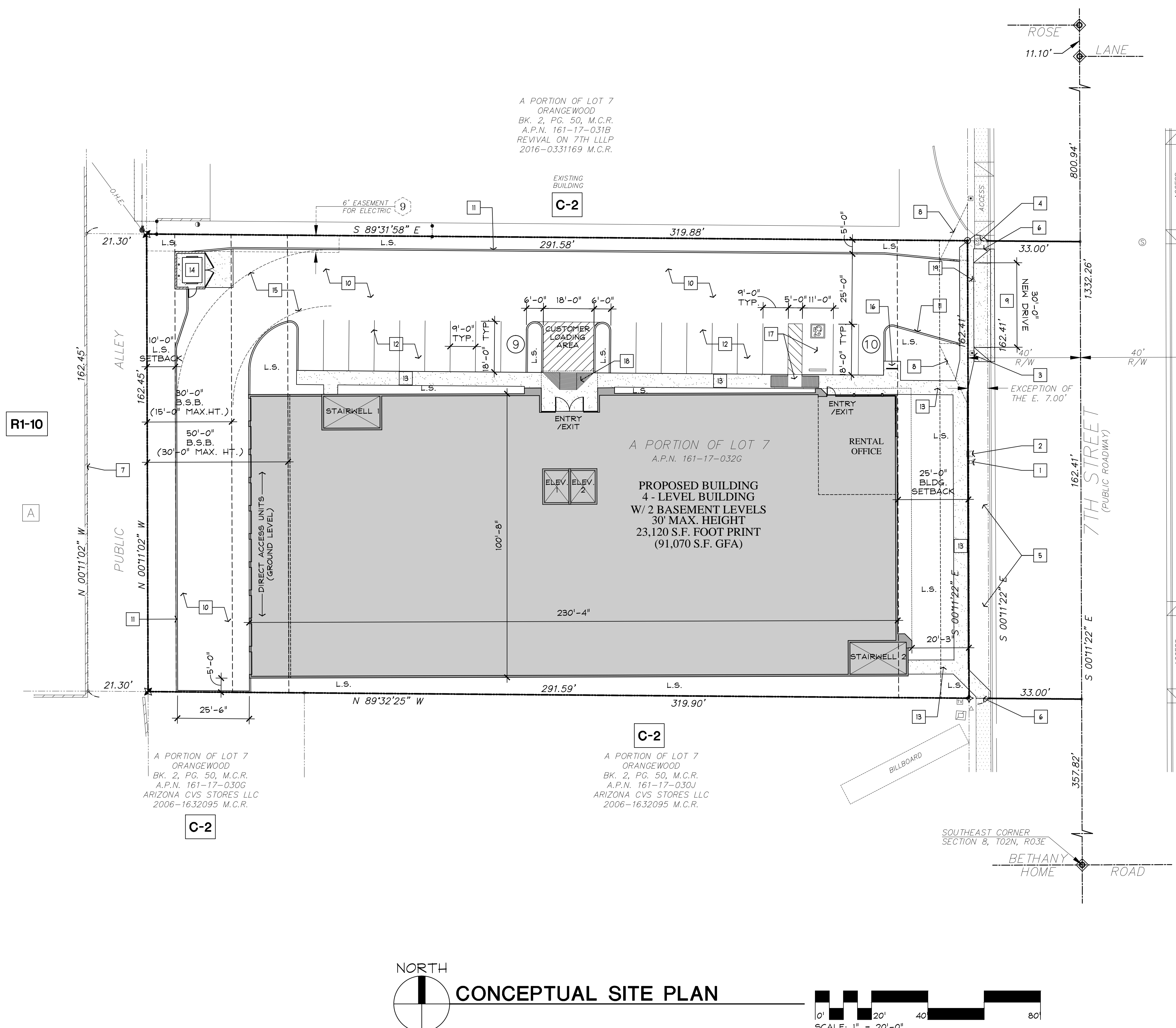
LOT COVERAGE:
 23,120 S.F./47,360 S.F. = 48.8%

PARKING ANALYSIS: (NEW STORAGE)

STORAGE: 2/5 UNITS (±650 UNITS) = ± 650/35 =
 PARKING REQUIRED : 19 SPACES
 PARKING PROVIDED : 19 SPACES

KEYNOTES

- EXIST. LIGHT POLE TO REMAIN
- EXIST. ELEC. BOX TO REMAIN
- EXIST. WATER METER TO REMAIN
- EXIST. SEWER MANHOLE TO REMAIN
- EXIST. SIDEWALK AND DRIVE TO BE REMOVED
- TIE INTO EXIST. SIDEWALK
- EXIST. SCREEN WALL TO REMAIN
- C.O.P. SITE VISIBILITY TRIANGLE
- NEW DRIVE PER C.O.P. STANDARDS
- NEW PAVEMENT - TYP.
- NEW CONC. CURB - TYP.
- NEW PARKING
- NEW CONC. SIDEWALK
- NEW TRASH ENCLOSURE AND APRON PER C.O.P. STANDARDS
- FIRE TRUCK TURNING RADIUS PER C.O.P. FIRE ACCESS STANDARDS - 35' INSIDE RADIUS + 55' OUTSIDE RADIUS
- NEW BIKE RACK PER C.O.P. STANDARDS
- NEW ACCESSIBLE PARKING STALL, CURB RAMP, AND SIGNAGE
- NEW TELECOM RAMP
- EXIST. TELECOMMUNICATIONS RISER TO BE RELOCATED



KIVA#: 17-2955
 SDEV#: 1700604
 PAPP#: 1704738
 QS: 21-28

SP1

DATE: 10.31.17
 RBA PROJECT NO. : 17035

7th St. & BETHANY HOME STORAGE

7th ST. & BETHANY HOME
 PHOENIX, AZ 85014



Expires: 12/31/18

CITY OF PHOENIX
 NOV 14 2017
 Planning & Development
 Department

rba
 architecture = planning

88 south san marcos place
 chandler - arizona - 85225
 p. 480.377.2222
 www.robertbrownarchitects.com

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the Architect/Engineer. This document may not be used or copied in whole, or in part, for any purpose other than this specific project without the expressed written consent of Robert Brown Architects.



CONCEPTUAL RENDERING

DATE: 06.25.17
RBA PROJECT NO.: M2017.36

7th St. & BETHANY HOME STORAGE

7th ST. & BETHANY HOME
PHOENIX, AZ 85014

robert
brown architects

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

This document, including the ideas and designs it contains, is an instrument of professional services rendered by the Architect/Engineer. This document may not be used or copied in whole, or in part, for any purposes other than the specific project without the expressed written consent of Robert, Brown Architects.

CITY OF PHOENIX

NOV 14 2017

**Planning & Development
Department**