



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-3-22-8

July 1, 2022

Laveen Village Planning Committee July 11, 2022

Meeting Date

Planning Commission Hearing Date August 4, 2022

Request From: C-1 (Pending C-2) (Neighborhood Retail, Pending Intermediate Commercial) (3.60 acres)

Request To: C-2 SP (Intermediate Commercial, Special Permit) (3.60 acres)

Proposed Use Self-service storage warehouse and underlying commercial uses

Location Approximately 420 feet north of the northeast corner of 59th Avenue and Elliot Road

Owner Miller 160, LLC

Applicant Wentworth Property Company

Representative George Pasquel III, Withey Morris, PLC

Staff Recommendation Approval, subject to stipulations

General Plan Conformity

<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	59th Avenue	Arterial	33-foot east half street

STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

This Special Permit request proposes a self-service storage warehouse with possible commercial uses directly adjacent to a proposed multifamily residential development. The development will provide a place for businesses to operate and grow within close proximity to nearby residences and the Loop 202.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND CHARACTER; DESIGN PRINCIPLE: *Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.*

The proposal provides a reasonable level of intensity that is respectful to local conditions and the surrounding, proposed residential developments. The proposal includes enhanced landscaping to mitigate potential impacts on the adjacent multifamily development.

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 development, as stipulated, will provide shade for the sidewalk and trail along 59th Avenue. The shade trees will help to encourage walking by providing a thermally comfortable environment for pedestrians and alternative transportation users.

Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study](#) – See Background Item No. 4.

[Tree and Shade Master Plan](#) – See Background Item No. 6.

[Complete Streets Guiding Principles](#) – See Background Item No. 7.

[Zero Waste PHX](#) – See Background Item No. 8.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant land	C-1 (Pending C-2)
North	Vacant land (Proposed multifamily development)	R-3
South	Vacant land	C-1
East	Vacant land (Proposed multifamily development)	R-3
West (across 59th Avenue)	Vacant land	S-1 (Approved C-2/CP/GCP)

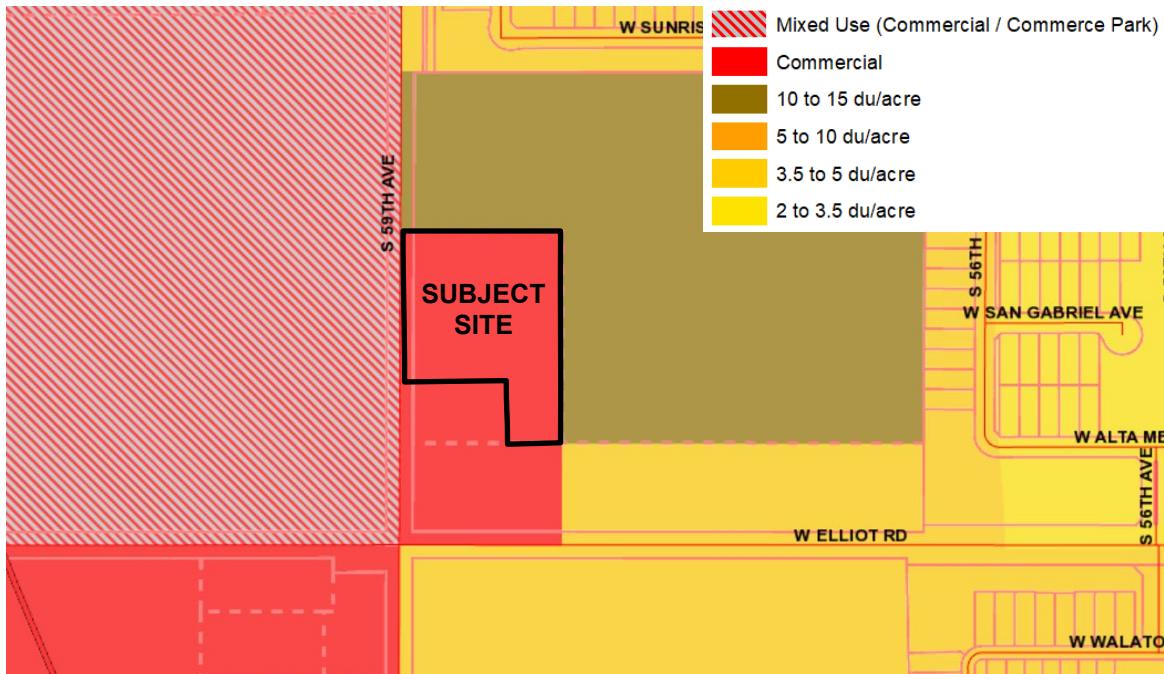
C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
Maximum Lot Coverage	Not to exceed 50%	49% (Met)
Maximum Building Height	2 stories, 30 feet	2 stories, 30 feet (Met)
MINIMUM BUILDING SETBACKS		
Adjacent to Streets: (West – 59th Avenue)	Minimum 20 feet, Average 25 feet	25 feet (Met)
Not Adjacent to Streets: (North – Adjacent to R-3)	1 story or 15 feet: 25 feet 2 story or 30 feet: 50 feet	1 story or 15 feet: 25 feet (Met) 2 story or 30 feet: 55 feet (Met)
Not Adjacent to Streets: (East – Adjacent to R-3)	1 story or 15 feet: 25 feet	1 story or 15 feet: 25 feet (Met)
Not Adjacent to Streets: (South – Adjacent to C-1)	1 story or 15 feet: 0 feet	1 story or 15 feet: 10 feet (Met)
MINIMUM LANDSCAPE SETBACKS AND OPEN SPACE STANDARDS		
Adjacent to Street: (West – 59th Avenue)	Minimum 20 feet, Average 25 feet	25 feet (Met)
Not Adjacent to Streets: (North, East, and South)	10 feet	10 feet (Met)
PARKING REQUIREMENTS		
Parking	25 spaces	28 spaces (Met)

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 3.60 acres approximately 420 feet north of the northeast corner of 59th Avenue and Elliot Road from C-1 (Pending C-2) (Neighborhood Commercial, pending Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self-service storage facility and underlying commercial uses. Rezoning Case No. Z-22-22-8 is a companion case that incorporates a larger area (4.90 acres) than the subject site of the Special Permit use. The request for Z-22-22-8 is to rezone the site from C-1 (Neighborhood Commercial) to C-2 (Intermediate Commercial).

2. The subject site is designated Commercial on the General Plan Land Use Map and the proposal is consistent with that designation.



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

The proposal is compatible with the General Plan Land Use Map designations surrounding the site. The surrounding designations are as follows:

North and East

Residential 10 to 15 dwelling units per acre

West (across 59th Avenue)

Mixed Use (Commercial/Commerce Park)

South

Commercial

SURROUNDING LAND USES AND ZONING

3. The subject site is vacant land currently zoned C-1 (Neighborhood Commercial) and subject to Rezoning Case No. Z-14-19-8, which removed the site from the Laveen Town Center Planned Community District (PCD). The site is pending C-2 (Intermediate Commercial) zoning per the companion case, Z-22-22-8.

North and east of the subject site is vacant land zoned R-3 (Multifamily Residence District). This area is subject to Rezoning Case No. Z-14-19-8. A multifamily residential development is proposed for the site.

South of the subject site is vacant land zoned C-1 (Neighborhood Commercial), and subject to Rezoning Case No. Z-14-19-8.

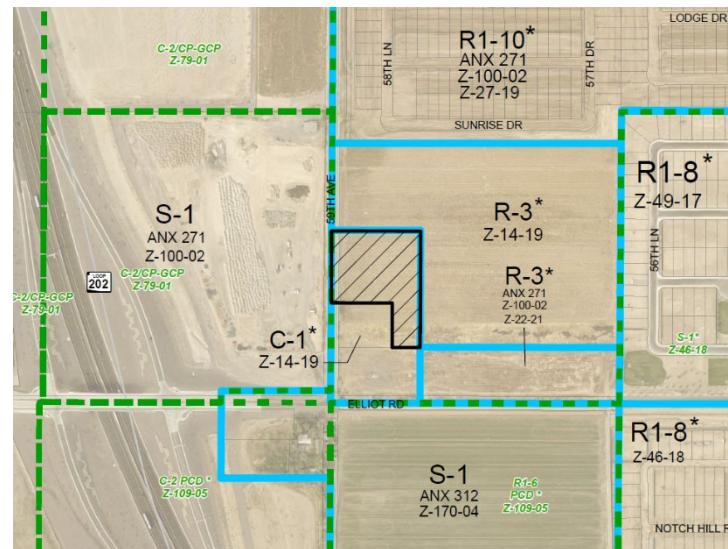
West of the subject site, across 59th Avenue, is vacant land zoned S-1, approved C-2/CP/GCP (Ranch or Farm Residence, approved Intermediate Commercial/Commerce Park/General Commerce Park).

ADOPTED AREA PLANS

4. [Laveen Southwest Growth Study](#)

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

This plan designates the project site as Commerce Park and Residential 2 to 5 dwelling units per acre. Although not consistent with this designation, the development will incorporate enhanced landscaping along the north and east property lines, per Stipulation No. 4, an element proposed in the study to minimize the impact of commercial uses adjacent to residential developments.



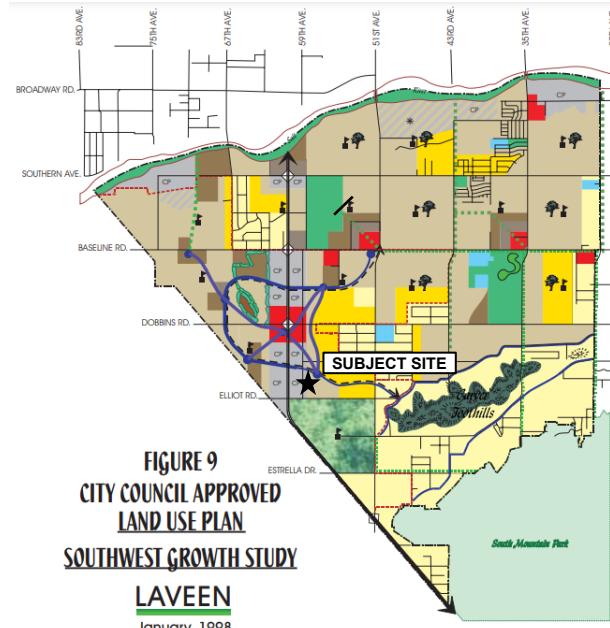
Zoning Sketch Map; Source: City of Phoenix Planning and Development Department

The Laveen Southwest Growth Study provides a framework for an overall trail system which connects major community assets such as the Laveen Conveyance Channel, public parks and open space areas, and the South Mountain Preserve. This proposed development will provide a shared use path along 59th Avenue, which will connect to the proposed trail system to the north and south of the site and promote overall connectivity in Laveen. This is addressed in Stipulation No. 8. Additionally, the site will provide pedestrian connectivity to the adjacent proposed multifamily development, per Stipulation No. 7.

The Laveen Southwest Growth Study also outlines specific design policies and standards for various types of developments that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new developments to use durable, high-quality building materials and to provide enhanced building design that will contribute to the character of the area. This is addressed in Stipulation No. 1, where staff recommends general conformance to the elevations submitted by the applicant, which contain a variety of colors and materials, such as: CMU block, metal roofing and siding, and steel accents.



Laveen Southwest Growth Study Land Use Map; Source: City of Phoenix Planning and Development Department



LEGEND

- 0-1 DU/ACRE
- 0-2 DU/ACRE
- 2-5 DU/ACRE
- 5-10 DU/ACRE
- 10-15 DU/ACRE
- COMMERCIAL
- COMMERCE PARK
- PUBLIC/QUASI-PUBLIC
- HILLSIDE
- PARKS/OPEN SPACE
- CONSERVATION COMMUNITY
- SCHOOL
- WATER COURSE/MULTI-USE TRAIL
- PARKWAY
- PLANNED COMMUNITY
- MULTI-USE TRAIL
- * Existing Sand & Gravel to Residential
- OPEN SPACE FEATURE

COMMERCIAL PARK

Laveen Southwest Growth Study Land Use Map; Source: City of Phoenix Planning and Development Department



Proposed Elevation; Source: Robert Brown Architects

The building elevations also contain architectural elements such as pitched roofs, a tower element, various accent materials, and pop-outs. The elevations also

depict roll-up doors and per Stipulation No. 2, exterior roll-up doors will be oriented away for adjacent residential developments.

PROPOSAL

5. The conceptual site plan proposes a self-service storage facility comprised of three buildings. The plan depicts one point of ingress and egress to 59th Avenue and an enhanced street landscape setback. Stipulation No. 1 calls for general conformance to the site plan date stamped June 30, 2022, so the proposal develops as presented in the site plan.

The site plan also depicts an enhanced landscaping setback, per Stipulation No. 3, and detached sidewalk with landscaping, per Stipulation No. 9, along the 59th Avenue frontage. These requirements will provide buffering from the street and space for tree plantings.

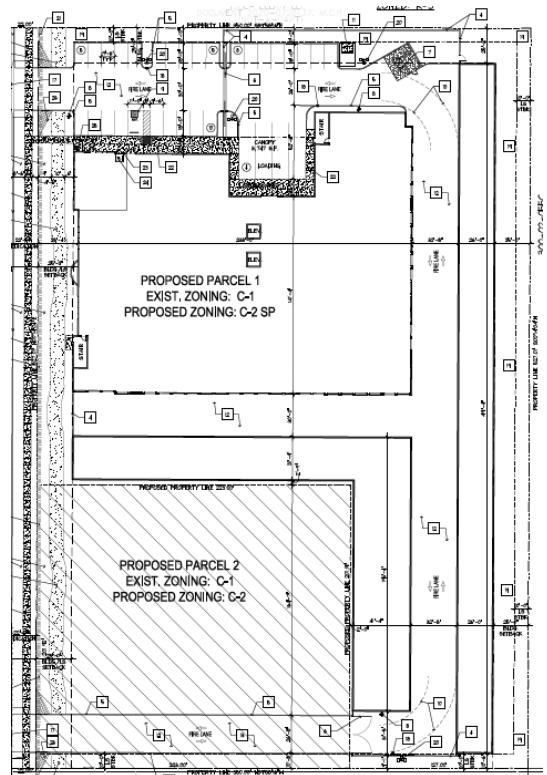
The site plan also depicts parking for employees and customers. Per Stipulation No. 5, the parking area will incorporate minimum two-inch caliper trees and 25 percent shade at maturity.

PLANS, OVERLAYS, AND INITIATIVES

6. Tree and Shade Master Plan

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. By investing in trees and the urban forest, the city can reduce its carbon footprint, decrease energy costs, reduce storm water runoff, increase biodiversity, address the urban heat island effect, clean the air, and increase property values. In addition, trees can help to create walkable streets and vibrant pedestrian places. Staff is recommending robust tree planting standards, with large caliper trees in the landscape strip between the sidewalk and back of curb and within required landscape setbacks. These are addressed in Stipulation Nos. 4 and 9.

7. Complete Streets Guiding Principles



Proposed Site Plan; Source: Robert Brown Architects

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. In addition to enhanced landscaping standards, detached sidewalks, and a shared-use path, the project will also incorporate bicycle parking spaces for the development, which will be installed per the requirements in the city's Walkable Urban (WU) Code. These elements are addressed in Stipulation Nos. 4, 5, 6, 8, and 9.

8. **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

9. At the time this staff report was written, staff had not received any community correspondence regarding the proposal.

INTERDEPARTMENTAL COMMENTS

10. **Fire Department**

Fire Prevention does not anticipate problems with the referenced case. However, the project team should be aware of the requirements for fire apparatus access through security gates, clearance heights, as well as marking the fire apparatus access road in accordance with Chapter 5 of the 2018 Phoenix Fire Code. The site and or building(s) shall comply with the 2018 International Fire Code (IFC) with Phoenix Amendments. Currently, the water supply (GPM and PSI) for the referenced case is unknown. The water supply is required to meet fire flow as defined by Appendix B of the 2018 IFC with Phoenix Amendments.

11. **Street Transportation Department**

The Street Transportation Department has provided the following comments:

- The developer shall dedicate 55-feet of right-of-way for the east half of 59th Avenue and complete the streetscape to include a minimum five-foot-wide detached sidewalk and minimum eight-foot-wide landscape area located between the back of curb and sidewalk. This is addressed in Stipulation Nos. 9 and 10.
 - The Street Transportation stated that the landscape area was intended to be 11-feet-wide, but determined that an eight-foot-wide

landscape area was appropriate due to paving plans being approved per the eight-foot dimension.

- The developer shall provide appropriate dedication and construction of adjacent right-of-way. This is addressed in Stipulation No. 11.

12. Water Services Department

The Water Services Department has determined that water or sewer connections exist at the site, and extensions may be required at the development of the property.

OTHER

13. 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 No. 12.
14. 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.
15. 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 development is consistent with the Phoenix General Plan Land Use Map designation of Commercial.
2. The proposal will provide additional employment options and commercial services within close proximity to future residences.
3. The stipulated landscaping and planting standards are above the required minimum standards and will make the proposal compatible with the neighboring area.

Stipulations

1. The development shall be in general conformance with the site plan and elevations date stamped June 30, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. Buildings adjacent to a residential zoning district shall have exterior roll up doors oriented away from residential development, as approved by the Planning and Development Department.
3. A minimum 25-foot landscape setback shall be provided along 59th Avenue, as approved by the Planning and Development Department.
4. A minimum 10-foot landscape setback shall be provided along the north and east sides of the site and shall be planted with a minimum 3-inch caliper trees placed 20 feet on center or in equivalent groupings, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas for employees and customers 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 minimum 25% shade at maturity, as approved by the Planning and Development Department.
6. A minimum of 4 bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department. Artistic racks shall adhere to the City of Phoenix Preferred Designs in Appendix K of the Comprehensive Bicycle Master Plan.
7. A pedestrian connection shall be provided between the site and the adjacent multifamily development to the east, as approved by the Planning and Development Department.
8. A shared-use path shall be provided along the east side of 59th Avenue in accordance with the city of Phoenix standard trail detail, as approved by the Parks and Recreation and Planning and Development Departments.
9. The developer shall construct a minimum 5-foot-wide detached sidewalk along 59th Avenue with a minimum 8-foot-wide landscaped strip located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department:

- a. Minimum 3-inch caliper shade trees placed a minimum of 20 feet on center or in equivalent groupings.
- b. Drought tolerant shrubs and vegetative groundcovers with a maximum mature height of 24 inches to provide a minimum of 75% live coverage at maturity.
- c. Where utility conflicts arise, the developer shall work with the Planning and Development Department on an alternative design solution consistent with a pedestrian environment.

10. The developer shall dedicate a minimum of 55-feet for the east half of 59th Avenue, as approved by the Planning and Development Department.
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

Julianne Pierre

July 1, 2022

Team Leader

Racelle Escolar

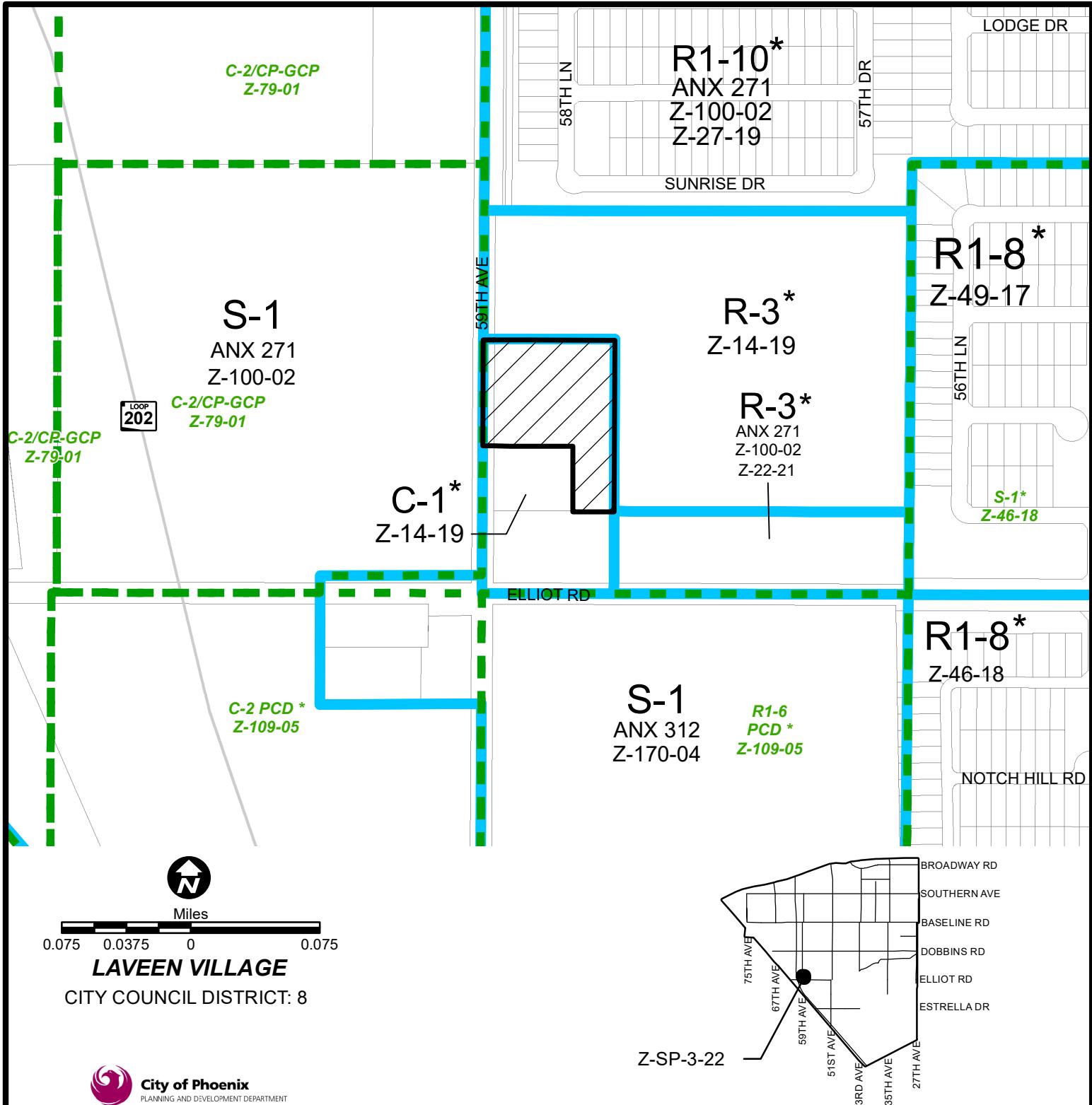
Exhibits

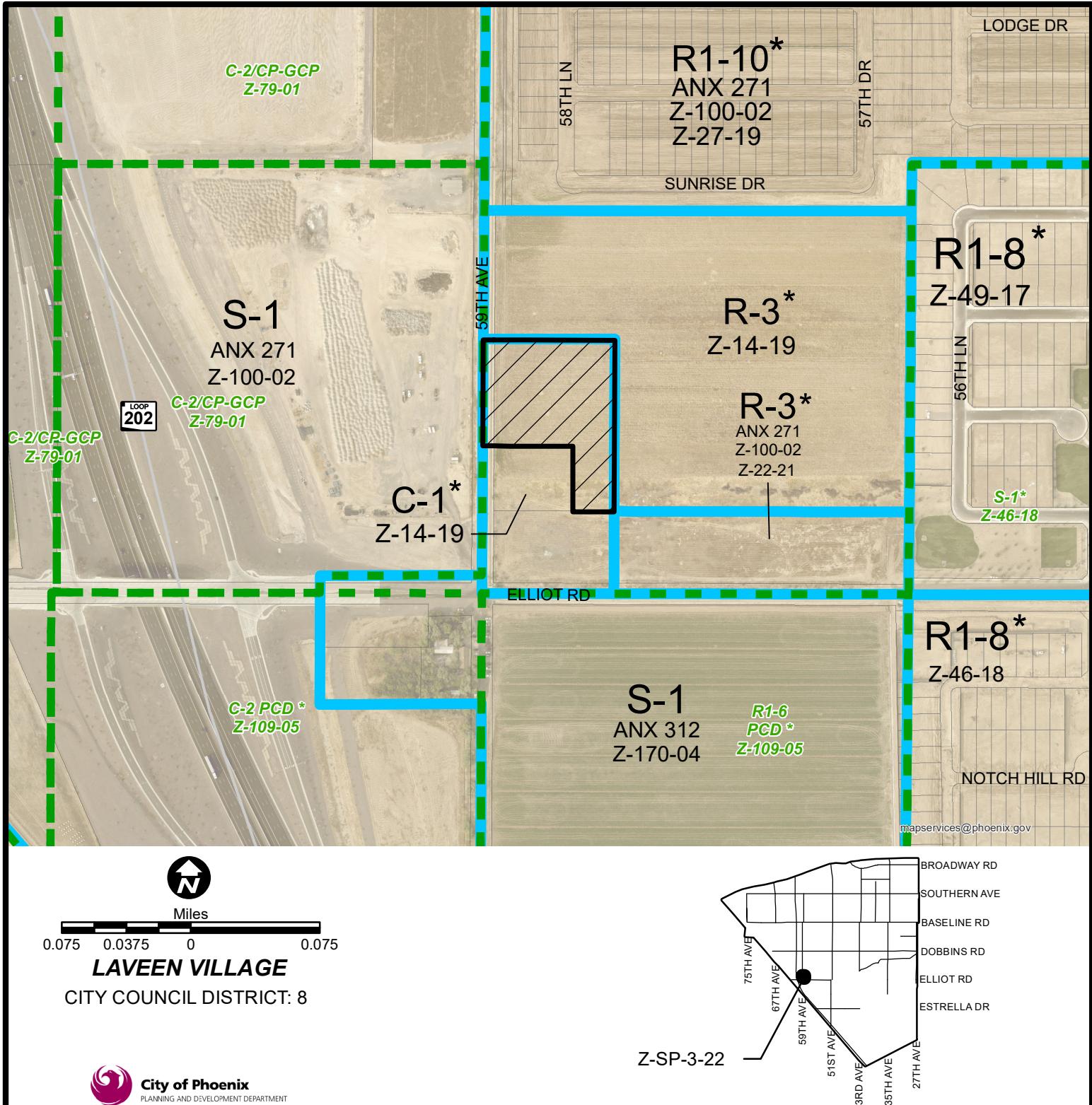
Sketch map

Aerial map

Site plan date stamped June 30, 2022

Elevations date stamped June 30, 2022





APPLICANT'S NAME:	Wentworth Property Company		REQUESTED CHANGE:
APPLICATION NO.	Z-SP-3-22	DATE: 4/20/2022	FROM: C-1 (Pending C-2) (3.60 a.c.)
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.		REVISION DATES: 5/24/2022	TO: C-2 SP (3.60 a.c.)
3.60 Acres		AERIAL PHOTO & QUARTER SEC. NO. QS 04-15	ZONING MAP C-5
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-1, (Pending C-2)		52, (52)	
C-2 SP		52	
		* UNITS P.R.D. OPTION	
		62, (62)	
		62	

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

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59TH AVE AND ELLIOT STORAGE

LAVEEN, ARIZONA
PROJECT NUMBER: 21050
DATE: 6/27/22

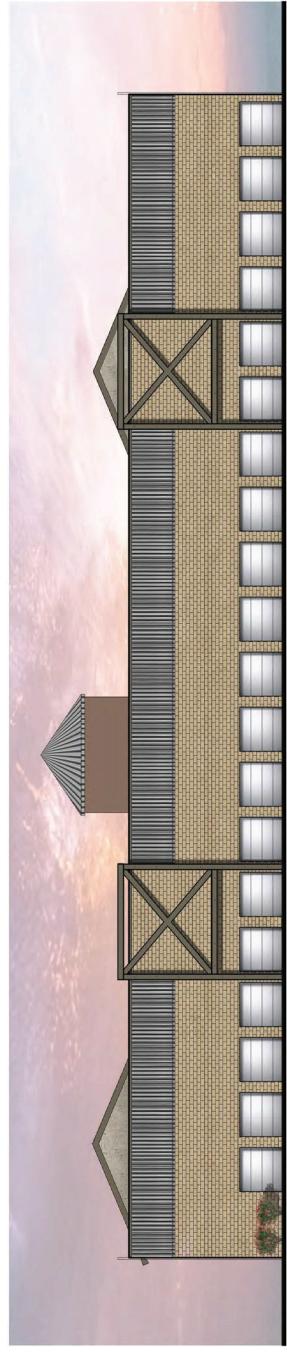
Preliminary Elevations



SCALE: 3/32" = 1'-0"

BLDG. A EAST ELEVATION

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

BLDG. A NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

BLDG. A SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

BLDG. A SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

CITY OF PHOENIX
JUN 30 2022
Planning & Development
Department



www.robertbrownarchitects.com
P. 480.377.2222
88 south san marcos place
chandler, arizona 85225
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