



## Village Planning Committee Meeting Summary Z-SP-4-22-7

<b>Date of VPC Meeting</b>	August 16, 2022
<b>Request From:</b>	C-2 (Pending C-2 HGT/WVR)
<b>Request To:</b>	C-2 SP HGT/WVR
<b>Proposed Use:</b>	Self-service storage facility and all underlying C-2 uses
<b>Location</b>	Approximately 450 feet south of the southwest corner of 83rd Avenue and Buckeye Road
<b>VPC Recommendation</b>	Continued
<b>VPC Vote</b>	5-2

### VPC DISCUSSION:

*Case Z-32-22-7 and Z-SP-4-22-7 are companion cases and were heard together. One member of the public registered to speak on this item, in opposition. Committee Member Dafra Joel Sanou entered during this item, bringing quorum to 7.*

**Nayeli Sanchez Luna**, staff, presented an overview of the rezoning and special permit 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 83rd Avenue, and noted the large building setback along the south property line adjacent to the single-family subdivision. **Ms. Sanchez Luna** concluded the presentation by providing the staff findings, and the recommendation, and describing the proposed stipulations.

**Michael Maerowitz**, representing the applicant with Snell & Wilmer, provided an overview of the proposed rezoning case and special permit request. **Mr. Maerowitz** provided background information on the applicant noting the support that they offer to community organizations, the usage of local labor, and the applicant's commitment to enhanced elevations. **Mr. Maerowitz** summarized the location of the site, and the current land uses surrounding the subject property and noted the existing driveway on the south portion of the site. **Mr. Maerowitz** added that the proposed self-storage warehouse would be compatible with the surrounding land uses and the proposed use would not create significant traffic congestion. **Mr. Maerowitz** explained that the proposed development would be three stories in height, with all loading and unloading

occurring within the building. **Mr. Maerowitz** displayed the proposed building renderings and noted the different textures and colors and add that only 10 parking spaces would be required during peak hours. **Mr. Maerowitz** concluded his presentation by addressing the different concerns of the community including security, community benefits, and left turns on 83rd Avenue.

### **Questions from the committee:**

**Vice Chair Parris Wallace** thanked the applicant for working with them to ensure that the concerns are addressed and noted the community benefits of the proposed development. **Vice Chair Wallace** asked the applicant how the proposed development would ensure that there would be no overnight parking. **Mr. Maerowitz** stated that there would be numerous security cameras on site that would allow for 24-hour security. **Mr. Jon Williams**, with the applicant's team, stated that they currently had over 30 facilities in operation and that overnight parking has not been an issue. **Mr. Williams** added that the proposed development will have 24-hour security monitoring and stated that the building was only accessible by keycard.

**Committee member Lisa Perez** stated that left-hand turns have become a safety issue and noted that it was problematic when individuals turn left from buildings and blocked incoming traffic. **Ms. Perez** added that she was not supportive of the height waiver request and asked if a stipulation could be added that would only allow for a self-storage facility. **Ms. Sanchez Luna** noted that in the past, it was common for the special permit to allow solely a self-storage facility; however, recent requests have added all underlying C-2 uses. **Mr. Williams** asked if once the rezoning case and special permit are approved, would the proposed site plan be bounded to the development. **Mr. Maerowitz** stated that the applicant is committed to developing the proposed self-storage facility; however, the stipulation regarding height could be altered to state that the maximum height of 36 feet is allowed for self-storage facilities. **Mr. Maerowitz** added that the first stipulation requires general conformance to the proposed elevations and if the elevations are modified then it would have to go through the Planning Hearing Officer process. **Mr. Williams** added that they understood if anything was modified, they would be required to go through an additional process. **Mr. Williams** added that the subject site didn't have the capability to limit left-hand turns because the existing south access drive serves the adjacent warehousing uses to the west. **Mr. Maerowitz** added that the proposed height of 36 feet was less than the adjacent building height of 38 feet and approximately twenty times the proposed size. **Mr. Williams** noted that the maximum height per level of the proposed development would be 12 feet while typical commercial buildings have a height of 14 feet to 16 feet per level. **Ms. Perez** stated that the proposed development is not compatible with the surrounding uses, and the absence of right-turn-only lanes would have a negative impact on the surrounding area.

**Committee member Dan Rush** stated that the traffic study showed that the maximum number of vehicles would be ten and asked Committee Member Perez to explain why she believed this project was too intense. **Ms. Perez** stated that an existing self-storage facility on 99th Avenue and Lower Buckeye Road with a similar model had reached full parking capacity. **Mr. Rush** asked how many proposed parking spaces would be available in this proposed development. **Mr. Maerowitz** stated that there would be a total of 24 parking spaces.

**Committee member Bill Barquin** stated that he agreed with Committee member Perez's comments and that he could think of four self-storage facilities within a few miles and as a result, he would be voting against this proposed development.

**Public Comment:**

**Ms. Francisca Montoya**, former Estrella Village Planning Committee member, and member of the Maricopa County Planning and Zoning Commission stated that she lived about one minute away from the subject site. **Ms. Montoya** stated that the proposal is not compatible with the character and identity of the surrounding neighborhoods and that she was opposed to the proposed building height. **Ms. Montoya** stated that there is another storage facility on 83rd Avenue and Lower Buckeye Road and as a result, another storage facility is not needed, and the proposed development should be denied.

**Applicant Response:**

**Mr. Maerowitz** thanked Ms. Montoya for her comment and stated that the proposed use is the least traffic-generating use that would not impact the neighbors. **Mr. Maerowitz** added that there are still a lot of questions that need to be addressed and that he would like the case to be continued to the next available Village Planning Committee meeting.

**Committee Discussion:**

**Ms. Perez** stated that she supports the request for a continuance.

**Motion:**

**Beth Cartwright** motioned to continue Z-SP-4-22-7 to the September meeting. **Vice Chair Parris Wallace** seconded the motion.

**Vote:**

**5-2**, Motion to continue passed, with Committee Members Cartwright, Perez, Rush, Sanou, and Wallace, in favor and Committee Members Barquin and Burd in opposition.

**Staff comments regarding VPC Recommendation:**

None.