



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report: Z-17-17-4 / Z-SP-3-17-4
November 21, 2017

Encanto Village Planning Committee Hearing Date	December 4, 2017
Planning Commission Hearing Date	January 4, 2018
Request From:	C-2 SAUMSO (1.00 acre)
Request To:	C-2 HGT/WVR SAUMSO (1.00 acre)
Request From:	C-2 SAUMSO (Pending C-2 HGT/WVR SAUMSO) (1.00 acre)
Request To:	C-2 HGT/WVR SP SAUMSO (1.00 acre)
Proposed Use	Self-Storage and all underlying C-2 uses with a height waiver to allow 56 feet
Location	Approximately 130 feet east of the southeast corner of 7th Avenue and Turney Avenue
Owner	525 Turney LLC - Bruce Raskin
Applicant/Representative	Jason Morris/Withey Morris, PLC
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designation		Residential 15+ dwelling units per acre	
Street Map Classification	Turney Avenue	Local	30-foot south half street
	7th Avenue (access via easement)	Major Arterial	60+-foot east half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable level of increased intensity, respectful of local condition and surrounding neighborhood.</p> <p>The proposal will develop a parcel with a reasonable level of intensity. In addition, the proposed development is compatible and respectful of the surrounding neighborhood.</p>			
<p>CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS CORE VALUE; SAFE NEIGHBORHOODS, CLEAN NEIGHBORHOODS PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</p>			

The proposed development will improve site conditions and open a new business in the area. The proposed use will generate less traffic than is typical for other commercial uses, which is appropriate given the site's location on a local street.

Area Plans

Seventh Avenue Urban Main Street Overlay District (SAUMSO) – See Item #5 in the Background/Issues/Analysis Section.

Uptown Transit Oriented Development Policy Plan – See item #6 in the Background/Issues/Analysis Section.

Phoenix Comprehensive Bicycle Master Plan – See Item #11 in the Background/Issues/Analysis Section.

Tree and Shade Master Plan – See Item #12 in the Background/Issues/Analysis Section.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant Building	C-2 SAUMSO
North	Single-Family Residences, Commercial	R-4 HP, R-3 HP, C-2 SAUMSO
South	Multifamily Residential, Apartments (Under Construction)	UR SAUMSO
East	Multifamily Residential, Condominiums	R-4
West	Commercial	C-2 SAUMSO

C-2 (Intermediate Commercial) SP (Special Permit) HGT/WVR (Height Waiver)

<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
<i>Building Setbacks</i>		
Street	Average 30 feet, for structures exceeding two stories or 30 feet	*Not Met – 25 feet (north)
Interior	45 feet adjacent to R-4, with a building height 4 story (56 feet)	*Not Met – 15 feet (east)
	0 feet adjacent to C-2	Met – 0 feet (west)
	10 feet adjacent to UR zoning	*Not Met – 5 feet (south)
<i>Landscape Setbacks</i>		
Street	Average 30 feet, for structures exceeding two stories or 30 feet	*Not Met – 10 feet (north)

Interior	10 feet adjacent to R-4, UR	*Not Met – 10 feet (east) *Not Met – 0 feet (south)
	0 feet adjacent to C-2	Met – 0 feet (west)
Lot Coverage	Maximum 50%	Met – 46%
Building Height	Maximum 4 stories / 56 feet	Met – 4 stories / 56 feet (with height waiver)
Parking	Minimum 19 spaces required	Met – 21 spaces provided
		*VARIANCE REQUIRED

Background/Issues/Analysis

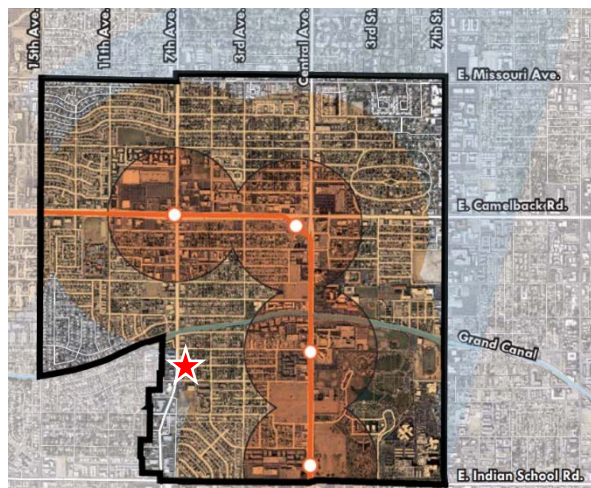
1. This is a request for a self-storage facility and all underlying C-2 uses with a height waiver to allow 56 feet on a 1.00 acre parcel located approximately 130 feet east of the southeast corner of 7th Avenue and Turney Avenue. The proposal requires both a Special Permit for a self-service storage facility use, and a Height Waiver to exceed the number of stories allowed within the C-2 commercial district.
2. Self-service storage facilities are allowed in the C-2 (Intermediate Commercial) district with a Special Permit (Section 647.A.2.i.), subject to certain conditions.
 - a) All storage shall be within a closed building. Outdoor storage areas shall not exceed 10% of the gross site area.
There is no outside storage proposed.
 - b) No auctions, sales, services, and repair activity shall be conducted on the premises.
None of these activities will occur on the site.
 - c) There shall be no storage or use of hazardous or dangerous materials on the premises.
Hazardous or dangerous materials will not be stored on the site.
 - d) The site shall have direct access to an arterial street.
The site plan shows an access easement onto 7th Avenue, which is an arterial street.
 - e) Landscaped areas adjacent to residential zones must be a minimum of 10 feet.
The eastern portion of the site is adjacent to a residential zone and the provided landscape setback is 10 feet.
3. The self-service storage facility is proposed to be 56 feet in height, with four stories. Section 623.E.4.b. of the Zoning Ordinance allows for a request to exceed height limits of two stories and 30 feet, not to exceed 56 feet, upon finding that the additional height is not detrimental to adjacent property or the

public welfare in general. The proposed 56 feet is not detrimental to the adjacent property or the public welfare in general for the following reasons:

- a) The parcel to the south of the site has zoning of Urban Residential (UR) and as outlined in a stipulation from the rezoning case (Z-21-13) has a maximum height of 60 feet.
- b) All property lines are adjacent to properties that allow heights ranging from 30-60 feet.

The height will be limited to 56 feet, which is addressed in Stipulation #1.

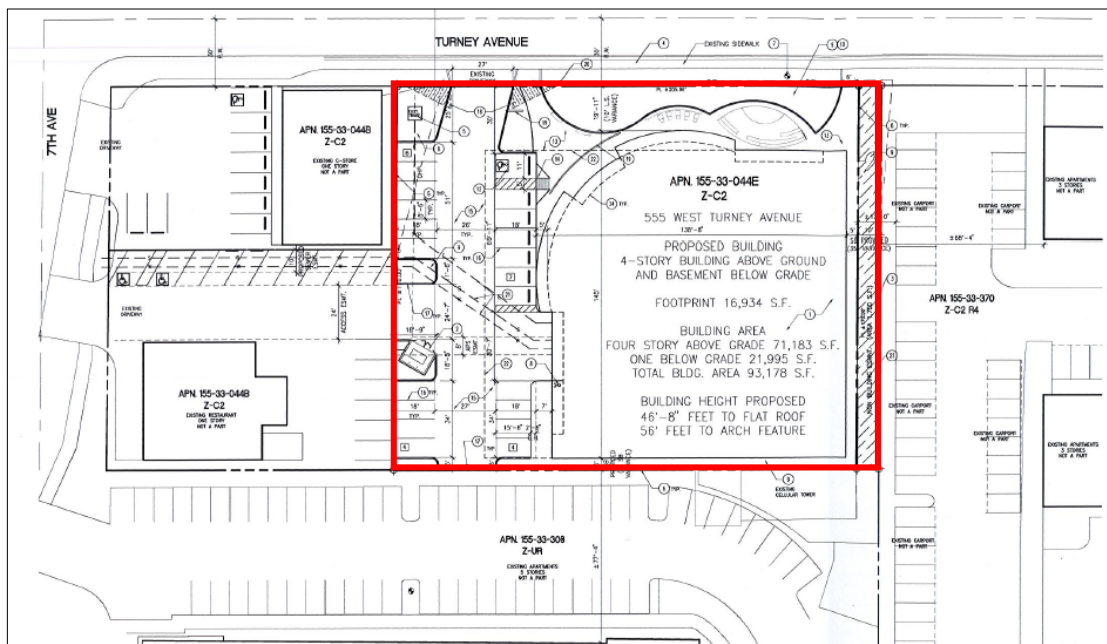
4. The property has a General Plan Land Use designation of Residential 15+ dwelling units per acre. While the proposal is not consistent with the General Plan Land Use designation, the site is less than 10 acres and therefore a General Plan Amendment is not required.
5. The subject site falls within the boundaries of the Seventh Avenue Urban Main Street Overlay District (SAUMSO). This overlay applies to commercial land uses adjacent to 7th Avenue between Indian School Road and Pierson Street. The intent of the district is to encourage economic development, utilize small or irregular parcels, unify the 7th Avenue Corridor, restrict certain land uses that may inhibit investment, and create a pedestrian-oriented streetscape. The self-storage use is allowed within the overlay district and the proposal meets the intent of the district.
6. The site is located within the Uptown TOD (Transit Oriented Development) District, as shown on the map on the right. The policy plan adopted for the Uptown TOD District provides a blueprint for fully achieving the transformative potential of light rail in a sustainable manner. Changes advocated in the plan can lower transportation costs for residents, create new business opportunities, encourage active, healthy lifestyles, ensure Phoenix increases its competitive advantage in the global marketplace, and improve prosperity by growing the economy in locations with existing infrastructure and public services. The proposed development, as stipulated, meets the intent and policies outlined in the plan.



7. Single-family residences are located to the north of the site, zoned R-4 HP (Multifamily Residence District, Historic Preservation Overlay) and R-3 HP (Multifamily Residence District, Historic Preservation Overlay). A small portion of commercial uses are also located to the north with C-2 (Intermediate Commercial) zoning. Existing multifamily residential is located to the east, zoned R-4 (Multifamily Residence District), and multifamily that is under construction is located to the south, zoned UR (Urban Residential). Commercial uses are to the west of the site with a zoning of C-2 (Intermediate Commercial).



8. The proposed site plan depicts a 4-story, indoor self-storage facility. Driveway access to enter and exit the storage facility is proposed on Turney Avenue and via a cross access easement to 7th Avenue. There is no outdoor storage proposed on the site and all units are accessed indoors. The building is positioned closer to the sidewalk with parking located to the west of the building. As depicted on the site plan, only one driveway is shown onto Turney Avenue and a pedestrian path is proposed from Turney Avenue to the entrance of the building. These elements are addressed in Stipulation #2.



9. The proposed design of the self-service storage facility provides interesting architecture and building materials that are cohesive with the Melrose neighborhood. This submittal is a result of extensive community engagement and a design competition, which provided the opportunity for the public to submit designs for this self-service storage facility. The winning design was submitted with this rezoning case.

The front of the building that faces toward the northwest of the site has a curvature feature that is a nod to the “Melrose Curve”. In addition, the design shows ground floor windows and a mix of materials on all sides of the building. These are addressed in Stipulation #3.



Rendering facing toward the northwest of the site, highlighting the curvature design.



Rendering showing the design on the south and east side of the building.

10. The Comprehensive Bicycle Master Plan supports options for bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The subject site's proximity to the Grand Canal and the 3rd Avenue Sonoran Bikeway support providing bicyclists with ample parking for the commercial use. This is addressed in Stipulation #4.
11. The provision of shade trees in the landscape area is an essential component for contributing toward the goals of the Tree and Shade Master Plan. It is recommended that the required trees along the Turney Avenue frontage be placed so that they will provide a pleasant, shaded pedestrian experience on the adjacent sidewalk. This is addressed in Stipulation #5.
12. No known archaeological work is necessary for this project. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within 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 #6.
13. The Water Services Department has noted that there are no water or sewer infrastructure concerns with the proposed zoning.
14. 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 2205 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
15. Fire prevention does not anticipate any issues with this request. But the site or/and building(s) shall comply with the Phoenix Fire Code. The water supply (gpm and psi) to this site is unknown. Additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
16. 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 abandonment me be required.

Findings

1. The proposal is not consistent with the General Plan Land Use Designation Map, but is consistent with several General Plan goals and policies.
2. The proposed development is compatible with the surrounding commercial land uses.

3. The proposed development provides the opportunity for a new business to operate and to make improvements on the site which will contribute to enhancing the area.

Stipulations

1. The development shall have a maximum height of 56 feet.
2. The development shall be in general conformance to the site plan date stamped October 25, 2017 with specific regard to the following:
 - a. Pedestrian connection from the Turney Avenue sidewalk to the building entrance.
 - b. Maximum of one driveway on Turney Avenue.
3. The development shall be in general conformance to the elevations and renderings date stamped October 25, 2017 with specific regard to the following:
 - a. The curvature design of the entire height of the building for the portion that faces towards the northwest on the site
 - b. The windows on the ground level of the building on Turney Avenue and facing the parking area, as well as the multi-story windows incorporated as a part of the curvature portion of the building.
 - c. The vertical and horizontal articulations and mix of materials provided on the portions of the building without windows.
4. The development shall provide a minimum of two bicycle parking spaces with an inverted-U design located near the entrance of the building and installed per Section 1307.H.4., as approved by the Planning and Development Department.
5. Required trees in the Turney Avenue landscape setback shall be placed adjacent to the sidewalk in order to provide shade for pedestrians, as approved by the Planning and Development Department.
6. 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.

Staff Report: Z-17-17-4 / Z-SP-3-17-4

November 21, 2017

Page 9 of 9

Writer

Hannah Oliver

November 21, 2017

Team Leader

Joshua Bednarek

Attachments

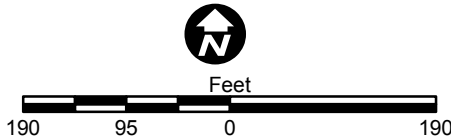
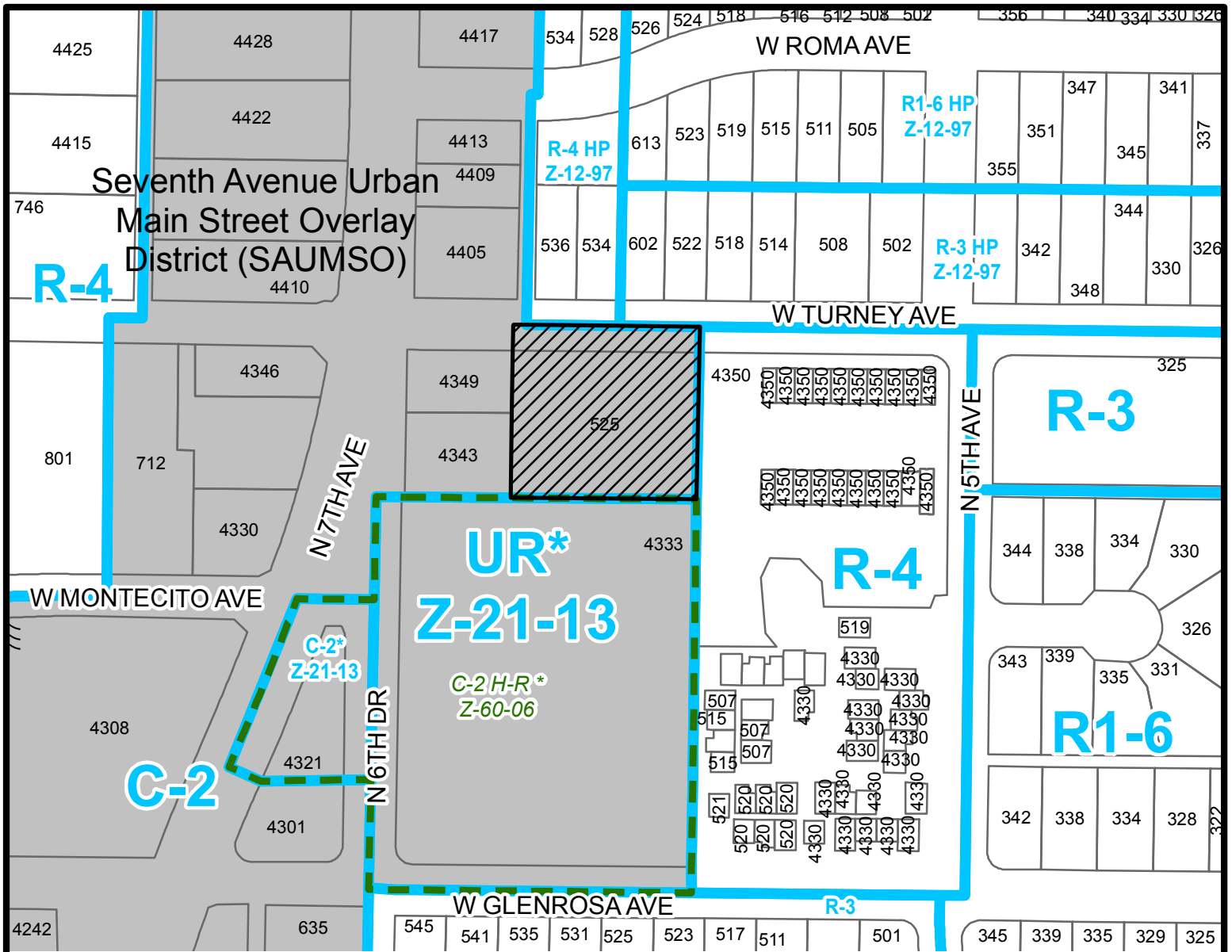
Sketch Maps (2 pages)

Aerials (2 pages)

Site Plan date stamped October 25, 2017 (1 page)

Elevations date stamped October 25, 2017 (2 pages)

Renderings date stamped October 25, 2017 (4 pages)

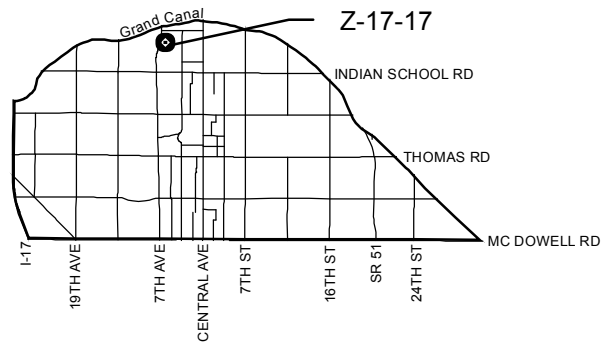


ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME:

Jason Morris/Withey Morris, PLC

APPLICATION NO. Z-17-17

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

1.00 Acres

DATE: 03/17/2017

REVISION DATES:

03/20/2017	10/30/2017	11/21/2017
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AERIAL PHOTO &
QUARTER SEC. NO.

QS 17-27

ZONING MAP

H-8

REQUESTED CHANGE:

FROM:

C-2 SAUMSO, (1.00 a.c.)

TO:

C-2 HGT/WVR SAUMSO, (1.00 a.c.)

MULTIPLES PERMITTED

C-2

C-2 HGT/WVR

CONVENTIONAL OPTION

14

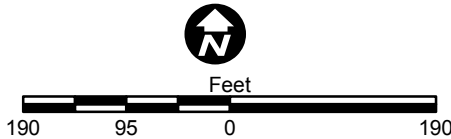
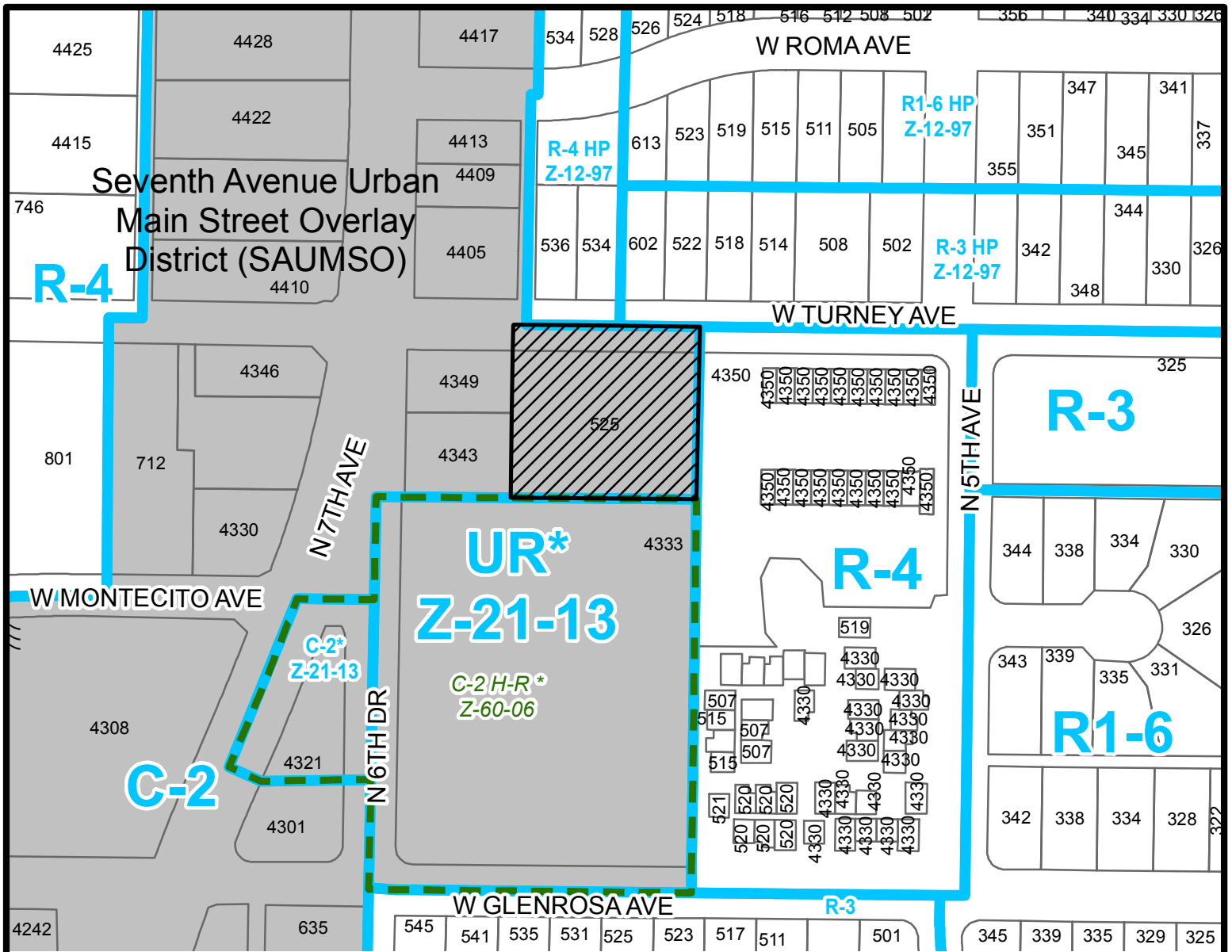
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* UNITS P.R.D. OPTION

17

17

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

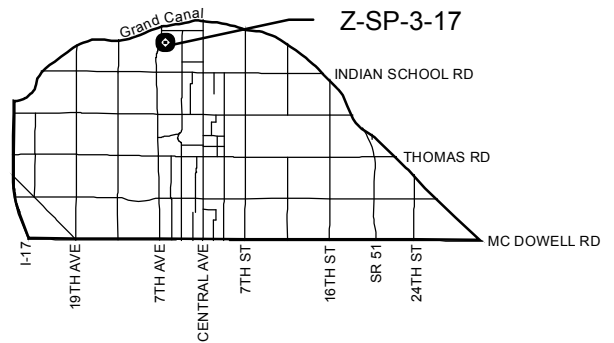


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TO:

C-2 HGT/WVR SP SAUMSO, (1.00 a.c.)

MULTIPLES PERMITTED

C-2 (C-2 HGT/WVR)

C-2 HGT/WVR SP

CONVENTIONAL OPTION

14 (14)

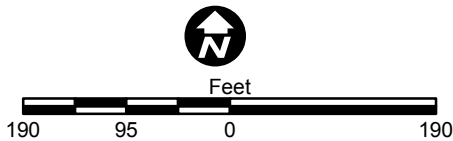
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* UNITS P.R.D. OPTION

17 (17)

17

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

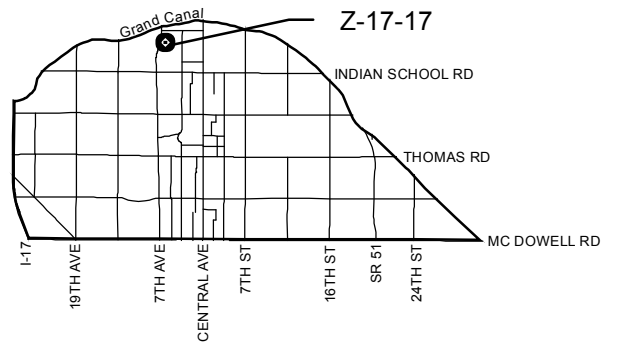


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AERIAL PHOTO &
QUARTER SEC. NO.
QS 17-27

ZONING MAP
H-8

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FROM:

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TO:

C-2 HGT/WVR SAUMSO, (1.00 a.c.)

MULTIPLES PERMITTED

C-2

C-2 HGT/WVR

CONVENTIONAL OPTION

14

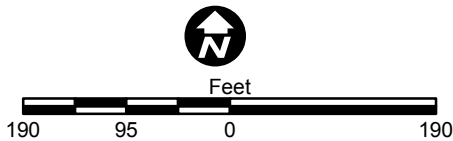
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* UNITS P.R.D. OPTION

17

17

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

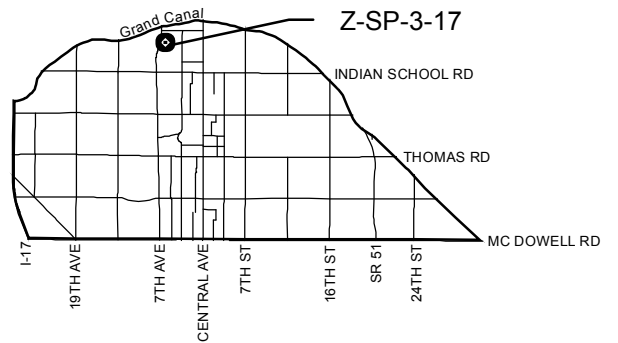


ENCANTO VILLAGE

CITY COUNCIL DISTRICT: 4



City of Phoenix
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APPLICATION NO. Z-SP-3-17

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1.00 Acres

DATE: 03/17/2017

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AERIAL PHOTO &
QUARTER SEC. NO.
QS 17-27

ZONING MAP
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TO:

C-2 HGT/WVR SP SAUMSO, (1.00 a.c.)

MULTIPLES PERMITTED

C-2 (C-2 HGT/WVR)

C-2 HGT/WVR SP

CONVENTIONAL OPTION

14 (14)

14

* UNITS P.R.D. OPTION

17 (17)

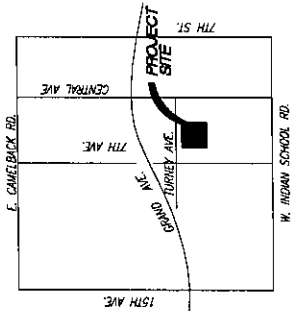
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* Maximum Units Allowed with P.R.D. Bonus

KEY NOTES:

1. NEW BUILDING, SEE FLOOR PLANS
2. TRASH ENCLOSURE, PER CITY OF PHOENIX STD. DETAILS
3. EXISTING 6" CMU WALL AT PROPERTY LINE TO REMAIN
4. EXISTING SIDEWALK
5. PROPOSED TRANSFORMER LOCATION, C.C. TO COORDINATE WITH UTILITY COMPANY FOR FINAL LOCATION.
6. PROPERTY LINE
7. EXISTING FIRE HYDRANT
8. FDC LOCATION, SEE CIVIL
9. LANDSCAPE AREA, SEE LANDSCAPE PLANS
10. RETENTION AREA, SEE CIVIL PLANS
11. INTERNAL LOADING
12. ACCESSIBLE PARKING, PER CITY OF PHOENIX DETAILS 10.1, 10.2 & 10.3 REQUIREMENTS
13. SIDE WALK TO MATCH EXISTING
14. ACCESSIBLE RAMP
15. EXISTING ASPHALT, C.C. TO PATCH AND REPAIR AS NEEDED.
16. STRIPE PAINT - 4" YELLOW
17. VERTICAL CURB AROUND ALL DRIVEWAY / PARKING AREAS
18. VISIBILITY TRIANGLE, 10'X20' AT DRIVEWAYS AND 33'X43' AT CORNER, MAXIMUM HEIGHT OF 3'
19. MONUMENT SIGN
20. EXISTING OVERHEAD POWER LINES AND POLE TO REMAIN
21. EXISTING UNDERGROUND WATER, SEWER, OR ELECTRICAL LINES TO REMAIN, C.C. TO PATCH AND REPAIR AS NEEDED.
22. FOOTPRINT OF BUILDING BASEMENT
23. NEW PARCEL ADDED TO OUR SITE
24. FOOTPRINT OF BUILDING FIRST FLOOR.

ICINITY MAP:



PROJECT DATA:

PROJECT ADDRESS: 555 WEST TURNEY AVENUE
PROJECT NAME: STORAGE FACILITY
PROJECT DESCRIPTION: FOUR STORY BUILDING ABOVE GROUND AND BASEMENT BELOW GRADE FULLY A/C SELF-STORAGE FACILITY
PARCEL: APN 155-33-044E
SITE NET AREA: ±35,081 (0.8053 ACRES) PLUS NO-BUILDING EASEMENT. (±1,700 S.F.)
EXISTING ZONING: C-2
MAXIMUM BUILDING HEIGHT: TWO (2) STORIES THIRTY (30) FEET PERMITTED BY RIGHT. FOUR (4) STORIES FIFTY-SIX (56) WITH COUNCIL APPROVAL.
PROPOSED BUILDING HEIGHT: 46'-8" TO FLAT ROOF, 56'-0" TO ARCH FEATURE
MAXIMUM LOT COVERAGE: ±35,081 (0.8053 ACRES) PLUS NO-BUILDING EASEMENT. (±1,700 S.F.) = 35,781 S.F.
50% (18,390.5 S.F.)
PROPOSED: 46.04% (16,934 S.F.)
PROPOSED BUILDING AREA:
FOUR STORY ABOVE GRADE 71,183 S.F.
ONE BELOW GRADE 21,995 S.F.
TOTAL BUILDING AREA 93,178 S.F.
PARKING CALCULATIONS: OFFICE: 1/300
RETAIL: 1/300
1 SPACE PER 35 STORAGE UNITS
PARKING REQUIRED: OFFICE/RETAIL: 1,000/300 = 3.33 P.S.
528 STORAGE UNITS /35 = 15.08 P.S.
19 P.S.
PARKING PROVIDED: 21 P.S. (INCLUDING ONE ACCESSIBLE PARKING)
ACCESSIBLE PARKING: REQUIRED 1 / PROVIDED 1

C.O.P. SITE PLAN NOTES:

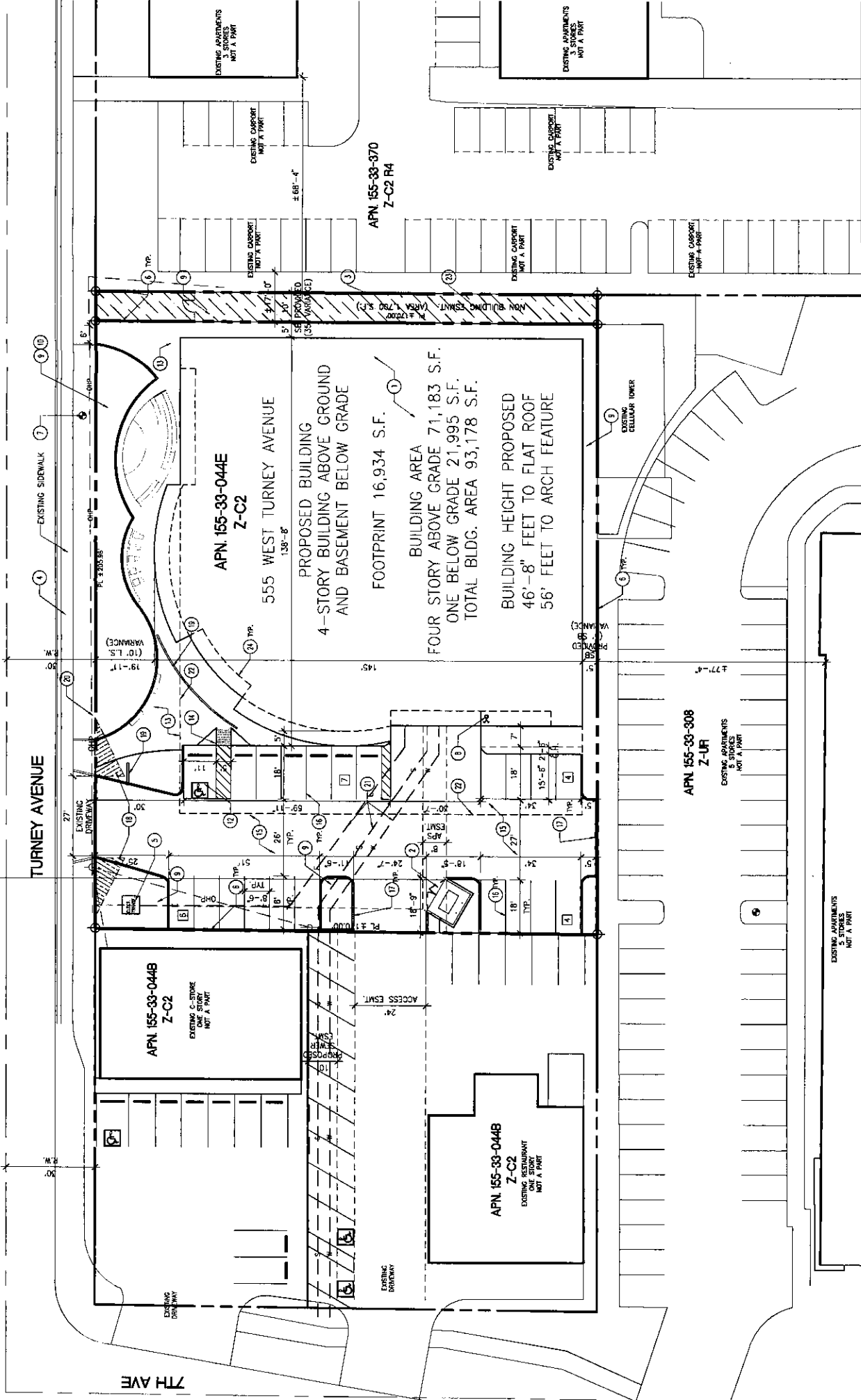
1. "DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES."
2. "THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY."
3. "ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND."
4. "ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS."
5. "ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND ALL LIGHT FIXTURES WILL BE SHIELDED TO PREVENT ANY LINE OF SIGHT OBSTRUCTION. NO NOISE COVER OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE."
6. "OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS."
7. "ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT."
8. "ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS."

PROJECT TEAM:

555 TURNEY LLC
1555 WEST TURNEY AVE
SUITE 100
SCOTTSDALE, AZ 85259
PHONE: (480) 689-7543
FAX: (480) 689-7543
EMAIL: BRUCE@ANDREWSDESIGN.COM
CONTACT: BRUCE MCKIN
ANDREWS DESIGN GROUP, INC.
1095 W. RIO SALADO PKWY.
SUITE 100
PHOENIX, ARIZONA 85001
PHONE: (480) 854-4778
FAX: (480) 854-4013
CONTACT: DONALD A. ANDREWS

APPROVAL STAMPS

KIVA#: 163215
SDEV#: 1600577
QS#: Q17-27



CITY OF PHOENIX

OCT 25 2017

Planning & Development
Department

SITE PLAN
SCALE: 1"=20'-0"

1"=20'-0"
20' 10' 0 20' 40'

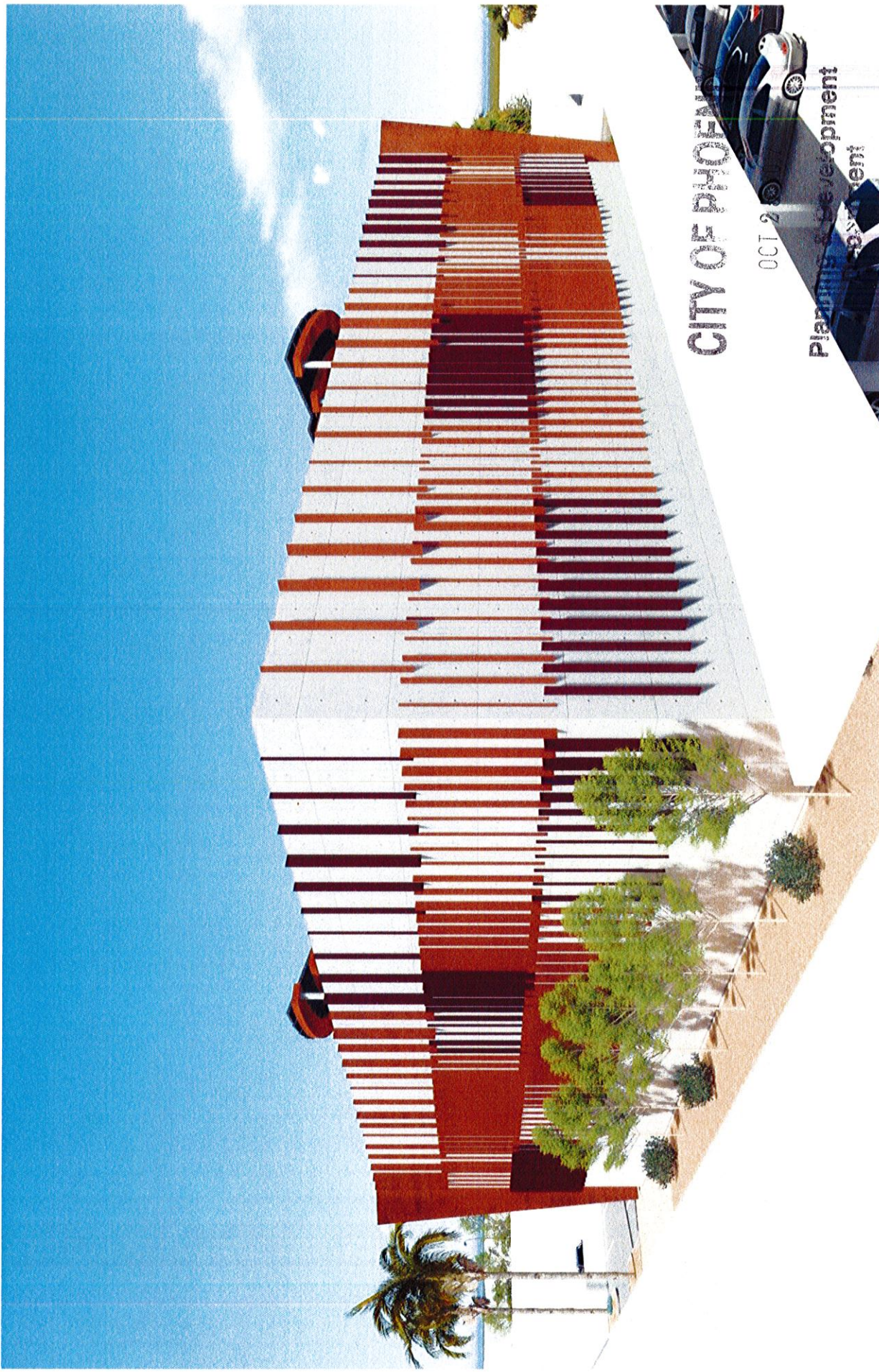
LEGEND:

- PROPERTY CORNER
- OWNER
- PROPERTY LINE
- LANDSCAPE AREA
- EXIST. UNDERGROUND WATER LINE
- EXIST. UNDERGROUND SEWER LINE
- EXIST. OVERHEAD ELECTRICAL LINE
- FIRE LINE NO PARKING
- EXIST. FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- NEW LIGHT POLE
- TRANSFORMER
- NO. OF PARKING SPACES
- VISIBILITY TRIANGLE AREA

ADG A3116



Turney Self-Storage Design Concept Renderings



Turney Self-Storage Design Concept Renderings

CITY OF PLOM

OCT 2010

Planning & Development

Planning & Development



Architectural Design Group, Inc.
Architects and Planners



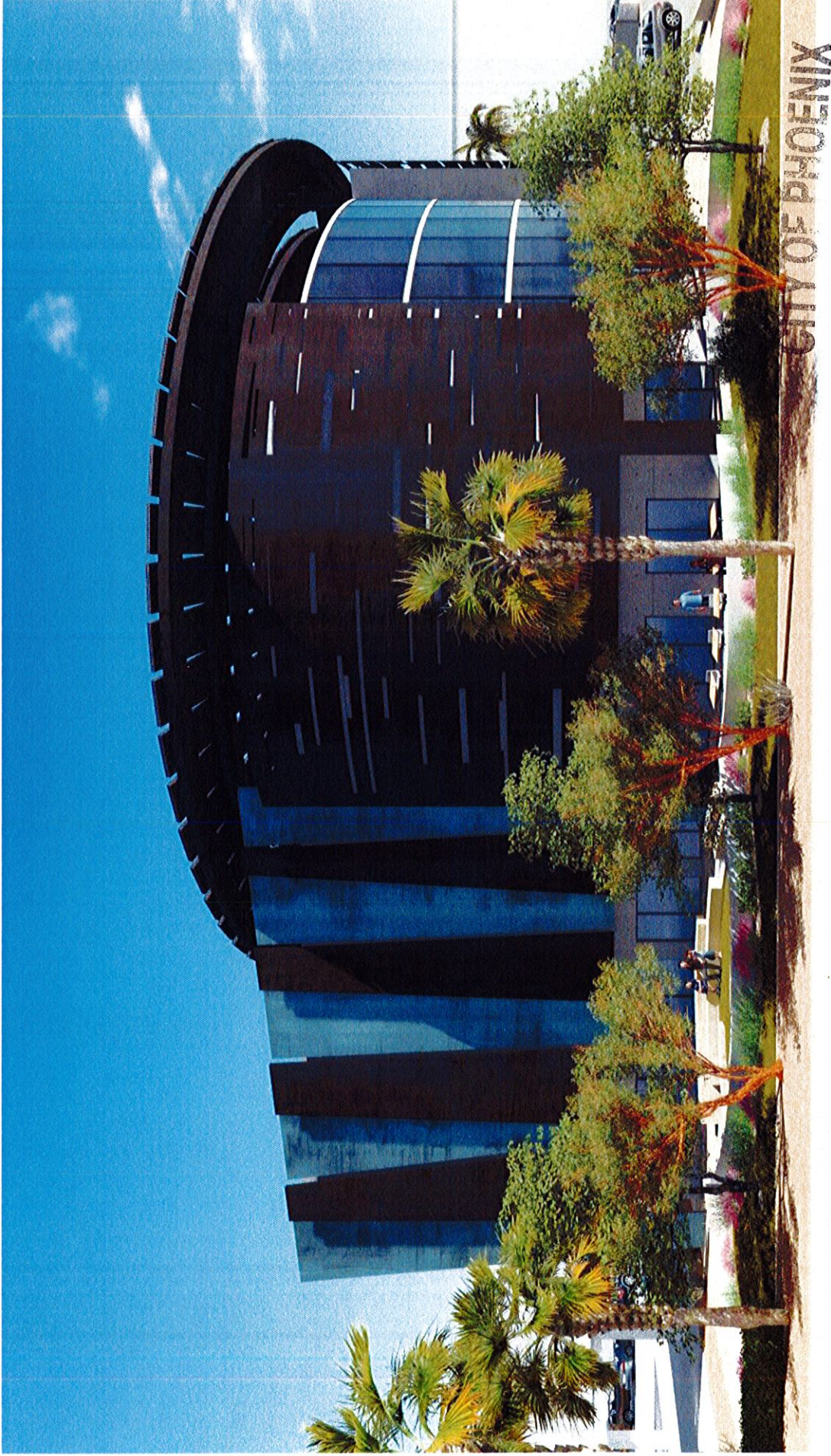
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Department

Turney Self-Storage Design Concept Renderings





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Department



Turney Self-Storage Design Concept Renderings