



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-78-21-8
February 25, 2022

South Mountain [Village Planning Committee](#) Meeting Date

March 8, 2022

[Planning Commission](#) Hearing Date

April 7, 2022

Request From:

[R1-6](#) (Single-Family Residence District),
Approved [C-1](#) (Neighborhood Retail District)
(5.85 acres)

Request To:

[C-2](#) (Intermediate Commercial District)
(5.85 acres)

Proposed Use

Commercial uses

Location

Approximately 375 feet west of the southwest corner of 19th Avenue and Southern Avenue

Owner

Shops at South Mountain

Applicant

Shawn Valk, Platinum Construction

Representative

Taylor Earl, Earl & Curley, P.C.

Staff Recommendation

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Residential 2 to 3.5 dwelling units per acre	
Street Map Classification	19th Avenue	Major Arterial Street	50-foot west half street
	Southern Avenue	Arterial Street	55-foot south half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The requested zoning will allow for increased intensity that is consistent in scale and character with the surrounding zoning in the area. The subject site is located at the intersection of two arterial streets where a mix of commercial zoning districts of various intensities exist. As stipulated, the proposed development will be respectful of local conditions by incorporating appropriate screening and development standards.</p>			

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.

As stipulated, the proposed development will incorporate appropriate development standards that will mitigate impacts to adjacent residential uses. These standards will include enhanced landscaped setback standards, plus limitations on window and roll-up door locations.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.

As stipulated, the proposed development will incorporate shade standards for parking areas and public sidewalks. This will help to minimize the urban heat island effect, cooling the micro-climate of the site, and encouraging pedestrians to walk to and from this commercial site.

Applicable Plans, Overlays, and Initiatives

[Rio Montaña Area Plan](#): See Background Item No. 7.

[Tree and Shade Master Plan](#): See Background Item No. 8.

[Complete Streets Guiding Principles](#): See Background Item No. 9.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 10.

[Zero Waste PHX](#): See Background Item No. 11.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	R1-6 (Approved C-1)
Northeast	Gas station	R1-6 (Approved C-1)
North (across Southern Avenue)	Vacant and gas station	C-2 HGT/WVR DNS/WVR and PSC
South	Single-family residential	R1-6
East (across 19th Avenue)	Single-family residential and commercial uses	R1-6 and C-2
West	Single-family residential	R1-6

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Minimum 25 feet (Met)
Side (south and west)	25 feet for 1-story buildings 50 feet for 2-story buildings	<u>South</u> 1-story: 25 feet (Met) 2-story: 87 feet (Met) <u>West</u> 1-story: 25 feet (Met) 2-story: 77 feet (Met)
Side (northeast)	None required	25 feet (Met)
<i>Landscaped Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	25 feet (Met)
Side (south and west)	Minimum 10 feet	25 feet (Met)
Side (northeast)	None required	0 feet (Met)
Lot Coverage	Not to exceed 50%	37% (Met)
Building Height	2 stories and 30 feet	27 feet (Met)
Parking	Self-service storage facility: 1 space per 35 storage units 24 spaces required	26 spaces (Met)

*Site plan revision or variance required

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 5.85-acre site, located approximately 375 feet west of the southwest corner of 19th Avenue and Southern Avenue from R1-6 (Single-Family Residence District), Approved C-1 (Neighborhood Retail District) to C-2 (Intermediate Commercial District) for commercial development. Companion rezoning Case No. Z-SP-7-21-8 seeks a special permit to allow a self-service storage facility and underlying C-2 uses.

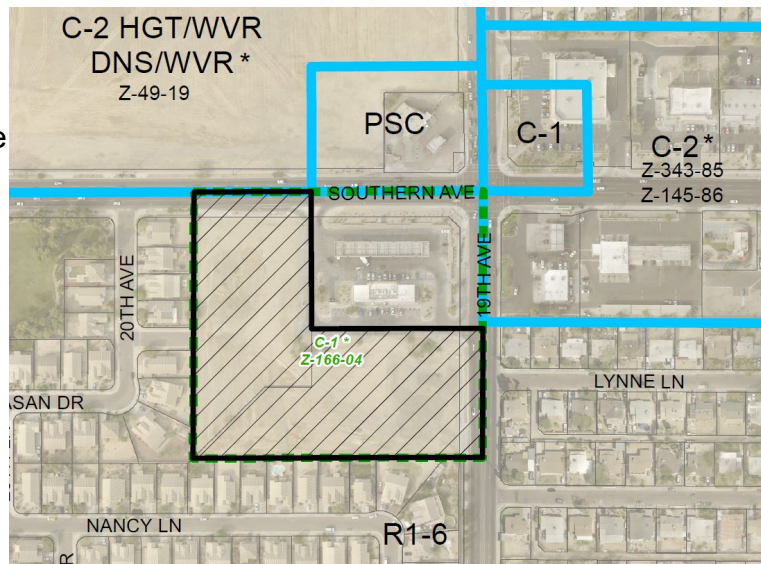
The subject site is an L-shaped lot with frontages on both 19th Avenue and Southern Avenue. It is zoned R1-6, but in 2005, City Council approved C-1 zoning for the subject site and the remainder of the southwest corner of 19th Avenue and Southern Avenue under case Z-166-04. The portion of the rezoned area fronting on the corner was later developed with a gas station. The subject site was never developed.

SURROUNDING USES AND ZONING

2. The adjacent parcel to the northeast contains a gas station and is zoned R1-6, Approved C-1. Across Southern Avenue to the north is vacant land zoned C-2 HGT/WVR DNS/WVR district and a gas station located within a PSC zoning district.

East of the subject site, across 19th Avenue, there are single-family homes zoned R1-6 and various commercial uses at the corner of Southern Avenue zoned C-2.

South and west of the subject site, there are single-family homes zoned R1-6.



Existing Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

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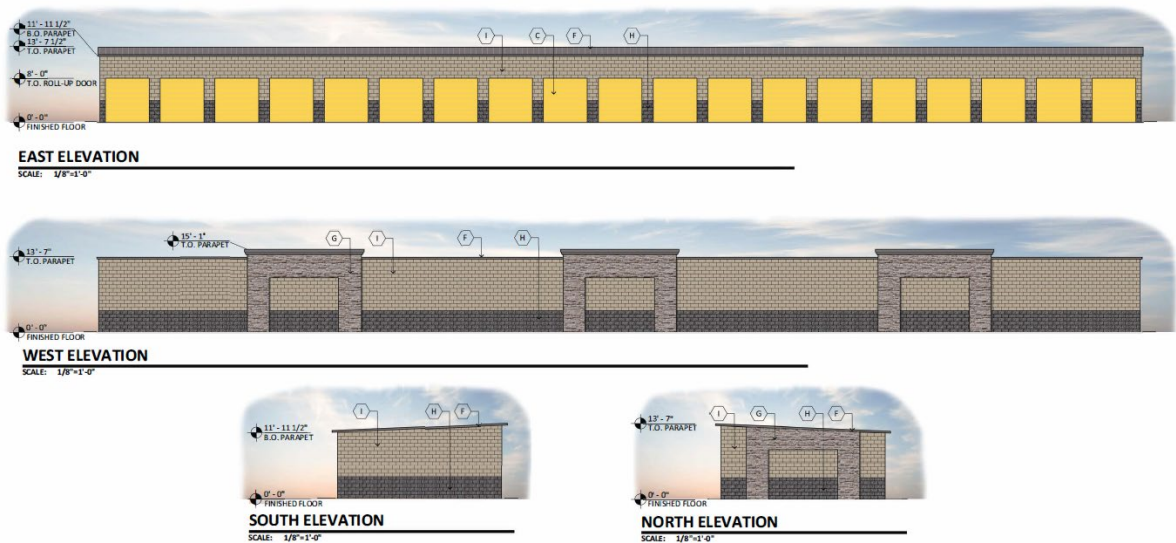
The C-2 zoning request is not consistent with the General Plan Land Use Map designation; however, because the site is less than 10 acres, a General Plan Amendment is not required.

4. The applicant proposes to develop a new self-service storage facility, consisting of one two-story building and five one-story drive-up storage buildings. The site would also provide 30 covered RV parking spaces. Companion Rezoning Case No. Z-SP-7-21-8 seeks a special permit to allow a self-service storage facility and underlying C-2 uses.

The conceptual building elevations depict both the two-story self-service storage building and a typical one-story drive-up storage building. The two-story structure will be just under 28 feet in height to the top of the parapet. The one-story structures will be just under 14 feet in height to the top of the parapet at most points. All entries are located along one side of each building, creating a distinct front and back side to each building.



Conceptual Building Elevation (two-story building), Source RKAA Architects



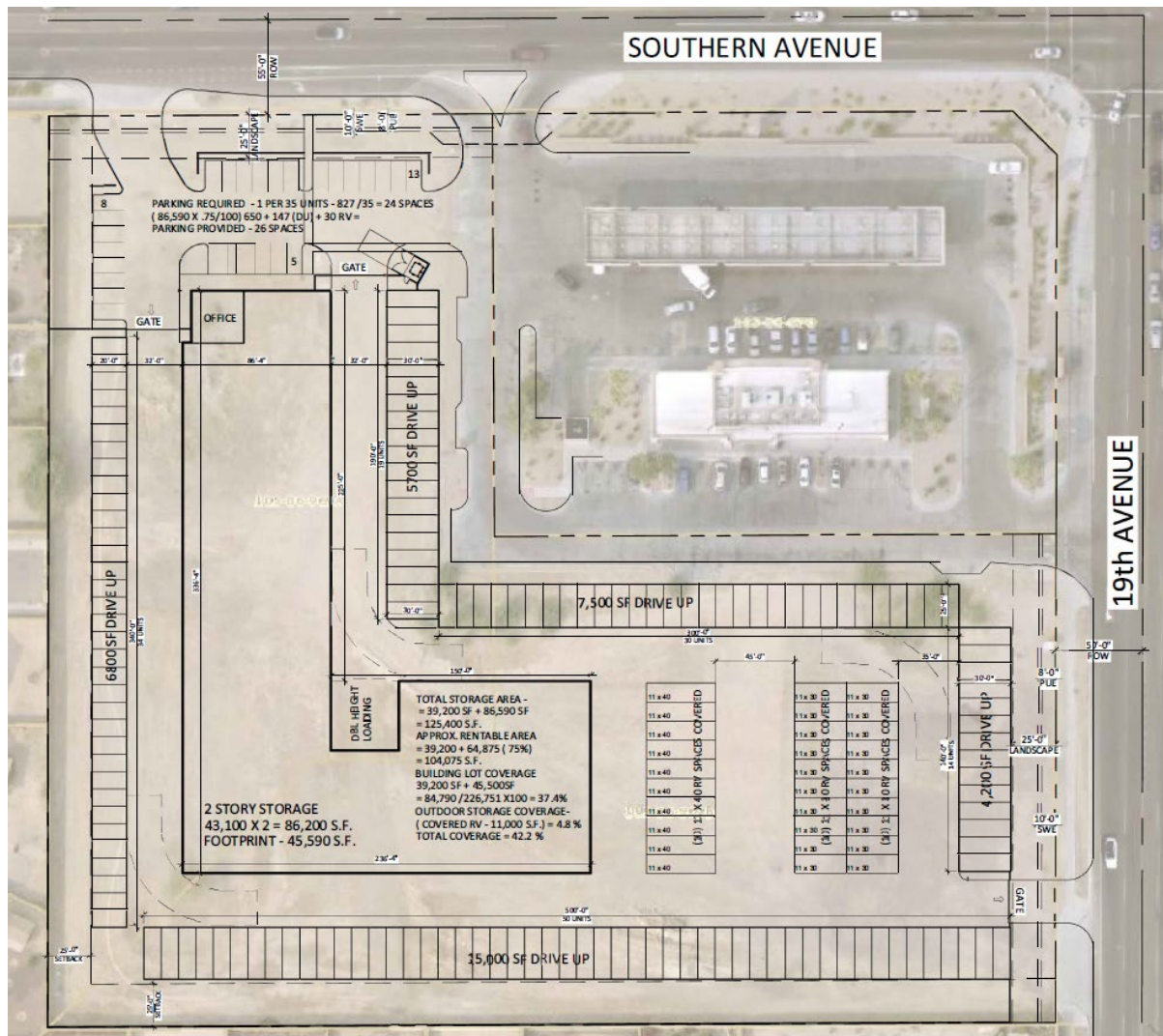
Conceptual Building Elevation (one-story building), Source RKAA Architects

Staff recommends Stipulation No. 1 to require a variety of colors and materials, in addition to architectural embellishments and detailing. The stipulation would also prohibit loading doors from facing perimeter lot lines and prohibit windows from facing the residential property lines. This stipulation will ensure that the proposed development provides a uniform and visually appealing development and does not negatively impact the surrounding area.

General conformance to the building elevations is not recommended by staff as the proposed site plan could change as discussed in more detail below, and as a result leading to revisions of the building elevations proposed by the applicant.

6. Site Plan

The conceptual site plan depicts a two-story structure located at the interior of the site and one-story buildings distributed along the perimeters. Vehicular access points are depicted along both Southern Avenue and 19th Avenue and a parking lot is located at the northern portion of the site. Landscaped setbacks will be provided along both street frontages and along the south plus west property lines.



Conceptual Site Plan, Source: RKA Architects

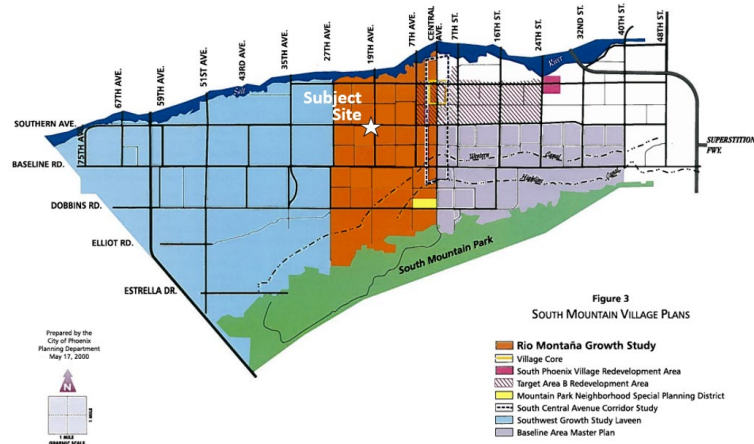
Staff does not recommend general conformance to the conceptual site plan provided by the applicant, as the applicant may be required to provide an appropriate termination for the adjacent Lynne Lane Street stub, which could result in changes to the site plan.

Staff recommends a minimum 25-foot-wide landscaped setbacks along the south and west property lines with two-inch caliper evergreen trees to help screen and provide a larger buffer from this new development. This is addressed in Stipulation No. 2.

STUDIES AND POLICIES

7. [Rio Montaña Area Plan](#)

The Rio Montaña Area Plan encourages preservation of the rural character of the area and incorporates transition zones to protect desert and open space areas. The plan also encourages pedestrian and equestrian activities through a network of trails and aspires to develop a sense of community while encouraging investment in the community.



Rio Montaña Area Plan, Source: Planning and Development Department

The Rio Montaña Area Plan intends to accomplish this vision through seven goals that include:

1. Promoting balanced, high quality development;
2. Protecting and improving neighborhoods through maintenance, rehabilitation and infill projects;
3. Keeping a distinctive character that reflects the diversity in its equestrian heritage, culture, history and architecture;
4. Protecting the rural character, the Sonoran Desert and the riparian potential of the Rio Salado Habitat Restoration Project;
5. Promoting future business development and economic growth;
6. Developing the tourism industry through a wide range of opportunities;
7. Providing a variety of transportation options.

Although the proposed use is not consistent with the proposed land use envisioned in the Rio Montaña Area Plan of Residential (up to 4 dwelling units per acre), the proposed development will meet many of the goals of this plan by redeveloping a vacant property with a new business. As stipulated, the development will protect existing residential uses by providing a wider landscape setback with larger trees than required by the Zoning Ordinance along residential property lines. This is addressed in Stipulation No. 2.

Furthermore, staff recommends that perimeter walls visible from adjacent public streets contain material and textural differences to enhance the area. This is addressed in Stipulation No. 3.

8. **Tree and Shade Master Plan**

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on street frontages should be detached from the curbs to allow trees to be planted on both sides of the sidewalk to provide thermal comfort for pedestrians and to reduce the urban heat island effect. To contribute to future improvements of this site and the urban forest infrastructure, staff is recommending the following:

- Uncovered surface parking areas shall be landscaped and provide a minimum of 25 percent shade (Stipulation No. 4);
- All public sidewalks shall have a minimum of 75 percent shade provided by shade trees at maturity (Stipulation No. 5); and
- Landscaping along the public streets, between the sidewalk and back of curb, will help provide plant coverage and increase shade (Stipulation No. 8).

9. **Complete Streets Guiding Principles**

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. Staff recommends Stipulation Nos. 6 and 7 to provide bicycle parking and enhanced pedestrian pathways through the site. These stipulations will promote pedestrian and bicycle activity to the site and in the area.

10. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Bicycle lanes have been constructed along Southern Avenue and 19th Avenue. Staff recommends that two bicycle parking spaces be provided and installed per the requirements of the Walkable Urban Code. This is addressed in Stipulation No. 7.

11. **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 expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, industrial, and mixed-use developments meeting certain criteria. No provisions for recycling containers were depicted on the site plan or described in the application documents.

COMMUNITY INPUT SUMMARY

12. From the time the case was filed to the time the staff report was written, staff has received one letter from the public in opposition. The letter noted concerns about increased traffic in the area, impacts to wildlife, impacts on property values, and a lack of local economic benefit.

INTERDEPARTMENTAL COMMENTS

13. The Street Transportation Department requires a minimum five-foot-wide detached sidewalks be provided along public streets with a minimum 10-foot-wide landscape island between the curb and back of sidewalk. In addition, the developer shall construct all streets within and adjacent to the subject site in accordance with ADA standards. These are addressed in Stipulation Nos. 8 and 9.
14. The Aviation Department requires that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. Furthermore, that Form 7460-1 be filed for the development and that the development receive a "No Hazard Determination" from the FAA, if required. These are addressed in Stipulation Nos. 10 and 11.
15. The Water Services Department commented that the property has existing water and sewers mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.
16. The Floodplain Management division of the Public Works Department did not have any comments on this proposal.
17. The Public Transit Department did not have any comments on this proposal.

OTHER

18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological

projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 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 Nos. 12 through 14.

19. 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. 15.
20. 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 proposed commercial development is appropriately located near the intersection of two arterial streets with various commercial uses and intensities.
2. The proposed development will allow the redevelopment of vacant land, providing additional services to the community, while maintaining consistency with the surrounding character of the area.
3. As stipulated, the proposed development will incorporate adequate standards that will help mitigate impacts to surrounding residential uses.

Stipulations

1. All building elevations shall be developed to the following standards, as approved by the Planning and Development Department:
 - a. All building elevations shall contain multiple colors, exterior accent materials and textural changes that exhibit quality and durability to provide a decorative and aesthetic treatment.

- b. All building elevations shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies.
 - c. No bay or loading doors shall be located on perimeter building elevations facing a perimeter property line.
 - d. No windows shall be located on perimeter building elevations facing a residential property line.
- 2. A minimum 25-foot-wide landscape setback shall be provided adjacent to the south and west property lines, planted with minimum 2-inch caliper, large evergreen trees, planted 20-feet on-center or in equivalent groupings to provide a minimum 30-foot solid vertical screen at maturity, as approved by the Planning and Development Department.
 - 3. All perimeter walls visible from the streets shall include material and textural differences, such as stucco and/or split face block with a decorative element, such as tile or stamped designs, as approved by the Planning and Development Department.
 - 4. 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 25 percent shade at maturity, as approved by Planning and Development Department.
 - 5. All public sidewalks shall have a minimum 75 percent shade provided by shade trees at maturity, as approved by the Planning and Development Department.
 - 6. Where pedestrian pathways cross drive aisles, these shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.
 - 7. A minimum of two 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.
 - 8. A minimum 5-foot wide detached sidewalk shall be provided along 19th Avenue and Southern Avenue. A minimum 10-foot wide landscape strip shall be located between the sidewalk and back of curb and planted to the following standards, as approved by the Planning and Development Department.

- a. Minimum 2-inch caliper large canopy shade trees planted a minimum of 25 feet on center or in equivalent groupings.
- b. Minimum 5-gallon shrubs providing 75 percent live cover at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

9. 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.
10. The property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be approved by the Planning and Development Department.
11. The developer shall provide a No Hazard Determination for the proposed development from the FAA pursuant to the FAA's Form-7460 obstruction analysis review process, prior to construction permit approval, as per plans approved by the Planning and Development Department.
12. If determined necessary by the Phoenix Archeology Office, the applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
13. If Phase I data testing is required, and if, upon review of the results from Phase I data testing, the City Archeologist, in consultation with a qualified archeologist, determines such data recovery excavations are necessary, the applicant shall conduct Phase II archeological data recovery excavations.
14. In the event archeological 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 Archeologist, and allow time for the Archeology Office to properly assess the materials.
15. 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

Anthony Grande
February 25, 2022

Team Leader

Joshua Bednarek

Exhibits

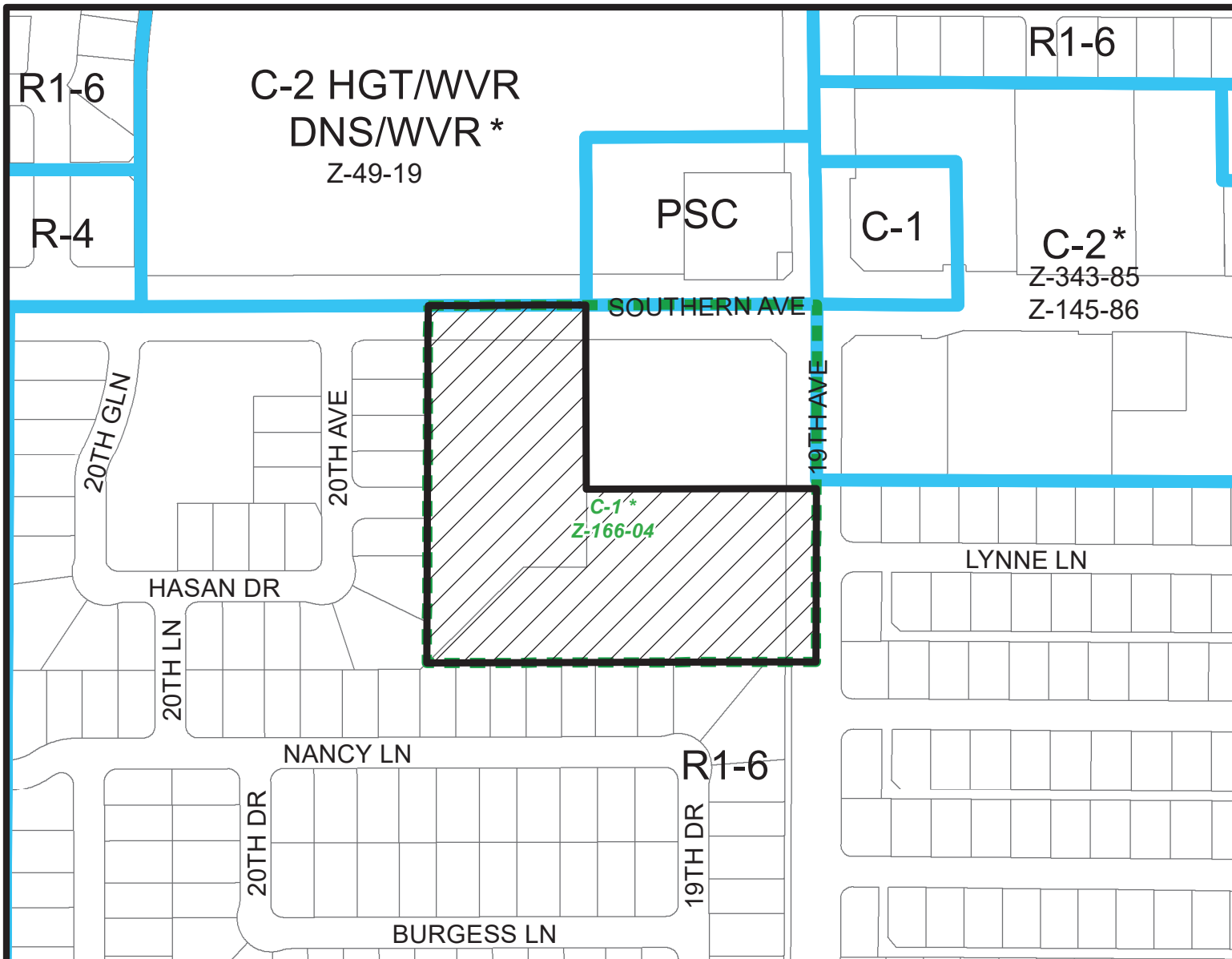
Sketch Map

Aerial Map

Conceptual Site Plan date stamped December 7, 2021 (1 page)

Conceptual Building Elevations date stamped December 7, 2021 (2 pages)

Community Correspondence (2 pages)



Miles

0.045 0.0225 0 0.045

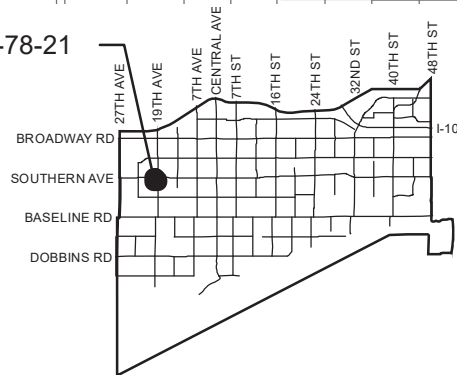
SOUTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-78-21



APPLICANT'S NAME: Shawn Valk / Platinum Construction

APPLICATION NO. Z-78-21

DATE: 12/30/2021
REVISION DATES:

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

5.85 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 2-24

ZONING MAP

D-7

REQUESTED CHANGE:

FROM: R1-6 (Approved C-1) (5.85 a.c.)

TO: C-2 (5.85 a.c.)

MULTIPLES PERMITTED

R1-6 (Approved C-1)

C-2

CONVENTIONAL OPTION

31 (85)

85

* UNITS P.R.D. OPTION

38 (102)

102

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



Miles

0.045 0.0225 0 0.045

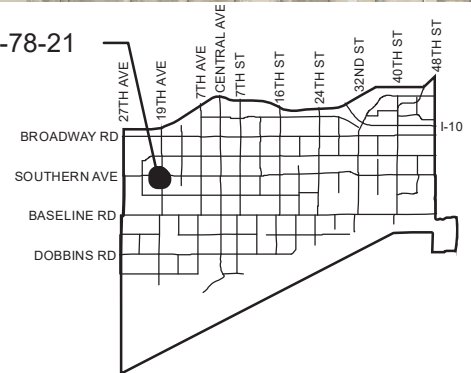
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CONVENTIONAL OPTION

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* UNITS P.R.D. OPTION

38 (102)

102

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

ARCHITECT:
RKAa ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

PROJECT DESCRIPTION: NEW 2-STORY WITH TREATMENT CLIMATE CONTROLLED SELF STORAGE FACILITY WITH MULTIPLE 1-STORY DRIVE-UP NON-CLIMATE CONTROLLED SELF STORAGE FACILITIES AND RAMPING	
USE:	SELF STORAGE
OCCUPANCY TYPE:	S.I.
SITE DATA:	
TOTAL LOT AREA:	500,789 S.F.
TOTAL LOT DIMENSION:	600' X 833' C.I.
ZONING:	IND-1
GROSS SITE AREA:	226,758 S.F. (5.2 ACRES)
NOTES:	REZONING BE REQUIRED



W. SOUTHERN AVE.

S. 19TH AVE.

13

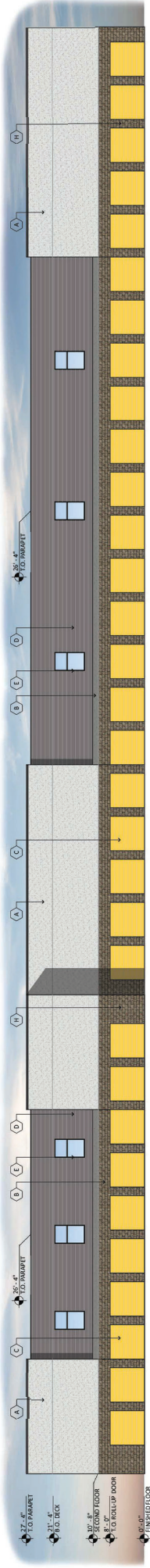
SITE PLAN
SCALE: 1" = 30'-0"



BKAA
ARCHITECTS, INC.

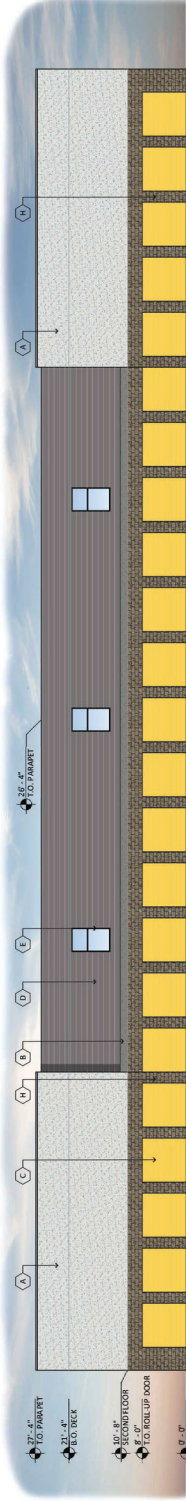
RKAA# 21134.00

Planning & Development
Department



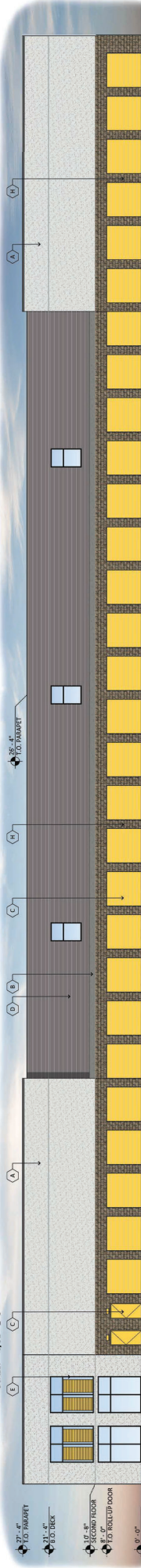
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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



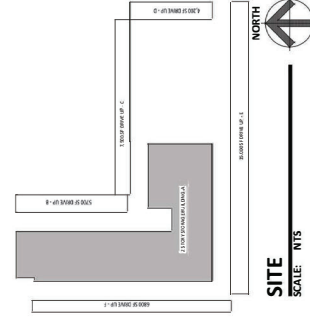
NORTH ELEVATION

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

MATERIAL AND COLORS

- 1. PAINTED STUCCO:**
FINISH: WHITE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7063 "NEBULOUS WHITE"
- 2. PAINTED STUCCO:**
FINISH: SAND
MFG: SHERWIN WILLIAMS
COLOR: SW 7067 "CITYSCAPE"
- 3. PAINTED STORAGE DOORS:**
MFG: SHERWIN WILLIAMS
COLOR: 365 YELLOW
- 4. METAL SIDING:**
FINISH: ATLAS
COLOR: DWF 120
- 5. MULLIONS:**
MFG: KAWNEER
COLOR: BLACK
- 6. STANDING SEAM ROOF:**
MFG: ATLAS
COLOR: SLATE GREY
SPEC: 2" FIELD-LOK
- 7. STONE VENEER:**
FINISH: CORTADO STONE
COLOR: CAPE COD GREY
SPEC: LEDGESTONE - QUICK STACK
- 8. CMU:**
FINISH: SPLIT
MFG: SUPERLITE
COLOR: OPAL
- 9. CMU:**
FINISH: SMOOTH
MFG: SUPERLITE
COLOR: ASPEN

LOADING ZONE 38'-8"



SITE
SCALE: NTS



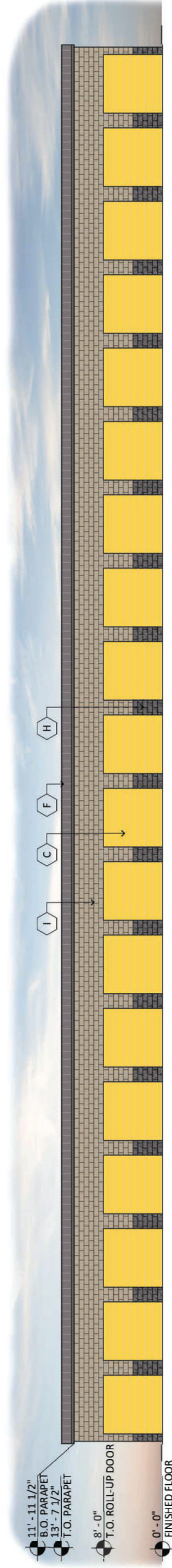
19TH AVE & SOUTHERN STORAGE
SW CORNER OF S 19TH AVE AND SOUTHERN AVE
PHOENIX, AZ
DATE: 10-28-2021 (PRELIMINARY)

EL-1

CITY OF PHOENIX
DEC 07 2021
Planning & Development
Department

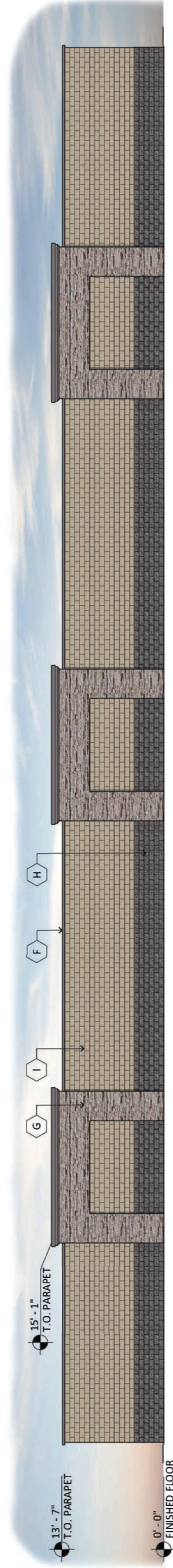
RKAA# 21134.00

REGISTERED ARCHITECT
STATE OF ARIZONA
NO. 10000
RKAA# 21134.00
10/28/2021



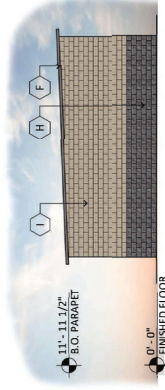
EAST ELEVATION

SCALE: 1/8"=1'-0"



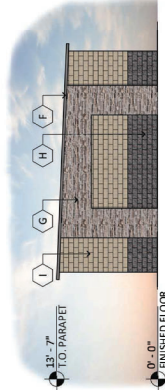
WEST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

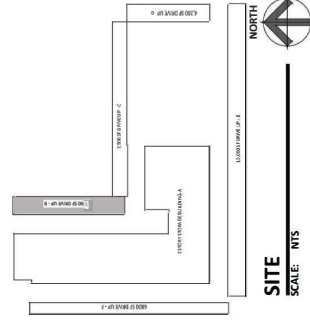


NORTH ELEVATION

SCALE: $1/8" = 1'-0"$

MATERIAL AND COLORS

A	PAINTED STUCCO: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 7063 "NEBULOUS WHITE"	D	METAL SLING: MFG: INLS COLOR: SLATE GRAY SPEC: DMF120	G	STONE VENEER: MFG: BROWNADO STONE COLOR: CAPE COD GREY SPEC: LEDGESTONE - QUICK STACK
B	PAINTED STUCCO: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: SW 7067 "CITISCAPE"	E	MULLIONS: MFG: KAWNEER COLOR: BLACK	H	CMU: FINISH: SPLIT MFG: SUPERLITE COLOR: OPAL
C	PAINTED STORAGE DOORS: MFG: SHERWIN WILLIAMS COLOR: 365 YELLOW	F	STANDING SEAM ROOF: MFG: ATAS COLOR: SLATE GREY SPEC: 2" FIELD-LOK	I	CMU: FINISH: SMOOTH MFG: SUPERLITE COLOR: ASPEN



SITE
SCALE: NTS

BKAA
ARCHITECTS INC.

19TH AVE & SOUTHERN STORAGE
SW CORNER OF S 19TH AVE AND SOUTHERN AVE
PHOENIX, AZ
DATE: 10-28-2021 (PRELIMINARY)

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CITY OF PHOENIX
DEC 07 2021
Planning & Development
Department

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From: [A N](#)
To: [Enrique A Bojorquez-Gaxiola](#)
Subject: Letter Opposing Case No: Z-78-21 & Z-SP-7-21 19th Ave and Southern Avenue South and West of the SW Corner
Date: Monday, January 10, 2022 2:48:59 PM

Dear city of Phoenix Planning and Development Department
and South Mountain Village Committe Members:

I am writing to express my strong opposition to Case Numbers: Z-SP-7-21 and Z-78-21, the proposed rezoning South and West of the Southwest corner of 19th Avenue and Southern Avenue. While the local community may be unable to prevent development in itself will be detrimental to the area, nearly all residents in Lindo neighborhood are completely opposed to the addition of another Self Storage Facilities that will cause traffic and safety problems, create even more problems with schools that are already over capacity, destroy local wildlife habitat, no job opportunities for the community, lack of economic Development, increase in more homeless, potential crime increase and potentially lower the property values of the existing community.

Traffic and safety of pedestrians and school zones are major areas of concerns. Traffic jams on all four corners of 19th Avenue and Sourhern Avenue, NE and NW Corner; SE and SW Corner already existing traffic jams. The distance between 19th Avenue and Southern Avenue between 19th Avenue and Baseline Road this distance already jams, declaration all lanes and intersections is routinely blocked by traffic turning onto 19th Avenue a d Southern Avenue North and South bound during rush hour. The local neighborhood traffic will dispropertionately surge in the morning and evening rush hour, causing traffic issues during critical times for the existing eight neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since walk to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times from 19th Avenue and Southern Avenue to 19th Avenue and Baseline Road and the cut through Lindo neighborhood will also increase. Schools in the area are already reported at over capacity, and the council should not approve Self Storage Facility that created or exacerbates a situation that will cause school concurrency to fails for this proposal and/or other approved plans.

Wildlife has been observed in the area, and any development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildhabitat. This proposed planning area has several endangered species, which should be investigated by the appropriate agency.

Property values are likely to go down in the area if Self Storage Facility are inconsistent with thr neighborhood developed in the area. I was disappointed that several notices were mailed. There was no indication of where the notifications were sent, but I suspect not many were delivered into our neighborhood.

There is Storafe Facility in the process of building located on 16th Avenue and Southern Avenue, NE Corner; there is 22 Storage Facility withing a 5 miles range; approximately 130 Storage Facility's Units within South Mountain Village Community. The Developers, Investors and Owners of these facilities are multi millionaires; the average Storage facility gross \$400, 000.00 to \$500,000.00 a month and none of this money is being put back into our Community for Economic Growth. Who gaining? Not The Community!

I urge you disapprove the proposed rezoning, and from recent meetings, and discussion with neighbors, I know my opinions are shared by many who will not be able to attend virtual meeting or write letters and or email. Thank you, for your continued service and support of our communities.

Best Regard,
Audria Nunley
Community Member