



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-10-22-5 December 15, 2022

North Mountain [Village Planning Committee](#) Meeting Date:

December 21, 2022

[Planning Commission](#) Hearing Date:

January 5, 2023

Request From:

[C-2](#) (Intermediate Commercial) (0.99 acres), and [C-2](#) (Approved [C-2 SP](#)) (Intermediate Commercial, Approved Intermediate Commercial, Special Permit) (1.06 acres)

Request To:

[C-2 SP](#) (Intermediate Commercial, Special Permit) (2.05 acres)

Proposed Use:

Self-service storage facility, and underlying C-2 commercial uses

Location:

Approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue

Owner/Applicant:

Evergreen Phoenix Investors II, LLC

Representative:

William Allison, Withey Morris, PLC

Staff Recommendation:

Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation		Commercial	
Street Map Classification	Northern Avenue	Arterial	40-feet north half street
<p><i>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CLEAN NEIGHBORHOODS; Facilitate the acquisition of vacant, underutilized, and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.</i></p> <p>The southern portion of the subject site has long been vacant, and its development would be compatible with surrounding uses and with the adjacent neighborhood character through the stipulated enhanced streetscape and architectural standards.</p>			

CONNECT PEOPLE AND PLACES CORE VALUES; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The development, as stipulated, provides a reasonable level of intensity that is respectful to local conditions and surrounding neighborhoods. The proposal includes a compatible expansion of the existing self-service storage facility and is stipulated to provide an enhanced design to the building elevations facing Northern Avenue.

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 proposal, as stipulated, will provide shade along the adjacent public sidewalk. This will mitigate the urban heat island effect by covering hard surfaces, thus cooling the microclimate around the project vicinity.

Applicable Plans, Overlays, and Initiatives

[27th Avenue Corridor Community Safety and Crime Prevention Plan:](#)

Background Item No. 6

[27th Avenue “To Do List”:](#) Background Item No. 7.

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

[Complete Streets Guidelines:](#) Background Item No. 9.

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

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

Surrounding Land Uses and Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Self-service storage, and vacant land	C-2, C-2 (Approved C-2 SP)
North	Shopping center	C-2
South (across Northern Avenue)	Private club/lodge	C-1
East	Gas station, shopping center	C-2
West	Single-family residential	R1-6, R-5

C-2 (Intermediate Commercial)		
<u>Standards</u>	<u>Requirements</u>	<u>Proposed</u>
Minimum Building Setbacks		
Adjacent to Streets: (South – Northern Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the structure	25 feet (Met)
Not Adjacent to Streets: (North – Adjacent to C-2)	0 feet	0 feet (Met)
Not Adjacent to Streets: (East – Adjacent to C-2)	0 feet	0 feet (Met)
Not Adjacent to Streets: (West– Adjacent to R-5)	10 feet	10 feet (Met)
Not Adjacent to Streets: (West– Adjacent to R1-6)	25 feet	0 Feet (Not met, existing condition)
Minimum Landscape Setbacks		
Adjacent to Streets: (South – Northern Avenue)	Average 25 feet, minimum 20 feet permitted for up to 50% of the frontage	25 feet (Met)
Not Adjacent to Streets: (North – Adjacent to C-2)	0 feet	0 feet (Met)
Not Adjacent to Streets: (East – Adjacent to C-2)	0 feet	0 feet (Met)
Not Adjacent to Streets: (West– Adjacent to R-5)	10 feet	10 feet (Met)
Not Adjacent to Streets: (West– Adjacent to R1-6)	10 feet	0 Feet (Not met, existing condition)
Lot Coverage	Maximum 50%	38.4% (Met)
Building Height	Maximum 2 stories / 30 feet	15 feet, 1 story (Met)
Parking	Minimum 7 spaces required 5 - 1 space per 35 storage units, 169 units proposed 2 - 1 space per 300 square feet of office, 594 square feet proposed	7 spaces (Met)

**Site plan revision or variance required*

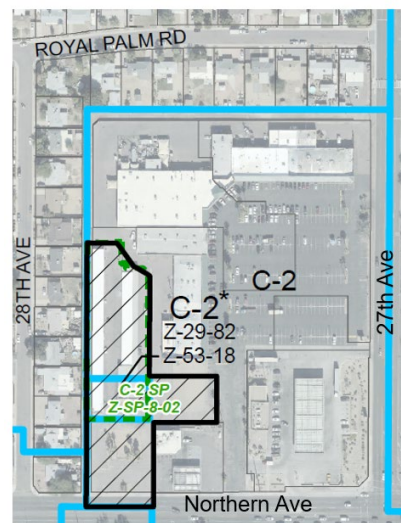
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone 2.05 acres located approximately 470 feet west of the northwest corner of 27th Avenue and Northern Avenue from C-2 (Intermediate Commercial) and C-2 (Approved C-2 SP) (Intermediate Commercial, Approved Intermediate Commercial, Special Permit) to C-2 SP (Intermediate Commercial, Special Permit) allow for a self-service storage facility and underlying C-2 commercial uses. A self-service storage facility exists on the northern portion of the site. This request is to add additional buildings and RV/trailer storage to the portion of the site fronting Northern Avenue and north of the existing adjacent gas station.

SURROUNDING LAND USES AND ZONING

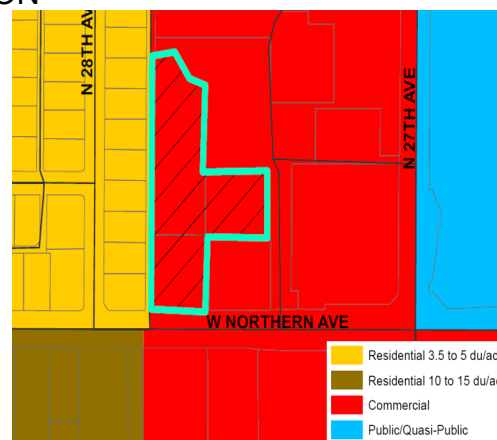
2. The requested zoning is consistent and compatible with the surrounding land uses, including the existing self-service storage facility on site. To the north and east is a shopping center and gas station, zoned C-2. To the south, across Northern Avenue, is a private club zoned C-1 (Neighborhood Retail). To the west are single-family residences zoned R1-6 (Single-Family Residence District) and R-5 (Multifamily Residence District).



Site Aerial, Source: City of Phoenix Planning and Development Department

GENERAL PLAN LAND USE MAP DESIGNATION

3. The General Plan Land Use Map designation for the subject site is Commercial. The General Plan Land Use Map designations to the north, south, and east are Commercial and to the west the designation is Residential 3.5 to 5 dwelling units per acre. The proposal is consistent with the General Plan, and it is compatible with the surrounding designations.



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

PROPOSAL

4. **Site Plan**

The applicant is proposing an expansion of the existing self-service storage facility, adding a rental office building fronting Northern Avenue and new self-service storage buildings north of the existing gas station. Due to the existing buildings on the site which do not meet current setback requirements, staff does not recommend general conformance to the site plan.

The conceptual site plan shows one vehicular access point off Northern Avenue. Parking areas will be located along Northern Avenue and behind the rental office building. A detached sidewalk along Northern Avenue will be provided, per Stipulation No. 6, with enhanced planting standards for the landscape strip between the back of curb and sidewalk. The applicant also proposes four bicycle parking spaces, which is addressed in Stipulation No. 5.

A rendering was provided showing the Northern Avenue frontage and rental office. Staff recommends Stipulation No. 1 to ensure that the building elevations fronting Northern Avenue contain enhanced architectural design and embellishments.

5. **Special Permit**

Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:

- a) All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10 percent of the gross site area.
- b) No auctions, sales, services and repair activity shall be conducted on the site.
- c) There shall be no storage or use of hazardous or dangerous materials on the premises.
- d) The site shall have direct access to an arterial street.
- e) Landscape areas adjacent to residential zones must be a minimum of ten feet.

The proposal meets the above conditions by proposing mostly indoor storage on the site, and it does not propose to store any hazardous or dangerous materials on the premises or perform auctions or repairs. Access is provided via Northern Avenue, which is an arterial street. Landscaping adjacent to residential districts will be provided in areas where new construction is proposed.

STUDIES AND POLICIES

6. [27th Avenue Corridor Community Safety and Crime Prevention Plan](#)

Approved by the Phoenix City Council on February 16, 2022, the 27th Avenue Corridor Community Safety and Crime Prevention Plan is a two-year pilot program intending to reduce crime and increase the quality of life in communities around the city. The plan is an effort between the Neighborhood Services, Police, Public Transit, Street Transportation, Human Services, and the Law Departments to address community safety in a collaborative manner, leveraging technology and community-based resources. The three strategies to address community concerns in the corridor are outreach, education and partnerships, prevention and intervention, and enforcement. To promote Crime Prevention Through Environmental Design (CPTED) principals to enhance neighborhood safety, staff recommends the following stipulations:

- Stipulation No. 2 requires that the landscape setback along the south property line include, in addition to trees, native cacti or similar plants.
- Stipulation No. 3 requires site lighting at building entrances, exits, in the alley, parking and refuse areas.
- Stipulation No. 4 requires that the western property line contain a perimeter wall and/or building face.
- Stipulation No. 8 requires the developer to coordinate with the Neighborhood Services Department and the Gated Alley Program Manager regarding full funding for the addition of alley gates.

7. [27th Avenue “To Do List”](#)

The 27th Avenue “To Do List” was developed by the community with assistance by the Planning and Development Department. The guide applies to the area from 23rd Avenue to 29th Avenue and from Indian School Road to Dunlap Avenue. The neighborhood led effort is focused on achieving the vision for “an active, safe, and welcoming community with vibrant retail and sustainable housing.” The guide articulates goals and strategies focused on pedestrian-friendly design and connectivity, pedestrian safety on roadways, branding, advocacy, and placemaking initiatives. The site is designated as a redevelopment opportunity and will provide a high-quality streetscape on Northern Avenue as required in Stipulation No. 6.

8. [Tree and Shade Master Plan](#)

The Tree and Shade Master Plan encourages treating the urban forest as infrastructure to ensure the trees are an integral part of the City’s planning and development process. Sidewalks on the 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. Staff recommends Stipulation No. 6 which requires enhanced landscaping within the streetscape and a detached sidewalk along Northern Avenue.

9. **Complete Streets Guidelines**

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. To provide a safe pedestrian environment staff is recommending a detached sidewalk along Northern Avenue. In addition, any street improvements will be done to City of Phoenix and ADA standards. These are addressed in Stipulations Nos. 6 and 7.

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. The Comprehensive Bicycle Master Plan supports options for both short- and long-term bicycle parking as a means of promoting bicyclist traffic to a variety of destinations. The project will provide four bicycle parking spaces, as addressed in Stipulation No. 5.

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 Section 716 of the Phoenix Zoning Ordinance expand its recycling and other waste diversion programs. The applicant stated in their application materials that recycling bins will be available on site.

COMMUNITY INPUT SUMMARY

12. As of the writing of this report, staff did not receive any correspondence from the public regarding this request.

INTERDEPARTMENTAL COMMENTS

13. The Fire Department indicated there are no problems anticipated with the case and that the site and/or buildings shall comply with the International Fire Code with Phoenix Amendments. Further, the Department commented that they do not know the water supply at this site and noted that fire flow requirements may present a challenge for this site.
14. The Street Transportation Department commented that all required street improvements shall be provided and meet ADA standards and that the sidewalk along Northern Avenue be detached. This is addressed in Stipulation Nos. 6 and 7.

OTHER

15. 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. 9.

16. 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. 10.
17. 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 zoning is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal will develop an underutilized property and as stipulated, will be compatible with surrounding land uses.
3. The stipulated detached sidewalk and planting standards will make the proposal a compatible addition to the neighboring area.

Stipulations

1. Building elevations oriented to Northern Avenue shall contain architectural embellishments such as textural changes, pilasters, offsets, recesses, variation in window size and location, and/or overhang canopies, as approved by the Planning and Development Department.
2. The required landscape setback along the south side of the site shall include, in addition to trees, native cacti or similar plants, as approved by the Planning and Development Department.
3. Site lighting shall be provided at building entrances/exits, in the alley, and parking and refuse areas, as approved by the Planning and Development Department.
4. The full length of the western property line shall be comprised of a minimum eight-foot-high block wall and/or exterior building wall, as approved by the Planning and Development Department.

5. A minimum of four bicycle parking spaces shall be provided, near the entrance to the rental office as depicted on the conceptual site plan date stamped September 1, 2022, shaded to 50 percent, and installed per the requirements of Section 1307.H of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
6. The developer shall construct a minimum 6-foot-wide detached sidewalk and minimum 10-foot-wide landscape strip located between the back of curb and sidewalk along the north side of Northern Avenue, planted as specified below and as approved by the Planning and Development Department. Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with the creation of a comfortable pedestrian environment.
 - a. Minimum 3-inch caliper, large canopy, single-trunk, shade trees shall be placed 25 feet on center or in equivalent groupings.
 - b. At tree maturity, the trees shall shade the sidewalks to a minimum 75 percent.
 - c. Drought tolerant shrubs and vegetative groundcovers shall be maintained at maximum height of 24 inches to provide a minimum of 75 percent live coverage at maturity.
7. 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.
8. Prior to final site plan approval, the developer shall coordinate with the Neighborhood Services Department and the Gated Alley Program Manager regarding full funding for the installation of alley gates, as approved by the Neighborhood Services Department and Planning and Development Department.
9. 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.
10. 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.

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Writer

Sarah Stockham

December 15, 2022

Team Leader

Racelle Escolar

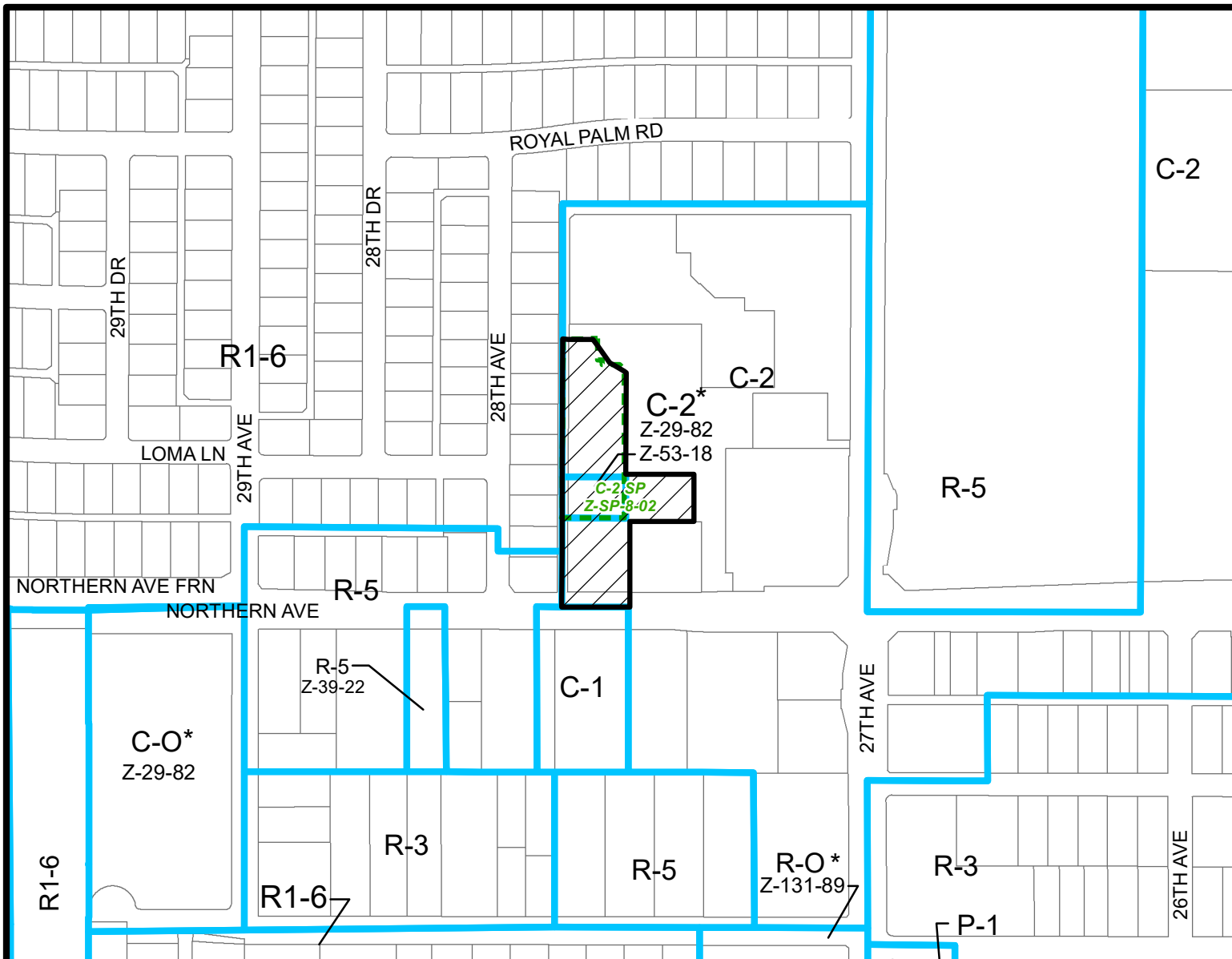
Exhibits

Zoning sketch map

Aerial sketch map

Conceptual Site Plan date stamped September 1, 2022

Rendering date stamped September 1, 2022



Miles

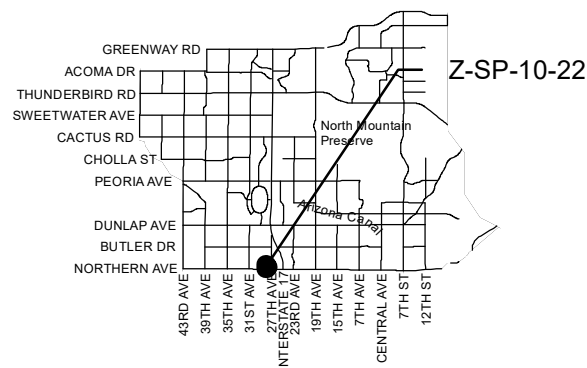
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NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Evergreen Phoenix Investors II, LLC

APPLICATION NO. Z-SP-10-22

DATE: 10/4/2022
REVISION DATES:

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

2.05 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 25-22

ZONING MAP

J-7

REQUESTED CHANGE:

FROM: C-2 (0.99 a.c.)
C-2 (approved C-2 SP) (1.06 a.c.)

TO: C-2 SP (2.05 a.c.)

MULTIPLES PERMITTED

C-2, C-2 SP

C-2 SP

CONVENTIONAL OPTION

14, 15

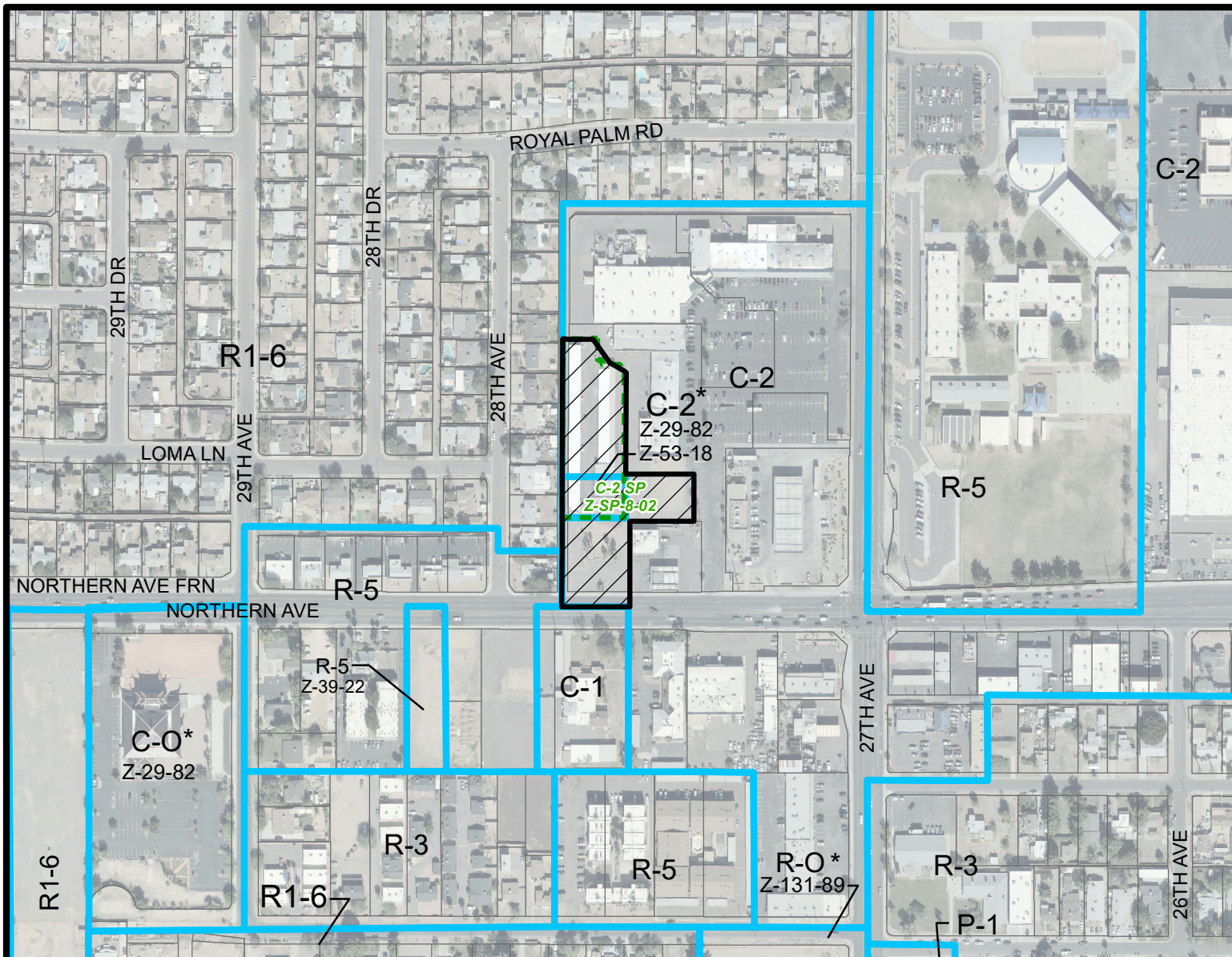
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* UNITS P.R.D. OPTION

17, 18

35

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



Miles

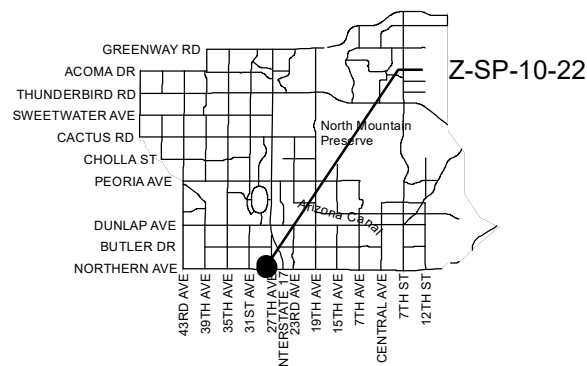
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NORTH MOUNTAIN VILLAGE

CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



APPLICANT'S NAME: Evergreen Phoenix Investors II, LLC

APPLICATION NO. Z-SP-10-22

DATE: 10/4/2022
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GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

2.05 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 25-22

ZONING MAP
J-7

REQUESTED CHANGE:

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TO: C-2 SP (2.05 a.c.)

MULTIPLES PERMITTED

C-2, C-2 SP
C-2 SP

CONVENTIONAL OPTION

14, 15
29

* UNITS P.R.D. OPTION

17, 18
35

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



SITE DATA

ALTA VISTA STORAGE

PHOENIX, ARIZONA
PROJECT NUMBER: 21013.00
DATE: 09.01.22



CITY OF PHOENIX

SEP 01 2022
Planning & Development
Department



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