



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

ADDENDUM A
Staff Report: Z-SP-6-21-7
March 3, 2022

<u>Laveen Village Planning Committee</u>	February 14, 2022
Meeting Date	
<u>Planning Commission</u>	March 3, 2022
Hearing Date	
Request From:	<u>S-1</u> (Approved <u>C-2</u>) (Ranch or Farm Residence District, Approved Intermediate Commercial District) (3.29 acres)
Request To:	<u>C-2 SP</u> (Intermediate Commercial District, Special Permit) (3.29 acres)
Proposed Use	Self-service storage warehouse and underlying commercial uses
Location	Southeast corner of the Loop 202 Freeway and Southern Avenue
Owner	REXCO S202, LLC
Applicant/Representative	Alan Beaudoin, Norris Design
Staff Recommendation	Approval, subject to stipulations

The Laveen Village Planning Committee heard this rezoning request on February 14, 2022 and voted (5-4) to approve the case with modifications. The approved modifications to Stipulation No. 1 required the applicant to undergo the Planning Hearing Officer process to have the building elevations reviewed and approved prior to preliminary site plan approval, in addition to incorporating several elements such as windows and a decorative silo.

As a result of the discussion at the February 14, 2022 Village Planning Committee meeting, the applicant has provided updated building elevations attached to this report, which incorporate windows, a decorative silo, and a minimum of three distinct building materials.

Due to these changes, staff recommends modifying the following stipulation:

- Stipulation No. 1 regarding the building elevations to require general conformance with the updated elevations date stamped, March 1, 2022, and ensuring that windows, decorative silo and other design elements are incorporated into the building elevations.

Following the February 14, 2022 Laveen Village Planning Committee meeting, staff also received additional correspondence from the public regarding this case. This additional correspondence is attached.

Staff recommends approval per the modified stipulation provided below:

Stipulations

1. ~~The development shall be in general conformance with the building elevations date stamped January 24, 2022, with specific regard to the following, as approved by the Planning and Development Department. BUILDING ELEVATIONS SHALL BE REVIEWED AND APPROVED BY THE PLANNING HEARING OFFICER THROUGH THE PUBLIC HEARING PROCESS FOR STIPULATION MODIFICATION PRIOR TO PRELIMINARY SITE PLAN APPROVAL, WITH SPECIFIC REGARD TO THE FOLLOWING BUILDING ELEMENTS. THIS IS A LEGISLATIVE REVIEW FOR CONCEPTUAL PURPOSES ONLY. SPECIFIC DEVELOPMENT STANDARDS AND REQUIREMENTS MAY BE DETERMINED BY THE PLANNING HEARING OFFICER AND THE PLANNING AND DEVELOPMENT DEPARTMENT.~~ **THE DEVELOPMENT SHALL BE IN GENERAL CONFORMANCE WITH THE BUILDING ELEVATIONS DATE STAMPED MARCH 1, 2022, WITH SPECIFIC REGARD TO THE FOLLOWING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.**
 - a. ~~The north elevation OF BUILDING A, AND EAST ELEVATIONS OF BUILDINGS B AND C, AS DEPICTED ON THE SITE PLAN DATE STAMPED JANUARY 24, 2022,~~ shall incorporate windows along ~~the front façade.~~
 - B. ~~THE NORTHWEST CORNER~~ **NORTH ELEVATION OF BUILDING A, AS DEPICTED ON THE SITE PLAN DATE STAMPED JANUARY 24, 2022,** SHALL INCORPORATE A DECORATIVE SILO.
 - b. C. ~~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.~~ **THE NORTH AND EAST ELEVATIONS OF BUILDING C SHALL INCORPORATE DECORATIVE ELEMENTS SUCH AS PITCHED ROOFS CONSISTENT WITH THE ELEVATIONS OF BUILDINGS A AND B.**
 - e. D. A minimum of three distinct building materials shall be utilized on all building elevations.
2. 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.

3. Pedestrian walkways connecting the building to adjacent public sidewalks shall be shaded to a minimum of 75 percent using large canopy drought tolerant shade trees at maturity and/or architectural shade.
4. Where pedestrian walkways cross a vehicular path, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrasts with parking and drive aisle surfaces, as approved by the Planning and Development Department. Vehicular crossings shall be kept to a minimum.
5. A minimum of four bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near the building entrance of each enclosed commercial building 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.
6. The developer shall dedicate a 30-foot-wide multi-use trail easement (MUTE) along the south side of Southern Avenue and construct a minimum 10-foot wide multi-use trail (MUT) within the easement, in accordance with the MAG supplemental detail indicated in Section 429 and as approved by the Planning and Development Department. Where conflicts or restrictions exist, the developer shall work with the Site Planning section on an alternate design through the technical appeal process.
7. The developer shall dedicate minimum 55 feet of right-of-way and construct/permit the south side of Southern Avenue as required by MCDOT and the Street Transportation Department.
8. 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.
9. 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.
10. 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.

11. 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.

Writer

Enrique Bojorquez Gaxiola

March 3, 2022

Team Leader

Joshua Bednarek

Exhibits

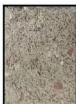
Building Elevations date stamped March 1, 2022 (3 pages)

Community Correspondence (1 page)

202 and Southern Storage

Laveen, AZ
PROJECT NUMBER: 21041
DATE: 02.22.2022

Preliminary Elevations



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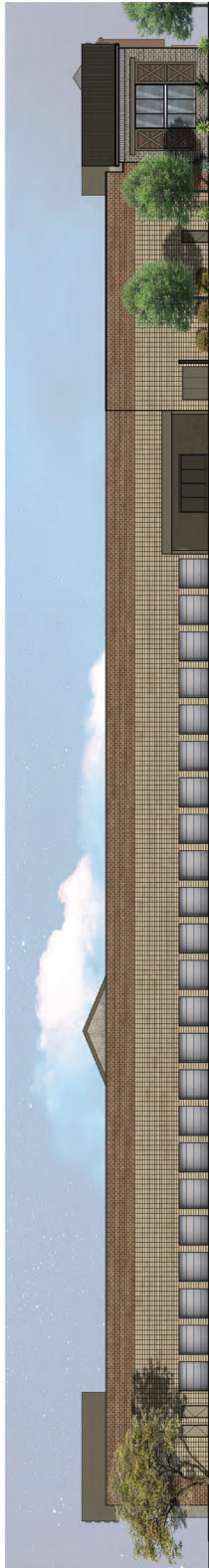
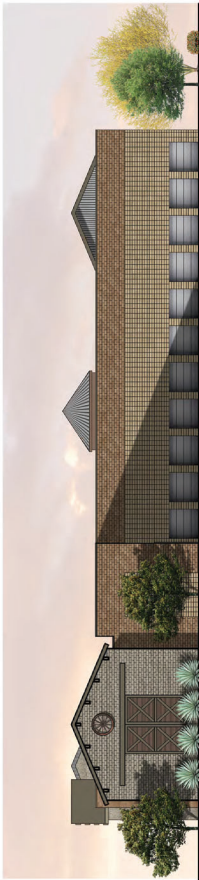
MAR 01 2022

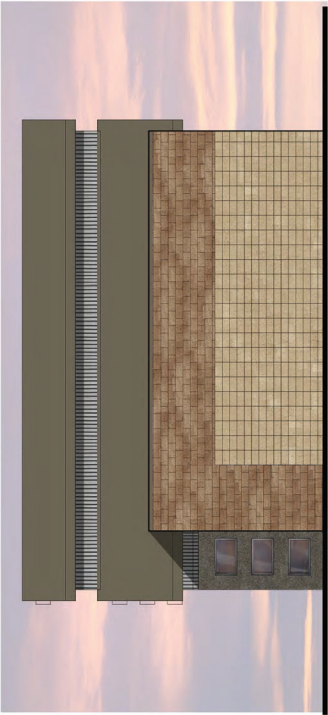
Planning & Development
Department



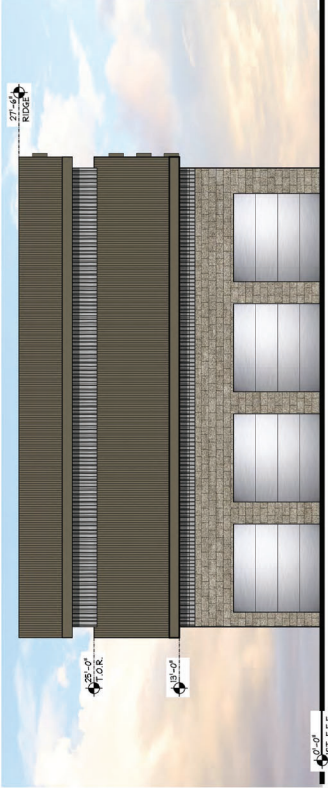
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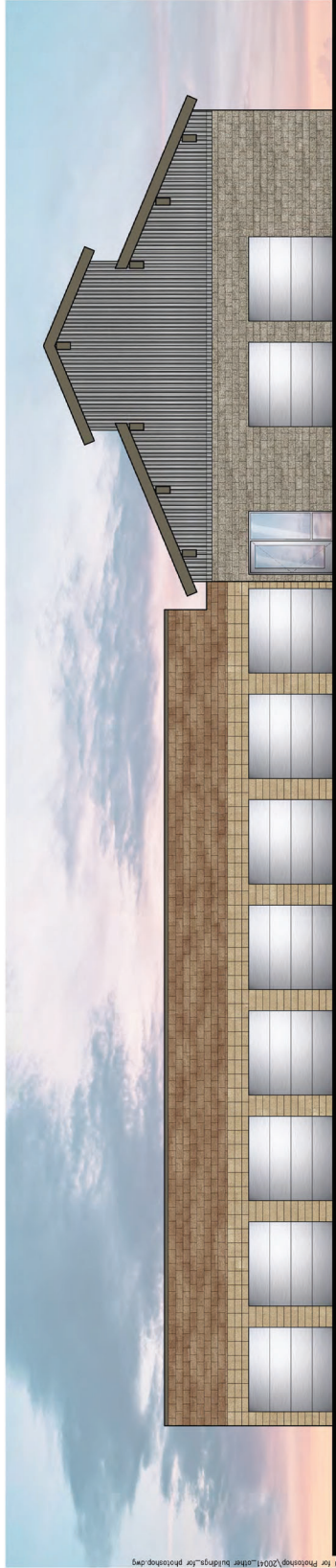




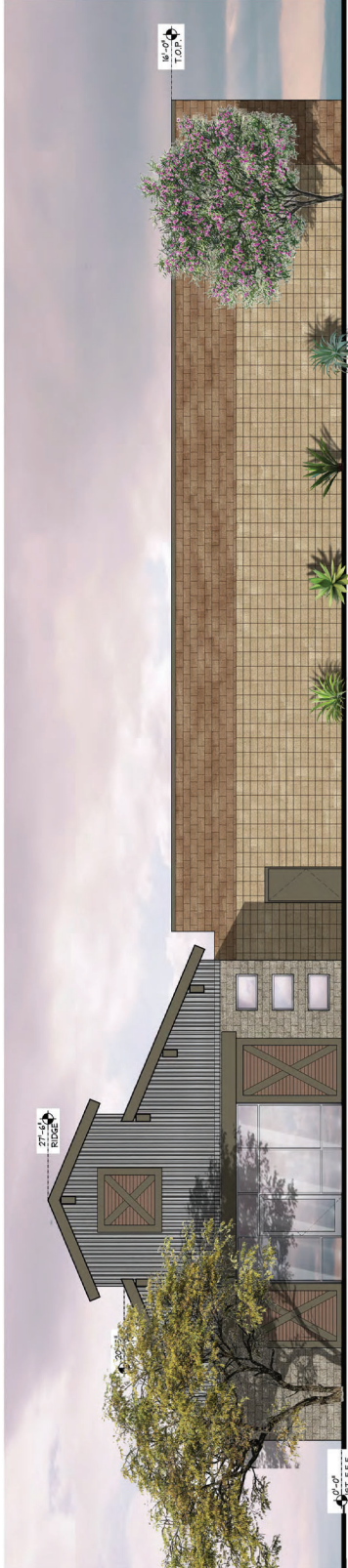
BLDG. B NORTH ELEVATION
SCALE: 1/8" = 3/16"



BLDG. B SOUTH ELEVATION
SCALE: 1/8" = 3/16"



BLDG. B WEST ELEVATION
SCALE: 1/8" = 3/16"



BLDG. B EAST ELEVATION
SCALE: 1/8" = 3/16"

202 and Southern Storage

Laveen, AZ
PROJECT NUMBER: 21041
DATE: 02.22.2022

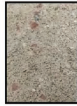
Preliminary Elevations



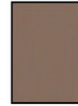
(SMOOTH-FACE) PRECISION CMU BLOCK
COLOR: MONTEREY STONE-TERRA BROWN
GROUP 1-MEDIUM WEIGHT



(SMOOTH-FACE) PRECISION CMU BLOCK
COLOR: HOPI SANDSTONE
GROUP B-NORMAL WEIGHT



(ROUGH-FACE) SPLIT FACE CMU BLOCK
COLOR: MONTEREY STONE-TERRA BROWN
GROUP 1-MEDIUM WEIGHT



PAINTED STEEL ACCENTS AND
BATTEN METAL SIDING
COLOR: WANDERING ROAD
DE6076



PAINTED STEEL ACCENTS
COLOR: SHAKER GREY
DE6231



METAL ROOFING/FASCIA
COLOR: PREWEATHERED GALVALUME
SUECK PANELS

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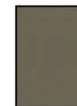
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202 and Southern Storage

Laveen, AZ
PROJECT NUMBER: 21041
DATE: 02.26.2022

Preliminary Elevations

	(SMOOTH-FACE) PRECISION CMU BLOCK COLOR: MONTEREY STONE-TERRA BROWN GROUP 1-MEDIUM WEIGHT
	(SMOOTH-FACE) PRECISION CMU BLOCK COLOR: HOPI SANDSTONE GROUP 2-NORMAL WEIGHT
	(ROUGH-FACE) SPLIT FACE CMU BLOCK COLOR: MONTEBELLINO GROUP 1-MEDIUM WEIGHT
	PAINTED STEEL ACCENTS AND BATTEN METAL SIDING COLOR: WANDERING ROAD DE6076
	PAINTED STEEL ACCENTS COLOR: SHAKER GREY DE6231
	METAL ROOFING/FASCIA BERRIDGE COLOR: PREWEATHERED GALVALUME S-DECK PANELS

CITY OF PHOENIX

MAR 01 2022

Planning & Development
Department

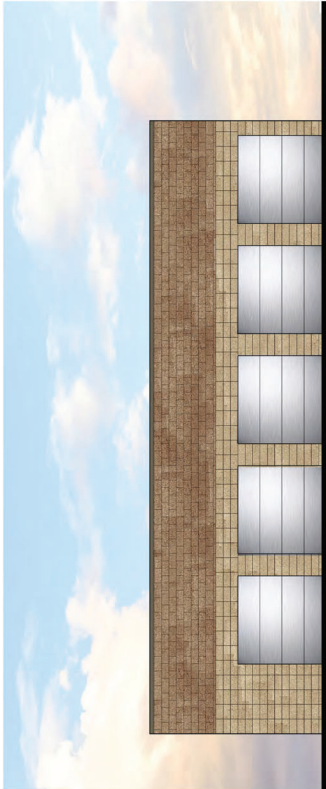


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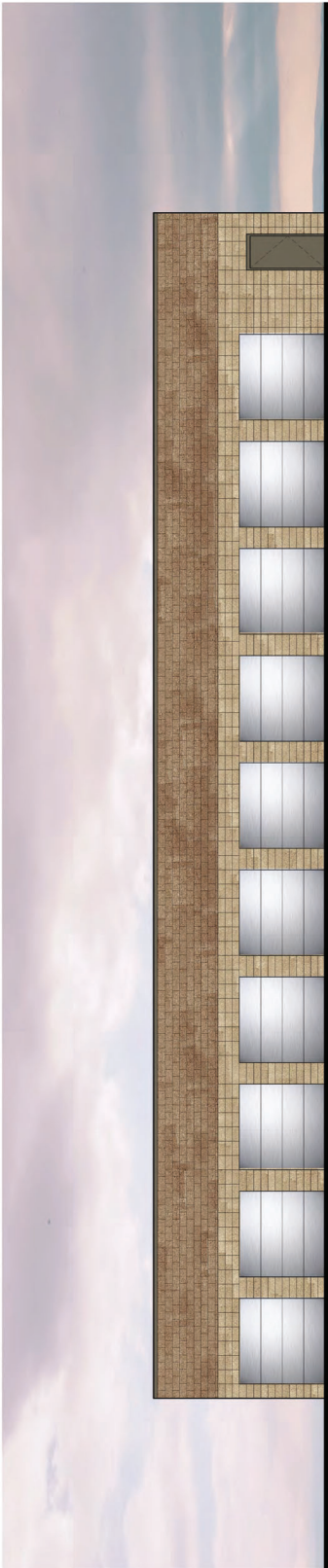
BLDG. C WEST ELEVATION

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



BLDG. C SOUTH ELEVATION

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



BLDG. C NORTH ELEVATION

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

Racelle Escolar

From: Linda Abegg <linda.abegg@gmail.com>
Sent: Tuesday, March 1, 2022 6:21 PM
To: Racelle Escolar
Cc: Alan Beaudoin
Subject: Z-SP-6-21-7

Good Evening Racelle,

I am registered to speak on item number 5 at tomorrow's PC meeting. In case there are any issues with me connecting, etc. here are my comments. I'd appreciate it if you could send these to the commissioners.

Thank you,
Linda Abegg

Good Evening Commissioners,

I would like to comment in support of item Z-SP-6-21-7. I have met with the applicant multiple times as Vice Chair of the LVPC. I voted at the LVPC meeting to deny this case because requested information and changes were not provided at the LVPC hearing.

Since that meeting, I have met with the applicant regarding the requested changes. As a member of the community, I believe that the changes made since the LVPC hearing address the community and committee's concerns and support approval of this special permit with the updated elevations.

Thank you,
Linda Abegg
5407 W Winston Dr, Laveen Village, AZ 85339