

## Attachment B



### City of Phoenix PLANNING AND DEVELOPMENT DEPARTMENT

#### Staff Report Z-30-18-4 May 25, 2018

**Encanto [Village Planning Committee](#) Meeting Date:** June 4, 2018  
**[Planning Commission](#) Hearing Date:** June 7, 2018

**Request From:** [C-2](#) (Intermediate Commercial) [HRI](#) (High Rise Incentive District) [TOD-1](#) (Interim Transit-Oriented Zoning Overlay District One) (0.90 acres) [C-1](#) (Neighborhood Retail) [TOD-1](#) (Interim Transit-Oriented Zoning Overlay District One) (0.34 acres), and [P-2](#) (Parking District) [TOD-1](#) (Interim Transit-Oriented Zoning Overlay District One) (0.62 acres)

**Request To:** [WU Code T5:7](#) (Walkable Urban Code, Transect 5:7 District) [MT](#) (Midtown Character Area) (1.86 acres)

**Proposed Use:** Fitness and conference center

**Location:** Approximately 400 feet west of the southwest corner of 3rd Street and Roanoke Avenue

**Owner:** Amerco Real Estate Co, Nicole Hosking

**Applicant/Representative:** Philip A. Carhuff

**Staff Recommendation:** Approval, subject to stipulations

<a href="#">General Plan Conformity</a>			
<a href="#">General Plan Land Use Designation</a>	Commercial		
<a href="#">Street Map Classification</a>	Roanoke Avenue	Local	30-foot south half
<b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable level of increased intensity, respectful of local conditions and surrounding neighborhood.</b>			

The proposal is an expansion associated with U-Haul business facilities to construct a fitness/recreational/conference center and is compatible with existing uses in the area and is respectful of the surrounding neighborhoods.

**CONNECT PEOPLE AND PLACES CORE VALUE; TRANSIT ORIENTED DEVELOPMENT; LAND USE PRINCIPLE: Encourage high-density housing and high intensity employment uses to locate adjacent or close to transit stations per adopted transit district plans.**

The site is within the Midtown Transit Oriented Development (TOD) District and is within 1/4 mile from the Thomas Road/Central Avenue light rail station. The proposed development will expand an adjacent business.

#### Applicable Plans / Policies / Principles

Transit Oriented Development Strategic Policy Framework – see #5 below.

Midtown Transit Oriented Development Policy Plan – see #6 and #7 below.

Tree and Shade Master Plan – see #8 below.

Guiding Principles for Complete Streets – see #8 and #9 below.

Comprehensive Bicycle Master Plan – see #9 below.

Reimagine Phoenix – see #10 below.

#### Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Vacant lot	C-2 HRI TOD-1, C-1 TOD-1, P-2 TOD-1
<b>North</b>	Apartment complex and surface parking lot	R-5 HRI TOD-1, P-2 TOD-1, P-1 TOD-1
<b>South</b>	Office and surface and subsurface parking lot	C-O H-R TOD-1, R-4 HRI TOD-1
<b>East</b>	Apartment complex	R-5 RI TOD-1
<b>West</b>	Surface parking lot	R-4 HRI TOD-1

<b>Walkable Urban Code T5:7</b>		
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Provisions on the Proposed Site Plan</u></b>
Gross Acreage	N/A	1.86 acres
Density	No cap required	N/A
Building Height	100-foot maximum	Met – 46 feet
Parking (Section 1307.B.2 and 702.C)	Office and professional use: 1 space per 375 square feet (located within 1,320 feet from a light rail station)  Fitness Center (Accessory to primary use for private residential or tenant use): None Required  Convention/Conference Centers: 1 space per 100 square feet	Not yet determined
Bicycle Parking (Section 1307.H.6.d.)	1 space per 25 vehicle parking spaces for nonresidential use over 5,000 square feet	Not yet determined
Public Open Space (Section 1310)	Minimum open space of at least 5% of the gross lot area is required.  Minimum 50% of all accessible public and private open space should be shaded, of which 50% of the shade should be provided by trees or trellised vines.	Not yet determined
<b>Section 1303.2 TRANSECT T5</b>		
<b><i>Main Building Setbacks</i></b>		
Primary Frontage	12-foot maximum	Met – 6 feet

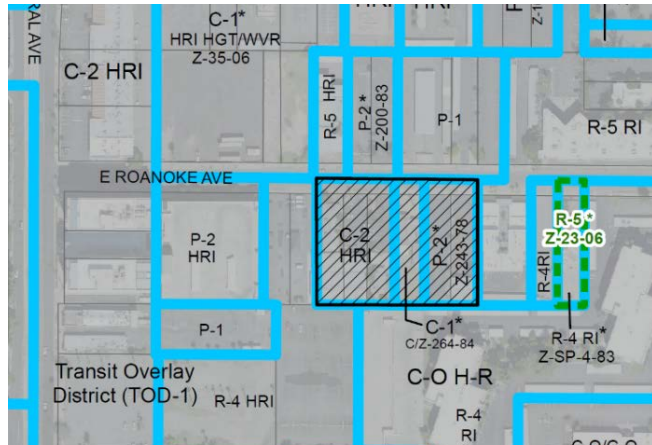
Side Lot Line	0-foot minimum	Met – 6 feet (East), 26 feet (West)
Rear Lot Line	0-foot minimum	Met – 10 feet
<i>Parking Setbacks</i>		
Primary Frontage	30-foot minimum or behind building	Not Met – 20 feet
Side Lot Line	0-foot minimum	Met – 6 feet
<i>Lot Requirements</i>		
Lot Coverage	80% maximum	Met – 45%
Primary Building Frontage	70% minimum	Not yet determined
<i>Frontage Types Allowed</i>		
Primary Frontage	Common entry, storefront, arcade, gallery or alternative frontage	Not yet determined
<i>Glazing Standards (per T5)</i>		
Ground Floor	75%	Not yet determined
Second Floor	45%, 25% east and west	Not yet determined

### **Background/Issues/Analysis**

#### **REQUEST & ZONING AND LAND USE**

1. This request is to rezone a 1.86-acre site located approximately 400 feet west of the southwest corner of 3rd Street and Roanoke Avenue from C-2 HRI TOD-1 (Intermediate Commercial, High Rise Incentive District, Interim Transit-Oriented Zoning Overlay District One), C-1 TOD-1 (Neighborhood Retail, Interim Transit-Oriented Zoning Overlay District One), and P-2 TOD-1 (Parking District, Interim Transit-Oriented Zoning Overlay District One) to WU Code T5:7 MT (Walkable Urban Code, Transect 5:7 District, Midtown Character Area) to allow a conference and fitness center, which will be used for U-Haul employees. Rezoning to the Walkable Urban Code T5:7 MT will allow additional density and intensity along the light rail corridor, and development standards to enhance walkability that the previous zoning did not allow.

2. The site is currently vacant, as the buildings that were on the site were demolished within the last year. An apartment complex and surface parking lot are located to the north, across Roanoke Avenue. Offices and a surface and subsurface parking lot are located to the south. An apartment complex is located east of the site. To the west is a surface parking lot.



*Source: City of Phoenix Planning and Development Department*

3. There is not enough information included in this request to determine whether the building will comply with a required frontage type. Given the site's proximity to a light rail station, it is important that there be direct access to the facility from Roanoke Avenue. The applicant should consider developing an enhanced corner at the northeast corner of the building. This type of entrance could serve people arriving from the parking area along the east side of the building. Guidance for this type of design can be found in Section 1207.M of the Phoenix Zoning Ordinance. If the applicant decides to pursue approval of an alternative frontage, it is recommended that one element of the alternative frontage shall be an enhanced corner per 1207.M. of the Phoenix Zoning Ordinance. This is addressed in Stipulation #1.

#### GENERAL PLAN

4. The General Plan Land Use Map designation is Commercial. The proposal is consistent with the commercial designation.

#### TRANSIT ORIENTED DEVELOPMENT STRATEGIC POLICY FRAMEWORK

5. The Transit Oriented Development Strategic Policy Framework is part of the city's General Plan which identified planning typologies to describe urban environments. The identified environment for the Thomas Road and Central Avenue light rail station area is Regional Center. Regional Center is a placetype characterized by high intensity with building heights typically from 5-10 stories with incentive heights of up to 20 stories. Land uses may include office employment, industry cluster, high and mid rise residential, and supportive retail and commercial uses. The proposed development is consistent with the height and uses outlined for the Regional Center placetype.

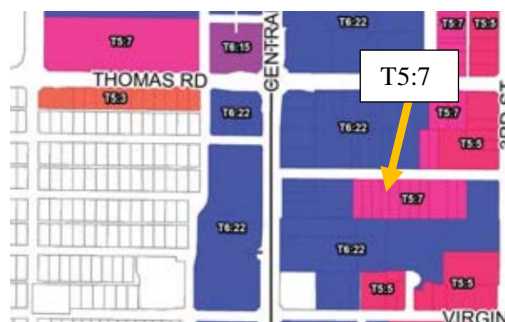
## MIDTOWN TOD (TRANSIT ORIENTED DEVELOPMENT) POLICY PLAN

6. The site is located within the Midtown TOD (Transit Oriented Development) District, which is bordered by 7th Street on the east, 7th Avenue on the west, Indian School Road on the north and just north of McDowell Road on the south. The policy plan adopted for the Midtown 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. In order to realize the implementation of the Vision and Master Plan for the Midtown TOD District, one key recommendation is the implementation of the Walkable Urban Code, a form-based zoning code. The proposed development meets the intent and policies outlined in the plan.



Source: Midtown TOD Policy Plan, page 3

7. The location of the subject site within the Midtown TOD District makes it eligible to request zoning to a transect district within the Walkable Urban Code. The subject site has a suggested zoning designation of WU Code T5:7 with a maximum building height of 100 feet. The applicant is requesting the suggested zoning designation.



Source: Midtown TOD Policy Plan, page 103

## TREE AND SHADE MASTER PLAN & COMPLETE STREET GUIDING PRINCIPLES

8. The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure that trees are an integral part of the city's planning and development process. Toward that end, development of this site will contribute to the urban forest infrastructure through the provision of trees along the rights-of-way, which is a requirement in Section 1309 of the Walkable Urban Code. The provision of trees along the rights-of-way is also consistent with the goals of the Guiding Principles for Complete Streets, one tenet of which is to make Phoenix more walkable.

#### COMPREHENSIVE BICYCLE MASTER PLAN

9. Bicycle parking is a requirement in Section 1307.H. of the Walkable Urban Code and is supported by the City of Phoenix Comprehensive Bicycle Master Plan. The current location along Roanoke Avenue provides direct connection to the 3rd Street Promenade, which offers north/south bicycle routes into Downtown Phoenix to the south and Steele Indian School Park to the north. Given its location, bicycle parking should be included as an inverted U-shaped design and be located near the entrances to the building.

#### REIMAGINE PHOENIX INITIATIVE

10. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, and mixed-use developments meeting certain criteria. The development will include a shared trash and recycling area with the existing U-Haul offices and the new development that will be located in the parking garage to the south of the proposed building.

#### COMMUNITY INPUT

11. At the time this staff report was written, staff had not received any public correspondence regarding the request.

#### INTERDEPARTMENTAL COMMENTS

12. Fire prevention does not anticipate any issues with this request. The site or/and building(s) shall comply with the Phoenix Fire Code.
13. The City of Phoenix Water Services Department has noted that there are no water or sewer infrastructure concerns.
14. It has been 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.

#### OTHER

15. The Aviation Department has provided comments regarding this request. The property is in the Public Airport Disclosure area. This area may be subject to overflights of aircraft operating at the Airport. People are often irritated by repeated overflights regardless of the actual sound level at the overflight site. Therefore, a Notice to Prospective Purchasers, which follows policy regarding properties in the City of Phoenix underlying the flight patterns of Phoenix Sky Harbor International Airport, is required. This is addressed in Stipulation #3.
16. 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 #2.

17. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments or other formal actions may also be required.

### **Findings**

1. The proposal is consistent with the General Plan Land Use map designation of Commercial.
2. The proposed development is located less than 1/4 mile from a light rail station, and is consistent with the Regional Center place type in the Transit Oriented Development Strategic Policy Framework.
3. The proposed development of the site contributes to the enhancement of the area by developing underutilized parcels and expanding an adjacent business.

### **Stipulations**

1. In the event the applicant elects to pursue an alternative frontage design, one element of the alternative design shall be development of an enhanced corner per the requirements of Phoenix Zoning Ordinance Section 1207.M at the northeast corner of the building.
2. 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.
3. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been viewed and approved by the City Attorney.

### **Writer**

Hannah Bleam

May 25, 2018

### **Team Leader**

Samantha Keating

### **Attachments**

Sketch Map



Staff Report: Z-30-18-4

May 25, 2018

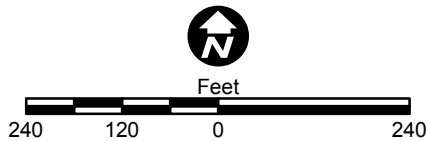
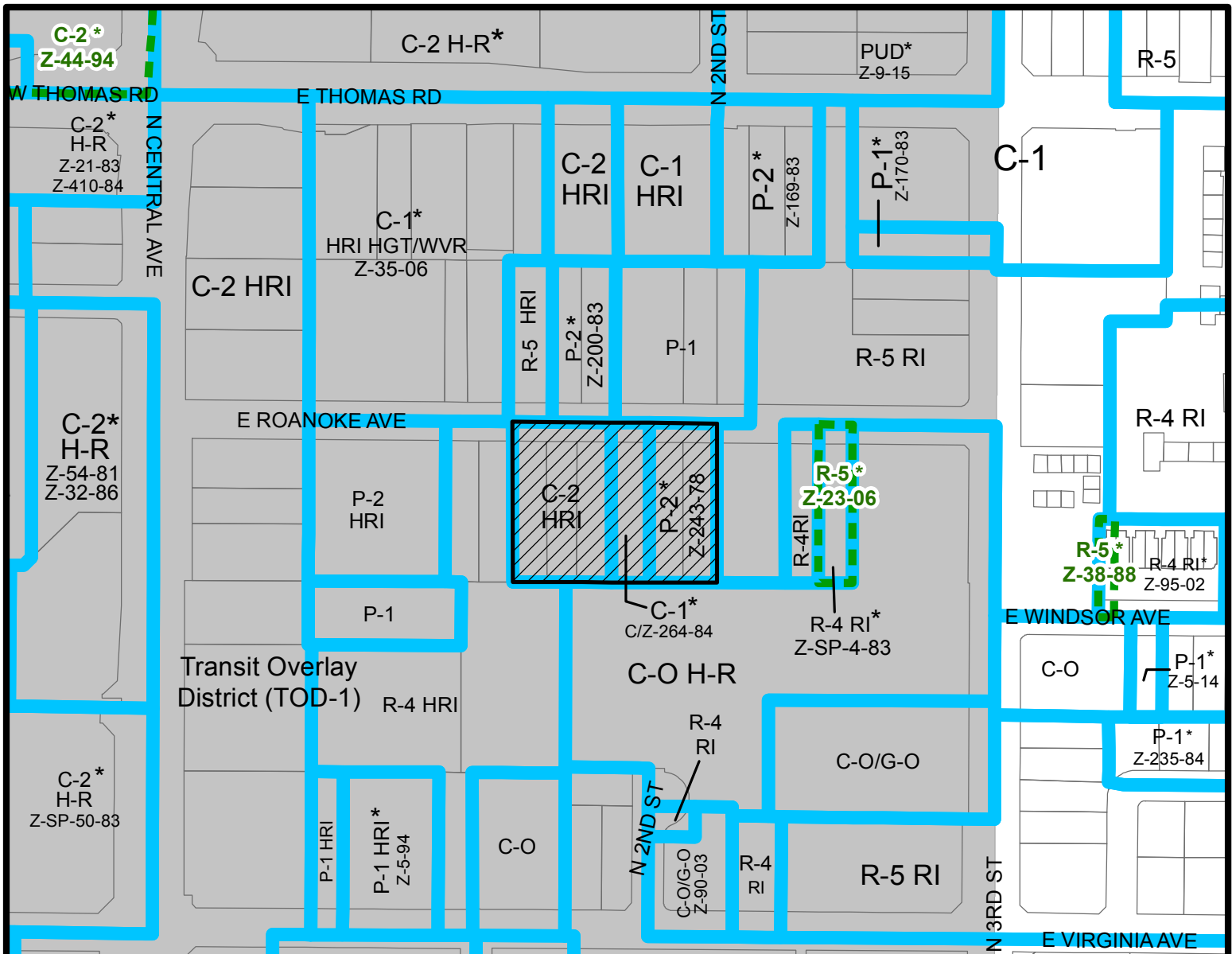
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Aerial

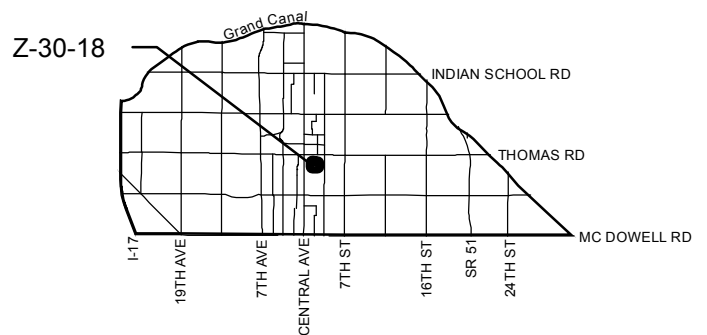
Site Plan date stamped April 27, 2018

Elevations date stamped April 27, 2018

Landscape Plan date stamped April 27, 2018



**ENCANTO VILLAGE**  
CITY COUNCIL DISTRICT: 4



APPLICANT'S NAME: Philip A. Carhuff

APPLICATION NO. Z-30-18

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

1.86 Acres

DATE: 5/2/2018  
REVISION DATES:

AERIAL PHOTO &  
QUARTER SEC. NO.

QS 14-28

ZONING MAP

G-8

**REQUESTED CHANGE:**

FROM: C-2 HRI TOD-1 (0.9 a.c.)  
C-1 TOD-1 (0.34 a.c.)  
P-2 TOD-1 (0.62 a.c.)

TO: WU Code T5:7 MT (1.86 a.c.)

**MULTIPLES PERMITTED**

C-2 HRI TOD-1, C-1 TOD-1, P-2 TOD-1  
WU Code T5:7 MT

**CONVENTIONAL OPTION**

196, 5, N/A  
No Maximum

**\* UNITS P.R.D. OPTION**

15, 6, N/A  
N/A

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





CONTACT INFORMATION:

OWNER:  
UHAUL INTERNATIONAL  
CONTACT: JESSICA N. LOPEZ  
2727 N. CENTRAL AVE.  
PHOENIX, AZ 85004  
602-263-6502

ARCHITECT:  
PHILIP A. CARHUFF, AIA  
CARHUFF + CUEVA ARCHITECTS, LLC  
3149 E. PRINCE RD. #151  
TUCSON, AZ 85716  
520-577-4560

SITE DATA:

DEVELOPMENT NAME: U-HAUL INTERNATIONAL MIDTOWN  
CONFERENCE AND FITNESS CENTER

SITE ADDRESS: 45 E. ROANOKE ROAD.

ZONING MAP: G8

EXISTING ZONING: C2, C1, P1, TOD-1 OVERLAY (SEE SITE PLAN)

REQUESTED ZONING: C-2, T5:7 DISTRICT, TOD-1 OVERLAY

PROPERTY DESCRIPTION:  
PARCEL NO. 11: (118-44-044 and 118-44-045)  
Lot 29, of WEST BALTIMORE HEIGHTS, according to the plat of record in the  
office of the County Recorder of Maricopa County, Arizona, in Book 4 of Maps,  
Page 31.

PARCEL NO. 3: (118-44-046)  
The East 60.5 feet of Lot 30, WEST BALTIMORE HEIGHTS, according to Book 4  
of Maps, Page 31, records of Maricopa County, Arizona.

PARCEL NO. 12: (118-44-047, 118-44-048 and 118-44-049)  
Lot 31 and the West 46.5 feet of Lot 30, of WEST BALTIMORE HEIGHTS,  
according to the plat of record in the office of the County Recorder of  
Maricopa County, Arizona, in Book 4 of Maps, Page 31

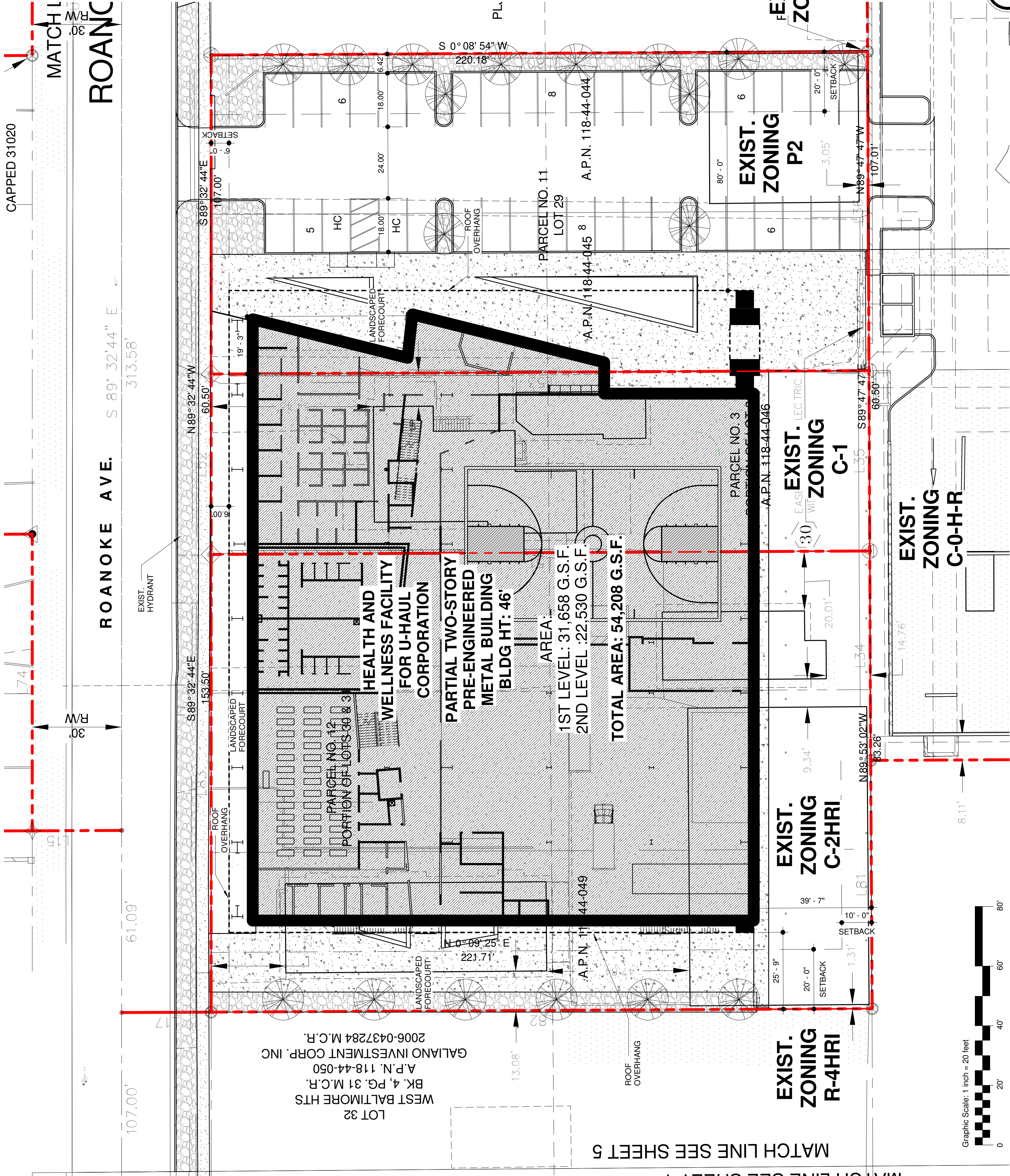
PROPOSED FAR: 54,208 / 70,910: 76% PROPOSED  
LOT COVERAGE CALCULATION: 31,658 / 70,910 =45%  
GROSS FLOOR AREA: 54,208  
NUMBER OF FLOORS: 2  
MAXIMUM HEIGHT: 46'-0"  
NUMBER UNITS: 1

PARKING CALCULATION  
REQUIRED PARKING, CONFERENCE CENTER 1/100:  
8,875 SF/100= 89 SPACES  
REQUIRED PARKING, FITNESS CENTER 1/150:  
36,042 SF / 150= 234 SPACES  
REQUIRED PARKING, OFFICE CENTER 1/300:  
7,298 SF/300= 25 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED: 368  
PARKING SPACES PROVIDE ON SITE: 39

SHARED PARKING CALCULATION:  
TOTAL OFFICE CAMPUS AREA: 409,406SF OF OFFICE SPACE  
TOTAL PARKING REQUIRED 409,406/300= 1,364 SPACES REQUIRED  
TOTAL CAMPUS PARKING SPACES AVAILABLE: 1,747

TOTAL PARKING SPACES REQUIRED INCLUDING PROPOSED PROJECT: 1,364+368 = 5%  
(REDUCTION PER TOD-1 OVERLAY)= 1,646 REQUIRED  
TOTAL PARKING SPACES AVAILABLE: 1,747+39=1,786



1 PROPOSED SITE PLAN

2 VICINITY MAP



CITY OF PHOENIX

APR 27 2018

Planning & Development  
Department

DESIGN APPROVAL

OWNER CLIENT: DATE APPROVED:

PRELIMINARY  
NOT FOR  
CONSTRUCTION



carhuff+cueva  
architects, llc

3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com  
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U-HAUL CONFERENCE &  
FITNESS CENTER

U-HAUL INTERNATIONAL

45 E. ROANOKE AVE  
PHOENIX, AZ 85004

DESIGN DEVELOPMENT

REVISION DATE DESCRIPTION BY

PROJECT NO. P18-45

DATE APRIL 5, 2018

SCALE As indicated

DRAWN BY PD

DRAWING TITLE

SITE PLAN

SP1.0 1" = 20'-0"

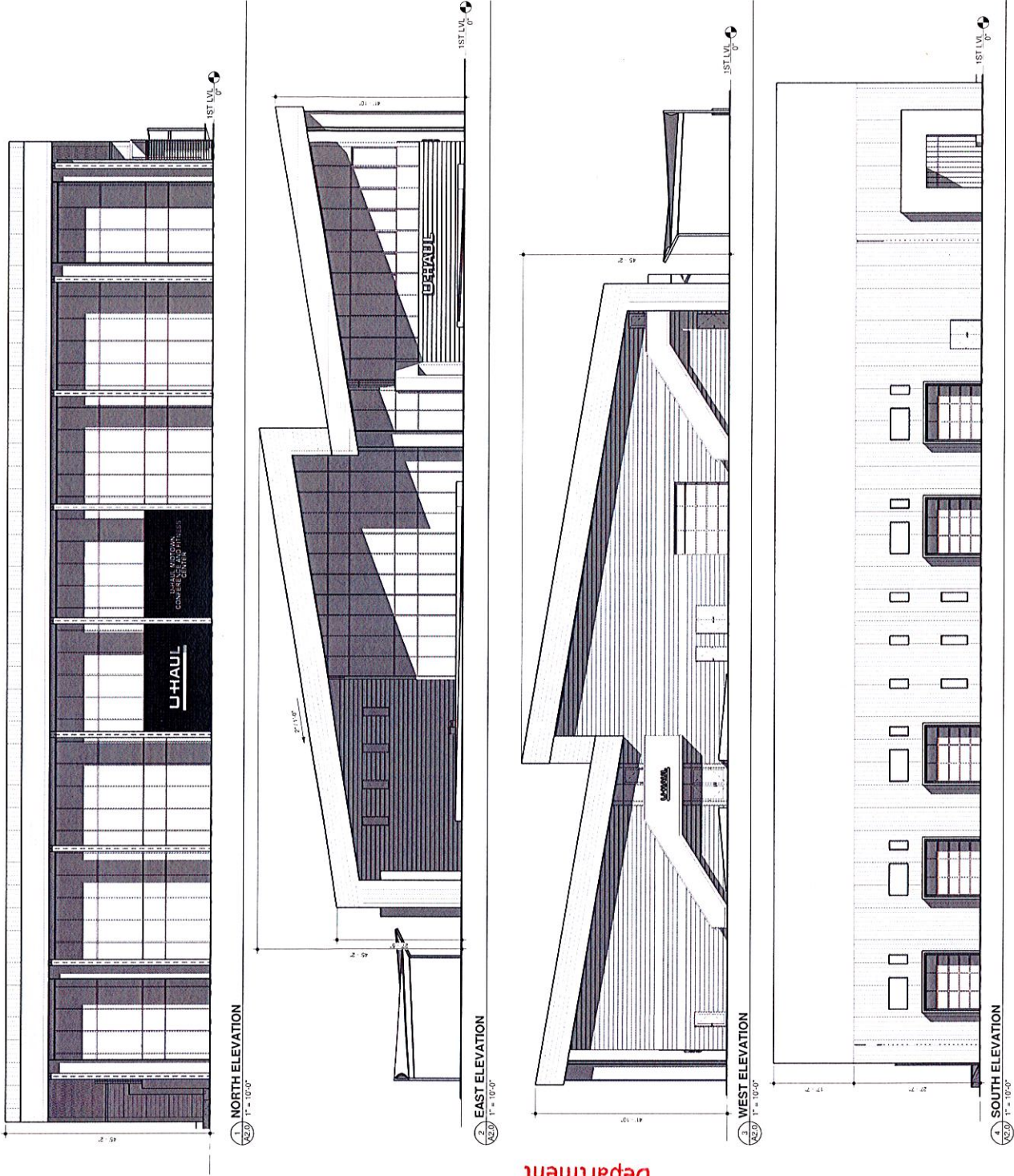
SP1.0 N.T.S.



# CITY OF PHOENIX

APR 27 2018

Planning & Development  
Department



**U-HAUL**  
INTERNATIONAL

DESIGN APPROVAL  
DATE: 4/27/2018  
BY: [Signature]

PRELIMINARY  
NOT FOR  
CONSTRUCTION



**carhuff-cueva**  
architects, llc  
3149 e prince rd #131  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

U-HAUL CONFERENCE &  
FITNESS CENTER  
U-HAUL INTERNATIONAL

45 E. ROANOKE AVE  
PHOENIX, AZ 85004

DESIGN DEVELOPMENT

DATE: 4/27/2018

BY: [Signature]

PROJECT NO: 18-001

PHASE: PD

DATE: APRIL 3, 2018

BY: [Signature]

PROJECT NO: 18-001

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DATE: APRIL 3, 2018

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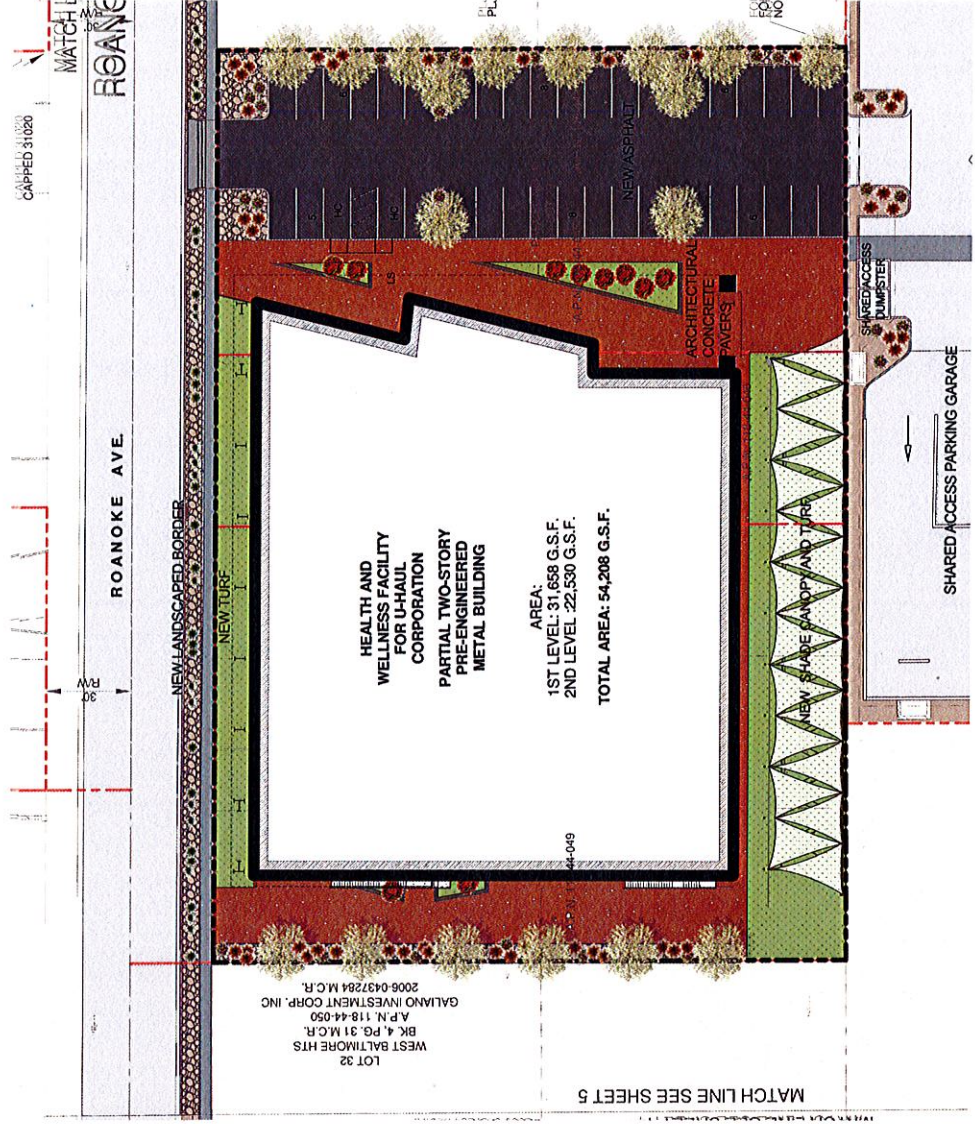
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A2.0

# CITY OF PHOENIX

APR 27 2018

Planning & Development  
Department



RENDERED LANDSCAPE PLAN  
SP1.3 1" = 20'-0"

**U-HAUL**  
INTERNATIONAL

DESIGN APPROVAL  
DATE: 4/27/18  
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PRELIMINARY  
NOT FOR  
CONSTRUCTION



**carhuff-cueva**  
architects, llc  
3149 e prince rd #151  
tucson, arizona 85716  
phone 520.577.4560  
www.cca-az.com

U-HAUL CONFERENCE &  
FITNESS CENTER

U-HAUL INTERNATIONAL

45 E ROANOKE AVE  
PHOENIX, AZ 85004

DESIGN DEVELOPMENT

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