



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-SP-9-18-6
February 20, 2019

Alhambra Village Planning Committee	February 26, 2019
Meeting Date:	
Planning Commission Hearing Date:	March 7, 2019
Request From:	R1-10 (Pending C-2) (0.54 acres) C-2 (1.53 acres)
Request To:	C-2 SP (2.07 acres)
Proposed Use:	Self-service storage facility
Location:	Approximately 370 feet south of the southwest corner of 7th Street and Maryland Avenue
Owner:	Uptown 7th, LLC
Applicant:	Geoffrey Jacobs, Aspirant Development
Representative:	Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer LLC
Staff Recommendation:	Approval, subject to stipulations

<u>General Plan Conformity</u>		
<u>General Plan Land Use Map Designation</u>	Residential 3.5 to 5 dwelling units per acre and Commercial	
<u>Street Map Classification</u>	7th Street	Major Arterial 40-foot west Half Street
<p><i>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITE; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local condition and surrounding neighborhood.</i></p> <p>This site is compatible in scale and character with the commercial uses to the north and south. Increased setbacks have been provided in areas adjacent to residential, and increased landscaping has been stipulated in these same areas.</p>		

STRENGTHEN OUR LOCAL ECONOMY; ENTREPRENEURS/EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations

The proposal would allow a new business to operate in a way that is consistent with the character and scale of surrounding developments.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CLEAN NEIGHBORHOODS; LAND USE PRINCIPLE: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plans.

The subject property has been vacant for many years. The proposal would allow the redevelopment of this underutilized parcel with a commercial land use that is compatible with the development pattern in the surrounding area.

Applicable Plans, Overlays, and Initiatives

[Reimagine Phoenix](#)

See Background Item No. 6 below.

[Tree and Shade Master Plan](#)

See Background Item No. 7 below.

[Complete Streets Guidelines](#)

See Background Item No. 8 below.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Single-family residential	R1-10
North	Single-family residential, Commercial	R1-6, C-2
South	Commercial	C-2, R1-10
East (Across 7th Street)	Commercial	C-2
West	Single-family residential	R1-10

C-2 SP (Intermediate Commercial, Special Permit)		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
<i>Building Setbacks</i>		
North (Adjacent to R1-6)	25 feet (1-story) 50 feet (2-story)	Met - 50 feet
North (Adjacent to C-2)	0 feet	Met – Minimum 40 feet
South (Adjacent to R1-10)	25 feet (1-story) 50 feet (2-story)	Met - Approximately 55 feet
South (Adjacent to C-2)	0 feet	Met - 5 feet
East	25 feet Average, Minimum 20 feet permitted for up to 50% of structure	Met - 25 feet
West (Adjacent to R1-10)	25 feet (1-story) 50 feet (2-story)	Met - 113 feet
Landscape Setback	25 feet Adjacent to Street, 10 feet minimum for property line not adjacent to a street, 0 feet minimum adjacent to C-2	Met – 25 feet (street) 31 feet (west) 10 feet (north) 5 feet (south)
Lot Coverage	Maximum 50%	Met - 48.5%
Building Height	2 stories, 30 feet maximum	Met - 2 stories, 30 feet
Parking	Minimum of 1 space per 35 units $650 \text{ units} / 35 = 18.57$	Met - 22 Spaces Provided

Background/Issues/Analysis

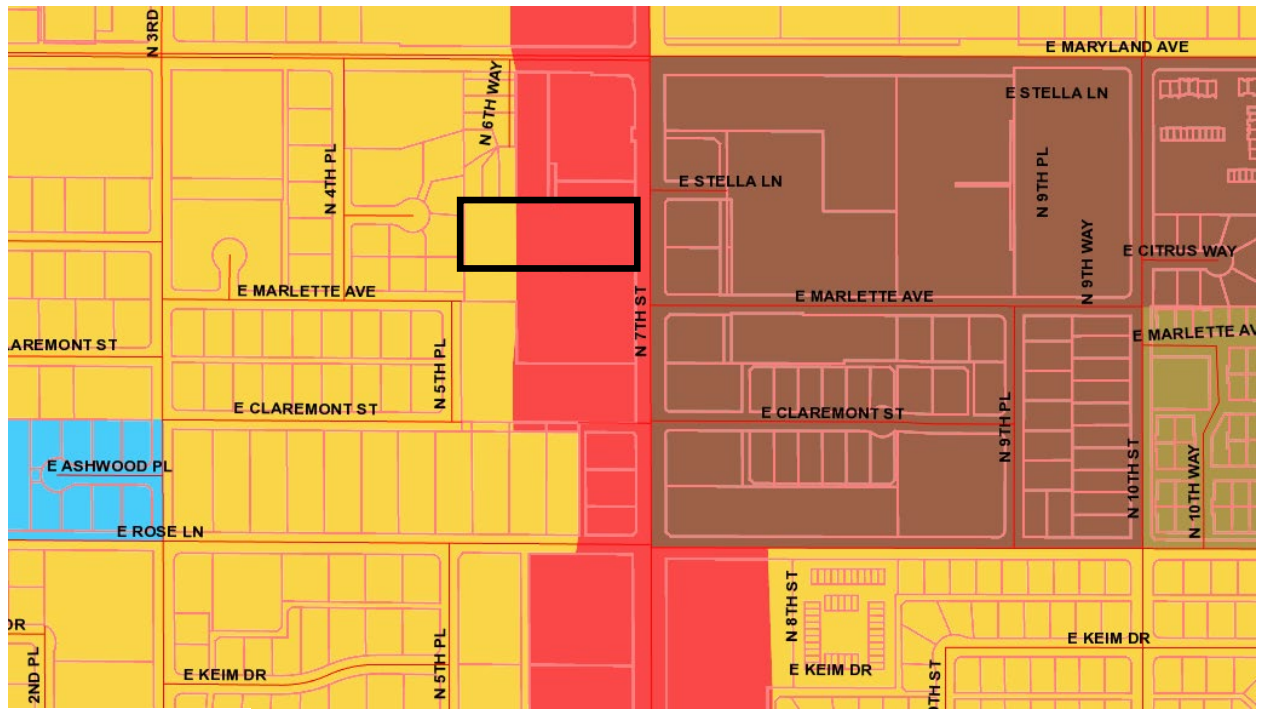
SUBJECT SITE

1. This request is to rezone an approximately 2.07-acre site located approximately 370 feet south of the southwest corner of 7th Street and Maryland Avenue from 0.54 acres of R1-10 (Single-family Residence District) (Pending C-2 via companion case Z-84-18-6) and 1.53 acres of C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow for a self-service storage facility.

The subject site is currently utilized as a single-family residence. The proposal consists of a single building, two stories above grade, with interior-loaded storage units.

2. The General Plan Land Use Map designation for the subject property is Residential, 3.5 to 5 dwelling units per acre for the western third of the property and Commercial for the eastern two-thirds of the property. The proposal is not consistent with the Residential

designation portion; however, a General Plan Amendment is not required as the site is less than 10 acres in size.



Legend

- Public/Quasi-Public
- Commercial
- 15+ du/acre
- 3.5 to 5 du/acre

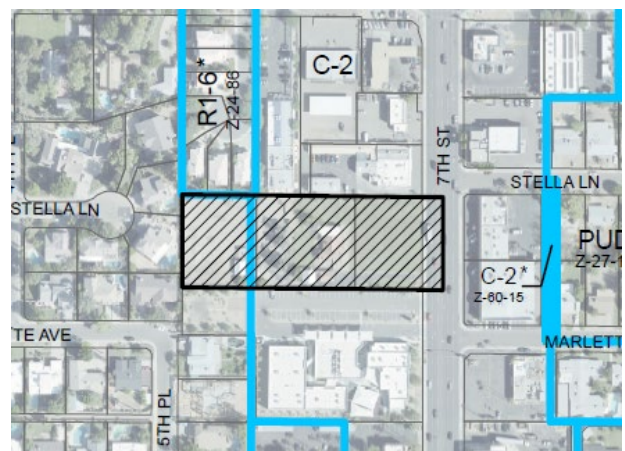
General Plan Land Use Map – Source: City of Phoenix Planning and Development Department

SURROUNDING USES AND ZONING

3. The subject site is an existing single-family residential lot and is currently zoned R1-10 (Single Family Residence District) and C-2 (Intermediate Commercial). The R1-10 portion of the property is pending C-2 zoning via companion case Z-84-18-6.

North of the subject site is an existing single-family residential subdivision zoned R1-6 (Single Family Residence District) and commercial properties zoned C-2 (Intermediate Commercial).

South of the subject site is an existing commercial property zoned C-2



Surrounding Land Uses – Source: City of Phoenix Planning and Development Department

(Intermediate Commercial) and R1-10 (Single Family Residence District).

To the East, the site fronts onto 7th Street. There are existing commercial properties to the east, across 7th Street with C-2 (Intermediate Commercial) zoning.

West of the subject site is an existing single-family subdivision zoned R1-10 (Single-Family Residence District)

PROPOSAL

4. **Conceptual Site Plan**

The subject site for this rezoning request consists of two parcels, zoned R1-10 (Single-Family Residence District), pending C-2 (Intermediate Commercial), and C-2 (Intermediate Commercial) to allow the development of a self-service storage facility.

The C-2 zoning district allows the development of self-storage warehouse uses with a Special Permit. The application of Special Permits to specific locations allows the location of certain uses while maintaining adequate protection to the surrounding area. These uses, which are necessary in urban development, do not usually conform with traditional use groupings. Self-service storage warehouse is an allowed use subject to a Special Permit under these conditions:

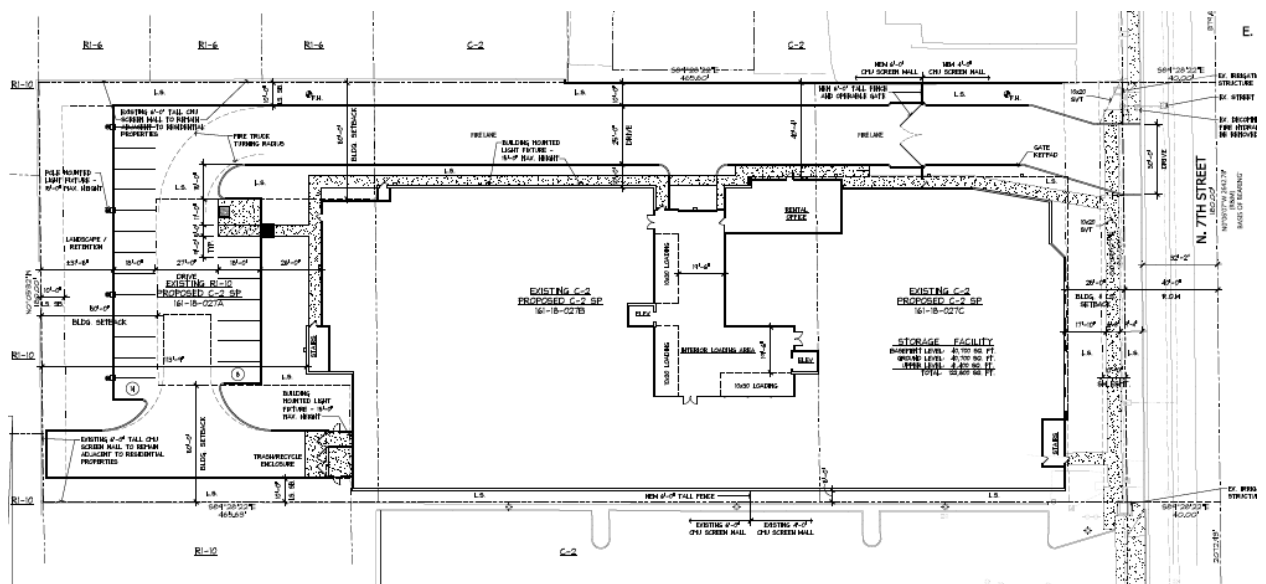
1. All storage to occur in a closed building and there are limits on outside storage.
 - The applicant proposes that all storage on the site will be within the building.
2. No Auctions, sales, service or repair facilities shall be conducted on the premises.
 - The site will be solely used for self-service storage.
3. No storage or use of hazardous or dangerous materials on the premises.
 - There will be no storage or use of hazardous or dangerous materials.
4. Direct access to a freeway or arterial street is required.
 - There is access to 7th Street, an arterial street.
5. May not be combined with a household moving center.
 - The use will be self-service storage only.

The facility consists of a single building, two stories above grade and one story below, with a proposed total of 650 storage units, to be accessed exclusively from inside of the building. The building will also contain a leasing office to manage the facility.

The conceptual site plan provides gated access from 7th Street, with parking at the rear (western side) of the site. The portion of the site being rezoned from R1-10 (Single-Family Residence District) to C-2 (Intermediate Commercial) will consist of a small portion the main building, the required parking area for the site and the enclosure for the refuse and recycling receptacles. The balance of the site will contain a gated driveway

and the remainder of the storage building.

In order to provide a greater buffer between the adjacent residential uses and the proposed self-service storage facility, the applicant has agreed to provide an increased building setback along the western boundary of the site, and increased landscape setbacks along the western and northern boundaries of the site. Staff is recommending Stipulation No. 1 regarding general conformance to the site plan and elevations and Stipulation Nos. 2, 4, 5, 6 and 7 regarding building and landscape setbacks to ensure the site develops as proposed. Additionally, staff is recommending a stipulation that all exterior lighting be fully shielded and directed away from adjacent residential lots and that there be no exterior-loaded storage units facing the adjacent residential lots. This is addressed in Stipulation Nos. 8 and 9.



Proposed Site Plan – Source: Robert Brown Architects

5. Elevations

Elevations were submitted as part of this rezoning request. In responding to community concerns, the proposed elevations do not contain windows or access points adjacent to the neighboring residential communities. The elevations contain a number of exterior materials and detailing to provide visual interest. Staff is recommending general conformance to this configuration, as addressed in Stipulation No. 1.



Proposed Building Elevations – Source: Robert Brown Architects

STUDIES AND POLICIES

6. **Reimagine Phoenix**

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. The provision of recycling containers was not addressed in the applicant's submittals.

7. **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. In accordance with this, staff is recommending stipulations that the sidewalk along 7th Street be detached with shade trees planted between the back of curb and sidewalk. Additionally, staff has stipulated to increased tree caliper size along the western and northern boundaries of the subject site. These are addressed in Stipulation Nos. 2 and 3.

8. **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 support these principles, staff is recommending stipulations to provide a detached sidewalk along 7th Street and bicycle racks for employees and patrons of the site. These are addressed in Stipulation Nos. 3 and 10.

COMMUNITY INPUT SUMMARY

9. As of the writing of this report, staff has not received any correspondence regarding this proposed rezoning application.

INTERDEPARTMENTAL COMMENTS

10. The Street Transportation Department has reviewed the proposed rezoning request and does not have any comments at this time.
11. The City of Phoenix Floodplain Management division of the Public Works Department has reviewed the proposed rezoning request and determined that the subject parcel is not in a Special Flood Hazard Area, but is located in a Shaded Zone X, on panel 1740 L of the Flood Insurance Rate Maps dated October 16, 2013.
12. The Fire Department does not anticipate any problems associated with this rezone case, but shall require the site and/or buildings to comply with the Phoenix Fire Code. The water supply (GPM and PSI) is not known at this location, and additional water supply may be required to meet the required fire flow per the Phoenix Fire Code.
13. The Water Services Department has indicated that the site has existing water and sewer mains within 7th Street that can potential serve the development.
14. The Parks and Recreation Department has reviewed the proposed site plan and rezoning request, and does not have and comments or stipulations at this time.
15. The Public Transit Department has reviewed the proposed site plan and rezoning request and does not have comments or stipulations at this time.
16. 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. 11.

OTHER

17. 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 abandonments may be required.

Findings

1. The request is consistent with the General Plan Land Use Map designation for the majority of the site.
2. The proposed development is appropriate at this location and is consistent with the scale and existing zoning in the surrounding area.
3. As stipulated, the proposal is consistent with the character of existing development in the surrounding area.

Stipulations

1. The development shall be in general conformance with the site plan date stamped January 16, 2019 and elevations date stamped November 21, 2018, as modified by the following stipulations and approved by the Planning and Development Department.
2. The developer shall provide minimum 3-inch caliper trees placed 20-feet on center, or in equivalent groupings, within the landscape setback adjacent to the western property line and along the western-most 150 feet of the northern property line, as approved by the Planning and Development Department.
3. The sidewalk along 7th Street shall be detached with a minimum 5-foot-wide landscaped strip located between the sidewalk and back of curb and shall include a minimum 2-inch caliper shade trees planted a minimum of 20 feet on center or equivalent groupings along both sides of the sidewalk, as approved by the Planning and Development Department.
4. A minimum building setback of 113 feet shall be required along the west property line, as approved by the Planning and Development Department.
5. A minimum building setback of 40 feet shall be required along the north property line, as approved by the Planning and Development Department.
6. A minimum landscape setback of 31 feet shall be provided along the west property line, as approved by the Planning and Development Department.
7. A minimum landscape setback of 10 feet shall be provided along the north

property line, as approved by the Planning and Development Department.

8. All exterior site lighting shall be fully shielded and directed away from adjacent residential properties, as approved by the Planning and Development Department.
9. No bay or loading doors shall be visible from public rights-of-way or from the west property line, as approved by Planning and Development Department.
10. The developer shall provide a minimum of five inverted-u bicycle racks, as approved by the Planning and Development Department.
11. 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.

Writer

Cody White
February 20, 2019

Team Leader

Samantha Keating

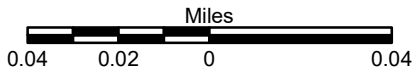
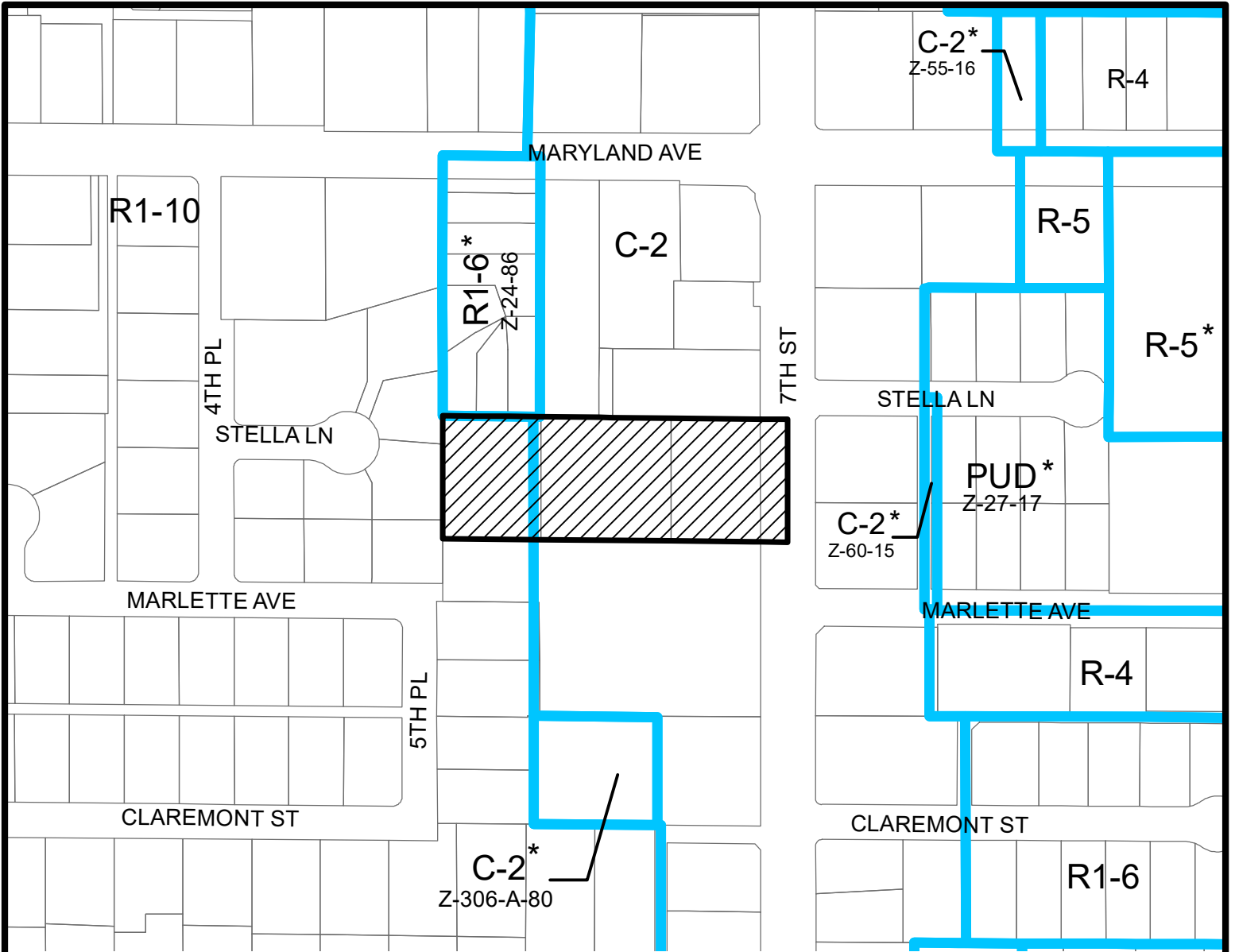
Exhibits

Zoning sketch

Aerial

Site plan date stamped January 16, 2019

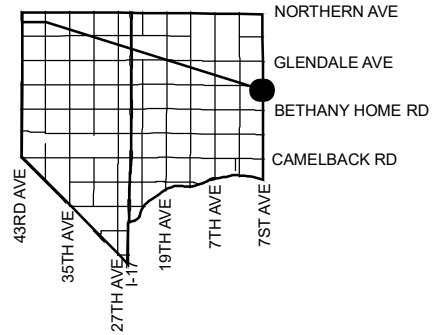
Building Elevations date stamped November 21, 2018



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 6

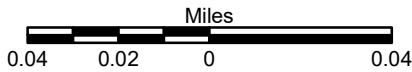
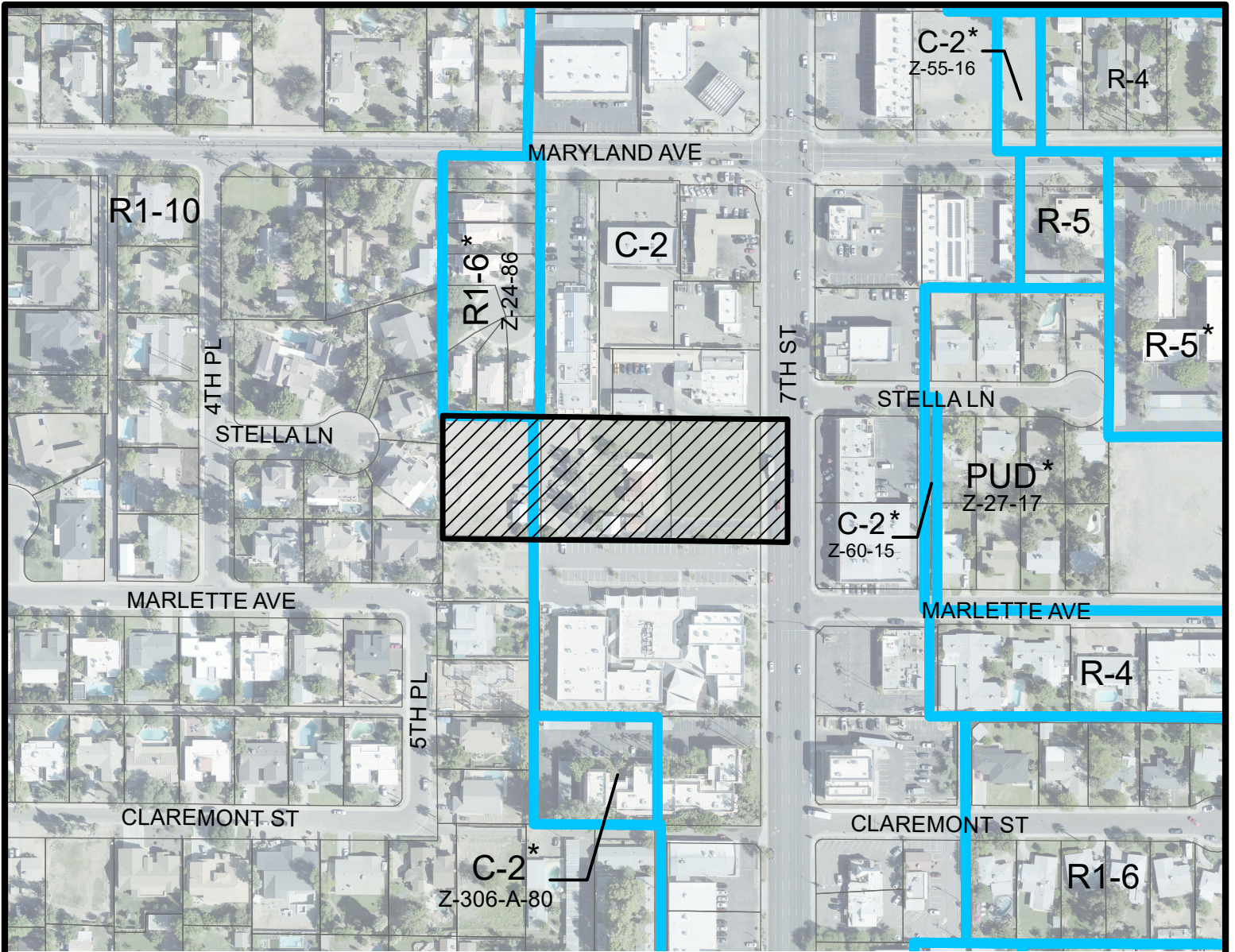


Z-SP-9-18



APPLICANT'S NAME: Geoffrey Jacobs-Aspirant Development		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-9-18	DATE: 12/31/2018 <small>REVISION DATES:</small>	FROM: R1-10 (Pending C-2) (0.54 a.c.) C-2 (1.53 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 2.07 Acres	<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 21-28	<small>ZONING MAP</small> I-8	TO: C-2 SP (2.07 a.c.)
MULTIPLES PERMITTED R1-10 (Pending C-2), C-2 C-2 SP	CONVENTIONAL OPTION 2 (8), 22 30		* UNITS P.R.D. OPTION 2 (9), 26 36

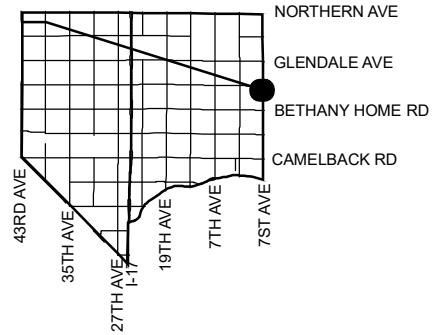
* Maximum Units Allowed with P.R.D. Bonus



ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 6



Z-SP-9-18



APPLICANT'S NAME: **Geoffrey Jacobs-Aspirant Development**

APPLICATION NO. **Z-SP-9-18**

DATE: **12/31/2018**
REVISION DATES:

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

2.07 Acres

AERIAL PHOTO &
QUARTER SEC. NO.
QS 21-28

ZONING MAP
I-8

REQUESTED CHANGE:

FROM: **R1-10 (Pending C-2) (0.54 a.c.)
C-2 (1.53 a.c.)**

TO: **C-2 SP (2.07 a.c.)**

MULTIPLES PERMITTED

**R1-10 (Pending C-2), C-2
C-2 SP**

CONVENTIONAL OPTION

**2 (8), 22
30**

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

**2 (9), 26
36**

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

