

Attachment C



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-22-18-2 (Tatum & Dynamite Self Storage PUD) September 21, 2018

Desert View Planning Committee Meeting Date	October 2, 2018
Planning Commission Hearing Date	November 1, 2018
Request From:	C-1 (5.12 acres)
Request To:	PUD (5.12 acres)
Proposed Use	Planned Unit Development to allow self-storage and commercial uses
Location	Approximately 290 feet south and 490 feet west of the southwest corner of Tatum Boulevard and Dynamite Boulevard
Owner	P & G Properties, LLC
Applicant/ Representative	Wendy Riddell, Berry Riddell, LLC
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Map Designation	Commercial		
Street Map Classification	Dynamite Road	Major Arterial	Varies 60 to 65-foot south half street
	Tatum Road	Major Arterial	65-foot west half street

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & CHARACTER; DESIGN PRINCIPLE: *Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.*

The subject site is located within an area of Phoenix where desert plant materials are heavy utilized. This area is unique in that there is not a zoning mechanism to enforce native vegetation; however, desert plant material plays a large role in the character of the area. The PUD Development Narrative is proposing utilizing natural plant material for the landscaping on site.

CONNECT PEOPLE AND PLACES; OPPORTUNITY SITES; LAND USE PRINCIPLE:

Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

The subject property currently is zoned C-1 with a commercial land use designation on the General Plan Land Use Map. The proposed development standards listed within the development narrative are more restrictive than the development standards allowed in the C-1 zoning district. Applying more restrictive development standards will ensure the development on the subject site is respectful to the surrounding residential development.

CELEBRATE OUR DIVERSE COMMUNITIES & NEIGHBORHOODS; CERTAINTY & 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.

Within the PUD Development Narrative, there are development standards that address building and landscape setbacks and landscaping quantities. The landscape setbacks proposed are substantially greater than what the Zoning Ordinance would require in the C-1 zoning district. The landscaping quantities and sizes are greater than required in the C-1 zoning district. The increased landscape setback and tree caliper size will provide an increased buffer between the residential and commercial uses. In addition to the increased landscape setback and tree caliper sizing, the Development Narrative restricts the building height to 16 feet when the Zoning Ordinance allows 30 feet.

The development standards listed within the Development Narrative further restricts the property beyond the C-1 standards which provides a level of certainty for the surrounding neighborhoods.

Applicable Plans, Overlays and Initiatives

[North Land Use Plan](#)-See No. 7 below.

[Reimagine Phoenix Initiative](#)– see No. 8 below.

[Tree and Shade Master Plan](#)– see No. 9 below.

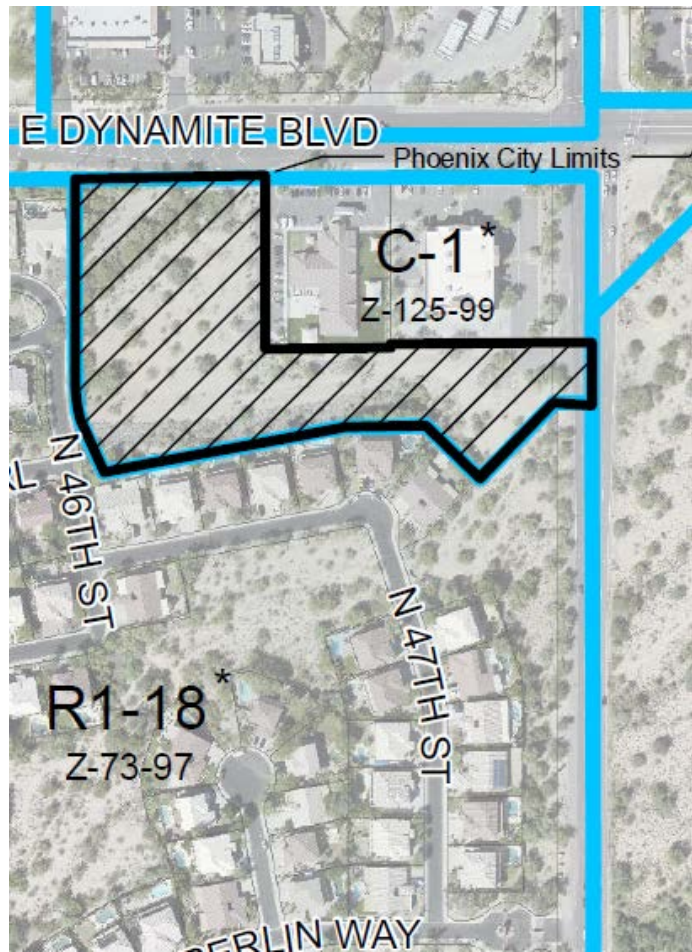
[Complete Streets Guiding Principles](#)– see No. 10 below.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant/Undeveloped	C-1
North (across Dynamite Blvd.)	Shopping center	C-2
South	Single-Family Residential	R1-18
East (across Tatum Blvd.)	Vacant/ Undeveloped	RE-35 (approved R1-10 PCD)
East	Retail, daycare	C-1
West	Single-Family Residential	R1-18

Background/Issues/Analysis

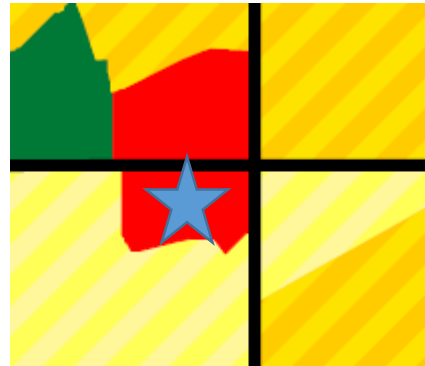
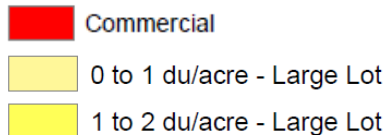
SUBJECT SITE

1. The Tatum & Dynamite PUD is a request to rezone approximately 5.12 acres located approximately 290 feet south and 490 feet west of the southwest corner of Tatum Boulevard and Dynamite Boulevard from C-1 (Neighborhood Retail) to PUD (Planned Unit Development) to allow self-storage and underlying C-1 commercial uses.



Source: City of Phoenix Planning and Development Department

- The General Plan Land Use Map designation on the subject property is Commercial. The proposed land uses listed within the PUD Development Narrative are consistent with the General Plan Land Use designation.



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

SURROUNDING USES & ZONING

- The site is the last remaining vacant parcel on the commercial corner located at the southwest corner of Tatum and Dynamite. Directly adjacent on the east and north are a preschool and a CVS pharmacy zoned C-1.

Across Dynamite Boulevard there is an existing commercial shopping center zoned C-1 that is anchored by a grocery store.

Across Tatum Boulevard from the subject site is vacant Arizona State Trust Land that is part of the Azara PCD. The portion of Azara that is located adjacent to the subject site has approved zoning of R1-10.

To the south and west of the subject site there are existing single-family residential homes. These homes are zoned R1-18.

PROPOSAL

- The proposal was developed utilizing the PUD zoning designation, which allows an applicant to propose uses, development standards, and design guidelines for a site. One of the goals of this process is to allow the applicant to develop standards that respond to the surrounding environment more so than conventional zoning districts allow. The end result is property rezoned with standards crafted specifically for the site. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.
- Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped September 26, 2018. The proposed development standards and design guidelines were designed to meet or exceed standards found in the C-1 and zoning district.

DEVELOPMENT STANDARDS

6. **Land Use**

The Development Narrative identifies permitted uses as those uses allowed in the C-1 zoning district plus a self-service storage warehouse. In addition, the narrative lists additional conditions for self-service warehouse use. The applicant has prohibited the household moving center use for this site.

STANDARD	C-1 ZONING	PROPOSED	DIFFERENCE
Maximum Height (Building A)	Maximum 30 feet	Maximum 16 feet ⁽¹⁾	-14 feet
Maximum Height (Building B)	Maximum 30 feet	Maximum 13 feet ⁽¹⁾	-17 feet
Maximum Lot Coverage	Max. 50 percent	Max. 25 percent	-25 percent
Maximum Building Size (Building A)	None	120,000 square feet	N/A
Maximum Building Size (Building B)	None	2,800 square feet	N/A
Building Setbacks			
North (Streetscape)	Average 25 feet	Minimum 100 feet	+75 feet
East (Streetscape)	Average 25 feet	Minimum 80 feet	+55 feet
South (Building A)	Minimum 50 feet	Minimum 95 feet	+45 feet
South (Building B)	Minimum 50 feet	Minimum 50 feet	+0 feet
West	Minimum 50 feet	Minimum 55 feet	+5 feet

Note⁽¹⁾: Building height shall be measured as defined by the City of Phoenix Zoning Ordinance.

Source: Tatum & Dynamite Self Storage PUD Development Narrative

Building Height

The C-1 zoning district allows a maximum building height of two stories not to exceed 30 feet. The Development Narrative limits the building height to 16-feet in height.

The building height will be measured in accordance with the Zoning Ordinance and Floodplain requirements. Building height is defined in the Zoning Ordinance as the vertical distance measured from the higher of the natural grade level or the finished grade level established by the Planning and Development Department pursuant to the Floodplain or Grading and Drainage Regulations of the City to the highest level of the roof surface of flat roofs; or to the mean height between eaves and ridge of gable, gambrel, or hip roofs. It is important to note there are additional allowances for parapet height; however, the development narrative addresses that the overall height of the building (including parapets) will not exceed elevation 1,860 feet or 21- feet measured from finished grade to the highest point of the building.

Building Setbacks

The Development Narrative proposes a 100-foot building setback adjacent Dynamite Boulevard and an 80-foot building setback adjacent to Tatum

Boulevard. Adjacent to the residential zoning district to the south from Building A, the Development Narrative proposes a minimum setback of 95- feet.

	PUD STANDARD
Maximum Height (Building A)	16 feet ⁽¹⁾
Maximum Height (Building B)	13 feet ⁽¹⁾
Maximum Lot Coverage	Twenty-Five (25) percent
Maximum Building Size (Building A)	120,000 Square Feet
Maximum Building Size (Building B)	2,800 Square Feet
Building Setbacks	
North (Streetscape)	Minimum 100 feet
East (Streetscape)	Minimum 80 feet
South (Building A)	Minimum 95 feet
South (Building B)	Minimum 50 feet
West	Minimum 55 feet

Note⁽¹⁾: Building height shall be measured as defined by the City of Phoenix Zoning Ordinance.

Landscape Setbacks

LANDSCAPING STANDARDS

STANDARD	C-1 ZONING	PROPOSED	DIFFERENCE
Landscape Setbacks			
North (Streetscape)	Average 25 feet	Minimum 100 feet	+75 feet
East (adjacent to Tatum Blvd.)	Average 25 feet	Minimum 25 feet	+0 feet
South	Minimum 10 feet	Minimum 50 feet	+40 feet
West	Minimum 10 feet	Minimum 55 feet	+45 feet

Source: Tatum and Dynamite PUD Development Narrative

The Development Narrative proposes enhanced landscape setbacks on the north, south and west sides of the property. Within these landscape setbacks, the required trees will be larger in size than what the Zoning Ordinance requires within the C-1 zoning district.

STANDARD	C-1 ZONING	PROPOSED
Minimum Planting Sizes – Streetscape		
Trees	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper (25% of required trees) Min. 4-inch caliper (25% of required trees)	Min. 2-inch caliper (50% of required trees) Min. 4-inch caliper (50% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree	Min. five (5) 5-gallon shrubs per tree
Minimum Planting Sizes – Adjacent to Building or Perimeter Property Lines		
Trees	Min. 1-inch caliper (40% of required trees) Min. 2-inch caliper (60% of required trees)	Min. 2-inch caliper (50% of required trees) Min. 4-inch caliper (50% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree	Min. five (5) 5-gallon shrubs per tree
Minimum Planting Sizes - Parking Lot Area		
Trees	Min. 1-inch caliper (40% of required trees) Min. 2-inch caliper (60% of required trees)	Min. 2-inch caliper (50% of required trees) Min. 4-inch caliper (50% of required trees)
Shrubs	Min. five (5) 5-gallon shrubs per tree	Min. five (5) 5-gallon shrubs per tree

Source: Tatum and Dynamite PUD Development Narrative

The tree sizes proposed adjacent to the residential zoning district are double the required caliper size.

Lot Coverage

The Development Narrative proposes a maximum 25 percent coverage of net lot area. As proposed, this standard is more restrictive than C-1 zoning district (commercial) that allows 50 percent lot coverage.

Density

The Development Narrative does not propose any additional density on the property. The C-1 zoning district would permit multifamily residential development at R-3 permitted densities.

PARKING

7. The Development Narrative does propose a maximum parking space count of 23 spaces. All other parking standards would have to comply with Section 702 of the Zoning Ordinance.

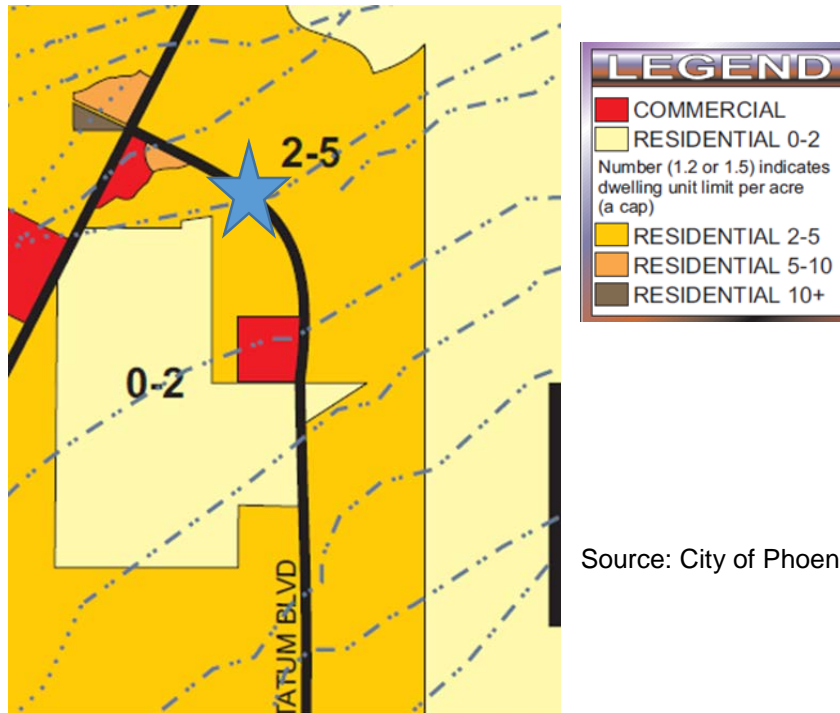
SIGNAGE

8. The Development Narrative proposes to utilize the signage standards outlined in Section 705 of the Zoning Ordinance. In addition, the development narrative addresses that the signage shall be compatible with the design of the building. The Development Narrative prohibits the placement of wall signage adjacent to residential zoning districts.

SUSTAINABILITY

9. The Development Narrative proposes six sustainable development principles that may be employed throughout the project. Some of these principles include shading within the parking area and drought tolerant vegetation. The developer will be required to implement a minimum of three out of the five additional enforceable design review standards identified in the Development Narrative.
11. The subject property is within the North Land Use Plan Area and is within the residential 0 to 2 dwelling units per acre land use designation. The North Land Use Plan was established in 1997 with the purpose of establishing growth patterns while preserving the desert. It is important to note the North Land Use

Plan predates the Phoenix 2010 General Plan update in which the southwest corner of Tatum and Dynamite was modified to a commercial land use classification.



Source: City of Phoenix North Land Use Plan

12. 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 provision of recycling containers was not addressed in the applicant's submittals.
13. 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. A vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, Stipulation No. 4 requires that the developer provide a detached sidewalk and plant shade trees 20 feet on center or in equivalent groupings along all street frontages. Planting trees adjacent to sidewalks provides for the thermal comfort of pedestrians.
14. The Guiding Principles for Complete Streets encourage a more walkable environment. It is recommended that all sidewalks be detached from the curb and

a landscape strip planted between the curb and the sidewalk. The combined landscaping with trees, detached sidewalk and landscape strip, are consistent with a complete streets environment. These provisions are addressed in Stipulation No.4.

15. To ensure high quality development, the Development Narrative provides standards that exceed the standards addressed in the Zoning Ordinance. There are standards that address building massing, architectural features, and upgraded building materials. The building wall colors are limited to colors that are muted and will blend with the natural environment.

COMMUNITY INPUT

16. The surrounding residents have expressed concerns with the proposed development at those meetings and in emails to staff. At the time of writing this report, staff has received emails from approximately 40 residents and an online petition from 257 residents. At the PUD information session at the Desert View Village Planning Committee meeting on August 7, 2018, there were 286 residents that filled out speaker cards in opposition to the project. The main concerns of the residents are as follows:
 - Height of the proposed building.
 - Obstruction of mountain views.
 - Safety for children in adjacent daycare.
 - Potential flooding issues.
 - Noise and safety concerns.

Since the information session at the Desert View Village, the applicant has worked with representatives from the adjacent community. Through this collaboration, the applicant has modified the PUD Development Narrative. Some of the modifications include a reduction in building height, parking and refuse have been relocated and setbacks have been adjusted.

STREET TRANSPORTATION

17. The City of Phoenix Street Transportation Department has indicated that the developer shall update and construct all streets adjacent to the development with paving, curb, gutter, curb ramps and other incidentals and all improvements shall comply with all ADA accessibility standards. This is addressed in Stipulation No. 2.

ARCHAEOLOGY

18. 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. 3.

MISCELLANEOUS

19. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that the subject site is within a Special Flood Hazard Area (SFHA), as designated by the Federal Emergency Management Agency (FEMA). Special Flood Hazard Areas are subject to inundation by a 100-year flood.

They also have determined that the site is located within a Special Flood Hazard Areas called a Zone AO on panel 1305 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.

20. The Water Services Department indicated that the subject site is surrounded with existing water and sewer taps that can potentially serve the development.
21. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
22. 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 proposal is consistent with the General Plan Land Use Map designation of Commercial.
2. The proposal includes several development standards and design guidelines that exceed Zoning Ordinance standards in the C-1 zoning district.
3. The proposed development standards will ensure the development is consistent in scale and character with the existing neighborhood.

Stipulations

1. An updated Development Narrative for the Tatum & Dynamite Self-Storage PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped September 26, 2018.

2. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter sidewalk, curb ramps, driveways, 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.
3. 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
4. All sidewalks shall be detached with a minimum five-foot wide landscaped strip located between the sidewalk and back of curb, and shall include minimum two-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. The landscape strip shall be installed by the developer and maintained by adjacent property owner.

Writer

Kaelee Wilson
September 21, 2018

Team Leader

Samantha Keating

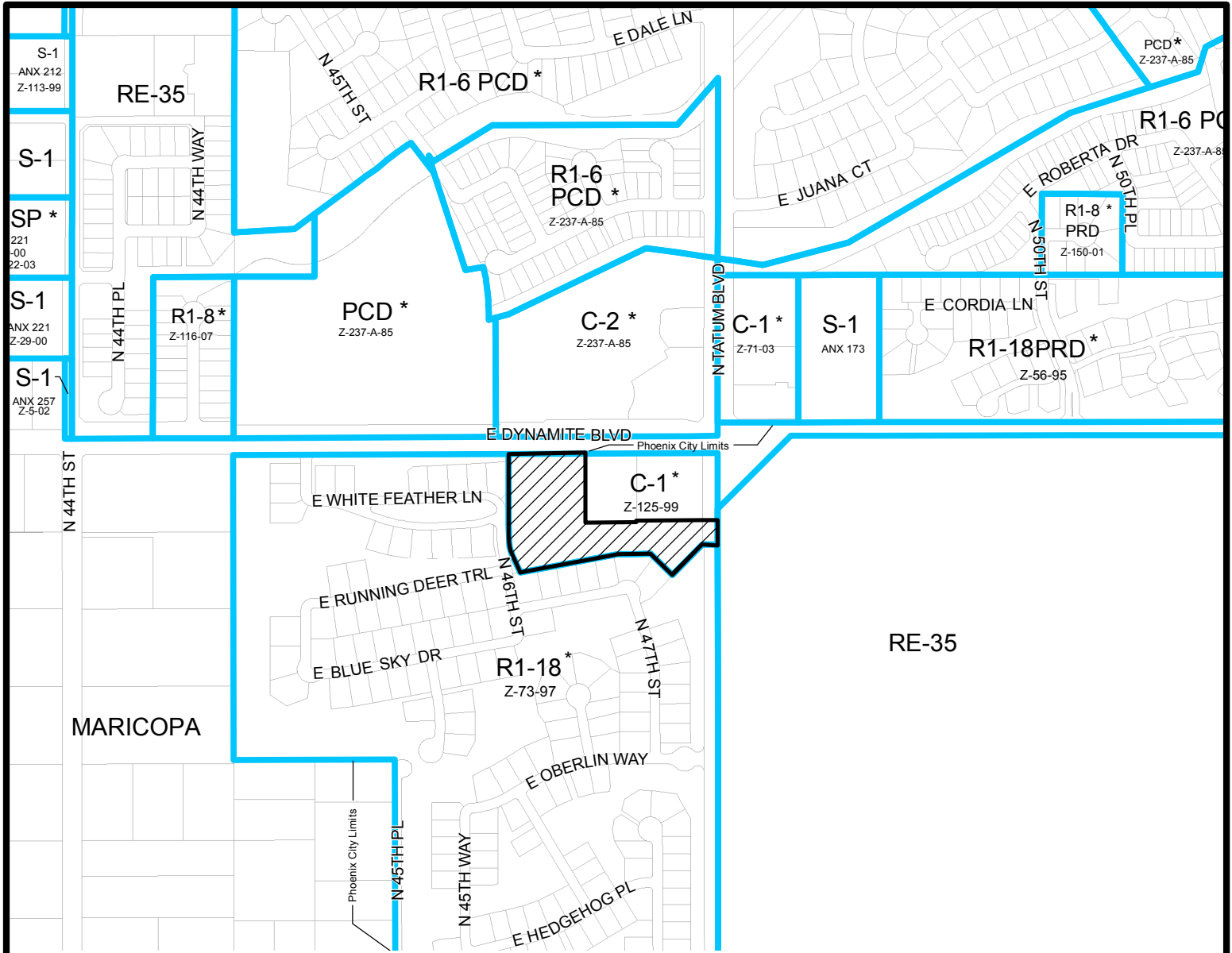
Exhibits

Sketch Map

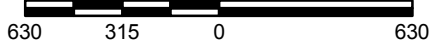
Aerial

[Tatum & Dynamite Self-Storage PUD Development Narrative](#) Date Stamped September 27, 2018

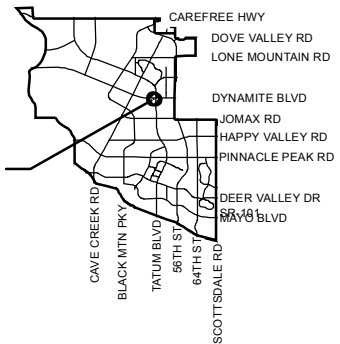
Community Correspondence (973 pages)



Feet

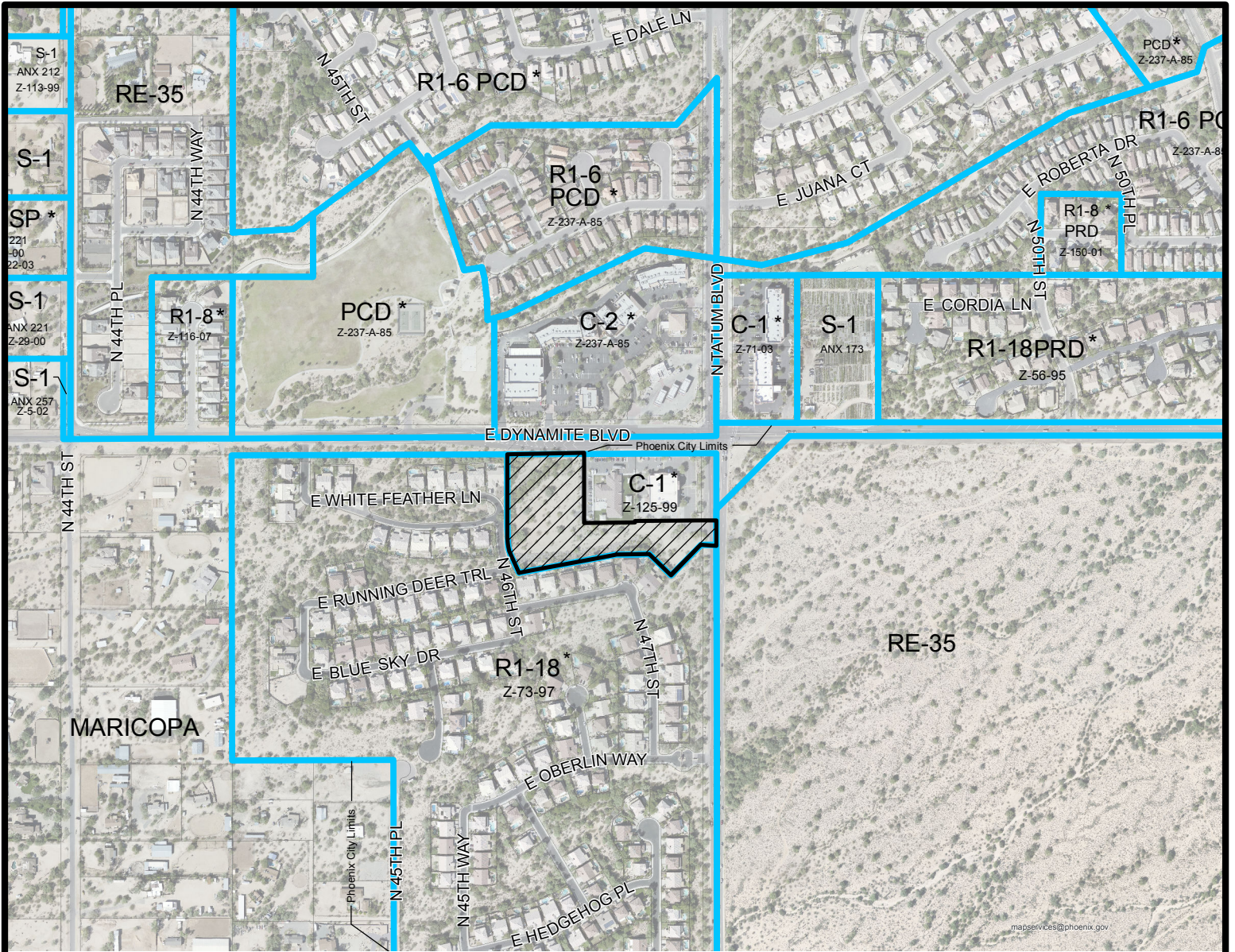


DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2

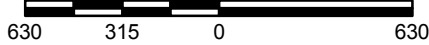


Z-22-18

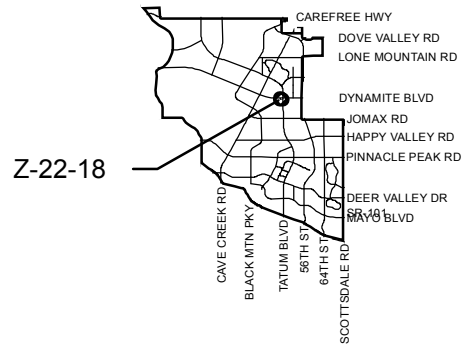
APPLICANT'S NAME: Berry Riddell, LLC; Wendy Riddell		REQUESTED CHANGE:	
APPLICATION NO. Z-22-18		FROM: C-1 (5.12 a.c.)	
DATE: 4/4/2018 <small>REVISION DATES:</small>		TO: PUD (5.12 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 5.12 Acres			
<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 50-35		<small>ZONING MAP</small> P-11	
MULTIPLES PERMITTED		* UNITS P.R.D. OPTION	
C-1		89	
PUD		89	
* Maximum Units Allowed with P.R.D. Bonus			



Feet



DESERT VIEW VILLAGE
CITY COUNCIL DISTRICT: 2



Z-22-18

APPLICANT'S NAME: **Berry Riddell, LLC; Wendy Riddell**

APPLICATION NO. **Z-22-18**

DATE: **4/4/2018**
REVISION DATES:

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

5.12 Acres

AERIAL PHOTO & QUARTER SEC. NO.
QS 50-35

ZONING MAP
P-11

REQUESTED CHANGE:

FROM: **C-1 (5.12 a.c.)**

TO: **PUD (5.12 a.c.)**

MULTIPLES PERMITTED

C-1

PUD

CONVENTIONAL OPTION

74

74

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

89

89

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