



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

Staff Report Z-SP-7-19-5
November 14, 2019

Alhambra Village Planning Committee Meeting Date: November 26, 2019

Planning Commission Hearing Date: December 5, 2019

Request From: C-2 (1.27 acres)

Request To: C-2 SP (1.27) acres

Proposed Use: Self-service storage facility and all underlying C-2 uses

Location: Approximately 280 feet west of the northwest corner of 41st Drive and Camelback Road

Owners: Amerco Real Estate Company

Applicant: U-Haul International

Representative: Moses Eason, Amerco Real Estate Company

Staff Recommendation: Approval, subject to stipulations

<u>General Plan Conformity</u>			
<u>General Plan Land Use Map Designation</u>		Commercial	
<u>Street Map Classification</u>	Camelback Road	Arterial	65-foot north half street
<p>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p> <p>The subject site is located along the Camelback Road commercial corridor where a variety of intermediate and general commercial uses are available. The proposal will add to the mix of services in the area to be used by residents and businesses in an area of similar intensity.</p>			
<p>STRENGTHEN OUR LOCAL ECONOMY CORE VALUE; ENTREPRENEURS AND EMERGING ENTERPRISES; LAND USE PRINCIPLE: Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.</p> <p>The subject site is currently a surface parking lot. The proposed rezoning will allow for growth and offer greater opportunities for intermediate commercial uses.</p>			

***BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREE AND SHADE;
DESIGN PRINCIPLE: Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.***

The development, as stipulated, will integrate trees and shade into both the public and private environment contributing to an attractive and comfortable public realm and contribute to the mitigation of the urban heat island effect.

Applicable Plans, Overlays, and Initiatives

[Tree and Shade Master Plan](#) – See background Item No. 7 below.

[Complete Streets Guiding Principles](#) – See background Item No. 8 below.

[Reimagine Phoenix Initiative](#) – See background Item No. 9 below.

Surrounding Land Uses/Zoning

	Land Use	Zoning
On Site	Parking lot	C-2
North	Single-family attached homes	R-4
South	Auto dealership, vacant land	C-3
East	Convenience store, smoke shop, barber shop and tire shop	C-2
West	Household moving center and self-storage facility	C-2 SP

Intermediate Commercial (C-2)

<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed Site Plan</u>
Building Height	2 stories, 30 feet maximum	12 feet (met)
Lot Coverage	50% maximum	20.17% (met)
Building Setbacks		
Adjacent to street	<u>Camelback Road:</u> Average 25 feet, minimum 20 feet for up to 50% of the structure	<u>Camelback Road:</u> 28 feet (met)
Adjacent to property line	<u>North:</u> Adjacent to R-4; minimum 10 foot setback	<u>North:</u> 10-feet (met)
	<u>East:</u> Adjacent to C-2; 0 feet	<u>East:</u> 6 feet (met)
	<u>West:</u> Adjacent to C-2 SP; 0 feet	<u>West:</u> 51 feet (met)

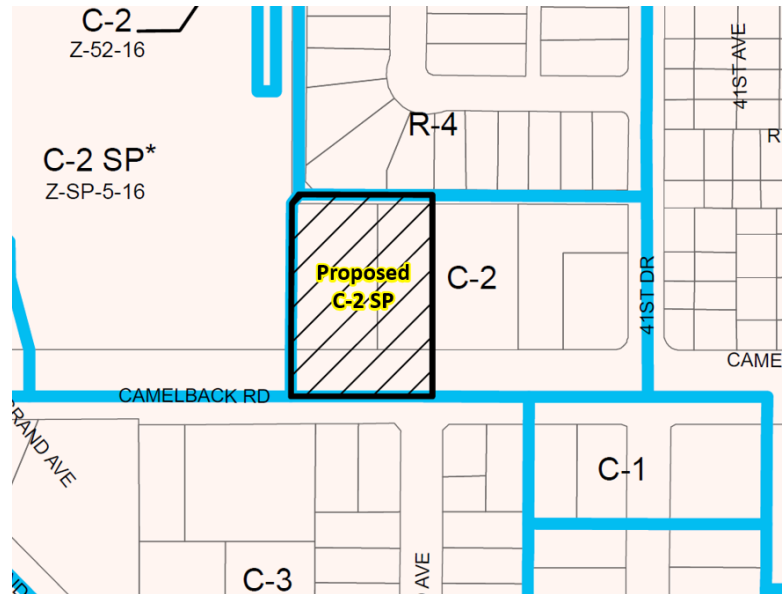
Landscape Setbacks		
Adjacent to street	Camelback Road: Minimum 20 feet for up to 50% of the frontage, average 25 feet	Camelback Road: 10 feet (not met)*
Adjacent to property line	North: Adjacent to R-4; minimum 10 feet East: Adjacent to C-2; 0 feet West: Adjacent to C-2 SP; 0 feet	North: 10 feet (met) East: 6 feet (met) West: None (met)
Parking Lot Area Landscaping	Minimum 10% (exclusive of perimeter landscaping and all required setbacks)	None (not met)*
Parking Requirements	Minimum 1 space per 35 storage unit	31 parking spaces (met)

*The site plan shall be modified to meet the requirement, or a variance shall be obtained.

Background/Issues/Analysis

SUBJECT SITE

1. This is a request to rezone a 1.27-acre site located approximately 280 feet west of the northwest corner of 41st Drive and Camelback Road. The request is to rezone from C-2 (Intermediate Commercial District) to C-2 SP (Intermediate Commercial District, Special Permit) to allow a self-service storage facility and all underlying C-2 uses.



Source: City of Phoenix Planning and Development Department

2. Self-service storage facilities are allowed in the C-2 district with a Special Permit, subject to the below certain conditions which are met by the development as proposed.
 - a. All outdoor storage shall be within a closed building. Outdoor storage areas shall not exceed 10% 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 10 feet.

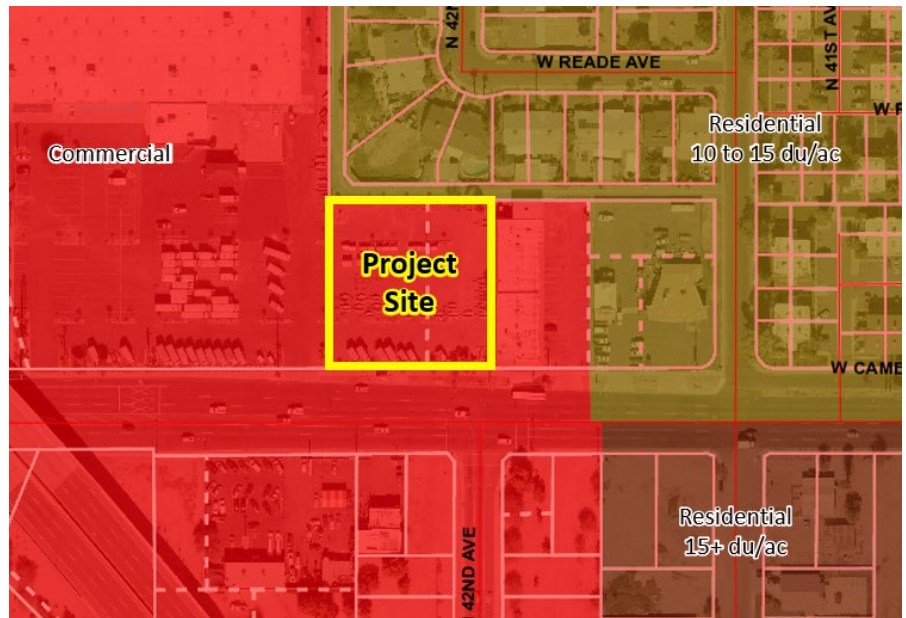
3. The General Plan Land Use Map designation for the subject site is Commercial. The proposal is consistent with the Commercial land use designation. The abutting General Plan Land Use Map designations are as follows:

North: Residential 10 to 15 dwelling units per acre.

South: Commercial.

East: Commercial.

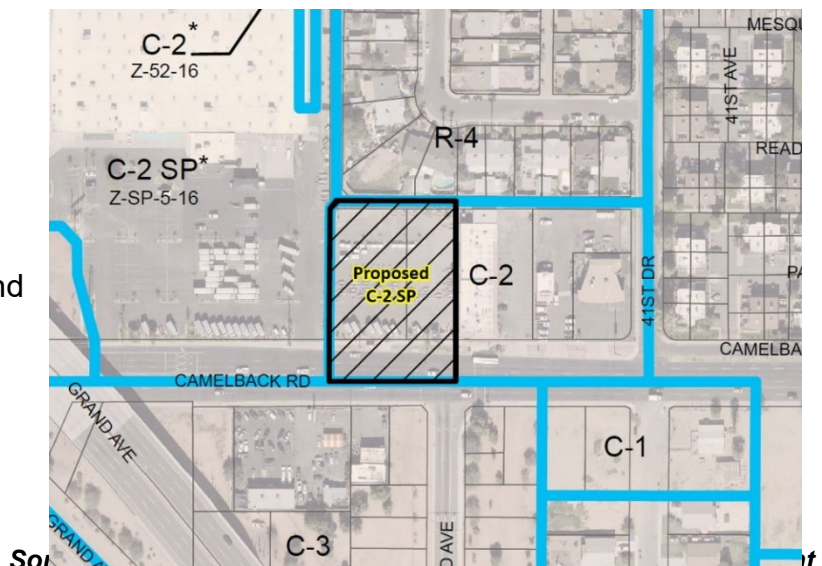
West: Commercial.



Source: City of Phoenix Planning and Development Department

SURROUNDING ZONING AND USES

4. **NORTH**
North of the subject site is single-family residence neighborhood zoned R-4 (Multifamily Residence District).
- SOUTH**
South of the subject site, across Camelback Road, is a car dealership and a tire shop and vacant land zoned C-3 (General Commercial District).
- EAST**
East of the subject site is a strip mall development containing a convenience store, smoke shop, barber shop, and a tire shop zoned C-2 (Intermediate Commercial District).

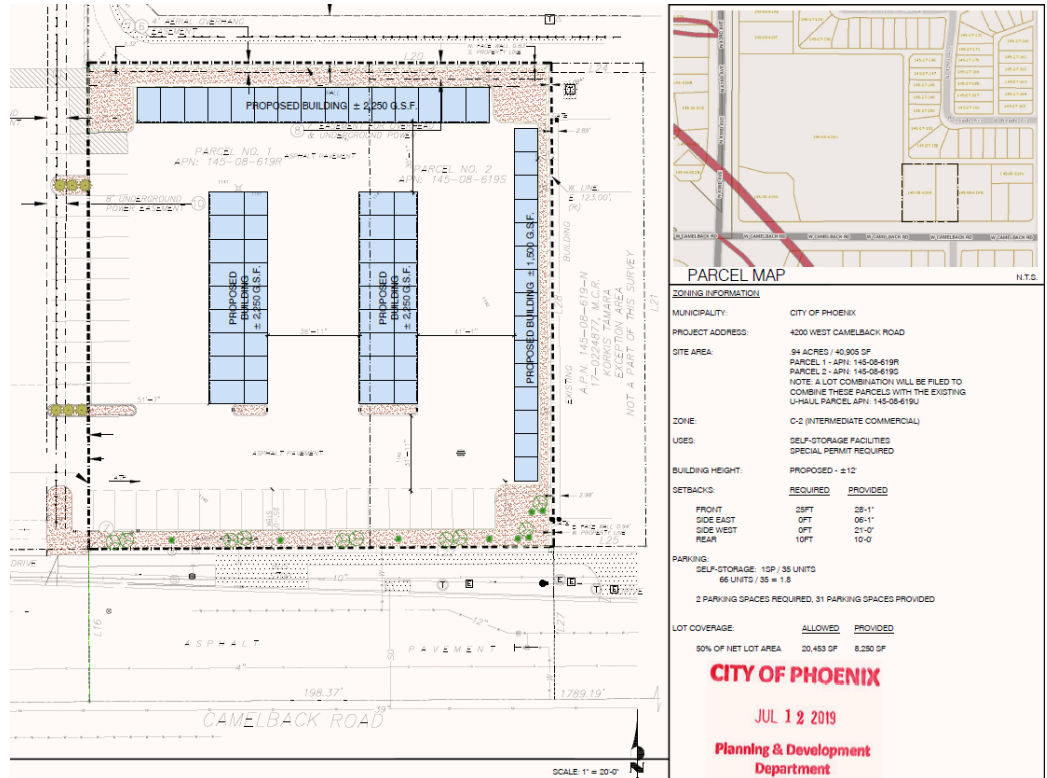


WEST

West of the subject site is a U-Haul household moving center and self-storage facility zoned C-2 SP (Intermediate Commercial District, Special Permit).

PROPOSAL

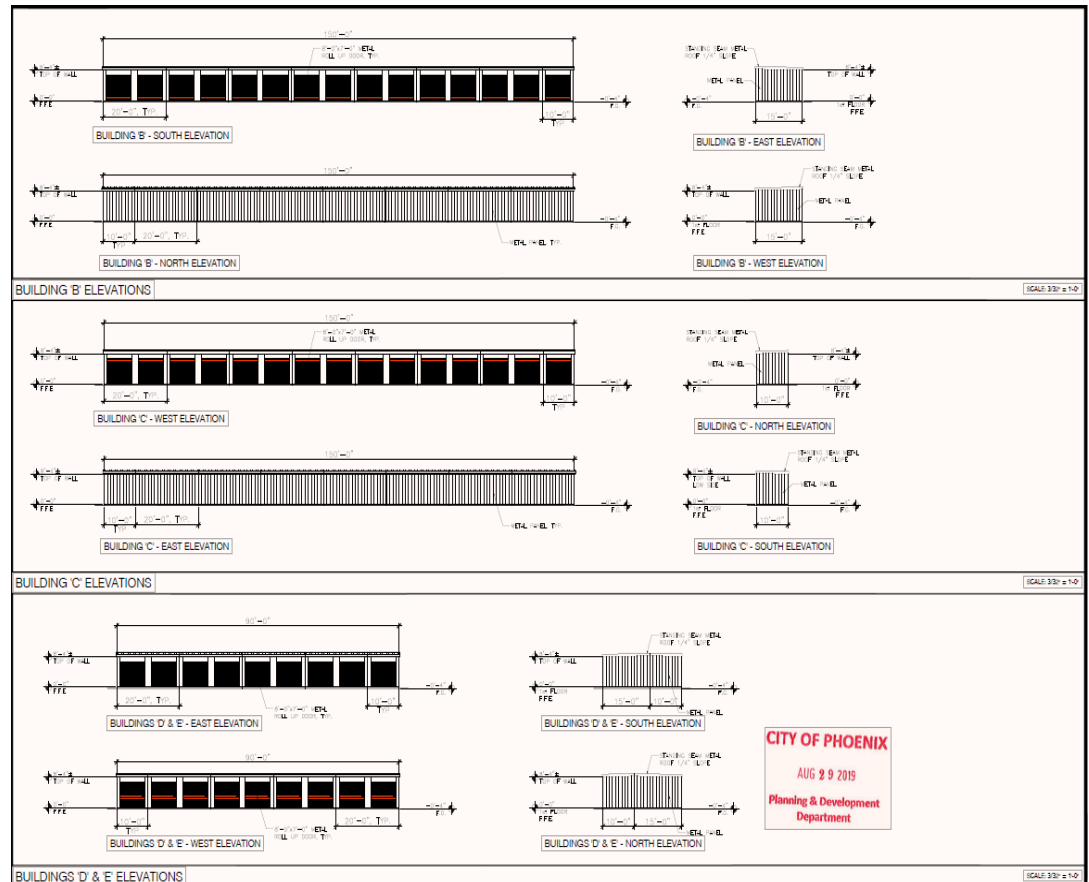
5. The conceptual site plan proposes four self-service storage buildings on two parcels, which are to be combined into a single lot. The site plan depicts a 2,250-square-foot building with 15 storage units along the north side of the property, a 1,500-square-foot building with 15 storage units along the east side of the property, and two 2,250-square-foot buildings with 18 storage units each in the interior of the property.



Source: Amerco Real Estate Company

The development proposes surface parking on the southern portion of the property along Camelback Road, and along the western perimeter of the property, where the parcel abuts the existing U-Haul facility. Vehicular access to the site will be provided from the U-Haul property to the west, through a driveway located just west of the subject site. To provide safe pedestrian access from the bus stop on Camelback Road to the subject site and to the existing U-Haul building to the west, staff has stipulated that a fully accessible pedestrian pathway be provided, and that this path be constructed of materials other than those used to pave the parking surfaces. To further ensure pedestrian safety throughout the site, staff has also stipulated that traffic calming measures be installed at all vehicular access points. These are addressed in Stipulation Nos. 5 and 6.

6. The conceptual elevations depict four rectangular metal buildings with orange roll-up doors. The proposed elevations are lacking in visual interest and do not meet Zoning Ordinance requirements which prohibit such metal buildings. To ensure enhanced visual interest, staff has stipulated that all elevations contain various architectural embellishments. This is addressed in Stipulation No. 3.



Source: Amerco Real Estate Company

AREA PLANS, OVERLAY DISTRICTS, AND INITIATIVES

7. Tree and Shade Master Plan

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. In addition, a vision in the master plan is to raise awareness by leading by example. To accomplish the vision and goal of the policy document, staff is recommending a stipulation for shade trees in the parking lot area and that trees be planted along the north side of the sidewalk to provide shade. These are addressed in Stipulation Nos. 1 and 4.

8. Complete Streets Guiding Principles

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 related to pedestrian connectivity and safety, staff has requested that the developer construct a detached sidewalk, with shade trees within the streetscape setback, as trees cannot be planted between the sidewalk and the back of curb due to an underground sewer line along that area. Further, staff has stipulated that a fully accessible pedestrian pathway be provided from the bus stop on Camelback Road, through the

development site, and to the existing U-Haul facility west of the site. These are addressed in Stipulation Nos. 2 and 5.

9. **Reimagine Phoenix Initiative**

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.

COMMUNITY INPUT SUMMARY

10. At the time this staff report was written, staff had not received any community correspondence relating to this case.

INTERDEPARTMENTAL COMMENTS

11. The Street Transportation Department has requested that the existing driveway on Camelback Road be reconstructed to a P1243 standard due to a sight visibility obstruction, and that the existing sidewalk be repaired to conform to current ADA standards. These requirements are addressed in Stipulation Nos. 7 and 8.
12. The Street Transportation Department Pedestrian Safety Division has requested that the developer maintain and enhance the existing detached sidewalk and provide shade along both sides of the sidewalk with single-trunk trees, that additional shade and night time lighting be provided at the bus stop, and that the driveway and sidewalk be modified to meet current ADA standards. These are addressed in Stipulation Nos. 1, 2, 7, and 8.
13. The Public Transit Department has requested the retention of right-of-way and bus stop pad along westbound Camelback Road. This is addressed in Stipulation No.9.
14. 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.
15. The City of Phoenix Floodplain Management division of the Public Works Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 1720 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
16. The City of Phoenix Water Services Department has noted the property has existing water and sewer mains that can potentially serve the proposed development.

OTHER

17. 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 requirement is addressed in Stipulation No. 10.

18. 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 Commercial General Plan Land Use Map designation.
2. As stipulated, the proposal is compatible with the surrounding land use pattern.
3. The proposal will allow for additional storage options for businesses and residents in the area.

Stipulations

1. Twenty-five percent of the trees in the required landscape setbacks shall be minimum 4-inch caliper and seventy-five percent of the trees shall be minimum 3-inch caliper. Five 5-gallon shrubs per tree shall be provided, and additional shrubs or live groundcover, shall provide minimum 75% live cover at mature size, as approved by the Planning and Development Department.
2. All sidewalks adjacent to public rights-of-way shall be detached with a minimum 5-foot-wide continuous landscape area located between the sidewalk and back of curb; and shall include minimum 5-gallon shrubs with a maximum mature height of 2 feet providing 75 percent live cover, as approved by the Planning and Development Department.
3. Elevations facing public streets and perimeter walls shall contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, and/or overhang canopies, as approved by the Planning and Development Department.
4. The developer shall plant shade trees in and around the parking area to provide shade for 25 percent of the parking area at maturity as approved by the Planning and Development Department.
5. The developer shall provide a fully accessible pedestrian path from the sidewalk along Camelback Road through the site connecting to the proposed ADA path on the northwest corner of the site. The path shall be constructed of decorative pavers, stamped or colored concrete, or another material, other than those used to pave the parking surfaces and drive aisles, as approved by the Planning and Development Department.
6. The developer shall provide traffic calming measures at all site entries and exits to slow down vehicular speeds as they approach sidewalks, as approved by the Planning and Development Department.
7. The developer shall modify the existing driveway to Camelback Road in order to establish a prohibition of left-turn egress movements. The developer shall coordinate with the Street

Transportation Department during the site development permitting process to establish a design that is compatible with the site usage, and as approved by 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. The right-of-way and bus stop pad along westbound Camelback Road along frontage of APN 145-08-619R shall be retained. Any relocation or modification shall require approval by the Public Transit Department.
10. 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.

Writers

David Simmons and Sofia Mastikhina

November 14, 2019

Team Leader

Samantha Keating

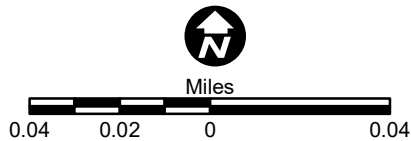
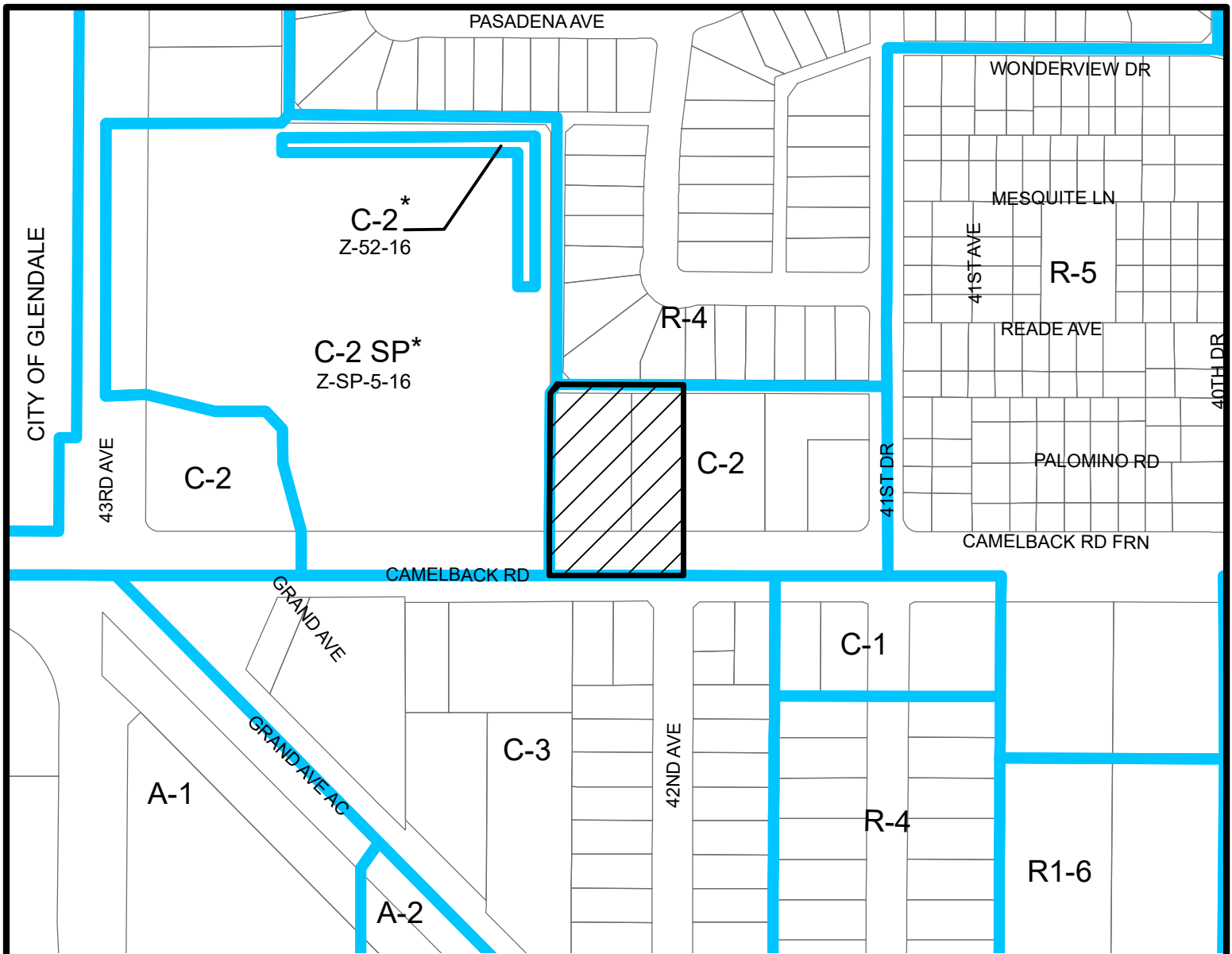
Exhibits

Sketch Map

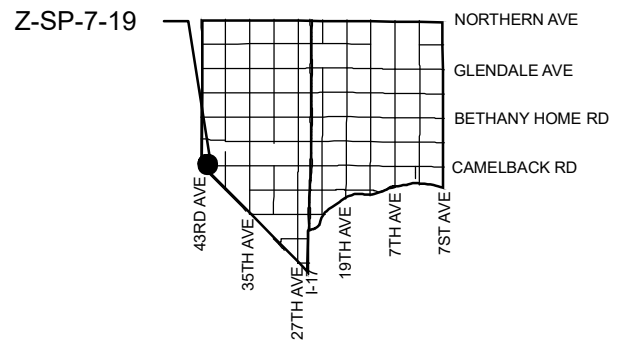
Aerial Map

Conceptual Site Plan, date stamped July 12, 2019

Conceptual Elevations, date stamped August 29, 2019

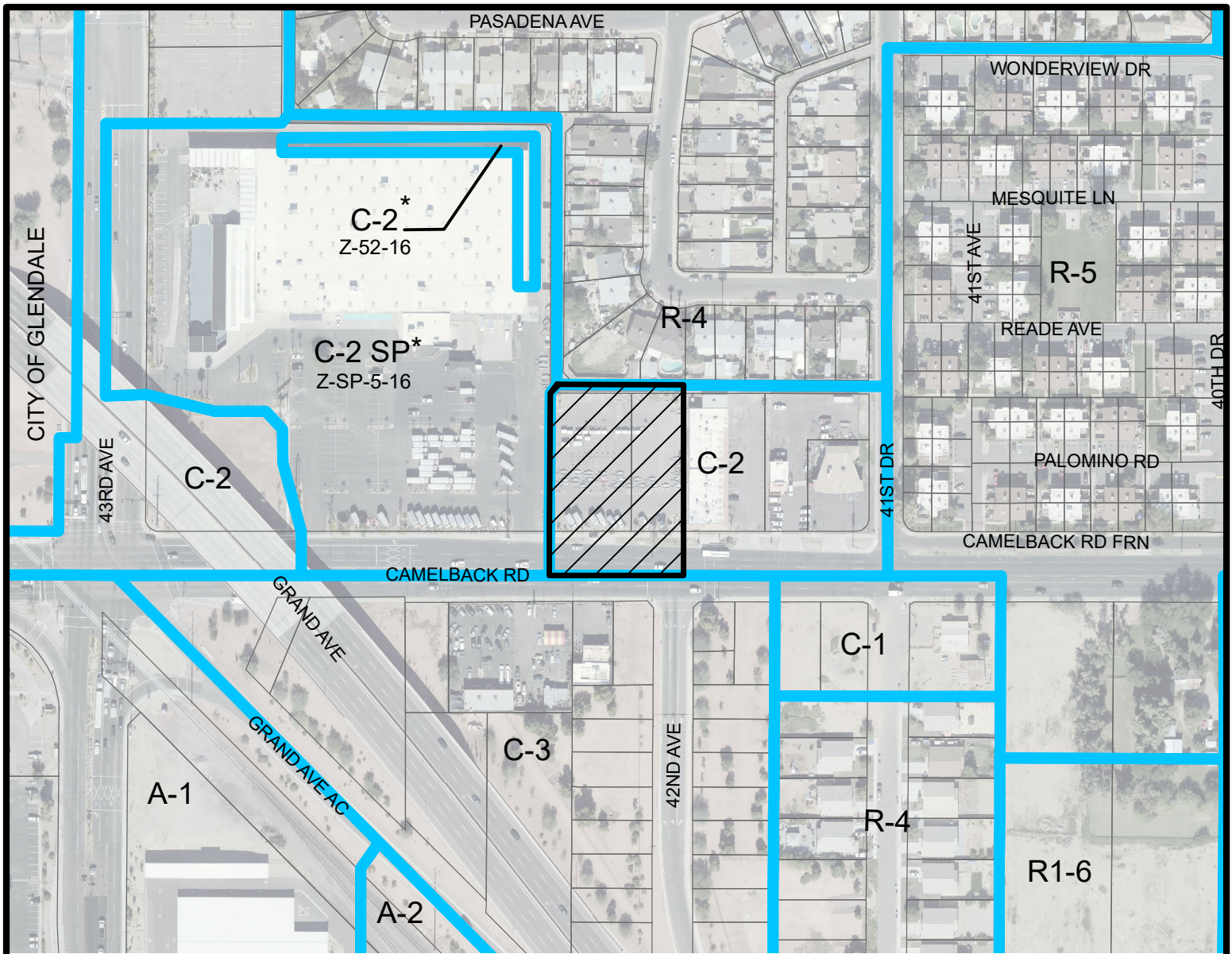


ALHAMBRA VILLAGE
CITY COUNCIL DISTRICT: 5



APPLICANT'S NAME: U-Haul International		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-7-19	DATE: 09/12/2019 REVISION DATES:	FROM: C-2 (1.27 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.27 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 19-19	ZONING MAP H-6	TO: C-2 SP (1.27 a.c.)
MULTIPLES PERMITTED	CONVENTIONAL OPTION		* UNITS P.R.D. OPTION
C-2	18		22
C-2 SP	18		22

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



Miles

0.04 0.02 0 0.04

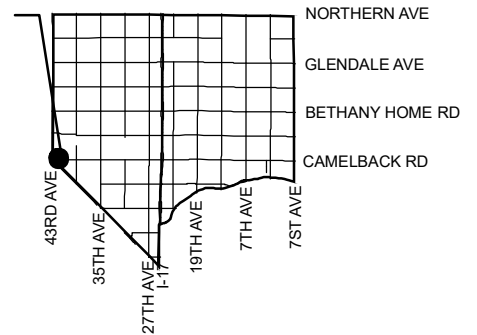
ALHAMBRA VILLAGE

CITY COUNCIL DISTRICT: 5



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Z-SP-7-19



APPLICANT'S NAME: U-Haul International

APPLICATION NO. Z-SP-7-19

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

1.27 Acres

DATE: 09/12/2019
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.

QS 19-19

ZONING MAP

H-6

REQUESTED CHANGE:

FROM: C-2 (1.27 a.c.)

TO: C-2 SP (1.27 a.c.)

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

18

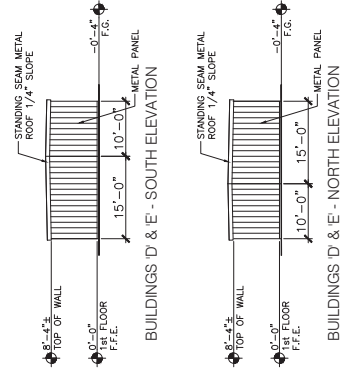
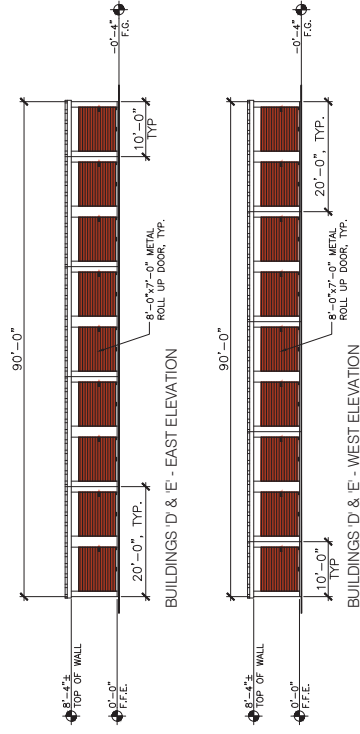
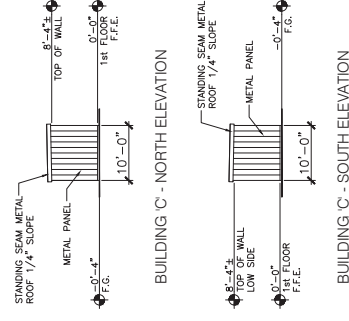
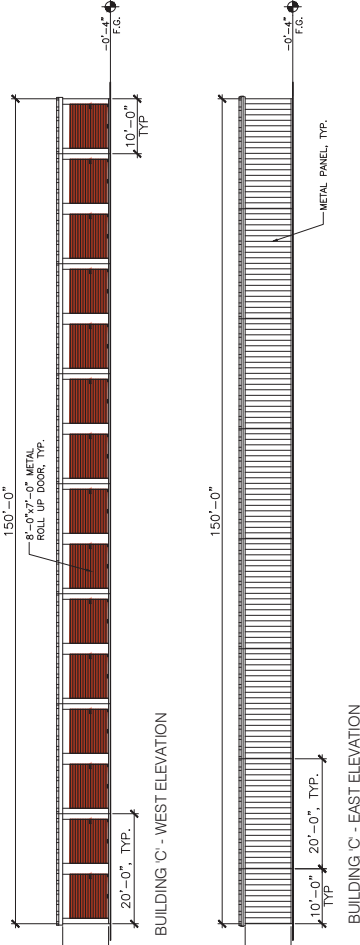
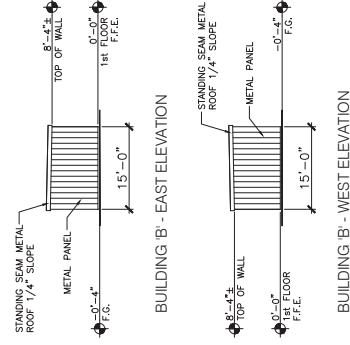
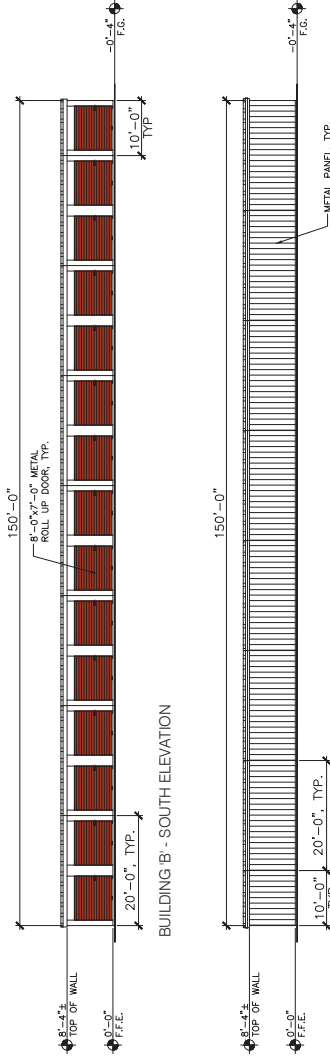
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* UNITS P.R.D. OPTION

22

22

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



CITY OF PHOENIX
Planning & Development
Department
AUG 29 2019

GENERAL NOTES:		REVISIONS:		<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div> <p>PROFESSIONAL SEAL</p> <p>DATE</p> <p>NO.</p> </div> <div> <p>MINUS</p> <p>DATE</p> <p>NO.</p> </div> </div> </div>	
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				<div style="border: 1px solid black; padding: 5px;"> <div style="display: flex; justify-content: space-between;"> <div> <p>PRO</p></div></div></div>	