

Attachment B



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Staff Report: Z-SP-9-22-7 December 7, 2022

<u>Laveen Village</u> Planning Committee Meeting Date	December 12, 2022
<u>Planning Commission</u> Hearing Date	January 5, 2023
Request From:	<u>C-2</u> (Intermediate Commercial District) (5.43 acres)
Request To:	<u>C-2 SP</u> (Intermediate Commercial, Special Permit District) (5.43 acres)
Proposed Use	Self-service storage warehouse and underlying commercial uses
Location	Southwest corner of 35th Avenue and Broadway Road
Owner	Yee Holdings
Applicant	Stack Storage, LLC
Representative	Nathan Frame, Stack Storage, 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	
<u>Street Map Classification</u>	35th Avenue	Arterial Street	Varies from 65 feet to 73 feet west half street
	Broadway Road	Major Arterial Street	40-foot south half street
	Tamarisk Avenue	Local Street	25-foot north half street
CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.			
The requested zoning will allow for increased intensity that is consistent in scale and character with the surrounding zoning in the area. The subject site is located at the intersection of two arterial streets where a mix of commercial and industrial districts exist. As stipulated, the proposed development will be respectful of local conditions by incorporating appropriate screening and development standards. The proposed			

development also serves as a buffer from higher intensity uses in the area.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; CERTAINTY AND 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.

As stipulated, the proposed development will incorporate appropriate development standards that will mitigate impacts to adjacent residential uses. These standards will include enhanced landscaped setback standards, limitations on building height and outdoor storage locations if proposed in the future.

BUILD THE SUSTAINABLE DESERT CITY CORE VALUE; TREES AND SHADE; DESIGN PRINCIPLE: New development should minimize surface parking areas and provide an abundance of shade through either trees or structures on any planned parking areas.

As stipulated, the proposed development will incorporate shade standards for parking areas and public sidewalks. This will help to minimize the urban heat island effect, cooling the micro-climate of the site, and encouraging pedestrians to walk to and from this commercial site.

Applicable Plans, Overlays, and Initiatives

[Laveen Southwest Growth Study Plan](#): See Background Item No. 8.

[Tree and Shade Master Plan](#): See Background Item No. 9.

[Complete Streets Guiding Principles](#): See Background Item No. 10.

[Comprehensive Bicycle Master Plan](#): See Background Item No. 11.

[Zero Waste PHX](#): See Background Item No. 12.

Surrounding Land Uses/Zoning

	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2

North (across Broadway Road)	Restaurant and self-service storage	A-1
South (across Tamarisk Avenue)	Convenience store	C-2
East (across 35th Avenue)	Various commercial and industrial uses	C-2 and IND-2 (Maricopa County)
West	Single-family residential	R1-6

C-2 SP (Intermediate Commercial, Special Permit)		
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>
<i>Building Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	Minimum 25 feet (Met)
Side (west)	25 feet for 1-story buildings	1-story: 65 feet (Met)
	50 feet for 2-story buildings	2-story: 120 feet (Met)
<i>Landscaped Setbacks</i>		
Street	Minimum 20 feet, Average 25 feet	25 feet (Met)
Side (west)	Minimum 10 feet	25 feet (Met)
Lot Coverage	Not to exceed 50%	32% (Met)
Building Height	2 stories and 30 feet	30 feet (Met)
Parking	Self-service storage facility: 1 space per 35 storage units 24 spaces required	24 spaces (Met)

*Site plan revision or variance required

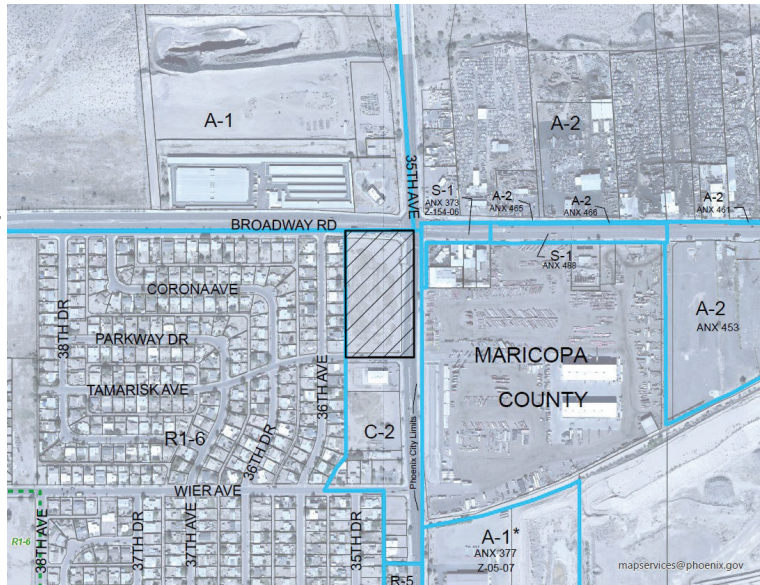
Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 5.43-acre site, located at the southwest corner of 35th Avenue and Broadway Road from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit District) for a self-service storage facility and underlying C-2 uses. The subject site was annexed into the City of Phoenix in 1966 and has been vacant since.

SURROUNDING USES AND ZONING

- The surrounding area contains a variety of zoning districts including R1-6 (Single-Family Residence), C-2 (Intermediate Commercial), A-1 (Light Industrial), and A-2 (Industrial). Properties north, south, and east of the site are primarily developed with commercial and industrial uses. Properties west of the site are developed with single-family residential.



Existing Zoning Aerial Map, Source: City of Phoenix Planning and Development Department

- The General Plan Land Use Map designation for the subject site is Residential 3.5 to 5 dwelling units per acre, as are the adjacent sites to the north, south and west. East of the subject site, across 35th Avenue are properties designated Commercial.

The C-2 SP zoning request is not consistent with the General Plan Land Use Map designation; however, because the site is less than 10 acres, a General Plan Amendment is not required.



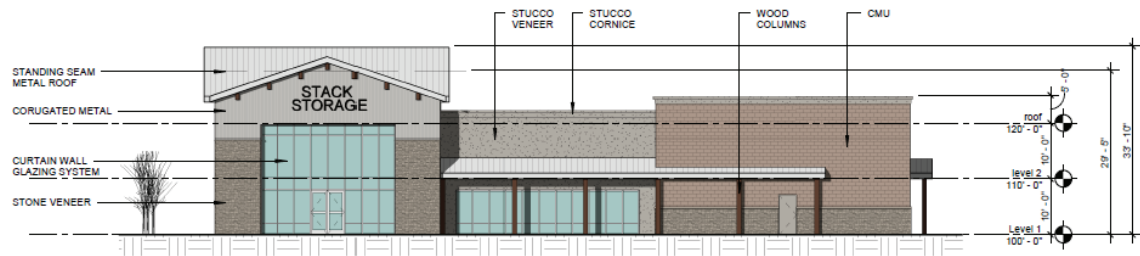
Existing General Plan Land Use Map, Source: City of Phoenix Planning and Development Department

PROPOSAL

- The applicant proposes to develop a new self-service storage facility, consisting of one two-story building and two one-story drive-up storage buildings. Vehicular access to the site is proposed along Broadway Road and Tamarisk Avenue.

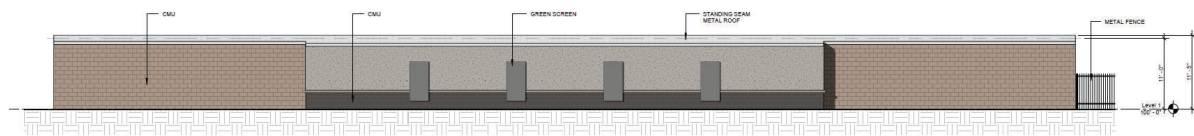
5. Elevations

The conceptual building elevations depict both the one and two-story self-service storage buildings. The two-story structure will be just under 30 feet in height to the midpoint of the pitched roof, while the one-story structures will be under 13 feet in height to the top of the roof. No windows are depicted on the rear of the building elevations closest to the single-family homes to the west of the site.



01 BUILDING 'A' NORTH ELEVATION
1/16" = 1'-0"

Conceptual Building Elevation (two-story building), Source: RAD Architectural Design



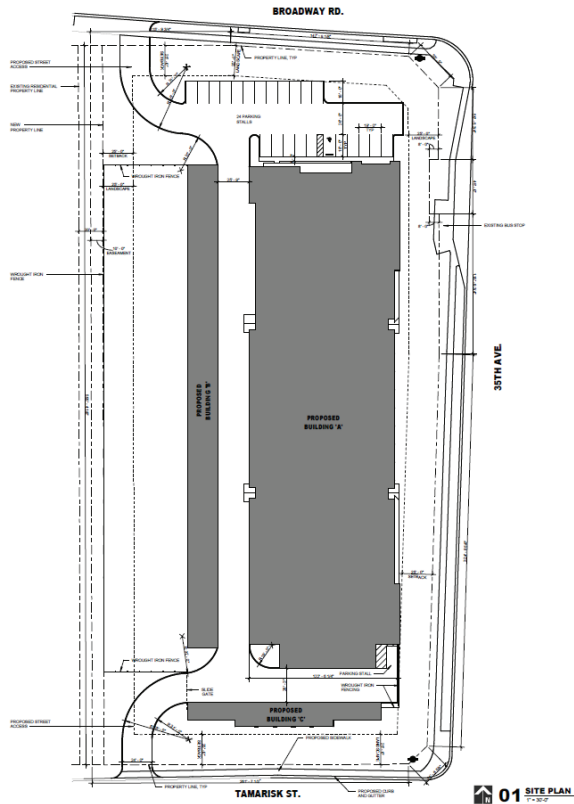
08 SOUTH ELEVATION - BUILDING 'C'
1/8" = 1'-0"

Conceptual Building Elevation (one-story building), Source: RAD Architectural Design

Staff recommends Stipulation No. 2 to require general conformance to the building elevations provided by the applicant, which depict a variety of building materials such as metal, stucco, and stone veneer, plus architectural elements such as pitched roofs and windows. This stipulation will ensure that the proposed development provides a uniform and visually appealing development and does not negatively impact the surrounding area.

6. Site Plan

The conceptual site plan depicts two one-story and a single two-story structure on the site. Vehicular access points are depicted along both Broadway Road and Tamarisk Avenue, while the customer parking lot is located at the northern portion of the site. Landscaped setbacks will be provided along all street frontages and along the west property lines.



Staff recommends general conformance to the conceptual site plan provided by the applicant to ensure that this project will be developed as proposed. This is addressed in Stipulation No. 1.

Staff also recommends Stipulation No. 3 to mitigate impacts on adjacent residential uses. This stipulation requires a minimum 25-foot-wide landscaped setbacks along the west property lines with two-inch caliper evergreen trees to help screen and provide a larger buffer from this new development.

Lastly, staff recommends Stipulation No. 4 to require that a minimum 6-foot-tall wrought-iron fence, solid wall or combination thereof be provided along the western property line between the existing alley and Building B, as depicted in the proposed site plan, to provide a buffer between this use and the residential neighborhood to the west.

Conceptual Site Plan, Source: RAD Architectural Design

7. **Special Permit**

Self-service storage facilities are allowed in the C-2 district with a Special Permit (Section 647.A.2.i), subject to the following conditions:

- a) All storage shall be within a closed building. Outdoor storage areas shall not exceed 10 percent 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 ten feet.

The proposal meets the above conditions by proposing solely indoor storage on the site. Access is available on Broadway Road, which is a major arterial street. Additionally, the western portion of the site adjacent to residential zoning provides a minimum 25-foot-wide landscape setback.

STUDIES AND POLICIES

8. Laveen Southwest Growth Study

The site is located within the boundaries of the Laveen Southwest Growth Study, which was developed in 1997 to analyze the existing conditions of the Laveen Village and provide a land use and design planning framework to help shape the growth that Laveen was starting to experience, while accounting for newly-annexed farmland as well as the future development of the South Mountain Freeway Loop, which has since been completed.

This plan designates the project site as Residential 2 to 5 dwelling units per acre, similar to the General Plan Land Use Map designation of Residential 3.5 to 5 dwelling units per acre. Thus, the proposed development is not consistent with the land use envisioned in the plan. However, this proposal would have a positive impact in the neighborhood by creating a buffer between an arterial street bounded with commercial and industrial uses and single-family residential uses. Furthermore, the proposal incorporates design elements consistent with the plan.

The Laveen Southwest Growth Study outlines specific design policies and standards for various types of developments that will enhance Laveen's built environment while remaining respectful of its agricultural heritage. The study encourages all new developments to use durable, high-quality building materials and to provide enhanced building design that will contribute to the character of the area. This is addressed in Stipulation No. 2, where staff is recommending that building elevations conform to the elevations submitted by the applicant which contain a variety of colors and materials such as: corrugated metal, glass, stucco, and stone veneer.

9. Tree and Shade Master Plan

The Tree and Shade Master Plan has a goal of treating the urban forest as infrastructure to ensure trees are an integral part of the City's planning and development process. Sidewalks on 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. To contribute to future improvements of this site and the urban forest infrastructure, staff is recommending the following:

- Uncovered surface parking areas shall be landscaped and provide a minimum of 25 percent shade (Stipulation No. 5); and

- Landscaping along the public streets, between the sidewalk and back of curb, will help provide plant coverage and increase shade (Stipulation No. 8).

10. **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. Staff recommends Stipulation Nos. 6 and 7 to provide bicycle parking and enhanced pedestrian pathways through the site. These stipulations will promote pedestrian and bicycle activity to the site and in the area. Lastly, staff recommends Stipulation No. 9 to require the installation of vertical curb along Tamarisk Avenue, replacing the existing rolled curve, to promote the safety of pedestrians.

11. **Comprehensive Bicycle Master Plan**

The City of Phoenix adopted the Comprehensive Bicycle Master Plan in 2014 to guide the development of its Bikeway System and supportive infrastructure. Bicycle lanes have been constructed along 35th Avenue and Broadway Road. Staff recommends that a minimum of two bicycle parking spaces be provided and installed per the requirements of the Walkable Urban Code. This is addressed in Stipulation No. 7.

12. **Zero Waste PHX**

The City of Phoenix is committed to its waste diversion efforts and has set a goal to become a zero-waste city, as part of the city's overall 2050 Environmental Sustainability Goals. One of the ways Phoenix can achieve this is to improve and expand its recycling and other waste diversion programs. Section 716 of the Phoenix Zoning Ordinance establishes standards to encourage the provision of recycling containers for multifamily, commercial, industrial, and mixed-use developments meeting certain criteria. Recycling containers will be provided within the building's office located in Building A.

COMMUNITY INPUT SUMMARY

13. From the time the case was filed to the time the staff report was written, no letters from the public were received regarding this request.

INTERDEPARTMENTAL COMMENTS

14. The Street Transportation Department requires the replenishment of landscape areas between detached sidewalks and back of curb along 35th Avenue and Broadway Road. The dedication of 10 feet along the western property line will help widen an existing alleyway where trash service is located presently. In addition, the developer shall construct all streets within and adjacent to the subject site in

accordance with ADA standards. These are addressed in Stipulation Nos. 10 and 11.

15. The Public Transit Department requires the development to retain the existing bus stop adjacent to the site.
16. The Water Services Department commented that the property has existing water and sewers mains that can potentially serve the development. In addition, the Water Services Department commented that capacity is a dynamic condition that can change over time due to a variety of factors.
17. 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.

OTHER

18. The site is located in a larger area identified as being archaeologically sensitive. If further review by the City of Phoenix Archaeology Office determines the site and immediate area to be archaeologically sensitive, and if no previous archaeological projects have been conducted within this project area, it is recommended that archaeological Phase I data testing of this area be conducted. Phase II archaeological data recovery excavations may be necessary based upon the results of the testing. A qualified archaeologist must make this determination in consultation with the City of Phoenix Archaeologist. In the event archaeological materials are encountered during construction, all ground disturbing activities must cease within a 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 Nos. 12 through 14.
19. Staff has not received a completed form for the Waiver of Claims for Diminution in Value of Property under Proposition 207 (A.R.S. 12-1131 et seq.), as required by the rezoning application process. Therefore, a stipulation has been added to require the form be completed and submitted prior to preliminary site plan approval. This is addressed in Stipulation No. 15.
20. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements such as obtaining a use permit to conduct the proposed outdoor use in this zoning district. Other formal actions such as, but not limited to, zoning adjustments and abandonments, may be required.

Findings

1. The proposed commercial development is appropriately located at the intersection of two arterial streets with various commercial uses and intensities found in the immediate area.
2. The proposed development will allow the redevelopment of vacant land, providing additional services to the community, while maintaining consistency with the surrounding character of the area.
3. As stipulated, the proposed development will incorporate adequate standards that will help mitigate impacts to surrounding residential uses.

Stipulations

1. The development shall be in general conformance with the site plan date stamped November 29, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
2. The development shall be in general conformance with the elevations date stamped October 26, 2022, as modified by the following stipulations and approved by the Planning and Development Department.
3. A minimum 25-foot-wide landscape setback shall be provided along the western portion of the site and planted with minimum 2-inch caliper, evergreen trees, planted 20-feet on-center or in equivalent groupings, providing a solid minimum 30-foot vertical screen at maturity, as approved by the Planning and Development Department.
4. A minimum 6-foot-tall wrought-iron fence, solid wall or combination thereof, shall be provided along the western property line between the existing alley and Building B, as depicted in the site plan date stamped November 29, 2022, as approved by the Planning and Development Department.
5. All uncovered surface parking lot areas for employees and customers shall be landscaped with minimum 2-inch caliper large canopy, drought-tolerant shade trees. Landscaping shall be dispersed throughout the parking area and achieve 25% shade at maturity, as approved by Planning and Development Department.
6. Where pedestrian pathways cross drive aisles, the pathway shall be constructed of decorative pavers, stamped or colored concrete, or other pavement treatments that visually contrast with the adjacent parking and drive aisle surfaces, as approved by the Planning and Development Department.

7. A minimum of two bicycle parking spaces shall be provided through Inverted U and/or artistic racks located near building entrances and installed per the requirements of Section 1307.H. of the Phoenix Zoning Ordinance, as approved by the Planning and Development Department.
8. The landscape strips located between the detached sidewalk and back of curb along 35th Avenue and Broadway Road shall be planted to the following standards, as approved by the Planning and Development Department.
 - a. Minimum 2-inch caliper single-trunk, large canopy, drought-tolerant shade trees planted minimum 20 feet on center or in equivalent groupings, providing a minimum of 75% shade at maturity.
 - b. Minimum 5-gallon shrubs providing 75% live cover at maturity.

Where utility conflicts exist, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.

9. The developer shall replace the existing rolled curb with vertical curb along Tamarisk Avenue, as approved by the Planning and Development Department.
10. The developer shall dedicate 10-feet for the east side of the alley, as approved by the Planning and Development Department.
11. 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.
12. 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.
13. 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.
14. 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.

15. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record.

Writer

Enrique Bojórquez Gaxiola

December 7, 2022

Team Leader

Racelle Escolar

Exhibits

Sketch Map

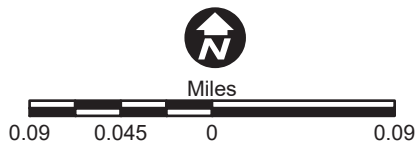
Aerial Map

Conceptual Site Plan date stamped November 29, 2022

Conceptual Building Elevations date stamped October 26, 2022 (2 pages)



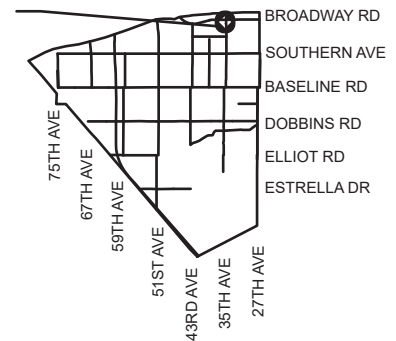
mapservices@phoenix.gov



LAVEEN VILLAGE
CITY COUNCIL DISTRICT: 7



Z-SP-9-22



APPLICANT'S NAME: **Stack Storage LLC**

APPLICATION NO. **Z-SP-9-22**

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

5.43 Acres

DATE: **9/22/2022**
REVISION DATES:

AERIAL PHOTO &
QUARTER SEC. NO.
QS 4-20

ZONING MAP
E-6

REQUESTED CHANGE:

FROM: **C-2 (5.43 a.c.)**

TO: **C-2 SP (5.43 a.c.)**

MULTIPLES PERMITTED

C-2

C-2 SP

CONVENTIONAL OPTION

78

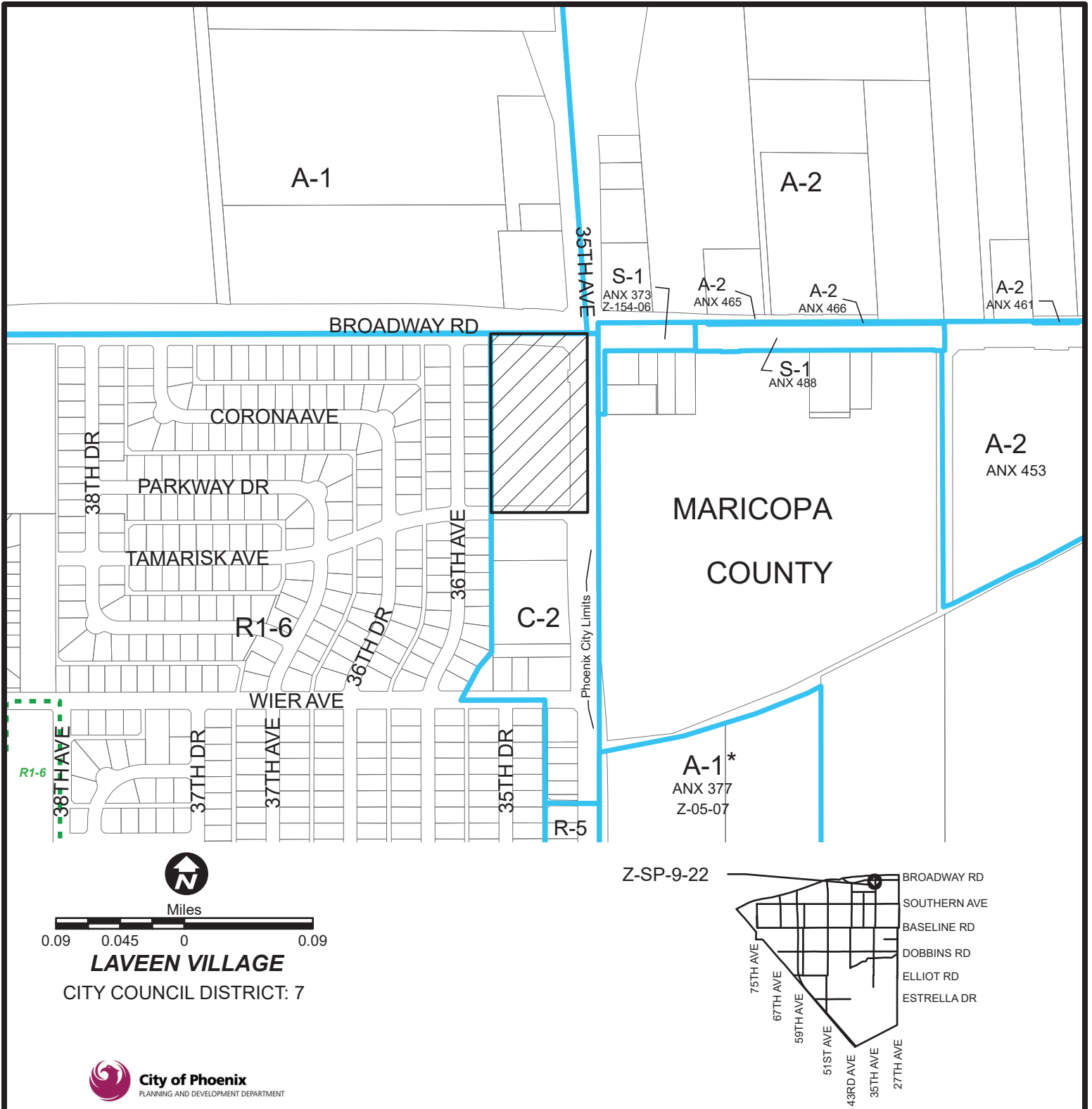
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*** UNITS P.R.D. OPTION**

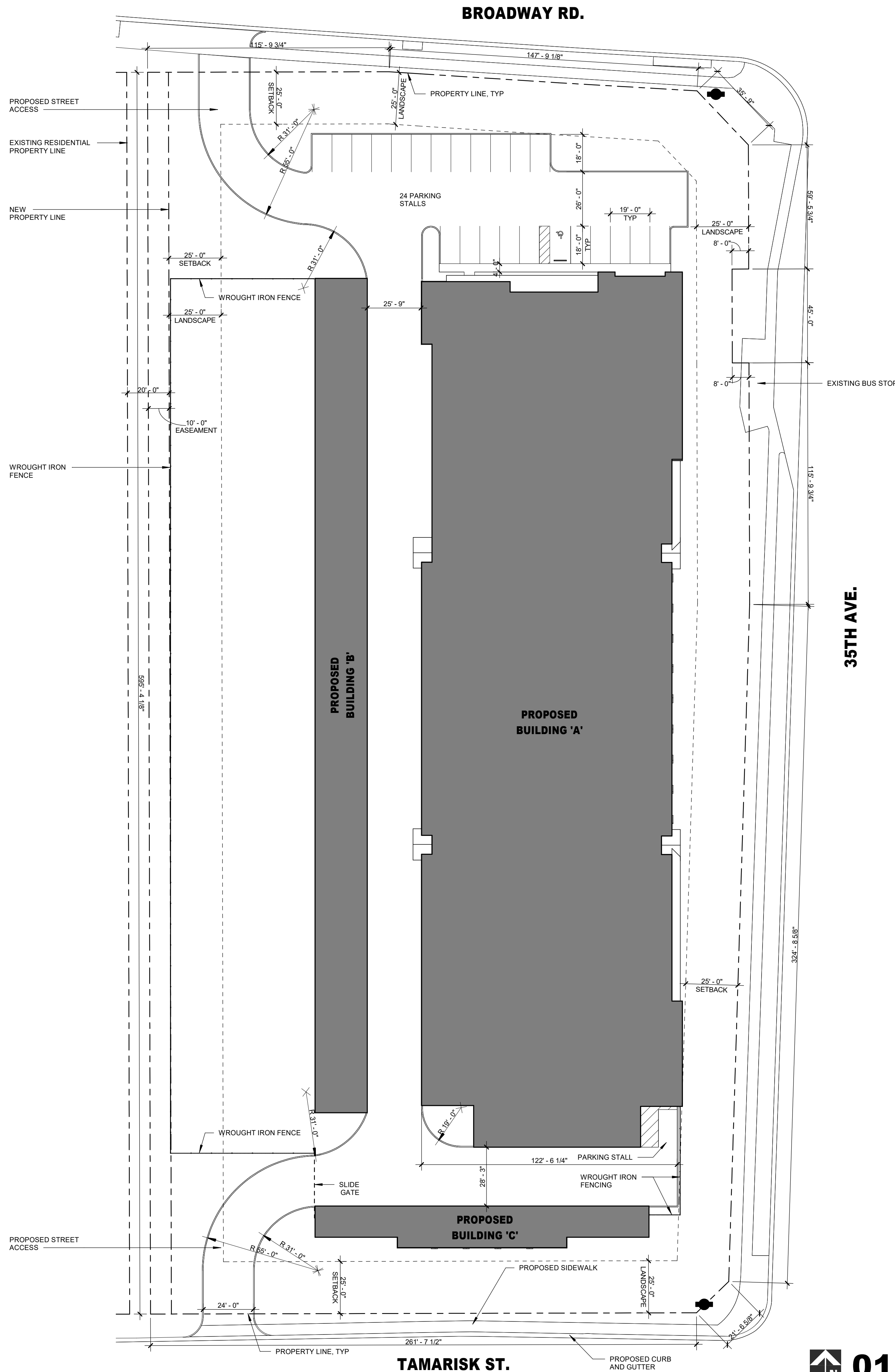
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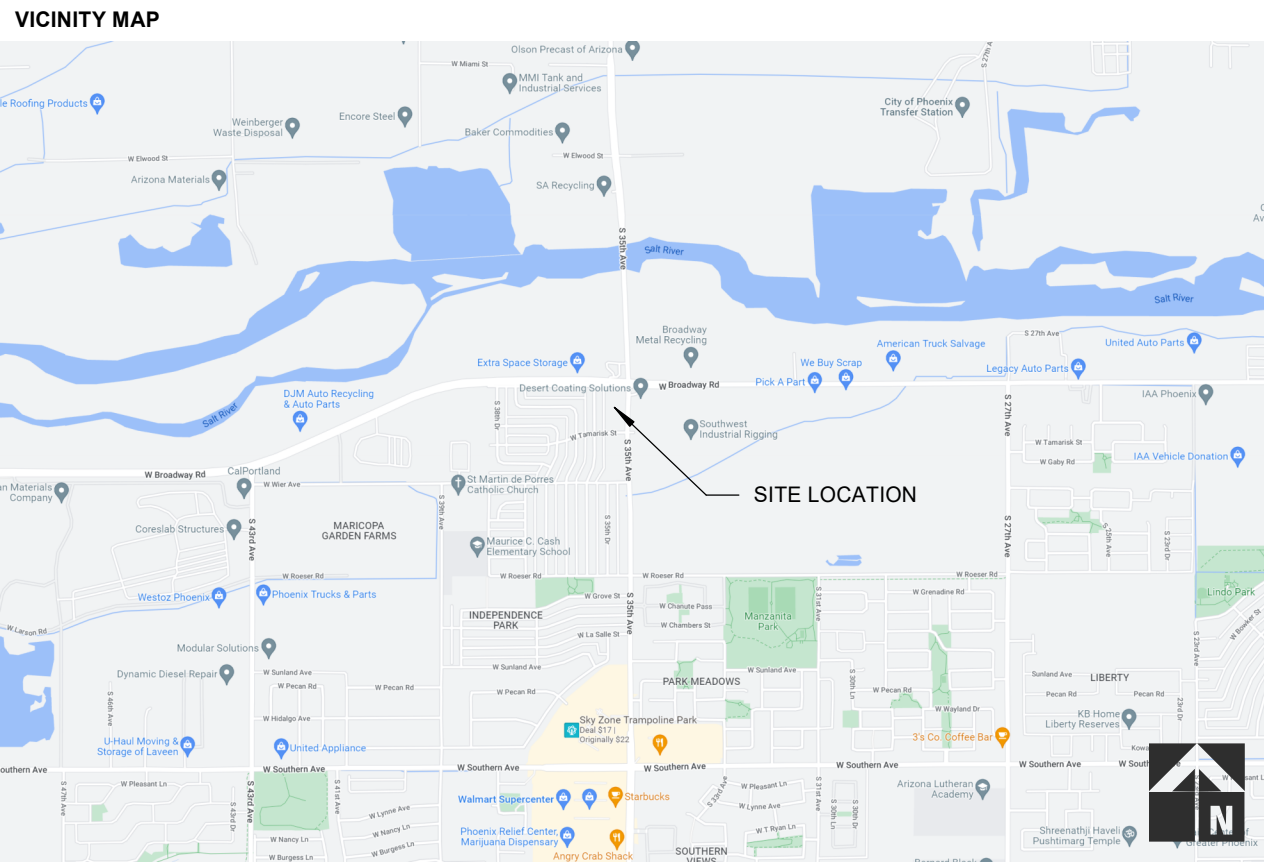
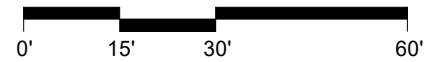
* Maximum Units Allowed with P.R.D. Bonus



APPLICANT'S NAME: Stack Storage LLC		REQUESTED CHANGE:	
APPLICATION NO. Z-SP-9-22	DATE: 9/22/2022 REVISION DATES:	FROM: C-2 (5.43 a.c.)	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 5.43 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 4-20	ZONING MAP E-6	TO: C-2 SP (5.43 a.c.)
MULTIPLES PERMITTED C-2 C-2 SP	CONVENTIONAL OPTION 78 78		* UNITS P.R.D. OPTION 94 94
* Maximum Units Allowed with P.R.D. Bonus			



01 SITE PLAN
1" = 30'-0"



GENERAL SITE INFORMATION

PROPERTY INFORMATION
ADDRESS: 1955 W BROADWAY ROAD
PHOENIX, AZ 85041
APN: 105-65-939G & 105-65-066N
ZONE: C2
EXISTING: C2
PROPOSED: NO CHANGE
ADJACENT ZONES:
NORTH: A-1 (ACROSS BROADWAY ROAD)
EAST: VILLAGE (ACROSS 35TH AVE)
SOUTH: C-2 (ACROSS TAMARISK STREET)
WEST: R1-6
LOT SALES: NO
KIVA # 22-1689
SDEV # 2200195
PAPP # 2203128

BUILDINGS
BUILDING A = 97,880 SQ. FT. (TWO STORY)
BUILDING B = 10,000 SQ. FT. (SINGLE STORY)
BUILDING C = 2,800 SQ. FT. (SINGLE STORY)
TOTAL STORAGE = 110,680 SQ. FT.

HEIGHT
BUILDING A = 20'-0" TOP OF ROOF
BUILDING B = 10'-0"
BUILDING C = 9'-9"

PARKING
REQUIRED: 825 UNITS / 35 = 23.6 STALLS
PROVIDED: 24 STALLS

LOT CALCULATIONS
LOT AREA = 152,977 SQ. FT. (3.512 ACRES)
TOTAL BUILDING AREA = 48,640 SQ. FT. (31.7%)
TOTAL LANDSCAPE = 42,964 SQ. FT. (39.6%)
FAR = 31.99%

CITY APPROVAL STAMP

CITY OF PHOENIX

NOV 29 2022

Planning & Development Department

REVISION NO.	DESCRIPTION	DATE

DATE
10/29/2022
ISSUE

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.

A1.01



STACK STORAGE
NACHE NELSON
2801 N THIRDS AVENUE, SUITE 100
LEHI, UT 84043
PH: (435) 459-1551
EMAIL: NN@STACKSTORAGE.US

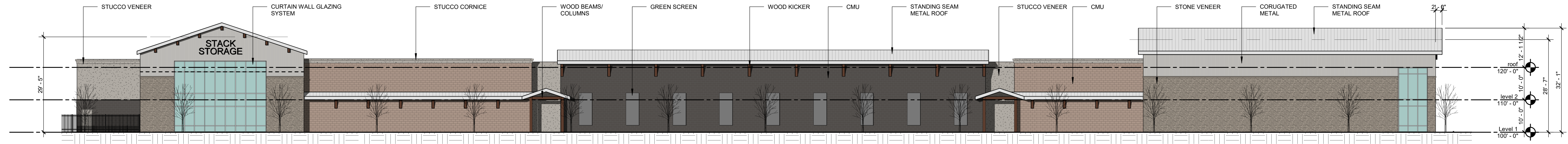
**STACK STORAGE
DEVELOPMENT**
35TH AVE & BROADWAY
PHEONIX, AZ

STAMP

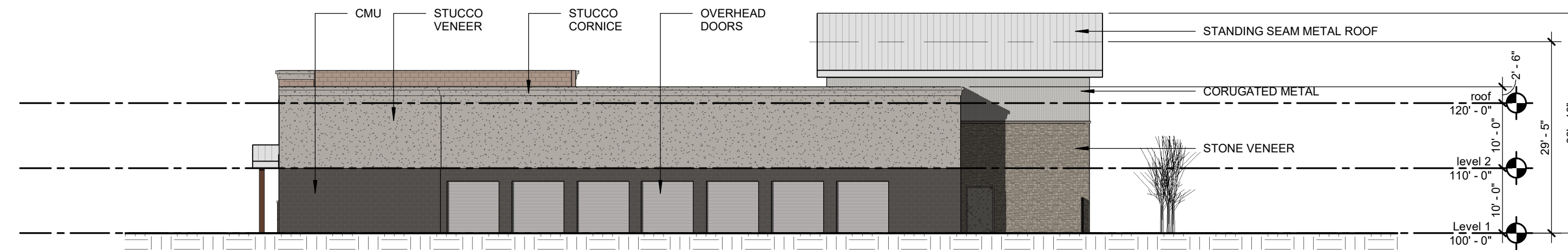
CITY OF PHOENIX

OCT 26 2022

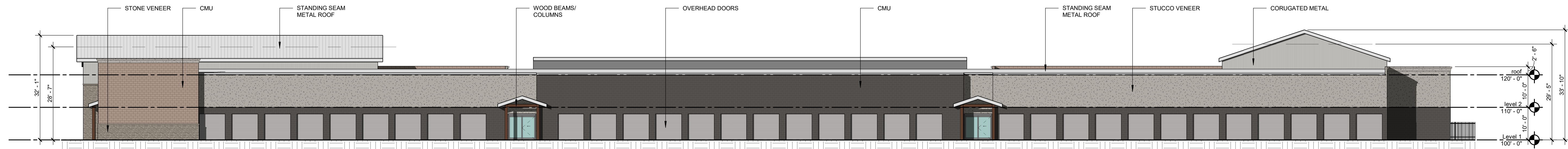
Planning & Development
Department



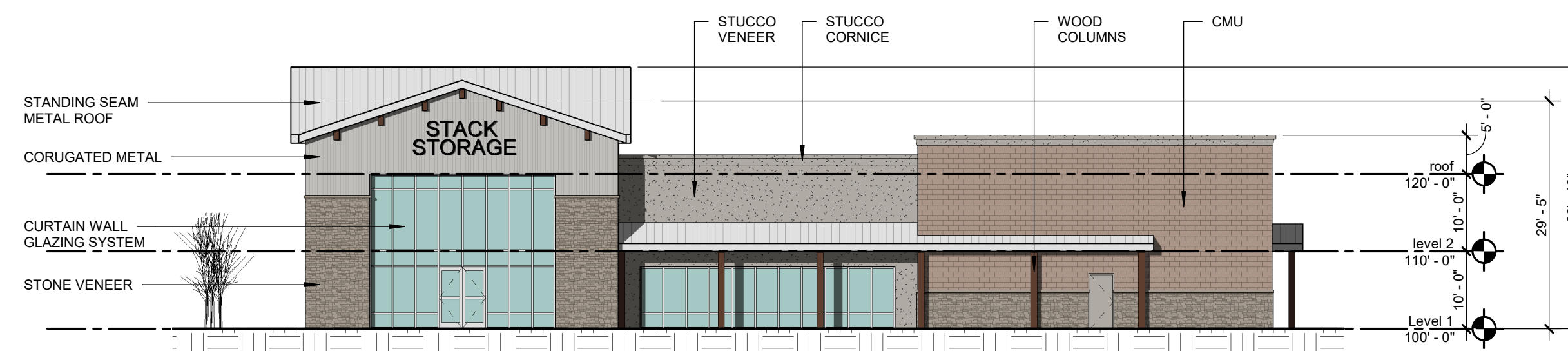
04 BUILDING 'A' EAST ELEVATION
1/16" = 1'-0"



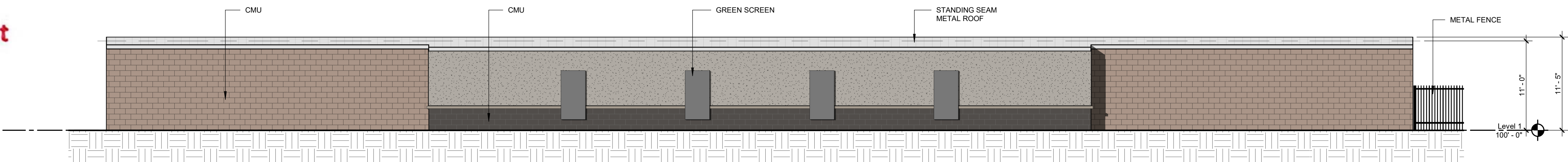
03 BUILDING 'A' SOUTH ELEVATION
1/16" = 1'-0"



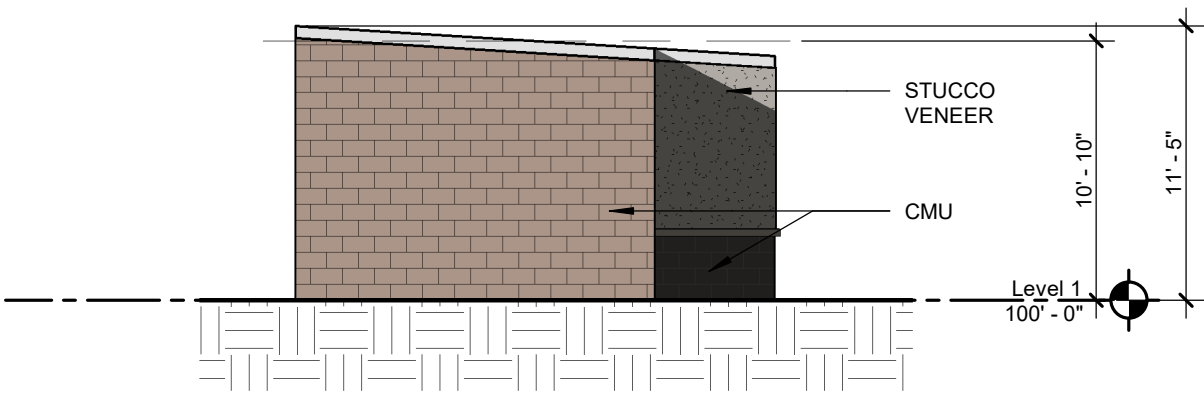
02 BUILDING 'A' WEST ELEVATION
1/16" = 1'-0"



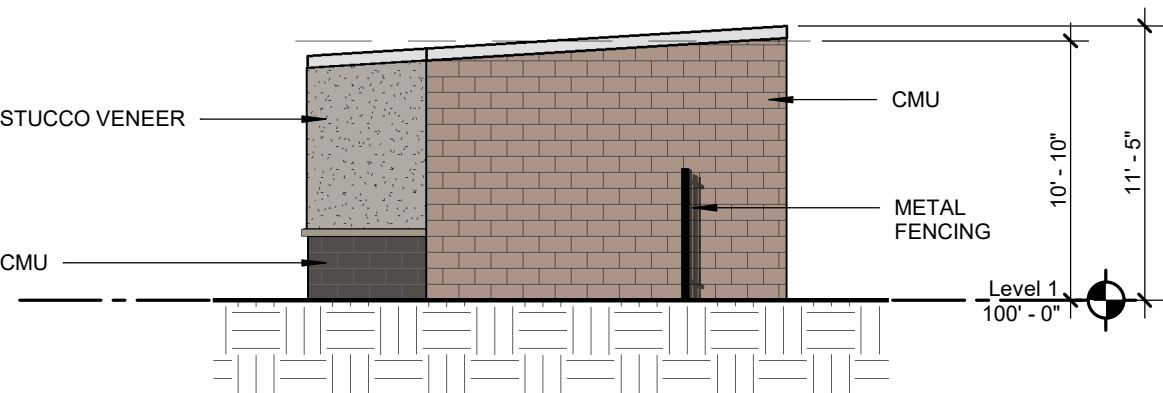
01 BUILDING 'A' NORTH ELEVATION
1/16" = 1'-0"



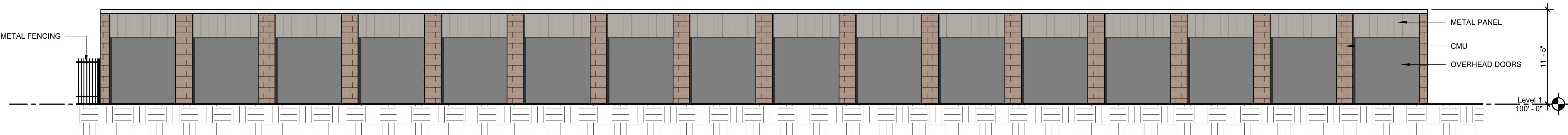
08 SOUTH ELEVATION - BUILDING 'C'
1/8" = 1'-0"



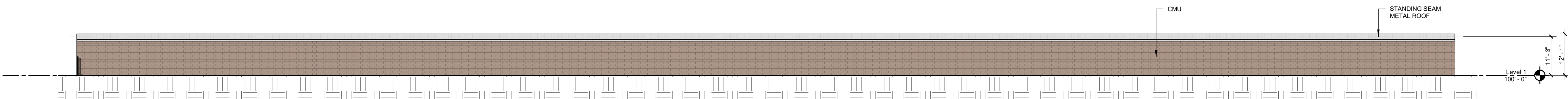
07 WEST ELEVATION - BUILDING 'C'
1/8" = 1'-0"



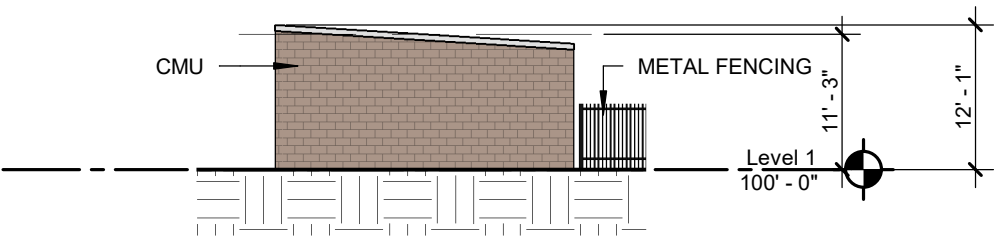
06 EAST ELEVATION - BUILDING 'C'
1/8" = 1'-0"



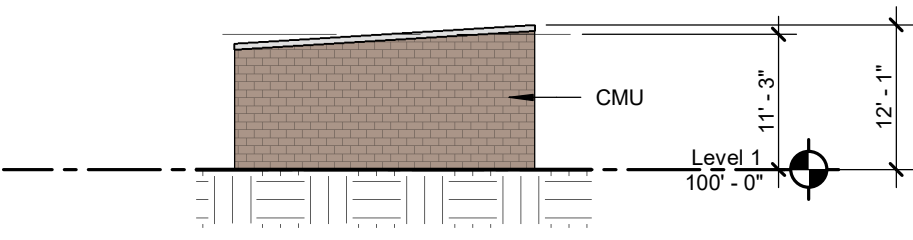
05 NORTH ELEVATION - BUILDING 'C'
1/8" = 1'-0"



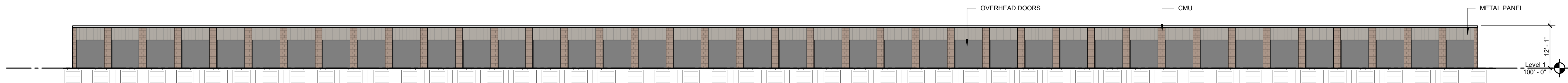
04 WEST ELEVATION - BUILDING 'B'
1/16" = 1'-0"



03 NORTH ELEVATION - BUILDING 'B'
1/16" = 1'-0"



02 SOUTH ELEVATION - BUILDING 'B'
1/16" = 1'-0"



01 EAST ELEVATION - BUILDING 'B'
1/16" = 1'-0"