



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-68-15-6 (BILTMORE STORAGE PUD) February 18, 2016

Camelback East Village Planning Committee Meeting Date March 1, 2016

Planning Commission Hearing Date April 7, 2016

Request From: C-1 (1.19 acres)
Request To: PUD (1.19 acres)
Proposed Use Planned Unit Development to allow for a mix of uses including a self-service storage warehouse

Location Approximately 302 feet south of the southeast corner of 24th Street and Campbell Avenue

Owner EW Investments 24th Street LLC
Applicant/Representative Adam Baugh, Withey Morris, PLC
Staff Recommendation Approval, subject to a stipulations

General Plan Conformity			
General Plan Land Use Designation	Residential 15+ du/acre		
Street Map Classification	24th Street	Arterial	40-foot east half street
<p>CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS CORE VALUE; DIVERSE NEIGHBORHOODS; LAND USE PRINCIPLE: Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.</p> <p>The proposed storage facility provides a specialized service use to the residents and businesses in the immediate area.</p>			
<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 increased intensity requested by the proposed development is compatible with surrounding residential and commercial development and will serve to redevelop an underutilized site.</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>			

While a low-traffic generating use, the proposed commercial land use is appropriately located along an arterial corridor.

Background/Issues/Analysis

SUBJECT SITE

1. This is a request is to rezone a 1.19 acre site located approximately 302 feet south of the southeast corner of 24th Street and Campbell Avenue from C-1 (Neighborhood Retail) to PUD (Planned Unit Development) to allow for a self-service storage warehouse facility.
2. The site is currently developed with a single-story professional office building, located on the eastern portion of the site. The parking for the office development is located on the western portion of the site, fronting 24th Street.
3. The General Plan Land Use Map designation for the parcel is Residential 15+ dwelling units per acre. Although the proposal is not consistent with the General Plan designation, an amendment is not required as the subject parcel is less than 10 acres.

SURROUNDING USES & ZONING

4. North

A two-story office development is located to the north of the subject site. The property is zoned C-2 (Intermediate Commercial).

West

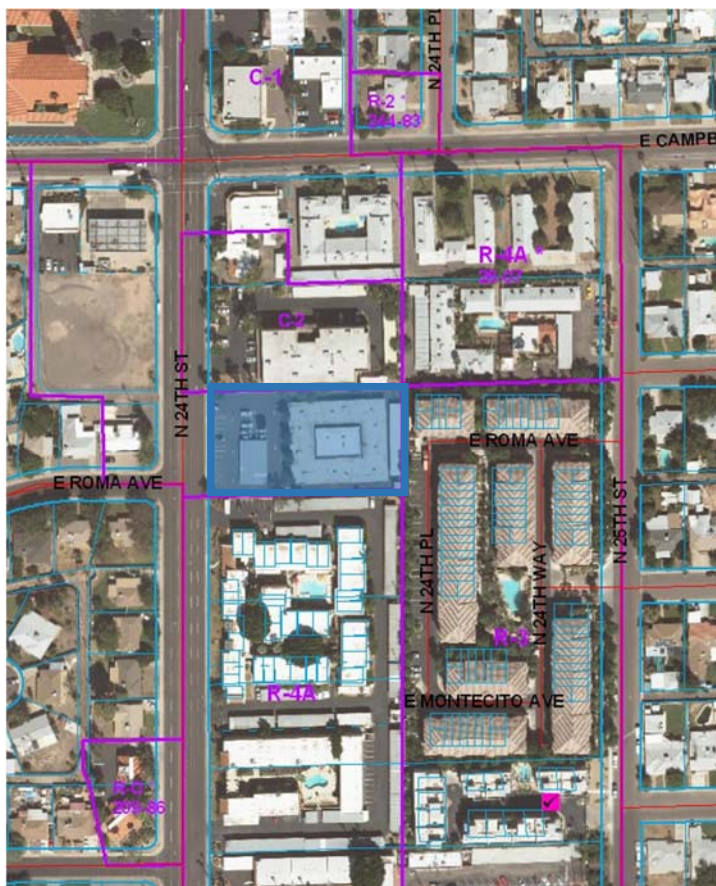
A one-story office building is located to the west of the subject property, across 24th Street, and is zoned C-1 (Neighborhood Retail).

South

A two-story multifamily residential development is located to the south of the site and is zoned R-4A (Multifamily Residence).

East

A three-story multifamily residential development is located directly to the east of the subject site and is zoned R-3A (Multifamily Residence District).



PROPOSAL

5. 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.

6. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped February 12, 2016, Attachment C. Many of the proposed standards were designed to allow for a self-service storage warehouse within close proximity to multifamily residential and commercial developments.

Table of Proposed Development Standards

<u>Standard</u>	<u>Proposed</u>
<i>Building Height</i>	34 feet maximum to top of roof / 40 feet to top of parapet
<i>Minimum Building Setbacks</i>	
Street – 24th Street	10 feet
Interior - north property line	29 feet
Interior – south property line	11 feet
Interior - east property line	17 feet
<i>Minimum Landscape Setbacks</i>	
Street – 24th Street	10 feet
Interior - north property line	3 feet
Interior – south property line	11 feet
Interior - east property line	17 feet
<i>Maximum Lot Coverage</i>	50%
<i>Parking</i>	1 space per 35 storage units
<i>Loading</i>	2 spaces for buildings up to 100,000 square feet gross floor area

Development Standards

The PUD proposes a three-story plus basement, approximately 98,000 square foot, self-service storage warehouse facility. The maximum height of the building will not exceed 34 feet to the top of the roof and 40 feet to the top of the parapet, in keeping with surrounding developments. Maximum lot coverage for the project will not exceed 50%. The applicant proposes a minimum street side building setback of 11 feet, with interior building setbacks that range from 29 feet on the north, 17 feet on the east and 11 feet on the south. Exclusive of the planned access drive, the setbacks will be provided with new landscaping. Twenty-one parking and an interior loading area are located adjacent to the northern side of the building. The PUD development standards incorporate enhanced setbacks and design features for both

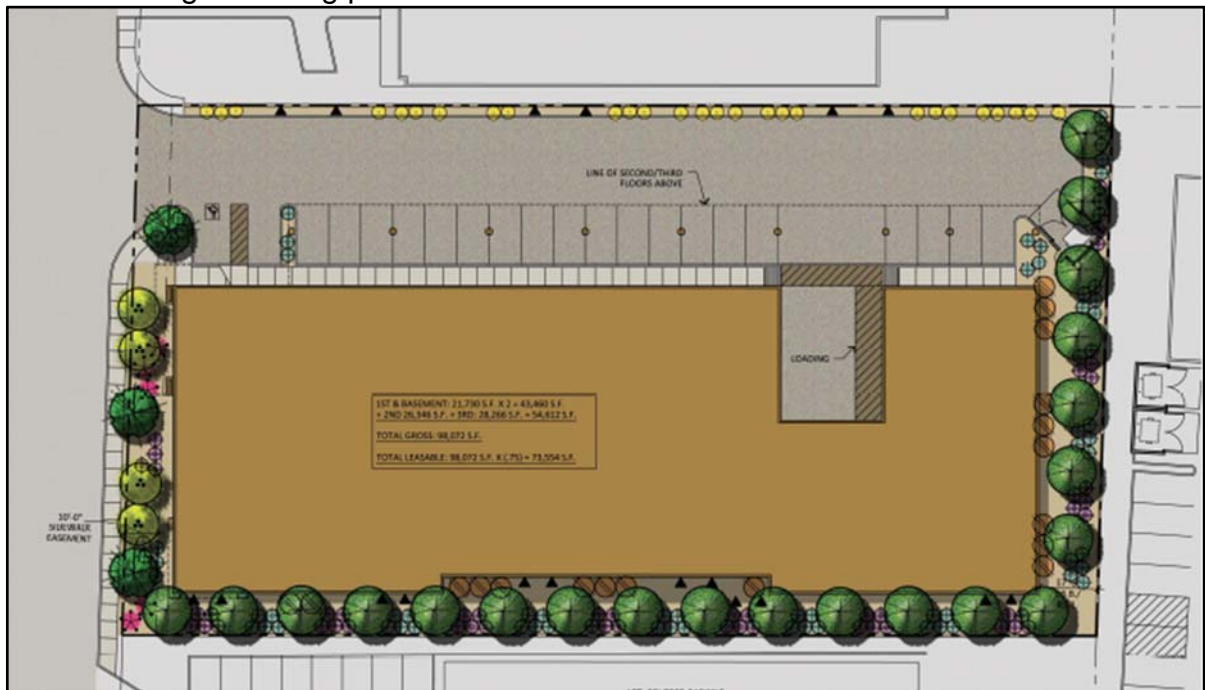
the south and east portions of the property, in order to ensure compatibility with the adjacent multifamily residential development.

Land Use

The Development Narrative proposes to allow all uses permitted in the C-1 zoning district, except for residential uses, in addition to a self-service storage warehouse as a principal use.

Landscaping Standards

The applicant will be required to provide landscaping on all sides of the property. The proposed street side landscaping will be enhanced with the addition of 3-inch caliper trees, placed 20 feet on center, and a mix of 5- and 15-gallon shrubs. The eastern and southern perimeter landscape setbacks will be provided with 2-inch caliper trees, placed 20 feet on center, and a minimum of 5, 5-gallon shrubs per tree. The northern landscape setback area will be provided with sufficient 1-gallon plantings to provide 50% coverage throughout the landscape area. The landscape setbacks and the plant material provided will aid in creating a buffer to the adjacent multifamily residential developments and a pleasant streetscape experience to those walking or driving past the site.



Parking

The development proposes following the prescribed Zoning Ordinance standards for parking for a self-service storage facility. A minimum of 1 parking space per 35 storage units, in addition to 2 loading spaces for buildings up to 100,000 gross square feet, will be provided. Twenty-one customer and employee parking spaces, in addition to a large loading area internal to the eastern portion of the building, are depicted of the conceptual site plan.

Shading

While the Development Narrative does not require any specific shading standards, shading will be provided by a building overhang in the parking area, awnings or overhangs at customer entrances, and new shade trees proposed throughout the landscape setback areas.

Design Guidelines

In addition to the applicable design guidelines detailed in the city of Phoenix Zoning Ordinance, the Development Narrative proposes additional design standards intended to offer increased architectural enhancements throughout the development. The overall design concept aims to promote an office-like appearance with particular focus on both the street and residential-facing facades. Design guidelines include varied rooflines, multiple exterior building materials and the inclusion of glazing and horizontal building recesses.



Phasing

The project will be constructed in one phase.

Signage

All signs proposed for the project will be in conformance with the commercial land use guidelines as specified in the Sign section of the Zoning Ordinance.

Sustainability

Elements to incorporate sustainability into the development are proposed via the inclusion of drought tolerant landscaping, use of a light colored roof and shading of parking areas and sidewalks. In addition, the project proposes to utilize several

environmentally sensitive building design features such as dual pane glazing, motion sensor interior lighting and low flow plumbing fixtures.

STREETS AND TRAFFIC

7. The Street Transportation Department has indicated that a ten foot sidewalk easement will be required along 24th Street adjacent to the property to comply with the City's Complete Streets Policy. A stipulation has been added addressing this requirement as well as a stipulation regarding updates to all existing off-site street improvements to current ADA guidelines.

MISCELLANEOUS

8. The Water Services Department has noted that requirements for water and sewer services will not be determined until site plan or review, but existing water and sewer service is available in the immediate area.
9. The City of Phoenix Floodplain Management division of the Street Transportation 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 1745 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
10. The Aviation Department has reviewed the rezoning application and requests that the property owner record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property. A stipulation has been added to address this request.
11. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The development is appropriately buffered from the adjacent multifamily residential development.
2. The proposed height and scale of the project are compatible with the surrounding land use pattern.
3. The proposed project would allow for redevelopment of an underutilized site and would provide an additional specialized service for residents and businesses in the immediate area.

Stipulations

1. An updated Development Narrative for the Biltmore 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 February 12, 2016 as modified by the following stipulations.

- a. Cover page: Applicant shall update resubmittal date to “January 15, 2016” and add a line that reads “Hearing Draft: February 12, 2016.”
 - b. Page 14, Landscape Standards: Applicant shall replace “Exhibit O” with “Exhibit E” at the end of the first paragraph.
 - c. Exhibit E, Conceptual Landscape Plan: Applicant shall replace plan with an updated version reflecting the landscape standards contained within the PUD narrative.
 - d. Exhibit Q, Comparative Zoning Standards Table: Applicant shall revise the C-1 landscape standards for 24th Street with “24th Street: 30’ average; Minimum 20’ for up to 50% of the frontage.”
2. The property owner shall dedicate a 10 foot sidewalk easement along the east side of 24th Street for the length of the project, as approved by the Planning and Development Department.
 3. The property owner shall update all existing off-site street improvements, including sidewalks, curb ramps and driveways, adjacent to the project to current ADA guidelines, as approved by the Planning and Development Department.
 4. The property owner shall record a Notice to Prospective Purchasers of Proximity to Airport in order to disclose the existence, and operational characteristics of City of Phoenix Sky Harbor International Airport (PHX) to future owners or tenants of the property.

Writer

Samantha Keating
February 16, 2016

Team Leader

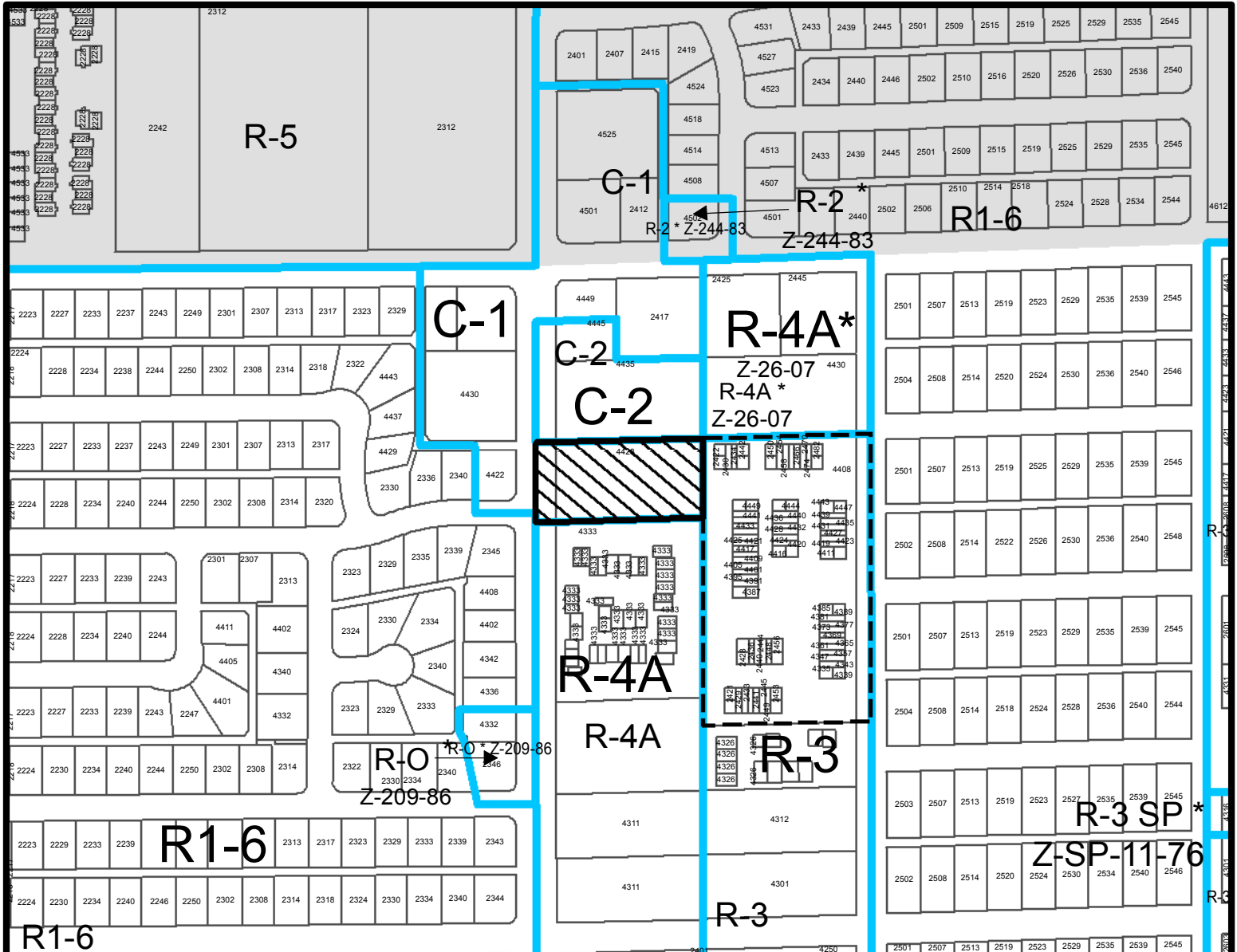
Josh Bednarek

Attachments

Attachment A: Sketch Map

Attachment B: Aerial

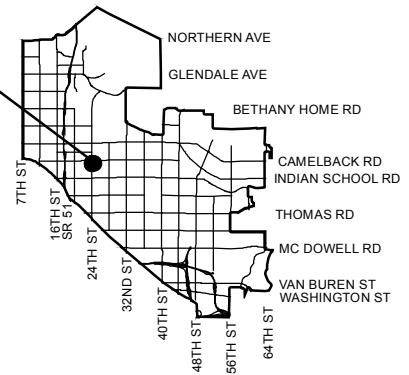
Attachment C: Biltmore Storage PUD date stamped February 12, 2016



300 150 0 300 Feet

CITY OF PHOENIX PLANNING DEPARTMENT
CAMELBACK EAST VILLAGE
 CITY COUNCIL DISTRICT: 6

Z-68-15



APPLICANT'S NAME: Adam Baugh/Withey Morris, PLC		REQUESTED CHANGE: FROM: C-1 (1.19 a.c.) TO: PUD (1.19 a.c.)	
APPLICATION NO. Z-68-15	DATE: 11/12/15 REVISION DATES:		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.19 Acres	AERIAL PHOTO & QUARTER SEC. NO. QS 17-33	ZONING MAP H-9	
MULTIPLES PERMITTED C-1 PUD	CONVENTIONAL OPTION 17 N/A	* UNITS P.R.D. OPTION 20 N/A	

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

