



**City of Phoenix**  
Planning Department

**Staff Report Z-13-08-1 & Z-SP-6-08-1**  
May 6, 2008

**Deer Valley Village Planning Committee Meeting** May 15, 2008  
**Planning Commission Hearing Date** June 11, 2008

**Request From:** R-4A DVAO (4.87 acres)  
C-2 DVAO (10.02 acres)

**Request To:** C-2 SP DVAO (10.02 acres)

**Proposed Use** Indoor self-service storage warehouse in addition to all C-2 uses

**Location** Southeast corner of 27th Avenue and Adobe Drive

**Owner** I-17 Partners, LLC

**Applicant/Representative** Earl, Curley, & Lagarde P.C.

**Staff Recommendation** Approval, subject to stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Commercial	
<b>Street Map Classification</b>	27th Avenue	Collector	40-foot east half
	Adobe Drive	Minor Collector	30-foot south half
<p><b>LAND USE ELEMENT, GOAL 3, INFILL: VACANT AND UNDERDEVELOPED LAND IN OLDER PARTS OF PHOENIX SHOULD BE DEVELOPED OR REDEVELOPED IN A MANNER THAT IS COMPATIBLE WITH VIABLE EXISTING DEVELOPMENT AND THE LONG TERM CHARACTER AND GOALS FOR THE AREA.</b></p> <p>The redevelopment of the mobile home park meets city infill goals and goals to rehabilitate deteriorating properties. This request is also in character with the anticipated and planned future land uses in the area and is supported by the General Plan Land Use Map designation of Commercial. The surrounding General Plan designations to the north, east, and south are also designated Commercial with Commerce/Business Park designated to the west.</p>			
<p><b>LAND USE ELEMENT, GOAL 8, POLICY 2 – IDENTIFY TRANSITIONAL NEIGHBORHOODS IN WHICH THE SURROUNDING LAND USE PATTERNS, ZONING DISTRICTS, AND RESIDENT DESIRES INDICATE A CONVERSION TO COMMERCIAL AND INDUSTRIAL USES.</b></p> <p>The area is in transition to commercial and industrial type uses and the proposed storage facility is compatible with the Deer Valley Airport overlay and I-17 freeway interchange.</p>			

<b>Area Plan/Overlay District</b>
<p><b><u>DEER VALLEY AIRPORT OVERLAY</u></b></p> <p>The site is within the Deer Valley Airport Overlay District and the proposed uses and height are consistent with the provisions of the overlay district.</p>
<p><b><u>BLACK CANYON/MARICOPA FREEWAY PLAN</u></b></p> <p>The site is within the Black Canyon/Maricopa Freeway Plan and the proposed use and site design adequately address freeway mitigation recommendations.</p>

<b>Surrounding Land Uses/Zoning</b>		
	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
<b>On Site</b>	Existing mobile home park	R-4A and C-2
<b>North</b>	Vacant & single family residential	R-4A (approved C-2 SP)
<b>South</b>	Existing mobile home park	C-2
<b>East</b>	I-17	
<b>West</b>	Existing mobile home park	R-4A

<b>Commerce Park</b>		*variance required
<b><u>Standards</u></b>	<b><u>Requirements</u></b>	<b><u>Met or Not Met</u></b>
<i>Building Setbacks</i>		
Street	Average 25 ft	Met- North, 25 ft
		Met- East, 25 ft
		Met- West, 25 ft
Side	0 ft	Met- South, 0 ft
<i>Landscaped Setbacks</i>		
Street	Average 25 ft	*Not Met- North, 20 ft
		Met- East, 25 ft
		Met- West, 25 ft
Side (S)	0 ft	Met- South, 0 ft
Lot Coverage	50% max.	Met - 43%
Building Height	24 ft (per special permit)	Met - 24 ft
Parking	12 Spaces	Met - 12 Spaces

**Background/Issues/Analysis**

1. This request is to rezone a 4.87 acre portion of the site from R-4A DVAO to C-2 DVAO. Subsequently, the applicant also seeks to obtain a special permit for the larger site of 10.02 acres for self-service storage/warehouse and all underlying C-2 uses for the development of an indoor storage facility located at the southeast corner of 27th Avenue and Adobe Drive.

2. The General Plan Land Use Map designates the subject site as Commercial with the surrounding area as Commercial and Commerce/Business Park. This area is experiencing a transition to commerce park and multi-family development, thus supportive services are warranted in the area.
3. The special permit is subject to conditions outlined in Section 647.A.2.k to include limitations on building height not to exceed 24 feet, all storage within an enclosed building, no sales, services or repair shall be conducted on site, a person on the premises at all times, and screening the perimeter to be approved by the Development Services Department. Currently, the site does not provide adequate housing for a person to be on the premises at all times. The applicant plans to sell the units and have governing CC&Rs to control activities on site. The applicant will be required to obtain a variance from the 24-hour surveillance requirement or revise the site plan to comply with the requirement.
4. The site features access points along 27th Avenue and the I-17 frontage road. The main parking area is located near the I-17 frontage road with additional courtesy parking at the storage units and adequate circulation to serve the site. To the south of the site is 5 feet of right-of-way designated for an existing underground power line. The storage units on the north and south sides create a visual buffer that will act as a wall to screen the subject site.
5. The conceptual site plan has several storage units on site with related parking as well as an office location at the east end of the site. The site will be gated at all access points for security purposes. In order to develop the site as presented, the applicant will be required to obtain a variance to deviate from the average 25 foot landscape setback on the north side as required in the Zoning Ordinance or revise the site plan to comply with this requirement.
6. The elevations provide building articulation and architectural enhancements. The materials pallet includes scored CMU block, stone veneer, cornice cap, and decorative metal canopies. Wall elevation details provide various materials to include view fencing on the east and west side and incorporate elements of the building design. A stipulation has been included to ensure that these design elements are carried into the final design of the site.
7. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements. Zoning adjustments, abandonments, or other formal actions may also be required.

### **Findings**

1. The proposed rezoning and special permit for self-storage warehouse is consistent with the General Plan Land Use Map Commercial designation.

2. The proposed development will redevelop an under utilized parcel of land consistent with the goals and policies of the General Plan.
3. The proposed rezoning and special permit is compatible with the surrounding area.
4. The proposed uses and building heights are consistent with the Deer Valley Airport Overlay.

### **Stipulations**

1. That the development shall be in general conformance with the site plan date stamped April 7, 2008 as approved or modified by the Development Services Department.
2. That the development shall be in general conformance with the elevations date stamped April 7, 2008, in specific regard to the stone veneer, scored CMU block, cornice cap, column and archway projections, as approved or modified by the Development Services Department.
3. That right-of-way totaling 25 feet shall be dedicated for the south half of Adobe Drive as approved by the Street Transportation Department and Development Services Department.
4. That right-of-way totaling 40 feet shall be dedicated for the east half of 27th Avenue as approved by the Street Transportation Department and Development Services Department.
5. That a 20 foot right-of-way radius shall be dedicated at the southeast corner of 27th Avenue and Adobe Drive as approved by the Street Transportation Department and Development Services Department.
6. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, landscaping and other incidentals as per plans approved by the Development Services Department.

### **Writer**

Megan Neal

CR

4/28/2008

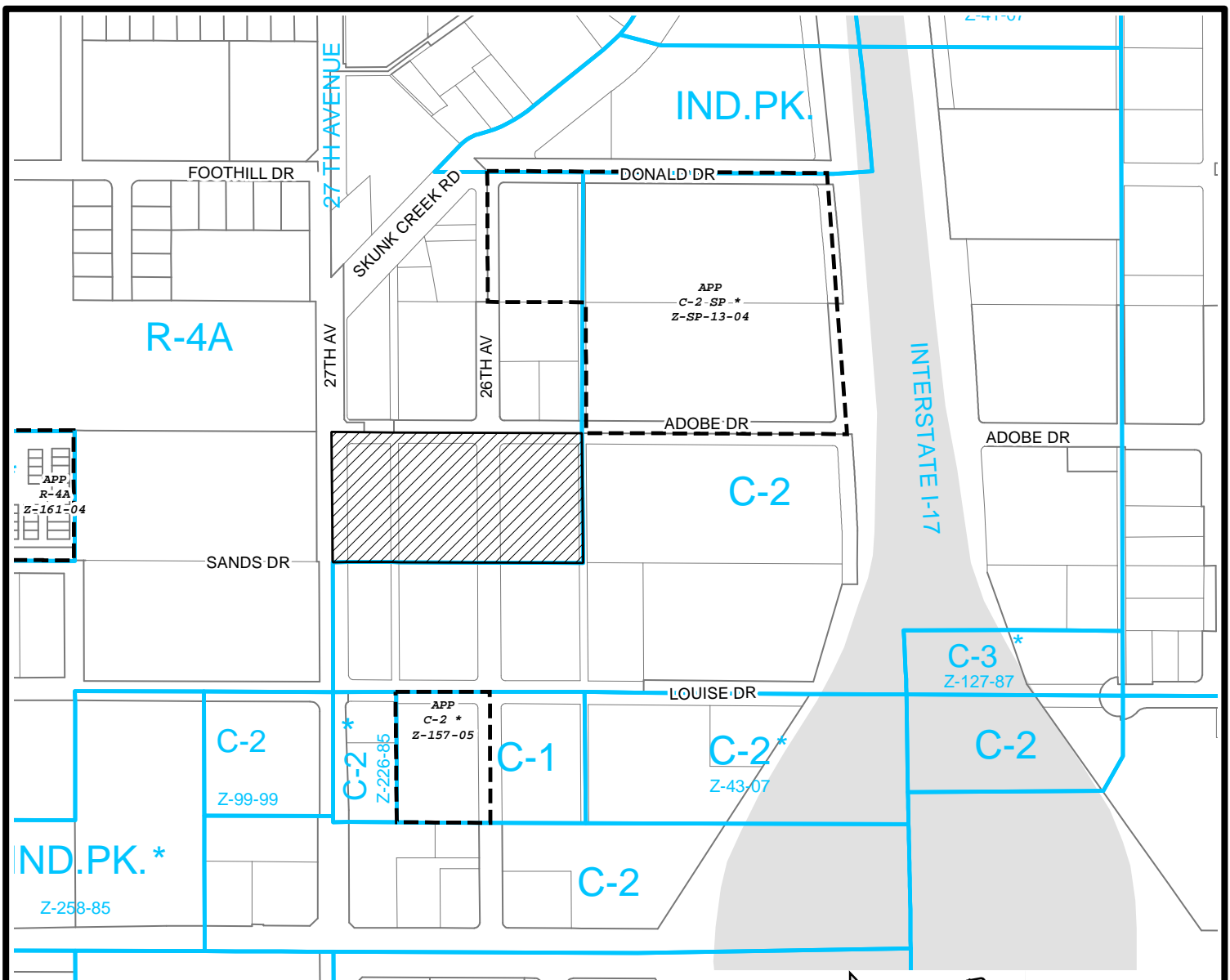
### **Attachments**

Zoning Sketches (2 pages)

Aerial Photo

Site Plan date stamped April 7, 2008

Elevations date stamped April 7, 2008 (2 pages)

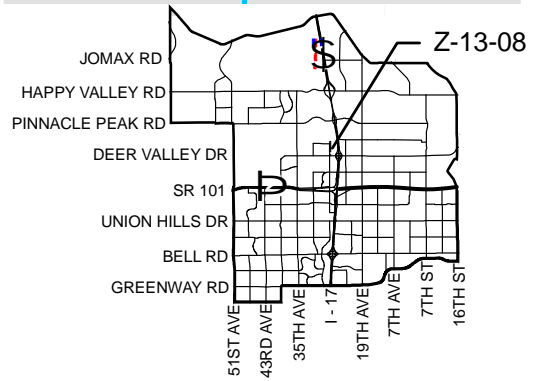


400 200 0 400 Feet

CITY OF PHOENIX PLANNING DEPARTMENT

*DEER VALLEY VILLAGE*

CITY COUNCIL DISTRICT: 1



<b>APPLICANT'S NAME:</b> EARL, CURLEY AND LAGARDE P.C.		<b>REQUESTED CHANGE:</b> FROM: R-4A DVAO, (4.87 a.c.) TO: C-2 DVAO, (4.87 a.c.)	
<b>APPLICATION NO.</b> Z-13-08	<b>DATE:</b> 03-05-2008 <b>REVISION DATES:</b>		
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. <b>4.87 Acres</b>	<b>AERIAL PHOTO &amp; QUARTER SEC. NO.</b> Q43-23	<b>ZONING MAP</b> N7	
<b>MULTIPLES PERMITTED</b> R-4A C-2	<b>CONVENTIONAL OPTION</b> 212 70	<b>* UNITS P.R.D. OPTION</b> N/A 84	

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

