



City of Phoenix
Planning Department

Staff Report Z-SP-8-08-8
May 6, 2008

South Mountain Village Planning Committee Meeting Date May 13, 2008
Planning Commission Hearing Date June 11, 2008
Request From: C-2 (1.82 Acres)
Request To: C-2 SP (1.82 Acres)
Proposed Use Self Service Storage
Location Approximately 250 feet north and 250 feet west of the northwest corner of 48th Street and Baseline Road
Owner Maple Leaf Investments, Tim Redelspenger
Applicant/Representative Cooper Architecture & Design/ Tony Cooper
Staff Recommendation Approval, subject to stipulations
DSD KIVA Project Number 07-4544

General Plan Conformity			
General Plan Land Use Designation		Residential, 3.5 to 5 du/acre –Traditional Lot	
Street Map Classification	Baseline Road	Major Arterial	60' Half street ROW 115' Total street ROW
	48th Street	Arterial	65' Half street ROW 98' Total Street ROW
<p>LAND USE ELEMENT: GOAL 1, Neighborhood Policy 5 - Provide support services such as schools, parks, small-scale offices and stores compatible with the neighborhood residential character.</p> <p>A self-storage facility will provide a place for nearby residents to securely store personal items.</p>			
<p>LAND USE ELEMENT: GOAL 3, Infill - Vacant and underdeveloped land in the older parts of the City 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.</p> <p>This request will allow the development of a vacant parcel.</p>			

Area Plan
N/A

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
On Site	Vacant	C-2
North	Single Family Residential	R1-6
South	Commercial	C-2
East	Commercial	C-2
West	Single Family Residential	R1-6

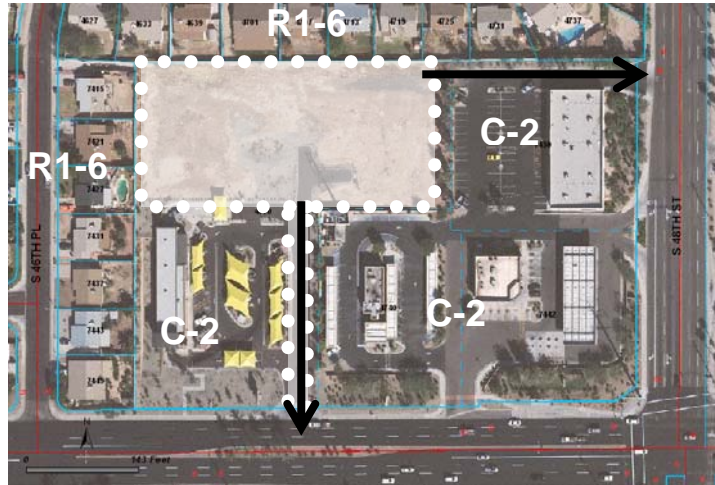
Commercial/Commerce Park/Industrial <i>*If variance required</i>		
<u>Standards</u>	<u>Requirements</u>	<u>Provisions on the Proposed site Plan</u>
<i>Building Setbacks</i>		
Street	N/A	N/A
Side	50 ft (West) 0 ft (East)	*Not met - 25 ft Met - 44 ft 7 inches
Rear	50 ft	*Not met - 25 ft
<i>Landscaped Setbacks</i>		
Street	N/A	N/A
Side	Minimum 10 ft (West) 0 ft (East)	Met - 25 ft Met - 0 ft
Rear	Minimum 10 ft	Met - 25 ft
Lot Coverage	50%	Met - 50%
Building Height	24 ft	Met - 21 ft 6 inches
Parking	1 space per 35 storage units, 2 spaces for managers apartment	Met - 25 parking spaces

Background/Issues/Analysis

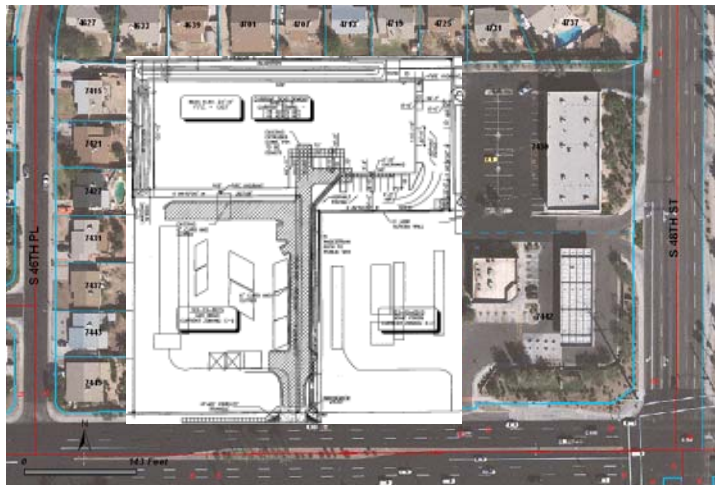
1. This is a request to rezone 1.82 acres from C-2 (Intermediate Commercial) to C-2 SP (Intermediate Commercial, Special Permit) to allow a self service storage facility. The site is currently vacant.
2. The special permit is required to allow certain storage uses while maintaining adequate protection to the surrounding area. Approval of this request would limit the height on the subject site to twenty-four (24) feet compared with the allowed thirty (30) feet in C-2. Screening of all uses and access to an arterial street or freeway is required. Storage of hazardous materials and use of the site for

auctions, sales as well as service and repair activities is not permitted. A facility of this nature requires a person to be present on site at all times to ensure conformance to these standards and regulations.

3. The subject site is located in the rear of an existing commercial development along 48th Street and Baseline Road. To the north and west of the site is an existing single family residential development. No access or activity other than site retention and a patio for the on site property manager is proposed in this area. The site is accessed through the existing commercial developments to Baseline Road and 48th Street.



4. This request would permit the site to develop as a self service storage facility with 707 units and one apartment for the property manager. The proposed building is twenty-four (24) feet in height at the top of the parapet, with a total of three (3) floors. One below grade and two above grade. Color variations, imitation windows and pop outs on all sides of the structure are planned to promote a residential character. The facility entrance and parking is positioned adjacent to the existing commercial developments and away from the adjacent residential properties. Security lighting is proposed surrounding the building, however a stipulations is recommended to restrict the height to six (6) feet adjacent to residentially zoned property.



5. The proposed side (west) and rear (north) yard setbacks of twenty-five (25) feet are not in conformance to the required fifty (50) foot setback adjacent to a residential development. A variance will be required to reduce the side and rear yard setback to the proposed twenty-five (25) feet. In addition, a stipulation is recommended to enhance the landscaping adjacent to the residential properties to help mitigate the effects of the proposed development.

6. To increase safety, a stipulation (#5) is included that requires the landscape/retention area on both the west and north sides of the development to be enclosed and locked with a wrought iron gate. Controlled access of this dead space, allows the facility manager to access the area to maintain the landscape vegetation but prevents access of any unauthorized individuals.
7. The Aviation Department requests the developer notify prospective owners/occupants of the subject site of the proximity of Sky Harbor Airport, and that it will be subject to over flights. A stipulation is recommended to address this request.
8. 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 abandonment me be required.

Findings

1. This request will not allow a self-storage facility to locate on a parcel currently zoned C-2.
2. This request would utilize a vacant parcel and provide amenities to the surrounding community.

Stipulations

GENERAL

1. That development shall be in general conformance with the site plan, date-stamped March 7, 2008 as modified by the following stipulations and as approved by the Development Services Department
2. That development shall be in general conformance with the elevations, date-stamped March 7, 2008 with specific regard to the quantity and style of the window pop outs, foam cornice and the stucco finish as modified by the following stipulations and as approved by the Development Services Department
3. That a minimum landscaping setback of 25 feet shall be required along the north and west property line that is consistent with the C-2 streetscape planting size standards as approved or modified by the Development Services Department
4. That on site lighting shall not exceed a maximum of six (6) feet in height on the building or within the required setback adjacent to a residentially zoned district as approved or modified by the Development Services Department.
5. That the landscape/retention area located on the west and north side of the building shall be enclosed and locked with a wrought iron gate.

AVIATION

6. That the property owner shall record documents that disclose the existence, and operational characteristics of Phoenix Sky Harbor International Airport to future owners or tenants of the property. The form and content of such documents shall be according to the templates and instructions provided which have been reviewed and approved by the City Attorney.

Writer

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4/11/08

Team Leader

Michael LaBianca

Attachments

Sketch Map

Aerial

Site Plan (date stamped 3/7/08)

Elevations (date stamped 3/7/08)

