



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report Z-24-14-6

August 28, 2014

Camelback East Village Planning Committee Meeting Date September 9, 2014

Planning Commission Hearing Date October 14, 2014

Request From: C-O (1.78 Acres)

Request To: PUD (1.78 Acres)

Proposed Use Planned Unit Development to allow a mix of uses including self-storage, wireless communication, and commercial office uses.

Location Approximately 346 feet north of the northeast corner of 32nd Street and Highland Avenue

Owner VP 32nd, LLC; c/o VIVO Development

Applicant/Representative Ed Bull, Burch & Cracchiolo, PA

Staff Recommendation Approval, subject to stipulations

General Plan Conformity			
General Plan Land Use Designations		Commercial	
Street Map Classification	32 nd Street	Arterial	40-foot east half street
LAND USE ELEMENT, GOAL 1, POLICY 3: INCLUDE A VARIETY OF LAND USES: OFFICE, RETAIL SHOPPING, ENTERTAINMENT AND CULTURAL, HOUSING, HOTEL AND RESORT, AND WHERE APPROPRIATE, SOME TYPES OF INDUSTRY.			
The proposed storage facility will provide a specialized land use that will add to the commercial diversity in the area.			
LAND USE ELEMENT, GOAL 3, POLICY 5: ENCOURAGE THE DEVELOPMENT OR REDEVELOPMENT OF VACANT AND UNDERUTILIZED PARCELS WITHIN THE URBANIZED AREA THAT IS CONSISTENT WITH THE CHARACTER OF THE AREA OR WITH THE AREA'S TRANSITIONAL OBJECTIVES.			
The proposed development will redevelop an aging, underutilized property within the community.			
NEIGHBORHOOD ELEMENT. GOAL 2. POLICY 3: CREATE NEW DEVELOPMENT 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.

The proposed building and landscape standards within the Development Narrative are sensitive to the surrounding residential uses and are conducive to development along 32nd Street.

Background/Issues/Analysis

SUBJECT SITE

1. This request is to rezone a 1.78 acre site located approximately 346 feet north of the northeast corner of 32nd Street and Highland Avenue, from C-O (Restricted Commercial) to PUD (Planned Unit Development) to allow for a mix of uses including self-storage, wireless communication, and commercial office uses.
2. The site is currently developed with a vacant building previously used for a small office. There is a parking lot along the south side of the property and an existing cell tower near the northern border. The remainder of the site remains well landscaped with grass and a large number of trees and shrubs.
3. The General Plan designation for the parcel is Commercial. The proposal is consistent with the General Plan designation and the land uses along 32nd Street.

SURROUNDING USES & ZONING

4. **North**
A large health club zoned C-O/M-O SP is to the north of the subject property.

West
Immediately across 32nd Street from the subject site is a large multi-story office building zoned C-2.

South
A single story office building zoned C-O is adjacent to the western 2/3 of the south property line, while the remainder of the south property line is adjacent to single family residential zoned R1-10.

East
Single family residential zoned R1-10 is adjacent to the subject property to the east.

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 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 narrative date stamped July 24, 2014, Attachment B. Many of the proposed standards were derived from the standards of the Intermediate Commercial zoning district and the Special Permit zoning district for a self-storage warehouse.

Land Use

The narrative proposes uses under the following zoning districts: Commercial Office (C-O), Special Permit for a self-storage warehouse, and to allow for an existing cell tower and equipment building which were previously approved through Site Plan P79007A2 and Zoning Adjustment Case No. ZA-178-07-6. No changes to the cell tower or equipment building would be permitted unless they conform to the standards approved through Site Plan P79007A2 and Zoning Adjustment Case no. ZA-178-07-6.

Development Standards

The proposed development standards would limit the maximum building height to 26 feet and lot coverage to a maximum of 55%. The maximum lot coverage is inclusive of the building, screened carport, cell tower and associated cell tower equipment building. The applicant must maintain a required building setback along 32nd Street of an average of 25 feet with a minimum of 20 foot permitted for up to 50% of the structure, including projections. The applicant must also maintain a required building setback of 10 feet along the north and south property lines, and 25 feet setback for a one story building or 50 feet setback for a two story building along the east property line. All of the proposed setbacks meet or exceed the standard C-2 commercial building setbacks.

Landscaping Standards

The applicant will be required to provide landscaped setbacks on all sides the property. The applicant will be required to provide a minimum 20 foot landscape setback along the west property line and minimum 10 foot landscape setbacks along the north and south property lines. The applicant will also be required to provide a 25 foot setback along the east property line, next to the adjacent single family residential. The western, northern and eastern landscape setbacks will be heavily landscaped with a number of trees and shrubs, included requirements for minimum 25 foot on center spacing for trees in these areas. The proposed landscape in conjunction with limited building height and setbacks, will provide a strong buffer for the adjacent single family residential development.

Parking

The development shall include a minimum of 9 parking stalls.

Shading

While the Development Narrative does not require any specific standards relating to shade, it does include discussion requiring many of the existing trees on site to be transplanted, allowing, and preserving mature growth and therefore providing a better shade environment than with a standard 2 inch caliper tree. The proposed

mature trees will also help buffer the property from the adjacent single family residential uses.

Design Guidelines

The Development Narrative does not propose any new design guidelines; therefore all applicable design guidelines outlined in the Guidelines for Design Review section of the Zoning Ordinance will apply.

Phasing

The project will be constructed in one phase.

Signage

Signs for this PUD will be in conformance with the Sign section outlined in the Zoning Ordinance.

Sustainability

The narrative proposes several options to incorporate sustainability principles including mature trees for a shaded environment, building fenestration designed to reduce building heat gain, and systems designed for effective water and energy use.

STREETS AND TRAFFIC

7. The Streets Transportation Department has indicated that there are no right-of-way improvements needed for this site.
8. A Traffic Impact Statement has been submitted to the Street Transportation Department. Storage facilities are low traffic generating uses. The only access point for the project is along 32nd street. The project is expected to generate only limited parking, with limited access to the adjacent arterial street. Nearby single family neighborhoods are not expected to be impacted by the traffic.

MISCELLANEOUS

9. **Water**
The current site has an existing 1.5-inch water meter from an 8-inch CIP water main located on 32nd Street. There are no Water concerns for the proposed development.

Sewer
There is an 8-inch sewer main with a sewer tap along the south side of parcel. There is also a 12-inch sewer main along 32nd Street and an 8-inch sewer main along the north side of the development. It shall be the developer's responsibility to access the contours and depth of sewer mains to determine where the optimal location for connection can be made.
10. 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 proposal is consistent with the Commercial General Plan Land Use designation.
2. The proposal would be appropriately buffered from the surrounding single family residential development.
3. The increase in traffic to the shopping center would be limited and directed away from the surrounding single family residential uses.

Stipulations

1. An updated Development Narrative for the Next Gen Modern Storage - Camelback 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 dated July 24, 2014, as modified by the following stipulation:
 - a. Page 1, C. first paragraph: The first sentence shall read: "~~The intent of this~~ THIS PUD is to provide WILL ALLOW a high-quality, indoor, climate controlled self-service storage facility consistent with Section 647.A.2.i (Special Permit for self-service storage warehouse) of the Zoning Ordinance."

Writer

Xandon Keating
August 22, 2014

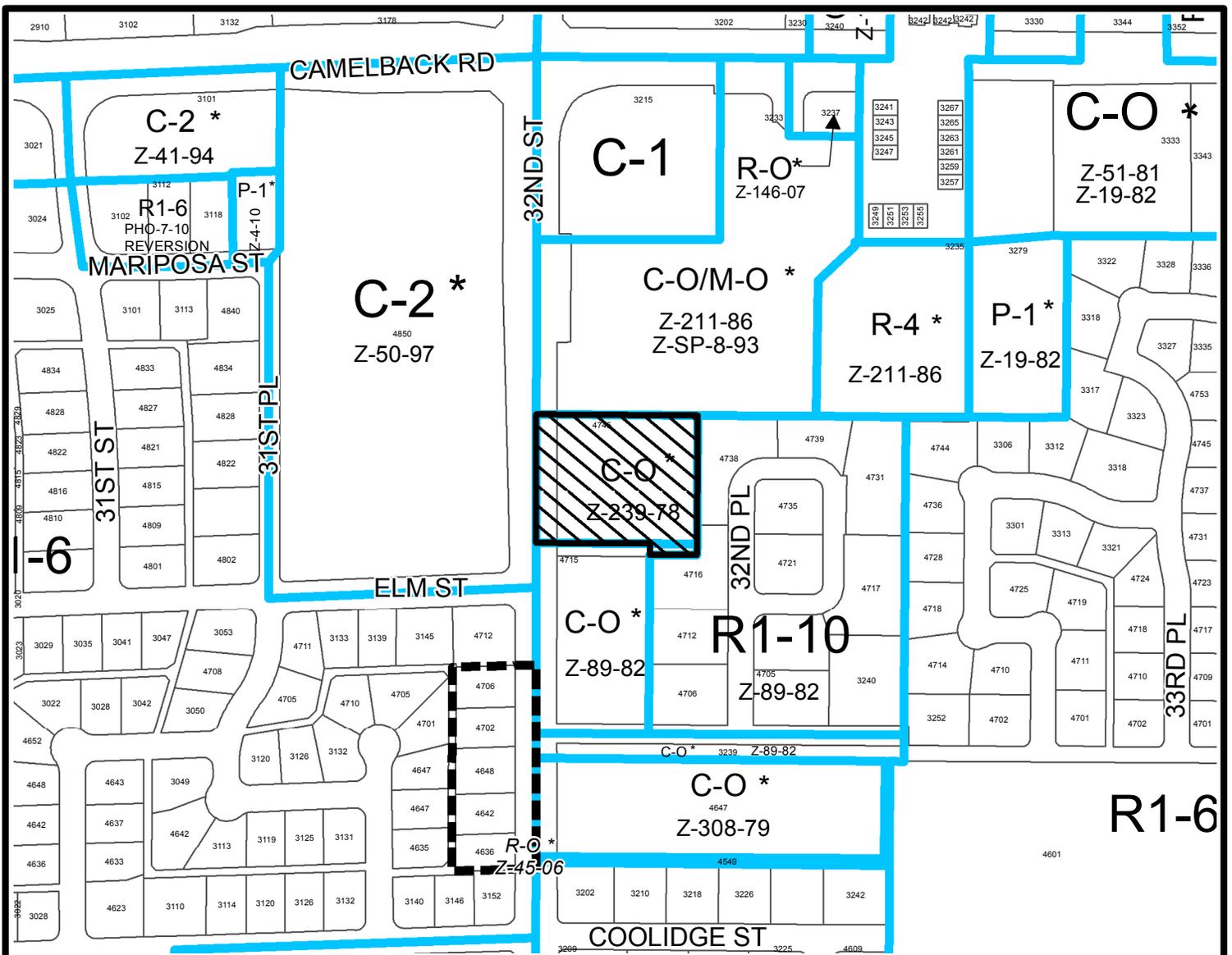
Team Leader

Josh Bednarek

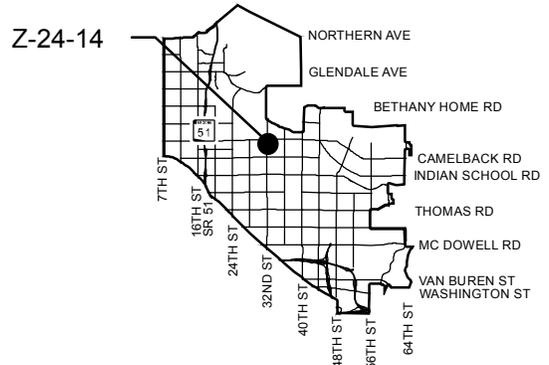
Attachments

Attachment A: Sketch Map

Attachment B: Next Gen Modern Storage – Camelback PUD Narrative date stamped July 24, 2014



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



APPLICANT'S NAME: Ed Bull, Burch & Cracchiolo, PA		REQUESTED CHANGE:	
APPLICATION NO. Z-24-14		FROM: C-O, (1.78 a.c.)	
DATE: 6/24/14 <small>REVISION DATES:</small>		TO: PUD, (1.78 a.c.)	
<small>GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX.</small> 1.78 Acres		<small>AERIAL PHOTO & QUARTER SEC. NO.</small> QS 18-35	<small>ZONING MAP</small> H-10
MULTIPLES PERMITTED		CONVENTIONAL OPTION	
C-O		N/A	
PUD		N/A	
		* UNITS P.R.D. OPTION	
		N/A	
		N/A	

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

NEXT GEN MODERN STORAGE - CAMELBACK

PLANNED UNIT DEVELOPMENT

CASE NO. Z-_____

First Submittal Date: June 4, 2014

Revised Date: _____

City Council Approval Date: _____

PRINCIPALS AND DEVELOPMENT TEAM

OWNER:

**VP 32nd , LLC
2400 E. Biltmore Circle, Suite 1220
Phoenix, AZ 85016**

DEVELOPER:

**Devan Wastchak/Jose Pombo
VIVO Development Partners
4650 E. Cotton Center Blvd., Suite 200
Phoenix, AZ 85040
602-393-9370
dwastchak@vivopartners.com; jpombo@vivopartners.com**

APPLICANT AND LEGAL REPRESENTATIVE:

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Exhibits

- 1. Legal Description**
- 2. Aerial photograph**
- 3. Site Plan**
- 4. Building Elevations**
- 5. Landscape Plan**

Appendices

- A. General Plan Land Use Map**
- B. Zoning Map**
- C. Site Plan Amendment P79007AZ and ZA Case No. AZ-178-07-6**
- D. 1998 Amended C-O Zoning Approval for Case No. Z-239-78-6 and 1978 Original C-O Zoning Approval**

PUD FOR "NEXT GEN MODERN STORAGE – CAMELBACK"

A. PURPOSE AND INTENT.

This PUD is located on approximately 1.55 net/1.78 gross acres on the east side of 32nd Street just over one block south of Camelback Road ("Site"). The purpose and intent of this PUD is to enable the redevelopment of this infill Site with a high-quality self-storage facility that will be compatible with adjacent residential and commercial properties. This PUD includes Development Standards and Design Guidelines that respond to the surrounding environment better than conventional Zoning Districts (such as C-2 SP). The end result is a Site that is rezoned with Standards and Guidelines specifically crafted and tailored for this Site and the proposed self-storage use.

B. LEGAL DESCRIPTION, GENERAL PLAN AND ZONING.

The legal description of the Site is provided as *Exhibit 1*. An aerial photograph of the Site and area properties is provided as *Exhibit 2*.

The site is designated "Commercial" on the General Plan Land Use Map.¹ The Site was zoned C-O (currently Case No. Z-239-78-6) in 1978 and Amended C-O in 1998.²

C. LIST OF USES.

The intent of this PUD is to provide a high-quality, indoor, climate controlled self-service storage facility consistent with Section 647.A.2.i (Special Permit for self-service storage warehouse) of the Zoning Ordinance. However, unlike Section 647.A.2.i, this PUD does not permit outdoor storage areas and does not require an employee on the premises other than when the storage facility is open for business. Furthermore, this PUD permits the continuation of the existing cell tower and equipment building (pursuant to Site Plan P79007A2 and ZA Case No. ZA-178-07-6)³ and, as an alternative to the self-storage use, continues to permit C-O office uses in accordance with the limitations and requirements of Amended C-O Case No. Z-239-78-6.⁴ Uses that are permitted as an "accessory use" to a Permitted Use by the Zoning Ordinance are also allowed.

¹ An enlargement of the relevant portion of the current General Plan Land Use Map is provided as "A" in the Appendix. A summary of compliance with various General Plan Goals and Policies is also in "A".

² An enlargement of the relevant portion of the Zoning Map is provided as "B" in the Appendix.

³ Information about Site Plan P79007A2 and ZA Case No. ZA-178-07-6 is at "C" in the Appendix.

⁴ Confirmation of the 1998 Amended C-O Zoning Approval (including the Zoning Stipulations) is "D" in the Appendix. Except as provided in "D", the Uses, Development Standards and Design Guidelines for office development on the Site shall be controlled by applicable provisions of the C-O Zoning District (currently Section 621) and other applicable provisions of the Zoning Ordinance.

D. DEVELOPMENT STANDARDS.

The Development Standards for the self-storage facility are provided in Table 1 below:

TABLE 1 – SELF-STORAGE FACILITY		
Building Setbacks⁵	Front (from 32nd Street)	Average 25'; minimum 20' permitted for up to 50% of structure, including projections
	Rear (from East Property Line)	25' to one story element; 50' to two story element
	Sides (from North and South Property Lines)	10'
Landscaped Setbacks⁶	32nd Street	Minimum 20'
	East Property Line (inclusive of existing 12' cell tower access easement)	25'
	North Property Line	10'
	South Property Line (inclusive of sidewalk)	10'
Landscaping Standards	In compliance with Section 623.E.4.e of the Zoning Ordinance and in general conformance with the Landscape Plan Provided as <i>Exhibit 5</i>	
Building Height	Within 50' of East Property Line	1 story, maximum of 15' of building height
	50' and further from East Property Line	2 stories, maximum of 26' of building height
Maximum Lot Coverage	50% of net lot area (excluding screened carport, cell tower and associated equipment building)	
Parking and Loading	9 parking spaces, inclusive of 1 accessible space; 2 loading spaces; stall size, drive aisle width and parking lot landscaping in compliance with the	

⁵ Setbacks exclude architectural pop outs and canopies.

⁶ Setbacks exclude architectural pop outs and canopies.

	“Off-Street Parking and Loading” Section of the Zoning Ordinance (currently Section 702)	
Fences & Walls	32nd Street East Property Line North Property Line South Property Lines	No parking screen wall required (parking does not face 32nd Street) 6’ tall CMU wall Existing approximately 6’ tall CMU wall Existing approximately 6’ adjacent to residential District and approximately 3’ tall CMU walls adjacent to C-O District
Lighting	Exterior lighting shall comply with the “Environmental Performance Standards” Section of the Zoning Ordinance (currently Section 704)	
Signs	Signage shall comply with the Zoning Ordinance (currently Section 705) and may include a Comprehensive Sign Plan	

The Development Standards for an alternative office development on the Site are provided per Footnote No. 4 on page 1 of this Narrative.

The Development Standards for the existing cell tower facility are provided per below Footnote No. 3 on page 1 of this Narrative.

E. DESIGN GUIDELINES (Self-Storage Facility).

1. **Site Plan.** The Site shall be developed in general conformance with the Site Plan that is included as *Exhibit 3*.
2. **Building Elevations.** The self-storage building shall be developed in general conformance with the Building Elevations that are included as *Exhibit 4*, including no windows shall be provided on the East and South Elevations of the building.
3. **Landscaping.** The Site shall be landscaped in general conformance with the Landscape Plan (including the plant palette) that is included as *Exhibit 5*.
4. **Lighting.** All on-site exterior lighting shall be shielded and comply with the “Environmental Performance Standards” Section of the Zoning Ordinance.
5. **Signage.** All signs shall comply with Section 705 of the Zoning Ordinance. A Comprehensive Sign Plan may be provided.

6. **Design Guidelines.** Except as otherwise provided in this PUD Narrative and Exhibits 1-3, applicable Design Guidelines in the “Guidelines for Design Review” Section of the Zoning Ordinance (currently Section 507 Tab A) shall apply.

F. INFRASTRUCTURE.

This PUD is for the redevelopment of an infill property that is located on an existing arterial street and is serviced with existing utilities and infrastructure. Other than driveways, curb cuts and utility connections, no new or additional infrastructure is required.

G. SUSTAINABILITY.

- Existing trees on-site are being transplanted to the extent reasonably possible, thereby preserving mature growth to mitigate heat gain/retention while providing shade for energy conservation and human comfort.
- Most existing turf on site will be replaced with low water consumptive shrubs and ground covers, and with decomposed granite to significantly reduce water consumption.
- Building fenestration is excluded on the east and south elevations in order to reduce building heat gain, conserve energy and increase privacy for neighbors.
- Limited building fenestration on west elevation is recessed with overhangs to provide shade and insulated glazing is treated with low-emissivity coating to reduce heat gain and conserve energy.
- Interior lighting is controlled by motion sensors to reduce energy consumption.
- Low flow fixtures and waterless urinals are used to reduce water consumption.

H. PHASING.

One phase.

I. CONCLUSION.

This PUD provides the opportunity to redevelop a small (approximately 1.55 net/1.78 gross acres) underutilized infill site that is located on the east side of 32nd Street, a little over one block south of Camelback Road. The Site Plan, Landscape Plan and stair-stepped Building Elevations, the architectural design, materials, features and colors, and the development’s sustainability features will create a safe, secure, low-intensity, architecturally attractive, well-landscaped and compatible development on this urban infill site.⁷ Consistent with the purpose of PUDs, the end result will be a superior built environment that is tailored to this Site, compatible with neighboring properties, and a compliment to the area.

⁷ If the Site does not develop with the Next Gen Modern Storage – Camelback facility or ceases in the future to be used as a self-storage facility in accordance with this PUD, then this PUD also provides for office use/development so long as the office use/development does not exceed the uses, restrictions and limitations of Amended C-O Case No. Z-239-78-6 and/or the C-O Zoning District.

LEGAL DESCRIPTION

PARCEL NO. 1:

Tract A, La Celesta Homes, according to Book 46 of Maps, page 46, records of Maricopa County, Arizona;

EXCEPT the East 58.25 feet, which lies Southerly of Lot 1 of said La Celesta Homes; and

EXCEPT the South 24.60 feet

PARCEL NO. 2:

That portion of Tract A, La Celesta Homes, according to Book 46 of Maps, page 46, records of Maricopa County, Arizona, described as follows:

BEGINNING at the Northeast corner of Lot 11 of said La Celesta Homes;

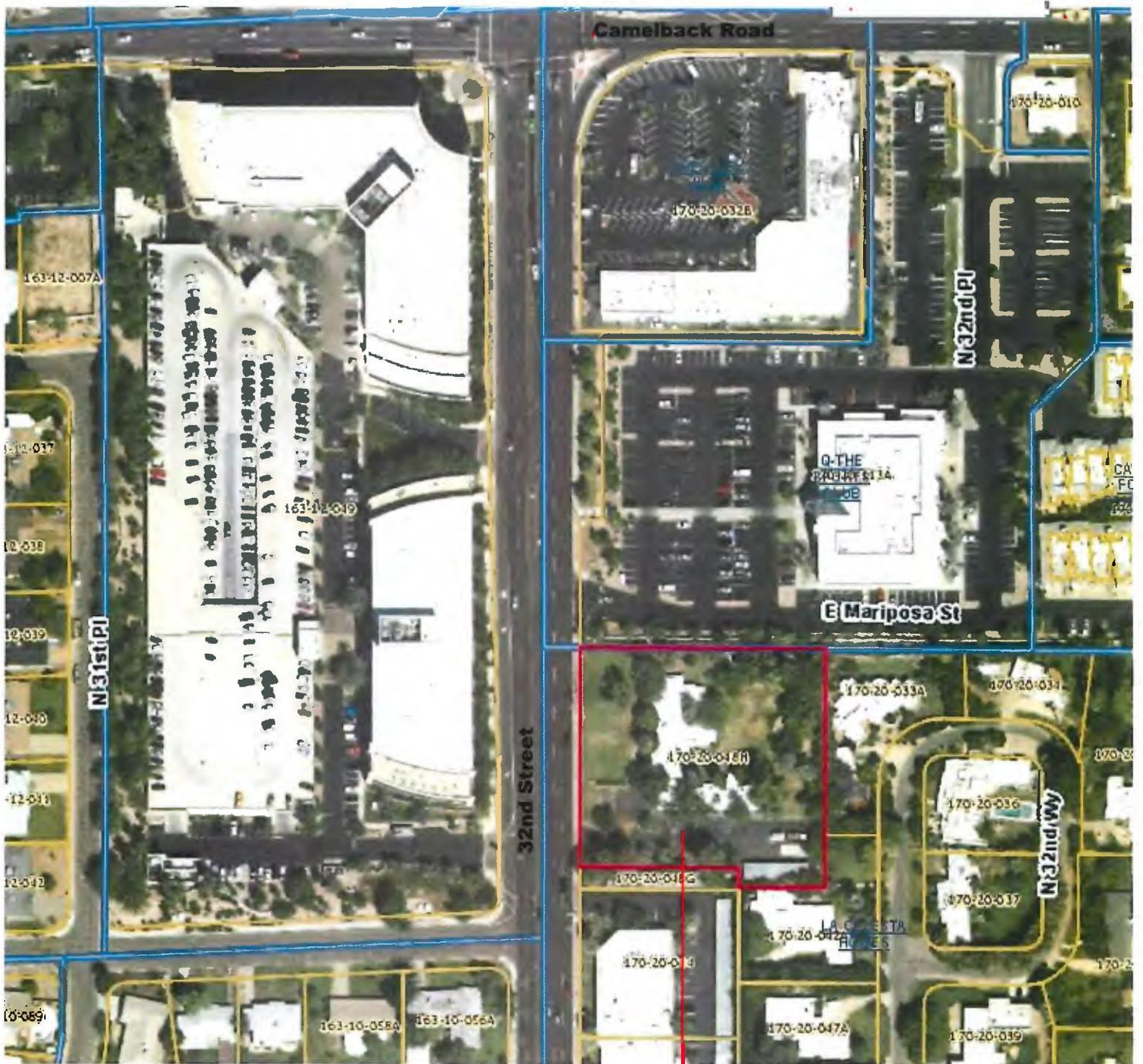
THENCE North 0 degrees 14 minutes 00 seconds East, a distance of 3.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing North 0 degrees 14 minutes 00 seconds East, a distance of 21.60 feet;

THENCE South 89 degrees 42 minutes 00 seconds East, a distance of 91.75 feet;

THENCE South 0 degrees 14 minutes 00 seconds West, a distance of 21.60 feet;

THENCE North 89 degrees 42 minutes 00 seconds West, a distance of 91.75 feet to the TRUE POINT OF BEGINNING.



Next Gen Modern Storage - Camelback



WEST ELEVATION

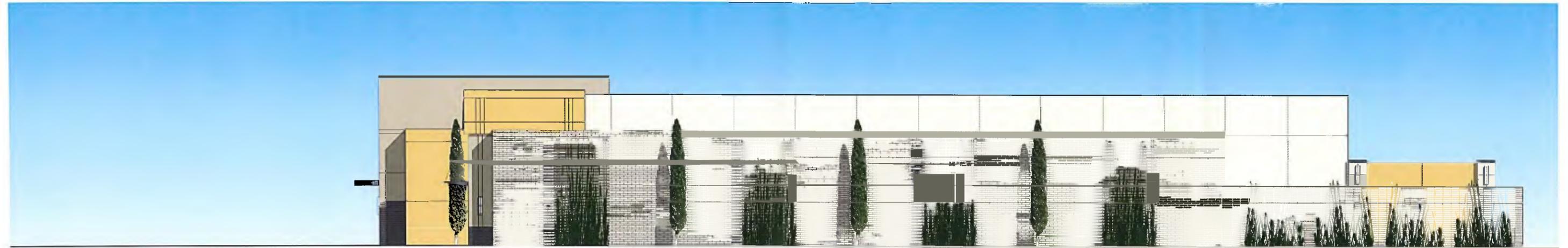


NORTH ELEVATION

BUILDING HEIGHT SHALL NOT EXCEED 26'-0" AS
DEFINED BY CITY OF PHOENIX STANDARDS.
MATERIALS ARE A COMBINATION OF INTEGRAL COLOR MASONRY
AND CEMENT PLASTER/EIFS, PAINTED STEEL CANOPIES AND GLAZING.



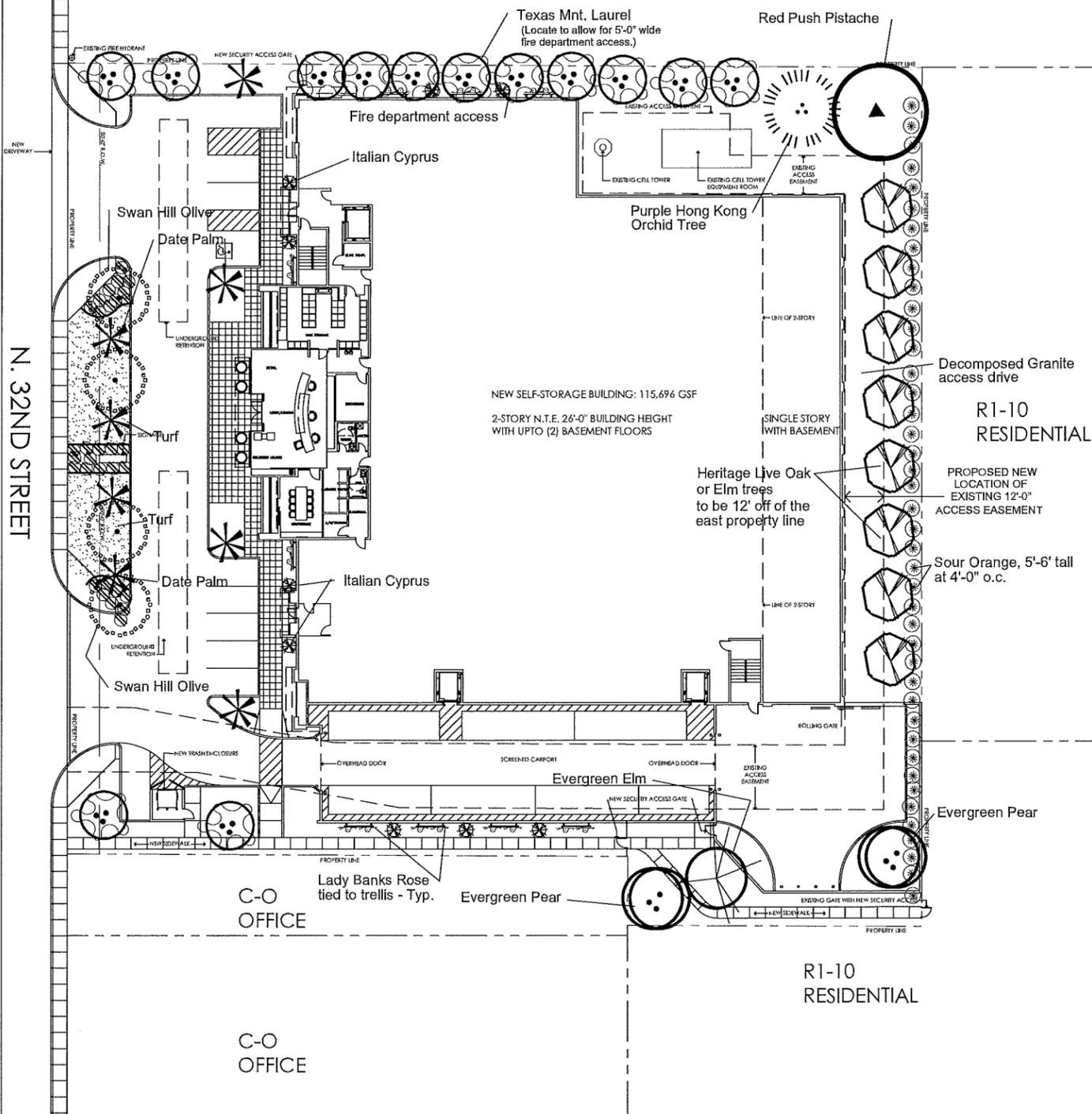
EAST ELEVATION



SOUTH ELEVATION

BUILDING HEIGHT SHALL NOT EXCEED 26'-0" AS
DEFINED BY CITY OF PHOENIX STANDARDS.
MATERIALS ARE A COMBINATION OF INTEGRAL COLOR MASONRY
AND CEMENT PLASTER/EFS, PAINTED STEEL CANOPIES AND GLAZING.

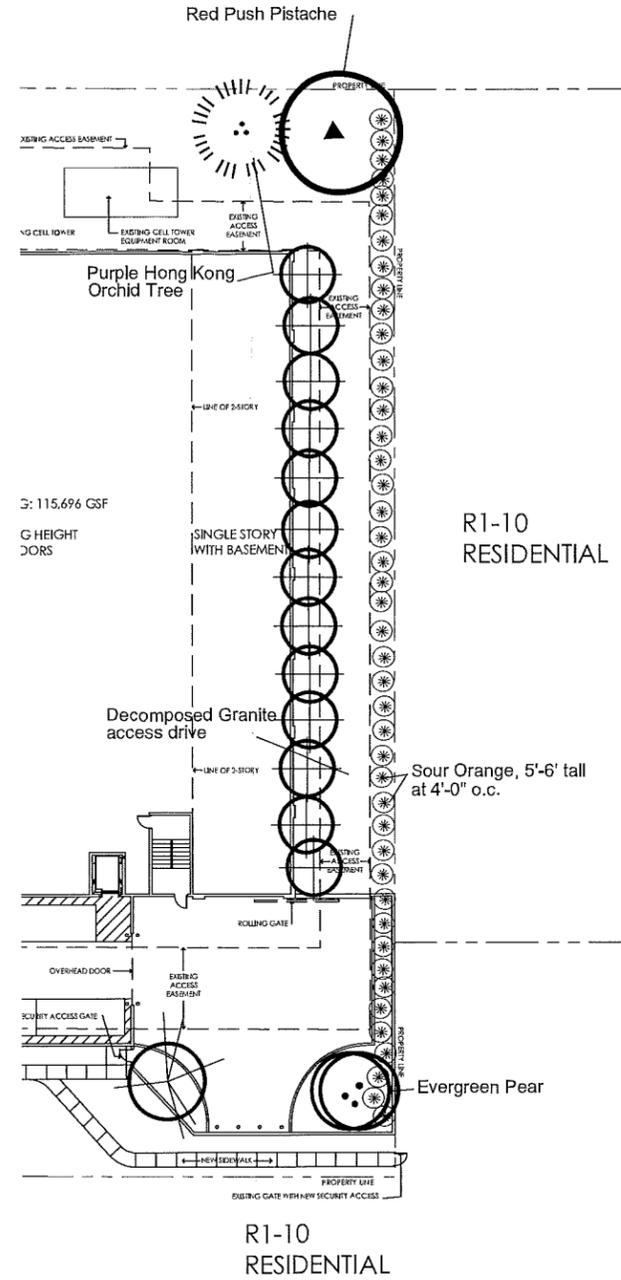
C-O/M-O
FITNESS CENTER



N. 32ND STREET

PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/Common Name	SIZE (Height, Canopy, & Caliper)
EXISTING TREES		
	<i>Pyrus kawakamii</i> Evergreen Pear	Existing to remain
	<i>Phoenix dactylopera</i> Date Palm	Existing to remain
NEW TREES		
	<i>Platocalyx</i> 'Red Push' Red Push Pistache	36" Box 9.5' 5' 2" 24" Box 6' 3' 1" Double-Staked Typ.
	<i>Sophora secundiflora</i> Texas Mountain Laurel	36" Box 8' 4' 2" 24" Box 6' 3' 1.25" Multi-trunk
	<i>Nerium oleander</i> 'Stater Angua' Oleander Standard or <i>Ligustrum japonicum</i> 'Texanum' Waxleaf Privet	24" Box 8' 4' 1" Double-Staked Typ.
	<i>Quercus</i> 'Heritage Live Oak' Heritage Live Oak	24" Box 7.5' 4' 1.5" Double-Staked Typ.
	<i>Bauhinia bloekera</i> Hong Kong Orchid Tree	36" Box 9.5' 5' 2" 24" Box 6' 3' 1.25" Double-Staked Typ.
	<i>Ulmus parvifolius</i> Evergreen Elm	24" Box 10' 4' 1.5" 36" Box 12' 5' 2.5" Double-Staked Typ.
	<i>Cupressus sempervirens</i> Italian Cypress	15 Gal 7' 2' 1.0 Double-Staked Typ.
	<i>Citrus aurantium</i> Sour Orange	5-6' Feet
	<i>Olea europaea</i> 'Swan Hill' Swan Hill Olive	24" Box 8' 5.5' 1.5" 36" Box 12' 10' 3" Double-Staked Typ.
SHRUBS		
	<i>Rosa banksiae</i> Lady Bank's Rose	5 Gallon Tile to Green Scr
	<i>Carissa grandiflora</i> 'Green Carpet' Green Carpet Natal Plum	5 Gallon
	<i>Leucophyllum frutescens</i> Rio Bravo Texas Ranger	5 Gallon
	<i>Myrtus communis</i> 'Myrcophylla' Dwarf Myrtle	5 Gallon
	<i>Nerium o.</i> 'Petite Pink' Petite Pink Oleander	5 Gallon
	<i>Rosmarinus o. prostratus</i> Dwarf Rosemary	5 Gallon
	<i>Muhlenbergia rigida</i> 'Nashville' Nashville Deer Grass	5 Gallon
SMALL PALMS		
	<i>Phoenix roebelenii</i> Pygmy Date Palm	5 Gallon
GROUNDCOVERS		
	<i>Lantana n. 'New Gold'</i> New Gold Lantana	1 Gallon Ø 48" o.c.
	<i>Lantana montevidensis</i> Purple Lantana	1 Gallon Ø 48" o.c.
	<i>Trachelospermum jasminoides</i> Star Jasmine	1 Gallon
	<i>Lantana n. 'Radiation'</i> Red Lantana	1 Gallon
LANDSCAPE MATERIALS		
	Decomposed Granite To match existing	1/2" Screened 2" Deep
	Concrete Header	4" x 6", Curbstyle 2" Deep
	Midran Bermuda	Sod



alternate rear
property line plan

SCALE: 1" = 20'-0"
* THIS OPTION TO BE USED IF EXISTING
EASEMENT CANNOT BE RELOCATED.

preliminary
landscape plan
SCALE: 1" = 20'-0"

NO.	REVISION	DATE

VIVO
DEVELOPMENT PARTNERS
4450 E. COTTON CENTER BLVD., STE. 200
PHOENIX, ARIZONA 85018
TEL: 602.993.8899 FAX: 602.993.8899
CONTACT: DEVAN WASTCHAK

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NEXT GEN MODERN STORAGE-CAMELBACK
4745 N. 32ND STREET
PHOENIX, ARIZONA 85018
SUBMITTAL FOR: PUD ZONING APPLICATION

KEYPLAN

DRAWN: drc
CHECKED: drc
DATE: 06.03.2014
PROJECT NO.: AZ.TMP.V1

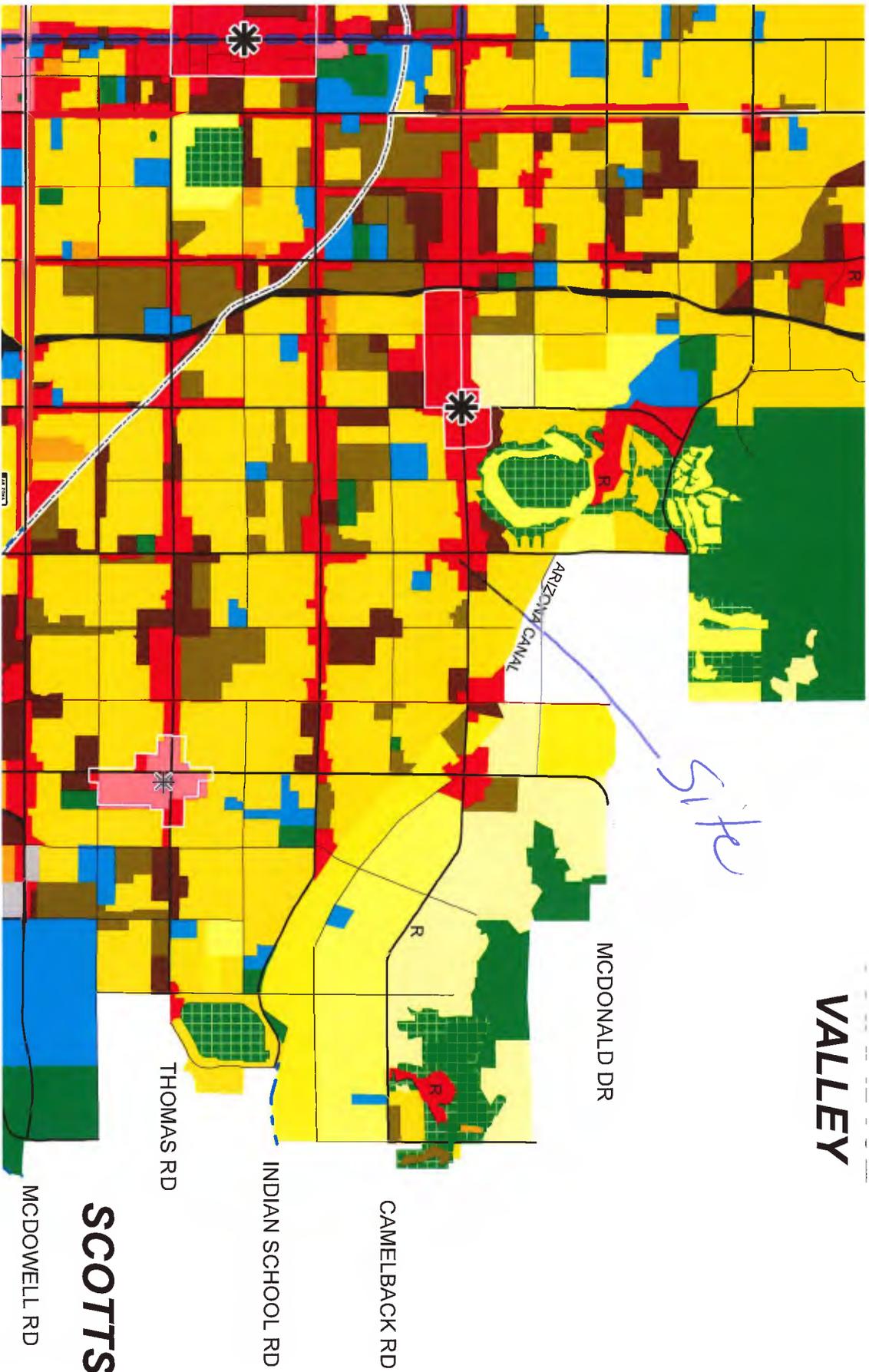
SHEET NUMBER OF
PRELIMINARY
LANDSCAPE PLAN
L101

Campbell
Collaborative
111 F. Dunlap Ave., Suite 1-278
Phoenix, Arizona 85001
Landscape Architects
Since 1965
P: (602) 998-1644 F: (602) 998-1877

**Appendix A – General Plan Land Use Map and General Plan
Goals and Policies**

Beginning on Following Page

VALLEY



SCOTTSDALE

MCDOWELL RD

Land Use Element Goal 3, Policy 5: Encourage the development or redevelopment of vacant and underutilized parcels within the urbanized area that is consistent with the character of the area or with the area's transitional objectives.

The VIVO development is a high quality, indoor, climate controlled self-storage facility that is compatible with the existing neighboring commercial and residential uses. The VIVO facility will provide a transition of more intense existing commercial uses along 32nd Street and Camelback Road to VIVO's less intense use proximate to the residential areas south and east of the Site. Redevelopment on this Site makes sense due to the changing character of the area, vacant condition of the existing building, and superior existing office spaces offered within the surrounding area. The VIVO development is a viable use on this underutilized parcel, it is compatible with the surrounding area, and creates a transition of Commercial to Residential areas. The proposed PUD does not permit outdoor storage areas on the Site.

Land Use Element Goal 5, Policy 2: Locate major traffic-generating land uses on major streets in areas planned for such uses . . . and avoid use of local streets.

The VIVO development is a low traffic-generating land use with its customers typically only visiting the facility on a periodic basis. However, although this is a low traffic-generating land use, the Site is located on 32nd Street and proximate to Camelback Road, which are both arterial streets. Moreover, VIVO's development will not have any access to any local streets.

Land Use Element Goal 11: General Plan Land Use Map and Zoning Conformity – The General Plan Land Use Map shall show the generalized land use plan for the City and the proposed street system with the exception of local streets. Zoning granted subsequent to the adoption of the General Plan or any amendments shall be in conformity with the land use category shown and defined on the General Plan.

The VIVO development is a Commercial Use, which is consistent with the Commercial land use category shown on the General Plan Land Use Map.

Conservation, Rehabilitation, & Redevelopment Element Goal 4: Adaptive reuse of obsolete development. Encourage reuse of vacant structures and substantial rehabilitation of obsolete buildings.

The vacant existing building on the Site is not positioned to capture new tenants seeking modern buildings. The VIVO development will provide an occupied commercial building that will foster a positive image for the area. This positive image will further Goal 4's mission of providing a stable neighborhood environment that encourages and supports private reinvestment.

Changing user needs and changed market conditions no longer support the type of existing building that is located on this Site. Thus, the existing building is plagued by "building obsolescence," as described in the General Plan. The VIVO development is a viable and compatible use on this Site and will be a positive asset for the area.

VIVO's proposed redevelopment of this Site is better for the area than a series of transitions and turnover of marginal uses that are not consistent with the character of the area. VIVO's redevelopment of this Site supports the character and vitality of nearby areas, and reduces unplanned negative land use transitions that might occur in the obsolete existing building.

Conservation, Rehabilitation & Redevelopment Element Goal 4, Policy 5: Encourage adaptive reuse of obsolete or vacant non-residential structures.

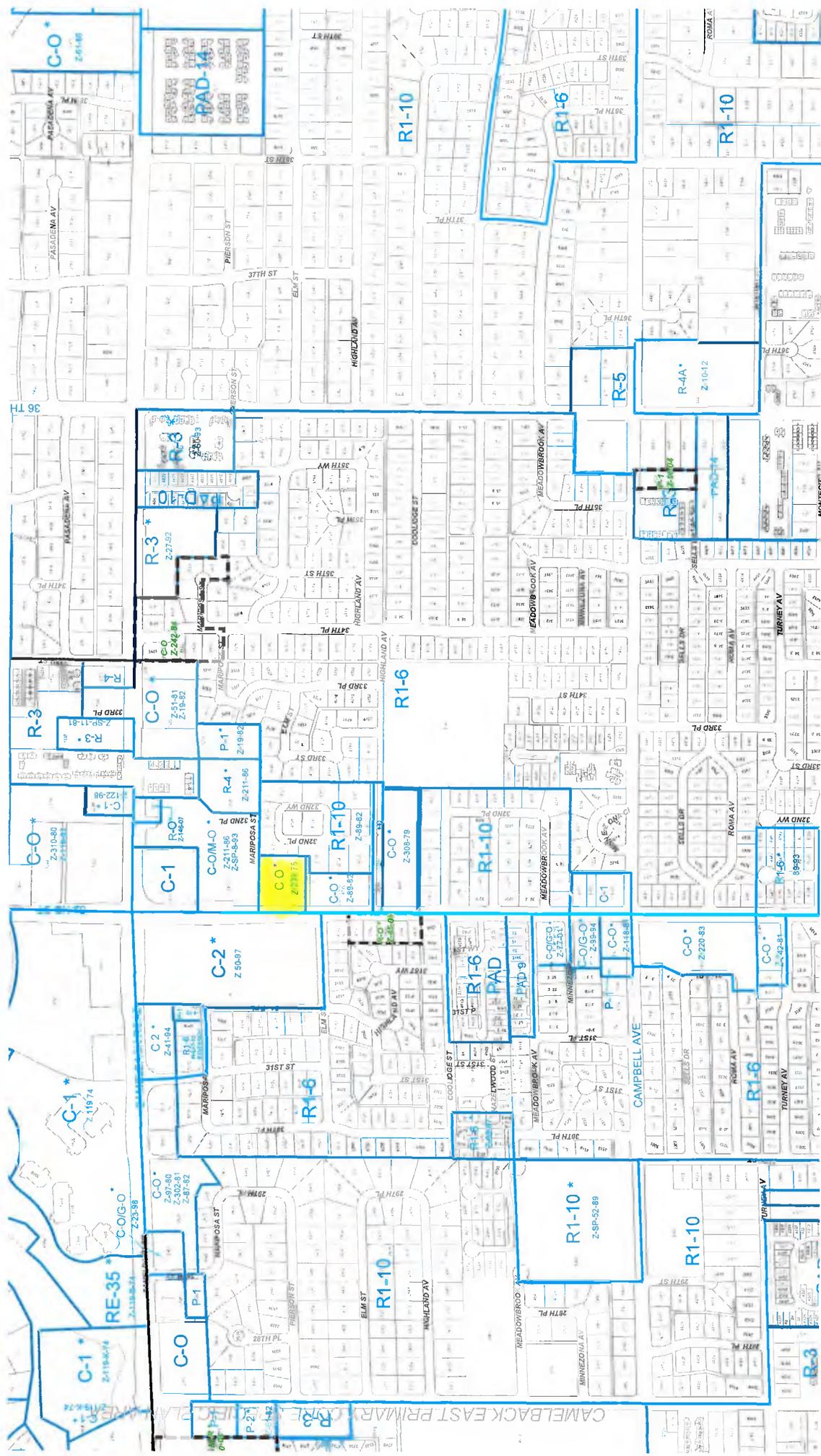
The VIVO development will replace the existing obsolete and vacant house-conversion office building on the Site with an attractive and high quality storage facility that is commensurate with the other attractive commercial and residential areas that have been developed and redeveloped within the surrounding area. This development will help create a transition of uses from more intense existing uses on 32nd Street and Camelback Road to less intense uses and residential areas located south and east of the Site.

Conservation, Rehabilitation & Redevelopment Element Goal 5, Policy 2: Facilitate the acquisition of vacant, underutilized and blighted parcels for appropriate redevelopment, compatible with the adjacent neighborhood character and adopted area plan.

The VIVO development is a private investment in redeveloping an underutilized parcel with an appropriate use that is compatible with the adjacent neighborhood character.

Appendix B – Relevant Portion of Zoning Map

Beginning on Following Page



CAMELBACK EAST PRIMARY CORRECTIONAL INSTITUTION

**Appendix C – Information about Site Plan P79007A2 and
ZA Case No. ZA-178-07-6**

Beginning on Following Page



MSPA 2

City of Phoenix
DEVELOPMENT SERVICES DEPARTMENT
125 East Washington Street
Phoenix, AZ 85004
(602)262-7306 FAX (602)495-5784

DATE: 04/08/1993
TO: Bell Atlantic Metro Mobile
8777 E Via De Ventura #250
Scottsdale AZ 85258
PHONE: (602)948-8543
FROM: SITE PLANNING DIVISION
SUBJECT: MINOR SITE PLAN AMENDMENT P79007A2 EFN:
LOCATION: 4727 N 32 Street
QUARTER SECTION # N 18 E 35
REQUEST: INSTALL CELLULAR MONOPOLE FOR BELL ATLANTIC

RECOMMENDATION:

The Site Planning Division approves the minor amendment received 03/25/1993 .

A copy of this plan is attached.

Approval of 03/25/1993 supersedes all previous plans.

COPY TO:

~~Engineering Safety~~
File

KEOGH ENGINEERING
15650 N BLACK CANYON HWY #245
PHOENIX AZ 85023
PHONE: (602)375-9363

5/10/07 11:00 AM

ZA CASE NO: 178-07-6

Date: 4/12/07 10:00 AM

Zoning Administrator Action Appeal Date:

Approved Denied Denied, as filed Stipulations

Under Advisement Withdrawn Other
 Cont: 5/10/07 11 AM notice
6/28/07 11 AM ~~W/PC~~

STIPULATIONS:

Multiple horizontal lines for entering stipulations.

6/28/07

DATE

Frank Doksimovic

BY

ZONING ADMINISTRATOR

Support Present Opposition Present

STIPULATIONS MET:
YES/NO

Application #: ZA-178-07-6 – APPROVED
Existing Zoning: C-O
Location: 4745 North 32nd Street
Block Location: 4700 N. – 3200 E.
Quarter Section: 18-35
Proposal: Use permit to allow more than 1 communication provider on a wireless communication monopole. Use permit required.
Ordinance Sections: 621.B.1.1.2.(d)
Applicant: Scott Quinn/Quinn United Enterprises
Representative: Scott Quinn/Quinn United Enterprises
Owner: E & H Smith Limited Partnership

**ZONING ADJUSTMENT HEARING OFFICER WAS: FRANK DOLASINSKI, AICP
PLANNER WAS: TRICIA GOMES**

Speaking in support was Scott Quinn, 3655 West Anthem Way, A-109, PMB 250, Anthem, applicant.

Speaking in opposition was Karen and Harry Broome, 4738 North 32nd Place, Phoenix, adjacent neighbors.

DECISION: This request for a use permit was continued from May 10, 2007 and on June 28, 2007 it was approved.

FINDINGS OF FACT: This request to allow more than one communication provider on a wireless communication monopole met the standards for a use permit as follows:

The applicant is proposing to add a second communications provider to an existing communication tower. The existing pole is located at the side yard of an existing office building. Immediately adjacent to the tower (north) is a large parking lot serving a commercial center. To the rear of the site (east) are single-family homes.

The existing pole is a 47-foot monopole with flat panel antenna in a three-sided array at the top of the pole. The applicant initially proposed increasing the height of the pole and mounting new antenna above the existing array. The proposed pole extension has been deleted and the new array will be mounted below the existing array. The new array will consist of flat panel antennas at 40 feet and three 2-foot diameter microwave dishes at 43 feet above grade.

The only opposition to his request came from the neighbor east of the site. They complained of the negative visual appearance of the tower, the potential health issue and the noise from a ground mounted generator, which is used in the event of loss of power. Upon visiting the neighbor's property, the tower could not be seen due to the heavy vegetation and trees along the shared property line. There has not been an accepted study that has shown any health issues associated with these communication towers. Finally, the neighbor was advised that noise from a continuous use of a generator should be reported to the user and appropriate City departments. The applicant assured the neighbor that noise baffling will be used around the generator and encouraged that any future noise problem be reported immediately to his company.

The location of the monopole and the ground mounted equipment will not produce any vehicular or pedestrian traffic in the adjacent residential area. With the exception of the noise from the temporary use of the generator, as previously addressed, there should be no other emissions of any type. There should be no impact on the neighborhood with the addition of another communication provider on the existing pole.

SUMMARY: Mr. Quinn stated that he was able to come to an agreement with the property owner and the owner of the monopole. Mr. Quinn stated that the existing monopole would not be expanded and the antennas would be substantially smaller than the antennas on the existing monopole.

Mr. and Mrs. Broome expressed concern with maintenance and noise at the night generated by the monopole and the possible health effects the monopole may impose.

Mr. Dolasinski stated that the collocation would not have any additional impacts to the surrounding area. Mr. Dolasinski approved the request.

Upon request, this publication will be made available within a reasonable length of time through appropriate auxiliary aids or services to accommodate an individual with a disability. This publication may be made available through the following auxiliary aids or services: large print, Braille, audio tape or computer diskette. Contact Theresa Damiani, 262-6368/v or 534-5500 TTY.

Appendix D – Confirmation of the 1998 Amended C-O Zoning Approval Letter (including Stipulations) and the Original 1978 C-O Zoning Approval Letter with Stipulations

Beginning on Following Page



City of Phoenix

PLANNING DEPARTMENT

April 3, 1998

Foster G. Mori Family LLC
2111 E. Highland, Suite 355
Phoenix, AZ 85016

Winner of the
Carl Bertelsmann
Prize



Dear Applicant:

RE: Rezoning Application No. 239-78-6 - East side of 32nd Street, approximately 112 feet south of Mariposa Street (approximately 1.75 acres).

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506.B.1 of the Zoning Ordinance, has on April 1, 1998, concurred with the recommendation of the Planning Hearing Officer and recommended approval of deletion of stipulations requiring 1) general conformance to the approved site plan; 2) retention of the existing building, subject to stipulations.

STIPULATIONS:

1. That before any demolition or reconstruction of the existing building, a security fence must be constructed to prevent access to the property during demolition or reconstruction and/or when the property is vacant after demolition pending construction. The security fencing will have a locked pedestrian gate so that the homeowners can maintain pedestrian access to 32nd Street across the parcel.
2. That the existing landscaping on the east one-half of the property will be maintained until a new site plan is approved.
3. That any new building proposed for the site shall obtain approval of the La Celeste Homeowner's Association and the Camelback East Village Planning Committee.
4. That the La Celesta Homeowner's Association be notified of Planning Hearing Officer hearings and Development Services Department Site Plan review meetings.
5. That prior to submittal of a new site plan or issuance of a demolition permit, the applicant shall submit for Planning Hearing Officer review of the proposed site plan.

Sincerely,

Mark A. Steele
Principal Planner

RW:\law\hearings\pho\rat\239-78-6.w61

c: City Clerk
Zeke Rios
Ben Leonard, Public Transit
Book

Michelle Dodds
Rick Doell, Development Services/Building Safety

~~Case File~~
Martin T. Jones
2701 E. Camelback Road #500
Phoenix, AZ 85016



CITY
OF
PHOENIX

PLANNING DEPARTMENT

December 11, 1978

Mr. Foster G. Mori
700 Title and Trust Building
Phoenix, Arizona 85003

Re: Rezoning Application
No. 239-78

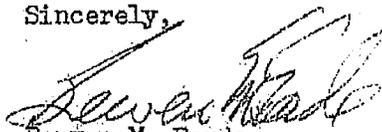
Dear Mr. Mori:

Please be advised that the City Council, in accordance with the provisions of Section 108-J of the Zoning Ordinance, as amended, has on December 4, 1978, concurred in the recommendation of the Planning Commission and approved C-O zoning for Rezoning Application No. 239-78, a parcel on the east side of 32nd Street, beginning approximately 140' south of Mariposa Street, subject to the following stipulations:

1. The development is to be in general conformance with the site plan presented by the applicant.
2. The existing building on the site will be retained.

This application requires site plan approval.

Sincerely,


Berven M. Forde
Assistant Planning Director

imb

cc: Ms. Rosemary Fensler
City Clerk
DCO
File