



# City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

## Staff Report Z-47-15-6 (US STORAGE CENTERS E. THOMAS ROAD PUD) December 23, 2015

**Camelback East Village Planning Committee Meeting Date** January 5, 2016

**Planning Commission Hearing Date** January 14, 2016

**Request From:** R-5 (1.23 acres)  
**Request To:** PUD (1.23 acres)  
**Proposed Use** Planned Unit Development to allow for a mix of uses including a self-service storage warehouse

**Location** Approximately 967 feet east of the northeast corner of 48th Street and Thomas Road

**Owner** Marusiak Properties LLC  
**Applicant/Representative** Earl, Curley & Lagarde P.C.  
**Staff Recommendation** Approval, subject to a stipulations

General Plan Conformity			
<b>General Plan Land Use Designation</b>		Residential 15+ du/acre	
<b>Street Map Classification</b>	Thomas Road	Arterial	40-foot north half street
<p><b>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.</b></p> <p>The proposed storage facility provides a specialized commercial land use that will aid in providing a mix of services to nearby residents.</p>			
<p><b>CONNECT PEOPLE AND PLACES CORE VALUE; OPPORTUNITY SITES; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</b></p> <p>The proposed development standards for the project are sensitive to surrounding residential development, thereby warranting the increased intensity required for the project.</p>			

## **Background/Issues/Analysis**

### SUBJECT SITE

1. This request is to rezone a 1.23 acre site located approximately 967 feet east of the northeast corner of 48th Street and Thomas Road from R-5 (Multifamily Residence District) to PUD (Planned Unit Development) to allow for a self-service storage facility.
2. The site is an assemblage of two separate parcels, previously used as a professional office development. The southern parcel, fronting Thomas Road, is developed with a single-story office building, while the northern parcel is developed for surface parking.
3. The General Plan Land Use 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- and three-story multifamily residential development is located to the north of the subject site. The property is zoned PAD-14 (Planned Area Development).

#### **West**

A three-story multifamily residential development is located adjacent to the subject property on the west and is zoned R-5 (Multifamily Residence District).

#### **South**

A two-story multifamily residential development as well as a church and school are located to the south of the site, across Thomas Road. These properties are zoned R-5 (Multifamily Residence District).

#### **East**

A two- and three-story multifamily residential development is located directly to the east of the subject site and is zoned R-5 (Multifamily Residence District). This development borders both the eastern and north property lines of the subject site.



### 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 December 14, 2015, Attachment C. Many of the proposed standards were designed to allow for a self-service storage warehouse within close proximity to multifamily residential developments.

**Table of Proposed Development Standards**

<b><u>Standard</u></b>	<b><u>Proposed</u></b>
<i>Building Height</i>	35 feet maximum to top of roof / 36 feet maximum to top of parapet
<i>Minimum Building Setbacks</i>	
Street – Thomas Road	12 feet
Interior - north property line	10 feet
Interior – east property line	20 feet
Interior - west property line	7 feet
<i>Minimum Landscape Setbacks</i>	
Street – Thomas Road	12 feet
Interior - north property line	10 feet
Interior – east property line	8 feet
Interior - west property line	7 feet
<i>Maximum Lot Coverage</i>	53%
<i>Parking</i>	12 spaces minimum
<i>Loading</i>	2 spaces minimum
<i>Fencing</i>	
Street – Thomas Road	3 foot screen wall
Interior – north / east property lines	8 foot block wall (new)
Interior - west property line	8 foot block wall (existing)

**Development Standards**

The PUD proposes a three-story plus basement, approximately 100,000 square foot, self-service storage warehouse facility. The maximum height of the building will not exceed 36 feet to the top of the parapet, in keeping with surrounding developments. Maximum lot coverage for the project will not exceed 53%. The applicant proposes a minimum street side building setback of 12 feet to provide a 3-foot architectural offset for the front façade of the building - matching the existing setbacks along this section of Thomas Road. The interior setbacks range from 20 feet on the east, 7 feet on the west and 10 feet on the north. Exclusive of the planned access drive, the setbacks will be provided with new landscaping. Twelve parking and two loading spaces will be located adjacent to the eastern side of the building.

**Land Use**

The Development Narrative proposes to allow a self-service storage warehouse as the principal use. Office and retail are proposed as accessory uses. The Development Narrative also proposes to limit customer access to the hours of 6:00 A.M. and 9:00 P.M., daily.

**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- and 4-inch caliper trees. Perimeter landscape setbacks will be provided with 1- and 2-inch caliper trees. All trees will be placed 20 feet on center, or in equivalent groupings, and will be provided with five, 5-gallon shrubs per tree. The parking area will also be provided with a minimum of 7% interior 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 will include a minimum of 12 customer/employee parking stalls with an additional 2 loading spaces, located adjacent to the main lobby entrance of the building. A secondary loading area will be provided within the northern portion of the building.

**Shading**

While the Development Narrative does not require any specific shading standards, shading will be provided through parking area landscaping as well as a building overhang planned for the majority of the eastern elevation of the building.



### **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 enhancement to the adjacent residential properties as well as to Thomas Road. Design guidelines detailing acceptable methods of building articulation and exterior building materials are included to ensure high-quality design.



### **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 water efficient landscaping and use of a light colored roof. In addition, the project proposes to utilize several environmentally sensitive building design features such as dual pane glazing, upgraded HVAC systems, motion sensor interior lighting and low flow plumbing fixtures.

### **MISCELLANEOUS**

7. The Water Services Department has noted that there are no water or wastewater concerns for the proposed development.
8. 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 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
9. 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.

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

### **Stipulations**

1. An updated Development Narrative for the US Storage Centers E. Thomas Road 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 December 14, 2015 as modified by the following stipulations.
  - a. Page 13, Surrounding Land Uses and Zoning Table: Applicant shall remove R-5 zoning in reference to the north section entry.
  - b. Page 16, Development Standards: Applicant shall spell out tree caliper sizes to read "2-inch," "3-inch" and "4-inch."
  - c. Page 17, Development Standards Table: Applicant shall revise the Parking and Loading entry as follows: "12 parking spaces minimum. Parking spaces to be a minimum dimension of eight and one-half (8-1/2) feet by eighteen (18) feet. 2 loading spaces minimum. Loading spaces to be a minimum of ten (10) feet by eighteen (18) feet."
  - d. Page 19, Landscaping Standards Table: Applicant shall remove "Adjacent to a Building" standards.
  - e. Page 19, Landscaping Standards Table, Footnotes: Applicant shall remove the fourth bullet point that reads, " \*\*\*\* Or as approved by the Planning and Development Department."
2. 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  
December 14, 2015

**Team Leader**

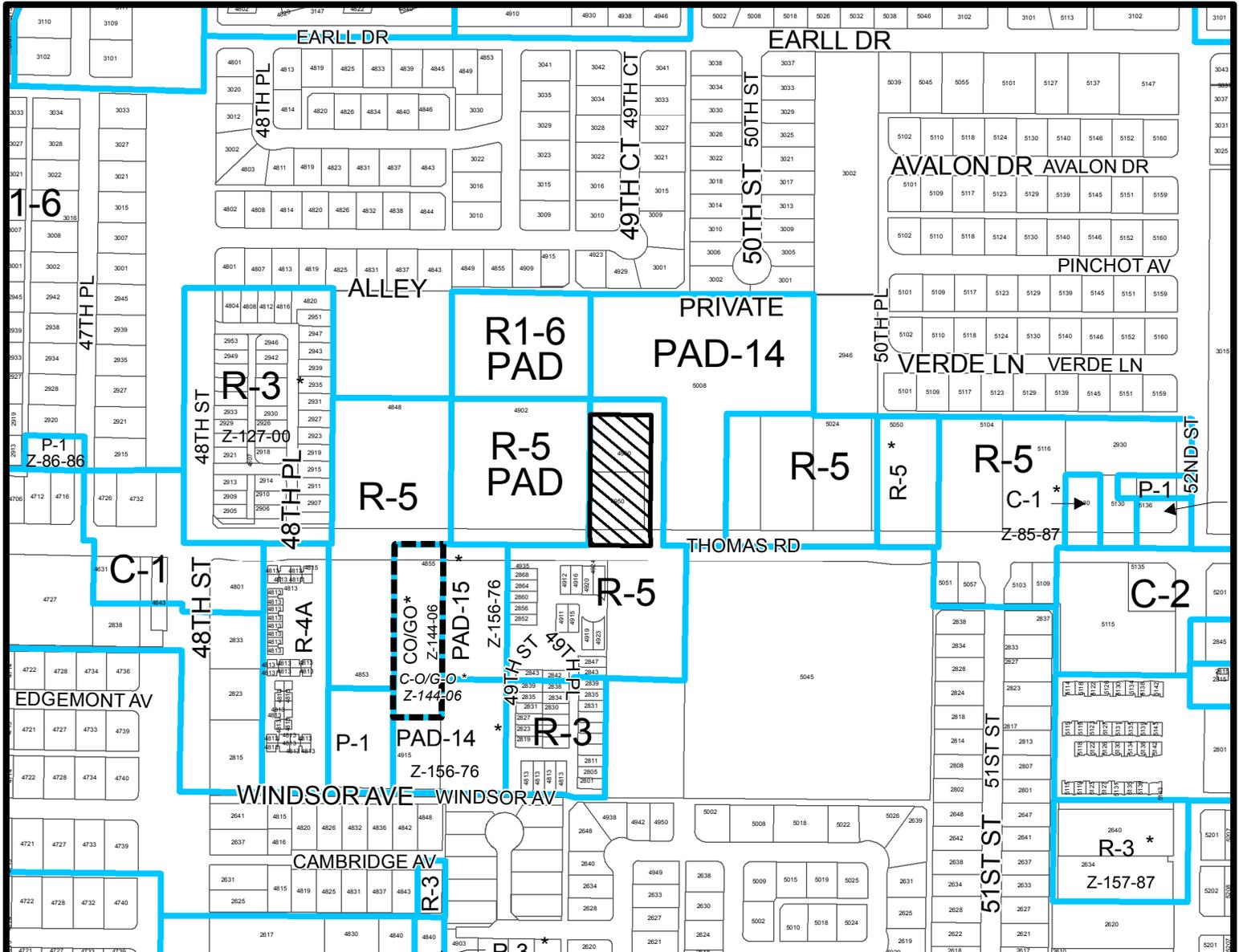
Josh Bednarek

**Attachments**

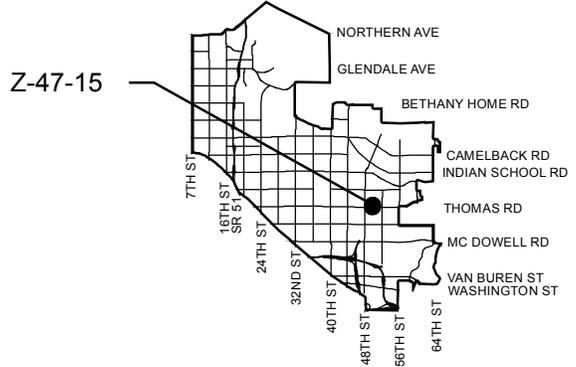
Attachment A: Sketch Map

Attachment B: Aerial

Attachment C: US Storage Centers E. Thomas Road PUD date stamped December 14, 2015



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



<b>APPLICANT'S NAME:</b> Stephen C. Earl, Earl, Curley & Lagarde		<b>REQUESTED CHANGE:</b> FROM: R-5 (1.23 a.c.) TO: PUD (1.23 a.c.)	
<b>APPLICATION NO.</b> Z-47-15	<b>DATE:</b> 9/4/15	<b>REVISION DATES:</b>	
GROSS AREA INCLUDING 1/2 STREET AND ALLEY DEDICATION IS APPROX. 1.23 Acres	<b>AERIAL PHOTO &amp;          QUARTER SEC. NO.</b> QS 15-39	<b>ZONING MAP</b> G-11	
<b>MULTIPLES PERMITTED</b> R-5 PUD	<b>CONVENTIONAL OPTION</b> 53 N/A		<b>* UNITS P.R.D. OPTION</b> 64 N/A

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



# Planning and Development

The information provided on this map is based on record drawings submitted by others. Users of this information are cautioned that independent verification of actual conditions may be necessary.