



## City of Phoenix

Planning Department

### Staff Report Z-46-08-1

June 18, 2008

**Deer Valley Village Planning Committee Meeting** July 1, 2008  
**Planning Commission Hearing Date** August 13, 2008  
**Request From:** S-1 (7.38 acres)  
**Request To:** CP/GCP (7.38 acres)  
**Proposed Use** Indoor self-service storage warehouse  
**Location** Approx. 1200 feet east of the northeast corner of 40th Street and Lone Mountain Road  
**Owner** Lenn & Kathy Pritchard  
**Applicant/Representative** Earl, Curley, & Lagarde P.C.  
**Staff Recommendation** Denial

#### General Plan Conformity

<b>General Plan Land Use Designation</b>		Large Lot Residential- 0 to 2 dwelling units per acre	
<b>Street Map Classification</b>	Lone Mountain Road	Arterial	55-foot north half

***LAND USE ELEMENT, GOAL 12-VILLAGE CHARACTER: THE UNIQUE CHARACTER AND IMAGE OF THE VILLAGE SHOULD BE RETAINED AND ENHANCED.***

The proposed storage facility is out of character with the surrounding area. The Desert View Village calls for low-density rural and equestrian lifestyle development. The attached Desert View Village Character Map within the General Plan shows a transition of intensity and density from more intense and dense uses surrounding the Pima Freeway to lower densities and intensities as one progressively moves north. The subject site is located within the most northern part of the character map predominately reserved for rural desert development and the Sonoran Preserve.

***LAND USE ELEMENT, GOAL 8, POLICY 5: PROTECT RESIDENTIAL AREAS FROM CONCENTRATIONS OF INCOMPATIBLE LAND USES THAT COULD CHANGE THEIR CHARACTER OR DESTABILIZE LAND USES.***

The proposed rezoning of this area would produce a commerce park type development at a mid-block location adjacent to and near predominately single family residential land uses. The proposed storage facility would change the character of the surrounding area and may result in a future transition to commerce park type developments through rezoning and/or general plan amendments. The proposed land use designation is incompatible with the existing surrounding land uses and with the land use goals for the area.

**NEIGHBORHOOD ELEMENT, GOAL 2- INCOMPATIBLE NEIGHBORHOOD DEVELOPMENT: NEW DEVELOPMENT AND EXPANSION OR REDEVELOPMENT OF EXISTING DEVELOPMENT IN OR NEAR RESIDENTIAL AREAS SHOULD BE COMPATIBLE WITH EXISTING USES AND CONSISTENT WITH ADOPTED PLANS.**

The residential conversion policy within the General Plan encourages properties and neighborhoods planned for residential use to continue as residential uses rather than be assembled for non-residential development. The proposed use is incompatible with the context area and does not implement the General Plan. There may be a need in the future for more of this type of use; however, the use can be accommodated in existing Commercial or Commerce/Business Park designations or in a more appropriate location. The area is viable for continued residential uses.

Surrounding Land Uses/Zoning		
	<u>Land Use</u>	<u>Zoning</u>
<b>On Site</b>	Single family residential	S-1
<b>North</b>	Single family residential	S-1
<b>South</b>	Single family residential	R1-6 PCD
<b>East</b>	Landscaping business (legal non-conforming use)	S-1
<b>West</b>	Single family residential	S-1

Commerce Park			*variance required
<u>Standards</u>	<u>Requirements</u>	<u>Met or Not Met</u>	
<i>Building Setbacks</i>			
Street	30 ft	Met- South, 30 ft	
Not on a street	20 ft	Met- East, 30 ft	
		Met- West, 30 ft	
		Met- North, 20 ft	
<i>Landscaped Setbacks</i>			
Street	30 ft	Met- South, 30 ft	
Not on a street adj. to residential	5 ft	Met- East, 5 ft	
		Met- West, 5 ft	
		Met- North, 5 ft	
Lot Coverage	50% max.	Met - 45%	
Building Height	18' within 30' of perimeter lot line; 1' increase per 3' additional setback. Max. 56'	Met- 18 ft	
Parking	1 space per 35 units; 2 for managers apt.	Met - 6 Spaces	

### **Background/Issues/Analysis**

1. This request is to rezone a portion of a larger 10-acre site currently zoned S-1 (Ranch or Farm Residence). This request seeks to rezone the southern 7.38 acres from S-1 (Ranch or Farm Residence) to CP/GCP (Commerce Park/General Commerce Park) for private storage condominiums. The subject site is located mid-block between 40th Street and 43rd Street on the north side of Lone Mountain Road.
2. The General Plan Land Use Map designates the subject site as Large Lot Residential 0-2 dwelling units per acre. The surrounding area has a General Plan designation of Large Lot Residential- 0 to 2 dwelling units per acre and Traditional Lot Residential- 2 to 5 dwelling units per acre.

To the south of the site is an existing residential subdivision, Tatum Ranch, zoned R1-6. The properties to the west and north of the site are large lot residential uses zoned S-1. Properties on the north side of Forest Pleasant Place are single family residential uses predominantly zoned County RU-43. Currently, there are a few landscaping businesses operating in the area. To the east of the site, there is a 'wholesale only; closed to the public' landscape business considered a non-conforming use (use legally established in the County prior to annexation into the city of Phoenix). The area is primarily a well established single family residential neighborhood with equestrian uses.

3. Staff believes that the proposed use is low impact; however, staff feels there are no obvious mitigation measures to properly integrate this land use into the neighborhood without changing the overall character of the immediate area. Staff believes preservation of neighborhoods should be considered on an equal basis with community service needs as overall community goals.
4. The site plan is showing a two- acre exception parcel on the north side to remain S-1 for single-family residential. This property may go through the lot split/division process if the Development Services Department determines that a subdivision plat is not required. Staff is concerned that the exception parcel will result in single-family residential adjacent to the proposed storage facility contributing to an inconsistent land use pattern in the area.
5. The site plan has several storage units on site with related parking as well as an office/clubhouse location at the south end of the site. The site features two access points along Lone Mountain Road. The main parking area is located near Lone Mountain Road. The site will be gated at both access points for security purposes. The applicant is showing an eight-foot meandering perimeter wall surrounding the site with the exclusion of the wall at the north side.

Staff has concerns with the security of the site and the ability to maintain landscaping on both sides of the meandering walls. Also, staff is concerned with the large expanses of perimeter walls on the east and west sides and its ability to

blend with the surrounding community of rural residential predominantly open or surrounded by chain link fencing. Due to the significant lot coverage on site in comparison to adjacent properties, staff is concerned that the storage facility will not blend with the residential uses or landscape business to the east.

In the event the application is approved, staff recommends a stipulation to require a wall on all sides of the property for security purposes and removal of the meandering for landscape maintenance purposes. Additionally, staff suggests stipulations regarding the articulation of the wall due to the long expanses on the east and west sides. Staff has also included a stipulation regarding landscaping to further screen the site with shade trees and blend with the adjacent landscape business to the east.

6. The elevations provide building articulation with eight-inch projections and recesses with architectural enhancements. The materials palette includes slump block, stucco, cornice cap, and decorative metal roofs and awnings. The applicant is also proposing decorative steel gates at ingress and egress points.

In the event the application is approved, stipulations are recommended to ensure that these design elements are carried into the final design of the site. Staff suggests stipulating to tile roofs instead of metal roofs and awnings in order to blend with the character of the existing community. The elevations shall avoid high contrast and vibrant colors as well as monolithic building form and undifferentiated massing.

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 for indoor self-service storage warehouse is inconsistent with the General Plan Land Use designation of Large Lot Residential- 0 to 2 dwelling units per acre.
2. The proposed rezoning is incompatible with the character of the surrounding area.
3. The proposed rezoning is inconsistent with the Desert View Village Character Map identified in the General Plan.
4. The proposed rezoning will introduce a new land use to the area at a mid-block location that is inconsistent with the overall land use pattern. There are no obvious mitigation measures to properly integrate this land use without changing the overall character of the immediate area.

**Staff is recommending denial of this application, Z-46-08-1.**

**In the event the application is approved, staff recommends the following stipulations:**

**Stipulations**

1. That the development shall be in general conformance with the site plan date stamped April 30, 2008 as modified by the following stipulations and approved or modified by the Development Services Department.
2. That the development shall be in general conformance with Building A elevations date stamped April 30, 2008, in specific regard to the eight inch projections, slump block, cornice cap, steel lattices, that steel posts shall be decorative wood or faux wood finish posts, and that corrugated metal roofs shall be tile as approved or modified by the Development Services Department.
3. That the development shall be in general conformance with Building B, C, D, E, and F elevations date stamped April 30, 2008, in specific regard to the slump block wainscoting as approved or modified by the Development Services Department.
4. That a perimeter wall that does not step back or meander on all sides of the property shall be provided as approved by the Development Services Department.
5. That the exterior of all perimeter walls shall include material and textural differences such as stucco and or split face block with a geometric pattern employed every 150 feet as approved by the Development Services Department.
6. That all landscape setbacks shall include a mix of three and four inch caliper evergreen trees placed 20 feet on center or in equivalent groupings as approved by the Development Services Department.
7. That a minimum 10-foot landscape setback shall be provided at the north, east, and west property lines as approved by the Development Services Department.
8. That vines shall be planted adjacent to all steel lattices as approved by the Development Services Department.
9. That decorative steel gates shall be provided as approved by the Development Services Department.
10. That only non-illuminated, monument style ground signs not to exceed four feet in height shall be allowed as approved by the Development Services Department.
11. That the maximum building height shall be 18 feet as approved by the Development Services Department.

12. That the development shall not exceed 145,000 square feet as approved by the Development Services Department.
13. That the development shall have all lighting shielded with a maximum height of 10 feet within 50 feet of the north, east, and west property lines as approved by Development Services Department.
14. That the applicant shall complete and submit the Developer Project Information Form for the MAG Transportation Improvement Program with the Street Transportation Department. This form is a requirement of the EPA to meet clean air quality requirements.
15. That the developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Development Services Department.

**Writer**

Megan Neal

CR

6/17/2008

**Attachments**

Zoning Sketch

Aerial Photo

Desert View Village Character Map

Site Plan date stamped April 30, 2008

Elevations date stamped April 30, 2008 (5 pages)

S-1

43RD ST

LONE MOUNTAIN RD

LONE MOUNTAIN RD

CREOSOTE DR

R1-6\*  
PCD

PCD \*

7-237-A-85



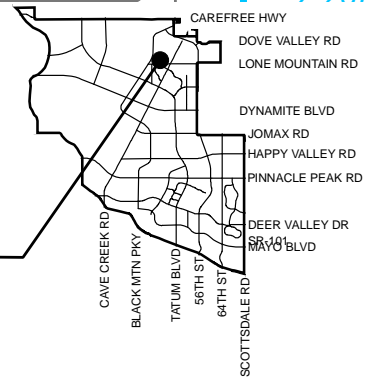
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CITY OF PHOENIX PLANNING DEPARTMENT

*DESERT VIEW VILLAGE*

CITY COUNCIL DISTRICT: 2

Z-46-08



## APPLICANT'S NAME:

MIKE MCDANIEL - RAINBOW CONSTRUCTION

## REQUESTED CHANGE:

FROM: S-1, (7.38 a.c.)

TO: CP/GCP, (7.38 a.c.)

## APPLICATION NO.

Z-46-08

## DATE:

05-07-2008

## REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET  
AND ALLEY DEDICATION IS APPROX.

7.38 Acres

AERIAL PHOTO &  
QUARTER SEC. NO.

Q55-37

ZONING MAP

Q10

## MULTIPLES PERMITTED

S-1

CP/GCP

## CONVENTIONAL OPTION

7

N/A

## \* UNITS P.R.D. OPTION

7

N/A

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

CASE Z-46-08  
AERIAL PHOTO









architecture  
planning  
historic preservation

4331 N. 12th Street  
Phoenix, AZ  
85014-4505

Tel: 602-264-3083  
Fax: 602-274-7658



ARCHITECTURAL SITE PLAN

drawing:	date:	April 2008
project:	drawn:	J.A.S.
	checked:	J.A.S.
	rev:	

project number(s):

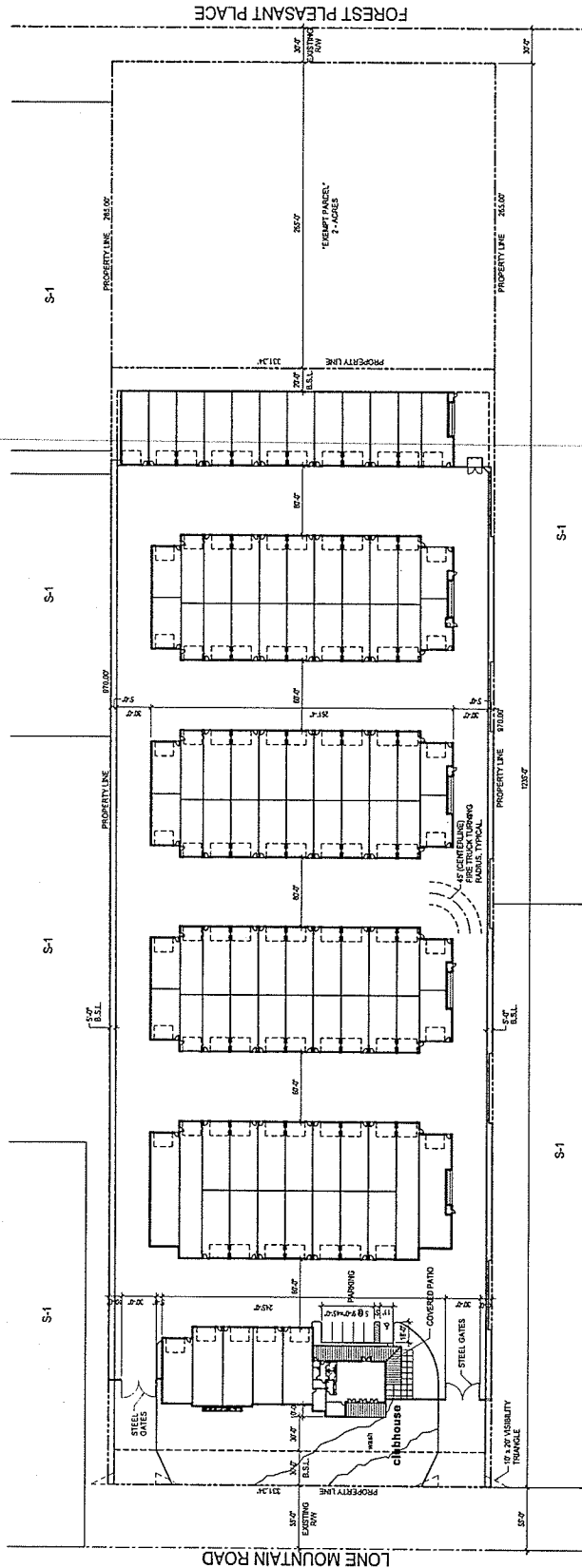
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**CITY OF PHOENIX**

APR 30 2008

# Planning Department



## ARCHITECTURAL SITE PLAN



## PROJECT DATA

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swan  
architects, inc.

architecture  
planning  
historic preservation  
4331 N. 12th Street  
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garage town at tatum ranch  
4150 E. LONE MOUNTAIN ROAD  
SCOTTSDALE, ARIZONA

EXTERIOR ELEVATIONS - BUILDING "A"

drawing:  
project:

date: Apr 2008  
drawn: J.A.S.  
checked: J.A.S.  
rev:

project number(s):

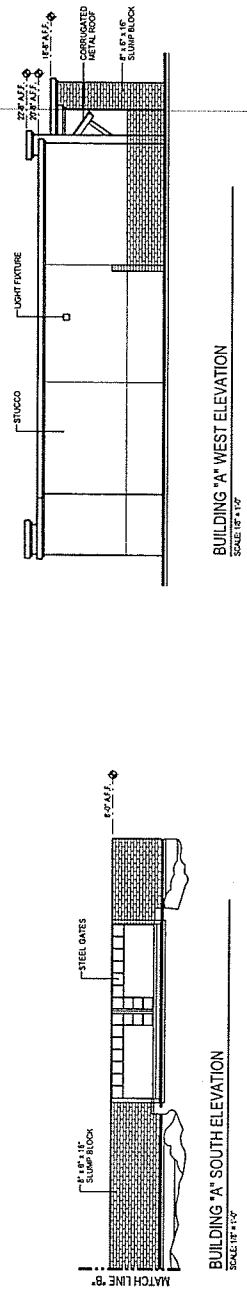
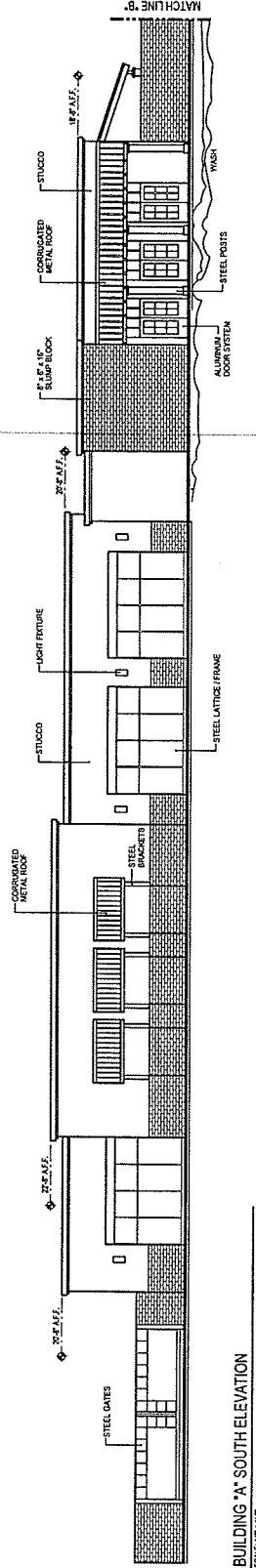
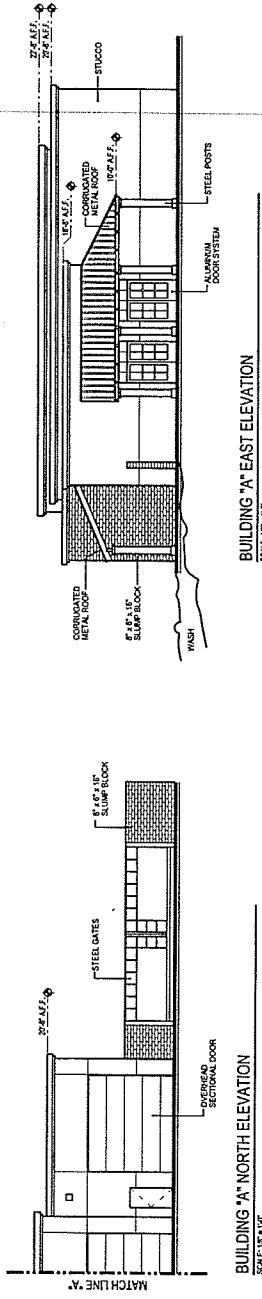
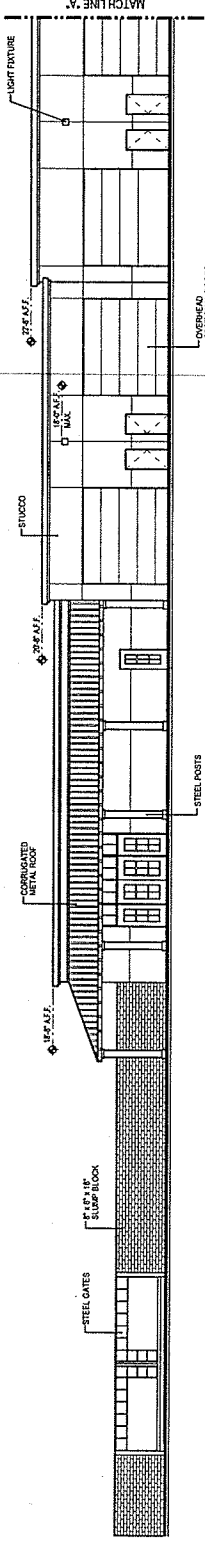
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# CITY OF PHOENIX

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swan  
architects, inc.

architecture  
planning  
historic preservation

4331 N. 12th Street  
Phoenix, AZ  
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garage town at tatum ranch  
4150 E. LORE MOUNTAIN ROAD  
SCOTTSDALE, ARIZONA

drawing: exterior elevations - building 'b'  
date: April 2008  
drawn: J.A.S.  
checked: J.A.S.  
rev:

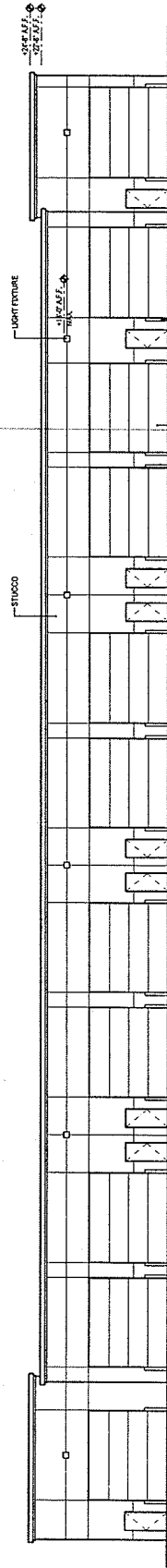
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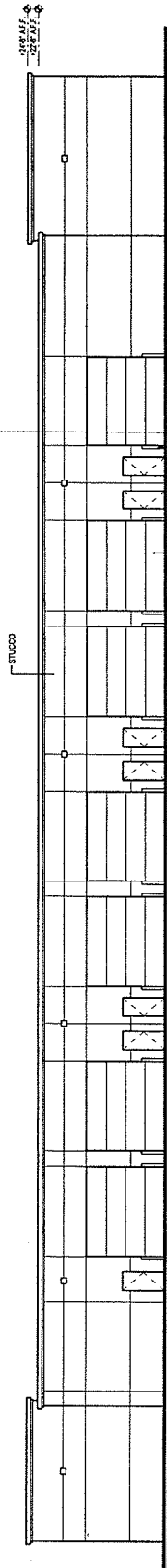
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APR 30 2008

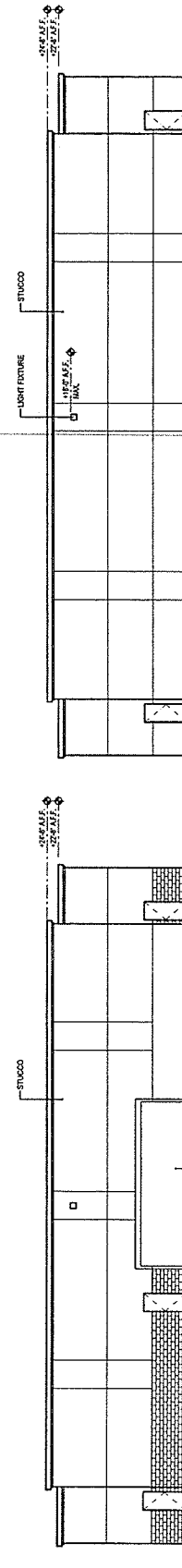
Planning Department



BUILDING 'B' NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING 'B' SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



BUILDING 'B' EAST ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING 'B' WEST ELEVATION  
SCALE: 1/8" = 1'-0"



swan  
architects, inc.

architecture  
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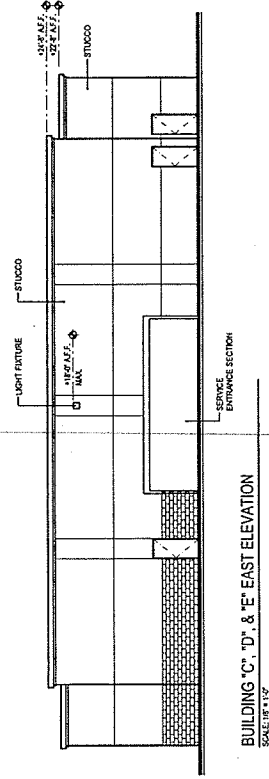
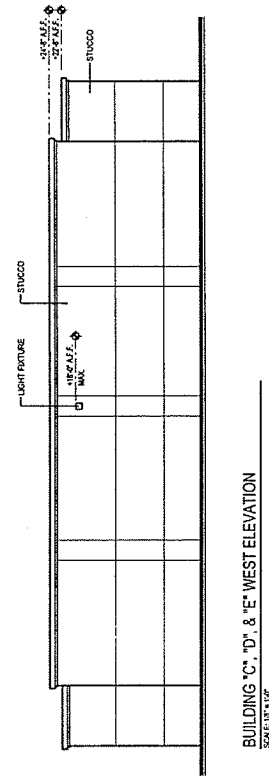
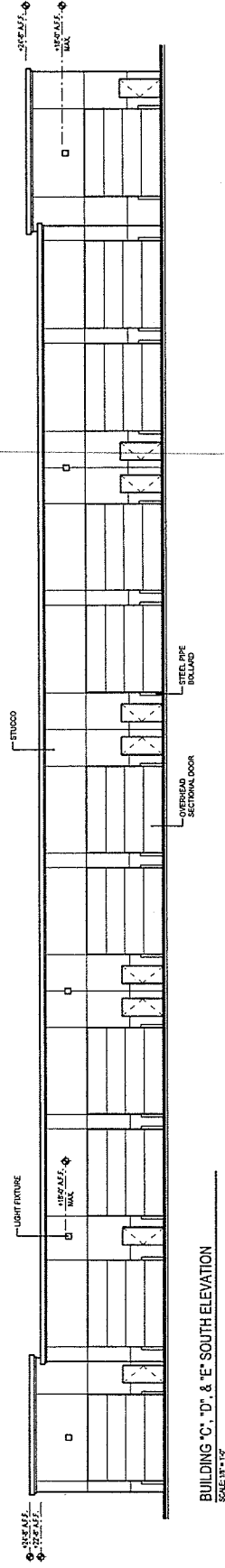
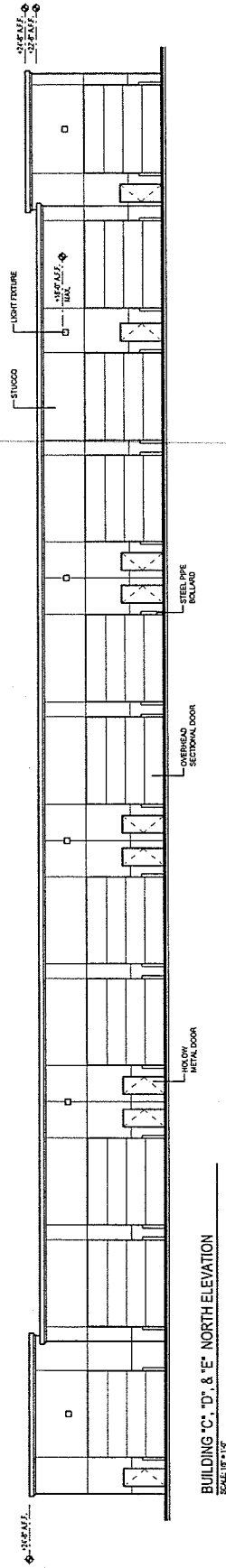


EXTERIOR ELEVATIONS - BUILDINGS "C", "D", "E"  
GARAGE TOWN AT TATUM RANCH  
4150 E. LONE MOUNTAIN ROAD  
SCOTTSDALE, ARIZONA

project: drawing: date: Apr 2008  
drawn: J.A.S.  
checked: J.A.S.  
rev:

project number(s):

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CITY OF PHOENIX

APR 30 2008

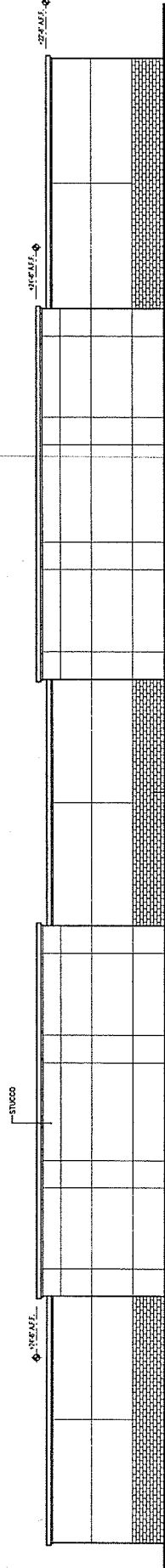
Planning Department



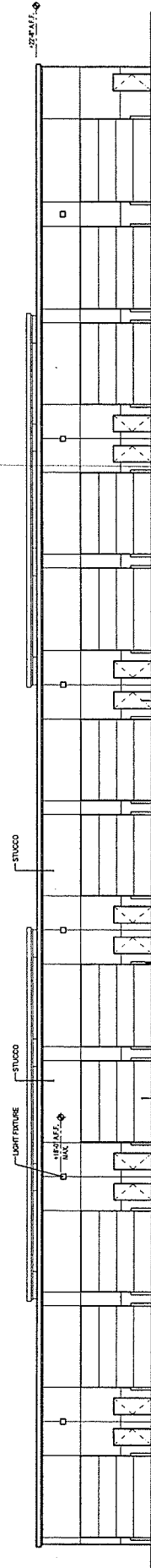
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architects, inc.

architecture  
interior design  
historic preservation

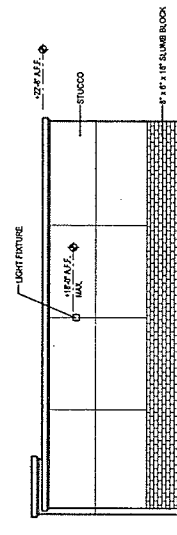
4331 N. 12th Street  
Phoenix, AZ  
85016-4505  
Tel: 402-244-5083  
Fax: 402-274-7658



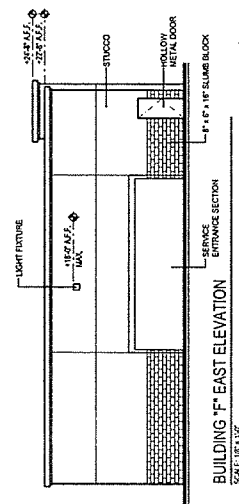
BUILDING "F" NORTH ELEVATION  
SCALE 1/8" = 1'-0"



BUILDING "F" SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



BUILDING "F" WEST ELEVATION  
SCALE 1/8" = 1'-0"



BUILDING "F" EAST ELEVATION  
SCALE 1/8" = 1'-0"

GARAGE TOWN AT TATUM RANCH  
4150 E. LONE MOUNTAIN ROAD  
SCOTTSDALE, ARIZONA

EXTERIOR ELEVATIONS - BUILDINGS "F"

project: drawing:  
date: April 2008  
drawn: J.A.S.  
checked: J.A.S.  
rev:

project number(s):

sheet:  
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CITY OF PHOENIX

APR 30 2008

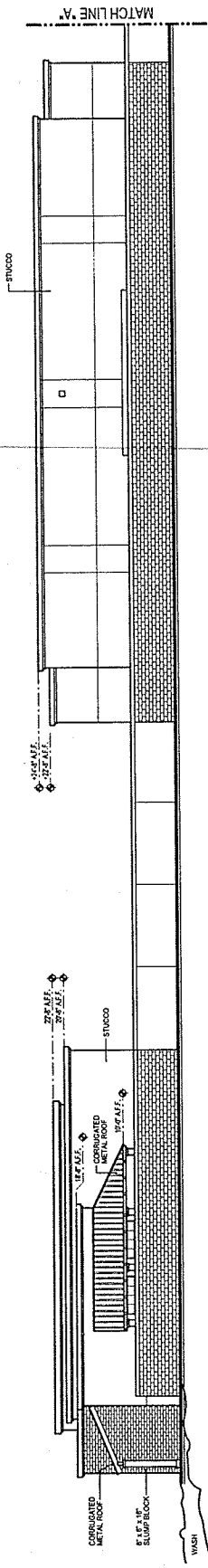
Planning Department



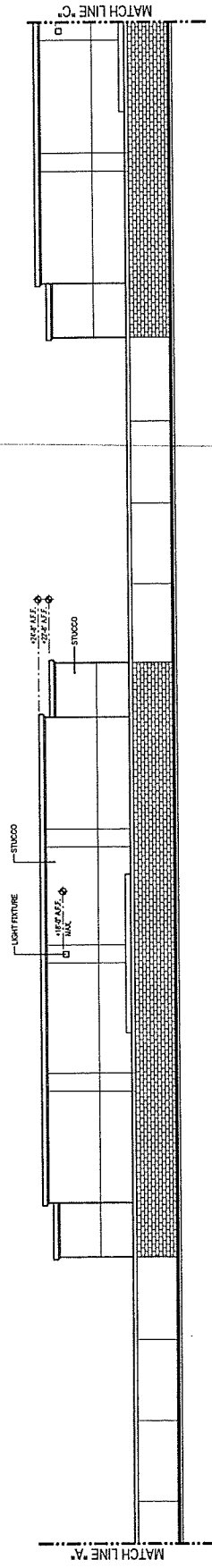
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APR 30 2008

Planning Department

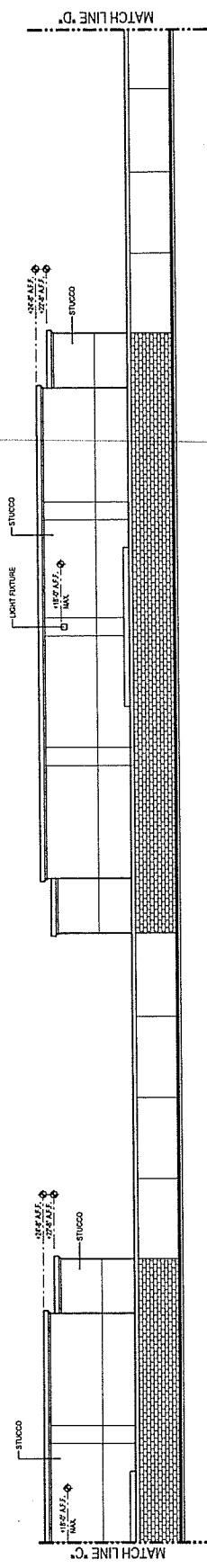


BUILDING "A"



BUILDING "B"

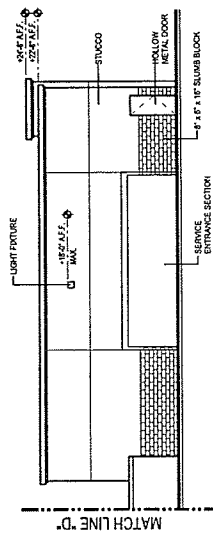
BUILDING "C"



BUILDING "D"

BUILDING "E"

OVERALL EAST ELEVATION  
SCALE 1/8" = 1'-0"



BUILDING "F"