

**SAFStor- 83rd Avenue & Buckeye
Project Information Form**

1. Complete the following table related to General Plan conformity.

General Plan Conformity	
<p>General Plan Land Use Designation Provide designation and, if residential, the category (e.g. 3.5 – 5 du/ac traditional lot)</p>	Commercial
<p>Community Benefits: How does the request address the community’s unique opportunities and challenges related to prosperity, health and environment</p>	
<p><u>Prosperity Statement / Goal</u> A prosperous City is one in which residents have access to services, housing, transportation and arts and culture.</p>	<p>A storage facility, by definition, serves the surrounding community by providing storage opportunities for residents who no longer have storage capacity at or within their own home or apartment. With the proximity of this proposed facility to residential uses, SAFStor will be providing residents with the opportunity to store their belongings in a safe and efficient manner, close to their residences.</p>
<p><u>Health Statement / Goal</u> A city’s built environment can have a significant influence on its residents’ ability to live a healthy lifestyle</p>	<p>One of the elements needed for a strong community is a clean, safe and healthy living environment. Certainly, the orderly storage of belongings in a nearby storage facility will allow individuals to have more space in their homes and yards and will reduce the amount of excess storage of personal property at individual residences. This will contribute to the overall goal of creating and maintaining an aesthetically pleasing and healthy living environment.</p>
<p><u>Environment Statement / Goal</u> As cities continue to grow, so do the demands placed on their natural environment. From air pollution to waste, managing these environmental demands is an important part of a city remaining a viable place to call home.</p>	<p>Storage facilities are inherently passive. They generate virtually no odors, dust, glare or noise and there will be adequate trash receptacles on site. This proposed storage facility will have a minimal impact on the natural environment.</p>
<p>Identify two or more Core Values that the request represents: 1) Indicate how the request contributes to the goals of the Core Value.</p>	<p>See below for discussion of goals and principles that the approval of the rezoning request will further.</p>

<p>2) Describe how one or more land use and design principles of the Core Value are expressed in the request.</p>	
<p><u>Core Value: Connect People and Places</u></p> <p><u>Cores, Centers & Corridors</u></p> <p>1) <u>Opportunity Sites Goal</u> To promote development of vacant parcels or redevelopment of underutilized parcels within the developed area of the city that are consistent with the character of the area or with the area’s transitional objectives.</p> <p>Design Principle: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.</p>	<p>This undeveloped land, while not technically within an infill district, can be considered a remnant parcel from the industrial facility to the west. By locating a storage facility on this property, the arterial corner will be reserved for an appropriate commercial/retail use. This small, two-acre parcel, will be developed in a manner that is sensitive to the existing neighborhood to the south, while providing a needed service to nearby residents.</p> <p>The subject property, which is currently unimproved, is underutilized in consideration of the property’s location along 83rd Avenue. The proposed development will enhance the subject property and surrounding area through 1) an appropriate site design, 2) the use of high-quality building materials and design, and 3) the enhancement of the 83rd Avenue streetscape as well as additional landscape throughout the property.</p> <p>The proposed storage facility is compatible with the surrounding area. As reflected by the enclosed area vicinity map, the area surrounding the property features a large industrial building to the west, and a residential development to the south. This proposed development can serve as a transitional use between the residences to the south and future commercial growth on the arterial corner.</p>

<p><u>2) Core Value – Certainty and Character</u></p> <p>Goal: Every neighborhood and community should have a level of certainty. Ensure that development, redevelopment and infrastructure supports and reinforces the character and identity of each unique community and neighborhood.</p> <p>Design Principle: Provide impact-mitigating features when new residential lots abut existing non-residential uses or are adjacent to arterial streets or freeway corridors. <i>Dissimilar land uses often require additional separation or other measures to achieve compatibility. (Emphasis added)</i></p>	<p>Every homeowner deserves to have their neighborhood maintain the character and appearance that was in place at the time of its development. This means that there should be measures and resources in place to ensure that a neighborhood ages well over time and the aesthetic quality will remain. To ensure that residents are able to store their personal property in a secure and orderly manner, it is important to provide storage options in locations close to existing residences. The proposed stage facility will provide a necessary storage opportunity for Estrella Village residents in a manner that will be developed consistent with the goals of the character area.</p> <p>In the proposed development scenario, the nearby residences are existing and the new development will abut those residential uses and the arterial roadway. Nevertheless, the underlying design principle is applicable and has been implemented on this property- the enhanced building setback from the arterial roadway and the existing residences provides</p>

	the suggested additional separation to ensure that compatibility is provided.
<p><u>3) Core Value – Build the Sustainable Desert City</u></p> <p>Goal: Establish Phoenix as a leader in green/sustainable building through the use of green/sustainable building techniques in private and public development.</p> <p><u>Trees & Shade Design Principles</u> Integrate trees and shade into the design of new development and redevelopment projects throughout Phoenix.</p>	<p>The approval of the rezoning request will accommodate the development of a high-quality storage facility that will incorporate green/sustainable building techniques whenever practical.</p> <ul style="list-style-type: none"> • Use of low-flow water fixtures to reduce water usage; • Use of LED and energy efficient lighting technology; • Provision of recycling facilities; • Building designs that respond to the southwest climate by incorporating materials and design methods suitable for the region; • Building orientations and fenestration design that maximize solar benefits while minimizing the negative impacts of heat gain; • Designs that reduce energy loads by addressing passive and active design elements; and, <p>As reflected by the landscape plan included in the application package, the proposed development will provide substantial landscape enhancements along the property’s streetscape perimeter, especially along the southern boundary that is adjacent to existing residential development. The enhanced landscaping will provide a substantial amount of shade as well as significantly enhance the aesthetics and pedestrian utility of the streetscape environment along 83rd Avenue.</p>
Street Classification Map	83 rd Avenue; Arterial ROW- 63’

Provide name(s) of street(s), classification of street(s), and right-of-way widths	
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- 2. Is the property located in a special designation area (Specific Plan, Special Planning District, Redevelopment Area, Historic District, Special Study Area, Planned Community District or are there special design guidelines applicable to the area?) If so, state how the proposed project conforms to the area plan, its goals and any applicable development standards.**

The development site is located within the Estrella Village Planning Area. Consequently, it is bound by the Estrella Village Character Plan, the Estrella Village Design Policies and the Estrella Village Arterial Street Landscaping Program as discussed in the sections below.

Estrella Village Character Plan

In order to connect the General Plan’s framework for growth and development with the village planning model, Village Planners and Village Planning Committees have developed Village Character Plans. The Character Plans celebrate the unique assets of each village and highlight policies and principles from the General Plan. The Estrella Village Plan was adopted in 1999 and outlines a vision for the future of the Village by identifying five development goals. These goals include managed growth, development of a Village Core, protection of residential properties, housing and employment improvements, and a focus on design. The Character Area Plan designation for this property is Commercial, and is consistent with the General Plan Designation

Estrella Village Character Plan Land Use Policies

Shown below in **bold** text are several of the policies within the Estrella Village Character Plan. Following the stated policy, in *italics*, is the manner in which this proposed development advances that goal.

Promote and encourage compatible infill development with a mix of housing types in neighborhoods close to employment scenters, commercial areas, and where transit or transportation alternatives exist.

RESPONSE: As previously noted, while this parcel is not technically within an infill district, it can be considered an infill parcel as it is a remnant parcel from the development of the industrial facility to the west. By locating a storage facility on this property, the arterial corner appropriately will be reserved for a more active commercial/retail use. This small, two-acre parcel, will be developed in a manner that is sensitive to the existing neighborhood to the south, while providing a needed service to nearby residents.

Communities should consist of a mix of land uses to provide housing, shopping, dining and recreational options for residents.

RESPONSE: With the growth in residential development in the Estrella Village, there is a corresponding need for storage opportunities for residents. There is an increasing tendency for homes to have multiple vehicles that remove, at least partially, the amount of storage available in each garage. Adequate storage opportunities help satisfy the need for an orderly neighborhood and mitigate the need for vehicles to clutter the streetscape within a residential development.

Encourage land uses that promote the growth of entrepreneurs or new businesses in Phoenix in appropriate locations.

RESPONSE: Bringing SAFStor to this location will provide an opportunity for the City to bring one of the most active, privately-held developers of high-quality, professionally managed self-storage facilities to this important part of Phoenix. With a commitment to timeless style and superior architecture, SAFStor will be a valuable new business in the Estrella Village.

Discourage the location of incompatible uses near base industrial clusters.

RESPONSE: The proposed storage facility will be a compatible neighbor to the industrial development to the west. The two developments will share a driveway on the western boundary of the property and the use of the storage facility will be compatible with a distribution center use. Additionally, the passive nature of this storage use will be compatible with the residential development to the south.

Estrella Village Character Plan Design Policies

Encourage centers to provide a pedestrian environment with plazas, common open space, shaded walkways, separation of pedestrian and vehicular traffic, bicycle parking, and vehicle parking in architecturally disguised structures or underground where feasible.

RESPONSE: This standalone development will extend the streetscape along the 83rd Avenue frontage that will further the pedestrian experience created by the residential development to the south. When the arterial corner is developed, the streetscape along the west side of 83rd Avenue will be complete from Buckeye to Lower Buckeye Road.

Create new development or redevelopment 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.

RESPONSE: As shown on the site plan provided with the application materials, the proposed storage building has been pulled approximately 106-feet away from the existing

residences to the south. Additionally, there is a landscape buffer that runs along the southern boundary of the property that is consistent with the landscape buffer on the industrial property to the west. The landscaping, coupled with the increased setback provides adequate separation to mitigate any perceived negative impacts from this development.

Promote neighborhood identity through planning that reinforces the existing landscaping and character of the area. Each new development should contribute to the character identified for the village.

RESPONSE: The landscape palette provided in the Estrella Village Street Landscaping Program will inform the landscape palette that is established on this site. This will promote the neighborhood identity that the village planners have created for this location within the City of Phoenix.

Incorporate Crime Prevention Through Environmental Design (CPTED) guidelines, into site plan and design guidelines as appropriate.

RESPONSE: The site will be designed so that there is adequate lighting to prevent trespass and opportunities for mischief. Additionally, there will be security cameras on the premises that will provide additional surveillance and security for employees, customers and nearby residents.

Estrella Village Arterial Street Landscaping Program

The Estrella Village Arterial Street Landscape Program was adopted in 1999 and provides a landscape palette for arterial streets within the Estrella Village to help establish the community’s character. In addition, the plan identifies specific guidance for village parkways and gateway intersections in the community.

As a site fronting on an arterial street, 83rd Avenue, the subject site falls under the guidelines for arterial streets. The plan contains guidelines for the amount of landscaping and a tree and plant list for trees under power lines, trees not under power lines, large shrubs, small shrubs/groundcover, and accent along arterial streets. The plants and trees within this development will be selected from the Trees and Plant List for Arterial Streets in Estrella Village.

3. Complete the following table(s) related to specific project information.

Section 623- Commercial- (C-2) Intermediate Commercial Development Standards

Standards	Requirements for the C-2 District	Standards shown on proposed site plan included in submittal package
Gross Acreage		89,150 sq. ft./ 2.04 acres
Maximum Building Height/Stories (Section 623.E.a)	30-feet/two-stories	38-feet*/three-stories (Requested Per Section 623.E.4.b)

Minimum Building Setbacks: (Section 623.E.4.d)		
Adjacent to Street (83 rd Ave.)	Average 30-feet; minimum 20-feet for up to 50% of structure	MET; 30+ feet
<u>Not Adjacent to Street</u> (3-Story):		
North (adj. to C-2)	0-feet	MET; 10+ feet
South (adj. to S-1)	100 feet	MET; 106+ feet
West (adj. to CP/GCP)	10-feet	MET; 10+ feet
Minimum Landscape Setbacks: (Section 623.E.4.e)		
Adjacent to Street (83 rd Avenue)	Average 30-feet; minimum 20-feet for up to 50% of structure	MET: 30' landscape setback
Streetscape Plant Types		
Trees	Min. 2-inch caliper (50% of required trees) Min. 3-inch caliper or multi- trunk tree (25% of required trees) Min. 4-inch caliper or multi- trunk tree (25% of required trees)	Per landscape plan: <u>2-inch caliper</u> QTY: 6 <u>4-inch caliper</u> QTY: 10
Shrubs	Min. five (5) 5-gallon shrubs per tree	Per landscape plan: QTY: 72
Parking Lot Landscape Area		
Interior Surface Area (not including perimeter landscaping)	Minimum 10%	MET 10,002 sq. ft. (>10% of 89226)
Landscaped Planters	At ends of each row of parking & approximately every 110 feet.	MET (Max dist. = 99')
Landscape Planter Dimensions Single Row of Parking	Minimum 120 sq. ft.	MET (Smallest Planter = 199 sq. ft)
Additional Parking lot landscaping	As needed to meet 10% minimum; evenly spaced on	MET

	lot and no dimension smaller than 5-feet.	
Trees	Minimum 2” caliper (60% of required trees) Minimum 1” caliper (40% of required trees)	MET (Min Caliper proposed is 2” with 62% 4” caliper proposed.)
Shrubs	Minimum five (5) 5-gallon shrubs per tree	MET (all shrubs are 5 gal.)
Landscape Area on Property Lines not adjacent to a street		
Property Lines not adjacent to a street	Minimum 10-foot landscaped setback	MET
Property line adjacent to C-2 (north)	0-feet	MET
Trees (20-feet on center)	Minimum 2” caliper (60% of required trees) Minimum 1” caliper (40% of required trees)	MET
Shrubs	Minimum five (5) 5-gallon shrubs per tree	MET
Landscape Adjacent to the Building		
Building facades within 100’ of the public right-of-way or adjacent to public entries to the building	Min. 25% of the exterior wall length shall be treated with either a landscaped planter a min. five (5) feet in width or an arcade or equivalent feature	MET Planter depth > 5’ East wall 57% South Wall 75% West Wall 100%
Trees	Minimum 2” caliper (60% of required trees) Minimum 1” caliper (40% of required trees)	MET
Shrubs	Minimum five (5) 5-gallon shrubs per tree	MET
Required Parking		
1 space for each 35 units (830 Units)	24 Spaces	24 Spaces

*- An additional one-foot of setback is required for every one-foot of height above 30 feet.

4. Are there any unusual physical characteristics of the site that may restrict or affect development? If so, explain. What improvements and uses currently exist on the property?

RESPONSE: The Site, which is currently unimproved, has a strip of land on the eastern boundary that is owned by the U.S. Department of the Interior Bureau of Reclamation (BOR) that contains an underground irrigation structure. The applicant will work with the BOR and SRP to coordinate improvements within this small strip of land so that landscape improvements can be made to the property

while being respectful to the BOR and it's need to access underground structures in this area..

5. What impact would the proposed project have on current or future surrounding land use and zoning patterns?

RESPONSE: The proposed project would have no impact on existing or future land use and zoning patterns. The proposed commercial use of this property will be compatible with the vacant property at the arterial corner that is zoned for commercial uses. The large industrial facility to the west has completed its development, as has the residential community to the south. This passive use will serve as a transitional use between the residences to the south and the future commercial use of the arterial corner property.

6. Are there unique design considerations proposed, beyond Zoning Ordinance requirements, that reduce development impacts or would further compatibility with adjacent properties? If so, explain.

RESPONSE: The proposed storage facility has been designed with careful attention to architectural detail and complementary colors. Rather than having a flat, monotone appearance, the building has been designed with vibrant colors, high-quality materials, and with articulation in the wall planes to create visual interest. Glazing has been applied at various locations at the front of the building to provide daylight into the building, but there will be no visibility from the interior of the building to the residences to the south. Consequently, the building will have a quality appearance while maintaining the privacy of the residents to the south.

7. Why is the subject property not suitable for development as currently zoned?

RESPONSE: For the most part, the property is suitably zoned for the development of the proposed self-storage facility. However, there is a small portion of the property along the western boundary that is currently zoned CP/GCP that is the subject of this rezoning request. By rezoning this small strip of land, a uniform zoning will be placed on the property in order to provide the correct zoning for the intended use.

8. Other than the development review process, what other approval processes are required to accomplish the development proposed, i.e. abandonments, variances, use permits, state or county licenses or permits, etc.?

RESPONSE: There are not any other approval processes required to accomplish the development of the proposed project (other than the site plan review and construction permitting processes).

9. **As part of the Reimagine Phoenix Initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40-percent by 2020 and to better manage its solid waste resources. Will the proposed development incorporate recycling? If so, how?**

RESPONSE: Recycling receptacles will be provided within the project for use by employees and customers of the facility.