

AGENDA ITEM #: _____

DATE: June 12, 2019

CAR #: 2019-6670

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT**

SUBJECT: Use permit request for convenience storage (mini-storage) on property within the Goodyear Planned Regional Center Planned Area Development	STAFF PRESENTER: Steve Careccia, Planner III CASE NUMBER: 19-300-00002 APPLICANT: Tony Ardizzzone, Monolith Group
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PROPOSED ACTION:

1. Conduct a public hearing to consider a request for a use permit for a convenience storage (mini-storage) on a 9.4-acre property within the Goodyear Planned Regional Center Planned Area Development (PAD) located at the northeast corner of PebbleCreek Parkway and Monte Vista Drive.
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes per speaker)
 - e. Close public hearing
2. Recommend approval of a request for a use permit for a convenience storage (mini-storage) on a 9.4-acre property within the Goodyear Planned Regional Center Planned Area Development (PAD) located at the northeast corner of PebbleCreek Parkway and Monte Vista Drive, subject to the following stipulations:
 1. Approval of the use permit does not constitute approval of a site plan. All future development will be subject to site plan review and approval by city staff, at which time all elements of site development including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation will be reviewed to ensure conformance with required standards;
 2. The site plan submittal for the property shall be developed in general conformance with the preliminary site plan, dated April 4, 2019, conceptual building elevations dated April 9, 2019, and preliminary landscape plans dated April 9, 2019 submitted as part of this use permit and as attached hereto, except as may be modified to ensure conformance with required standards;
 3. Prior to approval of any subdivision of the property, the property owner and/or developer shall ensure the provision of all necessary easements for access, utilities and retention, as determined by the City Engineer, or designee, required to serve the lots within the subdivision;

4. All signage shall require separate review and approval, and shall comply with the comprehensive sign plan for Estrella Falls;
5. A solid block wall shall not be placed along the east property line shared with the Bullard Wash;
6. Along the north property line of the subject property, a minimum building setback of 50 feet shall be observed along with the provision of a landscape buffer with a minimum width of 30 feet. Said buffer shall contain at least one tree per 20 linear feet of buffer;
7. The storage of RVs, trucks, boats, trailers or other vehicles shall not occur on the subject property; and,
8. The rental of trucks, trailers or other vehicles commonly associated with moving or transport of household goods shall not occur on the subject property.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property is located within the Goodyear Planned Regional Center PAD. The PAD was approved on February 14, 2000 with the adoption of Ordinance No. 00-679. Per the PAD, the property is designated as Mixed Use Commercial and is intended for commercial uses. The Mixed Use Commercial land use designation establishes convenience storage (mini-storage) as a use that requires approval of a use permit.

STAFF ANALYSIS:

Current Policy:

A use permit requires review by the Planning and Zoning Commission and approval by the City Council through the public hearing process.

Details of the Request:

The applicant intends to develop a storage facility on the subject property and has submitted the subject application for use permit.

The subject property consists of 9.4 undeveloped acres. The proposed storage facility is proposed on the northern four acres of the subject property. The remaining acreage (southern portion) will be developed in the future in accordance with the property's Mixed Use Commercial land use. No specific development is proposed at this time.

The proposed 112,747 square-foot storage building is intended to contain 850 storage units and a 970 square-foot office. The storage units will all be climate controlled and accessed via internal hallways. Unloading/loading activities will occur within the internalized drive-thru. Customer access to the storage units will generally be from 6 AM to 10 PM. Office hours will generally be from 9 AM to 6 PM. However, there are no restrictions on the hours of operation. There will be no permanent caretaker living onsite.

The preliminary site plan shows the provision of 23 parking spaces (20 required).

Conceptual building elevations included with the use permit application convey the architectural design intended for the storage facility. The proposed building height is 34 feet, which is under the 40-foot maximum building height established for the Mixed Use Commercial land use.

Evaluation Criteria:

The Zoning Ordinance, Section 1-3-2 (Use Permits), provides that the Planning and Zoning Commission and City Council must determine that the proposed use meets the following findings prior to granting a use permit:

1. *The use permit will not be materially detrimental to persons residing or working in the vicinity adjacent to the property, to the neighborhood, or to the public welfare.*

The use permit is proposed on property intended for the development of commercial uses. As described and depicted within the attached project narrative and preliminary site plan, the operation of the use permit is not anticipated to generate noise, traffic or other effects above and beyond the commercial uses that would otherwise be permitted by-right on the subject property. All of the storage units will be accessed from inside the building, which will internalize most operations and customer interactions. The storage building will observe a minimum 50-foot setback from the north property line and an enhanced 30-foot wide landscape buffer will be provided. Given the storage facility's operational characteristics and site design as described, the use permit will not be materially detrimental to those persons working or residing within the area, to the neighborhood or public welfare.

2. *The proposed use is reasonably compatible with uses permitted in the surrounding area.*

The area surrounding the property intended for the use permit includes a mix of commercial uses, a multi-family apartment complex and public open space. The existing and proposed commercial uses within the area are of like intensity and operation to the proposed use permit, and should therefore be compatible. Higher density residential development, such as the existing multi-family complex to the north, is considered an appropriate buffer between commercial uses and lower density residential development. As such, the proposed use permit and multi-family development are not considered incompatible. Regarding the adjacent open space, the property owner is proposing to enhance the onsite landscaping along the Bullard Wash as reflected in the preliminary landscape plan dated April 9, 2019 by planting additional trees and shrubs exceeding minimum requirements and by articulating the east facing building façade that fronts the wash with additional breaks in the wall plane. Additionally, a block wall is not proposed along the shared property line with the Bullard Wash, in order to promote a feeling of openness between the two uses.

Luke Air Force Base:

The subject property is located within the vicinity of a military airport. Given the location of the property and the commercial nature of the proposed use permit, base operations will not be adversely impacted by this development.

Phoenix Goodyear Airport:

The subject property is located within the Phoenix Goodyear Traffic Pattern Airspace. Given the location of the property and the commercial nature of the proposed use permit, airport operations will not be adversely impacted by this development.

Fire Response:

The fire station response analysis is provided below. Due to the size, location and access provided to the property, the data for the shortest path and longest path are the same.

Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#185	3.10	1.55	3.10	1.55

2nd nearest Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles
#184/181	6.87	3.44	6.87	3.44

Police Response:

The property is located within an existing patrol beat and the current level of service within this beat can accommodate the development of the property.

Solid Waste:

Solid waste service will be provided by a private company as bulk trash containers will be utilized.

Streets/Transportation:

The subject property will have access to Monte Vista Road. Two points of access will be provided to the property.

Water/Wastewater:

Water and wastewater service will be provided by Liberty Utilities.

PUBLIC PARTICIPATION:

In accordance with the City's Citizen Review Ordinance, a written notice was mailed to all property owners within 500 feet of the subject parcel. To date, staff has not received any inquiries as a result of this written notice.

Notice for the public hearings before the Planning and Zoning Commission and City Council included a postcard mailed to the owners of property within 500 feet of the subject property; a legal notice published in the Arizona Republic; and a notice of public hearing sign posted on the property. To date, staff has not received any public inquiries on this request.

FISCAL ANALYSIS:

Although a fiscal impact analysis has not been conducted on this specific project, all new development will have an ongoing fiscal impact on the City. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the City through payment of permits, construction sales tax and development impact fees. Longer term fiscal impacts include increased demands for municipal services, the costs of which may or may not be offset by increased property values/tax levies, city sales tax, state shared revenues and the increased demand for commercial and retail development.

RECOMMENDATION:

As outlined above, staff finds that the subject request meets the conditions and required findings for a use permit and recommends approval subject to conditions.

ATTACHMENTS:

1. Aerial Photos
2. Project Narrative
3. Preliminary Site Plan
4. Conceptual Building Elevations
5. Preliminary Landscape Plan