

AGENDA ITEM #: _____

DATE: November 4, 2020

CAR #: 2020-7082



PLANNING AND ZONING ACTION REPORT

SUBJECT: Platinum Storage Special Use Permit request for convenience storage (mini-storage) on property zoned C-2 (General Commercial)

STAFF PRESENTER(S): Christian M. Williams, Planner

OTHER PRESENTER(S):

Summary: Request for a Special Use Permit for a convenience storage (mini-storage) on a 3.05-acre property zoned C-2 (General Commercial) located southeast of Litchfield Road and Van Buren Street.

Recommendation:

1. Conduct a public hearing to consider a request for a Special Use Permit for a convenience storage (mini-storage) on a 3.05-acre property zoned C-2 (General Commercial) located southeast corner Litchfield Road and Van Buren Street.
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation
 - d. Receive public comment
 - e. Close public hearing
2. Recommend approval of a request for a Special Use Permit for a convenience storage (mini-storage) on a 3.05-acre property zoned C-2 (General Commercial) located southeast of Litchfield Road and Van Buren Street, subject to the following stipulations:
 - a. 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 will be reviewed, including, but not limited to, architecture, landscaping, grading and drainage, lighting, infrastructure, parking, access and circulation;
 - b. No Signage is approved as part of this use permit.
 - c. No windows or faux windows will be mirrored in a manner which causes glare or reflection.

- d. All windows/doors that extend greater than 11 feet in height above, or from, the finished floor shall be tinted. All windows/doors that face south, east and west shall be tinted. The interior contents, decorations and interior storage unit doors shall not be visible from the exterior of the building. The interior of the building should not be visible from the public street.
- e. The public facility hours of operation shall fall between 6:00 a.m. and 10:00 p.m. Monday – Sunday.
- f. The Rear Setback shall be 55 feet and the East Side Setback shall be 35 feet. The Maximum Building Roof Deck Height shall be 35 feet.

Fiscal Impact: 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. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

Background and Previous Actions

The subject property is located at the southeast corner of Litchfield Road and Van Buren Street in the Goodyear Commercial Park. The C-2 (General Commercial) zoning was approved on June 25, 1961 with Annexation and Ordinance No. 61-0046. The C-2 General Commercial land use designation establishes convenience storage (mini-storage) as a use that requires approval of a Special Use Permit.

Staff Analysis

Current Policy:

A Special 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 redevelop an existing building which includes the development of a self-storage facility and has submitted the subject application for a Special Use Permit.

The subject property consists of 3.05 acres within an existing commercial center. The site contains a commercial building and sections of an existing parking lot. Improvements will be made both on and off the parcel in order to add parking landscape islands, improve parking lot circulation and enhance the landscaping both in and around the Goodyear Commercial Park.

The proposed 105,012 square-foot retail building will convert the existing 34,004 square foot building from a vacant retail store space (originally a grocery store) into an indoor convenience

storage (mini-storage) facility. The existing single-story building was built approximately in 1976 and has a roof height of 23 feet 3 inches. Once the building is redeveloped, it will be a three-story building with a roof height of between 30 feet and 32 feet 6 inches. The proposed business hours of operations for the general public will be Monday-Sunday between 6:00 a.m. and 10:00 p.m. Site improvements will include demolition and reconstruction of the interior of the building, re-painting the building, reconfiguring the parking lot, adding additional parking lot landscape islands both on and off the parcel boundaries (within the Goodyear Commercial Park), refurbishing and repairing the existing landscaping behind the center along both La Mar Boulevard and Las Palmas Drive.

The preliminary site plan shows once the redevelopment work is completed, 115 spaces will remain on the parcel. This is a reduction from the existing 140 parking spaces by 25 (the former retail space required approximately 114 spaces). The storage facility only requires 18 spaces. In addition, the entire parking lot within Goodyear Commercial Park will be reconfigured and contain a total of 221 shared parking spaces. Based on the future square footages within the center only 216 spaces are required. The net result is a loss of parking but enhancements in the aesthetics of the center's parking lot, a future surplus of 4 parking spaces and an added bicycle parking area.

Conceptual building elevations included with the Special Use Permit application convey the architectural design intended for the building. The proposed building height is 30 feet, not counting the screen wall, which is under the 56-foot maximum building height established for the C-2 (General Commercial) zoning district.

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. Given the convenience storage (mini-storage) operational characteristics and site design as described, the Special Use Permit will not be materially detrimental to those persons working or shopping 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 Special Use Permit includes a mix of commercial uses, retail and office uses. The existing and proposed commercial uses within the area are of like intensity and operation to the proposed Special Use Permit, and should therefore be compatible. No landscaping currently exists along the site's eastern property line, where single-family residential exists, and very minimal landscaping exists along the south property line. To further mediate buffers, the developer intends to provide additional landscaping along both the east and south property lines as long as there are no conflict with utilities. When consideration is given to the large existing building setback, the adjacent streets, the new proposed landscaping and the existing 6-foot high walls there is sufficient buffering to the adjacent properties.

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 Special 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 commercial nature of the proposed Special Use Permit, airport operations will not be adversely impacted by this development.

3. *Demands for public services that will be generated by the uses permitted in the proposed zoning district.*

Fire Response:

Emergency response times and distances are provided below:

Nearest Goodyear Fire Station	Shortest path		Longest path		2nd Nearest Goodyear Fire Station	Shortest path		Longest path	
	Mins	Miles	Mins	Miles		Mins	Miles	Mins	Miles
Fire Station #183	4.87	2.44	4.87	2.44	Fire Station #184/181	7.56	3.78	7.56	3.78

Police Response:

The property development is located within an existing police patrol beat and the current level of service within the 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 both Litchfield Road and Van Buren Street via multiple driveways into the commercial center.

Water/Wastewater:

The subject property will be served by city of Goodyear water and wastewater utilities.

4. *General public concerns.*

Public Comment:

An alternative citizen review process was conducted for this proposal due to the city of Goodyear Emergency Declaration in Response to Coronavirus and notice of the application

was provided to property owners within 500 feet of the property at least 35 calendar days prior to public hearing to provide ample opportunity for input prior to noticing the public hearing itself. To date, no objections or inquiries were received as a result of this notification.

A public notice that this rezoning request would be considered and reviewed at a public hearing to be held before the Planning and Zoning Commission on November 4, 2020 appeared in the Arizona Republic Southwest Valley Edition October 16, 2020. Postcards were mailed to adjoining owners on October 13, 2020 to advertise the November 4, 2020 Planning and Zoning Commission Meeting.

Attachments

1. Aerial Photo
2. Project Narrative
3. Preliminary Site Plan
4. Preliminary Conceptual Building Elevations