



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

Staff Report
Zoning Ordinance Text Amendment
Z-TA-1-23-4
Self-Service Storage Facility in WU Code/Midtown Character Area
July 28, 2023

Application No. Z-TA-1-23-4: Amend the Phoenix Zoning Ordinance to amend Chapter 13, Section 1306 (Land Use Matrix), Table 1306.1 Land Use Matrix, to add Self-Service Storage Facility, to add new section F immediately following the prior table to add land use conditions for Services, and to renumber sections 1306.F, 1306.G, and 1306.H. Amend Section 1307.B (Required Vehicular Parking), Table 1307.1 Minimum Required Vehicular Parking, to allow self-service storage facility in the Midtown Character Area of the Walkable Urban Code.

Staff recommendation: Staff recommends approval of Z-TA-1-23-4 as shown in the recommended text in Exhibit A.

PURPOSE

The purpose of this text amendment request is to expand permitted uses listed in the WU Code for the Midtown Character Area to include self-service storage facility.

BACKGROUND

On July 1, 2015, the Phoenix City Council approved Text Amendment No. Z-TA-8-09 and adopted the related Ordinance No. G-6047, which amended Sections 202, 309, and 507, and created Chapter 13 of the Zoning Ordinance regarding the Walkable Urban Code (WU Code). The intent of the WU Code is to implement the vision and policies of the Transit Oriented Policy Plans and encourage an appropriate mixture and density of activity while reducing automobile dependency.

The permitted list of uses for WU Code areas currently does not list self-service storage facility as a permissible use. Per the Zoning Ordinance definition, a self-service storage facility “is a building or group of buildings that contain spaces of varying sizes that are rented for storage of excess personal property. Establishments have individual, compartmentalized and controlled access.” A self-service storage facility offers flexibility and convenience for residents to move or store their belongings in a location besides their residence.

In promoting uses that are compatible with the goals of the WU Code while increasing the number of resident-serving incidental uses permissible, staff recommends the addition of a self-service storage facility as a use and land use conditions intended to limit the extent of the use and address scale and applicability.

Permitting a self-service storage facility as a use is consistent with the policies in the Midtown TOD Policy Plan and Encanto Village Primary Core designation promoting higher density multifamily housing options which often have limited provision of personal storage areas. The proposal limits the use to Transects T6:22 or higher. This limitation to the most intense transect district is intended to promote its placement in locations most likely to have extremely dense housing development. The proposal also limits this use to existing below grade areas (basements). This condition is intended to ensure that new self-storage facilities are implemented within existing developments as a typical self-storage facility does not reflect the desired high-intensity scale and character of new development in the majority of the Midtown Character Area. Finally, the proposal limits the use to the Midtown Character Area as it intersects with the Encanto Village Primary Core and reflects the desired scale and intensity character described in the Midtown TOD Policy Plan.

CONCLUSION

The proposed text amendment would allow a self-service storage facility as a use in the Midtown Character Area of the Walkable Urban Code, in Transects T6:22 or higher, along with land use conditions intended to limit the extent of the use and address scale and applicability.

Staff recommends approval of the changes to the Zoning Ordinance as proposed in Attachment A.

Writer

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7/28/2023

Exhibits

A. Proposed Language

Exhibit A

Z-TA-1-23-4: Self-Service Storage Facility in WU Code/Midtown Character Area

Proposed Language:

Amend Chapter 13, Section 1306 (Land Use Matrix), Table 1306.1 Land Use Matrix, to add Self-Service Storage Facility as follows:

Table 1306.1 Land Use Matrix

CATEGORY: SERVICES	T3	T4	T5:2	T5:3	T5:5	T5:6	T5:7	T6:7 T6:15	T6:22 T6:HWR
***	***	***	***	***	***	***	***	***	***
Personal Services	NP	NP	P	P	P	P	P	P	P
SELF-SERVICE STORAGE FACILITY	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>PC</u>
***	***	***	***	***	***	***	***	***	***

Amend Chapter 13, Section 1306 (Land Use Matrix) to add new section F immediately following the prior table to add land use conditions for Services as follows:

F. SERVICES, LAND USE CONDITIONS.

1. SELF-SERVICE STORAGE FACILITY.

A. PERMITTED IF THE AREA TO BE USED FOR SELF-STORAGE IS BELOW GRADE AND EXISTED ON OR BEFORE DECEMBER 31, 2022

B. NOT PERMITTED IN THE GATEWAY, EASTLAKE-GARFIELD, UPTOWN, AND SOLANO CHARACTER AREAS.

Amend Chapter 13, Section 1306 (Land Use Matrix) to renumber sections 1306.F, 1306.G, and 1306.H as follows:

~~F.~~ G. Automotive, Communications and Utilities, Land Use Conditions.

~~G.~~ H. Accessory Uses, Land Use Conditions.

~~H.~~ I. Interim Uses, Land Use Conditions.

Amend Chapter 13, Section 1307.B (Required Vehicular Parking), Table 1307.1 Minimum Required Vehicular Parking, to add Self-Service Storage Facility as follows:

Table 1307.1 Minimum Required Vehicular Parking

USE	MEASURE	T3	T4	T5 1-5 Stories	T5 6-10 Stories	T6
***	***	***	***	***	***	***
Fitness Center, Commercial	Permitted as per Section 702.C					
SELF-SERVICE STORAGE FACILITY	1 SPACE PER NUMBER OF STORAGE UNITS	N/A				100 STORAGE UNITS
(1) Additional reduction when the off-street parking area is located within 1,320 feet from a light rail station when measured in a direct line from the building. The minimum required on-site vehicular parking is exclusively for the patrons of the subject parcel.						