

ATTACHMENT D

REPORT OF PLANNING COMMISSION ACTION September 7, 2023

ITEM NO: 10	
	DISTRICT NO.: 4
SUBJECT:	
Application #:	Z-TA-1-23-4
Proposal:	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 in the Midtown Character Area of the Walkable Urban Code.
Applicant:	Stan Shafer, HPPC LLC, and HPPC II, LLC
Owner:	Stan Shafer, HPPC LLC, and HPPC II, LLC
Representative:	William F. Allison, Withey Morris Baugh, PLC

ACTIONS:

Staff Recommendation: Approval, as shown in the recommended text in Exhibit A of the Staff Report.

Village Planning Committee (VPC) Recommendation:

Encanto 8/7/2023 Approval, per the staff recommendation. Vote: 17-0.

Planning Commission Recommendation: Approval, per the Encanto Village Planning Committee recommendation.

Motion Discussion: N/A

Motion details: Commissioner Boyd made a MOTION to approve Z-TA-1-23-4, per the Encanto Village Planning Committee recommendation.

Maker: Boyd
Second: Vice Chairman Gaynor
Vote: 6-0
Absent: Mangum, Perez, Simon
Opposition Present: Yes

Findings: 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.

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.~~ **Automotive, Communications and Utilities, Land Use Conditions.**

G.

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

H.

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

I.

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.						

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