



Village Planning Committee Meeting Summary

Z-TA-1-23-4

Date of VPC Meeting	August 7, 2023
Request	Amend Chapter 13 of the Phoenix Zoning Ordinance 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 section 1306.F, 1306.G and 1306.H. Amend section 1307.B (Required Vehicular Parking), Table 1307.1 Minimum Required Vehicular Parking, to allow self-storage in the Midtown Character Area of the Walkable Urban Code.
VPC Recommendation	Approval per the staff recommendation
VPC Vote	17-0

VPC DISCUSSION:

STAFF PRESENTATION

John Roanhorse, staff, introduced himself and provided a presentation on the development and adoption of the text amendment to add a new section for self-service storage facilities to Chapter 13, section 1306. Mr. Roanhorse reviewed the proposed changes noting the purpose, the language and area of applicability. Mr. Roanhorse displayed a map of the location, the additions to Land Use Matrix and the added language for Section F and staff's recommendation for approval.

APPLICANT PRESENTATION

William Allison representing the applicant with Morris Withey Baugh, PLC introduced himself and provided background, a summary and the status of the proposed self-service storage text amendment. Mr. Allison stated the development of the Park Central Mall has prompted a range of tenants and uses to the existing buildings. Mr. Allison noted the Mall has over 400,000 square feet of tenant space that was developed in the 1950's. Mr. Allison explained that in addition to the available commercial/retail space there is over 100,000 square feet of basement space which had been historically used for tenant storage. Mr. Allison said this text amendment is intended to allow the applicant to use the existing sublevel space for a self-service storage facility. Mr. Allison said his client coordinated with the city to see the best approach to allow this use and it was determined the optimal approach would be a specific targeted text amendment to allow this use at the specific location. Mr. Allison stated that this amendment focuses only on storage below grade that has been in existence since last year and is within the Midtown area location. Mr. Allison said that the existing basement at Park Central has been used for storage when the Burton Barr Library was being renovated. Mr. Allison

stated that this application will allow a creative use for the existing space under very specific circumstances, and they support the staff's recommendation.

QUESTIONS FROM THE COMMITTEE

Committee Member Matthews commented that this is a great and creative adaptive reuse.

Committee Member Perez asked what is the current per capita rate for square foot on storage. **Mr. Allison** responded that information is not available. Ms. Perez stated the proposal is a creative use of the space and the rate has been increasing and will continue to go up. Mr. Allison responded there many new units that have been opened in the area and there are many tenants at Park Central and they expect that there will be a significant demand for storage use created on site.

PUBLIC COMMENTS:

Ken Waters introduced himself and expressed his concern with the direction of this proposed text amendment. Mr. Waters expressed his experience and observations with the positive economic development that has occurred with the Park Central Mall. Mr. Waters stated the inclusion of self-storage has many potential concerns and is not consistent with the TOD. Mr. Waters stated that uses in the proposed area should promote the walkable urban environment other than storage. Mr. Waters stated that he was concerned that industrial warehousing may displace commercial retail uses that are compatible with the existing retail and restaurant development. Mr. Waters expressed the importance of evaluating storage to see if it was feasible compared to other potential retail uses. Mr. Waters suggested that the applicant contact Ms. Christine McKay with the Community Economic Development Department to access the viability of storage uses at Park Central. Mr. Waters stated the city needs to think about this amendment and the Park Central location is better suited for retail commercial uses not industrial warehousing it the TOD. Mr. Waters thanked the committee for allowing time for comments.

APPLICANT RESPONSE:

Mr. Allison responded that his clients have been working with the Park Central transformation extensively and have carefully evaluated the potential for development. Mr. Allison stated the applicant has experience with this development and noted that basement space has certain limitations for development. Mr. Allison stated that the above ground retail commercial space at Park Central is currently 75 percent occupied so there is room for growth. Mr. Allison said this request is reasonable and suited for this location.

MOTION

Committee Member Rick Mahrle made a motion to recommend approval of Z-TA-1-23-4 per the staff recommendation. **Committee Member G.G. George** seconded.

VOTE

Encanto Village Planning Committee

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17-0; motion to approve Z-TA-1-23-4 per the staff recommendation passes with Committee Members Benjamin, Bryck, Cardenas, Doescher, George, Jewett, Kleinman, Mahrle, Matthews, Perez, Picos, Procaccini, Schiller, Searles, Tedhams and Vice Chair Rodriguez and Chair Wagner in support.

STAFF COMMENTS REGARDING VPC RECOMMENDATION:

Staff have no comments.