



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Exhibit 1
Text Amendment Z-TA-6-16 – Self-Service Storage Warehouse

Proposed Language:

Amend Chapter 6, Section 647.A.2.i (Special Permit Uses – Self-Service Storage Warehouse) to read as follows:

- i. Self-service storage warehouse in the C-2 District subject to the following regulations:
 - (1) ~~No building shall exceed a height of two stories, not to exceed twenty-four feet, except that the City Council may limit building height to less than twenty-four feet.~~
 - (2)(1) All storage shall be within a closed building except that within the grounds of a self-service storage warehouse where trailers and motor vehicles may be placed in outdoor storage areas which are separate from view from adjacent streets and property by walls, fences or landscaping. Outdoor storage areas shall not exceed ~~ten percent~~ 10% of the gross site area and shall not count toward meeting parking requirements.
 - (3)(2) No auctions, sales, service or repair activities or anything other than dead storage and the rental and supervision of storage units and such additional uses permitted in the C-2 district that are specified through special permit approval shall be conducted on the premises.
 - (4)(3) There shall be no storage [or] use of hazardous or dangerous materials on the premises.
 - (5)(4) The premises shall abut or have direct access to a freeway or arterial street, as designated on the street classification map.
 - (6) ~~There shall be a person on the premises at all times who shall be responsible for operating the warehouse in conformance to these regulations and all other conditions of the special permit.~~
 - (7)(5) Screening the perimeter of the premises of a self-service storage warehouse may be required. All parts of the perimeter which are adjacent to a residential zone shall be screened by a fence or wall with a landscaped area at least ten 10-feet wide, additional setback and the reorientation of buildings may be required to ensure compatibility with surrounding properties.
 - (8)(6) A self-storage warehouse may be combined with a household moving center.

Exhibit 2 -- Village Results Z-TA-6-16 Self Storage

<u>Village</u>	<u>Date</u>	<u>Recommendations</u>	<u>Vote</u>
Ahwatukee Foothills	12/19/2016	Approval, with two modifications. Retain the height restriction and replace on-site security language with the following: "FACILITIES SHALL BE REQUIRED TO PROVIDE 24-HOUR MONITORED SECURITY FOR ALL COMMON AREAS ON THE SUBJECT PROPERTY."	11-0
Alhambra	12/20/2016	Approval, with direction to staff to engage the Police Department regarding proposed text amendment and the safety, security, and crime impacts in relation to Self Service storage uses	8-3
Camelback East	12/6/2016	Approval	13-0
Central City	12/12/2016	Approval	16-0
Deer Valley	12/15/2016	Approval	7-0
Desert View	12/6/2016	Approval	7-0
Encanto	12/5/2016	Approval	10-0
Estrella	12/20/2016	Approval	8-0
Laveen	12/12/2016	Approval	8-0
Maryvale	12/14/2016	Approval	11-0
North Gateway	12/8/2016	Approval	3-0
North Mountain	12/21/2016	Meeting Cancelled	No Vote
Paradise Valley	12/5/2016	Approval	15-0
Rio Vista	12/8/2016	Approval	3-0
South Mountain	12/13/2016	Approval with modification to retain building height restriction	10-3

Exhibit 3 - Planning Commission Summary -- Z-TA-6-16

REPORT OF PLANNING COMMISSION ACTION January 5, 2017

ITEM NO: 3	
	DISTRICT NO.: CITYWIDE
SUBJECT:	
Application #:	Z-TA-6-16
Proposal:	Amend Chapter 6 (Special Permitted Uses), Section 647.A.2.i (Self-Service Storage) of the Phoenix Zoning regarding maximum building height regulations and the requirement for a staff person on the premise at all times.
Applicant:	City of Phoenix Planning Commission
Owner:	City of Phoenix Planning Commission
Representative:	Planning and Development Department

ACTIONS:

Staff Recommendation: Approval.

Village Planning Committee (VPC) Recommendation:

Ahwatukee Foothills 12/19/2016 Approved, with modifications. Vote: 11-0
Alhambra 12/20/2016 Approved, with a recommendation. Vote: 8-3
Camelback East 12/6/2016 Approved, as recommended by staff. Vote: 13-0
Central City 12/12/2016 Approved, as recommended by staff. Vote: 16-0
Desert View 12/6/2016 Approved, as recommended by staff. Vote: 7-0
Deer Valley 12/15/2016 Approved, as recommended by staff. Vote: 7-0
Encanto 12/5/2016 Approved, as recommended by staff. Vote: 10-0
Estrella 12/20/2016 Approved, as recommended by staff. Vote: 8-0
Laveen 12/12/2016 Approved, as recommended by staff. Vote: 8-0
Maryvale 12/14/2016 Approved, as recommended by staff. Vote: 11-0
North Gateway 12/8/2016 Approved, as recommended by staff. Vote: 3-0
North Mountain Did not hear.
Paradise Valley 12/5/2016 Approved, as recommended by staff. Vote: 15-0
Rio Vista 12/8/2016 Approved, as recommended by staff. Vote: 3-0
South Mountain 12/13/2016 Approved, with a modification. Vote: 10-3

Planning Commission Recommendation: Approved, per the language in Attachment A in the staff report.

Motion discussion: N/A

Motion details – Commissioner Katsenes made a MOTION to approve Z-TA-6-16 per the language in Attachment A in the staff report.

Maker: Katsenes
Second: Heck
Vote: 7-0 (Shank recused)
Absent: None

Opposition Present: Yes

Proposed Language:

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 - (8)(6) A self-storage warehouse may be combined with a household moving center.

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City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

REVISED

**Exhibit 4 - Staff Report
Zoning Ordinance Text Amendment
Z-TA-6-16**

Application No Z-TA-6-16: Amend Chapter 6 (Special Permitted Uses), Section 647.A.2.i (Self-Service Storage) of the Phoenix Zoning regarding maximum building height regulations and the requirement for a staff person on the premise at all times.

Staff recommendation: Staff recommends approval of Z-TA-6-16 as shown in the recommended text in Attachment A.

Purpose

The intent of this text amendment is update the requirements set forth in Section 647 of the Phoenix Zoning Ordinance regarding self-service storage facilities to reflect the modern operational characteristics of this type of business.

Description of the Proposed Text

The proposed text includes two modifications. The first modification would remove the requirement that a staff person shall remain on the premises at all times who is responsible for operating the warehouse. This requirement is no longer necessary due to technological advances in security, such as video surveillance cameras, key code entry access, electronic gates, individual alarmed rooms, etc. The second modification would remove the maximum 24-foot building height limitation. The maximum building height for the underlying C-2 district is 30-feet.

Conclusion

The proposed text amendment will amend Chapter 6 (Special Permitted Uses), Section 647.A.2.i (Self-Service Storage) to remove the requirement for a staff person to remain on the self-storage warehouse premises at all times and remove the maximum 24-foot building height limitation in order to be consistent with the maximum building height allowed in the underlying C-2 district.

Staff recommends approval of the change to the Zoning Ordinance as proposed in Exhibit 1.

Writer

J. Braswell
12/5/2016

Exhibits

1. Proposed Language