



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

REVISED

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 Attachment A.

Writer

J. Braswell
12/5/2016

ATTACHMENT A
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.
