



PLANNING AND ZONING COMMISSION STAFF REPORT

DATE **March 21, 2024**

TO **Planning and Zoning Commission**

THROUGH **Chris M. Jacques, AICP**
 Planning Director

FROM **Lorie Dever**
 Deputy Director

SUBJECT **Self-Storage Facilities Code Amendment (TA23-04)**

Exhibit 2

SUMMARY OF REQUEST

This is a city-initiated text amendment to the Zoning Ordinance pertaining to *Self-Storage* and *Boat, RV and Trailer Storage* facilities. More specifically, the city is seeking modifications to these specific sections as follows:

1. Section 21-202 “Definitions”

Create new stand-alone definitions for *Self-storage*, *Indoor and Drive-Up* and *Boat, Recreational Vehicle & Trailer Storage* to recognize character and operational differences.

2. Section 21-503 “Land Use Matrix”

Update the Land Use Matrix for non-residential districts showing where these facilities are permitted “by right” or would be allowed subject to obtaining a Conditional Use Permit.

3. Section 21-505 “Limitations on Uses”

- a. Establish a maximum acreage for Self-Storage facilities to address character concerns and potential dominance of the use.
- b. Modify location siting requirements to address potential for proliferation and oversaturation in key economic development corridors.
- c. Establish updated operational limitations to address typical neighborhood concerns.

If approved, staff believes these code modifications will assist in ensuring that the best-positioned land remaining within the City of Peoria will be safeguarded for higher job generating employers, while also retaining measured growth opportunity for the storage industry given its ancillary impact on small businesses.

BACKGROUND

As part of the overarching City Council priority area for economic development, Peoria is aggressively pursuing opportunities and strategies to promote a thriving, balanced and dynamic economy, which capitalize on the City's strengths and supports local job growth and economic expansion. In this regard, it is important that the best positioned vacant or underutilized land be protected for land uses that are in furtherance of this larger objective. More recently, there is growing concern that low job-generating industries such as *Self-Storage* and *Boat & RV Facilities* will continue to absorb key strategic commercial and employment corridor areas within Peoria. While some sites are uniquely suited for self-storage facilities, when they consume the *best-positioned* sites, this reduces the opportunities for higher order economic expansion and balance. To this end, the city is proposing this code amendment to ensure that the best-positioned land remaining within the City of Peoria is better safeguarded.

Context:

There are approximately thirty-two (32) existing *Self-Storage* and *Boat & RV facilities* within Peoria city limits. Additionally, one (1) property was specifically zoned for these types of uses, along with two (2) active cases under consideration. Cumulatively, this equates to a total of thirty-five (35) existing and proposed facilities within Peoria city limits. Of the thirty-five (35), twenty-eight (28) are *Indoor* or *Drive-Up* facilities. (Or alternatively 80% are *Indoor* or *Drive-Up* storage facilities, and 20% of the facilities are *Boat & RV only*.) There are also twelve (12) additional facilities within one (1) mile of city limits within outlying County islands and adjoining municipalities. In all, there are currently forty-seven (47) either existing or planned facilities within and immediately surrounding the City of Peoria.

It is also important to put those forty-seven facilities within and adjacent to the Peoria limits into perspective, as it does not represent total saturation of self-storage facilities at full city built out; rather, there is significant land left to develop within Peoria.

While the pace of private land being developed in Peoria has continued to be brisk, the result is that now over 75 percent of the remaining undeveloped land is managed by the Arizona State Land Department. This land is both strategic in its regional location, and critical in expanding the City Council's economic employment objectives, as well as the goals outlined within the voter approved Peoria General Plan. Given the concentration and clustering of existing facilities within developed areas of the community, there is concern that continued unchecked growth has potential to detrimentally impact future growth areas in a similar fashion.

Lastly, the storage industry is by its nature a low job creator, which is discussed further herein. With that said, it does provide auxiliary or secondary small-scale inventory support for existing small businesses within the community, along with providing long-term and transitory storage for Peoria residents during their various life stages. As such, any code provision or regulatory changes should not only advance the City forward in achieving the stated economic prosperity objectives, but it should also retain measured growth opportunity for the storage industry given its

SELF-STORAGE FACILITIES – CODE AMENDMENT (CASE TA23-04)

ancillary impact on small businesses. Further analysis and justification for the proposed code refinements are provided below.

PROPOSED REGULATIONS

As originally conceived in the draft submitted for public comment in January 2024, there were four primary methodologies and objectives being utilized within the code amendment to ensure the best-positioned land is not consumed for self-storage facilities. Subsequent to multiple industry conversations and study sessions before the Commission, city staff refined the methodologies and objectives to be as follows:

1. **Create new stand-alone definitions** for Self-storage, Indoor and Drive-Up and Boat, Recreational Vehicle & Trailer Storage to recognize character and operational differences.
2. **Update the Zoning District Land Use Matrix** for non-residential areas showing where these facilities are permitted by right or would be allowed subject to obtaining a Conditional Use Permit (CUP).
3. **Establishes maximum acreage** for Self-Storage (Indoor and Drive-Up) facilities to address character concerns and potential dominance of the use.
4. **Modify location siting requirements** to address potential for proliferation and oversaturation in key economic development corridors and areas; and
5. **Establishes updated operational limitations** to address typical neighborhood concerns.

These key concepts inform the framework from which the specific provisions or regulations were developed from. Given the refinements to the objectives and framework, the draft regulations similarly evolved as well. Refer to **Exhibit 1** for the complete list of changes to each of the code sections. For ease of use, staff provided a less technical Code Briefing Sheet which synthesized the proposed provisions, which is attached herein as well. As a direct result of this constructive dialog, there are now more items of agreement between city staff and industry representatives within the proposed code; however, key differences remain and are discussed in depth below.

Finally, it is important to note that active development cases will not be impacted by the proposed changes. More specifically within the Ordinance presented to City Council for consideration, it is intended to include the following exclusionary provision: ***Development cases for Self-Storage or Boat & RV Storage facilities that are active prior to the adoption of the ordinance shall be exempt from the proposed regulations.***

ANALYSIS OF REQUEST(S)

As noted above, the regulations proposed for the Self-Storage Facility code amendment focus on five key concepts which are generally grouped into three discussion areas: Definitions, Land Use Matrix, and Operational Regulations. Each of the three discussion areas, along with the specific code modifications are analyzed and discussed more in depth below.

SELF-STORAGE FACILITIES – CODE AMENDMENT (CASE TA23-04)

1. **Definitions:** Create new stand-alone definitions for *Self-Storage*, *Indoor and Drive-Up* and *Boat, Recreational Vehicle & Trailer Storage* to recognize character and operational differences.

In total, one definition is being modified and two new definitions are being added to Section 21-202 based on feedback received from industry representatives. More specifically, staff is recommending a new *Self-Storage* definition that addresses all facility configurations be added as shown in **Exhibit 1**. For clarity, the RV/Boat component within the definition for *Outdoor Storage* is being removed and the better defined term of *Boat, Recreation Vehicle & Trailer Storage* is being proposed instead. Overall, staff believes the proposed definition changes are now more in-line with industry nomenclature, better describe the representative use, and reduce areas of conflict within the Zoning Code.

2. **Land Use Matrix:** Update the Zoning District Land Use Matrix for non-residential areas showing where these facilities are permitted “by right” or would be allowed subject to obtaining a Conditional Use Permit (CUP).

As noted within the enclosed correspondence from AZSA representatives prior to the February 1, 2024 Commission meeting, there was a desire to retain the allowances for “*Storage, Indoor and Drive-Up*” as they exist today. After meeting with representatives on February 13, 2024, to discuss their concerns, staff re-evaluated several items in considering the request, including reviewing the intention of each zoning district, previous code amendments associated with mini-storage, and concerns by both the industry and public.

Based on this analysis, staff agreed with adding Self-Storage and Boat & RV Storage within the General Commercial (C-4) and Regional Commercial (C-5) districts as an allowed (“by right”) use unless the facility is located within 200 feet of a residential area, in which case a Conditional Use Permit would need to be obtained prior to operating. This modification retains the ability to locate these facilities in heavier commercial and retail settings, yet provides the desired level of additional oversight to ensure compatibility when adjacent to residential areas. As such, the modification was reflected in Table 21-503 accordingly, and subsequent communication from AZSA representatives identify they have no objections to the proposed changes to the Land Use Matrix. As such, staff believes the proposed changes maintain a better balance between meeting the city’s concerns regarding proliferation and the industry’s desires for growth.

In discussing the potential changes to the Land Use Matrix, the Commission identified also they would like to ensure there were avenues a developer could pursue to allow these facilities where they seemed appropriate. As noted during staff’s presentation and within the previous memorandum, developers can seek exceptions from the provisions or create specific allowances for these facilities. More specifically they can choose to:

- **Modify the zoning on the specific site to include Self-Storage as an allowed use.** *In these instances, applicants have requested to:*
 - **Rezone to a “Single Use” Planned Area Development (PAD).** *Two of the more recent examples presented to Commission included one application to rezone the property to PAD to allow self-storage, while the other PAD application specifically allowed boat and RV storage on the subject site.*
 - **Modify an existing PAD to specifically adjust the land use matrix to allow these facilities and/or expand the subject area where they can be developed within.** *Most “PAD Standards and Guidelines Reports” associated with rezoning cases provide a range of permitted, and conditionally permitted uses within the specific project. In one of the most recent PAD amendments before Commission, boat and RV storage was already permitted onsite; however, the application was seeking an expansion of the allotted area. Other applications before Commission have been to refine and clarify specifically where self-storage uses were permitted and under what circumstances/conditions they could operate. In these instances, the existing use allowances and operational regulations for the subject property were simply updated to provide clarity and transparency regarding expectations. Often, a specific self-storage developer was making the request concurrently along with a site plan application to ensure what was being proposed would conceptually work within existing site constraints.*
- **Request a variance to reduce or modify spacing requirements for a specific location.** *These types of requests go before the Board of Adjustment. In those instances, a deviation from the standard may be granted by the Board when mitigating factors are present and/or physical characteristics of the specific site warrant further consideration. Successful applications in which the spacing standard was reduced allowed the business to still meet the intent of the provisions and caused no undue hardship on adjacent property owners.*

All options noted above currently exist within the Peoria Zoning Ordinance and would continue to be available going forward should the code amendment, or some form thereof, be adopted by City Council. Therefore, staff believes there are sufficient options available to the industry to address site specific concerns and that no additional modifications to the proposed regulations are warranted.

- 3. Operational Regulations:** Three of the five key objectives for this code amendment fall within the purview of operational regulations. More specifically, they are:
- a. Establishes maximum acreage for Self-Storage facilities to address character concerns and potential dominance of the use.
 - b. Modify location siting requirements to address potential for proliferation and oversaturation in key economic development corridors and areas; and
 - c. Establishes updated operational limitations to address typical neighborhood concerns

Of the operational regulations proposed in **Exhibit 1**, there are two specific provisions that the AZSA does not agree with and would either like the proposed regulations to be removed and/or modified from the code amendment as discussed further below. For brevity, staff's analysis of the operational regulations will focus only on these two items.

a. Separation Between Facilities: A minimum one (1) mile separation between another Boat, RV and Trailer Storage or Self-Storage facility. *(AZSA's requested in noted below and Staff's response is noted in italics)*

AZSA has asked for this provision to be removed from the proposal in order to allow industry to meet market demands. In particular, customers are looking for convenience, and more specifically desire to have these facilities along their ordinary path of travel. Additionally, facility developers and operators are now more advanced and diligent when bringing on new facilities as there is more market and feasibility information available. For these reasons, they believe the industry continues to improve and self-regulates spacing between facilities appropriately already, so no additional regulations are needed.

Over the last decade, there have been on-going concerns expressed on what is often referred to as the proliferation of self-storage in Peoria. Results for a spatial analysis of existing and proposed facilities within and adjacent to Peoria have shown that these types of facilities continue to concentrate and cluster in areas within the community. For example, some of the more recent facilities located anywhere from ½ mile to one (1) mile apart. In more mature areas of the community, the distance between facilities was less than a ½ mile.

As Peoria looks to secure its economic future, and attract high job growth employers, there is mounting concern over continuing the practice of allowing unchecked growth by low job generating industries into these remaining strategic areas. To reduce the potential for clustering to occur, one of the conventional methods used within a zoning code is to add a spacing or separation requirement between the specific uses. Variations of this type of requirement are often used to reduce sign clutter or regulate industries or uses such as but not limited to short term rentals, mobile vendors, accessory buildings, service stations, certain personal services, and more.

Because each community is unique, it is incumbent on the municipality or jurisdiction to analyze and identify specific dynamics to best determine how the distance for separation requirement is derived. From a trade area perspective, these facilities have a one-, three- or five-mile radius depending on geographical and socio-economic patterns. Based on this information and the results of the spatial analysis, selecting a one (1) mile separation distance between facilities appeared to provide a better aesthetic balance between resident concerns and industry needs. As such, staff is recommending this provision remain unchanged as proposed.

- 4. Separation requirement from arterial/arterial intersection: Minimum distance from an Arterial/Arterial intersection is six hundred and sixty (660) feet.** (AZSA's requested in noted below and Staff's response is noted in italics)

AZSA's recommendation is to reduce the distance for self-storage facilities to 300 LF from intersection or eliminate the provision altogether.

Previously staff had recommended a minimum distance of 1,320 linear feet (or ¼ mile) from the intersection. As originally proposed the distance does not appear to effectively allow a storage facility to be located within traditional sized commercial areas. Based on feedback received from AZSA, staff re-evaluated this separation requirement in relation to the City's Access Management guidelines, along with customary commercial and industrial sites within the community.

The proposed 300 linear feet from the intersection continues to allow visual dominance of these type of facilities within major access corridors and does not accomplish the intended objective. Additionally, having these types of facilities in close proximity to arterial/arterial intersections pose safety concerns for vehicular and pedestrian traffic within and adjacent to these sites. For example, patrons of these facilities may be in unfamiliar vehicles such as moving trucks, or are inexperienced or unaccustomed to regularly driving recreational vehicles, or truck and trailer combinations. Having these slower turning movements located near heavier traveled intersections greatly increases the potential for rear-end collisions. Thus, having these facilities obtain their primary access from a collector roadway is preferred. Aside from that, the next alternative would be to allow access at the 1/8th mile mark, which aligns with minimum driveway spacing for commercial centers. As such, staff updated this recommendation to require a minimum 660 feet separation requirement from arterial / arterial intersections.

If summary, staff believes these code modifications are reasonable and balanced in approach and will assist in ensuring that the best-positioned land remaining within the City of Peoria are better safeguarded for higher job generating employers, while also retaining measured growth opportunity for the storage industry given its ancillary impact on small businesses.

COMMUNITY INVOLVEMENT

Outreach Process

During the code amendment process, there have been a number of touch points to ensure interested parties had the opportunity to comment on the proposal. At the February 1, 2024 Planning and Zoning Commission study session, staff presented an overview of the proposed outreach methods and results to date. This information is encapsulated below and updated to reflect additional efforts since that meeting. In summary:

- **January 11th | Stakeholder Outreach Initiated**
 - Posted to City's website; and
 - Email to applicants on file for last two years; Received two (2) letters of opposition

SELF-STORAGE FACILITIES – CODE AMENDMENT (CASE TA23-04)

- **January 16th | Business Briefs E-Newsletter**
 - Sent to 3,228 business contacts
 - Initial open rate was 53.5%; Final open rate was 54.6%
- **January 25th | Virtual Open House**
 - Four (4) Industry Stakeholders attended
 - AZSA (x2), a Self-Storage Builder, and a Legal Firm for an active case
 - AzSA provided slide deck outlining benefits (*included in **Exhibit 2***)
- **January 26th – 29th | Public Correspondence**
 - Five (5) letters of support for the amendment received through the city’s public comment form.
- **February 1st | Study Session at Planning & Zoning Commission**
 - Four (4) Industry Stakeholders attended and spoke in opposition to the amendment
 - Commission directed staff to meet with stakeholders prior to bringing the code amendment forward for consideration.
- **February 13th | Industry Stakeholder Meeting**
 - Six (6) representatives were in attendance
- **March 7th | Study Session at Planning and Zoning Commission**
 - Two (2) representatives were in attendance
 - At the meeting, staff provided one (1) letter and two (2) emails in opposition to the code amendment from industry representatives that was received subsequent to the printing of the staff report.

Public Noticing

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes placing a legal ad in the Peoria Times at least 15 days prior to the Public Hearing.

Support / Opposition

Over the duration of the outreach process, five (5) letters of support were received from residents, and six (6) letters in opposition from industry representatives. All correspondence received about the proposal is included within **Exhibit 2**.

KEY FINDINGS

- The amendment is consistent with the goals, and policies contained within the adopted Peoria General Plan and the City Council’s economic development focus area.
- Definition are now more in-line with industry nomenclature, better describe the representative uses, and reduces areas of conflict within the Zoning Code.
- Proposed regulations maintain a better balance between meeting the city’s concerns regarding proliferation of these facilities and the industry’s desire for growth.

SELF-STORAGE FACILITIES – CODE AMENDMENT (CASE TA23-04)

- Existing avenues remain unchanged with this proposal, and allow developers to seek exceptions from the regulations where these types of facilities are appropriate and compatible with the surrounding area.

POSSIBLE ACTIONS / OPTIONS

- A:** Approve as recommended by staff; or
- B:** Approve in part or with modifications; or
- C:** Deny; or
- D:** Continue action to a date certain or indefinitely.

RECOMMENDATION

Staff recommends that the Planning and Zoning Commission take the following action:

Recommend approval of Case TA23-04 to the City Council as proposed in Exhibit 1.

STAFF CONTACT

Lorie Dever
Deputy Director
(623)773-5168
Lorie.Dever@peoriaaz.gov



PLANNING DEPARTMENT

CODE AMENDMENT | SELF-STORAGE BRIEFING SHEET

2/27/24

Code Amendment: **Self-Storage Facilities (TA23-04)**
Sections 21-202, 21-503 and 21-505 of the Zoning Ordinance

Council Priority: **Economic Prosperity**

- Aggressively pursue opportunities and strategies to promote a thriving, balanced, and dynamic economy within the City of Peoria.
- Capitalize on the City's strengths and support local job growth and expansion.
- **Protect and best position vacant or underutilized land.**

Economic Considerations:

- Minimal jobs created by these facilities;
- They are low sales tax or capital expenditure generators; and
- Tendency to consume prime commercial and industrial sites along economic corridors.

Facility Types:

- Self-Storage, Internal and Drive-Up
- Boat, Recreational Vehicle & Trailer Storage

Exhibit 2

Quantity:

Thirty-two (32) existing facilities city-wide; Three (3) additional facilities zoned for or in process, and Twelve (12) existing facilities within one (1) mile of city limits. (Total of 47 within and around city limits)

Code Amendment Applicability:

Within the Ordinance presented to City Council for consideration, it will include the following exclusionary provision: ***Development cases for Self-Storage or Boat & RV Storage facilities that are active prior to the adoption of the ordinance shall be exempt from the proposed regulations.***

Proposed Code Amendment Methodologies:

1. Create new stand-alone definitions *Self-storage, Indoor and Drive-Up* and *Boat, Recreational Vehicle & Trailer Storage* to recognize operational differences.
2. Update the *Zoning District Land Use Matrix* for non-residential areas showing where these facilities are permitted by right, or would be allowed subject to obtaining a Conditional Use Permit (CUP);
3. Establishes maximum acreage for Self-Storage facilities to address character concerns and potential dominance of the use.
4. Modify location siting requirements to address potential for proliferation and oversaturation in key economic development corridors and areas; and
5. Establishes updated operational limitations to address typical neighborhood concerns.

Proposed Code Changes:

1. New Stand-Alone Definitions to Recognize Operational Differences between facilities (Updated)

Boat, Recreational Vehicle & Trailer Storage: The parking, keeping, or placing of boats, recreational vehicles, or similar self-propelled or tow-behind vehicles, and associated equipment, such as but not limited to, utility trailers, jet skis, snow mobiles, and all-terrain vehicles for patrons. This classification is not applicable for contractor storage yards.

Self-Storage, Indoor and Drive-Up. Often referred to as Mini-Storage, these facilities offer storage for patrons, which may be accessed through internalized controlled entry within the building or through controlled drive-up access within the facility. Facility shall refer to a building or group of buildings that contain varying sizes of individual, compartmentalized, and/or enclosed stalls or lockers for the storage of customers' goods or wares.

2. Update Zoning District Land Use Matrix (Updated)

- Clarification of land use classifications for easier use.
- Recognize operational differences between self-storage and stand-alone Boat & RV storage facilities.
- Removes CUP process for Boat & RV facilities unless located 200ft of residential district.
- Removes CUP process for Self-Storage in C-4 and C-5 unless located 200ft of residential district.
- Eliminates Self-Storage allowance in Business Park (BPI) and Heavy Manufacturing (I-2) Districts

Land Use	Commercial Districts								Employment Districts			
	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
Mini-Storage Warehouses, RV, Boat, and Trailer Storage indoor, and/or screened only#	X	X	X	C	C	X	C	C	P	P	P	P
Boat, Recreational Vehicle & Trailer Storage	X	X	X	X	X	X	PΔ	PΔ	X	PΔ	PΔ	X
Contractor Storage Yard, including outdoor storage of construction equipment and materials	X	X	X	X	X	X	C	X	X	PΔ	PΔ	PΔ
Outdoor Storage, including Automobile, RV, Boat, and Trailer Storage	X	X	X	X	X	X	C	C	X	PΔ	PΔ	PΔ
Self-Storage, Indoor and Drive-Up	X	X	X	X	C	X	PΔ	PΔ	X	P	P	X

- P = Permitted
- PΔ = Any uses located within 200ft of a residential district shall be subject to CUP
- C = Permitted Conditional Use. Conditional Use Permit (CUP) required.
- X = Not Permitted

3. Maximum Acreage (New)

- *Self Storage, Indoor and Drive-Up facilities are limited to a maximum five (5) gross acres in size.*

4. Proposed Location Siting Methodology (Updated)

- **May only be sited on Arterial or Collector Street**
 - No access permitted onto local roads, or Limited Access Parkways and above (Prohibited on Grand Avenue or Lake Pleasant Parkway)
- **Minimum one (1) mile separation between facilities**
- **Minimum 660 Ft (1/8 mile) ~~1,320 Ft (1/4 mile)~~ from Arterial / Arterial intersection**
- **Updated operational limitations established to address typical neighborhood concerns.**
 - Windows fronting onto the residential area shall be clerestory (or faux windows).
 - Doors of the storage areas shall not front on, or be visible from, any public street.
 - All Self-Storage uses must be conducted entirely within the facility, with no outside storage or display allowed regardless of screening.
 - Conducting of sales or operating a business from the storage area or units is prohibited.
 - Residing within an RV or storage unit is prohibited; however, a single caretaker residence for the facility is allowed as an accessory use.
 - Vehicle maintenance is prohibited on site.
 - A detailed operations plan required with site plan application.

(Draft Version Showing Proposed Modifications)
Amendment for Adoption to the
Peoria City Code, Chapter 21 - Zoning

HOW TO READ THIS DOCUMENT

Unless otherwise stated, provisions or regulations being deleted are shown in bold red strikethrough text or a line through the graphic, like this: ~~Provisions that are being deleted are shown with a bold red strikethroughs text~~. Graphics containing bold red strikethrough are intended to remove the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being added are shown in double-underlined bold blue text, like this: Provisions that are being added are shown in double-underlined bold blue text. Graphics containing a bold double blue box are intended to add the graphic in its entirety as well as any text that is embedded in the graphic.

Only those changes noted through the above methods for the specific sections and subsections of the code identified shall be made. When regulations, graphics or other text is omitted, or is shown unchanged in adjoining sections or subsections of the code, it shall remain unchanged.

Exhibit 1 – Self-Storage Facilities: Code Amendment (TA23-04)

Section 1. Amend Chapter 21 - Zoning, Section 21-200 Definitions, as follows:

Sec. 21-200. Definitions

21-201. Intent.

This Section is intended to clarify the meaning of any term used within the regulations and development standards for which the common definition may not serve the purpose of the regulations, or which is not a commonly used term outside of the context of this Zoning Ordinance.

21-202. Definitions.

- A. The word “occupied” and the word “used” shall be considered as meaning the same as the words “intended”, “arranged”, or “designed to be used or occupied”.
- B. The word “dwelling” includes the word “residence”; the word “lot” includes the words “plot” or “parcel”.
- C. Terms not herein defined shall have the meanings customarily assigned thereto.
- D. For the purpose of this Zoning Ordinance, certain words are hereby defined as follows:

B

Boat, Recreational Vehicle & Trailer Storage: The parking, keeping, or placing of boats, recreational vehicles, or similar self-propelled or tow-behind vehicles, and associated equipment, such as but not limited to, utility trailers, jet skis, snow mobiles, and all-terrain vehicles for patrons. This classification is not applicable for contractor storage yards.

C

Contractor Yard means an area on, or immediately adjacent to a major construction or demolition site used as a temporary basis for parking and storage of equipment used in the project, and the storage and preparation of materials and other items used in the project, including construction offices and shops.

O

Outdoor Storage means screened exterior storage of material, goods, or equipment with restricted public access. Vehicle Dealerships, Vehicle Rental Facilities, Self-Storage Facilities, and Boat & Recreational Vehicle & Trailer Storage are excluded from this classification. ~~including items for sale, lease, processing and report for a period greater than 24 hours.~~

S

Self-Storage, Indoor and Drive-Up. Often referred to as Mini-Storage, these facilities offer storage for patrons, which may be accessed through internalized controlled entry within the building or through controlled drive-up access within the facility. Facility shall refer to a building or group of buildings that contain varying sizes of individual, compartmentalized, and/or enclosed stalls or lockers for the storage of customers' goods or wares.

Exhibit 1 – Self-Storage Facilities: Code Amendment (TA23-04)

Amend Chapter 21 - Zoning, Section 21-500 Non-Residential District, as follows:

21-503 Land Use Matrix

<p>C = Permitted Conditional Use. Conditional Use Permit required. See Section 21-321. A = Accessory use Δ = Any uses located within 200 feet of a residential district shall be subject to a Conditional Use Permit # = Subject to special limitations (see the following Section 21-505) - = Not Permitted</p>												
Land Use	O-1	C-1	PC-1	PC-2	C-2	C-3	C-4	C-5	BPI	PI-1	I-1	I-2
General Industrial & Manufacturing												
Mini-Storage Warehouses, RV, Boat, and Trailer Storage indoor, and/or screened only#	-	-	-	€	€	-	€	€	P	P	P	P
<u>Boat, Recreational Vehicle (RV) & Trailer Storage</u>	=	=	=	=	=	=	<u>PA</u>	<u>PA</u>	=	<u>PA</u>	<u>PA</u>	=
Contractor Storage Yard, including outdoor storage of construction equipment and materials	-	-	-	-	-	-	€	-	-	PA	PA	PA
Outdoor Storage, including Automobile, RV, Boat, and Trailer Storage	-	-	-	-	-	-	C	C	-	<u>PA</u>	<u>PA</u>	<u>PA</u>
<u>Self-Storage, Indoor and Drive-Up</u>	=	=	=	=	<u>C</u>	=	<u>PA</u>	<u>PA</u>	=	<u>P</u>	<u>P</u>	=

21-505. Limitations on Uses.

D. General Industrial & Manufacturing.

- ~~1. Mini-storage warehouses, RV, Boat, and Trailer Storage, indoor and/or screened, shall be subject to the following additional requirements:

 - ~~a. For the purposes of this Section, an outdoor RV, Boat and Trailer Storage use shall be visibly screened from a public street by an architecturally integrated wall or structure consisting of a minimum height of ten (10) feet, or as otherwise approved by the Planning and Zoning Commission. Additional screening from elevated roadways may be required, such as canopies, berming, or other design solutions.~~
 - ~~b. Doors of the storage areas shall not front on any public street.~~
 - ~~c. Only storage shall be permitted. No sale of goods, materials or other tangible or intangible property from the facility or any part thereof shall be permitted. No activities conducted on the premises, whether related to the stored items or otherwise. The sale of insurance by the operator on goods stored therein or the sale by the operator of items used in connection with the storage of goods at the site shall not be prohibited.~~
 - ~~d. No hazardous or flammable materials, as defined in the Peoria City Building Code, shall be stored in such facility.~~~~

Exhibit 1 – Self-Storage Facilities: Code Amendment (TA23-04)

- ~~e. The City may exempt any structure from side and rear yard setbacks, except in circumstances where the site devoted to such use abuts a residential use or residentially-zoned vacant property. In such cases, the setback for the site boundary abutting the residential district shall be no less than thirty (30) feet.~~

1. All Boat & RV Storage, as well as Self-Storage, Indoor and Drive-Up uses:

- a. Applicability: These use-specific standards herein shall be applicable to facilities in all zoning districts including in Planned Area Development (PAD) and Planned Community Development (PCD) districts where the approved land use table refers to a City underlying Non-Residential Zoning District.
- b. Maximum Acreage: *Self Storage, Indoor and Drive-Up* facilities are limited to a maximum five (5) gross acres in size.
- c. Location Siting Requirements:

- 1) Vehicular access shall only be from a street classified on the City's General Plan Circulation Map as an Arterial or Collector. No access is permitted onto streets classified as local, or Limited Access Parkway and above.
- 2) Minimum separation distance from another Boat and RV Storage or Self-Storage facility is one (1) mile as measured from the site property line.
- 3) Minimum distance from an Arterial/Arterial intersection is six hundred and sixty (660) feet as measured from the center of the radius of the intersection curb return.

d. Development Standards and Design Requirements:

The following development standards and requirements are in addition to the underlying zoning district requirements only for those standards noted below.

- 1) When the facility is abutting a residentially-zoned lot, windows fronting onto the residential area shall be clerestory (or faux windows).
- 2) Doors of the storage areas shall not front on, or be visible from, any public street.

e. Operational Requirements:

- 1) All Self-Storage uses must be conducted entirely within the facility, with no outside storage or display allowed regardless of screening.
- 2) Conducting sales or operating a business from the storage area or unit is prohibited.
- 3) Residing within an RV or Self-Storage unit is prohibited; however, a single caretaker residence for the facility is allowed as an accessory use.
- 4) Vehicle maintenance is prohibited on site.
- 5) A detailed operations plan shall be provided which outlines:
 - i. Operational Hours;
 - ii. Security;
 - iii. Lighting;
 - iv. Odor mitigation from any dumping stations;

Exhibit 1 – Self-Storage Facilities: Code Amendment (TA23-04)

- v. [General clean-up of the site; and](#)
 - vi. [Procedures on addressing improper behavior, dumping of trash, and other nuisance concerns.](#)
2. Recycling Collection Facility and similar establishments shall not be engaged in any processing or compounding to reform materials into a useable state. The Planning and Zoning Commission may require screening, landscaping, and the restriction of use/materials to enclosed structures.
 3. Research Laboratories whose principal function is basic research, design and pilot or experimental product development shall have all activities conducted within a completely enclosed building.
 4. Moving Truck, Trailer, and Equipment Rental shall be subject to the following additional requirements:
 - a. In the C-2 and PC-2 Zoning Districts, Moving Truck, Trailer, and Equipment Rental shall be allowed as an Accessory Use to Mini-Storage Warehouses, RV, Boat, and Trailer Storage indoor, and/or screened only, Hardware and Home Improvement Store, and Hardware and Home Improvement Store with outdoor storage and/or garden center.
 - 1) No more than six (6) vehicles shall be stored on site in association with the Moving Truck, Trailer, and Equipment Use.
 - 2) Outdoor storage of vehicles and equipment associated with the Moving Truck, Trailer, and Equipment rental shall be fully screened from public view or located a minimum of 200 feet from the right of way.
 - 3) Outdoor storage of vehicles and equipment associated with the Moving Truck, Trailer, and Equipment rental shall not occupy required parking spaces or access lanes.
 - 4) Moving trucks, trailers, and equipment shall be stored in a designated area of the site. For multi-tenant sites, or sites with multiple uses, the designated area shall be proximate to the associated principal use.
 - 5) No fueling shall occur on-site in conjunction with this use.
 - 6) Moving trucks and trailers which require a Commercial Drivers License for their operation shall be prohibited.
 - 7) A Site Plan application (or Site Plan Amendment application for sites with a previously approved Site Plan) shall be required.

Self-Storage Code Amendment

Case TA23-04



From: [David Laney](#)
To: [Lorie Dever](#)
Subject: TA23-04 Self-Storage Code Amendment
Date: Friday, January 19, 2024 11:52:46 AM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.


Lorie, I actually live on the West side in Sun city, near Peoria and I oppose this amendment. This would give less consumer choice for storage and give already in place storage facilities a key advantage of restricting the market from new competitors. Restricting business growth via fiat demand would send the wrong signal to relocating companies to Peoria.

David Laney


Best regards,

David R. Laney | Executive Director



7301 N. 16th Street Suite 102
Phoenix, Arizona 85020
Direct 480-626-0142 | Fax 480-648-2396


License: AZ: BR629946000, NM: 14803B, OK: 200311
David.Laney@realstarcre.com | www.realstarcre.com

From: rmcrae@storage-solutions.org
To: [Lorie Dever](#)
Subject: TA23-04 Self-Storage Code Amendment
Date: Tuesday, January 23, 2024 1:01:14 PM

This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.

Hello Lorie,

I received the below information from some of my peers and unfortunately will not be able to attend the open house invitation for tomorrow. Our company, Storage Solutions, operates five self storage facilities in the city of Peoria, <https://www.storage-solutions.org/storage/arizona/storage-units-peoria>, one of which we built from the ground up at 83rd Ave and Lake Pleasant Parkway (Fletcher Heights Storage Solutions) in the retail center on the east side of 83rd Avenue north of Beardslly. Most recently we completed an expansion at our location on 75th Avenue just south of Bell Road (75th Avenue Storage Solutions) a couple summers ago.

We have served the Peoria community for over 25 years. We believe that self storage facilities are beneficial to the to the citizens of the community for several reasons; but most importantly we serve as an incubator for small businesses. Storage facilities have helped many small businesses with their start ups and are used as these businesses grow. We are a less expensive alternative than retail or warehouse space and help these businesses in all areas of storage from record storage, to inventory storage, storage of finished manufactured goods ready to go to market or house the supplies to make refined products. These businesses' logistics are served by well positioned self storage facilities within the City where they operate. All of this helps to foster the things the City of Peoria wants to see accomplished.

Self storage benefits the city by assisting small businesses in reducing overhead costs, increase productivity and support the growth and expansion which leads to further employment, additional tax revenues for the city and bringing trade opportunities whether to the city itself, intrastate, interstate or globally. Restricting the opportunities where storage developers may operate within the city may force some of these businesses and residents to relocate outside the city of Peoria to find the solutions they need for their everyday challenges.

We respectfully are not in favor of the proposed code amendment.

Thank you,

Ray McRae
President
Storage Solutions

480-844-3900

From: Lorie Dever <Lorie.Dever@peoriaaz.gov>

Sent: Thursday, January 11, 2024 1:57 PM

To: Lorie Dever <Lorie.Dever@peoriaaz.gov>

Subject: City of Peoria Code Amendment - TA23-04 Self Storage

Good Afternoon,

As a key stakeholder in Peoria and within the development community, you are receiving this email about potential changes being proposed to the Peoria Zoning Ordinance. More specifically, the City of Peoria is considering an amendment to the Zoning Ordinance that would revise the regulations for “Self-Storage Facilities”. At this time, we are working on getting the word out to all who may be interested in this amendment, so please share with your colleagues, or let me know who I should add to the contact list for future updates.

TA23-04 Self-Storage Code Amendment

As part of the overarching City Council priority area for economic development, Peoria is aggressively pursuing opportunities and strategies to promote a thriving, balanced and dynamic economy, which capitalize on the City's strengths and supports local job growth and economic expansion. To this end, it is important that the best positioned vacant or underutilized land be protected for land uses that are in furtherance of this larger objective.

Currently, there are approximately thirty-two (32) existing *Self-Storage* and *Boat & RV facilities* within Peoria city limits. There are also two (2) active cases under consideration and a number of existing facilities within a proximate distance in outlying County islands. While some sites are uniquely suited for a self-storage facility, when they consume the *best-positioned* sites, this reduces the opportunities for higher order economic expansion and balance. Therefore, the city is proposing a code amendment to ensure that the best-positioned land remaining within the City of Peoria is better safeguarded. *Please note that the amendment will not impact currently active cases.*

To View/Download Draft Code Amendment:

<https://www.peoriaaz.gov/government/departments/planning-and-zoning/zoning-text-amendments>

Upcoming Schedule:

Open House | Jan 25th at 9am

Staff will host an online open house via the Teams Meeting platform on **January 25, 2024 at 9am** to discuss the proposed changes. If you are interested in joining, please email lorie.dever@peoriaaz.gov to RSVP and receive the meeting link.

Study Session | Planning Commission - Feb 1st at 6:30pm

City staff will introduce the proposed code changes to the Planning and Zoning Commission at their upcoming February 1, 2024 meeting. You may attend in person at the City Council Chamber located at 8401 West Monroe Street, or you can watch online via:

YouTube: <https://www.youtube.com/c/DigitalPeoria>

City's website:

<https://www.peoriaaz.gov/government/departments/planning-and-zoning/planning-and-zoning-videos>

Questions, Comments and Updates:

To provide comments, ask questions or to sign up for more updates about this code amendment, please contact: Lorie Dever at lorie.dever@peoriaaz.gov or 623-773-5168.

Feedback about the amendment can also be provided using the following Public Comment Form:

<https://www.peoriaaz.gov/government/departments/planning-and-zoning/comment-form>

Regards,

Lorie

Lorie Dever

Deputy Director of Planning

623-773-5168

lorie.dever@peoriaaz.gov

City of Peoria | Planning Department

9875 N. 85th Avenue Peoria, AZ 85345

Monday through Thursday, 7am to 6pm | **Closed Friday**

[//Peoriaaz.gov/planning](https://peoriaaz.gov/planning)

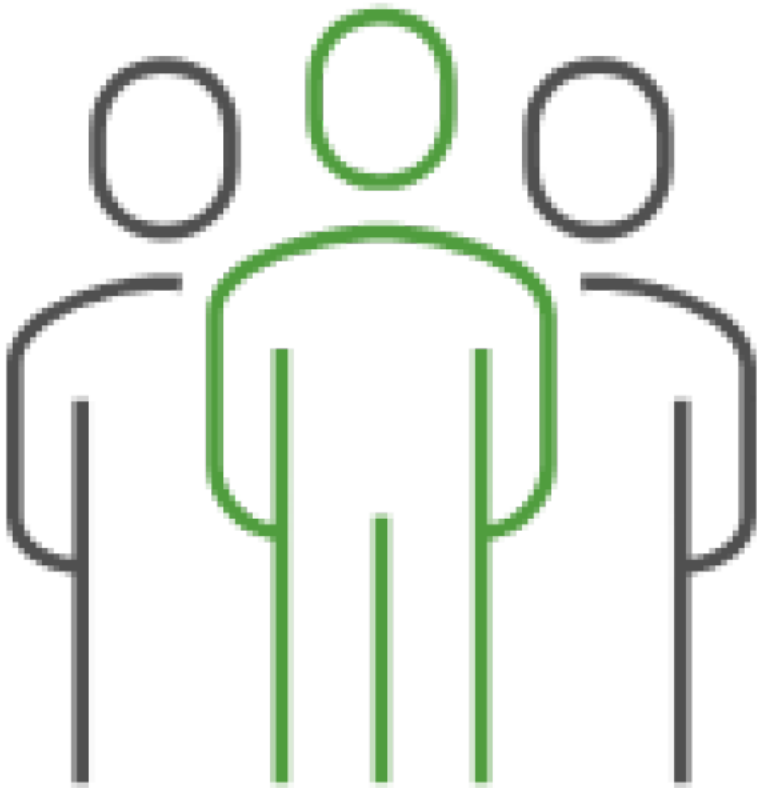
Peoria, AZ

**Self Storage Supports
Community Growth**

AZSA

ARIZONA SELF-STORAGE
ASSOCIATION

Self-Storage Statistics



- 1 in 5 Americans use self storage
- Over 3.2 million self-storage related searches on the internet per month

While self-storage might not be the first thing that comes to mind when thinking about community growth, it actually plays a surprising role in supporting it in several key ways:

Fostering Entrepreneurship and Small Businesses:

- **Startup Flexibility:** Self-storage provides affordable space for startups and small businesses to store inventory, equipment, and supplies before they can afford permanent leases. This allows them to launch and scale their operations more easily, contributing to the local economy.
- **Seasonal Businesses:** Businesses with seasonal needs, like landscaping or holiday shops, can utilize self-storage for off-season equipment and inventory, reducing overhead costs and allowing them to remain competitive.

While self-storage might not be the first thing that comes to mind when thinking about community growth, it actually plays a surprising role in supporting it in several key ways:

Enabling Residential Mobility and Downsizing:

- **Relocation and Remodels:** Self-storage facilitates residential mobility within the community by providing temporary storage during relocations or renovations. This allows people to move freely without being constrained by immediate space limitations.
- **Downsizing and Decluttering:** As communities evolve, residents might downsize to smaller homes or apartments. Self-storage offers secure space for cherished belongings, encouraging decluttering and efficient space utilization within homes.

While self-storage might not be the first thing that comes to mind when thinking about community growth, it actually plays a surprising role in supporting it in several key ways:

Supporting Community Events and Initiatives:

- **Non-Profit Storage:** Self-storage facilities often offer discounted rates or partnerships with non-profit organizations for storing event supplies, equipment, or donations. This helps these organizations run events effectively and support community causes.
- **Disaster Relief:** In times of natural disasters, self-storage units can be used to temporarily store displaced residents' belongings, freeing up shelters and facilitating recovery efforts.

Five ways self storage supports small businesses:

Cost-effective expansion:

- Frees up valuable office or retail space for core operations by storing overflow inventory, seasonal items, or bulky equipment.
- Offers flexible scaling options to adjust storage needs as the business grows without committing to long-term leases.

Five ways self storage supports small businesses:

Inventory and supply management:

- Provides secure and organized storage for inventory, minimizing loss or damage and improving operational efficiency.
- Allows for bulk purchasing to take advantage of discounts without space constraints.

Five ways self storage supports small businesses:

Enhanced operational flexibility:

- Creates a central hub for storing equipment and supplies used at different job sites or locations.
- Enables convenient access for employees or delivery services, streamlining operations and improving customer service.

Five ways self storage supports small businesses:

Reduced overhead costs:

- Eliminates the need for renting additional office or warehouse space, lowering fixed monthly expenses.
- Offers month-to-month rental options, ensuring flexibility and avoiding unnecessary costs during slower periods.

Five ways self storage supports small businesses:

Support for home-based businesses:

- Provides a dedicated space for business equipment and inventory separate from living quarters, maintaining professionalism and organization.
- Helps comply with zoning regulations or landlord restrictions on business activities within residential properties.

Self-storage empowers small businesses to operate more efficiently, manage costs effectively, and ultimately, grow and thrive within the community

Typical Businesses Using Self Storage

- Appraisers
- Brokers
- Electricians
- Pest control
- Fire safety products
- Flooring cleaners
- Gate maintenance
- Landscaping
- Lot sweepers
- Management company
- Payroll processing
- Plumbing
- Local publications
- Roofing contractors
- Signage
- Packing & moving supplies sales
- Web design

Self-storage empowers small businesses to operate more efficiently, manage costs effectively, and ultimately, grow and thrive within the community

Specific Business Customers in Peoria Self-Storage Units

- Painter
- Small Business Seasonal Inventory
- Homes For Sale Sign Installer
- Home Staging
- HOA Property Management Company
- Health Services/ Medical
- Jump House/ Inflatables
- Construction/ Handyman
- Non-Profit/ Children Services
- Dental Offices
- Non-Profit organizations
- Doctor/Medical offices
- Law Firms
- Accounting
- Service Industry
- Retail Industry
- Car Dealers
- Banking Industry
- Bakery
- Flooring Company
- Blind Companies
- Window Screen Companies
- Electricians
- Plumbers
- Painters
- Landscapers
- Drywall
- Carpenters
- Government
- Trucking
- Art Supplies
- Dog Groomers
- Automotive Parts
- Childcare
- Real Estate
- Marketing Firm
- Payroll Services
- Video Production
- DJ's/Music
- Dog Training
- Gymnastics/Sports
- Young Marines

Self-storage helps a community grow.

Specific Business Customers in Peoria Self-Storage Units

- Employment – small business incubator
- Tax Base – from all the small business tenants that use self-storage
- Less expensive than retail or warehouse space and help these businesses in all areas of storage from record storage, to inventory storage, storage of finished manufactured goods ready to go to market or house the supplies to make refined products

The Storage Business is Expanding Because People Need It!

**During Covid and post pandemic,
people are decluttering their homes**

**Remote workers need more room in
their homes to work**

Apartments are getting smaller, too

**CC&R's keep people from storing cars,
RV's and junk around their homes**

Financial Factors for Customers



- Housing costs are rising faster than wages and many people are living in smaller spaces.
- Younger renters are wanting to declutter their home or apartment and they are unable to afford larger apartments or homes with stagnant wages.

Housing Costs Are Rising Quicker Than Wages!

Many people are having a difficult time trying to buy a home.

Self storage allows customer to store items they don't need to constantly have access to like skis, camping gear, etc.

Entrepreneurs and Leaders use Self Storage

- Jason Beck was elected to a four-year term as Mayor of Peoria in 2022. Jason, with his wife Jane, is the founder and CEO of Tyr Tactical, an Arizona Manufacturer of the Year Award winning business, and one of the largest private employers in the City of Peoria.
- **Jason started his first business out of a 30-foot storage unit after his service in the Marine Corps. Today, their business provides body armor vests, hard armor, and tactical gear to police and militaries all over the world. Jason has carried his business motto, “Innovate or Die,” with him into public service as Peoria’s Mayor.**



Peoria, AZ

The Arizona Self Storage Association and its members thank you for your time.

Contact: Amy Amideo, AZSA@azselfstorage.org



Lorie Dever

From: Web Master
Sent: Friday, January 26, 2024 2:59 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 01/26/2024 1:59 PM
Response #: 19
Submitter ID: 79464
IP address: 70.98.104.153
Time to complete: 4 min. , 14 sec.

Survey Details

Page 1

1. Name

Cheryl Pear

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Not answered

5. Project Case Number

TA23-04

6. Project Location

Not answered

7. Please provide your feedback on this project:

I fully support this amendment. Storage facilities can become a blight and will block more useful and needed development. Put them in less desirable areas.

Thank you,
City of Peoria

Lorie Dever

From: Web Master
Sent: Sunday, January 28, 2024 4:12 AM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 01/28/2024 3:11 AM
Response #: 20
Submitter ID: 79487
IP address: 47.215.193.209
Time to complete: 5 min. , 10 sec.

Survey Details

Page 1

1. Name

Kristen

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Self-Storage Code Amendment

5. Project Case Number

TA23-04

6. Project Location

Peoria, Az

7. Please provide your feedback on this project:

No more self storage units! There are so many already and it encourages people to be hoarders. We need more thriving businesses in communities than self storage units and or boat/RV storage.

Thank you,
City of Peoria

Lorie Dever

From: Web Master
Sent: Sunday, January 28, 2024 9:19 AM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 01/28/2024 8:19 AM
Response #: 21
Submitter ID: 79493
IP address: 72.208.115.152
Time to complete: 5 min. , 58 sec.

Survey Details

Page 1

1. Name

Amy Keller

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Self-Storage Code Amendment

5. Project Case Number

TA23-04

6. Project Location

Not answered

7. Please provide your feedback on this project:

Please don't allow more self storage units. We in Peoria have more class than being filled with storage units everywhere. They are horrific to look at, trashy when there's too many. Bring retail shops that allow jobs and growth vs a storage unit facility that brings no traffic, jobs or visitors. Please don't add any more storage facilities. It's seriously makes the community feel like trash. Bring in places like retail, restaurants, etc where it encourages jobs, foot traffic and excitement to our community.

Lorie Dever

From: Web Master
Sent: Sunday, January 28, 2024 5:16 PM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 01/28/2024 4:15 PM
Response #: 22
Submitter ID: 79508
IP address: 70.98.105.211
Time to complete: 4 min. , 44 sec.

Survey Details

Page 1

1. Name

Elaine Cannon

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Storage Code Amendment

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

Please do not allow for more RV / Storage facilities in Peoria. Peoria is a growing city and vacant land would best be utilized for housing, schools, businesses such as restaurants, shops, medical, etc.

Thank you,
City of Peoria

Lorie Dever

From: webmaster@peoriaaz.gov
Sent: Monday, January 29, 2024 7:23 AM
To: InetPlanning
Subject: NEW Public Comment on Development

A new entry to a form/survey has been submitted.

Form Name: Planning - Public Comment Form
Date & Time: 01/29/2024 6:23 AM
Response #: 23
Submitter ID: 79516
IP address: 38.156.197.82
Time to complete: 2 min. , 57 sec.

Survey Details

Page 1

1. Name

Justin Breeden

2. Phone Number

[REDACTED]

3. Email Address

[REDACTED]

4. Project Name

Self storage amendment

5. Project Case Number

Not answered

6. Project Location

Not answered

7. Please provide your feedback on this project:

For the long term wellbeing and development of Peoria, I believe it is in the best interest of the city to reduce the number of future self storage developments in favor of businesses that create more employment and a deeper overall economic impact.

Thank you,
City of Peoria



Date: February 27, 2024

White Paper: Enhancing Self-Storage Guidelines in the City of Peoria

Executive Summary:

This report is a collaborative effort between the City of Peoria and the self-storage industry, aimed at providing clarity on proposed amendments to existing guidelines for self-storage and RV/Boat storage facilities within the city. The recommendations seek to enhance flexibility, promote efficient land use, and accommodate potential repurposing of large retail spaces in the future, while also clarifying industry-specific terminology. The target audience includes City of Peoria Zoning commissioners, City Council members, and the general public.

Proposed Clarification of Amendments:

1. Parcel Size and Storage Types:

- **AZSA would be okay limiting land areas to 5-acre parcels or less:** For internal self-storage and drive-up self-storage, whether single-use or hybrid, excluding RV/Boat storage from this limitation.

2. RV/Boat Storage:

- **Permitted use in outlined zoning districts:** AZSA would be okay with RV/Boat storage as a permitted use in the zoning districts outlined in the City's original zoning change proposal.

3. Definitions:

- **a) Internal Self-storage:** Interior access, climate-controlled spaces (multi-story).
- **b) Drive-up Self-storage:** Personal storage units with exterior access doors on the 1st floor.
- **c) RV/Boat Storage:** Covered or uncovered storage for RVs/Boats is self-storage and falls under the ARS statutes as such. This definition excludes **Outdoor Storage**.
- **d.) Outdoor Storage:** Contractor Storage Yards, Marshalling Yards, outdoor storage of building materials, storage of raw materials/finished product, etc.
- **Self-Service Storage Facility definition by ARS 33-1701 A15** "as any real property used for renting or leasing storage spaces in which the occupant themselves customarily store and remove their own personal property on a self-service basis.", so it has to be real property and leased space. The definition has two components to it: 1. It must have a written lease and 2. be a self-service storage facility, further defined as occupants must store and remove their own personal property on a self-service basis.

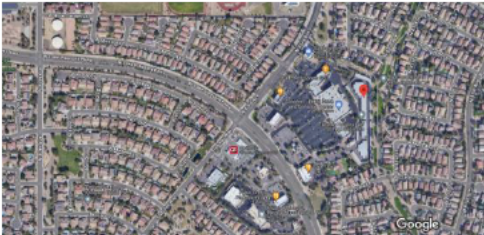
4. Visual Guidelines:



Multistory, climate-controlled interior access with drive-up exterior access



Hybrid Facility Example against residential



Hybrid Facility Example in Shopping Center



shutterstock.com - 1417725218

Class C Drive up Storage Facility



Outdoor Storage Contactor Storage

Exhibit 2

5. Spatial Adjustments:

- **Decrease quarter-mile distance to 300 feet:** For internal and drive-up self-storage from arterial/arterial intersection.
- **Eliminate 1-mile minimum separation:** Between facilities.

6. Flexibility for Repurposing:

- **Allow potential repurposing:** Provide the option for large retail spaces to be converted into self-storage facilities.

Justification:

1. Efficient Land Use:

- **Smaller parcels and reduced distance requirements:** Promote efficient land use, allowing for the optimization of available space.

2. Flexibility for Future Repurposing:

- **Repurposing large retail spaces:** Provides the city with a valuable alternative use for potentially vacant spaces, contributing to adaptive urban planning.

3. Visual Aesthetics:

- **Clear visual guidelines:** Ensure that approved facilities align with the city's aesthetic standards and avoid undesirable developments, promoting a visually cohesive urban environment.

Conclusion:

The proposed amendments edits are designed to strike a balance between land use efficiency, aesthetic considerations, and future flexibility. Implementing these changes will contribute to the growth and adaptability of the City of Peoria while addressing the evolving needs of the community. We appreciate your consideration of these recommendations and are available for any further clarification or discussion.

March 7, 2024

To Honorable Members of the Planning and Zoning Committee:

RE: Proposed code amendments specifically towards self-storage development in the City of Peoria.

Thank you for your time and review this letter. I applaud to your goodwill and desire to make honorable contributions to your community. As a former Chair of the Board of Adjustment in the City of Chandler, I can relate.

We've recently been made aware of that the City of Peoria, Arizona, is proposing a code amendment with the intention of safeguarding vacant or underutilized commercial and employment corridor areas. There is a concern that self-storage and boat and RV facilities are low job-generating industries, which will take over these prime spots, hindering the potential for higher-order economic growth and balance. And that the city wants to ensure these areas are used for businesses that will create a more vibrant and prosperous economy. Respectfully, I believe this to be a false narrative spurred by misinformation.

While some view self-storage facilities with skepticism, their contributions to the modern economy extend far beyond simply occupying space. Here's a closer look at how they foster economic growth and community well-being:

Job Creators: Self-storage facilities, while not labor-intensive, generate a wider range of jobs than initially perceived. Construction, property management, security, and maintenance positions directly contribute to local employment. Additionally, supporting industries like transportation, logistics, and retail benefit from the increased economic activity they stimulate. A poll of our membership indicates that 25 to 30% of the self-storage units within the city of Peoria are occupied by small businesses. That's 5,250 to 6,300 small businesses (35 properties x 600 units on average x 25% or 30% = 5,250 or 6,300). Did those small businesses contribute to the city of Peoria be a sales tax, job creation, services provided to city residents.

Property Taxes: These facilities generate substantial property tax revenue, similar to other commercial properties, directly supporting local infrastructure and public services.

Indirect Taxes: The economic activity spurred by self-storage, including supporting businesses and individual storage needs, indirectly generates additional tax revenue for the community. *See our support of small business above.*

Land Use Optimization: Contrary to the notion of occupying prime real estate, self-storage facilities often revitalize vacant or underutilized land. They can breathe new life into areas struggling with economic inactivity, bringing investment and boosting property values in surrounding areas. Moreover, modern facilities are often designed with aesthetics in mind, complementing existing businesses and creating a more visually appealing environment.

Quality of Life: Our modern lives often involve accumulating more stuff than our homes can accommodate and modern living spaces in master planned communities often prioritize space optimization. Self-storage facilities offer residents a secure and accessible solution for storing seasonal items, decorations, bulky hobbies, or business inventory, alleviating clutter and creating a more organized and peaceful living environment. Communities, like Peoria, are often built with an active lifestyle in mind. Boat & RV storage facilities cater to residents who enjoy water sports, camping, and outdoor adventures. Easy access to their stored boats, RVs, and related equipment allows them to pursue their passions, fostering a sense of well-being and community spirit.

Self-Regulating: It's important to note, as we shared with staff, that the self-storage development community is very sophisticated in today's environment. Every self-storage developer typically engages a feasibility study very early in the process. Often before they even speak with staff. Very advanced tools are available to measure supply and demand in the community. With millions of dollars on the line in construction expense, developers in our industry are very mindful about over delivering a product that would not be needed or well received by the community.

In conclusion, self-storage facilities play a crucial role in the growth and success of modern communities. They support job growth which generates tax revenue, and assist in optimizing land use by facilitating greater residential density, contributing to the overall well-being and population growth in the communities they serve. By acknowledging these multifaceted contributions, we can move beyond a narrow perspective and appreciate the true value these facilities bring to our evolving economic landscape.

Members of the Planning and Zoning Commission. I hope you will take careful consideration of these additional facts in your decisions about pursuing the proposed code amendments. It's my suggestion that,

upon further reflection, this initiative is suspended or at the very least modified in line with the proposal from our industry association.

Respectfully yours,

Jeff Gorden
President
Gorden Companies

also

President
Arizona Self Storage Association

From: John Hartman <john@landmark.net>
Sent: Thursday, March 7, 2024 11:39 AM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Subject: Self Storage text amendment

Hello Lorie,

Thank you for engaging with the self storage community on the proposed text amendment related to the self storage use. Unfortunately, I am unable to be at the meeting tonight. However, I have reviewed the latest proposal and am comfortable with the latest proposed change, with one exception.

The required 1-mile separation between facilities should not included in the final text amendment. The proposed separation requirement is arbitrary. It is not founded in good land planning or in good economic planning. The market should determine if a new facility is warranted. As additional higher density residences develop in the city, additional storage may be required to meet the needs of the residents. Separation requirements aren't imposed on other similar commercial businesses. All kinds of retail developments (gas stations, grocery stores, competing retail stores) are all permitted to locate next to or across from their competition. If the market will support a use, it should be allowed to develop. The proposed separation requirement unfairly targets self-storage developers and users. Additionally, it effectively creates limited competition which will likely result in higher rates to existing storage tenants. This restriction effectively creates a full moratorium on self-storage development in the City.

Please consider this feedback as this text amendment proceeds.

John K. Hartman
4915 E. Baseline Rd. Ste. 105
Gilbert, AZ 85234
480-510-5984

From: Nicole Posten-Thompson <nicole@onpointarchitecture.com>
Sent: Thursday, March 7, 2024 2:55 PM
To: Lorie Dever <Lorie.Dever@peoriaaz.gov>
Cc: tarik@tlwconstruction.com; john@landmark.net; azsa@azselfstorage.org
Subject: Proposed Code Amendments Self Storage- Opposition

Hi Lorie,

I understand this is on the council board agenda tonight. Unfortunately, I'm not able to attend the meeting as today is my son's birthday and I have family activities to attend.

I would like to formally write in my opposition to the following proposed amendment:

4. Proposed Location Siting Methodology (*Updated*)
• **Minimum one (1) mile separation between facilities**

I believe allowing this text amendment will set a dangerous precedent to all sectors of planning & zoning. This methodology of limiting facility placement is typically reserved for 'public nuisance' type of uses, such as marijuana dispensary/grow houses, sex-oriented facilities, and drug rehabilitation facilities. A self-storage facility is NOT a public nuisance, but rather a service provided to your constituents. If approved, this could open the door for further revisions to local zoning codes to limit other sectors of businesses, further limiting free enterprise of competing commercial development. We don't limit gas stations in this manner. We don't limit coffee shops in this manner. And we don't limit restaurants in this manner. We should NOT allow this limitation to be set upon the self-storage facility industry.

Thank you for your time.

Thanks!

Nicole

Nicole Posten-Thompson, RA

Owner/ Architect

p. 480-227-5259

email. nicole@onpointarchitecture.com

www.onpointarchitecture.com

Please note we have moved! Our new address is

1152 E Greenway St. Ste 5, Mesa, Arizona 85203