

Staff Summary Report



Hearing Officer Hearing Date: October 20, 2009

Agenda Item Number: 2

SUBJECT: This is a public hearing for a request by **ALL AMERICAN MINI STORAGE (PL090321)** located at 1403 West Baseline Road for one (1) use permit.

DOCUMENT NAME: 20091020dsng01 **PLANNED DEVELOPMENT (0406)**

COMMENTS: Request by **ALL AMERICAN MINI STORAGE (PL090321)** (Debbie Conlon/Cox Armored Mini Storage Management, applicant; Tempe West Management, property owner) located at 1403 West Baseline Road in the GID, General Industrial District for:

ZUP09129 Use permit to allow vehicle rentals (U-Haul trucks & trailers).

PREPARED BY: Nick Graves, Planning Intern (480-350-8690)

REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

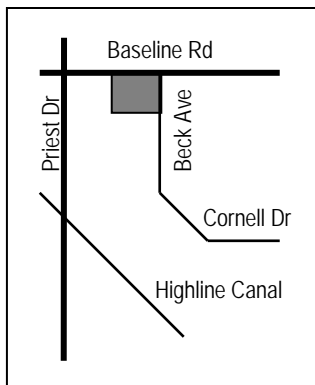
LEGAL REVIEW BY: N/A

DEPARTMENT REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval, subject to conditions

ADDITIONAL INFO: The applicant is requesting a use permit to allow vehicle rentals (U-Haul trucks & trailers) at 1403 West Baseline Road in the GID, General Industrial District. To date, staff has received one (1) e-mail of concern regarding this request. Staff recommends approval of the proposal as submitted, with conditions.



PAGES:

1. List of Attachments
2. Comments
3. Reasons for Approval; Conditions of Approval; History & Facts
5. Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map
2. Aerial Photo
- 3-4. Letter of Intent
5. Site plan
6. Staff Photograph
7. E-Mail of Concern

COMMENTS:

The applicant is requesting a use permit to allow vehicle rentals (U-Haul trucks & trailers) at 1403 West Baseline Road in the GID, General Industrial District. This property is located at the southwest corner of Baseline Road and Beck Avenue just east of Priest Drive. All American Mini Storage proposes to park up to ten (10) rental vehicles along the north property line of the south lot at the rear of the storage site near the RV and boat parking. The City of Tempe Commercial Code Enforcement Division notified the owners of All American Mini Storage that a use permit would be required for the vehicle rentals. The business was not aware that the vehicle rental use required a use permit.

In June of 2002 the City Council granted the appeal of a Design Review Board condition of approval that stated "The paint colors shall be consistent with the originally approved building colors, which includes paint colors #168, Beige Pebble; #166, Wildwood; and #140, Juniper. The building repaint shall be completed by June 17, 2002." In doing so this condition became invalid. This City Council approval however also included two (2) conditions of approval of its own stating that, "The balance of the building to be repainted with the originally approved colors by November 20, 2002 and the Baseline frontage to be repainted to the originally approved colors by June 20, 2008. The paint numbers are #168, Beige Pebble; #166, Wildwood; and #140, Juniper." After conducting a site visit, staff will be adding a condition of approval to address the paint colors for the Baseline frontage. A Development Plan Review (DPR) will be required to either approve the current colors, which are not the colors stated by the City Council in 2002, or to set forth a new set of colors to be approved by the Development Services Manager, or designee.

All American Mini Storage proposes to rent vehicles during normal business hours. The hours are Monday through Saturday from 8:00 am to 6:00 pm and Sunday from 12:00 pm to 5:00 pm. Gate hours are from 5:00 am to 8:00 pm seven (7) days a week.

To date, staff has received one (1) e-mail of concern regarding this request.

Use Permit

The Zoning and Development Code requires a use permit for vehicle rentals within the GID, General Industrial District. The use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There should be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use, with conditions, should not create nuisances within this industrially zoned area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit, subject to the conditions of approval.

REASONS FOR APPROVAL:

1. The use should not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general;
2. There appears to be no significant increase in vehicular or pedestrian traffic;
3. There appears to be no nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare;
4. The use will not contribute to the deterioration of the neighborhood or to the downgrading of property values.
5. The location is compatible with the existing surrounding structures and uses.
6. There appears to be a demonstrated need for this use at the proposed location.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITIONS OF APPROVAL:

1. The use permit is valid for All American Mini Storage and may be transferable to successors in interest through an administrative review with the Development Services Manager, or designee.
2. Any significant verifiable complaints as determined by the City Attorney and/or the Commercial Code Enforcement Division shall require the applicant to return to the Hearing Officer for re-evaluation of the use permit.
3. All U-Haul vehicles shall not block any portion of the fire lane. A fire lane requires a twenty (20) foot wide drive aisle for emergency vehicles to maneuver on site. Any questions regarding the fire lane should be addressed to the Fire Department Representative, Jim Walker (480) 350-8341.
4. No truck repair shall be conducted on site.
5. No more than ten (10) U-Haul vehicles allowed on site at any given time.
6. No U-Haul vehicles shall be parked up front, near the Baseline frontage area and entrance to the site.
7. A Development Plan Review (DPR) will need to be processed to approve the existing colors or to set forth a new set of colors for the site by November 20, 2009.

HISTORY & FACTS:

August 2, 1994

BA940180: The Hearing Officer approved the request for Arizona Storage Inns for two (2) variances:

- a. Variance to reduce the west and south sideyard setbacks from 12' to 0'.
- b. Variance to reduce the street sideyard setback along Beck Avenue from 30' to 20' to allow for the encroachment of three (3) architectural projections.

September 7, 1994 DRB94185: The Design Review Board approved the request for building elevations, site plan and landscape plan for Arizona Storage Inns.

February 15, 1995 DRB95034: The Design Review Board approved the request for building additions and site plan for Becker Storage.

February 21, 1995 BA950022: The Hearing Officer approved the request for Becker Storage for two (2) variances:

- a. Variance to reduce the required west side yard setback from 12' to 0'.
- b. Variance to reduce the required south rear yard setback from 12' to 10'.

August 5, 1997 BA970191: The Hearing Officer approved several requests for Elite Storage including:

- a. Use permit request to all a recreational vehicle storage expansion (143 spaces) on 3.40 acres as an addition to an existing mini-storage warehouse complex.
- b. Variance to increase a masonry screen wall from 10' to 12' for an outdoor vehicle storage area along the street side yard frontage (Beck Avenue).
- c. Variance to waive the required durable paving surface in the recreational vehicle storage yard.

August 5, 1997 DRB97026: The Design Review Board approved the site modification – expansion of existing site for Elite Storage II.

April 21, 1998 BA980068: The Hearing Officer a variance request for Elite Storage II, Inc. to increase the maximum allowable sign area from 54 s.f. to 64 s.f.

July 9, 1998 BA980165: The Hearing Officer approved two (2) requests for Nextel at the Elite Storage II facility including the following:

- a. Use permit to install a 56' tall cellular communications tower.
- b. Variance to waive the required parking lot landscape islands adjacent to required tower parking.

August 5, 1998 DRB98283: The Design Review Board approved the monopole installation for Elite Storage II.

April 18, 2002 DRB02055: The Design Review Board approved the building repaint for Elite Storage II, Inc. located at 1403 West Baseline Road.

June 21, 2002 DRB02055: The City Council granted the appeal by Elite Storage II, Inc. on the Design Review Board condition of approval for a building repaint. The following condition became invalid:

- 1. The paint colors shall be consistent with the originally approved building colors, which includes paint colors #168, Beige Pebble; #166, Wildwood; and #140, Juniper. The building repaint shall be completed by June 17, 2002.

May 20, 2008 ZUP08016: The Hearing Officer approved a use permit to allow additional antennas on an existing monopole for Sprint Nextel.

August 11, 2009 CM091424: Commercial Code Enforcement filed a complaint against illegal U-Haul Rentals at the All American Mini Storage facility and left a correction notice.

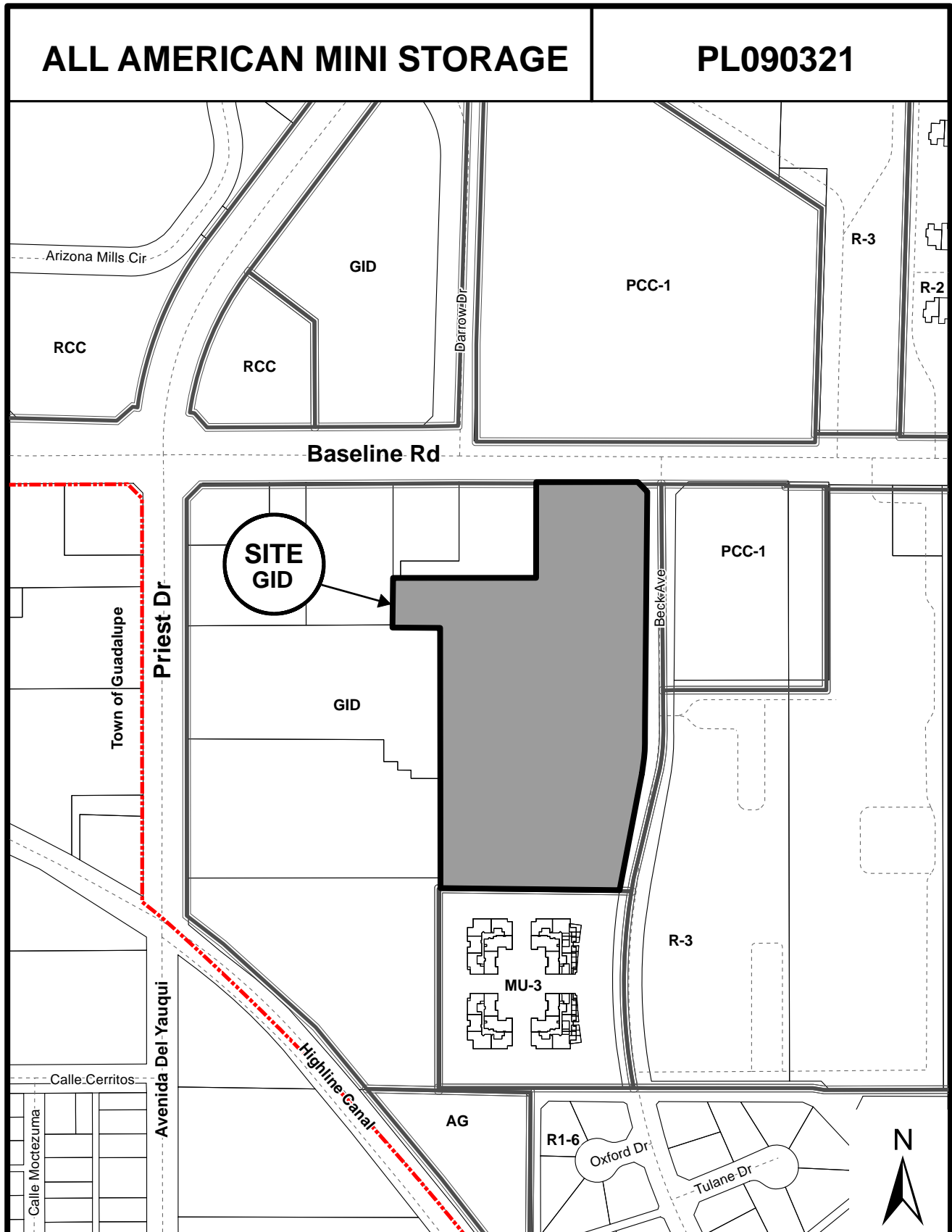
DESCRIPTION:

Owner – Tempe West Management
Applicant – Debbie Conlon/Cox Armored Mini Storage Management
Existing Zoning – GID, General Industrial District
Lot Area – 337,222 s.f. / 7.74 acres
Required Parking – 17 spaces
Provided Parking – 17 spaces

**ZONING AND
DEVELOPMENT**

CODE REFERENCE:

Part 3, Chapter 3, Section 3-302 – Permitted Uses in Office/Industrial Districts
Part 3, Chapter 4, Section 3-415 – Mini-Warehouse/Rental Storage Facilities
Part 6, Chapter 3, Section 6-308 – Use Permit



Location Map



ALL AMERICAN MINI STORAGE (PL090321)

City of Tempe
Planning & Zoning
31 E. 5th St
Tempe, Az 85281

July 26, 2007

Re: All American Mini Storage
1403 W. Baseline rd
Tempe, Az. 85283

To Whom It May Concern:

All American Mini Storage has taken the opportunity to work with U-Haul International in renting equipment. We have taken the same belief that U-Haul has had since the first day they started renting to the public. The reason for U-Haul allowing small businesses to rent equipment from their locations is so that the people in the surrounding communities have the opportunity to save time and money. This happens by having small dealers such as ours, so the rental of equipment becomes less expensive, by keeping mileage cost to a minimum. It also helps reduce the quantity of carbon monoxide and other exhaust gases in the atmosphere.

By having a U-Haul dealership within a few miles of a customer's home allows the customer to pick up the equipment closer to them cutting down on mileage expenses and time for the consumer. This also eliminates the need for the customer to be driven to a U-Haul Center, which could be 10-15 miles away to pick up his rental equipment. There by cutting back on exhaust gases from both vehicles and helping to keep additional vehicles from creating more congestion.

One of U-Hauls goals is to make moving for our customers as convenient as possible. All American Mini Storage has parking both in front and rear of the facility to accommodate rental equipment. The equipment would be parked in areas that would allow traffic to flow threwh our location without interference, as well as not to block any emergency vehicles from entering our facility. U-Haul trucks and trailers would not be parked on or near any

other business property. There are walls surrounding the property that keeps the business separate. All American Mini Storage will also make sure not to park any equipment in the first set of parking spaces near the street, making sure that there will be no visual obstruction to on coming traffic. We will keep a minimum of 1 and a maximum of 10 pieces of equipment at our location. We will have 1-3 pieces of equipment in front of our facility, so the community can see that they are available and the rest will be kept in the rear. The number of pieces of equipment we have chosen to keep on our premises is the amount that has been determined to best benefit the community and not be a burden to surrounding residents and businesses. We are more than willing to work within the City of Tempe guidelines and will follow the rules and regulations.

Thank you for your consideration on this matter and we look forward to helping our communities with all their moving needs.



ALL AMERICAN MINI STORAGE

1403 WEST BASELINE ROAD

PL090321

FRONT OF BUSINESS



Graves, Nick

From: Montenieri, Veronica (IHG-PHXBR) [Veronica.Montenieri@ihg.com]
Sent: Thursday, October 01, 2009 3:49 PM
To: Graves, Nick
Subject: All American Storage

Nick,

I am the General Manager at the Candlewood Suites at 1335 W Baseline Rd, here in Tempe. I wanted to express my concern with All American Storage, which sits across the street from us. They recently added U-Haul to their business and I noticed that there is a public hearing scheduled in regards to this. The problem that I'm having is that their customers are leaving the U-Haul trucks in our parking lot when they are closed. Our parking lot is not very large at it is an inconvenience to our guest to have to share our parking lot with U-Haul trucks that have no business in our lot. We have also noticed that with the increase in U-Haul trucks driving thru the intersection of Beck and Baseline there have been more traffic accidents.

Please feel free to call me at 480-777-0440 if you have any questions.

Thank you,

Veronica Montenieri
General Manager
Candlewood Suites-Tempe

10/02/2009

ATTACHMENT 7