



City Council Memorandum

To: Planning Commission
From: Steffen Roennfeldt, Assistant Planner
Re: Develop new regulations for future mini-storage land uses
Date: November 10, 2016

Overview

In early 2016 staff and the Planning Commission worked on and approved an application for Site Design Review for a new 4.65 acres, 700+ units mini-storage facility. Just recently, staff received another inquiry about a potential self-storage development on commercial land within the City.

Self-storage facilities tend to be very lucrative for the developer but also are likely to take up acres of (commercial) land with creating only few new jobs. For example, the applicant for the above mentioned mini-storage facility only expects two new jobs to be created for Phoenix as part of his project.

Staff conducted a study to find out how much land exactly was used for mini-storages in Phoenix and compared those numbers to other cities in the Rogue Valley. The results showed that Phoenix has more land dedicated to self-storage facilities per capita than other cities in the Rogue Valley. (Will have exact numbers at meeting).

Current Land Development Code regulations for mini-storage facilities are rather lax. Self-storage (enclosed in buildings) is a permitted use in the Commercial Highway district with only a few special conditions like architectural, landscaping and lighting standards.

Staff would like to encourage Planning Commissioners to think about additional standards to strengthen/tighten the language provided in the Land Development Code for self-storage development.

Below are some ideas/proposals on how to make potential new self-storage developments more attractive and effective.

Ideas/Proposals

- **Propose minimum distance between developments (similar to Marijuana Dispensaries).**
- **Limit maximum property coverage (currently no max. lot coverage).**
- **Create minimum floor area ration (currently none) to promote multi-story buildings.**
- **Increase setbacks from right-of-way.**
- **“Tighten” Architectural Design Standards.**