



TOWN OF
QUEEN CREEK
 ARIZONA

TO: PLANNING AND ZONING COMMISSION
 THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR
 FROM: ERIK SWANSON, PLANNING ADMINISTRATOR
 RE: PUBLIC HEARING AND POSSIBLE ACTION ON P22-0263 PERMITTED USE TABLE, A STAFF INITIATED TEXT AMENDMENT TO TABLE 4.6-1 PERMITTED USES OF THE ZONING ORDINANCE.
 DATE: January 11, 2023

Suggested Action:

Move to recommend approval of P22-0263 Permitted Use Table Text Amendment.

Relevant Council Goal(s):

Effective Government

Discussion:

Staff presented a number of text amendments in 2022 to address a variety of items in an effort to continue to refine the Zoning Code to make it more streamlined, easier to use and understand, and to keep consistent with changing practices. As a follow-up to the recent text amendment to the Permitted Use Table prohibiting data centers, staff is in the process of updating the Permitted Use Table with an anticipated update before Council within the first quarter of this year. As staff has been reviewing the Table, staff realized that a scrivener's error has been a part of the Table since 2015. The scrivener's error relates specifically to self-storage uses in that the current Table permits self-storage within four of the Town's commercial districts (Mixed-Use, C-1, C-2, and C-3 districts) with conditions; this is incorrect and was not meant to be included with the update. Staff noticed this error as a result of numerous inquiries in the use throughout the Town. Staff is recommending that self-storage uses be prohibited within the commercial districts throughout the Town, while keeping the provisions that self-storage is permitted in the EMP-A and EMP-B zoning districts. Self-storage uses typically are not appropriate within a Mixed-Use zoning designation as this district is aimed at providing areas where various commercial and residential uses are intertwined to create a live/work environment. Similarly, self-storage uses are generally not appropriate for in C-1 districts as these districts are contemplated for service of adjacent neighborhoods and offer low-impact services such as localized medical offices, limited retail/restaurant services, generally reliant on the immediate neighborhood versus drawing business from the broader community. For the C-2 and C-3 zoning districts, self-storage is not typically the highest and best land-use as these districts are intended for retail services that serve a broader range of the community and may be of regional importance therefore capitalizing on retail sales.

Staff has received significant interest in developing self-storage throughout the Town. Much of this can be traced to the rapid growth explosion in the Town. Within the past three years staff has had reviewed multiple applications through the pre-application process, resulting in four self-storage developments currently either being constructed, or approved for development (three of these are located within the Employment districts), with an additional half-dozen sites being reviewed for potential future applications, with one inquiry in the downtown.

Staff recognizes the need for providing self-storage services to the community, however believes that given the storage nature and low-level of customer interaction and ongoing revenue generation, that

these uses are better allocated to the Employment A and B districts, where they are currently considerable. Furthermore, self-storage uses are more consistent with the storage/warehousing and manufacturing uses that are encouraged within the Employment zoning districts versus the retail/service uses that are provided within the various commercial districts.

Attachment(s):

1. [Permitted Use Table - REDLINE.pdf](#)
2. [Permitted Use Table - CLEAN.pdf](#)

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts										
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	RC	DC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Commercial (Continued)																	
Agriculture (Continued)	Grain Storage, when not used in connection or accessory to use of the property for agriculture cultivation	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Winery	--	--	--	--	--	P	--	--	--	--	--	--	C	C	--	--
	All other agriculture, including mini-farms, and community gardens	P	P	C	C	C	C	--	--	--	--	--	--	C	C	--	--
Self-Service Storage	Self-Storage (Indoor Storage) (see Section 4.6.D.12)	--	--	--	--	--	--	--	--	W--	W--	W--	W--	W	W	--	--
	Self-Storage (Outdoor Storage)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
Vehicle Service	Automotive Repair	--	--	--	--	--	--	--	--	C	--	P	P	P	P	--	--
	Body Shop	--	--	--	--	--	--	--	--	--	--	--	C	P	P	--	--
	* Car Wash	--	--	--	--	--	--	--	--	C	--	P	P	--	--	--	--
	* Gasoline Service Station	--	--	--	--	--	--	--	--	P	C	P	P	--	--	--	--
	* Quick Lubrication	--	--	--	--	--	--	--	--	C	C	P	P	P	P	--	--
	Semi-Truck Repair	--	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--
	Semi-Truck Stop/Travel Plaza	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Tire Recapping and Storage (not junkyards)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
All other Vehicle Service	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--
Other																	
Aviation or Surface Passenger Terminal	Airport/Heliports	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Bus/Commuter Stops	--	--	--	--	--	P	--	P	P	P	P	P	P	P	P	--
	Bus/Railroad Depot	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	--
	Helipads	--	--	--	--	--	--	--	--	P	C	C	P	C	C	--	--
	All other Aviation or Surface Passenger Terminal	--	--	--	--	--	--	--	C	P	C	C	P	C	C	--	--
	Extractive Use	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	

ARTICLE 4 – PERMITTED USE TABLE

Table 4.6-1 Permitted Uses (Continued)

Use Category	Specific Use Type	Residential Zoning Districts					Non-Residential Zoning Districts										
		A1 R1-190 R1-145 R1-108	R1-54 R1-43 R1-35	R1-18 R1-15 R1-12	R1-9 R1-8 ¹ R1-7 R1-6 ¹ R1-5 R1-4	HDR/ MDR	AT	RC	DC	MU	C-1	C-2	C-3	EMP A	EMP B	PRC	PQP
Commercial (Continued)																	
Agriculture (Continued)	Grain Storage, when not used in connection or accessory to use of the property for agriculture cultivation	P	P	--	--	--	P	--	--	--	--	--	--	--	--	--	--
	Winery	--	--	--	--	--	P	--	--	--	--	--	--	C	C	--	--
	All other agriculture, including mini-farms, and community gardens	P	P	C	C	C	C	--	--	--	--	--	--	C	C	--	--
Self-Service Storage	Self-Storage (Indoor Storage) (see Section 4.6.D.12)	--	--	--	--	--	--	--	--	--	--	--	--	W	W	--	--
	Self-Storage (Outdoor Storage)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
Vehicle Service	Automotive Repair	--	--	--	--	--	--	--	--	C	--	P	P	P	P	--	--
	Body Shop	--	--	--	--	--	--	--	--	--	--	C	P	P	--	--	
	* Car Wash	--	--	--	--	--	--	--	--	C	--	P	P	--	--	--	--
	* Gasoline Service Station	--	--	--	--	--	--	--	--	P	C	P	P	--	--	--	--
	* Quick Lubrication	--	--	--	--	--	--	--	--	C	C	P	P	P	P	--	--
	Semi-Truck Repair	--	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--
	Semi-Truck Stop/Travel Plaza	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Tire Recapping and Storage (not junkyards)	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--
All other Vehicle Service	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	
Other																	
Aviation or Surface Passenger Terminal	Airport/Heliports	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--
	Bus/Commuter Stops	--	--	--	--	--	P	--	P	P	P	P	P	P	P	P	--
	Bus/Railroad Depot	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	--
	Helipads	--	--	--	--	--	--	--	--	P	C	C	P	C	C	--	--
	All other Aviation or Surface Passenger Terminal	--	--	--	--	--	--	--	C	P	C	C	P	C	C	--	--
	Extractive Use	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	