

**ORDINANCE NO. (O)17-03**

**AN ORDINANCE OF THE TOWN OF ORO VALLEY, ARIZONA,  
AMENDING THE STEAM PUMP VILLAGE PLANNED AREA  
DEVELOPMENT TO ALLOW A PROPOSED INDOOR SELF-  
STORAGE FACILITY ON 1.6 ACRES, LOCATED WEST OF  
STEAM PUMP WAY AND ORACLE ROAD INTERSECTION**

**WHEREAS**, the Steam Pump Village Planned Area Development (PAD) was adopted by the Town Council in 1988; and

**WHEREAS**, an Applicant has requested an amendment to the Steam Pump Village Planned Area Development (PAD) relative to the proposed indoor self-storage facility on 1.6 acres located west of Steam Pump Way and Oracle Road intersection, as depicted in Exhibit "A" and incorporated herein by reference; and

**WHEREAS**, the current PAD specifically lists mini storage facilities as not permitted, and

**WHEREAS**, the Applicant's request is to allow an indoor self-storage facility, limited to vacant property west of Steam Pump Way and Oracle intersection, the applicant also request adoption of a specific architectural concept for the facility, increased floor area ratio and parking and other standards for use, attached hereto as Exhibit "B" and incorporated herein by reference; and

**WHEREAS**, on February 7, 2017, the Planning & Zoning Commission recommended approval for the Steam Pump Village PAD for the proposed indoor self-storage facility on 1.6 acres located west of Steam Pump Way and Oracle Road intersection; and

**WHEREAS**, the Oro Valley Town Council has duly considered the proposed amendment and the Planning and Zoning Commission's recommendations at a duly noticed Public Hearing on March 15, 2017, and finds that the proposed amendment is consistent with the Town's General Plan and the Oro Valley Zoning Code Revised.

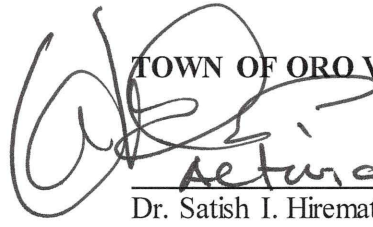
**NOW, THEREFORE BE IT ORDAINED** by the Mayor and Council of the Town of Oro Valley, Arizona that:

**Section 1.** The Steam Pump Village (PAD) relative to the proposed indoor self-storage facility on 1.6 acres located west of Steam Pump Way and Oracle Road intersection, is hereby amended as shown in Exhibit "A" to this Ordinance, as requested in Exhibit "B" to this Ordinance.

**Section 2.** All Oro Valley ordinances, resolutions or motions and parts of ordinances, resolutions or motions of the Council in conflict with the provision of this Ordinance are hereby repealed.


**Section 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

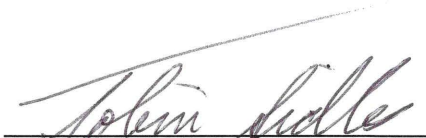
**PASSED AND ADOPTED** by the Mayor and Council of the Town of Oro Valley, Arizona, on this 15<sup>th</sup> day of March, 2017.

  
**TOWN OF ORO VALLEY**  
Acting Mayor for  
Dr. Satish I. Hiremath, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Michael Standish, Town Clerk

  
\_\_\_\_\_  
Tobin Sidles, Legal Services Director

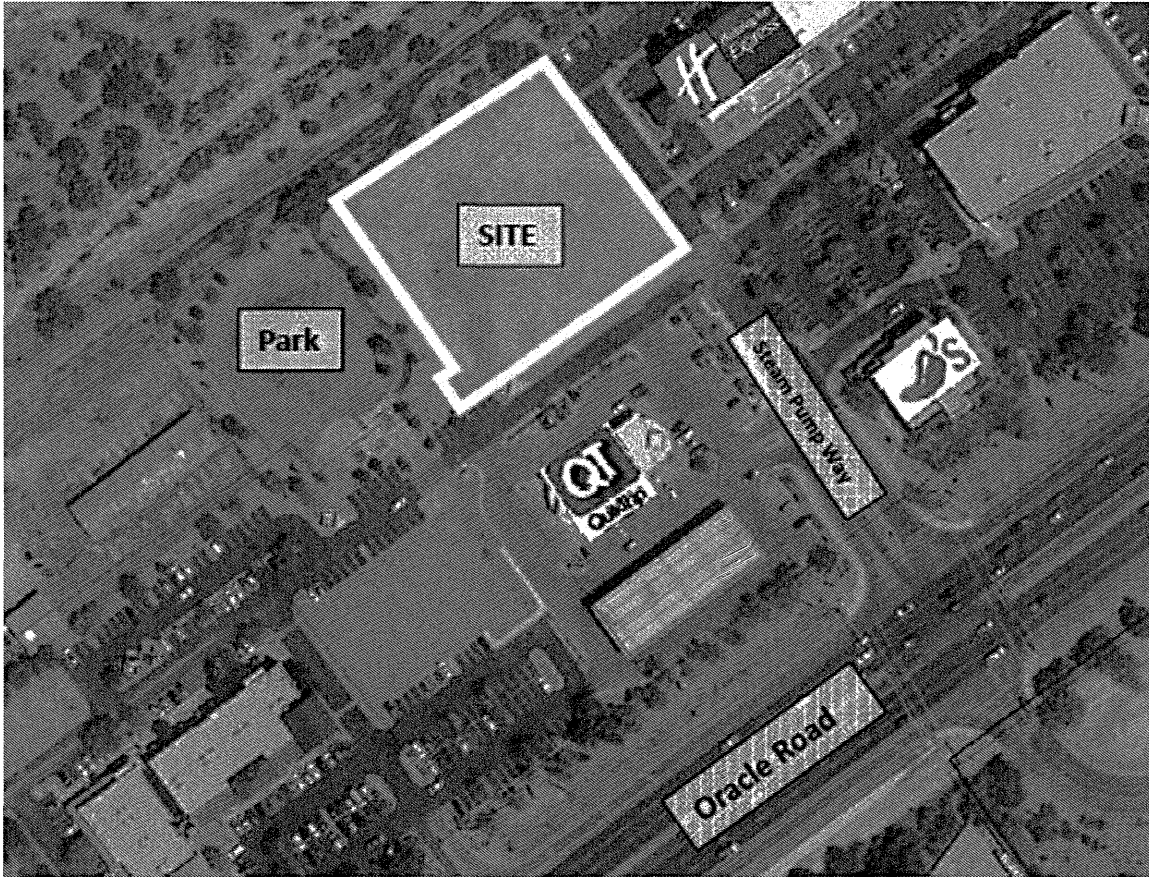
Date: 3/17/17

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**PUBLISH: DAILY TERRITORIAL**  
**MARCH 21, 22, 23, 24, 2017**

**POSTED: 3/21/17 - 4/24/17**

**EXHIBIT "A"**



## EXHIBIT “B”

### 1784 – SELF-STORAGE BUILDING STEAM PUMP PAD AMENDMENTS

Sections of current Steam Pump PAD that must be amended:

**1. PAD § 1.3(A) pg. 58: amend the 4<sup>th</sup> paragraph down to state:**

Any use permitted under CN, C-1 and C-2, as well as all convenience uses, are permitted land uses as of right in this PAD. All uses in the CN, C-1 and C-2 zoning districts which require a

Conditional Use Permit (“CUP”) shall also be permitted so long as a CUP is obtained through the Town’s CUP process or as otherwise permitted in this PAD, **with the following exception:**

Self-storage use shall be a permitted use with no additional CUP required as long as the use is in conformance with this PAD. Self-storage use is defined as a facility used only for the storing of household and personal property. The self-storage use building shall contain a minimum 3,800 square feet of ground floor retail and/or office uses, that are otherwise permitted by this PAD and not directly related to operations of the self-storage use.

Self-storage use shall comply with the following:

- Located only on the property designated as Pima County Assessor Parcel Number 220-08-454A in the PAD;
- Contained within a completely enclosed building with individual self-storage units only accessible from the interior of the building;
- No business shall be conducted from within individual self-storage units;
- No outside storage shall be permitted, including vehicles, trailers, equipment, or products associated with self-storage use;
- No motor vehicles, trailers, equipment or any device in, on or by which a person or property is or may be transported or drawn shall be offered for rent associated with the self-storage use;
- Interior doors, signs, advertisements, corporate colors and graphics, and items within individual self-storage units shall not be visible from the exterior of the building;
- Building architecture shall be designed and constructed as provided in Section 1.3.A.4.

**2. PAD § 1.3(A) pg. 59: Delete “Mini storage facility” under heading “The following uses shall not be permitted in the development.”**

**3. PAD § 1.3(A)(4) pg. 62: Add the following bullet at the end of the section:**

- Architectural Elevations Specific to Self-Storage Use Building:



- The self-storage use building shall be designed and constructed in substantial conformance with the conceptual building elevations shown below, which are in compliance with this section. The Town Planning and Zoning Administrator shall determine whether the final design is in substantial conformance with this PAD pursuant to Section 1.3(c).



**4. PAD § 1.3(A)(5) pg. 62: revise and add parking requirements for self-storage use:**

A 1 space per 300 square feet parking ratio shall apply to all uses except for self-storage use and associated administrative office, which shall require one (1) motor vehicle parking space per fifty (50) self-storage units.

**5. PAD § 1.3(A)(8) table on pg. 64: change permitted FAR for the self-storage use building only to 1.6:**

1) Maximum Floor Area Ratio (FAR): 1.6 (self-storage building only).

**6. PAD § 1.3(B)(4)(b) pg. 68: clarify parking exception for self-storage use:**

“Parking shall be provided in accordance with Oro Valley Zoning Code Chapter 11 in place at the time of PAD approval, unless modified herein. Parking areas shall be designed to facilitate both vehicular and pedestrian movements.”