

**SRPMIC Community Development Department
Planning Services Division**

presents to the

Land Management Board

Use Variance Application

Case 26-UV-01

Wentworth Storage – Use Variance



April 27, 2026

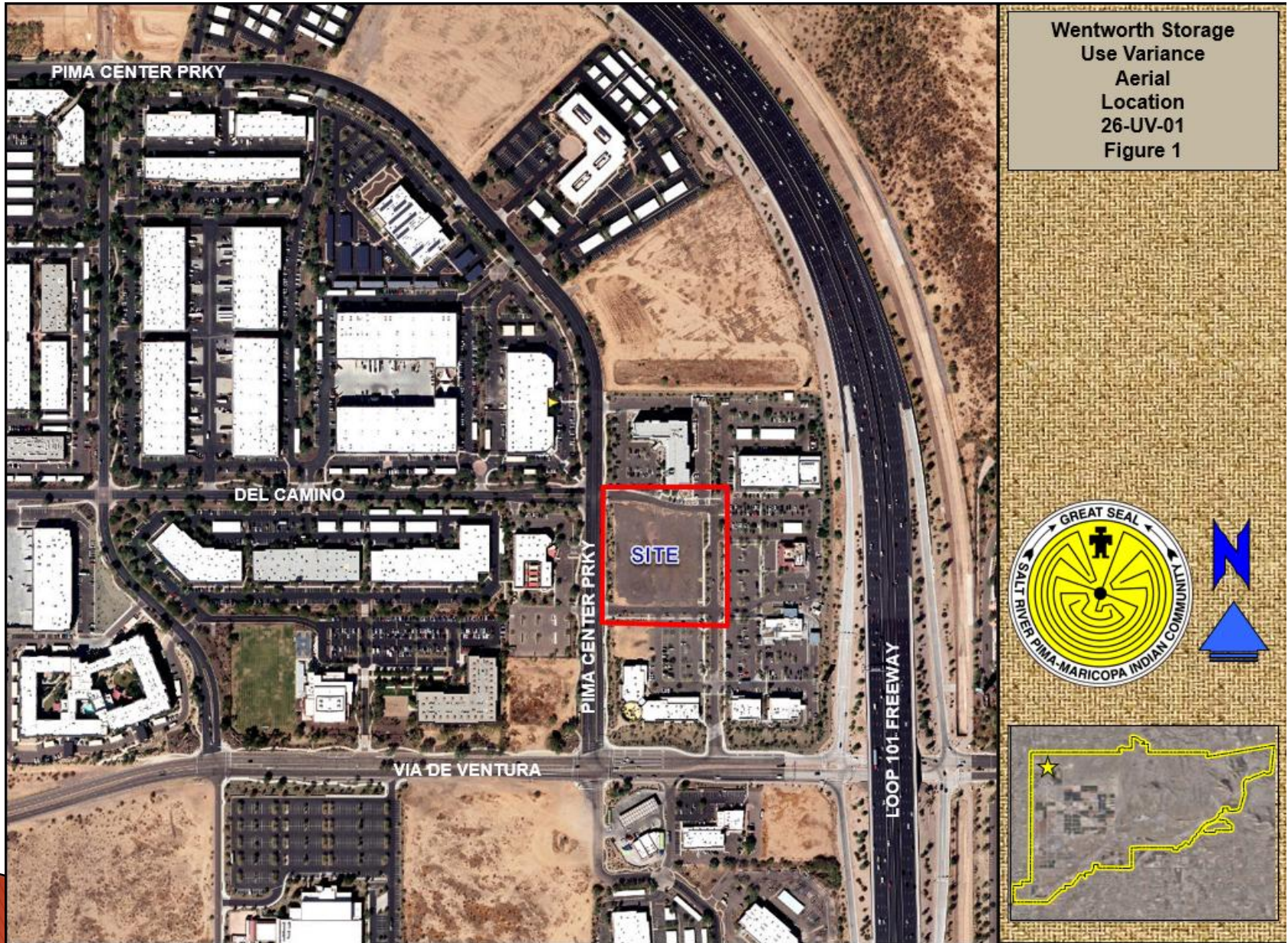
Agenda

1. Applicant's Request
2. Use Variance Application
 - What is a Use Variance?
 - Use Variance Findings
3. Next Steps

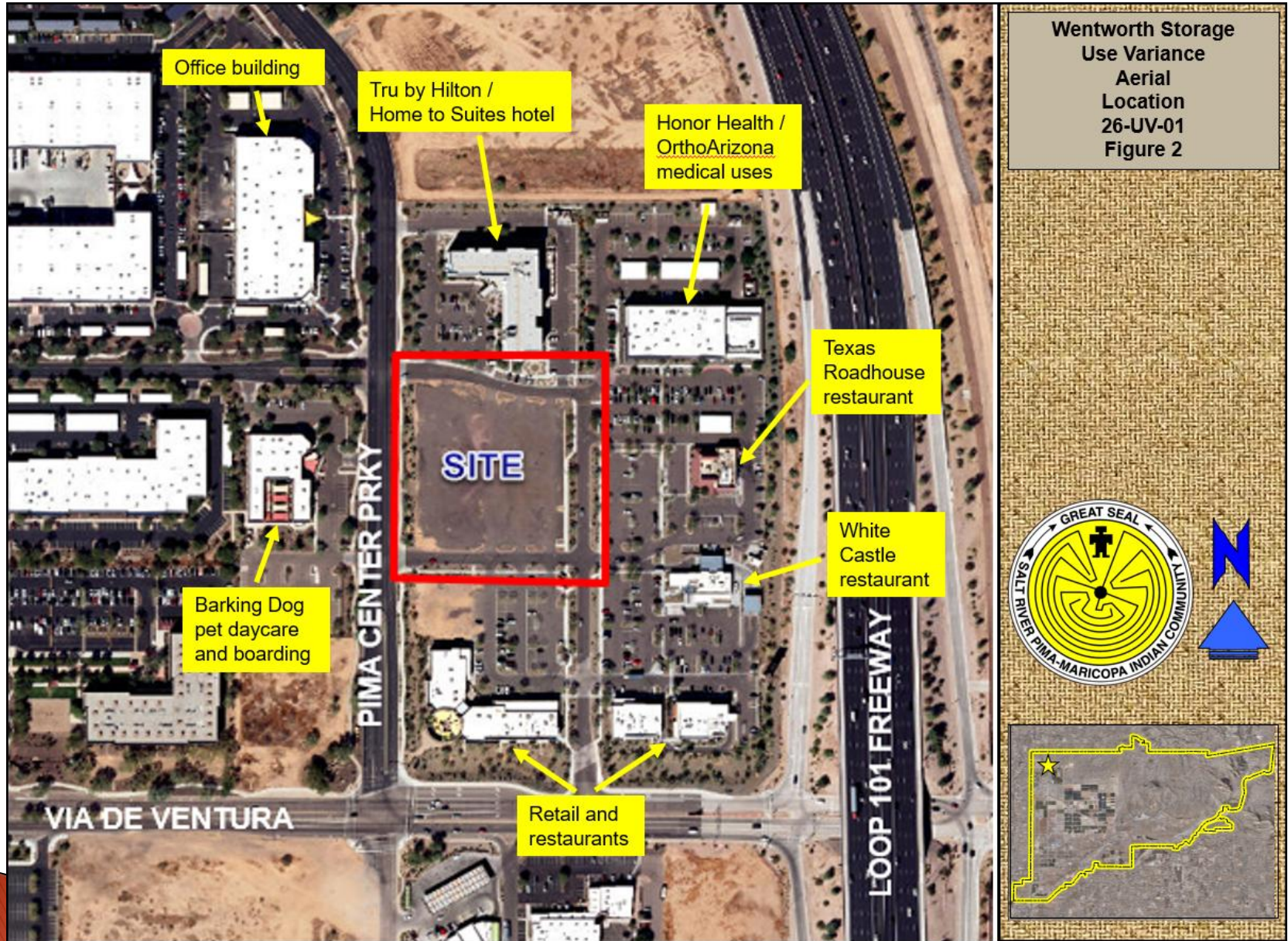
Applicant's Request

- ▶ Mills Brown with MainSpring Capital Group, as the applicant, is requesting a use variance to allow an indoor mini-storage facility use within The Block, which is zoned C3-PC.
- ▶ Per the SRPMIC Zoning Ordinance, an indoor mini-storage facility is not an allowed use in the C3 zoning district unless a use variance is granted.

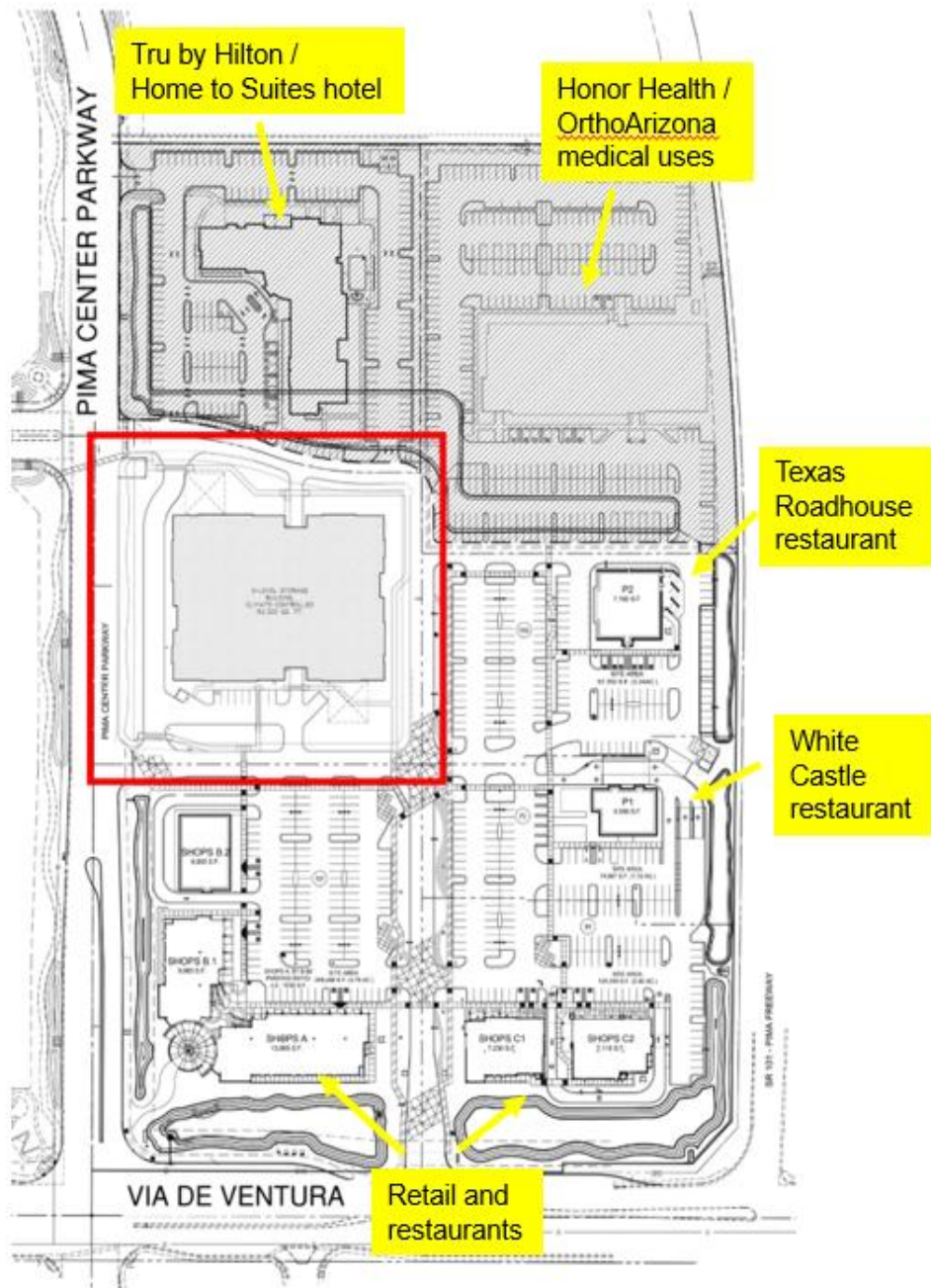
Aerial Map



Aerial Map With Surrounding Uses



Conceptual Site Plan With Surrounding Uses



Conceptual Site Plan

THE BLOCK SELF-STORAGE

SPP-MC, ARIZONA
PROJECT NUMBER: 25015
DATE: 02.17.26

PROJECT DATA:

SITE AREA (ARROW) = 87,082 SQ. FT. (0.41 ACRES)

BUILDING AREA =
FIRST FLOOR = 48,800 SQ. FT.
SECOND FLOOR = 48,800 SQ. FT.
THIRD FLOOR = 48,800 SQ. FT.
TOTAL AREA = 146,400 SQ. FT.

BUILDING USE = S-1 - INTERNALIZED STORAGE
S - RENTAL OFFICE (ACCESSORY)

LOT COVERAGE = 88,000 SQ. FT. / 87,082 SQ. FT. = 89.6%

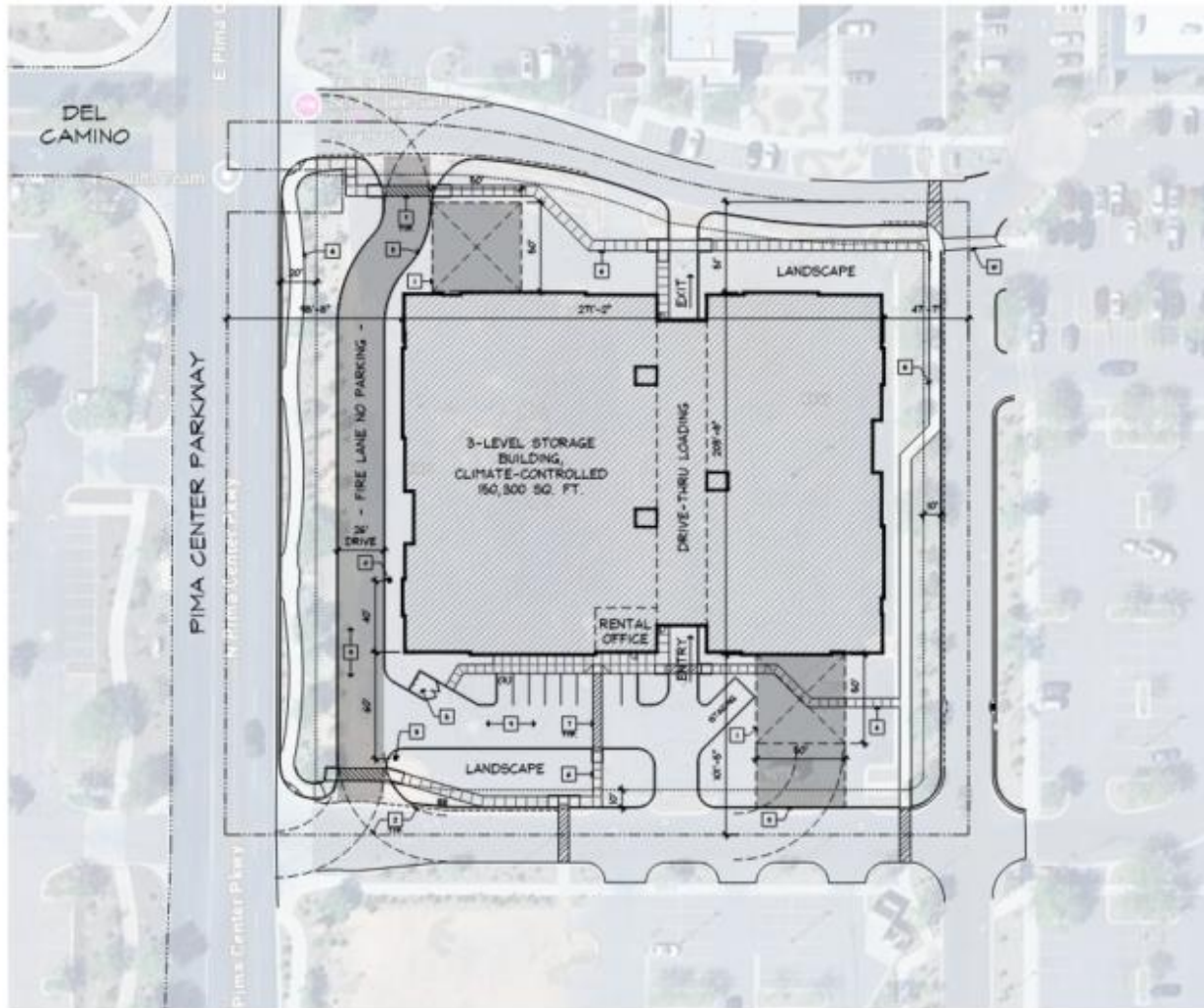
PARKING

REQUIRED = 1 SPACE / 280 SQ. FT. OFFICE (5,000 SQ. FT. / 280) = 18 SPACES
PROVIDED = 8 SPACES (INCLUDING ONE ACCESSIBLE SPACE)
EACH TRUCK STANDING = 1 SPACE

NOTE: ALL CUSTOMER LOADING ACTIVITIES OCCUR WITHIN ENCLOSED CLIMATE-CONTROLLED LOADING AREA.

KEYNOTES:

1. 30'x40' FIRE DEPARTMENT STAGING AREA
2. FIRE DEPARTMENT TURNING RADIUS - 90' WIDE AT OUTSIDE
3. PROPOSED P.D.C. LOCATION
4. PROPOSED FIRE HYDRANT LOCATION
5. TRASH ENCLOSURE
6. 8"X8" CONCRETE SCHEDULE, 6" HIGH FIN
7. FERRISSIAN CROSSHALE W/ PAINTED STRIPING, TYP.
8. EXISTING CONCRETE SCHEDULE TO REMAIN
9. PAVED ASPHALT DRIVE, TYP.
10. EXISTING ASPHALT
11. EXISTING CROSSHALE
12. DASHED LINE INDICATES ROLLED CURB



PRELIMINARY SITE PLAN
SCALE: 1"=30'-0"



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WEST ELEVATION
SCALE: 3/32"=1'-0"

COLORS & MATERIALS

MARK	FINISH / COLOR
ST-1	SPRINKLE SYSTEM - FELDAMAZZ SMOOTH FINISH COLOR: DUN-EDWARDS DECTA BLAU
ST-2	SPRINKLE SYSTEM - FELDAMAZZ SMOOTH FINISH COLOR: DUN-EDWARDS DECTA BLAU
ST-3	SPRINKLE SYSTEM - FELDAMAZZ SMOOTH FINISH COLOR: DUN-EDWARDS DECTA BLAU
ST-4	SPRINKLE SYSTEM - FELDAMAZZ SMOOTH FINISH COLOR: DUN-EDWARDS DECTA BLAU
ST-5	SPRINKLE SYSTEM - FELDAMAZZ SMOOTH FINISH COLOR: DUN-EDWARDS DECTA BLAU
ST-6	SPRINKLE SYSTEM - FELDAMAZZ SMOOTH FINISH COLOR: DUN-EDWARDS DECTA BLAU
ST-7	SPRINKLE SYSTEM - FELDAMAZZ SMOOTH FINISH COLOR: DUN-EDWARDS DECTA BLAU
ST-8	SPRINKLE SYSTEM - FELDAMAZZ SMOOTH FINISH COLOR: DUN-EDWARDS DECTA BLAU
ALPH	ALUMINUM STOREFRONT SYSTEM FINISH: BRUSHED COLOR: CLASSIC BRUSH
ST-1	CONCRETE FASTENER METAL PANEL SYSTEM FINISH: ATAS - SMOOTH FINISH - ALTERNATING 6" x 6" & 4" x 6" NOTES, VERTICAL ORIENTATION COLOR: CLASSIC BRUSH
ST-2	CONCRETE FASTENER METAL PANEL SYSTEM FINISH: ATAS - SMOOTH FINISH - ALTERNATING 6" x 6" & 4" x 6" NOTES, VERTICAL ORIENTATION COLOR: CLASSIC BRUSH
ST-3	CONCRETE FASTENER METAL PANEL SYSTEM FINISH: ATAS - SMOOTH FINISH - ALTERNATING 6" x 6" & 4" x 6" NOTES, VERTICAL ORIENTATION COLOR: CLASSIC BRUSH
ST-4	CONCRETE FASTENER METAL PANEL SYSTEM FINISH: ATAS - SMOOTH FINISH - ALTERNATING 6" x 6" & 4" x 6" NOTES, VERTICAL ORIENTATION COLOR: CLASSIC BRUSH
ST-5	CONCRETE FASTENER METAL PANEL SYSTEM FINISH: ATAS - SMOOTH FINISH - ALTERNATING 6" x 6" & 4" x 6" NOTES, VERTICAL ORIENTATION COLOR: CLASSIC BRUSH
ST-6	CONCRETE FASTENER METAL PANEL SYSTEM FINISH: ATAS - SMOOTH FINISH - ALTERNATING 6" x 6" & 4" x 6" NOTES, VERTICAL ORIENTATION COLOR: CLASSIC BRUSH
ST-7	CONCRETE FASTENER METAL PANEL SYSTEM FINISH: ATAS - SMOOTH FINISH - ALTERNATING 6" x 6" & 4" x 6" NOTES, VERTICAL ORIENTATION COLOR: CLASSIC BRUSH
ST-8	CONCRETE FASTENER METAL PANEL SYSTEM FINISH: ATAS - SMOOTH FINISH - ALTERNATING 6" x 6" & 4" x 6" NOTES, VERTICAL ORIENTATION COLOR: CLASSIC BRUSH
ALPH	ALUMINUM STOREFRONT SYSTEM FINISH: BRUSHED COLOR: CLASSIC BRUSH
ST-1	PAINTED STEEL ACCENT COLOR: DUN-EDWARDS DE-080 WARM HAZE
ST-2	PAINTED STEEL ACCENT COLOR: DUN-EDWARDS DE-080 WARM HAZE
ST-3	PAINTED STEEL ACCENT COLOR: DUN-EDWARDS DE-080 WARM HAZE
ST-4	PAINTED STEEL ACCENT COLOR: DUN-EDWARDS DE-080 WARM HAZE
ST-5	PAINTED STEEL ACCENT COLOR: DUN-EDWARDS DE-080 WARM HAZE
ST-6	PAINTED STEEL ACCENT COLOR: DUN-EDWARDS DE-080 WARM HAZE
ST-7	PAINTED STEEL ACCENT COLOR: DUN-EDWARDS DE-080 WARM HAZE
ST-8	PAINTED STEEL ACCENT COLOR: DUN-EDWARDS DE-080 WARM HAZE
ALPH	ALUMINUM STOREFRONT SYSTEM FINISH: BRUSHED COLOR: CLASSIC BRUSH
ST-1	PAINTED ACCESS DOORS COLOR: TO MATCH ST-1
ST-2	PAINTED ACCESS DOORS COLOR: TO MATCH ST-2
ST-3	PAINTED ACCESS DOORS COLOR: TO MATCH ST-3
ST-4	PAINTED ACCESS DOORS COLOR: TO MATCH ST-4
ST-5	PAINTED ACCESS DOORS COLOR: TO MATCH ST-5
ST-6	PAINTED ACCESS DOORS COLOR: TO MATCH ST-6
ST-7	PAINTED ACCESS DOORS COLOR: TO MATCH ST-7
ST-8	PAINTED ACCESS DOORS COLOR: TO MATCH ST-8



NORTH ELEVATION
SCALE: 3/32"=1'-0"

Proposed Elevations



EAST ELEVATION
SCALE: 3/32"=1'-0"

COLORS & MATERIALS

MARK	FINISH / COLOR
ST-1	SYNTHETIC STUCCO SYSTEM - FIELDRACENT COLOR: SUNN-EDWARDS DEXTRA 'SHADY'
ST-2	SYNTHETIC STUCCO SYSTEM - FIELDRACENT SMOOTH FINISH COLOR: SUNN-EDWARDS DEBART VARDEN HARBUR SMOOTH FINISH
ST-3	SYNTHETIC STUCCO SYSTEM - ACCENT SMOOTH FINISH COLOR: SUNN-EDWARDS DEBART GREAT GRAY ONE
ST-4	LONGLEAF FASTENER METAL PANEL SYSTEM MFR: ATAS - SMOOTH FINISH - 12" WIDTH, HORIZONTAL ORIENTATION COLOR: DOVE GRAY
ST-5	LONGLEAF FASTENER METAL PANEL SYSTEM MFR: ATAS - SMOOTH FINISH - ALTERNATING 8", 12" 4" WIDTHS, VERTICAL ORIENTATION COLOR: CLASSIC BRONZE
ALU-1	ALCO ALUMINUM STOREFRONT SYSTEM MFR: ARCADE COLOR: CLEAR ANODIZED
STL-1	PAINTED STEEL ACCENT COLOR: SUNN-EDWARDS DEXTRA 'HAPPY WHITE'
GL-1	7' LOW-E VISION GLAZING MFR: VITRO SOLARSH 70
GL-2	1/4" SPANDREL GLAZING MFR: VITRO, TO MATCH GL-1
PC-1	PAINTED ACCESS DOORS COLOR: TO MATCH STL-1
PC-2	PAINTED ACCESS DOORS COLOR: TO MATCH ST-2



SOUTH ELEVATION
SCALE: 3/32"=1'-0"

Proposed Elevations



PERSPECTIVE RENDERING - SOUTHWEST VIEW

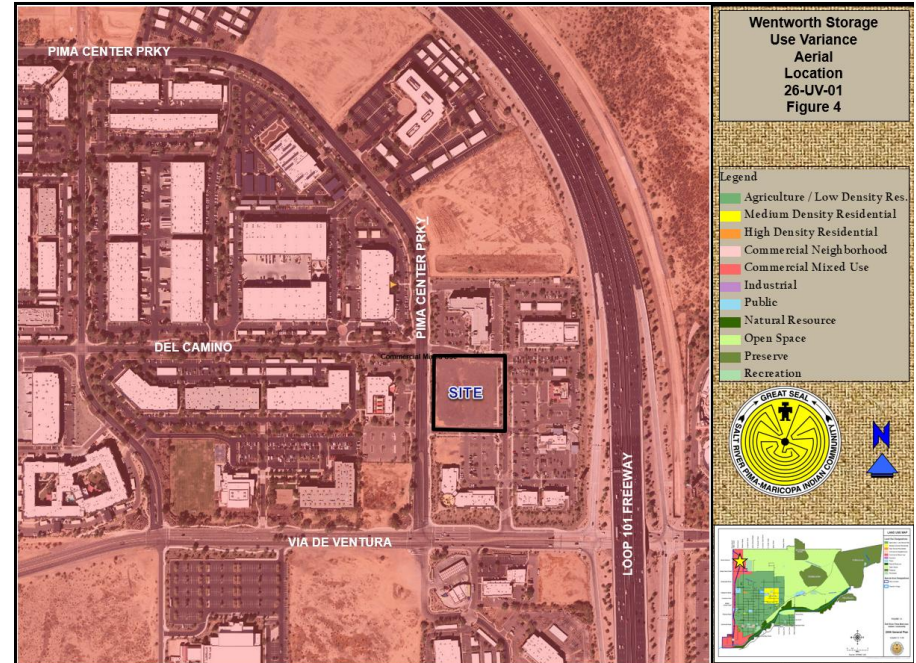
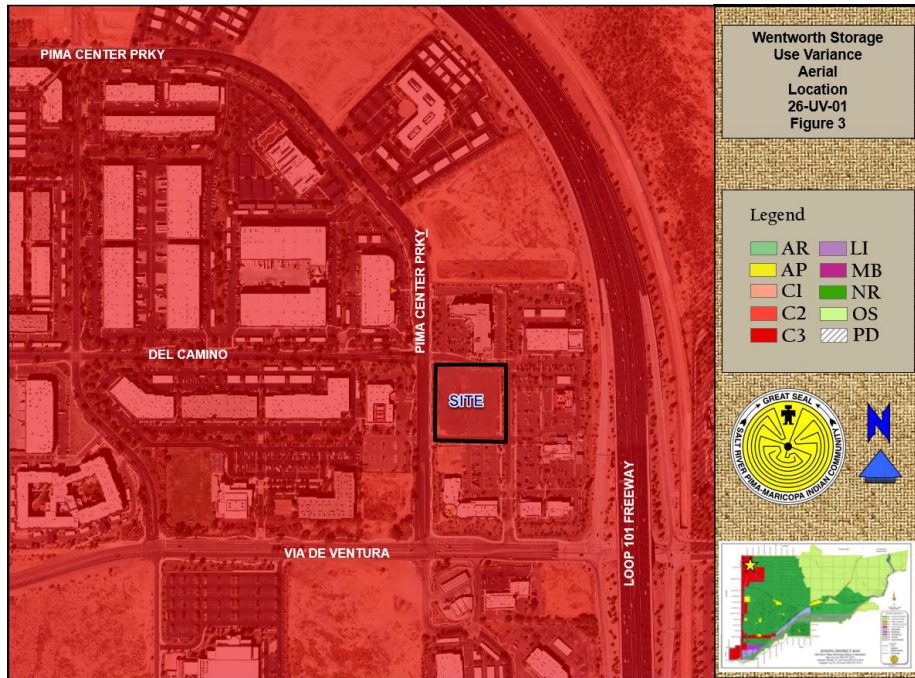
Proposed Building Perspectives



PERSPECTIVE RENDERING - SOUTHEAST VIEW

Proposed Building Perspectives

Zoning



General Plan

What is a Use Variance?

- ▶ A specific use that is not listed as allowed, allowed with conditions, or allowed with a conditional use permit in a particular zoning district may be allowed through a use variance.
- ▶ A use approved by a use variance may not be changed, altered or increased in intensity except as specifically approved by the Community Council through the approval process in Article 2.3 and 2.5.
- ▶ The Community Council may approve a use variance if it finds that the five (5) findings required in Section 2.10.3 have been met.
- ▶ Applicants for a use variance must address any adverse impacts the use may have on the surrounding area, such as:
 - Nuisance arising from noise, smoke, odor, dust, vibration, light trespass, glare or electromagnetic static.
 - Hazards to persons and property from possible explosion, contamination or fire.
 - Volume, type or character of traffic unusual for the area.
 - Visual impacts.



Use Variance Requirements

1. The characteristics of the proposed use, its scale, intensity, architecture, appearance and hours of operation are compatible with the uses existing or permitted in the surrounding area.

- ▶ High quality architecture will mimic that of an office building.
- ▶ Building will be three stories in height. Existing buildings to the north and northeast are already multiple stories.
- ▶ There will not be a lot of employees or customers accessing the site.
- ▶ Customers will drive their vehicles through building to load and unload their items, so activity will be screened from adjacent uses.
- ▶ Customers will not be able to go to their units 24 hours a day / 7 days a week. The hours for customers to access their units would be from 6am to 9pm.

Use Variance Requirements

2. The proposed use is not detrimental to the public health, safety or welfare of surrounding areas or injurious to the existing or future allowable uses or improvements of adjacent properties in the zoning district.

- ▶ The indoor mini-storage units will be internal to the building and outdoor storage will be prohibited.
- ▶ Restaurant, retail, hospitality, and office uses surround this location. This is last vacant parcel within The Block.
- ▶ Rental agreement between company and customers will be strictly enforced.
 - No storing of valuable materials.
 - No storing of hazardous or toxic chemicals, gas, flammable materials, explosive materials, or items that are inherently dangerous.
 - No perishables (packaged food or perishable goods).
 - No conducting business onsite, habitation (living, either humans, animals, or living things), or loitering.

Use Variance Requirements

3. The Community would derive greater benefit from the use in the proposed location than it would if the use were located in an existing zoning district in which it is located.

- ▶ Indoor mini-storage uses are not permitted in any zoning district within the Community, hence the request for a use variance.
- ▶ Proposed use would be a unique mix to the surrounding retail and restaurant uses within The Block.
- ▶ While ideal to incorporate additional retail or restaurants at this location for greater synergy, the applicant states that there is a need for a self storage use in this area.
- ▶ Applicant has developed other successful indoor mini-storage uses in similar developments within the Metro Phoenix area.

Use Variance Requirements

Other projects the applicant has developed:

STORE at The Grove

4250 E. Camelback Rd. Phoenix, AZ 85018

Class-A self-storage project apart of premier mixed-use development that features office, residential, & hospitality.



Use Variance Requirements

Other projects the applicant has developed:

Princess

15023 N Pima Rd. Scottsdale, AZ 85260

Class-A self-storage facility located next to class-A medical office in a prominent office submarket that also features Loop-101 frontage.



Use Variance Requirements

4. Adequate infrastructure to serve the use exists in the proposed location, or the applicant can demonstrate that adequate infrastructure will be provided or addressed by an acceptable means.

- ▶ Applicant has stated that the infrastructure for The Block is already existing. Infrastructure includes utilities, such as water, sewer, electricity, and telecommunications.
- ▶ Four (4) parking spaces are required for this proposal per the zoning ordinance. Applicant is providing eight (8), in addition to the loading spaces within the building.
- ▶ SRPD and SRFD have reviewed this use at this location and state that they have no further needs regarding this proposal.

Use Variance Requirements

5. Any adverse impacts of the proposed use on surrounding properties will be adequately mitigated in a way that will not require a burdensome or extraordinary level of enforcement or monitoring.

- ▶ The mini-storage use is strictly indoors and accessible by automobile via roll up doors, so activity will not be visible from surrounding properties.
- ▶ This type of use will not generate the same level of traffic or pedestrians that the surrounding uses currently create.
- ▶ Customers will be required to be bound by rental agreement.
- ▶ Proposal has security measures in place, including cameras, staff, and controlled access.

Recommended Stipulations

Based on this proposal, staff is recommending the following stipulations:

- ▶ 1. As further described in the rental agreement between the indoor mini-storage use and the individual customers, the following shall be enforced within the premises:
 - A. No storage of valuable materials.
 - B. No storage of perishables.
 - C. No storage of hazardous materials.
 - D. No conducting business, habitation, or loitering.

- ▶ 2. All proposed improvements onsite shall conform to the development requirements found in the SRPMIC Zoning Ordinance.

Environmental Review

- The Environmental Protection & Natural Resources Division (EPNR)/CDD have on file a Request for Environmental Review (RER).
- Based on this review, CDD – EPNR has determined that there are no environmental or archaeological concerns known for this specific area.

Next Steps

- ▶ Land Management Board Recommendation
- ▶ SRPMIC Council Notification
- ▶ SRPMIC Council Community Hearing
- ▶ SRPMIC Council Determination



Thank you!

▶ Contact information:

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