

Dollar Self Storage

PLANNING & ZONING

Planned Area Development Approval

P/Z Commission Date: 12/15/2016

City Council Approval Date: 1/24/2017

Planner: Sean Allen

Administrative Approval Date: 11/23/2016

Project Narrative

Planned Area Development (Standards & Guidelines Report)

On approximately 4.36 acres located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road in the north Peoria area

VICINITY MAP



Application #'s: GPA16-0002, Z16-0005 & SP16-0017

Date Submitted / Revised: May 26, 2016 / November 23, 2016

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I. Introduction

This is a request for the following related to a proposed self-storage facility on approximately 4.36 acres located approximately 300-feet north of the northwest corner of Lake Pleasant Parkway and Pinnacle Peak Road:

- GPA16-0002: Minor General Plan Amendment from “Residential/Estate” to “Office”;
- Z16-0005: Rezoning from Suburban Ranch (SR-43) to Planned Area Development (PAD); and,
- SP16-0017: Site Plan / Conceptual Development Plan approval for the proposed self-storage facility.

The property is presently vacant / undeveloped desert, with no drainage, topographic or significant vegetative features.

II. Site Characteristics

The site is 4.36 acres in size (gross / net). The site is relatively flat and is primarily rectangular in shape with the eastern property line running diagonally northeast to southwest, parallel to Lake Pleasant Parkway.

The site is devoid of any significant drainage, topographic or vegetative features, except for two (2) specimen saguaro cacti (noted below). Numerous ATV trails run throughout the site, and the site has often been used for illegal parking and/or display of vehicles for sale.

III. Surrounding Land Uses:

The surrounding properties are partially undeveloped and partially developed, with the surrounding land uses and zoning as follows:

North: Rural-43 (Single-Family Residential), and under the jurisdiction of Maricopa County (not annexed)

South: C-2 (Vacant); area within designated as Office/Commercial Node

East: SR-43 (Vacant; across Lake Pleasant Parkway from site); area within designated as Office/Commercial Node

West: Rural-43 (Single-Family Residential), and under the jurisdiction of Maricopa County (not annexed)

IV. Desert Lands Conservation Ordinance / Master Conservation Plan

The property is located north of Pinnacle Peak Road, which according to the Zoning Ordinance would trigger conformance to the Desert Lands Conservation Ordinance (Master Conservation Plan, because the site is less than 10 acres in size).

As noted on the Plan, the site is mostly void of any plant materials, except for two (2) specimen saguaro cacti located near the southern property line that will be salvaged and incorporated into the final landscape design.

Approval for the salvage-ability and relocation of the two specimens will be subject to final landscape plan implementation during the site plan review process (see Master Conservation Plan).

V. Phasing

This project is proposed to be developed as a single (one) phase.

The necessary onsite and offsite improvements will be determined during the permit process in accordance with City of Peoria Ordinances and Guidelines.

VI. Preliminary Development Plan / Project Description

As noted above, this proposed development consists of one phase, which consists of approximately 901 units of varying sizes (approximately 122,875 square feet) and an office area (approximately 1,878 square feet), for an approximate total of 124,753 square feet of building area.

These storage units are proposed within a series of one-story buildings that are along the perimeter of the self-storage site, and a two-story building within the southern-portion of the interior of the site. The two-story building is limited in height and situated such that the roofline cannot be seen from the exterior of the site by someone standing at ground-level near the site.

An office is included with the self-storage. At this time, a residence for a caretaker is not proposed.

VII. Development Standards

The development standards for this project are as follows:

A. Permitted Uses:

The PAD is limited to allow only a gated Self-Storage Facility, with a management office. No outdoor storage is permitted.

B. Setbacks & Height:

| Lake Pleasant Parkway (Eastern P/L) Building Setback ¹ | Camino De Oro (Northern P/L) Building Setback ¹ | Southern P/L Building Setback ¹ | 101 st Avenue (Western P/L) Building Setback ¹ | Maximum Building Height |
|---|--|---|--|--|
| 25-feet | 30-feet | 5-feet | 20-feet | Perimeter: varied ² (one-story) Interior: 22'-6" (2-story) |

1. Building setbacks relate to the closest dimension from the property line to the building, after any right-of-way dedications
2. In an effort to blend with the existing area and be more architecturally compatible with the adjacent residential homes, there are varied heights to the end features, of the proposed buildings, to create visual interest and variation in roofline design. Height of these features should not exceed 30-feet along Lake Pleasant Parkway, and 23-feet along Camino De Oro and 101st Ave. The larger portions or span of the storage buildings are to range from 14'-6" to 18-feet in height.

C. Parking

The parking ratios for this development will satisfy the current parking requirements established in Article 14-23 of the Zoning Ordinance with the following exception:

1. A minimum of 15% of the required parking spaces may be compact dimension. Spaces in addition to the required spaces may also be compact.
2. Parking shall be screened from Lake Pleasant Parkway and newly installed 101st Avenue, using a combination of screen walls and landscaped berms according to the Lake Pleasant Parkway Design Theme Manual.

D. Design Guidelines

Development within the PAD shall comply with the City of Peoria Design Review Manual for Non-Residential Uses.

E. Signage

All signage shall be in accordance with Article 14-34 of the Zoning Ordinance. The following additional restrictions shall apply:

1. No lighted signage shall be installed along Camino De Oro and 101st Avenue.

2. No freestanding/monument signs shall be installed within 120-feet of the Camino del Oro right-of-way.

F. Lighting

All lighting shall be in accordance with Article 14-3-2.F of the Zoning Ordinance.

G. Landscaping

This project will provide significant and enhanced landscape treatments along Lake Pleasant Parkway, Camino de Oro and 101st Avenue.

Landscaping along Lake Pleasant Parkway and Camino de Oro both will consist of enhanced landscaping with significant additional tree plantings, in addition to the minimum landscaping required by the Planning & Zoning Ordinance.

Details of the proposed perimeter landscaping buffers are as follows*:

| Lake Pleasant Parkway Landscape Buffer | Camino De Oro Landscape Buffer ¹ | 101 st Avenue Landscape Buffer ¹ | South Property Line (zoned C-2) Landscape Buffer |
|---|--|---|--|
| 15-feet | 30-feet | 20-feet | 5-feet |

1. Landscape setbacks relate to the closest dimension from the property line to the building, after any right-of-way dedications

All other landscaping will be provided in accordance with Article 14-35 of the Zoning Ordinance and the Design Review Manual.

H. Access & Circulation

Access to the site will occur as follows:

- *for north-bound traffic, a main access drive from the southwest corner of the site, south along the patent easement (101st Avenue alignment) to Pinnacle Peak Road, will introduce an alternative route for future traffic from using the break in the median on Lake Pleasant Parkway at Avenida Del Sol by providing future commercial and residential traffic with the option to utilize the existing signal at the intersection of Lake Pleasant Parkway and Pinnacle Peak Road; and,*
- *for south-bound traffic, a right-in/right-out driveway (in conjunction with a deceleration/turn-lane) will be provided onto Lake Pleasant Parkway.*

Camino De Oro Road, which runs adjacent to this site's northern boundary, is a private roadway that currently serves several single family residences to the north and west of this site.

There shall not be direct access onto Camino de Oro from this project.

The dedications of rights-of-way, and the extent of improvements, for 101st Avenue and/or Camino de Oro will occur as determined in conjunction with the City.

This project will accommodate traffic between the subject site and the parcel to the south.

VIII. Grading and Drainage

The PAD site has no slopes and generally drains from north to south. On-site retention and drainage will comply with the City of Peoria requirements. Additional drainage concerns not addressed during this rezoning process will be addressed during site plan review.

IX. Legal Description

The subject site is 4.51 gross / 4.36 net acres. A Legal Description is included with this application.

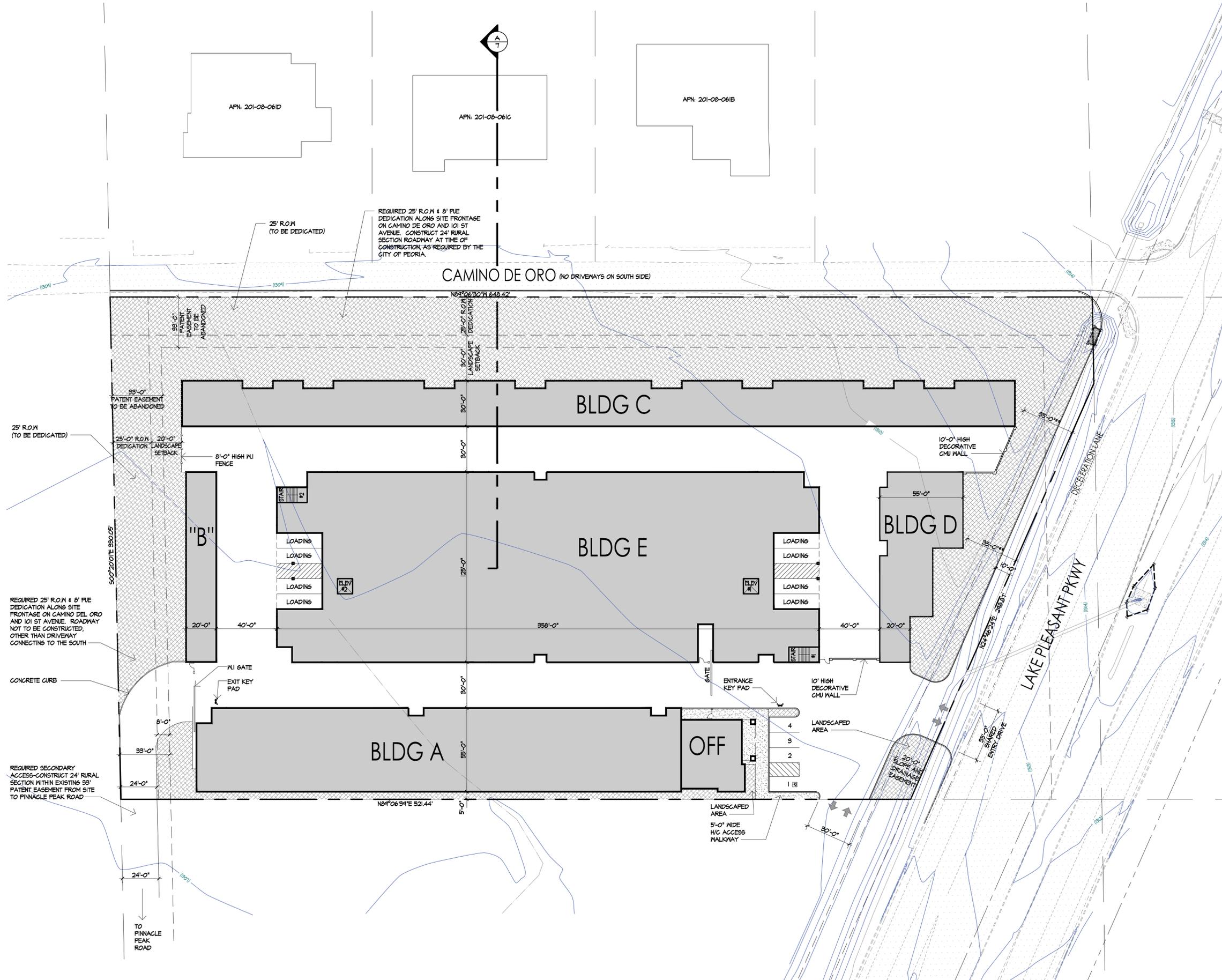
X. Public Utilities and Services

There are existing water and sewer lines available to the site. The developer will provide street and utility improvements when the site is developed as required by the City. The providers for utilities and services are as follows:

| | |
|--------------------------|-----------------------------------|
| Sewer | City of Peoria |
| Water..... | City of Peoria |
| Electricity..... | Arizona Public Service |
| Telecommunications | Cox Communications or CenturyLink |
| Gas..... | Southwest Gas Company |
| Refuse..... | City of Peoria |
| Fire and Emergency | City of Peoria |
| Police | City of Peoria |
| Schools | Peoria Unified School District |

Appendix A

Site Plan



PROJECT DATA:

| | |
|---------------------|----------------------|
| SITE AREA: | 190,032 SQ.FT |
| BUILDING FOOTPRINT: | 83,403 SQ.FT (43.9%) |
| LANDSCAPE AREA: | 56,481 SQ.FT (29.7%) |
| DRIVEWAY/ PAVEMENT: | 50,148 SQ.FT (26.4%) |

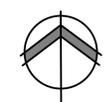
| | |
|--------------------|-------------------------|
| EXISTING LAND USE: | VACANT |
| EXISTING ZONING: | SR-43 (SUB-URBAN RANCH) |
| PROPOSED ZONING: | TO BE DETERMINED |

BUILDING AREA:

| | |
|------------------------|-----------------|
| BLDG A: | 17,400 SQ. FT. |
| BLDG B: | 2,500 SQ. FT. |
| BLDG C: | 15,700 SQ. FT. |
| BLDG D: | 4,825 SQ. FT. |
| BLDG E: | |
| 1ST FLOOR: | 41,100 SQ. FT. |
| 2ND FLOOR: | 41,350 SQ. FT. |
| SELF STORAGE SUBTOTAL: | 122,875 SQ. FT. |
| OFFICE: | 1,878 SQ. FT. |
| TOTAL: | 124,753 SQ. FT. |

** SETBACK INCREASED FOR DECELERATION LANE, IF REQUIRED

THIS SITE PLAN IS CONCEPTUAL IN NATURE ONLY AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH CITY OF PEORIA INFRASTRUCTURE DESIGN GUIDELINES AND CITY CODES.



Appendix B

Landscape Plan (color)

**NON-RESIDENTIAL AND MULTI-FAMILY
SITE PLAN PLANTING DATA SHEET**
(To be completed and provided on face of Landscape Plan)

| LANDSCAPE AREAS | Required | Provided |
|--|-----------------|-----------------|
| A. On-Site Landscape Areas [14-35-4.A.1] | | |
| 1. Overall On-Site •Industrial: 10% of Net Site Area** •Multi-Family: 20% of Net Site Area** •Commercial/Other Non-Residential: 20% of Net Site Area** (** Net out land use buffer & school playfields, if applicable [C]) | 18,992 sq. ft. | 18,992 sq. ft. |
| B. Street Frontage Buffer [14-35-4.A.2] | | |
| 1. Commercial / Multi-Family: 15' wide strip (on-site) along street frontage | _____ lin. ft. | _____ lin. ft. |
| 2. Schools: 15' wide strip (on-site) along arterial street frontage / 10' others | 9,330 lin. ft. | 9,330 lin. ft. |
| 3. Industrial: 10' wide strip (on-site) along street frontage | _____ lin. ft. | _____ lin. ft. |
| C. Land Use Buffer [14-35-4.A.3] | | |
| 1. O-1/C-1 Districts abutting all residential districts: 20' wide | 4,660 sq. ft. | 4,660 sq. ft. |
| 2. Other Non-Residential Districts abutting all residential districts: 30' wide | _____ sq. ft. | _____ sq. ft. |
| 3. Multi-Family Districts abutting single-family districts: 20' wide | _____ sq. ft. | _____ sq. ft. |
| PLANT QUANTITIES | Required | Provided |
| On-Site Landscape Areas [14-35-4.A.1.a] | | |
| Multi-Family and Non-Residential | | |
| D. Trees: 1 per 400 sq. ft. of req. landscaping (see A.1) | 48 trees | 64 trees |
| E. Shrubs: 5 per 400 sq. ft. of req. landscaping (see A.1) | 238 shrubs | 238 shrubs |
| Schools | | |
| F. Trees: 1 per 800 sq. ft. of req. landscaping (see A.1) | _____ trees | _____ trees |
| G. Shrubs: 1 per 800 sq. ft. of req. landscaping (see A.1) | _____ shrubs | _____ shrubs |
| Street Frontage Buffer Plantings [14-35-4.A.2] | | |
| H. Trees: 1 per 25 lin. ft. of street frontage ¹ | 48 trees | 4 trees |
| I. Shrubs: 5 per 25 lin. ft. of street frontage ² | 238 shrubs | 188 shrubs |
| Land Use Buffer Plantings [14-35-4.A.3] | | |
| J. Trees: 3 per 1,000 sq. ft. of required buffer area (24" box min.) | 15 trees | 15 trees |
| K. Shrubs: 5 per 1,000 sq. ft. of required buffer area (5 gallon min.) | 25 shrubs | 25 shrubs |
| TOTALS | Required | Provided |
| Total Landscape Areas (A + B + C) | 33,032 sq. ft. | 33,032 sq. ft. |
| Total Trees (D + F + H + J) | 63 trees | 79 trees |
| Total 24" Box Trees (50% of total required trees) | 34 trees | 42 trees |
| Total Shrubs (E + G + I + K) | 449 shrubs | 449 shrubs |

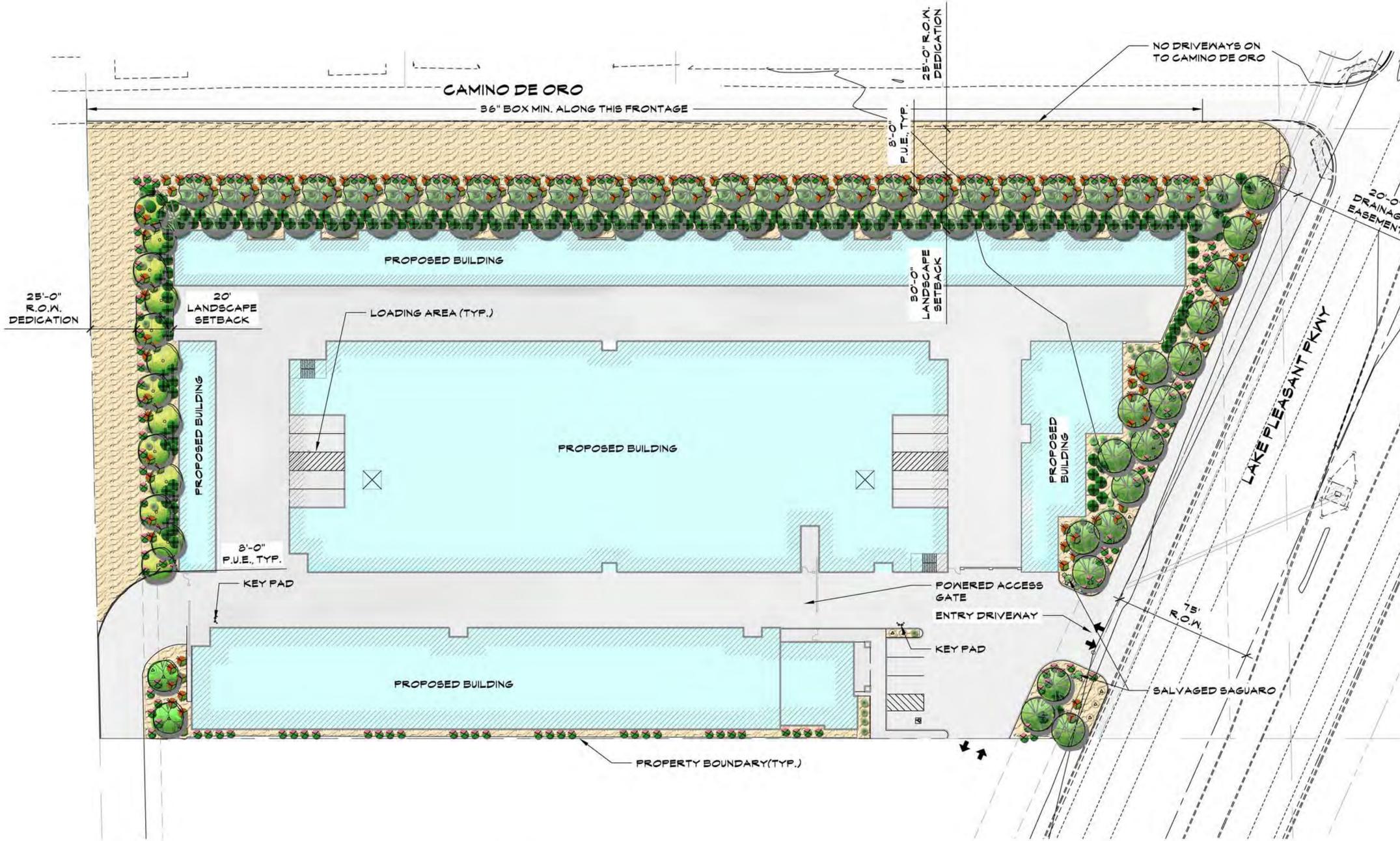
- GENERAL NOTES**
- Turf (lawn) is limited to a maximum of 20% of the site area.
 - A development may substitute a 36" box or larger tree in place of a 15 gallon tree at a substitution rate of 1.5 trees for every required (15) gallon tree.
 - All landscaped areas shall be supported by an automatic irrigation system which may be spray, flood or drip system.
 - Plant materials utilized in landscaped areas in the ROW must be included on the most recent edition of the Phoenix Active Management Area Law Water Use / Drought Tolerant Plant List.
 - The Property Owner and/or Lessee shall be responsible to install/maintain all landscaping within the Right-of-Way (landscaping within ROW will count towards Street Frontage Buffer Planting requirements).
 - A 3 foot clear space is required around all fire suppression equipment. No plants may be installed that will encroach when mature.

Site Plan Process Guide

December 2012

PLANT PALETTE

- TREES - 24" BOX & 36" BOX**
- WILLOW ACACIA (ACACIA SALICINA)
 - BISSOO TREE (DALBERGIA BISSOO)
 - THORNLESS MESQUITE (PROSOPIS HYBRID)
 - EVERGREEN ELM (ULMUS PARVIFOLIA)
- SHRUBS - 5 GAL. MIN.**
- BUSH BOUGAINVILLEA (BOUGAINVILLEA 'FLAME')
 - YELLOW BIRD OF PARADISE (CAESALPINIA GILLIESII)
 - FAIRY DUSTER (CALLIANDRA CALIFORNICA)
 - OUTBACK CASSIA (CASSIA SPECIES)
 - BLUE BELLS (EREMOPHILA HYGROPHANA)
 - WINTER BLAZE (EREMOPHILA GLABRA SSP. CARNOSA)
 - HEAVENLY CLOUD SAGE (LEUCOPHYLLUM HYBRID)
 - BAJA RUELLIA (RUELLIA PENINSULARIS)
 - BELLS OF FIRE (TECOMA HYBRID)
- ACCENT PLANTS - 5 GAL. MIN.**
- AGAVE (AGAVE SPECIES)
 - ALOE VERA (ALOE VERA)
 - DESERT SPOON (DASYLIRION WHEELERI)
 - RED YUCCA (HESPERALOE PARVIFLORA)
 - LADY'S SLIPPER (PEDILANTHUS MACROCARPUS)
 - YUCCA SPECIES (YUCCA)
- GROUNDCOVER - 5 GAL. MIN.**
- OUTBACK SUNRISE (EREMOPHILA GLABRA)
 - LANTANA HYBRID (BANDANA RED)
 - LANTANA HYBRID (BANDANA ROSE)
- DECOMPOSED GRANITE**
- 3/8" MINUS - 2" DEPTH. COLOR: 'EXPRESS ARMOR'



NOTES:

- ABANDONMENT OF 33' PATENT EASEMENT TO OCCUR ALONG CAMINO DE ORO AND 101ST AVENUE
- IF PATENT EASEMENT ABANDONMENT DO NOT OCCUR, THE LANDSCAPE BUFFER/BUILDING SETBACKS WILL BE 22-FOOT WIDE ALONG CAMINO DE ORO AND 12-FOOT WIDE ALONG 101ST AVENUE AFTER DEDICATION OF 25' RIGHT OF WAY ALONG AFOREMENTIONED ROADWAYS
- SALVAGEABLE STATUS OF THE EXISTING SAGUAROS ON SITE WILL BE ASSESSED BEFORE FINAL COMPLETION OF LANDSCAPE PLANS

SITE DATA:

GROSS SITE AREA: 196,456 SQ. FT. (4.51 ACRES)
NET SITE AREA: 18,992 SQ. FT. (4.36 ACRES)
REQUIRED LANDSCAPE AREA: (18,992 X .10) 18,992 SQ. FT. (.44 AC)
PROVIDED LANDSCAPE AREA: 50, 120 SQ. FT. (1.15 AC)

SHEET INDEX:

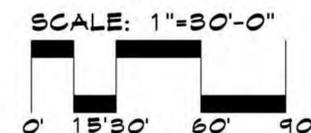
PLS - 1 PRELIMINARY LANDSCAPE PLANS

DOLLAR SELF STORAGE PEORIA

PRELIMINARY LANDSCAPE PLAN

S.W.C OF LAKE PLEASANT PARKWAY AND CAMINO DEL ORO

NOVEMBER 14, 2016



PLS - 1

A-1

Appendix C

Renderings & Elevations





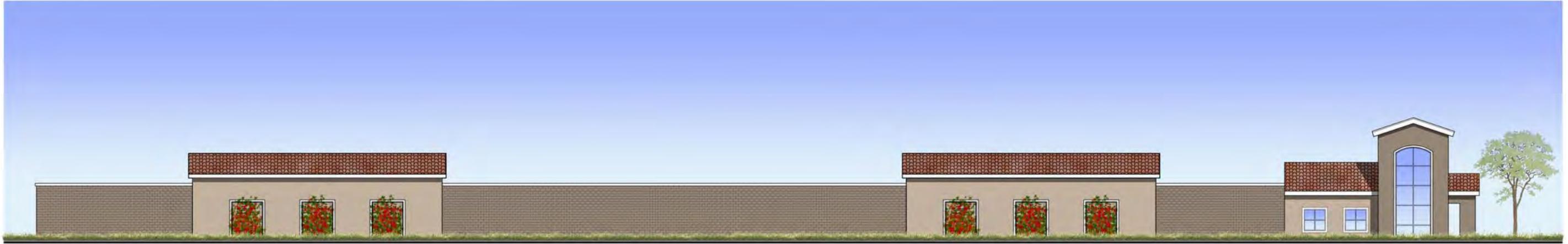




LAKE PLEASANT PKWY (EAST ELEVATION)



BLDG C NORTH ELEVATION



BUILDING A SOUTH ELEVATION

OFFICE



WEST ELEVATION

DOLLAR SELF STORAGE

PEORIA, AZ

PERIMETER ELEVATIONS

SCALE: 1" = 10'-0"

08/22/16

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