

January 04, 2023

To:
City of Maricopa Planning Department
Phoenix, Arizona

From:
RKAA Architects, Inc.
2233 East Thomas Road
Phoenix, AZ 85016

RE: Major Development Review Application – DRP22-28

Project Narrative: Self-Storage Facility

Proposed site is located west of the SWC of W Honeycutt Road and N Gunsmoke road in Maricopa Arizona. We are submitting this project narrative along with an application for a Major Development Review for the above-referenced project. The subject site is approximately 136,521 sf (3.13 acres) in size. The County Assessor Parcel Number for this Property is # 510-71-030D. North of this property is Honeycutt Road. South and East of this property are zoned RM & West of this property is zoned CB-2.

The goal of this project is to develop this site for a 3-story enclosed storage facility along with drive up units in the rear. We are proposing the construction of a three-story building in the front along Honeycutt Road and single-story drive-up units in the rear. Proposed total area of the building will be approximately 133,495 S.F. The Total storage area including drive up units and loading area will be approximately 154,359 S.F.

Proposed Property is currently zoned as CB-2 and proposed use is a permitted use in this zoning. We believe that the proposed project use is consistent with the plans and goals of the city.

We look forward to working with the City of Maricopa.

Regards,



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