

July 18, 2024

Development Services

City of Maricopa

39700 West Civic Center Plaza
Maricopa, AZ 85138

City/County Application: Development Review Permit (DRP)
Cotton Project Name: U-Haul of Maricopa
Cotton Project Number: 24015

Applicant / Architect:

Cotton Architecture + Design, LLC.
Chase Woosley
502 S 2nd Street, Suite 3
Phoenix, AZ 85004

Owner:

Amerco Real Estate Company
Tim Parker
2727 N Central Ave Ste 1
Phoenix, AZ 85004

Project Information:

Site Area: 10 acres
Building Area: Building A: 115,761 SF
Building B: 25,372 SF
Mini's: 58,500 SF
APN: 510-710-400, 510-710-410, 510-710-430
Address: 40455 W Honeycutt Road
Maricopa, AZ 85138
Zoning: CB-2

To Whom it may Concern,

Cotton Architecture + Design, LLC is pleased to submit this Project Narrative on behalf of Amerco Real Estate Company. Amerco Real Estate Company plans to develop a three-story self-storage and truck rental building (Building A) totaling 115,761 SF, a single-story storage building (Building B) totaling 25,372 SF, and 27 standalone mini-storage building units totaling 28,500 SF on the parcel(s) identified above.

The intent of this Development Review Permit (DRP) is to request City comments and guidance on the submitted documents (list below), better understand the City's review / approval process specific to the development of this project, and receive approval to submit plans for building permit review/approvals.

Project Information

This project includes the development of 3 existing undeveloped parcels of land located at 40455 W Honeycutt Road, the southern portion of the intersection of W Honeycutt Road and Continental Blvd in Maricopa Arizona. The project is comprised of the development of the three parcels totaling 10 acres to provide an approximate 115,761 SF three-story self-storage building (Building A), an approximate 25,372 SF single-story storage building (Building B), and 28,500 SF of single-story 'mini' storage buildings totaling 27 units. The intent for the building permitting for Building B and the Mini buildings is to be completed by others under separate permits from Building A. The anticipated lot coverage for the three parcels is 26%.

The site will be put together in collaboration with the City to be consistent with the existing land use and zoning designations of the site and the architecture has been designed with the development team and building occupants to be both contextual and to enhance the built environment of the area.

Site Information

The exterior architecture is designed to provide a clean, modern aesthetic that is consistent with the character of the area and with previously reviewed elevations provided by the City for these parcels.

The site will be provided with landscaping that is ecologically sensitive to the desert and consistent with the intent to provide a 'campus feel'.

To the north across Honeycutt Road the site is bordered by single family residential. To the west of the site is another self-storage facility a few parcels over, and a U.S. Post Office Annex to the south. No existing developments immediately border the site to the east.

Impact to City Services

The site and buildings are bordered to the North by Honeycutt Road, with a private access easement (N Scarlett Drive) providing the primary access to all three sites. Pedestrian access is also achieved via Scarlett. It is understood that infrastructure has already been constructed within the access easement to serve the development.

Included Attachments

Additional documents / exhibits / drawings included as a part of this application include:

- 1 - Pre-Application Response Comments
- 2 – Address Plan
- 3 – Project Narrative
- 4 – Site Plan
- 5 – ALTA Survey
- 6 – Title Report
- 7 – Preliminary Floor Plans
- 8 – Lighting/Photometric Plans
- 9 – Color Landscape Plans
- 10 – Preliminary Grading & Drainage Plans
- 12 – Preliminary Drainage Report
- 13 – Material, Color Matrix, and Color Elevations
- 14 – Public Notification Documents
- 15 – Fire Access Plan
- 16 – Electric Will Serve Letter
- 17 – Preliminary Water and Sewer Report

Amerco Real Estate Company and Cotton Architecture + Design, LLC are looking forward to working collaboratively with the City of Maricopa to develop this project and bring development to the City.

Sincerely,



Chase Woosley, AIA, NCARB
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