

# Omni Stonegate Self-Storage

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## PAD Amendment Narrative

42200 W. Maricopa-Casa Grande Hwy.,  
Maricopa, AZ 85138



**Submitted to:**

City of Maricopa Development Services Department

**Date:**

February 2019  
(Revised June 2019)

**Applicant/Representative:**  
Sanks and Associates, LLC

## Development Team

<b>Property Owner:</b>	Maricopa Stonegate, LLC 19184 E Canary Way Queen Creek, AZ 85142
<b>Developer:</b>	Scott Fey, CCIM Omni Capital Management, LLC 6991 E. Camelback Road, STE D-339 Scottsdale, AZ 85251
<b>Representative:</b>	Jason Sanks Sanks and Associates, LLC 32615 N. North Valley Parkway #141 Phoenix, AZ 85085
<b>Architect:</b>	Tony Tang Tony Tang Architect 3304 N. Valencia Lane Phoenix, AZ 85018
<b>Engineer:</b>	Jennifer Smith SBL Engineering, LLC 16634 N. 50 <sup>th</sup> Way, Scottsdale, AZ 85254
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<b>Landscape Architect</b>	Donald R. Campbell Campbell Collaborative 111 E. Dunlap Ave., STE 1-278 Phoenix, AZ 85020

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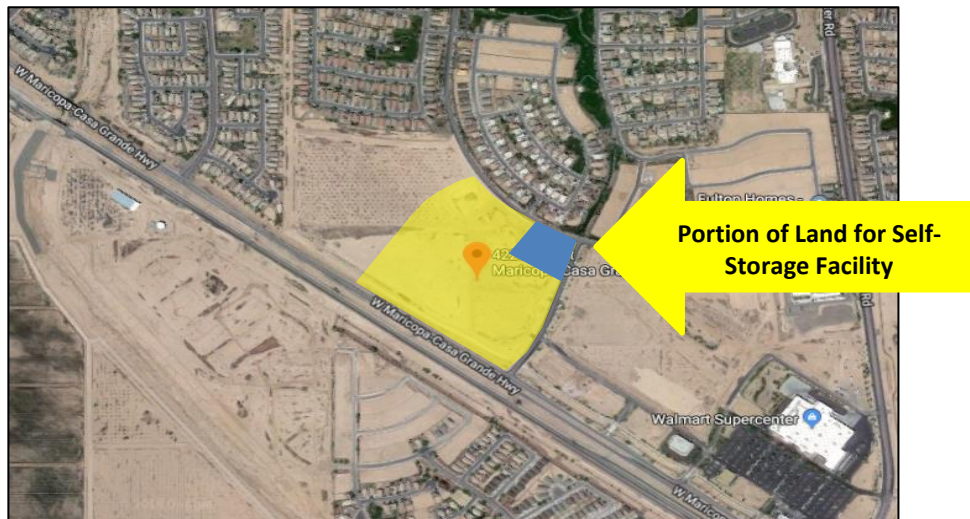
# 1. Introduction and Context

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Omni Capital (and prior Omni entities) is a self-storage and land management company that has operated in Arizona for nearly 20 years. The company is currently in the process of acquiring an approximately 3.84-acre portion of property and seeks to build a brand new Class A self-storage facility (“Facility”) with the following accessory uses:

- Outdoor Storage to include RV, boat and vehicle storage
- 1 Single Dwelling unit for on-site manager quarters

The proposed Class A self-storage facility will be located at approximately the northeast corner of Stonegate Road and Allen Stephens Pkwy, Maricopa, AZ (APNs: 510-12-019A and 510-24-001C).



\*Not to Scale

## Existing Conditions

According to the City of Maricopa Zoning Map and Planning staff, the area of the proposal is currently zoned CI-1 (Light Industrial/Warehouse) with PAD Overlay. The PAD associated with this area is the PAD08-01 (“Stonegate PAD” or “PAD”) with the approved Site Plan SPR08-02. Most of the surrounding area of the proposed facility is undeveloped with the exception of some minor mix of commercial development further south east on Maricopa-Casa Grande Hwy and single-family residential directly to the north across Allen Stephens Pkwy (Glennwilde Subdivision). All properties directly to the east and west are currently vacant. A table has been provided to depict adjacent land uses and their zoning districts:

Direction	Land Use	Zoning
North of	Single-Family – Glennwilde Subdivision	CR-3
East of	Vacant	CI-1 w/ PAD Overlay
South of	Vacant	CI-1 w/ PAD Overlay
West of	Vacant	CI-1 w/ PAD Overlay

## Request

As stated earlier in this narrative this request is for the approval of a new self-storage facility that would provide accessory uses for outdoor RV, boat and vehicle storage as well as one (1) dwelling unit for

management quarters. Our development team seeks to establish several elemental changes and zoning applications as they pertain to the land use and development of this project. With that, this narrative seeks the request of the new Facility through a Planned Area Development Amendment. The PAD Amendment will establish the following:

1. Modify the PAD's land use list to include a more contemporary self-storage category to allow for personal storage with outdoor RV, boat and vehicle storage and to reduce the required parking amount for the proposed Facility.
2. Change the original PAD's parcel layout to establish a brand-new parcel within the Stonegate PAD.
3. Reduce the parking requirement to eighteen (18) parking spaces total.

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## 2. PAD Context

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The amendment portion of this project will separate approximate 3.84-acre portion of property from parcels 510-12-019A and 510-24-001C and create an entirely new parcel within the Stonegate PAD (see **Minor Land Division** application). The result of this lot split will make a minimal change to the parcel layout of the Stonegate PAD. The newly developed lot will continue to be zoned CI-1 PAD but will inherit LI (Light Industrial) land use themes to allow for personal storage with accessory outdoor RV, boat and vehicle storage without deviating from building standards currently allowed in the Stonegate PAD.

### Changes to the PAD

#### 1. Land Use

The current PAD establishes permitted uses under Sections 1501, 1601 and 1701 of the old zoning code with exclusions to larger manufacturing and food processing facilities normally found in heavier industrial districts (see Original Stonegate PAD Book). The goal of the Stonegate PAD was to serve as an area of development that provided a unique combination of retail, employment and commercial uses to the surrounding residential areas while utilizing frontage of the Maricopa-Casa Grande Hwy. This amendment does not seek to change the original zoning or permitted uses of the PAD rather expand the language and context to allow for the use of a self-storage facilities with outdoor RV, boat and vehicle storage for the newly developed ± 3.9-acre property. The change to the PAD would only modify the context and land use language for this particular lot and would allow the development of the project to be consistent with the more contemporary LI district that is established in the City of Maricopa's New Zoning Code.

**Justification** – The introduction of the proposed Self-Storage and Outdoor Storage for RV's, boats, and other vehicles would be a beneficial use addition to the Stonegate PAD. The actual land use term Personal Storage and Outdoor Storage is defined in the New Zoning Code (Sec. 205.02 and Sec. 401-10) for certain industrial districts, however, there is no language in the Stonegate PAD that allows this particular type of land use. This amendment would establish the proper land use language within the Stonegate PAD to allow for personal and outdoor RV, boat and vehicle storage as a proponent for the proposed self-storage facility and does not change the base zoning or land use theme to the remaining portions of the Stonegate PAD.

Moreover, the use for a self-storage facility with outdoor RV, boat and vehicle storage would remain consistent with the original PAD's intent to provide for options in lighter commercial and retail uses. Personal storage facilities, whether they include outdoor storage or not, are often associated as a lighter retail land use. Self-Storage properties also serve to facilitate surrounding residential and commercial areas with necessary storage units where otherwise there would be none for the intermediate area. The self-storage facility would provide an excellent buffer between future heavier commercial areas and residential development.

## 2. Parcel layout

The original PAD Site Plan establishes that parcels 510-12-019A and 510-24-001C have lot frontage towards Maricopa-Casa Grande Hwy with Stonegate Road as the lot side and Allen Stephen Pkwy adjusted as the rear (see Original PAD Book). This proposed lot split would slice off a small portion of the east corner of lot 510-24-001C and a larger portion of the northeast corner of lot 510-12-019A to create a separate but entirely new ±3.84-acre parcel (see **Minor Land Division Application**). The newly created parcel would then be re-oriented so that Stonegate Road would serve as the lot's front with Alan Stephens Parkway as the side boundary. The remaining boundaries (west and south side) of the newly established parcel would remain contiguous to the original parent parcels; no street development or new roads are proposed (see Conceptual Site Plan) The resulting lot split would only establish a whole new parcel within the PAD and would not change the external perimeter of the PAD. The added parcel would not change the exterior boundary lines nor change current street circulation or inhibit any future pedestrian connectivity.

## 3. Parking

The Stonegate PAD specifies CI-1 vehicle parking requirements for three main uses: Retail, Drive Through and Garden Center (see Original Stonegate PAD Book). While the old Zoning Code defined parking requirements for self-storage facilities, it is our intent to develop this facility under the context of the new Zoning Code's LI district standards which provides a parking requirement for Personal Storage at 1-space per 900 SF that would result in a need for 87 parking spaces. This is approximately sixteen times the actual daily need for the facility. In contrast, the old code's CI-1 parking requirement for this use would have asked for just 6 total parking spaces. Our PAD amendment proposes a reasonable parking standard for the use as we are proposing a total of 18 parking spaces for the Facility.

**Justification** – Per Section 407.06, a parking reduction can be approved if the nature of the proposed operations and use thereof would be adequately served by the reduction of parking. With that we seek to minimize the parking to a total of 18 parking spaces. Often self-storage and outdoor RV, boat and vehicle storage facilities have a very low vehicle traffic impact and do not promote the normal retail environment that would require space for a large influx of consumer traffic. An adjustment to the parking standards within this site would be necessary as the current standards for parking in both the PAD and New Code standards would put a strain on the space available for the facility's primary use goals (storage units and outdoor vehicle, boat and RV storage).

This adjustment only pertains to the development of this parcel within the PAD and does not propose modifying the parking requirements for other PAD uses. This change to the PAD solely seeks to establish an appropriate parking standard for the proposed self-storage facility. For the proposed calculated parking requirements please see **Appendix I – PAD Amendment Land Use and Parking Table**.

In most cases the municipality provides reasonable parking requirements for self-storage facilities with the understanding that minimal parking requirements are sufficient for these types of uses. The listed examples provided in **Appendix II – Parking Reduction Example Sheet** show context and for other self-storage facilities where similar parking standards were approved.

### NOTE

The above listed changes pertain only to this PAD Amendment. No other deviation or changes to the PAD are being requested. The building standards — including setback, building height, square footage — will continue to be in conformance with the current development standards approved through PAD08-01.

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## 3. PAD Development Plan

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### Project Design and Description

The total site plan for the Self-Storage Facility encompasses approximately 3.84-acres. The design of the Facility's buildings properly incorporates modern architectural themes with a conceptual building area of ±95,496 SF and a maximum roof height of 2-stories (30'-6") and a total height of 48' for the sign tower. The total square footage of the Facility will be divided into five (5) buildings of which two buildings will be 2-stories, the remaining buildings being 1-story. Four of the buildings will provide storage unit capability while the fifth building will operate as the Facility's office and Onsite Manager's Quarter. The rear portion of the parcel will provide for outdoor RV and vehicle storage. The project intends to follow the City's development standards to ensure that the RV and vehicle storage is properly screened from arterials and residential areas.

The Facility is designed to be both compatible with the architectural themes of the area and hopes to set a precursor for appropriate design development for future commercial or retail development in the area. The building design reflects more contemporary patterns enabling different façade dimensions and colors without being squared and neutral as so many self-storage facilities often are. All buildings will be designed to meet the requirements of the City of Maricopa and will be compatible with the intended uses. The Facility's building design will be consistent throughout the site.

### Landscape

This project intends to meet or exceed the landscape standards of the City and will properly utilize the necessary vegetation to provide accent to the property as well as serve as "green" buffering and screening where appropriate.

Landscape materials will consist of native, drought tolerant plants and trees. To enhance the buildings layout and architecture, the outer perimeter of the Facility will be buffered by heavier landscape and will host a mixture of 24" box trees and large shrubs that will provide as a natural green screen for passersby on Allen Stephens and Stonegate Roads. As the Facility goes more into the setback and for the internal boundaries of the lot, shrubs and smaller bushes will provide for ground cover and some greenery.

Layout of the vegetation is designed achieve maximum design and buffering effect without overly using water as a resource. Consideration of drought tolerant plants is widely used to ensure sustainable water measurements are achieved. For tree and plant inventory and landscape layout please see the Conceptual Landscape Plan.

### Permitted Uses

As permitted in the Stonegate PAD, the base district (CI-1) allows for a mixture of light industrial, commercial, retail and employment land uses. Extracting the intentions of the original PAD and utilizing guidelines as set forth in the base CI-1 district, this site only proposes the additional land use of a self-storage facility with accessory outdoor RV/vehicle storage and one (1) managers dwelling unit. Permitted uses are included in Sections 1501, 1601 and 1701 of the City of Maricopa "Old" Zoning Code. The added use of Outdoor and Personal Storage will be established within the PAD Amendment upon approval of a Conditional Use Permit. For a comparison table of the original PAD land uses in comparison to the base zoning and proposed PAD Amendment, please see **Appendix I – PAD Amendment Land Use and Parking Table**

This portion of land provides unique opportunity for retail land use for surrounding neighborhoods and will accommodate future commercial and light industrial development within the City of Maricopa. The proposed Facility's location, as derived from splitting off from its two original parcels, provides road frontage to both

Stonegate Drive and Allen Stephens Pkwy which in return would re-orient the facility so that the proposed outdoor storage is internal and not facing either arterial street. The area's current zoning designation within the PAD (CI-1), calls for warehousing and light industrial type developments lighter in scale that would accommodate more service and commercial oriented developments. This makes the proposed self-storage facility an ideal candidate land use for this location.

Proper building height, structural development and staff support of the proposed facility would allow for a permitted use – without rezoning – while adhering to appropriate setbacks which would not encroach on the residential or neighboring developments. The facility intends to abide by the same development standards as established in the Stonegate PAD and will rollover compliance as established in the original CI-1 base district. All buildings within the facility shall be established with the appropriate sprinkler system. The facility itself will be alarmed as well as monitored by an on-site manager.

A copy of the revised Stonegate PAD Master Site Plan has been provided to depict the new self-storage facility within the Stonegate PAD. Any future proposed changes to the Stonegate PAD, not related to this self-storage development project, will be subject to a separate PAD amendment application.

### **Parking**

The proposed self-storage facility will host a total of 18 parking spaces which will include the following:

- 1-space/5,531 SF = 14 (incl. 1 ADA space)
- 2 spaces /du = 2 spaces
- Unloading Parking (11' x 26') = 2
- Total Parking Spaces = 18

For justification to the reduced parking please see Section 2 of this narrative. Parking calculations for the new proposed PAD Amendment can be found in **Appendix I – PAD Amendment Land Use and Parking Table**. For self-storage facility examples where parking was reduced please refer to **Appendix II – Parking Reduction Example Sheet**.

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## **4. General Plan Compliance**

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### **Employment/Industrial Designation**

The Maricopa General Plan designates this area as “Employment/Industrial”. While there have been some concerns as to the potential employment that a self-storage facility can provide within Maricopa, it should be noted that the employability of a land use is not the only focus and intention when it comes development within the Employment/Industrial land use areas. This facility does meet other elements and intentions of the General Plan.

The General Plan provides the following statement for the Employment/Industrial land use areas:

*“The Employment land use category is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses. While industrial, warehousing, manufacturing, processing and non-retail commercial activity are expected, retail and wholesale activity are in no way prohibited from locating in the Employment designation. Preferred uses include lighter industrial use such as light manufacturing and business park development, also professional offices, including medical facilities, clinics and associated office support services. Residential uses are not intended in this designation.”*

Taking into account the statement of the Employment land use designation and the Stonegate PAD's original intent, the self-storage facility is considered an appropriate land use in that it is a lighter retail use that is consistent with the CI-1 – and more current LI - zoning and would be a compatible land use for future development in the area. The Employment/Industrial designation is not set to deter lighter less intensive retail and commercial uses; rather provide for a consolidated variety of retail, commercial and light industrial land uses that could serve the nearby residential areas while buffering those same areas from heavier more intensive land uses and transportation corridors.

The development of the project would provide an impetus for future commercial/retail development for the surrounding Employment/Industrial area. With the exception of the residential subdivision to the north and Walmart further to the southeast, there is little to no commercial, industrial or retail development within the surrounding eastern, western and southern portions of the area. Consideration of this facility would provide the necessary opportunity for other employment and retail venues to seek development within the area.

**Growth Strategy**

The General Plan envisions more commercial and retail areas within the City to offset the high residential land area. The General Plan understands that commercial, retail and light industrial development would provide services and retail to neighboring Maricopa residents. A self-storage facility would provide nearby residents and local businesses with the opportunity to store their non-hazardous personal items. Often in vacant land areas that neighbor residential zones, a single commercial project can trigger other commercial and retail land use needs. This proposed Self-Storage facility would help offset that ratio by not only delivering a retail service for the area but establishing the area as an opportunity for future retail and commercial services.

Unlike some development patterns that extend outside the City limits in undeserved areas. This project focuses on utilizing the internal land pockets that allow retail and commercial use. Commercial and retail pattern principles within the General Plan highlight the importance of building along high traffic transportation corridors such as the Maricopa-Case Grande Hwy. Based on the current location and land use area, this facility would initiate that growth pattern and meets the following objectives listed in the General Plan:

Land Use Element	
<p><b>Objective 1</b> Establish policies that protect areas designated for business and employment from incursion of incompatible land uses</p>	<p>Allowing the self-storage facility within the area would be consistent with the business and commercial development goals of the General Plan. This facility promotes a light commercial/retail land use from what is an overly saturated residential area.</p>
<p><b>Objective 2</b> Recruit appropriate businesses and development along these [important] corridors.</p>	<p>Development of the proposed facility would be an appropriate land use in that it would recruit the development of a commercial establishment in an area that is contiguous to the Maricopa-Casa Grande corridor.</p>

**Retail Service Demand**

Maricopa has a disparity between high residential land use development and low commercial and retail services. This disparity demands the need to expand retail and consumer services for the residents of Maricopa. With a population of 48,000 and rising and a majority of land development being residential, a new storage facility would provide a specific retail need for local residents of Maricopa. Strict HOA standards within the residential communities of Maricopa restrict storage for residents creating a greater need for



storage availability within those communities. Currently within the City boundaries, there are only three (3) storage facilities that offset the needs for the residents within Maricopa, two of the storage facilities provide personal storage needs while one (1) only provides RV storage. The proposed Facility would provide the combined storage capabilities for both personal and outdoor RV, boat and vehicle storage and would accommodate the retail needs of the Glennwilde Subdivision directly to the north.

### Appendices

- Appendix I – PAD Land Use and Parking Table (Revised)
- Appendix II – Parking Reduction Example Sheet (Revised)
- Appendix III – Stonegate PAD Master Site Plan (Revised)