



STAFF REPORT

Case Number: DRP22-28

To: Planning and Zoning Commission

Through: Rick Williams, Planning and Zoning Manager

From: Derek Scheerer, Planner II

Meeting Date: March 13, 2023

REQUESTS

Development Review Permit (DRP) 22-28: A request by Neil Feaser, on behalf of 41011 W Honeycutt LLC, requesting review and approval of site, landscape, photometric and elevation plans for a proposed self-storage facility on approximately 3.13 acres. Generally located east of the southeast corner of W. Honeycutt Rd. and N. Porter Rd., in the City of Maricopa. **Discussion and Action.**

APPLICANT/PROPERTY OWNER

Applicant: Neil Feaser RKA Architects 2233 E. Thomas Road Phoenix, AZ 85016	Owner: 41011 W Honeycutt LLC 21033 N. Jocelyn Ln. Maricopa, AZ 85138
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COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	3.13 acres
Parcel #	Pinal County Parcel No. 510-71-030D
Site Address	Unassigned (future 40955 W. Honeycutt Rd.)
Existing Site Use	Vacant
Proposed Site Uses	Commercial
Existing General Plan, Land Use	Mixed Use (MU)
Existing Zoning	CB-2 General Business
Parking Provided	11 spaces

SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Medium Density Residential (MDR)	Single-Family Residence (CR-3) Homestead PAD	Single-Family Residential Subdivision (Homestead North)
East	Mixed Use (MU)	Multiple Unit Residential (RM)	Vacant/Future Multi-Family Residential (Hancock Communities)
South	Mixed Use (MU)	Multiple Unit Residential (RM)	Vacant/Future Multi-Family Residential (Proposed Hancock Communities)
West	Mixed Use (MU), Employment (E)	General Business (CB-2)	Vacant

HISTORY SUMMARY

- Unknown - Property zoned CB-2 General Business by Pinal County

ANALYSIS

W Honeycutt LLC propose to construct a commercial self-storage facility consisting of one (1) 133,495 sq. ft. three-story enclosed/conditioned self-storage building with accessory office, and five (5) single-story drive-up garage storage buildings (sizes vary, 19,684 sq. ft. total). The site is zoned CB-2 General Commercial and is located with the Seven Ranches area. Access to the site will be provided from W. Honeycutt Rd. by a right-in/right-out only entrance/exit on the western side of the property along with a right-out only exit on the eastern side of the property. Additional future access may be provided on the west side of the property through a cross access easement with the property to the west which will provide direct access to Whisker Rd. (See Exhibit C – Site Plan)

All proposed buildings for the Storage 365 facility have been well designed with the incorporation of various architectural features that enhance the overall aesthetic of the site. The building elevations contain a variety of colors and materials, as well as other architectural enhancements that exceed the minimum requirements of the Zoning Code. The main building incorporates various horizontal and vertical material, texture, and color changes that provide visual interest in the overall building design. The use of CMU block, stucco, metal siding, and seam metal have been incorporated along the building's façades. Additionally, the building incorporates a variety of roof/parapet movements that break up the building's vertical massing and provide additional visual interest along its rooflines. (See Exhibit E – Elevations & Material Board)

Accessory to the main building are several drive-up storage garages. These garages have been designed to architecturally compliment the main building and use the same design, development materials, and color palette as the main building. Special attention has been given to the drive-up storage garages located along site's periphery where the rooflines will be viewed by adjacent properties. These garages incorporate additional stucco and metal cap design elements that break up the horizontal rooflines that will be viewed over the site's perimeter security walls.

The site will be secured by metal rolling gates at the entry and exit drives. The perimeter of the site will be enclosed by an eight foot (8') tall perimeter screen wall. This wall will consist of a base of exposed/painted CMU blocks topped by painted stucco wall face. Painted CMU block, concrete capped columns will be set approximately forty feet (40') on center along the perimeter wall. The proposed color scheme for the perimeter wall matches and compliments those used for the site's buildings.

As previously noted, the site will have ingresses or egresses from two (2) locations at initial construction, with the possibility of a third location in the future. From these locations, access to the

looping interior drive-aisles and on-site parking will be provided. The site is required to provide eleven (11) parking spaces and meets this requirement. Through the nature of the drive-up storage garages, additional non-dedicated on-site parking is provided in front of these garages. The parking area is located to the west of the main building adjacent to the site's office. Parking in this location is outside of the security gates enclosing/securing the storage area(s) of the site. This parking area provides the required number of landscaped islands and is screened along W. Honeycutt Rd. by a decorative three foot (3') tall pony wall.

The landscape and open space areas of the site are generally located along the site's eastern and southern boundaries, adjacent to the future Hancock Community's multi-family residential development. The locating of these areas along the eastern boundary establishes a natural buffer and transition area between the onsite uses and future residential uses east and south of the site. These areas also serve as the site's water retention basins that will capture on-site and off-site storm water flows. As an addition to these buffer areas, the site incorporates the use of and applies landscaping within a drainage basin in the northern portion of the site, south of W. Honeycutt Rd. Properties along the southern portion of W. Honeycutt Rd. are encumbered by this needed drainage basin area and have incorporated these areas into their site-specific landscape plans.

Landscape Plans

- Per Zoning Code Sec. 18.90.030, the development is required to provide a minimum of 10% open space. The proposed landscape plan provides 14.8% open space and meets the minimum requirement.
- Per Zoning Code Sec. 18.90.40, the development is required to have a minimum quantity of trees and shrubs. The proposed landscape plan exceeds the minimum required for both trees and shrubs.

Transportation

- A Traffic Impact Analysis (TIA) was provided by the applicant and was reviewed by the Engineering Division. The TIA has met the criteria set forth in the city's Traffic Impact Analysis standards and proposed improvements are acceptable to the City Engineer.

Grading and Drainage

- A preliminary Grading and Drainage plan was submitted and reviewed by the City's Engineering Division. The City Engineer determined that plans meet or exceed minimum required drainage standards. The applicant shall also submit final Grading and Drainage plans for review and approval by the City Engineer prior to construction.

Illumination

- The applicant has provided a Photometric Plan with cut sheets of the light fixtures that meet the standards set forth in Sec. 18.95 of the Zoning Code. Final design schematics will be submitted at building permit review.

Elevations

- The proposed architectural elevations are complimentary and exceed minimum standards set forth within Sec. 18.155.070 Development Review Permit criteria of the Zoning Code.

CITIZEN PARTICIPATION

The Applicant has properly notified the surrounding property owners of the proposed development as required by the City's Zoning Code. The applicant has provided notification letters to all property owners within 600 feet of the subject area and posted a public notice sign within the subject area. A timeline of citizen participation is shown below.

- Feb. 21, 2023 - Sign posted
- Feb. 21, 2023 - Notification letters sent

PUBLIC COMMENT

Staff has not received any public comment at the time of writing this report.

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 18.155.070 Required Findings, the decision making body shall evaluate the proposed development conform to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

1. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment.

Staff Analysis: *The proposal conforms with all applicable development design criteria as provided for in the Zoning Code. The site provides adequate pedestrian and vehicular access throughout the site, has satisfactory landscaping along its periphery and vehicular use/parking area(s). The exterior design of the buildings provides enhanced architectural features that are complementary to nearby commercial developments.*

2. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Staff Analysis: *The proposal meets the intent of a development designed with adequate shared access, circulation, and parking to accommodate the public and general community.*

3. Project details, colors, materials, and landscaping, are consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Staff Analysis: *The elevations and color combinations are well integrated and complementary. They adhere to a theme and style that provides context and visual interest as well as differentiates but integrates the site with future commercial development in the area.*

4. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, rooflines, and building heights within a unifying context that promotes increased pedestrian activity and compatibility among neighboring land uses within the same or different Districts.

Staff Analysis: *The variety of façade materials and colors provides interest along the articulation of the site structures. Building heights are varied and provide horizontal and vertical relief through their articulated design. Building heights do not exceed the Zoning District maximum and are compatible with potential future commercial developments*

surrounding the site. Building ends and corners incorporate additional architectural treatments that create variety and interest emphasizing the articulated facades.

CONCLUSION:

Staff finds the submittal items of DRP22-28 Storage 365 to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP22-28 Storage 365** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-28) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance with Chapter 18.155 of the City's adopted Zoning Code, the Development Review Permit shall expire if a building permit has not been issued within two years of the date of Planning and Zoning Commission approval. A one-time extension may be approved by the Planning and Zoning Commission, upon recommendation by the Zoning Administrator after a completed application and fee is submitted.
3. Future modifications of the existing plans, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request.
4. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match color scheme of the building. Roof access shall be from within the building.
5. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards. Final design schematics shall be submitted at building permit application for review and approval.
6. The applicant shall submit all required permits for any proposed signage.
7. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
8. Prior to issuance of Certificate of Occupancy, the applicant shall enter into and record at the Pinal County Recorder's Office a cross-access agreement with Pinal County Parcel 51071030B, as noted in the approved Site Plan. The applicant shall provide staff with a copy of the recorded cross-access agreement for City records.
9. The property owner shall properly maintain all landscape materials and landscape areas, including that within the public rights-of-way adjacent to the development in accordance with the approved Landscaped Plan, except in and along public rights-of-way and easements where the City of Maricopa has agreed to provide maintenance. Replacement of dead trees along arterial and collector streets shall be by the individual property owner and shall be completed within three (3) months from the date that the property owner is notified by the City.
10. As submitted, refuse areas shall be enclosed and shall correspond to the design and color palette of the development. Gates shall not open into vehicular drive aisles. Enclosure gates to be signed and clearly read, "DOOR MUST REMAIN CLOSED AT ALL TIMES."
11. Truck traffic and deliveries, refuse pick-up, etc., shall be limited to hours of operation with minimum impacts to adjacent residential properties and vehicular circulation of this development.

12. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
13. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made per the accepted Traffic Impact Statement in adherence to the Regional Transportation Plan and accepted by the City Engineer.
14. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer, and installed by the developer.
15. Civil drawings shall be submitted to the City for review and approval prior to onsite and offsite construction.
16. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting document submittals, approvals and permits from the applicable federal, state, county, and any other agencies as applicable.
17. The development and operation of the proposed facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.
18. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS:

Exhibit A: Project Narrative

Exhibit B: Site Location, General Plan Land Use and Zoning Maps

Exhibit C: Site Plan

Exhibit D: Landscape Plan

Exhibit E: Elevations & Material Board

Exhibit F: Photometric Plan

Exhibit G: Citizen Participation Plan

-- End of staff report --