



CITY OF EL MIRAGE DEVELOPMENT APPLICATION FORM

Official Use

Case No: PZ21-10-27 Date Received: 2/15/2022 PC Meeting: 3/8/2022 CC Meeting: 4/5/2022

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- | | |
|--|--|
| <input type="checkbox"/> Conditional Use Permit | <input checked="" type="checkbox"/> Site Plan Approval |
| <input type="checkbox"/> General Plan Amendment: <input type="checkbox"/> Major <input type="checkbox"/> Minor | <input type="checkbox"/> Site Plan Amendment |
| <input type="checkbox"/> Planned Area Development (PAD) | <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Planned Area Development Amendment | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Other: _____ |

PROPERTY INFORMATION:

Name of Project: El Mirage - Get Simple Box Acreage: 2

Property Address/Location: 10201 N 121st Ave, El Mirage

Assessor's Parcel Number: 501-45-018M

APPLICANT / OWNER INFORMATION:

Applicant: <u>Norris Design (Daniel Marrufo)</u>	Owner: <u>Anthem Enterprises</u>
Address: <u>901 E Madison Street</u>	Address: <u>PO Box 704</u>
City/ST/Zip: <u>Phoenix, AZ. 85034</u>	City/ST/Zip: <u>Lynden, WA 98264</u>
Phone: <u>602-254-9600</u>	Phone: <u>3605100702</u>
Email: <u>dmarrufo@Norris-Design.com</u>	Email: <u>rossdjblack@gmail.com</u>
Signature: <u></u>	Signature: <u></u>
(Agreement to act as agent for owner)	(Authorization for agent to act for owner)

- Application Form
- Comprehensive Site Plan
- Deed and/or Title Report
- Drainage Report
- A.L.T.A. Survey
- Phase I Environment Site Assessment
- Preliminary Landscape Plans
- Filing Fee (see Fee Schedule starting on page 9)

SimpleBox Site Development Narrative

Background

As a family owned and operated company serving the western U.S., SimpleBox has created a dynamic storage container delivery service with customers who range from homeowners to construction site managers. Please visit getsimplebox.com for further detailed information about the company.

Application Request

The applicant is requesting site plan review and approval of an outdoor storage lot that temporarily stores and acts as a transfer point for portable storage container pods which are delivered to customers across the state. The property improvements proposed are generally minimal based on the proposed use, however we intent to ensure current property development standards and code requirements are conformed with.

Location and Description

The property is located south of the southeast corner for 121st Avenue and Peoria Avenue. To the North and South are industrial storage yards. Directly East of the site is the Agua Fria River and to the West is El Mirage RV and Boat Storage. The site is zoned Employment Industrial (EI) and is within the Commerce/Industry Park (CI) and Agua Fria (AF) General Plan Land Use district.

The eastern portion of the property lies with Flood Plain along the Agua Fria River. This area will remain unimproved with permanent structures.

Historical Data

Historical Aerials show that the property was undeveloped and unused until late 2001. Since 2001 the property has been used as a vehicle storage yard by the previous owners. Simple Box obtained ownership of the property in 2021.

Operational Aspects of Use

SimpleBox operates as a temporary storage yard, transfer, and delivery departure point for containers which are rented or purchased by customers on-line or over the phone. The containers are then delivered to the customer's property for their personal use. Rented containers may also be stored on the yard as requested by customers. The storage yard will be accessible from 8am to 6pm every day of the week. While the storage yard is open to the public, it is not intended to be a show or sales facility.

A modified container box which will be placed near the yard entry gate with parking area for employees and guest as required. Additional guest parking stalls will be placed outside of the property security fence and gate. Delivery truck loading and unloading will be provided along the edge of the driveway lane adjacent to a proposed 40' x 40' metal shade canopy, as indicated in the site plan. A fire access lane will be provided to reach a clear turn-around area at the east edge of the property for emergency access.

Access, Circulation & Traffic

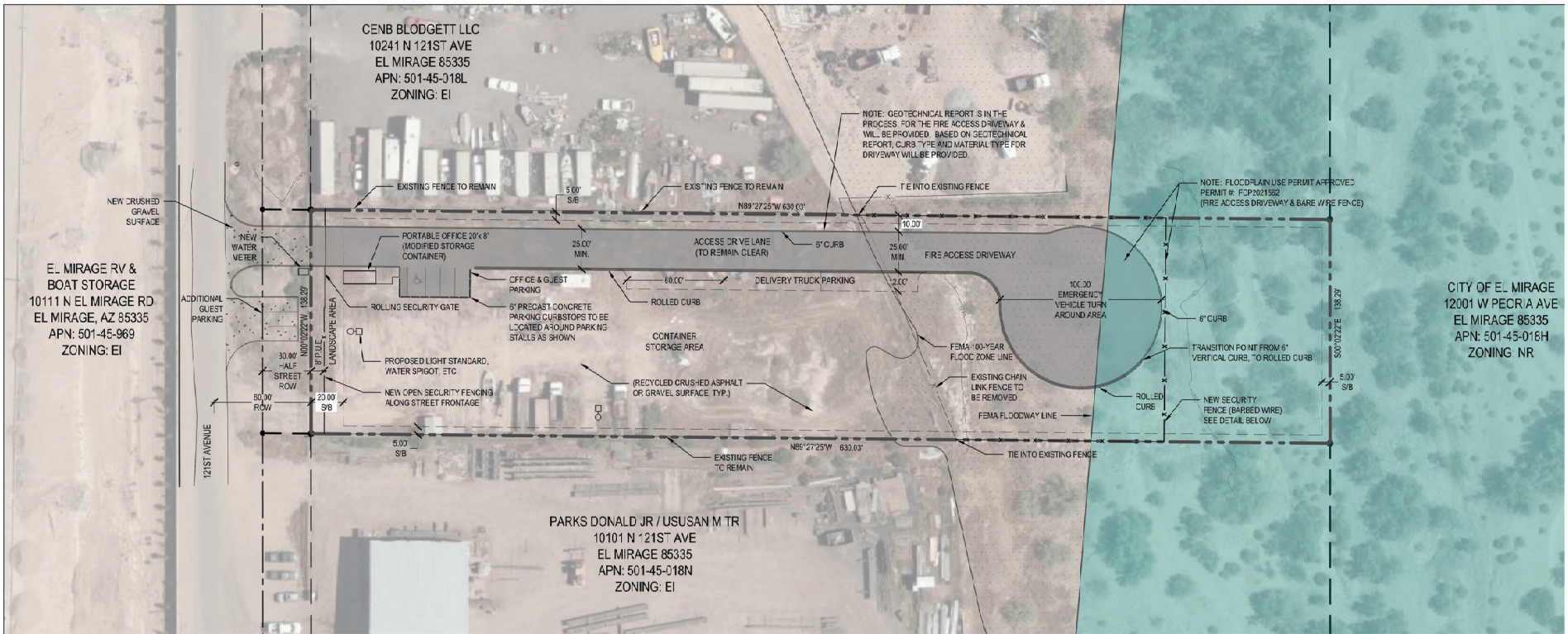
The property is currently accessed from 121st Avenue along its south boundary. This site plan proposes to relocate the site access to the north edge of the site to allow for a better functioning internal site configuration. New security fencing and lockable access gate will be installed with the project.

As noted, the development is not intended or advertised to bring customers to the site. Based on peak delivery trips analyzed at other similar SimpleBox facilities, 8 peaks trips per day were observed by truck delivering or transferring container units.

Proposes Infrastructure

A new water meter and connection to public water service in 121st Avenue is proposed. The facility will not have permanent restrooms or need for sewer connection. A portable bathroom will be provided on site for use by employees.

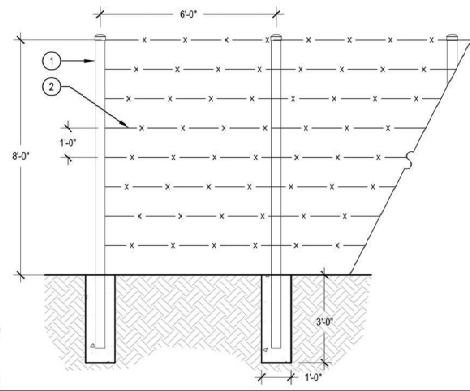
Any Proposed Phasing - No



- ① 4" O.D. POST AT ALL TERMINAL POST LOCATIONS
- ② BARBED WIRE AT 12" ON CENTER

- NOTES**
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE. THIS DETAIL HAS NOT BEEN ENGINEERED.
 2. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN AND CALCULATIONS.
 3. FOOTING DESIGN BY CONTRACTOR BASED ON RECOMMENDATIONS IN GEOTECHNICAL REPORT, TO MEET ALL APPLICABLE CODES.
 4. INSTALL FENCE AS SPECIFIED BY THE MANUFACTURER.

3" BARBED WIRE SECURITY FENCE DETAIL (FLOODWAY)



PROJECT TEAM

OWNER ROSS BLACK/DAVE BLACK 15788 W GLENROSA AVE GOODYEAR, AZ 85395 333.513.0722 ROSS@GETSIMPLEBOX.COM	DEVELOPER ROSS BLACK/DAVE BLACK GET SIMPLE BOX 15788 W GLENROSA AVE GOODYEAR, AZ 85395 333.513.0722 ROSS@GETSIMPLEBOX.COM
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APPLICANT/LAND PLANNER RON HARRIS/DANIEL MARRIJO NORRIS DESIGN 301 E MADISON ST PHOENIX, AZ 85034 602.258.9600 RHARRIS@NORRISDESIGN.COM DMARRIJO@NORRISDESIGN.COM	CIVIL ENGINEER JCEL WATSON WATSON CIVIL ENGINEERING 460.330.0893 JCEL.WATSON@WATSONCIVILENGINEERING.COM
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PROJECT DESCRIPTION

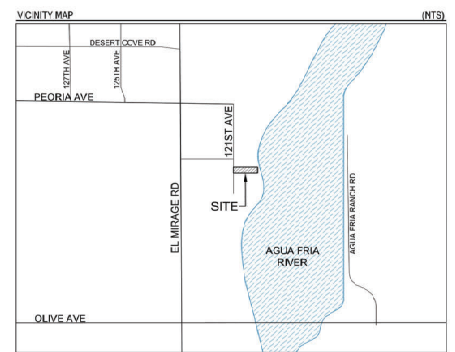
THE PROPOSED SITE IS AN OUTDOOR STORAGE FACILITY THAT HOUSES TEMPORARY VEHICLES AND STORAGE CONTAINERS THAT WILL BE PLACED ON-SITE AND MOVED TO AND FROM CUSTOMERS AS THEY REENTRANTS. A DRIVEWAY IS LOCATED AT THE NORTH WEST CORNER OF THE PROJECT SITE AND IS MET WITH AN ENTRANCE GATE FOR SECURITY. A TEMPORARY OFFICE STRUCTURE WILL BE PLACED AT THE ENTRANCE OF THE GATE WITH PARKING STALLS FOR EMPLOYEES AND GUESTS EAST OF THE OFFICE. ADDITIONAL GUEST PARKING STALLS WILL BE PLACED OUTSIDE OF THE SECURITY FENCE AND GATE. DELIVERY TRUCK PARKING WILL BE PROVIDED AS PARALLEL PARKING ALONG THE SOUTH SIDE OF THE DRIVEWAY. A FIRE ACCESS LANE WILL BE PROVIDED TO REACH THE END OF THE PROPERTY TOWARDS THE FLOODWAY FOR EMERGENCY ACCESS. THE PROPERTY FRONTAGE WILL BE CHAIN LINK FENCE WITH WIRE STAYS FOR FERTILITY SCREENING AND WILL HAVE BARBED WIRE ALONG THE TOP.

PROJECT DATA

APN: 501-45-018A TOTAL GROSS AREA: 2.18 AC TOTAL NET AREA: 200 AC TOTAL LOT COVERAGE: 10.1% TOTAL BUILDING SF: 190 SF	PARKING REQUIRED: 4 PARKING PROVIDED: 4 SPACES (INCLUDING 1 ADA SPACE) RELATED CASE: N/A EXISTING ZONING: E1 PROPOSED ZONING: E1
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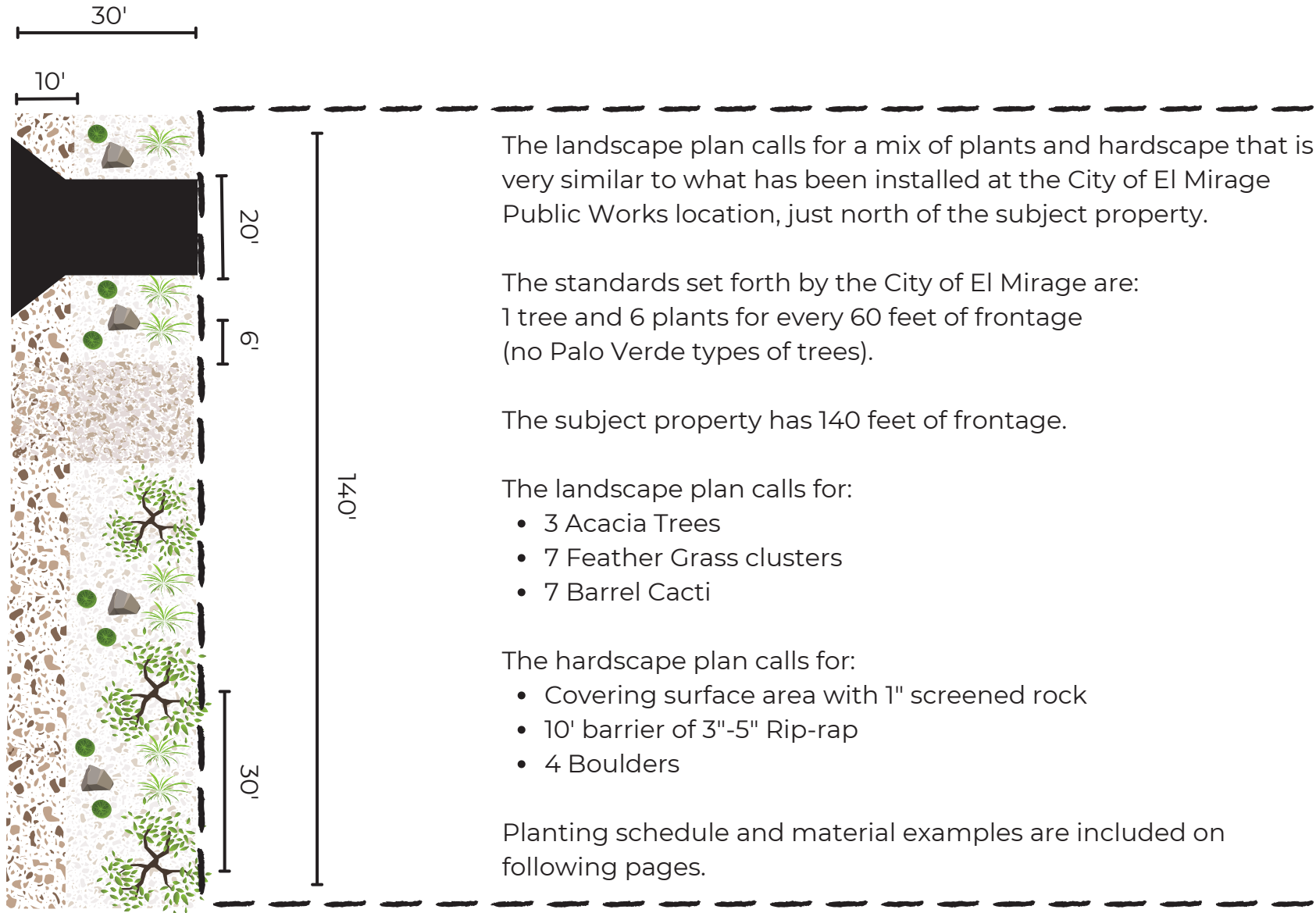
NOTES

1. ANY CHANGE OF USE OR OCCUPANCY OF ANY BUILDING OR BUILDINGS INCLUDING ADDITIONS THERE TO REQUIRING WIRE PARKING SHALL NOT BE PERMITTED UNLESS SUCH ADDITIONAL PARKING SPACES AS REQUIRED BY THIS CHAPTER ARE FURNISHED.
2. PARKING SPACES IN RIGHT OF WAY ONLY ALLOWED ON TEMPORARY BASIS IF 12" MINUTE IS CONSTRUCTED AND EXTENDED ALONG FRONTAGE OF THE SUBJECT PROPERTY IN THE FUTURE. THE PARKING AREA WILL BE REMOVED AND NOT REPLACED.



CHECKED BY: RYAN DUM
 DRAWN BY: RYAN DUM

Landscape Plan - Overhead View



The landscape plan calls for a mix of plants and hardscape that is very similar to what has been installed at the City of El Mirage Public Works location, just north of the subject property.

The standards set forth by the City of El Mirage are: 1 tree and 6 plants for every 60 feet of frontage (no Palo Verde types of trees).

The subject property has 140 feet of frontage.

The landscape plan calls for:

- 3 Acacia Trees
- 7 Feather Grass clusters
- 7 Barrel Cacti

The hardscape plan calls for:

- Covering surface area with 1" screened rock
- 10' barrier of 3"-5" Rip-rap
- 4 Boulders

Planting schedule and material examples are included on following pages.

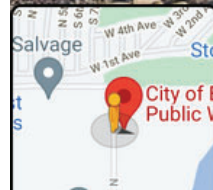
Planting Schedule - Hardscape Schedule

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD
	3	Acacia Aneura	Mulga Acacia	20'	12'
	7	Stipa tenuissima	Mexican Feather Grass	2'	2'
	7	<i>Echino Cactus Grusonii</i>	Golden Barrel Cactus	2'	2'
	4	Belmont Gold	Boulder	n/a	n/a
	n/a	Desert Vista Brown	1" Screened	n/a	n/a
	n/a	Belmont Rip-rap	1"-5" Rip-rap	n/a	n/a

Get Simple Box - El Mirage

Plant and Hardscape Material Examples

Our plan calls for a mix of plants and hardscape that is very similar to what has been installed at the City of El Mirage Public Works location on the same road.



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