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January 31, 2022

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City of Glendale
Planning Division
5850 West Glendale Avenue, Suite 212
Glendale, Arizona 85301

Re: Project narrative for VAR21-11 — Variance application regarding the approximate 1.9 acres located at 6842 / 6848 West Grand Avenue, consisting of Maricopa County Assessor Parcel Numbers 143-23-001A and -027A.

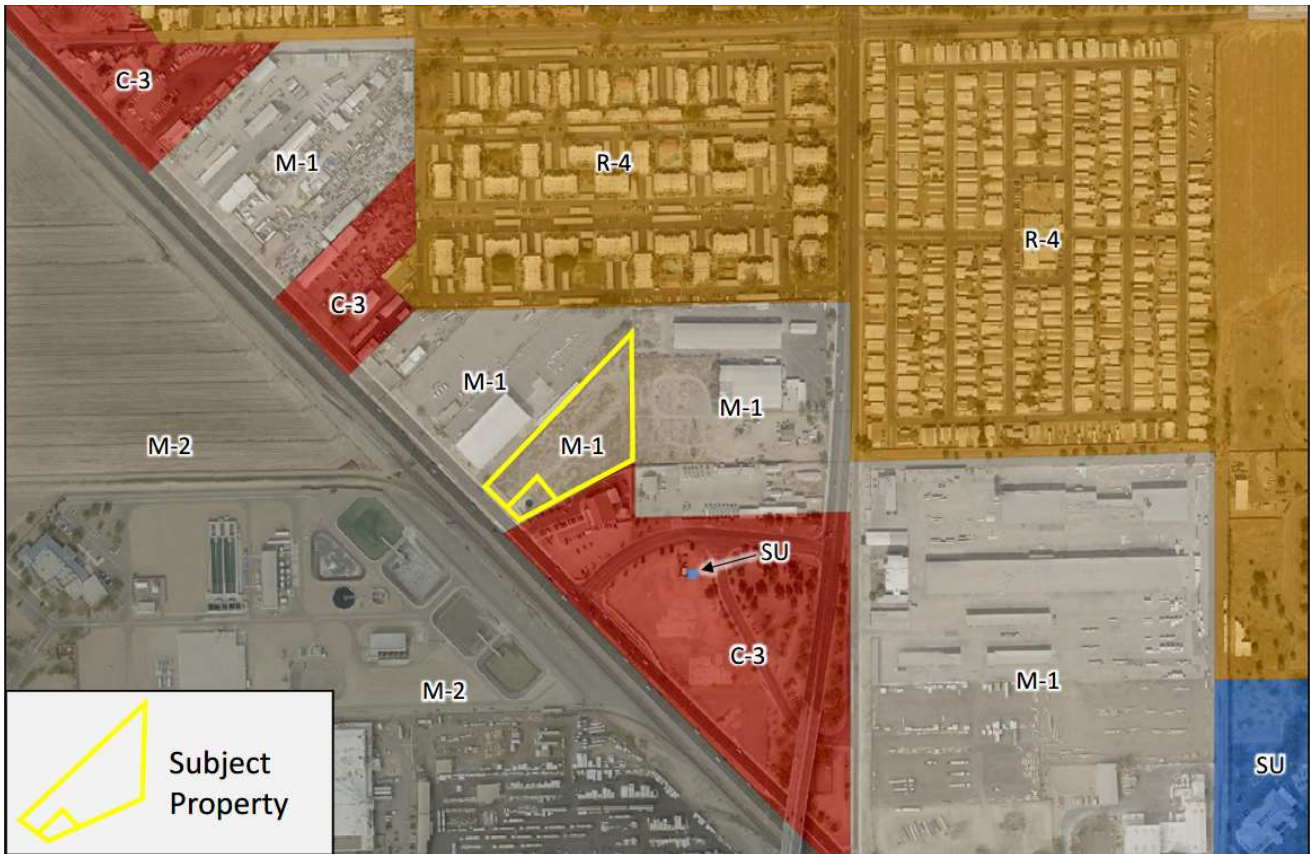
This firm represents SAFStor (“SAFStor” or “Applicant”), one of the most active, privately-held developers of high-quality, professionally-managed self-storage facilities in the United States. On behalf of SAFStor, we are pleased to submit this Variances application (“Application”) to accommodate the development of a self-storage facility (“Proposed Facility”) on approximately 1.9 acres (+/- 83,596 SF) at 6842 / 6848 West Grand Avenue in the City of Glendale (the “Property”). See below Aerial Map.



Aerial Map

The Property is located along Grand Avenue approximately 1,450 feet northwest of the intersection of Northern Avenue and 67th Avenue. The Property is zoned M-1 (Light Industrial) and located within the City’s North Grand Employment Center overlay. The Property is a uniquely shaped quadrilateral that comes to a sharp point at its northeast corner. The Property has a mere 130 feet of frontage along Grand Avenue. Based on the Maricopa County Assessor’s historical aerial photographs, beginning in the 1970s, the Property was formerly used for outdoor storage. In the early 2000s, all structures and equipment on the Property were torn down/removed and the Property has since sat vacant and underutilized for nearly 20 years.

As for the surrounding context, the Property is situated within one of the City’s primary industrial areas along Grand Avenue. All immediately surrounding properties are zoned either M-2 (Heavy Industrial), M-1 (Light Industrial) or C-3 (Commercial Service) and comprised of various warehousing, manufacturing and employment uses, including a HVAC distribution and supply company to the north, a fence manufacturing and contractor company to the east, a medical marijuana dispensary to the south, and a City water treatment facility to the west across Grand Avenue. Indeed, all properties located along the approximately ¾ mile segment of Grand Avenue in between Northern Avenue to the south and Butler Drive to the north are zoned for industrial or intense commercial/employment uses. Moving further outward, uses generally include other light industrial and commercial service uses. See below [Zoning Map](#) and [Surrounding Uses Map](#).



Zoning Map



Surrounding Uses Map

PROPOSED FACILITY

SAFStor is proposing to develop the Property with a three-story, approximately 103,500 gross square-foot indoor climate-controlled self-storage facility, along with a small lobby/office area and other site improvements, such as landscaping and parking. No roll-up or drive-up storage units are proposed. The building footprint is planned to be approximately 34,500 square-feet. SAFStor is planning to provide approximately 836 storage units ranging in various sizes. Vehicular access is planned from Grand Avenue, with a parking and loading area adjacent to the lobby/office area, and with a secondary parking and loading area along the south side of the building. This drive aisle terminates with a cul-de-sac at the northeast corner of the Property allowing for fire, public works (refuse), and other turnaround. See Site Plan included with this Application.

As shown by the Building Elevations and Renderings for the Proposed Facility included with this Application, SAFStor has strategically given the building facades significant attention—the use of multiple materials, colors, and glass create a development that is attractive and positively contributes to its surrounding.

REQUESTS

A self-storage facility is permitted on the Property by-right under the Property's existing zoning. However, due to unique site and development constraints described in more detail below, this Property cannot reasonably be developed with a self-storage facility in accordance with the Zoning Ordinance's parking and floor area ratio standards that are applicable to the Proposed Facility. As such, in order to accommodate the development of the Proposed Facility on this Property, this Application seeks approval of the following two Variances:

1. *Variance to reduce the minimum parking requirement from 173 parking spaces to 21 parking spaces. Section 7.403.*

For industrial land uses, the Zoning Ordinance has only one parking ratio. Specifically, the Zoning Ordinance requires all "manufacturing, assembly wholesale, and warehouse" uses, which includes self-storage warehouses, to have a minimum of 1 parking space per 600 square feet of gross floor area. At a proposed gross floor area of approximately 103,500 square feet, under this parking ratio, the Proposed Facility is required to provide approximately 173 parking spaces, which greatly exceeds the actual parking demand of this use, as well as the number of parking spaces that can reasonably be provided on this Property. SAFStor is therefore proposing to reduce the minimum parking requirement to 21 spaces, which will be ample parking for the Proposed Facility and will still exceed its actual parking demand.

2. *Variance to increase the maximum Floor Area Ratio (FAR) from 0.5 to 1.25. Appendix A.*

The City calculates FAR for property zoned M-1 within the North Grand Employment Center overlay at 0.5. Based on the Property's size, approximately 41,000 gross square-feet of building area is permitted under this maximum FAR. Yet, the North Grand Employment Center overlay allows for buildings up to 56 feet in height. As described in more detail below, the City's FAR standard is particularly over limiting when applied to this Property and prevents the Property from being developed with a reasonable self-storage facility. The FAR standard is also more appropriately applied to more traditional and intense industrial uses permitted in the M-1 zoning district, not a limited intensity use like self-storage. SAFStor is therefore proposing a FAR of 1.25.

Approval of the requested Variances is needed to accommodate the development of the Proposed Facility, which will improve a long-underutilized property with a reasonable development that will be compatible with the context of the area and will positively contribute to its surroundings. The specific approval criteria for the requested Variances are more specifically addressed below.

APPROVAL CRITERIA

The requested Variances have been prepared in accordance with Section 3.706 of the Zoning Ordinance, which requires that the Board of Adjustment shall find that the following two (2) conditions exist for each requested Variance:

1. *There are special circumstances or conditions applicable to the property including its size, shape, topography, location, or surroundings which were not self-imposed by the owner.*

Parking

The special circumstances that merit approval of the requested parking Variance are a combination of:

- a) the variety of site and development constraints unique to this Property that reduce the available area to provide parking, including:
 - i. its unique, quadrilateral shape;
 - ii. the narrow frontage along Grand Avenue;
 - iii. the small size of the Property;
 - iv. the need to accommodate fire access turnaround due to limited access on Grand Avenue; and
 - v. the need to accommodate other development requirements, including landscaping, setback and drive aisle requirements.
- b) the limited intensity of the Proposed Facility, which has an actual parking demand that is significantly less than more traditional “warehouse” uses.

The net size of the Property is only approximately 1.9 acres (or 83,596 square feet) and has a unique and narrow shape, which constrains the ability to provide for 173 parking spaces, while also providing for any sort of building, landscaping, and other required site improvements. The Property also has limited frontage on Grand Avenue, resulting in only one access point (in addition to Grand Avenue being access controlled by ADOT). As such, in order to accommodate turnaround movements for large vehicles in accordance with the City’s requirements, a significant portion of the Property—nearly 40%—must be utilized for a drive aisle, vehicular maneuvering, and cul-de-sac to allow for fire, public works (refuse), and other turnaround. Collectively, these site constraints restrict the available area on the Property to provide parking spaces, particularly when combined with the need to accommodate other development requirements, including landscaping requirements, setback requirements and drive aisle requirements, including a minimum 55’ long driveway throat from Grand Avenue free of parking spaces.

As demonstrated by the Parking Study included with this Application, the amount of parking spaces needed to accommodate the *actual peak parking demand* for the Proposed Facility is 10 spaces. SAFStor is requesting to reduce the City’s standard parking requirement to 21 spaces, which is more than twice the number of spaces that are needed to accommodate the peak parking demand for the Proposed Facility.

FAR

The special circumstances that merit approval of the requested Variance from the FAR standard are a combination of:

- a) the variety of site and development constraints unique to this Property that restrict its developable area, including:
 - i. its unique, quadrilateral shape;
 - ii. the narrow frontage along Grande Avenue;
 - iii. the small size of the Property;
 - iv. the need to accommodate fire access turnaround due to limited access on Grand Avenue; and
 - v. the need to accommodate other development requirements, including landscaping, parking, setback and drive aisle requirements.

- b) the Zoning Ordinance's practical imbalance between the permitted height allowed on the Property by-right and the permitted FAR when applied to this Property.

There are multiple site and development constraints that restrict the developable area on this Property and make it a challenging site to develop: (i) the Property is limited in size, at only 1.9 acres; (ii) the Property has a very unique and narrow, quadrilateral shape, which further restricts the areas that can accommodate the Proposed Facility's building footprint; (iii) the Property has minimal frontage on Grand Avenue with only one access point — as such, in order to accommodate turnaround movements for large vehicles (including emergency trucks and garbage trucks), a significant portion of the Property must be used for a drive aisle, vehicle maneuvering, and cul-de-sac; and (iv) other development requirements, including landscaping, parking, setback and drive aisle requirements, further restrict the area that can accommodate the Proposed Facility's building footprint on this Property.

Collectively, these site and development constraints create a pinch point that restricts the buildable area on the Property. The only way to alleviate these constraints is to develop a building over multiple stories. More simply put, there is not sufficient room to accommodate a building and required parking, drive aisle, vehicle maneuvering, cul-de-sac, and landscaping—the alternative is to build up. However, a self-storage facility cannot be developed over multiple stories at a reasonable gross floor area that would make the facility viable under the City's FAR standard, which justifies relief.

The traditional approach in controlling intensity and bulk is to combine height and FAR into one development standard, thus creating a direct relationship between building height and intensity and building bulk. However, within the Zoning Ordinance, there is a practical imbalance between the permitted height and the permitted FAR in the M-1 zoning district when applied to this Property. As noted above, the City calculates FAR for property zoned M-1 within the North Grand Employment Center at 0.5. Based on the Property size, approximately 41,000 gross square-feet of building area is permitted under this maximum FAR. Yet, the North Grand Employment Center overlay allows for buildings up to 56 feet in height. Practical difficulties exist in meeting the FAR requirement, while still allowing for a building height up to 56 feet. Indeed, in order to build a self-storage facility at 56 feet in height on this Property (which would accommodate at least 5 stories of self-storage) and meet the required FAR, the building footprint would have to be approximately 8,000 square-feet, which is less than 10% of the total net site area. A self-storage facility could not be reasonably developed on this Property with a building footprint that is less than 10% of the total net site area.

January 31, 2022

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Simply put, when applied to this Property and use, the FAR standard is severely over limiting and prevents this Property from being developed with a reasonable self-storage facility. The Proposed Facility is 16 feet under the maximum height allowed on the Property by right and has a building footprint of 34,500 square-feet, which is only 41% of the total net site area. Despite this reasonable building design and layout, the Proposed Facility exceeds the maximum FAR, which is further evidence of the over-limiting FAR standard when applied to this Property and, therefore, justifies relief.

Ultimately, the City's FAR standard was intended to control the intensity and bulk of more traditional and intense industrial uses that are permitted in the M-1 zoning district, such as manufacturing, assembly and typical warehousing uses. The FAR standard is not appropriately applied to a limited intensity use like self-storage, which is less intense in terms of traffic generation, odor, noise and other impacts.

2. *Due to the special circumstances, the strict application of the Zoning Ordinance would deprive the property of privileges enjoyed by other properties in the same classification in same zoning district.*

A self-storage facility is a permitted use under the Property's existing zoning by right. However, as demonstrated above, the City's standard parking and FAR requirements as applied to this Property prevent the Property from being developed with a reasonable and viable self-storage facility. The Variances are therefore necessary to enable SAFStor to reasonably develop the Property with a self-storage facility, as is permitted under the Property's existing zoning and as is permitted on other similarly zoned properties that do not experience the same unique hardships.

In summation, the requested Variances are appropriate, necessary and reasonable for the Property and meet each of the approval criteria. The approval of the requested Variances will allow a long-underutilized Property that has sat vacant for nearly 20 years to be developed with a reasonable self-storage facility that will be compatible with the context of the area and will positively contribute to its surroundings. For the foregoing reasons, we respectfully request the requested Variances be approved. If you have any questions regarding the above and/or enclosed submittal materials, please feel free to contact me.

Sincerely,
GAMMAGE & BURNHAM

Michael Maerowitz

By

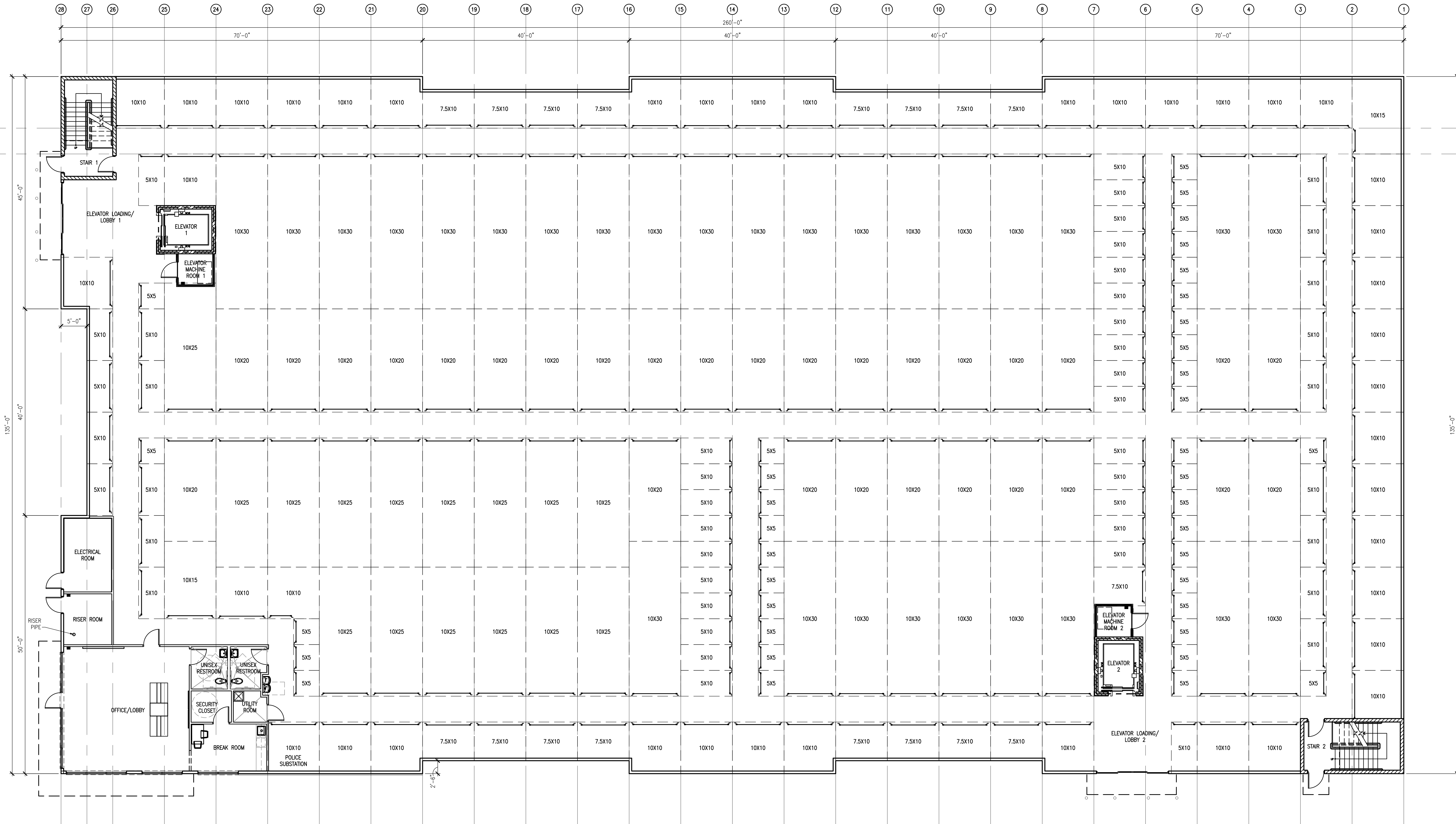
Michael Maerowitz

Enclosures.

AREA PER 1ST LEVEL SF 34,500
TOTAL SF 103,500
OFFICE / LOBBY SF 893
78,638 SF/103,500 = 76.0%

UNIT MIX COUNT SCHEDULE				
UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	128	5X5	3200	04%
2	190	5X10	9500	12%
3	6	7X10	420	<01%
4	122	7.5X10	9150	12%
5	2	7X12	168	<01%
6	196	10X10	19600	25%
6	107	10X15	16050	20%
7	42	10X20	8400	11%
8	15	10X25	3750	05%
10	28	10X30	8400	11%
TOTAL:	836		78,638	100%

FIRST LEVEL UNIT MIX SCHEDULE				
UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	37	5X5	925	03%
2	45	5X10	2250	08%
3	-	7X10	-	-
4	17	7.5X10	1275	06%
5	-	7X12	-	-
6	41	10X10	4100	15%
6	2	10X15	300	01%
7	29	10X20	5800	22%
8	15	10X25	3750	14%
10	28	10X30	8400	31%
TOTAL:	214		26,800	100%



1 FIRST LEVEL FLOOR PLAN 1/8" = 1'-0"



NO DATE REMARKS
REVISIONS

SAFSTOR
6842 GRAND AVENUE
GLENDALE, ARIZONA

PROJECT NO: 2021.1079
DATE: 10.12.2021

UM-1
FIRST LEVEL UNIT MATRIX

CHECKED: TG DRAWN: KW

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AREA PER 1ST LEVEL SF 34,500
 TOTAL SF 103,500
 OFFICE / LOBBY SF 893

UNIT MIX COUNT SCHEDULE				
UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	128	5X5	3200	04%
2	190	5X10	9500	12%
3	6	7X10	420	<01%
4	122	7.5X10	9150	12%
5	2	7X12	168	<01%
6	196	10X10	19600	25%
6	107	10X15	16050	20%
7	42	10X20	8400	11%
8	15	10X25	3750	05%
10	28	10X30	8400	11%
TOTAL:	836		78,638	100%

SECOND LEVEL UNIT MIX SCHEDULE				
UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	48	5X5	1200	05%
2	70	5X10	3500	13%
3	3	7X10	210	01%
4	53	7.5X10	3975	15%
5	1	7X12	84	<01%
6	78	10X10	7800	30%
6	53	10X15	7950	31%
7	6	10X20	1200	05%
8	-	10X25	-	-
10	-	10X30	-	-
TOTAL:	312		25,919	100%



① SECOND LEVEL FLOOR PLAN 1/8" = 1'-0"

INTERPLAN
 INTERPLAN LLC
 AR0011595
 CA 8660
 ARCHITECTURE
 6815 MANHATTAN BLVD, STE 115
 FORT WORTH, TEXAS 76120
 682.747.5054
 ENGINEERING
 PERMITTING
 220 E. CENTRAL PKWY., STE 4000
 ALTAMONTE SPRINGS, FL 32701
 407.645.5008

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NO DATE REVISIONS

SAFSTOR
 6842 GRAND AVENUE
 GLENDALE, ARIZONA

PROJECT NO: 2021-1079
 DATE: 10.12.2021

UM-2
 SECOND LEVEL UNIT MATRIX

CHECKED: TG DRAWN: KW

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AREA PER 1ST LEVEL SF 34,500
TOTAL SF 103,500
OFFICE / LOBBY SF 893

UNIT MIX COUNT SCHEDULE				
UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	128	5X5	3200	04%
2	190	5X10	9500	12%
3	6	7X10	420	<01%
4	122	7.5X10	9150	12%
5	2	7X12	168	<01%
6	196	10X10	19600	25%
6	107	10X15	16050	20%
7	42	10X20	8400	11%
8	15	10X25	3750	05%
10	28	10X30	8400	11%
TOTAL: 836			78,638	100%

THIRD LEVEL UNIT MIX SCHEDULE				
UNIT	COUNT	UNIT TYPE	RENTABLE AREA	PERCENT
1	43	5X5	1075	04%
2	75	5X10	3750	14%
3	3	7X10	210	01%
4	52	7.5X10	3900	15%
5	1	7X12	84	<01%
6	77	10X10	7700	30%
6	52	10X15	7800	30%
7	7	10X20	1400	05%
8	-	10X25	-	-
10	-	10X30	-	-
TOTAL: 310			25,919	100%



① THIRD LEVEL FLOOR PLAN

1/8" = 1'-0"

NO. DATE REMARKS
REVISIONS

SAFSTOR
6842 GRAND AVENUE
GLENDALE, ARIZONA

PROJECT NO: 2021-1079
DATE: 10.12.2021

UM-3
THIRD LEVEL UNIT MATRIX

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GENERAL NOTES:

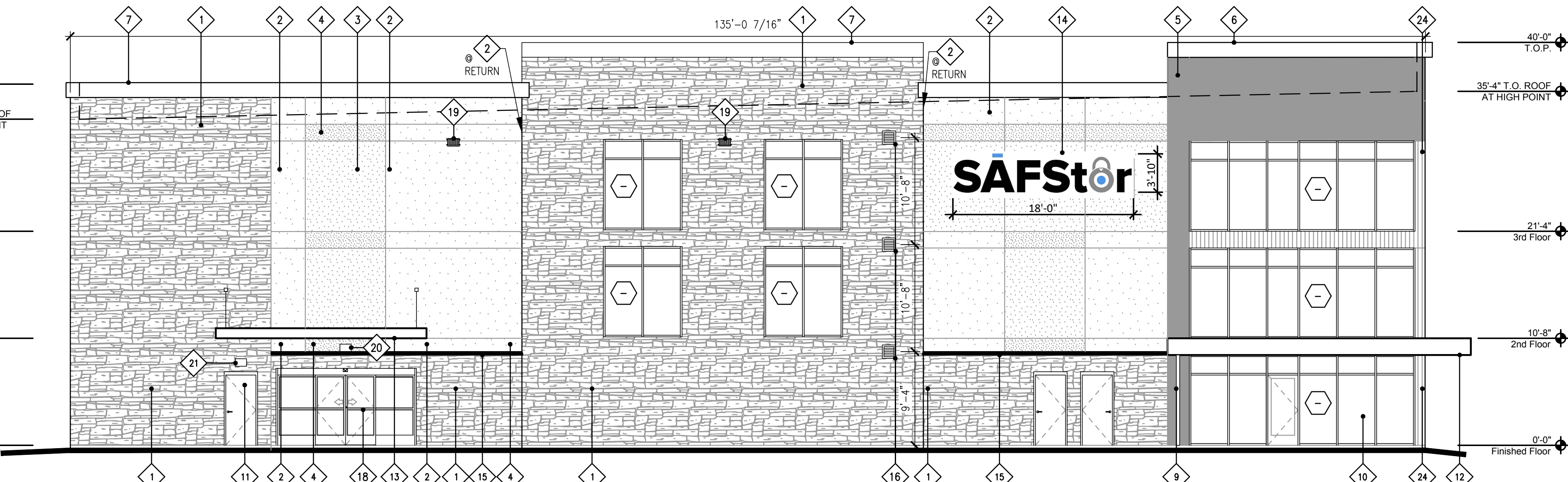
- A. ADDRESS TEXT SHALL BE 1/2" HIGH. NUMBERS TO BE PAINTED IN CONTRASTING COLOR TO THE COLOR OF THE WALL ON WHICH THEY ARE MOUNTED. ALL NUMBERS MUST BE VISIBLE FROM ALL STREET FRONTAGES.
- B. ALL SIGNAGE UNDER SEPARATE PERMIT.
- C. ALL METAL COPING TO BE REFINISHED - SEE FINISH SCHEDULE.

KEYED NOTES:

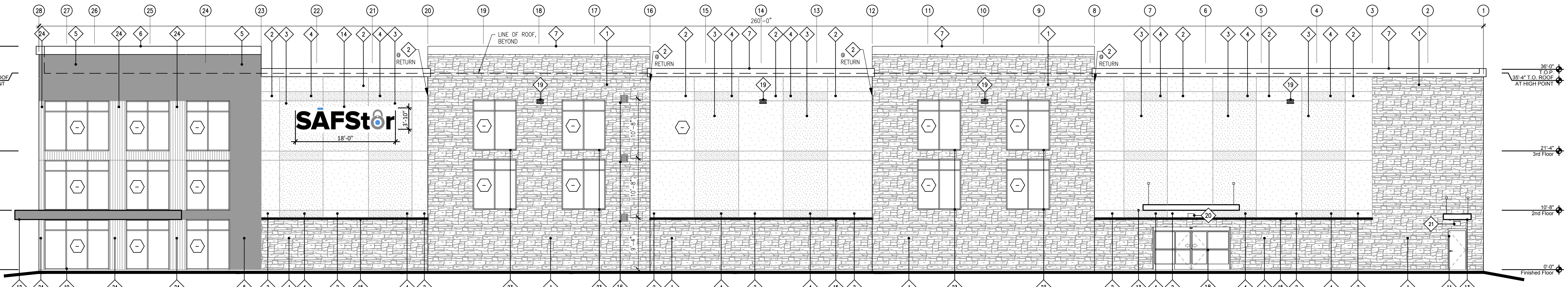
- X SECTION TAG - REFER TO A-3.02
- X FINISH TAG - REFER TO FINISH SCHEDULE
- X WINDOW TAG - REFER TO A-5.01

KEY VALUE	KEYNOTE TEXT
1	ADHERED MANUFACTURED STONE VENEER - VENEERSTONE INC, IMPERIAL STACK, GRAPHITE.
2	EIFS. PAINTED (FIELD)
3	EIFS. PAINTED (MEDIUM)
4	EIFS. PAINTED (ACCENT)
5	ARCHITECTURAL METAL PANEL - ALPOLIC POWDER-COATED AUB BLUE (DARK BLUE).
6	PRE-FINISHED ALUMINUM COPING - BONE WHITE
7	PRE-FINISHED ALUMINUM COPING - ACCENT
8	PRE-FINISHED ALUMINUM COLLECTOR BOX AND DOWNSPOUT TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS.
9	PRE-FINISHED ALUMINUM DOWNSPOUT TO MATCH ALPOLIC AUB BLUE (DARK BLUE) PANELS PER CANOPY MANUFACTURER'S REQUIREMENTS.
10	ALUMINUM STOREFRONT SYSTEM - (MILL FINISH)*
11	SERVICE DOOR - PAINT TO MATCH ADJACENT MATERIAL COLOR.
12	PRE-FINISHED ACM CANOPY SYSTEM TO MATCH ALPOLIC AUB BLUE (DARK BLUE) PANELS.
13	PRE-FINISHED ALUMINUM CANOPY SYSTEM TO MATCH CHARCOAL GRAY (DARK GRAY) PANELS AT LOADING DOCK AND SERVICE DOORS.
14	SIGNAGE - UNDER SEPARATE CONTRACT.
15	STONE TRANSITION CAP
16	PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (CONTRAST WITH ADJACENT BUILDING MATERIAL). LOUVERS IN STONE TO MATCH COLOR OF VERTICAL ROW OF LOUVERS ABOVE. (SEE MECHANICAL)
17	PRE-FINISHED LOUVERS - TUNDRA OR CHARCOAL GRAY (MATCH WITH ADJACENT BUILDING MATERIAL). (SEE MECHANICAL)
18	BIPART DOOR SYSTEM - (MILL FINISH)*
19	WALL PACK LIGHT - INSTALLED @ 25" A.F.F. TO CENTERLINE OF FIXTURE
20	WALL PACK LIGHT - INSTALLED @ 9'-3" A.F.F. TO CENTERLINE OF FIXTURE
21	WALL PACK LIGHT - INSTALLED @ 8'-3" A.F.F. TO CENTERLINE OF FIXTURE
22	8" HI X 24" WIDE SECONDARY SCUPPER. REF. DETAIL 5/A5.03
23	FAUX WINDOW
24	ARCHITECTURAL METAL PANEL - MBCI, INC., MASTERLINE 16 (NARROW PROFILE), CHARCOAL GRAY (DARK GRAY).

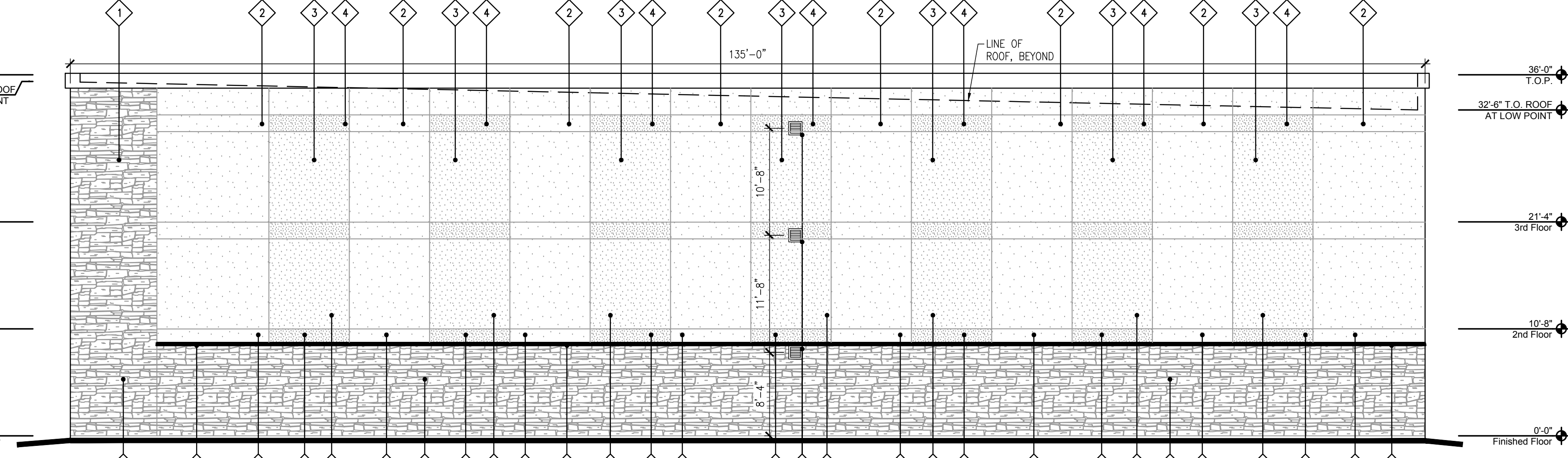
* REFER TO SHEET A5.01 FOR ADDITIONAL DOOR AND WINDOW ELEVATION INFORMATION.



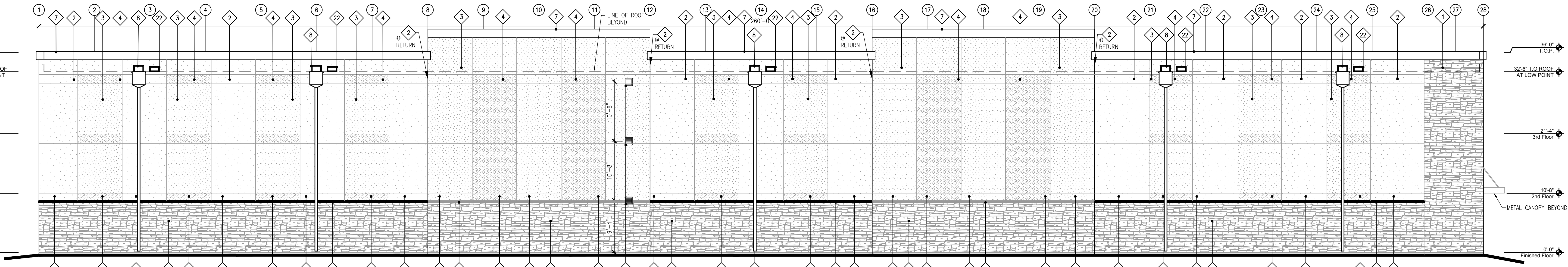
1 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



SAFSTOR

6842 GRAND AVE
GLENDALE, AZ



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GLENDALE, AZ



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