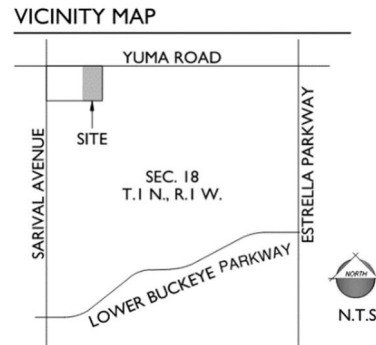




Pueblo Verde Storage Site Plan – Use Permit Project Narrative



INTRODUCTION:

This narrative accompanies a request by High Bridge Partners LLC for Site Plan and Use Permit approval for a self-storage building on an approximately 3.8 gross acre property located just east of the southeast corner of Yuma Road and Sarival Avenue. The site is a part of a larger commercial corner property which is currently vacant and zoned C-1 PAD (Planned Area Development). At this time, we are only seeking conceptual site plan approval for the eastern 3.8 acres of the commercial center. Additional formal Site Plan applications will be submitted in the future for the remaining parcels.





USE PERMIT:

The Use Permit request is needed to allow a personal property storage (self-storage) use on the existing C-1 zoned property. Below is the analysis of the proposal regarding the performance criteria set out in Section 1-3-4 of the Goodyear Zoning Code.

Use Permit Criteria:

1. *Will be desirable or necessary to the public convenience or welfare.*

Personal property storage facilities meet an important need in the community. With the limited storage space provided in many homes built today, these facilities are designed to function as an extension of a person's home and provide convenience to the community's residents by providing additional storage for items that cannot be stored in their home or business. As families and businesses grow and shrink in size, their need for storage changes. As a person's storage requirement increases, without a convenient storage facility close by, a resident or business may be forced to relocate out of a community to a home or property that provides additional storage space or to a location that has personal property storage conveniently located. Currently there are three facilities open within a two-mile radius of this site which are completely full and thus not meeting the community demand for storage in this fast-growing city.

2. *Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites.*

Personal property storage facilities are commercial uses, but are very low in intensity, thus are very compatible with almost any land use including the residential neighborhood to the south, the fire station to the east, and the other future commercial uses to the west in this center. Storage facilities generate incredibly low traffic and are very quiet buffers between residential properties and roads or other commercial uses. In addition, this storage facility has been architecturally designed to be consistent and compatible with the architecture in the area.

3. *Is in conformance with the adopted General Plan and any adopted Area Plans.*

Both the General Plan and current zoning designation of the property provide for commercial uses, including personal property storage. There is no overlay or adopted plan that would preclude the preclude the proposed personal storage use.

4. *Will not be detrimental to surrounding properties or persons in the area due to:*

a. *Impact on the circulation system of the adjacent neighborhood.*

The circulation of the personal property storage use is entirely within the commercial center and will not impact any adjacent properties.



b. Excessive noise or light generated from within the site.

Other than the typical parking lot and building-mounted security lighting, no additional lighting or obtrusive lighting is proposed. All security lighting wall sconces on the south side of Building E will be installed at a height that will contain all light within the landscape area and will not spill over to the residential parcels.

Also, the noise generated by the proposed use is significantly less than most other commercial uses that could be located on this property. The findings of the noise study we completed indicate that the projected maximum noise levels at the residential properties would be 50 dBA or less, without the screening effect of the 13 ft. tall, single-story buildings. With the screening of the single-story buildings, the noise would be reduced below the 50 dBA level. The noise impact is less than all Arizona noise standards and the City of Goodyear's stipulated noise level limits.

c. Excessive scale or height in relationship to surrounding properties.

The proposed personal property storage project will be a combination of single-story buildings along the south portion of the project adjacent to the residential community and a two-story building along Yuma Rd. The maximum height of the single-story buildings will be 13' 6" and the two-story building will be 27' 8", both of which are less than the maximum permitted height of 30' under the current zoning. The height of the two-story building is approximately the same height as the fire station.

d. Hours of operation.

The proposed personal property storage use will have an office that is open from 9am until 6pm seven days a week. Once a customer has signed a lease, they will be able to access the site from 5am until 10pm.

e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties.

Although we are proposing to reduce the easternmost side setback, there will still be appropriate distances to all adjacent uses to allow for adequate buffering/screening as needed.

f. Inconsistency with the development character or architecture of the adjacent properties.

The proposed personal property storage buildings will be the first use to develop in this commercial center. It has been designed using an agrarian architectural theme with architectural elements and materials that are compatible and consistent with the other buildings and architecture in the area.

**SITE PLAN:**

The Site Plan request is to approve the building location, architecture, site landscaping, and site civil design of the Pueblo Verde Storage facility parcel. As such, this application includes detailed building elevations, site landscaping/hardscaping plans, and a suite of civil engineering exhibits and reports.

The proposed personal property storage facility is located on Parcel D of the commercial center, which is the easternmost parcel, adjacent to the fire station. Access to the parcel is two-fold with the primary access located from Yuma Road via a dedicated turn-lane from both east and west directions. Once into the site, the driveway transitions from 40' wide to 30' wide at the security gate. A second, egress-only point of access will be provided to Sarival via a 30-foot wide driveway shared by the rest of the commercial center. All interior driveways are planned to be 30' wide to accommodate the needs of the users and emergency vehicles. Parking is provided along the west and south sides of the building and includes 14 spaces which meets the City's requirements.

The personal property storage building is currently planned to be 101,537 square feet in all, but the building coverage total is only 71,145 square feet. This equates to a lot coverage total of 49%. A total of 7 buildings are proposed with the south 6 buildings being single story and 13' - 6" max height. The north "main" building is two stories and approximately 27' - 8" max height.

The body of the primary building is proposed to be a combination of smooth finish stucco, brick veneer, stone veneer, vertical metal accents, and standing seam metal roof accents. The massing of the building is broken up by the material changes, large windows, vertical masses of stone, and a brick veneer wainscoting. The parapet line varies to break up top of building lines and the building corners bookend the balance of the architecture with aesthetically pleasing glass, low slope metal roofed caves, and stone.

North Elevation**East Elevation**



West Elevation



East Elevation Building B (Fire Station)



Entry Perspective



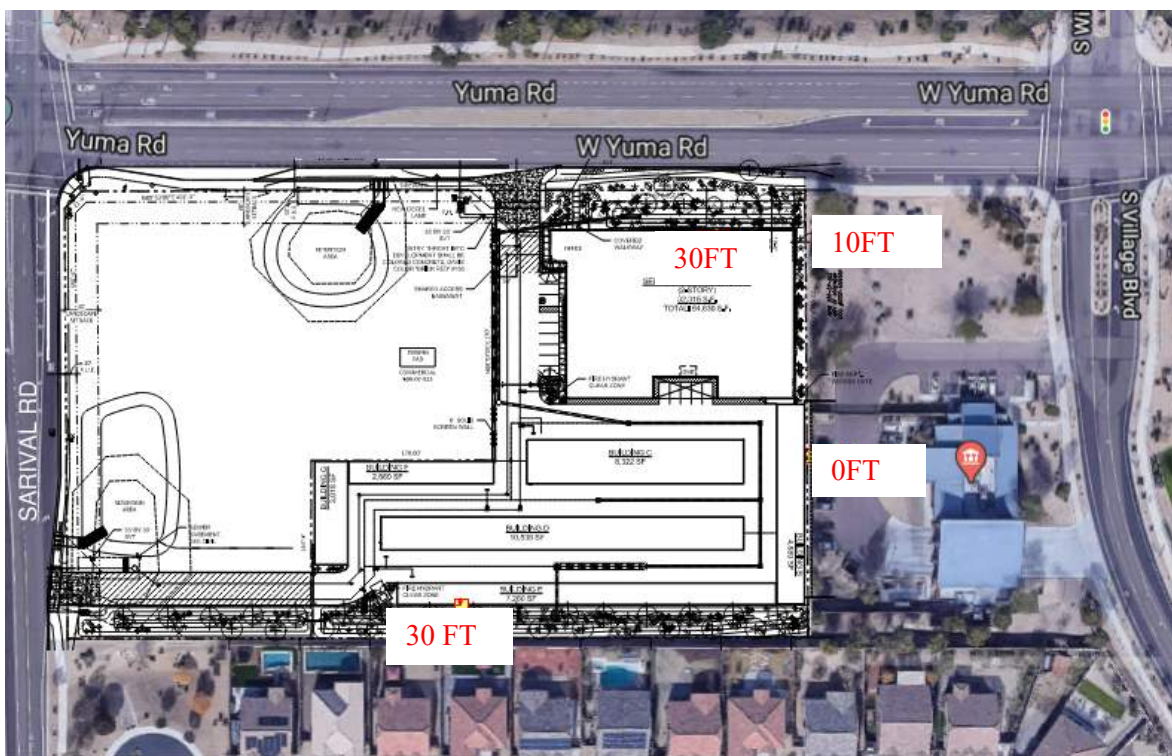


The implementation of landscaping is extremely important to a consumer's experience and neighborhood appeal. To that effect, we have developed a landscape plan and material palette that creates a lush and welcoming impression as residents enter the site. Colorful bushes and groundcover help soften the harsh paved parking area and help anchor the building's base. In an effort to screen the building from the residential neighborhood to the south, we are proposing a double row of trees planted 20 ft. on center in the south landscape area. The tree species will alternate between Mesquite and Acacia to create a visual buffer between the storage buildings and the adjacent residences. The species were selected to maintain consistency with the existing landscape at the fire station and to accommodate the neighbors' affinity to these two tree species and based upon recommendations from our neighbors to the south. The south and east landscape areas will be secured by installing wrought iron fencing and will be accessible only from within our access-controlled site.



A final consideration is a request to reduce the north eastern side building setback to 10' from 20'. This request arises from our desire to maximize the most usable and visible sides of the site which are the south, west, and north sides. In addition, we are proposing a zero-setback line for the south eastern side the property that is adjacent to an existing city fire station. This will allow the design of one of the single-story storage buildings to become the new perimeter site wall for both properties. The fire station site is vacant of any structures on its north half and the fire station building located on the south portion of the site is more than 70 feet away from the shared property line. Because of this, the proposed reduced setback does not negatively impact either property. We meet the Code requirements for setbacks to the other three sides of the property.

Setback Exhibit



The building, landscaping, and site improvements will be built in one phase and are expected to begin as soon as permits are available. We are very excited about the project and expect the rest of the commercial center to come in very soon after us. Incredible efforts have been made in outreach meetings, visits, phone calls and emails to accommodate and address concerns of our valued neighbors. We feel this has resulted in a better design and that will fit well within the community. We look forward to working with the City of Goodyear in this endeavor and thank you for your consideration of our proposal.