

PV10 PROJECT NARRATIVE

DOLLAR SELF STORAGE SPECIAL USE PERMIT

PV10 Development Overview

Sunbelt Holdings is the developer of PV10, a mixed-use retail/commercial project at the northeast corner of Indian School Road and Sarival Avenue in Goodyear, Arizona. The approximately 9.96 acre site (11.5 acres including the drainage channel along Indian School Road) will include a self-storage facility with RV parking (i.e., proposed Dollar Self Storage) along with a McDonald's with a drive-through (i.e., a 4,534 sq. ft. bldg.) and a future commercial (pad) lot on Indian School Road. This Special Use Permit narrative specifically pertains to the proposed Dollar Self Storage facility. It should also be noted that we have submitted concurrent for Site Plan Review and Minor Land Division (i.e., to create 3 separate parcels with required parking and/or drainage cross easements) applications for the overall approximately 11.5-acre site.

For background, the approximately 11.5-acre site is zoned Planned Area Development (PAD) under the Palm Valley Phase V PAD and is designated for commercial uses. The proposed mixed-use development will provide needed storage services, as well as a buffer, and limited retail/commercial opportunities for the neighboring residential areas within the Palm Valley master planned community and the growing number of employers within PV303. The approximately 11.5-acre site abuts on the north and west by PV303, with UPS across Sarival Avenue to the west and vacant industrial land to the north. Residential development exists directly to the east and across Indian School Road to the south. Access to the approximately 11.5-acre overall site for both vehicles and pedestrians will be provided via Indian School Road and Sarival Avenue, with a single emergency access point from Charles Boulevard to the north.

Overall Site

The overall 11.5-acre site has been planned with an awareness towards the adjacent single-family neighborhood to the east, where single-story homes with private backyards share a common property line with the proposed development.

Specifically:

1. A minimum 40' wide retention basin provides separation and an opportunity for a landscape buffer that will help screen the development from the neighbors. Other than the screening trees, landscaping in this area is limited for security and maintenance purposes.
2. The proposed building heights will be limited to two stories or less (consistent with single-family homes), but in contrast with the typical 36' to 40' building heights typical with the adjacent industrial developments.

3. Emphasis on materials, details and colors that create a pedestrian level scale and a neighborhood retail/commercial look and feel in contrast to the surrounding industrial developments.
4. A lush desert landscape palette will complement and soften the building architecture; provide shading and enhance the streetscape leading into the neighboring communities.
5. Automobile parking will meet minimum City requirements and market-driven standards. Parking areas and drive-through lanes (where provided) will be screened along the street frontages with a decorative masonry wall.

Dollar Self Storage Facility

Context and Access

The proposed Dollar Self Storage is planned for the north approximate 6.59 acres of the overall PV10 site, located at southeast corner of Sarival Avenue and Charles Boulevard. Primary access to the proposed facility is from the midpoint of the subject site's Sarival Avenue frontage. The proposed entry will be full access, with direct access to the offices and gated, keypad activated access to the storage units. A secondary access point is proposed along Charles Boulevard for emergency vehicles that will also be an exit only point for renters. Internal accessways and circulation has been designed to accommodate trucks, RVs, and emergency vehicles to ensure that every portion of the site is easily accessible during standard operations and in the event of an emergency.

Proposed Facility

The proposed storage facility is comprised of five (5) one-story storage buildings, one (1) two-story storage building, covered RV parking, and a one-story office space. The project includes a total of 939 individual storage units, ranging in size from 5' x 5' to 13' x 25', and 66 covered RV parking spaces and a washing/cleaning bay. The proposed facility is designed to be both aesthetically appealing and functional and will create a smooth land use transition between the adjacent residential neighborhoods to the south and east and the more intense light industrial developments to the west and north. Perimeter buildings are all limited to one-story and have generous setbacks from streets and the existing residential community to the east.

Design

The design theme of the facility is contemporary desert commercial, and the proposed architecture has been designed to complement and blend into the character of the surrounding areas. The development utilizes a number of architectural elements to provide visual interest and emphasis, including varied wall heights with decorative tower elements, horizontal wall offsets and recesses, a range of complementary materials including desert-tone painted stucco, stone veneer, and glazing. Building heights along the eastern perimeter range from 14'-0" to 18'-0", with the two-story (26'-0") building located towards the interior of the site to provide a gradual step-up from the adjacent surrounding single-story residences. Where there is a

common property line with single family residences to the east, minimum building setbacks range from a minimum of 45'-5" to 52'-0", providing a generous physical buffer between the uses. The proposed building setback areas will be generously landscaped in accordance with the City's standards to create an additional visual buffer between the residences and the proposed storage buildings.

Operation

The proposed Dollar Self Storage will be open between 6:00 AM to 10:00 PM daily to renters with keypad access. Office hours will be from 9:00 AM to 6:00 PM daily. There will be no site access between 10:00 PM and 6:00 AM. As previously stated, entry to and exit from the site is monitored by keypad access, which logs a record of all access to and from the premises. All site lighting, including security lighting, is shielded and downward directed to ensure that the site is well lit for security purposes while mitigating any potential light spillage onto adjacent streets and properties.

Dollar Self Storage Special Use Permit Request

As mentioned above, the proposed Dollar Storage facility requires a Special Use Permit to allow for mini-storage and recreational vehicle storage. In accordance with Section 1-3-4-A of the City's Zoning Ordinance, a Special Use Permit request may be approved upon a finding that the proposed development and/or use reflected in the application satisfies the following approval criteria:

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

The proposed Dollar Self Storage will support planned and existing employment, single-family, and multi-family uses in the area that commonly utilize off-site storage facilities. The proposed facility offers secured weatherproof storage for personal belongings, inventory, and vehicles (such as RVs) that may be difficult to store because of their value, size, or community restrictions. Self-storage facilities are frequently utilized by collectors, business owners, and people who are moving or undergoing home renovations, and they offer a needed convenience/service to the community.

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

The subject site is zoned for commercial uses, including self-storage facilities upon approval of a Special Use Permit. The subject site will be surrounded by other commercial uses to the south, as well as more intense light industrial uses to the north and west. The proposed self-storage facility represents an ideal type of transitional commercial use that will complement the planned and existing uses in the area.

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

This proposal will not modify the subject site's existing General Plan designation. The City's General Plan land use map designates this site as 'Neighborhood' which includes a wide range of densities and housing products, public and community

facilities, places of worship, and commercial uses at appropriate intensities and locations. It is worth noting that the subject site is located almost entirely within the Luke Air Force Base 65 DNL (day-night noise level) contour, which prohibits the development of new residential uses, and encourages commercial or light industrial uses that are more in proximity to a military airport. The proposed Dollar Self Storage is an optimal type of commercial use that will not be materially impacted by the operational characteristics of Luke Air Force Base.

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

a. *The proposed use will not adversely impact on the circulation system of the adjacent neighborhoods;*

Access to the proposed Dollar Self Storage facility will be provided via a full access drive along Sarival Avenue. The proposed driveway will provide direct access to the office area with gated, keypad-activated access to the internal storage areas. A secondary gated access point will be provided along Charles Boulevard for emergency access and user exit only. The proposed access point along Sarival Avenue has been thoughtfully located to minimize or eliminate travel through the surrounding neighborhoods. It is likely that most users will utilize Sarival Avenue via Indian School Road to enter and exit the facility.

It is also worth mentioning that self-storage facilities typically generate very minimal traffic, especially compared to other commercial uses, as most users do not need to frequently access their units. In addition, self-storage facilities do not experience increased traffic during ‘peak’ hours, so the proposed facility will not have any substantive impacts on traffic circulation during morning or afternoon/evening peak times.

b. *The proposed use will not generate excessive noise or light generated from within the site;*

Self-storage facilities are typically quiet, low-impact commercial uses that generate minimal visits during business hours. Any noise generated by loading or unloading activities will be minimal and will not exceed ambient levels. The proposed development will also be required to comply with the City’s ‘Zone 2’ lighting standards, which limit light fixture usage, type, height, and brightness to ensure compatibility with nearby residential uses.

c. *The proposed use will not be excessive in scale or height in relationship to surrounding properties;*

The facility has been designed at an appropriate height and scale to create a gradual ‘step-up’ into the light industrial developments to the west across Sarival Avenue. The maximum building height, which is 30’-0” at the one-story office element along Sarival Avenue, is the same height that is typically allowed for a two-story

single-family residence. In addition, the building along the eastern perimeter, adjacent to single-family neighborhood, is limited to one-story and does not exceed 18'-0" in height.

- d. *That the hours of operation will not adversely impact the adjacent properties or surrounding area;*

The proposed Dollar Self Storage will be staffed from 9:00 AM to 6:00 PM, and users will have access into the storage areas from 6:00 AM to 10:00 PM. There is no access to the facility from 10:00 PM to 6:00 AM, which will eliminate the potential for access or loading/unloading activities overnight or during early morning hours.

- e. *That the parcel size is sufficient adequate to provide adequate buffers or mitigation measures to surrounding properties;*

The subject site is approximately 6.59 acres in size and will comfortably accommodate the proposed Dollar Self Storage. The proposed facility has been designed to meet or exceed all applicable setback, maneuvering, and parking requirements, and the proposed development will preserve a landscape/drainage area along the east side of the site to provide a physical and visual buffer from the adjoining residential neighborhood.

- f. *That the proposal is consistent with the development character or architecture of the adjacent properties.*

The proposed facility is an appropriate, low impact self-storage use that has been designed to complement and transition the adjacent residential neighborhood to the east from the more intense the light industrial development to the west. The proposed building heights, setbacks, elevations, and landscape improvements will work together to soften the transition and integrate the development into the surrounding area.

In summation, the requested Special Use Permit is reasonable, compatible, appropriate, and necessary for the proposed self-storage and RV storage use, and it will not have any detrimental effects on any persons living or working in the area. More importantly, the requested Special Use Permit, based upon the site plan submitted and information provided herein, meets the four (4) criteria enumerated above for approval. For the foregoing reasons, we respectfully request that the Special Use Permit be approved.

We appreciate your time and consideration of this request. Should you have any questions regarding the above and/or enclosed submittal materials, please feel free to contact the applicant.