



Special Use Permit

Fully Internal Self-Storage Facility

SITE DETAILS



- 1770 N. Litchfield Road
- 2- acre parcel
- Zoned PAD - Palm Valley Commerce Park Phase II PAD District
- Designated for Commercial Uses



Context Aerial



High Occupancy Rates within 2 Miles



<u>Self-Storage facilities within 2 Miles</u>	<u>Distance</u>	<u>Occupancy</u>
Palm Valley Storage Solutions (New) (McDowell & Dysart)	1.1 mi.	86%
Extra Space Storage (New) (NWC Van Buren & Litchfield)	1.4 mi.	85%
Storage Depot (Old) (Van Buren & 143 rd Ave)	1.7 mi.	87%
Storage 365 (Newer) (SEC Van Buren & Litchfield)	1.3 mi.	n/a
River Crossing Self-Storage (Old)	1.9 mi.	87%

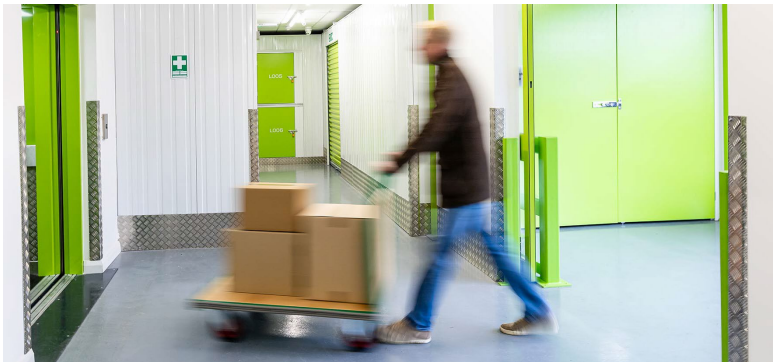


Why Has Self Storage Exploded?

Better Self-Storage Facilities



Climate Controlled. Internal. Clean.



Convenient Locations



Enhanced Security



More Attractive Design



Spare Bedroom Has Become Home Office

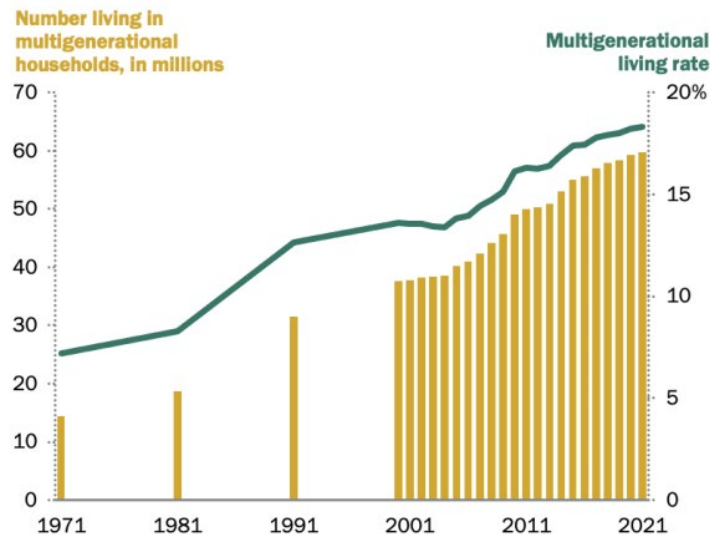


The Rise of Multigenerational Households



U.S. population in multigenerational households quadrupled since 1971

Number and % of people who live in multigenerational households in U.S.



Note: Multigenerational households include at least two generations of adults mainly ages 25 and older or grandparents and grandchildren younger than age 25.

Source: Pew Research Center analysis of Current Population Survey Annual Social and Economic Supplement (ASEC) data files for 1971, 1981, 1991, and 2000-2021 (IPUMS). "Financial Issues Top the List of Reasons U.S. Adults Live in Multigenerational Homes"

PEW RESEARCH CENTER

Young Adults Living at Home



In 2022, about 48% of adults aged 18-29 were living with one or both of their parents.



Rising Home Prices





Inventory



Records



Uses allowed in C-2 General Commercial



- Adult bookstore
- Automotive repair
- Offices
- Bowling alley
- Theaters
- Health club
- Hotel/Motel
- Large retail user
- Pawn shop
- Second-hand store
- Tattoo studio
- Window glass installation shops

Why Were SUPs Required for Self-Storage?



New Self-Storage – Has more of an Office Look



Modern 3-story air-conditioned buildings



Store front entry

Garage door entry

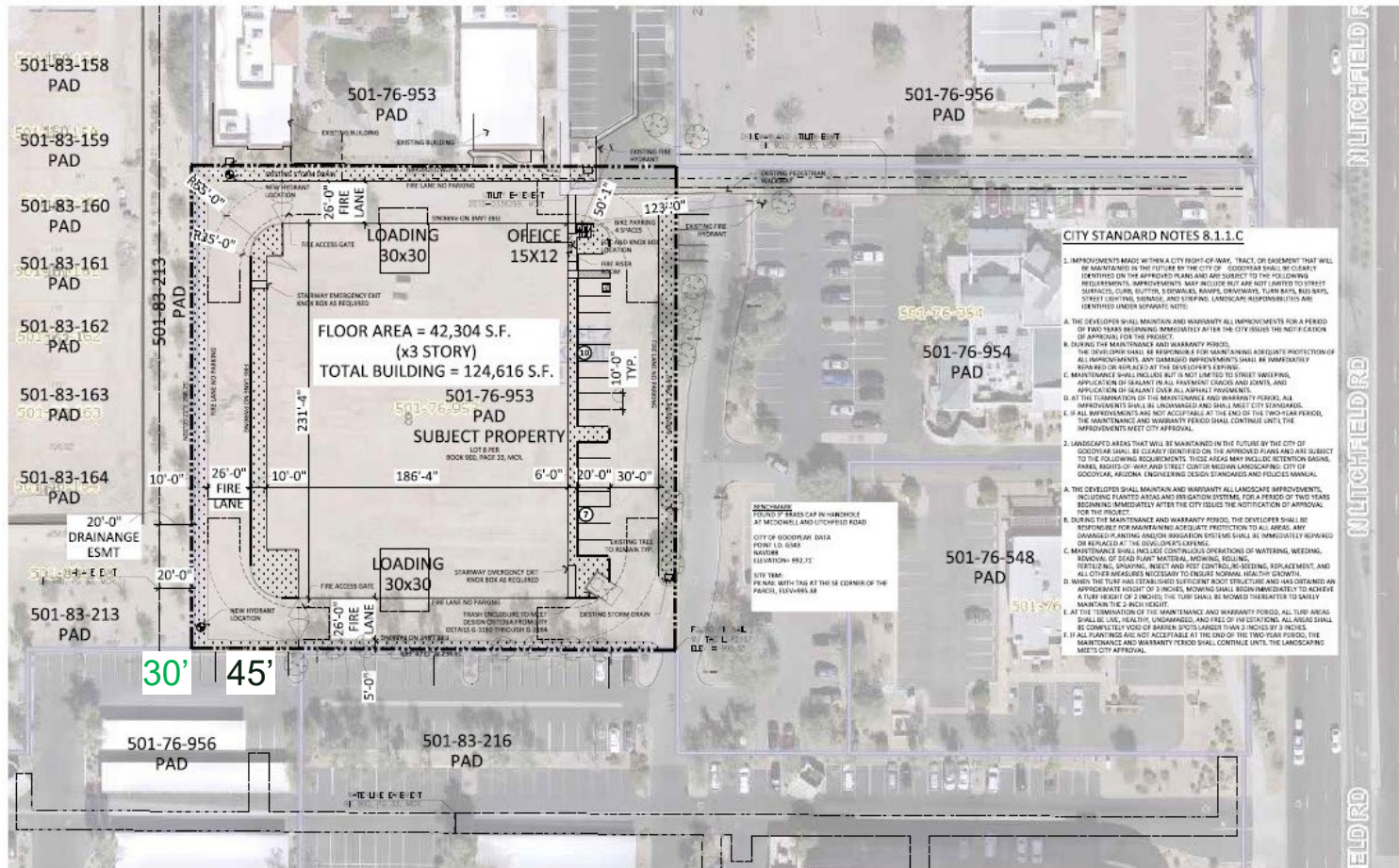


Scottsdale Removed CUP Requirement for Storage

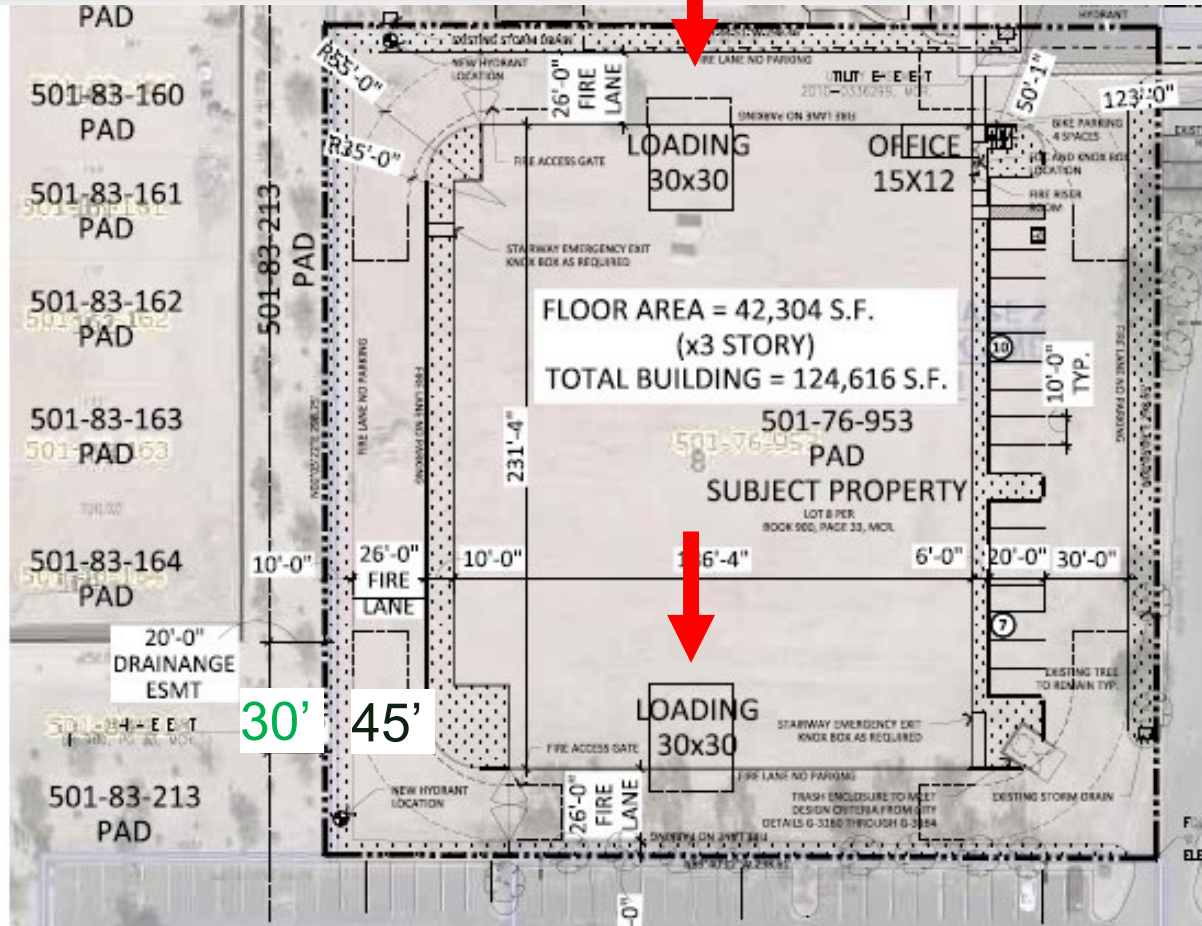


Built in Buffer & Internal Buffer

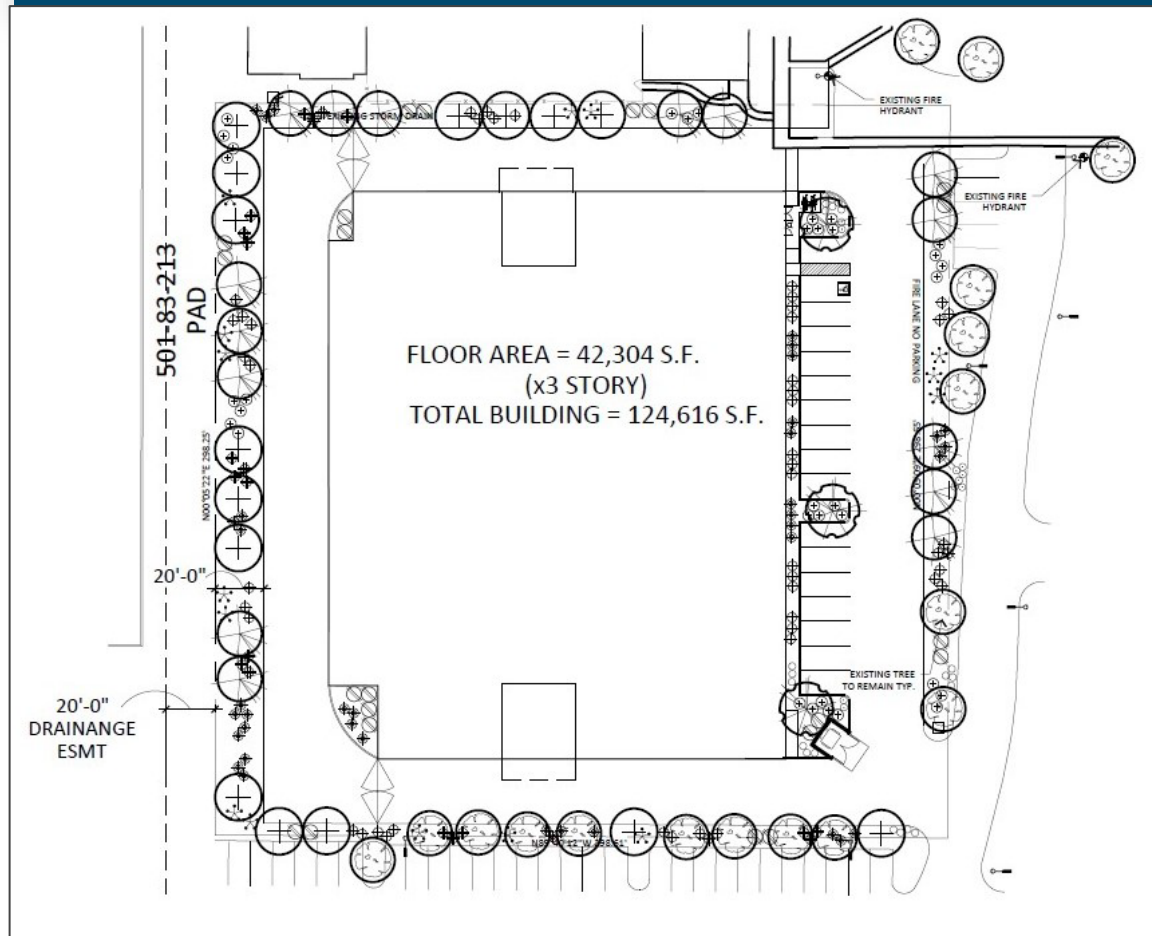




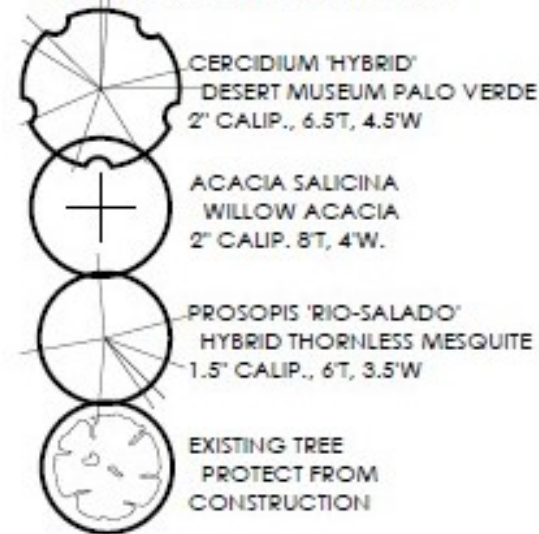
SITE PLAN



LANDSCAPE PLAN



LANDSCAPE LEGEND



ELEVATIONS



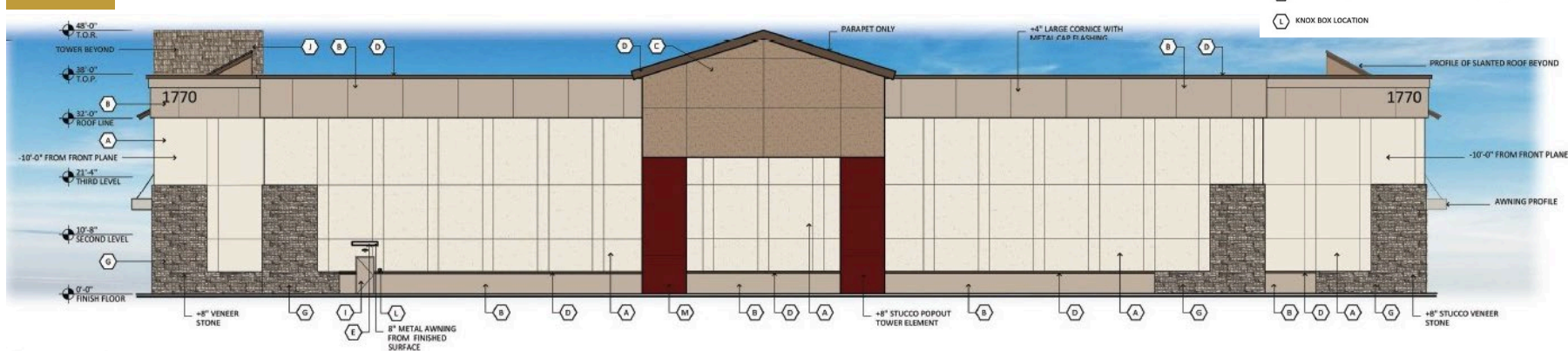
SOUTH



MATERIAL AND COLORS

- | | |
|--|--|
| A STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: CREAMY
SPEC #: SW7012 | G STONE VENEER:
MFG: ELDOBRADO STONE
SPEC: CLIFSTONE
COLOR: BOARDWALK |
| B STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: BALANCED BEIGE
SPEC #: SW7037 | H STOREFRONT MULLION:
MFG: KAWNEER
COLOR: ANODIZED CLEAR |
| C STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: NEARLY BROWN
SPEC #: SW9093 | I PAINTED METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: BALANCED BEIGE
SPEC #: SW7037 |
| D STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: HALF-CAFF
SPEC #: SW9091 | J ROOF TILE:
MFG: EAGLE ROOFING
PROFILE: MALIBU
COLOR: 29708 CIMARRON CANYON |
| E PAINTED METAL CANOPY:
MFG: SHERWIN WILLIAMS
COLOR: REPOSE GRAY
SPEC #: SW7015 | M STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: JANUS
COLOR: CEDAR RED
SPEC #: SW COLOR MATCH |
| F METAL ROLL-UP DOORS:
MFG: JANUS
COLOR: CEDAR RED | |

WEST



ROOF LINE BEYOND

- | |
|--|
| K FIRE DEPARTMENT CONNECTION - PER FIRE DEPARTMENT REQUIREMENTS |
| L KNOX BOX LOCATION |

ELEVATIONS



NORTH



MATERIAL AND COLORS

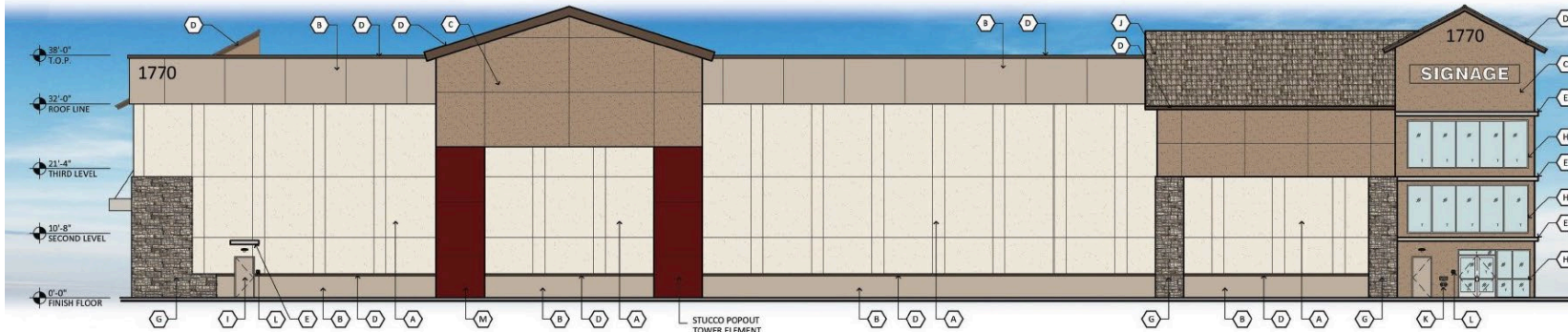
- A** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: CREAMY
SPEC #: SW7012
- B** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: BALANCED BEIGE
SPEC #: SW7037
- C** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: NEARLY BROWN
SPEC #: SW9093
- D** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: HALF-CARE
SPEC #: SW9091
- E** PAINTED METAL CANOPY:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: REPOSE GRAY
SPEC #: SW7015
- F** METAL ROLL-UP DOORS:
MFG: JANUS
COLOR: CEDAR RED
- G** STONE VENER:
MFR: ELDERADO STONE
CLIFFSTONE
BOARDWALK
- H** STOREFRONT MULLION:
MFG: KAWNEER
COLOR: ANODIZED CLEAR
- I** PAINTED METAL DOORS:
MFG: SHERWIN WILLIAMS
COLOR: BALANCED BEIGE
SPEC #: SW7037
- J** ROOF TILE:
MFG: EAGLE ROOFING
PROFILE: MALIBU
COLOR: 25708 CINARRON CANYON
- M** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: JANUS
COLOR: CEDAR RED
SPEC #: SW COLOR MATCH

ROOF LINE BEYOND

K FIRE DEPARTMENT CONNECTION - PER FIRE DEPARTMENT REQUIREMENTS

L KNOX BOX LOCATION

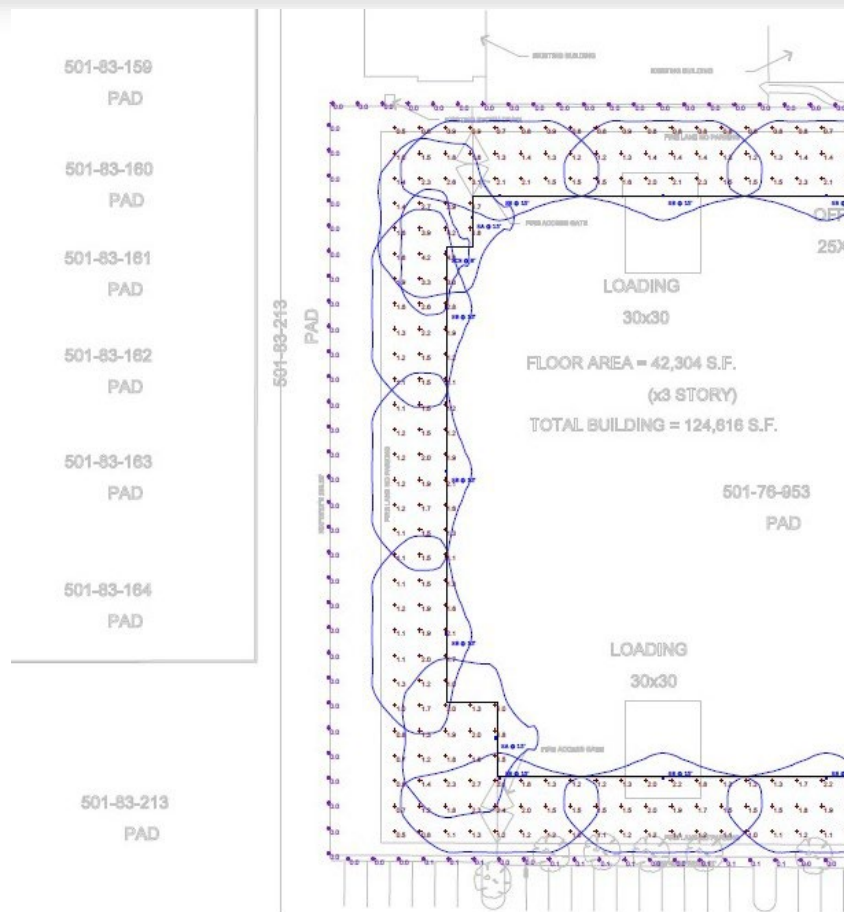
EAST



PHOTOMETRIC PLAN



No Light
Spillage



Use Will be Great Neighbor to Residential



- **Less activity than other C-2 uses**
- **Quiet**
- **Low traffic producer**
- **Secure**
- **Low Lighting**
- **No windows facing neighbors**

Great Use of Recessed Commercial Site



THANK YOU

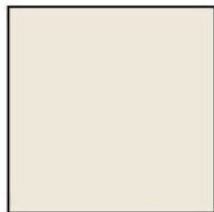


Earl & Curley
ZONING & LAND USE LAW

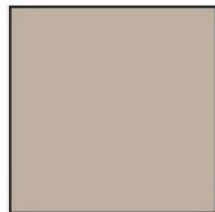
PAINT COLORS & MATERIALS



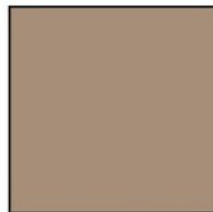
Letters line up with Elevations



A PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW7012 "CREAMY"



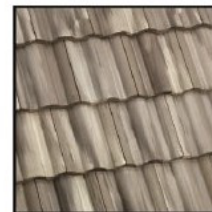
B PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW7037 "BALANCED BEIGE"



C PAINTED STUCCO:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW9093 "NEARLY BROWN"



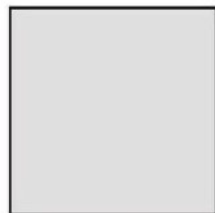
D PAINTED STUCCO TRIM/PARAPET:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: SW9091 "HALF-CAFF"



J ROOFING:
MFG: EAGLE ROOFING
PROFILE: MALIBU
COLOR: 29708 CIMARRON CANYON



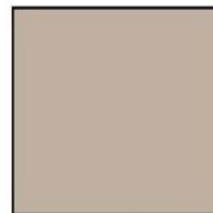
F ROLL UP DOORS:
MFG: JANUS
COLOR: CEDAR RED



H ALUMINUM/GLASS STOREFONT:
MFG: KAWNEER
FINISH: ANODIZED CLEAR



E PAINTED METAL CANOPIES:
MFG: SHERWIN WILLIAMS
COLOR: SW7015 "REPOSE GRAY"



I PAINTED METAL DOORS:
MFG: SHERWIN WILLIAMS
FINISH: SW7037 "BALANCED BEIGE"



G STONE VENEER:
MFG: ELDORADO STONE
SPEC: CLIFFSTONE
COLOR: BOARDWALK



27

