MARANA AZ
ESTABLISHED 1977

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA
11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, October 28, 2020, at or after 6:30 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
Don Duncan, Commissioner
Terry Fehrmann, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Marana Planning Commission and to the general public that the Planning Commission will hold a meeting open to the public on October 28, 2020, at or after 6:30 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COMMISSION ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

Marana Planning Commission
Welcome to this public meeting of the Marana Planning Commission. The Commission consists of seven citizens who are appointed by the Town Council and serve without pay. For the most part, the Commission acts in an advisory capacity to the Town Council on matters related to land use planning and zoning. Citizens are encouraged to address the Commission with their concerns on agenda items during the public testimony portions of the meeting, or other issues at the Call to the Public.

Meeting Times
Regular Commission meetings are usually held on the last Wednesday of each month at 6:30 PM at the Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places.

Speaking at Meetings
If you are interested in speaking to the Commission during the Call to the Public or Public Hearings, you must fill out a speaker card (located in the lobby outside the Council Chambers) and deliver it to the Planning Commission Secretary prior to the convening of the meeting.

All persons attending the Commission meeting, whether speaking to the Commission or not, are expected to observe the Commission rules, as well as the rules of politeness, propriety, decorum and good conduct. Any person interfering with the meeting in any way, or acting rudely or loudly will be removed

from the meeting and will not be allowed to return.

Accessibility
To better serve the citizens of Marana and others attending our meetings, the Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

Agendas
Copies of the Agenda are available the day of the meeting in the lobby outside the Council Chambers or online at www.maranaaz.gov.

This Notice and Agenda posted no later than 24 hours prior to the meeting, at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov.

To view meeting online - Due to concerns related to the COVID-19 pandemic, meetings may be viewed online by clicking the link: http://maranaaz.swagit.com/live

To participate virtually - As an alternative to appearing in person, citizens may speak during the Call to the Public or Public Hearings or when called upon by Commission by using Zoom, as directed below.

To participate virtually in the Planning Commission meeting, please click the link below (refer to the instructions below for how to participate):
LINK: https://us02web.zoom.us/j/83965962799?pwd=OXFHRCtoMEphZ1I4UVNzUzljdWRNQT09
Passcode: 536715

For instructions on participating virtually in the Planning Commission Meeting click the link below: https://www.maranaaz.gov/virtual-meetings

Please note that by participating virtually, you will not be able to watch video of the Planning Commission meeting, you will only be able to hear the meeting and to speak if you are called upon.

The Town of Marana also encourages individuals to submit public comments to tbyler@maranaaz.gov. Any submitted comments from the public will be provided to the Commission and included within the Commission packet file and a summary of the comments submitted will be reflected in the official Commission meeting minutes of that meeting. All emailed comments must be received by the Town no later than 12:00 p.m. (noon) on the day of the meeting to be included.

REGULAR COMMISSION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION/MOMENT OF SILENCE

ROLL CALL

CALL TO THE PUBLIC
At this time, any member of the public is allowed to address the Planning Commission on any issue within the jurisdiction of the Planning Commission, except for items scheduled for a Public Hearing at this meeting. The speaker may have up to three (3) minutes to speak. Any persons wishing to address the Commission must complete a speaker card (located at the rear of the Commission Chambers) and deliver it to the Commission Secretary prior to this agenda item being called. Pursuant to the Arizona Open Meeting Law, at the conclusion of Call to the Public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, and may ask staff to review the matter, or may ask that the matter be placed on a future agenda. However, members of the Commission shall not discuss or take legal action on matters raised during an open call to the public unless the matters are properly noticed for discussion and legal action.

APPROVAL OF AGENDA

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

A. Approval of the September 30, 2020 Meeting Minutes

B. Public Hearings

1. **CUP2009-001. National Self-Storage at Continental Reserve**. A request for approval of a Conditional Use Permit (CUP) and a recommendation to the Town Council to approve the CUP to allow a self-storage facility at 8611 N. Continental Reserve Loop and approval of the National Self Storage Silverbell Road Corridor Overlay District design review application, located on the west side of Continental Reserve Loop, 250 feet south of Silverbell Road. (Cynthia Ross)

2. **CUP2010-001 QuikTrip Highway Sign.** A request for approval of a conditional use permit allowing for the development of a shared freestanding interstate sign located at the northwest corner of I-10 and Tangerine Rd. (Justin Currie)

3. **PCZ2010-001: Amendments to the Continental Ranch Specific Plan; Chapter V. Development Regulations; Chapter VII. Specific Plan Implementation.** Recommendation to the Town Council for approval of amendments to the Continental Ranch Specific Plan modifying development regulations pertaining to Congregate Care Housing and revising the procedures for approval of a site plan. (Brian Varney)

4. **PCZ2009-001 Marana Air Commerce Park Rezoning.** A request for a recommendation to the Town Council for approval to rezone approximately 63.8 acres of land from C (Large Lot Zone) and AG (Agricultural) to HI (Heavy Industry). The property is generally located at 11246 W. Avra Valley Road approximately 0.70 miles east of the intersection of Avra Valley and Sandario Roads in a portion of Section 3 and 10, Township 12S, Range 12E. (Anita McNamara)

C. Commission Action

Opening remarks by an applicant should not exceed ten minutes. Comments by others should not exceed three minutes.

D. Informational Items/Possible Action Items

FUTURE AGENDA ITEMS

EXECUTIVE SESSIONS

Pursuant to A.R.S. 38-431.03, the Planning Commission may vote to go into executive session, which will not be open to the public, to discuss certain matters.

Executive Session pursuant to A.R.S. §38-431.03 (A), Planning Commission may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

ADJOURNMENT

Planning Commission - Regular Meeting
Meeting Date: 10/28/2020

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: October 28, 2020

Subject: **Approval of the September 30, 2020 Meeting Minutes**

Attachments

September 30, 2020 Draft Minutes

MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
September 30, 2020, at or after 6:30 P.M.

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
Don Duncan, Commissioner
Terry Fehrmann, Commissioner
Richard Miller, Commissioner
Bryan Schachter, Commissioner
Sharon Tyson, Commissioner

SUMMARY MINUTES

DRAFT

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE

ROLL CALL

Chairman Schnee directed the Commission Secretary to call roll. Commissioner Fehrmann was absent. A quorum was present.

CALL TO THE PUBLIC

Chairman Schnee opened the meeting to receive public comments. No comments were offered by the public

APPROVAL OF AGENDA

Motion to approve by Commissioner Duncan, seconded by Commissioner Miller. Motion passed unanimously, 6-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of August 26, 2020. *Motion to approve by Vice Chair Hill, seconded by Commissioner Tyson. Motion passed unanimously, 6-0.*

PUBLIC HEARINGS

1. PCZ2007-001 Tortolita 30 Rezoning; A request for a recommendation to the Marana Town Council for approval to rezone approximately 30 acres of land from R-144 (Residential) to R-8 (Residential). The property is generally located north of Moore Road and west of Tortolita Road in a portion of Section 26, Township 11S, Range 12E. (Brian D. Varney)

Senior Planner Brian Varney provided a PowerPoint presentation overview of the project. Below is an overview of the presentation.

Proposed Development

- Total number of lots - 82
- Minimum lot size 8,125 sq. ft.
- Both one and two-story homes are proposed
- Majority of lots along the perimeter designated as single-story
- Approximately 25% open space and recreation area

Access

- Single-point off of Tortolita Road
- Gated emergency access to Coyote Howl Road
- Streets designated as public

Planned Improvements

- Traffic signal installed at the intersection of Moore Road and Dove Mountain Blvd
- Roundabout constructed at the intersections of Tortolita Road and Moore Road
- Traffic calming features installed on Tortolita Road

Comparing surrounding zoning to the subject property, **Mr. Varney** indicated the property to the north; Tortolita Reserve subdivision, is zoned R-8, as is the property directly to the north of Tortolita Reserve. Both properties to the east and south; Heritage Highlands and Quail Crossing have higher densities and smaller minimum lot sizes.

Mr. Varney stated town staff has been working with the traffic engineers on a plan to alleviate traffic conditions at the intersection of Moore Road and Tortolita Road. In addition to the traffic signal proposed at the intersection of Dove Mountain Blvd. and Moore Road, the town is also requiring a roundabout, which will be constructed by the developer, at the intersection of Moore Road and Tortolita Road. In order to manage traffic on Tortolita Road traffic humps or speed tables are also tentatively planned. Current traffic volumes at the corner of Tortolita Road and Moore Road are at an “F” rating. With the roundabout installed the rating will be elevated to a “B” rating.

Referring to traffic volumes of left-turning movements of southbound traffic on Tortolita Road (weekday am peak hour,) **Traffic Division Manager, Diahn Swartz** stated the projected traffic conditions at Tortolita Road with the proposed project is 120 seconds of delay in comparison to only 13.8 seconds of delay following the addition of the roundabout.

Ms. Swartz noted the 32 lots of the Tortolita Ridge subdivision were not included in the analysis.

Chairman Schnee asked if the level of service would stay a “B” rating if the 32 homes were included. **Ms. Swartz** replied, yes it would.

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Commissioner Duncan suggested changing the current speed limit on Tortolita Road from 35 mph to 25 mph.

Ms. Swartz noted one of the staff recommendations is to add some form of traffic-calming; which would be consistent with lowering the speed limit as well.

Chairman Schnee asked what size roundabout would be suitable at Moore Road and Tortolita Road.

Ms. Swartz noted there are several categories of roundabouts. Depending on the category of roundabout the right-of-way requirements will be different. The right-of-way in this location is 150 feet, which would fit either an urban-compact roundabout or a single-lane roundabout. The roundabout would have to be designed and engineered to accommodate emergency response vehicles.

Chairman Schnee asked if there were plans to pave Coyote Howl Road.

Mr. Varney replied the plan is currently in the draft stage. The type of paving depends on whether utilities are added to the alignment.

Chairman Schnee opened the Public Hearing. The following individuals came forward either in person or via Zoom to provided comments.

Shanti Devi, Heritage Highland's resident, spoke in opposition of this item. Ms. Devi had concerns with the density. She suggested reducing the number of homes planned for the project.

Charles Kmet spoke in opposition of the proposed project. He was concerned about traffic speed in the area and safety concerns regarding lack of a secondary public access to the project. He also felt the roundabout was not pedestrian-friendly.

Linda Cox Heritage Highland's resident, spoke in opposition of this item. She stated the back of her home is in direct line with the entrance/exit of the proposed subdivision, which will create a light-intrusion issue. She requested the developer work with the Highlands HOA to either increase the wall height or agree to add vegetation in order to mitigate the issue ahead of time. She was also concerned about the speed limit, stating vehicles do not adhere to the current mph.

Mark Johnson spoke in opposition of this item. He had concerns with the proposed zoning, the effects on wildlife in the area, and the use of Coyote Howl Road as an emergency access because the road is unpaved, narrow and used by pedestrians. He felt all homes in the subdivision should be limited to single story, if approved by Commission. But he urged Commission to deny the request altogether.

Chairman Schnee asked for clarification on the difference between Pima County and Town of Marana's requirements regarding Arizona Game and Fish analysis.

Addressing the wildlife concerns, **Deputy Director of Engineering, Jennifer Flood**, stated there are multiple wildlife linkages that are addressed by multiple organizations.

The Town of Marana has wildlife linkages that are incorporated into the General Plan. There are wildlife linkages that connect the Catalina Mountains with the Tortolita Mountains and with the Tucson Mountains. These linkages are both large-scale wildlife corridors, as well as small-scale wildlife corridors.

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Ms. Flood noted the proposed development is referenced in the report as being within a large wildlife corridor. This corridor also includes Dove Mountain, Oro Valley and Catalina Mountains. Staff reviews these projects on a case-by-case basis on where we can connect large blocks of open space to other large blocks of open space to try to maintain that connectivity from development to development.

Relating to the specific Town of Marana corridors, the corridor that the town is trying to preserve and enhance is the corridor that connects the Tucson Mountains and Tortolita Mountains. Adding, the town does not have a mapped corridor on the proposed property.

Micki Storrs spoke in opposition of this item. She had concerns with the timetable of the traffic study which was completed in October 2019, stating people were on vacation and school had half days during that month. She also had concerns with the traffic and safety of the children walking to school.

Brad Demidio spoke in opposition of this item. He supported the Tortolita Alliance and their stance regarding this proposal. He urged Commission to deny request, feeling the project is driven by profits without regard for the neighborhood and environment.

Dave Wasson spoke in opposition of this item. He had safety concerns related to traffic and vehicle speed in the neighborhood. He stated traffic and speeding were a growing issue that should be addressed.

Amy Freiman spoke in opposition of this item. She had concerns with density, traffic and the impact to the area wildlife.

Nancy D. spoke in opposition of this item. She had concerns with safety relating to traffic and speed of vehicles in the area, as well as density.

Carolyn Campbell, Coalition for Sonoran Desert Protection, thought there could be some development on the property as long as it was positioned correctly. She felt the homes should be clustered to the eastern 10 acres of the property, while leaving the western portion as open space.

John McIntyre noted that since this development is outside the Dove Mountain community, the residents would not be able to use their facilities, so any advertising should be adjusted to reflect that fact.

The following individuals spoke in opposition of this item through submitted comments to the Development Services Department: **Mary Hoppa, Peter Knoot**, **Mark Johnson** (president of Tortolita Alliance,) **Connie Steinman**, **Judith Marro, Amy Freiman, Greg Norwick, Charles and Rosemary Ruffner, Micki Storrs, Meredith Shannon, Eileen Nolan, Jim Farmer, Pam Youngberg, and Carolyn Campbell** (executive director, Coalition for Sonoran Desert Protection.) The general concerns were relating to the rezoning, traffic, safety, open space, density, and wildlife.

Chairman Schnee closed the Public Hearing.

Chairman Schnee felt that traffic was the number one concern for the entire area.

Vice Chair Hill would like pedestrian access added along Coyote Howl Road, due to safety concerns. He also requested the TIA be updated to include the 32 lots for Tortolita Ridge.

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Vice Chair Hill also requested to schedule the construction of the roundabout when school is not in session.

Commissioner Tyson had a concern with the single-point of access for the subdivision, stating it was a major safety concern in the event of an emergency. She asked the town to reevaluate the number of access points needed for the subdivision. She was also concerned with emergency vehicles being able to manage the roundabout safely.

Commissioner Duncan had concerns with the speed on Tortolita Road. The current 35 mph speed limit seemed excessive and felt it should be lowered to 25 mph. He would like to add a recommendation that the roundabout be completed prior to the first house being built.

Commissioner Duncan noted that the park advertised in the packet documents as being an amenity available to the residents of the new subdivision. Since this is not the case, he requested the developer remove the language.

With regard to Linda Cox's concern of vehicle lights shining in her residence, **Commissioner Duncan** stated he would like to see the matter addressed and added as part of the recommendation.

Commissioner Miller stated traffic is a big issue and safety is also a concern. Both need to be addressed. **Commissioner Miller** asked if the town planned to do further study on whether the roundabout, once constructed, is in fact correcting the traffic issue.

Diahn Swartz confirmed that town staff would conduct follow-up studies on whether the roundabout is working in this location.

Commissioner Schachter was concerned with the traffic and the single-point of access into the development.

Paul Oland, representing the property owner and DR Horton, stated there is an urgent need to address the traffic situation. The traffic engineers have determined that adding a roundabout in this location is a viable solution that will address the traffic problem.

Mr. Oland noted the TIA will be updated to include the additional 32 homes.

With regard to Linda Cox, the Heritage Highlands resident who had concerns with vehicle lights shining into her residence, **Mr. Oland** stated the developer would assess the situation and install vegetation to resolve the matter.

Mr. Oland specified that the proposed project has similar lot sizes to the two developments to the north and larger lot sizes than the developments to the south and east. This proposed project fits in with the General Plan, as well as the surrounding area.

Chairman Schnee stated he has confidence that the roundabout will be constructed properly.

Commissioner Miller asked who would be paying for the roundabout.

Mr. Oland replied DR. Horton would be paying for the roundabout.

Commissioner Miller noted there is already a huge traffic issue prior to this development coming in and the developer is offering a solution to help correct the traffic issue.

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Commissioner Schachter agreed with **Commissioner Miller.**

Commissioner Duncan felt the roundabout will help alleviate traffic concerns for the existing homeowners, as well as future homeowners.

Chairman Schnee noted although he is not against rezoning the property to R-8, he suggested a recommendation to Council limiting the RAC to 2.0. He would like to see single story along the perimeter. **Chairman Schnee** liked the idea of completing the roundabout prior to construction of the homes, as well as updating the TIA prior to Town Council. He also was happy to see that the developer was willing to work with the homeowner on the light intrusion issue.

Mr. Oland stated the limitation on density would affect the construction of the roundabout. Decreasing the lots would significantly impact the cost per lot. He requested the density limitation not be part of the recommendation.

Commissioner Duncan didn't feel reducing the number of homes would make much of an impact on traffic. He would like to keep the existing proposal to ensure the roundabout is built.

Commissioner Miller felt having the roundabout would benefit the community.

Commissioner Schachter agreed with **Commissioner Miller**. He wasn't concerned with reducing the number of homes. **Commissioner Schachter** suggested Coyote Howl Road could be improved upon and used as a second point of access; even if it was limited to the residents of that subdivision.

Chairman Schnee asked about the timeline/future connectivity to Tangerine Road from Dove Mountain.

Jason Angell noted as part of the 2040 General Plan, the transportation element that was identified shows Moore Road extending to the west eventually intersecting with a future potential north/south connection. At some point that would be developer driven. The property that exists in that area is owned by the Arizona State Land Department, so it could be quite some time before development comes in that area.

Motion to approve with added conditions; Condition 14: update to reference the following perimeter lots are restricted to single-story development; Lots 1-17, 43, 44, 53, 54, 63-68, and 77-82. Condition 15: update the Traffic Impact Analysis (TIA) to include the 32 lots for Tortolita Ridge, currently in the platting process and the TIA to be updated prior to Town Council. Condition 17 (new) to specify that Coyote Howl Road is improved to include town approved pedestrian access from this project south to Moore Road, by Chairman Schnee, seconded by Vice Chair Hill. Motion passed unanimously, 6-0.

2. PCZ2006-001 & GPA2006-001 Dove Mountain Specific Plan Amendment & Minor General Plan Amendment; Recommendation to the Marana Town Council for approval to amend the Dove Mountain Specific Plan boundary to add approximately 9.38 acres to the specific plan area, generally located on the north side of Tangerine Road, approximately 1,200 feet east of the intersection of Tangerine Road and Camino de Oeste, with a land use designation of Mixed-Use Commercial (MUC). The request is accompanied by a minor General Plan amendment to change the current land use designation from Low Density Residential (LDR) to Master Plan Area (MPA) to accommodate the proposed specific plan amendment. (Cynthia Ross)

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Senior Planner, Cynthia Ross provided a PowerPoint presentation overview of the project. Below is an overview of the presentation.

Proposed land use designation: Mixed-Use Commercial

Mixed-Use permitted uses include but are not limited to:

- Commercial
- Hotel/Motel
- Restaurants
- Offices
- Medium-Density Residential
- Retail Commercial
- Professional
- Medical

Mixed Density Residential permitted uses:

- Uses listed under Medium - Low Density
- Multiple – Family Dwellings
- Business related parking
- Nursery/child care
- Congregate care/nursing home

Development Standards:

- Minimum lot area: 2000 sq. ft. per dwelling unity
- Building height: not to exceed four stories / 45 feet

Cynthia Ross noted the applicant is requesting an amendment to the Dove Mountain Specific Plan boundary to add approximately 9.38 acres of land located 1,200 feet east of the Tangerine Road and Camino de Oeste intersection. The subject property is bound by Tangerine Road to the south, a single family residence to the north, and Clos Drive to the east. The amendment area is comprised of three vacant parcels. The proposed Dove Mountain land use designation is Mixed Use Commercial. This designation allows for a range of commercial uses including office, retail, restaurants, medium density residential and more. Whatever uses are proposed, a development plan or plat will be required and the plan will need to be approved by Town Council. Upon approval of the Specific Plan amendment the land use map, table, and relevant pages within the Dove Mountain Specific Plan will be modified to include the additional acres.

Lexy Wellot, The Planning Center, noted this request is to bring the 9-acre site into the Dove Mountain Specific Plan. This will carry the same mixed use land designation and will come back for staff's review as a development plan and/or plat.

Chairman Schnee open and closed the public hearing, as there were no speakers.

Chairman Schnee had no concerns with the request. No further comments from Commission.

Motion to approve by Commissioner Duncan, seconded by Vice Chair Hill. Motion passed unanimously, 6-0.

DRAFT

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

Recommendation to move the following Planning Commission meeting dates; November 25, 2020 to November 18, 2020 & December 30, 2020 to December 16, 2020. (Jason Angell)

Motion to move the November 25th Planning Commission meeting to November 18th and the December 30th Planning Commission meeting to December 16th. Motion made by Chairman Schnee. Passed unanimously.

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee adjourned the meeting. *Meeting adjourned at 8:37 p.m.*

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on September 30, 2020. I further certify that a quorum was present.

Terri Byler

Terri Byler, Commission Secretary

DRAFT

Planning Commission - Regular Meeting

Meeting Date: 10/28/2020

To: Planning Commission

From: Cynthia Ross, Senior Planner

Date: October 28, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **CUP2009-001. National Self-Storage at Continental Reserve**. A request for approval of a Conditional Use Permit (CUP) and a recommendation to the Town Council to approve the CUP to allow a self-storage facility at 8611 N. Continental Reserve Loop and approval of the National Self Storage Silverbell Road Corridor Overlay District design review application, located on the west side of Continental Reserve Loop, 250 feet south of Silverbell Road. (Cynthia Ross)

Discussion:

Summary

DAZ7-Sombrero Peak L.L.C., represented by the Planning Center, is requesting approval of a Conditional Use Permit (CUP) and recommendation to the Town Council to approve the CUP to allow a self-storage facility in the Pima Farms North Specific Plan – Villas at Sombrero Peak and the Silverbell Road Corridor Overlay District, and approval of the design review application for National Self-Storage at Continental Reserve Loop.

Location

The 1.42 acre subject property lies within the Pima Farms North Specific Plan and is located at 8861 North Continental Reserve Loop, approximately 250 feet south of Silverbell Road, on the west side of Continental Reserve Loop, recorded as Lot 3 of Continental Crossing Lots 1-4 Final Plat within a portion of Section 28, Township 12 South, Range 12 East.

Pima Farms North Specific Plan – The Villas at Sombrero Peak

The property is zoned 'F' (Pima Farms North Specific Plan – Villas at Sombrero Peak) and the land use designation is Village Core-Commercial. While the property is zoned for commercial uses, the Villas at Sombrero Peak does not expressly permit self-storage uses but allows the property owner to apply for a conditional use permit for self-storage. Grounds for approval are compliance with the Villas at Sombrero Peak development standards.

Silverbell Road Corridor Overlay District (SRCOD)

The proposed development is located within the Silverbell Road Corridor Overlay District (SRCOD) and subject to the provisions of the Silverbell Road Corridor Overlay District established by Ordinance 2003.27 and amended by Ordinance 2009.05. The purpose of the SRCOD is to ensure high-quality development along Silverbell Road while providing for specific uses in a planned commercial setting, compatible and complementary to adjacent residential subdivisions. New developments in the SRCOD are subject to review and approval by the Planning Commission to ensure compliance with a coordinated set of design principles for buildings, site planning, landscaping, and signage outlined in Title 24.01 of the Marana Land Development Code. Self-storage facilities are allowed in the SRCOD with approval of a condition use permit and demonstrated compliance with Title 24.01.

Proposed Operation

The proposed indoor, self-storage facility at Continental Reserve will be three stories (two above ground,

one below ground) with a building height of twenty-eight (28) feet and a combined floor area of approximately 76,065 square feet. The building will be situated on the northern portion of the property near the existing commercial uses with landscaping, parking and a drive aisle located closer to the southern portion of the site. The site fronts onto Continental Reserve Loop, a collector street, that has an existing curb, gutter, and sidewalk facilities. Access to the site will be provided via an existing curb cut on Continental Reserve Loop. Cross-access with the Watermark at Continental Reserve assisted living facility will be located along the western boundary for emergency purposes only.

Business Activities and Hours of Operation
Storage and operation activities will take place indoors in a climate-controlled environment. Customers may rent varying sized storage units ranging from 25 square feet to 300 square feet. Storage will be limited to the interior of the building, and no outdoor storage of any kind will take place at this facility. Outdoor RV or boat storage, and truck or trailer rentals, shall also be prohibited at this facility.

Operating more like a hands-on service business than a traditional self-storage facility, employees assist customers in assessing storage needs and ensure proper upkeep of the facility and the parking areas. Two to three employees, one full-time and two part-time, will staff the facility during operating hours. No residential accommodations will be provided, and no employees will be living on site. The storage facility area will be open daily, seven days a week from 6:00 AM to 10:00 PM. The business office will be open from 9:00 AM to 6:00 PM Monday through Friday, and 10:00 AM to 4:00 PM on Saturday. Storage units may be accessed from 6:00 AM to 10:00 PM via keycards. The operation will also have high-tech, 24-hour surveillance on the property to promote a safe environment for users of the facility and the surrounding residents.

Adjacent Land Uses
Land uses surrounding the parcels are: Commercial to the north (Quik-Mart) and to the west (Watermark Assisted Senior Living) and Commercial to the east across Continental Reserve Loop (Pima Federal Credit Union and assorted retails and services). Adjacent to the south is "Common Area A" as identified on the final block plat of Continental Reserve. This approximately 1-acre parcel is owned by the Continental Reserve Master Homeowners Association and has a drainage easement and 100 foot wide powerline easement with existing poles and electrical lines on it. South of "Common Area A" is the Pima Farms Sierra Crest (aka Sierra Ridge) subdivision that has a land use designation of Medium-High Density Residential (MHDR).

Compliance with Pima Farms North Specific Plan - Villas at Sombrero Peak and the SRCOD
The proposed self-storage facility and site design are consistent with the overall goals, policies, standards, and regulations of the Pima Farms North Specific Plan – The Villas at Sombrero Peak and Title 24.01 the Silverbell Road Corridor Overlay District site design, architecture, landscaping and buffering, lighting and signage. The below discussion details how each design element meets the intent of both regulations.

<u>Site Design & Building Orientation</u>
The building is positioned as far north on the site as possible to create ample separation from the Sierra Ridge subdivision, situated near the existing Quik Mart and in line with the neighboring assisted living facility with parking, the access lane, and landscaping located south of the building. The main entry faces south, creating visual diversity for the residents to the south. This configuration, combined with the electrical easement situated adjacent to the southern property boundary, creates a setback of over 165’ from the proposed facility and the homes in Sierra Ridge to the south. (See attached proposed Site Plan for additional details.)

<u>Architecture</u>
The proposed building will be three stories (two stories above-grade and one level below grade) in height, limited to 28 feet (the allowable building height is 34 feet). The proposed building has four-sided architecture with windows, ornamentation, roof overhangs, columns, and awnings to establish visual interest from offsite vantage points. The architectural styles, materials, and color palettes are consistent

with the Desert Southwest and complementary to the adjacent commercial development and residential communities. Architectural embellishments include stucco, arched windows (real and faux), rounded towers, and stone veneer columns. (See attached proposed Building Elevations for additional details.)

Landscaping, Buffering and Screen

Buffers from the adjacent subdivision to the south include enhanced landscaping featuring a combination of vegetation (trees, shrubs, understory, and groundcover) and a 50-foot building setback. Where commercial uses are adjacent to residential areas, landscape planting and/or a 6-foot masonry wall shall be required to emulate residential landscaping and diffuse light and glare, which may occur from night operations. A bufferyard shall be provided along the main wash from each edge of bank with a required plant count of three plants per 100 square feet. A 15-foot bufferyard shall be provided along the northern boundary adjacent to Silverbell Road. An enhanced landscape bufferyard shall be provided along the south and west project boundaries adjacent to existing residential subdivisions. The landscaping shall consist of 5 tree and 15 shrubs/accents per 1000 square feet. (See attached proposed Landscape Plan for additional details.)

Lighting

All wall lighting and parking fixtures will be downward directed and shielded to prevent spillover to adjacent properties. The proposed outdoor lighting will comply with Town of Marana Outdoor Lighting Code, the International Dark Sky Association ordinances, the Pima Farms North Specific Plan – Villas at Sombrero Peak, and the SRCOD. (See attached proposed Photometric Plan for additional details.)

Signage

The proposed signage for the facility includes two wall signs oriented on the north/northeastern side of the building to eliminate light trespass onto residential properties to the south. A wall sign is located on the north building façade and a marquee sign is situated on the northern portion of the eastern façade. (See attached proposed Sign Plan for additional details).

Traffic Impact

Marana Traffic Engineering staff has reviewed and conditionally approved the DRAFT National Self Storage Traffic Impact Statement (Marana Case # TRA2009-002). Traffic Engineering staff have indicated that they consider the proposed self-storage operation as a low traffic generating use that should not have significant impact on the existing street network. Continental Reserve Loop has sufficient capacity to serve the minimal amount of traffic that is anticipated to be generated. In addition, customer use of the facility primarily on weekends will minimize potential conflicts and congestion with the nearby Rattlesnake Ridge Elementary School.

Compliance

Overall, staff finds this proposal is consistent with the intent the Pima Farms North Specific Plan – The Villas at Sombrero Peak, and the Silverbell Road Corridor Overlay District, and complies with the requirements of the Conditional Use Permit criteria.

Applicant Neighborhood Outreach

The Planning Center held a neighborhood meeting on the subject property on October 6, 2020, at 5:30 PM. In addition to all property owners within 300 feet of the subject site, the Sierra Ridge / Sierra Crest Subdivision HOA and the Continental Reserve Master Association were invited to attend the meeting.

Public Notification

This public hearing was properly noticed in the Daily Territorial newspaper, and all property owners within 300 feet for the proposed amended area were noticed by U.S. Mail of the date, time, and topic of the public hearing. Notice was also posted at various locations within the community and on the Town website.

Recommended Findings of Fact

Staff finds that this proposal is consistent with the intent of the Town of Marana 2040 General Plan, the

Town of Marana Land Development Code, and complies with the requirements of a conditional use permit. Staff finds the following:

1. The applicant has demonstrated that the proposed use is appropriate to the specific location and complies with the intent of the Pima Farms North Specific Plan and Silverbell Road Corridor Overlay District.
2. The proposed use does not appear to be detrimental to the immediate area and to the health, safety, and general welfare of the inhabitants of the area and the Town of Marana.
3. The proposed use will not adversely affect the orderly development of property within the town.
4. The proposal will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the Town of Marana.
5. The proposed use is consistent with the objectives, policies, general land uses and programs specified in the Town of Marana General Plan.
6. The proposed use is not anticipated to create a nuisance or enforcement problem within the neighborhood.
7. The proposed use is allowable within this zoning designation subject to conditional use permit approval and will not encourage marginal development within the neighborhood.
8. The proposed use is not anticipated to create a demand for public services with the Town beyond that of the ability of the Town to meet in the light of taxation and spending restraints imposed by law.
9. The proposed use does not conflict with the Town's approved funding priorities.
10. The proposed site is adequate in size and shape to accommodate the intended use and all requirements for the zone district including but not limited to setbacks, walls, landscaping and buffer yards.

Case Review

1. Ability to comply with Findings 1 through 10 of Administration and Enforcement, Chapter 17-3 of the Town of Marana Town Code pertaining to Conditional Use Permits, Section 17-3-2.D.
2. Ability to comply with Title 24.01.G, Silverbell Road Corridor Overlay District of the Town of Marana Land Development Code pertaining to Design Guidelines, Objectives and Considerations.

Staff Recommendation:

Staff recommends that the Planning Commission recommend to the Town Council approval of CUP2009-001 based on the recommended findings and subject to the following conditions:

Staff finds that the request for a conditional use permit complies with Findings 1-10 of Administration and Enforcement, Chapter 17-3 of the Marana Town Code pertaining to Conditional use permits, Section 17-3-2.D, and recommends approval with the following conditions:

1. Outdoor RV or boat storage, and truck and trailer rentals, shall be prohibited at this facility.
2. Nothing that can be construed as building signage shall be visible through windows on the south, east and west sides of the building.
3. All wall and site lighting shall be downward directed and shielded to prevent spillover to adjacent properties, and shall conform to the attached approved Lighting Plan.
4. All second floor windows facing south shall be fully opaque, spandrel black glass, except for the window lighting under the portico in the covered loading drive.
5. All second floor windows facing Continental Reserve Loop shall be fully opaque, spandrel black glass.

Suggested Motion:

I move (1) to recommend Town Council approval of Case No. CUP2009.001, a conditional use permit to allow a self-storage facility at 8611 N. Continental Reserve Loop, subject to the conditions listed herein; and (2) to approve the National Self Storage at Continental Reserve Silverbell Road Corridor Overlay District design review application.

Attachments

Application
Narrative
Proposed Site Plan
Proposed Building Elevations
Proposed Landscaping Plan
Proposed Sign Plan
Proposed Light Plan - Photometric

MARANA AZ

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
❑ Plat	❑ Improvement Plan	❑ Report (Type): _____	☒ Other: Design Review

PROJECT INFORMATION

Project Name: National Self Storage at Continental Reserve	
Description of Project: SRCOD Design Review for self-storage facility	Number of Lots: N/A
Parcel No.(s): 226-22-6160	Gross Area (Acres): 1.42
Project Address: 8611 North Continental Reserve Loop	
Ref. Project No.: PCZ2007-002	

CONTACT INFORMATION

Owner: DAZ7-Sombrero Peak LLC	Contact Name: Travis Morrow (representative)		
Address: P.O. Box 90540	City: Tucson	State: AZ	Zip: 85752
Email: tmorrow@nationalselfstorage.com	Phone No.: (520) 577-9777		
Applicant: The Planning Center	Contact Name: Lexy Wellott		
Address: 2 East Congress Street, Suite 600	City: Tucson	State: AZ	Zip: 85701
Email: lwellott@azplanningcenter.com	Phone No.: (520) 623-6123		
Consultant/Engineer: EPS Group, Inc.	Contact Name: Francis Hemmah		
Address: 8710 North Thornydale Road, Suite 140	City: Tucson	State: AZ	Zip: 85742
Email: francis.hemmah@epsgroupinc.com	Phone No.: (520) 408-1400		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Lexy Wellott		9/16/2020
Applicant Name (PRINT)	Signature	Date

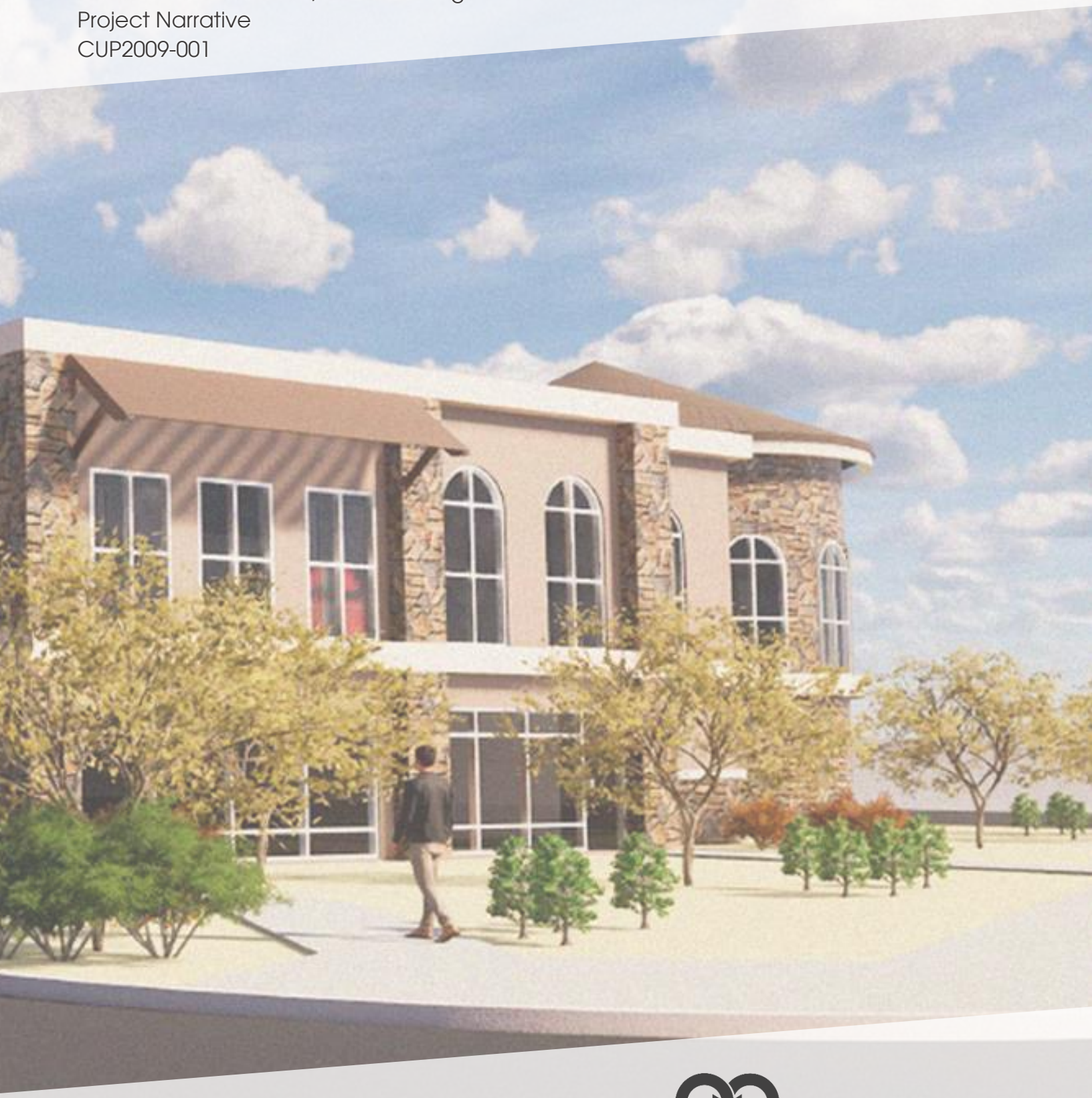
FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

NATIONAL SELF STORAGE - CONTINENTAL RESERVE

Conditional Use Permit/ SRCOD Design Review
Project Narrative
CUP2009-001



THE PLANNING CENTER
a division of TPC Group, Inc.

National Self Storage - Continental Reserve

Conditional Use Permits
Silverbell Road Corridor Overlay District Design Review
Project Narrative
CUP2009-001

8611 N. Continental Reserve Loop
Tucson, AZ 85743

Submitted to:

Town of Marana
Planning Department
11555 W. Civic Center Drive
Marana, AZ 85653

Prepared for:

National Self Storage
P.O. Box 90540
Tucson, AZ 85752

Prepared by:

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2 East Congress Street, Suite 600
Tucson, Arizona 85701
Telephone: (520) 623-6146

With assistance from:

EPS Group, Inc.
8710 North Thornydale Road, Suite 140
Tucson, AZ 85742
Telephone: (520) 408-1400

October 2020

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I. Background

On behalf of the property owner, DAZ7-Sombrero Peak LLC, and National Self Storage, this document serves as the formal project narrative to accompany the Conditional Use Permit (CUP) application as required by the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak and the Silverbell Road Corridor Overlay District Conditional Use Permit and Design Review processes for a climate-controlled self-storage facility in Continental Reserve. The property subject to these requests is located at 8611 North Continental Reserve Loop, approximately 250 feet south of West Silverbell Road. As shown in *Exhibit I,* the property consists of a single, 1.42-acre parcel, identified by Assessor Parcel Number (APN): 226-22-6160.

Exhibit I: Project Location



National Self Storage (NSS) is a local Tucson self-storage company that takes pride in its innovative business model, high-quality management, high-tech security, and thoughtful building and landscape design. NSS intentionally designs its facilities to soften the outward appearance to surrounding neighborhoods while also providing curb appeal and a more superior experience for customers. A testament to the thoughtfulness and care they put into their facilities is evident at the National Self Storage in Dove Mountain located just north of the intersection of Tangerine Road and Thornydale Road. Intended to be designed similarly, the proposed facility at Continental Reserve will continue NSS's commitment to integrating high-quality architecture and landscape treatments that complement and enhance the aesthetic of the neighborhoods they are located in.

II. Site Conditions

The 1.42-acre site property is currently vacant and devoid of any significant vegetation. It was previously graded and served as a staging area for nearby development projects (the assisted living facility on the parcel to the west) and public improvement projects. The terrain is generally flat, with the southeast corner being slightly higher in elevation and gently sloping down to the northwest. The average cross slope is approximately four percent. The site fronts onto Continental Reserve Loop, a collector street, which has an existing curb, gutter, and sidewalk facilities in place.

Ingress/egress is provided by an existing curb cut located in the center of the eastern property boundary. Refer to Exhibit *II.A: Photo Location* and *Exhibit II.B: Site Photos* for photographs of the site and an aerial showing the vantage point locations for each photo.

The property is currently zoned 'F' (Pima Farms North Specific Plan) and is designated as 'MPA' (Master Planned Area) located within the Town of Marana's General Plan, *Make Marana 2040.* Additionally, the subject property is situated within the Silverbell Road Overlay District. The following provides a summary of the property's existing entitlements. It also demonstrates how the proposed self-storage facility is in line with the policies, regulations, and design standards prescribed in each regulatory document.

A. Pima Farms North Specific Plan – The Villas at Sombrero Peak

Approved by the Town Council on September 15, 2020 (Ordinance No. 2020.10), the subject site is located within the Pima Farms North Specific Plan Amendment – The Villas at Sombrero Peak, herein referred to as 'The Villas at Sombrero Peak,' with a land use designation of Village Core-Commercial (see *Exhibit I.A: Specific Plan)*. While the property is currently zoned for commercial uses, The Villas at Sombrero Peak does not expressly permit self-storage uses but allows the property owner to apply for a conditional use permit for self-storage; thus, the impetus for this CUP request.

The proposed National Self Storage at Continental Reserve conforms to the development standards and design guidelines prescribed in The Villas at Sombrero Peak by:

- Providing a commercial use that directly serves the surrounding neighborhoods and accommodates an unmet market demand;
- Providing a low-intensity commercial use that provides a transition between the more intensive commercial uses along Silverbell Road and the subdivisions south of the subject site;
- Providing a low traffic generating use that is primarily used on weekends, minimizing potential conflicts and congestion associated with the nearby school;
- Providing architectural styles, materials, and color palettes consistent with and complementary to the adjacent commercial development and residential communities;
- Providing four-sided architecture with windows, ornamentation, roof overhangs, columns, and awnings to establish visual interest from offsite vantage points;
- Providing onsite signage and lighting in compliance with the Silverbell Road Corridor Overlay District and the Dark Skies Ordinance;
- Positioning the building on the north end of the property creating ample separation from the residences located in Sierra Ridge/Sierra Crest subdivision;
- Limiting building height to 28 feet, which is less than the allowable building height (34 feet);
- Installing new healthy vegetation in the landscape buffers and parking areas to mitigate urban heat island effect and provide visual interest and variation from adjacent properties; and

- Providing primary access from a collector road, Continental Reserve Loop, that has sufficient capacity to support the proposed self-storage facility.

B. Make Marana 2040

The Town of Marana's General Plan, *Make Marana 2040*, designates the subject property as MPA (Master Plan Area). The MPA land use designation demonstrates where a specific plan has been adopted in the Town and is characterized by a variety of land uses, densities and intensities. The subject property is also located within the 'South Growth Area,' which contains most the Town's commercially designated properties and is envisioned to grow with infill development and redevelopment that is compatible and enhances existing neighborhoods.

Make Marana 2040 supports the proposed self-storage facility as it furthers the goals of the plan by:

- Providing a commercial use that supports the current and future needs of the surrounding community;
- Providing a use that generates sales tax revenue for the Town;
- Providing onsite transitional land use techniques (building location, landscape bufferyards, height limitations, etc.); and
- Providing architectural styles, materials, and color palettes consistent with and complementary to the adjacent commercial development and residential communities.

C. Silverbell Road Corridor Overlay District (SRCOD)

The subject property is located within the Silverbell Road Corridor Overlay District (SCROD). The purpose of the SRCOD is to encourage and promote high-quality commercial development that is oriented to serve the adjacent neighborhoods and is compatible and complementary to the surrounding community. The SRCOD recognizes the value of establishing an aesthetically pleasing commercial corridor that supports and preserves the character of the residential neighborhoods and is ensured by a design review process subject to approval by the Planning Commission. While the subject site is permitted for commercial uses, the SRCOD does not expressly authorize self-storage uses but instead requires a conditional use permit and design review process to ensure that the site design, building location, and overall business operations do not adversely impact the adjoining properties.

The proposed National Self Storage at Continental Reserve conforms to the design guidelines, objectives, and considerations of the SRCOD by:

- Providing a commercial use that directly serves the surrounding neighborhoods and accommodates an unmet market demand;
- Providing a low-intensity commercial use that provides a transition between the more intensive commercial uses along Silverbell Road and the subdivisions south of the subject site;

- Designing the site with sensitivity to the adjacent residences (positioning the building as far north on the site as possible to create ample separation, providing an enhanced landscape buffer, limiting building height, etc.);
- Providing high-quality architectural styles, materials, and color palettes consistent with the Desert Southwest and complementary to the adjacent commercial development and residential communities;
- Providing four-sided architecture with windows, ornamentation, roof overhangs, columns, and awnings to establish visual interest from offsite vantage points;
- Installing new healthy vegetation in the landscape buffers and parking areas to mitigate urban heat island effect, and provide visual interest and a robust architectural edge as well as screening from adjacent properties;
- Providing high-tech 24-hour surveillance on the property to promote a safe environment for users of the facility and residents of the surrounding residents;
- Maintaining the existing driveway along Continental Reserve Loop, a collector road, for direct access and cross-access easement on the western property boundary for emergency access purposes;
- Prohibiting outdoor storage of materials, boats, and recreational vehicles;
- Limiting the hours of operation to daytime hours of 6:00 AM and 10:00 PM;
- Providing onsite lighting that is shielded, down-ward directed in compliance with the Dark Skies Ordinance;
- Orienting signage on the north/northeastern side of the building to eliminate light trespass on to residential properties to the south;

Exhibit II.A: Photo Locations

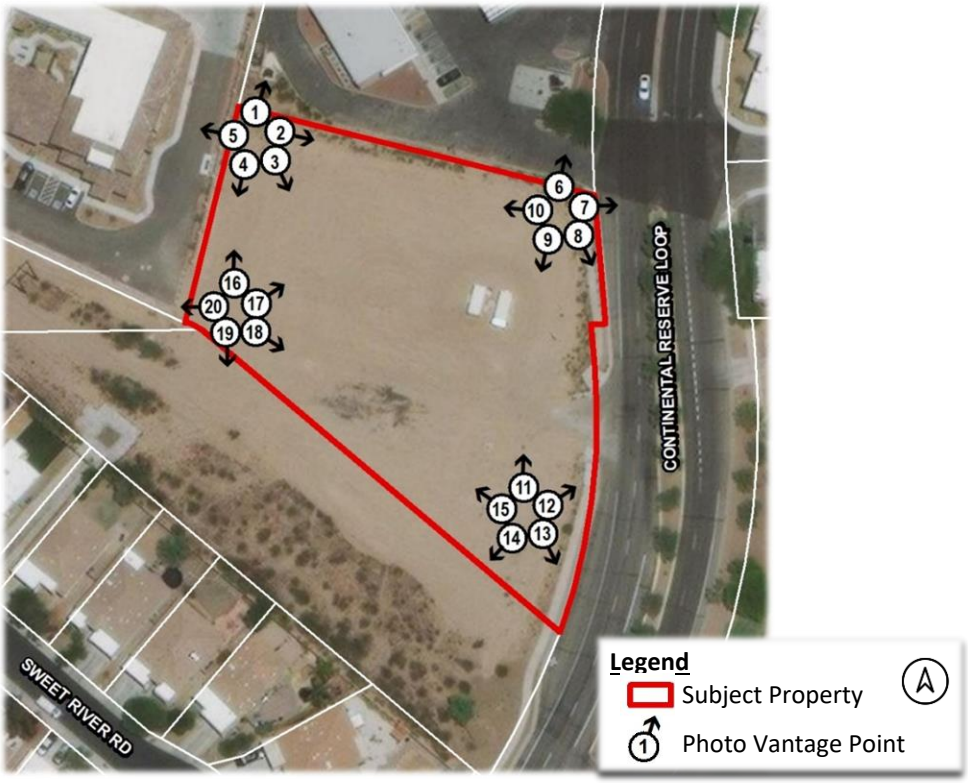


Exhibit II.B: Site Photos



1. View from the northwest corner looking north.



2. View from the northwest corner looking east.



3. View from the northwest corner looking southeast .



4. View from the northwest corner looking south.



5. View from the northwest corner looking west.



6. View from the northeast corner looking north .



7. View from the northeast corner looking east.



8. View from the northeast corner looking southeast.



9. View from the northeast corner looking south.



10. View from the northeast corner looking west.



11. View from the southeast corner looking north.



12. View from the southeast corner looking northeast.



13. View from the southeast corner looking northeast.



14. View from the southeast corner looking south.



15. View from the southeast corner looking northwest.



16. View from the southwest corner looking north.



17. View from the southwest corner looking northeast.



18. View from the southwest corner looking east.



19. View from the southwest corner looking south.



20. View from the southwest corner looking west.

III. Offsite Conditions

Exhibit III.A: Surrounding Land Uses



As demonstrated in *Exhibit III.A,* surrounding land uses can be generally described as commercial to the north and west, commercial and recreation to the east, and common area/ utility easements and single-family residences to the south. More specifically, Quik Mart convenience store and gas station abuts the northern site boundary. Farther north, across Silverbell Road, sits an approximately five-and-a-half-acre vacant lot and two subdivisions of Continental Ranch consisting of one and two-story homes. The Watermark at Continental Ranch, a two-story assisted living facility, is situated on the parcel directly to the west. Farther to the west, plans for a two-story charter school are currently under review by the Town of Marana.

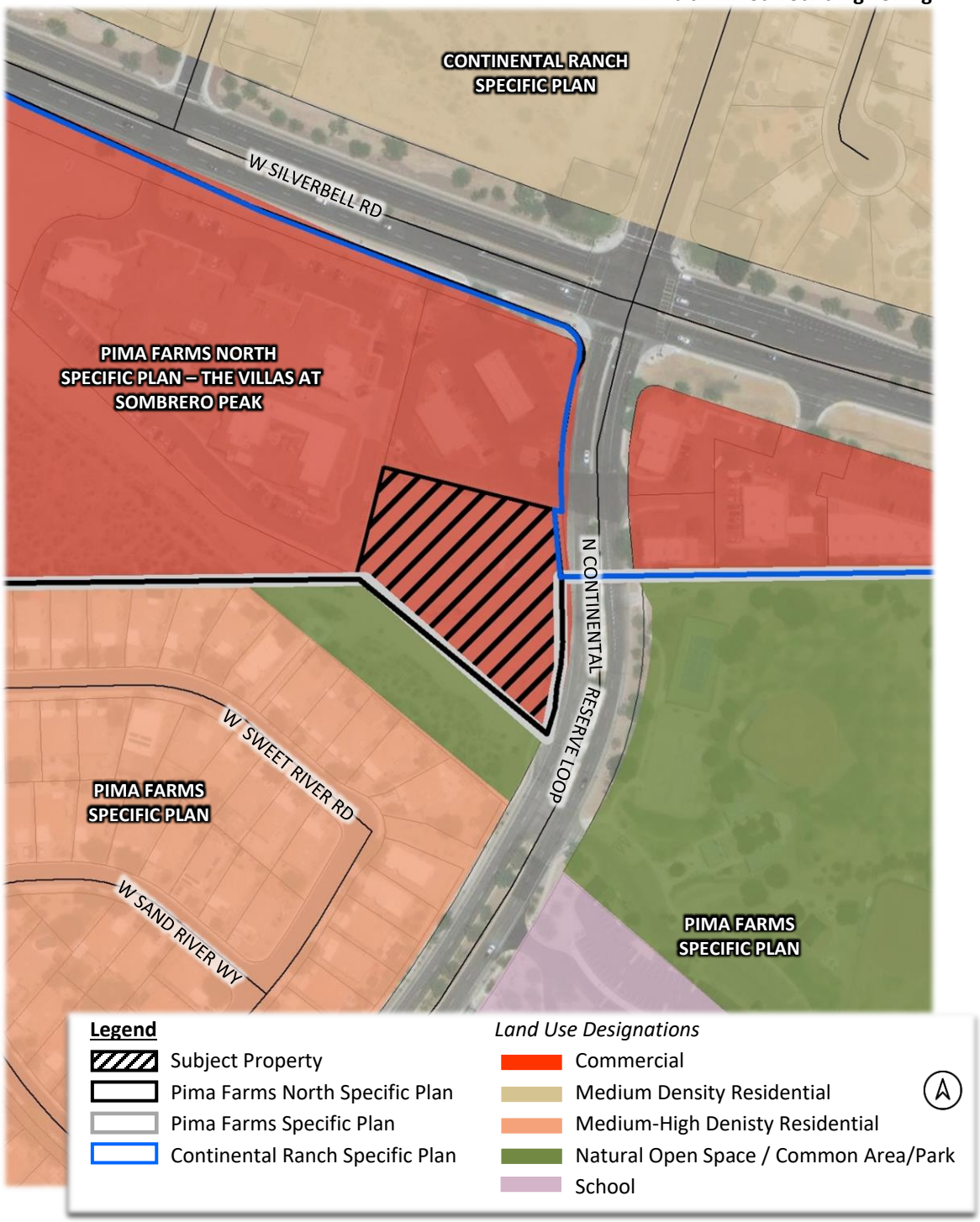
Continental Reserve Loop, a divided 4-lane minor local road with a raised landscaped median, runs along the eastern property boundary. Commercial and office development continues across Continental Reserve Loop to the east along Silverbell Road, and the nine-acre Continental Reserve Community Park is east of Continental Reserve Loop. Rattlesnake Ridge Elementary School is located south of the property on the opposite side of Continental Reserve Loop. The Sierra Ridge / Sierra Crest Subdivision lies to the south and consists of 146 single-family homes. The subject property is separated from the residential subdivision by a 100-foot WAPA electrical transmission easement and a 20’ utility easement.

All properties in the general project vicinity are zoned ‘F’ (Specific Plan). Similar to the subject site, the properties to the north and west are located within the Pima Farms North Specific Plan – The Villas at Sombrero Peak with a land use designation of Village Core-Commercial. The properties located south and east (across Continental Reserve Loop) of the site are within the Pima Farms Specific Plan with land use designations of Natural Open Space/ Common Area/ Park, Medium-High Density Residential, and School. Properties located at the southwest corner of Silverbell Road and Continental Reserve Loop, and across Silverbell Road are located in the planning boundaries of the Continental Ranch Specific Plan

with land use designations of Commercial and Medium-Density Residential (refer to *Exhibit III.B: Surrounding Zoning).*

All properties in the general project vicinity are designated as MPA (Master Plan Area) in the Town of Marana's General Plan, *Make Marana 2040*.

Exhibit III.B: Surrounding Zoning



IV. Land Use Proposal

This proposal is for an infill development consisting of a climate-controlled self-storage facility on the 1.42-acre site bound on the west by Continental Reserve Loop Road, approximately 250 feet south of Silverbell Road. As demonstrated in *Exhibit IV.A: Proposed Site Plan,* this project envisions the development of a 76,065 square self-storage facility operated by National Self-Storage, parking areas, and landscape buffers. Landscape buffers will feature a combination of trees, shrubs, understory, and groundcover in compliance with the Town of Marana standards. Access to the site will be provided via an existing curb cut on Continental Reserve Loop. Cross-access with the Watermark at Continential Reserve assisted living facility will be provided along the western boundary for emergency purposes only.

The proposed building will be three stories (two stories above-grade and one level below grade) in height, limited to 28 feet. As shown in *Exhibit IV.B: Colored Building Elevations,* the proposed facility features four-sided architecture with a mix of earth tones color palettes, and architectural embellishments such as colored stucco, arched windows (real and faux), rounded towers, and stone veneer columns; all of which are commonly displayed throughout the Town of Marana and Continental Reserve.

Lighting will be provided on the building's facades and the loading dock, and throughout the parking areas. As demonstrated on the Proposed Lighting Plan, submitted under separate cover, exterior lights consist of small sconce fixtures, surface-mounted fixtures, or low-profile light poles. All lighting, including building lighting and parking lot lighting, shall be in conformance with the Town of Marana Outdoor Lighting Code, Dark Skies Ordinances, and in compliance with the Pima Farms North Specific Plan – Villas at Sombrero Peak and the Silverbell Road Corridor Overlay District. All lighting shall be downward directed and shielded to prevent spillover on adjacent properties.

As shown in *Exhibit IV.C: Sign Renderings,* the proposed facility will feature two signs: a traditional panel sign located on the north building façade and a marquee sign situated on the northern portion of the eastern façade. The signs, particularly the marquee sign, have been uniquely designed and are intended to give homage to National Self Storage's birthplace, Tucson, and its history with neon signs. With the thoughtfully selected sign locations and the building's articulations, it is anticipated that the signs and light generated from the signs will not noticeable from the residential properties south of the project property given that the windows located on the southern façade will be opaque, using black spandrel. Complete details of the proposed signs can be found under separate cover. Should additional signage be proposed on the property (small monument signs), an amended sign program will be submitted to the Town of Marana for review and approval.

This site was carefully selected to conveniently serve the area that has an unmet demand for storage uses while being designed with the residential uses south of the site in mind. The building is positioned on the northern portion of the site, closer to the existing Quik Mart and in line with the neighboring assisted living facility with parking, the access lane, and landscaping located south of the building. Furthermore, the building is oriented with the main entry facing towards the south, which provides articulation to the building's façade creating visual diversity for the residents to the south.

As discussed previously, the proposed self-storage facility and site design are consistent with the overall goals, policies, standards, and regulations of the Pima Farms North Specific Plan – The Villas at Sombrero Peak, Make Marana 2040, and the Silverbell Road Corridor Overlay District.

A. Business Activities and Hours of Operation

Storage and operation activities will take place indoors in a climate-controlled environment. Customers may rent varying sized storage units ranging from 25 square feet to 300 square feet. Storage will be limited to the interior of the building, and no outdoor storage of any kind will take place at this facility. Additionally, no truck rentals will be provided at this location.

NSS operates more like a hands-on service business than a traditional self-storage facility. Employees assist customers in assessing storage needs and ensure proper upkeep of the facility and the parking areas. Two to three employees, one full-time and two part-time, will staff the facility during operating hours. No residential accommodations will be provided, and no employees will be living on site.

National Self Storage at Continential Reserve will be open daily, seven days a week from 6:00 AM to 10:00 PM. The business office will be open from 9:00 AM to 6:00 PM Monday through Friday, and 10:00 AM to 4:00 PM on Saturday. Storage units may be accessed from 6:00 AM to 10:00 PM via keycards.

B. Traffic Impact

According to the draft Traffic Impact Statement (TIS) prepared by EPS Group, Inc. (Marana Case No. TRA2009-00), the proposed self-storage facility will have no significant impact on the existing street network as Continental Reserve Loop has sufficient capacity to serve the minimal amount of traffic that is anticipated to be generated. The draft TIS, submitted under separate cover, has been conditionally accepted by Town of Marana Traffic Engineering staff.

Per the draft TIS prepared by EPS Group, Inc., the National Self Storage facility is anticipated to generate less than 115 daily trips with 8 AM peak-hour trips and 13 PM peak-hour trips. Due to the existing driveway configuration and landscaped median, access to the site will be limited to right-in/right-out. The findings of the traffic study have indicated that no improvements or turn lanes are warranted as a result of the proposed development.

For a point of comparison related to traffic, from January 2020 to August 2020, the National Self Storage at Dove Mountain generated an average of 47 trips per day, which is measured by the number of times a unit is accessed via a keycard with the majority of the trips occuring on weekends or during non-peak-hours. The facility at Dove Mountain is significantly larger than the proposed facility; thus, it is anticipated that this proposed facility will generate much less. Furthermore, the proposed self-storage use generates far less traffic than other uses (office, retail, restaurant, multi-family apartments, etc.) that are currently permitted on the property. Because of the low number of trips generated and

typical usage times, the proposed use is ideal for this location as it presents few conflicts with traffic generated by the school or community park.

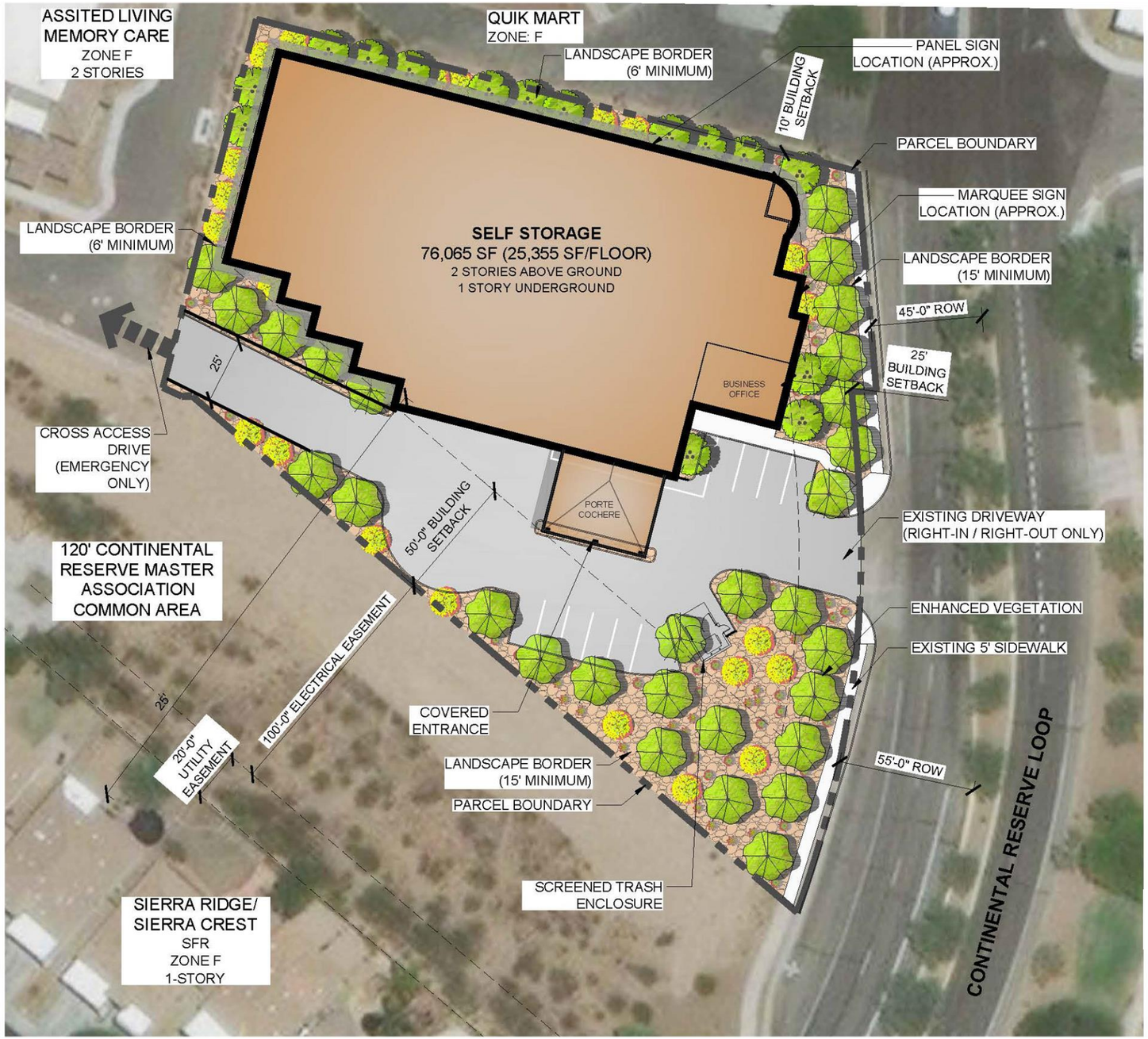
C. Mitigation Techniques to Minimize Neighbor Impact

The site is bordered by existing commercial development (Quik Mart) to the north, an assisted living facility to the west, Continental Reserve Loop on the east, and the Sierra Ridge/Sierra Crest Subdivision to the south. Between the site and the residences located in the Sierra Ridge/Sierra Crest Subdivision is a 120-foot wide strip of common area that contains a 20-foot utility easement and a 100' WAPA transmission line, which will remain as open space indefinitely. The site configuration, in conjunction with the 120-foot wide area, places the proposed self-storage building over 165 feet away from the nearest backyard wall in Sierra Ridge.

In addition to establishing ample separation, which aids in preserving distance mountain views, the following will be incorporated to minimize impact to adjacent properties:

- Overall building design to nearly mimic the existing National Self Storage facility in Dove Mountain, which received an award for of being the best self-storage facility in the industry in 2018 (refer to *Exhibit IV.D: National Self Storage-Dove Mountain)*;
- Landscape buffers with new healthy vegetation will be provided on all property boundaries to provide screening and visual interest from offsite viewpoints;
- A 50-foot building setback will be provided from the southern property boundary providing a transition across the site;
- Faux windows will be provided on the southern building façade to eliminate privacy concerns for the residents of the subdivision to the south;
- Signage will be limited to the northern and eastern (northern portion) building façade;
- Building height will be limited to 28 feet, which is less than the allowable building height per the existing entitlements;
- Trash receptacles, loading areas, and mechanical elements will be appropriately screened with landscaping, masonry walls, or other screening mechanisms;
- An onsite manager will be present during business hours to ensure the safety of the facility users and members of the community;
- Outdoor storage of vehicles, boats, and R.V.s are prohibited at this location;
- State-of-the-art surveillance technologies with 24-hour video monitoring will be installed to monitor activities internal and external to the building;
- Onsite lighting provided in compliance with the Dark Skies Ordinance with appropriate pedestrian level lighting;
- Access to storage units will be limited to 6:00 AM and 10:00 PM, and office hours will be limited to 9:00 AM and 6:00 PM, daily.

Exhibit IV.A: Proposed Site Plan



NOTES

PARCEL: 226-22-6160

ADDRESS: 8611 N CONTINENTAL RESERVE LOOP, TUCSON, AZ 85743

SIZE: 1.42 AC
JURISDICTION: TOWN OF MARANA

EXISTING ZONING:
SPECIFIC PLAN (F) - PIMA FARMS NORTH: THE VILLAS AT SOMBRERO PEAK (VILLAGE-CORE COMMERCIAL)
SILVERBELL ROAD CORRIDOR OVERLAY DISTRICT

CONDITIONAL USE PERMIT AS REQUIRED BY SPECIFIC PLAN AND OVERLAY DISTRICT

TOTAL BUILDING AREA:	76,065 (2 UP/1 DOWN)
MAX BUILDING COVERAGE:	75% GROUND LEVEL, 60% ABOVE GROUND LEVEL
BUILDING HEIGHT	28'
PARKING PROVIDED	10 SPACES, 1 ADA SPACE
PROVIDED BUILDING COVERAGE:	44%
MIN. LANDSCAPE COVERAGE:	7,812 SF (10% OF SITE AREA)
PROVIDED LANDSCAPE COVERAGE:	19,563 SF

PROJECT: EPS-01
FILE NAME: EPS-01 PDP_091320.DWG
DATE: 09/13/2020

0' 40 80
SCALE: 1"=40'-0"

NORTH

THE PLANNING CENTER
a division of TPC Group, Inc.

Exhibit IV.B: Colored Building Elevations



1 NORTHEAST BUILDING ELEVATION

(VIEW LOOKING SOUTHWEST FROM CONTINENTAL RESERVE LOOP / QUIKMART DRIVE)





2 SOUTH BUILDING ELEVATION

(VIEW LOOKING NORTHEAST FROM SOUTHERN PROPERTY BOUNDARY)

Exhibit IV.B: Colored Building Elevations (continued)



1 SOUTHEAST BUILDING ELEVATION

(VIEW LOOKING NORTHWEST FROM CONTINENTAL RESERVE LOOP)

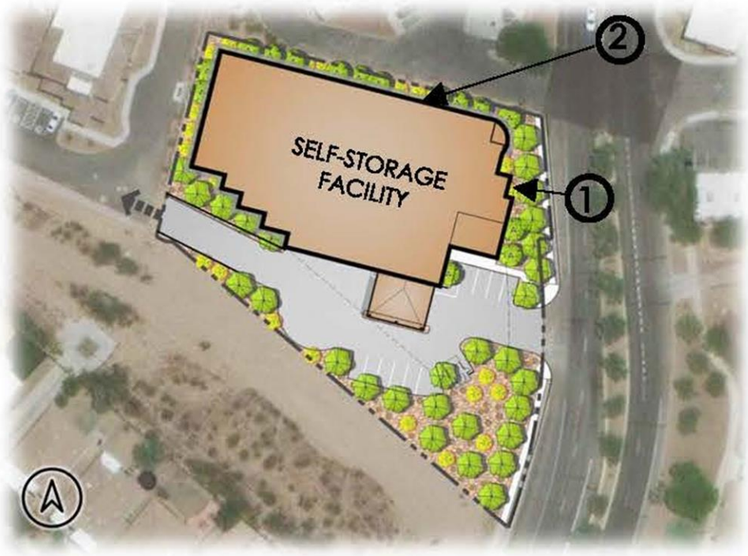




2 EAST BUILDING ELEVATION

(VIEW LOOKING WEST FROM CONTINENTAL RESERVE LOOP)

Exhibit IV.C: Sign Renderings



2 PANEL SIGN



1 MARQUEE SIGN



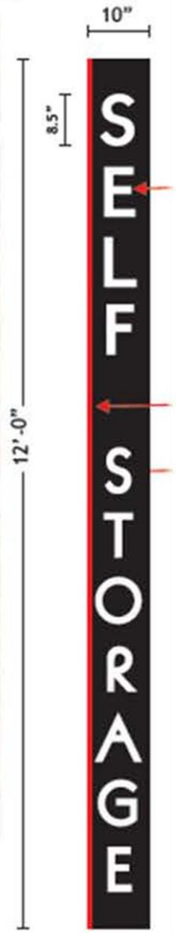
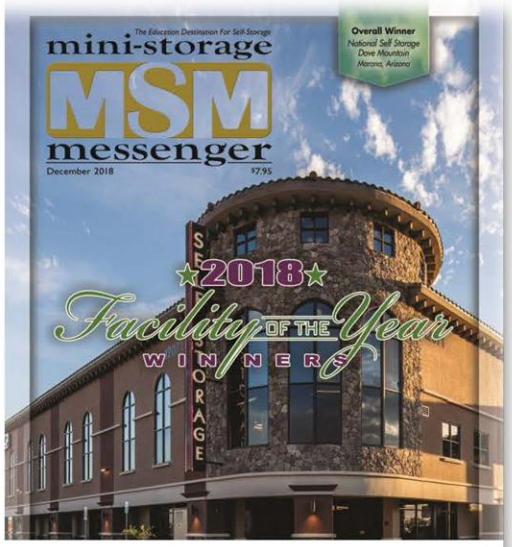




Exhibit IV.D: National Self Storage-Dove Mountain









V. Public Participation

The following describes the public outreach efforts for the proposed National Self Storage facility located south of the Quik Mart at Silverbell Road and Continental Reserve Loop.

A. Pre-Submittal Outreach

Before application submittal, a letter was mailed on June 8, 2020, to the owners of the properties located immediately south of the project site, inviting them to discuss the proposed self-storage facility. In addition to the adjacent property owners, the Sierra Ridge Subdivision HOA and the Continental Reserve Master Association were invited. *Exhibit V.A: Pre-Submittal Public Outreach* provides a copy of the letter and mailing labels as well as a map of the notified properties. To date, no one has responded to this offer to meet.

B. Public Notification

A notification letter was sent on July 28, 2020, to all property owners within 300 feet of the subject property, inviting them to attend a virtual meeting on August 13, 2020, to discuss the proposed project. In addition to all property owners within 300 feet, the Sierra Ridge Subdivision HOA, Continental Reserve Master Association, and Continental Ranch Master Association were notified. *Exhibit V.B: Public Outreach Packet* provides a copy of the letter and mailing labels as well as a map of the notified properties. Approximately ten individuals expressed interest in participating in the virtual meeting.

C. Public Outreach Summary

A virtual neighborhood meeting was hosted on August 13, 2020, using FreeConferenceCall.com, an online meeting platform. Approximately 14 individuals participated in the meeting, 3 of which were members of the development team (refer to *Exhibit V.C: Virtual Meeting Attendance List*). Two individuals on the call expressed that they lived in the Sierra Ridge Subdivision south of the property; others lived within Continental Reserve A presentation was provided to participants describing the site context, proposed site plan, and building and sign elevations for the storage facility as well as the entitlement processes required to develop the facility at this site.

The following presents a list of concerns that were expressed by neighbors before, during, or after the virtual meeting.

- Building Size – it was expressed that the building's footprint is "too big" for the site. The Pima Farms North Specific Plan – The Villas at Sombrero Peak allows for building coverage up to 75% of the site. The proposed self-storage facility is well under this limit, at approximately 44% of the site.

- Building Height – there was a general concern that the proposed two-story building is not appropriate at this location. The proposed storage facility will be a maximum of 28 feet in height, which is consistent with the Watermark at Continental Reserve facility located immediately west of the site. It should be noted that the existing

entitlements on the property allow buildings to reach a maximum height of 34 feet, similar to the permitted building height of the homes in Sierra Ridge and other nearby Continental Reserve neighborhoods.

- Land Use Compatibility - It was stated that the proposed storage facility does not "fit in" with the residential neighborhood. This project is an infill development on a property that has commercial zoning and commercial development on two of the four sides. Critical to the Silverbell Road Corridor Overlay District is providing commercial uses that serve the neighborhoods. Based on a market study performed by the developer, Continental Reserve and Continental Ranch are currently underserved and need storage facilities. Furthermore, the subject site does not immediately abut a residential neighborhood. It is separated by a 120-foot utility easement and will remain as open space indefinitely.

- Architectural style – it was stated that the building architecture does not emulate the surrounding area nor display characteristics of the desert southwest. The architectural style utilized for this building draws upon a variety of styles, material, and color palettes that are consistent with the desert southwest and the surrounding commercial and residential homes. It will feature earth tones and stone veneer as well as architectural elements such as rounded towers that are displayed throughout the Town of Marana. This storage facility will nearly mimic the design of the facility located in Dove Mountain, which was voted as the 2018 Facility of the Year by the industry.

- Landscaping – there was a general concern that the trees provided on the southern boundary would not be big enough to screen the building. It was explained to neighbors that all landscaping would be provided in compliance with the Town of Marana requirements and that over time the trees would mature to effectively screen the proposed facility from the residential neighborhood to the south.

- Traffic – it was stated that the traffic generated from the proposed storage facility would overburden Continental Reserve Loop and would present conflicts with school traffic. A preliminary traffic analysis indicates that the proposed self-storage facility will generate approximately 115 total trips per day (8 - AM peak hour trips and 13 - PM peak hour trips), which is negligible compared to an apartment complex or other commercial/residential use that is permitted on the property today.

- Noise – there were concerns associated with the noise generated from moving trucks onsite. It was explained that most users of these storage facilities are there for more extended periods and that it is typical for customers to turn off their vehicles before entering the facility to collect their belongings. They are also generally arriving in their vehicles, not large moving trucks. Hours of operation will be limited to 6:00 AM to 10:00 PM, and after-hours access will be prohibited. Therefore, noise impacts will be minimal.
- Crime – it was expressed that overall crime in the general area would increase as a result of the storage facility. National Self Storage uses state-of-the-art 24-hour

surveillance technology to ensure that both users of the facility and nearby residents and property owners are protected from unwanted criminal activity. Additionally, a manager will be present on-site during business hours to ensure the facility is monitored appropriately. Since opening its facility in Dove Mountain, National Self Storage has had zero crime incidents. The Town of Marana Police Department has verified that crime associated with other commercial uses, such as grocery stores, restaurants, etc. is more substantial than crime generated by an indoor self-storage facility.

- Property Values – concern was expressed that the proposed development would lower property values adjacent to the site. This is simply not the case; residential property values are assessed utilizing market comparables of home sales in the general vicinity. Adjacent commercial development plays a small part in determining the assessed value. It is our understanding that vacant property has a more negative impact on property values than commercial development does due to the uncertainty of future uses. To verify this, values of properties located near the self-storage facility in Dove Mountain were examined to see if there were any noticeable impacts on value since the facility opened based on the assessed home values. As suspected, there is no evidence that property values decreased.

D. Post-Submittal Public Outreach

A neighborhood meeting was held on the subject property on October 6, 2020, at 5:30 PM. In addition to all property owners within 300 feet of the subject site, the Sierra Ridge / Sierra Crest Subdivision HOA and the Continental Reserve Master Association were invited to attend the meeting. All attendees at the August 13, 2020, virtual meeting were also emailed an invitation to the meeting on site. Refer to *Exhibit V.D.1: Post-Submittal Public Outreach Packet* for the notification letter, email to virtual meeting attendees, mailing labels, and map of notified property owners. As part of the notification letter, the applicant provided individuals with an opportunity to express comments and concerns and indicate support for the project.

Four individuals stopped by the property to ask general questions about the project. All four individuals expressed support for the project. Topics of discussion generally revolved around the high-quality design of the building and landscaping, lighting being downward directed in compliance with the Dark Skies Ordinance, thoughtful placement of the building, similar building height as the adjacent development, sense of security that the facility will bring compared to the gas station, demand for storage uses in the project vicinity, and low-impact commercial development being preferential at this location.

Since disseminating the notification letter for the October 6 meeting, the applicant has received two letter from property owners indicating support for the proposed project (see *Exhibit V.D.2: Neighbor Support Letters).*

Exhibit V.A: Pre-Submittal Public Outreach Packet (Notified Adjacent Properties Map)

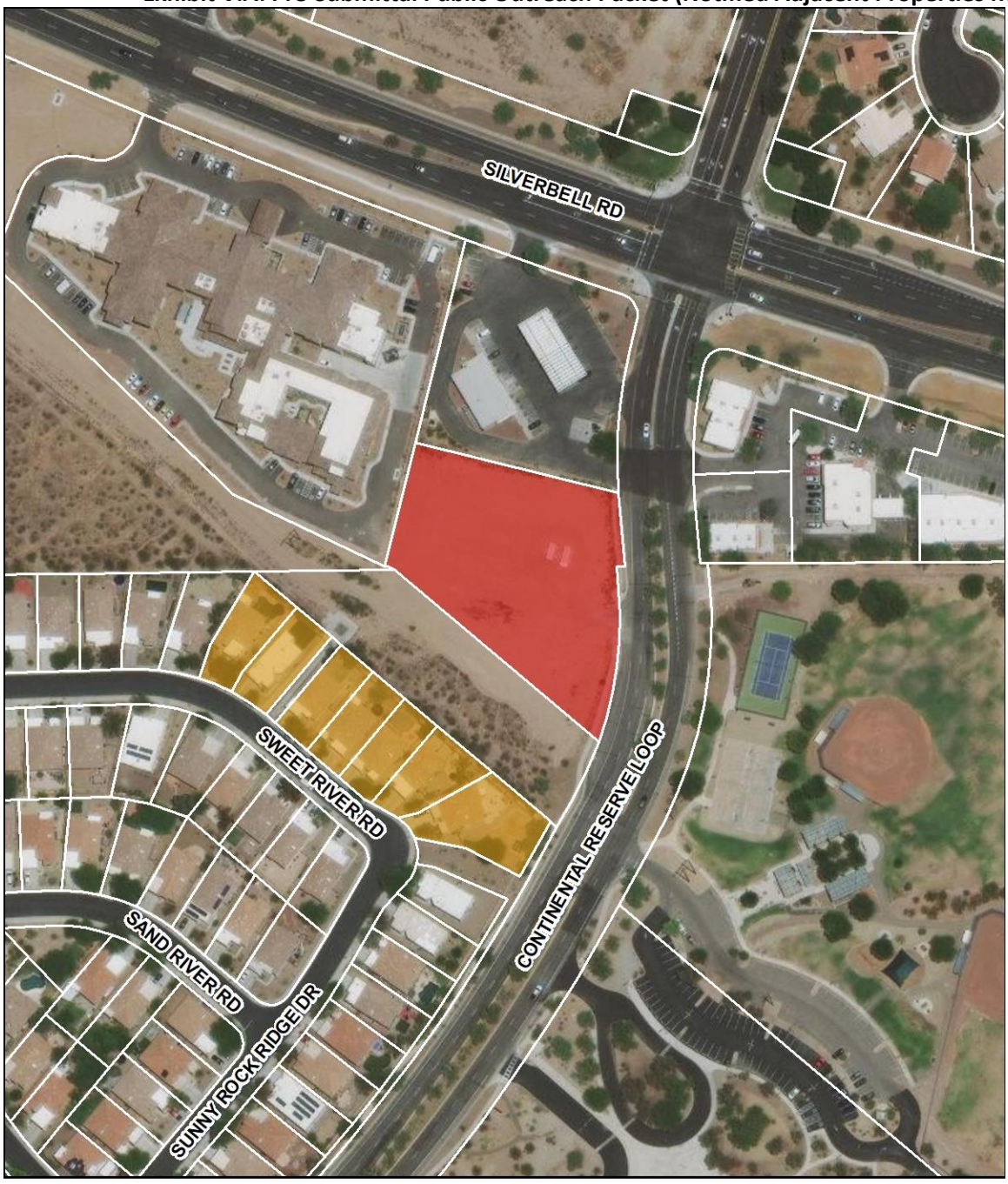


Exhibit V.A: Pre-Submittal Public Outreach Packet (Notified Adjacent Properties Mailing Labels)

TAYLOR W GARRETT
7504 W SWEET RIVER RD
TUCSON, AZ 85743-1464

AMANDA G WHITE & KYLER HERRING
7496 W SWEET RIVER RD
TUCSON, AZ 85743-1462

ANGEL ALEJANDRO & PILAR REVOC TR
1770 E CAMINO CIELO
TUCSON, AZ 85718-1107

THOMAS & MARIE OCONNELL
7480 W SWEET RIVER RD
TUCSON, AZ 85743-1462

PAUL & SAMANTHA BOETTCHER
7472 W SWEET RIVER RD
TUCSON, AZ 85743-1462

NINA DAVAULT
8951 N VERIDIAN DR
TUCSON, AZ 85743-9087

ROBERT QUACKENBUSH
7456 W SWEET RIVER RD
TUCSON, AZ 85743-1462

SIERRA CREST HOA
ATTN: FIRST SERVICE RESIDENTIAL AZ LLC
9000 E PIMA CENTER PKWY STE 300
SCOTTSDALE, AZ 85258-4471

CONTINENTAL RESERVE MASTER HOA
ATTN: ASSOCIA ARIZONA
6840 N ORACLE RD STE 130
TUCSON, AZ 85704-4282

Exhibit V.A: Pre-Submittal Public Outreach Packet (Letter to Adjacent Neighbors)

THE PLANNING CENTER
a division of TPC Group, Inc.

June 8, 2020

Dear Neighbor,

National Self Storage is exploring the possibility of developing a climate-controlled self-storage facility on the southeast corner of Silverbell Road and Continental Reserve Loop, just south of Quik Mart (see location map).



As one of the closest property owners, National Self Storage would like to discuss their proposal with you before starting the rezoning and conditional use permit processes.

National Self Storage prides itself on developing facilities that are thoughtfully designed with sensitivity to the surrounding communities. The quality of their efforts can be seen at their existing facility located in Dove Mountain at Tangerine Road and Thornydale Road which was named the 2018 Facility of the Year It is intended that this facility will be constructed and operate very similarly. Images of the Dove Mountain facility can be found on the back-side of this letter.

Due to the Coronavirus Pandemic, we will not be offering to meet in-person at this time. However, a virtual meeting will be set up with National Self Storage and the development team to discuss the project details more in-depth. If you are interested in meeting, please contact Lexy Wellott or Linda Morales by ***June 22nd.*** Details for the virtual meeting will be provided via email or telephone shortly thereafter.

Thank you for your time.

Sincerely,

THE PLANNING CENTER

Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

Linda Morales, AICP
CEO / Owner
(520) 623-6146
lmorales@azplanningcenter.com

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Exhibit V.A: Pre-Submittal Public Outreach Packet (Letter to Adjacent Neighbors - continued)









Exhibit V.B: Public Outreach Packet (Notified Properties within 300')



Legend

Subject Property

Parcels within 300ft

300ft Radius

NORTH 0' 100' 200'

File Name:6x8_notification_map.mxd
Source: Pima County GIS 2020

Exhibit V.B: Public Outreach Packet (Notified Properties within 300' Mailing Labels)

ANGEL ALEJANDRO & PILAR REVOC TR
1770 E CAMINO CIELO
TUCSON AZ 85718-1107

APPLEBAUM CYNTHIA A & STRUWE JEFFREY R
7479 W SWEET RIVER RD
TUCSON AZ 85743-1463

BOETTCHER PAUL M & SAMANTHA CP/RS
7472 W SWEET RIVER RD
TUCSON AZ 85743-1462

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON AZ 85704-6347

CONTINENTAL RESERVE MASTER HOA
ATTN: ASSOCIA ARIZONA
6840 N ORACLE RD STE 130
TUCSON AZ 85704-4282

COPE PROPERTIES LLC
1477 W COMMERCE CT
TUCSON AZ 85746-6016

DAVAULT NINA R
8951 N VERIDIAN DR
TUCSON AZ 85743-9087

DOTSON KEITH & LESLIE M JT/RS
7165 W ORACLE RIDGE TRL
TUCSON AZ 85743-5534

EISENHOWER MARK C & TAYLOR A CP/RS
8546 N SUNNY ROCK RIDGE DR
TUCSON AZ 85743-1446

FRAZIER SHERYN KAY
7512 W SWEET RIVER RD
TUCSON AZ 85743-1464

GARRETT TAYLOR W
7504 W SWEET RIVER RD
TUCSON AZ 85743-1464

GRANILLO HENRY JR & SHERRY CP/RS
7520 W SWEET RIVER RD
TUCSON AZ 85743-1464

HELINSKI DENNIS F
418 E NATALIA PL
TUCSON AZ 85737-7384

HILDRETH LIVING TRUST
ATTN: GEORGE REGINALD HILDRETH JR & CATHERINE CLAIR HILDRETH TR
560 SAND DOLLAR DR
WATSONVILLE CA 95076-1816

JOHNSON MARK E & DANETTE B JT/RS
PO BOX 1470
CORTARO AZ 85652-1470

MARANA PROPERTY OWNER LLC
2020 W RUDASILL RD, SECOND FLOOR
TUCSON AZ 85704-7800

MARANA UNIFIED SCHOOL DISTRICT NO 6
.
. 0-0

OCONNELL THOMAS J & MARIE E CP/RS
7480 W SWEET RIVER RD
TUCSON AZ 85743-1462

PHILIPP NANCY
7511 W SWEET RIVER RD
TUCSON AZ 85743-1465

QUACKENBUSH ROBERT G
7456 W SWEET RIVER RD
TUCSON AZ 85743-1462

QUIK-MART STORES INC
8351 E BROADWAY BLVD
TUCSON AZ 85710-4052

SANCHEZ ANA & ELIJAH CP/RS
7495 W SWEET RIVER RD
TUCSON AZ 85743-1463

SIERRA CREST HOA
ATTN: FIRST SERVICE RESIDENTIAL AZ LLC
9000 E PIMA CENTER PKWY STE 300
SCOTTSDALE AZ 85258-4471

TOWN OF MARANA
.
. 0-0

WHITE AMANDA G & HERRING KYLER JT/RS
7496 W SWEET RIVER RD
TUCSON AZ 85743-1462

THE PLANNING CENTER
ATTN: LEXY WELLOTT
2 E CONGRESS ST, SUITE 600
TUCSON, AZ 85701

CONTINENTAL RANCH COMMUNITY ASSOCIATION
9150 N COACHLINE BLVD
TUCSON, AZ 85743-5167

-

Exhibit V.B: Public Outreach Packet (Letter to Neighbors within 300')

THE PLANNING CENTER
a division of TPC Group, Inc.

July 28, 2020

Dear Neighbor,

On behalf of the property owner, National Self Storage invites you to provide feedback on their proposal to develop a climate-controlled self-storage facility in Continental Reserve. The subject site is about 1.42 acres immediately south of the Quik Mart at Continental Reserve Loop and Silverbell Road (see location map).



National Self Storage is a local Tucson self-storage company that takes pride in its innovative business model, high-quality management, high-tech security, and thoughtful building and landscape design. National Self Storage intentionally designs its facilities to soften the outward appearance to surrounding neighborhoods while also providing curb appeal and a more delightful experience for customers.

A testament to the thoughtfulness and care they put into their facilities is evident at the Dove Mountain National Self Storage (voted 2018 Facility of the Year) located just north of the intersection of Tangerine Road and Thornydale Road. Intended to be designed similarly, the Continental Reserve facility will continue National Self Storage's commitment to integrating high-quality architecture and landscape treatments that complement and enhance the aesthetic of the neighborhoods they are located in. Images of the Dove Mountain facility are included with this letter, and we invite you to drive by and see it for yourself.

The proposed facility at Continental Reserve will be three stories (two above ground, one below ground) with a building height of twenty-eight (28) feet and a floor area of approximately 76,000 square feet. The building will be situated on the northern portion of the property near the existing commercial uses with landscaping, parking and a drive aisle located closer to the southern portion of the site. This configuration, combined with the electrical easement situated adjacent to the southern property boundary, creates a setback of over 165' from the proposed facility and the homes in Sierra Ridge. The building and signage will be designed in compliance with the Silverbell Road Corridor Overlay District, and all onsite lighting will be downward directed, following the Dark Skies Ordinance. Storage areas will be limited to the enclosed building; no outdoor RV or boat storage is proposed at this location. Additionally, truck and trailer rentals will be prohibited at this facility. Attached to this letter are the site plan and conceptual building elevations for the proposed facility.

See reverse side.

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Exhibit V.B: Public Outreach Packet (Letter to Neighbors within 300' - continued)

July 28, 2020
National Self Storage
Continental Reserve
Page 2

Primary access to the site will be from an existing curb cut on Continental Reserve Loop. The driveway will be extended to the western property boundary connecting this site to the driveway serving the assisted living facility to the west. This connection provides convenient cross-access between the assisted living and the self-storage facility with minimal impact on the surrounding street network.

To develop the facility at this location, National Self Storage is requesting to amend the Pima Farms North Specific Plan – The Villas at Sombrero Peak Plan Amendment as well as process two conditional use permit requests as required by 1) the Pima Farms North Specific Plan -The Villas at Sombrero Peak and 2) Silverbell Road Corridor Overlay District. The purpose of the specific plan amendment is to correct a split zoning designation and give the subject property a single land use designation, commercial. The purpose of the conditional use permits is to ensure that the proposed facility complies with the development standards and regulations of the Pima Farms North Specific Plan -The Villas at Sombrero Peak and the Silverbell Road Corridor Overlay District.

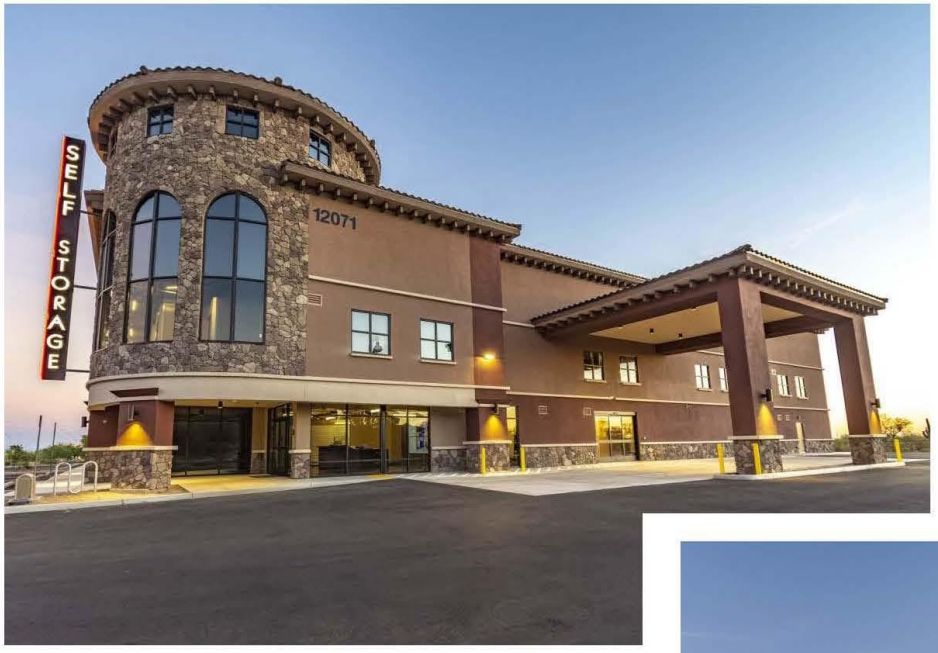
Due to the Coronavirus Pandemic, we will not be offering to meet in-person at this time. However, a virtual meeting will be set up with National Self Storage and the development team to discuss the project details more in-depth. If you are interested in meeting, please contact Lexy Wellott by ***Friday, August 7***. Details for a virtual meeting the following week (tentatively August 13) will be provided via email or telephone shortly thereafter.

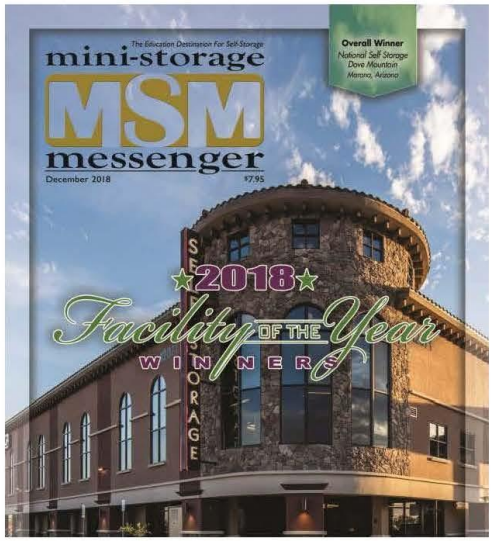
Sincerely,

Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

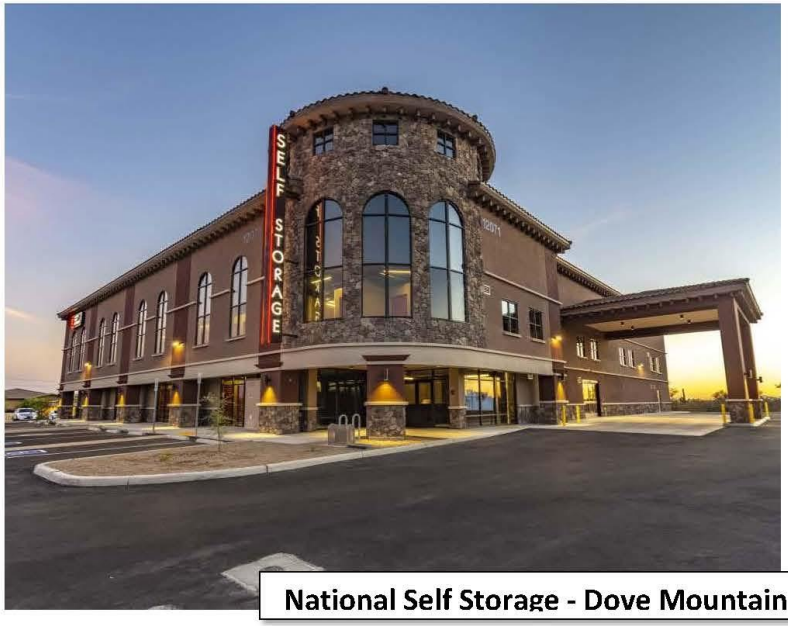
THE PLANNING CENTER
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Exhibit V.B: Public Outreach Packet (Letter to Neighbors within 300' - continued)





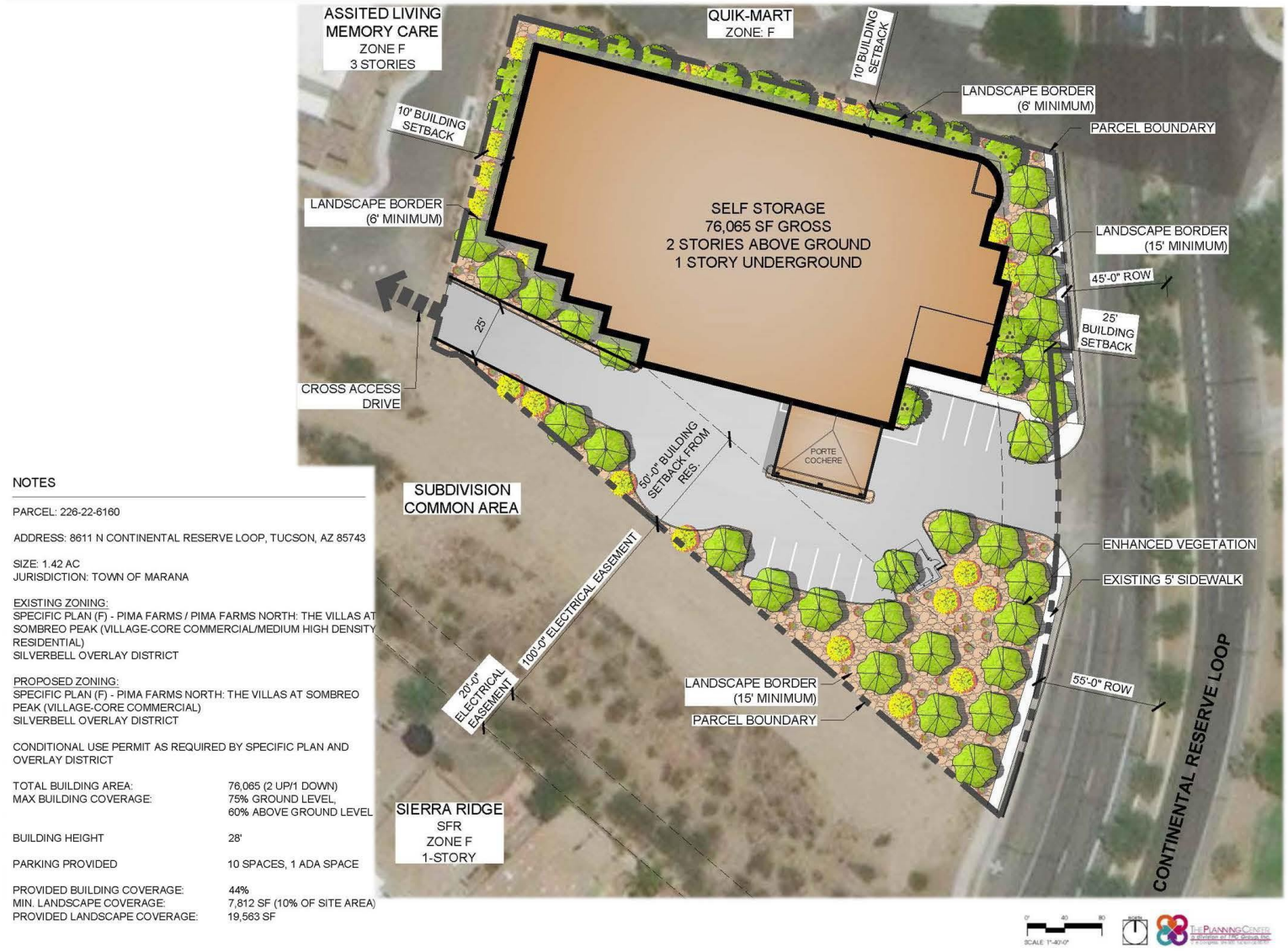




National Self Storage - Dove Mountain

Exhibit V.B: Public Outreach Packet (Letter to Neighbors within 300' - continued)

National Self Storage – Continential Reserve (Site Plan)



NOTES

PARCEL: 226-22-6160

ADDRESS: 8611 N CONTINENTAL RESERVE LOOP, TUCSON, AZ 85743

SIZE: 1.42 AC
JURISDICTION: TOWN OF MARANA

EXISTING ZONING:
SPECIFIC PLAN (F) - PIMA FARMS / PIMA FARMS NORTH: THE VILLAS AT SOMBREO PEAK (VILLAGE-CORE COMMERCIAL/MEDIUM HIGH DENSITY RESIDENTIAL)
SILVERBELL OVERLAY DISTRICT

PROPOSED ZONING:
SPECIFIC PLAN (F) - PIMA FARMS NORTH: THE VILLAS AT SOMBREO PEAK (VILLAGE-CORE COMMERCIAL)
SILVERBELL OVERLAY DISTRICT

CONDITIONAL USE PERMIT AS REQUIRED BY SPECIFIC PLAN AND OVERLAY DISTRICT

TOTAL BUILDING AREA:	76,065 (2 UP/1 DOWN)
MAX BUILDING COVERAGE:	75% GROUND LEVEL, 60% ABOVE GROUND LEVEL
BUILDING HEIGHT	28'
PARKING PROVIDED	10 SPACES, 1 ADA SPACE
PROVIDED BUILDING COVERAGE:	44%
MIN. LANDSCAPE COVERAGE:	7,812 SF (10% OF SITE AREA)
PROVIDED LANDSCAPE COVERAGE:	19,563 SF

Exhibit V.B: Public Outreach Packet (Letter to Neighbors within 300' - continued)

National Self Storage – Continential Reserve (Conceptual Elevations)



PERSPECTIVE VIEW LOOKING NORTHWEST



PERSPECTIVE VIEW LOOKING WEST

Exhibit V.B: Public Outreach Packet (Letter to Neighbors within 300' - continued)

National Self Storage – Continential Reserve (Conceptual Elevations)



PERSPECTIVE VIEW LOOKING SOUTHWEST



PERSPECTIVE VIEW LOOKING NORTHEAST

Exhibit V.C: Virtual Meeting Attendance List

Audio

Caller	Service Type	Start Time	End Time	Du
Linda Morales - lmorales@azplanningcenter.com Host		4:58:45 PM	6:53:43 PM	
+1 928 202 8861 - WIRELESS CALLER		4:59:38 PM	5:02:01 PM	
+1 928 202 8861 - WIRELESS CALLER		5:02:16 PM	5:06:12 PM	
Travis Morrow - tmorrow@nationalselfstorage.com		5:37:04 PM	6:53:32 PM	
Letty Thies - scottletty@prodigy.net		5:37:24 PM	6:35:50 PM	
+1 520 390 7095 - TRAVIS MORROW		5:38:20 PM	6:53:32 PM	
+1 520 975 3928 - Edwards Wanda M		5:43:53 PM	5:59:15 PM	
Dawn - +1 267 943 5199		5:44:57 PM	5:47:14 PM	
Mary Johnson - maj187@comcast.net		5:45:32 PM	6:53:18 PM	
Gridley Quihuis - gridq@att.net		5:46:34 PM	6:53:54 PM	
Dawn - dawncooper@cox.net		5:47:05 PM	6:46:55 PM	
+1 520 408 1400 - EPS GROUP PIM		5:47:09 PM	5:56:10 PM	
+1 314 223 5509 - THIES LETTY		5:47:36 PM	5:48:37 PM	
Nancy - njphilipp@msn.com		5:48:36 PM	6:53:19 PM	
+1 314 223 5509 - THIES LETTY		5:49:02 PM	5:52:08 PM	
William Johnson - chiefwej@comcast.net		5:49:24 PM	5:50:35 PM	
+1 520 401 1058 - ROBERT QUACKENB		5:49:32 PM	6:51:59 PM	
+1 520 891 6028 - Private		5:50:29 PM	6:41:43 PM	
William Johnson - chiefwej@comcast.net		5:50:48 PM	6:53:18 PM	
Bob Schoff - bschoff@nationalselfstorage.com		5:55:43 PM	6:53:02 PM	
+1 715 650 1079 - KIM ANGELL		5:57:09 PM	6:43:35 PM	
Wanda - +1 267 998 3369		5:58:58 PM	6:53:13 PM	
+1 602 292 8870 - WIRELESS CALLER		6:27:02 PM	6:53:15 PM	
Letty Thies - scottletty@prodigy.net		6:36:31 PM	6:53:20 PM	
Nancy - njphilipp@msn.com		6:39:28 PM	6:53:12 PM	
+1 520 891 6028 - Private		6:44:29 PM	6:53:38 PM	
+1 520 603 7980 - Cooper Dawn		6:52:39 PM	6:53:11 PM	

Number of attendees: 27

Note: All times in

2

Exhibit V.C: Virtual Meeting Attendance List (continued)

Toll minutes: 314m **VoIP minutes:** 561m

Online Meeting

Caller	Service Type	Duration	
		Screen Sharing	Video
Linda Morales - lmorales@azplanningcenter.com Host		91m	113m
Travis Morrow - tmorrow@nationalselfstorage.com		73m	77m
Letty Thies - scottletty@prodigy.net		55m	58m
Dawn - +1 267 943 5199		3m	3m
Mary Johnson - maj187@comcast.net		68m	68m
Gridley Quihuis - gridq@att.net		68m	68m
Dawn - dawncooper@cox.net		60m	60m
Nancy - njphilipp@msn.com		65m	65m
William Johnson - chiefwej@comcast.net		2m	2m
William Johnson - chiefwej@comcast.net		63m	63m
Jackie - jackie.shaub@outlook.com		61m	61m
Nancy - njphilipp@msn.com		1m	1m
Nancy - njphilipp@msn.com		60m	60m
Bob Schoff - bschoff@nationalselfstorage.com		58m	58m
Wanda - +1 267 998 3369		55m	55m
Letty Thies - scottletty@prodigy.net		17m	17m
Nancy - njphilipp@msn.com		14m	14m
Dawn - dawncooper@cox.net		6m	6m

Exhibit V.D.1: Post-Submittal Public Outreach Packet (Notified Individuals Map)



Exhibit V.D.1: Post-Submittal Public Outreach Packet (Notified Individuals Mailing Labels)

QUIK-MART STORES INC
8351 E BROADWAY BLVD
TUCSON, AZ 85710-4052

CONTINENTAL RESERVE MASTER HOA
ATTN: ASSOCIA ARIZONA
6840 N ORACLE RD STE 130
TUCSON, AZ 85704-4282

JOHNSON MARK E & DANETTE B JT/RS
PO BOX 1470
CORTARO, AZ 85652-1470

APPLEBAUM CYNTHIA A & STRUWE JEFFREY R
7479 W SWEET RIVER RD
TUCSON, AZ 85743-1463

HILDRETH LIVING TRUST
ATTN: GEORGE REGINALD HILDRETH JR & CATHERINE CLAIR HILDRETH TR
560 SAND DOLLAR DR
WATSONVILLE, CA 95076-1816

SANCHEZ ANA & ELIJAH CP/RS
7495 W SWEET RIVER RD
TUCSON, AZ 85743-1463

DOTSON KEITH & LESLIE M JT/RS
7165 W ORACLE RIDGE TRL
TUCSON, AZ 85743-5534

PHILIPP NANCY
7511 W SWEET RIVER RD
TUCSON, AZ 85743-1465

GRANILLO HENRY JR & SHERRY CP/RS
7520 W SWEET RIVER RD
TUCSON, AZ 85743-1464

FRAZIER SHERYN KAY
7512 W SWEET RIVER RD
TUCSON, AZ 85743-1464

GARRETT TAYLOR W
7504 W SWEET RIVER RD
TUCSON, AZ 85743-1464

WHITE AMANDA G & HERRING KYLER JT/RS
7496 W SWEET RIVER RD
TUCSON, AZ 85743-1462

ANGEL ALEJANDRO & PILAR REVOC TR
1770 E CAMINO CIELO
TUCSON, AZ 85718-1107

OCONNELL THOMAS J & MARIE E CP/RS
7480 W SWEET RIVER RD
TUCSON, AZ 85743-1462

ANDERSON E MICHAEL & DESLIE L CP/RS
7472 W SWEET RIVER RD
TUCSON, AZ 85743-1462

DAVAULT NINA R
8951 N VERIDIAN DR
TUCSON, AZ 85743-9087

QUACKENBUSH ROBERT G
7456 W SWEET RIVER RD
TUCSON, AZ 85743-1462

HELINSKI DENNIS F
418 E NATALIA PL
TUCSON, AZ 85737-7384

EISENHOWER MARK C & TAYLOR A CP/RS
8546 N SUNNY ROCK RIDGE DR
TUCSON, AZ 85743-1446

SIERRA CREST HOA
ATTN: FIRST SERVICE RESIDENTIAL AZ LLC
9000 E PIMA CENTER PKWY, STE 300
SCOTTSDALE, AZ 85258-4471

SIERRA CREST HOA
ATTN: ASSOCIA ARIZONA C/O TARA YOKLEY
6840 N ORACLE RD STE 130
TUCSON, AZ 85258-4471

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON, AZ 85704-6347

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON, AZ 85704-6347

CANYON COMMUNITY BANK
7981 N ORACLE RD
TUCSON, AZ 85704-6347

MARANA PROPERTY OWNER LLC
2020 W RUDASILL RD, SECOND FLOOR
TUCSON, AZ 85704-7800

DAZ7-SOMBRERO PEAK LLC
1795 E SKYLINE DR STE 193
TUCSON, AZ 85718-8104

COPE PROPERTIES LLC
1477 W COMMERCE CT
TUCSON, AZ 85746-6016

Exhibit V.D.1: Post-Submittal Public Outreach Packet (Email to Virtual Meeting Attendees)

Upcoming Neighborhood Meeting - National Self Storage Continental Reserve

Reply | Reply All | Forward | ...

Lexy Wellott
To Lexy Wellott
Cc Linda Morales; Travis Morrow

Thu 9/24/2020 8:34 AM







Dear Neighbor,

I hope this email finds you well.

On September 15, 2020, the Marana Town Council unanimously approved our request to amend the Pima Farms North Specific Plan – Villas at Sombrero Peak to permit commercial uses on the southern half of the property located at 8611 North Continental Reserve Loop Road. This approval allows National Self Storage to proceed with a Conditional Use Permit application for a two-story climate-controlled self-storage facility. See attached site plan and conceptual building elevations

To continue our discussions from the August 13, 2020, virtual meeting, National Self Storage and I invite you to attend a socially-distanced, in-person meeting on the site. All recommended CDC guidelines will be followed, and face masks will be available for anyone in need.

Please join us:

Date: **October 6, 2020**
Time: **5:30 PM**
Location: **8611 N. Continental Reserve Loop**

Working with you, our neighbors and the community at large to ensure that the facility fits in well with the surrounding area is important to National Self Storage. This community commitment is a key to their success; any and all feedback is welcomed and appreciated. If you are so inclined to support this proposal, please email me indicating your support, including your full name and address.

Best regards,
Lexy Wellott

LEXY WELLOTT, AICP | Project Manager
THE PLANNING CENTER
2 E Congress Ste 600, Tucson, AZ 85701
Office: 520.623.6146 | Direct: 520.209.2634

Exhibit V.D.1: Post-Submittal Public Outreach Packet (Notification Letter)

THE PLANNING CENTER
a division of TPC Group, Inc.

September 22, 2020

Dear Neighbor,

I hope this letter finds you and yours well.

On September 15, 2020, the Marana Town Council unanimously approved our request to amend the Pima Farms North Specific Plan – Villas at Sombrero Peak to permit commercial uses on the southern half of the property located at 8611 North Continental Reserve Loop Road (see location map). This approval allows National Self Storage to proceed with a Conditional Use Permit application for a two-story climate-controlled self-storage facility. See attached site plan and conceptual building elevations.



To continue our discussions from the August 13, 2020 virtual meeting, National Self Storage and I invite you to attend a socially-distanced, in-person meeting on the site. All recommended CDC guidelines will be followed, and face masks will be available for anyone in need.

Please join us:

Date: **October 6, 2020**
Time: **5:30 PM**
Location: **8611 N. Continental Reserve Loop**

We understand that an in-person meeting may not be preferential for all at this time. If this is the case, please do let me know. We are more than happy to make special accommodations to discuss the proposal further.

Working with you, our neighbors and the community at large to ensure that the facility fits in well with the surrounding area is important to National Self Storage. This community commitment is a key to their success; any and all feedback is welcomed and appreciated. If you are so inclined to support this proposal, please print and sign your name in the space provided below and mail to 2 E. Congress, Suite 600, Tucson, AZ 85701. Or, simply email me indicating your support, including your full name and address.

Sincerely,

Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

I support the proposal to develop 8611 North Continental Reserve Loop for an indoor National Self Storage facility.

Name:_____

Signature:_____

Address:_____

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Exhibit V.D.1: Post-Submittal Public Outreach Packet (Notification Letter - continued)

National Self Storage – Continential Reserve (Site Plan)



NOTES

PARCEL: 226-22-6160

ADDRESS: 8611 N CONTINENTAL RESERVE LOOP, TUCSON, AZ 85743

SIZE: 1.42 AC
JURISDICTION: TOWN OF MARANA

EXISTING ZONING:
SPECIFIC PLAN (F) - PIMA FARMS NORTH: THE VILLAS AT SOMBRERO PEAK (VILLAGE-CORE COMMERCIAL)
SILVERBELL ROAD CORRIDOR OVERLAY DISTRICT

CONDITIONAL USE PERMIT AS REQUIRED BY SPECIFIC PLAN AND OVERLAY DISTRICT

TOTAL BUILDING AREA:	76,065 (2 UP/1 DOWN)
MAX BUILDING COVERAGE:	75% GROUND LEVEL, 60% ABOVE GROUND LEVEL
BUILDING HEIGHT	28'
PARKING PROVIDED	10 SPACES, 1 ADA SPACE
PROVIDED BUILDING COVERAGE:	44%
MIN. LANDSCAPE COVERAGE:	7,812 SF (10% OF SITE AREA)
PROVIDED LANDSCAPE COVERAGE:	19,563 SF

Exhibit V.D.1: Post-Submittal Public Outreach Packet (Notification Letter - continued)

National Self Storage – Continential Reserve (Conceptual Elevations)



PERSPECTIVE VIEW LOOKING NORTHWEST



PERSPECTIVE VIEW LOOKING WEST

Exhibit V.D.1: Post-Submittal Public Outreach Packet (Notification Letter - continued)

National Self Storage – Continential Reserve (Conceptual Elevations)



PERSPECTIVE VIEW LOOKING SOUTHWEST



PERSPECTIVE VIEW LOOKING NORTHEAST

Exhibit V.D.2: Neighbor Support Letters

THE PLANNING CENTER
a division of TPC Group, Inc.

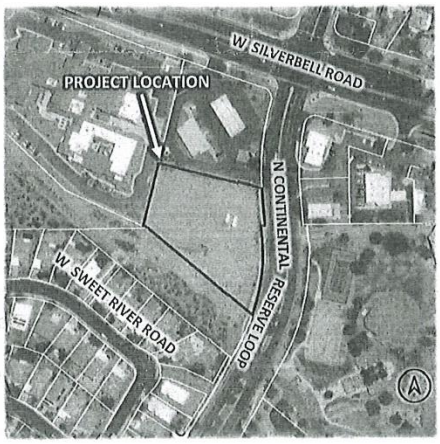
RECEIVED
SEP 24 2020
BY: .....

September 22, 2020

Dear Neighbor,

I hope this letter finds you and yours well.

On September 15, 2020, the Marana Town Council unanimously approved our request to amend the Pima Farms North Specific Plan – Villas at Sombrero Peak to permit commercial uses on the southern half of the property located at 8611 North Continental Reserve Loop Road (see location map). This approval allows National Self Storage to proceed with a Conditional Use Permit application for a two-story climate-controlled self-storage facility. See attached site plan and conceptual building elevations.



To continue our discussions from the August 13, 2020 virtual meeting, National Self Storage and I invite you to attend a socially-distanced, in-person meeting on the site. All recommended CDC guidelines will be followed, and face masks will be available for anyone in need.

Please join us:

Date: **October 6, 2020**
Time: **5:30 PM**
Location: **8611 N. Continental Reserve Loop**

We understand that an in-person meeting may not be preferential for all at this time. If this is the case, please do let me know. We are more than happy to make special accommodations to discuss the proposal further.

Working with you, our neighbors and the community at large to ensure that the facility fits in well with the surrounding area is important to National Self Storage. This community commitment is a key to their success; any and all feedback is welcomed and appreciated. If you are so inclined to support this proposal, please print and sign your name in the space provided below and mail to 2 E. Congress, Suite 600, Tucson, AZ 85701. Or, simply email me indicating your support, including your full name and address.

Sincerely,

Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

I support the proposal to develop 8611 North Continental Reserve Loop for an indoor National Self Storage facility.

Name: Gene Therriault

Signature: Gene Therriault

Address: 7622 W. Sugar Ranch Rd. Tucson, AZ

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com

Exhibit V.D.2: Neighbor Support Letters (continued)

THE PLANNING CENTER
a division of TPC Group, Inc.

RECEIVED
SEP 24 2020
BY: .....

September 22, 2020

Dear Neighbor,

I hope this letter finds you and yours well.

On September 15, 2020, the Marana Town Council unanimously approved our request to amend the Pima Farms North Specific Plan – Villas at Sombrero Peak to permit commercial uses on the southern half of the property located at 8611 North Continental Reserve Loop Road (see location map). This approval allows National Self Storage to proceed with a Conditional Use Permit application for a two-story climate-controlled self-storage facility. See attached site plan and conceptual building elevations.



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Please join us:

Date: **October 6, 2020**
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Location: **8611 N. Continental Reserve Loop**

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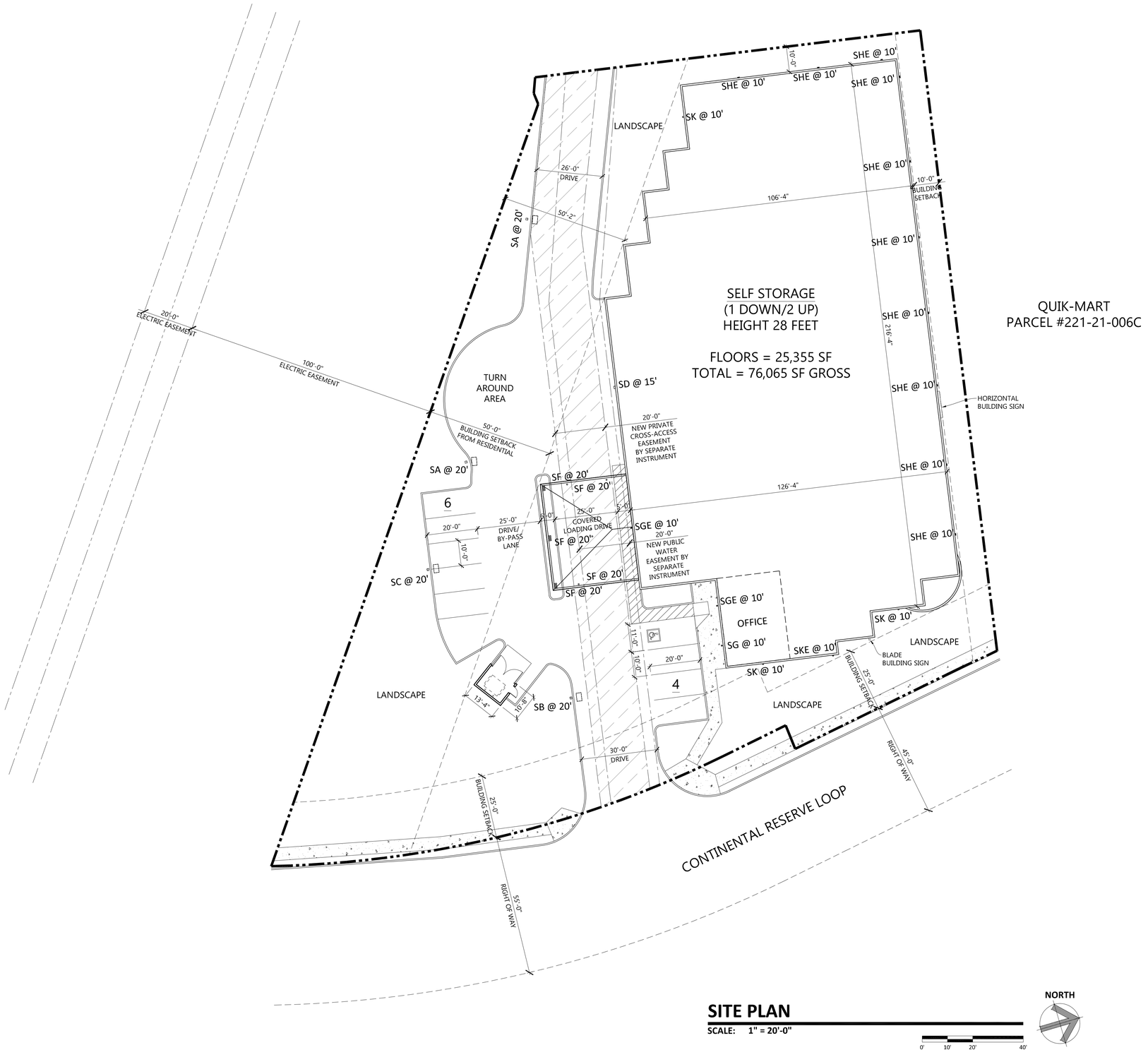
Sincerely,

Lexy Wellott, AICP
Project Manager
(520) 623-6146
lwellott@azplanningcenter.com

I support the proposal to develop 8611 North Continental Reserve Loop for an indoor National Self Storage facility.

Name: KATHLEEN CORLEY RAMLET
Signature: Kathy N Ramlet
Address: 8349 N Island Harbor Dr

a 2 e. congress ste 600 tucson az 85701
o 520.623.6146
f 520.622.1950
w azplanningcenter.com



SITE PLAN

SCALE: 1" = 20'-0"

PROJECT DIRECTORY:

DEVELOPER:

NATIONAL SELF STORAGE
PO BOX 90540
TUCSON, ARIZONA 85752
POINT OF CONTACT: TRAVIS MORROW
PHONE: (520) 577-9777
EMAIL: tmorrow@nationalselfstorage.com

ARCHITECT:

EAPC ARCHITECTS ENGINEERS
901 E. MADISON ST.
PHOENIX, ARIZONA 85034
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4505
EMAIL: michelle.bach@eapc.net

LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.
10450 N. 74TH ST., SUITE 120
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@tjmla.net

SITE PLAN DATA:

EXISTING ZONING:	SPECIFIC PLAN (PIMA FARMS NORTH), COMMERCIAL
PROPOSED ZONING:	SPECIFIC PLAN (PIMA FARMS NORTH), COMMERCIAL/CONDITIONAL USE PERMIT
SUBDIVISION:	CONTINENTAL CROSSING - LOT 3
GROSS SITE AREA:	1.79 ACRES (78,127 S.F.)
NET SITE AREA:	1.41 ACRES (61,579 S.F.)
PROPOSED BUILDING USE:	INTERNALIZED SELF STORAGE
OCCUPANCY TYPE:	S-1 (STORAGE) AND B (OFFICE)
BUILDING HEIGHT ALLOWED:	34 FEET
BUILDING HEIGHT PROPOSED:	28 FEET

BUILDING AREA:

TOTAL BUILDING AREA:	76,065 S.F. (2 UP/1 DOWN)
MAX BUILDING COVERAGE:	75% AT GROUND LEVEL/ 60% ABOVE GROUND LEVEL
PROVIDED BUILDING COVERAGE:	44%
MIN LANDSCAPE COVERAGE:	10% OF GROSS SITE AREA .10 (78,127) = 7,812.7 SF
PROVIDED LANDSCAPE COVERAGE:	19,563 SF (32%)

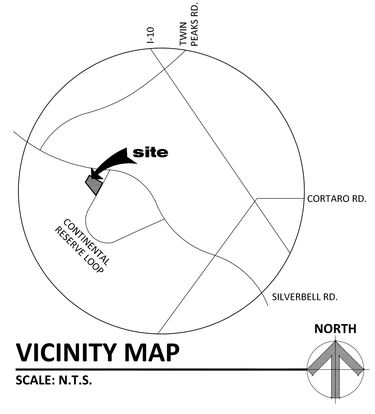
PARKING CALCULATION:

NOTE:
1. TITLE 22 OF THE MARANA LAND DEVELOPMENT CODE WAS REPEALED EFFECTIVE SEPTEMBER 6, 2019, BY MARANA ORDINANCE NO. 2019.018, WHICH ALSO ADOPTED CHAPTER 17-9 (PARKING) OF THE MARANA TOWN CODE.
2. FOR ALL USES, OTHER THAN RESIDENTIAL USES ON LOTS OF 16,000 SF OR LESS, A PARKING JUSTIFICATION ANALYSIS SHALL BE PROVIDED.

TOTAL PARKING PROVIDED:	10 SPACES
REQUIRED ADA PARKING:	1 SPACES
PROVIDED ADA PARKING:	1 SPACES

SITE NOTES:

1. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED AND LOCATED TO MINIMIZE NOISE TO THE ADJACENT PROPERTIES.
2. LIGHTING SHALL BE IN CONFORMANCE WITH THE TOWN OF MARANA OUTDOOR LIGHTING CODE. ALL LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED TO PREVENT SPILLOVER TO ADJACENT PROPERTIES. LIGHTING ADJACENT TO THE MAIN WASH RUNNING NORTH SOUTH ACROSS THE PROPERTY SHALL BE RESTRICTED AND INSTALLED IN SUCH A MANNER TO REDUCE INTRUSIVE LIGHT WITHIN THE WASH CORRIDOR.
3. LANDSCAPE BUFFER YARDS SHALL BE IN CONFORMANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE. AN ENHANCED LANDSCAPE BUFFERYARD SHALL BE PROVIDED ALONG THE SOUTH AND WEST PROJECT BOUNDARIES ADJACENT TO EXISTING RESIDENTIAL SUBDIVISIONS. THE LANDSCAPING SHALL CONSIST OF 5 TREE AND 15 SHRUBS/ACCENTS PER 1,000 SQUARE FEET. CONSULTATIONS WILL BE HELD WITH ADJACENT NEIGHBORS TO ADDRESS SPECIFIC SCREENING CONCERNS.
4. ANY INCREASE IN SITE ELEVATION SHALL BE THE MINIMUM NECESSARY FOR DRAINAGE PURPOSES.
5. ALL SIGNS SHALL ADHERE TO THE MARANA SIGN CODE AND THE SILVERBELL OVERLAY DISTRICT.
6. A SEPARATE SIGN PERMIT SHALL BE SUBMITTED FOR BUILDING COMPLIANCE REVIEW AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE SIGN PLAN DESIGN APPROVED BY CUP2009.001.



VICINITY MAP

SCALE: N.T.S.

EAPC
Architecture | Engineering | Industrial
Wind Energy | Interior Design | Construction
TELE 602.441.4505 FAX
901 E Madison ST, Phoenix, AZ 85034
Grand Forks ND, Williston ND, Bemidji MN, St. Paul MN
Fargo ND, Minot ND, Buenos Aires ARG, Fort Collins CO
Bismarck ND, Norwich VT, Sioux Falls SD, Phoenix AZ
www.eapc.net

CLIENT

NATIONAL SELF STORAGE

PROJECT DESCRIPTION

SELF STORAGE FACILITY

CITY: MARANA

STATE: ARIZONA

ISSUE DATES

CUP	CONDITIONAL USE PERMIT	10-16-2020
DD	DESIGN DEVELOPMENT	03-16-2020
SP	SITE PLAN PRE-APPLICATION	02-06-2020
SD	SCHEMATIC DESIGN	11-22-2019
MARK	DESCRIPTION	DATE

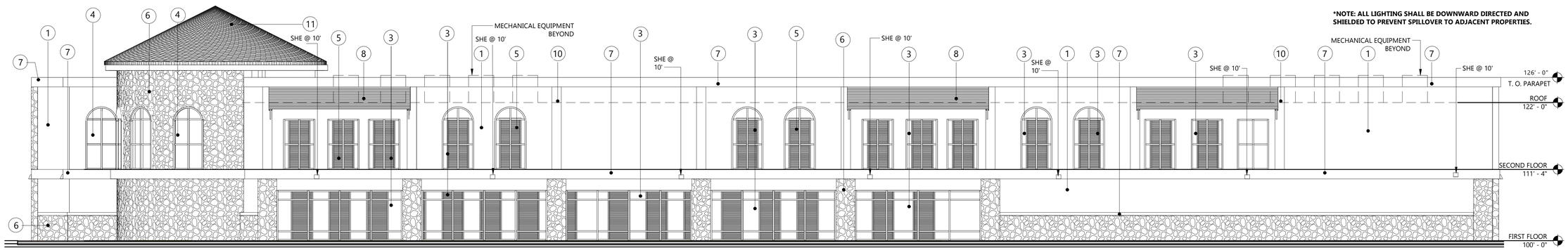
PROJECT NO: 20195410
DRAWN BY: MAB
CHECKED BY: MAB

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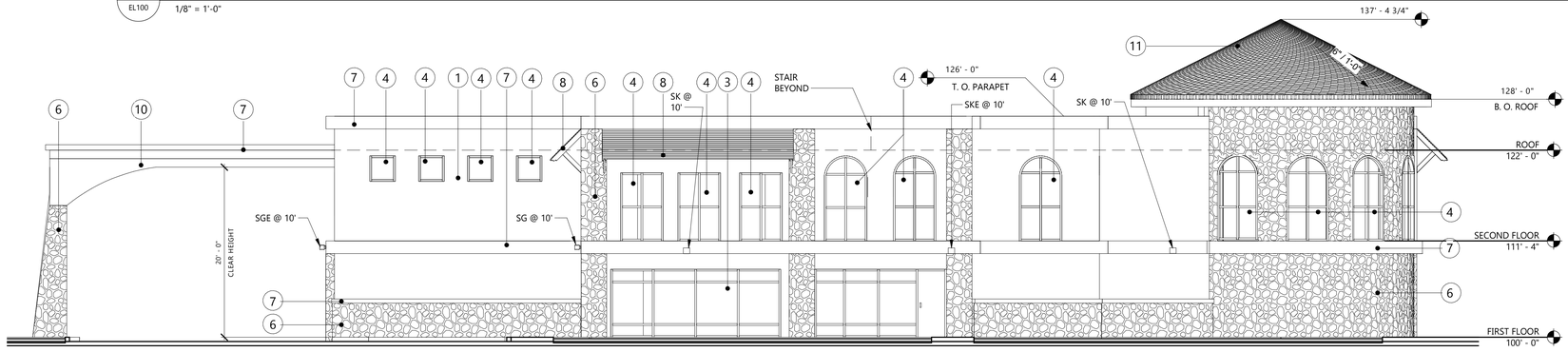
DRAWING TITLE

PRELIMINARY SITE PLAN

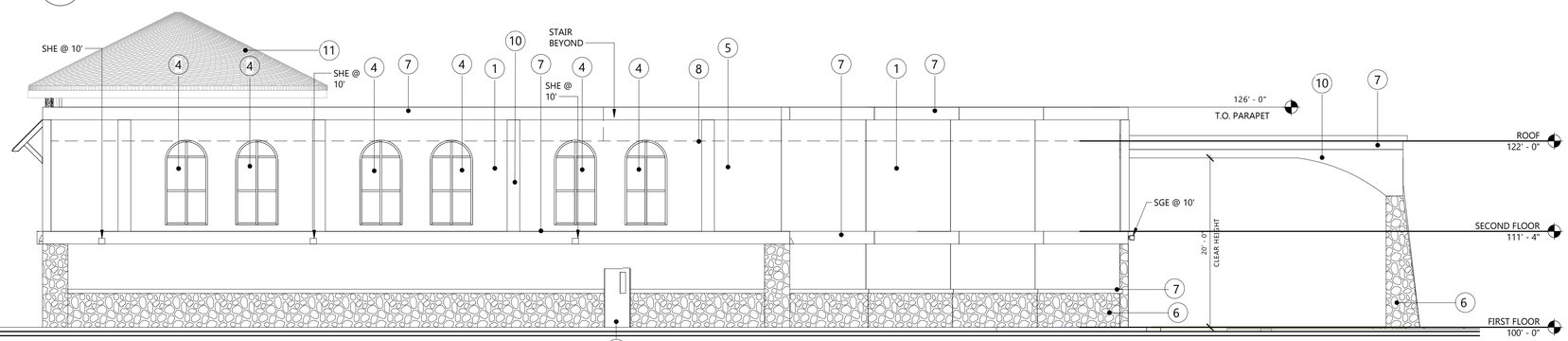
SP100



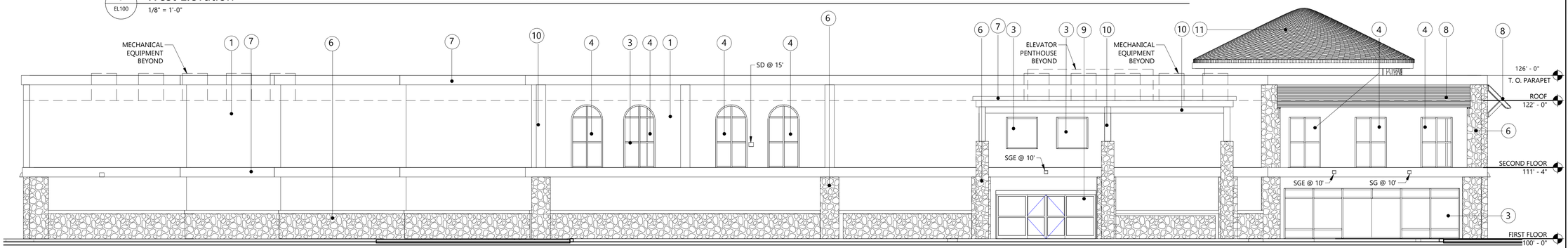
2 EL100 North Elevation
1/8" = 1'-0"



1 EL100 East Elevation
1/8" = 1'-0"



3 EL100 West Elevation
1/8" = 1'-0"



4 EL100 South Elevation
1/8" = 1'-0"

MATERIALS

1	FINE FINISH STUCCO PAINTED DUNN EDWARDS DE6095 HOWDY PARTNER
2	STROREFRONT KAWNEER CHARCOAL
3	INSULATED GLAZING UNIT CLEAR
4	INSULATED GLAZING UNIT SPANDREL- BLACK
5	ROLL UP DOOR JANUS INTERNATIONAL GROUP CEDAR RED
6	STONE VENEER ENVIRONMENTAL STONEWORKS BRONZE CHISEL ROCK
7	STUCCO- TRIM DUNN EDWARDS DE6073 NEW WOOL
8	METAL AWNING DUNN EDWARDS DE6392 MINK
9	AUTOMATIC SLIDING DOOR KAWNEER
10	FINE FINISH STUCCO-ACCENT PAINTED DUNN EDWARDS DEC702 ANTIQUE ROSE
11	ROOF TILE EAGLE ROOFING PRODUCTS 901 OAKWOOD
12	METAL DOOR PAINTED DUNN EDWARDS DE6384 IRON FIXTURE

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Fargo ND, Minot ND, Buenos Aires ARG, Fort Collins Co
Bismarck ND, Norwich VT, Sioux Falls SD, Phoenix AZ
www.eapc.net

CLIENT
NATIONAL SELF STORAGE

PROJECT DESCRIPTION
SELF-STORAGE FACILITY

CITY MARANA
STATE AZ

ISSUE DATES

PRELIMINARY - NOT FOR CONSTRUCTION

CUP	CONDITIONAL USE PERMIT	10-16-2020
MARK	DESCRIPTION	DATE

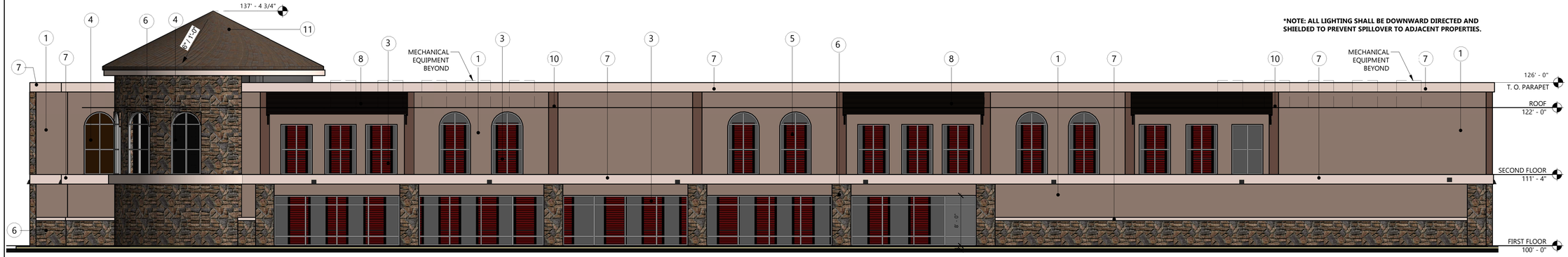
PROJECT NO: 20195410
DRAWN BY: SD
CHECKED BY: MAB

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DRAWING TITLE
BUILDING ELEVATIONS

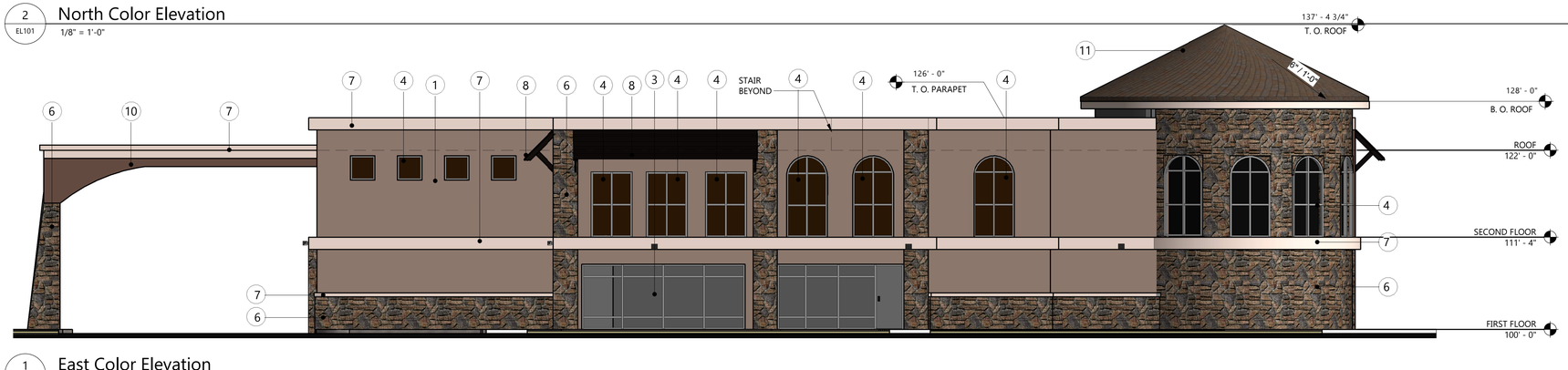
EL100

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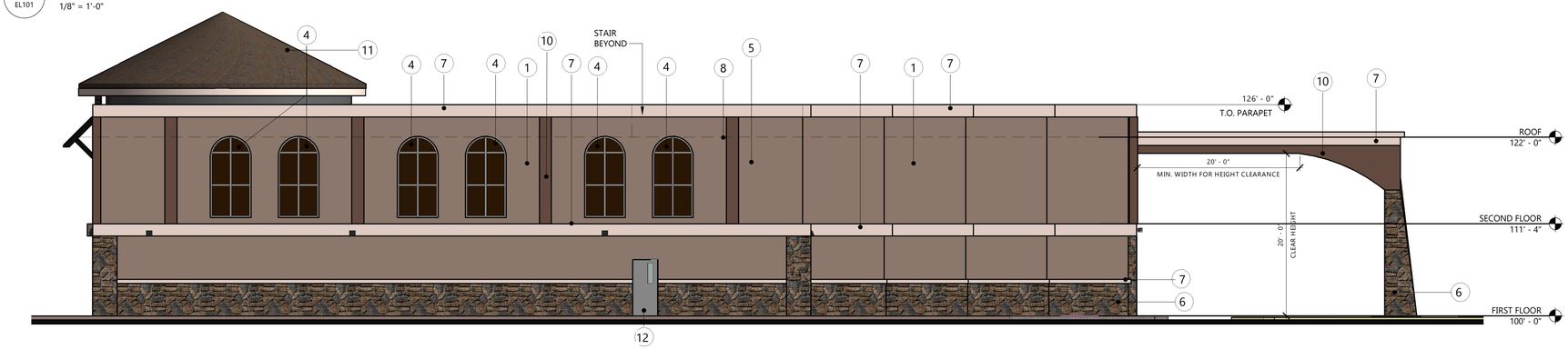
2 EL101 **North Color Elevation**

1/8" = 1'-0"



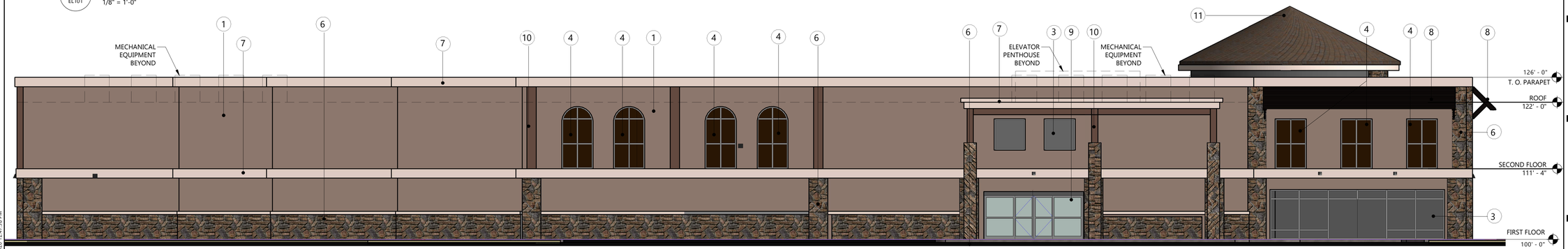
1 EL101 **East Color Elevation**

1/8" = 1'-0"



3 EL101 **West Color Elevation**

1/8" = 1'-0"



4 EL101 **South Color Elevation**

1/8" = 1'-0"

MATERIALS

1. FINE FINISH STUCCO PAINTED
   DUNN EDWARDS
   DE6095 HOWDY PARTNER
2. STROREFRONT
   KAWNEER
   CHARCOAL
3. INSULATED GLAZING UNIT
   CLEAR
4. INSULATED GLAZING UNIT
   SPANDREL- BLACK
5. ROLL UP DOOR
   JANUS INTERNATIONAL GROUP
   CEDAR RED
6. STONE VENEER
   ENVIRONMENTAL STONEWORKS
   BRONZE CHISEL ROCK
7. STUCCO- TRIM
   DUNN EDWARDS
   DE6073 NEW WOOL
8. METAL AWNING
   DUNN EDWARDS
   DE6392 MINK
9. AUTOMATIC SLIDING DOOR
   KAWNEER
10. FINE FINISH STUCCO-ACCENT PAINTED
    DUNN EDWARDS
    DEC702 ANTIQUE ROSE
11. ROOF TILE
    EAGLE ROOFING PRODUCTS
    901 OAKWOOD
12. METAL DOOR PAINTED
    DUNN EDWARDS
    DE6384 IRON FIXTURE

EAPC
Architecture | Engineering | Industrial
Wind Energy | Interior Design | Construction
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Fargo ND, Minot ND, Buenos Aires ARG, Fort Collins Co
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CLIENT

NATIONAL SELF STORAGE

PROJECT DESCRIPTION

SELF-STORAGE FACILITY

CITY MARANA

STATE AZ

ISSUE DATES

PRELIMINARY - NOT FOR CONSTRUCTION

CUP	CONDITIONAL USE PERMIT	10-16-2020
MARK	DESCRIPTION	DATE

PROJECT NO: 20195410
DRAWN BY: SD
CHECKED BY: MAB

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DRAWING TITLE

COLOR ELEVATIONS

EL101

Plot Date: 10/16/2020 12:47:38 PM



PERSPECTIVE VIEW LOOKING NORTHWEST



PERSPECTIVE VIEW LOOKING WEST

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NATIONAL SELF STORAGE®

PROJECT DESCRIPTION

SELF STORAGE FACILITY

CITY MARANA

STATE ARIZONA

ISSUE DATES

DD	DESIGN DEVELOPMENT	03-16-2020
SP	SITE PLAN PRE-APPLICATION	02-06-2020
SD	SCHEMATIC DESIGN	11-22-2019
MARK	DESCRIPTION	DATE

PROJECT NO: 20195410

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PERSPECTIVE VIEWS

EL200



PERSPECTIVE VIEW LOOKING SOUTHWEST



PERSPECTIVE VIEW LOOKING NORTHEAST

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SD	SCHEMATIC DESIGN	11-22-2019
MARK	DESCRIPTION	DATE

PROJECT NO: 20195410

DRAWN BY: MAB

CHECKED BY: MAB

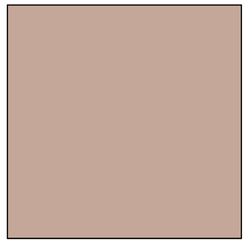
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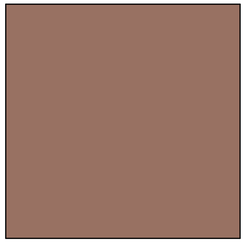
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PERSPECTIVE VIEWS

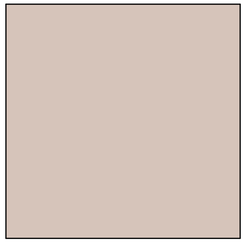
EL201



FINE FINISH STUCCO PAINTED
DUNN EDWARDS
DE6095
HOWDY PARTNER



FINE FINISH STUCCO-
ACCENT PAINTED
DUNN EDWARDS
DEC702
ANTIQUE ROSE



STUCCO-TRIM PAINTED
DUNN EDWARDS
DE6073
NEW WOOL



METAL AWNINGS, PAINTED
DUNN EDWARDS
DE6392 MINK



STONE VENEER
ENVIRONMENTAL STONEWORKS
BRONZE CHISEL ROCK



ROOF TILE
EAGLE ROOFING PRODUCTS
2136 MISSION RED FLASHED



METAL DOOR,
PAINTED
DUNN EDWARDS
DE6384
IRON FIXTURE



ROLL UP DOOR
JANUS INTERNATIONAL
GROUP
CEDAR RED



STOREFRONT GLAZING SYSTEM
W/ BLACK SPANDREL GLASS
KAWNEER
CHARCOAL

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CLIENT

NATIONAL SELF STORAGE

PROJECT DESCRIPTION

SELF-STORAGE
FACILITY

CITY MARANA

STATE AZ

ISSUE DATES

PRELIMINARY - NOT FOR CONSTRUCTION

MARK	DESCRIPTION	DATE
1	DESIGN REVIEW	05-11-20

PROJECT NO: 20195410
DRAWN BY: SD
CHECKED BY: MAB

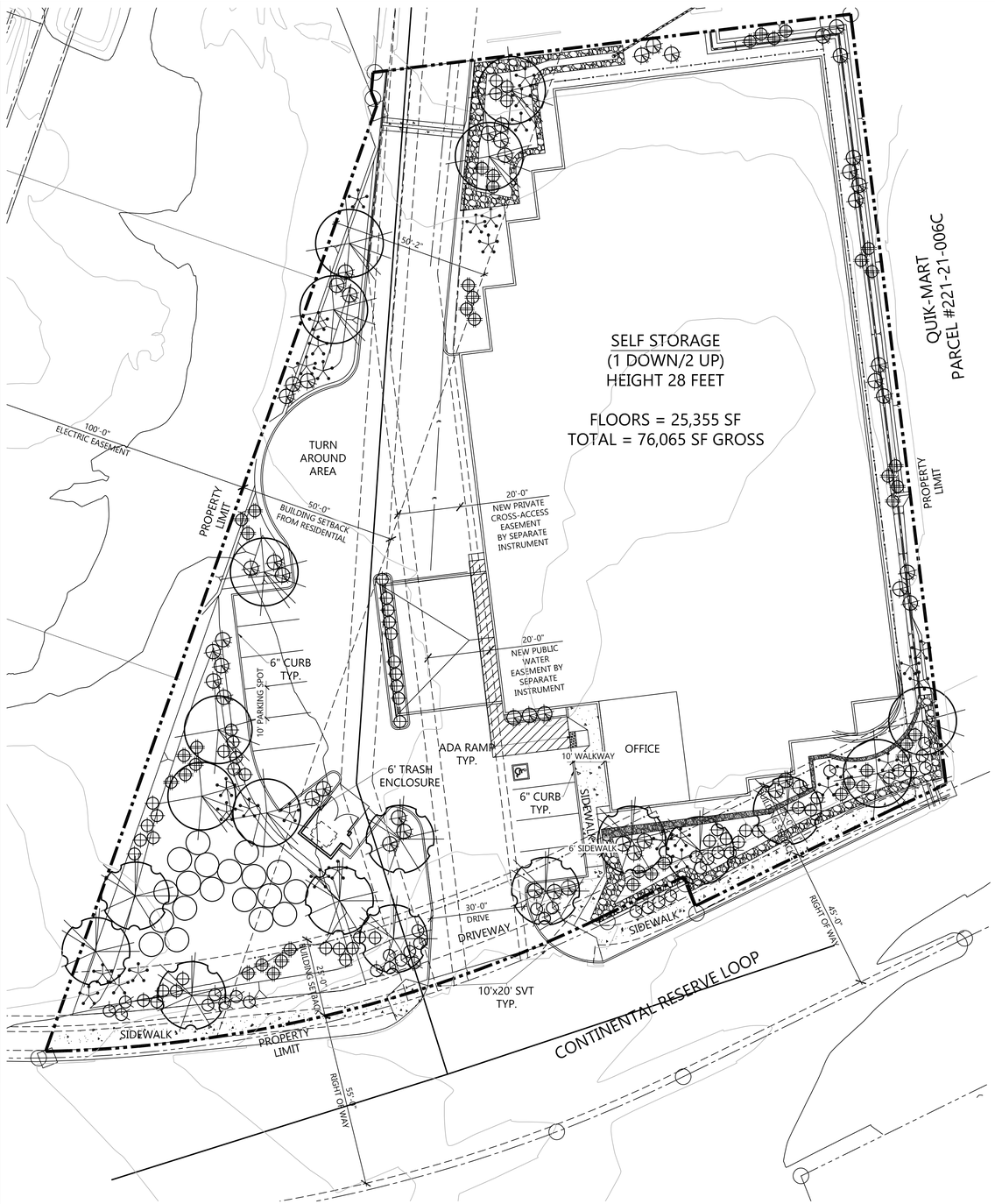
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DRAWING TITLE

MATERIALS BOARD

EL300

Plot Date: 5/11/2020 4:20:25 PM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'

NORTH

ADDITIONAL LANDSCAPE NOTES:

x

LANDSCAPE LEGEND

CERCIDIUM FLORIDUM
BLUE PALO VERDE
24" BOX (1.5" CALIPER) (MULTI) (10)

PROSOPIS CHILENSIS
CHILEAN MESQUITE (THORNLESS)
24" BOX (10)

CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON (30)

LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (49)

HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (49)

DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (42)

ROSEMARINUS PROSTRATA
TRAILING ROSEMARY
5 GALLON (32)

ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON (19)

MATCH ADJACENT QUIK-MART
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

IRRIGATION NOTES:

ALL LANDSCAPE AREAS SHALL BE IRRIGATED ON A REGULAR MAINTENANCE SCHEDULE UNDER THE SUPERVISION OF THE OWNER, USING AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SHALL BE CONTINUOUSLY TESTED AND SHALL BE REPAIRED AS NEEDED. IMPROPER IRRIGATION SYSTEM MAINTENANCE WHICH RESULTS IN POOLING OR RUNOFF OF EXCESS WATER SHALL RESULT IN A WARNING. IF THE PROBLEM IS NOT RESOLVED IN 30 DAYS, THE IMPROPERLY FUNCTIONING IRRIGATION SYSTEM SHALL BE SUBJECT TO FINES.

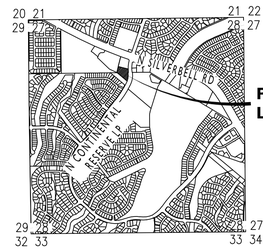
MAINTENANCE NOTE:

ALL LANDSCAPED AREAS SHALL BE MAINTAINED ON A REGULAR MAINTENANCE SCHEDULE UNDER THE SUPERVISION OF THE OWNER. THIS REGULAR MAINTENANCE SCHEDULE IS TO INCLUDE PRUNING, FERTILIZING, CLEARING OF DEBRIS, LITTER, AND WEEDS, AND THE REMOVING AND REPLACING OF ALL DEAD PLANTS. ALL PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN 30 DAYS OF THE DEMISE ON AN ONGOING BASIS FAILURE TO REPLACE DEAD MATERIAL WITHIN THE SPECIFIED TIME PERIOD SHALL CONSTITUTE A ZONING VIOLATION AND IS SUBJECT TO FINES.

SHEET INDEX:
La.01 - LANDSCAPE PLAN

ACCEPTANCE:

MARANA PLANNING DIRECTOR DATE



PROJECT LOCATION

LOCATION MAP

3" = 1 MILE

LOCATED IN THE NW ¼ OF SECTION 28, T12S, R12E, G&SRM, PIMA COUNTY, ARIZONA

PROJECT DIRECTORY:

DEVELOPER:

NATIONAL SELF STORAGE
PO BOX 90540
TUCSON, ARIZONA 85752
POINT OF CONTACT: TRAVIS MORROW
PHONE: (520) 577-9777
EMAIL: tmorrow@nationalselfstorage.com

ARCHITECT:

EAPC ARCHITECTS ENGINEERS
901 E. MADISON ST.
PHOENIX, ARIZONA 85034
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4505
EMAIL: michelle.bach@eapc.net

LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.
10450 N. 74TH ST., SUITE 120
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@tjmla.net

SITE PLAN DATA:

EXISTING ZONING:	SPECIFIC PLAN (PIMA FARMS NORTH), COMMERCIAL
PROPOSED ZONING:	SPECIFIC PLAN (PIMA FARMS NORTH), COMMERCIAL/CONDITIONAL USE PERMIT
SUBDIVISION:	CONTINENTAL CROSSING - LOT 3
GROSS SITE AREA:	1.79 ACRES (78,127 S.F.)
NET SITE AREA:	1.41 ACRES (61,579 S.F.)
PROPOSED BUILDING USE:	INTERNALIZED SELF STORAGE
OCCUPANCY TYPE:	S-1 (STORAGE) AND B (OFFICE)
BUILDING HEIGHT ALLOWED:	34 FEET
BUILDING HEIGHT PROPOSED:	28 FEET
BUILDING AREA:	
TOTAL BUILDING AREA:	76,065 S.F. (2 UP/1 DOWN)
MAX BUILDING COVERAGE:	75% AT GROUND LEVEL/ 60% ABOVE GROUND LEVEL
PROVIDED BUILDING COVERAGE:	44%
MIN LANDSCAPE COVERAGE:	10% OF GROSS SITE AREA .10 (78,127) = 7,812.7 SF
PROVIDED LANDSCAPE COVERAGE:	19,563 SF (32%)

PARKING CALCULATION:

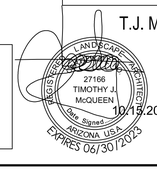
NOTE:
1. TITLE 22 OF THE MARANA LAND DEVELOPMENT CODE WAS REPEALED EFFECTIVE SEPTEMBER 6, 2019, BY MARANA ORDINANCE NO. 2019.018, WHICH ALSO ADOPTED CHAPTER 17-9 (PARKING) OF THE MARANA TOWN CODE.
2. FOR ALL USES, OTHER THAN RESIDENTIAL USES ON LOTS OF 16,000 SF OR LESS, A PARKING JUSTIFICATION ANALYSIS SHALL BE PROVIDED.

TOTAL PARKING PROVIDED:	10 SPACES
REQUIRED ADA PARKING:	1 SPACES
PROVIDED ADA PARKING:	1 SPACES

SITE NOTES:

1. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED AND LOCATED TO MINIMIZE NOISE TO THE ADJACENT PROPERTIES.
2. LIGHTING SHALL BE IN CONFORMANCE WITH THE TOWN OF MARANA OUTDOOR LIGHTING CODE. ALL LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED TO PREVENT SPILLOVER TO ADJACENT PROPERTIES. LIGHTING ADJACENT TO THE MAIN WASH RUNNING NORTH SOUTH ACROSS THE PROPERTY SHALL BE RESTRICTED AND INSTALLED IN SUCH A MANNER TO REDUCE INTRUSIVE LIGHT WITHIN THE WASH CORRIDOR.
3. LANDSCAPE BUFFER YARDS SHALL BE IN CONFORMANCE WITH THE TOWN OF MARANA LAND DEVELOPMENT CODE. AN ENHANCED LANDSCAPE BUFFERYARD SHALL BE PROVIDED ALONG THE SOUTH AND WEST PROJECT BOUNDARIES ADJACENT TO EXISTING RESIDENTIAL SUBDIVISIONS. THE LANDSCAPING SHALL CONSIST OF 5 TREE AND 15 SHRUBS/ACCENTS PER 1,000 SQUARE FEET. CONSULTATIONS WILL BE HELD WITH ADJACENT NEIGHBORS TO ADDRESS SPECIFIC SCREENING CONCERNS.
4. ANY INCREASE IN SITE ELEVATION SHALL BE THE MINIMUM NECESSARY FOR DRAINAGE PURPOSES.
5. ALL SIGNS SHALL ADHERE TO THE MARANA SIGN CODE AND THE SILVERBELL OVERLAY DISTRICT.
6. **THIS LANDSCAPE PLAN HAS BEEN SUBMITTED FOR MARANA REVIEW FOR COMPLIANCE WITH PIMA FARMS NORTH SPECIFIC PLAN - VILLAS AT SOMBRERO PEAK DEVELOPMENT STANDARDS AND MARANA LAND DEVELOPMENT CODE TITLE 24.01 THE SILVERBELL ROAD CORRIDOR OVERLAY DISTRICT DESIGN STANDARDS. A LANDSCAPE PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL WITH THE DEVELOPMENT PLAN PACKAGE AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE LANDSCAPE PLAN APPROVED BY CUP2009.001**

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street , Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320
EMAIL: timmcqueen@tjmla.net



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CLIENT

PROJECT DESCRIPTION

SELF STORAGE FACILITY

CITY MARANA

STATE ARIZONA

ISSUE DATES

DD	DESIGN DEVELOPMENT	03-16-2020
SP	SITE PLAN PRE-APPLICATION	02-06-2020
SD	SCHEMATIC DESIGN	11-22-2019
MARK	DESCRIPTION	DATE

PROJECT NO: 20195410
DRAWN BY: MAB
CHECKED BY: MAB

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LANDSCAPE PLAN FOR SRCOD DESIGN REVIEW ONLY

La.01

SELF STORAGE

NATIONAL SELF STORAGE SIGNAGE

"This sign plan has been submitted for design review compliance with Marana Land Development Code Title 24.0, the Silverbell Road Corridor Overlay District. A separate sign permit shall be submitted for building compliance review and shall be in substantial conformance with the sign plan design approved by CUP2009.001."

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.

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TUCSON, ARIZONA 85713
520.748.1540

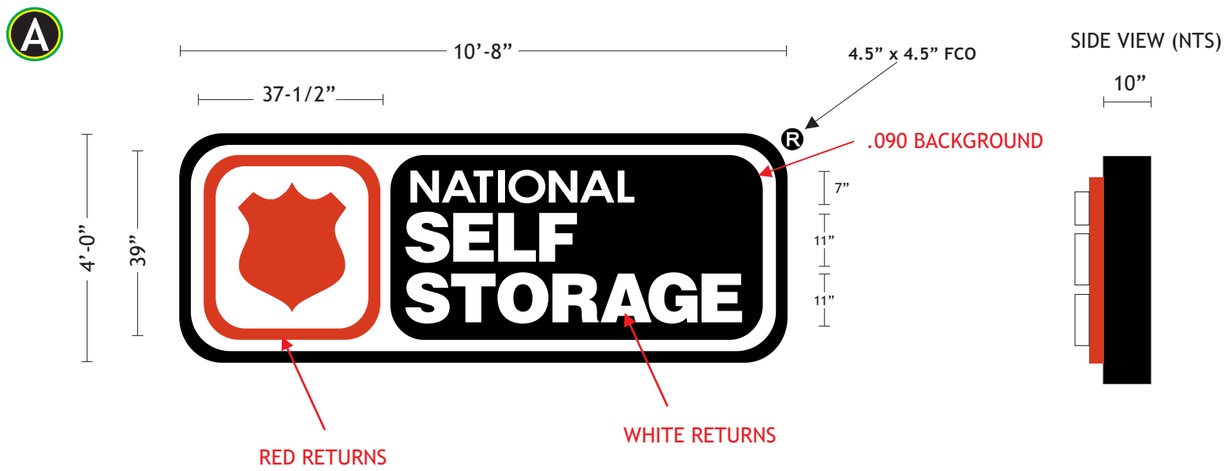
FILE NAME:	13469[PRO] NATIONAL SELF STORAGE R2-AVW				
JOB NAME:	NATIONAL SELF STORAGE	**PROJECT CONTACT:**	TRAVIS MORROW	**PROJECT MGR:**	MIKE ADDIS
JOB ADDRESS:	CONTINENTAL RESERVE LOOP & SILVERBELL	**ADDRESS:**	PO BOX 90540	**DESIGNER:**	AVW
SUITE:	N/A	**CITY, ZIP:**	TUCSON, AZ 85752	**ECY#:**	13469
CITY, ZIP:	TUCSON, AZ	**PHONE:**	CELL: 520-390-7095	**REV DATE:**	10-13-20

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PROPOSAL

SCALE 3/8”=1’-0”

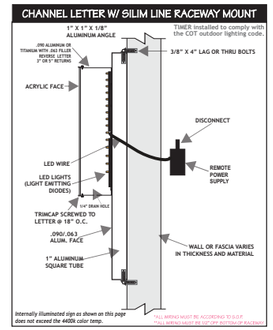


SIDE VIEW (NTS)

DARK RED
3630-73
PANTONE 7621 C

Black
3630-22
PANTONE BLACK C

WHITE
3630-20





FABRICATE AND INSTALL ONE (1) SET OF ILLUMINATED PAN CHANNEL LETTERS ON A RACEWAY.

PC LETTERS:
RETURNS: TO BE OF 3” PRE-FINISHED ALUMINUM .040 PAINTED BLACK.
BACKS: TO BE ALUMINUM .090. UNFINISHED.
LIGHTING: TO BE RED AND WHITE LEDS.
INSTALL: LETTERS MOUNTED ON A BACKER PANEL, ALL MOUNTED ON A RACEWAY ONTO BUILDING.

SUBJECT TO CODE AND LANDLORD APPROVAL. CUSTOMER TO PROVIDE LABELED, DEDICATED CIRCUIT(S) THAT MEETS CODE REQUIREMENTS TO THE SIGN LOCATION. IF CUSTOMER NEEDS PHOTO CELLS OR TIME CLOCKS PLEASE REQUEST FROM ADDISIGNS THAT THESE ITEMS BE ADDED TO YOUR ORDER.



* THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND THE BONDING OF THE SIGN AND CURRENT UL STANDARDS.

* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.

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TUCSON, ARIZONA 85713
520.748.1540

FILE NAME:	13469[PRO] NATIONAL SELF STORAGE R2-AVW				
JOB NAME:	NATIONAL SELF STORAGE	**PROJECT CONTACT:**	TRAVIS MORROW	**PROJECT MGR:**	MIKE ADDIS
JOB ADDRESS:	CONTINENTAL RESERVE LOOP & SILVERBELL	**ADDRESS:**	PO BOX 90540	**DESIGNER:**	AVW
SUITE:	N/A	**CITY, ZIP:**	TUCSON, AZ 85752	**ECY#:**	13469
CITY, ZIP:	TUCSON, AZ	**PHONE:**	CELL: 520-390-7095	**REV DATE:**	10-13-20

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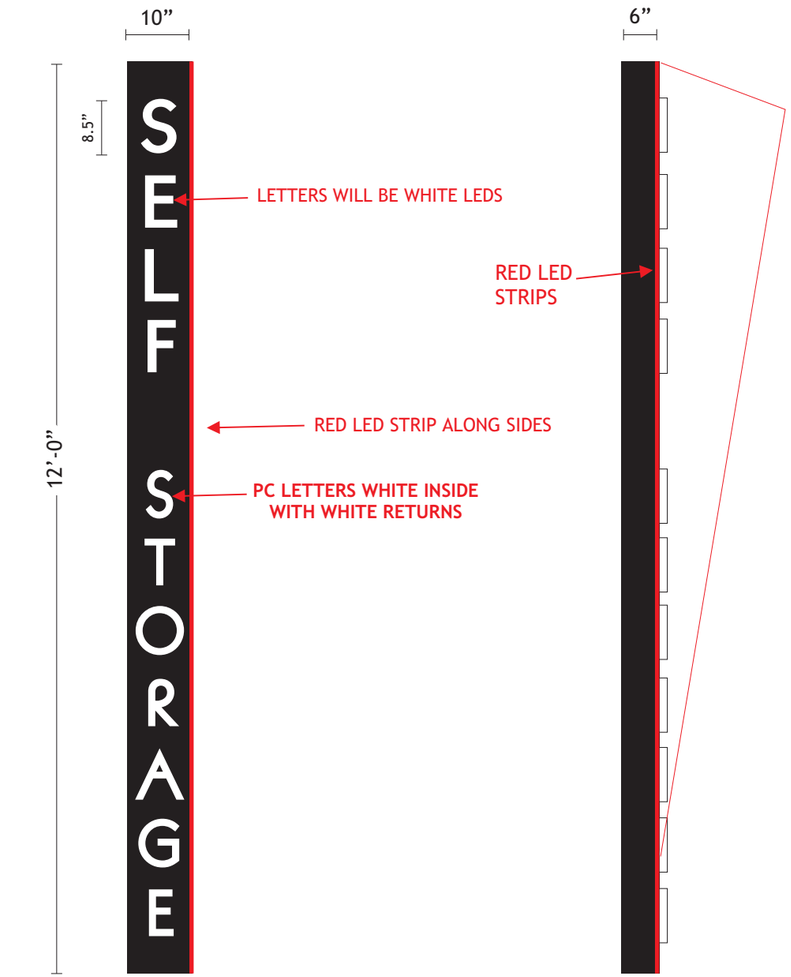
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UPDATED 07-21-20

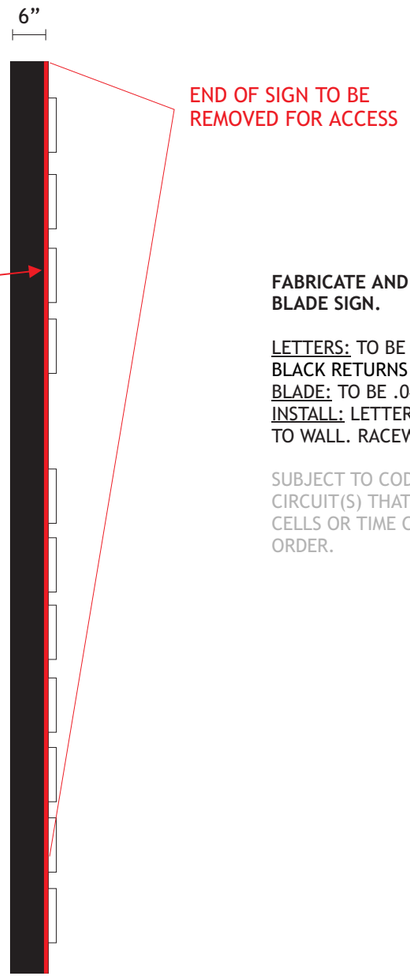
PROPOSAL

SCALE 1/2”=1’-0”

B SOUTH ELEVATION

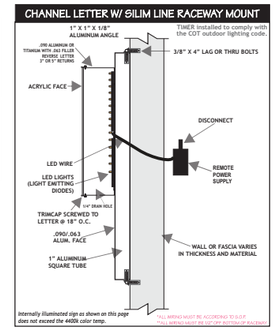


END VIEW





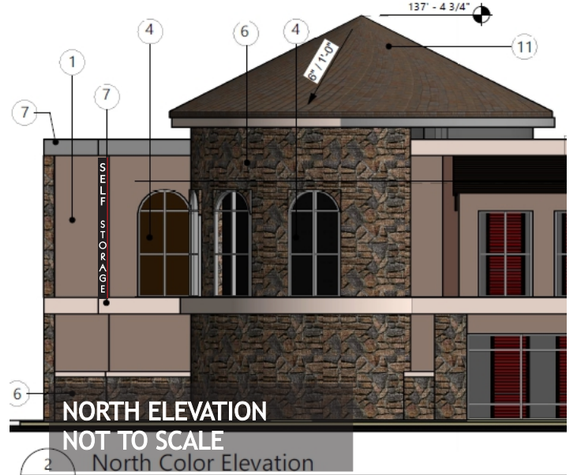
Black 3630-22 PANTONE BLACK C
WHITE 3630-20

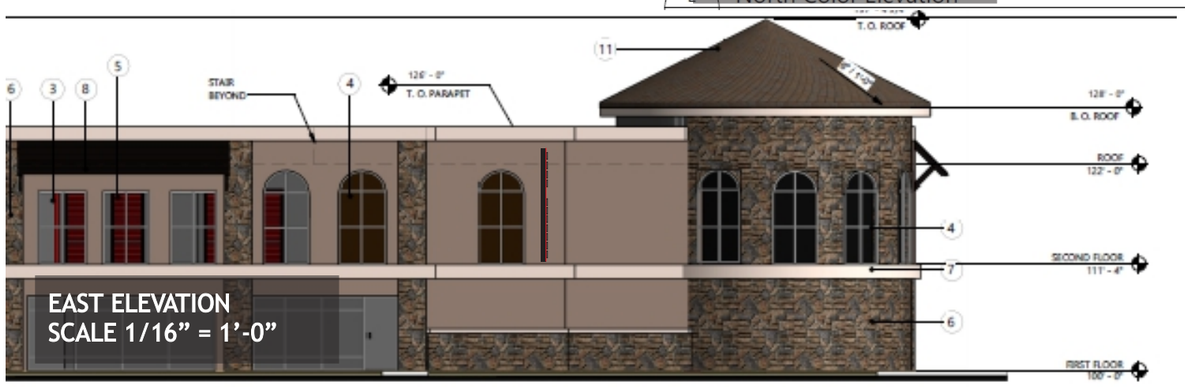


FABRICATE AND INSTALL (1) SET OF ILLUMINATED PAN CHANNEL LETTERS FOR SINGLE SIDED BLADE SIGN.

LETTERS: TO BE OF 3” OPEN FACE PRE-FINISHED ALUMINUM .040, PAINTED WHITE INTERIOR AND BLACK RETURNS
BLADE: TO BE .040 ALUMINUM RACEWAY WITH RED LED STRIP ON BUILDING SIDE.
INSTALL: LETTERS TO BE FLUSH MOUNTED ON RACEWAY, WHICH WILL BE MOUNTED PERPENDICULAR TO WALL. RACEWAY TO BE PAINTED BLACK.

SUBJECT TO CODE AND LANDLORD APPROVAL. CUSTOMER TO PROVIDE LABELED, DEDICATED CIRCUIT(S) THAT MEETS CODE REQUIREMENTS TO THE SIGN LOCATION. IF CUSTOMER NEEDS PHOTO CELLS OR TIME CLOCKS PLEASE REQUEST FROM ADDISIGNS THAT THESE ITEMS BE ADDED TO YOUR ORDER.





* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.

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SINCE 1955
3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540

FILE NAME: 13469[PRO] NATIONAL SELF STORAGE R2-AVW			
JOB NAME: NATIONAL SELF STORAGE	**PROJECT CONTACT:** TRAVIS MORROW	**PROJECT MGR:** MIKE ADDIS
JOB ADDRESS: CONTINENTAL RESERVE LOOP & SILVERBELL	**ADDRESS:** PO BOX 90540	**DESIGNER:** AVW
SUITE: N/A	**CITY, ZIP:** TUCSON, AZ 85752	**ECY#:** 13469
CITY, ZIP: TUCSON, AZ	**PHONE:** CELL: 520-390-7095	**REV DATE:** 10-13-20

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BUYERS SIGNATURE SIGN HERE _____ DATE: _____ SHOP APPROVAL 1:_____ SHOP APPROVAL 2:_____

UPDATED 07-21-20

PROPOSAL



PERSPECTIVE VIEW LOOKING SOUTHWEST



North Color Elevation

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520.748.1540

FILE NAME:	13469[PRO] NATIONAL SELF STORAGE R2-AVW				
JOB NAME:	NATIONAL SELF STORAGE	**PROJECT CONTACT:**	TRAVIS MORROW	**PROJECT MGR:**	MIKE ADDIS
JOB ADDRESS:	CONTINENTAL RESERVE LOOP & SILVERBELL	**ADDRESS:**	PO BOX 90540	**DESIGNER:**	AVW
SUITE:	N/A	**CITY, ZIP:**	TUCSON, AZ 85752	**ECY#:**	13469
CITY, ZIP:	TUCSON, AZ	**PHONE:**	CELL: 520-390-7095	**REV DATE:**	10-13-20

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BUYERS SIGNATURE SIGN HERE _____ DATE: _____ SHOP APPROVAL 1:_____ SHOP APPROVAL 2:_____

UPDATED 07-21-20

PROPOSAL - SITE MAP

SCALE 1/128”=1’-0”



* SUBJECT TO FINAL REVIEW BY CITY OFFICIALS FOR SIGN CODE COMPLIANCE.
** DUE TO PRINTER TECHNOLOGY, PRINTED COLORS MAY VARY FROM COLOR CALL OUTS SHOWN, SEE PHYSICAL SAMPLES OF COLORS FOR MOST ACCURATE REPRESENTATION.

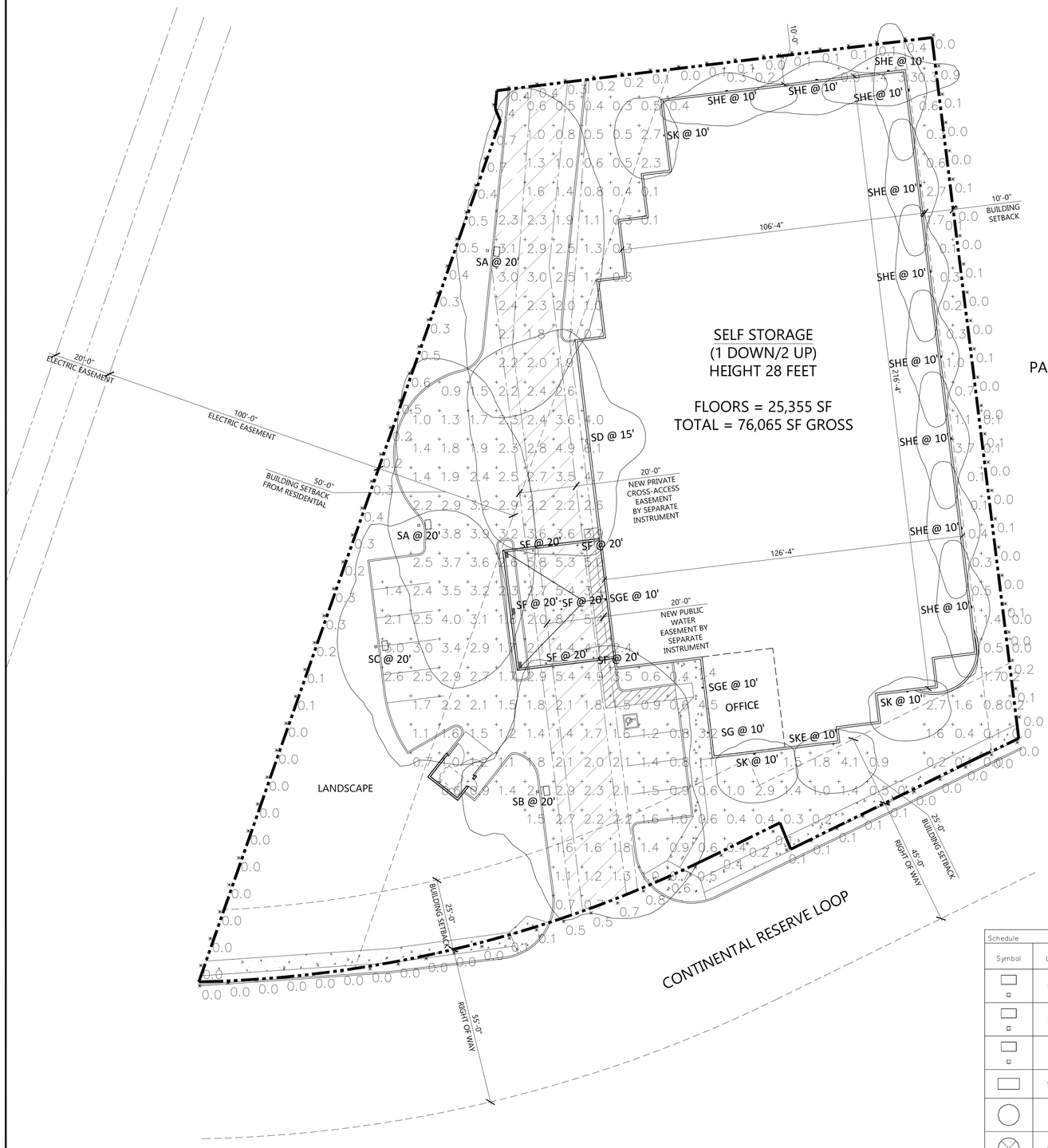
addisigns INC.
SINCE 1955
3808 E. 38TH STREET
TUCSON, ARIZONA 85713
520.748.1540

FILE NAME:	13469[PRO] NATIONAL SELF STORAGE R2-AVW				
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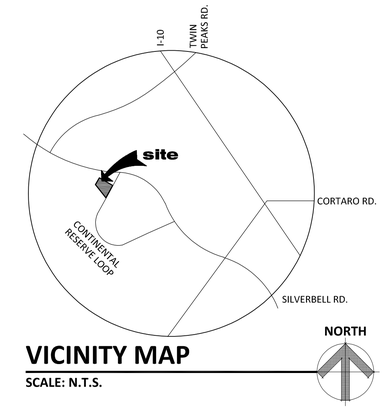
BUYERS SIGNATURE SIGN HERE _____ DATE: _____ SHOP APPROVAL 1:_____ SHOP APPROVAL 2:_____

UPDATED 07-21-20



PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



VICINITY MAP

SCALE: N.T.S.

SITE PLAN DATA:

EXISTING ZONING:	SPECIFIC PLAN (PIMA FARMS NORTH), COMMERCIAL
PROPOSED ZONING:	SPECIFIC PLAN (PIMA FARMS NORTH), COMMERCIAL/CONDITIONAL USE PERMIT
SUBDIVISION:	CONTINENTAL CROSSING - LOT 3
GROSS SITE AREA:	1.79 ACRES (78,127 S.F.)
NET SITE AREA:	1.41 ACRES (61,579 S.F.)
PROPOSED BUILDING USE:	INTERNALIZED SELF STORAGE
OCCUPANCY TYPE:	S-1 (STORAGE) AND B (OFFICE)
BUILDING HEIGHT ALLOWED:	34 FEET
BUILDING HEIGHT PROPOSED:	28 FEET
BUILDING AREA:	
TOTAL BUILDING AREA:	76,065 S.F. (2 UP/1 DOWN)
MAX BUILDING COVERAGE:	75% AT GROUND LEVEL/ 60% ABOVE GROUND LEVEL
PROVIDED BUILDING COVERAGE:	44%
MIN LANDSCAPE COVERAGE:	10% OF GROSS SITE AREA .10 (78,127) = 7,812.7 SF
PROVIDED LANDSCAPE COVERAGE:	19,563 SF (32%)

PARKING CALCULATION:

NOTE:
1. TITLE 22 OF THE MARANA LAND DEVELOPMENT CODE WAS REPEALED EFFECTIVE SEPTEMBER 6, 2019, BY MARANA ORDINANCE NO. 2019.018, WHICH ALSO ADOPTED CHAPTER 17-9 (PARKING) OF THE MARANA TOWN CODE.
2. FOR ALL USES, OTHER THAN RESIDENTIAL USES ON LOTS OF 16,000 SF OR LESS, A PARKING JUSTIFICATION ANALYSIS SHALL BE PROVIDED.

TOTAL PARKING PROVIDED:	10 SPACES
REQUIRED ADA PARKING:	1 SPACES
PROVIDED ADA PARKING:	1 SPACES

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE – FC @ GRADE	X	0.2 fc	0.9 fc	0.0 fc	N/A	N/A
SITE – FC @ GRADE	+	1.8 fc	8.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
	SA	2	Lithonia Lighting	DSX0 LED P4 40K T2M MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P4 40K T2M MVOLT with houseside shield	LED	DSX0_LED_P4_40K_T2M_MVOLT_HS.ies	8633	0.91	92
	SB	1	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P4 40K TFTM MVOLT	LED	DSX0_LED_P4_40K_TFTM_MVOLT.ies	10558	0.91	92
	SC	1	Lithonia Lighting	DSX0 LED P4 40K TFTM MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P4 40K TFTM MVOLT with houseside shield	LED	DSX0_LED_P4_40K_TFTM_MVOLT_HS.ies	8243	0.91	92
	SD	1	Lithonia Lighting	WDGE3 LED P1 70CRI R4 40K MVOLT (FINISH)	WDGE3 LED WITH P1 – PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	LED	WDGE3_LED_P1_70CRI_R4_40K.ies	7753	0.91	51.1717
	SF	6	ALW	C4SS D N W 20 83 40 51 (FINISH)	CORE 400 SX SCONCE	LED	CORE_QUBE 400_83CRI_2000lm_51 degree.IES	2000	0.91	15.2
	SG	1	ALW	C4SM D N W 10 83 40 51 (FINISH)	CORE 400 SX SURFACE MOUNT	LED	CORE_QUBE 400_83CRI_1000lm_51 degree.IES	965	0.91	6.6
	SGE	2	ALW	C4SM D E W 10 83 40 51 (FINISH)	CORE 400 SX SURFACE MOUNT W/EM BATTERY PACK	LED	CORE_QUBE 400_83CRI_1000lm_51 degree.IES	965	0.91	6.6
	SHE	10	Evenlite Inc	WW EM (FINISH)	WWAC/EM WEatherway in Normal AC Mode	LED	WWAC_EM-WeatherWay-In--Normal-AC-Mode.ies	1529	0.91	15.8
	SK	3	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF MVOLT (FINISH)	WDGE1 LED WITH P1 – PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	LED	WDGE1_LED_P1_40K_80CRI_VF.ies	1227	0.91	10.0002
	SKE	1	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF MVOLT E4WH (FINISH)	WDGE1 LED WITH P1 – PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	LED	WDGE1_LED_P1_40K_80CRI_VF.ies	1227	0.91	10.0002

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CLIENT

NATIONAL SELF STORAGE®

PROJECT DESCRIPTION

SELF STORAGE FACILITY

CITY MARANA

STATE ARIZONA

ISSUE DATES

CUP	CONDITIONAL USE PERMIT	10-16-2020
DD	DESIGN DEVELOPMENT	03-16-2020
SP	SITE PLAN PRE-APPLICATION	02-06-2020
SD	SCHEMATIC DESIGN	11-22-2019
MARK	DESCRIPTION	DATE

PROJECT NO: 20195410
DRAWN BY: MAB
CHECKED BY: MAB

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DRAWING TITLE

SITE PHOTOMETRIC PLAN

E002

EVENLITE
LIFE SAFETY LIGHTING SOLUTIONS

PROJECT NAME:		APPROVED BY:	
CATALOG NO.:		TYPE NO.:	

WEATHERWAY - High Performance with Aesthetic Appeal

Evenlite's new WeatherWay lights the way for your exit egress lighting needs, for both normal and emergency lighting usage. In normal operating mode, WeatherWay's 1530 lumen output is distributed along an elongated pathway via the purpose-designed optic lenses; in emergency mode, WeatherWay produces 600 lumens to light the way to safety with 60' spacing at 10' mounting height. The WeatherWay also features a full 90° cutoff for reduced direct glare and light pollution.

WeatherWay features a compact, smooth, low-profile, die-cast aluminum housing strategically curved and designed to blend unobtrusively with any architecture. IP65-certified, WeatherWay is available with temperature ratings from as low as -13 F on up to 122 F, making it ideal for either external wet locations or indoor usage.



Silver Finish

Construction
- Quality Pressure Die-Cast Aluminum housing finished in durable polyester powder coat available in Bronze, White, Silver or Black Finish
- Latching stainless-steel spring clips snap locks housing to back plate for ease of installation without visible hardware
- Universal field selectable knockout mounting pattern with pre-applied gasket seal
- Optional 0.5" threaded conduit top entry
- Long-life silicone rubber seal
- Large surface area LED heat sinking for optimum LED longevity
- Self-contained electronics and battery
- Quick connect wiring terminal block
- EM models with low-profile sealed Push-to-Test switch
- Polycarbonate UV-resistant, one-piece optic lens assembly

Electrical
- Field Selectable 120 or 277 VAC 60 HZ input
- Standard Self-Test, Self-Diagnostics performs a monthly test and continuously monitors critical functions to ensure reliability. Manual test may be initiated by depressing the test switch at any time
- Externally accessible test switch includes coded flashing diagnostics LED indicator
- All models include field-selectable Photocell for dusk-to-dawn operation
- Field-selectable wall switch operation for remote normal use switching (defeats photocell operation)
- Solid-state switching power supply and class 2 driver provides high efficiency
- Standard AC only model operating temperature range -13°F ~ 122°F (-25°C ~ 50°C)
- Standard EM Model operating temperature range 32°F ~ 122°F (0°C ~ 50°)
- Optional Cold Weather (CT) heater package extends operating range to -13°F ~ 122°F (-25°C ~ 50°C)
- Premium High Temperature Maintenance-Free Nickel Cadmium battery pack (EM Models) provides required 90 minutes emergency duration
- Power Consumption. EM models: Float charge mode without lamps illuminated 2 watts; Float charge mode with normal lamps illuminated 17 watts. Optional Cold Temperature model adds 15 watts intermittently (thermostat-controlled). AC only models: 17 watts
- Self-compensating solid-state Constant Current charger provides extended float life and rapid 24-hour recharge
- Zero current LVCO ensures positive charge acceptance following an extended battery discharge
- Brownout sensing assures emergency illumination during periods of low-line voltage

Illumination
- Eight LEDs produce 1530 lumens in normal (mains mode) and 600 lumens in emergency battery backup mode
- 4000°K CCT, CRI ≥ 70, L70 > 72,000 hours
- 15-Watt high output array provides 48' spacing at 8' MH and 60' at 10' MH. See spacing guide
- One-piece sealed polycarbonate lens array with eight individual optics
- CIE type: Direct, IES: Type 1 Short
- Design Lights Consortium® DLC Qualified: Outdoor Full Cutoff wall-mounted area luminaire

Certification
- Tested and Listed by Underwriters Laboratories in compliance with UL924 and CSA-C22.2 No. 141-15
- Nema-3R Rated for indoor/outdoor cold-weather and damp locations
- Meets or exceeds all performance standards as required by NFPA 101 Life Safety Code, NEC-70 and OSHA
- IP65 Certified by NTS

IP65 CERTIFIED

Warranty
- 5-Year Limited Warranty

ORDERING GUIDE – WW

Example: WW-AC-BZ-CT

Model	Battery Type/Operation	Mounting	Options
WW	**AC** AC only operation with Photocell Activation **EM** Self-Contained Battery Back up with Photocell Activation ** NOTE Photocell can be bypassed for optional remote switch or normally off standby emergency light*	**BZ** Bronze **BK** Black **WH** White **SL** Silver	**CT** Cold weather option to -25° C (EM models only)
WW			

Fill in fields from categories above and complete type and part number.

Type Number: | Full Part Number:

2575 Metropolitan Drive | Trevose, PA 19053 | T: 1.800.872.0879 | F: 215.244.4208 | mail@evenlite.com | www.evenlite.com

Weatherway – Low Profile Emergency Lighting



Silver Finish



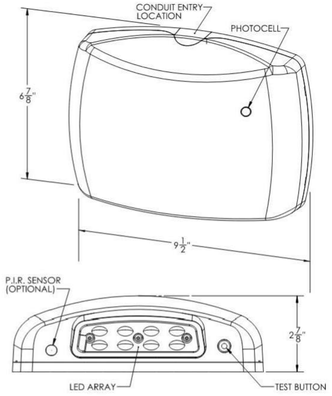
White Finish



Black Finish



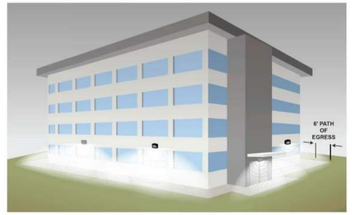
Bronze Finish



WeatherWay Emergency Mode Spacing Guidelines

SPACE: Outdoor 200' x 200' 1 wall
EGRESS PATH: 6' from wall
REFLECTION: Ceiling: 0 %
Wall: 30 %
Floor: 10 %
ILLUMINANCE: Ave. 1.0 FC
Min. .01 FC
UNIFORMITY: 40:1 Max/Min

Mounting Height	Spacing ft. (max) Center to Center
8'	48'
9'	55'
10'	60'
12'	53'
14'	45'



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DRAWING TITLE

PHOTOMETRIC CUT SHEETS

E003

CORE 400 SX SCONCE

ALW

PROJECT

Job _____
Type _____
Part # _____

Notes

SPECIFICATIONS

Source Xicato XTM LED module - up to 4000 lumens
CCT 2700K, 3000K, 3500K or 4000K
Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra) 83 or 98
Driver / Location Included / Remote mount or deep canopy options
Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
Power Up to 48 watts max, depending on LED module / driver
Reflector 11˚, 25˚, 41˚, 51˚, or 83˚ - field replaceable without tools
Material CNC machined aluminum with stainless steel hardware
Finish Powder coat - TGIC polyester for exterior and interior use
Weight 7.5 lb. (3.4 kg)
Location Listed for Wet & Damp locations
Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
Warranty Lifetime Limited Warranty - see warranty for details
IES Files LM-79-08 IES files available
Modifications Any modification or customization is possible - consult factory



LED | INDOOR OUTDOOR | WET LOCATION | DIMMABLE | XICATO | TITLE 24 | Intertek

ORDERING LOGIC

C4SS - [Driver] [Dimming] - [Mounting] [Location] [Output] [CRI *] [C.C.T.] [Reflector] - [Shell] - [Options]

Driver: R=Remote, D=Deep Canopy
Dimming: N=None, P=Phase, V=0-10V, Z=Other
Mounting Location: D=Damp, W=Wet
Output: 07=700 lm, 10=950 lm, 13=1300 lm, 20=2000 lm, 30=3000 lm, 40=4000 lm
CRI *: 83=83, 98=98*
C.C.T.: 27=2700K, 30=3000K, 35=3500K, 40=4000K
Reflector: 11=11°**, 25=25°, 41=41°, 51=51°, 83=83°**
Shell: XX (see chart on page 4); ZZ=Custom
Options: CT Cold weather option to -25° C (EM models only)

* 98 CRI not available in 4000 lm
** Not available with wet location

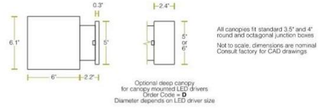
Example Part Number: **C4SS-RND-20832741-S3**
CORE 400 **S**X **S**conce - **R**emote Driver, **N**o Dimming, **D**amp Location - **20**00 lm, **83** CRI, **27**00K, **41**° Reflector - **S3** Red Shell

A 1035 22nd Avenue, Unit 1 · Oakland, CA 94606 P 510.489.2530 E TalkToUs@alwusa.com W alwusa.com

CORE 400 SX SCONCE

ALW

DIMENSIONS



All canopies fit standard 3.5" and 4" round and octagonal junction boxes

Not to scale, dimensions are nominal Consult factory for CAD drawings

Optional deep canopy for canopy mounted LED drivers Order Code = **D** Diameter depends on LED driver size

LED OPTIONS

Reflector Option	LES[1]	CRI	LED Specifications Lumens[2, 3]	Wattage[4] (W)	Efficacy[5] (lm/W)
11°, 25°, 41°, 51° & 83°	19mm	Ra = 83 ± 3	700	5.6	125
			950	8.2	118
			1300	11.7	111
			2000	19.5	102
			3000	29.3	102
			4000	39.1	102
		Ra = 98 R9 ≥ 90 R15 ≥ 95	700	7.4	97
			950	10.9	89
			1300	15.6	83
			2000	26.4	76
			3000	34.1	88

[1] LES: Light Emitting Surface diameter
[2] ± 10%
[3] Source lumens - see photometrics on page 3 for LOR to calculate delivered lumens
[4] Maximum luminaire wattage including LED driver = LED wattage x 1.2
[5] Higher efficacies are available via lower drive currents - consult factory

CONTROL OPTIONS

Standard LED Drivers* (included in base price)	Order Code **V** = 0-10V dimming to 10% Order Code **P** = Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	eldoLED 0-10V, DALI, or DMX dimming to 0% Lutron Hi-lume™ A-series, EcoSystem or forward phase dimming to 1% Lutron Hi-lume™ 3-series, EcoSystem dimming to 5%

* All LED drivers must be mounted in a deep canopy or remote
* Standard LED drivers are suitable for Wet Location
* Optional LED drivers are suitable for Damp Location
* For EM applications:
All LED drivers may be used with 3rd party inverter style systems

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CORE 400 SX SCONCE

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PHOTOMETRICS

LM-79-08 IES files available

Beam Angle	Order Code	Intensity Plot (cd) (3000lm)	Polar Plot (cd) (3000lm)	Cone Diagram (3000lm)	Description
11°	11	0 / 7375 / 14750 / 22125 / 29500	29500 / 23600 / 17700 / 11800 / 5900 / 0 30 60 90	Illuminance at Center: 5' 1178 fc; 10' 295 fc; 15' 131 fc; 20' 74 fc. Beam Diameter: 1.6'; 1.9'; 2.9'; 3.8'	CBCP = 29,547 cd Beam Angle = 11° Field Angle = 23° LOR = 89.1 % Beam = full width @ 50% Field = full width @ 90%
25°	25	0 / 1950 / 3900 / 5850 / 7800	7800 / 6240 / 4680 / 3120 / 1560 / 0 30 60 90	Illuminance at Center: 5' 311 fc; 10' 78 fc; 15' 35 fc; 20' 19 fc. Beam Diameter: 2.2'; 4.5'; 6.7'; 8.9'	CBCP = 7,785 cd Beam Angle = 25° Field Angle = 59° LOR = 87.5 % Beam = full width @ 50% Field = full width @ 90%
41°	41	0 / 1300 / 2600 / 3900 / 5200	5200 / 4160 / 3120 / 2080 / 1040 / 0 30 60 90	Illuminance at Center: 5' 205 fc; 10' 51 fc; 15' 23 fc; 20' 13 fc. Beam Diameter: 3.7'; 7.4'; 11.1'; 14.8'	CBCP = 5,127 cd Beam Angle = 41° Field Angle = 62° LOR = 82.4 % Beam = full width @ 50% Field = full width @ 90%
51°	51	0 / 900 / 1800 / 2700 / 3600	3600 / 2880 / 2160 / 1440 / 720 / 0 30 60 90	Illuminance at Center: 5' 143 fc; 10' 36 fc; 15' 16 fc; 20' 9 fc. Beam Diameter: 4.8'; 9.6'; 14.4'; 19.1'	CBCP = 3,564 cd Beam Angle = 51° Field Angle = 76° LOR = 83.0 % Beam = full width @ 50% Field = full width @ 90%
83°	83	0 / 475 / 950 / 1425 / 1900	1900 / 1520 / 1140 / 760 / 380 / 0 30 60 90	Illuminance at Center: 5' 72 fc; 10' 18 fc; 15' 8 fc; 20' 5 fc. Beam Diameter: 8.9'; 17.8'; 26.7'; 35.6'	CBCP = 1,802 cd Beam Angle = 83° Field Angle = 96° LOR = 84.8 % Beam = full width @ 50% Field = full width @ 90%

Beam Shaping Options

Add the order code shown below to the options box at the end of the part number:

Order Code	Description
-HL	Honeycomb Louver
-DF	Diffusion Lens
-SF	Satin finish on any standard reflector
-LS	Linear Spread Lens (60° x 1°)
-WW	Wall Wash Lens (shifts beam 20° from vertical)

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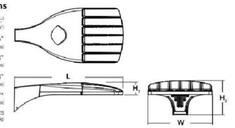
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Specifications subject to change without prior notice. Please visit our website for most current version.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (660 mm)
Width: 13" (330 mm)
Height$_L$: 3" (142 mm)
Height$_H$: 7" (177.8 mm)
Weight (max): 16 lbs (7.26 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4[1] P7[1] P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[1]	T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[1] LCCO Left corner cutoff[1] RCCO Right corner cutoff[1]	MVOLT[2,3] 120[4] 208[4] 240[4] 277[4] 480[4] **Shipped included** SPA Square pole mounting RPA Round pole mounting[5] WBA Wall bracket[5] SPUMBA Square pole universal mounting adaptor[6] RPUMBA Round pole universal mounting adaptor[6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)[7]

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8,9] PIRBNL Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (control ordered separately)[11] PERS Five-pin receptacle only (control ordered separately)[11,12] PE7T Seven-pin receptacle only (leads exit fixture) (control ordered separately)[11,12] DMG 0-10V dimming extend out back of housing for external control (control ordered separately)[13]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[14,15] PIRH High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,15] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,15] PIRHTC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[14,15] FAO Field adjustable output[16]	**Shipped installed** HS House-side shield[17] SF Single fuse (120, 277, 347V)[13] DF Double fuse (208, 240, 480V)[13] LNS Left rotated optics[12] RNS Right rotated optics[12] DDL Diffused drop lens[18] HA 50°C ambient operation[13] **Shipped separately** BS Bird spikes[19] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU Photocell - SSL twist-lock (120-277V)[20]
DLL347F 1.5 CUL JU Photocell - SSL twist-lock (347V)[20]
DLL480F 1.5 CUL JU Photocell - SSL twist-lock (480V)[20]
DSX0HS SBK U Shorting cap[21]
DSX0HS 240C U House-side shield for P6,P7,P13 and P14[22]
DSX0HS 360C U House-side shield for P10,P11,P12 and P15[22]
DSX0HS 480C U House-side shield for P5,P8 and P9[22]
DSX0DEG U Diffused drop lens (polycarbonate)[18]
PUMA DDBXD U[23] Square and round pole universal mounting bracket adapter (specify finish)[6]
KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)[7]
DSX0EGS 2190 U[24] External glare shield

For more control options, see DSX0 LED and NLTAIR2 online. Link to nLight AIR 2.

NOTES
1 HA not available with P4, P7, and T1S.
2 MVOLT driver operates 120V-277V (50/60 Hz). 480V by special order.
3 Any Type 3 distribution with photocell, is not available with 480A.
4 Not available with HS or DDL.
5 WBA/SPA/RPA: Universal mounting bracket intended for retrofit on existing pre-drilled poles only. 1.5 CU aluminum load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template 69.
6 SPUMBA/RPUMBA: Universal pole mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
7 Must be ordered with KMA8.
8 Sensor cover and block only in dark bronze, black, white and natural aluminum colors.
9 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this site.
10 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
11 Not for use in HA. Not for use with PIR, PIRH, PIR1FC3V, PIRHTC3V or NLTAIR2 PIR.
12 DMG not available with PIRBNL, PIER, PIER7, PIR, PIRH, PIR1FC3V or PIRHTC3V (SCC).
13 Reference Controls Options Table on page 4.
14 Reference Motion Sensor Default Settings table on page 4 to see functionality.
15 Not available with other dimming controls options.
16 Not available with BLC, LCCO and RCCO distribution.
17 Must be ordered with Bronze for factory pre-drilling.
18 Requires luminaire to be specified with PER, PER7 or PERT option. See Controls Table on page 4.
19 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template 69.

EGS – External Glare Shield

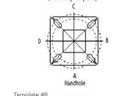




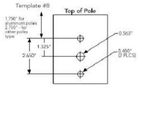


Drilling

HANDHOLE ORIENTATION
(from top of pole)



Template #8



Tenon Mounting Slipfitter

Tenon O.D.	Single unit	2 at 180°	2 at 90°	3 at 90°	3 at 120°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-390	AST20-320	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Mast Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Pattern/Indexing	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimensions							
SPA	4.0	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	4.0	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

Includes luminaire and ordering mounting arm. Other tenons, arms, tiny tots or other accessories are not included in this EPA data.

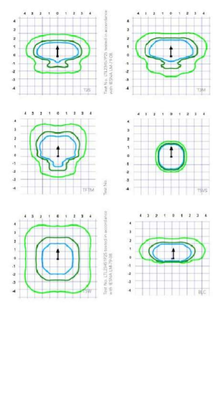
Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.959	1.900	1.800	2.850	2.850	3.544

Photometric Diagrams

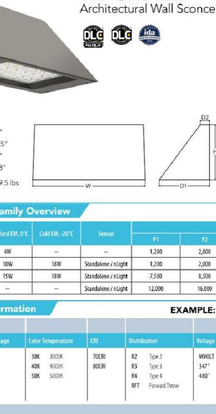
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

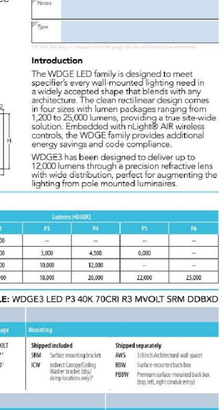
Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND
0.1 fc
0.5 fc
1.0 fc

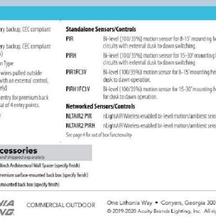


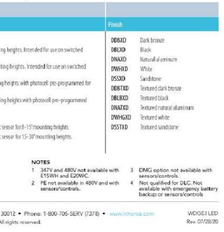














WDGE3 LED
Architectural Wall Sconce

Catalog Number
Notes
Type

Specifications subject to change without prior notice. Please visit our website for most current version.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight (without options): 19.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	6W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	2,500	4,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347 480	**Shipped included** SRM Surface mounting bracket RCW Indirect Ceiling Mother bracket (ship during locations only)[1]

Shipped separately
AWS 3/8inch Architectural wall spacer
BBW Surface-mounted back box
PBBW Premium surface-mounted back box (top, left, right conduit entry)

Options	Finish
E1SWH Emergency battery backup, CEC compliant (1.0W, 0°C min) E20WC Emergency battery backup, CEC compliant (1.0W, -20°C min) PE[2] Photocell, Button Type DMG[3] 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) BCE Bottom conduit entry for premium back box (PBBW). Total of 4 entry points. SPD10KV 10kV Surge pack	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSTTXD Textured sandstone

Standalone Sensors/Controls
PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls
NLTAIR2 PIR nLight AIR Wireless-enabled bi-level motion/ambient sensor for 8-15' mounting height.
NLTAIR2 PIRH nLight AIR Wireless-enabled bi-level motion/ambient sensor for 15-30' mounting heights.
See page 4 for out of box functionality

Accessories

Ordered and shipped separately.
WDGXMS 30IDD U WDGE 3 Back Architectural Wall Spacer (specify finish)
WDGLPBBW 30IDD U WDGE3 Premium surface-mounted back box (specify finish)
WDGBW DDBXD U Surface-mounted back box (specify finish)

NOTES
1 240V and 480V not available with E1SWH and E20WC.
2 PE not available in 480V and with sensors/controls.
3 DMG option not available with sensors/controls.
4 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI) Lumens	LPW	B	U	G	40K (4000K, 70 CRI) Lumens	LPW	B	U	G	50K (5000K, 70 CRI) Lumens	LPW	B	U	G
P1	52W	R2	7,037	136	1	0	1	7,449	148	2	0	1	7,449	148	2	0	1
		R3	6,922	134	1	0	2	7,324	145	1	0	2	7,324	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,027	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	71W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,522	134	2	0	2	10,341	145	2	0	2	10,341	145	2	0	2
		RFT	9,334	131	2	0	2	10,140	142	2	0	2	10,140	142	2	0	2
P4	88W	R2	11,389	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

Electrical Load

Performance Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.245	0.213	0.186	0.150	0.110
P2	59W	0.496	0.282	0.251	0.220	0.175	0.126
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E1SWH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.893
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate ELF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

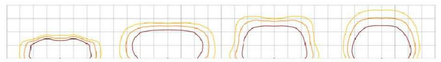
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND
0.25 fc
0.5 fc
1.0 fc

MH = 15ft
Grid = 15ft x 15ft



WDGE3 LED P3 40K 70CRI R2 | WDGE3 LED P3 40K 70CRI R3 | WDGE3 LED P3 40K 70CRI R4 | WDGE3 LED P3 40K 70CRI RFT

Emergency Egress Options

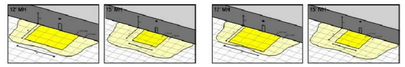
Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E1SWH or E20WC and R4 distribution.

Grid = 10ft x 10ft



WDGE3 LED xx 40K 70CRI R4 MVOLT E1SWH | WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC

Control / Sensor Options

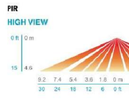
Motion/Ambient Sensor (PIR _ PIRH_)

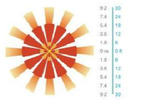
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

Networked Control (NLTAIR2)

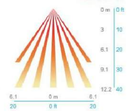
nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLARITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

PIR
HIGH VIEW

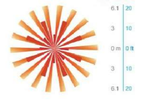




PIRH
SIDE VIEW



TOP VIEW



Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	90V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	90V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	90V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

Mounting, Options & Accessories



NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor
D = 6"
H = 11"
W = 18"



PBBW – Premium Back Box
D = 1.75"
H = 9"
W = 18"



BBW – Standard Back Box
D = 1.5"
H = 4"
W = 5.5"



AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction; whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 2 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and sanded finishes.

OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nightime Friendly™ product, meaning it is consistent with the LEEDB and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L70[100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaires comes with built-in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP65 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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CLIENT
NATIONAL SELF STORAGE®

PROJECT DESCRIPTION
SELF STORAGE FACILITY

CITY MARANA
STATE ARIZONA

ISSUE DATES

CUP	CONDITIONAL USE PERMIT	10-16-2020
DD	DESIGN DEVELOPMENT	03-16-2020
SP	SITE PLAN PRE-APPLICATION	02-06-2020
SD	SCHEMATIC DESIGN	11-22-2019
MARK	DESCRIPTION	DATE

PROJECT NO: 20195410
DRAWN BY: MAB
CHECKED BY: MAB

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DRAWING TITLE
PHOTOMETRIC CUT SHEETS

E004

CORE 400 SX
SURFACE MOUNT

ALW

PROJECT

Job _____

Type _____

Part # _____

Notes

SPECIFICATIONS

Source Xicato XTM LED module - up to 4000 lumens
CCT 2700K, 3000K, 3500K or 4000K
Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra) 83 or 98
Driver / Location Included / Remote mount or deep canopy options
Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
Power Up to 48 watts max, depending on LED module / driver
Reflector 11˚, 25˚, 41˚, 51˚, or 83˚ - field replaceable without tools
Material CNC machined aluminum with stainless steel hardware
Finish Powder coat - TGIC polyester for exterior and interior use
Weight 7 lb. [3.2 kg]
Location Listed for Wet & Damp locations
Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
Warranty Lifetime Limited Warranty - see warranty for details
IES Files LM-79-08 IES files available
Modifications Any modification or customization is possible - consult factory



L.E.D. | INDOOR OUTDOOR | WET 4A LOCATION | DIMMABLE | XICATO | TITLE 24 | Intertek

ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell	Options
C4SM -			-			-		-	-

R=Remote N=None D=Deep Canopy P=Phase W=Wet 0=0-10V Z=Other

07=700 lm **10**=950 lm **13**=1300 lm **20**=2000 lm **30**=3000 lm **40**=4000 lm

83=83 **98**=98*

27=2700K **30**=3000K **35**=3500K **40**=4000K **50**=5000K

11=11˚ ** **25**=25˚ **41**=41˚ **51**=51˚ **63**=63˚ **

XX (see chart on page 4)

ZZ=Custom

* 98 CRI not available in 4000 lm

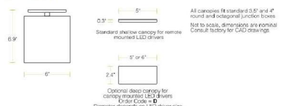
** Not available with wet location

Example Part Number: **C4SM-RND-20837741-53**
CORE 400 **S**X Surface **M**ount • **R**emote Driver, **N**o Dimming, **D**eep Location • **2000** lm, **83** CRI, **2700**K, **41**˚ Reflector • **53** Red Shell

CORE 400 SX
SURFACE MOUNT

ALW

DIMENSIONS



All canopies fit standard 0.5" and 4" round and octagonal junction boxes.
Not to scale, dimensions are nominal. Consult factory for CAD drawings.

Standard shallow canopy for remote mounted LED drivers

Optional deep canopy for canopy mounted LED drivers
Order Code = **D**
Diameter depends on LED driver size

LED OPTIONS

Reflector Option	LES[1]	CRI	LED Specifications Lumens[2,3]	Wattage[4] (W)	Efficacy[5] (lm/W)
11˚, 25˚, 41˚, 51˚ & 83˚	19mm	Ra = 82 ± 3	1129	9.8	115
			950	8.2	116
			1300	11.7	111
			2000	19.5	102
			3000	29.3	102
			4000	39.1	102
		Ra = 98 Rf ≥ 90 R15 ≥ 96	1129	7.4	97
			950	10.9	89
			1300	15.6	83
			2000	26.4	76
			3000	34.1	88

[1] LES: Light Emitting Surface diameter
[2] ± 12%
[3] Source Lumens - see photometrics on page 3 for LOR to calculate delivered lumens
[4] Maximum luminaire wattage including LED driver = LED wattage x 1.2
[5] Higher efficacies are available via lower drive currents - consult factory

CONTROL OPTIONS

Standard LED Drivers* (included in base price)	Order Code **V** = 0-10V dimming to 10% Order Code **P** = Phase dimming to 10% Compatible with both forward and reverse phase dimmers
Optional LED Drivers*	eldoLED 0-10V, DALI or DMX dimming to 1% Lutron Hi-lume™ A-series, EcoSystem or forward phase dimming to 1% Lutron Hi-lume™ 5-series, EcoSystem dimming to 5%

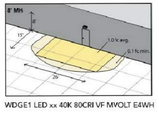
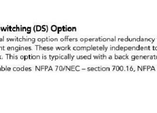
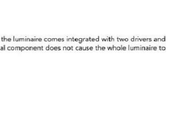
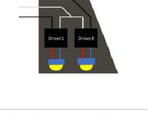
* All LED drivers must be mounted in a deep canopy or remote
* Standard LED drivers are suitable for Wet Location
* Optional LED drivers are suitable for Damp Location
* For LM applications:
All LED drivers may be used with 3rd party Inverter style systems

CORE 400 SX
SURFACE MOUNT

ALW

PHOTOMETRICS

LM-79-08 IES files available

Beam Angle	Order Code	Intensity Plot (cd) (3000lm)	Polar Plot (cd) (3000lm)	Cone Diagram (3000lm)	Description
11˚	11				CBCP = 29,547 cd Beam Angle = 11˚ Field Angle = 23˚ LOR = 89.1 % Beam = full width @ 50% Field = full width @ 90%
25˚	25				CBCP = 7,785 cd Beam Angle = 25˚ Field Angle = 69˚ LOR = 87.5 % Beam = full width @ 50% Field = full width @ 90%
41˚	41				CBCP = 5,127 cd Beam Angle = 41˚ Field Angle = 82˚ LOR = 82.4 % Beam = full width @ 50% Field = full width @ 90%
51˚	51				CBCP = 3,564 cd Beam Angle = 51˚ Field Angle = 76˚ LOR = 83.0 % Beam = full width @ 50% Field = full width @ 90%
83˚	83				CBCP = 1,802 cd Beam Angle = 83˚ Field Angle = 98˚ LOR = 84.8 % Beam = full width @ 50% Field = full width @ 90%

Beam Shaping Options

Add the order code shown below to the options box at the end of the part number:

Order Code	Description
-HL	Honeycomb Louver
-DF	Diffusion Lens
-SF	Satin finish on any standard reflector
-LS	Linear Spread Lens (60˚ x 1˚)
-WW	Wall Wash Lens (orifice faces 20˚ from vertical)

CORE 400 SX
SURFACE MOUNT

ALW

COLOR OPTIONS

Basic Powder Coat
- **GW** Gloss White
- **SW** Satin White — AW Antimicrobial option
- **TW** Textured Matte White
- **TB** Textured Matte Black

Satin Anodized Effect Powder Coat
- **CS** Clear Silver
- **OB** Oil-Rubbed Bronze
- **DB** Dark Bronze
- **SB** Satin Black

Metallic Powder Coat
- **SG** Silver Gray
- **CG** Charcoal Gray
- **CU** Copper
- **BR** Brass

Gloss Powder Coat (60-95% Gloss)
- **GO** Orange (RAL 2003)
- **GR** Red (RAL 3003)
- **GM** Magenta (RAL 4010)
- **GB** Blue (RAL 5015)

Aluminum
- **BA** Brushed Aluminum. Cost adder applies.

Special Order
- **RAL _____** Most RAL Classic Colors (60-95% Gloss) are available for powder coat - consult ALW. Minimum setup fee applies. See alwusa.com/finishes for more information
- **CAT _____** The complete range of powder coat colors from the Tiger Drylac and TCI catalogs are available - consult ALW. Minimum setup fee applies.

Custom
- **CCM _____** Custom powder coat color matching is available - consult ALW. Premium setup fee applies.

Printed or on-screen colors are only approximations - consult actual Color Chip Set before specifying
Note: An individual setup fee will apply to each unique Special Order/Custom Finish per purchase order. (ex. RAL 5023 and RAL 2008 are specified for multiple line items on a purchase order. 2x setup fees will apply)



WDGE1 LED
Architectural Wall Sconce

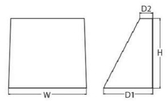
DLC DLC Mini

Catalog Number
Notes
Type

Intended for indoor or outdoor use. Refer to page 3 for more information.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution.

WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

WDGE LED Family Overview

Luminaire	Standard EM, 0˚C	Cold EM, -20˚C	Sensor	Lumens (4000K) P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE1 LED	P1 P2	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K* 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347**	**Shipped included** SRM Surface-mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (drop-damp locations only) **Shipped separately** AWS 3/8inch Architectural wall spacer RBW Surface-mounted back box PBBW Premium surface-mounted back box (top, left, right conduit entry)

Options		Finish			
E4WH#	Emergency battery backup, CEC compliant (4W, 0°C min)	DDBXD	Dark bronze	DDBTXD	Textured dark bronze
PE*	Photocell, Button type	DBLXD	Black	DBLBXD	Textured black
DS	Dual-switching (comes with 2 drivers and 2 light engines; see page 3 for details)	DNATXD	Natural aluminum	DNATXD	Textured natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	DWHXD	White	DWHXD	Textured white
BCE	Bottom conduit entry for premium back box (PBBW). Total of 4 entry points.	DSSTXD	Sandstone	DSSTXD	Textured sandstone

Accessories
Ordered and shipped separately.
WDGEAWS DDBXD U — WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE1PBBW DDBXD U — WDGE1 Premium surface-mounted back box (specify finish)
WDGERBW DDBXD U — Surface-mounted back box (specify finish)

NOTES
1 50K not available in 90CRI.
2 347V not available with E4WH, DS or PE.
3 E4WH not available with PE or DS.
4 PE not available with DS.
5 Not qualified for DLC. Not available with E4WH.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 80 CRI) Lumens	LPW	B	U	G	30K (3000K, 80 CRI) Lumens	LPW	B	U	G	35K (3500K, 80 CRI) Lumens	LPW	B	U	G	40K (4000K, 80 CRI) Lumens	LPW	B	U	G	50K (5000K, 80 CRI) Lumens	LPW	B	U	G
P1	10W	VF	1,120	112	0	0	0	1,141	114	0	0	0	1,104	110	0	0	0	1,237	123	0	0	0	1,235	123	0	0	0
		VW	1,122	112	0	0	0	1,143	114	0	0	0	1,106	111	0	0	0	1,239	124	0	0	0	1,237	124	0	0	0
P2	15W	VF	1,806	120	1	0	0	1,812	121	1	0	0	1,725	115	1	0	0	1,959	131	1	0	0	1,960	131	1	0	0
		VW	1,809	120	1	0	0	1,816	121	1	0	0	1,729	115	1	0	0	1,962	131	1	0	0	1,996	133	1	0	0

Electrical Load

Performance Package	System Watts	Current (A) 120V	208V	240V	277V	347V
P1	10W	0.082	0.049	0.043	0.038	--
	11W	--	--	--	--	0.046
P2	15W	0.132	0.081	0.072	0.064	--
	18W	--	--	--	--	0.056

Lumen Multiplier for 90CRI

CCT	Multiplier
27K	0.845
30K	0.867
35K	0.845
40K	0.885
50K	0.858

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Dist. Type	Lumens
E4WH	VF	646
	VW	647

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40˚C (32-104˚F).

Ambient		Lumens Multiplier
0˚C	32˚F	1.03
10˚C	50˚F	1.02
20˚C	68˚F	1.01
25˚C	77˚F	1.00
30˚C	86˚F	0.99
40˚C	104˚F	0.98

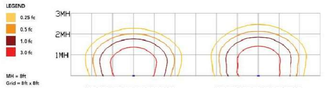
Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25˚C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate L27, see the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.99	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



WDGE1 LED P2 40K 80CRI VW — WDGE1 LED P2 40K 80CRI VF

Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain a minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The example below shows illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E4WH and VF distribution.

WDGE1 LED xx 40K 80CRI VF MVOLT E4WH

Dual Switching (DS) Option

The dual switching option offers operational redundancy that certain codes require. With this option the luminaire comes integrated with two drivers and two light engines. These work completely independent to each other so that a failure of any individual component does not cause the whole luminaire to go dark. This option is typically used with a back generator or inverter providing emergency power.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

Mounting, Options & Accessories



E4WH – 4W Emergency Battery Backup
D = 5.3"
H = 8"
W = 9"



PBBW – Premium Back Box
D = 1.75"
H = 8"
W = 9"



RBW – Standard Back Box
D = 1.5"
H = 4"
W = 5.5"



AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single piece die-cast aluminum housing integrates secondary heat sinks to optimize thermal transfer from the internal light engine heat sinks and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one piece solid silicone gasket to keep out moisture and dust, providing an IP66 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Well crafted reflector optics allow the light engine to be recessed within the luminaire, providing visual comfort, superior distribution, uniformity, and spacing in wall-mount applications. The WDGE LED has zero uplight and qualifies as a Nightime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L91/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaires comes with built-in surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2).

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the Luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibrations load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.DesignLights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 2700K and 3000K color temperature only and SRM mounting only.

WARRANTY
5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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CLIENT

NATIONAL SELF STORAGE®

PROJECT DESCRIPTION

SELF STORAGE FACILITY

CITY MARANA

STATE ARIZONA

ISSUE DATES

CUP	CONDITIONAL USE PERMIT	10-16-2020
DD	DESIGN DEVELOPMENT	03-16-2020
SP	SITE PLAN PRE-APPLICATION	02-06-2020
SD	SCHEMATIC DESIGN	11-22-2019
MARK	DESCRIPTION	DATE

PROJECT NO: 20195410

DRAWN BY: MAB

CHECKED BY: MAB

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DRAWING TITLE

PHOTOMETRIC CUT SHEETS

E005

Planning Commission - Regular Meeting

Meeting Date: 10/28/2020

To: Planning Commission

From: Justin Currie, Planner

Date: October 28, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **CUP2010-001 QuikTrip Highway Sign.** A request for approval of a conditional use permit allowing for the development of a shared freestanding interstate sign located at the northwest corner of I-10 and Tangerine Rd. (Justin Currie)

Discussion:

Request

QuikTrip has submitted an application for the approval of a Conditional Use Permit for a shared freestanding interstate sign as required by Section 17-10-21 Freeway Interstate Signs in the Marana Town Code. Partnering with the adjacent land-owner, Tangerine/I-10 LLC, QuikTrip has designed a multi-use freestanding interstate sign that will be shared with adjacent commercial developments in the future.

Proposed Sign

Marana Town Code Section 17-10-21 limits freeway signs to a maximum height of 65' and 300 square feet of sign area. The proposed sign stands at 60' tall and there is approximately 285 square feet of sign area. The sign will be of a metal and brick design. At the base, black structural brick will be used to match the brick used in the adjacent, planned QuikTrip store design and construction. Support poles will be painted and wrapped metal that similar to the existing QuikTrip freeway sign located at the intersection of Valencia Road and I-19.

This sign will be utilized by future adjacent developments as this property is part of the Tangerine Commerce Park Specific Plan master development area. Three tenant panels are proposed, two of them for future, unknown tenants and one QuikTrip electronic message display panel for advertising fuel pricing. QuikTrip has worked with ADOT to ensure the future user panels comply with their sign guidelines.

The sign will be located on the eastern portion of the QuikTrip property adjacent to an existing Cortaro Marana Irrigation District (CMID) canal and the I-10 exit ramp. This location is within the 250' limit from the interstate right of way as required by Section 17-10-21 of the Town Code.

Public Notification

This public hearing was properly advertised and all property owners within 300 feet of the subject property were sent letters informing them of the proposed use. As of the date of this report, staff has not received any correspondence either in support or opposition to this project.

Staff Recommendation:

Staff recommends approval of the Conditional Use Permit.

Suggested Motion:

I move to approve CUP2010-001, a Conditional Use Permit for the QuikTrip shared freestanding interstate sign.

Attachments

Application
Project Narrative
Location Map
Site Plan
Sign Elevation

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

❑ Annexation	❑ Development Plan	❑ Development Plan Package	❑ General Plan Amendment
❑ Rezone	❑ Minor Land Division	❑ Significant Land Use Change	❑ Conditional Use Permit
❑ Specific Plan	❑ Landscape Plan	❑ Native Plant Plan/Exception	❑ SWPP
❑ Variance	❑ Hydraulic Model	❑ Sewer Capacity Assurance	❑ Sign Program
❑ Plat	❑ Improvement Plan	❑ Report (Type): _____	❑ Other: _____

PROJECT INFORMATION

Project Name:	
Description of Project:	Number of Lots:
Parcel No.(s):	Gross Area (Acres):
Project Address:	
Ref. Project No.:	

CONTACT INFORMATION

Owner:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Applicant:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		
Consultant/Engineer:	Contact Name:		
Address:	City:	State:	Zip:
Email:	Phone No.:		

OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY

Project No._____ **Date Received**_____

Revision Date 03/29/2019

CONDITIONAL USE PERMIT

QT #1491 – I-10 & Tangerine Rd.
Marana, AZ



APPLICANT:
QuikTrip Corporation
Jonathan Naut
1116 E. Broadway Rd., Tempe, AZ 85282
480-446-6318
jnaut@quiktrip.com

DESCRIPTION OF REQUEST

QuikTrip would like to submit an application for Conditional Use Permit for a shared highway sign. In partnering with Tangerine/I-10 LLC, QuikTrip has worked on a design and incorporated feedback from Staff for a multi-use highway sign. Additionally, QuikTrip has partnered with ADOT to ensure the future user panels comply with their sign guidelines.

NEIGHBORHOOD IMPACT

As part of the Tangerine Commerce Park planned area, QuikTrip is the first of many future commercial uses planned along the Tangerine corridor. Currently, the areas adjacent to the site are vacant and no negative impact will be experienced. The new QuikTrip store will capture the existing traffic along Tangerine & I-10 and the proposed highway sign will ensure visibility and time to exit.

OPERATION INFORMATION

The QuikTrip store will operate 24/7 and the proposed sign will advertise fuel prices at all times as well. The LED cabinet will comply will all sign and lighting requirements for not only the Town of Marana but also within ADOT's requirements also. The store will operate on 3 shifts, morning, evening and overnight, with between 1-6 employees at a time.

SIGN DETAILS

The proposed sign will be of metal and brick design. At the base, black structural brick will be used to match the brick used in the Store's construction. The poles were designed with feedback from Staff to be painted metal wrap to reflect our location on Valencia & I-19. Three tenant panels are proposed with two of them being for future, unknown tenants and one QuikTrip panel advertising fuel pricing. The sign stands at 60' and approximately 285sqft sign area.

ADJACENT PROPERTY INFORMATION

Three parcels are within 300' of this proposed sign.

- 9400 W. Tangerine Rd.
- Parcel 216-12-0250; Mailing Address 3567 E SUNRISE DRSTE 219TUCSON AZ 85718-3232
- Parcel 217-55-012D; Mailing Address PO Box 4085, Santa Monica, CA 90411

MARANA AZ
TECHNOLOGY SERVICES

QuikTrip Highway Sign Location





Legend

Notes

1.1 0 0.57 1.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Latitude Geographics Group Ltd.

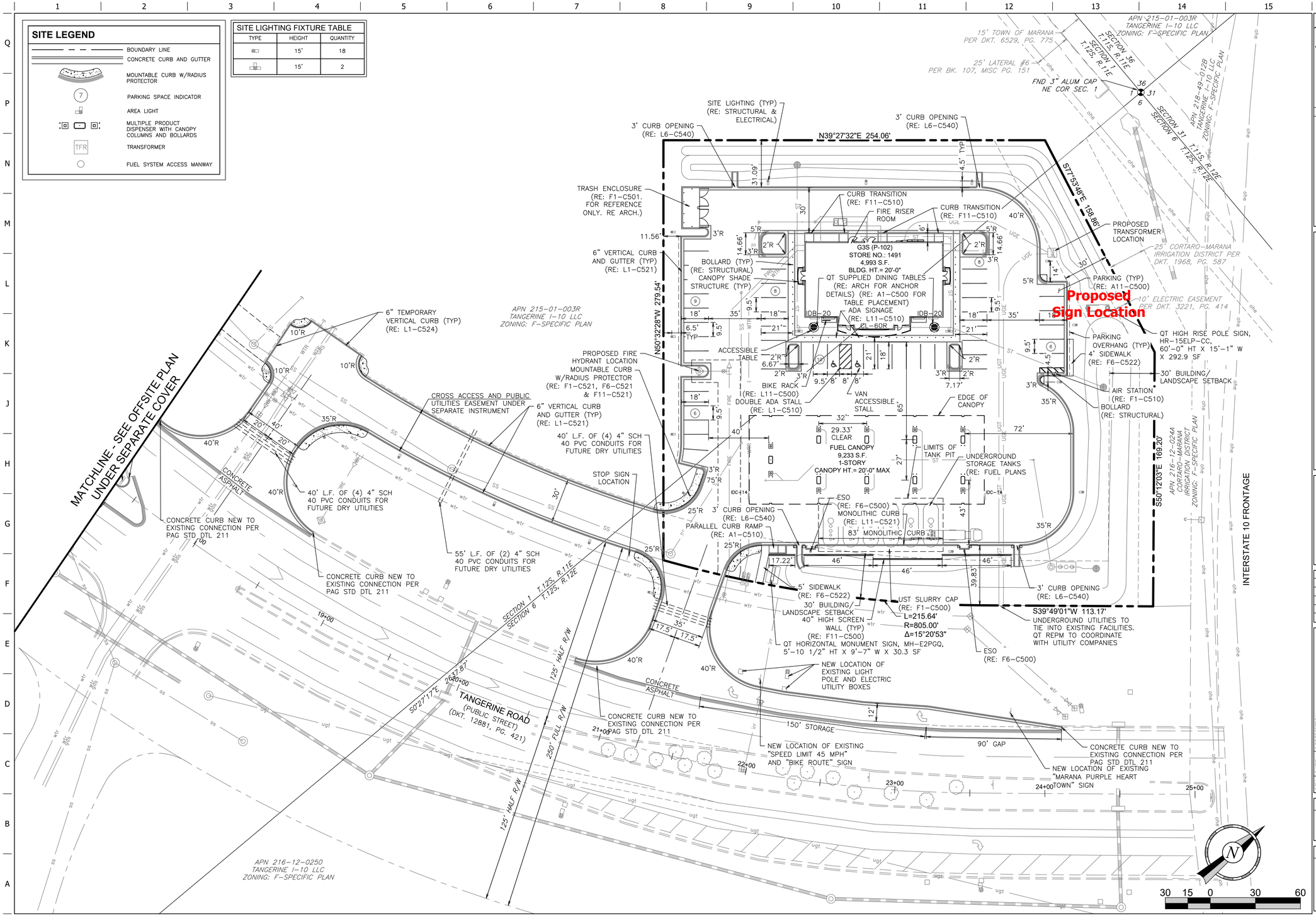
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- (7) PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE LIGHTING FIXTURE TABLE		
TYPE	HEIGHT	QUANTITY
	15'	18
	15'	2



REGISTERED PROFESSIONAL ENGINEER
DAVID W. LITTLE
No. 36234
Date Signed 7/31/20
ARIZONA U.S.A.

PROJECT NO.:14-1491

The WLB Group Inc.
Engineering Planning Surveying
Landscape Architecture Urban Design
Offices located in Tucson, Phoenix, Prescott, Las Vegas, Reno, NV.
1600 West Broadway Rd. Ste 150
Tempe, Arizona (480) 736-1600
WLB PROJECT NO.: 19046-1400

QuikTrip No. 1491

9400 W. TANGERINE ROAD
MARANA, AZ 85653

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PROTOTYPE:	P-100 (11/01/19)
DIVISION:	14
VERSION:	001
DESIGNED BY:	JAW
DRAWN BY:	JAW
REVIEWED BY:	DWL

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

CITY SET: 4 OF 30

C100

4 OF 49

DPP2005-002

PLOTTED:7/30/2020 2:20 PM SAVED:7/30/2020 1:46 PM USER:jwilliams TAB NAME:Site FILE LOCATION:N:\110007\Store 1491\01 Civil\14-1491 Civil.dwg


QT
Unlead
CREDIT
2.28 9
Kitchens
FUTURE
FUTURE

Planning Commission - Regular Meeting

Meeting Date: 10/28/2020

To: Planning Commission

From: Brian Varney, Senior Planner

Date: October 28, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2010-001: Amendments to the Continental Ranch Specific Plan; Chapter V. Development Regulations; Chapter VII. Specific Plan Implementation.** Recommendation to the Town Council for approval of amendments to the Continental Ranch Specific Plan modifying development regulations pertaining to Congregate Care Housing and revising the procedures for approval of a site plan. (Brian Varney)

Discussion:

Request

A23 Studios, representing Greystar, is requesting an amendment to the Continental Ranch Specific Plan to revise the development standards within the Commercial and Freeway Commercial land use designations as they apply to congregate care housing, specifically pertaining to the minimum lot area, minimum density, and minimum parking provisions.

Development Regulation Amendments

The applicant is requesting the amendments in order to plan and design a senior living facility to be proposed at the intersection of Silverbell Road and Schisler Drive, northwest of the Leman Academy in Continental Ranch. The applicant has encountered challenges in designing a facility suitable to current senior housing market needs and demands under the development standards for residential development within the land use designations as they apply to congregate care housing in the Commercial and Freeway Commercial designated land use areas in the Continental Ranch Specific Plan area.

The current standards have been effective in accommodating multi-family residential developments that consists of the typical variety of residential unit sizes and the majority of the residents drive vehicles. The multi-family residential development standards require a minimum lot area and gross land area of 2,000 square feet per dwelling unit. While this density regulation may be appropriate for the standard apartment complex that is designed to accommodate a wide variety of occupancy arrangements, the typical size of the units in senior living communities are much smaller, generally designed for one or two person occupancy and rely on additional communal living spaces. The applicant contends the land area requirements excessively restrict development and create a limitation on the unit typology and quantity for a senior living facility.

A concept site plan has been attached to this report that represents the general site layout and number of units under consideration for development. The concept plan indicates a proposed 141 unit count on a site area of 3.90 acres resulting in approximately 1,204 square feet of gross land area per dwelling unit. The Unit Matrix on the concept plan indicates that most of the dwelling units contain less than 800 square feet of living area.

The applicant also contends the amount of parking required by the Specific Plan is excessive for congregate care facilities. Many residents in this type of living arrangement no longer drive or own only one vehicle per household. The development standards require a minimum of 1.5 on-site parking spaces

per unit. The Town's recently adopted parking standards [Chapter 17.9 (Parking) of the Marana Town Code] allow for user-defined parking standards based upon a parking justification analysis submitted to the Planning Division. This process allows an applicant of a development project to determine the quantity of spaces needed to adequately serve the project and submit a written analysis to the Planning Division for consideration. This process would be applied to Congregate Care Housing within the Continental Ranch Specific Plan area if the currently requested amendment is approved.

If approved, the proposed amendment would result in the following revisions to the standards within the Continental Ranch Specific Plan to address the above-mentioned concerns:

Chapter V. Development Regulations:

- Section **V.F.2.c)1)**: Commercial Site Development Standards; Freeway Commercial Use; Property Development Standards - Residential.

  The standard [***Minimum lot area per dwelling unit (duplex or multiple): 2,000 square feet'***] would no longer apply to Congregate Care Housing.

- Section **V.F.2.c)2):** Commercial Site Development Standards; Freeway Commercial Use; Property Development Standards - Residential.

  The standard [***Density: The minimum gross land area per dwelling unit shall be 2,000 square feet***] would no longer apply to Congregate Care Housing.

- Section **V.F.2.c)7):** Commercial Site Development Standards; Freeway Commercial Use; Property Development Standards - Residential.

  The standard [***Parking: A minimum of one and one-half onsite parking spaces (including garage, carport, and/or driveway) for each dwelling unit shall be provided***] would no longer apply to Congregate Care Housing, and the standards within Chapter 17-9 (Parking) of the Marana Land Development Code would apply.

Approval Procedure Amendment

In addition to the amendment proposed by the applicant, Planning staff would like to take this opportunity to amend the process by which site plans (development plans) within Continental Ranch Specific Plan area are approved. This matter has been discussed between the Commission and Planning staff over the years; however, the process has never been formally changed. The Continental Ranch Specific Plan requires that site plans are not only approved by staff, but also by the Planning Commission. Site plan approval includes development plans for commercial development within Continental Ranch. Typically, commercial development plans throughout the town are approved administratively at the staff level and do not require any further action by the Planning Commission or the Town Council. Such plans in Continental Ranch have historically been subject to the extra layer of scrutiny by the Commission who typically confirm that staff has adequately reviewed a particular project in compliance with Town standards. This redundancy has proven to be burdensome on the Commission, as well as staff, and generally results in an unnecessary time delay to applicants operating on strict timelines.

To facilitate the commercial development review process within Continental Ranch, staff proposes the following revisions:

Chapter VII. Specific Plan Implementation

- Section **VII.D**: Site Plan Review Procedures; Procedures and Revisions.

  Staff proposes to revise the occurrences of text references from 'Planning Commission' to 'Planning Staff' only as they apply to approval and revisions to site plans. These occurrences are located in

the following subsections: **Procedures; and, Revisions.**

Additionally, staff proposes to delete the subsection titled, **Mandatory Findings for Approval of a Site Plan**.

Staff Recommendation:

Staff recommends the Planning Commission forward the proposed Continental Ranch Specific Plan amendments to the Town Council with a recommendation for approval.

Suggested Motion:

I move to recommend approval of PCZ2010-001, amendments to the Continental Ranch Specific Plan.

Attachments

CRSP Amendments

PCZ2010-001 CRSP Amendment_Narrative

PCZ2010-001 CRSP Amendment_Concept Site Plan

Continental Ranch Specific Plan

Proposed Text Amendments

The Continental Ranch Specific Plan is hereby revised as follows (with added test shown with double underlining and deletions shown with ~~strike-out text~~. Note only sections and text which are affected by the proposed revisions are included in this exhibit. Text not included in this exhibit remain unchanged.)

Chapter V. Development Regulations

F. COMMERCIAL SITE DEVELOPMENT STANDARDS

1. Commercial Uses
   a) Permitted Uses
      1) Commercial
      2) Retail commercial
      3) Commercial Recreation
      4) Office
      5) Financial Institutions
      6) Tourist Commercial
      7) Restaurant
      8) Congregate Care Housing in Parcels 56, 57 & 72 only*
      9) Medical clinics; urgent care facilities; medical/dental offices , and similar low-intensity medical related uses

      *Using Freeway Commercial Property Development Standards – Residential (V.F.2.c)) numbers 3), 4), 5) and 6) only; see page V-9

2. Freeway Commercial Use (Parcels 53, 63, 64, 65, 65A, 66, Continental Ranch Business Park Lots 56 and 57)
   a) Permitted uses
      1) Commercial
      2) Retail Commercial
      3) Commercial Recreation
      4) Office
      5) Financial Institutions
      6) Tourist Commercial
      7) Restaurant
      8) High Density Residential (not permitted on Continental Ranch Business Park Lots 56 and 57)
      9) Medical and Heal Care Facilities (Hospital, Congregate Care Housing*, Clinics, etc.)

      *Using Freeway Commercial Property Development Standards – Residential (V.F.2.c)) numbers 3), 4), 5) and 6) only; see page V-9

Chapter VII. Specific Plan Implementation

D. Site Plan Review Procedures

Upon determination that the site plan complies with the provisions of the Specific Plan and the review factors described in the design guidelines, the Planning Staff shall ~~prepare a staff report with recommendations which shall be submitted along with the site plan to the Planning Commission at the earliest possible regular meeting. The Planning Commission shall~~ approve, conditionally approve, or if not consistent with the Specific Plan, modify or deny the site plan.

Revisions

Revisions that are minor in nature or reasonable extensions other than those applied as a condition of approval shall be submitted for review and approval administratively

~~Mandatory Findings for Approval of a Site Plan~~

~~The Planning Commission shall make the following written findings before approval or conditionally approving any Site Plan.~~

1. ~~The proposed project is compatible with other projects with the Specific Plan area.~~
2. ~~The plan will not have an adverse impact on the public health, safety, interest, convenience or general welfare.~~
3. ~~The Site Plan is compatible with the regulations and design guidelines of the Continental Ranch Specific plan and the Site plan conforms to the General Plan and implementing ordinances.~~

a.23 studios

A23 Studios
Burak Bekat
711 East 9th Street
Tucson, AZ 85719
c. 520.245.4010
e. burak@a23studios.com

Town of Marana – Development Services
11555 West Civic Center Drive
Marana, AZ 85653

To whom it may concern:

The intent of this letter is to request a modification of the minimum lot size requirement in the Continental Ranch Specific Plan under the Freeway Commercial Use, Property Development Standards - Residential. The regulations state in sections, c)1 and c)2 that a minimum of 2000 square feet of land is required per unit, which limits the unit typology and quantity for this project. The higher density development as proposed better serves the Congregate Care Housing residents and the community.

Additionally, we request the removal of the parking regulation under the Freeway Commercial Use, Property Development Standards – Residential, section c)7, that requires a minimum of one and one-half onsite parking spaces for each dwelling unit. The expected amount of parking required for Congregate Care Housing is much lower than that of a standard multi-family project due to the resident restrictions typical of this land use.

For your consideration and review.

Best regards,

Burak Bekat, Principal
a.23 studios

SITE KEYNOTES

1 PRIMARY BUILDING ENTRANCE.
2 EXISTING ASPHALT TO REMAIN.
3 EXISTING CURB TO REMAIN.
4 EXISTING SIDEWALK TO REMAIN.
5 EXISTING CURB RAMP TO REMAIN.
6 EXISTING WALL TO REMAIN.
7 EXISTING BRICK/PAVERS TO REMAIN.
8 SIGHT VISIBILITY TRIANGLE FOR PROPOSED DEVELOPMENT.
9 NEW PAINT STRIPE/STRIPED CROSS WALK.
10 NEW ACCESSIBLE PARKING SIGN AND POST.
11 NEW VERTICAL CURB.
12 NEW CONCRETE SIDEWALK. SIDEWALK ALONG PARKING SPACES INCLUDES VERTICAL CURB. SEE PLAN FOR DIMENSIONS.
13 NEW TRASH ENCLOSURE.
14 EXISTING STORM DRAIN CATCH BASIN TO REMAIN.
15 EXISTING STORM DRAIN PIPE TO REMAIN.
16 EXISTING MONUMENT SIGN TO REMAIN.
17 NEW CONCRETE CURB ACCESS RAMP.
18 NEW STORM DRAIN CATCH BASIN.
19 NEW CONCRETE WHEEL STOPS (TYP.).
20 NEW FENCE (TYP.).
21 NEW VEHICULAR ACCESS GATE.

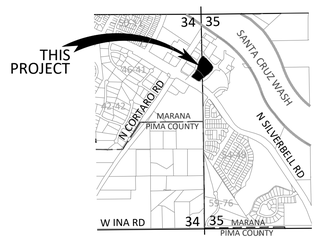
EASEMENT KEYNOTES

1 EXISTING PUBLIC 10' UTILITY EASEMENT AND LANDSCAPE BUFFER PER BK. 60, PG. 16 M&P.
2 EXISTING PUBLIC 1' NO ACCESS EASEMENT PER BK. 60, PG. 16 M&P.
3 EXISTING PUBLIC 10' ELECTRICAL AND COMMUNICATION FACILITIES EASEMENT PER DKT. 12727, PG. 762.
4 EXISTING PUBLIC 10' ELECTRICAL AND COMMUNICATION FACILITIES EASEMENT PER DKT. 12727, PG. 762 TO BE RELEASED.
5 PROPOSED PUBLIC 10' ELECTRICAL AND COMMUNICATION FACILITIES EASEMENT.

UTILITY KEYNOTES

1 EXISTING PUBLIC WATER.
2 EXISTING 1" WATER SERVICE.
3 EXISTING 1" IRRIGATION.
4 EXISTING 6" FIRE SERVICE.
5 EXISTING FIRE HYDRANT.
6 EXISTING PUBLIC GAS.
7 EXISTING PUBLIC ELECTRIC.
8 EXISTING COMMUNICATION.
9 EXISTING PUBLIC SEWER PER PN ___, SEE KEYNOTE FRO PIPE TYPE AND SIZE.
10 EXISTING SEWER MANHOLE.
11 EXISTING PRIVATE MANHOLE.

SCALE: 1"=30'
C.I. = 1 FOOT



IN THE NW ¼ OF SECTION 35 AND THE NE ¼ OF SECTION 34, T. 12 S., R. 12 E., G.&S.R.M., CITY OF MARANA, PIMA COUNTY, ARIZONA

LOCATION MAP NORTH 3" = 1 MILE

GENERAL NOTES

1. THE EXISTING USE IS VACANT. THE PROPOSED USE FOR THE DEVELOPMENT IS **COMMERCIAL - CONREGATED CARE.**
2. THE GROSS SITE AREA IS **169,763** SQUARE FEET, OR 3.90 ACRES.
3. UNIT MATRIX AND TOTAL BUILDING AREA:

TYPE A1:	45 UNITS x 675 SF
TYPE A1 (ALT1):	3 UNITS x 675 SF
TYPE A1 (ALT2):	3 UNITS x 675 SF
TYPE A2:	45 UNITS x 763 SF
TYPE A3:	2 UNITS x 799 SF
TYPE A3 (ALT1):	1 UNITS x 799 SF
TYPE B1:	15 UNITS x 1,092 SF
TYPE B2:	18 UNITS x 1,134 SF
TYPE B3:	6 UNITS x 1,221 SF
TYPE B3 (ALT1):	3 UNITS x 1,270 SF
TOTAL UNITS	= 141
TOTAL BUILDING AREA	= 119,085 SF

4. FLOOR AREA RATIO = 0.45
5. EXISTING ZONING IS **F (SPECIFIC PLAN - CONTINENTAL RANCH)**.
6. THE PROPOSED BUILDING HEIGHT = 34' MAX.
7. TOTAL PARKING PROVIDED ON-SITE IS **156** SPACES.
8. LOCATION OF NEAREST MAJOR INTERSECTION: - N. SILVERBELL RD & N. CORTARO RD.
9. THERE ARE NO NEARBY PUBLIC IMPROVEMENTS THAT WILL AFFECT THIS PROJECT.

QUANTITIES

ASPHALT PAVEMENT	= 56,931 SF
CONCRETE	= 11,195 SF
VERTICAL CURB	= 1,315 LF
6' HIGH CMU WALL	= 124 LF
FENCE	= 1,394 LF

EARTHWORK (RAW):

CUT	= 2,180 CY
FILL	= 1,430 CY
NET	= 750 CY (CUT)

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 42° 03' 14" W	216.04'
L2	N 38° 57' 27" E	35.07'
L3	N 56° 15' 54" E	132.60'
L4	S 59° 00' 00" E	176.70'
L5	S 14° 42' 00" W	137.80'
L6	S 33° 19' 47" W	80.77'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	41.55'	25.00'	95°13'08"
C2	77.91'	475.00'	9°23'51"
C3	63.40'	185.00'	19°38'12"
C4	27.07'	40.00'	38°46'28"
C5	72.97'	185.00'	22°36'01"
C6	141.67'	469.00'	17°18'27"
C7	78.39'	237.00'	18°57'07"
C8	36.52'	25.00'	83°41'13"
C9	39.27'	25.00'	90°00'00"
C10	52.66'	175.00'	17°14'30"
C11	190.26'	325.00'	33°32'30"
C12	89.42'	275.00'	18°37'47"

CYPRESS CIVIL
CYPRESS PROJECT NO: 20.113
2030 east speedway boulevard
suite #110
tucson, arizona 85719
ph: 520.499.2456
e: info@cypresscivil.com

OWNER/DEVELOPER
SILVERBELL CORTARO LLC
2200 E RIVER RD STE 115, TUCSON AZ 85718-6587
E:

SITE ADDRESS
6185 WEST MAMIE KAI DRIVE, MARANA, ARIZONA 85747
A.P.N.'s 226-27-0310; 226-27-0320

LOT 4 & 5 OF "PARCELS 56, 57, & 72 CONTINENTAL RANCH" AS SHOWN IN BOOK 60, PAGE 16, PIMA COUNTY RECORDS, BEING A PORTION OF THE N.W. 1/4 OF SECTION 35 AND THE N.E. 1/4 OF SECTION 34, T. 12 S., R. 12 E., G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

PRELIMINARY DEVELOPMENT PLAN for RIVERSIDE PLAZA

1 OF 1

Planning Commission - Regular Meeting

Meeting Date: 10/28/2020

To: Planning Commission

From: Anita McNamara, Long-Range Planner

Date: October 28, 2020

Strategic Plan Focus Area:
Not Applicable

Subject: **PCZ2009-001 Marana Air Commerce Park Rezoning.** A request for a recommendation to the Town Council for approval to rezone approximately 63.8 acres of land from C (Large Lot Zone) and AG (Agricultural) to HI (Heavy Industry). The property is generally located at 11246 W. Avra Valley Road approximately 0.70 miles east of the intersection of Avra Valley and Sandario Roads in a portion of Section 3 and 10, Township 12S, Range 12E. (Anita McNamara)

Discussion:

Request
The Town of Marana is requesting a recommendation to the Town Council for approval to rezone approximately 63.8 acres of land from C (Large Lot Zone) and AG (Agricultural) to HI (Heavy Industry).

Marana General Plan
The recently adopted 2040 Marana General Plan designates the proposed rezoning area the land use category of Employment (E). The E land use category features areas that focus on creating and developing employment opportunities that include industrial uses, such as warehouses and manufacturing facilities, business parks, corporate centers and research and development facilities. The General Plan also identifies the area surrounding the airport as part of the West Growth Area envisioned as a major business and employment center.

Surrounding and Existing Land Use
The rezoning area is bordered on the north by vacant, undeveloped land zoned C (Large Lot Zone) and AG (Agricultural) owned by the State of Arizona. To the west is the Marana Regional Airport zoned HI (Heavy Industry) and AG (Agricultural). To the east is vacant, undeveloped land zoned C (Large Lot Zone) owned by the State of Arizona and a Metro Water owner well site property. To the south, across Avra Valley Road, is land currently used for agricultural zoned C (Large Lot Zone) owned by the State of Arizona.

Proposed Land Use
It is intended to develop the rezoning area into a commercial-industrial park, consistent with 2040 General Plan. The subject area will be platted and lots will become available for purchase to potential buyers for development. The HI zoning district allows manufacturing, wholesaling and warehousing, along with office and limited commercial uses. All development will be subject to strict FAA guidelines.

Access and Circulation
An existing paved road from Avra Valley Road provides access to the rezoning area. This access road is to be dedicated as a variable width (between 92 and 129.9 foot wide) right-of-way to be named "Airport Commerce Park Drive."

Floodplain
The property is located in AO (1 foot), shallow flooding zone per FEMA maps. Section 17-15 of the Land Development Code requires that new construction in Zone AO must be either elevated or flood-proofed. The topography of the subject property and surrounding area is relatively flat terrain with a typical slope from southwest to northeast toward the Santa Cruz River. The Town will require that a master drainage study be submitted and accepted by the town engineer prior to development plan approval of any portion of the subject property.

Utilities and Fire District Services
The rezoning area will utilize an existing septic system and be served by TRICO Electric for electrical service and Marana Water for water service. The rezoning area is located in the Northwest Fire District service area.

Public Notification
The public hearing was appropriately noticed in The Daily Territorial, and all property owners within 300 feet of the boundary of the rezoning area were noticed by United States mail of the date, time, and topic of the public hearing. Additional notice was posted at various locations within the community.

Recommended Findings of Fact

1. The property is currently zoned C (Large Lot Zone) and AG (Agricultural). The proposed change in zoning to HI (Heavy Industry) is supported by the Employment (E) land use category of the Marana General Plan.
2. With the acceptance of the recommended conditions, the proposed rezoning is in compliance with all other development standards of the Land Development Code related to the proposed zoning classification.
3. The proposed rezoning, with acceptance of the recommended conditions, does not appear to be detrimental to the immediate area or to the health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Case Analysis Review Criteria
1. Ability to comply with development regulations, i.e. water, sanitation, access, developable parcel, etc.:
With the acceptance of the recommended conditions this rezoning complies with the requirements of all agencies.

2. Ability to comply with requirements of the zoning regulations, i.e. lot size, frontage, setbacks, etc.:
With the acceptance of the recommended conditions this rezoning complies with the requirements, the purpose and intent of the Marana Land Development Code.

3. Consistent with the purpose of the zoning regulations and with the intent of the General Plan:
This amendment is consistent with the purpose and intent of the Town of Marana General Plan.

4. Compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the Town:
Based upon the requirements and conditions, this rezone will not be detrimental to the immediate area or to the general health, safety, and welfare of the inhabitants of the area and the Town of Marana.

Staff Recommendation:

Staff recommends the Planning Commission recommend to the Marana Town Council, approval of PCZ2009-001, Marana Air Commerce Park Rezoning based upon the recommended findings and subject to the following conditions:

1. Compliance with all applicable provisions of the Town's codes and ordinances current at the time of any subsequent development including, but not limited to, requirements for public improvements and payment of application fees and applicable development impact fees.
2. Any preliminary plat or development plan for any portion of the Rezoning Area shall be in general conformance with the tentative development plan presented to and approved by the Town Council as part of this Rezoning.
3. A master drainage study must be submitted by the Property Owner and accepted by the Town Engineer prior to Town approval of a preliminary plat or development plan for any portion of the Rezoning Area.
4. A detailed traffic impact analysis must be submitted by future owners of the property and accepted by Town staff prior to approval of a preliminary plat or development plan for any portion of the Rezoning Area.
5. A water infrastructure and phasing plan (WIP) must be submitted by future owners of the property and accepted by Marana Water (the "water provider") prior to approval of a preliminary plat for any portion of the Rezoning Area. The WIP shall identify all on-site and off-site water facilities needed to serve the proposed development. The WIP shall include all information required by the water provider, such as (but not limited to) analysis of water use and fire flow requirements, and well source, reservoir, and booster station infrastructure needed to serve the proposed development. If the water provider requires a water service agreement as a condition of service to the proposed development, the future owners of the property must enter into a water service agreement with the water provider consistent with the accepted WIP.
6. A master sewer plan must be submitted by the future owners of the property and accepted by the Marana Water (the "wastewater utility") prior to the approval of any final plat or development plan for the Rezoning Area. The master sewer plan shall identify all on-site and off-site wastewater facilities needed to serve the proposed development, and shall include all information required by the wastewater utility. If the wastewater utility requires a sewer service agreement as a condition of service to the proposed development, the future owners of the property must enter into a sewer service agreement with the wastewater utility consistent with the accepted master sewer plan.
7. The future owners of the property must design and construct any roadway, drainage, water, and wastewater improvements, and dedicate or acquire any property rights associated with those improvements, that the Town requires based on the data and findings of the accepted traffic impact analysis, the accepted master drainage study, the accepted WIP, the accepted master sewer plan, and other studies approved in connection with the approval of a preliminary plat or development plan for any portion of the Rezoning Area.
8. The final design of all streets and circulation facilities, including gated access (if applicable) and emergency access, must be accepted by the Northwest Fire District prior to Town Council consideration of a final plat for any portion of the Rezoning Area.
9. No approval, permit or authorization by the Town of Marana authorizes violation of any federal or state law or regulation or relieves the future owners of the property from responsibility to ensure compliance with all applicable federal and state laws and regulations, including the Endangered Species Act and the Clean Water Act. The future owners of the property should retain appropriate experts and consult appropriate federal and state agencies to determine any action necessary to assure compliance with applicable laws and regulations.
10. Prior to the issuance of any grading permits, the future owners of the property shall submit evidence to the Town that all federal permit requirements have been met through the Corps of Engineers and the State Historic Preservation Office, if federal permits are required for the development of the Rezoning Area.
11. A 100% clearance survey for the desert tortoise shall be completed by a qualified biologist at the Property Owners' expense and a survey report shall be submitted to the Town and to the Arizona Game and Fish Department (AZGFD) prior to issuance of any grading permits. If a desert tortoise is found during the survey or at any time during construction, the Property Owners shall

immediately notify the Town and AZGFD, and the tortoise shall be moved in accordance with the most current AZGFD Tortoise Handling Guidelines at the Property Owners' expense.

12. The Property Owners shall not cause any lot split of any kind without the written consent of the Town of Marana.
13. Uses in the Rezoning Area are restricted to activities and purposes compatible with normal airport operations, including landing and takeoff of aircraft.
14. Notwithstanding uses listed as permitted or conditional in the Heavy Industry (HI) zone (Land Development Code (LDC) Section 5.12.03), the following uses are prohibited in the Rezoning Area:
    a. All residential uses
    b. All uses listed in LDC Section 5.11.04. RC, Regional Commercial
    c. Elementary and secondary schools, preschools, day care centers, and similar uses
    d. Colleges, universities, and trade schools
    e. Manufacturing/processing and warehouse/storage of hazardous substances. For purposes of this subparagraph, "hazardous substance" is defined as any substance meeting the definition of "hazardous substance" found in the comprehensive environmental response, compensation, and liability act (CERCLA) § 101(14) (42 U.S.C. § 9601(14)) including but not limited to, those substances listed at 40 CFR § 300.5.
    f. Hotels, motels and other transient lodging establishments
    g. Theaters, playhouses, concert halls, performing arts centers
    h. Outdoor sports events, entertainment and public assembly, amphitheaters
    i. Hospitals, nursing and convalescent homes, outpatient surgery centers
    j. Religious facilities, libraries, museums, galleries, clubs and lodges
15. Notwithstanding uses listed as permitted or conditional in the HI zone, the following uses are conditional in the Rezoning Area:
    a. Movie, television, and radio studios or broadcasting facilities
16. Land uses that create columns of dust, steam, water vapor, or smoke dense enough to impair pilot or air traffic controller vision and compromise flight safety are prohibited in the Rezoning Area. If the FAA reviews the proposed land use through the 14 CFR Part 77 obstruction evaluation/airport airspace analysis (OE/AAA) process and issues a determination indicating no objections to the proposed land use due to dust, steam, water vapor, or smoke, that determination will be considered adequate evidence that the land use can proceed without creating this hazard.
17. Land uses that produce thermal plumes (such as power plants or other land uses that employ smoke stacks, cooling towers, or that create thermal exhaust), with the potential to interfere with the safe control of aircraft by causing air turbulence, are prohibited in the Rezoning Area. If the FAA reviews the proposed land use through the 14 CFR Part 77 OE/AAA process and issues a determination indicating no objections to the proposed land use due to the potential thermal plume effects, that determination will be considered adequate evidence that the land use can proceed without creating this hazard.
18. Land uses which have the potential to attract birds are prohibited in the Rezoning Area, including the following:
    a. Waste disposal operations, including municipal and commercial solid waste landfills, trash transfer stations that handle waste that are not fully enclosed or lack ventilation and air filtration systems adequate to control odors escaping to the outdoors, and commercial or institutional composting operations that accept food waste
    b. Water management facilities, including stormwater management facilities and artificial ponds, including water detention, retention, or recharge ponds, wastewater treatment facilities and associated settling ponds, and wetlands mitigation projects
19. Notwithstanding the building height restrictions listed in the HI zone, for proposed projects within the Rezoning Area, project developers will be required to comply with FAA notice requirements for proposed construction or alteration of objects by filing Form 7460-1, "Notice of Proposed Construction or Alteration," with the FAA, when the need for filing is indicated by FAA regulations. In general:
    a. Objects that penetrate a critical airspace surface, as defined by FAA regulations, and objects that the FAA determines are hazards are prohibited.
    b. Objects that do not penetrate a critical airspace surface and that the FAA issues a

Determination of No Hazard (DNH) for, are permitted subject to the FAA's DNH conditions.

20. Developers will be required to incorporate features into the design and construction of buildings in the Rezoning Area where people work or are otherwise present to achieve an outdoor-to indoor noise level reduction of 25 decibels.
21. Developers shall inform potential buyers that property located within the Rezoning Area falls within the airport influence area as delineated in the Make Marana 2040 General Plan and is subject to frequent overflight by general aviation aircraft.
22. An avigation easement will be recorded concurrently with or prior to issuance of a building permit for any building in the Rezoning Area holding the Town of Marana harmless from any damages caused by noise, vibration, fumes, dust, fuel, fuel particles, or any other effects that may be caused by aircraft landing, departing or operating at or near the airport, not including the physical impact of aircraft or parts thereof.
23. The following lighting systems are prohibited in the Rezoning Area if they are directed toward the final approach paths of aircraft:
    a. Search lights (including temporary searchlights for special events, etc.)
    b. Stroboscopic lights
    c. Laser lights
    d. A linear array of sequenced flashing lights
    e. Any lighting systems that produce effects mimicking airport identification lighting, runway end identification lighting, or runway approach lighting
24. Building materials that may produce glint and glare causing visual after-images or flash blindness in pilots and air traffic controllers are prohibited in the Rezoning Area. If the FAA reviews the proposed project through the 14 CFR Part 77 OE/AAA process and issues a final Notice of Determination indicating no objections to the potential glint and glare effects of the proposed building materials, the building materials may be used.

Suggested Motion:

I move to recommend to the Town Council approval of PCZ2009-001, Marana Air Commerce Park Rezoning subject to the recommended conditions.

Attachments

Application
Area Map
Draft Final Plat

MARANA AZ

Development Services / maranaplanning@maranaAZ.gov
11555 West Civic Center Drive / Marana, AZ 85653
Ph (520) 382-2600 / Fax (520) 382-2641 / maranaAZ.gov

PROJECT APPLICATION

APPLICATION TYPE

☐ Annexation	☐ Development Plan	☐ Development Plan Package	☐ General Plan Amendment
☒ Rezone	☐ Minor Land Division	☐ Significant Land Use Change	☐ Conditional Use Permit
☐ Specific Plan	☐ Landscape Plan	☐ Native Plant Plan/Exception	☐ SWPP
☐ Variance	☐ Hydraulic Model	☐ Sewer Capacity Assurance	☐ Sign Program
☐ Plat	☐ Improvement Plan	☐ Report (Type): _____	☐ Other: _____

PROJECT INFORMATION

Project Name: Marana Air Commerce Park Rezone	
Description of Project: Rezone land along Air Commerce Way	Number of Lots: Two
Parcel No.(s): 1 & 2 Rezone from "C" and "AG" to "HI	Gross Area (Acres): 55.549
Project Address:	
Ref. Project No.:	

CONTACT INFORMATION

Owner: Town of Marana	Contact Name: Curt Woody		
Address: 11555 W. Civic Center Dr.	City: Marana	State: AZ	Zip: 85653
Email: cwoody@maranaaz.gov	Phone No.: (520) 382-1900		
Applicant: Town of Marana	Contact Name: Curt Woody		
Address: 11555 W. Civic Center Dr.	City: Marana	State: AZ	Zip: 85653
Email: cwoody@maranaaz.gov	Phone No.: (520) 382-1900		
Consultant/Engineer: Town Engineer	Contact Name: Keith Brann		
Address: 11555 W. Civic Center Dr.	City: Marana	State: AZ	Zip: 85653
Email: kbrann@maranaaz.gov	Phone No.: 520.382.1900		

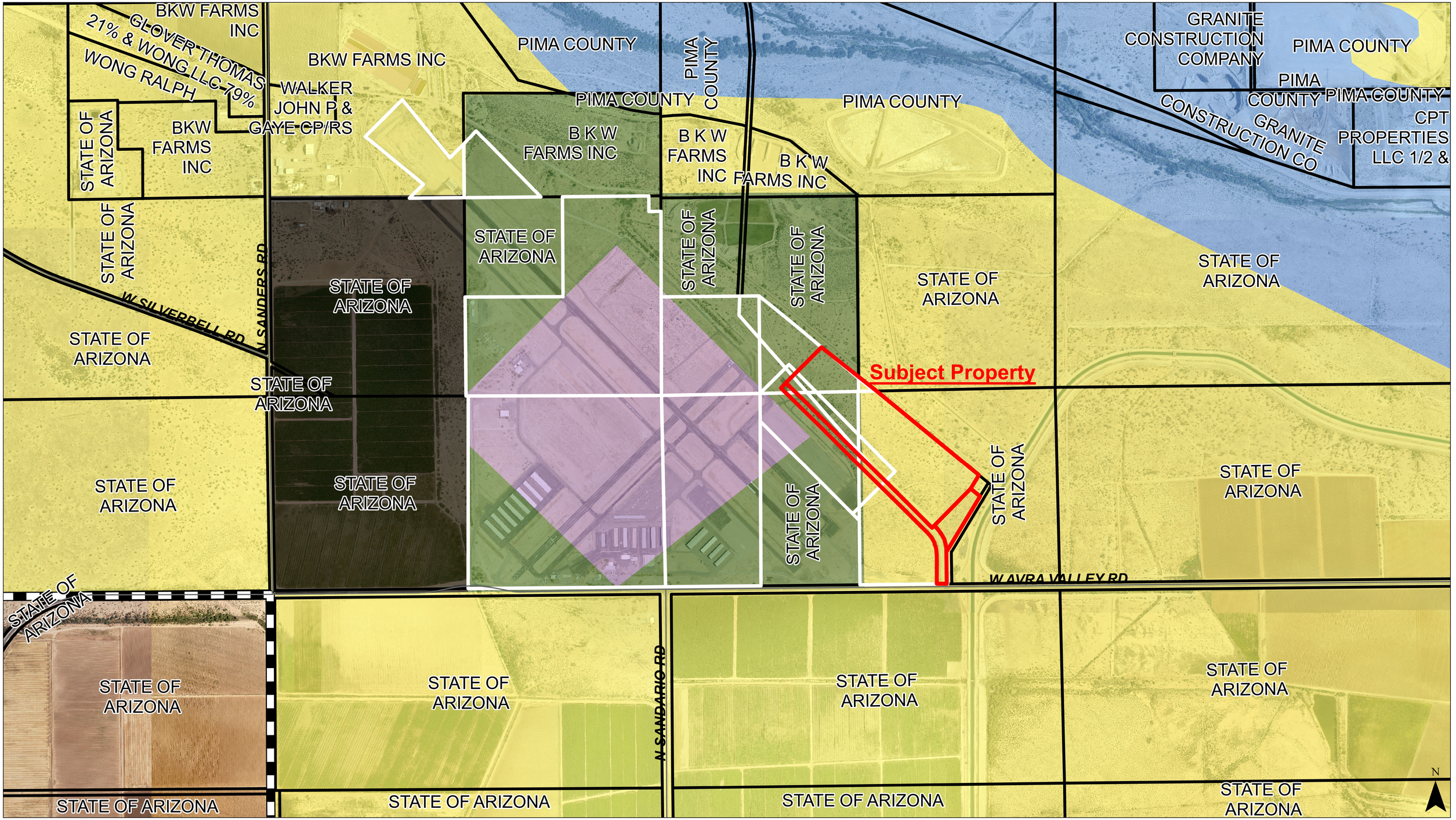
OWNER/APPLICANT AUTHORIZATION

I hereby certify that the information set forth in this application are true and correct to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application. (If applicant is not the owner, attach written authorization from the owner.)

Curt Woody		September 20, 2020
Applicant Name (PRINT)	Signature	Date

FOR OFFICIAL USE ONLY **Project No** PC2009-001 **Date Received** 9/21/2020

Revision Date 03/29/2019



- Streets
- Town Boundary
- East Airport Parcel
- Town of Marana Parcels
- Parcels

Zoning

- AG Agricultural
- C Large Lot Zone
- D Designated Floodplain Zone
- E Transportation Corridor Zone
- HI Heavy Industrial

0 0.25 0.5 1 Mile

OWNER:

TOWN OF MARANA
11555 WEST CIVIC CENTER DRIVE
MARANA, ARIZONA 85653
PH: (520) 382-2600
CONTACT: KEITH BRANN, P.E., C.F.M.
EMAIL: kbrann@maranaaz.gov

LAND SURVEYOR:

ERIC V. SNYDER
REGISTERED PROFESSIONAL LAND SURVEYOR
RPLS NUMBER 50658
STANTEC CONSULTING, INC.
3133 W. FRYE ROAD SUITE 300
CHANDLER, ARIZONA 85226
PH: (480) 687-6100
WEB: www.stantec.com

GENERAL NOTES

1. THE GROSS AREA OF THIS REPLAT IS 63.785 ACRES (2,778,491 SQ.FT.) BEING COMPOSED OF THE FOLLOWING CLASSIFICATIONS:

TOTAL NUMBER OF LOTS IS 2		
TOTAL AREA OF LOT 1 IS	51.365 ACRES	(2,237,452 SQ.FT.).
TOTAL AREA OF LOT 2 IS	4.184 ACRES	(182,254 SQ.FT.)
TOTAL COMBINED LOT AREA IS	55.549 ACRES	(2,419,706 SQ. FT.)
TOTAL LINEAR MILES OF NEW PUBLIC STREETS IS	0.668 MILES	(3,526 LINEAR FT.)
NEW STREETS R.O.W. AREA IS	8.237 ACRES	(358,785 SQ. FT.)
SUMMARIZED TOTALS:	63.785 ACRES	(2,778,491 SQ. FT.)

2. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE TOWN OF MARANA.
3. APPROVAL OF THIS PLAT DOES NOT AFFIRM, CERTIFY, OR APPROVE ANY LAND DIVISION THAT MAY BE CONTRARY TO STATE LAW, NOR DOES IT CERTIFY THE EXISTENCE OF, OR COMPLIANCE WITH, ANY DEED RESTRICTIONS OR EASEMENTS.
4. ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THE SITE SHALL BE PLACED UNDERGROUND EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 48KV OR GREATER, AND THOSE LINES WHICH CAN BE SHOWN TO EXIST IN CURRENT OR FUTURE ELECTRICAL TRANSMISSION CORRIDORS.
5. OBJECTS AND MATERIALS WITHIN SIGHT VISIBILITY TRIANGLES SHALL BE PLACED SO AS NOT TO INTERFERE WITH A VISIBILITY PLANE DESCRIBED BY TWO HORIZONTAL LINES LOCATED 30" AND 72" ABOVE FINISHED GRADE OF THE ROADWAY SURFACE, AND SHALL CONFORM TO THE TOWN OF MARANA SUBDIVISION STREET STANDARDS.
6. THE AREA BETWEEN 100-YEAR FLOOD LIMITS REPRESENTS AN AREA THAT MAY BE SUBJECT TO FLOODING FROM A 100-YEAR FREQUENCY FLOOD AND ALL LAND IN THIS AREA WILL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH FLOODPLAIN MANAGEMENT AS APPROVED BY THE FLOODPLAIN ADMINISTRATOR.
7. THE PROFESSIONAL ENGINEER OF RECORD SHALL CERTIFY AS TO THE FORM, LINE, AND FUNCTION OF ALL PUBLIC AND PRIVATE ROADWAYS AND DRAINAGE STRUCTURES BEFORE THE RELEASE OF ASSURANCES.
8. INSTALLATION OF ITEMS SUCH AS LANDSCAPING, IRRIGATION, SIGNAGE, MONUMENTS, WALLS AND DRAINAGE IMPROVEMENTS IN THE PUBLIC RIGHTS-OF-WAY SHALL REQUIRE A PERPETUAL LICENSE AGREEMENT FOR INSTALLATION, MAINTENANCE AND INDEMNIFICATION. THIS DOCUMENT SHALL BE EXECUTED PRIOR TO FINAL APPROVAL OF LANDSCAPE PLANS OR IMPROVEMENT PLANS ALLOWING INSTALLATION WITHIN THE PUBLIC RIGHTS-OF-WAY.
9. THIS SUBDIVISION IS LOCATED WITHIN THE TOWN OF MARANA WATER SERVICE AREA, WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. §45-576.

DEDICATIONS

WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE ALL AND THE ONLY PARTIES HAVING ANY FEE TITLE INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF THIS LAND IN THE MANNER SHOWN ON THIS PLAT. WE HEREBY DEDICATE TO THE TOWN OF MARANA ALL RIGHTS-OF-WAY SHOWN ON THIS PLAT, INCLUDING ALL STREETS, ALLEYS, AND DRAINAGEWAYS, AND EASEMENTS, INCLUDING NO ACCESS EASEMENTS. UTILITY EASEMENTS AS SHOWN ON THIS PLAT, ARE DEDICATED TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, PUBLIC AND PRIVATE UTILITIES AND PUBLIC SEWERS. NO ACCESS EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OF ACCESS CONTROL TO ADJACENT RIGHTS-OF-WAY. OTHER EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE TOWN OF MARANA FOR THE PURPOSE OR PURPOSES NOTED ON THIS PLAT.

WE, THE UNDERSIGNED, OUR SUCCESSORS AND ASSIGNS, DO HEREBY HOLD THE TOWN OF MARANA, ITS EMPLOYEES, OFFICERS, AND AGENTS HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THESE LANDS NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE, EROSION, OR DAMAGE CAUSED BY WATER, WHETHER SURFACE, FLOOD, OR RAINFALL. NATURAL DRAINAGE SHALL NOT BE ALTERED, DISTURBED, OR OBSTRUCTED WITHOUT THE APPROVAL OF THE TOWN OF MARANA."

PRIVATE DRAINAGEWAYS AND COMMON AREA AS SHOWN ON THIS PLAT ARE RESERVED FOR THE PRIVATE USE AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS SUBDIVISION AND THEIR GUESTS AND INVITEES. COMMON AREA, BUT NOT PRIVATE DRAINAGEWAYS, ARE GRANTED AS EASEMENTS TO THE TOWN OF MARANA AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF, AND ACCESS TO, UNDERGROUND PUBLIC AND PRIVATE UTILITIES AND SEWERS. PRIVATE DRAINAGEWAYS ARE ALSO RESERVED FOR THE FLOW OF WATER, WHETHER SURFACE, FLOOD, OR RAINFALL, FROM THIS SUBDIVISION AND OTHER LANDS AS APPROVED BY THE TOWN ENGINEER. TITLE TO ALL PRIVATE DRAINAGEWAYS AND COMMON AREA SHALL BE VESTED IN AN ASSOCIATION OF INDIVIDUAL LOT OWNERS AS ESTABLISHED BY COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN SEQUENCE NUMBER _____ IN THE OFFICE OF THE RECORDER OF THE RECORDER OF PIMA COUNTY, ARIZONA. EACH AND EVERY LOT OWNER WITHIN THE SUBDIVISION SHALL BE A MEMBER OF THE ASSOCIATION, WHICH IS RESPONSIBLE FOR THE CONTROL, MAINTENANCE, SAFETY, AND LIABILITY OF THE PRIVATE DRAINAGEWAYS AND COMMON AREA WITHIN THIS SUBDIVISION.

WE HEREBY DEDICATE AND CONVEY TO THE PUBLIC FOREVER ALL PUBLIC RIGHTS-OF-WAY SHOWN HEREON AS AIRPORT COMMERCE DRIVE.

BY: _____
(SIGNATURE)
TRUST OFFICER

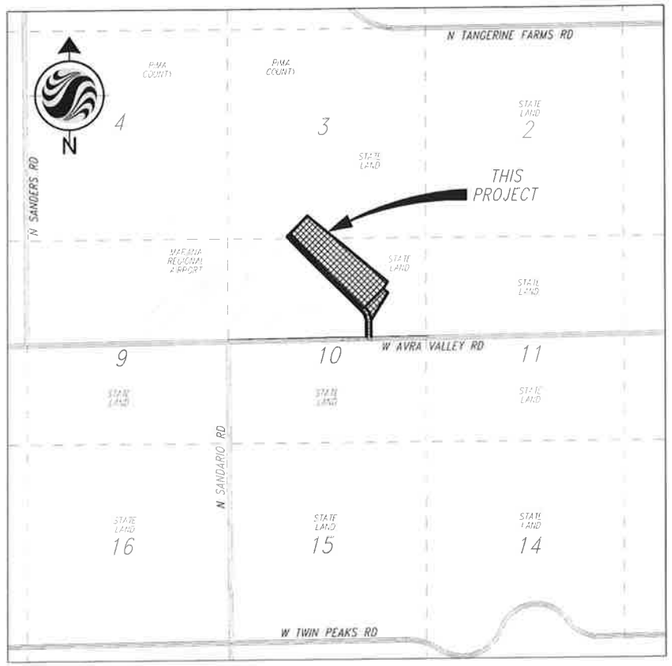
ACKNOWLEDGMENT

STATE OF)
)S.S.
COUNTY OF)

ON THIS ____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE OWNER OF THE PROPERTY, AND BEING AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC



LOCATION MAP
SECTIONS 2,3,4, 9,10,11, 14,15,16
OF TOWN 12S - RANGE 11E - G&SRM
TOWN OF MARANA, PIMA COUNTY, ARIZONA
SCALE 3 INCHES = 1 MILE

SHEET INDEX

1 COVER SHEET
2 SURVEY PLAN

LEGEND

- BOUNDARY LINE
- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- SECTION LINE OR MID-SECTION LINE
- INDICATES FOUND SECTION MONUMENT AS NOTED HEREON
- INDICATES FOUND PROPERTY CORNER AS NOTED HEREON
- INDICATES NEW PROPERTY CORNER TO BE SET

Sequence_____
Fee_____
State of Arizona_____
County of Pima_____
I hereby certify that the instrument was filed for record at the request
Of STANTEC CONSULTING SERVICES INC.
Date_____
Time_____
Witness my hand and Official Seal
day and year above written.
F. ANN RODRIGUEZ, County Recorder
BY_____
Deputy

ASSURANCES ARE NOT REQUIRED

THE TOWN OF MARANA DOES NOT REQUIRE THE SUBDIVIDER TO PROVIDE SUBDIVISION ASSURANCES FOR THIS SUBDIVISION. ANY SUBDIVISION IMPROVEMENTS REQUIRED BY ARIZONA REVISED STATUTES SECTION 9-463.01(C)(8) AND MARANA TOWN CODE SECTION 17-5-5 HAVE BEEN PROVIDED.

TOWN OF MARANA _____ DATE _____

ASSURED WATER SUPPLY

A CERTIFICATE OF ASSURED WATER SUPPLY HAS BEEN RECEIVED FROM THE DIRECTOR OF WATER RESOURCES.

BY _____ DATE _____
MARANA WATER DIRECTOR

CERTIFICATION

I, _____, CLERK OF THE TOWN OF MARANA, ARIZONA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MARANA, ARIZONA ON THE ____ DAY OF _____, 2020

BY _____ DATE _____
CLERK OF THE TOWN OF MARANA

TOWN OF MARANA APPROVALS

BY _____ DATE _____
MARANA TOWN ENGINEER / DEVELOPMENT ENGINEER

BY _____ DATE _____
MARANA PLANNING DIRECTOR

BY _____ DATE _____
MARANA WATER DIRECTOR

FLOOD ZONE DESIGNATION

REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 04019C1040L, DATED JUNE 16, 2011 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) SHOW THAT THE PROJECT SITE LIES WHOLLY WITHIN FLOOD ZONE "AO" (DEPTH 1')

ZONE "AO" IS DEFINED BY F.E.M.A. AS "AREAS HAVING FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FLOODING, VELOCITIES ALSO DETERMINED.

_____
ERIC V. SNYDER
REGISTERED PROFESSIONAL LAND SURVEYOR
RPLS NUMBER 50658

CERTIFICATION OF SURVEY

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

_____
ERIC V. SNYDER
REGISTERED PROFESSIONAL LAND SURVEYOR
RPLS NUMBER 50658

FINAL PLAT

MARANA REGIONAL AIRPORT

COMMERCIAL CLUSTER PROJECT
CONSISTING OF:
LOTS 1 AND 2 - PRIVATE COMMERCIAL LOTS
AIRPORT ROAD - VARIABLE WIDTH, PUBLIC RIGHT OF WAY

A RESUBDIVISION OF A PORTION OF THE MARANA REGIONAL AIRPORT, LOCATED IN SECTIONS 3 & 10 OF TOWNSHIP 12 SOUTH, RANGE 11 EAST, G.&S.R.M., TOWN OF MARANA, PIMA COUNTY, ARIZONA

CASE REFERENCES:
~~xx##-#####~~
~~x#-##-##~~

~~DP 19-####~~
SEPTEMBER, 2020

Sheet 1 of 2

Stantec Consulting Services Inc.
3133 West Frye Road, Ste. 300
Chandler, Arizona
85226-5110
Tel. 480.687.6100
Fax. 602.431.9562
www.stantec.com

Stantec

PROJECT No. 2042530019

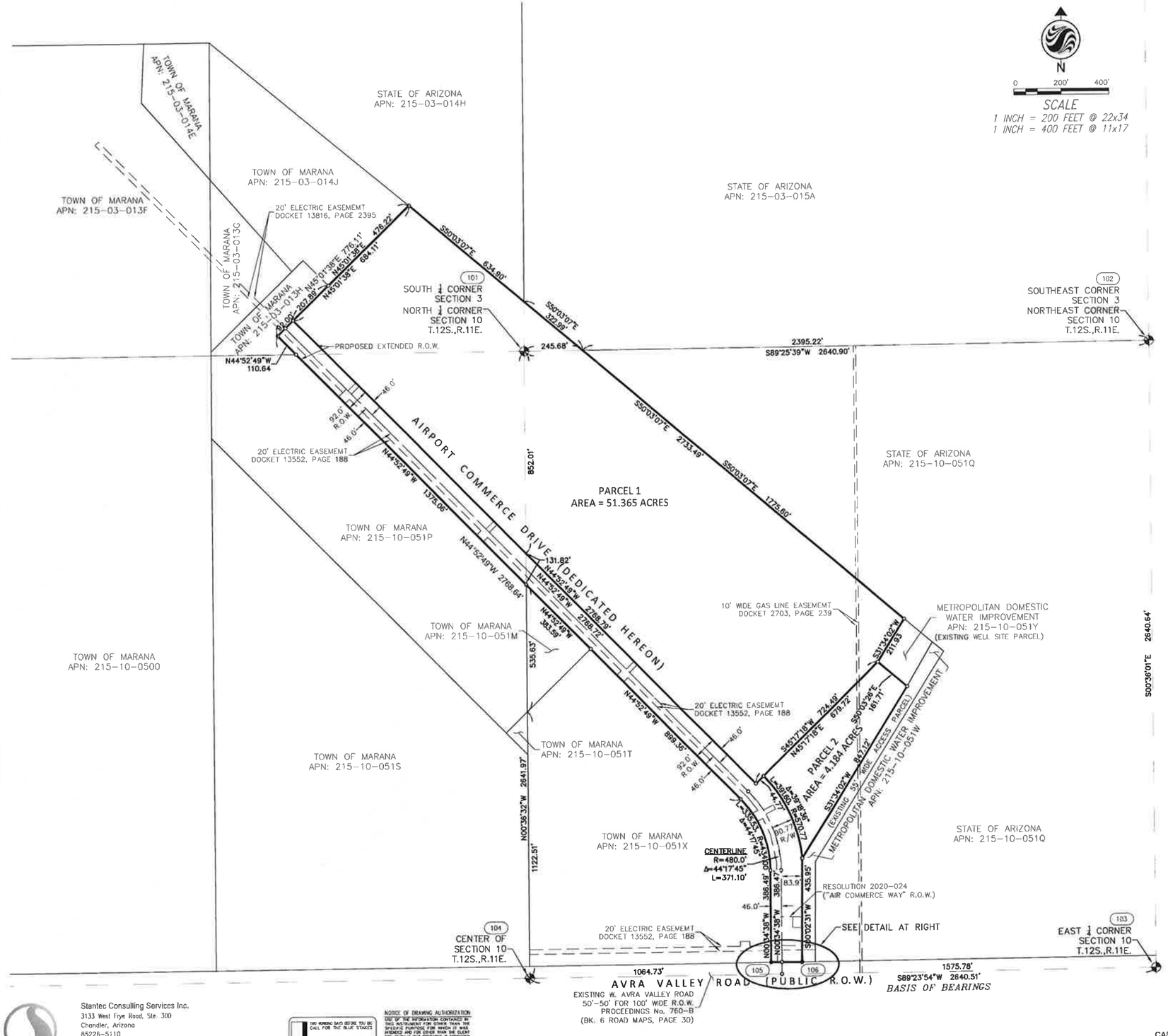
TWO WORKING DAYS BEFORE YOU DIG CALL FOR THE BLUE STAKES
1-800-782-5348
BLUE STAKE CENTER CALL COLLECT

NOTICE OF DRAWING AUTHORIZATION
USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS PREPARED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY STANTEC CONSULTING INC. AND STANTEC CONSULTING INC. SHALL HAVE NO LIABILITY TO ANY USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

V:\2042\Active\2042530019\Drawings\Master_Plat\Marana\2042019_FinalPlat.dwg
12/2/2019 9:22 AM by Tyler Rice

SEQ.

SEQ.



MONUMENT NOTES

(101) FOUND 1/2" REBAR W/CAP #39325
HELD FOR NORTH 1/4 CORNER OF SECTION 10

(102) FOUND 2.5" G.L.O. CAP
HELD FOR NORTHEAST CORNER OF SECTION 10

(103) FOUND 3" AZ HIGHWAY DEPT. DISK
HELD FOR EAST QUARTER-CORNER OF SECTION 10

(104) FOUND RAILROAD SPIKE
HELD FOR CENTER CORNER OF SECTION 10

(105) FOUND 1/2" REBAR
HELD AIRPORT ROADWAY RIGHT-OF-WAY CORNER

(106) FOUND 1/2" REBAR
HELD FOR AIRPORT ROADWAY RIGHT-OF-WAY CORNER

IN ACCORDANCE WITH CERTIFICATION SHOWN ON SHEET 1

FINAL PLAT

MARANA REGIONAL AIRPORT

COMMERCIAL CLUSTER PROJECT
CONSISTING OF:
LOTS 1 AND 2 - PRIVATE COMMERCIAL LOTS
AIRPORT ROAD - VARIABLE WIDTH, PUBLIC RIGHT OF WAY

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x#-##-##

DP 19-####
SEPTEMBER, 2020

Sheet 2 of 2

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SEQ.

SEQ.