



MARANA PLANNING COMMISSION
REGULAR COMMISSION MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, April 27, 2022, at or after 6:00 PM

Thomas Schnee, Chairman
Ronald Hill, Vice Chair
David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
Joseph Parsons, Commissioner
Vacant, 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 April 27, 2022, at or after 6:00 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 6:00 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.

Public Comments

Please 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 March 30, 2022 Meeting Minutes**
- B. Public Hearings**
 - 1. CUP2203-001: Conditional Use Permit for Stack Storage;** Approving and granting a conditional use permit to allow the development of a self-storage facility on a 5.54 acre property located at 8705 N. Coachline Boulevard, A.P.N. 226-22-005S. (Brian D. Varney)
- 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

Meeting Date: 04/27/2022

To: Planning Commission

From: Terri Byler, Executive Assistant

Date: April 27, 2022

Subject: Approval of the March 30, 2022 Meeting Minutes

—

Attachments

March 30, 2022 Meeting Minutes

March 30, 2022 Meeting Minutes



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David Bowen, Commissioner
Don Duncan, Commissioner
John Flint, Commissioner
Joseph Parsons, Commissioner
Vacant, Commissioner

SUMMARY MINUTES

CALL TO ORDER

Chairman Schnee called the meeting to order at 6:00 PM

PLEDGE OF ALLEGIANCE AND INVOCATION/MOMENT OF SILENCE: led by **Chairman Schnee**.

ROLL CALL

Chairman Schnee directed the commission secretary to call roll. All commission members were present. A quorum was present.

CALL TO THE PUBLIC

APPROVAL OF AGENDA

Motion to approve by Commissioner Flint, seconded by Commissioner Bowen. Motion passes, 6-0.

ANNOUNCEMENTS

GENERAL ORDER OF BUSINESS

Approval of the Regular Planning Commission Meeting Minutes of February 23, 2022.
Motion to approve by Commissioner Bowen, seconded by Commissioner Flint. Motion passes, 6-0.

PUBLIC HEARINGS

1. PCZ2110-002 Twin Peaks Center Rezoning: A request for a recommendation to the Marana Town Council for approval to rezone approximately 6.3 acres of land from R-36 (Residential) to Neighborhood Commercial (NC). The property is generally located east of Twin Peaks Road, and south of Camino de Manana, within a portion of Section 12, Township 12S, Range 12E. (Brian Varney)

Senior Planner, Brian Varney noted this is a request by the Planning Center, representing Marana Mañana, LLC, to rezone property from R-36 (Residential) to Neighborhood Commercial (NC). The General Plan designation is Low Density Residential, which allows for commercial uses that serve the surrounding residential areas, as long as the property is 10 acres or less. The approximate acreage for this project is 6.3. Typical uses allowed under the NC zoning are neighborhood-scale retail and services uses. All the uses proposed will be reviewed by town staff through a development plan, when one is submitted. All development in the rezone area will adhere to the Town's Commercial Design Standards.

Lexy Wellot, Planning Center specified the request is to rezone a 6-acre site from R-36 (Residential) to Neighborhood Commercial (NC). Ms. Wellot noted the property is more appropriate for commercial uses, as opposed to residential, due to the irregular shape of the property and a variety of easements along the eastern border of the site. In order to ensure compatibility with the adjacent residential neighborhoods, there will be some stipulations imposed on the zoning; a 20-ft. landscape buffer around the entire site, a 100-ft. building separation from the adjacent residential lots in the Preserve at Twin Peaks (to the south) and direct pedestrian connections. A TIA was submitted and it was found that the roadways have the capacity to support the uses with installations of dedicated turn lanes into the site. Ms. Wellot noted the more intensive uses will be focused toward the northwestern corner of the site. A neighborhood meeting was held. Two people attended the meeting. One resident had concerns regarding drainage. His concerns were answered at the meeting.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the Public Hearing.

Commissioner Bowen asked if any of the residential lots to the east of this property have sold yet. **Ken Perry, Perry Engineering** stated that no homes are built at this time. **Commissioner Bowen** had a concern with a 30 ft. commercial building being constructed near the lots, but with the required setbacks it should help. He noted that Lennar should share the commercial plan with prospective home buyers to avoid pushback.

Commissioner Flint liked the idea of concentrating the open space toward the southern end of the property; feeling it is favorable to the nearby lots.

No further comments or concerns from Planning Commission.

Motion to approve, subject to the recommended conditions by Chairman Schnee, seconded by Commissioner Duncan. Motion passed unanimously, 6-0.

2. PCZ2110-003 Stonegate East Rezoning: A request for a recommendation to the Marana Town Council for approval to rezone approximately 165 acres of land from Zone E (Transportation Corridor) to R-4 (Residential), R-5 (Residential), and MR-1 (Multi-Family Residential). The property is generally located east of Interstate 10, east and west of Adonis Road, and approximately 1.2 miles north of Tangerine Road within a portion of Section 25, Township 11S, and Range 11E. (Brian Varney)

Senior Planner, Brian Varney noted Paradigm Land Design, LLC, representing CLB Real Property Holding Company, LLC is requesting to rezone 165 acres from Zone E (Transportation Corridor Zone) to R-4 (Residential; SFR); R-5 (Residential; SFR); and MR-1 (Residential; multi-family). The location is east of Interstate 10, east and west of Adonis Road, and 1.2 miles north of Tangerine Rd. The applicant is proposing a maximum of 777 lots in the rezoning area.

Condition #14, in the staff report, refers to the construction and timing of Adonis Road. "The property owners / developers shall be required to build Adonis Road to a four-lane divided roadway within their development. Based on traffic analyses, they will also be required to expand Adonis Road to a four-lane divided roadway south to Mandarin Boulevard in accordance with review performed by the Town's Traffic Engineering Division."

Over the past few days staff has worked on revising the language for the condition. When Planning Commission makes a recommendation to the Town Council, staff would like Condition #14 to be amended to reflect the revised language. This gives the applicant and the Town more time to work out the details on the timing and who is responsible for construction of which portions of the road. Mr. Varney noted the Traffic Impact Analysis (TIA) has not been finalized. The TIA will be finalized by the time this item is taken to Town Council.

Vice Chair Hill is there a legal issue with making this last-minute change? **Assistant Town Attorney, David Udall** No. The meeting was properly noticed and the item was properly agendaized. The Planning Commission is free to impose conditions at their meetings, as is Town Council at theirs.

Paul Oland, Paradigm Land Design noted they are proposing a mix of residential uses in the Stonegate Master Plan. From a phasing standpoint, the plan is to move from the south to the north (driven by roads, sewer, and drainage.) We are taking care of a few parcels that would otherwise be awkward remnant pieces if not incorporated into a larger project like this. Adding the 165 acres results in a better shape of the overall master plan and allowing for collector loop roads to provide better access to parcels.

Seeing there were no speaker cards, **Chairman Schnee** opened and closed the Public Hearing.

No further comments or concerns from the Planning Commission.

Motion to approve, subject to the recommended conditions and amended Condition #14 to read: "The property owners / developers shall be required to build Adonis Road to a four-lane divided roadway within the Stonegate Master Plan development. Prior to this rezoning being considered by Town Council, the property owners / developers and the Town shall determine the Stonegate Property Owner's responsibility for future offsite Adonis Road improvements to be apportioned to this rezoning," by Chairman Schnee, seconded by Commissioner Flint. Motion passed unanimously, 6-0.

COMMISSION ACTION

INFORMATIONAL ITEMS/POSSIBLE ACTION ITEMS

FUTURE AGENDA ITEMS

ADJOURNMENT

Chairman Schnee asked for a motion to adjourn the meeting. **Commissioner Duncan moved and Commissioner Parsons second the motion to adjourn the meeting. Meeting adjourned at 6:33 p.m.**

CERTIFICATION

I hereby certify that the foregoing are the true and correct minutes of the Marana Planning Commission meeting held on March 30, 2022. I further certify that a quorum was present.



Terri Byler, Commission Secretary



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Terri Byler, Commission Secretary

Planning Commission

Meeting Date: 04/27/2022

To: Planning Commission

From: Brian Varney, Senior Planner

Date: April 27, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: **CUP2203-001: Conditional Use Permit for Stack Storage**; Approving and granting a conditional use permit to allow the development of a self-storage facility on a 5.54 acre property located at 8705 N. Coachline Boulevard, A.P.N. 226-22-005S. (Brian D. Varney)

Discussion:

Summary of Application

Rick Engineering Company, representing STACK Storage, LLC ("Developer") and CJR Investments, LLC ("Property owner"), has submitted an application requesting a conditional use permit to allow the development of a self-storage facility on the 5.54 acre property located on the northwest corner of Silverbell Road and Coachline Blvd, at 8705 N. Coachline Blvd. The subject property is also located within the Silverbell Road Corridor Overlay District (SRCOD). Pursuant to Chapter 17-19 (Silverbell Road Corridor Overlay District), Section 17-19-11D (Conditional Uses), of the Marana Town Code, the development of a self-storage facility within the SRCOD shall only be permitted with a Conditional Use Permit granted by the Marana Planning Commission, subject to the provisions of Section 17-3-2 (Conditional Use Permits) of the Marana Town Code.

Zoning and Land Use

The property subject to this application is zoned F - Continental Ranch Specific Plan, and has a land use designation of Commercial (C). Given that the property is located within the Silverbell Road Corridor Overlay District, all proposed land use on the site is subject to regulation by Chapter 17-19 Silverbell Road Corridor Overlay District (SRCOD). This additional regulation includes compliance with development standards, performance standards, and design guidelines, objectives and considerations specific to the SRCOD. Any development of the site shall also be subject to the applicable standards of the Continental Ranch Specific Plan and the Town of Marana Land Development Code, including those pertaining to setbacks, building height, and landscaping and buffer yards.

The applicant is proposing a one-story, 95,000 square foot drive-up, climate controlled self-storage facility, as well as approximately 11,000 square feet of general commercial retail / service space. The preliminary development plan and elevation plans included in the project narrative for this request illustrate the anticipated site design based upon information currently available to the applicant and staff. Although only the self-storage use proposed for this site requires a conditional use permit, the entire project will be subject to the review and approval of a development plan package by Town staff and the typical review entities. The preliminary design presented in the narrative is subject to change during the development plan review process when more detailed planning and engineering typically occurs. The development plan package for the site will be presented to the Planning Commission for consideration and approval in accordance with the requirements of the SRCOD prior to approval by staff.

Access and Circulation

The site has direct access from both Silverbell Road and Coachline Boulevard.

Public Participation and Neighborhood Outreach

The applicants met with the Continental Ranch Community Association on March 3, 2022 to present the project and request approval to move forward. The Association approved the applicant's request with the condition that wood shall not be used as an exterior design material, and that the wood siding proposed on the current elevation plans be replaced with stucco and/or stone veneer. These revisions will be incorporated into the forthcoming development plan submittal.

The applicants also performed a door-to-door canvassing of the properties adjacent to the north and west of the site. A neighborhood meeting was also held at the Continental Ranch Community Center on March 29, 2022. The feedback received from the neighborhood was largely favorable. The applicants will speak to the public interaction in greater detail during their presentation at the public hearing.

Public Notice

Public notice for this hearing was completed in accordance with the Arizona Revised Statutes. The public hearing was noticed in The Daily Territorial, and notice was mailed to all owners of property located within 300 feet of the subject property informing of the date, time, and location of the public hearing.

Recommended Findings of Fact

In accordance with Section 17-3-2, Conditional Use Permits, of the Marana Town Code, a conditional use permit may be granted only after a determination by the Planning Commission that the proposed use complies with the following findings. The proposed use:

1. Will not adversely affect the orderly development and improvement of surrounding property for uses permitted within the zoning district;
2. Will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood;
3. Will not adversely affect the tax base and other substantial revenue sources within the town;
4. Conforms to the character of the neighborhood, within the same zoning district, in which it is located, giving consideration to the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site;
5. Is on a proposed site adequate in size and shape to accommodate the intended use and all requirements for the zone district will be met, including but not limited to, the setbacks, walls, landscaping and buffer yards;
6. Will have ingress and egress designed to minimize traffic hazards and to minimize traffic congestion on the public roads;
7. Is consistent with the general plan and other adopted town plans;
8. Shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas;
9. Will have adequate utilities, access roads, drainage, fire protection, and other necessary facilities; and
10. Benefits the public interest and welfare to an extent sufficient to outweigh the individual interests adversely affected by the establishment of the proposed use.

Staff Recommendation:

The Planning Commission may grant, grant with conditions, or deny the application. If the application is denied, the Planning Commission shall make factual findings on the public record stating the reason(s) for the denial. The Planning Commission may place any conditions which are deemed necessary to mitigate potential impacts and ensure compatibility of the use with surrounding development and the Town in general.

Suggested Motion:

I move to approve CUP2203-001, granting a conditional use permit to allow the development of a self-storage facility on a 5.54 acre property located at 8705 N. Coachline Blvd., A.P.N. 226-22-005S.

Attachments

Application

Location Map

Project Narrative

Preliminary Development Plan

Conceptual elevation 1

Conceptual elevation 2



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: Stack Self-Storage Conditional Use Permit

Description of Project: self-storage & commercial/retail development

Number of Lots: 1

Parcel No.(s): 226-22-005S

Gross Area (Acres): 5.54

Project Address: 8705 North Coachline Boulevard

Ref. Project No.:

CONTACT INFORMATION

Owner: CJR Investments LLC

Contact Name: Christopher Heinfeld

Address: P. O. Box 36901

City: Tucson

State: AZ

Zip: 85740

Email:

Phone No.: (520) 591-2310

Applicant: Rick Engineering Company

Contact Name: Steven Vasquez

Address: 3945 East Fort Lowell Rd., Suite 111

City: Tucson

State: AZ

Zip: 85712

Email: svasquez@rickengineering.com

Phone No.: (520) 795-1000

Consultant/Engineer: Rick Engineering Company

Contact Name: Steven Vasquez

Address: 3945 East Fort Lowell Rd., Suite 111

City: Tucson

State: AZ

Zip: 85712

Email: svasquez@rickengineering.com

Phone No.: (520) 795-1000

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.)

Steven Vasquez

Applicant Name (PRINT)

Steven E. Vasquez
Signature

3/24/2022

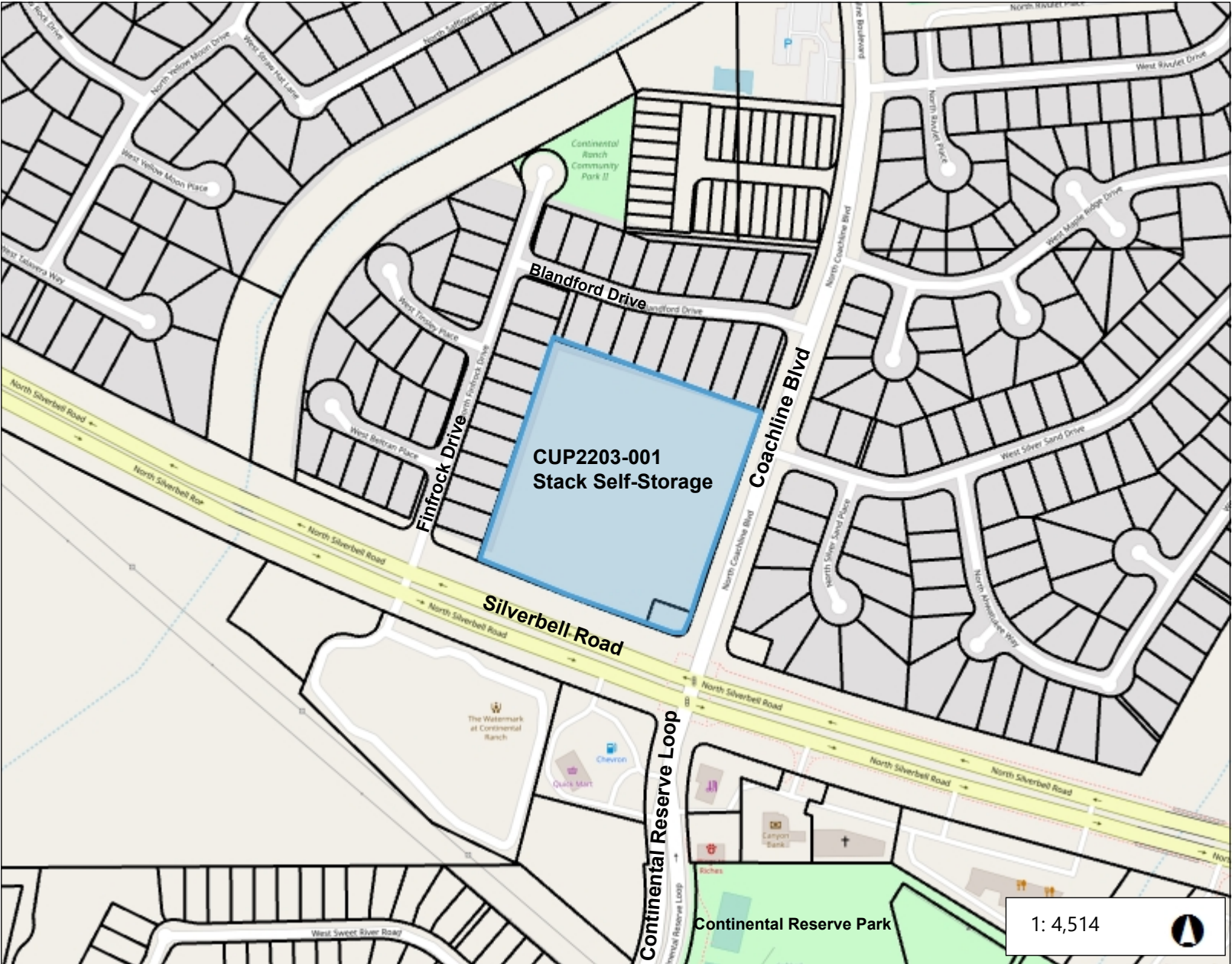
Date

FOR OFFICIAL USE ONLY

Revision Date 03/29/2019

Project No. _____

Date Received _____



Legend

- Marana Town Limits
- Parcel Labels
- Parcels (Black)

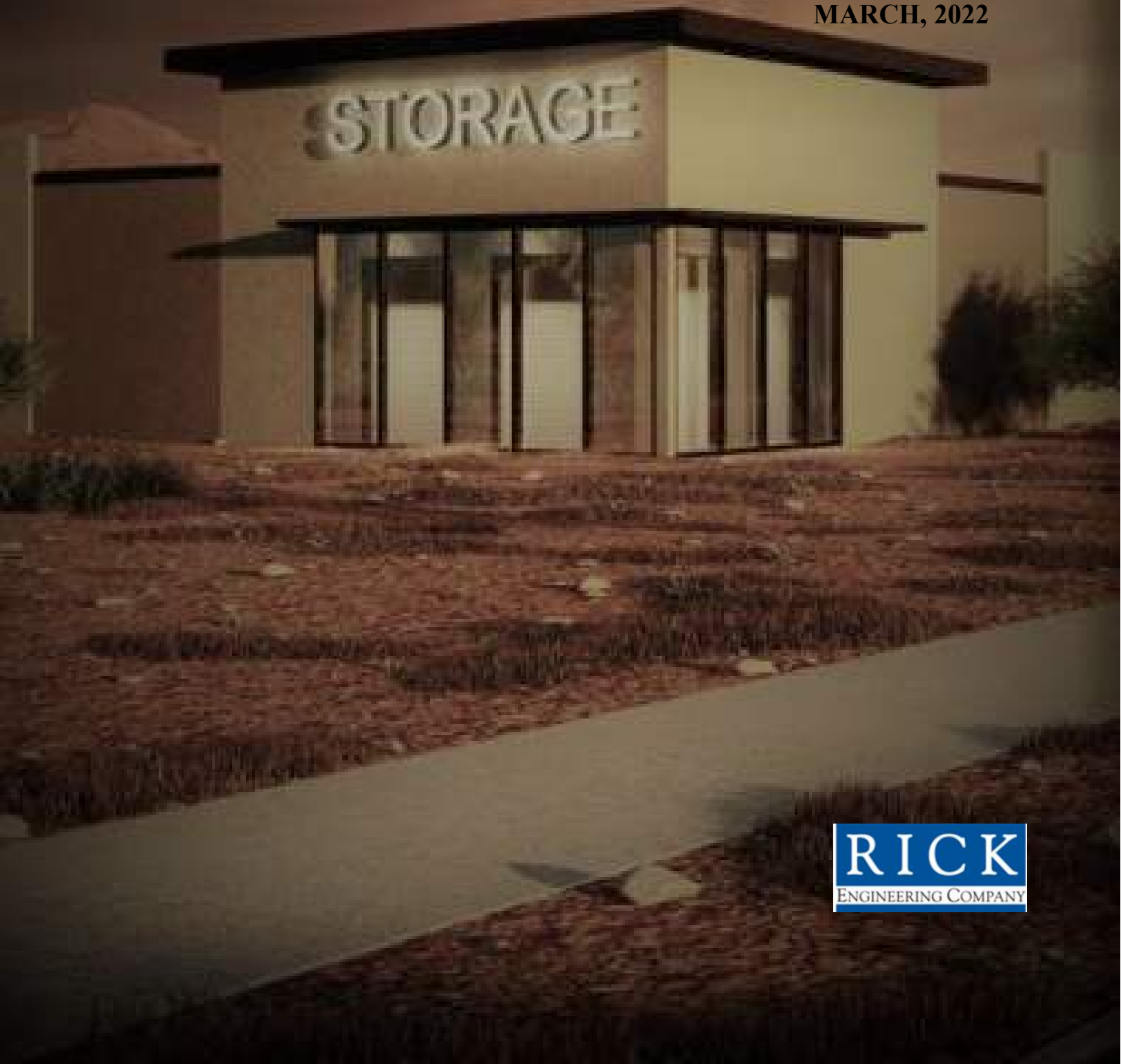
Notes

STACK SELF-STORAGE

**CONDITIONAL USE PERMIT
PROJECT NARRATIVE
CUP2203-00X**

JN 5171

MARCH, 2022



RICK
ENGINEERING COMPANY

STACK SELF-STORAGE

**Conditional Use Permit
Project Narrative
CUP2203-00X**

**SUBMITTED TO:
TOWN OF MARANA
PLANNING DEPARTMENT
11555 W. CIVIC CENTER DRIVE
MARANA, AZ 85653**

**PREPARED FOR:
STACK STORAGE
2801 N. THANKSGIVING WAY, SUITE 100
LEHI, UTAH 84043**

**PREPARED BY:
RICK ENGINEERING COMPANY, INC.
3945 East Fort Lowell Road, Suite 111
Tucson, Arizona 85718
(520) 795-1000**

JN 5171

March, 2022

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APPENDICES

APPENDIX A: APPROVAL LETTER OF 04/04/21 FROM CONTINENTAL
RANCH ARCHITECTURAL REVIEW COMMITTEE

APPENDIX B: NEIGHBORHOOD MEETING
NOTIFICATION LETTER

APPENDIX C: NEIGHBORHOOD MEETING
NOTIFICATION MAILING AREA

APPENDIX D: NEIGHBORHOOD MEETING
NOTIFICATION MAILING LABELS

I. INTRODUCTION

On behalf of the developer, STACK Storage, this document serves as the project narrative to accompany the Conditional Use Permit (CUP) application as required by the Silverbell Road Corridor Overlay District (SRCOD) for a drive-up and climate-controlled self-storage facility in the Continental Ranch community within the Town of Marana. The subject property is located at 8705 North Coachline Boulevard at the northwest corner of North Silverbell Road and North Coachline Boulevard. The property consists of a 5.5-acre parcel, identified by Assessor Parcel Number (APN) 226-22-005S. (See Exhibit 1: Location Map)

STACK Storage is a wholly owned subsidiary of Stack Real Estate which has built over 3,000,000 square feet of Class A office space. From the success in Class A office development, Stack has diversified its real estate holdings into different asset classes such as multi-family, hotels, retail, and self-storage. STACK Storage is solely focused on developing institutional quality self-storage projects with developments located in Massachusetts, New Jersey, Pennsylvania, Delaware, Utah, and Arizona. Each of STACK's facilities are managed by best in class third party managers to assure they are operated to their full potential.

II. SITE CONDITIONS

The 5.5-acre site has been graded and is devoid of any significant vegetation. Existing vegetation consists of creosote bushes spread throughout the site and a few mesquite trees located along the northern portion. The site is generally flat with the southern portion being higher in elevation and sloping down to the northeast. The south side of the site fronts Silverbell Road, an arterial road, and the east side fronts Coachline Boulevard, a collector street. Each side has existing curb, gutter, and sidewalk facilities in place. The north and west sides are adjacent to The Vistas at Continental Ranch Subdivision. (See Exhibit 2: Site Aerial and Exhibits 3-7: Site Photos)

**STACK SELF-STORAGE
CONDITIONAL USE PERMIT NARRATIVE**

**EXHIBIT 1:
LOCATION MAP**

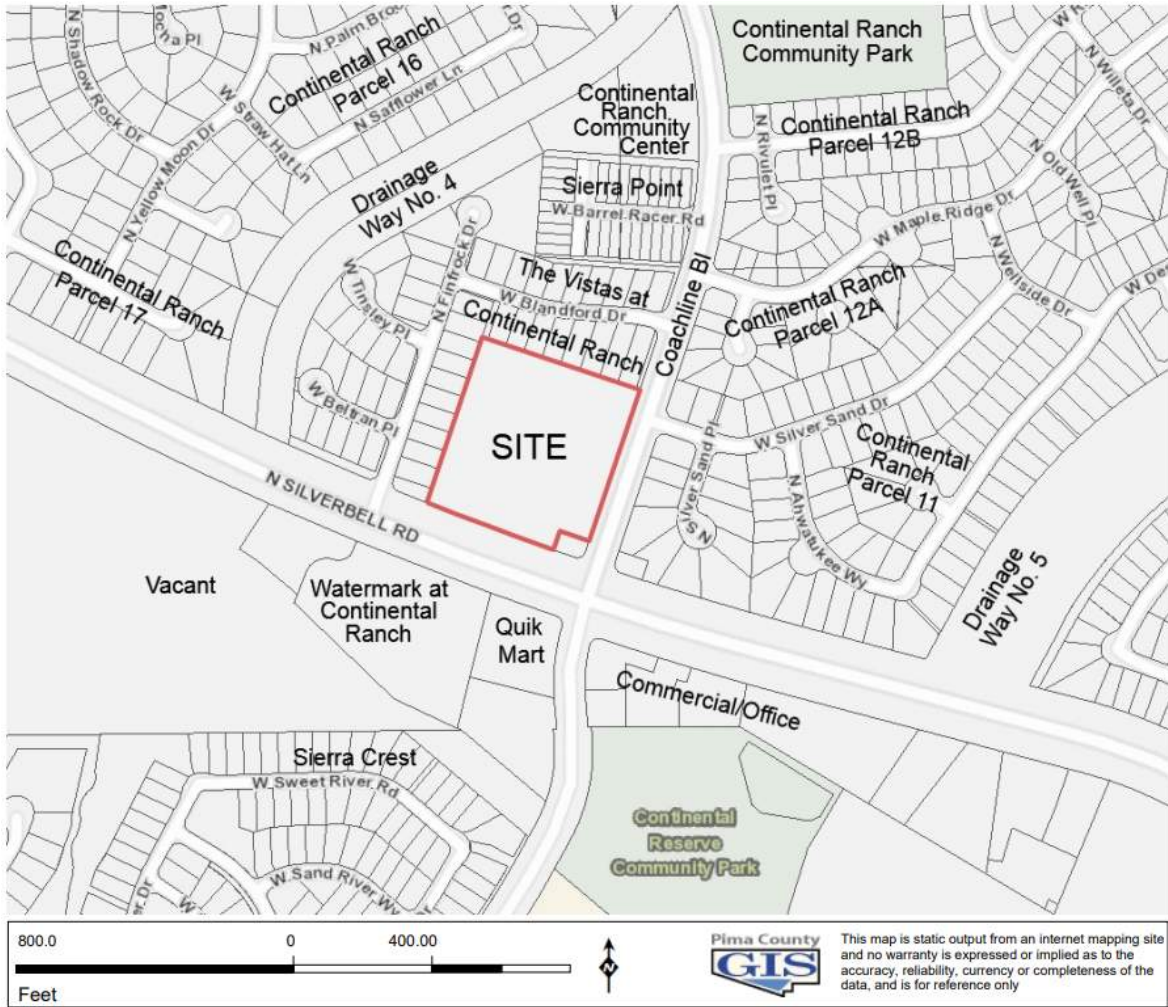




**EXHIBIT 3:
SITE PHOTOS KEY**



**EXHIBIT 4:
SITE PHOTOS NORTHWEST**



PHOTO 1A



PHOTO 1B



PHOTO 1C

**EXHIBIT 5:
SITE PHOTOS NORTHEAST**



PHOTO 2A



PHOTO 2B



PHOTO 2C



PHOTO 2D

**EXHIBIT 6:
SITE PHOTOS SOUTHEAST**



PHOTO 3A



PHOTO 3B



PHOTO 3C



PHOTO 3D

**EXHIBIT 7:
SITE PHOTOS SOUTHWEST**



PHOTO 4A



PHOTO 4B



PHOTO 4C



PHOTO 4D

A. ZONING

The site is currently zoned “SP” (Specific Plan – Continental Ranch) with a land use designation of “C” (Commercial).

B. GENERAL PLAN

The site is designated as “MPA” (Master Planned Area) in the Town of Marana’s General Plan, Make Marana 2040. The purpose of the designation is to allow flexibility in site planning and design to accommodate mixed-use developments of various intensities, including low to high density residential development, different scales of commercial development, industrial and employment related uses and open space and natural areas. It also falls within the South Growth Area which contains a majority of commercial destinations in Marana. As such, this area contains the highest concentration of population and commercial activity. It is envisioned to grow through infill development and redevelopment that is compatible with and the enhances existing residential neighborhoods.

The proposed STACK Self-Storage conforms to the goals of the Marana’s General Plan, Make Marana 2040 by:

1. Providing a commercial use that can serve the existing residential neighborhood.
2. Designed in a manner which provides on-site transitional land use techniques such as building orientation, site design, landscape bufferyards, building heights and other methods to reduce impacts of commercial uses next to residential areas.
3. Providing architectural details, materials, and color schemes consistent with and complementary to the adjacent residential communities.

C. SILVERBELL ROAD CORRIDOR OVERLAY DISTRICT

The site is located within the Silverbell Road Corridor Overlay District (SRCOD). The purpose of the SRCOD is to encourage and promote commercial development which is oriented to serve the adjacent neighborhoods and will be compatible with and complimentary to the area. While the site is permitted for commercial uses, the SRCOD does not authorize self-storage as a permitted use but instead requires a conditional use permit and a design review process to ensure compatibility in terms of land use, site design and aesthetics.

The proposed STACK Self-Storage conforms to the design guideline, objectives, and considerations of the SRCOD by:

1. Providing a commercial use that is oriented to serve the adjacent neighborhoods.
2. Providing a 25-foot landscape bufferyard as a transition to the low-intensity self-storage commercial use from The Vistas at Continental Ranch subdivision along the north and a west portion of the site.
3. Placing the commercial/retail buildings and associated parking areas close to Silverbell Road
4. Limiting the number of public driveways into the development to one on Silverbell Road. (There will be a gated access exclusively for self-storage customers on Coachline Blvd.)
5. Limiting the height of the development to a single-story, the tallest structure being approximately 15'4" in keeping with the existing residential scale.

III. OFFSITE CONDITIONS

Surrounding land uses are residential to the north, east and west and commercial to the south.

The Vistas at Continental Ranch is a 50-lot single-family residential subdivision consisting of one to two-story homes that borders the north and west of the site.

To the east is Coachline Boulevard, a four-lane collector street with a 90-foot right-of-way. Continental Ranch Parcel 11, a 142-lot single-family residential subdivision consisting of one to two-story homes is located across from Coachline Boulevard. There are four lots within the subdivision that back on to Coachline Boulevard.

To the south is Silverbell Road, a divided 4-lane arterial road with a 175-foot right-of-way. Across Silverbell Road is a Quik Mart convenience store and gas station and The Watermark at Continental Ranch, a two-story assisted living facility.

IV. LAND USE PROPOSAL

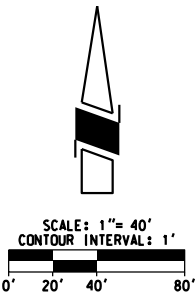
This narrative is for a proposed infill development consisting of a drive-up and climate controlled self-storage facility and two retail/commercial buildings on a 5.5-acres site at the northwest corner of Silverbell Road and Coachline Boulevard. As shown on Exhibit 8: Proposed Development Plan, the development will be comprised of an approximate 95,000 square foot drive-up and climate controlled self-storage facility and two approximately 5,442 square foot retail/commercial buildings with associated parking areas, landscape buffers and retention/detention basis. Public access to the development will be from Silverbell Road and there will be a gated access exclusively for self-storage customers on Coachline Boulevard.

The proposed buildings will be single story in height, the tallest structure being approximately 15'4". As shown in Exhibit 9: Building Perspectives, the buildings will have architectural features such as varied parapet heights, embellished towers elements at building corners that front Silverbell Road and strong horizontal accenting. Wall off-sets will break up long wall expanses and provide visual interest. The varied earth-tone color palette brings emphasis to the architectural elements and is in keeping with the adjacent residences.

Outdoor lighting will be provided on the interior building facades and none on the perimeter. Lighting will be directed downward and shielded to prevent trespass into adjacent properties. All lightening will be in conformance to the Town of Marana Outdoor Lighting Code and Dark Skies Ordinances.

One freestanding monument sign is proposed along Silverbell Road. Wall signs are also proposed for the self-storage facility and retail/commercial buildings. All signage will meet the provisions of the SRCOD and Chapter 17-10 (Signs) of the Town Code.

EXHIBIT 8:
PROPOSED DEVELOPMENT PLAN



NAME	DIRECTION	LEI
L1	S18°42'39"W S18°26'19"W	58 58

NAME	DELTA	RADIUS
C1	1°57'48"	1305.00
C2	0°09'23"	1305.00

GENERAL NOTES

1. THE GROSS AREA OF THIS PROPOSED DEVELOPMENT IS 5.54 ACRES: 241,383 SF.
2. THE EXISTING ZONING IS SP (SPECIFIC PLAN - CONTINENTAL RANCH). THE LAND USE DESIGNATION IS COMMERCIAL (C).
3. THE SITE FALLS WITHIN THE SILVERBELL ROAD CORRIDOR OVERLY DISTRICT WHICH REQUIRES A CONDITIONAL USE PERMIT FOR THE SELF-STORAGE FACILITY USE.
4. TOTAL BUILDING AREA: 102,495 SF
BUILDING COVERAGE: 42.46%
MAXIMUM BUILDING COVERAGE ALLOWED: 70% AT GROUND LEVEL
5. BUILDING HEIGHT: 15'4"
MAXIMUM BUILDING HEIGHT ALLOWED: 39 FEET, 3 STORIES
6. PARKING PROVIDED: 47 SPACES (15 ADA ACCESSIBLE)
7. LANDSCAPE COVERAGE PROVIDED: 46,694 SF (19.3% OF SITE)
MINIMUM LANDSCAPE COVERAGE REQUIRED: 24,138 (10% OF SITE)
8. ADMINISTRATIVE ADDRESS: 8705 NORTH COACHLINE BOULEVARD

PRELIMINARY
DEVELOPMENT PLAN
STACK STORAGE

A PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY, ARIZONA.

DATE: 23, MARCH 2022

SHEET 1 OF 1



3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000

rickengineering.com
Tucson San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Phoenix - Denver

**EXHIBIT 9:
PROPOSED SELF-STORAGE BUILDING PERSPECTIVES**



VIEW OF SOUTHEAST CORNER OF SITE



VIEW OF SILVERBELL ROAD ENTRY



VIEW AT ENTRY FROM SILVERBELL ROAD



VIEW FACING NORTHEAST FROM INSIDE DEVELOPMENT



VIEW FROM COACHLINE BOULEVARD



CLOSER VIEW FROM COACHLINE BOULEVARD

A. BUSINESS OPERATIONS AND HOURS OF OPERATION

Customers can rent a unit or be assisted by an employee from the 916 square foot office located at the main entry to the self-storage facility off of Silverbell Road. The unit can either be an outdoor drive-up or within two climate-controlled buildings. No outdoor storage of any kind will be allowed. There will also be no truck or van rentals at this facility. One to two employees will staff the facility during operating hours. No employees will be living on site.

The office will be open daily from 9:30 am to 6:00 pm. Storage unit access will be from 6:00 am to 9:00 pm via code access from the gated entries.

It is anticipated that the peak day use/activity for the self-storage facility will be Saturday afternoons and have less than 12 peak hour trips.

B. MITIGATION TO MINIMIZE NEIGHBORHOOD IMPACT

The site is bordered on the south by Silverbell Road, an arterial road, with a 175-foot right-of-way. Existing commercial developments (Quik Mart and The Watermark at Continental Ranch assisted living facility) are on the other side of Silverbell Road. The site is bordered on the east side by Coachline Boulevard, a collector street, with a 90-foot right of way. Continental Ranch Parcel 11 Subdivision is on the other side of Coachline Boulevard.

Adjacent to the north and west of the site is The Vistas at Continental Ranch Subdivision. A 25-foot landscaped bufferyard will run adjacent to the north and west boundaries of the site to provide a transition from the residential neighborhood to the low-intensity self-storage commercial use.

The buildings will be a single-story, the tallest structure being approximately 15'4" in keeping with the scale of the existing residences and feature varied parapet heights, embellished towers elements at building corners that front Silverbell Road and strong horizontal accenting. There will be wall off-sets to break up long wall expanses. The buildings will have stucco finishes in a varied earth-tone palette which is complimentary to the to the existing color schemes in the area.

Access to the self-storage will be by keycode entry and is limited to 6:00 a.m. to 9:00 p.m. A 24-hour camera surveillance system will be installed to monitor activities internal and external to the buildings.

V. PUBLIC PARTICIPATION

On March 3, 2022, the proposed project was presented to the Architectural Review Committee (ARC) of the Continental Ranch Community Association and was approved with the condition that no wood be used as an exterior building material. (See Appendix A: ARC Approval Letter) Also, representatives from STACK Storage did a door-to-door canvassing of the lots adjacent to the site on the north and west within The Vistas at Continental Ranch Subdivision to introduce the proposed development to residents.

A neighborhood meeting is scheduled on Tuesday, March 29, 2022 at 7:00 pm at the Continental Ranch Community Association at 8881 North Coachline Boulevard.

VI. APPENDICES

APPENDIX A:

**APPROVAL LETTER OF 04/04/22 FROM
CONTINENTAL RANCH ARCHITECTURAL
REVIEW COMMITTEE**

Continental Ranch Community Association

9150 N. Coachline Blvd., Tucson, AZ 85743

www.crcatucson.com | continental.ranch@yahoo.com

Office: (520) 297-7600 | Fax: (520) 297-7917

March 4, 2022

**STACK Storage, LLC
Attn: Nache Nielson
2801 N. Thanksgiving Way, Suite 100
Lehi, UT 84043**

Re: 8705 N. Coachline Blvd., Tucson, AZ 85743 / Retail and Storage Development

Dear STACK Storage, LLC,

The CRCA Architectural Review Committee met on March 3, 2022, to review and APPROVED your architectural submittal for Retail and Storage Development, located at 8705 N. Coachline Blvd., with the condition that no wood will be used as exterior building material. Stucco and stone veneer are the two options you may choose from.

It is your responsibility to conform to any Town of Marana requirements relating to permits and inspections. If a permit from the Town of Marana is required for your development, the Town may require a copy of this approval letter.

If a building permit is required by the Town of Marana, approval of your ARC application shall only be valid when a copy of the building permit is submitted to the CRCA office.

Should you have any questions, please feel free to contact our office at (520) 297-7600. Thank you for your submittal.

Sincerely,

Architectural Review Committee
For Continental Ranch Community Association

APPENDIX B:
NEIGHBORHOOD MEETING
NOTIFICATION LETTER



March 16, 2022

SUBJECT: NEIGHBORHOOD MEETING
STACK SELF-STORAGE DEVELOPMENT
J-5171

Dear Neighbor:

STACK Storage is proposing an infill development consisting of a drive-up and climate controlled self-storage facility and two retail/commercial buildings at the northwest corner of Coachline Boulevard and Silverbell Road.

The development will be comprised of an approximately 95,000 square foot drive-up and climate controlled self-storage facility and two approximately 5,270 square foot retail/commercial buildings with associated parking areas, landscape buffers and retention/detention basins. Please see the attached conceptual plan and perspective.

STACK Storage and the development team would like to invite you to a neighborhood meeting scheduled for 7:00 pm on Tuesday, March 29, 2022, at the Continental Ranch Community Association located at 9150 N. Coachline Boulevard to introduce you to and discuss the proposed development.

If you have any questions, please feel free to call or email me at svasquez@rickengineering.com.

Thank you for your time.

Sincerely,

RICK ENGINEERING COMPANY, INC.

A handwritten signature in blue ink that reads "Steven E. Vasquez". The signature is fluid and cursive, with the first and last names being more prominent.

Steven E. Vasquez
Associate Land Planner

SV:cw

\\cp.rickeng.com\projects\T05000\5171_NWC_Silverbell_Coachline\Admin\Meetings\5171_Neighborhood_Mtg_Ltr.docx



March 23, 2022

SUBJECT: NEIGHBORHOOD MEETING
ADDRESS LOCATION CORRECTION
STACK SELF-STORAGE DEVELOPMENT
J-5171

Dear Neighbor:

A letter dated March 16, 2022 was sent inviting you to a neighborhood meeting to be held on Tuesday, March 29, 2022 at 7 pm to introduce you to and discuss a proposed infill development consisting of a drive-up and climate controlled self-storage facility and two retail/commercial buildings at the northwest corner of Coachline Boulevard and Silverbell Road being developed by STACK Storage.

The address for the meeting stated in the first letter is incorrect. The meeting is to be held at the Continental Ranch Community Center at **8881 N. Coachline Boulevard**. The date of Tuesday, March 29th at 7:00 pm is correct.

If you have any questions, please feel free to call or email me at svasquez@rickengineering.com.

I apologize for the incorrect information and I thank you for your time.

Sincerely,

RICK ENGINEERING COMPANY, INC.

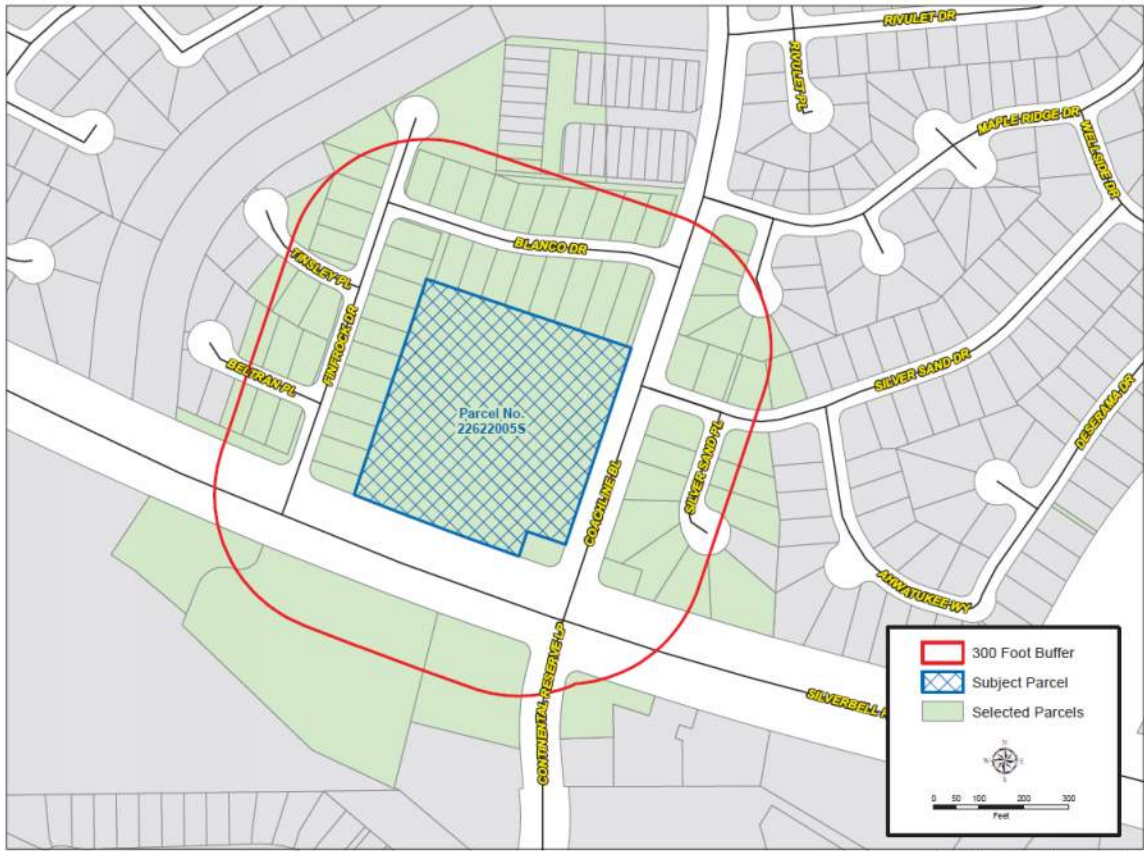
A handwritten signature in blue ink that reads "Steven E. Vasquez". The signature is fluid and cursive, with the first and last names being more prominent.

Steven E. Vasquez
Associate Land Planner

SV:cw

\\cp.rickeng.com\projects\T05000\5171_NWC_Silverbell_Coachline\Admin\Meetings\5171_Stack_Storage_Neighborhood_Mtg_Ltr_II.docx

APPENDIX C:
NEIGHBORHOOD MEETING NOTIFICATION
MAILING AREA



APPENDIX D:
NEIGHBORHOOD MEETING NOTICIATION
MAILING LABELS

Parcel 22121006C
SOUTHWEST CONVENIENCE SPE LLC
109 N ACACIA AVE
SOLANA BEACH CA 92075-1103

Parcel 22121006J
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 221219300
LL HOLDINGS LLC
1160 N PANTANO RD
TUCSON AZ 85715-5126

Parcel 226171790
HAVENHILL ASHER
8793 N MAPLE RIDGE PL
TUCSON AZ 85743-9009

Parcel 226171800
BROWN JANICE M
8785 N MAPLE RIDGE PL
TUCSON AZ 85743-9009

Parcel 226171810
KRAUSHAAR JOHN & NANCY CP/RS
2514 FULTON ST SE
ALBANY OR 97322-5736

Parcel 226171820
PADIAS FERNANDO RENE & MICHELLE CP/RS
8769 N MAPLE RIDGE PL
TUCSON AZ 85743-9009

Parcel 226171830
SCHONHARDT KEVIN B & CARLENE L CP/RS
8761 N MAPLE RIDGE PL
TUCSON AZ 85743-0000

Parcel 226171840
MARTIN DANIEL C & MELISSA CP/RS
8760 N MAPLE RIDGE PL
TUCSON AZ 85743-0000

Parcel 22622005P
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 22622005S
CJR INVESTMENTS LLC
PO BOX 36901
TUCSON AZ 85740-6901

Parcel 226221680
STONER JAMES
7366 W SILVER SAND DR
TUCSON AZ 85743-1201

Parcel 226221690
TAYLOR KIRK ELLIOTT & NICOLE CARMELLA CP/RS
7358 W SILVER SAND DR
TUCSON AZ 85743-1201

Parcel 226221700
SEBASTIEN FAMILY LIVING TR
ATTN: ALVIN SEBASTIEN & MARIA V
RODRIGUEZ TR
7350 W SILVER SAND DR
TUCSON AZ 85743-1201

Parcel 226221710
SHEPPARD CAMHONG T & JAMIE CP/RS
7342 W SILVER SAND DR
TUCSON AZ 85743-1201

Parcel 226222660
MC KAY LIVING TR
ATTN: WARREN & CONSTANCE MCKAY TR
8718 N SILVER SAND PL
TUCSON AZ 85743-1214

Parcel 226222670
WEDEKING JUSTIN
8708 N SILVER SAND PL
TUCSON AZ 85743-1214

Parcel 226222680
TYSON JERRY P REVOC TR
8698 N SILVER SAND PL
TUCSON AZ 85743-1214

Parcel 226222700
DIXON MONTONETTE D LIVING TR
8678 N SILVER SAND PL
TUCSON AZ 85743-1214

Parcel 226222710
GALLIVAN BEATRIX R
8669 N SILVER SAND PL
TUCSON AZ 85743-0000

Parcel 226222720
MASTRIANNI DANIEL & PAMELA CP/RS
8679 N SILVER SAND PL
TUCSON AZ 85743-1214

Parcel 226222730
SPENCER JAMES W & LOUISE R JT/RS
8689 N SILVER SAND PL
TUCSON AZ 85743-0000

Parcel 226222740
STEINBERGER ALEXANDER V
8699 N SILVER SAND PL
TUCSON AZ 85743-1214

Parcel 226222750
LLORENTE RAUL REYES & KUA WA CP/RS
8709 N SILVER SAND PL
TUCSON AZ 85743-0000

Parcel 226222760
PADILLA FERNANDO & DENISSE CP/RS
8719 N SILVER SAND PL
TUCSON AZ 85743-1214

Parcel 226223120
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226225540
EDUARDO CHERRY ANN T & ERMEL D CP/RS
7501 W BELTRAN PL
TUCSON AZ 85743-5552

Parcel 226225550
YOUNG JENNIFER S
7509 W BELTRAN PL
TUCSON AZ 85743-5552

Parcel 226225560
SAN JUAN MARIA ANA G & REYES EFREN JR CP/RS
7517 W BELTRAN PL
TUCSON AZ 85743-5552

Parcel 226225610
NEPOMUCENO HENRY GALBAN & BROUTZAS SHARON
KAY CP/RS
7516 W BELTRAN PL
TUCSON AZ 85743-5552

Parcel 226225620
JEWETT DANIEL R & JEWETT JEAN C JT/RS
7508 W BELTRAN PL
TUCSON AZ 85743-5552

Parcel 226225630
BAKER STEVEN B & LISA W CP/RS
7500 W BELTRAN PL
TUCSON AZ 85743-5552

Parcel 226225640
JOHNSON JEFF D JR
7499 W TINSLEY PL
TUCSON AZ 85743-5551

Parcel 226225650
ROACH BONITA K
7507 W TINSLEY PL
TUCSON AZ 85743-5551

Parcel 226225660

Parcel 226225700
SALAZAR ESTEBAN G
7520 W TINSLEY PL
TUCSON AZ 85743-5551

Parcel 226225710
HAN EUGENE D
8771 N FINFROCK DR
TUCSON AZ 85743-5549

Parcel 226225720
PERKINS GEORGE OTIS & ALICE MAXINE CP/RS
8779 N FINFROCK DR
TUCSON AZ 85743-5549

Parcel 226225730
BLAU KEVIN PAUL & KATIE JO CP/RS
6840 SPURGE LN NE
REMER MN 55672-4454

Parcel 226225740
POOLAW LIONEL JR & ESTER CP/RS
8795 N FINFROCK DR
TUCSON AZ 85743-5549

Parcel 226225750
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE AZ 85281-0976

Parcel 226225760
UNGER KYLE & RACHEL JANE CP/RS
7458 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225770
ANDERSON CHAD B & HEATHER D FAMILY TR
7450 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225780
SMITH STEVEN D & SUSAN CP/RS
7442 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225790
HUNLEY DEBORAH ELAINE
7434 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225800
PRITCHARD LEELYN RAY
7426 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225810
RIDEN SANDRA KAY LIVING TR
7418 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225820
BRAGDON JENNIE M & EDDIE R JR CP/RS
7410 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225830
NELSON DUSTIN & PATRICIA CP/RS
7402 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225840
MURPHY PAUL F & NANCY D JT/RS
7394 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225850
BUSBY BRANDON & KELLI CP/RS
7386 W BLANDFORD DR
TUCSON AZ 85743-5548

Parcel 226225860
DAUGHERTY BRETT A & AMBER L CP/RS
7387 W BLANDFORD DR
TUCSON AZ 85743-5547

Parcel 226225870
ANDREWS NANCY J
7395 W BLANDFORD DR
TUCSON AZ 85743-5547

Parcel 226225880
BANSIL CHRISTOPHER R & ROWENA B CP/RS
7403 W BLANDFORD DR
TUCSON AZ 85743-5547

Parcel 226225890
WARD KEITH S
7411 W BLANDFORD DR
TUCSON AZ 85743-5547

Parcel 226225900
RUNYON OFELIA D
7419 W BLANDFORD DR
TUCSON AZ 85743-5547

Parcel 226225910
LAI GUANPI & XU XUETAO CP/RS
7427 W BLANDFORD DR
TUCSON AZ 85743-5547

Parcel 226225920
SANCHEZ BENITO III & PATSY L CP/RS
7435 W BLANDFORD DR
TUCSON AZ 85743-5547

Parcel 226225930
DAVIS RICHARD A
7443 W BLANDFORD DR
TUCSON AZ 85743-5547

Parcel 226225940
COX CHRISTOPHER J & LEAH M CP/RS
8778 N FINFROCK DR
TUCSON AZ 85743-5550

Parcel 226225950
ROQUENI ROSEMARY & ROQUENI ERIC M JT/RS
8770 N FINFROCK DR
TUCSON AZ 85743-5550

Parcel 226225980
SILVERMAN MILES & MARILYN JT/RS
3444 E CAMDEN ST
TUCSON AZ 85716-3618

Parcel 226226010
WITHROW ZACKERY EDWARD & KATELYN ANN CP/RS
8732 N FINFROCK DR
TUCSON AZ 85743-5550

Parcel 226226040
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226226070
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226226100
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226226150
MARANA PROPERTY OWNER LLC
2020 W RUDASILL RD
SECOND FLOOR
TUCSON AZ 85704-7800

Parcel 226226480
TITLE SECURITY AGENCY LLC TR 201413T
ATTN: SCOTIA JV 2005 LLP
6340 N CAMPBELL AVE STE 240
TUCSON AZ 85718-3183

Parcel

Parcel

Parcel 226225960
ALICEA NELIDA
HC 3 BOX 32315
HATILLO PR 00659-7811

Parcel 226225990
BARAKAT FADYEH LIVING TR
8744 N FINFROCK DR
TUCSON AZ 85743-5550

Parcel 226226020
CUMMINGS LUCAS & KATHARINE CHRISTMAS CP/RS
8726 N FINFROCK DR
TUCSON AZ 85743-5550

Parcel 226226050
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226226080
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226226130
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226226290
TITLE SECURITY AGENCY LLC TR 201413T
ATTN: SCOTIA JV 2005 LLP
6340 N CAMPBELL AVE STE 240
TUCSON AZ 85718-3183

Parcel 226226500
TITLE SECURITY AGENCY LLC TR 201413T
ATTN: SCOTIA JV 2005 LLP
6340 N CAMPBELL AVE STE 240
TUCSON AZ 85718-3183

Parcel

Parcel

Parcel 226225970
JONES FAMILY REVOC TR
ATTN: NYLE & MEQUEETA JONES TR
8756 N FINFROCK DR
TUCSON AZ 85743-5550

Parcel 226226000
HERNANDEZ ROJELIO & MARIA CP/RS
8738 N FINFROCK DR
TUCSON AZ 85743-5550

Parcel 226226030
FREE DAVID MICHAEL & WENDY ANNE CP/RS
4979 W BELLINI WAY
TUCSON AZ 85742-6619

Parcel 226226060
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226226090
CONTINENTAL RANCH COMMUNITY ASSN
9150 N COACHLINE BLVD
TUCSON AZ 85743-5167

Parcel 226226140
DAZ7-SOMBRERO PEAK LLC
1795 E SKYLINE DR STE 193
TUCSON AZ 85718-8104

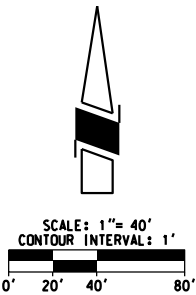
Parcel 226226300
TITLE SECURITY AGENCY LLC TR 201413T
ATTN: SCOTIA JV 2005 LLP
6340 N CAMPBELL AVE STE 240
TUCSON AZ 85718-3183

Parcel

Parcel

Parcel

EXHIBIT 8:
PROPOSED DEVELOPMENT PLAN



NAME	DIRECTION	LEI
L1	S18°42'39"W S18°26'19"W	58 58

NAME	DELTA	RADIUS
C1	1°57'48"	1305.00
C2	0°09'23"	1305.00

GENERAL NOTES

1. THE GROSS AREA OF THIS PROPOSED DEVELOPMENT IS 5.54 ACRES: 241,383 SF.
2. THE EXISTING ZONING IS SP (SPECIFIC PLAN - CONTINENTAL RANCH). THE LAND USE DESIGNATION IS COMMERCIAL (C).
3. THE SITE FALLS WITHIN THE SILVERBELL ROAD CORRIDOR OVERLY DISTRICT WHICH REQUIRES A CONDITIONAL USE PERMIT FOR THE SELF-STORAGE FACILITY USE.
4. TOTAL BUILDING AREA: 102,495 SF
BUILDING COVERAGE: 42.46%
MAXIMUM BUILDING COVERAGE ALLOWED: 70% AT GROUND LEVEL
5. BUILDING HEIGHT: 15'4"
MAXIMUM BUILDING HEIGHT ALLOWED: 39 FEET, 3 STORIES
6. PARKING PROVIDED: 47 SPACES (15 ADA ACCESSIBLE)
7. LANDSCAPE COVERAGE PROVIDED: 46,694 SF (19.3% OF SITE)
MINIMUM LANDSCAPE COVERAGE REQUIRED: 24,138 (10% OF SITE)
8. ADMINISTRATIVE ADDRESS: 8705 NORTH COACHLINE BOULEVARD

PRELIMINARY
DEVELOPMENT PLAN
STACK STORAGE

A PORTION OF SECTION 28, TOWNSHIP 12 SOUTH, RANGE 12 EAST,
GILA & SALT RIVER MERIDIAN, TUCSON, PIMA COUNTY, ARIZONA.

DATE: 23, MARCH 2022

SHEET 1 OF 1



3945 EAST FORT LOWELL ROAD - SUITE 111
TUCSON, AZ 85712
520-795-1000

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