

**Storage West
at Surprise Village Marketplace**

Major PAD Amendment

East of Southeast Corner of
SR303 Freeway and Bell Road

Project Narrative

BY:



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Case No. FS16-219

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List of Exhibits

Exhibit 1 – PAD Context Aerial Map

Narrative Report

A request for a Major PAD Amendment to the Surprise Village Marketplace PAD

Approximately 4.6 acres located east of the southeast corner of SR303 and Bell Road

A. Property Location

The subject property (the "Property") is an approximate 4.6 acre parcel within an approximate 39.65 acre PAD, located on the south side of Bell Road between SR303 Freeway and Sarival Avenue in Surprise. The Property is identified as APN 502-12-960. See **Exhibit 1 – PAD Context Aerial Map**. The Property is vacant and is immediately east of a Sam's Club grocery warehouse and north of vacant land planned for an assisted living facility.

B. Overview

The Property is part of the Surprise Village Marketplace and has remained vacant since it was annexed by the City in 1984 and entitled for the Surprise Village Marketplace PAD in 2006. The original PAD covered 39.65 acres and was approved for commercial, medical and office uses. To the south of the Property is vacant land zoned High Density Residential (RH/R3) and planned for a future Independent Living, Assisted Living, and Memory Care facility. To the east is a worship facility zoned Rural Residential (RR/R1-43). The balance of the retail commercial center that is adjacent to the SR303 Freeway has developed and is anchored by a Sam's Club and other commercial users including McDonald's, Bank of America, SportClips, Pet Club and Taco Bell and is zoned Surprise Village Marketplace Planned Area Development (PAD) Community Commercial (C2/CC).

The Property does not immediately front onto Bell Road and it is setback approximately 275' from Bell Road. A restaurant and retail center is planned north of the site which partially obscures future visibility of the site from the arterial street. As a result, there has been limited interest in this site over the years which has impacted its development potential.

Although site visibility may be a factor for traditional office and/or retail uses, self-storage is less dependent upon street visibility and this recessed parcel is ideal for a use such as this. Accordingly, LAACO Ltd. (Storage West) proposes a self-storage facility with additional limited RV storage.

The temporary storage of household items is a common need for many who are remodeling, relocating or going through other life transitions. Similarly businesses require temporary space to store seasonal merchandise and excess inventory. There are currently no self-storage facilities on the west side of Surprise. The majority of the projects are located on the east side which causes residents along the 303 corridor to travel for miles along Bell Road to access this service. The closest existing facility at Bell and Bullard is over 90% occupied with no availability in several sizes causing us to turn away customers. There is also a significant number of customers that live in the 85388 zip code that would appreciate a more convenient option closer to where they live and work.

This development will provide a much-needed quality, self-storage facility for a currently underserved area. This well-conceived development will be an amenity to area residents as well as business professionals, while providing diversity to the current mix of commercial uses in the area. The high quality nature of this storage facility will complement the mix of residential and commercial uses in the surrounding area.

C. Current Zoning

The Property is currently zoned PAD with C-2 uses and part of an approximate 39.65 acre commercial development referred to as, "Surprise Village Marketplace" (PAD06-286). The PAD zoning was approved by the City Council in 2006. **Exhibit 1** illustrates the subject property within the Surprise Village Marketplace PAD boundary area.

The Surprise Village Marketplace PAD originally contemplated office uses on the subject Property. The intent at the time was to provide a buffer from the impacts of Bell Road to the future Independent Living, Assisted Living, and Memory Care facility to the south. However, in the ten years since its original zoning approval, office development has never been built on this property.

D. Purpose of Request/Permitted Land Uses

The purpose of this request is for a Major Amendment to the Surprise Village Marketplace PAD to permit self-storage and recreational vehicle storage in addition to the currently permitted uses.

E. Description of Proposal and PAD standards

The development proposal is a mix of single and two-story buildings designed with enhanced architecture to achieve an office-type appearance. The overall development will offer approximately 100,000 sf of storage space and thirty-three (33) RV spaces. Three single level storage buildings are proposed on the north and east side to provide a transitional scale to the adjoining properties. A larger, two-story (29' tall), building is proposed in the center of the Property that will be climate controlled with an internal ramp for convenient customer access. On the west side is a smaller single story rental office and retail sales building.

Details regarding landscaping, circulation, screening, operations, etc. are described in the accompanying Final Site Plan application and narrative. This PAD amendment will follow the development standards as set forth in the original Surprise Village Marketplace PAD, except as modified below.

Building Height

The maximum building height for the subject parcel shall be 22' (roofline) / 29' (parapet).

Building Setbacks

This parcel does not have Bell Road frontage and the setbacks listed in the original PAD are not practical for this internal development parcel. Since the site is internalized within the existing commercial center, the setbacks as proposed for this development are more appropriate in scale and dimension relative to its surroundings. The site has a Bell Road street address which is its legal front yard, however, the main entrance will be from a private drive (165th Avenue alignment) through the Surprise Village Marketplace.

	Existing PAD setbacks	Proposed PAD setbacks
Front Yard (north)	70'	30'
Rear Yard (south)	70'	82'
Side Yard (west)	0'	0'
Side Yard (east)	50'	0'
Parking Canopy	N/A'	6'

The proposed 30' front yard setback is appropriate because it does not front onto Bell Road. It is an internal lot abutting future commercial uses which will partially screen much of the northern building. This also allows the building setback to the south (82') to exceed the minimum rear yard standards (70') in the original Surprise Village Marketplace for the benefit of the future Independent Living, Assisted Living, and Memory Care facility. The side yard setback to the east is abutting a church property, and in this case, the actual buildings will serve in lieu of, and in the same function as, a perimeter fence that would otherwise be required. The side yard setback to the west is an internal lot line already permitted by the PAD.

Landscaping

The landscape design will be developed consistent with the Surprise Village Marketplace PAD.

Architectural Design

The architectural design of the development is consistent with the Surprise Village Marketplace PAD. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. This design theme follows the "southwestern village flair" as described in the Surprise Village Marketplace PAD.

The specific building elements include those recommended by the PAD such as: parapet height changes to create a varied roof line, smooth face CMU integral color block along the first level and fine finish stucco on the second level, as well as window features in the townscape facades on the north and south side of the second floor with contrasting painted trim. The office building along 165th avenue uses specific design elements to create the southwestern, small town experience. These elements include a tower that wraps around the entrance creating a design focal point with sloped tile roofs and awnings to help personify the design. The surrounding elevations to the office incorporate arched elements with a 3' integral color block base to help break up the wall planes. Buildings along the north and east property lines have architectural arched elements with columns to provide additional parapet changes in the roof line and added detail to the building. The arched elements seen along the north and east property lines are similar in design to elements seen throughout the Surprise Village Marketplace. These arched elements create a varied sense of scale to break up the wall plane. Additional interest is provided in the color block scheme providing a contemporary color palette that represents the Southwest design theme that enhances and complements the area. The main colors of the building will consist of earth tone browns, warm tans, contrasting white accents and southwestern red.

Section 122-90 Storage Standards

In order to achieve a higher quality design, this application includes some modified standards to Chapter 122-90 of the Surprise Unified Development Code as it relates to the self-storage use. The proposed development satisfies nearly all of the eighteen (18) referenced development standards, except as modified below:

Sec. 122-90 Standards	Modified Standard
a. Use matrix in article V allows for the mini-storage facility use in the BP, IP, IG, CR Zoning Districts.	The storage use is permitted through the PAD amendment.
b. Minimum site size shall be one acre. However, when the site is adjacent to residential districts or residential uses, the site shall be a maximum of two acres with the intention of promoting pedestrian connectivity within and around the residential neighborhood.	The project acreage is determined by the size of the existing parcel that was created long before the applicant's proposal. The benefit of the extra acreage is it removes the need to do a multi-story (3 or 4 story) building that would otherwise be necessary for smaller sites.
c. The site shall be contiguous to an arterial or collector road, although access may or may not be directly onto such arterial or collector, as determined through the review process.	Complies
d. No individual mini-warehouse building shall be more than 200 feet long.	Some buildings will be longer than 200' since they serve a dual purpose of perimeter fencing. The project design includes architectural enhancements around the perimeter buildings which are designed with insets or offsets to eliminate long, unbroken walls.
e. All buildings that are visible from a public street shall exhibit architectural enhancements, including variation of rooflines, uses of multiple material types, and color variations compatible with surrounding uses as set forth in article VIII herein. Architectural plans, including material and color samples, shall be submitted for review at the time of application.	Complies
f. Each site shall provide a minimum of two exits, one of which may be for emergency vehicle use only.	Complies
g. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt, or similar material.	Complies
h. When the main driveway directly serves storage areas or cubicles the following standards shall be followed: (1) All one way driveways shall provide for one ten-foot parking lane and one 15-foot travel lane. Signing and painting shall be used to designate traffic direction and parking. (2) All two lane driveways shall provide for one ten-foot parking lane and two 12-foot travel lanes. When the main driveway does not directly access the storage areas or cubicles, the parking lane may be eliminated.	Complies
i. At least one parking space for each ten storage areas shall be equally distributed throughout the	Twenty-three (23) dedicated parking spaces are distributed through the site is more than adequate as most customers

site.	will temporarily park in front of their storage space to access their unit. 23 spaces also meet the city code standard listed in Table 9-1 Parking Ratio of 1 space per 35 units.
j. A minimum eight-foot high masonry wall with architectural enhancements shall be provided around the perimeter of the property. When adjacent to a right-of way or public area, the wall will be designed with insets or offsets to eliminate long, unbroken walls.	Complies. Additionally, portions of the perimeter buildings will serve as part of the perimeter fence.
k. Outdoor storage shall be limited to recreational vehicles. The storage of recreational vehicles shall be limited to a maximum ten percent of the net site area. All recreational vehicle storage shall be located in the interior of the site and shall be screened from view from surrounding properties.	The applicant took careful consideration in laying out the site in relation to the context of its surroundings. In particular, no buildings are proposed along the southern perimeter in order to provide an enhanced setback to the future Independent Living, Assisted Living, and Memory Care facility to the south. Only recreational vehicles are proposed on the south boundary which will be screened by perimeter fencing, landscaping, and canopies. The storage of recreational vehicles is limited to a maximum 10.1% of the net site area.
l. Side and rear setbacks shall be a minimum of 25 feet when adjacent to any residential zoning district. The planning and zoning commission may approve a zero foot setback if the perimeter buildings are intended to serve as the perimeter wall. Such approval must include the written support of a minimum of 51 percent of property owners within 75 feet of the subject property boundaries.	This PAD proposes a zero foot setback on the east side adjacent to the worship center. Although the church is zoned residential, it is unlikely to be developed with residential uses. A written letter from the residentially zoned church property will not be required with this PAD Amendment.
m. Side and rear setbacks shall be a minimum of 15 feet when adjacent to any zoning district other than a residential zoning district. The planning and zoning commission may approve a zero foot setback if the perimeter buildings are intended to serve as the perimeter wall and all applicable building codes will be met.	Complies
n. The maximum building height adjacent to a residential zoning district or within 50 feet of a residential dwelling shall be a maximum one story or 14 feet in height from finished grade. Building height may be increased to a maximum of two stories or 24 feet in height from finished grade provided an additional setback of two feet for every one foot in height in addition to the required setback is provided. The maximum building height adjacent to a non-residential zoning district shall be a maximum three stories or 35 feet in height from finished grade.	The proposed building height is 22' (roofline) / 29' (parapet). The Surprise Unified Development Code permits a max height of 35' adjacent to a non-residential district and 24' next to residential. This request is appropriate since the roofline is only 22' and is located in the center of the project rather than on its perimeter.
o. A minimum of 15 percent of the net land area shall be landscaped. The required landscape areas shall be provided along all street frontages between the street and sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter walls.	Minimum landscaping is approximately 14% (which includes sidewalk areas within landscape setting.)
p. No hazardous or flammable materials shall be stored	Complies

in a mini-warehouse development.	
q. No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.	Complies
r. In additions to the requirements listed above, zones requiring a conditional use permit are subject to the follow design requirements: (1) Facilities shall be comprised of a single structure, multi-floored, climate controlled building.	Not applicable; a CUP is not required with PAD zoning however, part of the facility is multi-storied and climate controlled.

F. Conclusion

This development represents a unique and innovative storage approach and provides a convenient amenity to area residents. It preserves the high quality of life without the concerns that generally accompany commercial uses. Because the intended use of this Property is compatible with the surrounding land use patterns, this request will not alter acceptable land use patterns to the detriment of the area. The proposed use and request is compatible and consistent with the surrounding area.

The proposed development is designed in a manner that is sensitive to the surrounding uses. The development will serve as a transition between the more intense commercial uses to the north and the future Independent Living, Assisted Living, and Memory Care facility to the south. The building has been located in a manner where its largest setback is on the south side.

This rezoning request will have limited, if any, impact on the current or future surrounding land uses and zoning patterns. More importantly, this type of use is one of the least intense commercial uses due to the low amount of traffic, light, noise, and dust as compared to other commercial uses. Customers tend to visit the facility on weekends and this use will have very minimal traffic and noise impacts unlike traditional office and commercial uses that operate all day (and night) with high customer turnover.

Finally, the location of the development provides a convenient amenity to large residential communities. Typically, these communities do not provide much more than two car garages with very little room for additional secure storage. Additionally, many of these communities have very strict CC&Rs that prohibit the outside storage of recreational vehicles, trailers, etc. Thus, this use will provide a much needed service to the surrounding communities.