



Planning Commission Online Meeting Agenda Wednesday, May 20, 2020

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REGULAR MEETING

6:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **OPENING STATEMENT**

4. **APPROVAL OF MINUTES**

a. **APRIL 15, 2020 MINUTES**

5. **PUBLIC HEARING ACTION ITEMS**

a. **RIVER CROSSING STORAGE EXPANSION – CONDITIONAL USE PERMIT – APPLICATION PL-19-0240**

Planning Commission will hold a public hearing and consider a request by Philip Gollon, Arc Services Inc., (on behalf of the property owner, ES River Crossing Storage, LLC) for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse in the C-2 (Community Commercial) zoning district. The subject property is a proposed expansion of the adjacent mini-storage warehouse facility to the east. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Michelle Simerdla, Senior Planner

6. **PLANNING DIVISION REPORT**

7. **CALENDAR**

June 17, 2020

8. **ADJOURNMENT**

Members will attend by telephone conference call. Los miembros asistirán vía teleconferencia. Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

Note from the Clerk: The April 15, 2020 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform. All participants attended by phone or video.

**Wednesday, April 15, 2020
6:06 P.M.**

1. CALL TO ORDER

Chair Iwanski called the Regular Meeting to order at approximately 6:06 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT BY PHONE/VIDEO

David Iwanski, Chair
Christopher Thompson, Commissioner
Denise Stanfield, Commissioner
Lisa Amos, Commissioner
Lisa Osborne, Commissioner
Maribel Guerrero, Commissioner
Larry White, Alternate

COMMISSIONERS ABSENT (EXCUSED)

Linda Warren, Vice Chair

CITY STAFF PRESENT

Brian Craig, Planning Manager
Denise Zazueta, Administrative Assistant
Michelle Simerdla, Senior Planner
Michael Wawro, City Attorney

3. OPENING STATEMENT

Chair Iwanski read the Opening Statement.

4. APPROVAL OF MINUTES

a. February 19, 2020

With no revisions or corrections presented, Commissioner Osborne moved to approve the February 19, 2020 minutes as presented; Commissioner Amos seconded the motion.

VOTE AS FOLLOWS

David Iwanski, Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

5. ACTION ITEMS

a. COSTCO PARKING LOT ADDITION – REZONING FROM R16 (URBAN RESIDENTIAL) TO PLANNED AREA DEVELOPMENT (PAD) APPLICATION PL190249

Planning Commission held a public hearing and consider a request by Terry Odle to rezone a 0.38 gross acre property located approximately 1100 feet north of the northeast corner of 99th Avenue and McDowell Road from R16 (Urban Residential) to Gateway Pavilions Planned Area Development (PAD). The proposed use of the property is an extension of the adjacent Costco store parking lot. The Commission was asked to take appropriate action and forward a recommendation to the City Council.

Ms. Simerdla described the site details and location. The site to rezone is 0.38 gross acres of land that was annexed in 1981. The property was formerly a city well site and was cleared in 2005. The property is located within the Freeway Commercial GP land use designation and is located within the Freeway Corridor area. The request is to rezone the property from R1-6 (Urban Residential) to the Gateway Pavilions PAD and apply C-2 (Community Commercial) uses and standards. The property is proposed to be developed as part of an extension of Costco's parking lot for an additional 24 spaces.

Ms. Simerdla stated all required public participation notices were completed. There was a posting on the property site, there were legal advertisements in the newspaper and postcards were mailed to all property owners within 1,000 feet of the property. There was a neighborhood meeting held on January 14, 2020 as well as a posting on the aVOICE platform, which received no comments. The requested zoning allows for a parking lot for retail purposes. She explained Gateway Pavilions PAD is a more compatible zoning district than the existing R1-6 (Urban Residential) zoning. The proposed use conforms with the General Plan and meets the goals in the Freeway Corridor Specific Plan area. The request is compatible with the adjacent parcels. Staff recommends approval of the application, subject to one recommended condition.

Chair Iwanski opened the public hearing. There were no members of the public who wished to speak. With no further pending questions from the public, Chair Iwanski closed the public hearing. Chair Iwanski opened the floor for comments from the Commission but received no questions or comments. Chair Iwanski closed the floor for comments and invited a motion.

Note from the Clerk: There was one member of the public who attended the meeting, but they did not unmute themselves to speak when the opportunity was provided.

Commissioner Amos moved to approve Application PL-19-0249, Costco Parking Lot Addition Rezone subject to one (1) recommended condition of approval; Commissioner Guerrero seconded the motion.

ROLL CALL VOTE AS FOLLOWS

David Iwanski, Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

6. PLANNING DIVISION REPORT

Mr. Craig provided information as to the adjusted departmental operations as a result of COVID-19. He stated the department is still accepting submittals and adapting department processes, as necessary. Mr. Iwanski provided his gratitude everyone's patience during this time, specifically speaking to the technology being used during the Planning Commission meeting.

7. CALENDAR

Mr. Craig stated that there will be an item on the May agenda. Chair Iwanski formally announced the next meeting date as May 20, 2020.

8. ADJOURNMENT

Chair Iwanski entertained a motion to adjourn the regular meeting. Commissioner Thompson moved to adjourn; Commissioner Stanfield seconded the motion.

VOTE AS FOLLOWS

David Iwanski, Chair	Aye
Christopher Thompson	Aye
Denise Stanfield	Aye
Lisa Amos	Aye
Lisa Osborne	Aye
Maribel Guerrero	Aye

The motion was approved by a 6 to 0 vote.

With no further business, the meeting concluded at 6:19 p.m.

Chair Signature

Date



AGENDA ITEM REPORT

SUBJECT: River Crossing Storage Expansion – Conditional Use Permit – Application PL-19-0240

MEETING DATE: 5/20/2020

TO: Planning Commission

FROM: Michelle Simerdla, Senior Planner

THROUGH: Brian Craig, Planning Manager

PURPOSE:

Planning Commission will hold a public hearing and consider a request by Philip Gollon, Arc Services Inc., (on behalf of the property owner, ES River Crossing Storage, LLC) for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse in the C-2 (Community Commercial) zoning district. The subject property is a proposed expansion of the adjacent mini-storage warehouse facility to the east. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 3.2 gross acre subject property (Exhibits A, B, & C) is located approximately 1498 feet west of the northwest corner of 119th Avenue and Van Buren Street. The site is visible from the I-10 Freeway and within the Freeway Corridor Specific Plan area. It is irregularly shaped, relatively flat, developed with an existing retention basin, and has no unusual physical characteristics.

The site was annexed into the City of Avondale on May 6, 1978 by Ordinance No. 261 and zoned C-2 upon annexation.

The property is presently designated by the General Plan 2030 Land Use Map as Urban Residential (Exhibit C). The designation allows for residential development in excess of thirty (30) dwelling units per acre. The property's C-2 zoning is not consistent with the Urban Residential designation.

The project is proposed as an expansion to an existing mini-storage warehouse facility to the east, which was constructed in 1998. The current owner acquired this existing facility in 2014. The existing facility consists of an office building, living quarters, five (5) storage buildings, and uncovered recreational vehicle (RV) parking. The owner is proposing to add covered canopies over the existing RV spaces. At the time of development, the RV storage was permitted in C-2 zoning. In accordance with the current Zoning Ordinance, these RV storage spaces are determined to be legal non-conforming.

The new expansion site includes two single-story buildings for mini-storage; there is no outdoor RV storage proposed.

There is also a concurrent minor land division request, (PL-19-0285), to combine the subject property with the existing site to the east, which is subject to Council approval.

The existing uses and zoning of surrounding properties include:

- **North:** Vacant land zoned AG (Agricultural) and a fifty (50) acre proposed commerce park development zoned Planned Area Development (PAD).
- **East:** River Crossing Self Storage, a mini-storage warehouse facility with outdoor RV parking zoned C-2. East of that facility is the Desert Springs Village residential subdivision, zoned PAD.
- **South:** The Coldwater Springs apartment complex, a single-family home, and a golf course zoned PAD.
- **West:** Vacant land zoned C-2 and AG.

SUMMARY OF REQUEST:

The applicant is requesting approval of a Conditional Use Permit (CUP) for an expansion of an existing mini-storage warehouse (Exhibit E). Mini-storage warehouses are a conditionally permitted use within the C-2 zoning district requiring CUP approval by City Council. The purpose of this request, according to the project narrative, is to fulfill the growing demand for more residential storage options in the area, as the existing facility is at full capacity.

The proposed development (Exhibit F) includes two (2) buildings. Building A is a 53,000 square foot single-story structure with internal climate-controlled units and perimeter drive-up units. Building B is a proposed 6,300 square foot building with nine (9) interior RV spaces.

The proposed hours of operation will be the same as the existing facility's hours of 9:00 AM to 6:00 PM for the office (Monday to Saturday) and 7:00 AM to 7:00 PM (Monday to Sunday) for the gate. There will be a single shift of two (2) employees, and managers currently reside on-site.

Though mini-storage warehouse facilities are low-profile, low-intensity uses that generally co-exist well with residential and commercial uses, care has been taken to ensure any potential negative impacts on nearby residences are mitigated. An eight (8) foot tall decorative block wall which will screen the storage buildings from the view of residences in the area.

Additionally, the storage buildings are setback in excess of three-hundred and sixty (360) feet from the front property line. From the western side property line, Building A is setback thirty-six (36) feet and Building B is setback fifteen (15) feet. There is also a landscape setback of approximately 336 feet, which is provided from Van Buren Street. Within this landscape area, trees and shrubs will obscure views into the facility (Exhibit G).

The existing facility has legal non-conforming outdoor RV spaces; however, the expansion will not include any outdoor RV parking, due to RV parking not being permitted in the C-2 district.

PUBLIC PARTICIPATION:

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held at 6:00 PM on May 13, 2020 via teleconference. All notices of the meeting, including mailings to owners within 1,000 feet of the site, public hearing notice signs on the property, and display ads in the Arizona Republic, were completed at least fifteen (15) days prior to the meeting as required. Except for the applicant and City Staff, no persons attended the Neighborhood Meeting (Exhibit I).

No comments related to the proposal have been posted on the City's aVOICE digital forum.

All required CUP notifications for Planning Commission and City Council public hearings have been completed. All property owners within 1,000 feet of the subject site were notified of the time, date, and location of the Planning Commission and City Council meetings via postcards sent on April 14, 2020. The meetings were advertised in the April 29, 2020 edition of the Southwest Arizona Republic. Lastly, a public hearing notice sign identifying meeting dates, times, and locations was installed on the property on April 21, 2020. No public comments beyond what is discussed above have been received to date.

ANALYSIS:

In order to grant a Conditional Use Permit, five (5) findings must be met as outlined in Zoning Ordinance Section 108.B. The burden of proof is on the applicant. Each finding is presented below along with staff's analysis.

1. That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.

The subject property is designated as Urban Residential by the General Plan, which allows for residential uses that will contain more than 30 dwelling units per acre. The property's C-2 zoning is not consistent with the Urban Residential designation. However, a mini-storage warehouse facility is conditionally permitted within the C-2 district with a CUP. The purpose of the C-2 district is to accommodate development of commercial complexes providing goods and services to a community-wide trade area. The proposed mini-storage warehouse facility is a low-intensity use that will be an expansion of the existing mini-storage warehouse facility directly to the east and will provide a service to the nearby neighborhood.

2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

Mini-storage warehouse facilities generate minimal amounts of traffic, do not tax City water and sewer services, and do not create any significant noise or light impact on surrounding properties. In terms of architecture, the proposed buildings and walls meet Avondale's Design and Development Guidelines and the goal in the Freeway Corridor Specific Plan for an upscale appearance from the I-10 Freeway (Exhibit H).

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.

The proposed development meets the development standards for setbacks, buffering, parking, on-site circulation, landscaping, and screening as required by the Zoning Ordinance. Development of the site per the submitted plan (Exhibit F) will result in a functional, attractive development that contributes to the local economy and provides a benefit to the surrounding area.

4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

All public access to the facility will be from Van Buren Street, a major arterial road, via an existing

driveway on the parcel to the east. All circulation internal to the site meets City requirements. Drive aisles are sized appropriately to accommodate the turning movements of RVs and adequate width is provided to allow City fire trucks to enter and exit the site, if necessary. A secondary fire access is also provided, along with a twenty-six (26) foot fire access gate with access to the future extension of Corporate Drive. According to the project's traffic study, the demand for parking during peak hours is thirteen (13) spaces for the combined facility. The project will provide for twenty-two (22) new parking spaces, and there are nine (9) existing customer parking spaces. Additionally, customers, typically, will park alongside their drive-up storage unit to load and unload, so the site will be able to accommodate the anticipated traffic.

5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

Staff's recommended conditions, several of which are standard for development of this type, address the following:

1. Ensuring the proposed use develops in accordance with the site plan, landscape plan, and narrative provided to the City and attached as exhibits to this staff report.
2. Per the Zoning Ordinance, the Conditional Use Permit will expire within two (2) years if the use has not commenced on the property.
3. The developer shall process a Minor Land Division (MLD) to combine the existing two (2) parcels into a single parcel and dedicate right-of-way and a Public Utility Easement (PUE) before a construction permit will be issued.
4. The developer shall complete all required improvements to Van Buren Street in the first phase of development.
5. The developer shall underground power lines adjacent to the property.

DISCUSSION:

Staff recommends approval of the request for the following reasons:

1. The proposed land use meets the five (5) required findings for a CUP in Section 108.B of the Zoning Ordinance.
2. Approval of the proposal will result in a development compatible with the zoning district and existing development in the area.
3. The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.
4. The proposed land use will provide a needed service to current and future residents in Avondale.

STRATEGIC PLAN:

INITIATIVE: Foster sustainable community development.

- STRATEGIC GOAL: Maintain and expand quality infrastructure and improve connectivity to City amenities.

INITIATIVE: Encourage and support creative innovation in development and service delivery.

- **STRATEGIC GOAL:** Encourage a flexible environment responsive to market trends.

BUDGET IMPACT:

No budget impacts.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-19-0240, a request for approval of a Conditional Use Permit to allow for the operation of a mini-storage warehouse within the C-2 (Community Commercial) zoning district, subject to the following five (5) conditions of approval:

CONDITIONS OF APPROVAL:

1. Development and use of the site shall general conform to the CUP narrative submitted on April 15, 2020, the site plan submitted on April 27, 2020, and the landscape plan submitted on April 14, 2020, attached to the staff report as Exhibits E, F, and G, respectively.
2. In accordance with Section 108 of the Zoning Ordinance, the CUP shall expire within two (2) years from the date of approval if the use has not commenced.
3. A Minor Land Division, combining the subject property with the parcel to the east and dedicating thirty (30) feet of right-of-way to Corporate Drive, along with an eight (8) foot Public Utility Easement along the northern property line, shall be recorded prior to the issuance of a permit for development of the subject property.
4. All required off-site improvements to Van Buren Street, shall be completed in the first phase of development prior to the issuance of a Certificate of Occupancy or Certificate of Completion.
5. All power lines less than 69kV and irrigation canals on/adjacent to the property shall be converted to underground transmission/conveyance prior to the issuance of a Certificate of Occupancy or Certificate of Completion.

PROPOSED MOTION:

I move that Planning Commission accept the findings and recommend **APPROVAL** of Application PL-19-0240, a request for approval of a Conditional Use Permit to allow the operation of a mini-storage warehouse within the C-2 (Community Commercial) zoning district, subject to five (5) recommended conditions of approval as listed in the staff report.

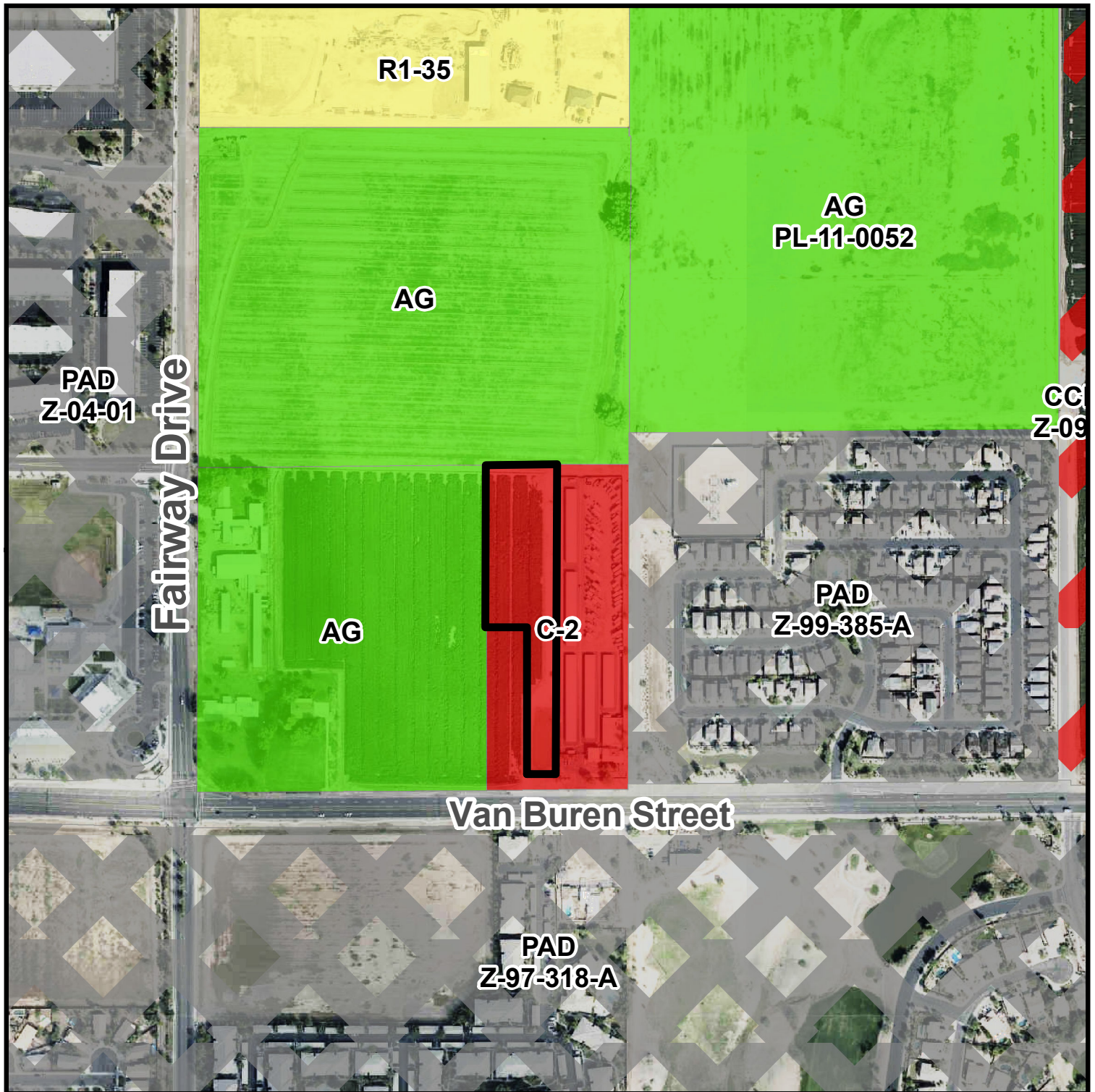


Aerial Photograph



Project Location



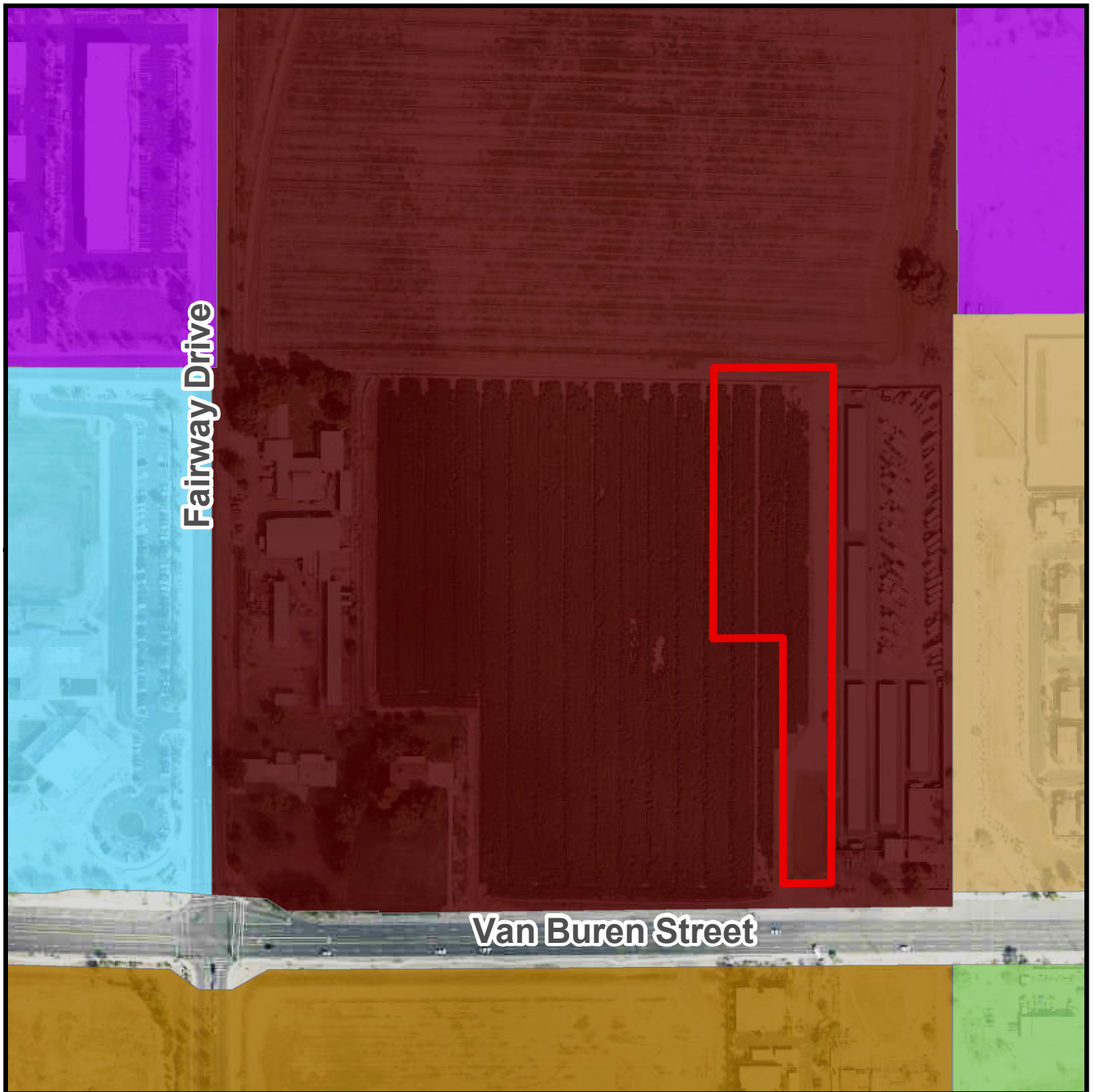


Zoning Vicinity Map



Project Location





General Plan Land Use Map



Project Location



High Density Residential



Urban Residential



Education



Open Space and Parks



Business Park



Medium Density Residential



Medium/High Density Residential

*SUMMARY OF RELATED FACTS
APPLICATION PL-19-0240*

<i>THE PROPERTY</i>	
PROPERTY SIZE	3.2 gross acres
LOCATION	Approximately 1498 feet west of the northwest corner of 119th Avenue and Van Buren Street
PHYSICAL CHARACTERISTICS	Irregularly shaped, relatively flat, developed with an existing retention basin, and features no unusual physical characteristics
GENERAL PLAN LAND USE DESIGNATION	Urban Residential
EXISTING ZONING	C-2 (Community Commercial)
ZONING HISTORY	Annexed into the City of Avondale in May 6, 1978 by Ordinance No. 261. Zoned Community Commercial (C-2) upon annexation.

<i>SURROUNDING ZONING AND LAND USE</i>	
NORTH	Vacant land zoned AG (Agricultural).
EAST	River Crossing Self Storage, a mini-storage facility with outdoor RV parking zoned C-2. East of that facility is the Desert Springs Village residential subdivision, zoned Planned Area Development (PAD).
SOUTH	Coldwater Springs, an apartment complex zoned PAD.
WEST	Vacant land zoned C-2.

<i>PUBLIC SCHOOLS</i>	
SCHOOL DISTRICT(S)	Littleton Elementary School District, Tolleson Union High School District
ELEMENTARY SCHOOL	Students' choice
HIGH SCHOOL	La Joya Community High School

<i>STREETS</i>	
Van Buren Street	
Classification	Major Arterial
Existing half-street ROW	65-85 feet
Standard half-street ROW	65 feet
Existing half-street improvements	Two (2) travel lanes and a half-turn lane
Standard half-street improvements	Two (2) travel lanes, a half-turn lane, curb, gutter, streetlights, and landscaping

<i>UTILITIES</i>
Water and Sewer are provided by the City of Avondale via a thirty (30) inch sewer and sixteen (16) inch and thirty-six (36) inch water lines.
Salt River Project (SRP) provides electrical service in this portion of the City.

NARRATIVE CONDITIONAL USE PERMIT

THIRD REVISION

RIVER CROSSING STORAGE EXPANSION

CASE NUMBER: PL-19-0240

12100 WEST VAN BUREN STREET

(COUNTY ASSESSOR PARCEL NUMBER: 500-01-001S)

CONDITIONAL USE PERMIT/LOT COMBINATION

The proposal is for the following:

Conditional Use Permit for an expansion of an existing self-storage facility in the Commercial Use District.

This request is for approval of a Conditional Use Permit (CUP) to allow a mini-storage warehouse expansion in the Urban Residential zoning district. The owners of the existing 4.7-acre River Crossing Self-Storage Facility located at 12100 West Van Buren Street, APN 500-01-001T, wish to expand their facility into the vacant west lot, APN 500-01-001S. An MLD is filed to establish a lot combination resulting in a single lot with an approximate acreage of 11.6 acres. This request is necessary to satisfy the growing demand for more residential storage options as the existing facility is at full capacity.

The Development shall include within the combined lots a new 53,000 S.F. single story, internal climate-controlled units, and perimeter drive up units (Building A) and a new 6,400 S.F. 9 stall enclosed RV building (Building B). Building A shall be internal to new yard expansion and shall be screened by new site wall matching the existing site wall. Building B shall be tied into the new site wall. Internal to the existing yard the uncovered RV is to be converted to a new 60 stall covered RV.

The existing 25-foot sliding access gate shall remain on Van Buren Street. Circulation within the project will be provided by removing part of the existing 8' screen wall that will allow access to Building A and Building B. The interior driveways are approximately 25-feet to 41-feet wide to allow the turning radius needed for the RV vehicles. A new predetermined fire truck 26-foot wide gate shall be installed at the Northeast corner of the existing site to allow fire truck access to the site and we expect very few delivery vehicles. The character of traffic will be mainly be small to medium vehicles. The low traffic impact of the facility will also assure the existing neighborhoods will not be disrupted with large volumes of traffic and noise.

All exterior lighting will be at low heights and will meet minimum lighting levels. All lighting will be not allowed to spread outside the perimeter of this development lot lines and will not be detrimental to adjacent properties. The hours of operation shall be, Office hours: 9am-6pm (Mon-Sat) Gate Hours: 7am-7pm (Mon-Sun) There shall be a single shift of two employees. Managers currently reside on site and shall remain so. Due to the nature of this development, there will not be any noise, smoke, odor, dust, or vibration impact on the surrounding neighborhood. There will be no impact on public services such as utilities, schools or recreation.

The existing 33,150 S.F. facility parking comprises of 9 parking stalls fronting Van Buren Street. There is no internal yard parking as the existing facility is comprised of all drive up units. The new development shall be provided with additional parking stalls. Four (4) stalls shall be adjacent to Building B for a total of 13 stalls. Current zoning requires 27 new stalls, we are requesting a reduction of parking as the new parking provided is well over the requirements for the operations requirements for a facility of this type. When compared to like developments within and outside this jurisdiction that number of stalls being requested is satisfactory.

The following discusses the findings for approving our Conditional Use Permit pursuant to the City of Avondale's Zoning Ordinance.

Section 108 - Conditional Use Permit

...

B. Required Findings

A Conditional Use Permit may only be approved if all the following findings are met:

1. That the proposed use (a) is consistent with the land-use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and will be consistent with the desired character for the surrounding area.

Response: The General Plan designation for the property changed from Mixed Use to Urban Residential in 2012; however, the zoning district (C-2) allows for ministorage warehouses with approval of a CUP.

The building design for screened Building A which is internal to the yard shall match closely in material and color of the existing storage buildings. Building B design having full exposure on the West and South shall match the existing sales office design. This shall allow for a matching transition with the existing to new.

2. That the use will be compatible with other adjacent and nearby land uses and will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.

Response: As previously stated, our client proposes an expansion to the existing self-storage facility that would include new

construction of additional building. The lot combination will result in a single lot with an approximate acreage of 11.6 acres. The expansion of the existing facility will benefit the City by increasing its tax base-based on 100% occupancy, a storage facility could generate over \$1,500,000 in annual lease activity which will be subject to the City's current applicable tax rate. The building will provide needed tax revenue and a service to the community.

To the south of the site is Coldwater Springs Apartment Complex and vacant land zoned Planned Area Development, which in the future could be a mixed-use development with commercial and residential. North and west of the site is existing farmland. To the east of the site is the existing self-storage complex.

In summation, the proposed building will not have any injurious or detrimental effect to the adjacent or surrounding properties in the area, because the area has been planned for mixed use development in an urban setting. It is a small addition to the overall future development; conversely it will provide a benefit by developing a vacant lot and spurring additional development.

3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.

Response:

The property is of adequate size and shape. The site will have all the necessary, adequate services, onsite circulation. The existing 25-foot sliding access gate shall remain, and a new predetermined fire truck access gate shall be installed in the existing site wall at the northeast corner of the property. Finally, all requisite setbacks, parking and screening will meet the current city's Zoning Ordinance Codes.

Landscaping has been provided based on the current requirements for this development. New landscaping is provided along and within the expanded retention area, along the North property line and along South face of Building B.

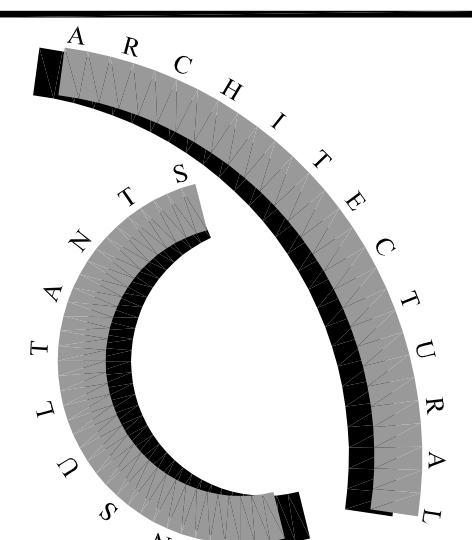
4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.

Response: A self-storage facility is considered a low traffic, low light, safe and quiet use. The additional acreage has appropriate access when tied into existing facility the public gate on Van Buren Street is of adequate size and configuration to accommodate the anticipated traffic generated by the proposed use without an additional gate. As previously stated, a new predetermined fire truck access gate shall be installed in the existing site wall at the northeast corner of the property to ensure the safety of the clientele.

5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.

Response: The proposed design, height and mixed uses proposed (i.e., self-storage/RV storage) are more compatible with the adjacent neighborhood and fulfills a need for the local area. More importantly, the proposal for a climate-controlled neighborhood self-storage building maintains noise, controls who comes and goes from the site, and limits people traversing the site. Moreover, the proposed landscaping will help buffer/screen any ambient noise and lighting onsite.

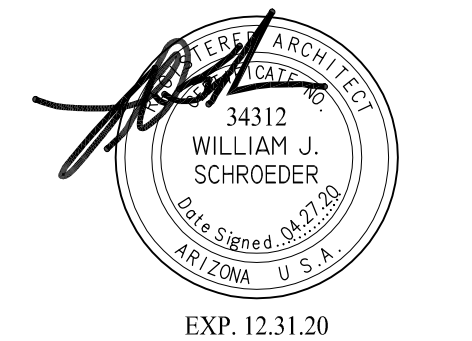
In conclusion, it is the primary desire of the owner to develop a safe, clean, functional, and long term neighborhood self-storage facility that will generation tax revenue to the City of Avondale. We therefore respectfully request your consideration/input regarding the proposed Conditional Use Permit/Lot Combination requests to allow this proposal to come to completion.



ARC Services Inc.
14010 N. SUSSEX PLACE
Fountain Hills, Arizona 85268

phone (480)-837-0761
fax (480)-907-1135

seal



OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional shall retain all common law, statutory and other reserved rights, including the copyright therein.

revisions

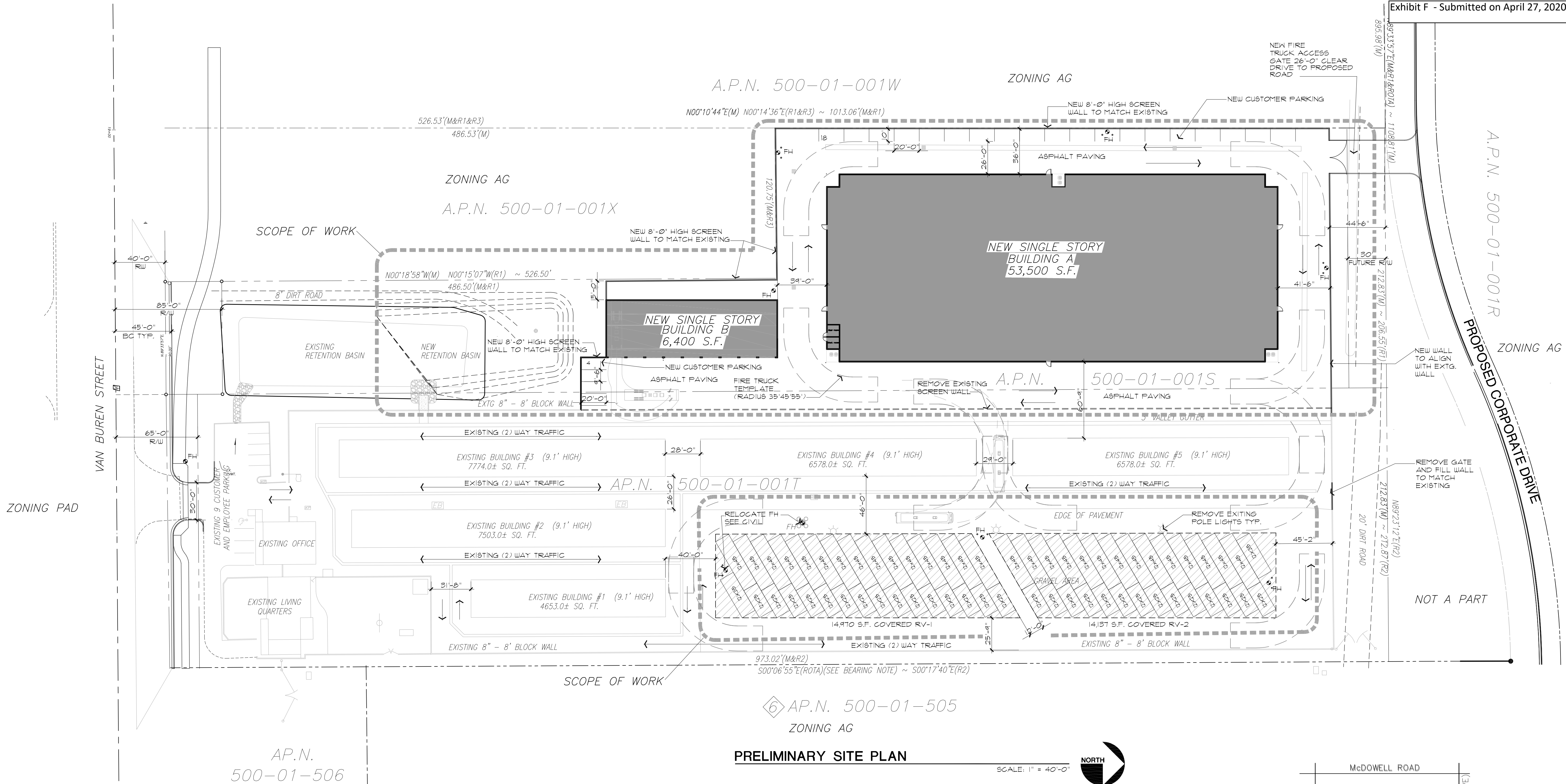
RIVER CROSSING STORAGE
EXPANSION
12100 WEST VAN BUREN STREET
AVONDALE, ARIZONA

Title	PRELIMINARY SITE PLAN
Date	04/27/20
Project number	BLS
Drawn by	PAG
Checked by	BS
CAD file	SP1

- ☒ Design Development
☐ Progress Const. Docs.
☐ City Submittal
☐ Bid Package
☐ Construction Issue
☐ Record Drawings

Sheet Number

SP1



PROJECT TEAM

OWNER/DEVELOPER
RIVER CROSSING SELF STORAGE
12100 WEST VAN BUREN STREET
AVONDALE, ARIZONA 85323
(303) 709 0490 ATTN: PETER SPECK

ARCHITECT
ARC SERVICES INC.
14010 N SUSSEX PL
FOUNTAIN HILLS, ARIZONA 85268
(480) 837-0761 ATTN: PHIL GOLLON

CIVIL
g-mar llc
18223 WEST ORCHARD LANE
WADELL, ARIZONA 85355
(602) 524-7877 ATTN: GEOFF MARKOWSKI

LANDSCAPE
EVERETT LANDSCAPE ARCHITECTURE
6628 EAST BASELINE ROAD STE 102
MESA, ARIZONA 85206
(602) 753 9140 ATTN: TOM EVERETT

SITE DATA

PROJECT ADDRESS: 12100 EST VAN BUREN STREET
AVONDALE, ARIZONA 85323

ASSESSORS PARCEL #: TBD WITH MLD

ZONING: C-2

GROSS SITE AREA = 356,969 S.F. (8.2 ACRE)
NET SITE AREA = 229,779 S.F. (5.27 ACRE)

PROPOSED USE GROUP = S-1 SELF STORAGE FACILITY
BUILDING HEIGHT BUILDING A = 9'-6"
BUILDING HEIGHT BUILDING B = 19'-0"
CONSTRUCTION TYPE II-B (AUTOMATIC SPRINKLER SYSTEM)
ALLOWABLE AREA INCREASE 2012 IBC TABLE 503
17,500 S.F. + (17,500 S.F. X 2) = 52,000 S.F. MULTI STORY
17,500 S.F. + (17,500 S.F. X 3) = 70,000 S.F. SINGLE STORY
26,000 S.F. FOR COVERED RV WITHOUT SPRINKLERS
COVERED RV-1 = 14,970 S.F.
COVERED RV-2 = 14,137 S.F.

BUILDING AREA:
BUILDING A (1 STORY) = 53,500 S.F.
BUILDING B = 6,400 S.F.
EXISTING = 33,150 S.F.

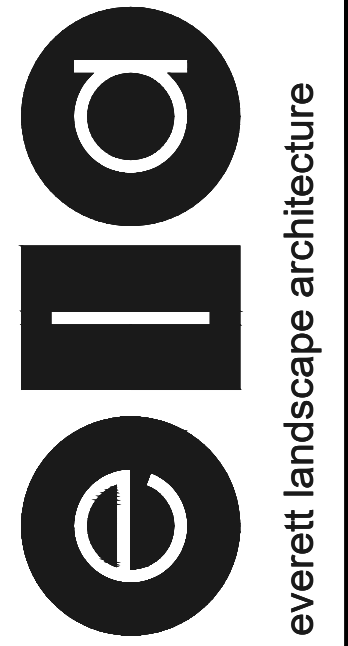
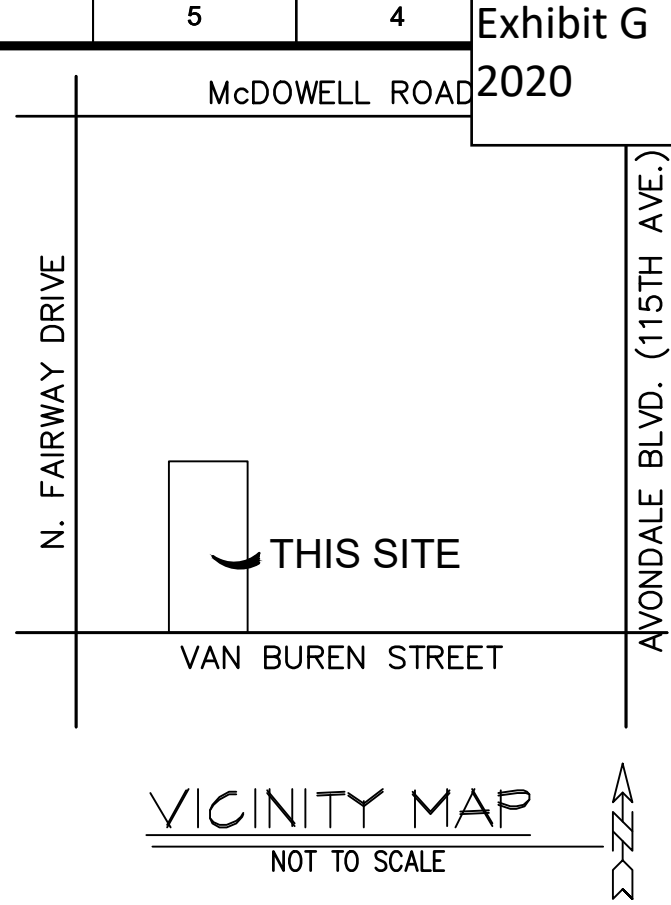
TOTAL PROPOSED GROSS AREA = 93,050 S.F.
SITE COVERAGE = (93,050 S.F.) 40%

BUILDING SEPARATION PER TABLE 602 TYPE IIB CONSTRUCTION.

PARKING PER LIKE FACILITIES

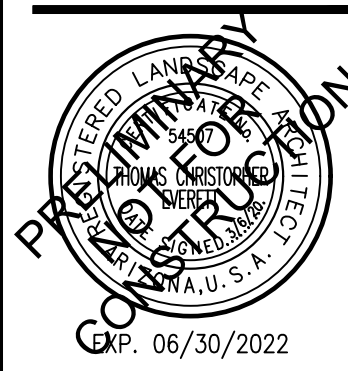
EXISTING SPACES = 9
NEW SPACES = 4 AT BUILDING B 18 SPACES AT BUILDING A
TOTAL NEW SPACES PROVIDED 22

5. Site Plan Notes
- All utility lines less than 69 KV shall be undergrounded with the first phase of development.
 - All ground-mounted equipment shall be screened/concealed from street view.
 - Plants located within required AASHTO sight visibility triangles shall be pruned regularly to permit unobstructed vision. Plant materials shall be maintained to be lower than 2' (shrubs) or taller than 7' (bottom of tree canopy).
 - Future development pads within master planned developments shall be covered with a minimum of 2" thick decomposed granite for dust control at time of development.
 - All developments shall be maintained in conformance with the approved site plan and landscape plan. Any changes thereto shall require approval of the City of Avondale.
 - This project is subject to the current Avondale General Engineering Requirements (and MAG Supplemental Regulations), Commercial/Industrial/Multi-Family Design Manual, Zoning Ordinance, General Plan, Avondale Street Tree Master Plan, and any applicable Specific Plans.



RIVER CROSSING STORAGE EXPANSION

NEC OF VAN BUREN STREET AND FAIRWAY DRIVE AVONDALE, AZ



DATE

11/19/19

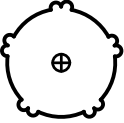
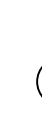
19035

Sheet Title:
PRELIMINARY
LANDSCAPE
PLAN

Sheet:

L1

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Acacia salicina Willow Acacia	24" Box	28
	Cercidium floridum Blue Palo Verde	Existing	2
	Dalbergia sissoo Rosewood	24" Box	11
	Parkinsonia x `Desert Museum` Desert Museum Palo Verde	15 gal	3
	Pinus eldarica Afghan Pine	Existing	1
	Prosopis velutina Velvet Mesquite	Existing	5
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Bougainvillea spectabilis `Barbara Karst` Barbara Karst Bougainvillea	Existing	16
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal.	82
	Hesperaloe parviflora Red Yucca	5 gal.	30
	Hesperaloe parviflora Red Yucca	Existing	5
	Lantana montevidensis `New Gold` Trailing Lantana	1 gal	60
	Leucophyllum frutescens `Compacta` Compact Texas Ranger	5 gal.	69
	Leucophyllum langmaniae `Lynn`'s Legacy` Barometerbush	Existing	4
	Muhlenbergia capillaris `Regal Mist` TM Regal Mist Deer Grass	5 gal	31
	Ruellia penninsularis Wild Petunia	5 gal.	29
	Ruellia penninsularis Wild Petunia	Existing	4
GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	Cynodon dactylon `Midiron` Existing Bermuda Grass	7,400 sf	

LANDSCAPE MAINTENANCE INTENT

THE PLANT PALETTE SELECTED FOR THIS PROJECT WAS BASED SOLELY ON THE NATURAL CHARACTERISTICS OF EACH PLANT SPECIES. THE PLANTS NATURAL SIZE, SHAPE, LEAF TEXTURE AND SEASONAL COLOR ARE ALL IMPORTANT ELEMENTS OF THE PLANTING DESIGN. IN ORDER TO RETAIN THE NATURAL CHARACTERISTICS OF EACH PLANT AND KEEP THE INTEGRITY OF THE LANDSCAPE DESIGN, A SPECIALIZED PRUNING AND MAINTENANCE PROGRAM SHALL BE IMPLEMENTED. IN ORDER TO ACHIEVE THIS OBJECTIVE, WE RECOMMEND TRIMMING INDIVIDUAL PLANTS BACK ONCE A YEAR ONLY, AT SPECIFIED TIME OF YEAR. THIS WILL ALLOW EACH PLANT SPECIES TO RECOVER MUCH MORE QUICKLY WHILE RETAINING THEIR NATURAL SHAPE AND FLOWERING CAPACITY THROUGHOUT THE REMAINDER OF THE YEAR. THIS PROGRAM SHOULD ALSO REDUCE ANNUAL MAINTENANCE COSTS. PLEASE REFER TO THE PLANT SCHEDULE FOR THE MAINTENANCE REQUIREMENTS OF EACH INDIVIDUAL PLANT.

MONTHLY MAINTENANCE SCHEDULE

FEBRUARY
APPLY PRE-EMERGENT TO CONTROL SPRING AND EARLY SUMMER WEEDS ONCE BETWEEN FEB. 15TH - MAR 1ST

MARCH
TRIM LANTANA BACK TO 6 INCHES DIAMETER. ON MARCH 1ST TRIM LEUCOPHYLLUM BACK TO 12 INCHES IN HEIGHT ON MAR 1ST.

DECEMBER
SPRAY PRE-EMERGENT (SURFLAN) IN DECOMPOSED GRANITE PLANTING AREAS FOR WEED CONTROL.

PLANT MATERIAL CALCULATIONS

REQUIRED LANDSCAPE AREA	REQUIRED	PROVIDED
Landscape Setback - Trees	5	11
Landscape Setback - Shrubs	43	110
Landscape Setback - Groundcover	N/A	N/A
Parking Lot Trees	N/A	N/A
Building Frontage	47.5	83
Right-of-way Landscaping - Trees	4	11
Right-of-way Landscaping - Shrubs	35	110
Totals		
Total Trees	51	51
Total Shrubs	343	343
Total Groundcovers	N/A	N/A
Total Inorganic Groundcover	69,546 Sq. Ft.	69,546 Sq. Ft.
Total Right-of-way Landscape Area	6,784 Sq. Ft.	6,784 Sq. Ft.
Total Parking Lot Landscaping Area	1297 Sq. Ft.	1297 Sq. Ft.
Percent of Total Area Landscaped	20%	28.8%

CITY OF AVONDALE NOTES

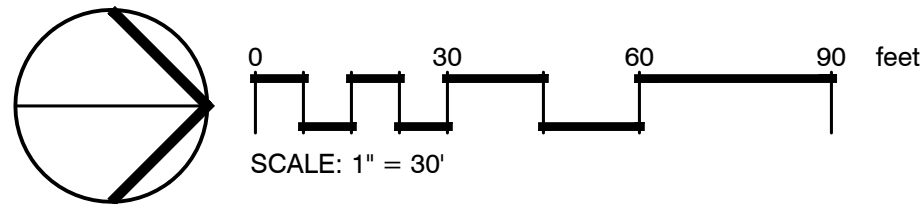
- ALL SINGLE TRUNK TREES SHALL BE 2-INCH CALIPER MIN. AT TIME OF INSTALLATION. ALL MULTI-TRUNK TREES SHALL BE 1-1/2 INCH CALIPER AT TIME OF INSTALLATION. TREE CALIPERS FOR STANDARD SINGLE TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 4 TO 6 INCHES ABOVE THE SOIL LINE FOR TREES WITH 4-INCH CALIPER OR LESS; AND 6 TO 12 INCHES FOR TREES GREATER THAN 4-INCH CALIPER. TREE CALIPER FOR MULTI-TRUNK TREES SHALL BE MEASURED AT THE WIDEST POINT WITHIN THE FIRST 6 INCHES ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6 INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTIPLE TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE OF ITS TWO LARGEST TRUNKS.
- TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANT SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZE SHALL NOT BE ACCEPTED.
- THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITH THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE.
- A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCROACH UPON CLEAR SPACE WHEN MATURE.
- PLANTINGS WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN 7 FEET AND SHRUBS OR OTHER PLANTS SHALL BE NO TALLER THAN 2 FEET AT FULL GROWTH.
- THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

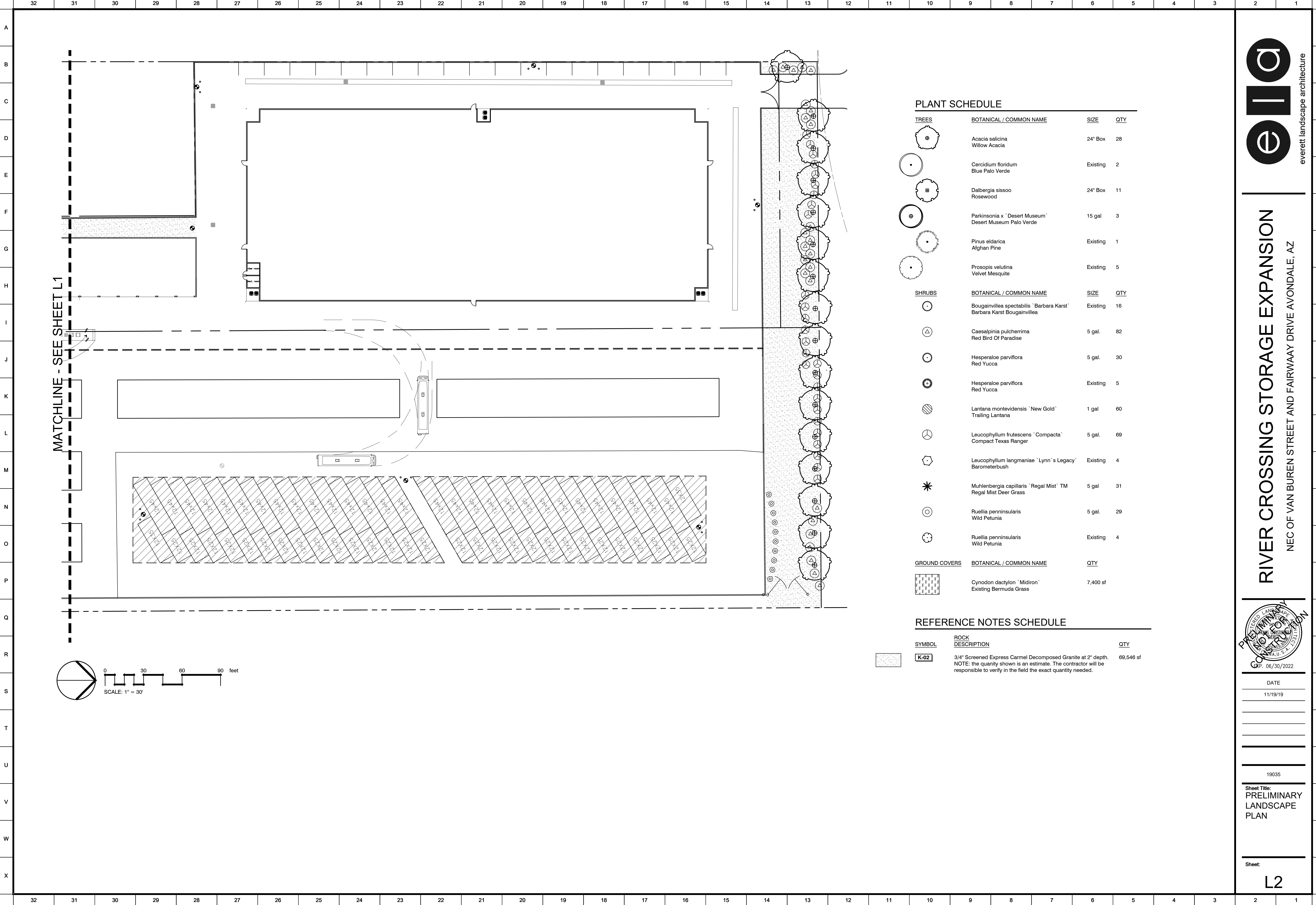
NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATION & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

MATCHLINE - SEE SHEET L2

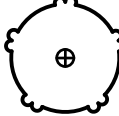
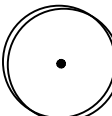
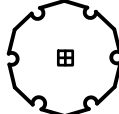
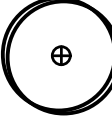
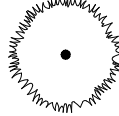
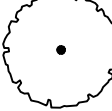
LANDSCAPE NARRATIVE

ALL TREES AND PLANT MATERIAL SHALL CONFORM TO THE CURRENT VERSION OF THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) DROUGHT TOLERANT/LOW WATER USE PLANT LIST FOR THE PHOENIX ACTIVE MANAGEMENT AREA (AMA) TO AID IN CONSERVING WATER. IN ADDITION, ALL TREE SIZES SHALL BE IN ACCORDANCE WITH THE STANDARDS AS DESCRIBED BY THE ARIZONA NURSERY ASSOCIATIONS RECOMMENDED AVERAGE TREE SPECIFICATIONS. PLANT MATERIAL WILL ALSO BE SELECTED FOR BLOOM COLOR VARIETY AND LOCATED TO PROVED SHADE FOR PEDESTRIANS TO IMPROVE THE SHADE CANOPY COVERAGE WITHIN THE CITY THAT WILL AID IN COOLING THE AIR, ABSORBING CARBON DIOXIDE AND STORM WATER RUN-OFF AND CREATE A MORE SUSTAINABLE ENVIRONMENT. DECOMPOSED GRANITE WILL BE PLACED IN ALL NON-HARDSCAPE AREAS TO FURTHER REDUCE INDIVIDUAL PLANT ROOTBALL WATER EVAPORATION AND IN DUST CONTROL. FINALLY, ALL LANDSCAPING SHALL BE SERVICED WITH A PERMANENT UNDERGROUND AUTOMATED IRRIGATION DRIP SYSTEM TO PROMOTE WATER CONSERVATION AND PREVENT WATER OVERFLOW OR SEEPAGE.



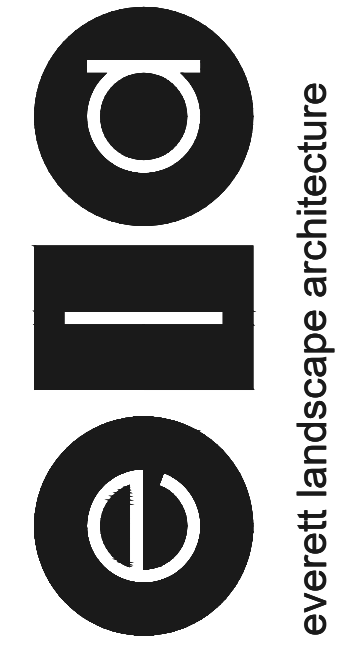


PLANT SCHEDULE

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GROUND COVERS	BOTANICAL / COMMON NAME	QTY	
	Cynodon dactylon `Midiron` Existing Bermuda Grass	7,400 sf	

REFERENCE NOTES SCHEDULE

SYMBOL	ROCK DESCRIPTION	QTY
	K-02 3/4" Screened Express Carmel Decomposed Granite at 2" depth. NOTE: the quantity shown is an estimate. The contractor will be responsible to verify in the field the exact quantity needed.	69,546 sf



RIVER CROSSING STORAGE EXPANSION
NEC OF VAN BUREN STREET AND FAIRWAY DRIVE AVONDALE, AZ

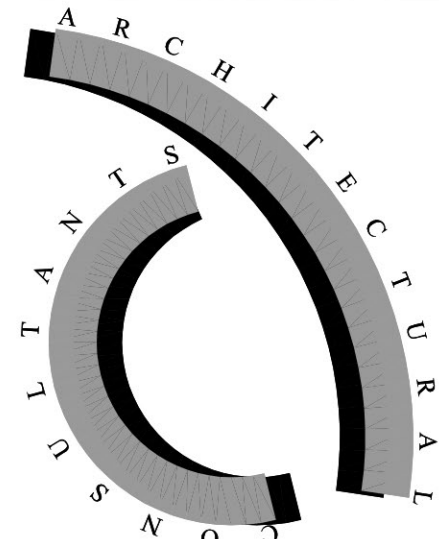


DATE
11/19/19

19035

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LANDSCAPE
PLAN

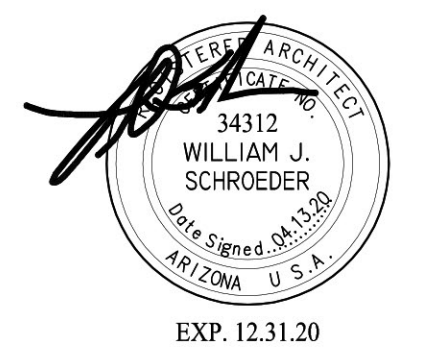
Sheet:
L2



ARC Services Inc.
14010 N. SUSSEX PLACE
Fountain Hills, Arizona 85268

phone (480)-837-0761
fax (480)-907-1135

seal



OWNERSHIP OF INSTRUMENTS OF SERVICE
All reports, plans, specifications, computer files, field data, notes and other documents and instruments prepared by the design professional as instruments of service shall remain the property of the design professional. The design professional shall retain all common law, statutory and other reserved rights, including the copyright therein.

revisions

RIVER CROSSING STORAGE
EXPANSION
12100 WEST VAN BUREN STREET
AVONDALE, ARIZONA

Title: ENLARGED
ELEVATIONS

Date: 04/13/20

Project number: BLS

Drawn by: PAG

Checked by: BS

CAD file: DD2

Design Development

Progress Const. Docs.

City Submittal

Bid Package

Construction Issue

Record Drawings

Sheet Number:

DD2



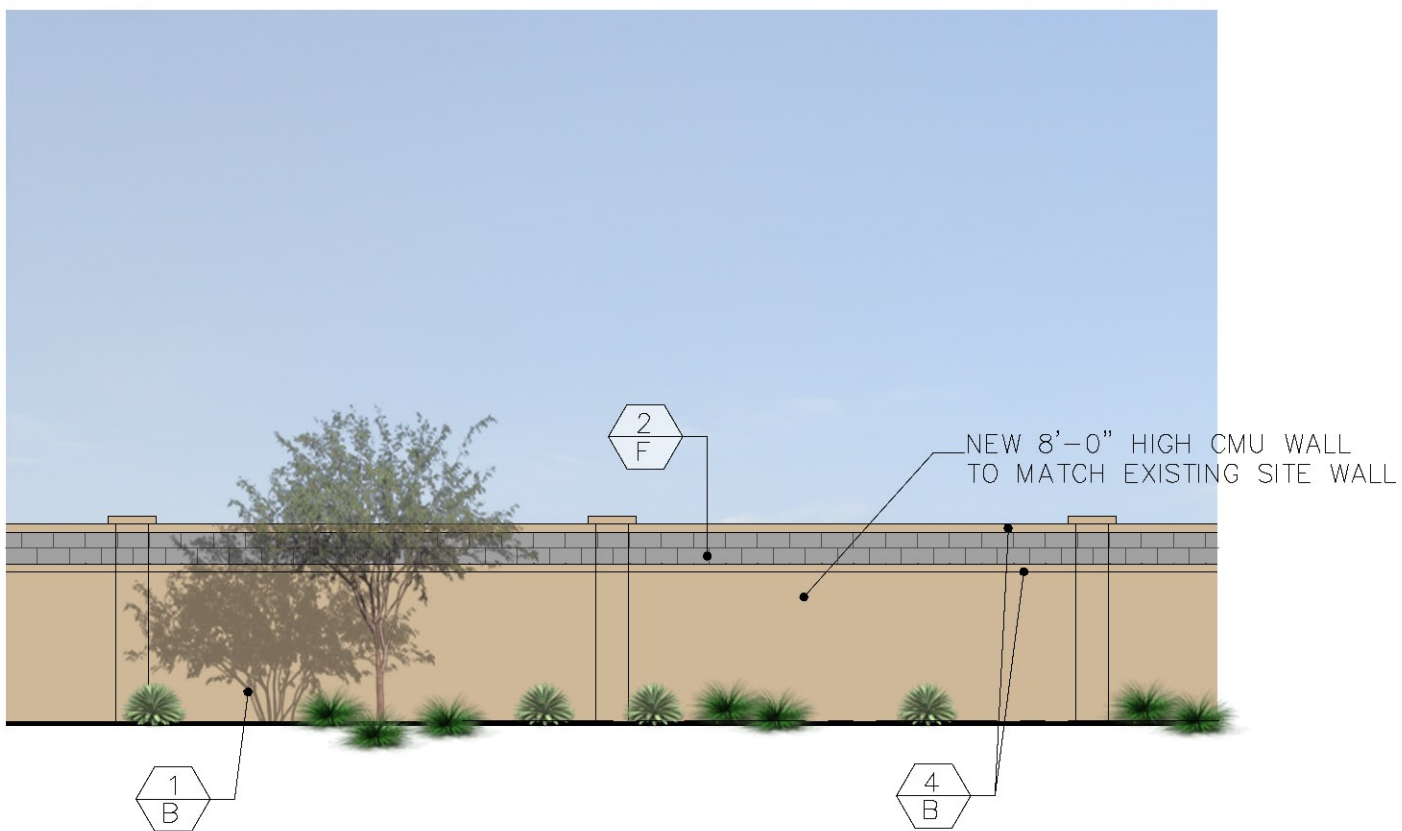
SOUTH ELEVATION BLD A

SCALE: 1/8" = 1'-0"



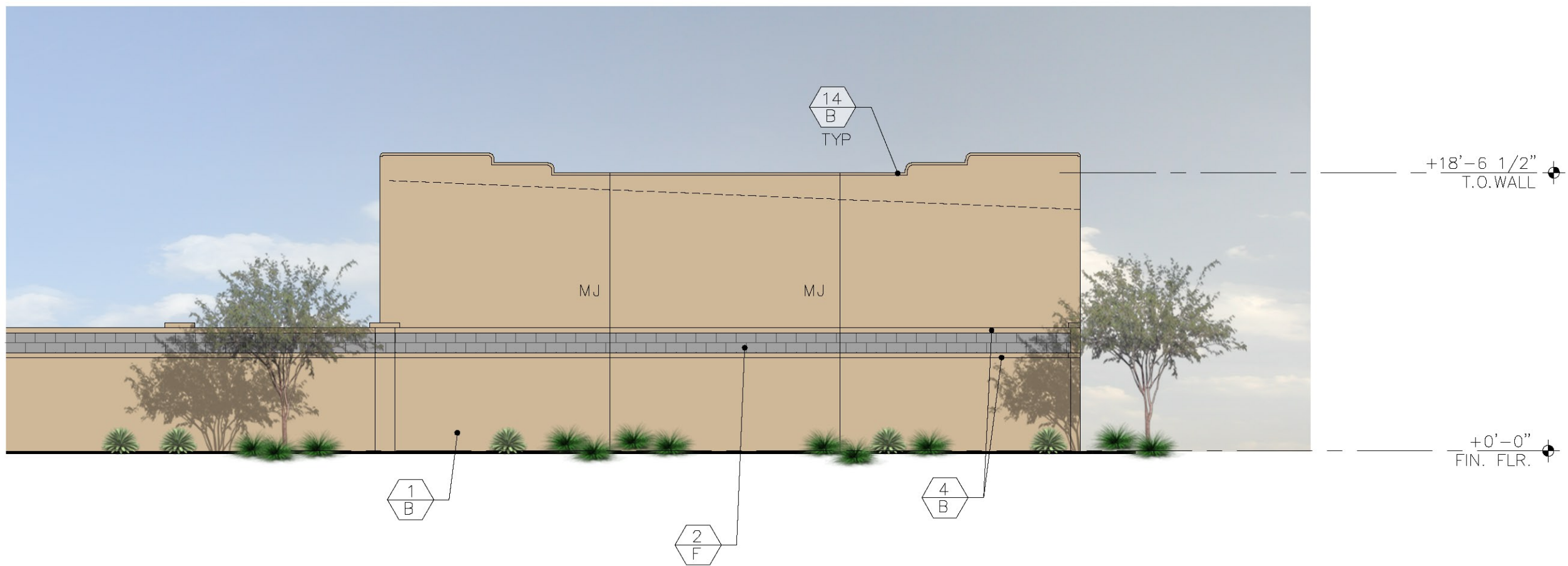
NORTH ELEVATION BLD A

SCALE: 1/8" = 1'-0"



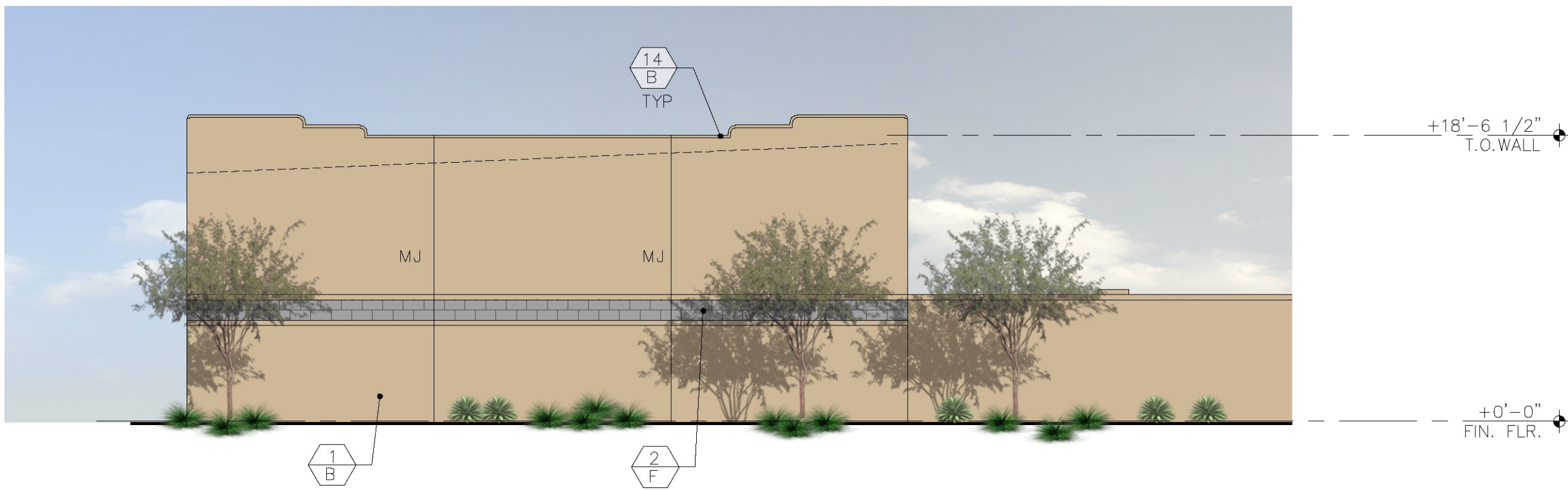
SITE BOUNDARY WALL

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION BLD B

SCALE: 1/8" = 1'-0"



MATERIAL SCHEDULE

MATERIALS

1. LIGHT SAND STUCCO ON CMU (MATCH EXISTING OFFICE)
2. 8 x 8 x 16 SPLIT FACE CMU ACCENT BAND MATCH EXISTING
3. 8'-8" x 8'-0" OH DOOR BY JANUS
4. CMU ACCENT BAND MATCH EXISTING
5. 13'-0" x 14'-0" OH DOOR BY JANUS
6. 'McELROY METAL' 26GA. MULTI-RIB PANELS
7. 26GA. PRE-PAINTED MULLION TRIM
8. METAL HEADER/CLOSURE PANELS
9. 'AEP SPAN' STANDING BEAM METAL ROOF PANELS
10. 4'W x 7'H HM. DOOR (FRAME TO MATCH)
11. 3'W x 7'H HM. DOOR AND FRAME
12. CONTINUOUS METAL GUTTER (FACTORY PAINTED)
13. DOWNSPOUT GUTTER
14. METAL COPING OVER CMU PARAPET
15. McELROY METAL METAL WALL CAP
16. WALL PACK LIGHT FIXTURE
17. CONCRETE-FILLED STEEL BOLLARD
- 18.
- 19.
- 20.
- 21.

COLORS

- A. ZINCALUME PLUS (AEP SPAN)
- B. HIGH NOON (DUNN EDWARDS)
- C. McELROY METAL ALMOND
- D. JANUS CONTINENTAL BROWN (OR MATCH)
- E. VIN-L-STRIP YELLOW (DUNN EDWARDS)
- F. GRAY MATCH EXISTING
- G.
- H.

ALL PAINTS AND FINISHES PER MANUFACTURER

Exhibit I

Neighborhood Meeting Minutes

Neighborhood Meeting Results Report
RIVER CROSSING STORAGE EXPANSION
CASE NUMBER: PL-19-0240
12100 WEST VAN BUREN STREET
(COUNTY ASSESSOR PARCEL NUMBER: 500-01-001S)
CONDITIONAL USE PERMIT/LOT COMBINATION

Date: May 14, 2020

The Neighborhood Meeting was held on May 13, 2020, at 6 p.m. Due to concerns for public safety resulting from the COVID-19 pandemic, it was a virtual meeting. The instructions to attend were in the Notice Letter that was sent out to all property owners within 1,000 feet of the subject property at least fifteen (15) days prior to the meeting, published in Arizona Republic Newspaper (Southwest Region), and on the On-Site Posting.

Meeting Summary:

The meeting started at 6 p.m. and ended at 7 p.m. The people who attended the meeting are listed below. Attached is a copy of the Neighborhood Meeting Sign-In Sheet.

Meeting Attendees:

Property Owner Representative:

- Ray Tuohy

Applicant Representatives:

- Cassandra Ayres – Beus Gilbert McGroder PLLC
- Traci Goy – Beus Gilbert McGroder PLLC
- Phil Gollon – ARC Services Inc.

City of Avondale Representatives:

- Brian Craig – City of Avondale Planning Manager
- Rick Casswell – City of Avondale Senior Planner
- Michelle Simerdla – City of Avondale Senior Planner

Neighborhood Participants:

- None

Neighborhood Comments and Concerns:

None known. As noted, no neighbors attended the meeting and the Applicant has received no inquiries from members of the community regarding the project.


Traci Goy/Beus Gilbert McGroder PLLC