



TOWN OF
QUEEN CREEK
ARIZONA

TO: PLANNING AND ZONING COMMISSION
THROUGH: BRETT BURNINGHAM, DEVELOPMENT SERVICES DIRECTOR
FROM: ERIK SWANSON, PLANNING ADMINISTRATOR, MALLORY RESS, PLANNER II

**PUBLIC HEARING AND POSSIBLE ACTION ON UHAUL ON OCOTILLO
CONDITIONAL USE PERMIT AND SITE PLAN (CASES P22-0042 AND P22-0043), A
REQUEST FROM JEROD NEGRETTE, RKA ARCHITECT INC., FOR A CUP AND SITE
PLAN APPROVAL FOR A SELF-STORAGE FACILITY AND OUTDOOR VEHICLE
STORAGE, LOCATED AT THE SOUTHEAST CORNER OF OCOTILLO AND CRISMON
ROADS.**

RE:

DATE: December 14, 2022

Staff Recommendation:

Staff recommends approval of cases P22-0042 and P22-0043 Uhaul on Ocotillo CUP and Site Plan, subject to the Conditions of Approval included in this report.

Proposed Motion:

Staff recommends approval of cases P22-0042 and P22-0043 Uhaul on Ocotillo CUP and Site Plan, subject to the Conditions of Approval included in this report.

Summary:

This proposal consists of a request for CUP and Site Plan approval for a self-storage facility and outdoor vehicle storage, located at the southeast corner of Ocotillo and Crismon roads.

History:

June 4, 2003: Town Council approved Ordinance No.: 250-03, rezoning approximately 23 acres, including the subject site, from R1-43 to Industrial I/PAD. (Case RZ02-10)

Project Information:

Project Name: Uhaul on Ocotillo CUP and Site Plan
Site Location: SEC of Ocotillo and Crismon roads
Current Zoning: EMP-A (Office/Industrial Park)
General Plan Designation: Industrial
Surrounding Zoning Designations

North: Ocotillo Road, Crismon Heights PRC/R1-7

South: EMP-A

East: EMP-B

West: EMP-A

Building Area

3-story climate controlled building: 122,340sq.ft.

Single-story drive-up storage buildings: 5,000sq.ft.

Total: 127,340sq.ft.

Lot Coverage

Provided: 28%

Maximum Allowed: 80%

Open Space/Landscaping

Required: 10% (23,427sq.ft.)

Provided: 20% (46,822sq.ft.)

Parking

Required: 33

Provided: 33 (2 accessible)

Discussion:

The proposed project is for a three-story climate controlled self-storage facility and two single-story drive-up storage buildings with a Conditional Use Permit (CUP) for exterior vehicle storage on approximately 5.4 net acres, located at the southeast corner of Ocotillo and Crismon roads. The 3-story building is 122,340sq.ft. with a 22,240sq.ft. footprint and a top height of 48'. The single-story buildings total approximately 5,000sq.ft. with a top height of 11'4". The maximum allowed height in the EMP-A zoning district is 48'. The climate controlled building will provide an approximately 2,900sq.ft. showroom/retail area that offers moving supplies and allows customers to work directly with a service representative to complete their rental transactions and a 10,639sq.ft. warehouse. The balance of the building will provide 1,078 individual customer secured storage lockers, a storage area for U-boxes or portable containers and a bay that provides for the installation of personal vehicle and truck hitches. A total of 33 parking spaces are provided along with 2 accessible spaces, meeting code requirements.

The equipment rentals that will be offered include vans, pickup trucks, box moving trucks ranging in size, trailers (open and closed) and vehicle dollies. All rental equipment will be staged within the noted "Equipment Staging" area for each work day transaction, located on the west side of the building. A block wall is provided at the west property line beginning at 6' in height at the north end and increasing to 8' in height at the start of the equipment staging area. The 8' high wall continues to the south to meet the proposed 8' high wall at the south property line. Additional walls proposed include a 3' high screen wall located at the front of the property adjacent to the display stalls. A 3' high tall screen wall is also proposed along the northeast frontage of the property then turning at the east property line and extending approximately 190' to meet the existing 6' tall fence.

The three-story building is setback from the north property line approximately 115'9", with a depressed loading area setback 88'4". At the north edge of the loading area a 6' high wall and landscaped area is proposed. The roll top door at the loading area is oriented at the west elevation,

recessed 12", and will be painted to match the building. The 3' high screen walls and 40' landscape buffer provide additional screening of the loading area from Ocotillo Road. Plant materials proposed within the landscape buffer include a total of 14 trees including Red Push Pistache and Desert Museum Palo Verde and approximately 140 shrubs. The single-story drive up buildings are located approximately 300' from the north property line at the southwest corner of the subject site and are screened by the 8' high wall at the west property line.

The project's design concept will complement the surrounding neighborhood utilizing similar colors, textures and materials, desert themed landscaping and varied building massing to provide architectural enhancements visible along Ocotillo Road. The proposed building materials include stucco panels on concrete tilt walls, lap siding, metal cap cornices and a brick veneer wainscot. Awnings and canopies over doors and windows will provide shade and a covered walkway area.

Access is provided by an entry drive located at approximately the mid-point of the site. The site provides approximately 46,822sq.ft. (20%) of landscaping, where 23,427sq.ft. (10%) is required. Landscaping material is primarily low water use and desert themed to match existing and proposed plantings within the immediate vicinity. The project meets all zoning ordinance requirements.

Public Participation:

The applicant held a neighborhood meeting on October 20, 2022, no members of the public were in attendance. To date staff has not received any public comments related to the project.

Analysis:

Conditional Use Permit (CUP) Review: The proposed outdoor vehicle storage in an EMP-A zoning district requires the processing of a CUP according to Table 4.6-1 of the Zoning Ordinance. The Zoning Ordinance lists nine criteria for evaluating a proposed Conditional Use Permit. The criteria were established to ensure that the use does not negatively impact the surrounding community by examining sufficient infrastructure, access, potentially offensive operations that can impact the general welfare of the community, and that orderly development of the adjacent area is not impacted. The proposed CUP satisfied the requirements.

General Plan Review: The current General Plan designation for this property is Industrial. The request is in conformance with the property's General Plan Land Use designation.

Zoning Review: This property is zoned EMP-A (Office/Industrial Park). The proposed exterior vehicle storage is permitted within the EMP-A zoning district with the approval of a Conditional Use Permit.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the applicant has provided information regarding the project's potential impact on public facilities. Staff's review of those reports indicates that adequate public facilities will be provided by the project.

Signage: Proposed signage will be reviewed and approved as part of a separate Sign Permit application.

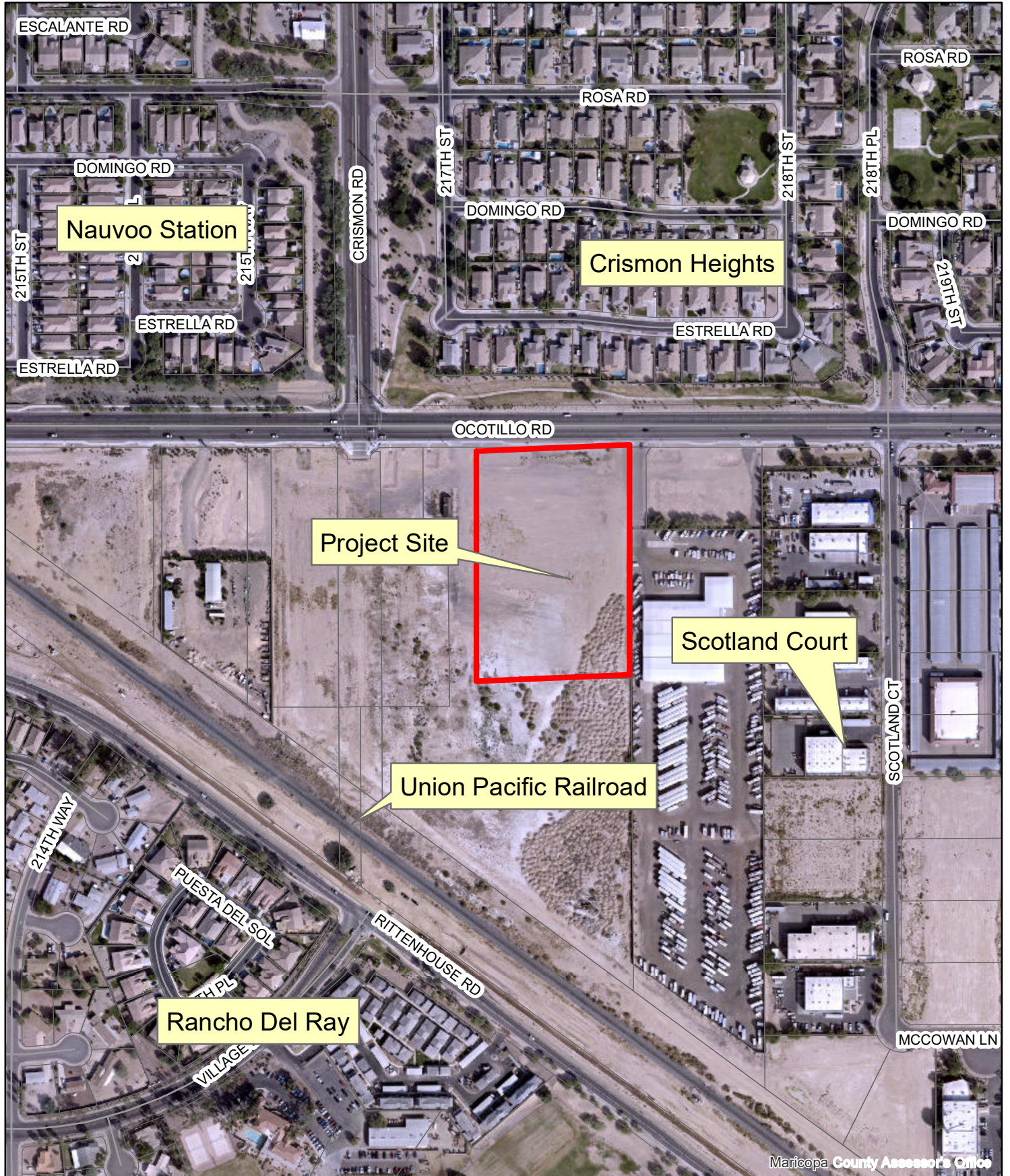
Conditions of Approval:

1. This project shall be developed in accordance with the plans attached to cases P22-0042 and P22-0043 and all the provisions of the Zoning Ordinance applicable to these cases.
2. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, or roof mounted, shall be screened from public view and designed to appear as an integral part of the building.

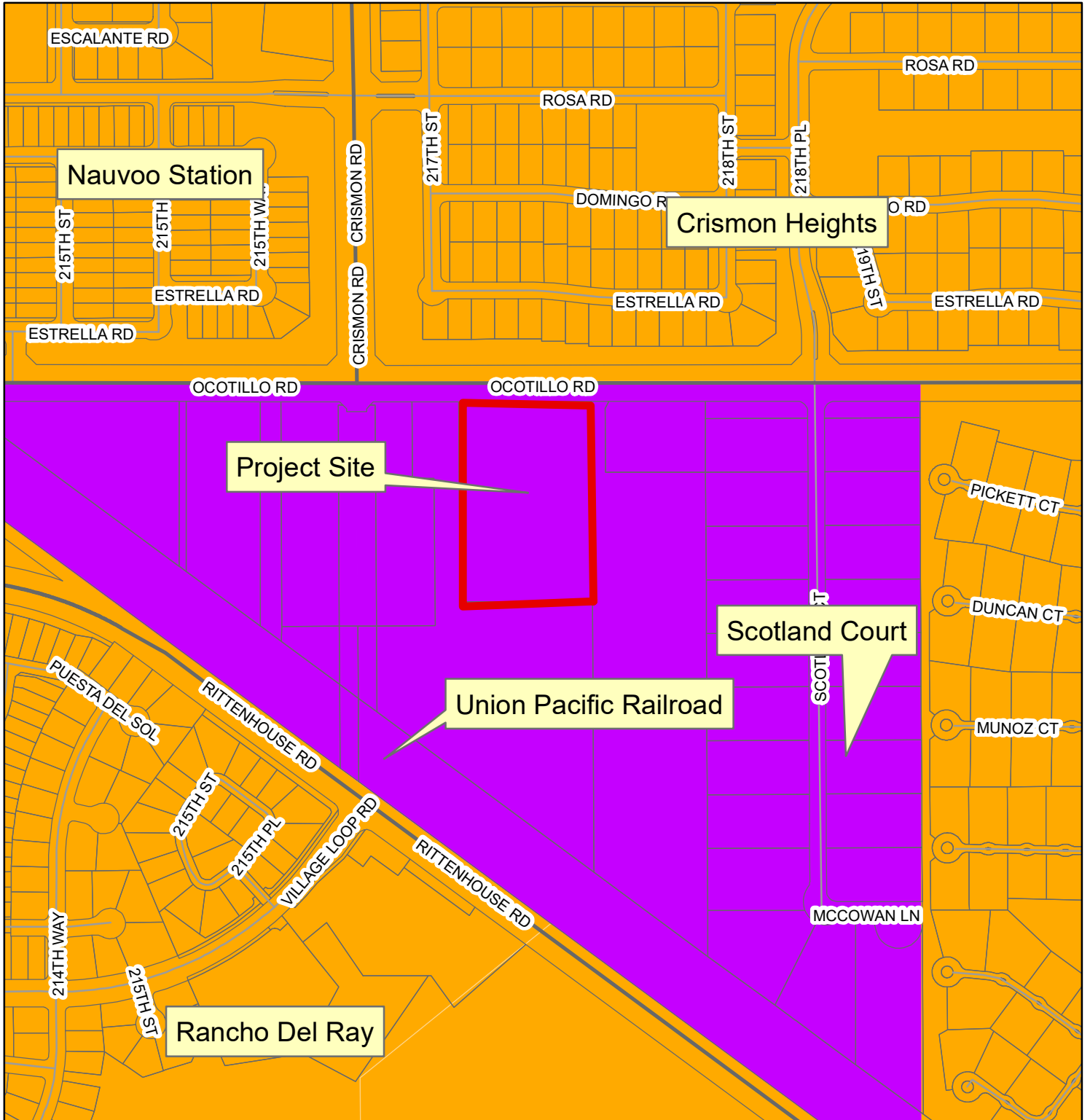
Attachment(s):

1. Aerial Exhibit
2. General Plan Exhibit
3. Zoning Exhibit
4. Site Plan
5. Landscape Plan
6. Elevations
7. Project Narrative

Project Name: Uhaul Aerial Exhibit
Case Numbers: P22-0042 & P22-0043
Hearing Date: December 14, 2022 (Planning Commission)
January 18, 2023 (Town Council)



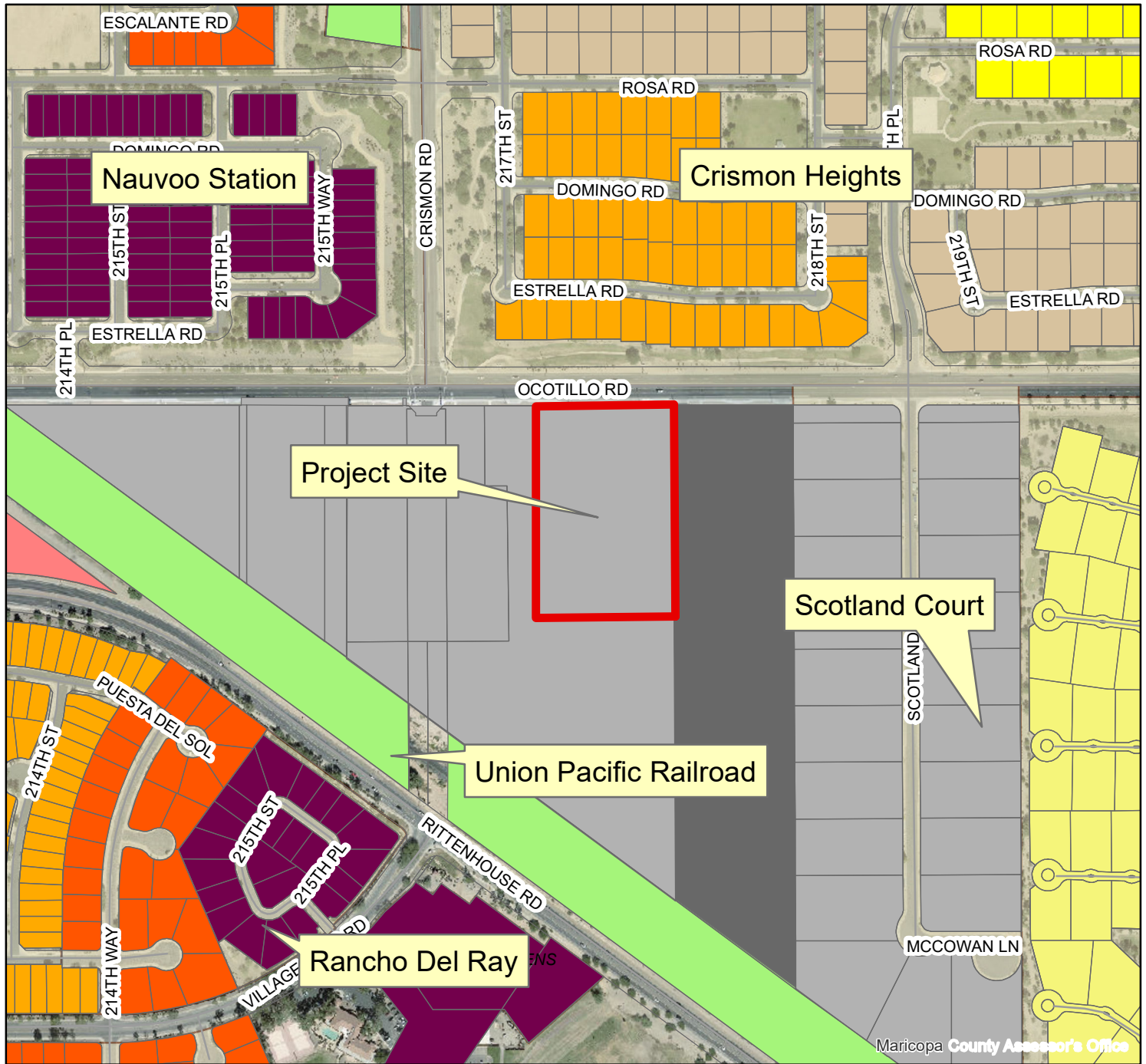
Project Name: Uhaul General Plan Exhibit
Case Numbers: P22-0042 & P22-0043
Hearing Date: December 14, 2022 (Planning Commission)
January 18, 2023 (Town Council)



General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

Project Name: Uhaul Zoning Exhibit
Case Numbers: P22-0042 & P22-0043
Hearing Date: December 14, 2022 (Planning Commission)
January 18, 2023 (Town Council)



Zoning Districts

C-1 - Commercial	MU - Mixed Use	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment



SITE SCALE: NTS

ZONING INFORMATION	
PROJECT NAME:	U-HAUL MOVING & STORAGE OF DOWNTOWN QUEEN CREEK
MUNICIPALITY:	TOWN OF QUEEN CREEK
PROJECT ADDRESS:	21617 E. OCOTILLO RD. QUEEN CREEK, AZ 85142
ZONE:	EMP-A - OFFICE INDUSTRIAL PARK
APN:	304-64-863B
GROSS SITE AREA:	257,344 SF/5.91 ACRES
NET SITE AREA:	235,465 SF/5.41 ACRES
ADJACENT ZONING:	R1-7 - URBAN DEVELOPMENT N- EMP-B - GENERAL INDUSTRIAL S- EMP-A - OFFICE INDUSTRIAL PARK W- EMP-A - OFFICE INDUSTRIAL PARK
PERMITTED USES:	RENTAL SERVICES, RETAIL & SELF-STORAGE
SETBACKS:	REQUIRED PROPOSED
FRONT YARD:	N/A 117'-7"
SIDE YARD:	0 FT. 38'-0"
REAR YARD:	15 FT. 118'-1"
FAR:	1.0 OR 234,266 SF
BUILDING A:	122,340 SF
BUILDING B:	2,500 SF
BUILDING C:	2,500 SF
	127,340 SF FAR: .54 PROPOSED
HEIGHT LIMIT:	48 FT. ALLOWED ± 48'-0" FT PROPOSED
MAX LOT COVERAGE:	80% ALLOWED (187,413 SF) 28% PROPOSED (53,269 SF)
OPEN SPACE:	10% REQUIRED (23,427 SF) 20% PROPOSED (46,822 SF)
PARKING REQUIRED:	33 SPACES
(0.3 SPACES PER EMPLOYEE + 1 SPACE PER 1,000 S.F. GFA TO 10,000 S.F. + 1 SPACE EA ADDITIONAL 10,000 S.F. AND 1 SPACE PER 300 SF OF RETAIL)	
PARKING PROVIDED:	31 SPACES + 2 ACCESSIBLE PARKING = 33 SPACES
REQUIRED ADA PARKING:	2 SPACE
PROVIDED ADA PARKING:	2 SPACES
BIKE PARKING REQUIRED (1/20):	1 SPACES
BIKE PARKING PROVIDED:	4 SPACES
LANDSCAPE REQUIREMENTS:	Common area landscape: 10% (23,427 sf) required / 20% (46,822 sf) provided Buffer Setback: 0 ft required / 10' & 7' provided

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	01/10/23	MM	REVS TO UBOX CLR
2	01/19/23	MM	ADDED SMALL DOOR, ADA ROOMS
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:
PRELIMINARY DOCUMENTS - NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT LOGO:
AMERCO REAL ESTATE COMPANY
CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502

SITE ADDRESS:
U-HAUL OF QUEEN CREEK
21617 E OCOTILLO RD
QUEEN CREEK, AZ 85142

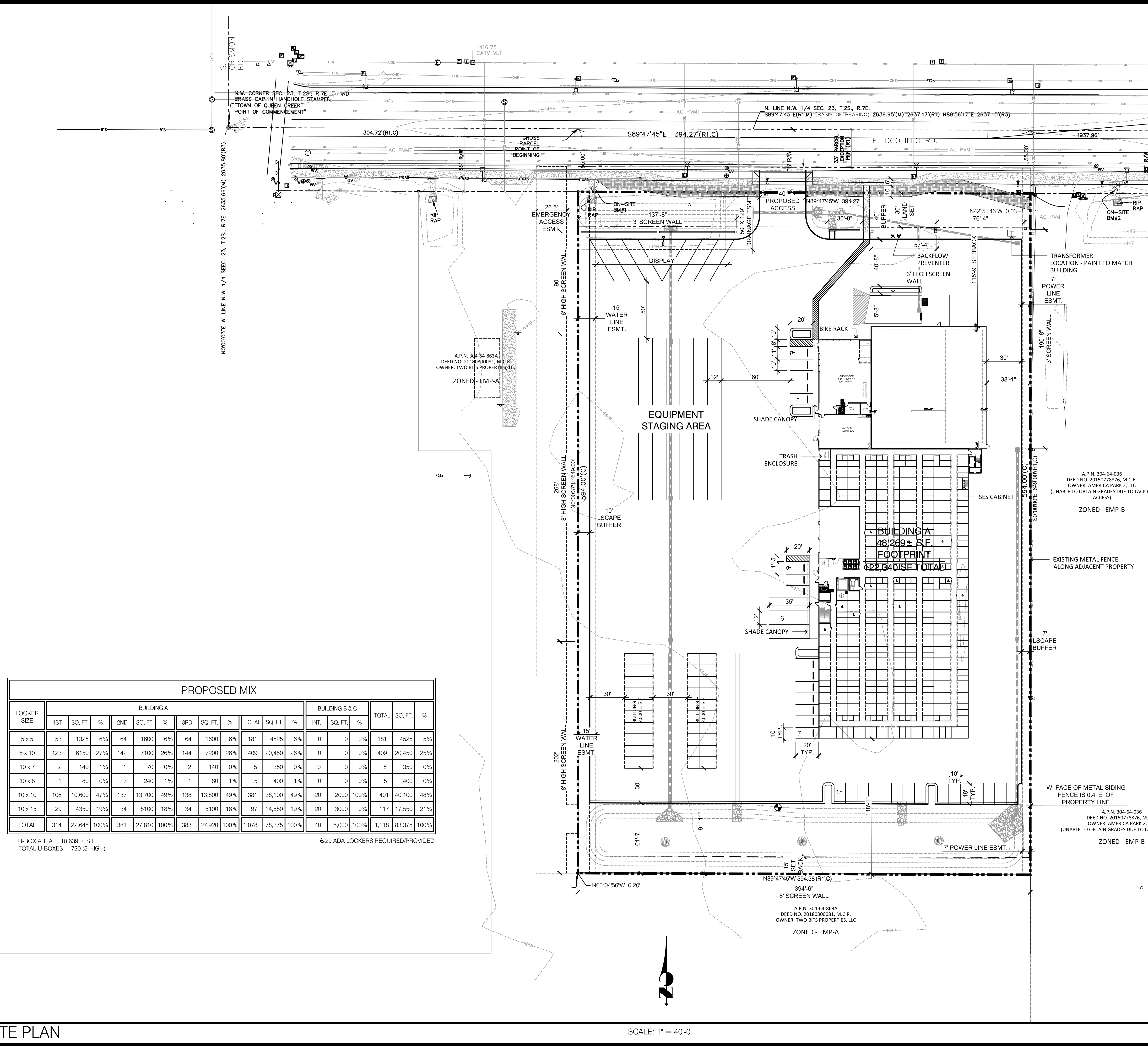
SHEET CONTENTS:
PROPOSED SITE PLAN

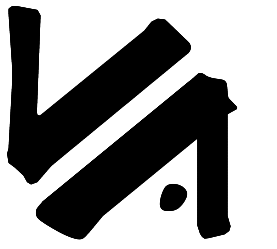
922073
DRAWN: MM
CHECKED: NH
DATE: 12/22/2021
922073 A1F.DWG

PROPOSED MIX

LOCKER SIZE	BUILDING A						BUILDING B & C											
	1ST	SQ. FT.	%	2ND	SQ. FT.	%	3RD	SQ. FT.	%	TOTAL	SQ. FT.	%	INT.	SQ. FT.	%	TOTAL	SQ. FT.	%
5 x 5	53	1325	6%	64	1600	6%	64	1600	6%	181	4525	6%	0	0	0%	181	4525	5%
5 x 10	123	6150	27%	142	7100	26%	144	7200	26%	409	20,450	26%	0	0	0%	409	20,450	25%
10 x 7	2	140	1%	1	70	0%	2	140	0%	5	350	0%	0	0	0%	5	350	0%
10 x 8	1	80	0%	3	240	1%	1	80	1%	5	400	1%	0	0	0%	5	400	0%
10 x 10	106	10,600	47%	137	13,700	49%	138	13,800	49%	381	38,100	49%	20	2000	100%	401	40,100	48%
10 x 15	29	4350	19%	34	5100	18%	34	5100	18%	97	14,550	19%	20	3000	0%	117	17,550	21%
TOTAL	314	22,645	100%	381	27,810	100%	383	27,920	100%	1,078	78,375	100%	40	5,000	100%	1,118	83,375	100%

U-BOX AREA = 10,639 ± S.F.
TOTAL U-BOXES = 720 (5-HIGH)
29 ADA LOCKERS REQUIRED/PROVIDED





LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
5013 E. Washington St.
Suite 110
Phoenix, Arizona 85034
p (602) 840-7771
www.laskindesign.com

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



ARCHITECT LOGO:



AMERCO REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT 2727
NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
PH: (602) 263-6502

SITE ADDRESS:
U-HAUL ON OCOTILLO RD
21617 E. OCOTILLO RD.
QUEEN CREEK, AZ. 85142

SHEET CONTENTS:
PRELIMINARY LANDSCAPE PLAN
CLP.01
OF 1

922073

DRAWN: SB
CHECKED: HL
DATE: 11-22-2022

PRELIMINARY LANDSCAPE PLAN GENERAL NOTES:

- THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH TOWN OF QUEEN CREEK STANDARDS.
- ALL TREES WILL BE 15 GALLON OR LARGER.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
- ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
- STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
- FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.

GENERAL BUILDING FOUNDATION AND IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

LANDSCAPE SITE DATA:

OPEN SPACE CALCULATIONS
10% OF NET SITE AREA: 235,465 x 10% = 23,547 SF REQUIRED
• PROVIDED: 47,841 SF (20%)

STREET FRONTAGE CALCULATIONS

394 LF OF STREET FRONTAGE
• REQUIRED TREES: 13
• PROVIDED TREES: 14

MINIMUM 6 SHRUBS REQUIRED PER TREE

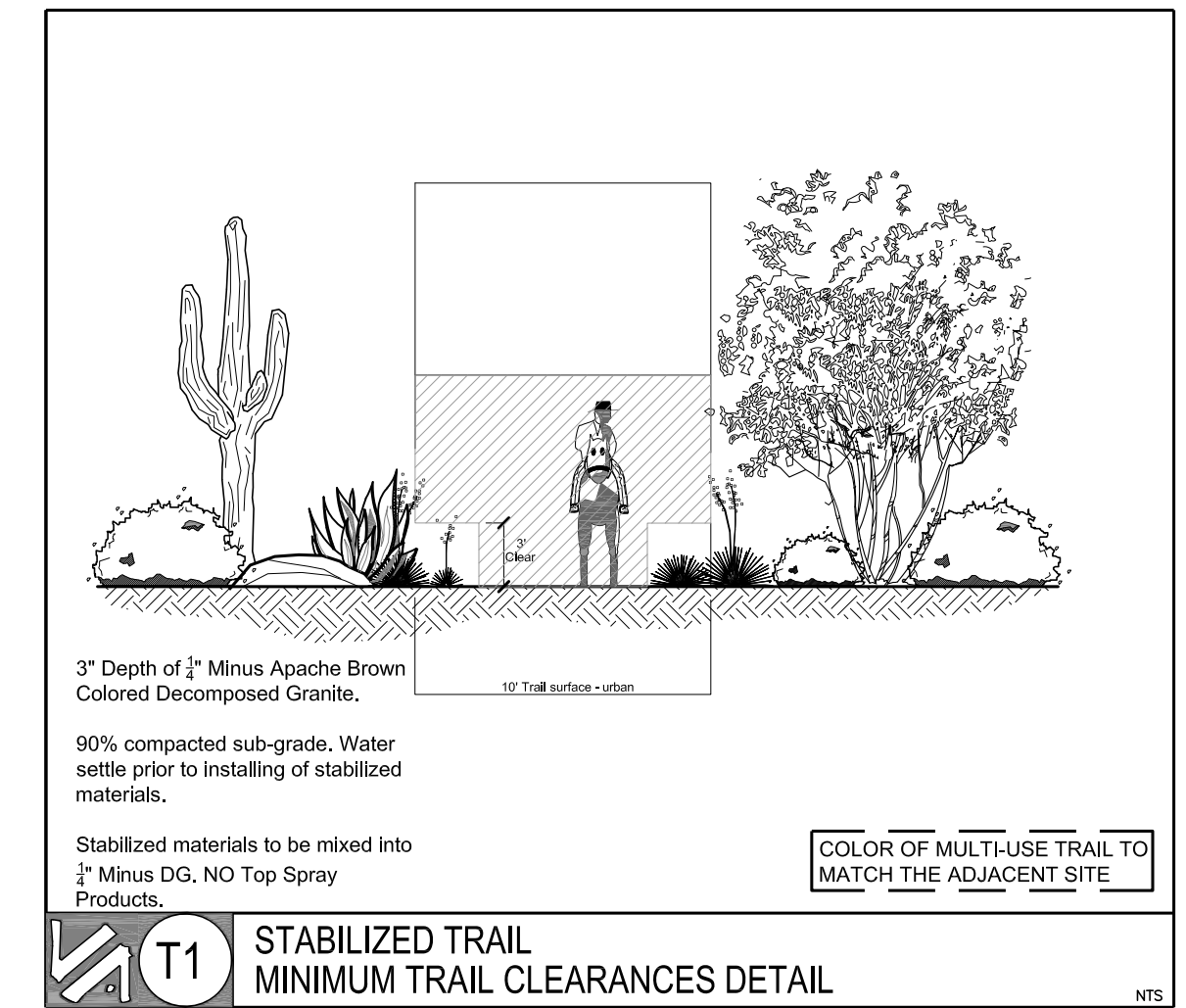
TOTAL NUMBER OF TREES: 54
• REQUIRED SHRUBS: 324
• PROVIDED SHRUBS: 353

PARKING LANDSCAPE:

1 TREE PER 8 PARKING SPACES: 33 SPACES PROVIDED
• REQUIRED TREES: 04
• PROVIDED TREES: 05

MINIMUM 30% FRONTAGE TO BE VEGETATIVE / ORGANIC GROUNDCOVER

• TOTAL LS FRONTAGE: 14,569 SF
• REQUIRED LS FRONTAGE: 4,371 SF (30%)
• PROVIDED LS FRONTAGE: 8,229 SF (56.5%)



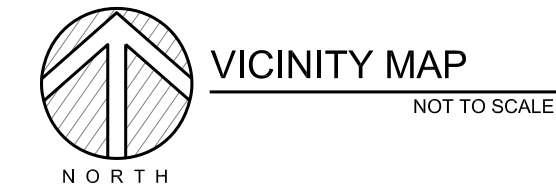
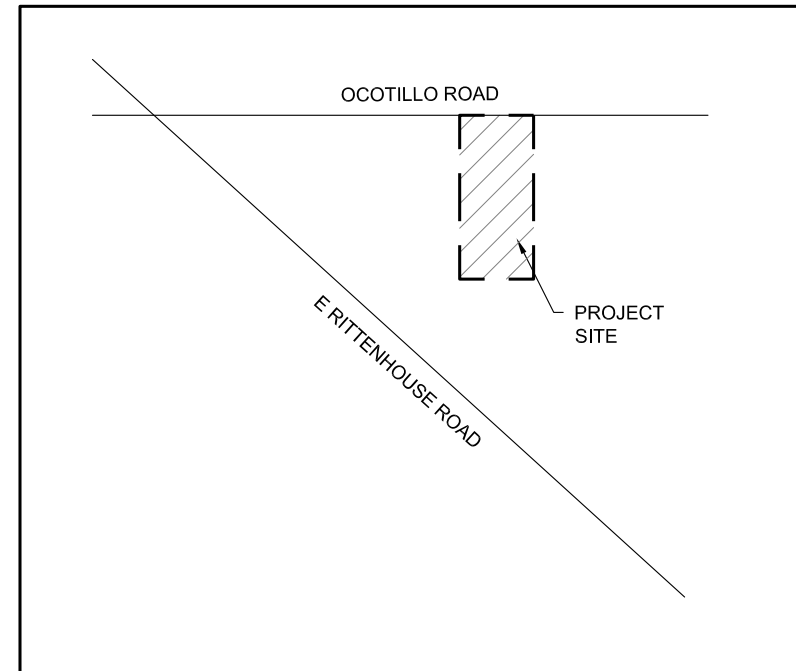
T1 STABILIZED TRAIL MINIMUM TRAIL CLEARANCES DETAIL

PROJECT TEAM

ARCHITECT
R. K. ASSOCIATES, INC.
ARIZONA OFFICE
2233 EAST THOMAS ROAD -
PHOENIX, AZ 85016
CONTACT: JEROD NEGRETTE
OFFICE: (602) 955-3900 EXT. 125

CIVIL ENGINEER
ATWELL LLC
4700 E SOUTHERN AVENUE -
MESA, AZ 85206
CONTACT: RAMZI GEORGES
EMAIL: rgeorges@atwell-group.com
PH: (602) 750-4031

LANDSCAPE ARCHITECT
LASKIN & ASSOCIATES
5013 E. WASHINGTON ST., STE 110
PHOENIX, ARIZONA 85034
CONTACT: STANLEY BERINSON
EMAIL: stanley@laskindesign.com
PH: (602) 840-7771



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'



LANDSCAPE LEGEND

Tree heights and calipers will comply with ANA specifications for the type and size of tree

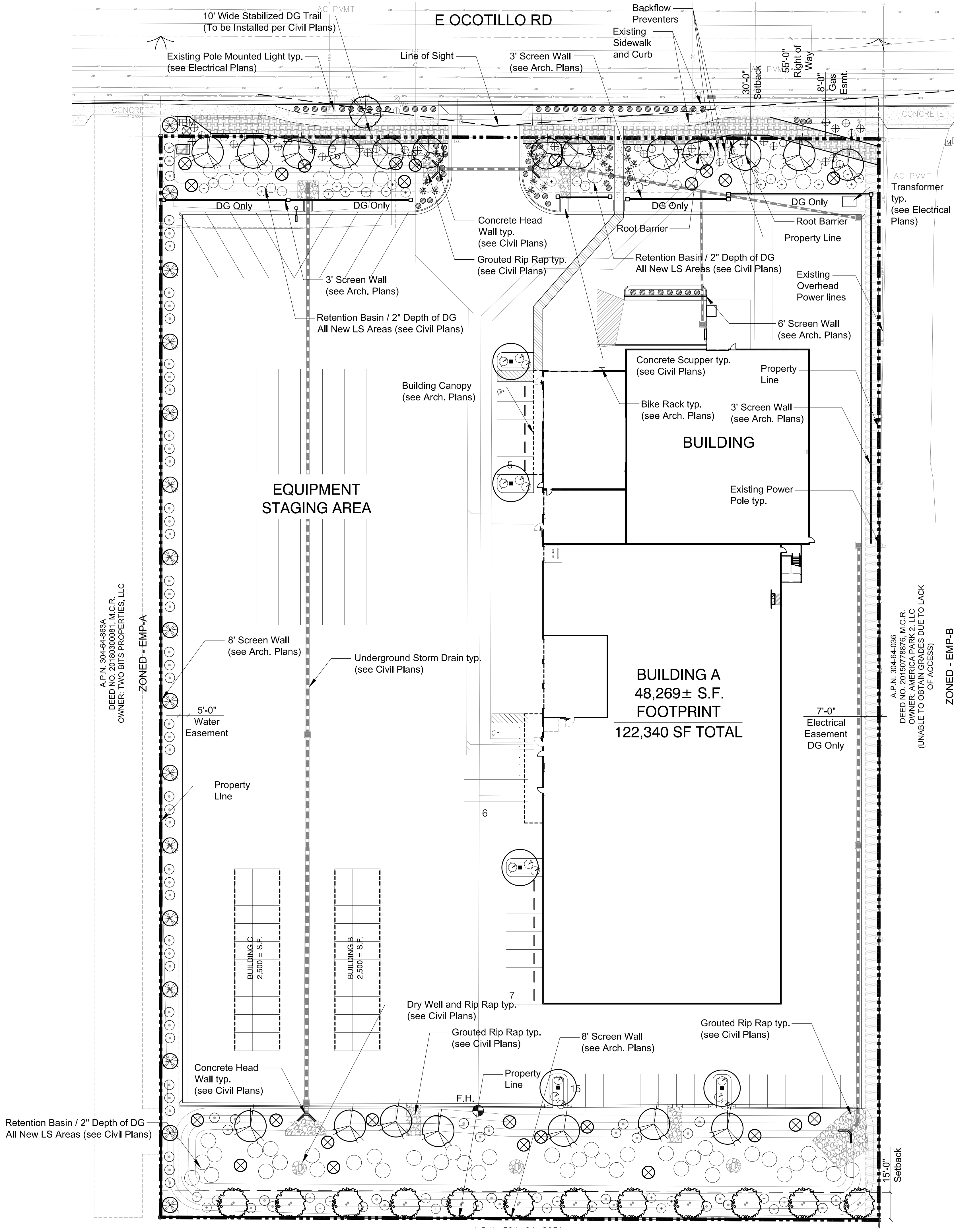
TREES	SIZE	QTY
Pistachia 'x Red Push' Red Push Pistache	24" Box Standard	05
Acacia salicina Willow Acacia	24" Box Standard	12
Parkinsonia hybrid Desert Museum	24" Box Multi Trunk High Breaker	16
Caesalpinia mexicana Mexican Bird of Paradise	15 Gallon Multi-Trunk	16
Quercus virginiana Southern Live Oak	24" Box Standard	05

SHRUBS / ACCENTS	SIZE	QTY
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gallon	74
Senna artemisioides Silver Leaf Cassia	5 Gallon	43
Calliandra eriophylla Baja Fairy Duster	5 Gallon	46
Hesperaloe parviflora Red Yucca	5 Gallon	18
Caesalpinia mexicana Mexican Bird of Paradise	5 Gallon	26
Leucophyllum frutescens 'Compacta' Compact Green Cloud Sage	5 Gallon	15

GROUNDCOVERS	SIZE	QTY
Lantana montevidensis Gold Mound Lantana	5 Gallon	69
Nolina texana Texas Bear Grass	5 Gallon	62
Decomposed Granite 3/4" Screened Apache Brown 2" min thickness in all landscape areas		
3" - 6" Apache Brown Rip Rap - Grouted 3" min thickness in all indicated areas (Grout Color: Davis Color Santa Fe 1117)		
Decomposed Granite Only in Hatched Area 3/4" Screened Apache Brown; 2" min thickness		
Stabilized Decomposed Granite 1/4" Minus Apache Brown 3" min thickness in all landscape areas; 90% Compaction		

Submit Samples to LA for Approval

ZONING INFORMATION	
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LANDSCAPE REQUIREMENTS:	Common area landscape: 10% (23,427 sf) required / 20% (47,841 sf) provided Buffer Setback: 0 ft required / 10' & 7' provided



A.P.N. 304-64-863A
DEED NO. 20180300871, M.C.R.
OWNER: TWO BITS PROPERTIES, LLC

ZONED - EMP-A

A.P.N. 304-64-036
DEED NO. 2015078876, M.C.R.
OWNER: AMERICA PARK 2, LLC
(UNABLE TO OBTAIN GRADES DUE TO LACK OF ACCESS)

ZONED - EMP-B

AMERCO REAL ESTATE COMPANY APN: 304-64-863B

MOVING & STORAGE OF QUEEN CREEK AT OCOTILLO

21617 E. Ocotillo Rd. Queen Creek, AZ 85142



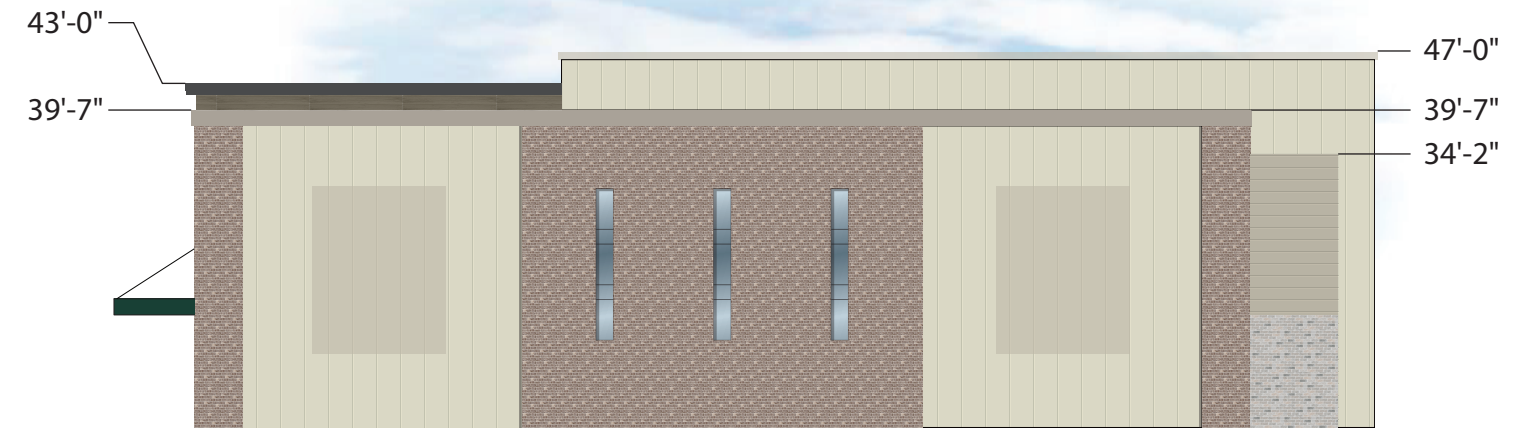
1 WEST ELEVATION

Scale: 1/24" = 1'



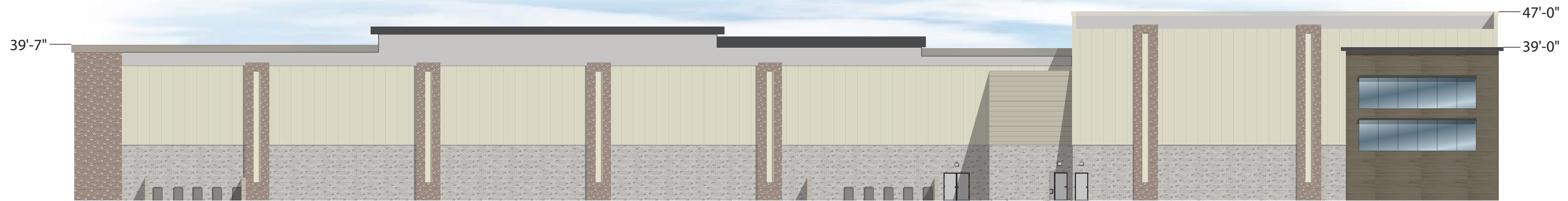
2 NORTH ELEVATION

Scale: 1/24" = 1'



2 SOUTH ELEVATION

Scale: 1/24" = 1'



4 EAST ELEVATION

Scale: 1/24" = 1'

MOVING & STORAGE OF QUEEN CREEK AT OCOTILLO

21617 E. Ocotillo Rd. Queen Creek, AZ 85142

STRUCTURAL EMPHASIS ON THE MAIN CORNER PROVIDING ARTICULATION TO THE BUILDING

VERTICAL MODULATION EXTENDING THE PARAPET ABOVE THE ROOFLINE

BIKE RACK PROMOTING LOCAL TRANSPORTATION

12" Recessed Bay Doors

12" Recessed Bay Doors

CHANGE IN MATERIALS TO PROVIDE ARTICULATION TO THE ELEVATION



1 WEST ELEVATION

CHANGE IN MATERIAL TO PROVIDE VISUAL SEPARATION TO THE ELEVATION

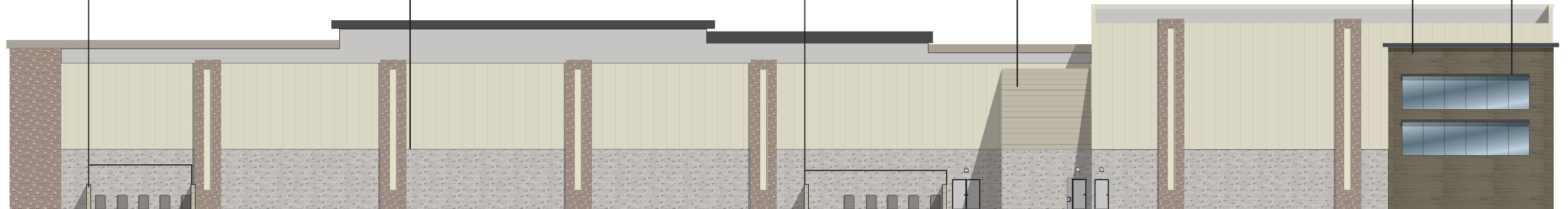
VERTICAL AND HORIZONTAL MODULATION

SCREEN FOR A/C UNITS

SCREEN FOR A/C UNITS

SCREEN FOR EXTERIOR STAIRS

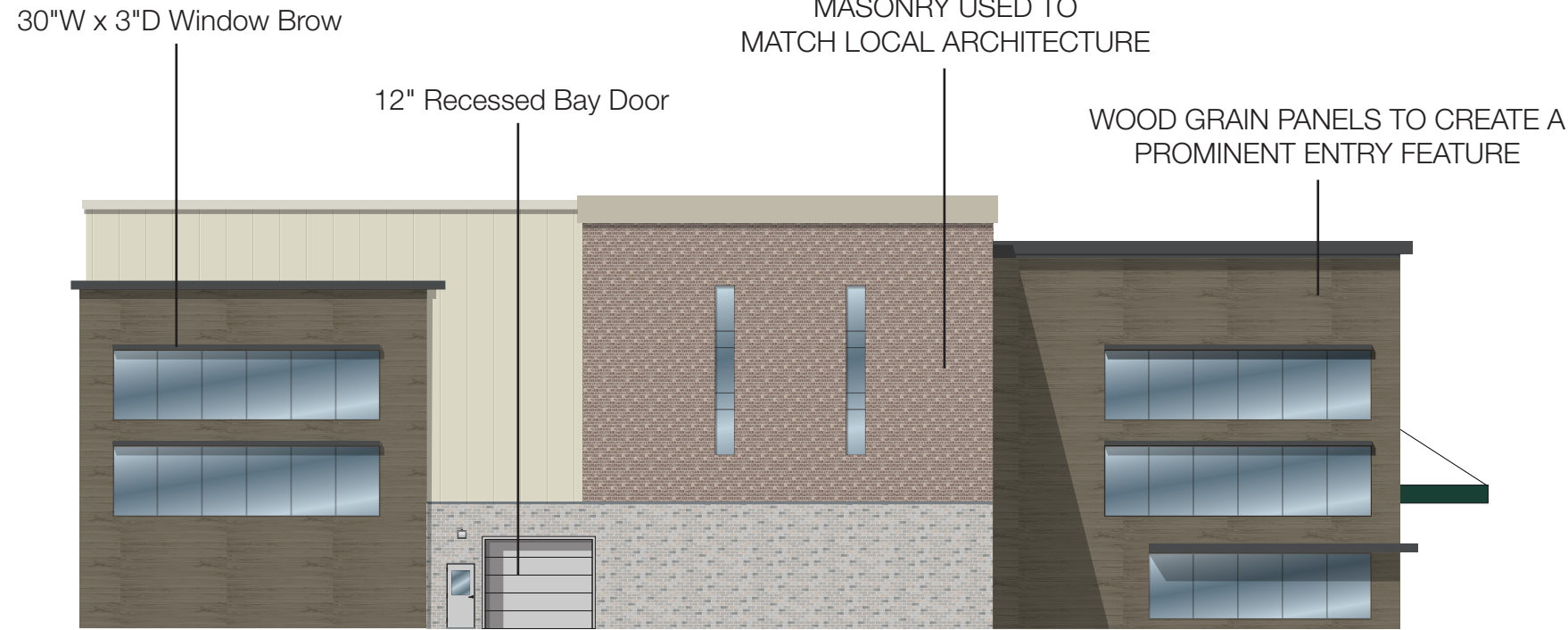
30"W x 3"D Window Brow



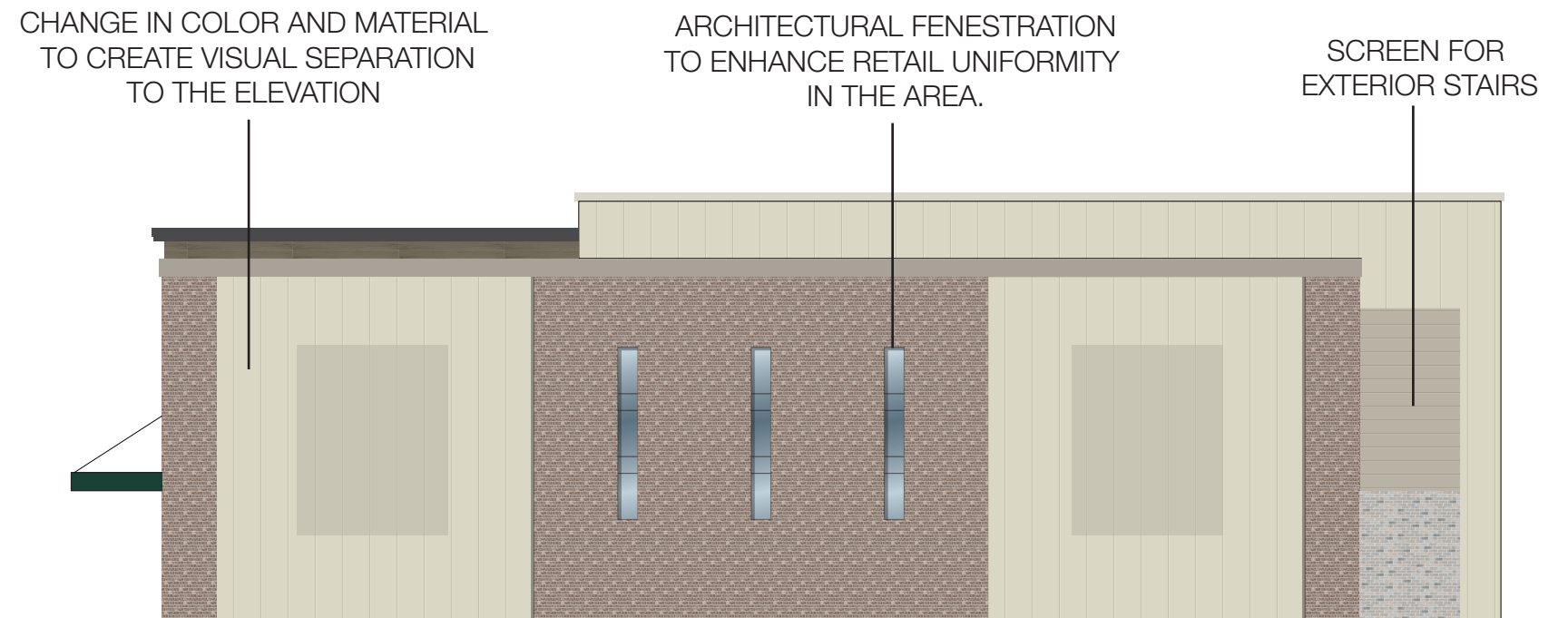
4 EAST ELEVATION

MOVING & STORAGE OF QUEEN CREEK AT OCOTILLO

21617 E. Ocotillo Rd. Queen Creek, AZ 85142



2 NORTH ELEVATION



3 SOUTH ELEVATION

MOVING & STORAGE OF QUEEN CREEK AT OCOTILLO

21617 E. Ocotillo Rd. Queen Creek, AZ 85142



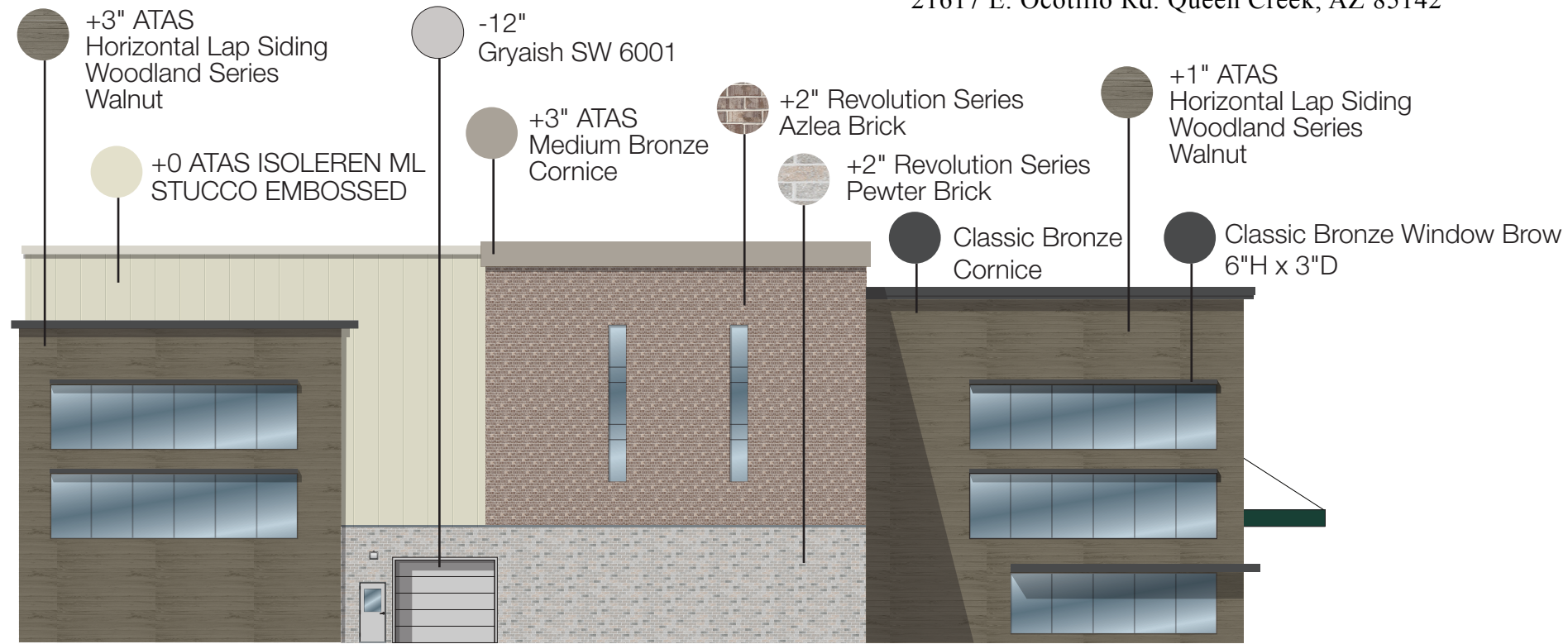
1 WEST ELEVATION



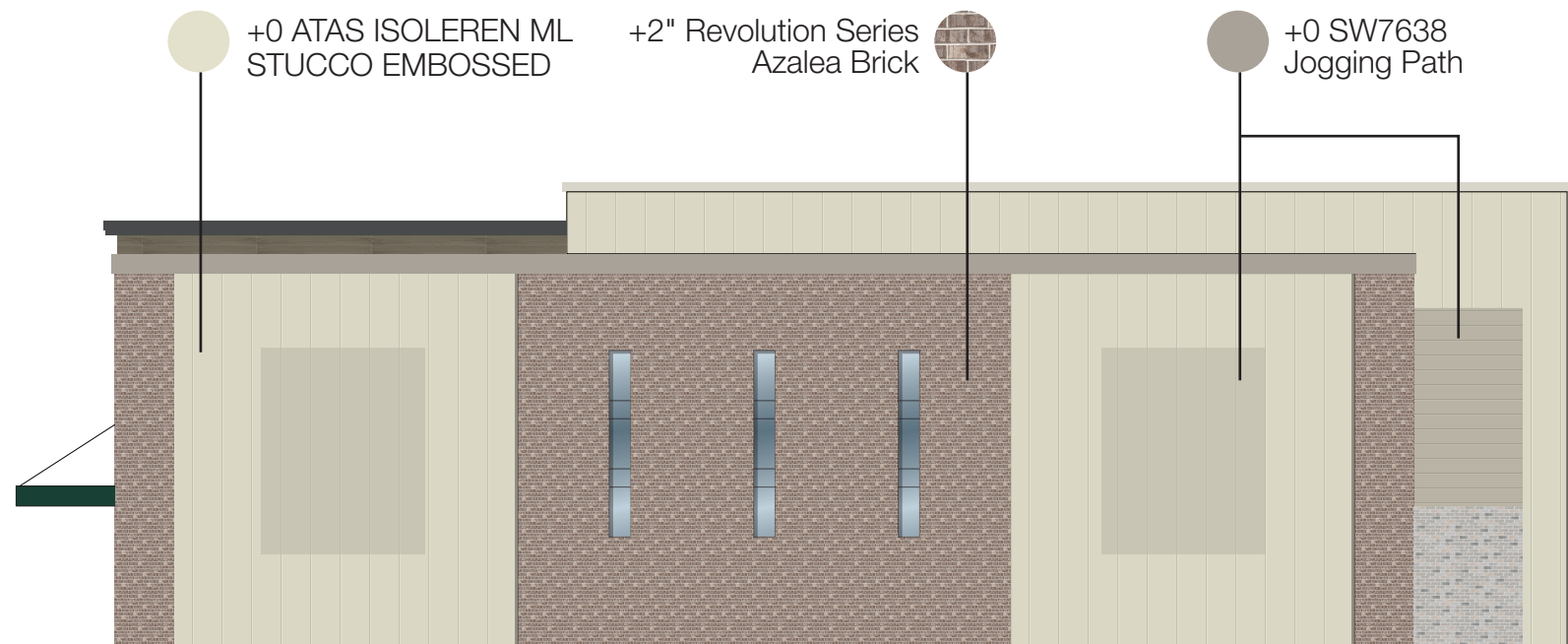
4 EAST ELEVATION

MOVING & STORAGE OF QUEEN CREEK AT OCOTILLO

21617 E. Ocotillo Rd. Queen Creek, AZ 85142



2 NORTH ELEVATION



3 SOUTH ELEVATION

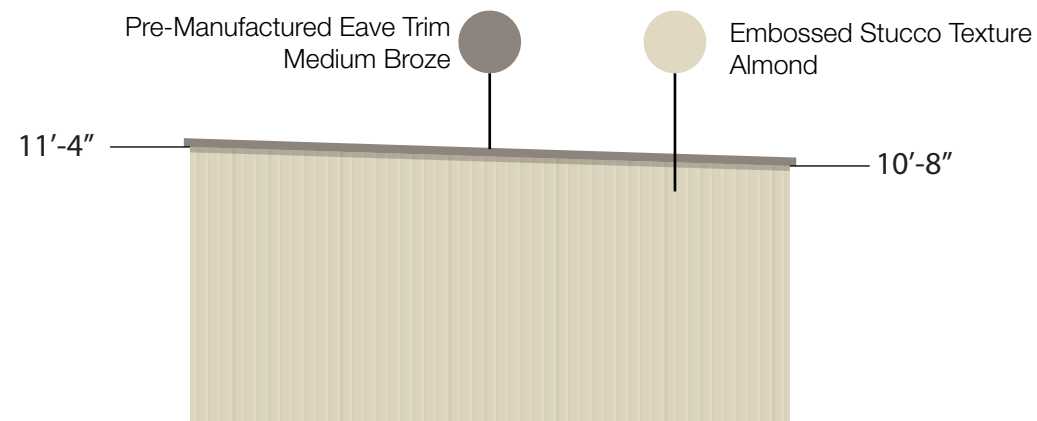
MOVING & STORAGE OF QUEEN CREEK AT OCOTILLO

21690 E. Ocotillo Rd., Queen Creek, AZ 85142



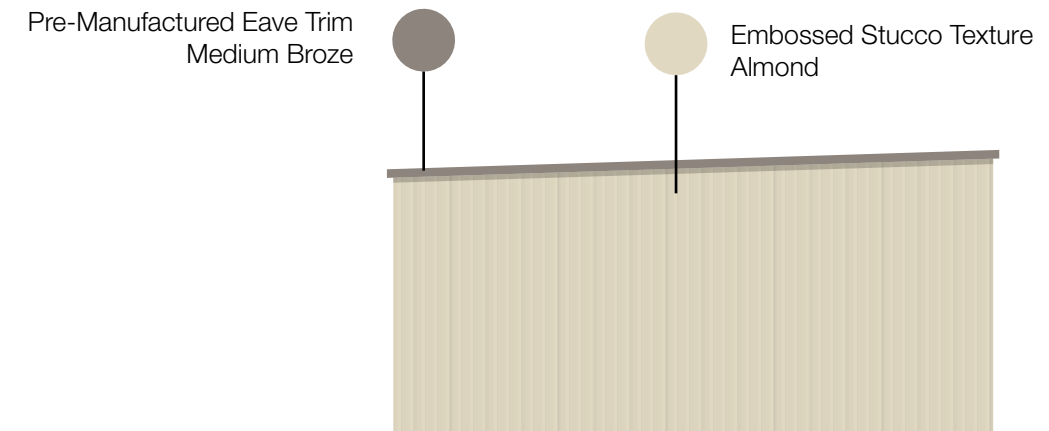
WEST ELEVATION

Scale: 1/8" = 1'



NORTH ELEVATION

Scale: 1/8" = 1'



SOUTH ELEVATION

Scale: 1/8" = 1'



EAST ELEVATION

Scale: 1/8" = 1'



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 2233 East Thomas Road
 Phoenix, AZ 85016
 Office: (602) 955-3900
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 1151 Dove Street
 Suite #175
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Project Narrative
For
U-Haul on Ocotillo in Queen Creek
21617 E. Ocotillo Road
Queen Creek, AZ 85142
Apr 14, 2022



Licensed in:

- Alaska
- Arizona
- Arkansas
- California
- Colorado
- Connecticut
- Florida
- Georgia
- Hawaii
- Idaho
- Illinois
- Indiana
- Iowa
- Kansas
- Kentucky
- Louisiana
- Maryland
- Michigan
- Minnesota
- Mississippi
- Missouri
- Montana
- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- South Carolina
- South Dakota
- Tennessee
- Texas
- Utah
- Virginia
- Washington
- West Virginia
- Wisconsin
- Wyoming

Principals:

- Robert W. Kubicek, AIA
- Kathleen D. Rieger, VP
- Steve A. Nosal, VP
- Neil A. Feaser, AIA, VP



Site Location & Size:

The proposed development area for U-Haul Power Ranch is 5.378 acres of vacant land located at 21639 E. Ocotillo Road, Queen Creek AZ. This property is noted with the County Assessor's as Parcel (APN) 304-64-863B. The property is currently zoned EMP-A, Office/Industrial Park.

General Description of Proposal:

U-Haul on Ocotillo Road in Queen Creek is proposing a new business operation with development of a state-of-the-art Moving and Self-Storage center. This development is requiring an application for Site Plan approval and a Conditional Use Permit for Outdoor Storage.

As part of the development we are proposing to build a (3) three-story climate-controlled building totaling 122,340 square feet. This building will provide a 2,902 SF Showroom /Retail area that offers moving supplies and allows our customers to work directly with service representative to complete their rental transactions of specific equipment needed for their move and an 10,639 square foot warehouse. The balance of the building will provide 1,078 individual customer secured storage lockers, a storage area for our U-Boxes or portable containers and a bay that provides the installation of personal vehicle and truck hitches. Two drive-up one-story self-storage buildings of approximately 5,000 square feet are also proposed, a conditional use permit is required for outdoor storage. We are proposing a 5ft striped pedestrian connection from Ocotillo Road to the main entrance into the building.

The equipment rentals that we offer range from vans, pickups, box moving trucks ranging in a series of different sizes, trailers (open and closed) and vehicle dollies. The provided equipment for this location is used for in-town and one-way customer moves. Local demand and traffic control will determine what equipment will be needed for the next business day. All rental equipment shall be staged within the noted "Equipment Staging "area for each work day transaction. Located on the east of building A. The surface parking area shall be asphalt.

Display spaces for 6 pieces of U-Haul equipment is located adjacent to the entrance of our site. This display area provides the drive-by awareness of our business. Customer parking spaces are provided at strategic location, 10 total customer parking spaces are required per town code and 17 spaces including 2 accessible spaces are being provided. U-Haul operations do require the need for a loading area. The proposed loading area is in the North of the building. It is depressed rather than raised and will not visible from both street and public view.



Loading operations will not provide service windows or bays. Landscape screening will be provided along the Right-of-Way.

Policy prohibits for a business to be operated from a U-Haul storage unit. Our trash and recycling containers are located within a secure area of the building and will be placed for pick-up the day of and immediately returned after pickup. Policy requires that both customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed a fee. Other policies include strict adherence that items which may not be stored include chemicals, flammables and paints. Consequently, all storage centers are non-smoking facilities. Standard hours are Monday through Thursday 7am to 8pm, Friday 7am to 9pm, Saturday 8am to 6pm and Sunday 9am to 5pm.

Engineering:

The retention basin has been designed per the Towns design standards. Parking areas have a min. 1% pavement slope conveying water to the basin. Preliminary Grading and Drainage plans have been submitted with this narrative. These plans show the locations of basins, easement and flows. We are also providing our Preliminary Drainage report, Geotechnical report, Title report, Phase 1 Environmental and ALTA Survey.

Fire:

Fire protections shall provide sprinklers on all floors.

In conclusion, for more than 75 years, U-Haul has incorporated sustainable practices into its everyday operations. Today we remain focused on reducing waste and are dedicated to manufacturing reusable components and recyclable products. Our commitment to sustainability, through our products, services, and design philosophy, has helped us to reduce our impact on the environment. At U-Haul, we are committed to sustainable development through environmental protection, social responsibility, and economic efficiency. Every year U-Haul develops many properties across the United States and Canada – from ground-up projects to existing building remodels. All projects utilize sustainable building techniques – from site selection in high-growth areas to using recyclable building materials where possible. We have made much headway into introducing sustainable building practices in the building and remodeling of our projects and more innovative design techniques available for our site planning. The use of this existing in-fill property is a prime example.



In conclusion, U-Haul is excited to continue its services to the Town of Queen Creek. We look forward to receiving support and development feedback for our Site Plan and CUP request for Outdoor Storage.

Conditional Use Criteria:

U-Haul on Ocotillo satisfies the conditional use permit requirements for conditional use permit approval as proscribed in the following Conditional Use Criteria:

1. The proposed Conditional Use shall be in compliance with all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

Response: This project will adhere to all regulations of the applicable zoning district, the provisions of Article 5 of this Ordinance, and any applicable performance standards as set forth in Article 6 of this Ordinance.

2. The proposed Conditional Use shall conform to the character of the neighborhood, within the same zoning district, in which it is located. In making such a determination, consideration shall be given to the location, type and height of buildings or structures and the type and extent of landscaping and screening on the site.

Response: The project's design concept will complement the surrounding neighborhood by utilizing similar colors, textures, materials, lush desert landscaping and varied building massing to provide architectural enhancements visible along Ocotillo Road and create a welcoming environment. Screen walls and landscaping will create additional buffer between the uses along Ocotillo Road. Additionally, trees are proposed to screen the south side of the property. The proposed climate-controlled building (Building A) will be three stories high. As the demand for residential and commercial storage has increased, so has the need for facilities that supply it. The proposed storage and RV parking facility will add value to a long-standing vacant Property and will galvanize the community with an attractive and refreshing neighborhood-friendly service that has little impact on the area.

3. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

Response: This project will adhere to the Town of Queen Creek guidelines and requirements. The project will provide retention for the 100-year, 2-hour storm event. Water and wastewater infrastructure requirements will be determined, designed and constructed in accordance with the city's code requirements. Utilities, access roads and fire protection are provided and designed to code.



4. Adequate measures shall be taken to provide ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.

Response: The proposed use of this project is a low-traffic generating use. one new 40-foot-wide drive is proposed along Ocotillo Road.

5. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.

Response: The proposed use will not generate noxious or offensive vibration, noise, odor, dust smoke or gas. The proposed use will not generate significant activity, light or noise. Furthermore, the proposed buildings, screen walls and enhanced landscaping will vastly improve the site's current vacant condition.

6. The proposed use shall 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.

Response: The proposed use will not cause harm to any of the properties in the immediate vicinity. The proposed use will not diminish the property values within the neighborhood.

7. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Response: The proposed use will not impede the orderly development and improvement of the surrounding property for uses permitted within the zoning district.

8. The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Response: The establishment, maintenance or operation of the proposed use will not affect or endanger the public health, safety, morals, comfort or general welfare of the area.

9. The public interest and welfare supporting the proposed conditional use shall be sufficient to outweigh the individual interests which are adversely affected by the establishment of the proposed use.

Response: The proposed project shall benefit the public interest and welfare of the neighboring community. The proposed use is ideal for the location of the property. The property is adjacent to the railroad on the south with surrounding industrial uses. The development proposed will incorporate safe and convenient walking and biking connections. Additionally, the proposed use will



provide a valuable service to support the needs of area residents and commercial users that comply with the Town's General Plan.

Sincerely,

Jim Lorimer
AMERCO Real Estate Company