

**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 02/11/2014
Agenda Item: 3**

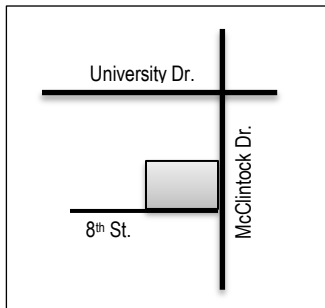
ACTION: Request for a Use Permit to allow a Mini-Warehouse Facility expansion and a Development Plan Review consisting of a new two-story building addition for TEMPE STORAGE COMPANY, located at 822 South McClintock Drive. The applicant is R.B. Williams & Associates Inc.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Staff – Approval, subject to conditions

BACKGROUND INFORMATION: TEMPE STORAGE COMPANY (PL130314) consists of a proposal for a new 2-story mini-warehouse building addition located at an existing storage facility site with three mini-warehouse buildings. The request includes the following:

- ZUP14015 Use Permit to allow a Mini-Warehouse Facility expansion.
- DPR13317 Development Plan Review including site plan, building elevations, and landscape plan



Property Owner	CUBESMART, LP
Applicant	Jeffrey Williams, R.B. Williams and Associates Inc.
Current Zoning District	GID, General Industrial District
Net site area	3.43 acres
Total Building area	69,443 sf.
Proposed Building	20,050 sf.
Lot Coverage	46% (NS)
Building Height	26'-8" (35 ft. max. allowed)
Building Setbacks	+50' front, +29' street side, 0' rear (25', 25', 0 min.)
Landscape area	25% (15% minimum required)
Vehicle Parking	23 spaces (14 min. required)
Bicycle Parking	-- (0 required)

ATTACHMENTS: Development Project File

STAFF CONTACT(S): Ryan Levesque, Senior Planner (480) 858-2393

Department Director: Dave Nakagawara, Community Development Director
 Legal review by: N/A
 Prepared by: Ryan Levesque, Senior Planner

COMMENTS:

This site is located at the northwest corner of McClintock Drive and 8th Street. The existing site, to the north of the project area, consists of an existing mini-warehouse/rental storage facility approved back in 2005 by the Design Review Board. To the north of the area is an existing commercial center. Immediately west of the site, and across the street along 8th Street, is an existing apartment complexes.

This request includes the following:

1. Use Permit to allow expansion of an existing Mini-Warehouse/Rental Storage Facility
2. Development Plan Review which includes: a new 2-story warehouse building and adjoining landscape.

The applicant may need to process a subdivision plat, combining the two existing lots into one, in order to address any building code requirements or if desired.

PUBLIC INPUT

A neighborhood meeting is not required for this request. Public hearing notification was sent regarding this request, including postcards sent to property owners within a 300 foot radius and neighborhood associations within the vicinity of the site. As well the site was posted with the City's public hearing signs. At the time this report was completed, staff has not received any public input at this time.

PROJECT ANALYSIS

The proposed request consists of developing an additional rental storage building on the adjoining lot for Cube Smart, the new operator of the storage facility. The new building would consist of just over 20,000 sf. of building within a two-story structure. The existing facility has approximately 49,000 sf. of building area, primarily one-story, with a two-story building along McClintock Drive that consists of a caretaker's residence. The proposed building addition for the site would require the development to contribute to Art in Private Development, for a site containing more than 50,000 sf. of commercial use. The proposed addition had originally been contemplated by the original developer back in 2005, but as a potential later phase.

USE PERMIT

The proposed use, mini-warehouse/rental storage facility, requires a use permit for any new or existing expansion of a rental storage facility. At the time the original development site processed their application, mini-warehouse uses were allowed in the GID, General Industrial District. Since the adoption of the Zoning and Development Code, January 20, 2005, mini-warehouse facilities now require a use permit. Below is the list of criteria in determining allowance of such use or its expansion

Section 6-308 E Approval criteria for Use Permit, (*in italics*):

1. *The manner of conduct and the building for the proposed use will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or to the public welfare in general, and that the use will be in full conformity to any conditions, requirement or standards prescribed therefore by this code.* Staff is not aware of any complaints arising from the existing rental storage facility. The building additional will be in compliance with the development standards required for the site, including a 25' building setback at the street and under the maximum allowed height of 35 feet.
2. *Any significant increase in vehicular or pedestrian traffic.* The building addition will not generate any significant traffic than what already exists in the area now. The site has an existing driveway connection on to 8th Street. The project will continue to use that drive as an exit.
3. *Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding that of ambient conditions.* There will be no known nuisances resulting in development of the building addition and its use.
4. *Contribution to the deterioration of the neighborhood or to the downgrading of property values, the proposed use is*

not in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the city's adopted plans or General Plan. This request is not in conflict with the city's adopted plans or General Plan. The building addition to the site will increase the current property values, providing a more aesthetically pleasing frontage with enhanced landscape.

5. *Compatibility with existing surrounding structures and uses.* The proposed building structure is consistent with the colors and materials found with the existing buildings on site and will maintain the current allowed use of a rental storage facility.
6. *Adequate control of disruptive behavior both inside and outside the premises which may create a nuisance to the surrounding area or general public.* The building will be situated on a secured site with closed circuit television for monitoring. Activity conducted on site should not cause a nuisance to the surrounding area.

DEVELOPMENT PLAN REVIEW

The request consists of a two-story mini-warehouse building, totaling 22,060 sf. in area. The addition is located on the southern portion of the site, adjacent to 8th Street. As originally contemplated in initial building development of the site, back in 2005, a second phase building was considered for this area. With that addition triggers the requirement for contributing to Art In Private Development, for commercial building sites over 50,000 sf. total. Staff has recommended to the applicant to consider implementing an art element either on the south building elevation or near the intersection corner of 8th Street and McClintock Drive. At this time, a decision has not been made on whether an art piece will be provided on the site or contribution made to the arts fund.

Site Plan

The site plan will not change significantly. The current site will maintain access along the primary frontage of McClintock Road, as well as the exit drive located on the southwestern corner of the site.

Building Elevations

The building design for the addition utilizes the same colors and materials found in the existing building, consisting of a primary smooth CMU face block and a split face block at the base. Windows are placed at both levels of the building, at the southeast corner, providing visibility inside the storage building. Each window casement will also utilize the metal yellow awnings found on the current building design. Staff provided comments to the applicant regarding the extended south building elevation and recommended enhancing the façade or incorporating the required art component onto a portion of the building wall. The follow-up from the applicant had submitted a revised building elevation and provided additional split face block that escalates up the building wall in an asymmetrical pattern. Staff would still propose that this elevation could be further enhanced if the applicant chooses to provide public art on the development site.

Landscape Plan

The landscape plan for the site is a continuation of the previous approved plans for the street frontage. There is no proposed internal landscape except for the required landscape island at the end of the new parking row. The original project was required to provide landscape and street trees along the 8th Street frontage. This plan intends to preserve the existing trees and supplement the remaining area which will also be utilized for surface retention area. A proposed stipulation has been added to address any significant use of retention in the landscape frontage. The Code limits only 2/3rds of the landscape frontage may be used for retention purposes. Potential modifications may be required for the plans.

Section 6-306 D Approval criteria for Development Plan Review (*in italics*):

1. *Placement, form, and articulation of buildings and structures provide variety in the streetscape;* The building design continues the forms and articulation of materials found in the existing building, now intergraded into a two-story concept. The building is limited in variety of building form, but the design uses fenestration and variation in the concrete block material to introduce variety at the building frontage.

2. *Building design and orientation, together with landscape, combine to mitigate heat gain/retention while providing shade for energy conservation and human comfort;* The building design materials used will mitigate heat gain, while providing air conditioned space inside the facility. The street sidewalks will be further enhanced by maintaining the street trees and providing additional plant material in the area.
3. *Materials are of a superior quality, providing detail appropriate with their location and function while complementing the surroundings;* The materials used are appropriate in context to the existing building with use of the same building colors and materials.
4. *Buildings, structures, and landscape elements are appropriately scaled, relative to the site and surroundings;* Although most of the storage buildings on site are single story there is a two-story element near the entrance, and is within the allowed building heights for the district. Additionally, neighboring properties consist of two and three-story buildings.
5. *Large building masses are sufficiently articulated so as to relieve monotony and create a sense of movement, resulting in a well-defined base and top, featuring an enhanced pedestrian experience at and near street level;* The building design maintains the materials with the defined base of split face block. The applicant has attempted to create a sense of movement with the increased amount of split face block that steps up the building wall and back down.
6. *Building facades provide architectural detail and interest overall with visibility at street level (in particular, special treatment of windows, entries and walkways with particular attention to proportionality, scale, materials, rhythm, etc.) while responding to varying climatic and contextual conditions;* The elements introduced in the building façade provide interest at the street level utilizing current elements already found on the existing site. The project location could be further enhanced at the street level if the owner elects to incorporate public art into the site.
7. *Plans take into account pleasant and convenient access to multi-modal transportation options and support the potential for transit patronage;* The site currently has two bus stops on McClintock and 8th Street, which will be maintained with this development. The site is just north of the Transportation Overlay District, which prohibits mini-warehouse uses in the overlay. The proximity of this location will allow residents in the surrounding area to have an accessible storage facility not otherwise permitted in the near vicinity.
8. *Vehicular circulation is designed to minimize conflicts with pedestrian access and circulation, and with surrounding residential uses;* The existing circulation for the site will be maintained.
9. *Plans appropriately integrate Crime Prevention Through Environmental Design principles such as territoriality, natural surveillance, access control, activity support, and maintenance;* The plans have been reviewed and are to be considered in concert with the CPTED principles.
10. *Landscape accents and provides delineation from parking, buildings, driveways and pathways;* The landscape will provide an enhanced street frontage.
11. *Signs have design, scale, proportion, location and color compatible with the design, colors, orientation and materials of the building or site on which they are located;* The signs on site are existing.
12. *Lighting is compatible with the proposed building(s) and adjoining buildings and uses, and does not create negative effects.* Lighting will be reviewed as a part of the building permit plans.

Conclusion

Based on the information provided and the above analysis, staff recommends approval of the requested Use Permit and Development Plan Review. This request meets the required criteria and will conform to the conditions proposed.

REASONS FOR APPROVAL:

1. The project meets the General Plan Projected Land Use for this site.

2. The project will meet the development standards required under the Zoning and Development Code.
3. The proposed project meets the approval criteria for a Use Permit and Development Plan Review.

CONDITIONS OF APPROVAL:

EACH NUMBERED ITEM IS A CONDITION OF APPROVAL. THE DECISION-MAKING BODY MAY MODIFY, DELETE OR ADD TO THESE CONDITIONS.

1. An Amended Subdivision Plat may be required for this development based on the review comments provided from Building Safety and Engineering, for compliance of their applicable codes.

Site Plan

2. Provide gates of steel vertical picket, steel mesh, steel panel or similar construction. Where a gate has a screen function and is completely opaque, provide vision portals for visual surveillance. Provide gates of height that match that of the adjacent enclosure walls. Review gate hardware with Building Safety and Fire staff and design gate to resolve lock and emergency ingress/egress features that may be required.
3. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the coloring of the buildings.
4. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3" or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.
5. Provide a minimum 8'-0" wall connection along McClintock Drive between the new and existing building that continues the materials found in the building.

Floor Plans

6. Exit Security:
 - a. Provide refracting mirrors for greater visibility in floor plan hallways at all corners and any other potential hiding places, to observe in the mirror the area around the corner or within the alcove that is adjacent to the doorway.

Building Elevations

7. The materials and colors are approved as presented. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Additions or modifications may be submitted for review during building plan check process.
8. If contributing the required Art in Private Development on the project site, provide at an appropriate location along the south building elevation or alternatively near the intersection of McClintock Drive and 8th Street. Final determination subject to review by the Tempe Arts Commission.
9. Provide secure roof access from the interior of the building. Do not expose roof access to public view.
10. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.
11. Incorporate lighting, address signs, and incidental equipment attachments (alarm klaxons, security cameras, etc.) where exposed into the design of the building elevations. Exposed conduit, piping, or related materials is not permitted.
12. Locate the electrical service entrance section (S.E.S.) inside the building or inside a secure yard that is concealed from public view.

13. Upper/lower divided glazing panels in exterior windows at grade level, where lower glass panes are part of a divided pane glass curtain-wall system, shall be permitted only if laminated glazing at these locations is provided.

Landscape

14. The plant palette is approved as proposed and specified on the landscape plan. Any additions or modifications may be submitted for review during building plan check process.
15. Provide additional shrubs and groundcover plants to the plan, increasing the ground coverage to at least 30% of the landscape area.
16. Do not propose a retaining wall to accommodate any increase surface retention slope that would require a safety railing.
17. Replace any dead or missing trees and shrubs on the improved portion of the site. Indicate notes and add missing plants on the landscape plan, as part of the building permit plan set.
18. Irrigation notes:
 - a. Provide dedicated landscape water meter.
 - b. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC 1/2" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than 1/2". Provide details of water distribution system.
 - c. Locate valve controller in a vandal resistant housing.
 - d. Hardwire power source to controller (a receptacle connection is not allowed).
 - e. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
19. Include requirement to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.
20. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

CODE/ORDINANCE REQUIREMENTS:

THE BULLETED ITEMS REFER TO EXISTING CODE OR ORDINANCES THAT PLANNING STAFF OBSERVES ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT AND ARE NOT AN EXHAUSTIVE LIST.

- Development plan approval shall be void if the development is not commenced or if an application for a building permit has not been submitted, whichever is applicable, within twelve (12) months after the approval is granted or within the time stipulated by the decision-making body. The period of approval is extended upon the time review limitations set forth for building permit applications, pursuant to Tempe Building Safety Administrative Code, Section 8-104.15. An expiration of the building permit application will result in expiration of the development plan.
- Specific requirements of the **Zoning and Development Code (ZDC)** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time and reduce the potential for multiple plan check submittals, become familiar with the ZDC. Access the ZDC through www.tempe.gov/zoning or purchase from Community Development.
- **SITE PLAN REVIEW:** Verify all comments by the Public Works Department, Community Development Department, and Fire Department given on the Preliminary Site Plan Review. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Division will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.
- **STANDARD DETAILS:**
 - Access to Tempe Supplement to the M.A.G. Uniform Standard Details and Specifications for Public Works Construction, at this link: www.tempe.gov/index.aspx?page=2147 or purchase book from the Public Works Engineering Division.
 - Access to refuse enclosure details and all other Building Safety forms at this link: www.tempe.gov/index.aspx?page=1033. The enclosure details are under Civil Engineering & Right of Way.
- **BASIS OF BUILDING HEIGHT:** Measure height of buildings from top of curb at a point adjacent to the center of the front property line.
- **PUBLIC ART:** Provide public art for this development in conformance with the Art in Private Development Ordinance and ZDC Sec. 4-407 and ZDC Appendix D. Contact the Community Services Cultural Services Division regarding implementation of this requirement prior to receiving building permits.
- **WATER CONSERVATION:** Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for the non-residential components of this project. Have the landscape architect and mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59. Refer to this link: www.tempe.gov/modules/showdocument.aspx?documentid=5327. Contact Public Works Department, Water Conservation Division with questions regarding the purpose or content of the water conservation reports.
- **HISTORIC PRESERVATION:** This site is located within an archeologically sensitive area. State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Contact the Historic Preservation Officer with general questions. Where a discovery is made, contact the Arizona State Historical Museum for removal and repatriation of the items.
- **SECURITY REQUIREMENTS** (refer to Public Safety and Security Considerations report, dated **(insert date)** and included in the Site Plan Review markup packet):
 - Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage opportunity for ambush opportunity. Maintain distances of 20'-0" or greater between a pedestrian path of travel and any hidden area to allow for increased reaction time and safety.

- Provide a security vision panel at service and exit doors (except to rarely accessed equipment rooms) with a 3" wide high strength plastic or laminated glass window, located between 43" and 66" from the bottom edge of the door.
- FIRE:
 - Clearly define the fire lanes. Ensure that there is at least a 20'-0" horizontal width, and a 14'-0" vertical clearance from the fire lane surface to the underside of tree canopies or overhead structures. Layout and details of fire lanes are subject to Fire Department approval.
- ENGINEERING:
 - Underground utilities except high-voltage transmission line unless project inserts a structure under the transmission line.
 - Coordinate site layout with Utility provider(s) to provide adequate access easement(s).
 - Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.
 - Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.
 - 100 year onsite retention required for this property, coordinate design with requirements of the Engineering Department.
- PARKING SPACES:
 - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act and the Code of Federal Regulations Implementing the Act. Refer to Building Safety ADA Accessible Parking Spaces Marking/Signage on Private Development details.
 - At parking areas, provide demarcated accessible aisle for disabled parking.
 - Distribute bike parking areas nearest to main entrance(s). Provide parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians, landscape materials or vehicles nearby.
- LIGHTING:
 - Design site security light in accordance with requirements of ZDC Part 4 Chapter 8 (Lighting) and ZDC Appendix E (Photometric Plan).
 - Indicate the location of all exterior light fixtures on the site, landscape and photometric plans. Avoid conflicts between lights and trees or other site features in order to maintain illumination levels for exterior lighting.
- SIGNS: Separate Development Plan Review process is required for signs in accordance with requirements of ZDC Part 4 Chapter 9 (Signs). Obtain sign permit for identification signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process.

HISTORY & FACTS:

- August 17, 2005 Design Review Board approved the building elevations, site plan and landscape plan for STORAGE TODAY, consisting of a new mini-warehouse facility, located at 810 South McClintock Drive.
- March 28, 2006 Planning & Zoning Commission approved request by STORAGE TODAY TEMPE (SBD-2006.10 / CC060003) for a Preliminary Subdivision Plat for two (2) lots on 3.43 net acres located at 810 South McClintock Drive.
- May 24, 2006 City Council approved the request by STORAGE TODAY TEMPE (CC060003) #SBD-2006.10 for a Final Subdivision Plat consisting of two (2) lots on 3.43 net acres, located at 810 South McClintock Drive.
- September 18, 2007 Hearing Officer approved the request by STORAGE TODAY – U-HAUL (PL070368), consisting of (ZUP07128) Use Permit to allow vehicle rentals (trucks), located at 810 South McClintock Drive in the GID, General Industrial District.

ZONING AND DEVELOPMENT CODE REFERENCE:

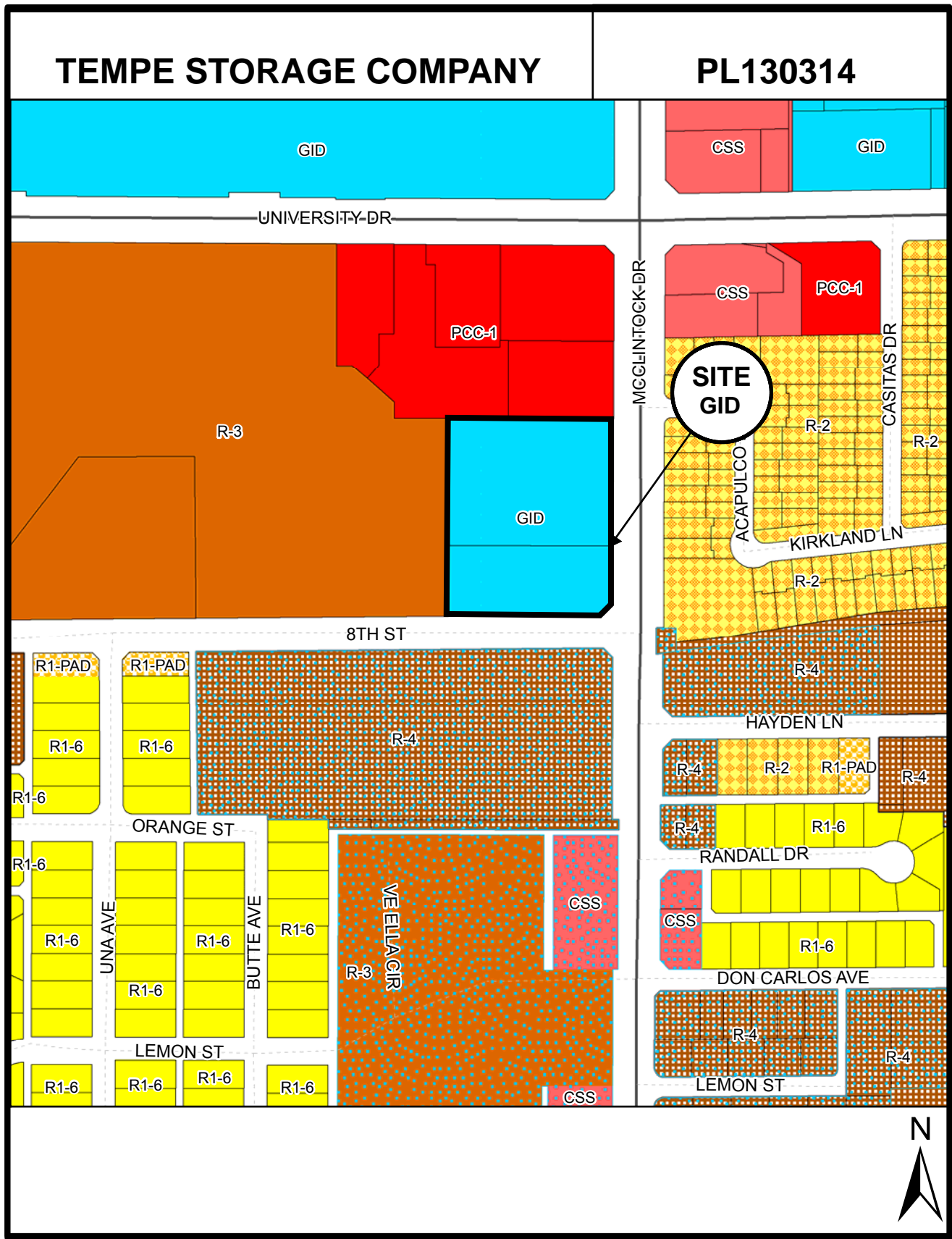
- Section 6-306, Development Plan Review
Section 6-308, Use Permit



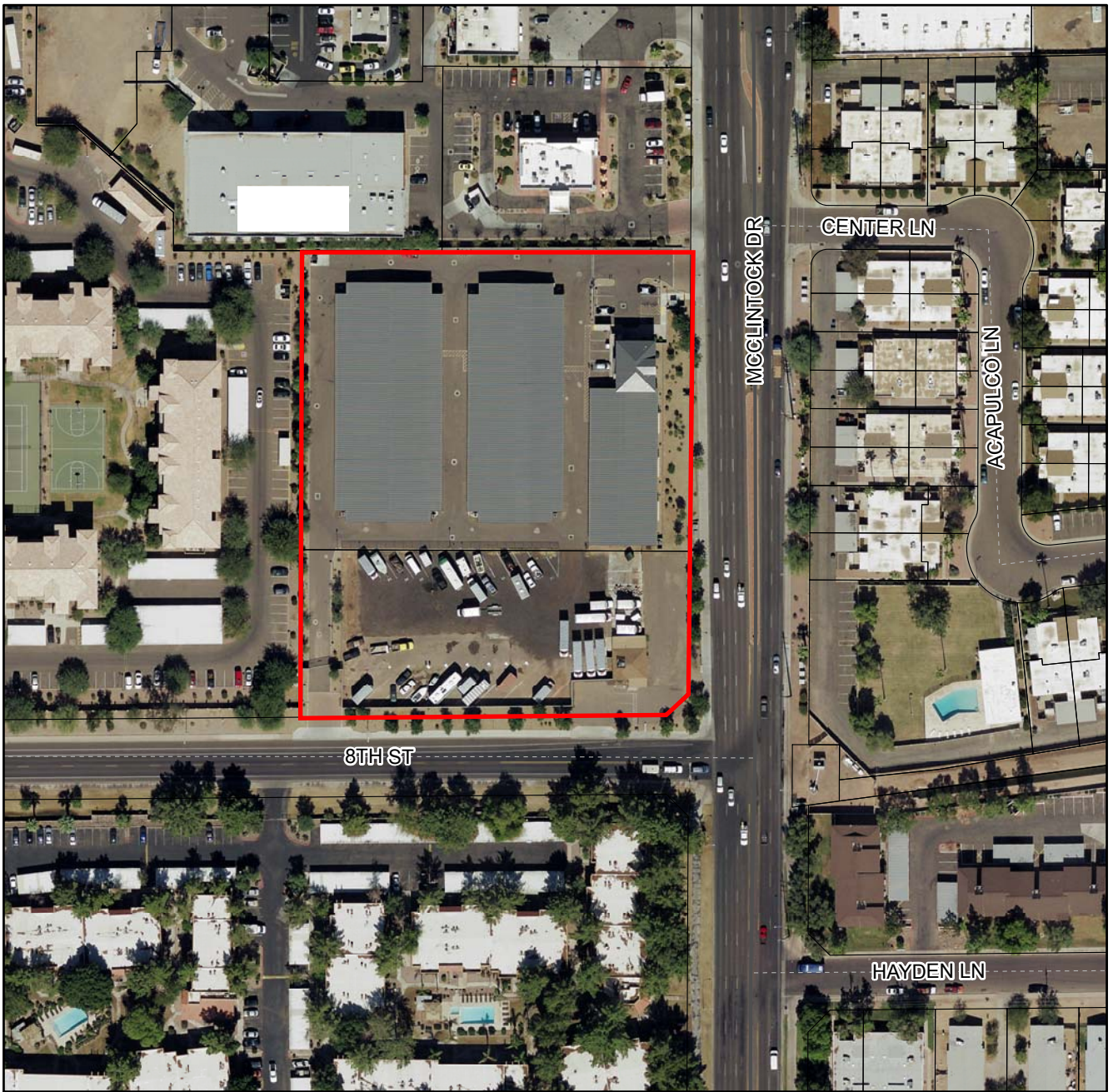
DEVELOPMENT PROJECT FILE
for
TEMPE STORAGE COMPANY

ATTACHMENTS:

1. Location Map
- 2-19. Aerial / Site Photos
- 20-21. Letter of Explanation
22. Site Plan
23. Floor Plans
24. Black line Elevations
25. Color Elevations & Materials
26. Building Section
27. Landscape Plan
28. Landscape Legend
29. Preliminary Grading & Drainage Plan



Location Map



TEMPE STORAGE COMPANY (PL130314)

CONTEXT PLAN

TEMPE STORAGE COMPANY

1702 E. 8th. Street
Tempe, Arizona 85281

Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
150 Paularino Avenue
Suite D-170
Costa Mesa, CA 92612
Office: (949) 954-8785

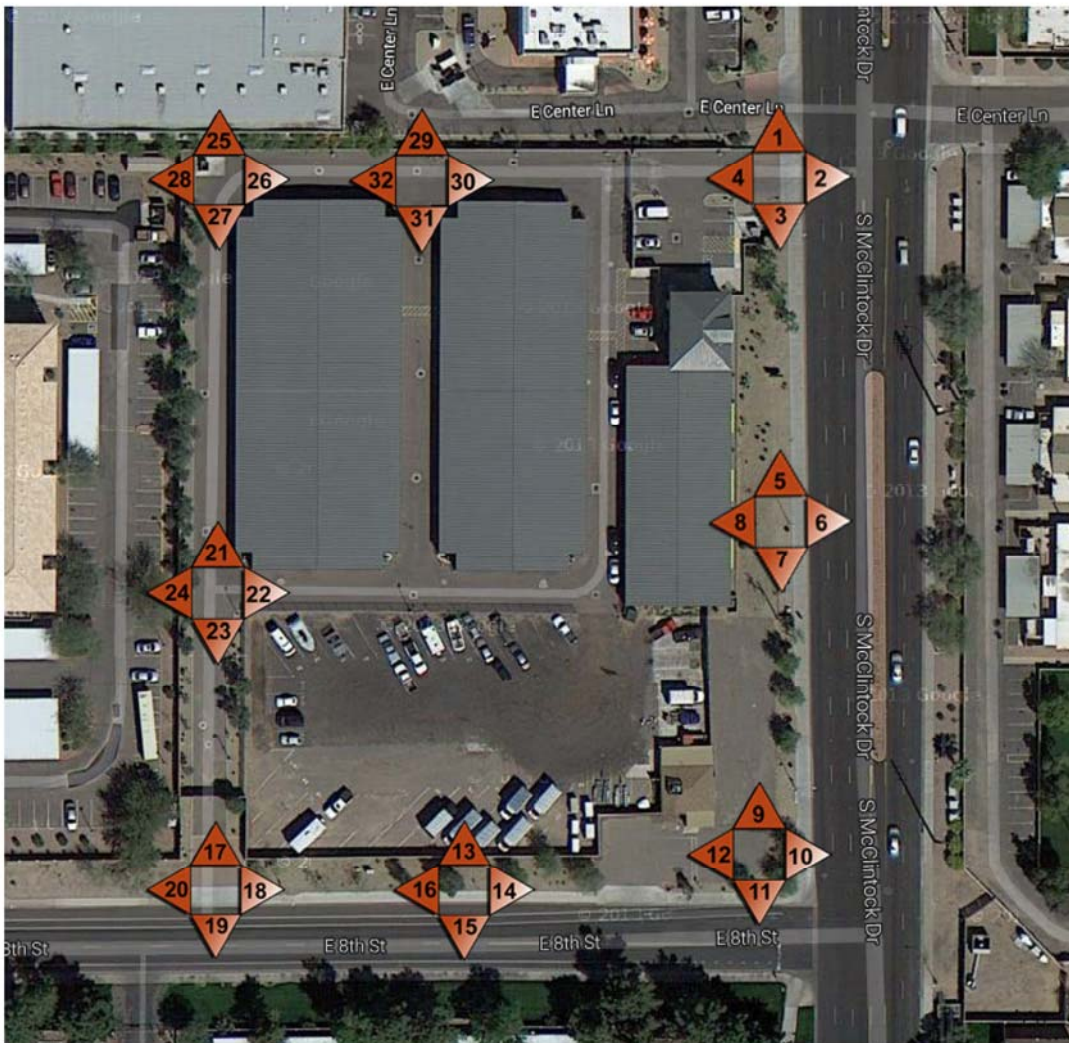




PHOTO #1



PHOTO #2





PHOTO #3



PHOTO #4





PHOTO #5



PHOTO #6





PHOTO #7



PHOTO #8





PHOTO #9



PHOTO #10





PHOTO #11



PHOTO #12





PHOTO #13



PHOTO #14





PHOTO #15



PHOTO #16





PHOTO #17



PHOTO #18





PHOTO #19



PHOTO #20





PHOTO #21



PHOTO #22





PHOTO #23



PHOTO #24





PHOTO #25



PHOTO #26





PHOTO #27



PHOTO #28





PHOTO #29



PHOTO #30





PHOTO #31



PHOTO #32



**Letter of Explanation
Tempe Storage Company
NWC, McClintock Drive and 8th Street
Tempe, Arizona
December 9, 2013**



Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
150 Paularino Avenue
Suite D-170
Costa Mesa, CA 92612
Office: (949) 954-8785

Licensed in:
Arizona
Arkansas
California
Colorado
Florida
Georgia
Idaho
Illinois
Indiana
Kansas
Louisiana
Maryland
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Mexico
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Overview

We are requesting a Site Plan review for an expansion to an existing self storage facility. The expansion is proposed as a single two story building that is approximately 22,000 S.F. The site is located on the NWC of the intersection of McClintock Drive and 8th Street. The property is currently zoned General Industrial District (GID). The existing GID zoning is consistent with the General Plan and does not require any modifications. The surrounding properties are as follow:

- North:** PCC-1 - Existing Commercial Retail
- East:** R-2 - Existing Multi-family residential
- South:** R-4 Existing Multi-family residential
- West:** R-3-Existing Multi-family residential

Project description

The self storage facility has been designed to match colors and materials of the existing storage buildings on the site. The colors are a blend of gray tones with an accent color consistent with the existing facility. The construction materials will include smooth face CMU, split faced CMU and metal awnings that will match the existing finishes on site.

Summary

We are proposing a self storage facility expansion at an existing self storage facility. The use and the project has been designed to match the existing self storage facility in colors and materials.

Principals:
Robert W. Kubicek, AIA
Jorge A. Calderon, Assoc. AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, VP
Edgar Felix



R B W

R.B. WILLIAMS & ASSOCIATES, INC.
Consulting Engineers

Jeffrey L. Williams, P.E. · Phillip C. Williams, P.E., R.L.S.

CUBESMART EXPANSION

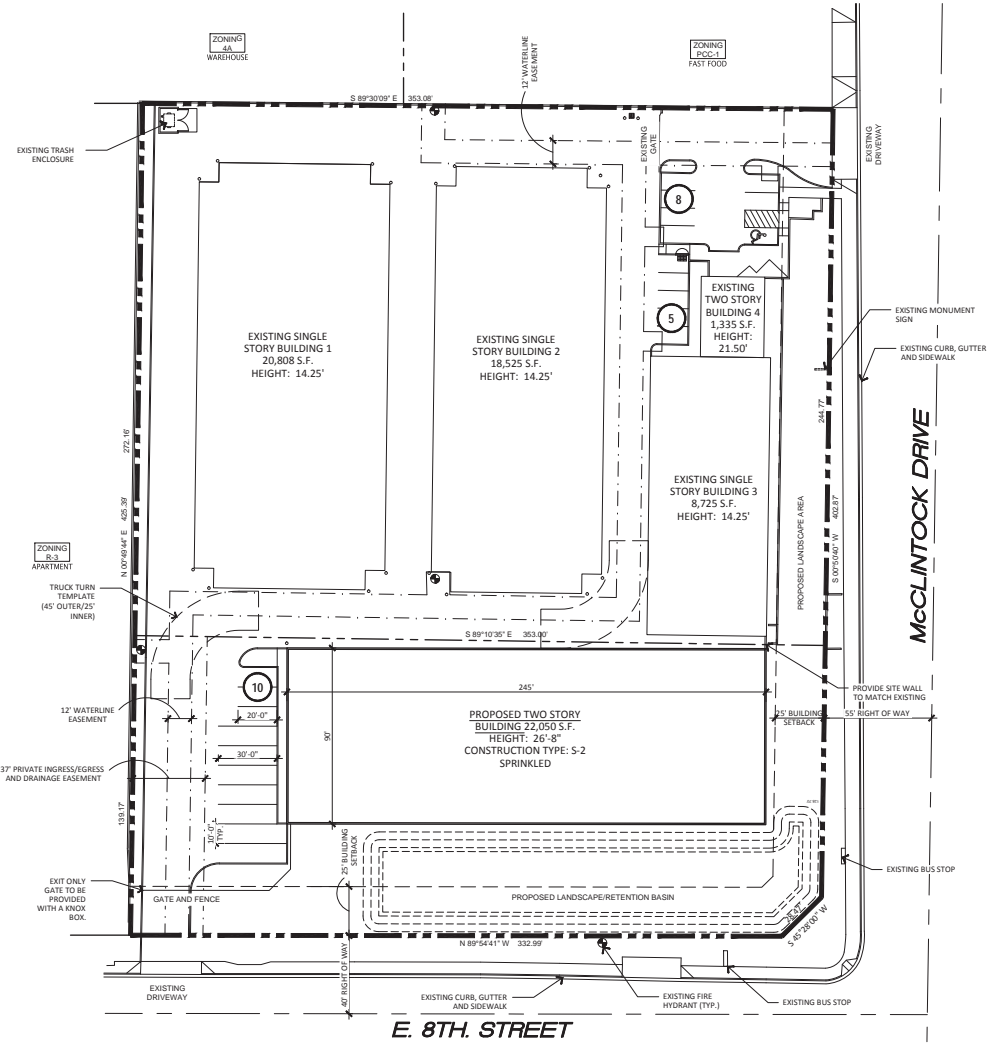
Use Permit Justification

CubeSmart is requesting a "Use Permit" from the City of Tempe for the expansion of the existing CubeSmart Self Storage facility located at 822 McClintock Drive, Tempe, Arizona 85281. The existing facility consists of 3 storage buildings. The site for the expansion is currently a vacant lot surrounded by a block wall.

There continues to be a high demand in the area for self storage facilities and this proposed expansion will help to meet this demand in the community. At the same time, developing the existing vacant lot will create a new revenue and tax generating business.

The site is currently zoned GID which allows self storage with a use permit. The area around the proposed self storage facility consists of commercial to the north and high density multi-family to the east, west and south.

Based on the existing uses surrounding the site, the current zoning of the site and the benefits to the community and the city of expanding the storage facility, it appears that the expansion of the storage facility is justified.



PRELIMINARY SITE PLAN
 scale: 1" = 30'-0"
 north

PROJECT DIRECTORY

DEVELOPER:
 CUBESMART
 5 OLD LANCASTER ROAD
 MALVERN, PA 19355
 CONTACT: KETAN PATEL
 PHONE: (610) 293-5705

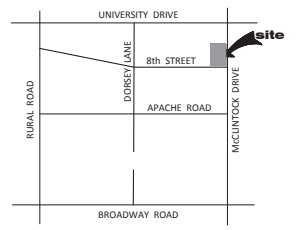
ARCHITECT:
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: EDGAR FELIX
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: efelix@rkaa.com

SITE DATA

EXISTING ZONING:	GID
NET SITE AREA:	3.43 ACRES (149,525 S.F.)
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	20,050 S.F.
PROPOSED:	20,808 S.F.
EXISTING BUILDING 1:	18,525 S.F.
EXISTING BUILDING 2:	8,725 S.F.
EXISTING BUILDING 3:	1,335 S.F.
EXISTING BUILDING 4:	1,335 S.F.
TOTAL BUILDING AREA:	69,443 S.F.
SITE COVERAGE:	46.4 %
TOTAL PARKING REQUIRED:	14 SPACES
PROPOSED/EXISTING BUILDING (69,443 S.F.)	
COMMERCIAL @ 1/5,000 = 14 SPACES	
TOTAL PARKING PROVIDED:	25 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES (3.2 / 1000)

LEGAL DESCRIPTION

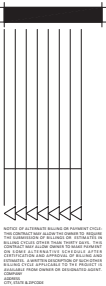
LOTS 1 AND 2 STORAGE TODAY TEMPE, ACCORDING TO BOOK 843 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY ARIZONA.



vicinity map
 scale: n.t.s.



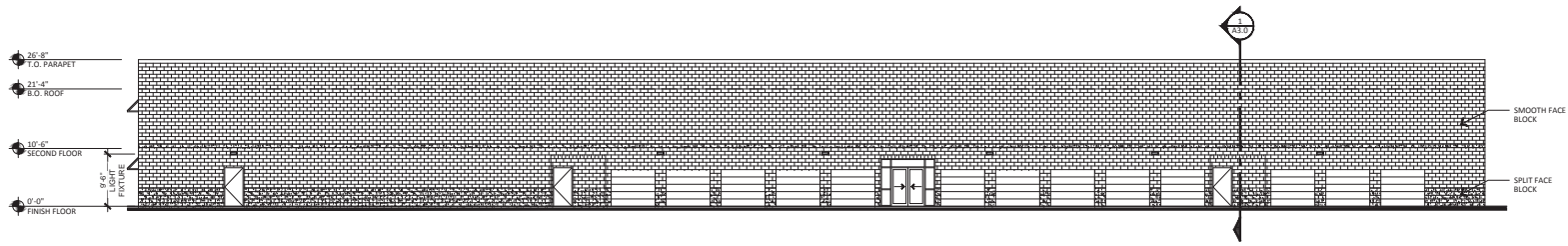
PRELIMINARY



TEMPE STORAGE COMPANY
 NWC INTERSECTION OF 8TH STREET
 1, 202 EAST 8TH STREET
 TEMPE, AZ 85281

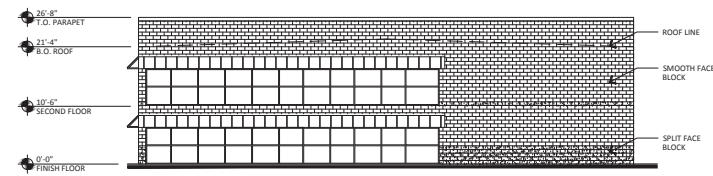
design by: EF
 drawn by: JA
 checked by: RWK

SP-1
 project #: 13209



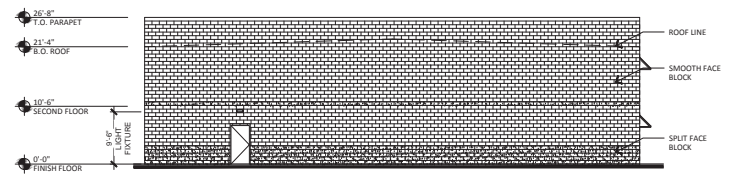
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



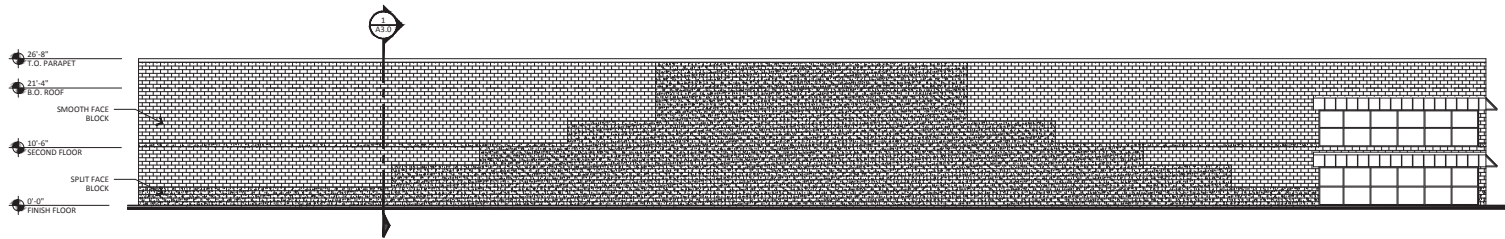
EAST ELEVATION

SCALE: 3/32" = 1'-0"



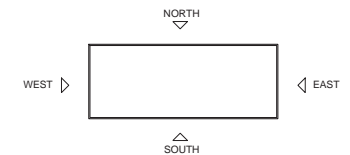
WEST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

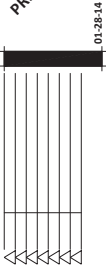


BUILDING KEY MAP

SCALE: NTS



PRELIMINARY



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CUBESMART
1701 E. RAY STREET
TEMPE, AZ 85281

design by: EF
drawn by: JA
checked by: RWK

A2.0
project #: 13209



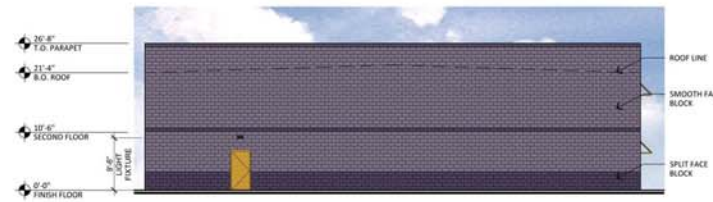
NORTH ELEVATION

SCALE: 3/32" = 1'-0"



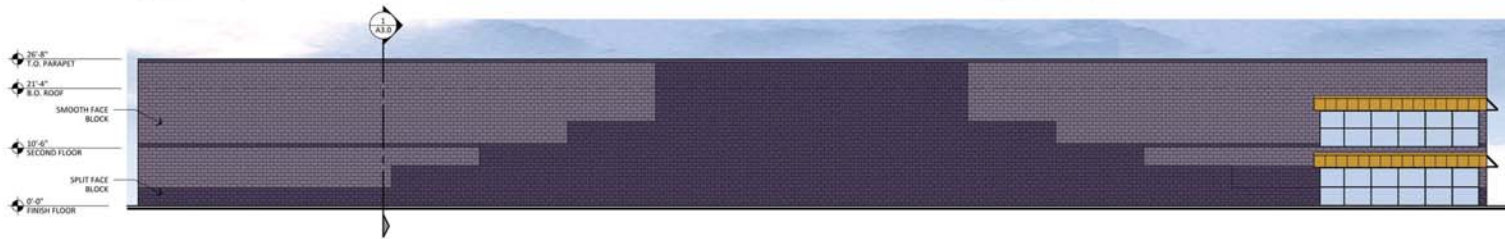
EAST ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

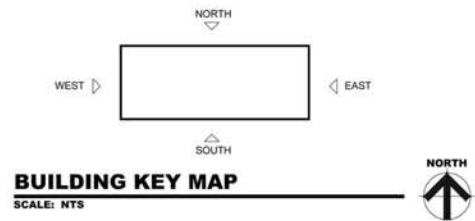
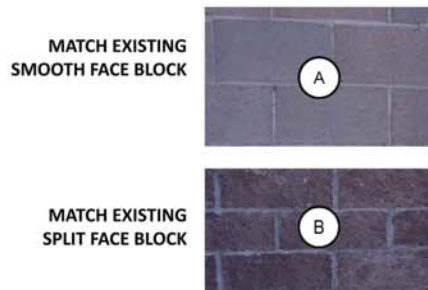
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

COLOR LEGEND:



PRELIMINARY

01-28-14

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CUBESMART
 11400 MCCLINTOCK DRIVE AND 8TH. ST.
 TEMPE, AZ 85281

design by: EF
 drawn by: JA
 checked by: RWK

A2.1
 project #: 13209



Wildwood Design Studio
Landscape Architects
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Phoenix, AZ 85024
Phone: (480) 837-5539
Fax: (480) 837-5104
E-Mail: wilwooddesign@cox.net

Tempe Storage Company
810 S. McClintock Drive
Tempe, AZ, 85281

Master Legend

Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
(+)	DALBERGIA BISSOO	BISSOO	3	24" BOX	SINGLE TRUNK, LOW BRANCHING MINIMUM HEIGHT 4.0' WIDE 120' CALIPER AVAIL. THRU BASELINE TREES (1601-989-9215)
(+)	ACACIA SALICINA	WILLOW ACACIA	6	24" BOX	TALL UPRIGHT WELL DEVELOPED BRANCHING STRUCTURE (8'-10" TALL, 4'-8" WIDE, 120' MIN. CALIPER) AVAIL. THRU BASELINE TREES (1601-989-9215)
(+)	CALLIANDRA BROTHTILLA	PINK FAIRYDUSTER	43	9 GAL.	SPACE 4" O.C., 3' FROM HARDSCAPE
(+)	RUELLIA PENNULARIS	BAJA RUELLIA	78	9 GAL.	SPACE 4" O.C., 3' FROM HARDSCAPE
(+)	CAEBALPINA FLO-CHERRYIA	BIRD OF PARADISE	26	9 GAL.	SPACE 6" O.C., 3' FROM HARDSCAPE
(+)	HEPERALOE PARVIFLORA	RED YUCCA	40	9 GAL.	FULL AND BUSHY
(+)	DASYRON WHEELER	DESERT SPOON	6	9 GAL.	FULL AND BUSHY
(+)	LANTANA SP. NEW GOLD	NEW GOLD LANTANA	8	1 GAL.	SPACE 3" O.C., 3' FROM HARDSCAPE

* PLANT QUANTITIES ARE FOR REFERENCE ONLY. EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
* NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8" - 11'-0" IN SIGHT VISIBILITY AREAS)

Legend

Sym.	Common Name	Qty.	Remarks
D.G.	DECOMPOSED GRANITE EXPRESS GOLD (3/4" SCREENED)	0.08650 SF	MATCH EXISTING ALONG SOUTH PROPERTY LINE BOTH SIDE AND COLOR. PROVIDE SAMPLE FOR OWNER'S REPRESENTATIVE FINAL APPROVAL.
(Hatched)	EXISTING LANDSCAPE AREA	OPEN	CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED INSIDE AND OUTSIDE THE LIMIT OF CONSTRUCTION SHOWN ON THIS SHEET EITHER DAMAGED OR DESTROYED WITH LIKE VARIETY AND SIZE AT NO ADDITIONAL COST TO OWNER.
(Tree)	EXISTING TREES - SEE TAG ON PLAN	22	84% AS ABOVE

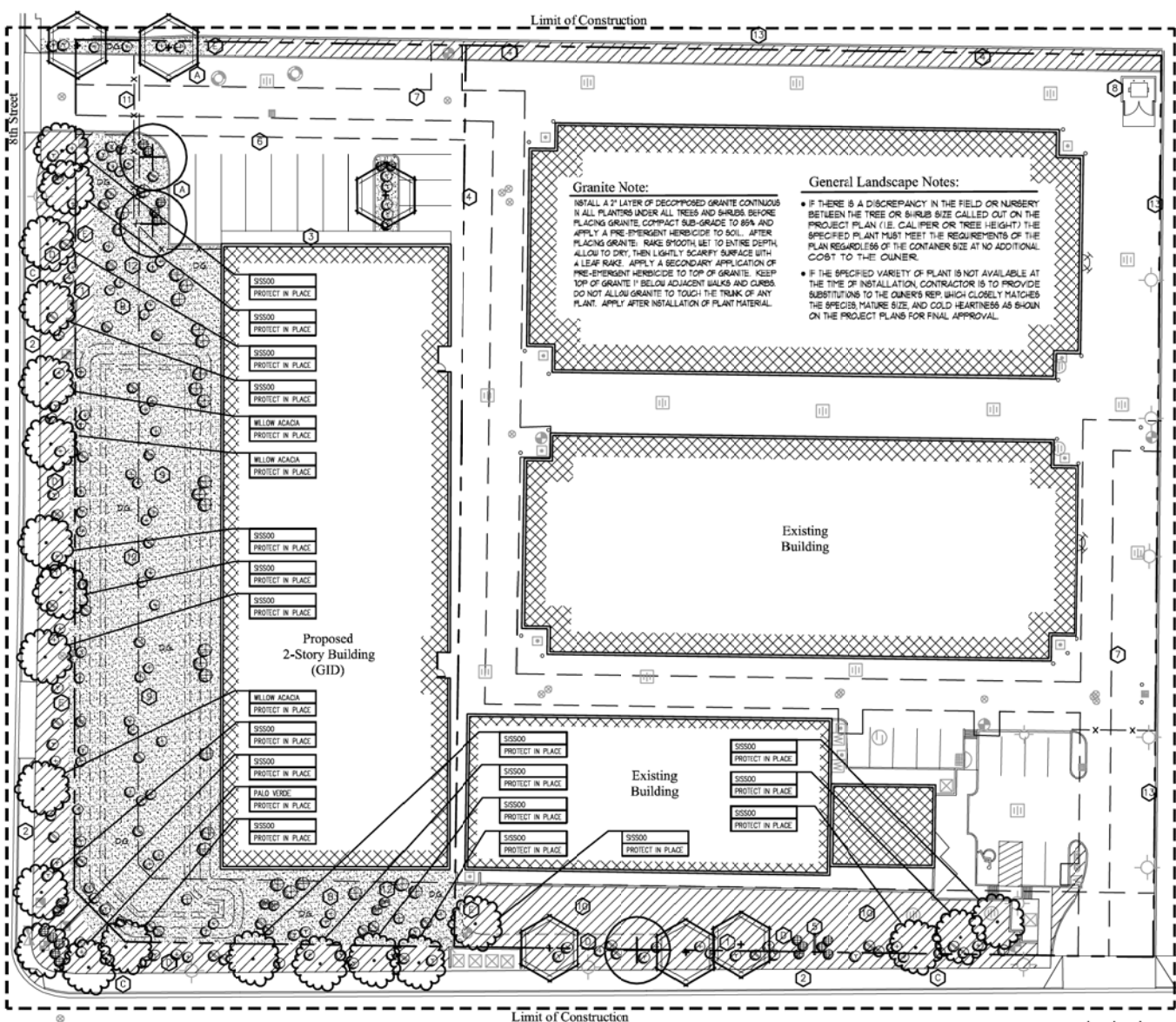
NOTE:
TREE HEIGHTS AND CALIPERS WILL COMPLY WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS FOR THAT TYPE AND SIZE OF TREE.
ALL LANDSCAPE MATERIAL INSTALL SHALL BE MAINTAINED BY OWNER 180000 IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
ALL TREES AND SHRUBS LOCATED IN THE LINE OF SIGHT WILL BE MAINTAINED FOR A CLEAR AREA 8' BETWEEN 3' TO 7'.
FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1/4" BELOW CONCRETE OR OTHER PAVED SURFACE.
TREES MUST BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, PUBLIC ACCESSWAYS, SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.
THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL AND THAT SUCH MUST BE RELOCATED/CONNECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/ASSIGN THE SIGN IN THE FIELD OR ISSU A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
ALL TREES IN PARKING ISLAND PLANTERS SHALL HAVE A MINIMUM CANOPY CLEARANCE OF 9'-0".
SEE CIVIL PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS, FIELD VERIFY EXACT LOCATIONS TO AVOID ANY CONFLICTS TO AVOID ANY CONFLICTS DURING CONSTRUCTION.
FIELD VERIFY EXISTING CONDITIONS AND CONTACT OWNER REP. PRIOR TO COMMENCING WORK TO RESOLVE ANY POTENTIAL CONFLICTS.
GRADES SHOWN ON THE CIVIL PLANS ARE FINISH GRADE. SUB-GRADE SHALL BE VERIFIED PRIOR TO INSTALLATION OF THE DECOMPOSED GRANITE.
ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
CONTRACTOR IS RESPONSIBLE TO "PULL" ASPHALT AND ANY OTHER DEVIATION AND CONSTRUCTION DEBRIS OUT OF PLANTER AREAS PRIOR TO LANDSCAPE INSTALLATION.

General Key Notes:

- (A) CONTRACTOR IS RESPONSIBLE TO MAINTAIN CLEARANCE BETWEEN TREE CANOPIES AND AREA LIGHTS (NOT SHOWN) 8'-0" MINIMUM BETWEEN POLE AND TREE TRUNK.
- (B) CONTRACTOR IS RESPONSIBLE TO PROVIDE A 2" LAYER OF DECOMPOSED GRANITE ALL PLANTING AREAS. SEE LEGEND FOR QTY, TYPE AND SIZE.
- (C) CONTRACTOR IS RESPONSIBLE TO PROTECT IN PLACE ALL EXISTING PLANT MATERIAL SHOWN ON THESE PROJECT PLANS DURING CONSTRUCTION.
- (D) CONTRACTOR IS RESPONSIBLE TO ADD SUPPLEMENTAL PLANT MATERIAL AS SHOWN IN AREAS OF EXISTING PLANT MATERIAL. ADJUST ACTUAL PLACEMENT TO AVOID POTENTIAL CONFLICTS WITH EXISTING.
- (E) BLDG NEW GRANITE TOP DRESSING WITH EXISTING TO PRODUCE A SEAMLESS TRANSITION.

Key Notes:

- (1) EXISTING RIGHT-OF-WAY
- (2) EXISTING PUBLIC SIDEWALK
- (3) PROPOSED SIDEWALK
- (4) PROPERTY LINE
- (5) EXISTING NONMENT SIGN
- (6) EXISTING INGRESS/EGRESS AND DRAINAGE EASEMENT
- (7) EXISTING 9" WIDE WATERLINE EASEMENT
- (8) PROPOSED TRASH ENCLOSURE
- (9) PROPOSED RETENTION AREA - REFER TO CIVIL PLANS SHOWN FOR REFERENCE ONLY.
- (10) EXISTING RETENTION AREA
- (11) PROPOSED VEHICULAR GATE AND FENCE
- (12) EXISTING 20' BUILDING SETBACK
- (13) EXISTING CIV. BLOCK PERIMETER WALL



Granite Note:
INSTALL A 2" LAYER OF DECOMPOSED GRANITE CONTINUOUS IN ALL PLANTERS UNDER ALL TREES AND SHRUBS BEFORE PLACING GRANITE. COMPACT SUB-GRADE TO 80% AND APPLY A FINE SPHERGITE HEMOCIDE TO SOIL. AFTER PLACING GRANITE, RAKE SMOOTH, LET TO ENTIRE DEPTH, ALLOW TO DRY, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. APPLY A SECONDARY APPLICATION OF PRE-EMERGENT HEMOCIDE TO TOP OF GRANITE. KEEP TOP OF GRANITE 1" BELOW ADJACENT WALKS AND CURBS. DO NOT ALLOW GRANITE TO TOUCH THE TRUNK OF ANY PLANT. APPLY AFTER INSTALLATION OF PLANT MATERIAL.

General Landscape Notes:
• IF THERE IS A DISCREPANCY IN THE FIELD OR NURSERY BETWEEN THE TREE OR SHRUB SIZE CALLED OUT ON THE PROJECT PLAN (I.E. CALIPER OR TREE HEIGHT) THE SPECIFIED PLANT MUST MEET THE REQUIREMENTS OF THE PLAN REGARDLESS OF THE CONTAINER SIZE AT NO ADDITIONAL COST TO THE OWNER.
• IF THE SPECIFIED VARIETY OF PLANT IS NOT AVAILABLE AT THE TIME OF INSTALLATION, CONTRACTOR IS TO PROVIDE SUBSTITUTIONS TO THE OWNER'S REP. WHICH CLOSELY MATCHES THE SPECIES, MATURE SIZE, AND COLD HEARTINESS AS SHOWN ON THE PROJECT PLANS FOR FINAL APPROVAL.











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PROJECT NUMBER: 1316
DATE: 12.06.13
REVISIONS:
REVISIONS:



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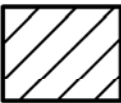

Master Legend

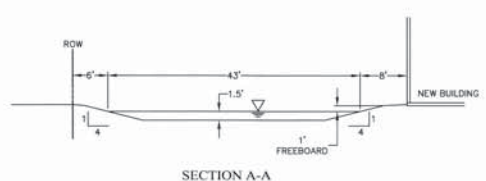
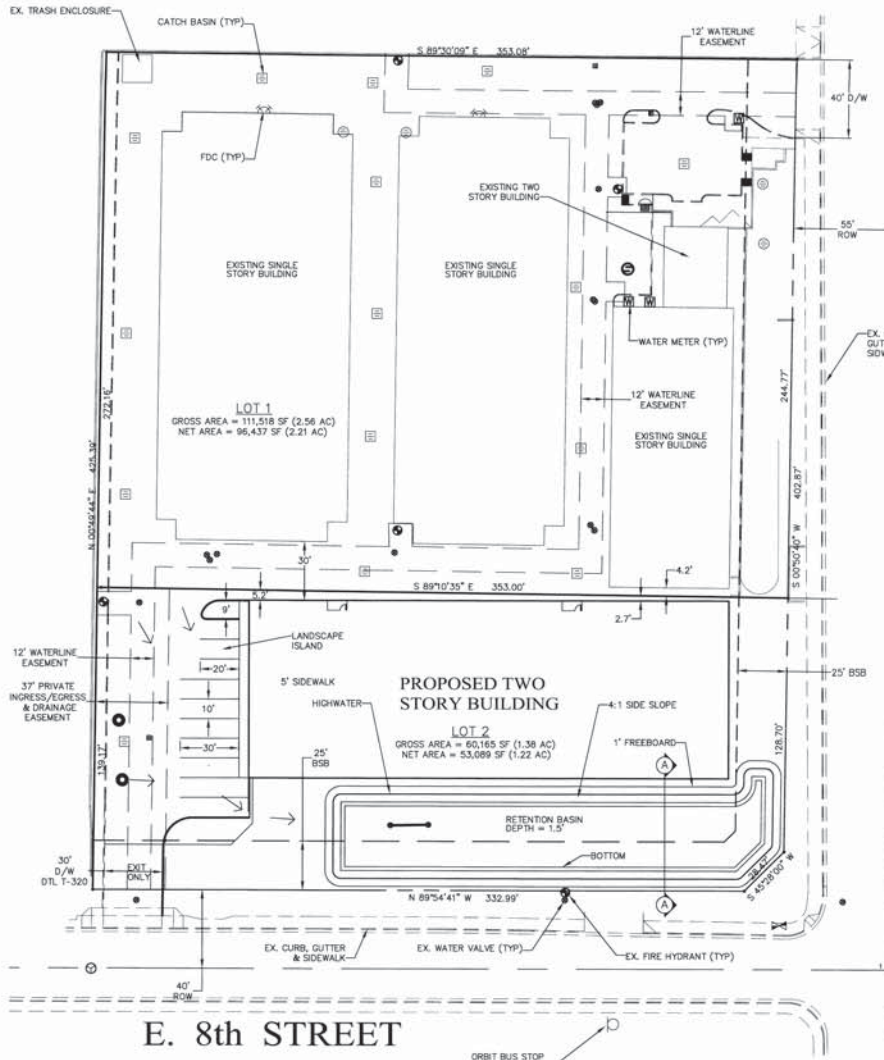
Sym.	Botanical Name	Common Name	*Qty.	Size	Remarks (ANA Minimum Std.'s)
<u>Trees</u>					
	DALBERGIA SISSEOO	SISSEOO	3	24" BOX	SINGLE TRUNK, LOW BRANCHING (MINIMUM 10' HEIGHT, 4' WIDE, 1.25" CALIFER) AVAIL. THRU BASELINE TREES (602-989-9275)
	ACACIA SALICINA	WILLOW ACACIA	6	24" BOX	TALL, UPRIGHT, WELL DEVELOPED BRANCHING STRUCTURE (8'-0" TALL, 4'-0" WIDE, 1.50" MIN. CALIFER) AVAIL. THRU BASELINE TREES (602-989-9275)
<u>Shrubs</u>					
	CALLIANDRA ERIOPHYLLA	PINK FAIRYDUSTER	43	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	RUELLIA PENNISULARIS	BAJA RUELLIA	18	5 GAL.	SPACE 4' O.C., 3' FROM HARDSCAPE
	CAESALPINIA PULCHERRIMA	BIRD OF PARADISE	26	5 GAL.	SPACE 6' O.C., 5' FROM HARDSCAPE
<u>Accents/G.C.</u>					
	HESPERALOE PARVIFLORA	RED YUCCA	40	5 GAL.	FULL AND BUSHY
	DASYLIRION WHEELERI	DESERT SPOON	6	5 GAL.	FULL AND BUSHY
	LANTANA SP. 'NEW GOLD'	NEW GOLD LANTANA	18	1 GAL.	SPACE 3' O.C., 3' FROM HARDSCAPE

* PLANT QUANTITIES ARE FOR REFERENCE ONLY, EXACT QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR

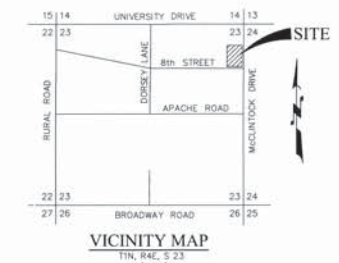
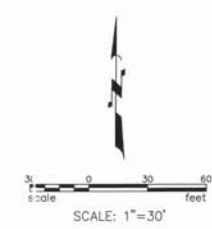
* NOTE: ALL TREES ADJACENT TO THE PUBLIC WALKWAYS SHOULD HAVE A MINIMUM CANOPY CLEARANCE OF 6'-8". (7'-0" IN SIGHT VISIBILITY AREAS)

Legend

Sym.	Common Name	Qty.	Remarks
	DECOMPOSED GRANITE EXPRESS GOLD (3/4" SCREENED)	±20,650 SF.	MATCH EXISTING ALONG SOUTH PROPERTY LINE BOTH SIZE AND COLOR. PROVIDE SAMPLE FOR OWNER'S REPRESENTATIVE FINAL APPROVAL.
	EXISTING LANDSCAPE AREA PROTECT IN PLACE ALL LANDSCAPE MATERIAL DURING CONSTRUCTION.	OPEN	CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE ANY EXISTING LANDSCAPE MATERIAL LOCATED INSIDE AND OUTSIDE THE LIMIT OF CONSTRUCTION SHOWN ON THIS SHEET EITHER DAMAGED OR DESTROYED WITH LIKE VARIETY AND SIZE AT NO ADDITIONAL COST TO OWNER
	EXISTING TREES - SEE TAG ON PLAN.	22	SAME AS ABOVE



McCLINTOCK DRIVE



DEVELOPER
 CUBESMART
 460 E. SWEDSFORD ROAD
 SUITE 3000
 WAYNE, PA 19087
 KETAN PATEL
 PH: 610.283.5705

ENGINEER
 R.B. WILLIAMS & ASSOC., INC.
 646 W. JASPER DRIVE
 GILBERT, AZ 85233
 JEFFREY L. WILLIAMS, P.E.
 PH: 480.424.2302

LEGAL DESCRIPTION

LOTS 1 AND 2 STORAGE TODAY TEMPE, ACCORDING TO BOOK 843 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY ARIZONA.

SCOPE OF WORK

THE PROJECT CONSISTS OF 2 LOTS. LOT 1 CONSISTS OF AN EXISTING SELF STORAGE FACILITY. THERE WILL BE NO NEW CONSTRUCTION ON LOT 1. LOT 2 CONSISTS OF AN EXISTING BUILDING AND OPEN STORAGE OF VEHICLES. THE PROPOSED CONSTRUCTION WILL BE ON LOT 2 AND WILL CONSIST OF DEMOLISHING THE EXISTING BUILDING AND OPEN STORAGE AND CONSTRUCTING A NEW, TWO-STORY, 42,100 SF STORAGE BUILDING WITH ASSOCIATED PARKING, LANDSCAPING AND STORMWATER RETENTION FACILITIES.

USE PERMITS/VARIANCES

NONE BEING REQUESTED.

SITE DATA

LOT 1 (NO NEW CONSTRUCTION)

CURRENT ZONING: GD
 PROPOSED ZONING: GD
 PROJECTED LAND USE: COMMERCIAL
 PROJECTED DENSITY: MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)
 GROSS AREA: 111,518 SF
 NET AREA: 96,438 SF
 EXISTING BUILDING: 3 - SINGLE STORY BUILDINGS (HT. 14.25') - 48,056 SF
 EXISTING BUILDING: 1 - TWO STORY BUILDING (HT. 21.50') - 1337 SF (GROUND FLOOR)
 TOTAL BUILDINGS: 49,393 SF
 PERCENTAGE OF LOT COVERAGE: 51%
 PARKING REQUIRED: 11 SPACES (1 PER 5000 SF)
 PARKING PROVIDED: 12 SPACES
 NO BICYCLE PARKING REQUIRED
 LANDSCAPE AREA REQUIRED: 9844 SF (10%)
 LANDSCAPE AREA PROVIDED ONSITE: 8588 SF (9%)
 LANDSCAPE AREA PROVIDED IN ROW: 1664 SF
 BUILDING CONSTRUCTION: V-N
 FIRE PROTECTION: BUILDINGS ARE SPRINKLED

LOT 2

CURRENT ZONING: GD
 PROPOSED ZONING: GD
 PROJECTED LAND USE: COMMERCIAL
 PROJECTED DENSITY: MEDIUM TO HIGH DENSITY (UP TO 25 DU/AC)
 GROSS AREA: 60,165 SF
 NET AREA: 53,087 SF
 PROPOSED BUILDING: 1 - TWO STORY BUILDING (HT. 33') - 22,050 SF (GROUND FLOOR)
 PERCENTAGE OF LOT COVERAGE: 41.5%
 PARKING REQUIRED: 9 SPACES (1 PER 5000 SF)
 PARKING PROVIDED: 11 SPACES
 NO BICYCLE PARKING REQUIRED
 LANDSCAPE AREA REQUIRED: 5309 SF (10%)
 LANDSCAPE AREA PROVIDED: 20,845 SF (39%)
 TOTAL LANDSCAPE AREA PROVIDED BETWEEN LOTS 1 AND 2: 29,433 SF (19.7%)
 LANDSCAPE AREA PROVIDED IN ROW (LOT 2): 7221 SF
 BUILDING CONSTRUCTION: S-2
 FIRE PROTECTION: BUILDING WILL BE SPRINKLED

RETENTION CALCULATIONS

DESIGN STORM: 100-YR, 1-HR
 P= PRECIPITATION DEPTH (2.4 IN)
 A= AREA (60,165 SF - INCLUDES THE HALF STREET)
 C= RUNOFF COEFFICIENT (0.95)
 VR=RETENTION VOLUME REQUIRED (VR=P/12+A+C)
 VR=(2.4/12)(60,165)(0.95) = 11,432.02
 VOLUME PROVIDED (1' FREEBOARD ABOVE HIGHWATER)
 AREA OF HIGHWATER = 8,710 SF
 AREA OF BOTTOM = 8,572 SF
 AVERAGE AREA = 12,212 SF
 BASIN DEPTH = 1.50 FT
 VOLUME PROVIDED = 12,212.02

PRELIMINARY-NOT FOR CONSTRUCTION OR RECORDING

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 CONSULTING ENGINEERS
 646 W. JASPER DRIVE
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 GILBERT, AZ 85233
 PH: (480) 424-2302
 PHILIP C. WILLIAMS, P.E., R.L.S.
 JEFFREY L. WILLIAMS, P.E., R.L.S.

CUBESMART

PREL. GRADING AND DRAINAGE PLAN

DATE	01-28-14
DESIGN	J.W.
DRAWN	J.W.
CHK'D	PCW
SUB.	
13041GPD1.DWG	
GP01	
SHEET NO.	
1/1	