

Proposed General Plan Amendment and Rezoning for Extra Space Storage

First Neighborhood Meeting

January 19, 2023

Meeting will start at 6pm

All Zoom participants are currently on mute. Host will provide directions when meeting starts at 6pm.

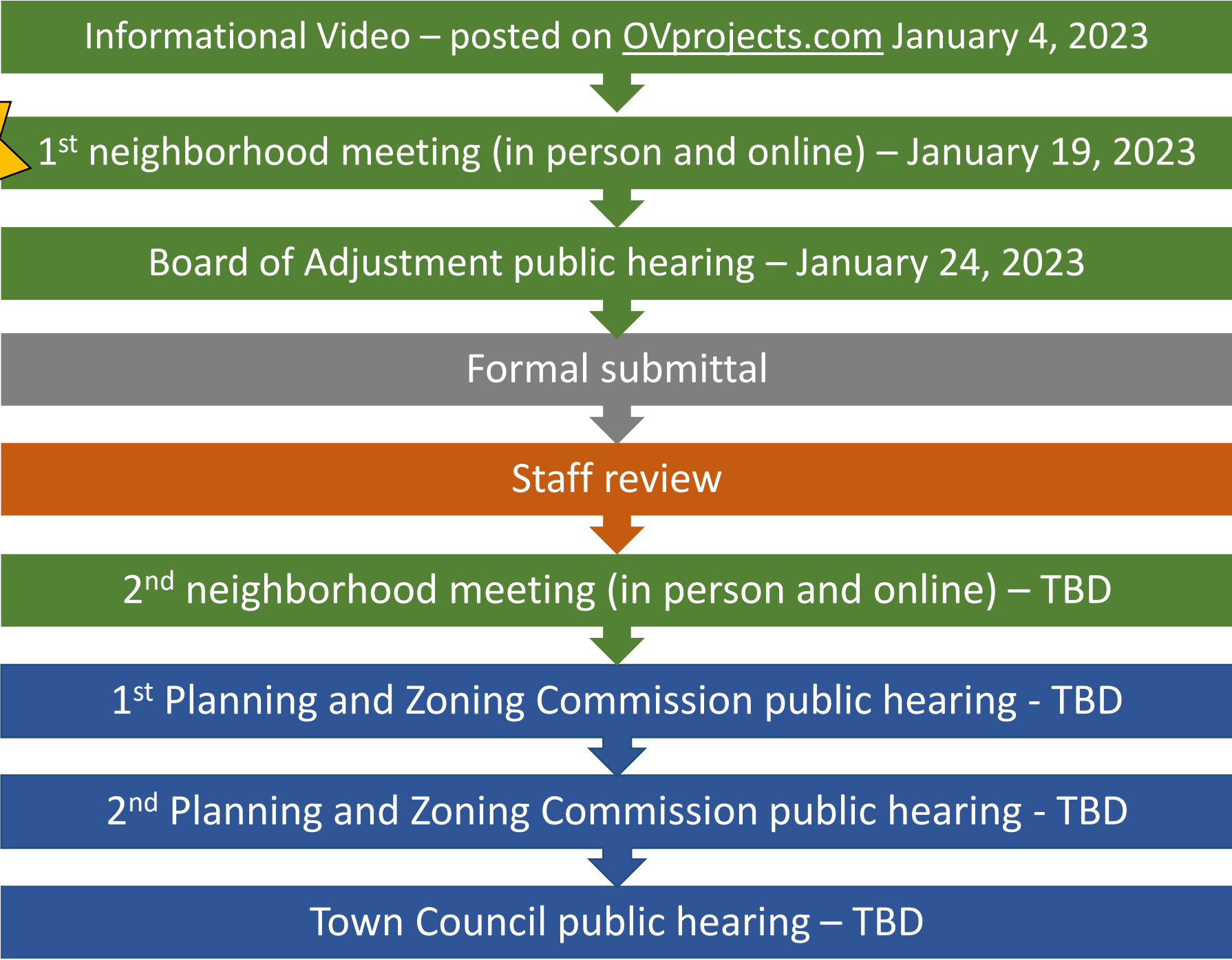


Town of Oro Valley

Ground Rules for Neighborhood Meetings

1. Be respectful of all participants.
2. Celebrate areas of agreement.
3. Work on areas of disagreement respectfully.
4. Listen to each other and do not interrupt.
5. Focus on the issue at hand – and only the issue at hand.
6. Use a round robin format to ensure equal opportunity to speak.
7. Begin and end the meeting on time.
8. Silence our cell phones to minimize interruptions.

Please contact Michael Spaeth, Principal Planner, at (520) 229-4812 for additional ZOOM assistance.



Questions?

kpacker@orovalleyaz.gov

For more information

[OVprojects.com](https://ovprojects.com)



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Agenda

- I. Brief overview by staff
- II. Presentation by the applicant
- III. YOUR TURN!**
- IV. Next steps





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Location



History and Background

- ▶ 1986: Original development plan approved by Pima County for existing storage facility
- ▶ 1987: Property annexed into Oro Valley
 - ▶ Established existing commercial zoning
 - ▶ Existing storage facility legal non-conforming use
- ▶ 1998: Storage expansion approved by Town Council





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Variance Request

- ▶ Request to reduce minimum Planned Area Development (PAD) district size from 20-acres to approximately 9.03-acres
- ▶ Request considered by Board of Adjustment
 - ▶ Meeting on January 24th
- ▶ Approval necessary to proceed with General Plan Amendment and rezoning requests





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Applicant's Requests

1. Type II General Plan Amendment
2. Rezone to Planned Area Development (PAD)

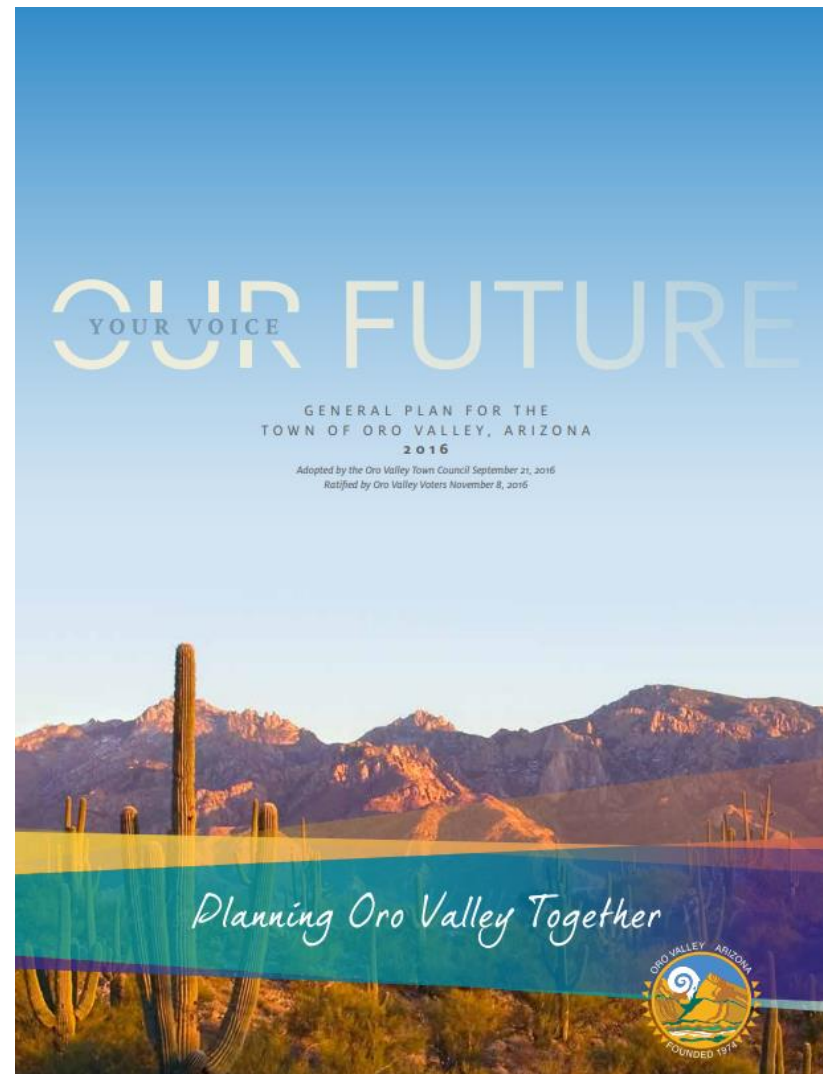




Town of Oro Valley

Application 1: *Your Voice, Our Future* General Plan

- ▶ Long range policy document that drives Town decisions and reflects the Community's values
 - ▶ Includes the Vision, Guiding Principles, Goals, and Policies of the *Community, Environment and Development* elements
 - ▶ General Plan Land Use Map
 - ▶ Ratified by the voters in 2016
- ▶ Acknowledges
 - ▶ *"applications are typically made every year...that most often concern changes to the Town's Land Use Map and generate a significant amount of interest within the community."*
 - ▶ *"...residents on the Development Committee, recommended changes to the map be handled through the plan amendment process due to the robust public engagement involved...**As such it is anticipated that changes to the map will occur during the lifespan of this plan**"*
- ▶ Amendment Criteria
 - ▶ General conformance to the Vision, Guiding Principles, Goals and Policies
 - ▶ Appropriately addresses neighbor concerns
 - ▶ Contributes to the long-term stability of the Town

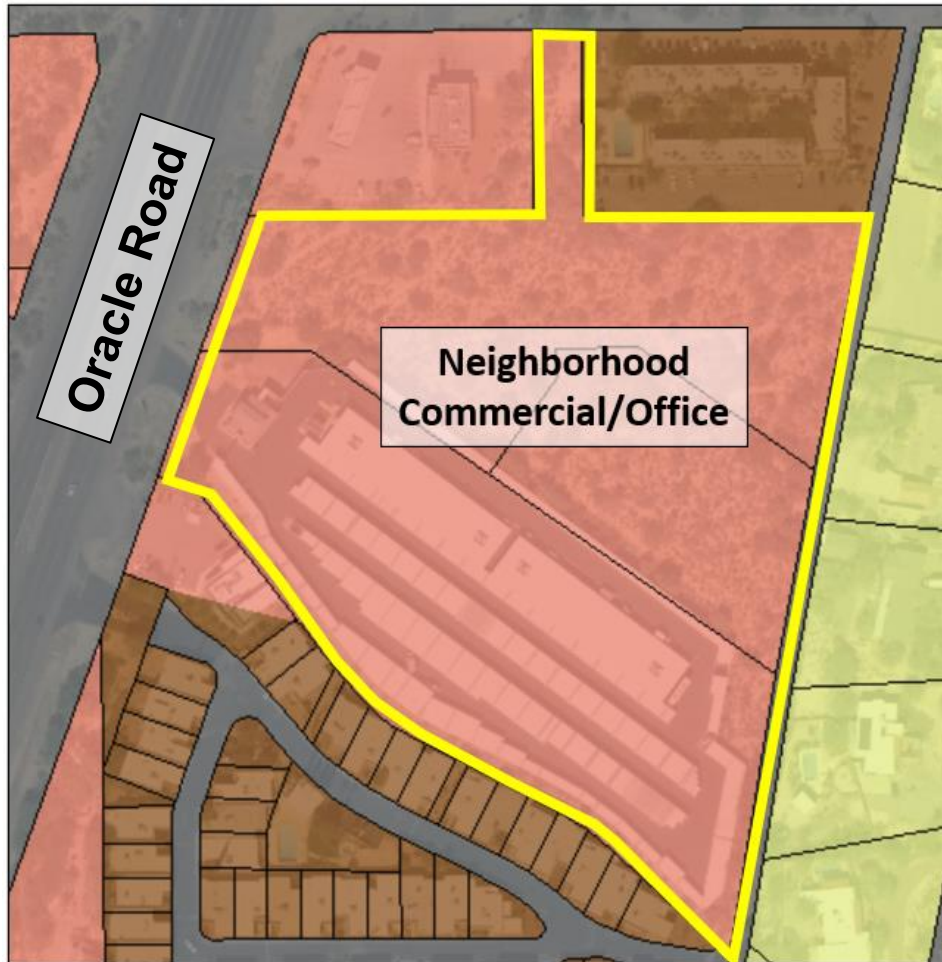




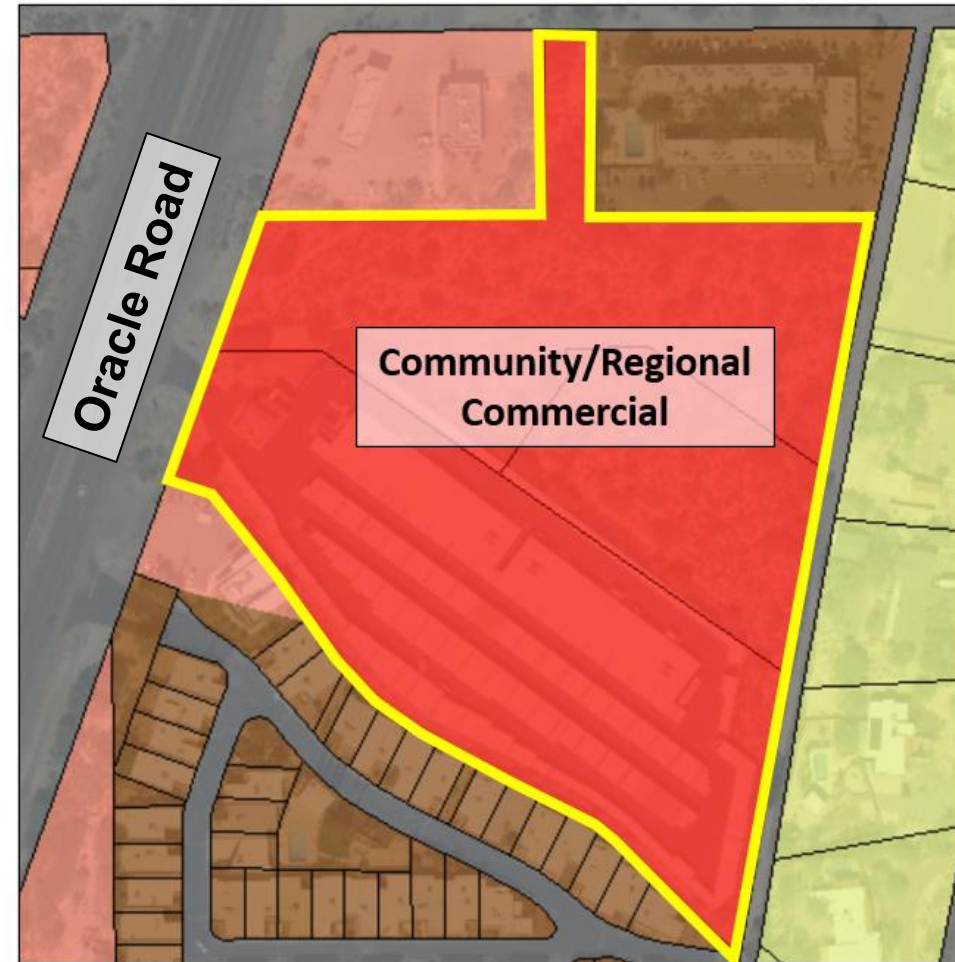
Town of Oro Valley

Application 1: Type II General Plan Amendment

- Change from Neighborhood Commercial/Office to Community/Regional Commercial



Existing General Plan Land Use



Proposed General Plan Land Use



Application 2: Existing Zoning Standards

▶ Allowed Uses

▶ C-1

- ▶ Office, restaurants and retail
- ▶ Self storage not permitted

▶ C-2

- ▶ Office, restaurants and retail
- ▶ Self storage allowed with a Conditional Use Permit

▶ Building height

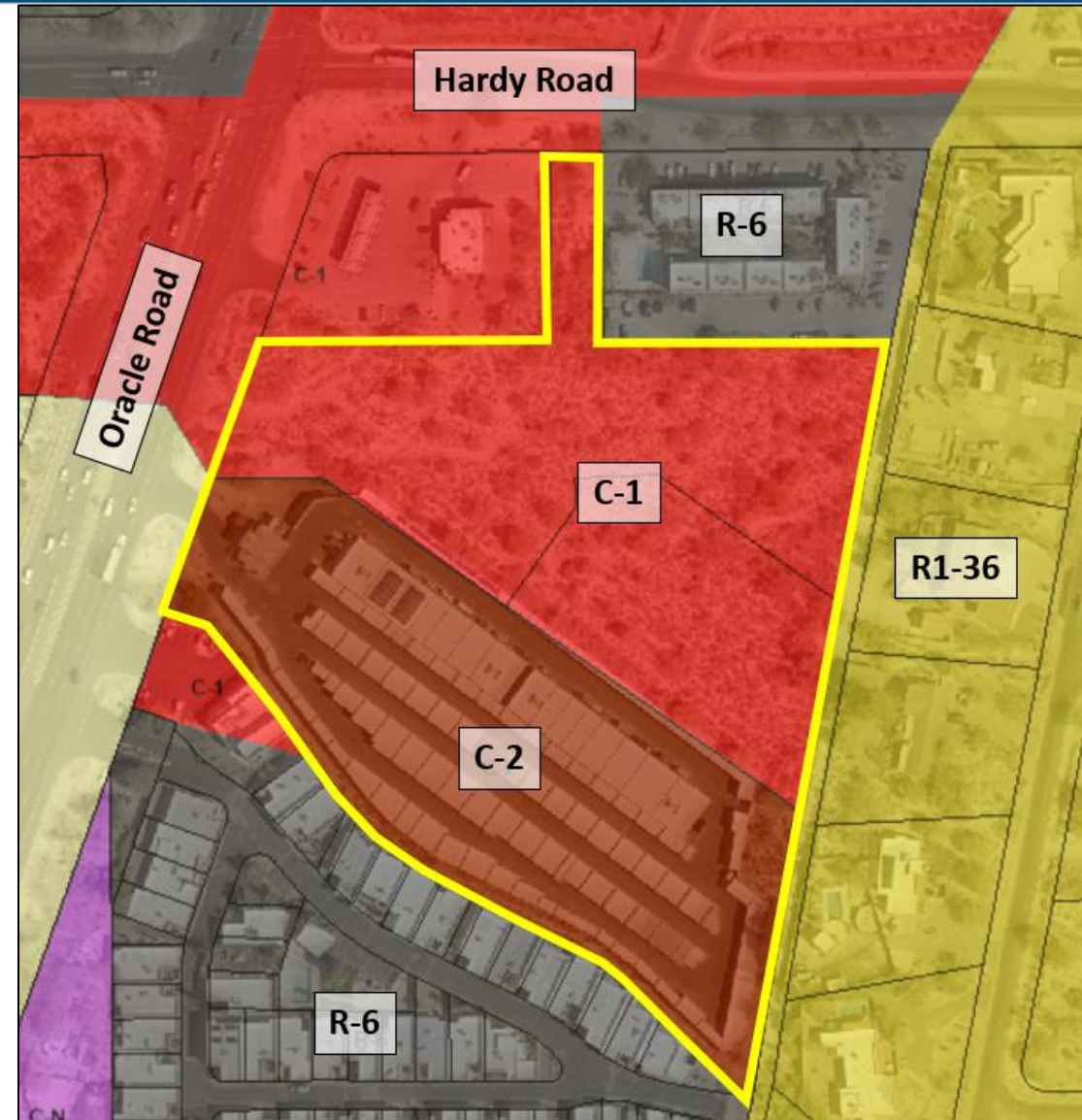
- ▶ C-1: 25-feet and two stories
- ▶ C-2: 30-feet and two stories

▶ Setbacks

- ▶ 50-foot minimum next to residential properties

▶ Bufferyards

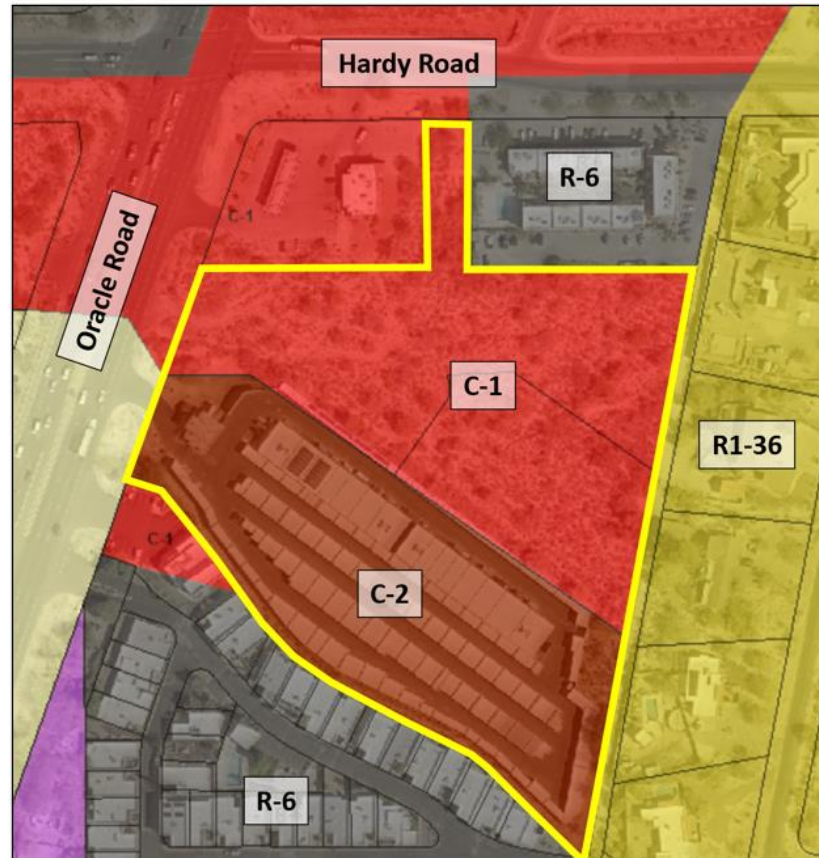
- ▶ 15-foot minimum next to residential properties
- ▶ 30-foot minimum next to Oracle Road



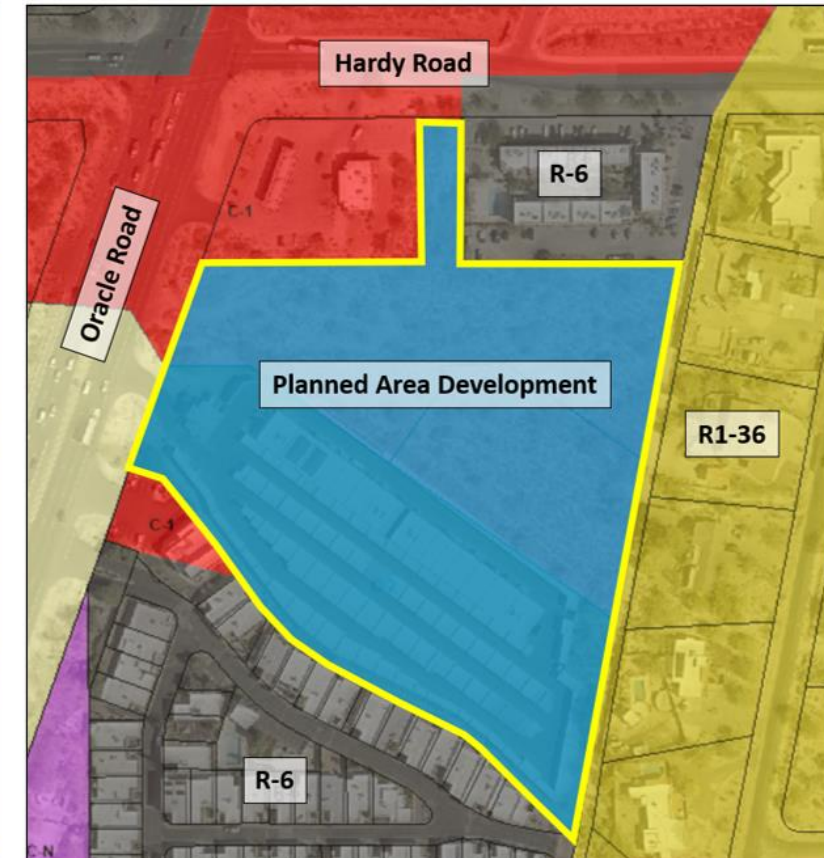
Application 2: Rezone to Planned Area Development (PAD)

► New PAD

- Enable expansion of self storage
- Can request to modify development standards
 - Building setbacks
 - Building height
 - Lot coverage
 - Address existing legal non-conforming issues
- Variance required to reduce minimum PAD district size



Existing Zoning



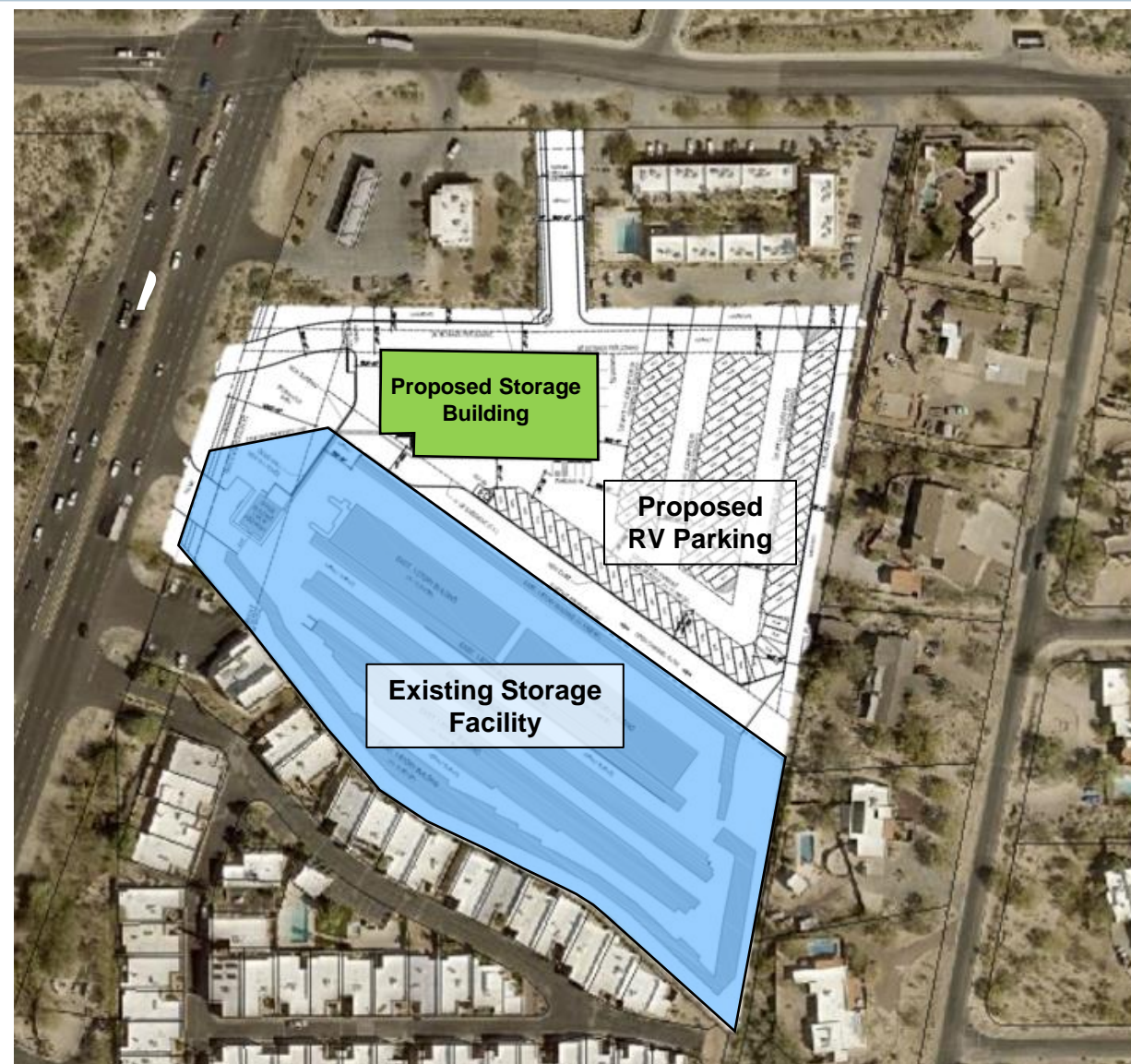
Proposed Zoning



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Application 2: Proposed Site Plan

- ▶ Indoor storage building
 - ▶ ~50,000 square feet
 - ▶ Two stories and 30-feet tall maximum
- ▶ Covered RV parking
- ▶ Access off Oracle Rd. and Hardy Rd.
- ▶ Screening and landscaped bufferyards adjacent to neighbors
- ▶ Minimum 20% open space required
- ▶ No changes proposed to existing storage facility





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Review Criteria

- ▶ Conformance with the *Your Voice, Our Future* General Plan
- ▶ Compatibility with the surrounding area
- ▶ Traffic and circulation
- ▶ Drainage
- ▶ Conformance with Zoning Code standards
 - ▶ New PAD requirements
 - ▶ Oracle Road Scenic Corridor Requirements





Extra Space Storage Expansion

PAD Rezoning & Type 2 General Plan Amendment

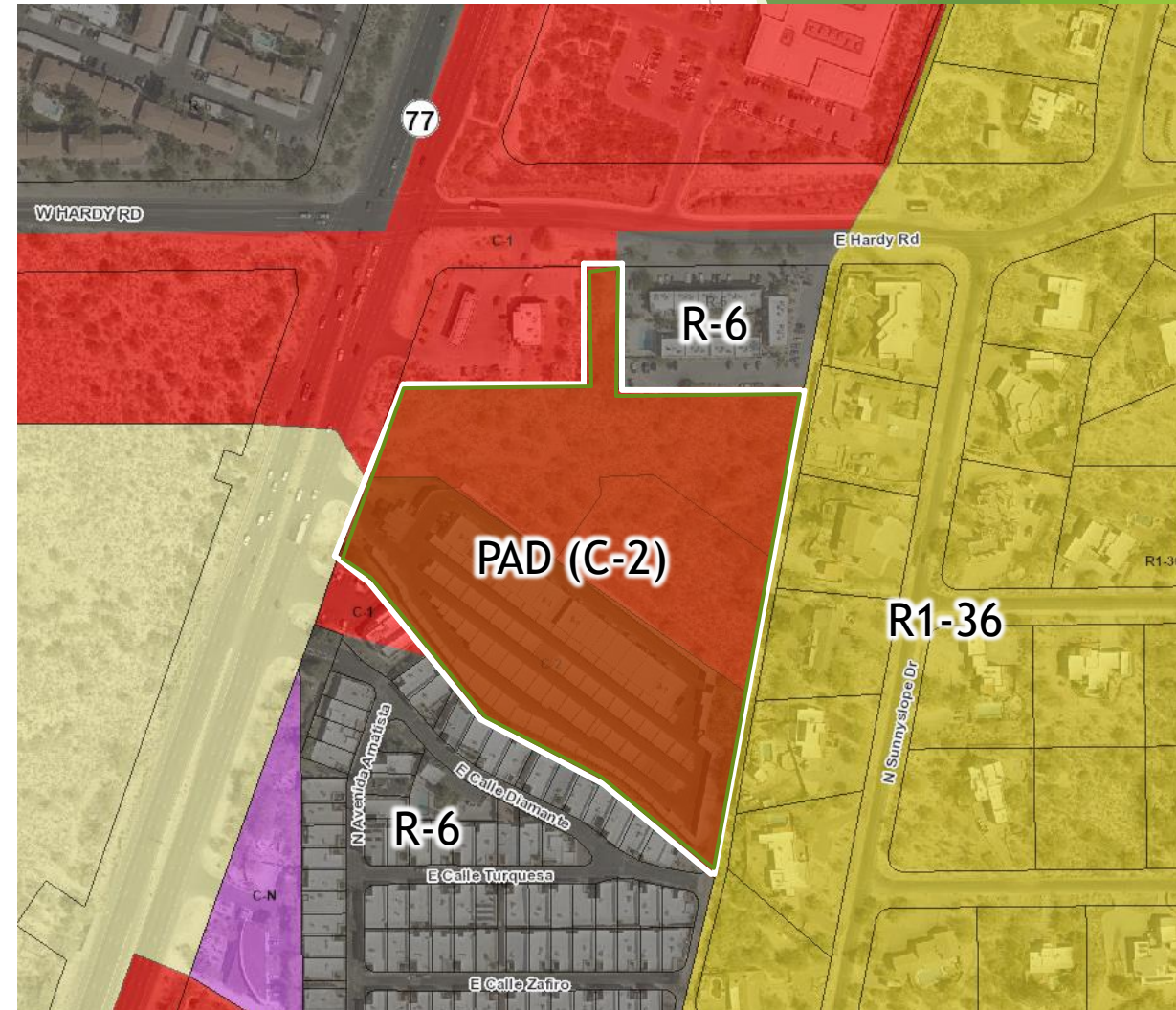
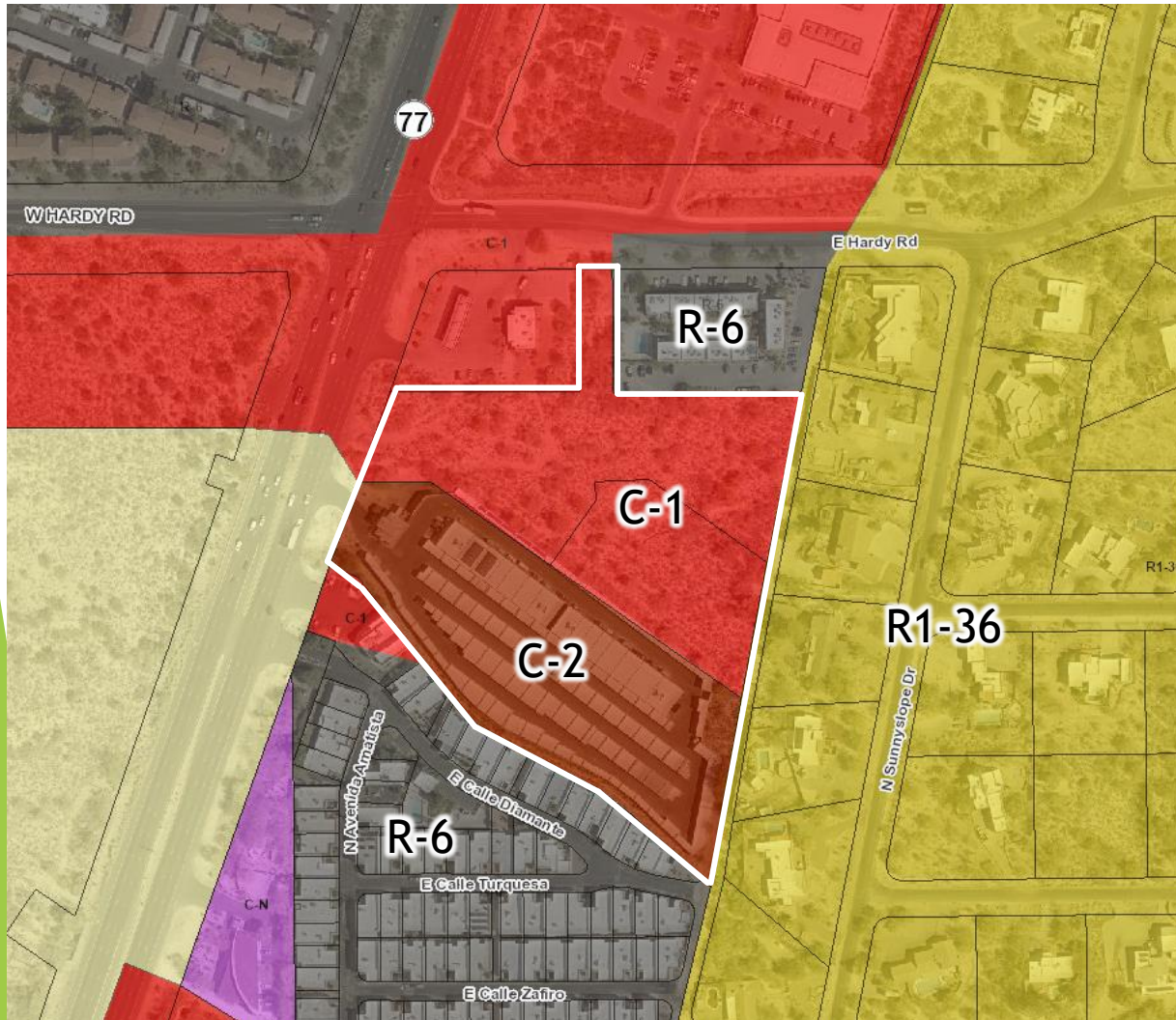
Neighborhood Meeting
January 19, 2023

Existing Conditions



Zoning Map

- Rezoning to PAD (Underlying C-2)
- General Plan Amendment from Neighborhood Commercial/Office to Community/Regional Commercial



Architecture



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

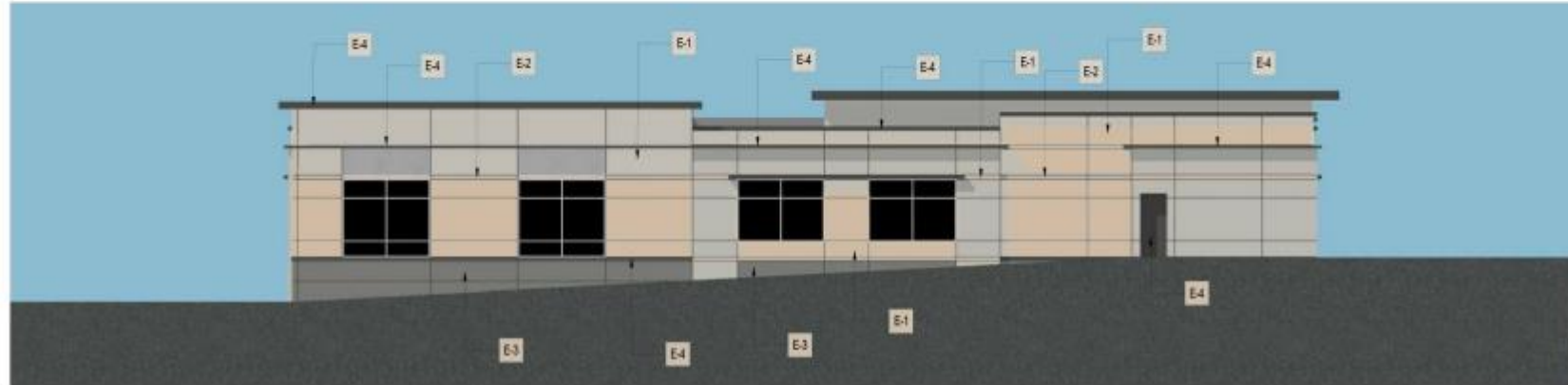


NORTH ELEVATION

Architecture

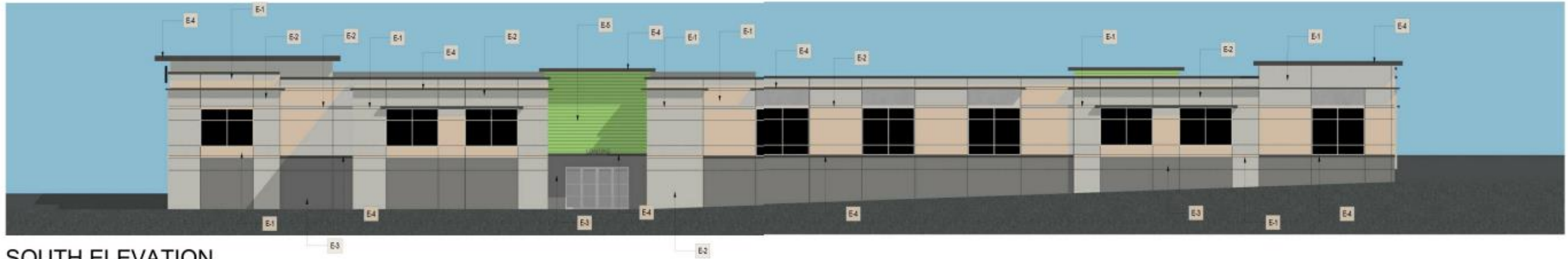


WEST ELEVATION



EAST ELEVATION

Architecture



Project Details

Use (Units)	Existing	Proposed	Totals
Existing Facility	Self-Storage: 734 RV Parking: 17	No change	
Adjacent Parcels	None (vacant land)	Self-Storage: 392 RV Parking: 95	Self-Storage: 1,126 RV Parking: 112
Building Height			
Existing Facility	19'-6"	No change	
Adjacent Parcels	None (vacant land)	29"	
Building Size (sq ft)			
Existing Facility	78,106	No change	
Adjacent Parcels	None (vacant land)	49,386	127,492

Context & Setbacks



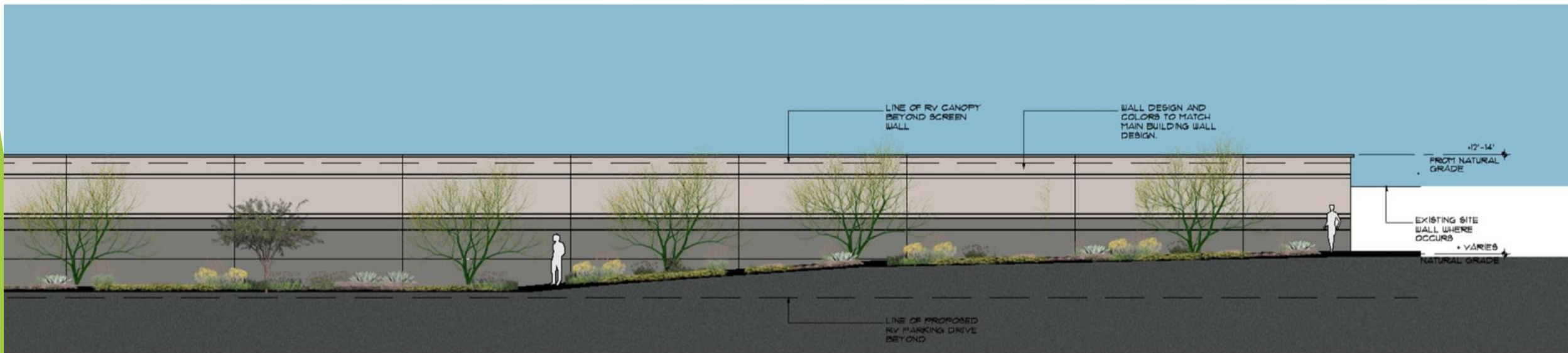
- 20 ft alley between ESS and neighbors to the east
- Additional 15 ft setback/landscape buffer
- Total 35 ft buffer
- 12'-14' screen wall & vegetation hides operation

Screen Wall



PARTIAL ENLARGED RV SCREEN WALL

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



PARTIAL ENLARGED RV SCREEN WALL

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

Final Thoughts

- ▶ An amenity - there is a need for additional storage units at this location - 90% occupancy for years.
- ▶ Hours of Operation:
 - ▶ Unit access: 6:00 AM - 10:00 PM daily
 - ▶ Office Hours: 9:30 AM - 6:00 PM Monday through Friday, 9:00 AM to 5:30 PM Saturday, closed Sunday
- ▶ Self storage is one of the lowest traffic generating developments. Existing Facility experiences:
 - ▶ Avg. 40-45 customers per day
 - ▶ Up to 3 customers in at the same time in the mornings, and up to 5 in the evening
- ▶ Security cameras monitor loading areas and exterior areas of the buildings
- ▶ 35 feet of total buffer from neighbors to the east

Thank You!

Questions?

Contact:

Omar Abdallah, Rose Law Group

(480) 240-5641

omar@roselawgroup.com

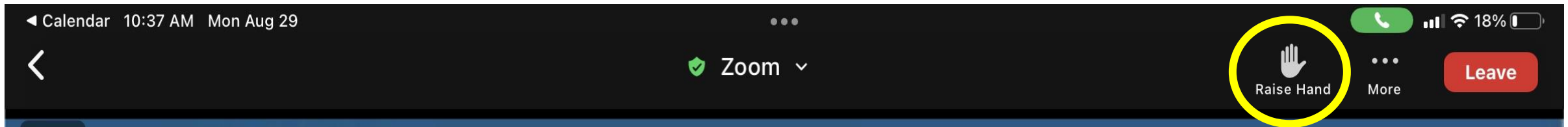


ROSE LAW GROUP_{pc}
RICH • CARTER • FISHER



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Zoom – Raising your hand to ask a question



Phone

Raise Hand: *9

Unmute: *6

**Please contact Michael Spaeth,
Principal Planner, at (520) 229-4812
for additional ZOOM assistance.**



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Review Process

Informational Video – posted on OVprojects.com January 4, 2023

1st neighborhood meeting (in person and online) – January 19, 2023

Board of Adjustment public hearing – January 24, 2023

Formal submittal

Staff review

2nd neighborhood meeting (in person and online) – TBD

1st Planning and Zoning Commission public hearing - TBD

2nd Planning and Zoning Commission public hearing - TBD

Town Council public hearing – TBD

Questions?

kpacker@orovalleyaz.gov

For more information

OVprojects.com

Staff Contact

Kyle Packer
Planner

Phone: (520) 229-4822

Email: kpacker@orovalleyaz.gov
www.OVprojects.com

Board of Adjustment Public Hearing – January 24, 2023

**“SE intersection of Oracle Rd. and Hardy Rd.-
General Plan Amendment and Rezoning, 2202429”**

Town of Oro Valley
www.orovalleyaz.gov

