

N. Pusch View Ln. and a ¼ mile west of Oracle Rd. – Mercado del Rio Commercial Center

Neighborhood Meeting
September 8, 2022
Meeting will start at 6pm

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.

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



Town of Oro Valley

Please contact Kyle Packer, Planner, at (520) 229-4822 for additional ZOOM assistance.



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Purpose

► INFORM, LISTEN AND ADDRESS YOUR CONCERNS

- I. Opportunities to stay involved
- II. Brief overview by staff
- III. Applicant presentation
- III. YOUR TURN!**
- IV. Upcoming meetings







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Location Map





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Applicant's proposal

- ▶ Conditional Use Permit
 - ▶ Self-storage
- ▶ Conceptual Site and Landscape Plans
 - ▶ Self-storage
 - ▶ 101,000 square feet
 - ▶ Building Height: 30 feet, 2-stories
 - ▶ 2 access points (internal)
 - ▶ Pedestrian connections
 - ▶ RV storage
 - ▶ Fully screened
 - ▶ 1 access point (internal)
 - ▶ Bufferyards, Screening and Water Harvesting Areas

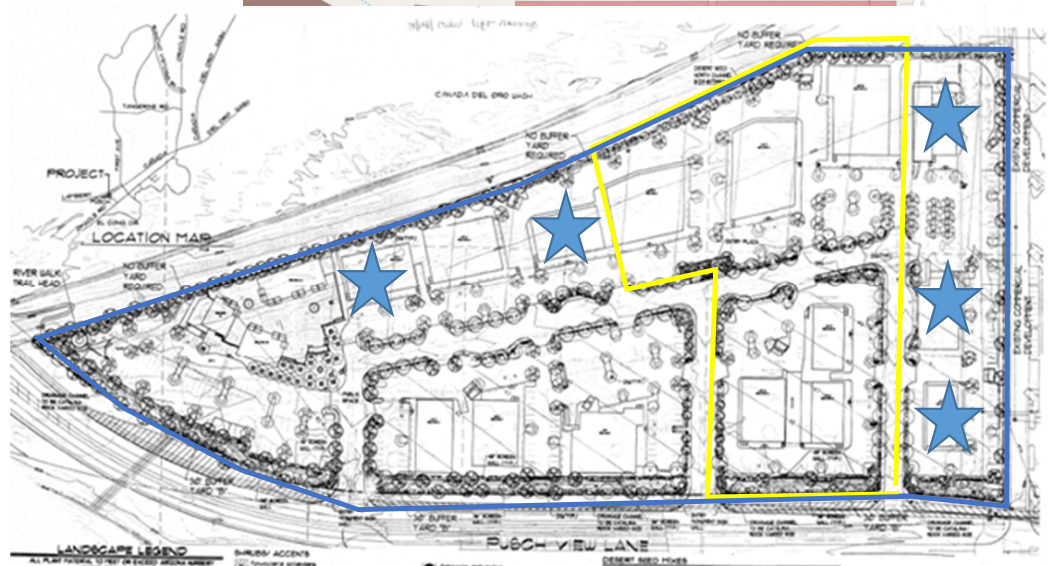
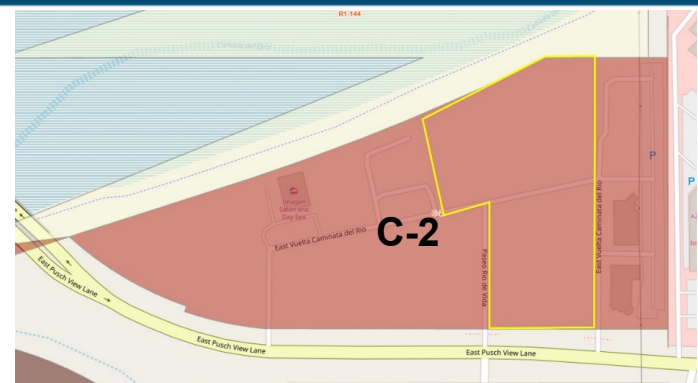




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Existing Zoning and Master Development Plan

- ▶ **Regional Commercial (C-2)**
 - ▶ Self-storage requires CUP
 - ▶ Max Building Height: 30 feet
- ▶ **Master Development Plan**
 - ▶ Approved in 2004
 - ▶ Established:
 - ▶ Lot layout
 - ▶ Internal circulation
 - ▶ Vehicle
 - ▶ Pedestrian
 - ▶ Perimeter setbacks
 - ▶ Bufferyards
 - ▶ Courtyard areas
 - ▶ Pads constructed in 2007





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Staff Review

- ▶ **Conditional Use Permit**
 - ▶ Public health, safety and welfare
 - ▶ Reasonably compatible with surrounding uses
 - ▶ Consistent with the General Plan
 - ▶ Hours of operation will not impact neighboring properties
- ▶ **Conceptual Site and Landscape Plans**
 - ▶ Self-storage specific criteria
 - ▶ Conceptual Design Principles and Standards

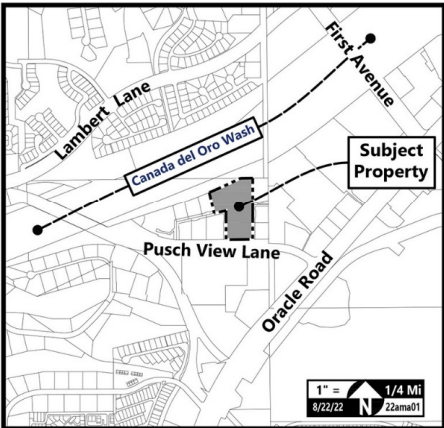




LifeStorage

AT MERCADO DEL RIO

A MODERN, SECURE SELF-STORAGE OPTION

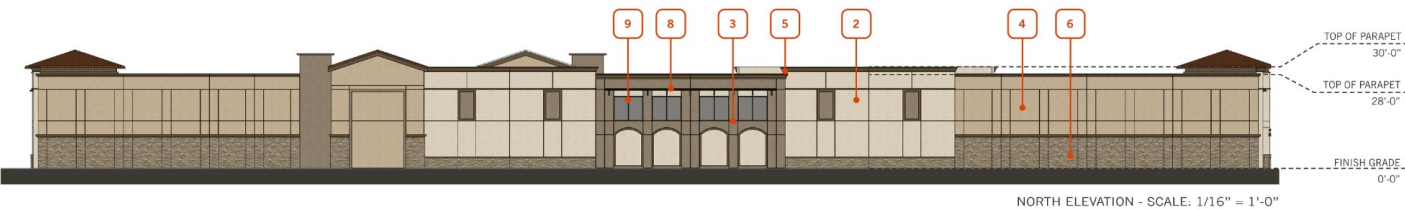


Plan Summary	
1. Property Area:	5.8± Ac.
2. Property Address:	615 E. Pusch View Lane
3. APN:	224-28-2600, -2610, -2620, -2660, -2670, & -2680
4. Existing Zoning:	C-2 Commercial District
5. Existing General Plan:	Community / Regional Commercial
6. Proposed Use:	Self-Storage / RV Storage
7. Proposed Bldg. Height:	35'
8. Proposed Bldg. Size:	101,200± Sqft. (2-Story)
9. Proposed Parking:	17 Spaces

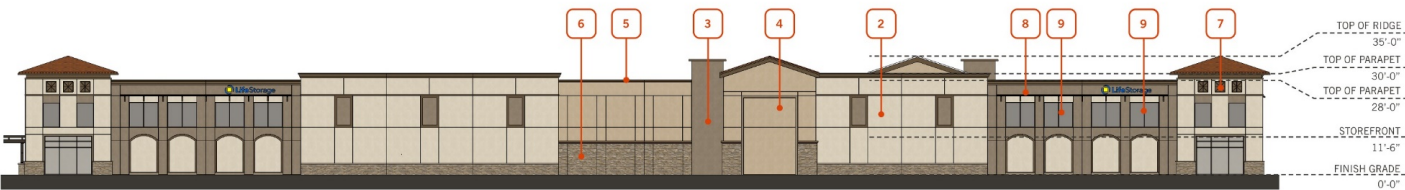
Self-Storage & RV Storage at Mercado del Rio: Site Plan

"C:\Projects\22428 Mercado del Rio\Site Plan\22428 Mercado del Rio.dwg"

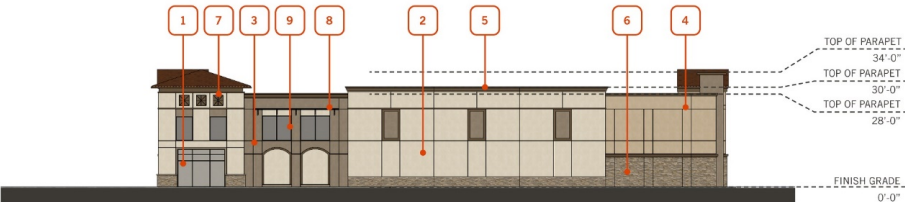




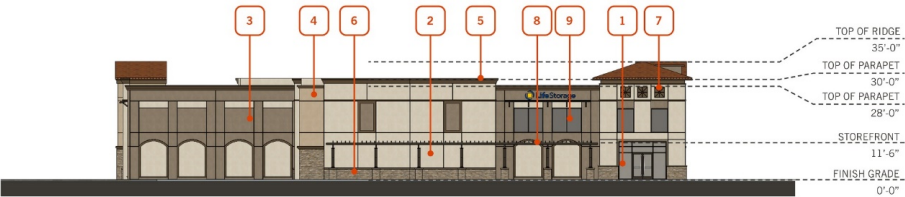
NORTH ELEVATION - SCALE: 1/16" = 1'-0"



SOUTH ELEVATION - SCALE: 1/16" = 1'-0"



EAST ELEVATION - SCALE: 1/16" = 1'-0"



WEST ELEVATION - SCALE: 1/16" = 1'-0"

KEYNOTES

1	DARK BRONZE ANODIZED ALUMINUM STOREFRONT SYSTEM WITH HIGH PERFORMANCE INSULATED GLAZING	4	STUCCO, PAINTED SHERWIN WILLIAMS: FAVORITE TAN - SW 6157	8	TRELLIS
2	STUCCO, PAINTED SHERWIN WILLIAMS: WOOL SKEIN - SW 6148	5	CORNICE DETAILING PAINTED SHERWIN WILLIAMS: PROTEGE BRONZE - SW 6153	9	SPANDREL GLASS
3	STUCCO, PAINTED SHERWIN WILLIAMS: QUIVER TAN - SW 6151	6	STACKED STONE: ELDORADO STONE: DRY CREEK PROFILE / COLOR		
		7	DECORATIVE ELEMENT PAINTED: SHERWIN WILLIAMS: PROTEGE BRONZE - SW 6153		

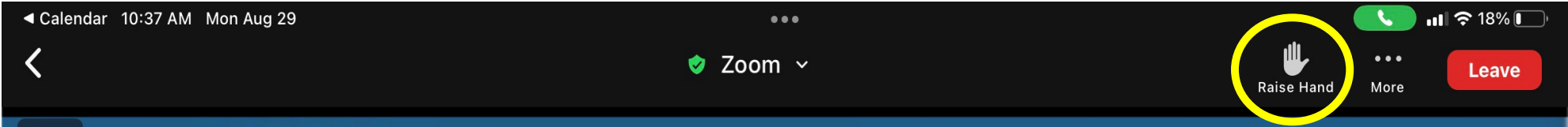






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Zoom – Raising your hand to ask a question



Phone
Raise Hand: *9
Unmute: *6

**Please contact Hannah Oden,
Senior Planner, at (520) 229-4814 for
additional ZOOM assistance.**



Staff Contact and Project Website

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