

CAP Tangerine Storage

CAP Storage Development, L.L.C. (“CAP”), a development company based in South Carolina, is a national leader in modern self-storage facilities with enhanced design that fits within existing commercial/office centers and neighborhoods. CAP intends to develop a self-storage use with a ground-floor retail/flex space component (the “Project”) on an approximately 2.53-acre portion of Pima County Assessor Parcel No. 219-47-018B (the “Property”) within the Miller Ranch Tech Park (the “Tech Park”) near the northwest corner of W. Tangerine Road and N. La Cañada Drive in the Town of Oro Valley (“Town”). (See Exhibit 1: *Location Map*.)

The Property is currently zoned Tech Park (“T-P”) and has been part of a larger, 37-acre master-planned project called Miller Ranch for over 10 years. The Town-approved Tech-Park Master Development Plan for Miller Ranch (“MDP”) includes the commercial area at the northwest intersection of Tangerine and La Cañada, as well as the Property and the area to the north of the Property that is now developed as Leman Academy (“Leman”). The residential area to the west was also part of the original 37 acres and was intended to be a transition from the major intersection/commercial and office uses to the lower density residential to the west. Per the Town zoning code, T-P zoning is intended to provide high quality employment opportunities, such as research and development, biotechnology, and other similar industries. Uses include a mix of light industrial, professional office, warehouse, assembly and distribution, ancillary retail services and related uses. These uses generally occur in a business park-type environment with clustered buildings and inward focused activity intended to be compatible to adjacent residential areas.

The Property’s current approved MDP permits at least 2 office buildings at 34-feet in height on the 6 acres, with the high traffic volumes associated with office use that occur during the peak times for existing traffic and the morning school schedules. T-P zoning permits heights at 36 feet, but in acknowledgement of the height limitations that were part of the MDP approval, 34 feet is proposed for this Project.

In order to develop a self-storage use instead of all office uses, a Conditional Use Permit (“CUP”) is required. The Town’s criteria¹ for evaluating a CUP includes the following:

1. That the granting of such conditional use permit will not be materially detrimental to the public health, safety, or welfare. In arriving at this determination, the factors which shall be considered shall include the following:
 - a. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination;

¹ Oro Valley Zoning Code (“OVZC”) § 22.5.A.

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- b. Hazard to persons and property from possible explosion, contamination, fire or flood;
 - c. Unusual volume or character of traffic.
- 2. That the characteristics of the proposed use are reasonably compatible with the types of use permitted in the surrounding area and sufficient mitigation measures are employed to minimize impact on adjoining properties.
 - 3. That the proposed use is consistent with the goals and policies of the general plan.
 - 4. That the hours of operation of the proposed use will not adversely impact neighboring properties.

As demonstrated in the narrative below, the Project has been designed to be compatible with and complementary to surrounding uses and poses no health or safety threats to the community.

A. Project Proposal

CAP proposes to develop a 34-foot self-storage facility (acknowledging the maximum height proposed by the MDP) and provide approximately 105,756 square feet of floor area within a 35,252 square-foot footprint on the Property. (See Exhibit 2: *CAP Tangerine Storage Facility Site Plan*, the “Site Plan”.) CAP’s enhanced design for the Project will have the look and feel of a retail/office building with a design that focuses all activity within the building space. This use will comply with the Town’s stringent design criteria and will complement both existing surrounding uses and any number of potential future uses within the Tech Park.

The design intent of the Project is to provide a building that functions as both a retail and interior self-storage facility, blending into the community by using a selection of local colors and materials. A palette of earth tones with a hint of pastel colors was selected to complement both the surrounding mountains and terrain, as well as continuing the colors used in the surrounding architecture. The EIFS finish reflects a finish similar to the adobe style often found in this terrain. Stone accents were also selected to reflect the rough mountain terrain, and also blend with the use of stone on other buildings in the area. We added some tower elements to create a variation in the height of the building, and give a purpose to the change. The proposed architectural design, along with the color and materials palette, are depicted in Exhibits 3a & 3b: *CAP Tangerine Storage Facility Building Elevations* (“Building Elevations”).

This design maximizes the customer experience with climate-controlled storage units and centralized interior loading/unloading that provides a comfortable and safe environment. A vehicle pull-through area for loading and unloading (“Loading Area”) is at the center of the Project with a north/south orientation. The Loading Area will be access-controlled and limited to customers. All storage units will be accessed from the interior of the building through the Loading Area. In addition to access control, the



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Project will have security cameras monitoring the Loading Area and other accessible areas within the building (not including individual units).

The Project will also include a management office of approximately 500 square feet that will serve existing and potential customers. The office will be staffed between approximately 8:30am and 5:00pm (7 days a week), and customers will have access to their individual units through the Loading Area between approximately 6:00 a.m. and 10:00 p.m. No access to units will occur after 10:00 p.m. and before 6:00 a.m. The interior loading and unloading area, in addition to the physical distance provided between the storage building and the adjacent residential uses, mitigate potential nuisance disruption during early morning and evening hours.

In addition to the storage use, the Project includes approximately 4,000 square feet of retail/flex space to activate the ground floor of the building. Although no user has yet been identified for this portion of the Project, the ultimate use(s) will conform to T-P zoning requirements.

B. Compatibility

The self-storage use is permitted within T-P zoning, subject to a CUP. The process is meant to ensure appropriate mitigation techniques are incorporated into a project when located adjacent to other uses. This Project has been designed to be compatible with and complementary to surrounding uses, and the Project Team has worked with neighbors to the west to address concerns and mitigate potential impacts, as described below. (Photos of the adjacent Miller Ranch homes and Lemay Academy are provided as Exhibit 4.)

1. Site Layout

The Project meets or exceeds all Town development standards. While the Town's T-P zoning permits buildings up to 36 feet in height, the building will be limited to 34 feet in acknowledgement of the height approved within the Miller Ranch MDP. The minimum required building setback adjacent to residential uses is a distance equal to three times the height of the building (or 102 feet) measured from the residential lot line. The proposed western building setback is 102 feet (at its most narrow point) measured from the edge of the natural open space wash located between the residential uses and the Property, thereby exceeding the minimum setback requirement. The distance between the storage building and existing residential lot lines is 180-240 feet. In addition to the natural open space wash the Project provides a 20-foot landscaped border along the western boundary, closest to the existing residential uses, and a 30-foot landscaped buffer along La Cañada. (See Exhibit 5: *Landscape Plan*.)

The storage facility building is sited at the southernmost end of the 6-acre area zoned T-P and oriented so that the shorter side of the building faces the neighbors. The building location and orientation help to minimize the viewshed impacts to the residents to the west. Although not part of the



CUP approval process, the Project Team has worked with neighbors on the proposed architecture to ensure it has the appearance of an office building. CAP has redesigned the building elevations in response to neighbors' suggestions to include architectural elements on all four sides and remove the proposed faux windows (replacing with faux shutters) on the western elevation to address concerns of potential glare from window glazing. (See Exhibits 3a & 3b, *Building Elevations*.)

2. Traffic & Noise

One of the primary benefits of this Project is that it will generate little traffic and noise. Miller Ranch has been planned for employment/office/commercial use. Leman has been an excellent addition, but Leman has generated more traffic than originally anticipated. By using these 2.53 acres for a use that will have the look and feel of an office and at the heights already permitted on the Property, this use will generate significantly less traffic than the permitted office uses, resulting in a use that is more compatible with and complementary to the Tech Park than the originally planned uses, including with respect to The Residences at Miller Ranch to the west and the overall neighborhood. (See Exhibit 6: *Context Map*.)

Unlike traditional personal storage uses that conduct all loading/unloading on the exterior, the Project moves all this activity (along with any associated noise) within the building.

As a result of unanticipated traffic issues related to Leman, certain traffic safety improvements to Leman's circulation pattern have been implemented, along with a desire to separate Leman traffic from the remainder of the T-P and commercial areas. The Town has determined that a new full access point on La Cañada will provide the safest alternative to mixing Tech Park/Commercial traffic with school traffic and/or forcing traffic to make U-turns on La Cañada to access the Tech Park. (See Exhibit 7: *Letter from Mr. Keesler, October 30, 2020*.) The new access point—the location of which is to be determined with the development of this Property—requires median construction/modification and median vegetation clearing to provide adequate turning sight distance of oncoming traffic within this new intersection. These improvements, as described in the attached Traffic Impact Analysis ("TIA"), will be completed as part of this Project. All other site improvements, including placement of signs, vegetation and pathways, will be in accordance with TRSCOD and the MDP, and as shown on the *Site Plan* and *Study Plan*.

3. Security & Lighting

All storage units will be accessed from the interior of the climate-controlled building through security-controlled rolling doors, thereby providing a secure environment and eliminating any of the nuisances typically associated with storage uses, such as bright lights. CAP will provide sufficient lighting to ensure customer safety and building security while still complying with the Town's outdoor lighting code. No illuminated signage will be installed on the west building façade facing the existing residences.

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Security cameras will monitor the building 24 hours a day. Each floor of the building will have motion detector lights and cameras to ensure safety and compliance with company rules. No one will be allowed to access the building between 10:00 p.m. and 6:00 a.m. In addition, no hazardous materials may be stored within the facility, so there is no risk of harm to persons or property from possible explosion, contamination, fire or flood. Further, no noxious odors, smoke, dust or vibration are generated by this Project.

4. Storage Operations

CAP has made the following commitments regarding Project operations to ensure compatibility with surrounding uses:

- a. Storage must be contained within a completely enclosed building with individual self-storage units only accessible from the loading area.
- b. No business shall be conducted from within individual self-storage units.
- c. No outside storage shall be permitted, including vehicles, trailers, equipment, or products associated with self-storage use.
- d. No motor vehicles, trailers, equipment or any device in, on or by which a person or property is or may be transported or drawn shall be offered for rent associated with the self-storage use.
- e. Interior signs, advertisements, corporate colors and graphics, and other items as determined by the Planning and Zoning Administrator shall not be visible from the exterior of the building.
- f. Interior signs, advertisements, corporate colors, graphics, and other items within individual self-storage units as determined by the Planning and Zoning Administrator shall not be visible from the exterior of the building.

C. TRSCOD & Site Improvements

This Property is subject to the Tangerine Road Scenic Corridor Overlay District ("TRSCOD") regulations. TRSCOD applies to all properties within ¼ mile of Tangerine Road, and this Property is situated approximately 475 feet north of the Tangerine Road right-of-way. TRSCOD's purpose is to preserve the scenic quality of the Tangerine corridor. One primary goal of TRSCOD is to limit access onto Tangerine Road. Pursuant to the MDP, there is a single, shared, right in/right out only access point onto Tangerine Road for both the commercial and Tech Park area. The MDP demonstrates an internal circulation system that requires cross-access and circulation between the Tech Park's uses. This Project will respect TRSCOD's limited access provision by adhering to this pre-determined cross-access/internal loop circulation system that results in a single access point onto Tangerine Road. Currently, traffic from Leman uses the unpaved drive through the Property to bypass La Cañada and access Tangerine Road.



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This Project's improvements will include paving the internal driveway along the western edge of the Tech Park, connecting it with existing pavement to the north and Tangerine Road to the south. This will help alleviate traffic issues along La Cañada from Leman by formalizing this alternative route to Tangerine Road. (See *Study Plan*, Exhibit 8.)

TRSCOD further identifies tracts to limit access onto other arterial roadways that intersect with Tangerine Road. Due to the size and mix of uses, the Miller Ranch MDP has always contemplated shared access with access points on Tangerine and La Cañada.

The Property's underlying zoning is T-P, which is intended to provide employment opportunities and ancillary or related uses. TRSCOD's regulations provide for the design and placement of employment uses. The Project complies with TRSCOD's building bulk regulations, which permits a floor area ratio ("FAR") of 0.5. TRSCOD's setback requirements and building height regulations are specific to properties fronting on or in close proximity to Tangerine Road. This Property is not subject to these particular provisions because of its distance from Tangerine Road. Master planned developments are required to have a comprehensive interior circulation plan, a mixture of land uses and pedestrian access amenities. This Project complies with the MDP, which was designed in conformance with TRSCOD standards.

D. General Plan Conformance

This Project—personal storage use and design of the building—is in conformance with the Town's *Your Voice, Our Future General Plan* (the "General Plan"). The Property is located within a Tier II Growth Area, which is a neighborhood-focused commercial area, supported by a variety of residential areas. These areas, which include the La Cañada Drive and Tangerine Road intersection, are intended to serve the immediate needs of residents, while limiting impact. The Growth Area should focus on the conservation of natural resources, make infrastructure expansion more economical and provide for a sensible pattern of land development.

The Property is designated as Commerce/Office Park ("COP") on the General Plan's Land Use Map. Properties within the COP designation are areas *"where commercial, office and/or light manufacturing is appropriate. These uses generally occur in a business park-type environment with clustered buildings and inward-focused activity. Commerce parks often include a mix of light industrial, professional office, office/showroom, office/warehouse, retail services and related uses."* The Project meets the criteria for the COP land use designation. The Property is zoned T-P, which is the corresponding zoning designation to the COP land use designation within the General Plan.



This Project was designed to adhere to the goals and policies of the General Plan, including the following:

4.4 Environment Goals

- K. The proactive conservation, protection and restoration of environmentally sensitive lands, natural resource areas and habitats and lands with high scenic value.

Policy SD.6. Protect scenic corridors, public park and trail view sheds, and the distinctive visual character and visual appeal of Oro Valley.

Policy SD.7. Enhance, protect, create and restore native biological habitats, especially along washes, groundwater basins, recharge areas and wildlife corridors, in order to benefit native plant and wildlife habitats and species movement, minimize the negative impacts of invasive species and provide protection from flood risk.

As discussed in Section C, above, the Project complies with the TRSCOD, whose primary purpose is protection of the Tangerine Road Scenic Corridor. At the time the MDP was approved, a mix of uses was contemplated with a permitted height on the Property at 34 feet which is appropriate for the arterial roadway intersection of Tangerine and La Canada.

The MDP also included significant provisions and requirements for the preservation and restoration of the wash that separates The Residences at Miller Ranch on the west and the commercial/tech park uses on the east. With that open space separation, the proposed building is located 180 to 240 feet from The Residences at Miller Ranch. This open space will continue to be protected as the Tech Park, including this Project, develops.

5.4 Development Goals

- V. Neighborhoods that include access and effective transitions to open space, recreation and schools and that are supported by shopping and services which meet daily needs.
- X. Effective transitions between differing land uses and intensities in the community.

Policy LU.4. Promote outdoor lighting that enhances safety and circulation, beautifies landscapes, minimizes impacts to adjacent properties and does not reduce public enjoyment of the night sky.

Policy LU.5. Provide diverse land uses that meet the Town's overall needs and effectively transition in scale and density adjacent to neighborhoods.

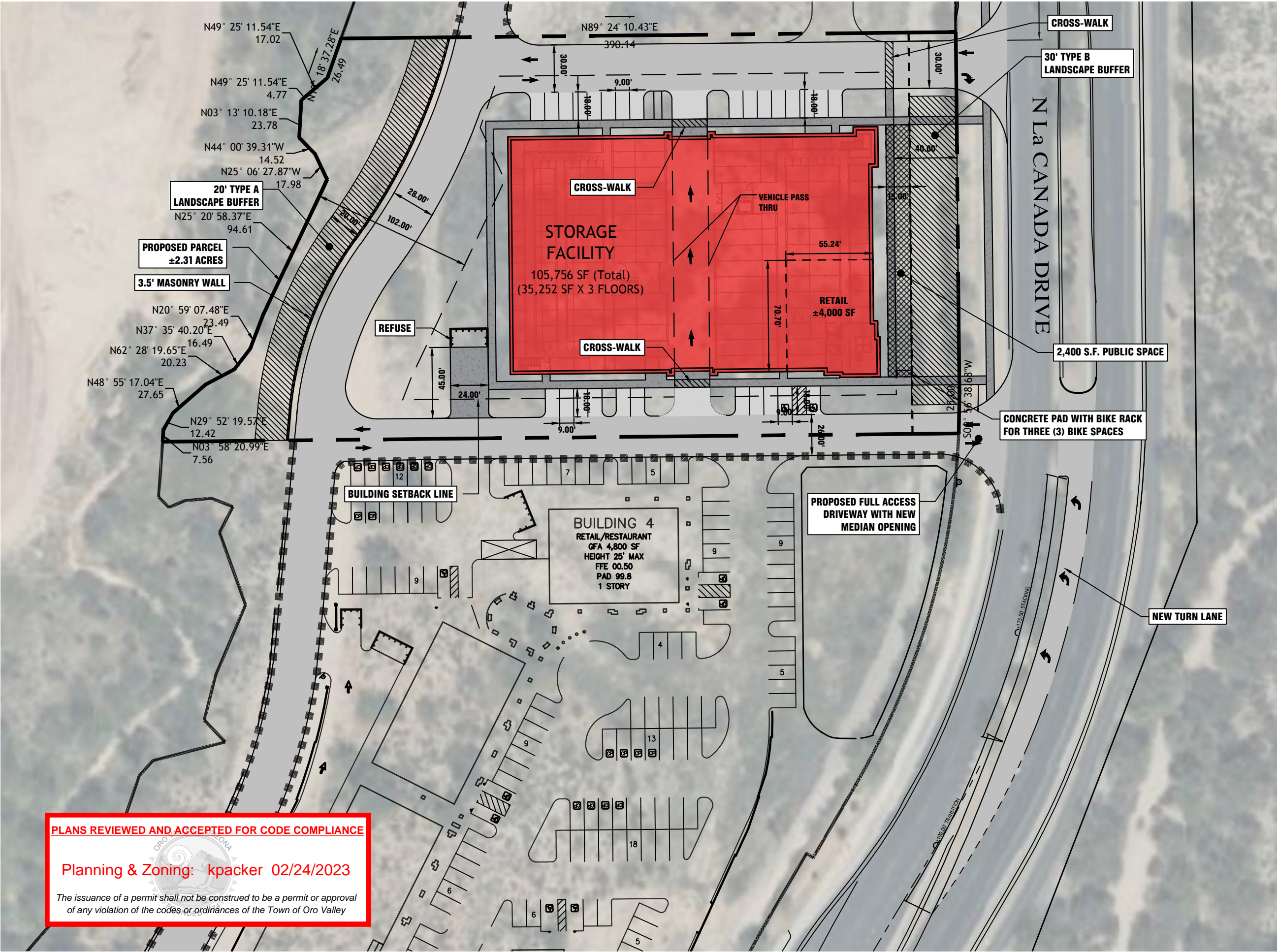
This Project is part of a larger General Plan amendment and rezoning request that created a master plan for a mix of uses on the 37.3-acre site that is now known as Miller Ranch. The master plan, which is depicted on the MDP, provides for a transition of density and intensity of uses and ensures the preservation of the open space. The proposed Project fits within the parameters of the MDP, including a building height limitation appropriate along the Tangerine Corridor. The Project will meet the Town's outdoor lighting code and includes land uses that will support adjacent neighbors while providing effective transitions between the uses.

E. Conclusion

Self-storage users typically reside in or near the neighborhood where the use is located. When identifying locations to develop a storage facility, CAP looks at a 2- to 3-mile radius and the amount of climate controlled self-storage units within that area. Market analyses indicate there are no storage units within a 3-mile radius of the Property. In addition, rental rates are the result of supply and demand. The rates of the closest storage facilities to the Property have rental rates that are higher than the average in Pima County, which indicates there is a demand in this trade area.

The proposed storage building resembles an office building, and all activity related to the use (i.e., loading and unloading) is focused within the interior of the building, thereby limiting any potential adverse impacts on neighboring properties. The use fits into the intended design of the Tech Park, and it generates little traffic. This makes it an ideal complementary use to the high traffic-generating school to the north.

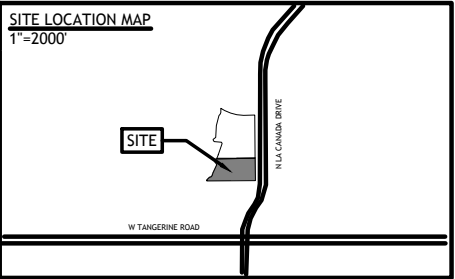
The MDP was approved under close scrutiny more than 10 years ago. The Project has been designed in compliance with this master plan, which contemplated a mix of commercial and tech park uses on the Property alongside what is now The Residences at Miller Ranch. As demonstrated above, the Project meets the Town's criteria for evaluating CUPs. The use will not pose a detriment to the health, safety or welfare of the community, sufficient mitigation measures have been incorporated into the Project's design, and the proposal is consistent with the policies of the Town's General Plan.



PLANS REVIEWED AND ACCEPTED FOR CODE COMPLIANCE

Planning & Zoning: kpacker 02/24/2023

The issuance of a permit shall not be construed to be a permit or approval of any violation of the codes or ordinances of the Town of Oro Valley



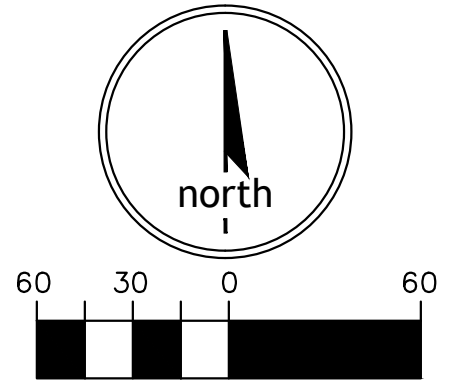
blueWATER
civil design

bluewater civil design, llc
718 Lowndes Hill Road • Greenville, SC 29607
www.bluewatercivil.com • info@bluewatercivil.com

site data
jurisdiction: Oro Valley, AZ
assessor parcel no.: 21947018B
zoning: T-P
(Technological Park)

parcel area: ±2.53 acres
proposed use: Self-Storage
Retail
parking: 1/50 units (Storage)
534 units > 11 spaces
4/1000 sf (Retail)
4000 sf > 16 spaces
27 spaces (required)
27 spaces (provided)
2 ADA spaces
2 bicycle spaces

proposed
bldg height: 34 feet

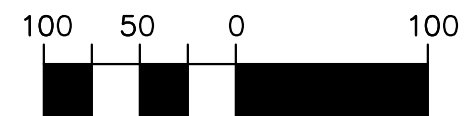
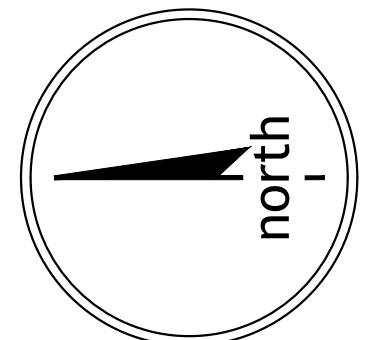


scale: 1" = 60'
CAP Tangerine
Storage Facility
Exhibit 2
SITE PLAN
SP-10

date:
12/12/2022

site data

jurisdiction: Oro Valley, AZ
tax map no.: 21947018B
zoning: Master Plan
parcel area: ±2.53 acres (Storage)
parking: 27 spaces (Storage)

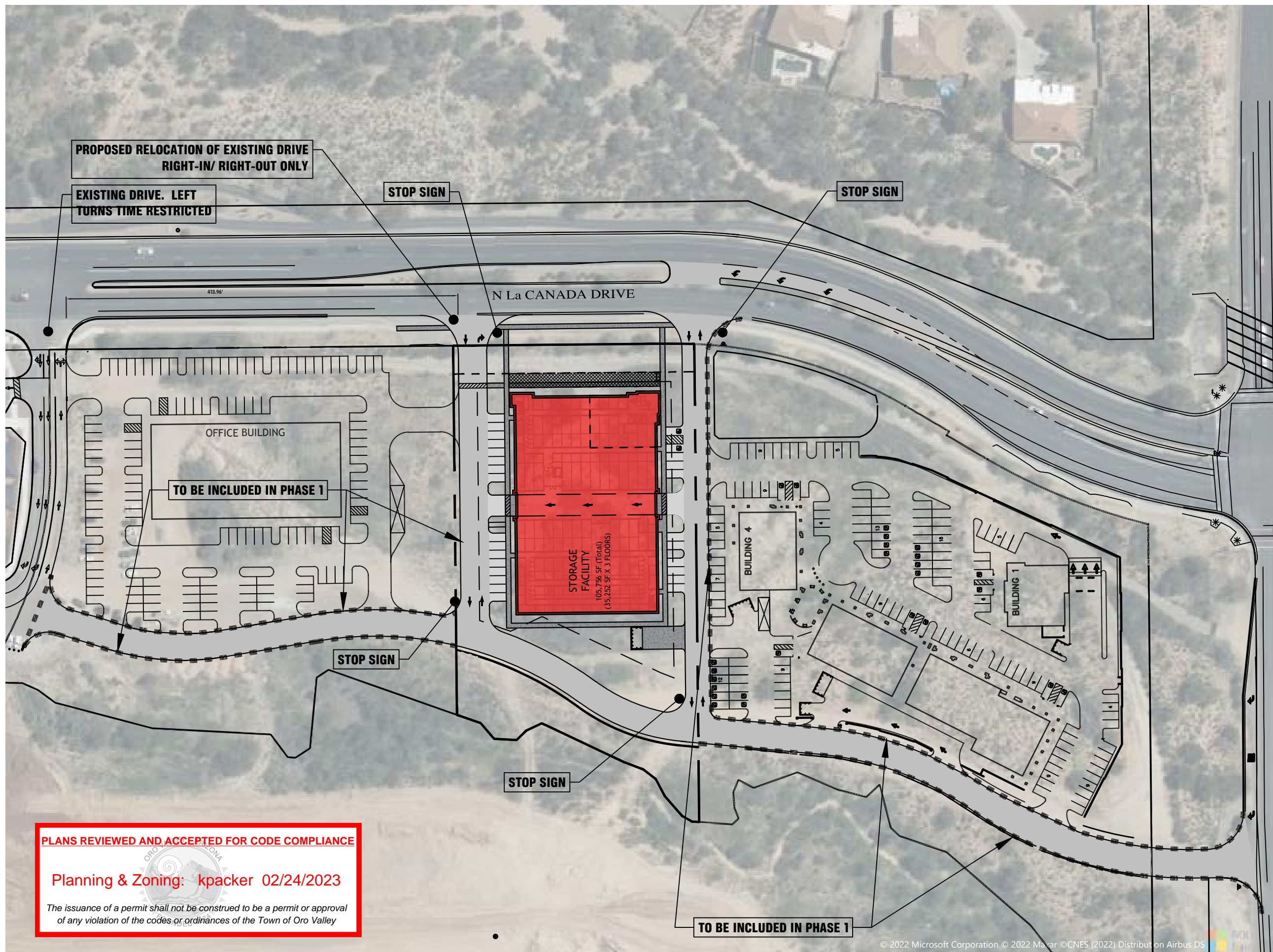


scale: 1" = 100'

CAP Tangerine
(Miller Ranch)
Exhibit 7

STUDY PLAN

SP-10



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date:
12/12/2022

EXISTING VEGETATION

THE SITE HAS BEEN PREVIOUSLY DISTURBED AND CONTAINS LIMITED REMNANTS OF NATIVE VEGETATION INCLUDING:

- SAGUARO (4 ON SITE PER 2008 SURVEY)
- MESQUITE (5 ON SITE PER 2008 SURVEY)
- PALO VERDE (4 ON SITE PER 2008 SURVEY)
- DESERT HACKBERRY (3 ON SITE PER 2008 SURVEY)

THIS PLAN ASSUMES THAT REMAINING NATIVE PLANTS ON SITE WILL BE EVALUATED FOR SALVAGE PRIOR TO DEVELOPMENT IN ACCORDANCE WITH ORO VALLEY ZONING CODE REQUIREMENTS, AND INCORPORATED INTO THE FINAL LANDSCAPE DESIGN AS APPROPRIATE.



PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	INORGANIC GROUNDCOVER
TREES			TREES			SHRUBS AND ACCENTS			SHRUBS AND ACCENTS			SHRUBS AND ACCENTS			MIN. 2" DEPTH LAYER OF DECORATIVE ROCK.
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX		PARKINSONIA MICROPHYLLA FOOTHILLS' PALO VERDE	15 GAL.		ACACIA CONSTRICTA WHITETHORN ACACIA	5 GAL.		ENCELIA FARINOSA BRITTLE BUSH	5 GAL.		PEDILANTHUS MACROCARPA SLIPPER PLANT	5 GAL.	
	PARKINSONIA 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX		PROSOPIS VELUTINA VELVET MESQUITE	15 GAL.		ACACIA GREGGII CATCLAW ACACIA	5 GAL.		HESPERALOE PARVIFLORA RED YUCCA	5 GAL.		PENSTEMON PARRYI PARRY'S PENSTEMON	1 GAL.	LANDSCAPE BOULDERS GRAY GRANITE BOULDERS AS LOCALLY AVAILABLE.
							CALLIANDRA ERIOPHYLLA FAIRY DUSTER	5 GAL.		JUSTICIA CALIFORNICA CHUPAROSA	5 GAL.		PSILOSTROPHE COOPERI PAPER FLOWER	1 GAL.	
							CELTIS PALLIDA DESERT HACKBERRY	5 GAL.		LEUCOPHYLLUM SPP. TEXAS RANGER	5 GAL.				
							CORDIA PARVIFOLIA LITTLE-LEAF CORDIA	5 GAL.		OPUNTIA SPP. PRICKLY PEAR CACTUS	5 GAL.				
							DASYLIRION WHEELERI DESERT SPOON	5 GAL.							

PLANS REVIEWED AND ACCEPTED FOR CODE COMPLIANCE
Planning & Zoning: kpacker 02/24/2023
The issuance of a permit shall not be construed to be a permit or approval of any violation of the codes or ordinances of the Town of Oro Valley

EXHIBIT 5
CONCEPTUAL LANDSCAPE PLAN

PRELIMINARY - NOT FOR CONSTRUCTION

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TUCSON, AZ 85712
520.795.1000
rickengineering.com

CAP TANGERINE
SELF STORAGE FACILITY
AT MILLER FANCH
PROJECT NO: 5178 | SCALE: 1/8"=1'-0"
DRAWN BY: MEF | DATE: 1/9/2023