

CAP Tangerine Storage – Conditional Use Permit Fact Sheet

Request

CAP Storage Development, L.L.C. (“CAP”) is requesting a Conditional Use Permit (“CUP”) to allow for the development of a self-storage use with a ground-floor retail/flex space component (the “Project”) within two of the six acres of the Miller Ranch Tech Park near the northwest corner of W. Tangerine Road and N. La Canada Drive in the Town of Oro Valley (“Town”).

Project Information	
General Plan Land Use Designation	Commerce/Office Park Tier 2 Growth Area
Existing/Proposed Zoning	Tech Park (“T-P”)
Site Area	2 acres (of the 6 acres zoned Tech Park)
Proposed Use	Personal Storage: 111,705 square feet Retail/Flex Space: 4,000 square feet
Building Height	3 stories/34 feet

Project Highlights

- CAP is a national leader in modern self-storage facilities that have the look and feel of an office building.
- Facility features climate-controlled storage units and centralized interior loading/unloading that provides a comfortable and safe environment.
- Personal storage use generates very little traffic, which is important adjacent to Leman Academy.
- All storage units accessed from the interior of the building via vehicle pull-through area that is access-controlled and limited to customers.
- Security cameras will monitor loading area and exterior of building.
- Project includes 500-square-foot management office staffed between approximately 8:00am and 6:00pm, 7 days a week.
- Customers have access to their individual units between approximately 6:00am and 10:00pm. No access to units will occur after 10:00pm and before 6:00am.
- All activity within the interior of the building, thereby eliminating nuisances typically associated with storage uses, such as noise and bright lights.
- Project includes approximately 4,000 square feet of retail/flex space on ground floor of building. (No user has yet been identified for this portion of the Project.)
- Primary access to the Property will be via La Canada Drive through the Miller Ranch Tech Park and retail center.

