

Public Outreach Plan
CAP Tangerine Storage – Conditional Use Permit
Miller Ranch Tech Park

January 7, 2022

Parcel No. 219-47-018B

TOV Application No. 2102939

Prepared by:



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CAP Tangerine Storage – CUP Public Outreach Plan

CAP Storage Development, L.L.C. (“CAP”), a development company based in South Carolina, intends to develop a self-storage use with a ground-floor retail/flex space component (the “Project”) on an approximately 2.0-acre portion of Pima County Assessor Parcel No. 219-47-018B (the “Property”) within 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”). (See *attached Location Map*.) The Property is currently zoned Tech Park (“T-P”), and a Conditional Use Permit (“CUP”) is required for the self-storage use. Below is the Public Outreach Plan (the “Outreach Plan”) for the Project, as required by the Town of Oro Valley (the “Town”) Zoning Code, § 22.15(D).

Project Description

CAP is a national leader in modern self-storage facilities with enhanced design that fits within existing commercial/office centers and neighborhoods. CAP proposes to develop a 3-story storage facility with approximately 111,705 square feet of floor area on the Property. (See *attached Site Plan*.) CAP’s design for the Project will have the look and feel of a retail/office building and will complement both existing surrounding uses and any number of potential future uses within Miller Ranch. 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 Project will have security cameras monitoring the Loading Area and other accessible areas within the building (not including individual units). Primary access to the Property will be via La Canada Drive through the technology park and retail center.

The Project will also include a management office of approximately 500 square feet that will serve customers and potential customers. The office will be staffed between approximately 8:00am and 6:00pm (7 days a week), and customers will have access to their individual units through the Loading Area between approximately 6:00am and 10:00pm. No access to units will occur after 10:00pm and before 6:00am.

One of the primary benefits of this Project is that it will generate little traffic and noise. This area has been planned for employment/office/commercial use. The Leman Academy has been an excellent addition, but has generated more traffic than originally anticipated. By using these 2 acres for a use that will have the feel and look of office use, but will be primarily a low traffic user, it is a great addition to the overall area. Unlike traditional personal storage uses that conduct all loading/unloading on the exterior, the Project moves all this activity within the building. All storage units will be accessed from the interior



of the climate-controlled building through security-controlled rolling doors, thereby eliminating any of the nuisances typically associated with storage uses, such as noise and bright lights.

In addition to the storage use, the Project includes approximately 4,000 square feet of retail/flex space on the ground floor of the building. No user has yet been identified for this portion of the Project.

Stakeholders & Meeting Notification

Notice will be provided to all interested stakeholders at least 15 days prior to the meeting date. We have identified the following stakeholders for this process:

- Property owners within 600 feet of the Property
- The Town of Oro Valley

Proposed Neighborhood Meeting Process

The Project's neighborhood meeting process will meet or exceed the Neighborhood Meeting Requirements set forth in the Town's Zoning Code, § 22.15(F). The process is as follows:

1. The Project Team will work with Town staff to record an informational video about the Project that will be posted to the Town website prior to the neighborhood meeting.
2. Outreach will include at least one neighborhood meeting.
 - a. The neighborhood meeting will serve two purposes:
 - (1) It will be an educational session with neighbors, other stakeholders and the Town's Project Planner to review and discuss the process and applicable planning and zoning regulations.
 - (2) The meeting will be an opportunity to present the Project, solicit feedback and address issues and concerns.
 - b. After the meeting, the Project Team will work with Town staff to determine whether future meetings are required based on any substantial changes or mitigation measures proposed. The applicant will work with Town staff to schedule any additional public meetings as necessary. The Project Team will meet individually with interested stakeholders to discuss issues and mitigation solutions, if needed.
3. The initial public meeting will be held in a virtual format in accordance with Town policy during the global pandemic. Subsequent meetings, if required, will be held virtually or, if appropriate, in a facility that is accessible to the public, allows for adequate social distancing and provides access to people with disabilities.
4. The above public meeting(s) will be scheduled on a weekday evening, or on another day to meet the needs of the neighborhood, as appropriate.
5. Notice will be provided to all interested stakeholders at least 15 days prior to any official public meeting date, as required by the Town's Zoning Code.

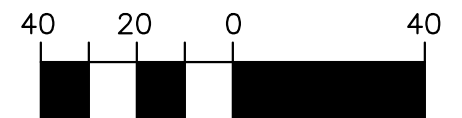
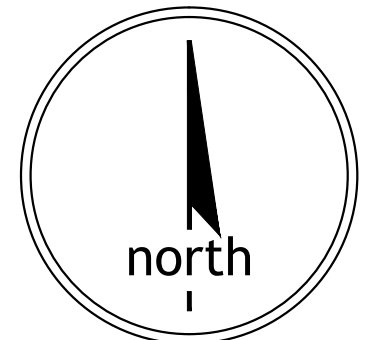


Location Map



site data

jurisdiction: Oro Valley, AZ
tax map no.: 21947018B
zoning: Master Plan
parcel area: 6.48 Ac. (existing total)
2.0± Ac. (proposed)
height: 34 ft (allowable)
34 ft (proposed)



scale: 1" = 40'

CAP Tangerine
Storage Facility

SITE PLAN

SP - 3

date: 1/6/2022

