



DATE: June 18, 2015
TO: Design Review Committee
FROM: Artemio Hoyos, Planner
RE: DRC Case # Co20-15-04 – Catalina Self Storage
Tax Code #222-16-082C
SUBJECT: Staff Report
Gateway Overlay Zone Review for Catalina Self Storage

Applicant: Thomas Graham
Owner: (Same)
Location: Oracle Rd./Pinto Ln. (Catalina)
Zoning: CB-2 (General Business Zone)
Land Use: Multifunctional Corridor (MFC)
Site Size: Approximately .28 acres

I. APPLICANT REQUEST

The applicant has requested that the Design Review Committee (DRC) review the development plan for an expansion to the current Catalina Self Storage site near Oracle Road.

II. DRC AUTHORITY

The DRC is required by Chapter 18.78.040.A of the Pima County Zoning Code to review for compliance to Chapter 18.78, Gateway Overlay Zone, Gateway Development Guidelines Manual, and staff agency comments.

III. STAFF RECOMMENDATION

Staff recommends **approval** of this project for Gateway Overlay Zone compliance with the following conditions:

1. Site plan shall be implemented as approved by DRC;
2. Applicant shall provide staff with three sets of the approved DRC documents for staff sign-off in compliance with the DRC decision.

IV. BACKGROUND

The project site is adding 5,515 sf. of self-storage space to an existing self-storage business. The new storage structure will look identical to the existing building. The site is located on N. Avenida Del Oro, one street east of Oracle Road.

V. STAFF COMMENTS

Exhibit D displays the project as seen from Oracle Road. The Catalina Self Storage site is tucked behind the water tank and is a block away from the Gateway. The current and proposed storage spaces are low profile at approximately 10'. The parcel to the west is vacant land and abuts Oracle Road. The three other neighboring properties are commercial or industrial uses (Exhibit E). There are no natural preserves, parks, or trails in and around the area of development.

The proposed storage facility does not require permanent parking. Circulation is completed through a horseshoe shape entrance and exit. Tenants will drive up to their units to load and unload and then leave the site. The office is at an offsite location. The owner will be adding a landscape buffer to help transition between land uses. The landscaped area will be at least 5' wide and run the length of the buildings. Plants are to be selected from the Buffer Overlay plant list per the Landscape Design Manual. The colors of the new structures have a Light Reflective Value (LRV) less than 48% and will match that of the existing storage spaces (Exhibits A and E). There will be no additional signage for the expansion. All signage is on the existing storage facility site.

VI. OTHER AGENCIES

No additional comments at this time.

VII. PUBLIC COMMENT

Two (2) neighborhood associations were notified of this public hearing by email. These homeowners associations are registered on Development Service's notification list. The home owners associations that were contacted are as follows:

- Catalina Village Council
- Save Catalina

At this time, no comments have been received.

w/attachments – applicant packet

Staff Report
DRC Meeting
June 18, 2015