



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

Design Review Committee

DECISION LETTER

DATE: May 7, 2018

TO: Kevin Perko, PE

FROM: Sue Morman, Senior Planner 

RE: April 19, 2018 Design Review Committee (DRC) Public Meeting

SUBJECT: **P17VA00011 – Pima Catalina LLC - Gateway Self-Storage –
Tax Code #222-17-001A
16733 North Oracle Road**

APPLICANT REQUEST: The applicant requests DRC approval for gateway site design, landscaping, architecture of second building onsite for use of self-storage, and self-storage building wall sign for site at the southwest corner of North Oracle Road and Edwin Road. The site is just south of the Pima- Pinal County line.

VOTE: The Motion made by Member Woods and Seconded by Member Wheeler **PASSED** unanimously by a 6-0 vote.

MOTION: The Motion was made to approve the P17VA00011 Gateway Self-Storage as presented within the Gateway Overlay Zone, subject to the conditions identified by Pima County staff and DRC members as follows:

1. Site plan shall be implemented as approved by the DRC.
2. Applicant shall provide staff with one set of the final approved document for staff sign-off in compliance with the DRC decision.
3. Modified bufferyard along Oracle Road being narrow along existing wall and wider and restored in the northeast corner of the site to an average overall width of 20 feet instead of

- a continuous 20 foot wide strip.
4. Slope behind the new self-storage building will be stabilized or terraced with riprap as required by slopes greater than 3:1 and re-vegetated with native plants.
 5. Shade asphalt with required one tree per every four single parking spaces or eight double row parking spaces per 18.75.040B3d.
 6. Owner shall add decorative elements to the wall. At a minimum, stucco patching and fresh paint to match the new building colors with the gateway less than 48% light reflective value.
 7. Plants will be from the Buffer Overlay Zone Plant List of the Landscape Design Manual.
 8. When the landscape plan is prepared by a landscape architect, all plants onsite shall be native (not South American hybrids). All plant materials will receive automatic irrigation. A native seed mix with no invasive species shall be incorporated into the wider bufferyards along the west side and in the northeast corner of the site. All plant materials within the west bufferyard shall be restored with native species compatible to the Big Wash plant community palette.
 9. Wall sign shall be consistent with that shown in the applicant packet with "Climate Controlled" added in smaller letters meeting the intent of the DRC approval.

For details, refer to the DRC meeting minutes, recordings, and/or the applicant's DRC submittal package.

If you have any questions or need clarification, please contact me at (520) 724-9596.