DATE: March 16, 2017
TO: Design Review Committee (DRC)
FROM: Artemio Hoyos, Case Planner
RE: P17VA00004 Tucson Northwest Storage - Gateway

Applicant: David Williams, Urban Engineering
Owner: King Cone LLC
Parcels: #222-21-0600, 222-21-0610, 222-21-0650

I. APPLICANT REQUEST

The applicant requests DRC approval of a preliminary development plan within the Gateway Overlay Zone for a recreational vehicle (RV) storage facility expansion near N. Oracle Road in Catalina.

II. DRC Authority

Proposed development plans in the Gateway Overlay Zone shall be reviewed by the DRC as authorized in the Pima County Zoning Code (18.78.040.A).

III. Staff Recommendation

Staff recommends approval of the Tucson Northwest Storage - Gateway preliminary development plan with the following conditions:

1. Preliminary development plan shall be implemented as approved by the DRC.
2. A note shall be placed on the preliminary development plan that the DRC approval expires concurrently from the date of the tentative Board of Supervisors rezoning approval.
3. All awnings (shade structures) will be painted in one of the alternative paint colors provided by the applicant in the submittal package. The selected color shall be earth-toned and have a light reflective value (LRV) of 48% or less.
4. Applicant shall provide staff with one hardcopy and one electronic copy of the approved DRC documents for staff sign-off in compliance with the DRC decision.
IV. BACKGROUND

The applicant is in the process of rezoning the 3.52-acre site from the SH (Suburban Homestead) zone to the CB-2 (General Business) zone to allow for RV and operable vehicle storage. The vehicle and RV storage is an expansion of the existing and adjacent RV and self-storage development to the north. The expansion site is not visible from the Oracle Road right-of-way, but located behind existing commercial buildings. Nearby properties on the west side of Oracle Road are bounded by State Land. On September 28, 2016 the Planning & Zoning (P&Z) Commission recommended approval of the rezoning request for subject properties and expansion development plan. The P&Z Commission Staff Report (P16RZ00009) is linked for additional background information.

V. STAFF ANALYSIS

The site is designed to mitigate potential visual impacts through buffering and screening. A 10’ wide bufferyard “D” with a 6-foot-high masonry wall is proposed along the south and west property boundaries. Both bufferyards meet the County’s Landscape Design Manual standards. A plant key was provided on the Landscape Plan sheet. All plant species are in compliance with the Buffer Overlay Zone Plant List. No other bufferyards are required. The applicant is proposing to utilize the existing Oleander hedges for continued buffering to the residential mobile home park to the south. An existing Oleander hedge will also be preserved on the northeast property line; and dense native vegetation on the eastern portion of the property will remain to screen the adjacent businessesfronting Oracle Road. Very little native vegetation exists on the graded property. Some plants will be transplanted on site. No viewsheds will be significantly impacted by the project.

No buildings are planned for this development. An existing garage located near the southwest corner of the site will remain. The shade cover structures or awnings will have a maximum height of 15’. Photographs and elevations of the shade structures are provided in the package. The proposed color for the awning is Plateau, however it exceeds the allowable LRV of 48%. Staff recommends that the applicant use one of the alternative paint selections that was provided, such as Canyon Dusk (37.12%), Suede Beige (39.03%), or Rugged Tan (38.08%) on the awnings and all exposed exterior walls. Visible exterior colors should complement and blend with the surrounding natural desert and development landscape.

Approximately 100 - 45’ and 20 - 35’ vehicle storage spaces will be provided. Total area of covered, under roof parking is 71,041 sf., or 1.63 acres. The site will be connected to existing storage facilities and will share a 30’ driveway easement that currently provides access to and from Oracle Road. Parking spaces are designed diagonally to allow for efficient maneuvering. Additionally, 30’ wide access lanes within the storage development will improve on-site circulation flow by allowing traffic to flow in both ways.

No new signs will be installed.

VI. OTHER AGENCIES

Pima County Departmental review and comments were provided for the September 28, 2016 Planning & Zoning (P&Z) Commission meeting. Comments can be viewed through the linked P&Z Commission Staff Report.
VII. Public Comment

A neighborhood meeting was held on September 13, 2016 at the First Plaza Storage Offices, 15631 N. Oracle Road. The meeting was attended by one member of the public. A summary of the meeting is attached to this report.
February 8, 2016

Pima County Development Services Department
Planning Division
201 North Stone, 2nd floor
Tucson, AZ 85701
(520) 724-9000

Re: Tucson Northwest Storage
DRC Pre-Application
U/E Project No. 15081

Dear Design Review Committee:

I am writing to summarize the design components for an expansion of Tucson Northwest Storage's RV storage facilities, located in the Gateway Overlay Zone in Catalina, AZ. Interestingly, the subject property and the planned improvements are not and will not be visible from Oracle Road, the Gateway intended to be protected and enhanced by the Gateway Overlay Zone. We are respectfully requesting that the Design Review Committee approve the design being presented within this application.

1. Parking and Circulation
   The site consists of a recreational vehicle storage lot. Onsite circulation enables traffic to flow in both directions with an access lane width of 30 feet and parking spacing designed diagonally to allow for efficient and effective maneuvering. The site will be connected to existing storage facilities and will share a common driveway providing access to the site and Oracle Road.

2. Landscaping
   Not much native vegetation exists on this previously graded property. The current landscape plan provides for both the preservation in place of native species, transplantation on site and the enhancement of buffeyards along the south and west property lines. The eastern portion of the property is screened by a dense stand of native vegetation (mostly off site) that is required to remain intact and allow for screening between uses. The site is not visible from Oracle Road. The southern border’s buffeyard will maintain the 10 foot and greater row of oleanders and allow for native species to be strategically allocated to provide soil stabilization, provide additional screening between the site and the mobile home park to the south.
3. Site Design
The site is designed similarly to the existing storage facility to the north, is responsive to the surrounding land uses, where appropriate, and seeks to mitigate potential visual impacts through screening and buffering. It is a commercial site surrounded by commercial uses and an older mobile home park which has no screening or buffering on its site. The site design meets a clear need of the community for a safe and convenient RV storage use while ensuring adjacent properties are screened or buffered where appropriate. The land uses to the north are self-storage facilities and RV storage. The site is an expansion or phase 2 of the existing RV storage for which the community has shown a need (the property owner has a waiting list of over 50 households desiring RV storage. The site is designed to conserve water by incorporating best practices in landscape design, depressing landscaped bufferyards, and adding only drought tolerant plant species.

4. Signs
No new signs will be constructed or placed as the site is an expansion to an existing commercial business of storage facilities.

5. Architectural Design
No buildings are to be constructed with this application. About 70% of the parking spaces will have a 15 foot awing installed to provide shade. Photos of the planned awnings are included in this application package. The awnings have earth tone, beige, covers and white posts. Awnings height of 15 feet will be consistent with the surrounding area.

This project is essentially an expansion of the existing RV storage facilities to the north of the site. Its design will conform to the intent and purpose of the Gateway Overlay Zone development standards.

If you have any questions or concerns, please feel free in contacting me at dwilliams@urbanengineering.com or 520-318-3800. Thank you!

Sincerely,

URBAN ENGINEERING, INC.

David A. Williams, AICP
Vice President Planning / Project Manager
a. There are no buildings in this project. A portion of the RV storage spaces will have shade cover structures or awnings. The area of covered parking (under roof) is 71,041 square feet.

b. The shade cover structures or awnings will have a maximum height of 15 feet.

c. There are no dwellings or units in this project. No sewer.

d. As there are no dwellings or units on this project, there will be no residents.

e. Approximately 100 - 45' and 20-35' RV storage spaces.

f. New landscaping will include only drought tolerant, native plant materials. Existing oleander bushes along the South property will remain. See plant preservation and landscaping plans.

g. There will be no natural or functional open space or recreation areas as the use is a vehicle storage lot. Landscape buffer yards will be provided along the South and West property lines.

h. The site will be screened and secured with a 6-foot masonry wall. The rental office for the RV storage facility is located off-site in the adjacent retail center on Oracle Road at 15631 North Oracle Road.

i. Stripping should be 4" white for parking spaces and 8" white for the peripheral boundary lines. Paint shall be 15 mil thick dry film finished. Use alkyd paint or similar.

KEY NOTES

1) 35' PARKING SPACES (SEE DETAIL THIS SHEET)
2) 45' PARKING SPACES (SEE DETAIL THIS SHEET)
3) SWAMP AND WEST DETENTION/RETENTION PONDS
4) STORAGE/SHOP BUILDING (TO REMAIN)
5) NEW PREMISES
6) NEW CMU WALLS
7) ALLOCATE WATER WALL FACILITIES INTO NEW CHAINLINK ENCLOSURES
Notes:

1) Remove all existing constructions and finishes necessary for the completion of the work as depicted in the drawings, including but not limited to, items shown on the Contract Documents. The contractor shall be responsible for removing all existing constructions to remain in accordance with the contract drawings. Where, the contractor is designated to make removals, disposition of materials is the responsibility of the contractor with owner. The contractor is responsible for any components of salvagable value.

2) Removals and salvage, unless specifically noted or requested by the owner, shall become the property of the contractor.

3) Contractor shall perform all location and coordinating disconnection of all utilities serving the existing site. Notify the appropriate utility company and shall obtain approval from the same to commence demolition activities.

4) The contractor shall be responsible for plugging, capping, or otherwise terminating utility service lines at existing meter locations, cleanouts, etc.

5) Remove AC ad any other base course materials from grade.

6) Work includes clearing and grading of the site, removal of vegetation as shown in the preservation plan sheet No. 3 and trash.

Key Notes:

1) Demolish and remove structure and foundations.
2) Demolish and remove concrete slab.
3) Demolish and remove concrete apron, protect existing structure.
4) Disconnect overhead electric line and power poles setup for underground electric line to well with power drop at the west most power pole as installed.
5) Remove electrical installations.
6) Remove water service (all locations).
7) Disconnect and remove phone lines (all locations).
8) Disconnect well header and tanks, adjust well casing, install well head traffic rated vault box and pipe, reinstall well head and tank and rifle in chain link enclosure with man gate.
PAVING PLAN
SCALE 1"=30'

PAVEMENT SECTION

3/4" AC

3/4" AB

1' Min. Compacted Subgrade

WELL ENCLOSURE DETAILS
SCALE 1"=12'
**PLANT KEY**

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**SCALE:** 1" = 1'-0"
Typical Awning – 15’ in height, beige in color
Paint Palette for Tucson Northwest Storage Shade Awning

Original Paint Selection

BEHR Paint Plateau PPU4-8
LRV: 57.58

Alternative Paint Selections

BEHR Paint Canyon Dusk S210-4
LRV: 37.12

BEHR Paint Suede Beige MQ3-38
LRV: 39.03

BEHR Paint Rugged Tan
LRV: 38.08
TUCSON NORTHWEST STORAGE

Design Review Committee

Owners: Claire and Larry Klingler

Contact Person: David Williams, AICP
877 South Alvernon Way Tucson, Arizona 85711 (520) 318-3800
dwilliams@urbanengineering.com
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I-A  Design Review Committee Application

PIMA COUNTY
DEVELOPMENT SERVICES

Pima County Development Services Department
Planning Division
201 N. Stone, 2nd Floor, Tucson, Arizona 85701  Phone: 520-724-9000

DESIGN REVIEW COMMITTEE APPLICATION

Owner  Claire and Larry Klingler  Phone  (520) 909-1915

Applicant  David A. Williams Vice President, Urban Engineering  Phone  (520) 318-3800

Applicant’s Address  877 S. Alvernon Way  Zip  85711

Tax Code number(s)  222-21-0600, 222-21-0610, and 222-21-0650  Fax

Email address  dwilliams@urbanengineering.com

Site/Project Address:  15605 N. Oracle Rd Catalina, AZ 85739  Existing Zoning:  CB-2

Project Name and Cross-reference case and permit activity numbers  Tucson Northwest Storage

P16RZ00009 and P16SC000368

Check I request per application:

Buffer Overlay Zone  18.67.060  Grant exception(s)
Buffer Overlay Zone  18.67.070B  Site analysis review
Campus Park Industrial Zone  18.49.050B2  Conformance review
Cluster Development Option  18.09.040  Conformance review
Major Resort Zone  18.40.040  Architectural design review (see also 18.71.060)
Historic Zone  18.63.030  Compliance review
Hillside Development Zone  18.61.080  Grant exception(s)
Landscape Plan Appeal  18.73.070D  Grant appeal to county decision(s)
Native Plant Preservation  18.72.080D  Review of variance request appeal(s)
Rural Village Center  18.71.060  Architectural design review (also see chapter 18.41 RVC)
X Gateway Overlay Zone  18.78.060  Site planning review
Signs within bufferyards  18.79.030E4  Compatibility review
Specific Plan  18.90.060B  Variance(s) to chapter’s 18.73; 75; 77; & 79.
Mitigation Requirement  18.95.030C2  Hearing Officer Request for Determination
Appeal  18.95.030F  Review of Appeal of Hearing Officer Action
Supervisors rezoning requirement  Refer to rezoning condition: # 1  Co9-
Other:

**Refer to the appropriate Chapters within the Pima County Zoning Code and applicable DRC guidelines for details on procedures and requirements. All DRC requests require: 1) a pre-application meeting; 2) a first submittal; 3) a complete submittal required for all DRC requests. A request is not placed on an DRC meeting agenda until Staff confirms it to be a complete submittal. See the attached submittal deadlines and DRC meeting dates. **

Applicant signature  ___________________________  Date  January 2016
February 3, 2017

Mr. Chris Poirier  
Pima County Development Services  
201 N. Stone Avenue, 2nd Floor  
Tucson, AZ 85701-1317

RE: DESIGN REVIEW PROCESS  
TUCSON NORTHWEST STORAGE  
LETTER OF AUTHORIZATION

Dear Mr. Poirier,

This letter authorizes Urban Engineering, Inc. to act as my representative for the processing of the request indicated above. All correspondence pertaining to this request should be directed to:

Urban Engineering, Inc.  
877 S. Alvernon Way Suite 200  
Tucson, Arizona 85711  
(520) 318-3800

Thank you for your cooperation in this matter.

Sincerely,

King Zone, LLC

[Signature]

Larry Klingler,  
Managing Member

Claire Klingler  
Managing Member
I-C  Letter of Request/Summary
See Attached.
Part II: Supporting Documents

II-A Preliminary Development Plan or Site Plan
The site plan for the project has been included as a separate document.

II-B Landscape Plan
The landscape plan for the project has been included as a separate document.
II-C  Color Palette w/LRV

No color palette has been included as no buildings are planned for the site. Shade awnings are typically beige in color. Photos are included in the Photo section.

II-D  Color Rendering/Architectural Elevations

No buildings are included in the proposed development. Photos of the shade awnings to be constructed over a portion of the site are included in the Photo section.
II-E Aerial Photo

Context Map:

Site Map:
Looking west toward site from near Oracle Road
Access Drive intersection with Oracle Road
Typical Awnings- 15’ in height, beige in color
Existing Oleander Hedge along the south Property Line of the Site, looking west
Existing Dense Vegetation at the southeast corner of the Site, looking west
Existing Oleander Hedge along South Property Line (from adjacent mobile home park)
Existing Dense Vegetation along the East Property Line
Subject Property and the Gateway Overlay Zone- Site is not visible from Oracle Rd.

Gateway Overlay Zone- No Visual Impact
August 30, 2016

Dear Neighbors,

Urban Engineering is representing Claire and Larry Klingler in the rezoning and development of 3.54 acres. The site is located about 260 feet west of Oracle Road behind the Golf Cars of Arizona, across from and south of Lupine Place (please see attached map). The requested zoning change is SH (Suburban Homestead) to CB-2 (General Business) to allow for recreational vehicle storage similar to the property immediately to the north.

A neighborhood meeting is being held on September 13th, 2016 at 6pm to present information and answer questions about the project. The meeting will take place at 15631 North Oracle Road (First Plaza Storage Offices). Detailed information will be provided for your review and we will be present to answer your questions about the project.

The project is scheduled for a public hearing with The Planning and Zoning Commission on September 28th, 2016 at 9am in the Board of Supervisors Hearing Room, Pima County Administration Building, 130 West Congress Street, 1st floor, Tucson, Arizona 85701. Pima County will also be sending out an additional notice of this hearing in the near future.

We are happy to meet with you and discuss the project. If you have any questions or concerns, please feel free in contacting me at (520) 318-3800 or dwilliams@urbanengineering.com.

Sincerely,

David A. Williams, AICP
Vice President Planning / Project Manager
Urban Engineering
877 South Alvernon Way
Tucson, AZ 85711
(520) 318-3800
dwilliams@urbanengineering.com
Project Site Context and Meeting Location Map
Project Fact Sheet

Project Name: Tucson Northwest Storage
Owners: Claire and Larry Klingler
Date: September 13, 2016
Area: 3.54 Acres
Proposed Use: Recreational Vehicle Storage Facility
Zoning Change: SH (Suburban Homestead) to CB-2
(General Business)
Tucson Northwest Storage Rezoning
Case # P16RZ00009
September 19, 2016

Neighborhood Meeting
Summary Notes

Meeting Date: September 13, 2016
Location: First Plaza Storage Offices, 15631 N. Oracle Road
Time: 6:00 p.m.
Conducted By: Urban Engineering of Tucson (David Williams and Ian Wan)

Attendees were provided a project fact sheet with contact information. Exhibits showing the site and neighboring properties and the Preliminary Development Plan, along with copies of the Site Analysis for the project were available for review during the meeting.

The meeting was attended by the owners of the property, Claire and Larry Klingler.

The meeting was attended by one member of the public.

Discussion items at the meeting related to development of the property for RV Storage use included:

- Safety lighting and light trespass onto the property to the south, dark sky preservation,
- Height of proposed shade awnings of 15 feet; site is also higher than property to the south,
- Conservation of a couple mature mesquite trees in the southeast area of the site,
- Some runoff issues exist today, the development of the site should improve drainage conditions for the property to the south,
- Maintenance of the irrigation system along the south property line is important to prevent erosion on the property to the south,
- The commercial building east of the site has a retention basin that functions well.

The meeting concluded at approximately 7:00 p.m.
# Tucson Northwest Storage Neighborhood Meeting

September 13, 2016

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<th>Address</th>
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<td>1555 S. Oracle</td>
<td>825-9835</td>
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