

PROJECT NARRATIVE – McDowell Mini Storage

November 27th 2017

REQUEST:

Request review and approval of site plan and design of new mini self storage facility

PROPOSAL SUMMARY”

A four building mini storage facility with conditioned interior storage units and un-conditioned drive up storage units with and internal yard area of covered RV storage on LI zoned lot. The facility is located on the North side of McDowell road between Higley and Recker Roads. Building A which borders McDowell road shall be a two story facility with internal conditioned storage units and exterior ground floor un-conditioned drive up units. Building A shall also consist of a 900 square foot leasing office which shall serve the entire development. Building B and C which borders LI zoning shall be single story un-conditioned drive up units. Building D, which borders LI Pad Zoning (existing golf course), shall be single story with internal conditioned units and exterior drive up units. Hours of operation shall be Monday thru Friday, 9:00 am to 6:00 pm, Saturday, 8:00 am to 4:30 pm and Noon to 4:00 pm Sunday.

SITE DESIGN

There shall be a single 30 foot wide entrance/exit drive to the property which shall access customer parking at the leasing office then access the internal yard and storage unit access through 24 foot wide rolling security gate. Landscaping gabion wall accents shall be applied along Building A South fronting McDowell and East and West area along the entry drive. Buildings B,C and D walls which boarder like zoning adjacent properties shall be connected by masonry screen walls to ensure enclosed envelope for security. The screen walls and building walls enclosing the property shall have a like theme design. Note there are an existing two stories and single story development to the West at a distance of approximately 27 feet with and existing site wall. In addition there is an existing 8 foot high gabion stone wall which runs the entire length of the north property line with Longbow Golf Course.

BUILDING DESIGN COLOR AND MATERIALS

The building design shall be modern with a material pallet consisting of corrugated metal, box ribbing metal integrated with smooth and split face cmu walls and piers. Building A shall consist of 3 towers with two story glazing to draw interest to the site. All roofs shall be standing seam galvalume custom finish.

Respectfully

Philip A. Gollon
Partner
ARC Services Inc.