

PROJECT NARRATIVE – Red Mountain Storage and RV Expansion

October 9th, 2024

ASSOCIATED RECORD NUMBERS PRS23-00706, ZON17-00509, DRB17-0058, PMT18-10512

REQUEST:

Request review and approval of non-conforming site plan for expansion of existing Red Mountain Self-Storage located at 5612 East McDowell Road. The existing facility main opening took place in October of 2019. The expansion request is a result of the existing facility being at maximum capacity and inquires from existing and future customers for additional space requirements.

PROJECT NARRATIVE

EXISTING FACILITY DESCRIPTION

The existing facility consists of 4 self-storage buildings which border the property in a fortress style layout, with covered RV in the center yard. Existing Building A, fronts McDowell Road and is a two story conditioned self-storage building with a leasing office and covered loading bay. Existing Building B borders the East property line and is a single story, non-conditioned drive-up storage building. Existing Building C borders the West property line and is a single story, non-conditioned drive-up storage building. Existing Building D borders the North property line and is a single story conditioned self-storage building.

EXISTING FACILITY NON-CONFORMING CONDITIONS

Due to the existing built conditions in 2019 the current installed landscape does not meet the required landscape requirements Per MZO section 11-7-3(A). Due to the existing built conditions parking does not meet the required screening requirements per Section 11-30-9(H). Due to the existing built conditions the throat depth does not meet the required distance per MZO section 11-32-4(A)

EXPANSION AND SUBSTANTIAL CONFORMANCE SCOPE OF WORK

The existing covered RV in center of internal yard shall be removed for the construction of a new 2-story conditioned self-storage building with an approximate square footage of 84,251. There shall be no modification to the existing buildings. Substantial conformance items shall be the addition of a new Gabion parking screen wall to match existing along the South end of existing parking as there is no room to allow for screening along the East. After existing landscape inspection, additional plants were needed to comply with the zoning ordinance.

BUILDING DESIGN COLOR AND MATERIALS

The building design shall match the existing internal yard building designs for continuity. Materials shall include, matching corrugated metal siding with Mega Rib metal siding accents, painted cmu and exposed existing building screened gutters and downspouts. All colors of new materials shall match existing.

FACILITY OPERATIONS, CUSTOMER AND NON-CUSTOMER ISSUES.

The current and expansion offices hours are as follows

- Monday-Friday 9:30am – 6:00pm
- Saturday 8:00am – 4:30pm
- Sunday Closed

AFTER HOURS ACCESS FOR EXISTING AND NEW CUSTOMERS

The current and expansion access hours are as follows

- 7 days a week by personal customer access code 6:00am – 10:00pm

CUSTOMER SERVICE ISSUES

The current and expansion customer service issues are as follows

- Contact the storage manager by going to the storage office during business hours, call the site during business hours or send an email with the complaint to manager@redmountainselfstorageandrv.com.
- There is a call center to receive calls after hours that will relay any emergencies to the manager and management company.
- Resolution to customer service problems should be resolved with one to thirty days depending on the nature of the issue.

NON-CUSTOMER ISSUES (GOOD NEIGHBOR POLICY)

Contact 180 Self Storage – The Property Management Company
Jeff Helgeson
480-684-3167
Email: jeffh@180selfstorage.com

- The complainant will receive confirmation of their problem 48-hours after the property management has received the complaint, with resolution within thirty days.

REQUIRED FINDINGS

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
 - 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); The new development does not require any demolition or reconstruction of existing buildings.
 - 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use. No existing conforming uses shall be ended. Existing landscape shall be brought into compliance with the Zoning Ordinance and a Gabion parking screen wall added as noted in the Expansion and Substantial Conformance Scope of Work.
 - 3. The creation of new non-conforming conditions. The expansion area does not create new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods. The new development is expansion of existing facility whose design is compatible with existing building design and is not detrimental to adjacent properties.