



# PROJECT NARRATIVE



## U-STOR MESA – PHASE 1 DESIGN REVIEW PACKAGE

Western Commercial Real Estate and Threaded Studios are please to present for your review Phase 1 of the U-Stor Mesa project located at 9135 E. Guadalupe st.

This project was presented to staff during our pre-submittal conference in May. **PS17-036**.

We would like to proceed with Phase 1 of this development and are submitting documents for phased Design Review Approval.

Phase 1 of this Master Plan has a net site area of 4.8 Ac and contains 56,750 sf of Single Story Un-Conditioned Mini-storage space with 1,950 sf of Office Space and an associated fulltime caretaker suite. The storage facility will have 24-hour access with the Office open during normal business hours. We are including an access drive from the Phase 1 site to the existing gas station shared drive. Landscaping and street frontage improvements are included along E. Guadalupe and S. Ellsworth Rd as well as half-street improvements along E Onza Ave for the Phase 1 portion of site. We are also requesting off-site improvements to add a new full access turn in front of Phase 1 along Ellsworth and a left turn only access point to the shared gas station drive aisle along S. Ellsworth.

The site plan includes a fire access loop aisle around the storage buildings with (2) automatic entry/egress gates. Pedestrian access is provided from E Guadalupe to the leasing office. Accent paving is provided around all mini-storage buildings as well as decorative paving at the office and residence entry points. A small private patio is included on the south side of the office/residence building for the caretaker's use. A 6' security picket fence is provided around the perimeter of the secure storage area to facilitate safety as well as allow police easy visibility into the area during overnight hours.

The architecture uses a combination of neutral colors with accents as well as variation of materials and parapets heights to provide pleasing character and presence for the project along E Guadalupe. The mini-storage building colors and materials match the office/residence palatte to provide uniformity across the project. All roof mounted equipment on the office/residence building will be fully screened by the building parapet. No roof mounted equipment is proposed for the mini-storage buildings.

We are also asking for a Special Use permit for the proposed Caretaker Suite as part of this submittal. We understand that for approval the use must meet several requirements. The caretaker suite is provided as a security and safety measure for the development. This is a goal of the general plan and this modification helps to advance those objectives by providing an onsite manager who will be responsible for monitoring all activities at the property 24/7. The residence is 1300 s.f. and is integrated into the leasing office. This keep it consistent with the commercial appearance and intended use of the site. The live-in caretaker will not pose any risks to adjacent properties and there are adequate services provided the suite as part of our development.

We are excited for the opportunity to bring this development to Mesa and look forward to working with Staff and the Board during this review process.

Respectfully,

A handwritten signature in black ink, appearing to read 'John Meissner', with a stylized, cursive script.

**JOHN MEISSNER AIA, NCARB**  
**PRESIDENT, THREADED STUDIOS**