



River Crossing Storage Expansion

Conditional Use Permit
Application PL-19-0240



Planning
Commission Meeting
May 20, 2020

Purpose

Review a Conditional Use Permit (CUP) application request for a mini-storage warehouse facility expansion in the C-2 district, conduct a public hearing, and forward a recommendation to City Council





Background

- 3.2 gross acres
- Annexed in 1978
- Urban Residential GP Land Use Designation
- Located in the Freeway Corridor area
- Zoned C-2 (Community Commercial)
- CUP required for a mini-storage use in the C-2 district
- Existing mini-storage warehouse facility consists of office, living quarters, 5 storage buildings & legal, non-conforming uncovered RV parking constructed in 1998



Proposal

- Expand existing mini-storage warehouse facility to the east
 - Building A- 53,000 sf building with drive-up units
 - Building B- 6,300 sf building with 9 interior RV spaces
- 22 new parking spaces for customers
- 9 existing customer spaces
- Request does not include any outdoor RV parking

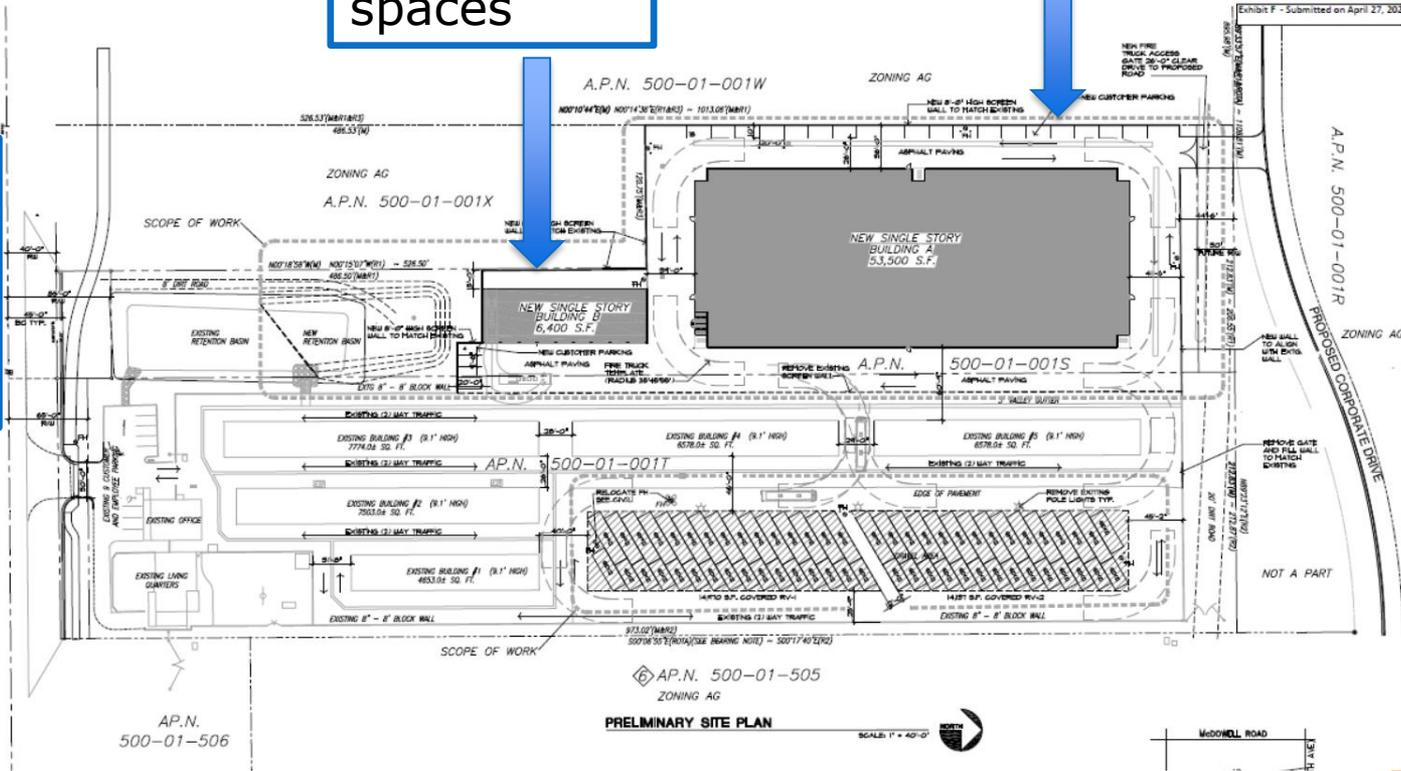


Site Plan

Drive-up units

Interior RV spaces

Van Buren Street

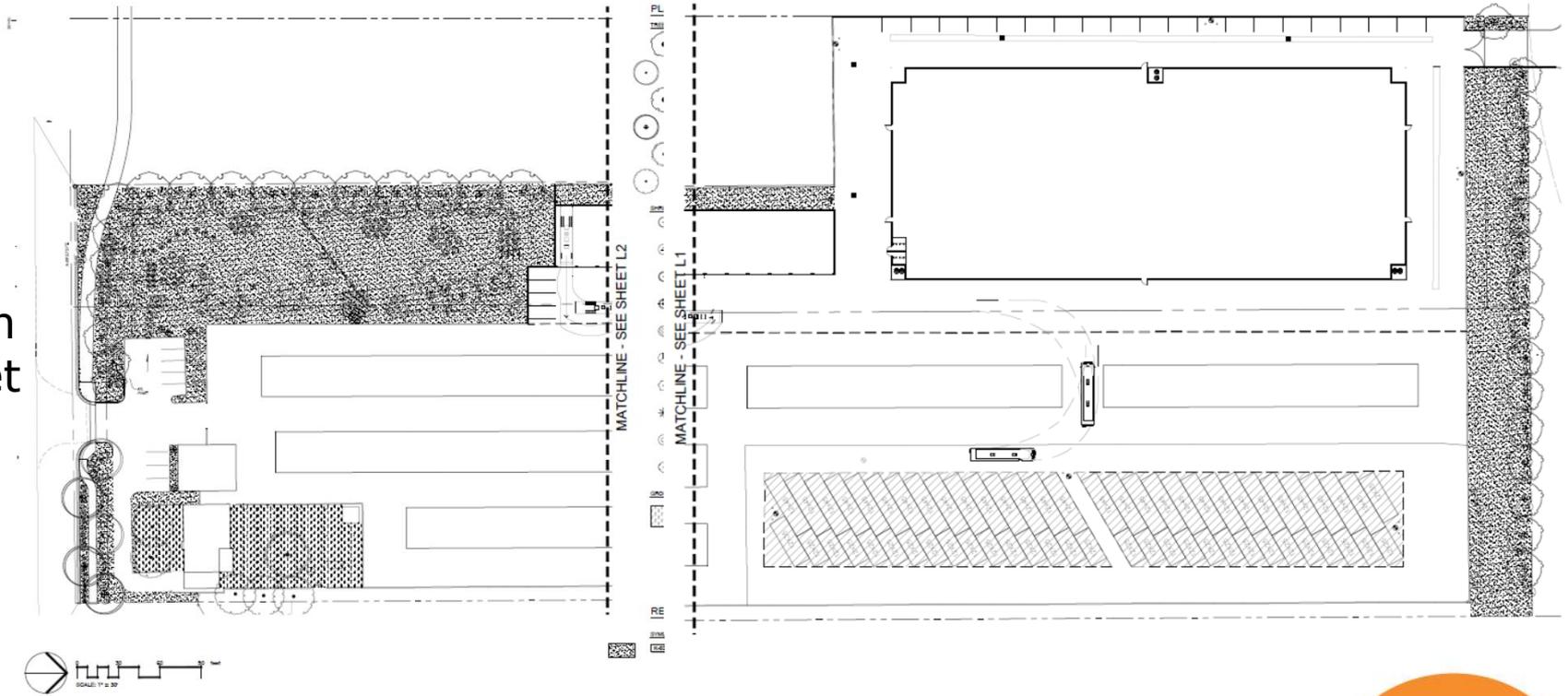


North →



Landscape Plan

Van
Buren
Street



Elevations



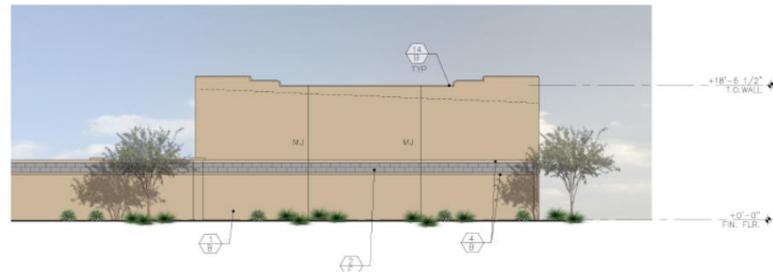
SOUTH ELEVATION BLD A

SCALE: 1/8" = 1'-0"



NORTH ELEVATION BLD A

SCALE: 1/8" = 1'-0"



Public Participation/Notice

- All required notifications completed
- Site posting, legal advertisements in the Arizona Republic, and property owners within 1,000 feet were notified via postcards
- Neighborhood Meeting May 13, 2020
 - No attendees
- aVOICE: 0 viewers; 0 comments



Analysis

- Proposed use is low intensity and compatible with surrounding residential and commercial uses and proposed commerce park use
- Upscale appearance from the freeway
- Views into facility minimized by landscaping and 8 foot decorative screen wall
- Use will provide a needed service to existing residents
- Proposed site design is safe and meets all city requirements
- Site has access to Van Buren Street & future Corporate Drive



Staff Recommendation

Approval of Application PL-19-0240

Conditional Use Permit

Subject to five (5) recommended conditions

