

CAREFREE STOREHOUSE

Project Narrative

06.27.23



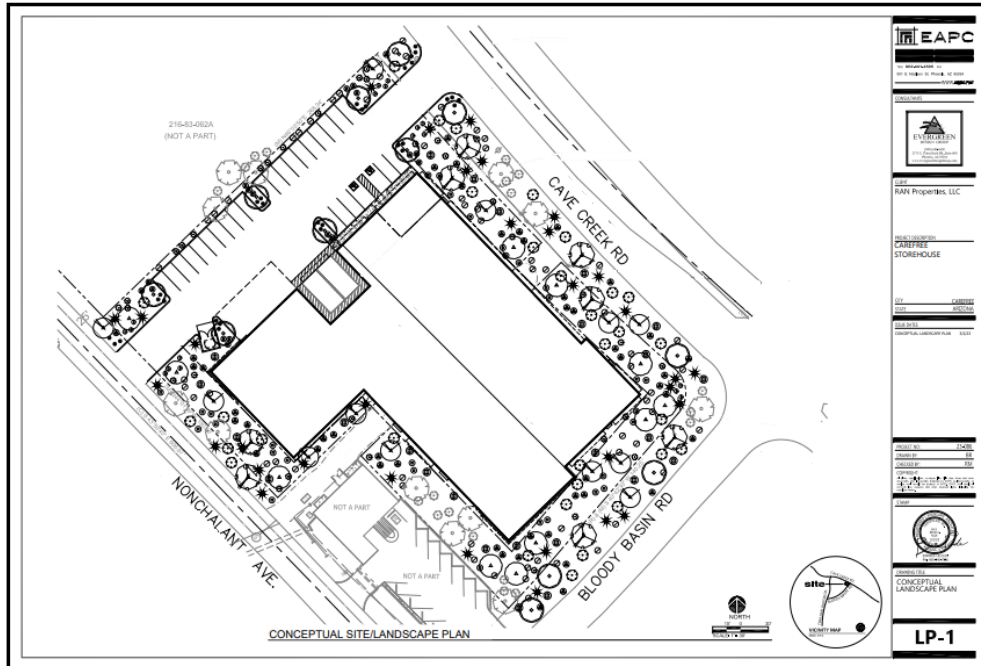
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Proposal

The proposal is to develop an indoor-only climate-controlled storage facility – CAREFREE STOREHOUSE – on a 1.76-acre orphaned parcel at the northwest corner of Cave Creek and Bloody Basin Roads. The undeveloped desert property is the southeast terminus and entry to the “Carefree Village Center”. The site is the last parcel to develop on Bloody Basin and similarly disconnected from the retail/restaurant/services within the Village Center core.



Access is provided by Cave Creek and Nonchalant with access to Bloody Basin having been eliminated at the request of residents. Heavily treed landscaping is provided along Cave Creek and Bloody Basin including specimen salvaged trees from the site. Parking and loading areas are located on the northern portion of the site and shielded by the building from residential areas to the south. Lighting will comply with Dark Sky standards and parking is well in excess of the demand.



Conceptual Site/Landscape Plan

The facility consists of two levels above and one level below grade. The building is designed to reflect the mixture of styles within the Village Center core by segmenting the elevations with distinct and separate forms giving the perception of smaller attached buildings. The architecture utilizes materials, colors and finishes of the Village Center including the metal eyebrows on the building corners along Cave Creek mimicking the gateway metal arches at the main entries on Cave Creek and Tom Darlington. The building design provides an attractive building landmark announcing the arrival to the Village Center.



View from Cave Creek Road and Bloody Basin

Unlike all other commercial uses that are allowed and could be built on the property, the Carefree Storehouse is a “benign” use compatible with residential areas especially the large lot single-family residents south of Bloody Basin. The use generates a minimal amount of traffic and has no nuisance impacts such as noise, smoke, odor, lighting, as well as outside and nighttime activities. Office hours are 8:00 am to 5:00 pm with secured access from 7:00 am to 8:00 pm Monday thru Saturday, closed on Sunday, as well as major holidays. Furthermore, the use does not conflict or compete with the retail, restaurant, and service businesses with the Village Center core.

Zoning/SUP

The property is part of the C (Commercial Zoning District) of the Village Center. The C district allows by right and by Special Use Permit (SUP) a variety of commercial uses.

ZONING DISTRICT	Rural 190	Rural 70	Rural 43	R1-35	R1-15	R1-10	R1-5	L	GO	C
Airports, Existing			S1							
Accessory Uses	X1	X1	X2	X2	X2	X2	X2	X2	X2	X2
Assisted Care Facility/Nursing Home							S4	S4	S4	
Bakery										X4
Bank, Savings and Loans								S6		X
Financial Institutions										X
Barber and Beauty Shops										X
Bowling Alley										X
Candy Shops										X2
Catering										X
Church (Places of Worship)	S1	S1	S1	S1	S1	S1	S1	S1	S1	S1
Clinic, Health									X	X
College, Business										X
Dry Cleaning										X
Dwelling, One-Family	X1	X1	X2	X2	X2	X2	X2	X2		★
Dwelling, Multiple-Family										C1
Fire Station										X
Galleries										X
Golf Courses, Existing				X4	X4					
Group Home	X10	X10	X10	X10	X10	X10				
Guest House	X	X	X	X	X	X			X	X
Gyms										X
Hobby Shops										X

ZONING DISTRICT	Rural 190	Rural 70	Rural 43	R1-35	R1-15	R1-10	R1-5	L	GO	C
Home Occupations	X1	X1	X2	X2	X2	X2	X2			
Homes	X10									
Hospitals										X
Hotels, Motels								X		X
Interior Decorator									X10	X
Kennels										X
Locksmith										X
Medical Laboratories										X
Medical Marijuana Dispensary										C10
Nursery Schools							S10	S10	S10	X
Offices									X10	X
Pharmacy										X
Plant Nursery										X10
Printing/Copying										X
Public Buildings								X	X	X
Public Facilities/Utilities	S10	S10	S10	S10	S10	S10	S10	S10	S10	S10
Public Park	C10	C10	C10	C10	C10	C10	C10	C10	C10	C10
Private Clubs										X10
Rental Store										X10
Repair Shops										X10
Resort Hotel								X		X
Restaurants										X10
Restaurant Drive-through										S



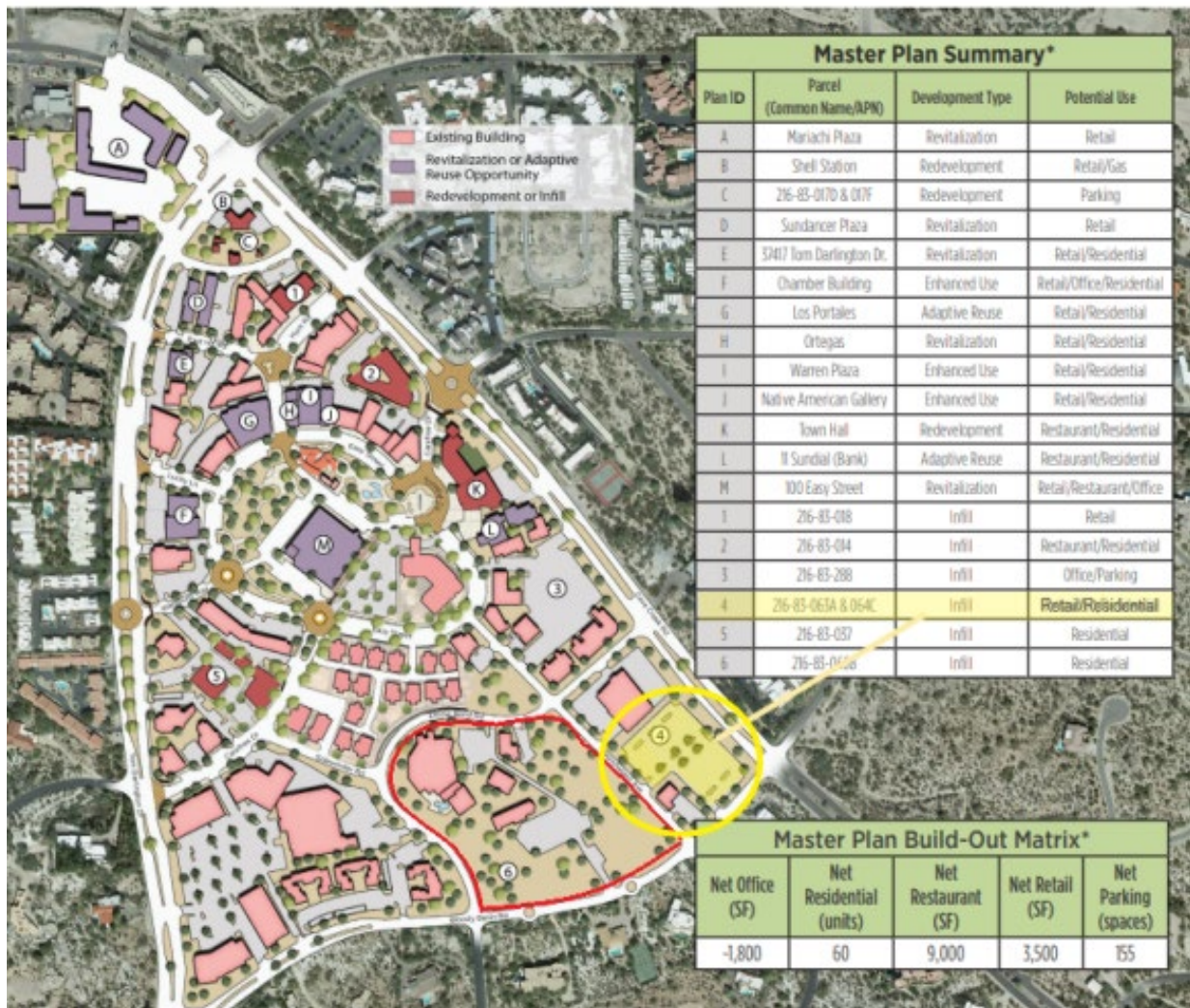
ZONING DISTRICT	Rural 190	Rural 70	Rural 43	R1-35	R1-15	R1-10	R1-5	L	GO	C
Retail Sales										X10
Schools					S10	S10	S10	S10		X
Schools, Trade										X10
Service Stations										S10
Small Wireless Service Facilities in the ROW	X20	X20	X20	X20	X20	X20	X20	X20	X20	X20
Studios									X10	X10
Supervisory Care Facility							S10	S10	S10	S10
Spas										X10
Tandemists										X
Theater										X10
Veterinary Clinic									S10	X
Warehouse										S10
Wireless Communication Facilities	C10	C10	C10	C10	C10	C10	C10	C10	C10	C10

C (Commercial Zoning District) Permitted Uses

Warehouse use is allowed subject to Town Council approval of a SUP which has specific development standards for building setbacks, loading areas, and construction materials. An SUP application also needs to establish that the proposed development “mitigates impact on adjacent properties such as lighting, noise, and odors” which the proposed project achieves. Unlike commercial uses allowed by right and not subject to Town Council approval, the SUP allows residents and other stakeholders an opportunity to influence the development of the property which has already happened as part of our involved and continuing Citizen Participation process.

Village Center Redevelopment Plan

VISION STATEMENT "Carefree's Village Center is the heart of a forward thinking community that is also a regional magnet for activity. Entry to the Village Center is distinct and beckons visitors and locals alike to wander and discover new goods, services and entertainment within. A diverse mix of specialty shops, art, and dining opportunities leverage the unique design and natural setting of the Village Center to thrive and prosper. Selected cultural amenities and exceptional annual events showcase the authentic character of the community and attract new residents who choose to live in the Village Center and enjoy the true "Carefree" lifestyle."



The *Village Center Redevelopment Plan* was approved by the Town Council earlier this year and established a vision for the revitalization of the Village Center with a focus on reinvigorating the historical commercial core encircling Easy Street. The Plan suggests options for the development and redevelopment of properties within the Village Center. The subject and adjoining properties along Bloody Basin (Lutheran Retreat Center and Carefree Marketplace) are disconnected from and independent of the Village Center core, and the subject property is the furthest disconnected parcel. As such, it provides an opportunity for uses other than

“retail/residential” suggested by the Plan especially when the use is transitional to and compatible with the residential area on the southside of Bloody Basin.

As stated in the document *“The Redevelopment Master Plan provides a look into the future of the Carefree Village Center. It offers the Town and community stakeholders an illustration of one potential scenario for redevelopment within the Village Center. It is possible that redevelopment could occur in a different manner than that which is shown on the plan. Therefore, the Redevelopment Master Plan illustration should not be viewed as an absolute plan or form of regulation. There are many unforeseen conditions, opportunities and/or constraints that may arise in the future.”* The proposed development is consistent with the flexibility provided in the Village Center Redevelopment Plan.

Neighborhood Outreach

Neighborhood outreach was first initiated with a Neighborhood Meeting held December 1, 2022. Notice of the meeting was mailed out to property owners within 500’ of the property along with description of the project use, preliminary site plan and building perspectives. The meeting consisted of a presentation of the project use and design followed by a Q & A. Questions/comments/concerns centered on the preconception that self-storage facilities are inherently negative specifically from a compatibility, traffic, and building design standpoint. The team responded that the negative preconception of typical facilities is understandable, but this proposed facility is indoor-only, generates a minimum amount of traffic, and is recognized as a “benign” residentially-compatible use. The team agreed that the preliminary design of the building would be reworked to reflect the design character of buildings in the Village Center. The team also agreed to explore eliminating access to Bloody Basin. As to an alternative use, the property is unique – unfortunately - in that it has remained undeveloped for decades because of the lack of commercial or residential interest. The proposed facility fills the void with the added benefit that the use provides the least impacting land use option in comparison to retail, restaurant, office, or multi-family residential. The team committed to keep the attendees and other residents informed as the project continues to evolve.

Prior to the second Neighborhood Meeting, the residents who had signed in at the November meeting were sent advance copies of the updated plans that were to be presented at the Neighborhood Meeting. As with the first meeting, letters were mailed to all property owners within 500’ of the property announcing the meeting to be held June 1st along with an updated site plan and building perspectives. A smaller group of residents attended most of whom had attended the earlier meeting. The presentation covered the changes to the plan and the benefits of the proposal including property development certainty, resident active participation, fewer vehicular trips, and no nuisance impacts. The team committed to provide the residents with a copy of the application when submitted to the Town and maintaining contact throughout the public hearing process.

Conclusion

The proposed facility provides the following benefits: provides residents and the Town certainty as to how the property will be developed rather than the continuing uncertainty and fear of the unknown; the SUP allows an unique opportunity for residents and the Town to influence the development of the property; the storage facility is a “benign” use compatible with the adjacent residential south of Bloody Basin; the use generates fewer vehicular trips and parking demand; the use avoids the nuisances of other commercial uses such as noise, smoke, odor, lighting, outside and nighttime activities; the use does not conflict or compete with the Village Center core businesses; the development and use will generate a new and continuing revenue stream to the Town; and provides an attractive building establishing a landmark announcing the arrival to the Village Center.



View from Cave Creek and Bloody Basin