

ORDINANCE NO. 2018-01

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, GRANTING A SPECIAL USE PERMIT TO WILLIAM WARREN GROUP INCORPORATED ON BEHALF OF STORQUEST TO USE CERTAIN REAL PROPERTY DESCRIBED AS MARICOPA COUNTY ASSESSOR'S PARCEL NUMBER 211-47-006J TO CONSTRUCT AND OPERATE AN INDOOR, SELF-STORAGE FACILITY THEREON, AND IMPOSING CERTAIN CONDITIONS ON SUCH USE.

WHEREAS, the Mayor and Common Council of the town of Carefree, Maricopa County, Arizona, finds that the issuance of a Special Use Permit to the William Warren Group Incorporated on behalf of StorQuest to construct and operate an indoor, self-storage facility on real property described herein, will serve and will not adversely affect the public health, safety, and general welfare of the Town.

BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: Pursuant to the Town of Carefree Zoning Ordinance, Article III. *Administration*, Section 3.07 *Special Use Permit*, a Special Use Permit shall be and hereby is granted to the William Warren Group Incorporated on behalf of StorQuest to construct and operate an indoor, self-storage facility on the property as described as Maricopa County Assessor's Parcel Number 211-47-006J, and shown on the accompanying site plan, Exhibit B.

Section 2: The Special Use Permit shall be subject to the "Conditions of Approval" attached hereto as Exhibit A.

Section 3: The Town of Carefree Zoning Map is hereby amended to reflect the issuance of the Special Use Permit granted hereunder.

Section 4: Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 5: Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED, ADOPTED AND APPROVED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAREFREE, ARIZONA, this 1st day of November, 2016.

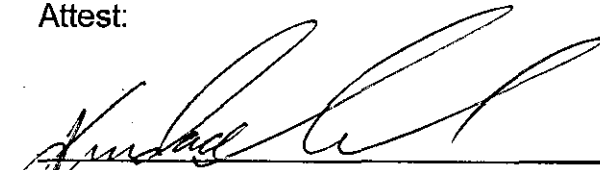
Ayes 6 Noes 0 Abstentions 0 Absent 1

TOWN OF CAREFREE



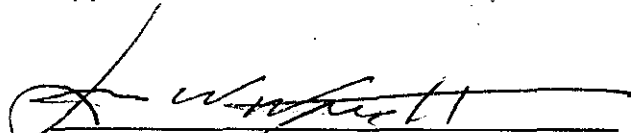
Les Peterson, Mayor

Attest:



Kandace French, Town Clerk

Approved as to Form:



Mike Wright, Town Attorney

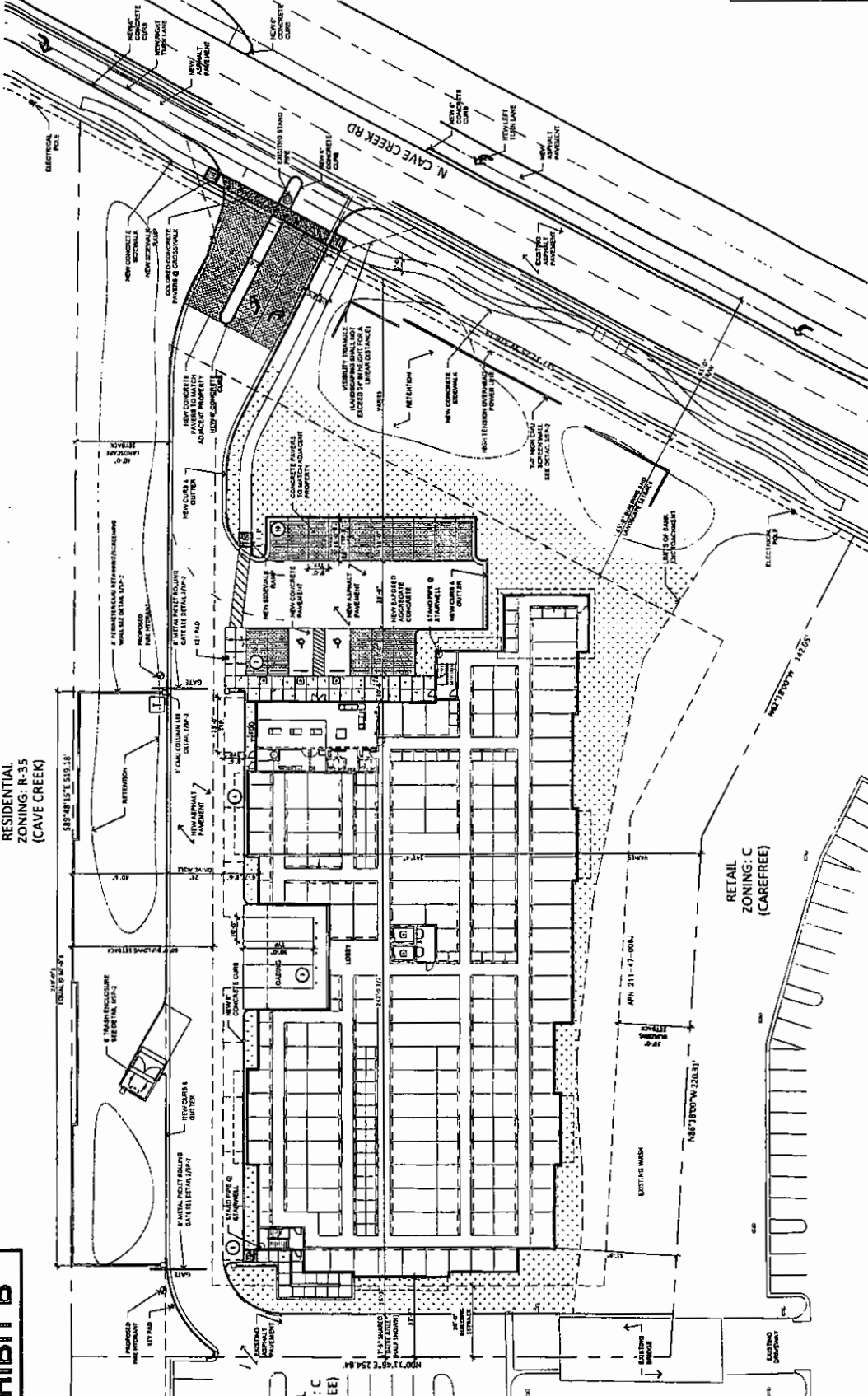
EXHIBIT A
CONDITIONS FOR APPROVAL
Case No. 17-11-SUP
Maricopa County Tax Parcel #211-47-006J

1. The development, construction, and usage of the Site shall be in strict compliance with those certain documents included in this report as:
 - a. Exhibit B. Project Narrative
 - b. Exhibit C. Site Plan
 - c. Exhibit D. Elevation Perspectives
2. The use of the Site shall at all times conform to all applicable State laws and Town ordinances.
3. Should the Property be used or developed in a manner inconsistent with the terms and conditions stated herein, the Carefree Town Council may revoke this Special Use Permit in its entirety.
4. The use of the Site for a self-storage facility shall be subject to the following conditions:
 - a. The number of storage units will not exceed 650.
 - b. Office hours will be held between 8:00 a.m. and 6:00 p.m., 7 days per week. Afterhours access is available to customers via key pad entry points and automated access gates.
 - c. No outdoor storage is permitted.
 - d. A minimum of 26 parking spaces are required.
5. The development shall provide 100-year, 2-hour onsite stormwater storage (including adjacent half-street rights-of-way).
6. The major wash channelization shall address lateral migration and scour potential and shall establish erosion setbacks unless engineered control measures are implemented for the development. Aesthetic treatment of erosion protection measures shall be addressed at the Building Permit phase and shall include at a minimum a 6-inch soil layer and hydroseeding according to Town of Carefree Hydroseed Mix specifications.
7. The major culverts under Cave Creek Road and downstream channel shall be cleaned of sediment and debris in order for the drainage system to function properly.
8. The following rights-of-way, if necessary, shall be dedicated prior to building permit approval:
 - a. Additional right-of way dedications necessary for required roadway improvements including right-turn deceleration lanes, sidewalks, curb and gutter, and other roadway appurtenances.

9. Offsite Improvement Plans are required at the Building Permit phase, and at a minimum shall include the following:
 - a. Adjacent roadway improvements along Cave Creek Road shall include a meandering sidewalk (5 ft. min.), and curb and gutter (6" vertical curb) for the entire project frontage.
 - b. Right turns into the development from Cave Creek Road shall be provided a deceleration lane, minimum of 100 feet in length.
 - c. A median break/left turn lane for northeast bound traffic on Cave Creek Road shall be provided into the development entrance.
 - d. Landscaping.
10. A drainage easement shall be dedicated via separate instrument along the major wash corridor through the south portion of the property that encompasses all channel improvements and the area up to 1-foot above the 100-year (1426 cfs) water surface elevation. The recorded easement shall be reviewed and approved by the Town Engineer and is required prior to the issuance of the building permit.
11. Construction of all improvements shall be completed within two years of issuance of this Special Use Permit.

EXHIBIT B

RESIDENTIAL ZONING: R-35 (CAVE CREEK)



SITE PLAN
SCALE: 1" = 30'-0"

NARRATIVE

THIS DEVELOPMENT HAS BEEN APPROVED BY THE CITY OF PHOENIX AND THE MARICOPA COUNTY SUPERIOR COURT UNDER CASE NO. 03-013711. THIS DEVELOPMENT IS LOCATED ON THE CORNER OF CAVE CREEK ROAD AND N. 47TH ST.

PROJECT DATA

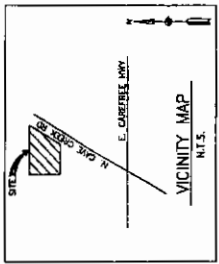
PROJECT NAME: STORQUEST - CAVE CREEK RD
OWNER: STORQUEST, INC.
ARCHITECT: RICKAAR ARCHITECTS, INC.

SITE DATA

ZONING: R-35 (CAVE CREEK)
PARCEL AREA: 31,000 S.F.
TOTAL AREA: 31,000 S.F.
SITE COVERAGE: 51%
TOTAL COVERED AREA: 15,833 S.F.
TOTAL FLOOR AREA: 171,300 S.F.
ACCESSIBLE PARKING: 31 SPACES (SEE PLAN)

BUILDING DATA

COMPONENTS:
TOTAL FLOOR AREA: 171,300 S.F.
TOTAL GARAGE AREA: 15,833 S.F.
TOTAL OFFICE AREA: 10,000 S.F.
TOTAL RETAIL AREA: 10,000 S.F.
TOTAL SERVICE AREA: 10,000 S.F.
TOTAL OUTDOOR SPACE: 10,000 S.F.
TOTAL PLANTING: 10,000 S.F.
TOTAL SIGNAGE: 10,000 S.F.
TOTAL UTILITIES: 10,000 S.F.
TOTAL FENCES: 10,000 S.F.
TOTAL LIGHTING: 10,000 S.F.
TOTAL SECURITY: 10,000 S.F.



STORQUEST - CAVE CREEK ROAD
38400 N. CAVE CREEK RD.
CAREFREE, AZ
DATE: 1-24-2018

NO.	DESCRIPTION
1	STORQUEST - CAVE CREEK ROAD
2	38400 N. CAVE CREEK RD.
3	CAREFREE, AZ
4	DATE: 1-24-2018

SP-1

RCKAAR 17191.00

