

NE Corner of Monte Vista Dr & Pebble Creek
Parkway
Goodyear, AZ

Project Narrative



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Introduction

Monolith Group Development is pleased to submit this project narrative in support of the application submitted to the City of Goodyear for the northeast Corner of N Pebble Creek Pkwy & W. Monte Vista Rd.

The project site is approximately 9.4 acres, and fronts W. Monte Vista Rd to the south. The parcel is APN 501-69-966C and is highlighted in Figure 1 below. The proposed uses for the site are a Class A internalized self-storage facility that will occupy the northern portion of the property and a vacant commercial pad, for future development on the southern portion of the property front W. Monte Vista.

Figure 1 Project Vicinity Map



Requests

The development approvals as understood by the applicant, consist of the following

- **Use Permit:** For an internal climate-controlled community self-storage facility
- **Site plan and Design Review:** For an internal climate-controlled community self-storage facility

Surrounding Uses and Existing Conditions

The property is located on the northeast corner of the intersection of W. Monte Vista and N. Pebble Creek. Directly to the south of the site is a large commercial center, The Market at Estrella Falls. Directly to the west lies a canal and a multi-use retail and office space development. North of the property is an apartment development and to the east is the Bullard Wash and undeveloped commercial land. The table below further describes the surrounding uses of the project site:

Figure 2 Surrounding Uses of Project Site

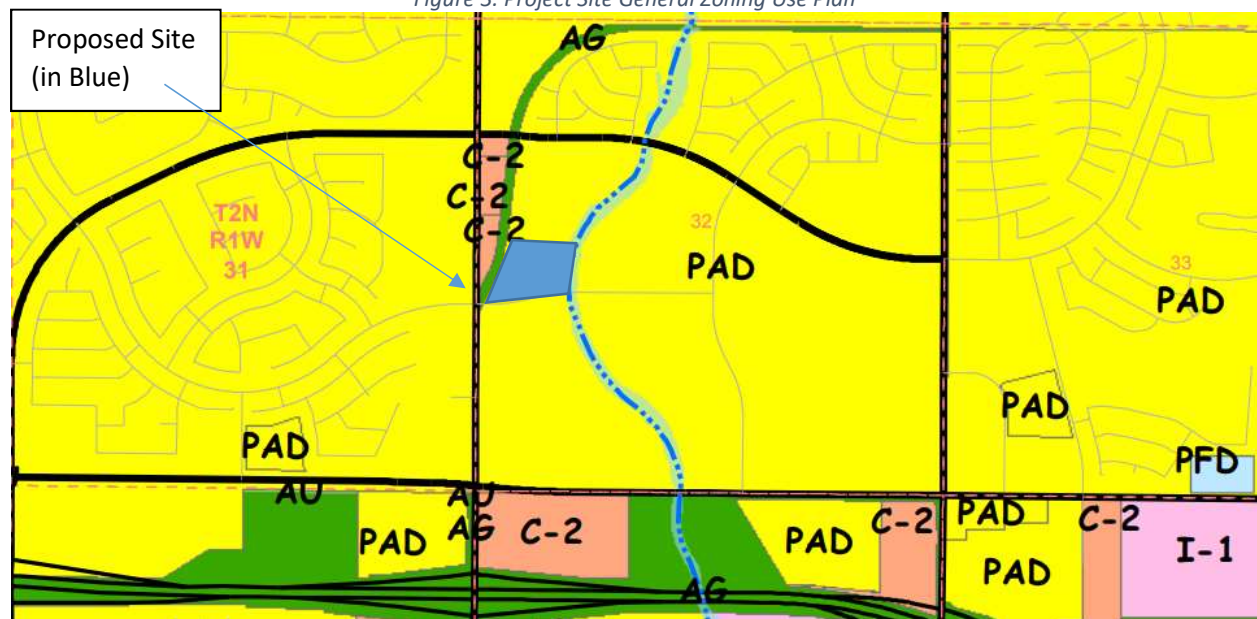
Direction	Zoning Classification	Existing Use
Project Site	General Commercial PAD	Vacant Land
North	General Commercial PAD	Multi Family
East	General Commercial PAD	Vacant Land
South	General Commercial PAD	Commercial Center
West	C2	Multi-Tenant Commercial & Office

The property is generally surrounded by high intensity commercial uses and we believe an indoor self-storage facility will interact well with the neighboring uses.

Existing General Plan Designation & Zoning Classification

The property lies within the City of Goodyear and is part of the Goodyear Planned Regional Center. The property is zoned PAD allowing for a number of medium to high density commercial and residential uses.

Figure 3. Project Site General Zoning Use Plan



Policies supporting the proposed application

The developments goals are aligned with Goodyear's General Plan and its goals to bring a high quality of life. Our goal when designing and developing our project is to complement the surrounding neighborhood while retaining its character and accenting current amenities and its many resources including the Bullard Wash.

Project Description

The vision and intent for this site is to construct and build a modern climate controlled, public indoor self-storage facility, that harmonizes with the community and mitigates any impacts on the neighborhood and surrounding areas. This particular area of Goodyear is underserved with indoor climate-controlled storage facilities. Due to the development of multiple residential communities and master planned communities within the Pebble Creek area, the demand for internalized storage, particularly climate controlled indoor storage along with other general commercial uses are; and will continue to be in demand by the local community.

Building Design-Mitigating impacts by thoughtful design

The building has been thoughtfully designed to be aesthetically pleasing and to enhance the neighboring developments and community. Special attention has been given to the massing and features have been added to break up the façade and roof lines. The front of the building has large glass storefronts and the is accented by an architectural tower features with glass, stucco and additional windows accents and canopy features.

The primary material for construction will high quality and durable CMU block with a dark charcoal split face CMU wainscot and "bone" colored smooth face block and stucco/EIFS. The massing of the building has been broken up by creating nooks in the building which allow the use of other building materials (stucco) and colors. The roof line and parapet trim also been designed with elevation changes to break up the massing while parapets provide the necessary screening for rooftop features and mechanical units.

Additionally, roof drains will be concealed inside the building and will not be seen on the exterior elevation. Attention will also be given to creating pleasing landscapes and incorporating appropriate buffers on the site to preserve reasonable use and enjoyment of adjacent properties including utilizing the nature beauty of the Bullard Wash. Dimensions and architectural elements have been added to all sides of the building, to create an aesthetically pleasing product that will not be closed or walled off. This will be done in order to enhance and utilize the adjacent natural beauty of the Bullard Wash and adjacent parcels.

Use: Modern Indoor Self Storage

The self-storage building will be 2 stories and have approximately 110,000 sf of indoor public storage, interior loading and office space on the northern 4 acres of the total 9.4-acre site. The building will be two stories with an office component for employees and customers. All units and hallways will be indoor, and

climate controlled with state-of-the-art security. The facility will not have an exterior gate. However, to access the building and unit, each renter will have a code which shows what time they enter and exit the building along with security cameras. The office will be open during normal business hours; while the gate will be accessible from 6:00am-10:00pm; and, will provide monitored state-of-the-art security system which will replace the need for after-hours staffing. Office hours will be approximately 9:00am-6:00pm. Unlike self-storage facilities in the past, this property does not require an employee on the premises (in an apartment for live-in employee for “security”) other than when the storage facility is open for business.

The security system includes: exterior and interior High Definition Cameras with DVR at the entry points and drive isles to monitor and record activity in and around the facility at all times; PTI Security Access Devices to control the access in and out of the building, including a high-resolution, 4-line display for security code input and key fab control; PTI Security System Controller that operates as the system control center and communicates critical messages to the appropriate authorities and management; and individual unit alarms to notify management and the customer of a potential security breach.

Customers will be able to load/unload from inside the building with access points on the north and south side of the building. Ample parking will be provided on the westside of the building. There is no direct access to any of the storage units directly from the exterior drive lanes—all the storage units are contained within the building, mitigating any potential impacts on surrounding properties. The storage facility will include the most up to date security equipment as well as proper exterior lighting to ensure a safe environment while not interrupting the neighboring developments.