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DATE: October 26, 2023
TO: Carefree neighbors and residents
FROM: Mike Leary
RE: "Carefree Storehouse" - 3rd Neighborhood Meeting November 9th

As a follow-up to the 2nd Neighborhood meeting held on June 1st, we are holding a 3rd public meeting on Wednesday November 9th from 5:30 pm to 6:30 pm. at the Town Council Chambers 33 Easy Street. This letter and meeting are intended to provide up to date information regarding the project and application for a Special Use Permit (SUP).

The project has been further refined based upon comments from neighbors, residents, and Town staff. The most significant change to the project is the lowering of the building from 2-stories to 1-story which reduces the overall building height from 28 feet to 18 feet. By comparison, the adjoining 1-story Pet Resort is 24 feet in height and the 2-story office building is 30 feet.

The building design remains as before mimicking the varied styles of the inline buildings within the Village Center. The building elevations are a composition of segmented building lengths with distinctive planes and a variety of materials/finishes. Due to the proposed heavily treed landscaping along Cave Creek and Bloody Basin, the 1-story building will fade somewhat into the background. Below are the prior and current perspective of the southeast corner of the building when viewed from the Cave Creek and Bloody Basin Roads.

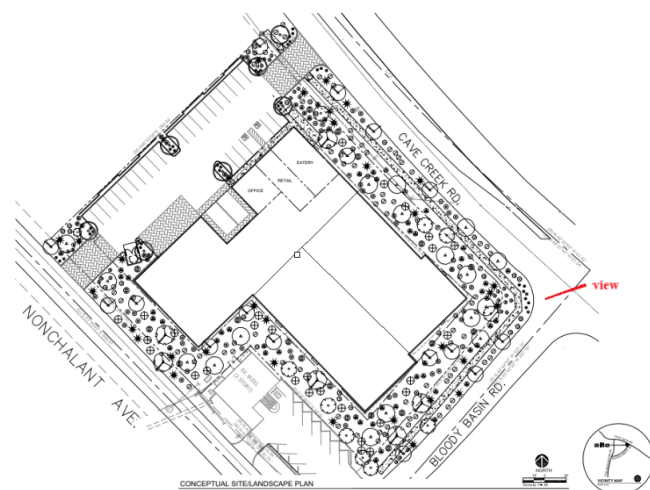


PRIOR 2-STORY



CURRENT 1-STORY

The site plan remains unchanged as shown on the graphic below. However, within the building two lease spaces are being reserved should there be interest in approximately 1,200 square feet for retail use and 1,800 square feet for a food-related establishment (e.g., deli, café, sandwich shop). The exact uses and sizes will be based upon the number of parking spaces required by the Town's zoning ordinance.



As stated in the Town's zoning ordinance, the purpose of the Special Use Permit is to "*establish that the application mitigates impacts on adjacent properties such as lighting, noise and odors*". An **indoor** storage facility is considered a "**benign**" commercial use and uniquely compatible with residential areas. Unlike other commercial uses, indoor storage generates a minimum amount of traffic and does not generate nuisances such as lighting, noise, odors, nighttime and outdoor activities. The SUP also requires greater building setbacks, screening, building materials/finishes, and decorative paving that would not be required with any other commercial use.

In summary, the property has been undeveloped since the founding of the Town Center in 1959. During the last 6 decades -and even now - there has not been a viable alternative use proposed for the property. This use and this project eliminate the "fear of the unknown" as to how the property could otherwise develop, creates a positive transition from the other commercial uses within the Village Center, provides annual sales tax revenue to the City, avoids the nuisances related to other commercial projects, and has allowed substantial resident involvement and input.

If you should have any questions/comments/concerns, please feel free to contact me at your convenience. ML