



MEMORANDUM Transportation & Development – CC Memo No. 14-009

DATE: FEBRUARY 13, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK FOR*
 KEVIN MAYO, PLANNING MANAGER *KA*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: PDP13-0012 GERMANN STORAGE SOLUTIONS

Request: Preliminary Development Plan (PDP) approval to amend the site layout and add buildings to the existing self-storage facility

Location: 700 East Germann Road, west of McQueen and north of Germann roads

Applicant: Les Partch, Functional Formation Architecture, PLLC

RECOMMENDATION

Upon finding the request to be consistent with the Chandler Airpark Area Plan and Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The subject site is approximately 9.69 acres located at 700 E. Germann Road, west and north of McQueen and Germann roads. The request is for Preliminary Development Plan approval to amend the site layout and add buildings to the existing self-storage facility.

The site is bordered by undeveloped land to the west, agriculture land to the east, the Chandler City Works Yard to the north, and Tumbleweed Park to the south, across Germann Road. The Chandler Airpark Area Plan designates the site for Light Industrial land uses. Germann Storage Solutions is an existing self-storage facility within the Germann Commerce Center.

The subject site received zoning approval in 2001 to PAD for Light Industrial uses, including storage warehouses, as part of the approximate 30-acre Germann Commerce Center. The 2001 approvals included Preliminary Development Plan (PDP) approval for Phase One of the self-storage facility. Phase One was constructed on approximately 6 acres. The existing facility includes a decorative masonry wall along the site perimeter, an office with a caretaker unit, customer parking, two storage buildings on the north side of the property, and outdoor vehicular storage. Current access is provided from one driveway via Germann Road to a gated entrance/exit.

The request is for PDP approval of Phase 2 of the self-storage facility and encompasses modifications to the existing site layout and improvements to the vacant 3.55 acres of the 9.69 acre site. The site layout is modified by relocating the outdoor vehicle storage to the southwest portion of the site and replacing this area with two self-storage buildings. The proposed improvements discussed below complete the build-out of the self-storage facility.

A new gated driveway at the west end of the site will provide controlled access into the new vehicle storage area from Germann Road. The new vehicle storage area will be screened by an 11 ft. 4 inch high decorative masonry wall to match the existing perimeter walls. The screen wall, facing the Germann Road frontage, will use wall planters at its base and wall plane changes to break up the horizontal length. The wall materials are a combination of smooth and split-faced concrete masonry units stained to match the existing walls.

Two new self-storage buildings, totaling 34,250 sq. ft. in area, will be constructed in the area currently used for outdoor vehicle storage. Existing building floor area is 89,873 sq. ft. and will total 124,123 sq. ft. with the additional buildings. The new self-storage buildings will add 214 storage units to the existing 561 storage units in the facility for a total of 775 units. The new buildings will have a combination of air-conditioned and non-conditioned storage units. The building materials, design, and color palette are identical to the existing storage buildings utilizing ribbed and smooth metal siding, metal doors and earth tone paint colors.

The existing south building will be modified by removing around a 33 ft. section of the west end of the building to accommodate a new vehicular access from the new vehicle storage area to the self-storage buildings. This new drive will be gated with controlled access.

Landscape will be added along the west and south property lines. Dead, dying, or missing landscape will be replaced. The proposed landscape palette includes Sweet Acacia, Sissoo, and Date Palms, with shrubs and accents such as Agave, Bottle Brush, and Ruellia.

The hours of operation for the office are 8:30 a.m. until 5:30 p.m. from Monday through Saturday and from 10 a.m. to 4 p.m. on Sunday. The gates are operational seven days a week from 7 a.m. until 7 p.m.

Several waivers are requested and include the following items. The first request is to reduce the 50 ft. front yard setback to 30 ft. along Germann Road. Although no new buildings are proposed along the Germann Road frontage, a new wall for screening the new vehicle storage area will be

built within the setback area. The new wall will be 11 ft. 4 inches in height, depending on grade. The wall is less in mass and height than constructing a new building which is permitted to be 30 ft. in height at the building setback line.

The taller wall screens the recreational vehicles and trailers to be located in the outdoor vehicle storage area. The reduction to 30 ft. wide provides an additional 10 ft. to the landscape area along Germann Road, as landscape and parking screen walls are permitted within the 20 ft. landscape area.

The second request is to maintain the existing number of parking spaces as seven spaces for customers and employees. Customers come to the office initially to rent a unit or store vehicles, but once rented, these customers do not use the customer parking. The number of employees will remain as two employees.

The third request is for opaque gates as an alternative to solid gates at each drive. The existing eastern vehicular gate was changed to an open gate to allow for air to pass through. However, the gates are required to be solid for screening. The proposed new gate will be opaque to provide screening yet allow air to pass through and the existing gate will be replaced to match the new gate. The new gate design has perforated metal with ½ inch and 1 inch diameter holes and metal tubes as depicted in the Development Booklet.

DISCUSSION

Planning Staff supports the request to modify the site layout and add two buildings to the self-storage facility. The building design, landscape, and site improvements complement the existing facility. The waivers for a reduced setback along Germann Road, no additional parking, and opaque gates are appropriate modifications for the self-storage facility. The 30-ft. deep landscape tract along Germann Road provides a significant visual buffer mitigating any concerns generated by the wall height and the outdoor vehicular storage area.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood notification letter was mailed on November 25, 2013.
- At the time of this writing, Planning Staff has received no phone calls or letters in opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the Chandler Airpark Area Plan and Planned Area Development (PAD) zoning, recommend approval of PDP13-0012 GERMANN STORAGE SOLUTIONS, subject to the following conditions:

1. Compliance with original conditions adopted by the City Council as Ordinance No. 3229 in case DVR00-0028, GERMANN COMMERCE CENTER, except as modified by condition herein.
2. Development shall be in substantial conformance with the Development Booklet, entitled "Facility Expansion for Germann Storage Solutions", kept on file in the City of Chandler Planning Division, in File No. PDP13-0012, except as modified by condition herein.
3. The existing east driveway gate shall be replaced to match the new gate.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. Dead, dying, or missing landscape shall be replaced.
5. The site shall be maintained in a clean and orderly manner.
6. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

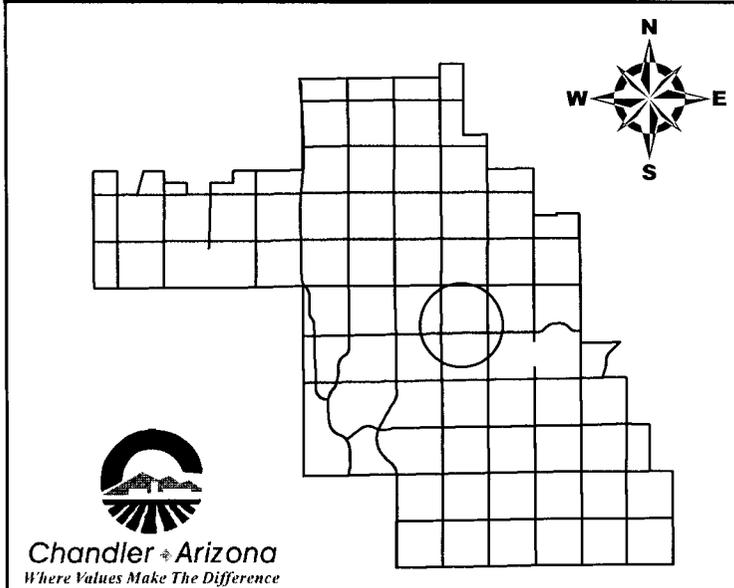
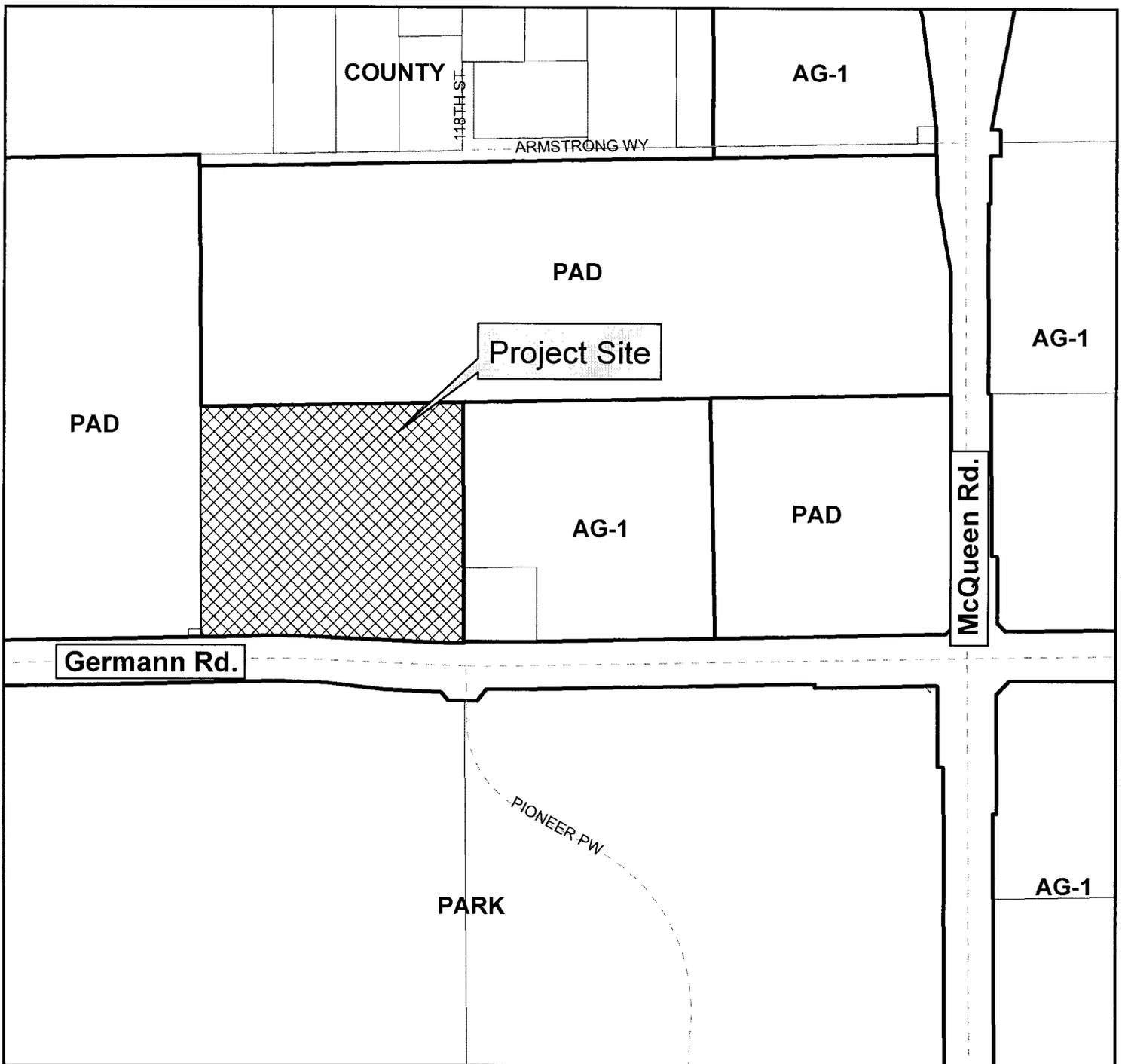
PROPOSED MOTION

Preliminary Development Plan

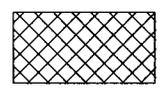
Motion to approve PDP13-0012 GERMANN STORAGE SOLUTIONS, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building and Wall Elevations
5. Development Booklet

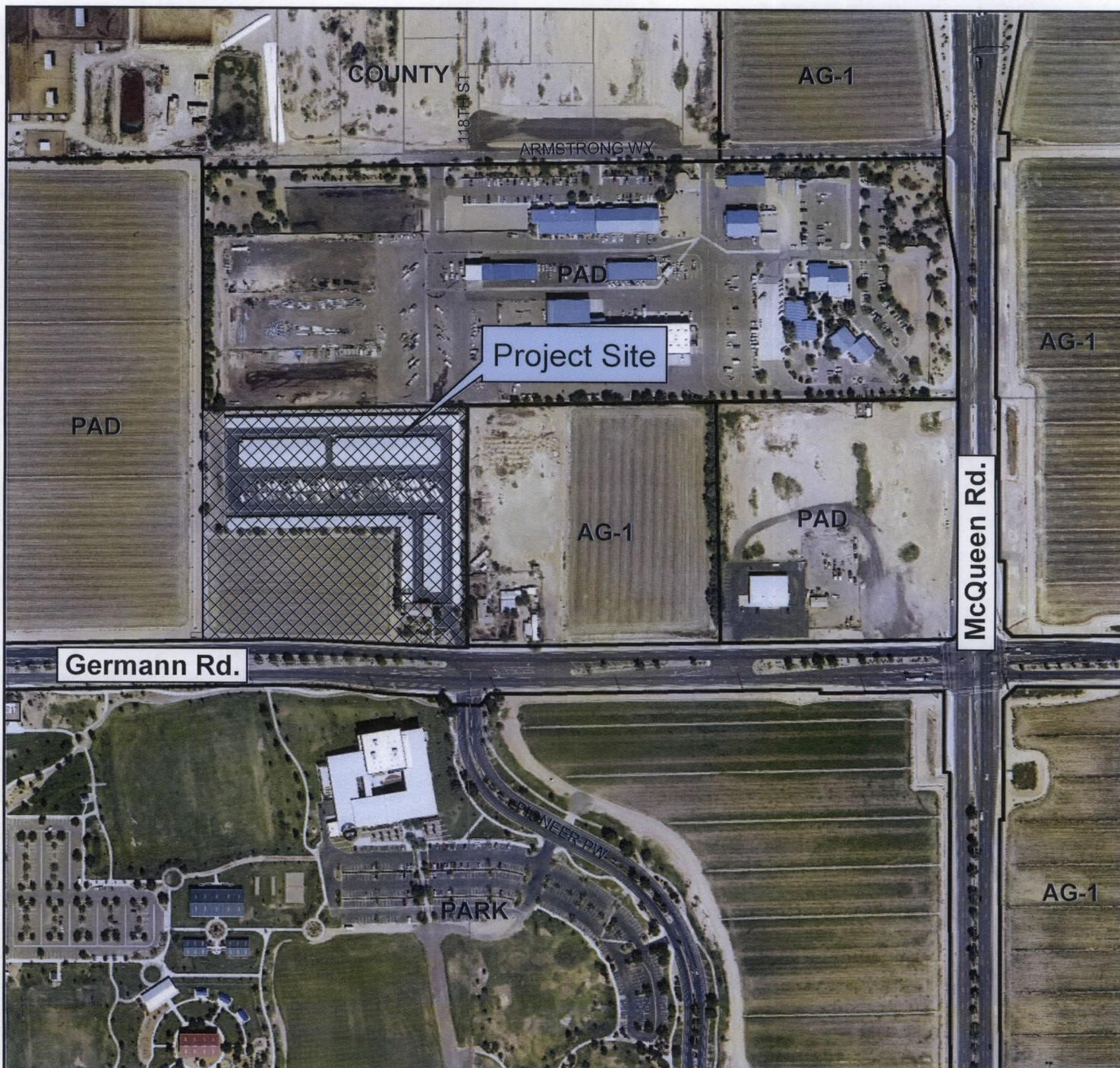


Vicinity Map

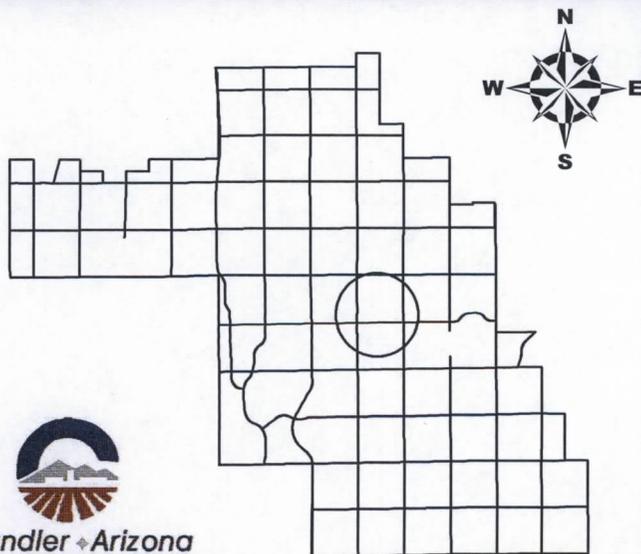


PDP13-0012

Germann Storage Solutions



Vicinity Map



PDP13-0012

Germann Storage Solutions



Chandler ♦ Arizona
Where Values Make The Difference

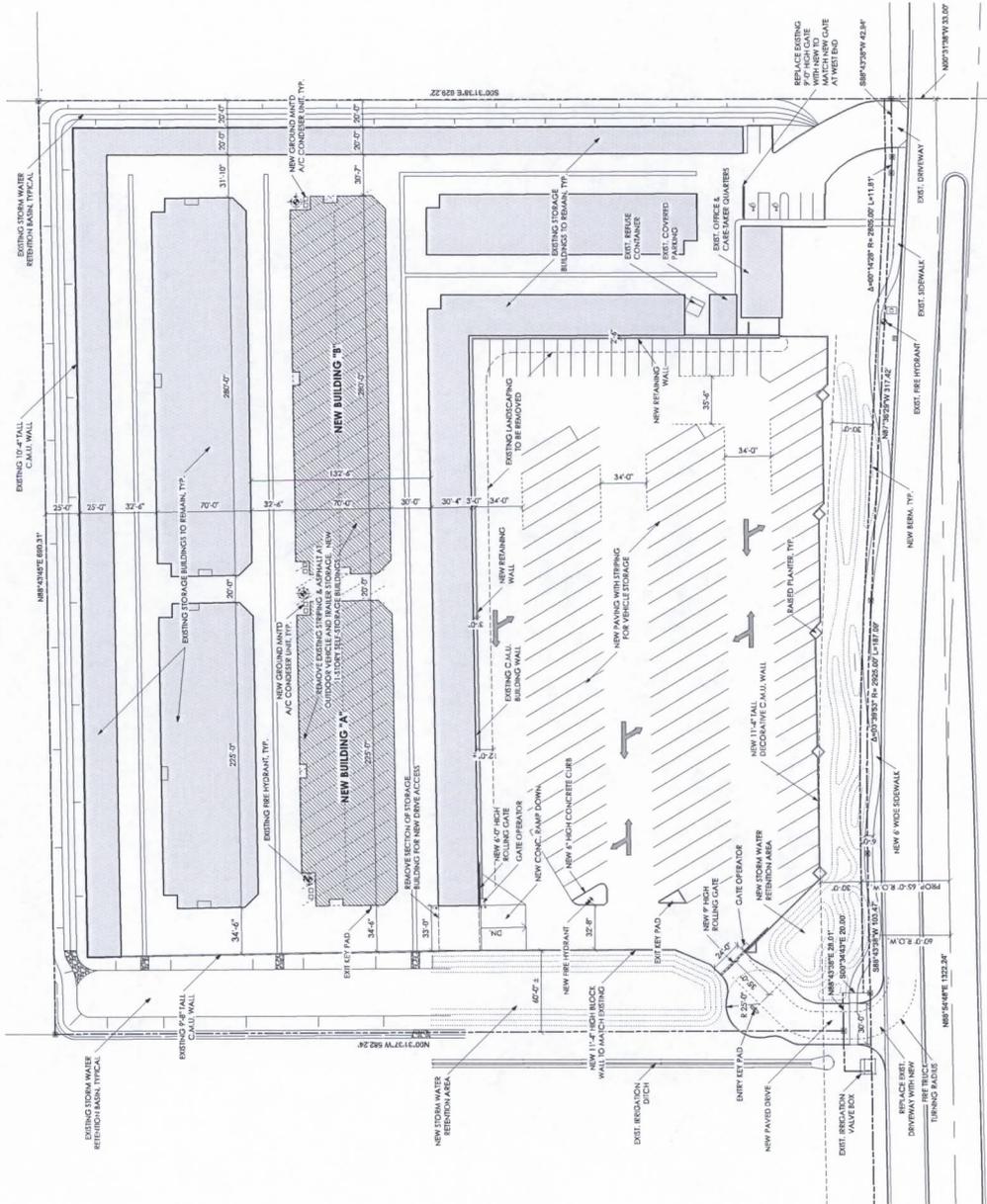


PRELIMINARY
CONSTRUCTION
OR RECORDING

11/19/13	DRAWING DATE
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MODIFICATIONS
FOR
**GERMANN
STORAGE
SOLUTIONS**
AT
700 EAST
GERMANN RD,
CHANDLER, AZ

PROJECT
1312
SHEET NO.
A1
OF



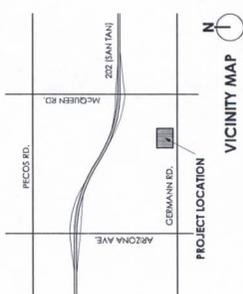
1 SITE PLAN
SCALE 1" = 40'-0"

PROJECT DATA:

ADDRESS: 700 EAST GERMAN RD
APN: 3032601P
OWNER: SCHAUBT FARMS INC
CHANDLER, AZ 85226
480-771-1621

EXISTING & PROPOSED (ONING) PAD (UNCHANGED)
GROSS SITE AREA: 492289 S.F. (P. 4898 ACRES ±)
NET SITE AREA: 418774 S.F. (P. 4137 ACRES ±)
EXISTING BUILDING AREA: 89,873 S.F.
EXISTING BUILDING AREA: 15,153 S.F.
BUILDING B: 31,303 S.F.
BUILDING C: 34,517 S.F.
TOTAL: 85,973 S.F.

EXISTING & PROPOSED (ONING) PAD (UNCHANGED)
TOTAL BUILDING AREA: 124,133 S.F.
TOTAL LOT COVERAGE: 29.4% (GROSS), 29.4% (NET)
NEW EX. PARKING AREA: 14,793 S.F.
NEW ENTRANCE DRIVEWAY AREA (ON SITE): 3,092 S.F. ±
EXISTING DRIVEWAY AREA (ON SITE): 9,483 S.F. ±
EXISTING LANDSCAPE AREA (ON SITE): 54,053 S.F. ±
NEW LANDSCAPE AREA (ON SITE): 32,053 S.F. ±
TOTAL LANDSCAPE AREA (ON SITE): 86,106 S.F. ±
LANDSCAPE AREA IN EXISTING & C.V.: 6,207 S.F. ±



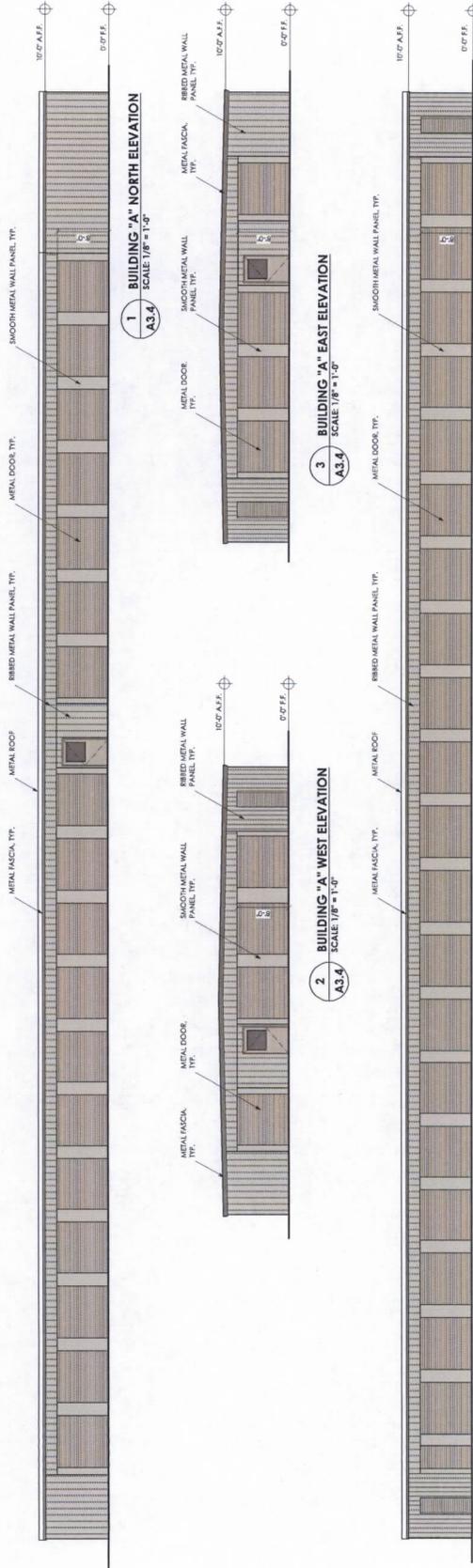
VICINITY MAP



PRELIMINARY
 FOR PERMIT
 CONSTRUCTION
 OR RECORDING

11/17/13 DRAWING DATE

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1 BUILDING "A" NORTH ELEVATION
 A3.4 SCALE 1/8" = 1'-0"

3 BUILDING "A" EAST ELEVATION
 A3.4 SCALE 1/8" = 1'-0"

2 BUILDING "A" WEST ELEVATION
 A3.4 SCALE 1/8" = 1'-0"

4 BUILDING "A" SOUTH ELEVATION
 A3.4 SCALE 1/8" = 1'-0"

- EXTERIOR MATERIALS:**
- RRIBED AND SMOOTH METAL WALL PANELS: LIGHT STONE (MBC)
 - METAL FASCIA & TRIM: SADDLE TAN (MBC)
 - METAL DOORS: DESERT TAN (ANUS)
 - METAL GATE: SILVER WILLOW
 - STAINED METAL: SPUNTO SINGS OF TIME
 - C.M.U.: MATCH EXISTING
 - STAINED SIPR FACE: MATCH EXISTING
 - C.M.U.: MATCH EXISTING

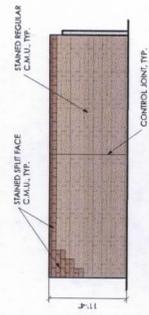
MODIFICATIONS FOR
GERMANN STORAGE SOLUTIONS
 AT
 700 EAST GERMANN RD.
 CHANDLER, AZ

RECEIVED
ARCHITECTURAL
DESIGN
DEPARTMENT
11/17/13
PRELIMINARY
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CONSTRUCTION
OR RECORDING

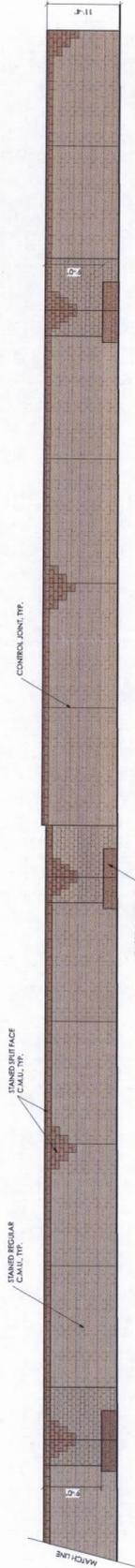
NO.	DATE	DESCRIPTION
1	11/17/13	DRAWING DATE
2		
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MODIFICATIONS
FOR
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STORAGE
SOLUTIONS**
AT
700 EAST
GERMANN RD.
CHANDLER, AZ

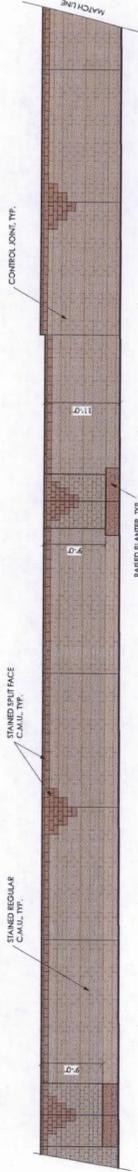
PROJECT
1312
SHEET NO.
A3.6
OF
8



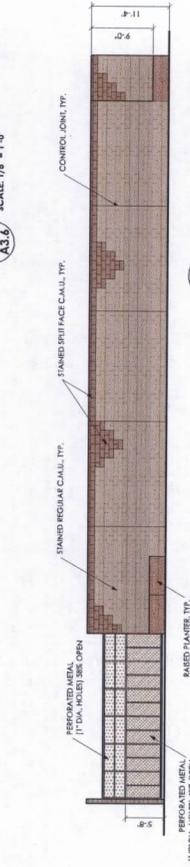
1 EAST SITE WALL ELEVATION
SCALE 1/8" = 1'-0"
A3.6



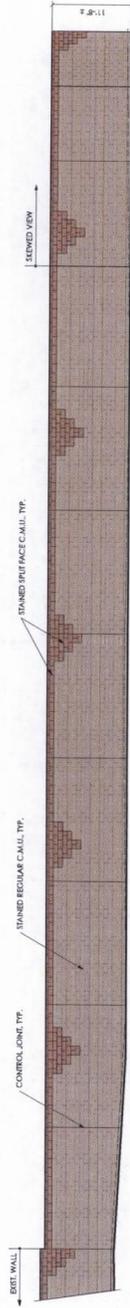
2 SOUTH SITE WALL ELEVATION
SCALE 1/8" = 1'-0"
A3.6



3 SOUTH SITE WALL ELEVATION
SCALE 1/8" = 1'-0"
A3.6



4 SOUTHWEST SITE WALL ELEVATION
SCALE 1/8" = 1'-0"
A3.6



5 WEST SITE WALL ELEVATION
SCALE 1/8" = 1'-0"
A3.6

EXTERIOR MATERIALS:

- BRICK AND PARCH: LIGHT STONE (MRC)
- METAL WALL PANELS: SADDLE HAN (MRC)
- METAL FASCIA & TRIM: SADDLE HAN (MRC)
- METAL DOORS: DESERTIAN (JANUS)
- METAL GATE: SHERWIN WILLIAMS #SW101 SANDS OF TIME
- STAINED REGULAR CAULI: MATCH EXISTING
- STAINED SPIT FACE CAULI: MATCH EXISTING