Add info #13

AUG 14 2014
Chandler

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2010

MEMORANDUM **Planning Division – CC Memo No. 14-078a**

DATE: AUGUST 14, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: PDP14-0001 DOMINION CHANDLER SELF STORAGE

Request:	Preliminary Development Plan (PDP) approval for the site and building design of a new self-storage facility
Location:	East of the southeast corner of Arizona Avenue and Ocotillo Road
Applicant:	Christopher Lenz, P.E./United Engineering Group
Project Info:	Approximate 1.7 acres, 3-level internal storage facility, 500 units

At Council Study Session, a request was made for Planning Staff to work with the applicant to further enhance the building's north elevation along Ocotillo Road focusing on the wall planes in between the tower elements. Planning Staff recommends the addition of Condition No. 3 to read as follows:

3. The applicant shall work with Planning Staff to further enhance the design of the building's north elevation wall planes.

PROPOSED MOTION

Move to approve Preliminary Development Plan request PDP14-0001 DOMINION CHANDLER SELF STORAGE for a self-storage development, subject to the conditions as recommended by Planning Commission and Planning Staff including Condition No. 3 as presented in this Supplemental Memo No. 14-078a.

#13

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MEMORANDUM **Planning Division – CC Memo No. 14-078**

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TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
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JEFF KURTZ, PLANNING ADMINISTRATOR JK
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SUBJECT: PDP14-0001 DOMINION CHANDLER SELF STORAGE

Request:	Preliminary Development Plan (PDP) approval for the site and building design of a new self-storage facility
Location:	East of the southeast corner of Arizona Avenue and Ocotillo Road
Applicant:	Christopher Lenz, P.E./United Engineering Group
Project Info:	Approximate 1.7 acres, 3-level internal storage facility, 500 units

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The subject 1.7-acre parcel is part of a larger 11-acre development, Southshore Town Center Phase II, which includes three parcels. In 2004, the site was zoned Planned Area Development (PAD) along with a 26-acre commercial retail center allowing uses permitted by right in the Community Commercial District (C-2) zoning, nursery/kindergarten/daycare uses, research and educational facilities, self-storage rental warehouse facilities including motor vehicle, RV, and boat storage as an accessory use, and trade and vocational schools. In 2006, the zoning was amended to allow the for-sale condominium storage facility use.

South of the site are two existing storage facilities. One is developed as a self-storage rental facility and the other is a for-sale condominium storage facility. North of the site is Ocotillo

Road and the Paseo Lindo commercial retail center. Adjacent to the west is the Home Depot anchored commercial center. The Union Pacific railroad tracks abut the site's east side. East of the railroad tracks is property planned for business park use.

The application requests Preliminary Development Plan (PDP) approval for a three-level internal self-storage facility with approximately 500 units on 1.7 acres. The internal storage facility building provides air-conditioned storage units ranging from 25 to 300 square feet within an approximate 76,816 square foot building. Site design meets the Commercial Design Standards with a streetscape comparable with the developed Dollar Self Storage facility.

The building's architecture incorporates materials, colors, and forms corresponding to the existing two storage facilities. The building's design meets the Commercial Design Standards minimizing flat walls and providing vertical relief elements, providing varied materials, four-sided architecture, varied rooflines, and internalized roof access ladders and roof drains.

Building signage is represented as illuminated pan channel lettering to match what exists on the adjacent storage facility. The existing freestanding monument sign has an available tenant sign panel for this parcel.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the City of Chandler Zoning Code.
- A neighborhood notice letter was mailed in lieu of a meeting due to no residential within the notification area.
- Planning Staff has received emails and phone calls from a consultant who represents the existing Dollar Self Storage facility concerned about this development going in next to two other storage facilities. A letter of opposition was received from the adjacent Dollar Self Storage facility owner. Following receipt of the letter, Staff spoke with the property owner who conveyed concerns about the success of multi-story type storage facilities compared to the single-level drive-up facilities his company builds. The owner requested a copy of the development's plans which were emailed to him.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 5 Opposed: 0 Absent: 2 (Baron, Cunningham)

The representative of the adjacent Dollar Self Storage initially requested to speak on this item; however, submitted to Planning Staff an updated opposition letter and rescinded his request to speak. The representative said the property owner no longer has a concern about competition and instead feels there are site plan compliance issues. Staff confirmed the proposed development meets development codes which were vetted during the case review process prior to scheduling of hearings.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of the zoning amendment in case PDP14-0001 DOMINION CHANDLER SELF STORAGE, subject to the following conditions:

1. Compliance with original conditions adopted by the City Council as Ordinances No. 3588 in case DVR04-0003, except as modified by condition herein.

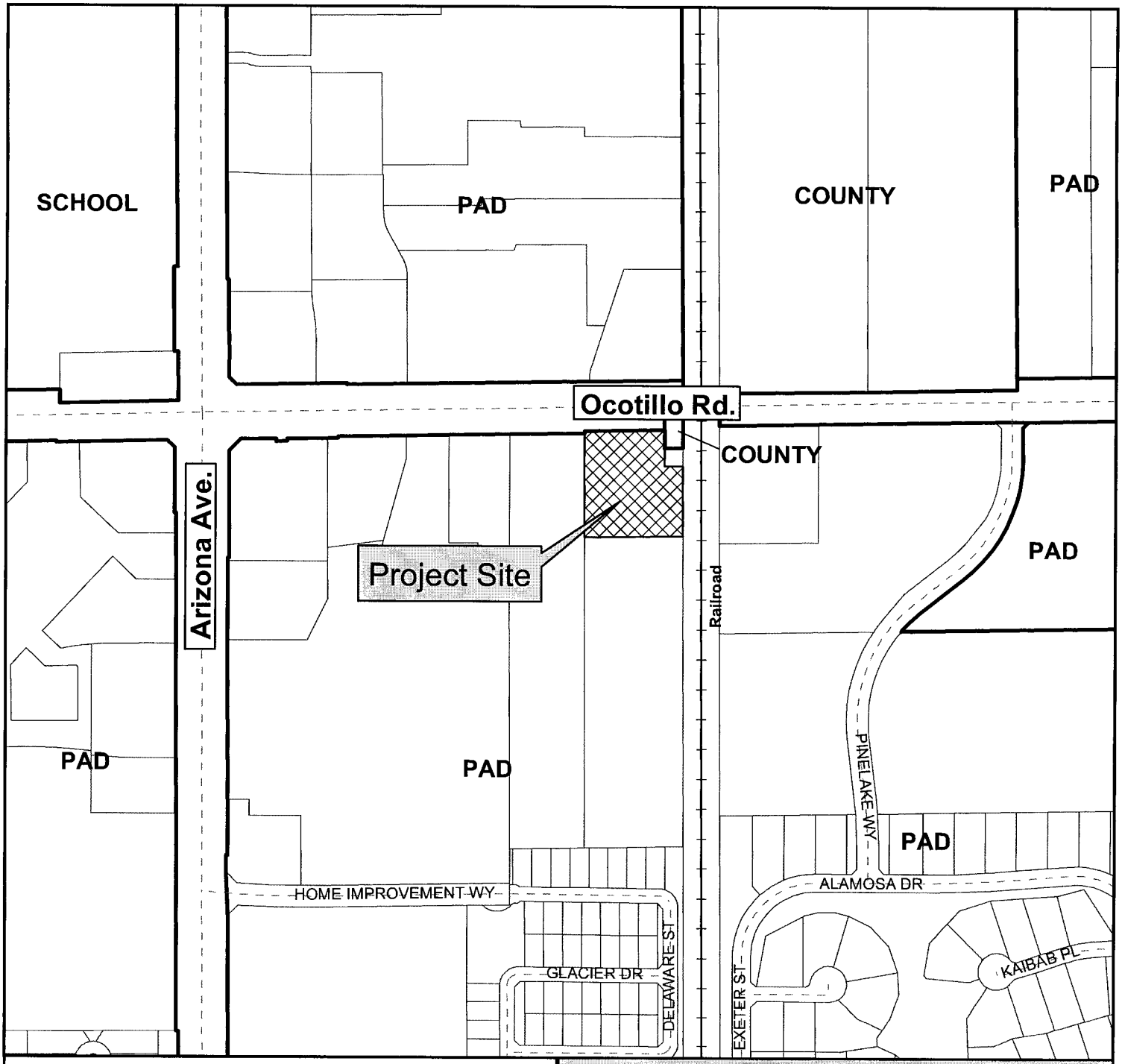
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Dominion Chandler Self Storage", kept on file in the City of Chandler Planning Division, in File No. PDP14-0001, except as modified by condition herein.

PROPOSED MOTION

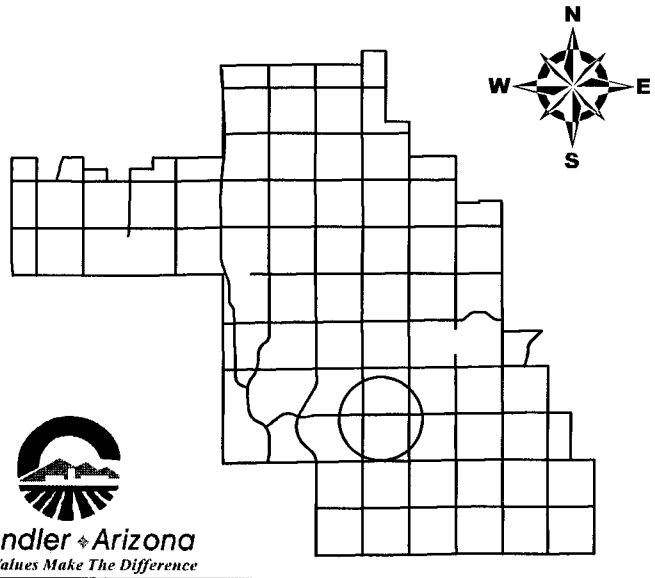
Move to approve zoning case PDP14-0001 DOMINION CHANDLER SELF STORAGE, as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Original Ordinance No. 3588
6. Letter of Support
7. Letters of Opposition



Vicinity Map



PDP14-0001

Dominion Chandler Self Storage

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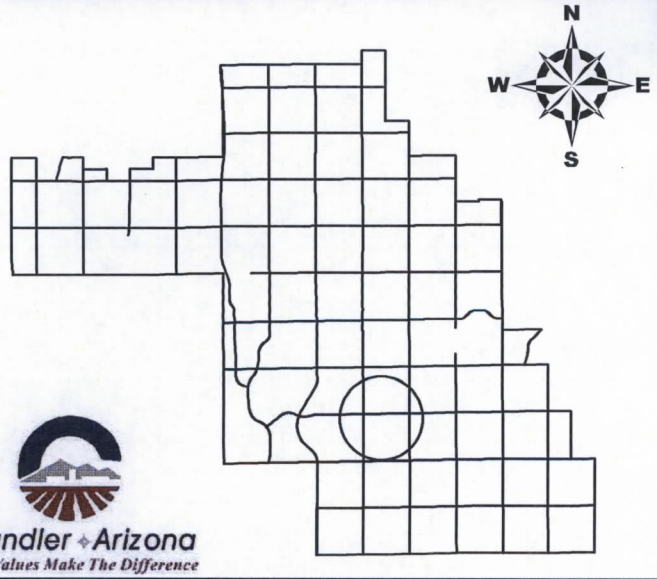
CITY OF CHANDLER 1/17/2014

Vicinity Map



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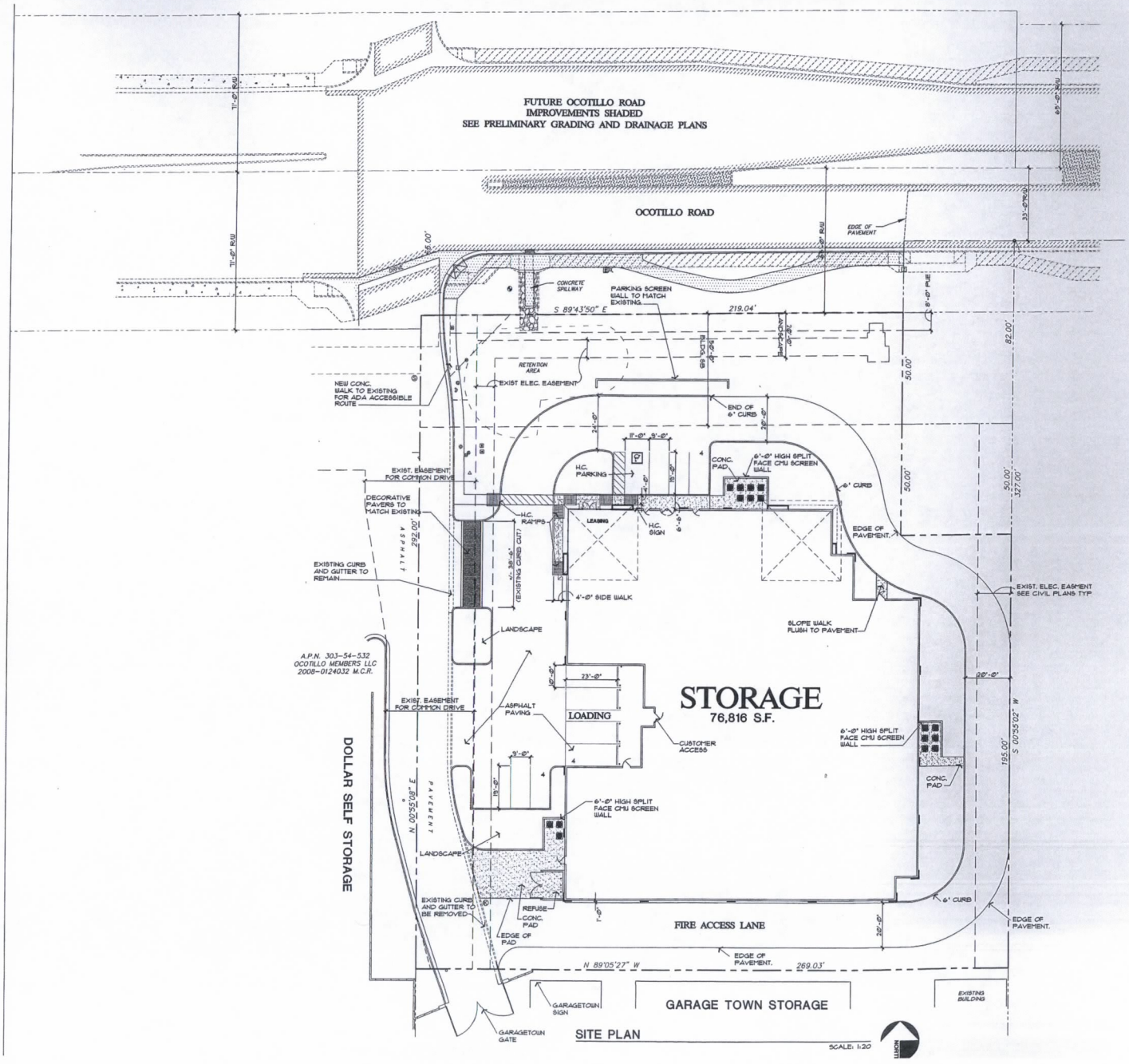
PDP14-0001

Dominion Chandler Self Storage

CITY OF CHANDLER 1/17/2014



Site Data

Zoning: PAD (Southshore Town Center)

Project Site Area:	73,959 s.f. (1.698 acres)
Building Area Footprint	26,500 s.f.
% Site Coverage:	35.8%

Building Area:
Main Level : 24,941 s.f.
2nd Level : 25,375 s.f.
3rd Level : 26,500 s.f.
Total Area : 76,816 s.f.

F.A.R. : 1.4

Rentable area: 57,475

Parking : 12 spaces (Amount Determined by Existing Adjacent Storage Buildings Counts) 1/4,790

Vicinity map

NOT TO SCALE

ARC Services Inc.
14010 N. SUSSEX PLACE
Fountain Hills, Arizona 85268
phone (480)-837-0761
fax (480)-907-1135

seal

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revisions

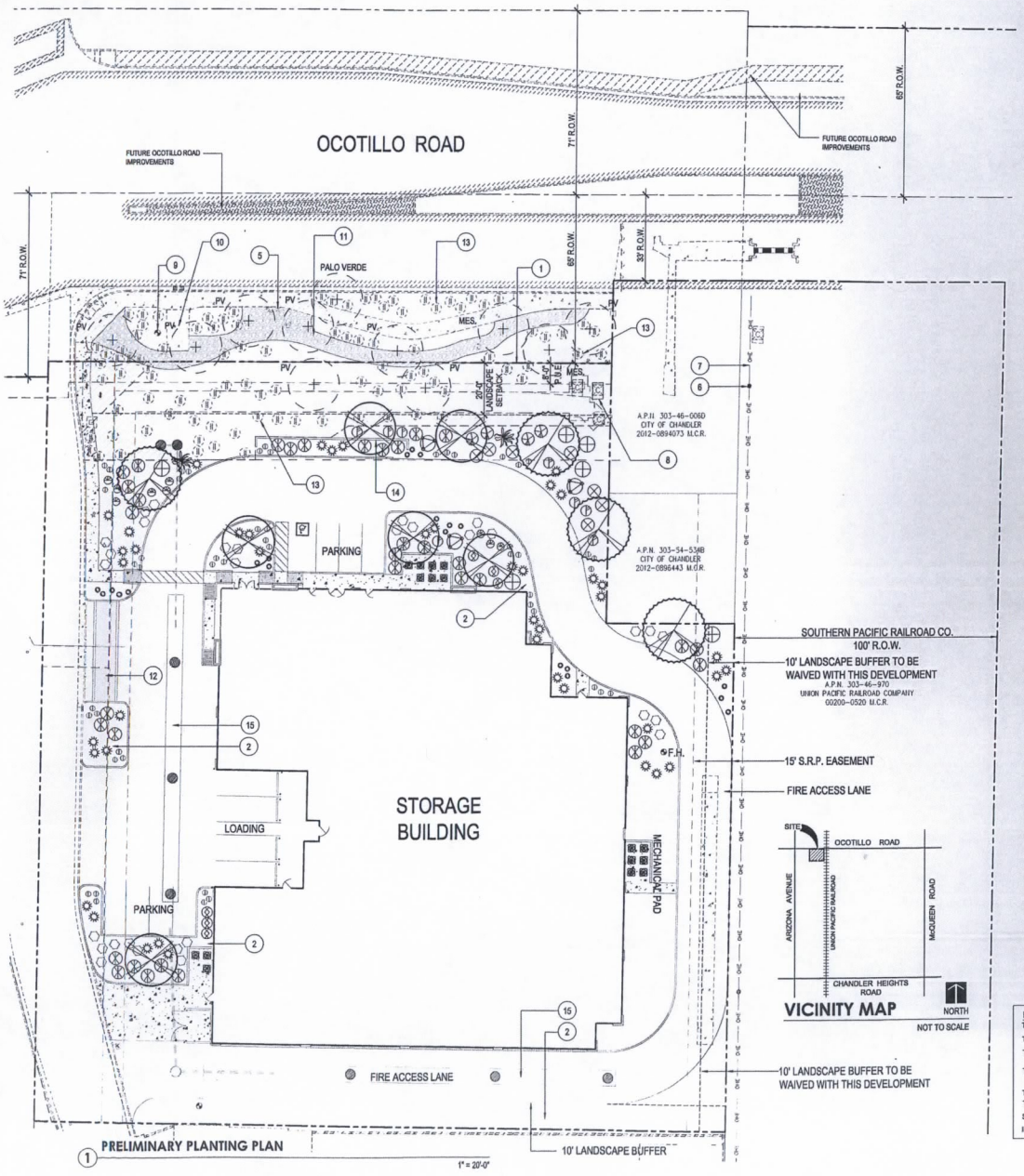
DOMINION-CHANDLER SELF STORAGE
CHANDLER ARIZONA

Title: WALL PLAN
Date: 06/21/14
Project number: CS
Drawn by: RL
Checked by: PAG
CAD file: SP1

- [x] Design Development
- [ ] Progress Const. Docs.
- [ ] City Submittal
- [ ] Bid Package
- [ ] Construction Issue
- [ ] Record Drawings

Sheet Number:

SP1



1 PRELIMINARY PLANTING PLAN
1" = 20'-0"

VICINITY MAP
NOT TO SCALE

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	EXISTING TREE	VARIES- MESQUITE & BLUE PALO VERDE	EXISTING
	PARKINSONIA FLORIDA	BLUE PALO VERDE	24" BOX
	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	15 GAL.
	SHRUBS		
	EXISTING SHRUB	VARIES	EXISTING
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL.
	CASSIA NEMOPHILA	DESERT CASSIA	5 GAL.
	ENCELIA FARINOSA	BRITTLEBUSH	5 GAL.
	EREMOPHILA SP.	VALENTINE	5 GAL.
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.
	LEUCOPHYLLUM CANDIDUM	VIOLET SILVERLEAF SAGE	5 GAL.
	ACCENTS		
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL.
	FOUQUIERIA SPLENDENS	OCOTILLO	8 CANE
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL.
	GROUNDCOVER		
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	1 GAL.
	RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 GAL.
	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL.
	INERT GROUNDCOVER		
2	DECOMPOSED GRANITE	MATCH R.O.W. D.G.	3/4" MINUS

PRELIMINARY LANDSCAPE NOTES

PLANTING

THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH THE CITY OF CHANDLER STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.

SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENTS SET BY THE CITY OF CHANDLER. ALL PLANTING AREAS WILL RECEIVE A 2" DEPTH OF 3/4" DECOMPOSED GRANITE AND SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.

IRRIGATION

THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS AS REQUIRED. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.

GRADING

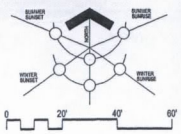
ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.

PLANTING KEY NOTES

1. PROPERTY LINE / RIGHT OF WAY LINE.
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS.
3. NOT USED
4. SIDEWALK.
5. EXISTING STREET LIGHT.
6. EXISTING POWER POLE.
7. EXISTING POWER LINE.
8. EXISTING ELECTRIC TRANSFORMERS.
9. EXISTING FIRE HYDRANT.
10. EXISTING CONCRETE SPILLWAY.
11. EXISTING RIVER ROCK.
12. DECORATIVE PAVEMENT TO MATCH EXISTING
13. EXISTING PLANT MATERIAL TO REMAIN.
14. PARKING SCREEN WALL TO MATCH EXISTING
15. UNDERGROUND PIPE

LANDSCAPE SITE DATA:

TOTAL SITE AREA	73,958 SQ. FT.	1.69 ac.
TOTAL BUILDING AREA	24,940 SQ. FT.	33.7% OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	11,440 SQ. FT.	15.4% OF TOTAL SITE AREA
TOTAL PARKING AREA	1,498 SQ. FT.	2.0% OF TOTAL SITE
TREES REQUIRED (1 TREE/1000SQ. FT.)	11 REQUIRED/11 PROVIDED	
TOTAL TURF AREA	0 SQ.FT.	0% OF TOTAL LANDSCAPE AREA
SHRUBS/GROUNDCOVERS	5,725 SQ. FT.	50% OF TOTAL LANDSCAPE AREA
INORGANIC/GRANITE	11,449 SQ. FT.	100% OF TOTAL LANDSCAPE AREA



SCALE: 1" = 20' - 0"

PINNACLE DESIGN, INC
1048 N. 44th Street
Suite 200 ▲ Phoenix, AZ 85008
Ofc:(602)952-8585 ▲ Fax:952-8686

PRELIMINARY LANDSCAPE PLAN:
DOMINION CHANDLER SELF STORAGE
Chandler, Arizona

THIS EXHIBIT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH FINAL CONSTRUCTION DOCUMENTS

Drawn By:	NR/EL
Job No:	13057
Date:	12.2.13
CITY COMMENTS	3.19.14
CITY COMMENTS	4.17.14
CITY COMMENTS	5.24.14

PL1 of 1

PLOTTED: ELORDERI ON 05/24/2014 AT 08:55 AM
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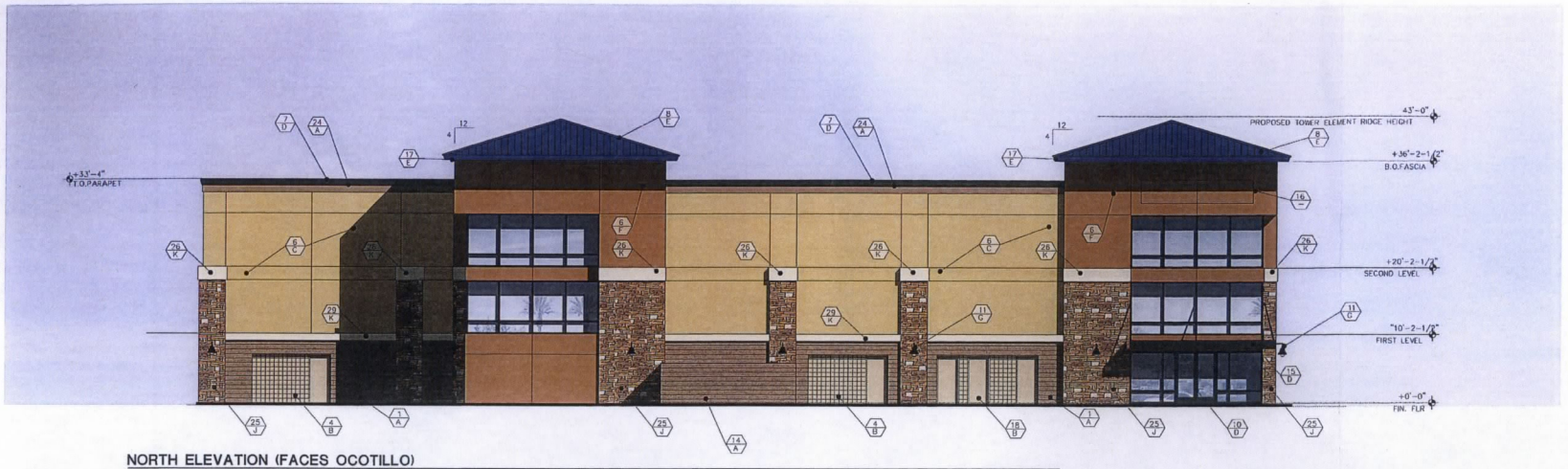
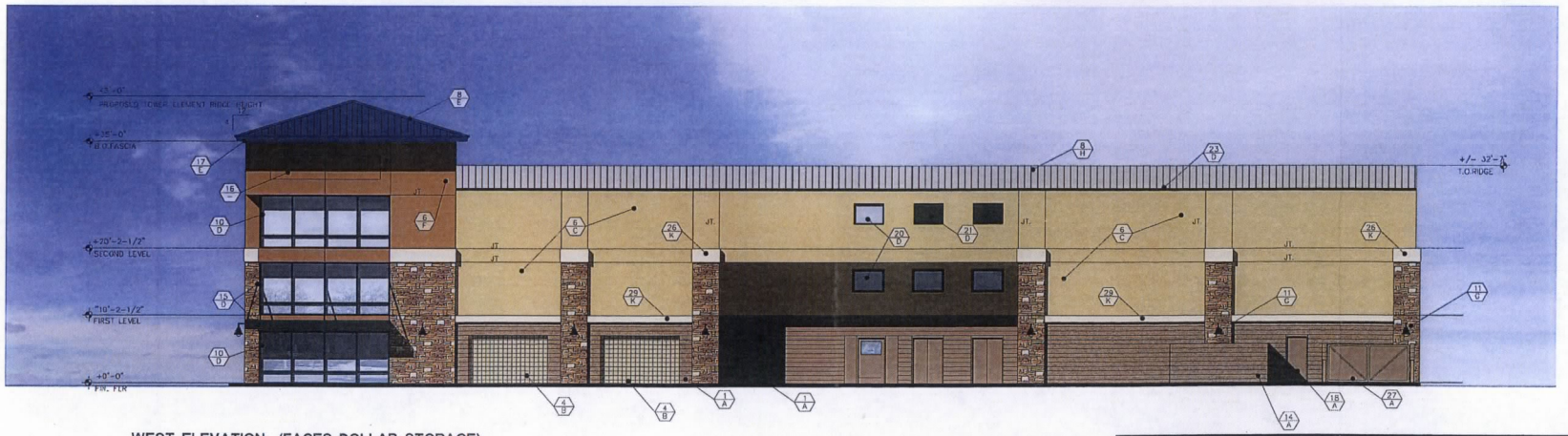


NORTH ELEVATION (FACES OCOTILLO)

SCALE: 1/8" = 1'-0"



WEST ELEVATION (FACES DOLLAR STORAGE)

SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE (X-MATERIAL, X-COLOR)

MATERIALS

1 SPLIT FACE CMU 8X8X16
2 SMOOTH FACE CMU 8X8X16
3 PARAPET BACK
4 8X8X16 SCORED 8X8 CMU
5 E.I.F.S JOINT TO MATCH EXISTING BUILDING JOINTS
6 E.I.F.S. ON METAL FRAME ICC* ESR-1784 (LITE SAND FIN.)
7 METAL COPING
8 PRE-FINISHED STANDING SEAM METAL ROOF
10 PRE-FINISHED ALUMINUM STOREFRONT
11 DECORATIVE LIGHT FIXTURE TO MATCH EXISTING
13 WALL PACK AT 13'-0" AFF.
14 MECHANICAL SCREEN WALL SPLIT FACE CMU
15 METAL AWNING AND TIE BACKS
16 SIGN AREA, UNDER SEPARATE PERMIT
17 METAL FASCIA AND GUTTER
18 H.M. DOOR
19 ELEVATOR DOORS
20 WINDOW IN ALUMINUM FRAME
21 FAUX WINDOW
22 METAL TRIM
23 METAL ROOF EDGE
24 E.I.F.S. PARAPET
25 CULTURED STONE BY OWENS CORNING
26 E.I.F.S.PIER CAP
27 METAL GATE
28 CONCRETE FILLED BOLLARD
29 12" E.I.F.S. ACCENT BAND
30 E.I.F.S. ACCENT PIER

COLORS

A. SUPERLITE SPLIT-FACE CMU 'BURNT UMBER'
B. ICI-422 'SAND MOTIF'
C. ICI-420 'TANTALIZING TAN'
D. PATRICIAN BRONZE BY MAKO STEEL
E. KYNAR-'FOREST GREEN'
F. ICI-323 'AFTERNOON TEA'
G. GLOSS BLACK
H. GALVALUME (GALVANIZED CLEAR)
J. CSV 200081 HONEY COUNTRY LETTERSTONE
K. ICI-718 PILAR

ALL PAINTS PER SOUTH SHORE DEVELOPMENT PACKAGE.

ARC Services Inc.
14010 N. SUSSEX PLACE
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fax (480)-907-1135

seal

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revisions

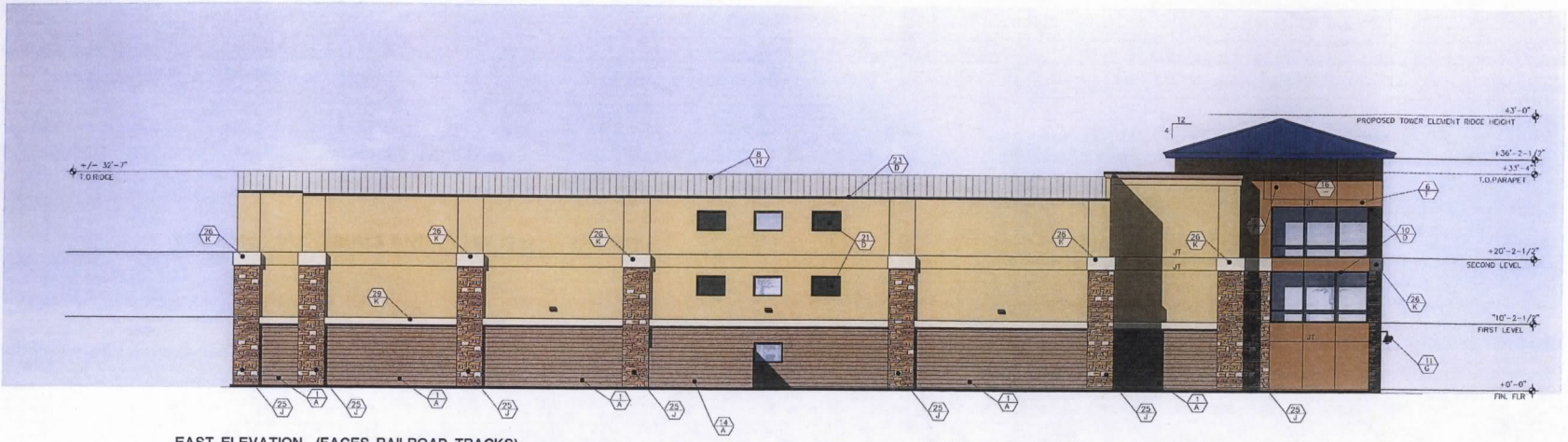
DOMINION-CHANDLER
SELF STORAGE
CHANDLER ARIZONA

Title:	PRELIMINARY ELEVATIONS
Date:	04/28/14
Project number:	CS
Drawn by:	RL
Checked by:	PAG
CAD file:	EL1

- [x] Design Development
- [ ] Progress Const. Docs.
- [ ] City Submittal
- [ ] Bid Package
- [ ] Construction Issue
- [ ] Record Drawings

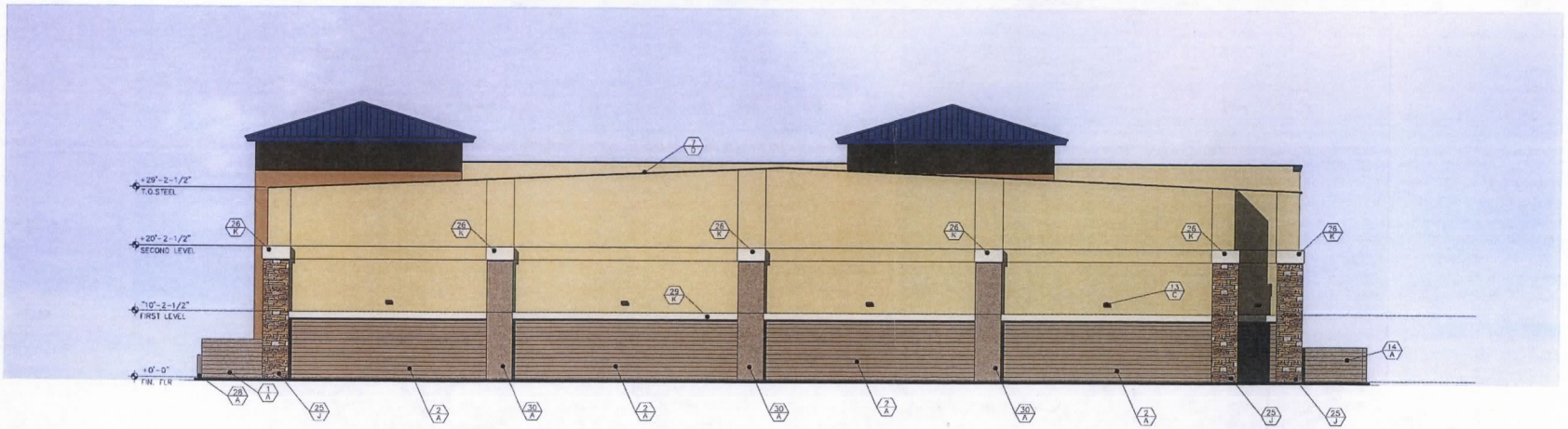
Sheet Number:

EL1



EAST ELEVATION (FACES RAILROAD TRACKS)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (FACES GARAGE TOWN)

SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE

MATERIAL / COLOR

MATERIALS

1 SPLIT FACE CMU 8X8X16
2 SMOOTH FACE CMU 8X8X16
3 PARAPET BACK
4 8X8X16 SCORED 8X8 CMU
5 E.I.F.S JOINT TO MATCH EXISTING BUILDING JOINTS
6 E.I.F.S. ON METAL FRAME ICC* ESR-1764 (LITE SAND FIN.)
7 METAL COPING
8 PRE-FINISHED STANDING SEAM METAL ROOF
10 PRE-FINISHED ALUMINUM STOREFRONT
11 DECORATIVE LIGHT FIXTURE TO MATCH EXISTING
13 WALL PACK AT 12'-0" AFF.
14 MECHANICAL SCREEN WALL SPLIT FACE CMU
15 METAL AWNING AND TIE BACKS
16 SIGN AREA UNDER SEPARATE PERMIT
17 METAL FASCIA AND GUTTER
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COLORS

A. SUPERLITE SPLIT-FACE CMU "BURNT UMBER"
B. ICI-422 "SAND MOTIF"
C. ICI-428 "TANTALIZING TAN"
D. PATRICIAN BRONZE BY MAKO STEEL
E. KYNAR-"FOREST GREEN"
F. ICI-323 "AFTERNOON TEA"
G. GLOSS BLACK
H. GALVALUME (GALVANIZED CLEAR)
J. C6V 20008H HONEY COUNTRY LETTERSTONE
K. ICI-719 FILAR

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DOMINION-CHANDLER
SELF STORAGE
CHANDLER ARIZONA

Title: PRELIMINARY ELEVATIONS
Date: 04/28/14
Project number: CS
Drawn by: RL
Checked by: PAG
CAD file: EL2

- [x] Design Development
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Sheet Number:

EL2

ORDINANCE NO. 3588

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR04-0003 SOUTHSHORE TOWN CENTER) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Southshore Town Center", kept on file in the City of Chandler Planning Services Division, in File No's. AP04-0001 and DVR04-0003 except as modified by condition herein.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full, half-widths for arterial and collector streets, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Off-site improvements for Ocotillo Road shall include full, half-width right-of-way including two eastbound traffic lanes, raised landscape median, and one westbound traffic lane with concrete curbing eight-inches in height.

5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility

poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

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.

9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a property owners' association.

10. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.

11. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.

12. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

13. Sign panels on the monument signs shall have a decorative panel with tile or stone until a tenant name is located on the sign.

14. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Southshore Town Center development shall use treated effluent to maintain open space, common areas, and landscape tracts.

15. The approximately 14-acre commercial site is approved on a conceptual PAD status only and shall require separate Preliminary Development Plan application and approval.

16. The landscape plan, including streetscape design, shall be similar to and compliment landscaping in the Fulton Ranch commercial center at the southwest corner of Arizona Avenue and Ocotillo Road.

17. Landscaping shall be in compliance with the Commercial Design Standards.

18. The developer shall contribute twenty-five (25) percent of the cost for design and construction of a traffic signal at the intersection of Arizona Avenue and the new collector street.

19. Landscaping along the new collector street shall meet the Commercial Design Standards for arterial streets.

20. Provide shrubs to the landscape planter islands located in front of the Home Depot main entrance.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 22nd day of July 2004.

ATTEST:

CITY CLERK

CITY OF CHANDLER CORPORATE SEAL ARIZONA

MAYOR

PASSED AND ADOPTED by the City Council this 12th day of August 2004.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3588 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 12th day of August 2004, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED in the Tribune on August 18 & 25, 2004

Attachment A
Ord 3588

THE HOME DEPOT
SEQ ARIZONA AVENUE AND OCOTILLO ROAD – CHANDLER, AZ
PARENT PARCEL TO EXISTING CENTERLINE

That portion of the Northwest quarter of Section 22, Township 2 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the northwest corner of the Northwest quarter of said Section 22;

Thence South 89°43'50" East along the North line of the Northwest quarter of said Section 22 a distance of 717.60 feet to a point from which the westerly right-of-way line of the Union Pacific Railroad bears South 89°43'50" East a distance of 600.00 feet;

Thence South 00°55'08" West parallel with said westerly right-of-way line of the Union Pacific Railroad a distance of 55.00 feet;

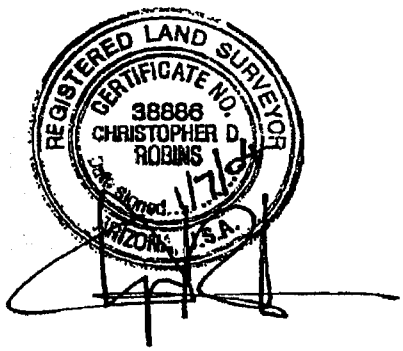
Thence South 89°43'50" East parallel with and 55.00 feet southerly of the North line of the Northwest quarter of said Section 22 a distance of 125.54 feet to a point from which said westerly right-of-way line of the Union Pacific Railroad bears South 89°43'50" East a distance of 474.46 feet;

Thence South 00°55'08" West parallel with said westerly right-of-way line of the Union Pacific Railroad a distance of 1,276.47 feet to the South line of the Northwest quarter of the Northwest quarter of said Section 22;

Thence North 89°50'31" West along the South line of the Northwest quarter of the Northwest quarter of said Section 22 a distance of 844.68 feet to the West line of the Northwest quarter of said Section 22;

Thence North 00°59'04" East along the West line of the Northwest quarter of said Section 22 a distance of 1,333.14 feet to the POINT OF BEGINNING;

Said parcel contains 25.6508 acres, more or less.



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Attachment A
Ord 3588

A&C PROPERTIES EAST
SEQ ARIZONA AVENUE AND OCOTILLO ROAD – CHANDLER, AZ

That portion of the Northwest quarter of Section 22, Township 2 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

Beginning at the northwest corner of the Northwest quarter of said Section 22;

Thence South 89°43'50" East along the North line of the Northwest quarter of said Section 22 a distance of 717.60 feet to a point from which the westerly right-of-way line of the Union Pacific Railroad bears South 89°43'50" East a distance of 600.00 feet, said point being the TRUE POINT OF BEGINNING;

Thence continuing South 89°43'50" East along the North line of the Northwest quarter of said Section 22 a distance of 550.00 feet;

Thence South 00°55'08" West parallel with said westerly right-of-way line of the Union Pacific Railroad a distance of 115.00 feet;

Thence South 89°43'50" East parallel with the North line of the Northwest quarter of said Section 22 a distance of 50.00 feet to said westerly right-of-way line of the Union Pacific Railroad;

Thence South 00°55'08" West along said westerly right-of-way line of the Union Pacific Railroad a distance of 1,085.00 feet;

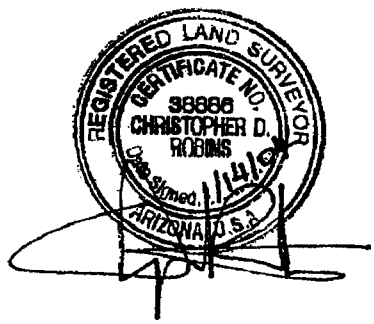
Thence North 89°43'50" West parallel with the North line of the Northwest quarter of said Section 22 a distance of 474.46 feet;

Thence North 00°55'08" East parallel with said westerly right-of-way line of the Union Pacific Railroad a distance of 1,145.00 feet;

Thence North 89°43'50" West parallel with and 55.00 feet southerly of the North line of the Northwest quarter of said Section 22 a distance of 125.54 feet;

Thence North 00°55'08" East parallel with said westerly right-of-way line of the Union Pacific Railroad a distance of 55.00 feet to the TRUE POINT OF BEGINNING;

Said parcel contains 13.0962 acres, more or less.



STC

SOUTHSHORE TOWN CENTER INVESTORS, LLC

4530 East Shea Blvd., Suite 100 • Phoenix, Arizona • 85028-1619
(602) 494-7800 • Fax: (602) 494-7898

June 16, 2014

Ms. Jodie Novak
Senior City Planner
City of Chandler, Planning Division
215 E Buffalo Street
Chandler, AZ 85225

RE: *Dominion Self-Storage*

Dear Ms. Novak:

On behalf of the owner of the Home Depot anchored shopping center located at the southeast corner of Arizona Avenue and Ocotillo Road, we would like to express our support of the proposed Dominion Self-Storage facility on Ocotillo Road.

Based on the elevations and site plan we have seen, we feel this proposed self-storage project will complement the other neighboring businesses and its design characteristics fit the overall scheme of the shopping center. The unique, fully-enclosed self-storage building offers the impression of a safe and secure storage environment. We feel this distinctive type facility will meet the storage needs of the nearby residential neighborhoods and surrounding businesses, now and in the future. Based on these attributes, we fully support the proposed Dominion Self-Storage facility.

Sincerely,

Southshore Town Center Investors, LLC,
an Arizona limited liability company

By: A & C Properties, Inc.,
an Arizona corporation, its Manager

By: Joseph C. Cattaneo

Joseph Cattaneo President

cc: The Honorable Jay Tibshraeny, Mayor
Matthew Pridemore, Planning & Zoning Commission Chairman
R.J. Zeder, Transportation & Development Director
Kevin Mayo, Planning Manager

Letter of support

STADIUM PROPERTIES, LLC

3151 Airway Avenue, H-3
Costa Mesa, California 92626

Phone: (714) 444-4908
Fax: (714) 444-4928

June 5, 2014

Ms. Jodie Novak
City of Chandler, Planning & Development
215 E. Buffalo St., #104
Chandler AZ 85225

Subject: Dominion Chandler Self Storage - Zoning Case #PDP14-0001

Dear Ms. Novak:

This letter serves as a formal notice of the serious concerns and objections I have regarding the above referenced development proposal. I am the owner of the Dollar Self Storage facility located at 275 E. Ocotillo Road; immediately adjacent to the west boundary of the proposed development.

I have received two letters of notice from the applicant for this zoning case. This first letter described the proposal as a two-story building. The second letter corrected misinformation contained in the first letter by informing me that this was a proposal for a 3-story building!

My primary concern regarding this proposed development involves the 3-story building. In 2006 when I was going through the same process, staff was very adamant that we had to comply with the City of Chandler's "Commercial Design Standards", the "Airport Area Plan", and the "Southeast Chandler Area Plan". From the very first meeting, staff emphasized three major requirements that we would have to observe:

1. "Low Profile Development". Staff clearly explained that the "Southeast Chandler Area Plan" emphasized the need to develop single story commercial buildings along arterial streets. Even though 50% of our site was not close to an arterial street, we were told that seeking multi-story storage units would not be supportable. Accordingly, we instructed our consultants to design a single story facility. We were allowed a minor 2 story feature for the managers living quarters; however, we were not allowed to pursue multi-story storage units.

2. "Building Mass". Again, staff emphasized that large/tall building facades were inconsistent with Chandler's "Commercial Design Standards" for this area and unsupportable. We were directed to design building elevations that were below the profile and heights of the Home Depot design approved as part of that thoroughly reviewed and scrutinized development plan.

3. "Sustainability". Staff informed us that Chandler's General Plan designated this property as an Employment node. Staff expressed concern that a self storage use would be inconsistent with the General Plan and not sustainable either economically or architecturally. We went to great lengths in working with adjacent landowners and our residential neighbors to achieve a design that was in fact "sustainable" on all accounts.

Throughout our design, staff review, and public approval process, the above three areas of emphasis were raised again and again. As you can appreciate, they shaped our entire development to what it is today. When I look at the proposed elevations and site plan for the Dominion Chandler Self Storage development, I can't find a single major element of their design that would comply with the requirements and standards that were applied to my project.

I believe one of Chandler's priorities should be to ensure that the playing field is level for all business owners - existing and proposed!

letter of opposition

VC 6-11-14

This developer proposes to construct nearly 80,000 SF of monolithic commercial building on a site that is noticeably less than 2 acres. This is the poster child for cramming 10-pounds in a 1-pound bag. The developer is proposing nearly twice the number of storage units per acre than currently exist on my site. Accordingly, the developer must increase the building height to 3-stories to accommodate his desired square footage. Thus creating the large building facade specifically deemed *"inconsistent with the low-key small-town character of Chandler"* in Municipal Code section 35-1902.

The proposed 43' height is well above other commercial buildings on the Home Depot site and is completely contrary to the *"low profile development that should characterize the area"* as emphasized in the "Southeast Chandler Area Plan". As proposed it is only 2' short of falling under Chandler's "Mid-Rise Development Policy". When we were working through the process in 2006, the residential neighbors to the east expressed serious concerns about the design of our project. We spent countless hours working with their representatives to achieve an acceptable design that addressed their concerns. Of their various issues, a major concern involved building height. They were not pleased with the Home Depot building mass and were equally concerned about our project. Again, we modified our original designs to address these concerns.

Lastly is the issue of "sustainability". As the owner of Dollar Self Storage, you may view my letter as some form of 'sour grapes' regarding the competition this proposed development may create. It involves much more than that. While the existing zoning would allow another self storage business on this site, that does not make it an appropriate use. In none of the conceptual site plans submitted to Chandler in the past 10 years has there been any that showed a proposed multi-story self storage facility on this small parcel. Based upon my experience in 2006, I can only conclude that staff would have strongly opposed such a proposal. Would Chandler be supportive of a Fry's Food store locating directly adjacent to a Safeway? I doubt it.

If the past 5+ years of economic problems have taught us anything, it is we (both developers & municipalities) need to be diligent to not allow development just for the sake of development. There are too many vacant buildings and commercial centers littered throughout the metro-Phoenix area that testify to this important consideration. While some abandoned commercial buildings can be reused and revitalized, self storage facilities do no lend themselves to such redevelopment. The unique nature of their building layouts don't support other uses or users. If this developer has miscalculated and his proposed self storage fails, what happens to the large monolithic multi-story abandoned building that will remain? Such a scenario would have a seriously negative impact on both the existing commercial and residential developments in the area.

Accordingly, I strongly oppose the approval of this multi-story self storage proposal and the fact that is clearly does not comply with the same design standards that were imposed on my project and other commercial projects in this area. Therefore, I respectfully request that I be kept apprised of future submittals, staff review comments, and public hearings associated with this proposal.

Regards,

Jack Thomson
Owner, Dollar Self Storage

cc: The Honorable Jay Tibshraeny, Mayor
Matthew Pridemore, Planning & Zoning Commission Chairman
R.J. Zeder, Transportation & Development Director
Kevin Mayo, Planning Manager

Letter of opposition

RCVD 6-16-14

STADIUM PROPERTIES, LLC

3151 Airway Avenue, H-3
Costa Mesa, California 92626

Phone: (714) 444-4908
Fax: (714) 444-4928

July 16, 2014

City of Chandler
Planning & Zoning Commission
215 E. Buffalo Street, #104
Chandler, AZ 85225

Subject: ***Dominion Chandler Self Storage – Zoning Case #PDP14-001***

Dear Planning & Zoning Commission Members:

This letter serves as a formal notice of the serious concerns and objections I have regarding the above referenced development proposal. I am the owner of the Dollar Self Storage facility located at 275 E. Ocotillo Road; immediately adjacent to the west boundary of the proposed development.

My primary concern regarding this proposed development involves the monolithic 3-story building and a deficient site design. In 2006, I went through the same approval process. In our preliminary meetings with staff, we were very clearly instructed that our formal application and design had to comply with the City of Chandler's "Commercial Design Standard", the "Airport Area Plan", and the "Southeast Chandler Area Plan." In these initial discussions, staff emphasized three major requirements that we would have to observe:

1. "Low Profile Development." Staff clearly explained that the "Southeast Chandler Area Plan" emphasized the need to develop single story commercial buildings along arterial streets. Even though 50% of our site was not close to an arterial street, we were told that seeking multi-story storage units would not be supportable. Accordingly, we instructed our consultants to prepare and submit a design for a single store facility.

2. "Building Mass." Again, staff emphasized that large/tall building facades were inconsistent with Chandler's "Commercial Design Standards" for this area and unsupportable. We were directed to design building elevations that were below the profile and heights of the Home Depot design approved as part of that thoroughly reviewed and scrutinized development plan. Finally, due to this mass, I am very concerns that due to the fact that we are set back by a deceleration lane, our visibility to west bound traffic will be severely impacted. The commission

rcvd at PZ hearing 7-16-14
opposed

should strive to have the building set back further on the lot to allow fair visibility for both business.

3. "Sustainability."Staff informed us that Chandler's General Plan designated this property as an Employment node. Staff expressed concern that self-storage use would be inconsistent with the General Plan and not sustainable either economically or architecturally. We went to great lengths in working with adjacent landowners and our residential neighbors to achieve a design that was in fact "sustainable" on all accounts.

4. The plan, as currently shown, assumes certain substantial changes to the common area facilities. These changed have not been approved or even submitted to the other owners and if not approved, may preclude such things as the fire access road and access walk. Having other owners approve should be a condition of approval.

5. "Parking." Although the plan represents itself to be parked the same as its neighbors, it in fact is not. Dollar has twelve spaces, dedicated to the office only. This plan only has four. Eight if you count the four in the rear of the property. The real slight of hand here occurs in the loading area, where they have only four spots. Dollar has room to park hundreds of customer vehicles! Garage Town has no loading issue because the RV parking is inside of each unit.

   We typically, (five days a week) have two or more employees on site (a manager, assistant manager, and once a week the district manager). This plan shows only three non-handicap spaces at the office versus our eleven. We have 1.65 acres of loading area. All of this will cause over flow parking into our lot, negatively impacting our business and parking.

6. Look at fire lane under power lines – Do ladders and high power lines go together? Ask a fireman.

7. The landscape plans call for waiving the 10' landscape buffer on the east boundary. I had to install 12,000 SF landscape of buffer on the west side and strongly object to this project not being treated the same.

Throughout the staff review and public approval process, the above areas of emphasis were mentioned again and again. As you can appreciate, they shaped our entire development to what it is today. When I look at the proposed elevations and site plan for the Dominion Chandler Self Storage development, I can't find a single major element of their design that would comply with the requirements and standards that were applied to my project.

This developer proposes to construct nearly 80,000 SF of monolithic commercial building on a site that is noticeably less than 2 acres. This is the poster child for cramming 10-pounds in a 1-pound bag. The developer is proposing nearly twice the number of storage units per acre than currently exist on my site.

rcvd at PZ hearing
opposed 7-16-14

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The proposed 43' height is well above other commercial buildings on the Home Depot site and is completely contrary to the *"low profile development that should characterize the area"* as emphasized in the "Southeast Chandler Area Plan." As proposed it is only a few feet short of falling under Chandler's "Mid-Rise Development Policy." When we were working through the process in 2006, the residential neighbors to the east expressed serious concerns about the design of our project. We spent countless hours working with their representatives to achieve an acceptable design that addressed their concerns. Of their various issues, a major concern involved building height. They were not pleased with the Home Depot building mass and were equally concerned about our project. Again, we shaped our designs to address these concerns.

I believe one of Chandler's priorities attract and maintain new development should be to ensure that the playing field is level for all business owners – existing and proposed! I've inquired on numerous occasions as to why this inconsistency in develop standards exists. To date, I've yet to receive any direct or clear explanation from staff.

Regards,

John C. Thomson
Owner, Dollar Self Storage

CC: The Honorable Jay Tibshraeny, Mayor

RCVD at PZ hearing 7-16-14
opposed