



#7
DEC 11 2014



MEMORANDUM **Planning Division - CC Memo No. 14-151**

DATE: DECEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 MARSHA REED, ASSISTANT CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *KM Ken JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: DVR14-0035/PPT14-0017 MODERN STORAGE
 Introduction and Tentative Adoption of Ordinance No. 4598

Request: Rezoning from Planned Area Development (PAD) for Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for a Self-Storage facility

Location: Southeast corner of Arizona Avenue and Germann Road

Applicant: Justin Gregonis, Vertical Design Studios

Project Info: Approximate 4-acre site, 93,600 square-foot storage facility

RECOMMENDATION

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

BACKGROUND

The approximate 4-acre site is located at the southeast corner of Arizona Avenue and Germann Road. Germann Road abuts the property's north side with an existing Circle K gas station located north of Germann. Arizona Avenue abuts the property's west side. South of the subject site is an existing bar and gentlemen's club located within Maricopa County. To the east is an existing industrial glass and steel business also located within Maricopa County.

The General Plan designates the subject site as Employment allowing major employers, industrial/business parks, and industrial support uses, as well as located within the Chandler Airpark Area Plan. The Chandler Airpark Area Plan designates the subject site as Commercial/Office/Business Park permitting uses that include but are not limited to the proposed self-storage uses. The proposed rezoning is consistent with the General Plan and Chandler Airpark Area Plan.

The subject site received zoning approval in early 2008 for a commercial retail development including a fast-food restaurant and an inline retail shops building. Construction never commenced. The request is to rezone the subject site from Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, with Preliminary Development Plan (PDP) and Preliminary Plat (PPT) approval for a Self-Storage facility.

The self-storage facility will include a 77,879 square-foot single story 'Building A' that provides primarily interior loaded climate-controlled units, as well as a series of exterior loaded units. Additionally, the south and east property lines are screened through the use of a 17,417 square-foot 'Building B' that includes internal-facing exterior loaded units. The larger building is located within a landscaped setting along Germann Road, with the primary entrance oriented towards Arizona Avenue. A secondary exit-only gated entrance is located along Germann Road. The Arizona Avenue frontage is highlighted with a significant use of turf accented by Date Palm trees flanking the entrance and building. The building architecture conveys a strong contemporary style not commonly found on self-storage facilities. The Arizona Avenue frontage includes a significant use of dynamically articulated façade elements, accented by metal elements and Italian Cypress trees. The Germann Road frontage provides an appropriate transition to the industrial business park environment that surrounds the site.

Finally, the request includes a comprehensive sign package. Building mounted signage is proposed as individual mounted standard or reverse pan-channel lettering. A single freestanding monument sign is proposed for each street frontage. The sign includes an architectural design reflective of the building, as well as individual mounted standard or reverse pan-channel lettering.

AIRPORT COMMISSION

The Airport Commission reviewed the rezoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined the proposed rezoning and associated uses do not constitute a conflict with existing or planned airport uses.

DISCUSSION

Planning Staff supports the request. While Planning Staff does not traditionally encourage processing a 4-acre stand-alone development, the subject site's existing adjacent uses located within the County prohibit a more traditional larger development. The applicant has done a good job utilizing the building orientation to effectively screen the adjacent existing more industrial-based uses that surround it. A minor building setback encroachment is requested for a portion of

the building along Germann Road. Planning Staff supports the encroachment finding the building's design, and landscaped setting meritorious.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on October 2, 2014, at the Tumbleweed Recreation Center. Four neighboring property owners attended the meeting. No one offered opposition to the request.

At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Conflict: 1 (Wastchak) Absent: 1 (Foley)

RECOMMENDED ACTION

Rezoning

Upon finding consistency with the General Plan and Chandler Airpark Area Plan, Planning Commission and Planning Staff recommend approval of the Rezoning from Planned Area Development (PAD) for Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MODERN STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0035, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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.
4. 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 or as otherwise approved in a development agreement.

5. Unless otherwise included as part of the City's Capital Improvement Program, 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.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MODERN STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0035, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

Preliminary Plat

Planning Commission and Planning Staff recommend approval of the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

PROPOSED MOTION

Rezoning:

Move to introduce and tentatively adopt Ordinance No. 4598 approving DVR14-0035 MODERN STORAGE, rezoning from Planned Area Development (PAD) for Community Commercial

District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan:

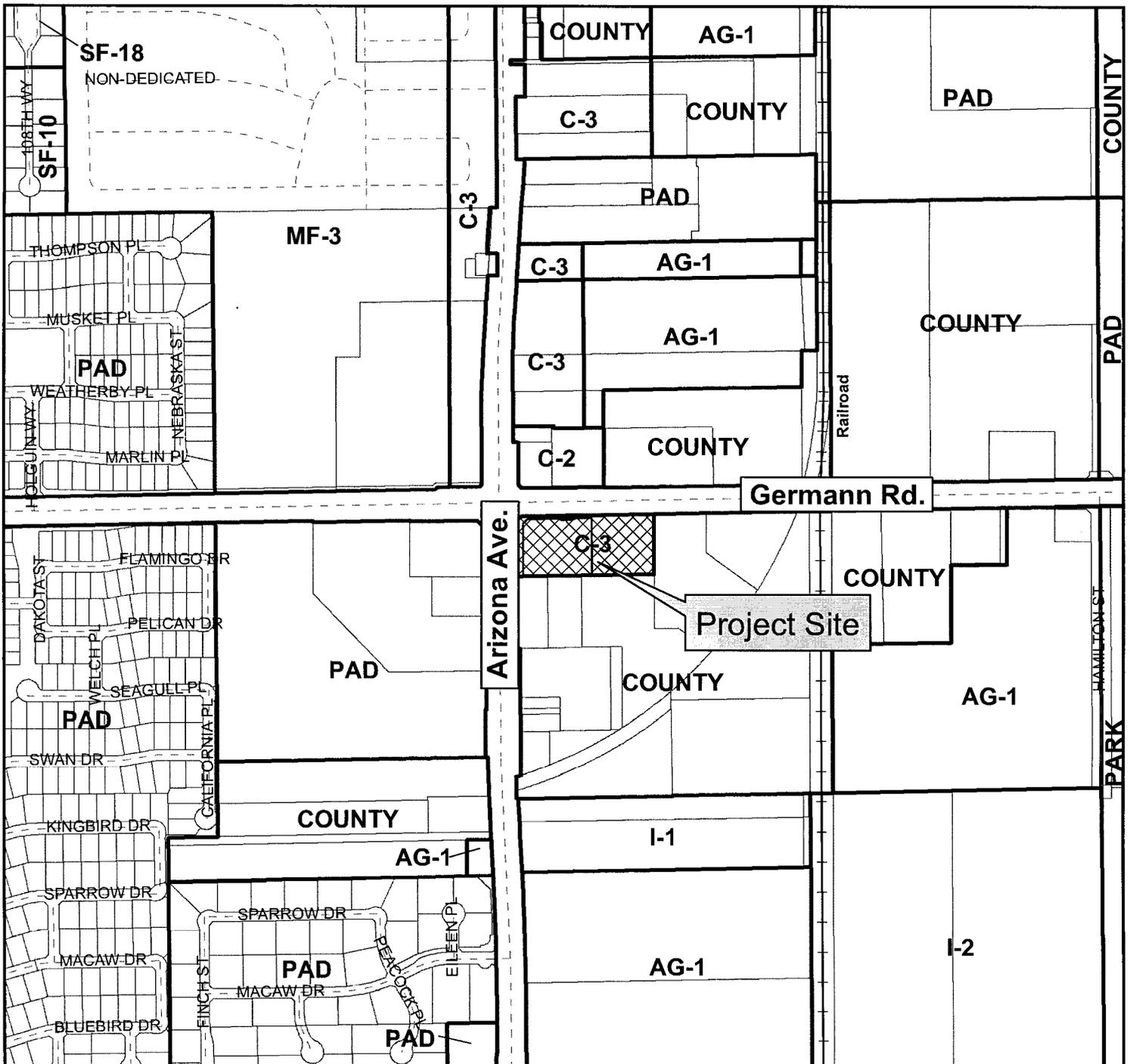
Move to approve DVR14-0035 MODERN STORAGE, Preliminary Development Plan for site design and building architecture for a self-storage facility, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Plat:

Move to approve preliminary plat PPT14-0017 MODERN STORAGE, subject to the condition recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Signage Exhibits
6. Preliminary Plat
7. Ordinance No. 4598
8. Exhibit A, Development Booklet

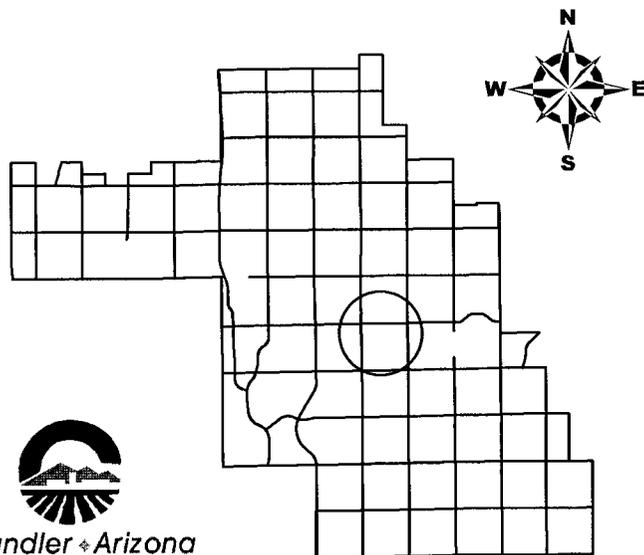


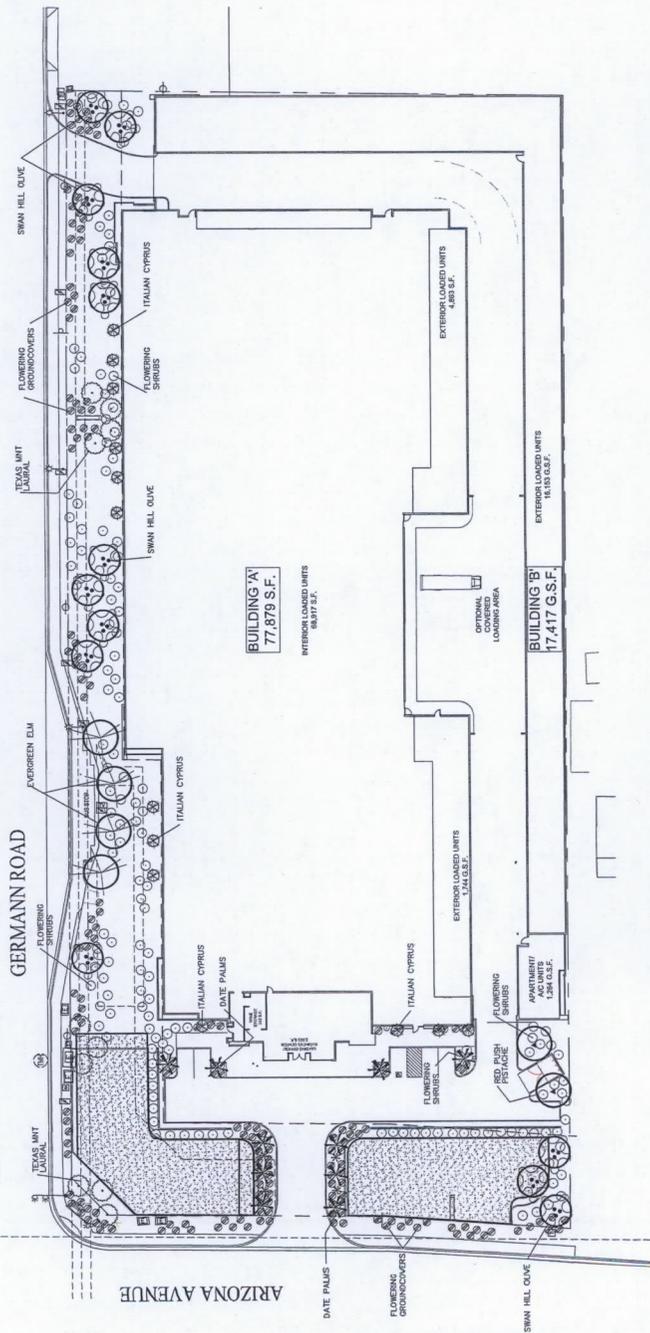
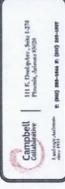
Vicinity Map



DVR14-0035

Modern Storage





PLANT MATERIAL LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE (Imp./Comp./Spec.)
	NEW TREES	
	SHRUBS	
	GROUNDCOVERS	
	LANDSCAPE MATERIALS	

SYMBOL	BOTANICAL/COMMON NAME	SIZE (Imp./Comp./Spec.)
	Plum Tree	20' Tall, See plan
	Plum Tree	24" Box 2.5' 4" 1.5'
	Plum Tree	30" Box 3" 5" 2"
	Plum Tree	36" Box 3" 5" 2"
	Plum Tree	42" Box 3" 5" 2"
	Plum Tree	48" Box 3" 5" 2"
	Plum Tree	54" Box 3" 5" 2"
	Plum Tree	60" Box 3" 5" 2"
	Plum Tree	66" Box 3" 5" 2"
	Plum Tree	72" Box 3" 5" 2"
	Plum Tree	78" Box 3" 5" 2"
	Plum Tree	84" Box 3" 5" 2"
	Plum Tree	90" Box 3" 5" 2"
	Plum Tree	96" Box 3" 5" 2"
	Plum Tree	102" Box 3" 5" 2"
	Plum Tree	108" Box 3" 5" 2"
	Plum Tree	114" Box 3" 5" 2"
	Plum Tree	120" Box 3" 5" 2"
	Plum Tree	126" Box 3" 5" 2"
	Plum Tree	132" Box 3" 5" 2"
	Plum Tree	138" Box 3" 5" 2"
	Plum Tree	144" Box 3" 5" 2"
	Plum Tree	150" Box 3" 5" 2"
	Plum Tree	156" Box 3" 5" 2"
	Plum Tree	162" Box 3" 5" 2"
	Plum Tree	168" Box 3" 5" 2"
	Plum Tree	174" Box 3" 5" 2"
	Plum Tree	180" Box 3" 5" 2"
	Plum Tree	186" Box 3" 5" 2"
	Plum Tree	192" Box 3" 5" 2"
	Plum Tree	198" Box 3" 5" 2"
	Plum Tree	204" Box 3" 5" 2"
	Plum Tree	210" Box 3" 5" 2"
	Plum Tree	216" Box 3" 5" 2"
	Plum Tree	222" Box 3" 5" 2"
	Plum Tree	228" Box 3" 5" 2"
	Plum Tree	234" Box 3" 5" 2"
	Plum Tree	240" Box 3" 5" 2"
	Plum Tree	246" Box 3" 5" 2"
	Plum Tree	252" Box 3" 5" 2"
	Plum Tree	258" Box 3" 5" 2"
	Plum Tree	264" Box 3" 5" 2"
	Plum Tree	270" Box 3" 5" 2"
	Plum Tree	276" Box 3" 5" 2"
	Plum Tree	282" Box 3" 5" 2"
	Plum Tree	288" Box 3" 5" 2"
	Plum Tree	294" Box 3" 5" 2"
	Plum Tree	300" Box 3" 5" 2"
	Plum Tree	306" Box 3" 5" 2"
	Plum Tree	312" Box 3" 5" 2"
	Plum Tree	318" Box 3" 5" 2"
	Plum Tree	324" Box 3" 5" 2"
	Plum Tree	330" Box 3" 5" 2"
	Plum Tree	336" Box 3" 5" 2"
	Plum Tree	342" Box 3" 5" 2"
	Plum Tree	348" Box 3" 5" 2"
	Plum Tree	354" Box 3" 5" 2"
	Plum Tree	360" Box 3" 5" 2"
	Plum Tree	366" Box 3" 5" 2"
	Plum Tree	372" Box 3" 5" 2"
	Plum Tree	378" Box 3" 5" 2"
	Plum Tree	384" Box 3" 5" 2"
	Plum Tree	390" Box 3" 5" 2"
	Plum Tree	396" Box 3" 5" 2"
	Plum Tree	402" Box 3" 5" 2"
	Plum Tree	408" Box 3" 5" 2"
	Plum Tree	414" Box 3" 5" 2"
	Plum Tree	420" Box 3" 5" 2"
	Plum Tree	426" Box 3" 5" 2"
	Plum Tree	432" Box 3" 5" 2"
	Plum Tree	438" Box 3" 5" 2"
	Plum Tree	444" Box 3" 5" 2"
	Plum Tree	450" Box 3" 5" 2"
	Plum Tree	456" Box 3" 5" 2"
	Plum Tree	462" Box 3" 5" 2"
	Plum Tree	468" Box 3" 5" 2"
	Plum Tree	474" Box 3" 5" 2"
	Plum Tree	480" Box 3" 5" 2"
	Plum Tree	486" Box 3" 5" 2"
	Plum Tree	492" Box 3" 5" 2"
	Plum Tree	498" Box 3" 5" 2"
	Plum Tree	504" Box 3" 5" 2"
	Plum Tree	510" Box 3" 5" 2"
	Plum Tree	516" Box 3" 5" 2"
	Plum Tree	522" Box 3" 5" 2"
	Plum Tree	528" Box 3" 5" 2"
	Plum Tree	534" Box 3" 5" 2"
	Plum Tree	540" Box 3" 5" 2"
	Plum Tree	546" Box 3" 5" 2"
	Plum Tree	552" Box 3" 5" 2"
	Plum Tree	558" Box 3" 5" 2"
	Plum Tree	564" Box 3" 5" 2"
	Plum Tree	570" Box 3" 5" 2"
	Plum Tree	576" Box 3" 5" 2"
	Plum Tree	582" Box 3" 5" 2"
	Plum Tree	588" Box 3" 5" 2"
	Plum Tree	594" Box 3" 5" 2"
	Plum Tree	600" Box 3" 5" 2"
	Plum Tree	606" Box 3" 5" 2"
	Plum Tree	612" Box 3" 5" 2"
	Plum Tree	618" Box 3" 5" 2"
	Plum Tree	624" Box 3" 5" 2"
	Plum Tree	630" Box 3" 5" 2"
	Plum Tree	636" Box 3" 5" 2"
	Plum Tree	642" Box 3" 5" 2"
	Plum Tree	648" Box 3" 5" 2"
	Plum Tree	654" Box 3" 5" 2"
	Plum Tree	660" Box 3" 5" 2"
	Plum Tree	666" Box 3" 5" 2"
	Plum Tree	672" Box 3" 5" 2"
	Plum Tree	678" Box 3" 5" 2"
	Plum Tree	684" Box 3" 5" 2"
	Plum Tree	690" Box 3" 5" 2"
	Plum Tree	696" Box 3" 5" 2"
	Plum Tree	702" Box 3" 5" 2"
	Plum Tree	708" Box 3" 5" 2"
	Plum Tree	714" Box 3" 5" 2"
	Plum Tree	720" Box 3" 5" 2"
	Plum Tree	726" Box 3" 5" 2"
	Plum Tree	732" Box 3" 5" 2"
	Plum Tree	738" Box 3" 5" 2"
	Plum Tree	744" Box 3" 5" 2"
	Plum Tree	750" Box 3" 5" 2"
	Plum Tree	756" Box 3" 5" 2"
	Plum Tree	762" Box 3" 5" 2"
	Plum Tree	768" Box 3" 5" 2"
	Plum Tree	774" Box 3" 5" 2"
	Plum Tree	780" Box 3" 5" 2"
	Plum Tree	786" Box 3" 5" 2"
	Plum Tree	792" Box 3" 5" 2"
	Plum Tree	798" Box 3" 5" 2"
	Plum Tree	804" Box 3" 5" 2"
	Plum Tree	810" Box 3" 5" 2"
	Plum Tree	816" Box 3" 5" 2"
	Plum Tree	822" Box 3" 5" 2"
	Plum Tree	828" Box 3" 5" 2"
	Plum Tree	834" Box 3" 5" 2"
	Plum Tree	840" Box 3" 5" 2"
	Plum Tree	846" Box 3" 5" 2"
	Plum Tree	852" Box 3" 5" 2"
	Plum Tree	858" Box 3" 5" 2"
	Plum Tree	864" Box 3" 5" 2"
	Plum Tree	870" Box 3" 5" 2"
	Plum Tree	876" Box 3" 5" 2"
	Plum Tree	882" Box 3" 5" 2"
	Plum Tree	888" Box 3" 5" 2"
	Plum Tree	894" Box 3" 5" 2"
	Plum Tree	900" Box 3" 5" 2"
	Plum Tree	906" Box 3" 5" 2"
	Plum Tree	912" Box 3" 5" 2"
	Plum Tree	918" Box 3" 5" 2"
	Plum Tree	924" Box 3" 5" 2"
	Plum Tree	930" Box 3" 5" 2"
	Plum Tree	936" Box 3" 5" 2"
	Plum Tree	942" Box 3" 5" 2"
	Plum Tree	948" Box 3" 5" 2"
	Plum Tree	954" Box 3" 5" 2"
	Plum Tree	960" Box 3" 5" 2"
	Plum Tree	966" Box 3" 5" 2"
	Plum Tree	972" Box 3" 5" 2"
	Plum Tree	978" Box 3" 5" 2"
	Plum Tree	984" Box 3" 5" 2"
	Plum Tree	990" Box 3" 5" 2"
	Plum Tree	996" Box 3" 5" 2"
	Plum Tree	1002" Box 3" 5" 2"
	Plum Tree	1008" Box 3" 5" 2"
	Plum Tree	1014" Box 3" 5" 2"
	Plum Tree	1020" Box 3" 5" 2"
	Plum Tree	1026" Box 3" 5" 2"
	Plum Tree	1032" Box 3" 5" 2"
	Plum Tree	1038" Box 3" 5" 2"
	Plum Tree	1044" Box 3" 5" 2"
	Plum Tree	1050" Box 3" 5" 2"
	Plum Tree	1056" Box 3" 5" 2"
	Plum Tree	1062" Box 3" 5" 2"
	Plum Tree	1068" Box 3" 5" 2"
	Plum Tree	1074" Box 3" 5" 2"
	Plum Tree	1080" Box 3" 5" 2"
	Plum Tree	1086" Box 3" 5" 2"
	Plum Tree	1092" Box 3" 5" 2"
	Plum Tree	1098" Box 3" 5" 2"
	Plum Tree	1104" Box 3" 5" 2"
	Plum Tree	1110" Box 3" 5" 2"
	Plum Tree	1116" Box 3" 5" 2"
	Plum Tree	1122" Box 3" 5" 2"
	Plum Tree	1128" Box 3" 5" 2"
	Plum Tree	1134" Box 3" 5" 2"
	Plum Tree	1140" Box 3" 5" 2"
	Plum Tree	1146" Box 3" 5" 2"
	Plum Tree	1152" Box 3" 5" 2"
	Plum Tree	1158" Box 3" 5" 2"
	Plum Tree	1164" Box 3" 5" 2"
	Plum Tree	1170" Box 3" 5" 2"
	Plum Tree	1176" Box 3" 5" 2"
	Plum Tree	1182" Box 3" 5" 2"
	Plum Tree	1188" Box 3" 5" 2"
	Plum Tree	1194" Box 3" 5" 2"
	Plum Tree	1200" Box 3" 5" 2"

PRELIMINARY LANDSCAPE PLAN
 SCALE 1" = 30'-0"



LOOKING FROM THE INTERSECTION OF ARIZONA AVE & GERMANN ROAD - WITH TREES



LOOKING FROM THE INTERSECTION OF ARIZONA AVE & GERMANN ROAD - WITHOUT TREES



LOOKING NORTH ALONG ARIZONA AVE - WITH TREES



LOOKING NORTH ALONG ARIZONA AVE - WITHOUT TREES



LOOKING WEST ALONG GERMANN ROAD - WITH TREES



LOOKING WEST ALONG GERMANN ROAD - WITHOUT TREES



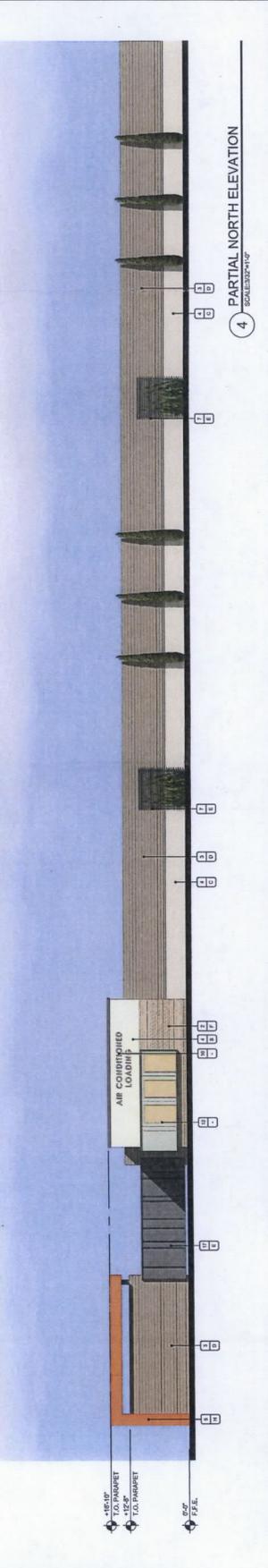
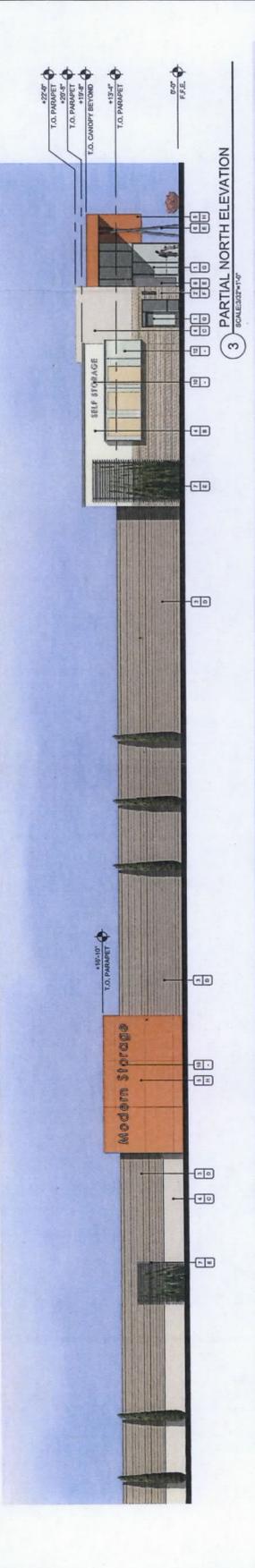
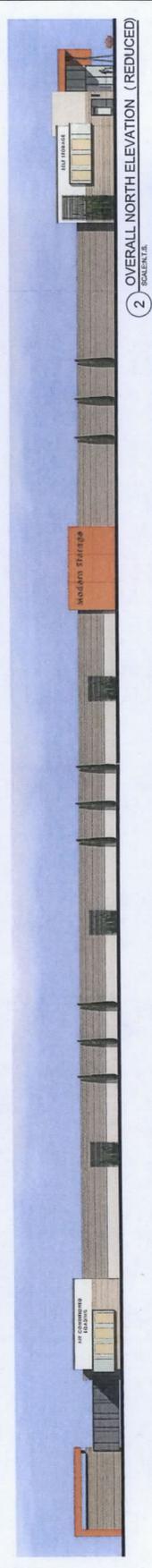
MODERN STORAGE
S.E.C. ARIZONA AVENUE & GERMANN ROADS
CHANDLER, ARIZONA

Development Partners



VERTICAL
DESIGN STUDIOS

4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.995.1000 www.verticaldesignstudios.com



MATERIALS

1. PRECAST CONCRETE CURB
2. PRECAST CONCRETE CURB WITH INSULATED CURVE COILING
3. INTERIOR COLORED MASONRY
4. INTERIOR COLORED MASONRY
5. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
6. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
7. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
8. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
9. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
10. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
11. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
12. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
13. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
14. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
15. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
16. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
17. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
18. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
19. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.
20. METAL PANEL ON EXTERIOR SHEATHING OVER METAL STUD FRAMING OR B.M.

COLORS

EXTERIOR FINISHES:

- A. DRY-TON EXTERIOR FINISH
- B. DRY-TON EXTERIOR FINISH
- C. DRY-TON EXTERIOR FINISH
- D. DRY-TON EXTERIOR FINISH
- E. DRY-TON EXTERIOR FINISH

EXTERIOR FINISHES:

- A. DRY-TON EXTERIOR FINISH
- B. DRY-TON EXTERIOR FINISH
- C. DRY-TON EXTERIOR FINISH
- D. DRY-TON EXTERIOR FINISH
- E. DRY-TON EXTERIOR FINISH

MATERIAL/COLOR SCHEDULE

SCREEN WALL ELEVATION (SCALE: 1/8\"/>

TRASH ENCLOSURE ELEVATION (SCALE: 1/8\"/>

ORDINANCE NO. 4598

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMUNITY COMMERCIAL DISTRICT (C-2) USES TO PAD FOR C-2 USES AND SELF-STORAGE/MINI-WAREHOUSE (DVR14-0035 MODERN STORAGE) 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(s) are hereby rezoned from Planned Area Development (PAD) for Community Commercial District (C-2) uses to PAD for C-2 uses and Self-Storage/Mini-Warehouse, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "MODERN STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0035, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

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. 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.
4. 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 or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, 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.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.

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

SECTION III. The Planning Division 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.

S.E.C. Arizona Ave & Germann Rd – Legal Description 'A'

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 55 FEET, AND

EXCEPT THE WEST 33 FEET; AND

EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 30 MINUTES 50 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 10, 54.67 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89 DEGREES 29 MINUTES 10 SECONDS EAST, 33.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF ARIZONA AVENUE AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 88 DEGREES 54 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GERMAN ROAD, 37.91 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 44 DEGREES 11 MINUTES 30 SECONDS WEST, 35.53 FEET;

THENCE SOUTH 00 DEGREES 31 MINUTES 53 SECONDS EAST, 150.31 FEET;

THENCE SOUTH 02 DEGREES 54 MINUTES 08 SECONDS WEST, 100.61 FEET TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10;

THENCE SOUTH 88 DEGREES 55 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, 6.97 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF ARIZONA AVENUE;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 30 MINUTES 50 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 275.69 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION IN QUIT CLAIM DEED RECORDED IN DOCUMENT NO. 98-0013767, MARICOPA COUNTY RECORDS; AND

EXCEPT COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 10;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 10, 661.05 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 36 MINUTES 14 SECONDS WEST, 27.00 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 595.12 FEET;

THENCE NORTH 45 DEGREES 16 MINUTES 38 SECONDS EAST, 7.11 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 37.91 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 30 SECONDS EAST, 22.00 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 628.05 FEET TO THE POINT OF BEGINNING, AS CONVEYED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA BY FINAL ORDER OF CONDEMNATION RECORDED IN DOCUMENT NO. 98-583268, MARICOPA COUNTY RECORDS; AND

EXCEPT A PORTION OF THE PARCEL DESCRIBED IN DOCUMENT NUMBER 2007-1277299, OFFICIAL RECORDS OF MARICOPA COUNTY, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 88 DEGREES 54 MINUTES 19 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2644.65 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, FOR A DISTANCE OF 245.07 FEET;

THENCE SOUTH 00 DEGREES 31 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 75 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 54 MINUTES 19 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 48.69 FEET:

THENCE SOUTH 72 DEGREES 13 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 3.48 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 76 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH 88 DEGREES 54 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 42.49 FEET;

THENCE NORTH 71 DEGREES 50 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 3.03 FEET TO THE POINT OF BEGINNING; AS ACQUIRED BY THE CITY OF CHANDLER IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 06, 2010 AS 10-1060618 OF OFFICIAL RECORDS; AND

EXCEPT A PORTION OF THAT PARCEL DESCRIBED IN DOCUMENT NUMBER 2005-1478525, OFFICIAL RECORDS OF MARICOPA COUNTY, SITUATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 10, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTH QUARTER CORNER OF SAID SECTION 10 BEARS NORTH 88 DEGREES 54 MINUTES 19 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2644.65 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 19 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 10, FOR A DISTANCE OF 177.85 FEET;

THENCE SOUTH 00 DEGREES 31 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 60 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 10, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 54 MINUTES 19 SECONDS EAST ALONG SAID SOUTH LINE, FOR A DISTANCE OF 165.83 FEET;

THENCE SOUTH 72 DEGREES 13 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 52.27 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 75 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH 88 DEGREES 54 MINUTES 19 SECONDS WEST, ALONG SAID SOUTH LINE FOR A DISTANCE OF 48.69 FEET;

THENCE NORTH 71 DEGREES 50 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 16.20 FEET;

THENCE NORTH 80 DEGREES 31 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 52.67 FEET TO THE POINT OF BEGINNING; AS ACQUIRED BY THE CITY OF CHANDLER IN FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 06, 2010 AS 10-1060618 OF OFFICIAL RECORDS.