

MEMORANDUM Planning Division – CC Memo No. 15-111

DATE: SEPTEMBER 24, 2015
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, ACTING CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR KA
KEVIN MAYO, PLANNING MANAGER P
FROM: SUSAN FIALA, CITY PLANNER SF
SUBJECT: ZUP15-0010 CHANDLER COMMONS

Request: Use Permit approval to allow an indoor self-storage facility to locate within a Planned Area Development (PAD) district
Location: 1919 East Ray Road, southwest corner of Cooper and Ray roads
Applicant: Michael Withey, Withey Morris PLC

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Use Permit subject to conditions.

BACKGROUND

The site is located at 1919 East Ray Road, at the southwest corner of Cooper and Ray roads, within the Chandler Commons shopping center. The subject building is the former Basha's grocery store. Ashley Park single-family residential subdivision is south and west, commercial and office developments are at the three corners, and tenants within in the shopping center include Brennan Dental, Jack in the Box, Subway, and Chevron. Retail shops located to the east remain within a new lot created through the Minor Land Division (MLD) process. The MLD approval is contingent on the final decision of this request.

The request is for Use Permit approval to allow an indoor self-storage facility to locate within a Planned Area Development (PAD) district. Storage uses are not permitted by-right within the PAD for Community Commercial (C-2) uses, however are considerable under a Use Permit.

Tenant improvements to the approximately 57,200 sq. ft. building include a business center, a moving supply sales office, and a packing and shipping retail center. Two floors, total of

approximately 114,000 sq. ft., will be constructed within the existing building shell to accommodate 1,044 climate controlled storage units, support uses, and the retail component. No changes to the footprint or to building height are proposed. Outdoor storage of any kind is not part of the request. Small moving trucks, limited to two trucks, will be available for client use and parked in the north or west parking lot.

Self-storage facilities require less parking than a shopping center. Existing parking totals 309 spaces, 155 parking spaces are required for the storage and office uses. Cross access and ingress/egress easements are in place for the shopping center.

Self-storage units are accessible from 6 a.m. to 10 p.m., seven days a week. Office and service hours are 9 a.m. to 6 p.m. from Monday to Friday, 8:30 a.m. to 5 p.m. on Saturday, and 11 a.m. to 3 p.m. on Sunday.

DISCUSSION

Planning Staff finds the proposed indoor self-storage facility to be a compatible use with the existing commercial development. The former Basha's building has been vacant approximately 8 years.

The Mayor's 4-Corner Retail report identified this location as one of seven key intersections for reuse and/or redevelopment. Self-storage is included on the list of potential reuses of vacant commercial retail space. Reuse with a self-storage business coupled with a retail component aligns with the report recommendations and reduces the amount of vacant commercial space.

Planning Staff is not recommending a time condition with this request.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 6, 2015. Two residents of the same household attended who inquired on hours of operation, loading/unloading, and type of storage facility.
- Planning Staff received a phone call from an adjacent business owner who voiced concerns on the request for a self-storage facility to locate within the retail shopping center indicating that it does not generate enough traffic. Planning Staff followed up with the business owner to verify if their concerns were addressed. The owner's response is in the attached letter.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 1 (Wastchak) Absent: 1 (Cunningham)

Planning Commission asked Planning Staff to modify Condition No. 5 to include language that the two moving trucks are parked in the west parking lot when not in use. The moving trucks can temporarily park in the north parking lot when customers are loading and unloading,

The dissenting Planning Commissioner stated that a mini-storage use would not help other retail tenants in the shopping center.

RECOMMENDED ACTION

Planning Commission and Planning Staff recommend City Council approve the Use Permit subject to the following conditions:

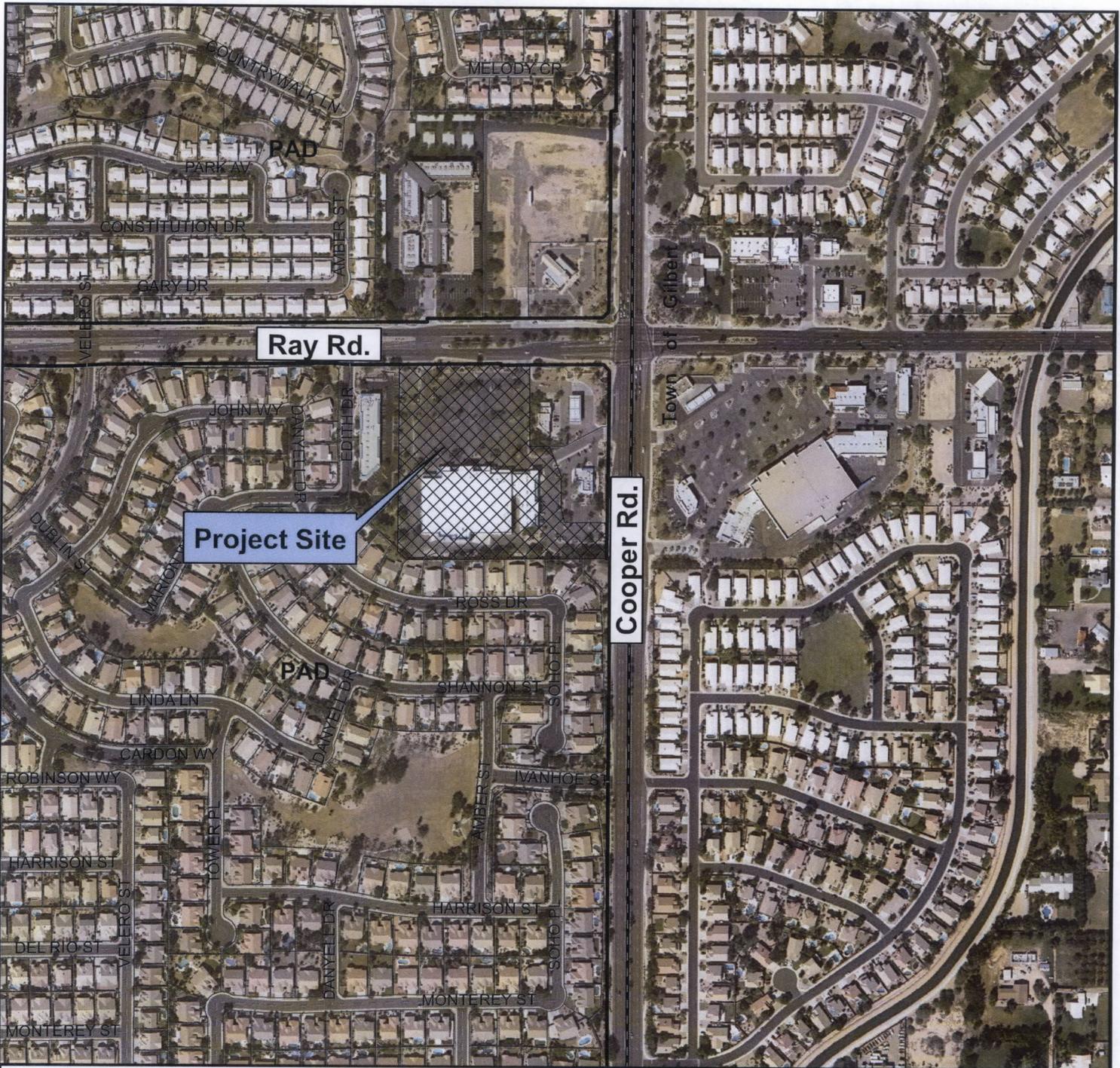
1. Expansion or modification of the self-storage use and building beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. Moving trucks shall be limited to two trucks and parked in the west parking lot when not in use for loading and unloading by customers.
6. Outdoor storage of recreational vehicles, trailers, and personal automobiles shall not be permitted.

PROPOSED MOTION

Move City Council approve Use Permit ZUP15-0010 CHANDLER COMMONS, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Exhibit A – Aerial Site Plan
4. Exhibit B – New Lot Line
5. Exhibit C – Building Photographs
6. Exhibit D – Existing Floor Plan
7. Exhibit E – General Plan
8. Letters of support
9. Letter of dissent

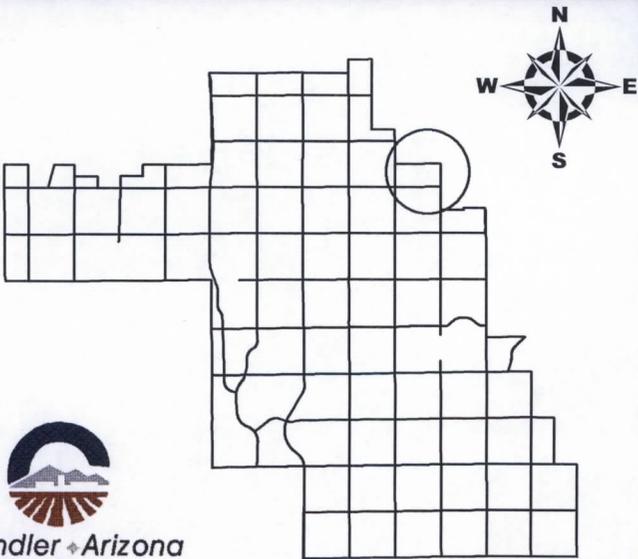


Ray Rd.

Cooper Rd.

Project Site

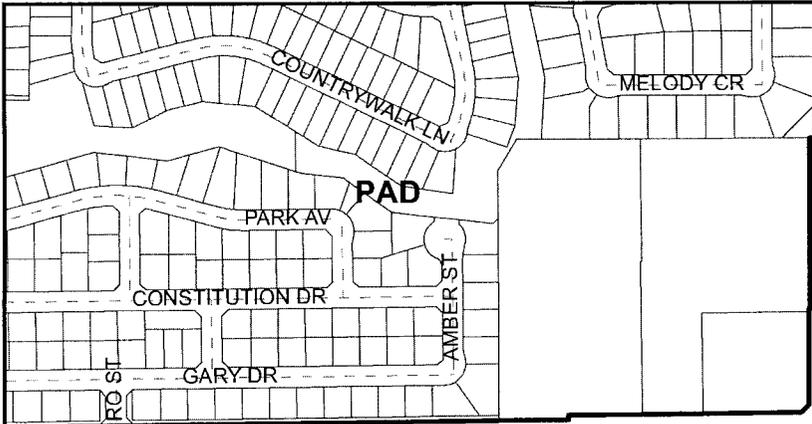
Vicinity Map



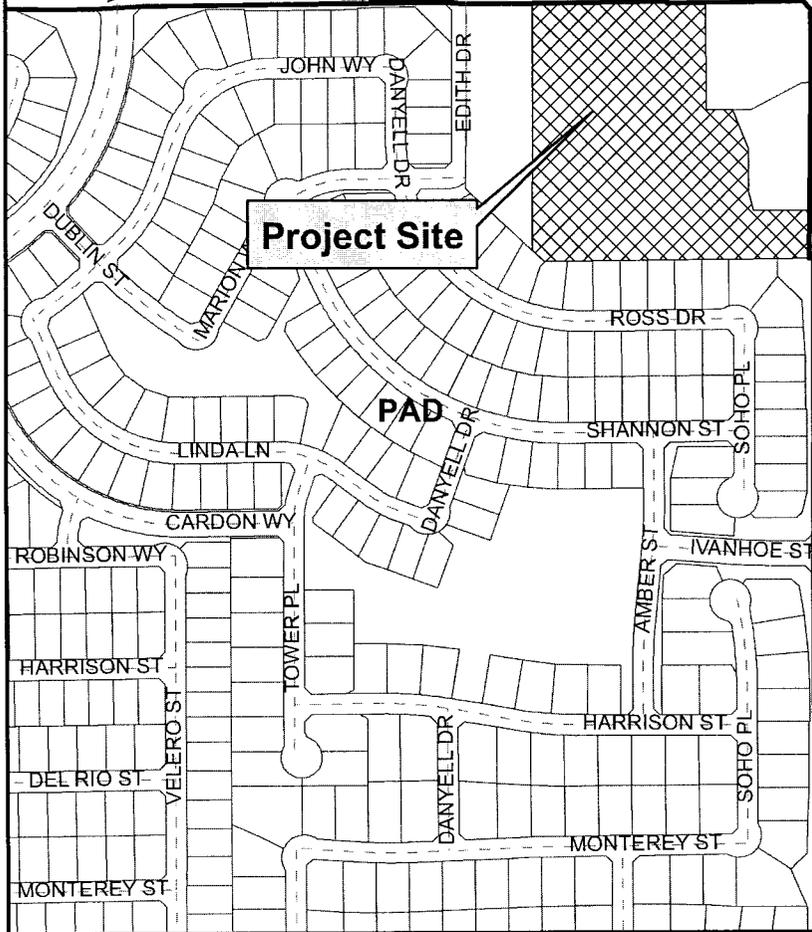
ZUP15-0010

Chandler Commons





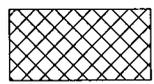
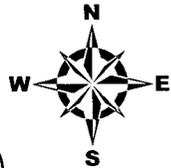
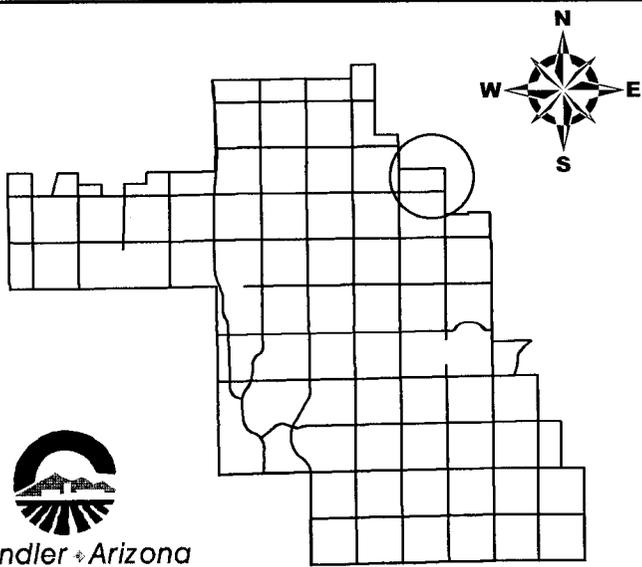
Ray Rd.



Town of Gilbert

Cooper Rd.

Vicinity Map



ZUP15-0010

Chandler Commons



Chandler Arizona
Where Values Make The Difference

Use Permit Narrative

A. Location

The existing property is located at 1919 East Ray Road (APN #302-84-924) at the southwest corner of Ray and Cooper Roads in Chandler, Arizona and currently encompasses roughly 7.2 acres. A minor land division will be processed to create a new, 5.5 acre lot (the "Property") which is the subject of this application.

B. Developed Site

The site is fully developed and located within a larger commercial center generally referred to as Chandler Commons. (See **Exhibit A – Aerial Site Plan**)

C. Request

This application requests a Use Permit to allow indoor Self-storage within the approximately 57,200 square feet existing major building as shown on **Exhibit A – Aerial Site Plan**. Please note: the in-line suites attached to the east side of the major building are not part of this application and a new lot line will be created to delineate the Property. See **Exhibit B – New Lot Line, Exhibit C – Elevation Photos, and Exhibit D – Floor Perimeter Plan**.

D. Background

In 1987, the City Council approved case Z87-034, a rezoning of roughly 187 acres, including the subject Property, from AG-1 to PAD. This Property was part of approximately 16 acres designated for Commercial uses within the PAD.

In 1994, the City Council approved case Z94-100, a Preliminary Development Plan (PDP) for the existing shopping center on the approximately 16 acres, including the subject Property.

E. General Plan

This request is in conformance with the City of Chandler General Plan. The General Plan designation for the property as "Residential," which allows for commercial uses located at the corners of arterial street intersections. (**See Exhibit E – General Plan Map**). Both Ray and Cooper Roads are designated as arterial streets. The property has already been developed in accordance to the goals and provisions of the General Plan.

The reuse of the existing, vacant building with a new, viable commercial use is in line with the Redevelopment Element of the General Plan. The Redevelopment Element encourages re-use of obsolete development and recommends the City provide strategic technical assistance and training to attain such objectives.

F. Zoning

The Property is zoned Planned Area Development (PAD) for commercial uses. The request is in conformance with the zoning designation.

G. Permitted Uses

The Property currently permits, and will continue to permit, all uses permitted within the C-2 zoning district as indicated by an "X" on the Table of Permitted Uses for Non-Residential Districts in Chapter 35, Article 21 of the Chandler Zoning Code as updated at the time of this application. In addition, Self-storage is requested to be permitted with this Use Permit application.

H. Business Operations Plan

The existing building (approximately 57,200 square feet) will be converted to a two story, Class "A", climate controlled indoor Self-storage super center. The center will include commercial and retail self-storage, a business center, a moving supply sales office and a packing and shipping services retail center all housed within an indoor, secure, weather-proof facility. Self-storage and logistic experts will be on-site to provide clients with varying levels of customized storage solutions.

The facility will consist of two floors totaling approximately 114,000 total square feet. The use is able to occur within the existing shell building and no change to the existing building height will occur. Approximately 84,000

square feet will be dedicated to 1,044 storage units ranging in size from 5 x 5 to 10 x 25. Storage units can be personalized with lighting, shelving, temperature and/or humidity control features and are accessed via electronic gate codes.

Approximately 1,000 square feet will be dedicated to “front of house” office, business center, retail and the packing and shipping service center. The retail space will focus on moving and storage supplies while the business center – with free WiFi - will provide printing, copying, courier services and faxing needs. The packing and shipping service center is a full service package and mailing center available for both self-storage tenants and the general public.

Customer parking is provided in the lot north of the building. Loading and unloading for larger vehicles will occur at the loading bays at the rear of the building. A small (up to 2 vehicles) fleet of 14 foot box trucks are available for client use for local moves and will be parked in the north or west lot or stored behind the building. The trucks park in standard 9 x 19 foot parking spaces.

Self-storage units are accessible daily from 6:00am to 10:00pm. Typical office and service hours of operation are Monday through Friday, 9:00 am – 6:00 pm, Saturday 8:30 am – 5:00pm and Sunday 11:00 am to 3:00 pm. The facility is monitored 24/7 by video and surveillance systems.

I. Parking

The Property as developed complies with the City of Chandler Parking Ordinance Article XV111, 35-1800 et. seq., and shall remain in compliance. The proposed Self-storage use requires less parking than the defunct grocery store use that previously occupied the building. A new lot line will be created for the self-storage building and associated parking spaces. (**See Exhibit B – New Lot Line**). 309 parking spaces exist on the Property. Per the City of Chandler parking ordinance standards, it is our understanding the uses proposed in the use permit application will require a total of 155 parking spaces as set forth below:

	Sqft Areas	Required	Provided
Self Storage Lot	84,000 storage = 34.8 30,000 office = 120	154.8 spaces	309 spaces

Other properties in the center will continue to meet the City of Chandler parking ordinance standards and cross access/ingress-egress easements are in place within the full center.

J. Use Permit Approval Criteria

Per Ordinance Sec 35-305.(1).(c), Use Permits may be granted by the City Council upon finding that the request:

- 1) *Is in conformance with the comprehensive plan and its policies*
- 2) *Will not be detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general, and that the use will be in full conformity with the conditions, requirements or standards prescribed by this Code or higher as may be deemed necessary by City Council in any one (1) situation.*

The Use Permit request is in full compliance with all the above provisions.

The request is in conformance with the policies of the comprehensive plan. As noted in **Section E** of this document, the Property has a General Plan designation of "Residential" which, per the Land Use Element of the General Plan, allows for commercial uses at the corner of arterial street intersections. Both Ray Road and Cooper Road are designated as arterial streets. Additionally, the Use Permit adheres to the Goals of the Redevelopment Element of the General Plan, specifically "*Encourage Re-Use of Obsolete Development*" and "*Remediate Deteriorated and Blighted Conditions.*" The use of the site and building as originally planned has become obsolete, as evidenced by the nearly seven years of vacancy. The vacant building has deteriorated and encouraged graffiti and other blighted conditions. Approval of this Use Permit will enable re-investment in the Property and the reversal of this deterioration.

The approval of the request will in no way be detrimental to adjacent properties or property owners or the public welfare in general. On the contrary, approval of the request will reduce traffic which could be generated, will provide an ideal buffer use for the adjacent and nearby land uses, protect property values, and will have a beneficial effect of enabling the redevelopment of a currently vacant building with a viable commercial use that will serve the surrounding community.

Aerial Site Plan



SWC Ray and Cooper Roads



Exhibit B

New Lot Line



Exhibit C

Elevation Photos

Front (North) Facade



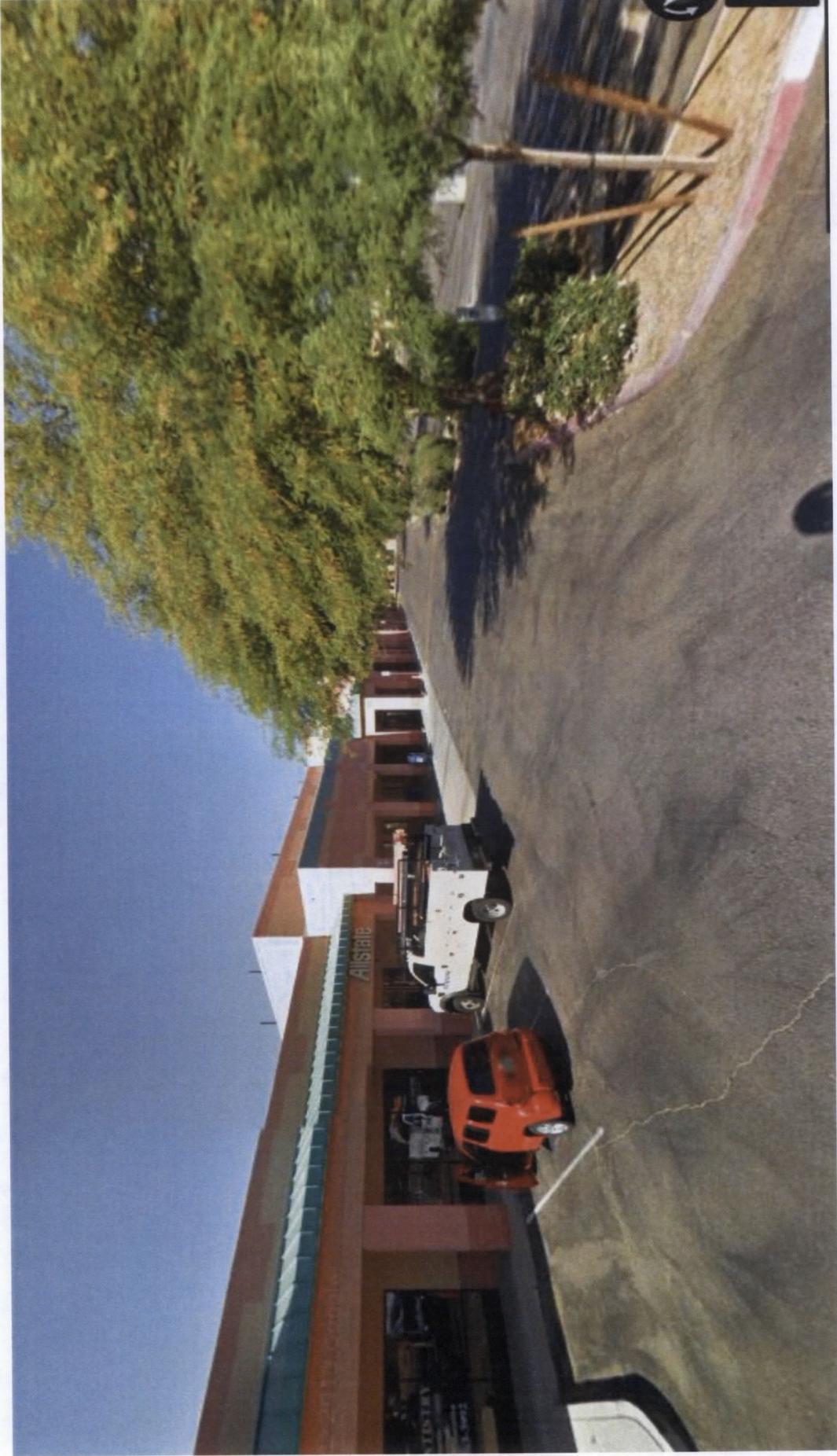
Elevation Photos

NWC of Building



Elevation Photos

NEC of Building



Elevation Photos

SWC of Building



Elevation Photos

SEC of Building

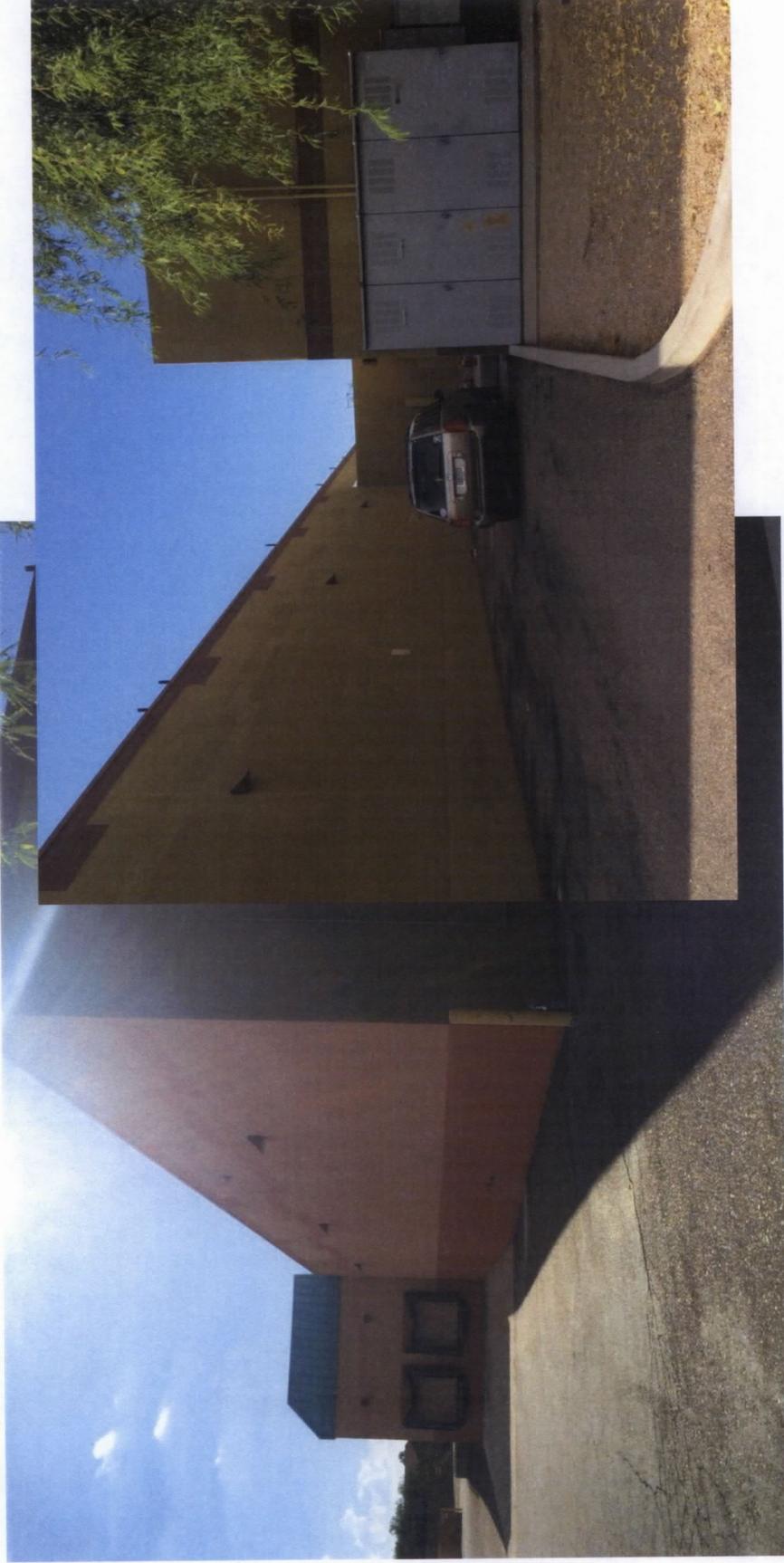
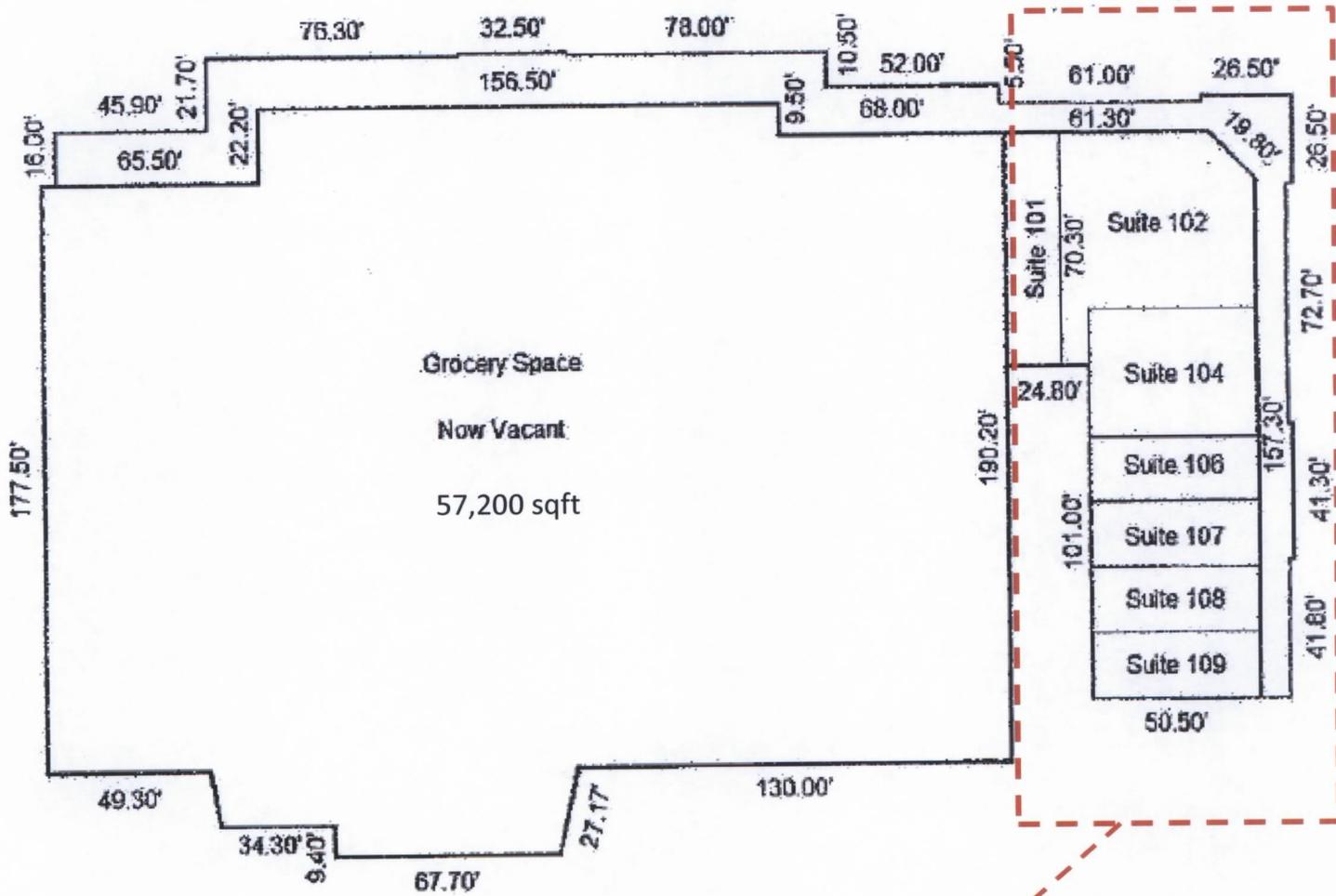


Exhibit D

Floor Perimeter Plan (Existing)



BUILDING SKETCH

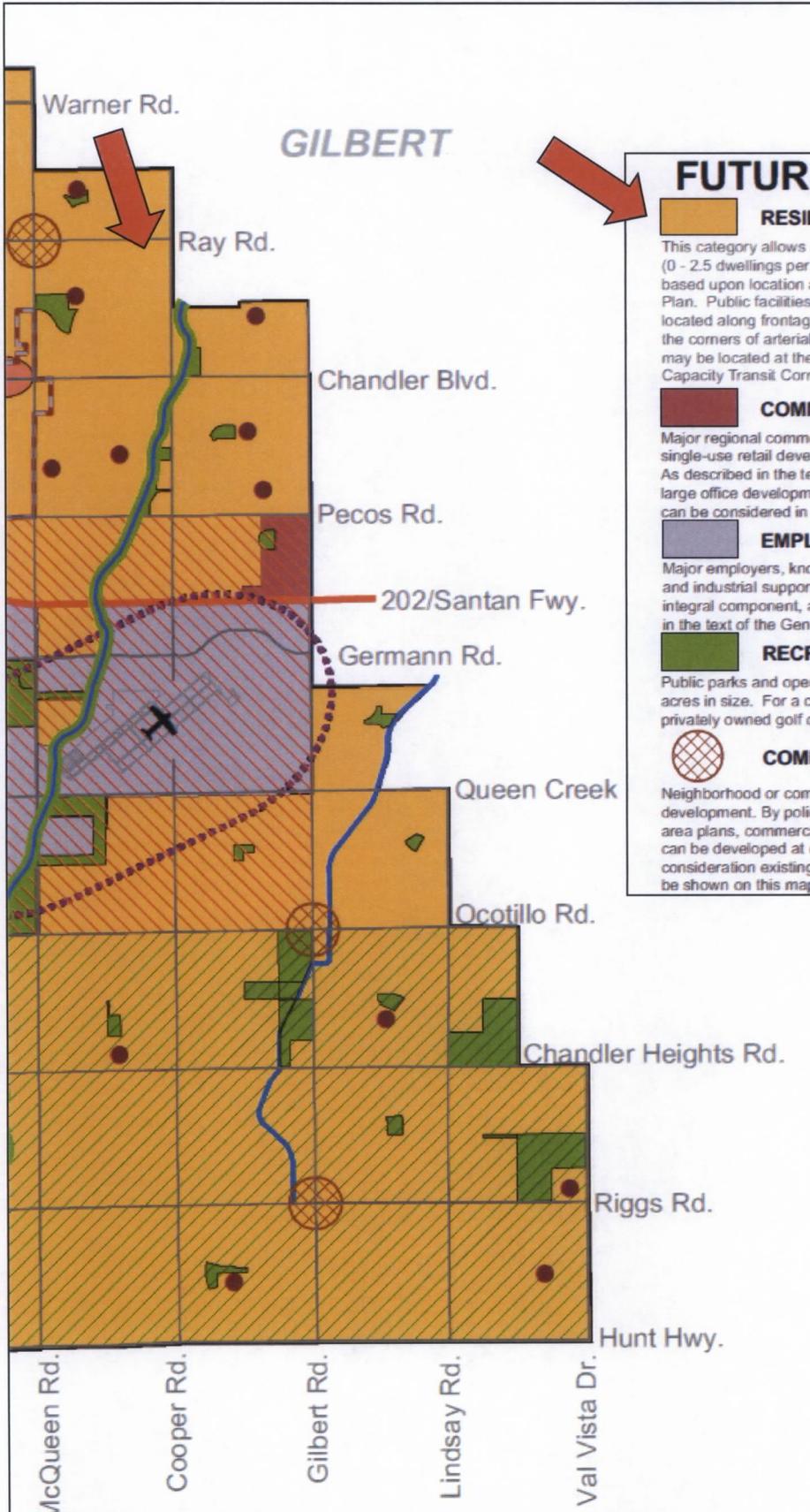


NOT PART OF THIS APPLICATION



Exhibit E

General Plan map



FUTURE LAND USE PLAN

RESIDENTIAL
 This category allows a range of residential densities from Rural Residential (0 - 2.5 dwellings per acre) to Urban Residential (18+ dwellings per acre) based upon location and other criteria described in the text of the General Plan. Public facilities, commercial offices, and institutional uses may be located along frontages of arterial streets, commercial may be located at the corners of arterial street intersections, and mixed-use developments may be located at the intersection of major arterial streets and along High Capacity Transit Corridors.

COMMERCIAL
 Major regional commercial uses such as malls, power centers, large single-use retail development, and other major commercial developments. As described in the text of the General Plan, mixed-use developments, large office developments, and a compatible mix of residential densities can be considered in regional commercial areas.

EMPLOYMENT
 Major employers, knowledge-intensive employers, industrial/business park and industrial support uses. A compatible mix of residential densities as an integral component, and innovation zones may be considered as described in the text of the General Plan.

RECREATION / OPEN SPACE
 Public parks and open spaces shown are greater than approximately five acres in size. For a complete map including recreational facilities and privately owned golf courses, see the Recreation and Open Space Element.

COMMERCIAL NODES
 Neighborhood or community commercial, including large single-use retail development. By policies described within the text of the General Plan and area plans, commercial offices, commercial services, and institutional uses can be developed at commercial nodes. All new commercial will take into consideration existing commercial development which may not necessarily be shown on this map.

SWC Ray and Cooper Roads



July 29, 2015

Elliott & Jonny Brennan
Brennan Dental, PLC
1929 East Ray Road Suite #2
Chandler, AZ 85225

Re: Letter of Support for 1919 East Ray Road (Case No. ZUP15-0010)

Dear Jeff:

It has come to my attention that an application has been filed to enable a self-storage facility at 1919 East Ray Road, located at the southwest corner of Ray and Cooper Roads within the commercial center commonly referred to as "Chandler Commons." As a current tenant within the center, I fully support the application and proposed use and look forward to a viable business occupying the long vacant building. Please accept this letter and my signature below as support for this application.

Thank you,

Brennan Dental, PLC



By: J. Elliott Brennan



ZEUS NESTORA, LLC.

dba Subway/Josie's Yogurt

12940 N. Como Drive

Tucson, AZ 85755

Phone: (520) 297-1611

Fax: (520) 300-7009

July 29, 2015

Les & Cindy White
Zeus Nestora, LLC
12940 N Como Drive
Tucson, AZ 85755

Re: Letter of Support for 1919 East Ray Road (Case No. ZUP15-0010)

Dear Jeff:

It has come to my attention that an application has been filed to enable a self-storage facility at 1919 East Ray Road, located at the southwest corner of Ray and Cooper Roads within the commercial center commonly referred to as "Chandler Commons." As a current tenant within the center, I fully support the application and proposed use and look forward to a viable business occupying the long vacant building. Please accept this letter and my signature below as support for this application.

Thank you,

Zeus Nestora, LLC

By: Les White

LXIX International

A World Leader in Graphic Communication

July 29, 2015

Mr. Carlos Rubio
LXIX International, LLC
W. Warner Road #101
Gilbert, AZ 85233

Re: Letter of Support for 1919 East Ray Road (Case No. ZUP15-0010)

Dear Jeff:

It has come to my attention that an application has been filed to enable a self-storage facility at 1919 East Ray Road, located at the southwest corner of Ray and Cooper Roads within the commercial center commonly referred to as "Chandler Commons." As a current tenant within the center, I fully support the application and proposed use and look forward to a viable business occupying the long vacant building. Please accept this letter and my signature below as support for this application.

Thank you,

LXIX International, LLC

A handwritten signature in black ink that reads "Carlos Rubio". The signature is written in a cursive, flowing style.

By: Carlos Rubio



July 31, 2015

Mr. Dick Mason
DealPoint Merrill, LLC
22801 Ventura Boulevard, Suite 305
Woodland Hills, CA 91364

**RE: CubeSmart Self-Storage Facility at 2661 Veterans Memorial Parkway,
St. Charles, MO**

Dear Mr. Mason:

The CubeSmart self-storage facility developed by your company at 2661 Veterans Memorial Parkway in St. Charles, Missouri, has rejuvenated a long vacant K-Mart store. This property was an eyesore for the community and is now being put back into productive use. DealPoint Merrill was able to meet all of the City's requirements to bring the property up to the current development standards including new parking lot lighting, landscaping, perimeter fencing and architectural upgrades to the exterior of the building.

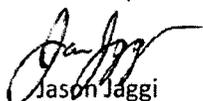
Unlike traditional self-storage facilities, this concept does not contain individual storage units accessible from the outside. All individual storage units are accessible from the interior. In fact, the appearance of the self-storage facility resembles a big-box store.

We have found the DealPoint Merrill storage concept to be a good re-use of an antiquated big box store and would urge other communities to view them in the same manner.

Community Development

Should you have any questions, please do not hesitate to contact me at 636-949-3222.

Sincerely,


Jason Jaggi
Planning Manager

City of Saint Charles
200 North Second Street
Saint Charles, MO 63301
636.949.3222
www.stcharlescitemo.gov



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T • H • E R • E • I • D G • R • O • U • P

Sept. 2, 2015

Ms. Susan Fiala
City Planner
City of Chandler
PO Box 4008
Chandler, AZ 85244-4008

• Development

Re: **ZUP15-0010/1919 E. Ray Rd.**

Dear Susan:

Thanks ever so much for getting back to me so quickly given such short notice. Below are our thoughts and comments relative to the proposal before you this evening. It runs as a narrative.

• Property Management

I manage and represent the owner of the shops building located at the far west side of 1909 E. Ray Rd. I was the original developer of this building back in 2000. The purpose of my correspondence is to pass along a few observations and comments regarding the above application.

Anyone familiar with this location knows it has been the poster child for what can go horribly wrong at an intersection. We've had both Albertson's and Basha's close one after another. Bash's closing in summer of '09. Albertson's prior.

The impact was virtually immediate as we started receiving requests for rent abatement or complete lease termination. The buying traffic collapsed almost overnight.

• Investments

This only compounded the effects and pullbacks from the great recession. Lease renewals were not being executed or tenants simply went out of business as they stared at what was once a vibrant neighborhood center, now empty. To date we struggle to attract any tenant interest. We have one of the most preeminent brokerage firms in town representing us; De Rito Partners and they struggle in attracting tenants as well. And we are aggressive in our efforts.

Only until lately did adjoining ownership perform only the very minimum, if anything, to maintain their property. Trees were overgrown and the parking lot was, and is in need of resurfacing. The rules and regulations of the O.E.A. were all but ignored. Some time ago the center was repainted a mud brown and pea soup green without any presentation to our group. The result is worse than what was in place beforehand.

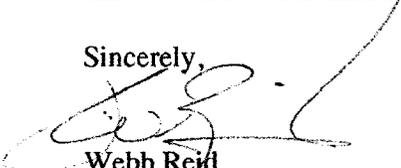
The proposal before you suggests that allowing a storage facility, or mini storage facility, will generate new activity at this location. That the center has suffered too long and it's time for a fresh start. We would argue that a use of this nature, is the wrong use. When was the last time anyone went to a mini storage facility with the intent of doing ancillary shopping at the same location?

People go to a mini storage, deposit their belongings and leave. It's a one purpose trip. Potential tenants do not view mini storage as "an anchor" tenant. It's not a traffic generator. Contrary to what is being suggested.

With this consent for approval we'd ask it comes with stipulations. One of our tenants is mom and pop operation called PostNet. Apparently the applicant is advertising they'll be selling shipping supplies. We'd ask the commission to discuss some type of restriction on this activity. Perhaps limiting to shipping and packaging supplies for moving purposes only. No FedEx or UPS activity.

We'd also like to see a mutually agreed exterior painting update and at the minimum a new parking overlay if not replacement. Their portion of the center is almost 20 years old and it's well overdue. And lastly a new shared monument sign at entry points on both Ray and Cooper Rds. Our tenants have been begging for this for years to no avail and it would be a tremendous addition for our tenants.

Sincerely,



Webb Reid
Agent on behalf
Aina Holdings, LLC