



**Chandler · Arizona**  
*Where Values Make The Difference*

# 20  
OCT 22 2015  
Chandler  
  
2010

**MEMORANDUM**                      **Planning Division – CC Memo No. 15-138**

**DATE:**            OCTOBER 22, 2015

**TO:**                MAYOR AND COUNCIL

**THRU:**            MARSHA REED, ACTING CITY MANAGER *MR*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            ERIK SWANSON, SENIOR CITY PLANNER *ES*

**SUBJECT:**        APL15-0003 SOUTHEAST CHANDLER AREA PLAN/DVR15-0022 DOLLAR  
SELF STORAGE  
                          Adoption of Resolution No. 4909  
                          Introduction and Tentative Adoption of Ordinance No. 4670

Request:            Area Plan Amendment to the Southeast Chandler Area Plan from  
                          Envisioned Community / Regional Open Space to Traditional  
                          Suburban Character, along with rezoning from Agricultural (AG-1)  
                          District to Planned Area Development (PAD) for a mini-storage  
                          facility and Preliminary Development Plan approval for site layout  
                          and building architecture

Location:           Northwest corner of Gilbert Road and the Brooks Farm Road  
                          alignment

Applicants:        Stephen Earl; Earl, Curley & Lagarde, P.C.

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Area Plan Amendment, Rezoning, and Preliminary Development Plan, subject to conditions.

**BACKGROUND**

The subject site is located at the northwest corner of Gilbert Road and the Brooks Farm Road alignment, and is currently zoned AG-1. Gilbert Road is along the site’s eastern boundary. North is vacant land and an Olympic training facility, both under County jurisdiction. West is the Roosevelt Water Conservation District (RWCD) canal. South is the unimproved Brooks Farm Road alignment and a retention pond.

### **AREA PLAN AMENDMENT**

The site is located within the Southeast Chandler Area Plan (SECAP), and designated as Envisioned Community / Regional Open Space. The request is to amend the area plan to Traditional Suburban Character, allowing commercial uses to be considered. The Envisioned Community / Regional Open Space designation was implemented at a time when the City owned property along the canal, however, with the recent sale of the property combined with privately held property, the development of a regional open space area is no longer feasible.

### **SITE LAYOUT / BUILDING ARCHITECTURE**

The site is unique in its location and layout with the west side being adjacent to the RWCD canal, an unimproved street along the south and vacant property within the County north of the site. Development of the site occurs up to the property lines, and is consistent with other exterior loaded mini-storage facilities.

A total of 853 units are provided for the 4.8 acre site. Units range in size from 5'x5' up to 12'x40'. Six buildings are provided, with buildings D and F providing climate controlled unit options. Staggering is provided along Gilbert Road with building setbacks ranging from 50'-77'. Staggering along the southern wall plane occurs every 30-40 feet for a depth of five feet. The building's architecture incorporates concrete block, stacked stone, E.I.F.S., and stucco elements. Varied parapet heights are provided along Gilbert Road, with the main entry element reaching 30' and wall planes providing heights of 14', 16', 20' and 26'. Stucco wall plane pop-outs are softened with the inclusion of green screen elements.

Building mounted signage is provided at the north and south end adjacent to Gilbert Road. A single monument sign is provided at the main entrance. The development book provides a height of ten feet; however, a maximum height of eight feet to the top of the sign will be provided. Lettering will be push-thru on a routed aluminum face. Signage is consistent with recent similarly designed developments.

### **DISCUSSION**

Planning Staff recommends approval of the request citing that the site is unique in its location and layout, with the proposal offering a beneficial solution to a difficult site. Commercial development at half-mile intersections is generally discouraged; however, in this case with the site having concrete confines for development, the low traffic generated by a mini-storage facility creates an opportunity for development with a limited impact on surrounding properties.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two neighborhood meetings were with the first held on August 27, 2015, and the second on September 22, 2015; no neighbors attended either meeting.
- Planning Staff is not aware of any opposition or concerns to the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 5    Opposed: 0    Absent: 2 (Baron, Foley)

**RECOMMENDED ACTIONS**

**Area Plan Amendment**

Planning Commission and Planning Staff recommend City Council approve the Area Plan Amendment from Envisioned Community / Regional Open Space to Traditional Suburban Character for a mini-storage facility.

**Rezoning**

Planning Commission and Planning Staff recommend City Council approve the Rezoning from AG-1 to PAD for a mini-storage facility, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.
3. 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.
4. 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.
5. 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.
6. Development shall be in substantial conformance with the Development Booklet, entitled "DOLLAR SELF STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0022, 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.

**Preliminary Development Plan**

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "DOLLAR SELF STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0022, 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 commercial development standards shall be in accordance with the requirements of the Southeast Chandler Area Plan.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. Landscaping shall be in compliance with current Commercial Design Standards.
5. Raceway signage shall be prohibited within the development.
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.
8. 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.
9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

**PROPOSED MOTIONS**

**Area Plan Amendment**

Move City Council approve Resolution No. 4909 approving Southeast Chandler Area Plan amendment APL15-0003 SOUTHEAST CHANDLER AREA PLAN, as recommended by Planning Commission and Planning Staff.

**Rezoning**

Move City Council introduce and tentatively adopt Ordinance No. 4670, approving DVR15-0022 DOLLAR SELF STORAGE, Rezoning from AG-1 to PAD for a mini-storage

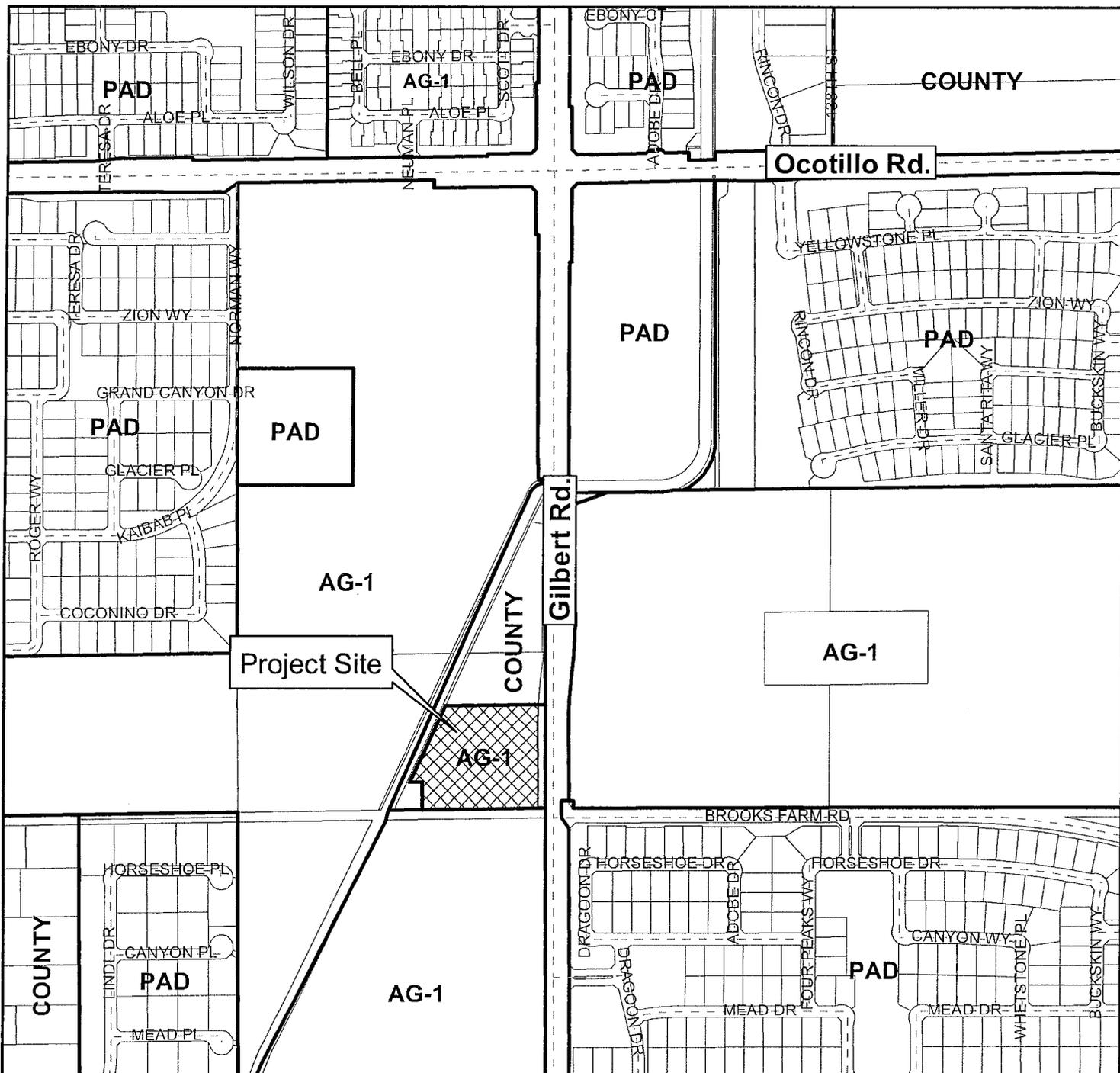
development, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan**

Move City Council approve Preliminary Development Plan DVR15-0022 DOLLAR SELF STORAGE for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Resolution No. 4909
6. Ordinance No. 4670
7. Development Booklet



## Vicinity Map



DVR15-0022

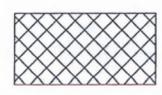
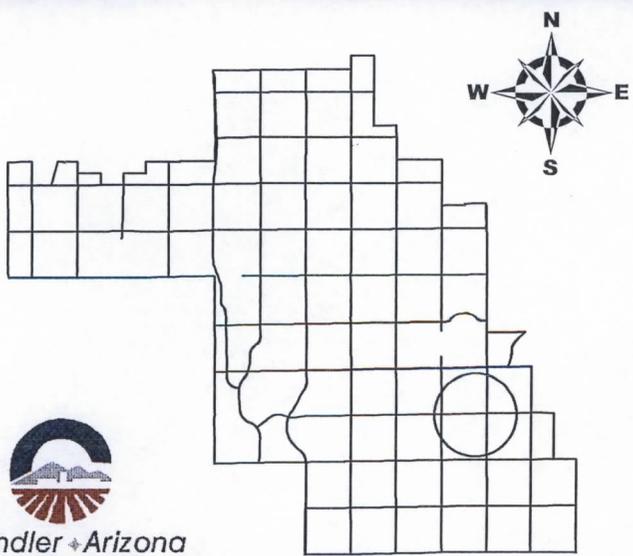
**Dollar Self Storage**



Chandler Arizona  
Where Values Make The Difference



**Vicinity Map**



DVR15-0022

**Dollar Self Storage**



**OWNER / DEVELOPER**  
 STARBUCK PROPERTIES, LLC  
 215 ARWAY AVENUE, 143  
 PHOENIX, AZ 85012  
 CONTACT: JACI THOMPSON  
 PHONE: 714 444688

**LAND USE CONSULTANT**  
 EARL CHIBRY & LAGARDE P.C.  
 12 JOURNEY DRIVE, 100  
 PHOENIX, AZ 85012  
 CONTACT: EARL CHIBRY  
 PHONE: 480 944 1111  
 EMAIL: EARL@ECLAW.COM

**ARCHITECT**  
 ABELL VALLI ARCHITECT  
 12 JOURNEY DRIVE, 100  
 PHOENIX, AZ 85012  
 CONTACT: ABELL VALLI  
 PHONE: 480 944 1111  
 EMAIL: ABELL@AVARCHITECT.COM

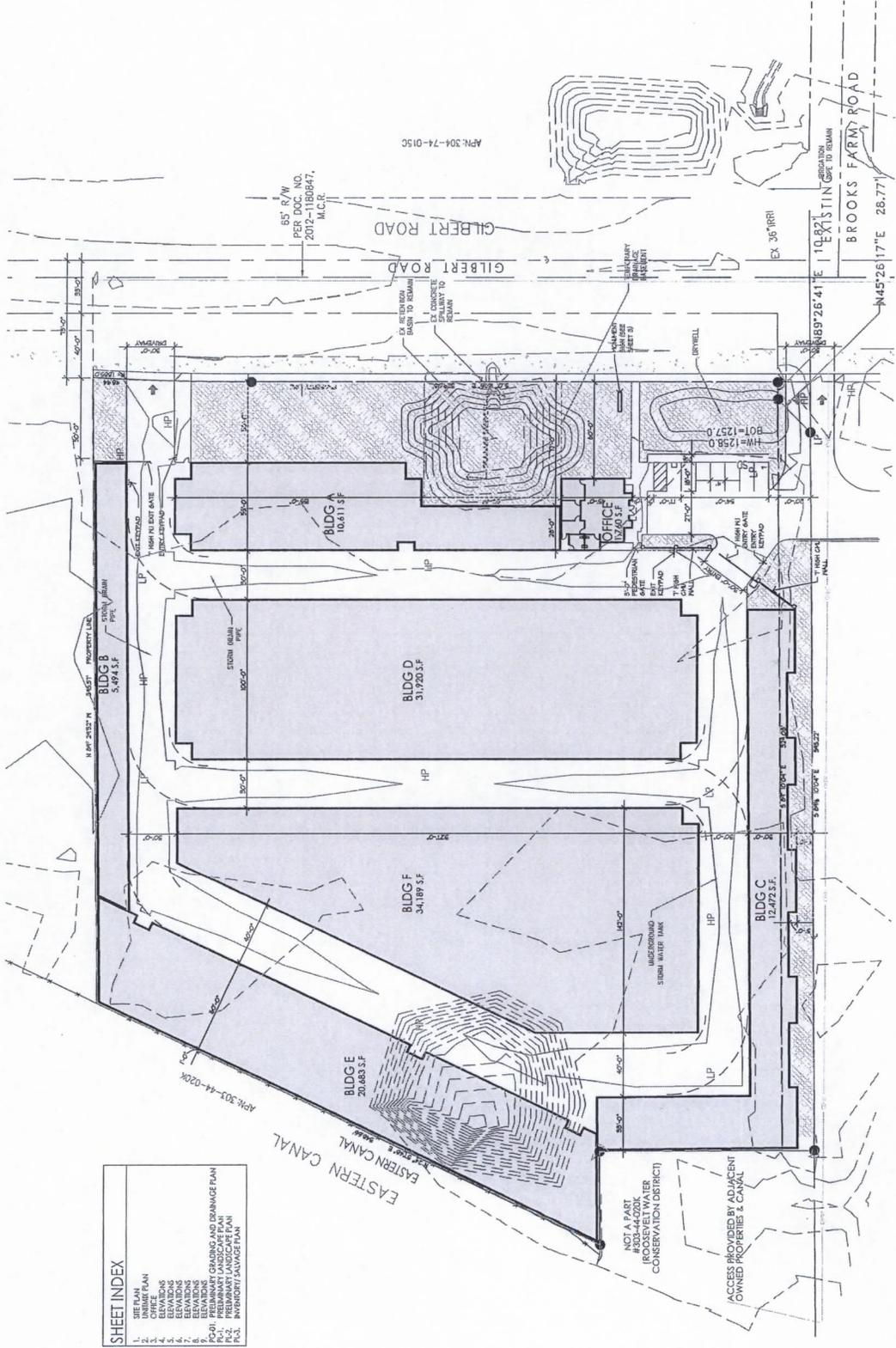
**LANDSCAPE ARCHITECT**  
 THE MCCOY GROUP  
 12 JOURNEY DRIVE, 100  
 PHOENIX, AZ 85012  
 CONTACT: TIMOTHY MCCOY  
 PHONE: 480 944 1111  
 EMAIL: TIM@MCCOY-LLC.COM

**PROJECT DATA**

APF: 308-442024  
 LEGAL DESCRIPTION: SEE ATTACHMENT  
 ZONING: AG-1  
 TO: PAD PLANNED AREA (DEVELOPMENT)  
 SEE PLAN AREA: 209,324.02 FT. NET  
 14,811 AC. NET  
 14,811 AC. NET  
 BROOKS FARM AREA: 1,813,520 FT. NET  
 SEE AREA TOTAL: 2,022,844.02 FT. NET  
 PALM LEARNING: 10,611 SQ. FT.  
 BUILDING A: 5,472 SQ. FT.  
 BUILDING B: 3,170 SQ. FT.  
 BUILDING C: 31,720 SQ. FT.  
 BUILDING D: 341,189 SQ. FT.  
 BUILDING E: 20,683 SQ. FT.  
 BUILDING F: 341,189 SQ. FT.  
 STORAGE TOTAL: 113,370 SQ. FT.  
 OFFICE: 1,240 SQ. FT.  
 PROJECT TOTAL: 117,189 SQ. FT.

PARKING COUNT  
 STANDARD STALLS: 6  
 ACCESSIBLE STALLS: 1  
 TOTAL STALLS: 7

\* ALL STALLS IN THIS PLAN ARE AT LEAST 18' x 8' FOOT  
 WORKING CLEARANCE. ALL STALLS AT EACH END OF  
 CORRIDOR TO BE WIDER PARKING/LOADING  
 SPACES ON ONE SIDE OF EACH DRIVEWAY



**SITE PLAN**

8.17.15  
 8.15.15  
 14.270  
 SCALE: 1" = 30'-0"

**DOLLAR SELF STORAGE - GILBERT ROAD  
 MARICOPA COUNTY (CHANDLER), AZ**



**SHEET INDEX**

1. SITE PLAN
2. UTILITIES PLAN
3. OFFICE
4. ELEVATIONS
5. ELEVATIONS
6. ELEVATIONS
7. ELEVATIONS
8. ELEVATIONS

PO-01. PRELIMINARY GRADING AND DRAINAGE PLAN  
 PL-01. PRELIMINARY LANDSCAPE PLAN  
 PL-02. PRELIMINARY LANDSCAPE PLAN  
 PL-03. PRELIMINARY LANDSCAPE PLAN







**RESOLUTION NO. 4909**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "SOUTHEAST CHANDLER AREA PLAN" FROM ENVISIONED COMMUNITY / REGIONAL OPEN SPACE TO TRADITIONAL SUBURBAN CHARACTER ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF GILBERT ROAD AND THE BROOKS FARM ROAD ALIGNMENT.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal located at the northwest corner of Gilbert Road and the Brooks Farm Road alignment; and

WHEREAS, the Land Use and Neighborhood Planning Elements of the Chandler General Plan adopted by the City Council on June 26, 2008, encourage the preparation of neighborhood plans/Area Plans that address distinct characteristics and support unique land use planning for each area; and

WHEREAS, an existing area plan, the Southeast Chandler Area Plan has been adopted for the area bounded by Arizona Avenue, Ocotillo Road, Val Vista Drive, and Hunt Highway.

WHEREAS, the applicant prepared this amendment to the existing Southeast Chandler Area Plan; and

WHEREAS, such an amendment, covering a portion of the adopted Area Plan including a map has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

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

SECTION I. That the attached map exhibit, an Amendment to the Southeast Chandler Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on October 7, 2015, is hereby adopted as the guideline for future rezoning and development for the area described within it.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4909 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

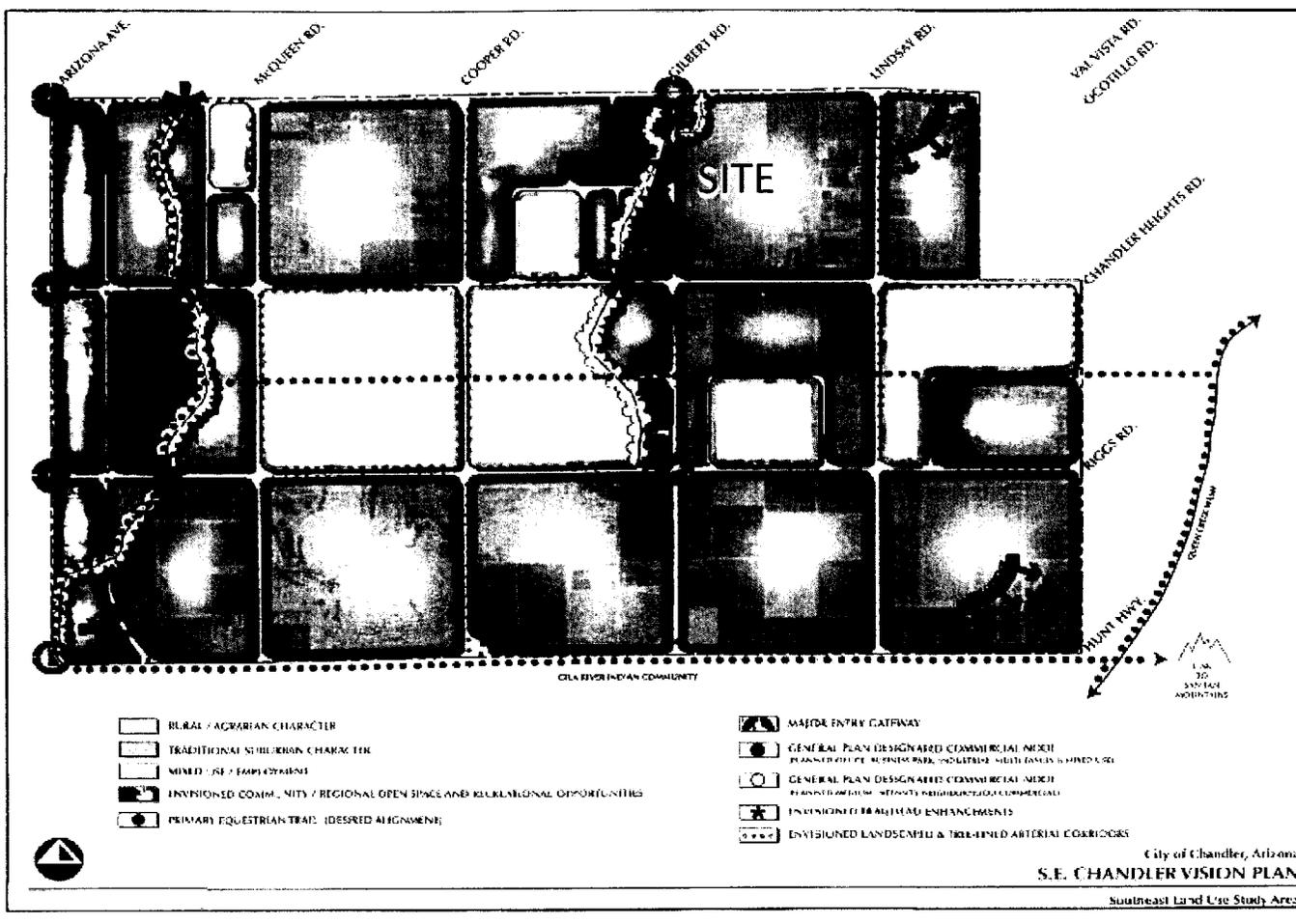
\_\_\_\_\_  
CITY ATTORNEY



# Dollar Storage *Gilbert Road & Brooks Farm Road (alignment)*



## Southeast Chandler Area Plan CHAPTER I - THE COMMUNITY VISION FOR SOUTHEAST CHANDLER



**Proposed Designation:**  
**Traditional Suburban Character**

**ORDINANCE NO. 4670**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR A MINI-STORAGE DEVELOPMENT IN CASE (DVR15-0022 DOLLAR SELF 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 EXHIBIT 'A'

Said parcel is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.

3. 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.
4. 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.
5. 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.
6. Development shall be in substantial conformance with the Development Booklet, entitled "DOLLAR SELF STORAGE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0022, 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.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4670 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY



PUBLISHED:

EXHIBIT 'A'

**DESCRIPTION**

OF 22622 S. GILBERT ROAD  
APN 303-44-020L

A portion of the Northeast quarter of Section 24, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northeast quarter of said Section 24;

THENCE North 00 degrees 01 minutes 31 seconds West, a distance of 20 feet along the East line of said Section 24 to the POINT OF BEGINNING;

THENCE continuing North 00 degrees 01 minutes 31 seconds West, a distance of 427.98 feet to a point 214 feet South of the North line of the South half of the Southeast quarter of said Northeast quarter;

THENCE South 89 degrees 26 minutes 09 seconds West, parallel to said North line, a distance of 452.50 feet to a point on a line 30 feet Southeast, as measured at right angles to the centerline of the Eastern Canal;

THENCE South 25 degrees 30 minutes 48 seconds West, parallel to and 30.00 feet Southeast of the centerline of the Eastern Canal, a distance of 349.98 feet;

THENCE North 89 degrees 26 minutes 47 seconds East, parallel to the South line of the Northeast quarter of said Section 24, a distance of 57.57 feet;

THENCE South 00 degrees 12 minutes 14 seconds East, a distance of 113.50 feet to a point 20 feet North of the South line of the Northeast quarter of said Section 24;

THENCE North 89 degrees 26 minutes 47 seconds East, parallel to and 20 feet North of the South line of said Northeast quarter, a distance of 545.47 feet to the POINT OF BEGINNING;

EXCEPT the East 33.00 feet; AND

EXCEPT that part conveyed to the City of Chandler, an Arizona municipal corporation recorded December 27, 2012 in Recorder's No. 2012-1180847 described as follows:

COMMENCING at the Southeast corner of said Section 24, being monumented with a Brass Cap in handhole, from which the South quarter corner of said

Continued on Page 2...



*David S. Klein*

EXPIRES 3/31/17

PAGE 1 OF 2

 <b>SUPERIOR</b> SURVEYING SERVICES, INC.	21415 N. 23rd Avenue Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) <a href="http://www.superiorsurveying.com">www.superiorsurveying.com</a> <a href="mailto:info@superiorsurveying.com">info@superiorsurveying.com</a>
	<b>DATE: 11/3/14</b>

# **DESCRIPTION**

OF 22622 S. GILBERT ROAD  
APN 303-44-020L

....Continued from Page 1

Section 24, being monumented with a Brass Cap in handhole, bears South 89 degrees 16 minutes 29 seconds West a distance of 2628.60 feet, said line being the south line of said Southeast quarter of Section 24 and the basis of bearing for this description;

Thence along the East line of said Southeast quarter, North 00 degrees 16 minutes 50 seconds West a distance of 2650.04 feet to the calculated position for the East quarter corner of said Section 24;

Thence along the East line of said Northeast quarter of Section 24, North 00 degrees 18 minutes 16 seconds West a distance of 20.00 feet to a point on a line parallel with and 20.00 feet Northerly, measured at right angles from the South line of said Northeast quarter;

Thence along said parallel line, South 89 degrees 10 minutes 11 seconds West a distance of 33.00 feet to a point on the existing West right of way line of Gilbert Road, said point being the Southeast corner of said parcel of land as described in Document No. 2006-0247943, said point also being the POINT OF BEGINNING;

Thence continuing along the South deed line of said parcel of land as described in Document No. 2006-0247943, South 89 degrees 10 minutes 11 seconds West a distance of 32.00 feet to a point on a line parallel with and 65.00 feet westerly, measured at right angles, from said East line of the Northeast quarter;

Thence along last-mentioned parallel line, North 00 degrees 18 minutes 16 seconds West a distance of 329.08 feet to the beginning of a tangent curve concave Easterly and having a radius of 1865.00 feet;

Thence Northerly along said curve, through a central angle of 03 degrees 02 minutes 21 seconds an arc length of 98.93 feet to a point on the North deed line of said parcel of land as described in Document No. 2006-0247943;

Thence along said North deed line, North 89 degrees 09 minutes 32 seconds East a distance of 29.38 feet to a point on said existing West right of way line of Gilbert Road;

Thence along said existing West right of way line of Gilbert Road, South 00 degrees 18 minutes 16 seconds East a distance of 427.95 feet to the POINT OF BEGINNING.



*David S. Klein*

EXPIRES 3/31/17

PAGE 2 OF 2

 <b>SUPERIOR</b> SURVEYING SERVICES, INC.	21415 N. 23rd Avenue Phoenix, AZ 85027 623-869-0223 (office) 623-869-0726 (fax) www.superiorsurveying.com info@superiorsurveying.com
	DATE: 11/3/14