

**MEMORANDUM**                      **Planning Division – CC Memo No. 16-011**

**DATE:**                      JANUARY 28, 2016

**TO:**                              MAYOR AND COUNCIL

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

**FROM:**                      JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*

**SUBJECT:**                      PDP15-0010 SAN TAN SUPER STORAGE & INDUSTRIAL

- Request:                      Preliminary Development Plan (PDP) approval for building design and site layout of recreational vehicle (RV) storage buildings and a multi-tenant light industrial building
- Location:                      Approximately one-quarter of a mile east of the northeast corner of Arizona Avenue and Willis Road
- Applicant:                      LGE Design Group, Bret Ryan
- Project info:                      Approximately 9.4-acre site with 75,060 square feet of R.V. storage buildings for 100 R.V. storage units and one light industrial building at 62,240 square feet

**RECOMMENDATION**

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

**BACKGROUND**

The approximate 9.4-acre subject site is located east of Arizona Avenue on the north side of Willis Road. The vacant property is east of the existing Santan Gateway commercial center's Sam's Club. The site is bounded on the north by the Loop 202 Santan Freeway, the Union Pacific Railroad tracks and commercial retail are on the west, and a 0.3-acre parcel owned by the Arizona Department of Transportation on the east. South of the property is the 84 Lumber Company industrial business and a vacant parcel zoned for industrial uses.

This subject site was zoned Planned Area Development (PAD) for industrial park in June 1986, as part of a larger 160-acre industrial park including an industrial park, apartments, commerce park, townhomes, and single-family residential in an area from Pecos Road to Willis Road and the Union Pacific Railroad tracks to near a ¼-mile west of McQueen Road. The intended uses in the industrial park were based upon the 1982 General Plan Land Use Element defining warehousing, research and development, various types of industry, and the like in conformance with the Zoning Code. The uses would be akin to Planned Industrial District (I-1) zoning.

The proposed recreational vehicle (R.V.) storage facility includes 100 units within a total of four buildings totaling 75,060 square feet. The buildings are one-story in height and located on the parcel's west side. The light industrial building is one-story in height and approximately 62,240 square feet with up to twelve tenant spaces located on the site's east side. Uses include those permitted by right in the I-1 zoning district.

All of the buildings are designed with a common architecture theme including building forms, materials, and colors. A mix of building materials includes EIFS, split and smooth face masonry concrete walls, standing seam metal roofs, metal accent panels, exposed painted steel columns and beams, varied rooflines, and varied wall planes.

The site layout incorporates an R.V. storage building within a landscape setting parallel with Willis Road at the gated entrance. The other storage buildings are oriented primarily north to south with a looped drive aisle around the buildings. There is vehicular cross access to the adjacent light industrial building component. The light industrial building has a staggered footprint in response to the angled north property line along the freeway right-of-way. The loading bay areas are grouped and recessed on the north building elevation.

The landscaping is a desert theme with a mix of low water use trees and shrubs as well as decomposed granite. The Willis Road streetscape includes shrubs planted in an S-shaped pattern. Landscaping will be provided along the north property line as well as within the site.

The development proposal does not include signage. Building mounted signage and freestanding tenant monument signs will be designed to comply with Sign Code regulations and reviewed administratively by Planning Staff. A separate PDP application will occur if signage does not conform to Sign Code.

### **DISCUSSION**

Planning Staff finds the proposed R.V. storage facility and light industrial building to be consistent with the adopted land plans for this site as well as meeting the City's Zoning Code and design expectations for architecture and site layout. There is one requested waiver from Zoning Code regarding parking requirements for the R.V. storage facility. The Zoning Code parking schedule does not include a parking ratio for storage facilities, only light industrial warehousing and manufacturing. Therefore, the applicant proposes parking appropriate for the R.V. storage use including one parking space for every 35 storage units. This provides adequate customer parking and employee parking for the on-site office.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was mailed on November 5, 2015, in lieu of a neighborhood meeting due to no residential in proximity to this property.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 5    Opposed: 0    Absent: 2 (Cunningham, Pridemore)

**RECOMMENDED ACTION**

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

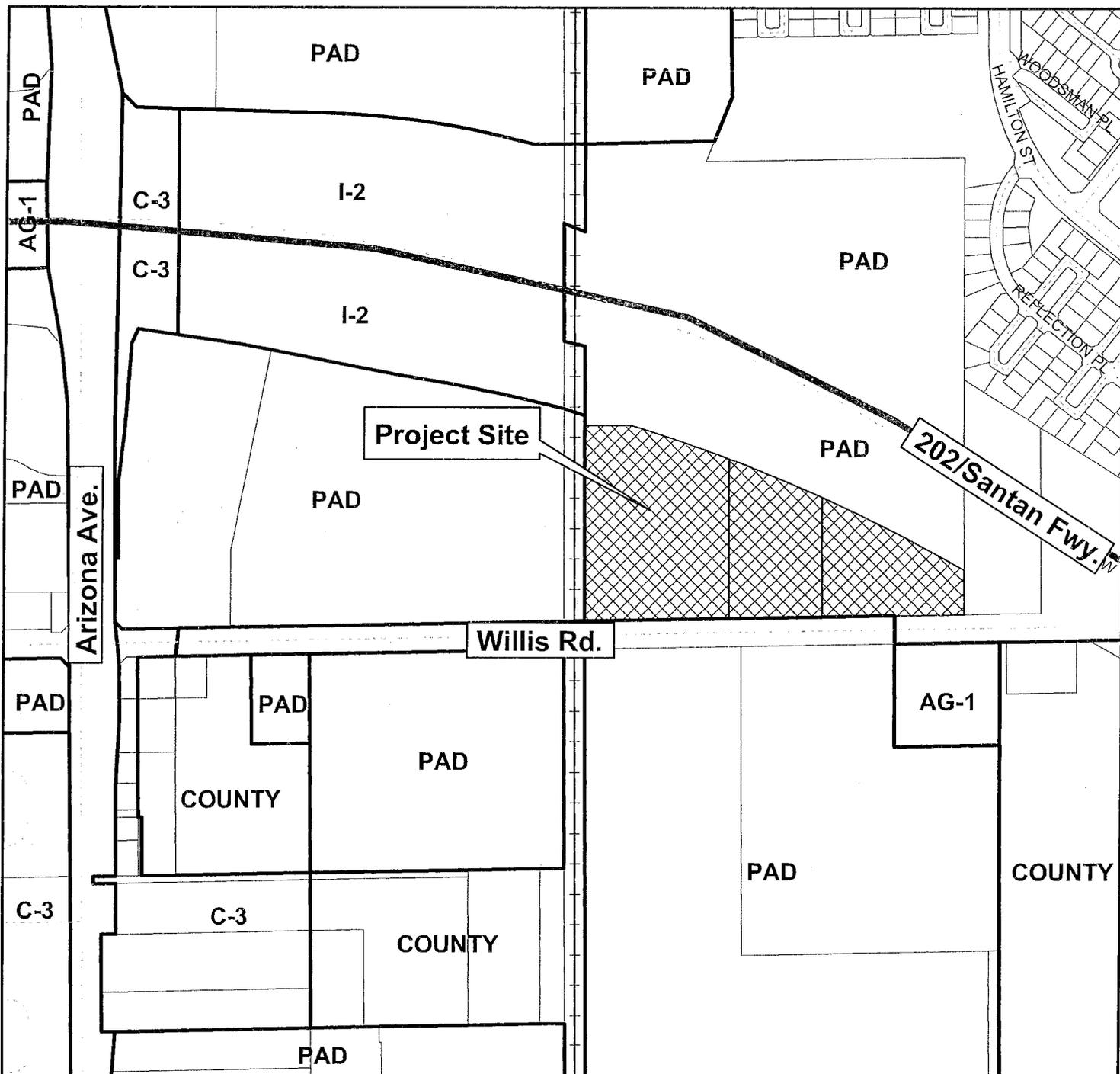
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "San Tan Super Storage & Industrial", kept on file in the City of Chandler Planning Division, in File No. PDP15-0010, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 1644 in case Z86-25 LARRY S. LAZARUS, except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.
4. 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.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
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. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
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 MOTION**

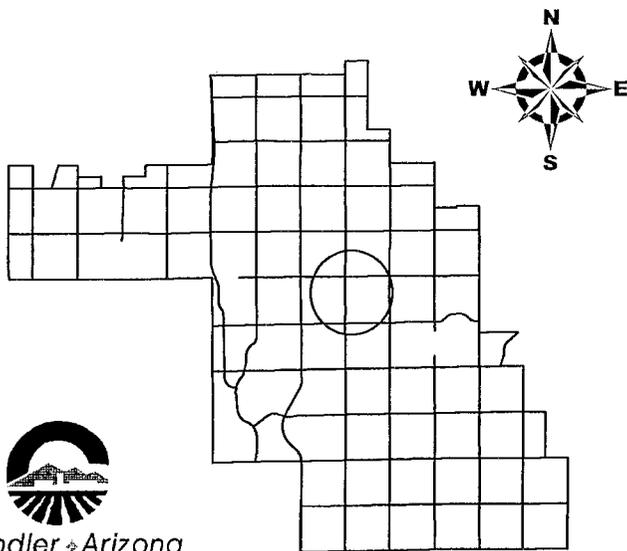
Move City Council approve Preliminary Development Plan PDP15-0010 SAN TAN SUPER STORAGE & INDUSTRIAL for an R.V. storage facility and light industrial building, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 1644
6. Development Booklet, Exhibit A



## Vicinity Map

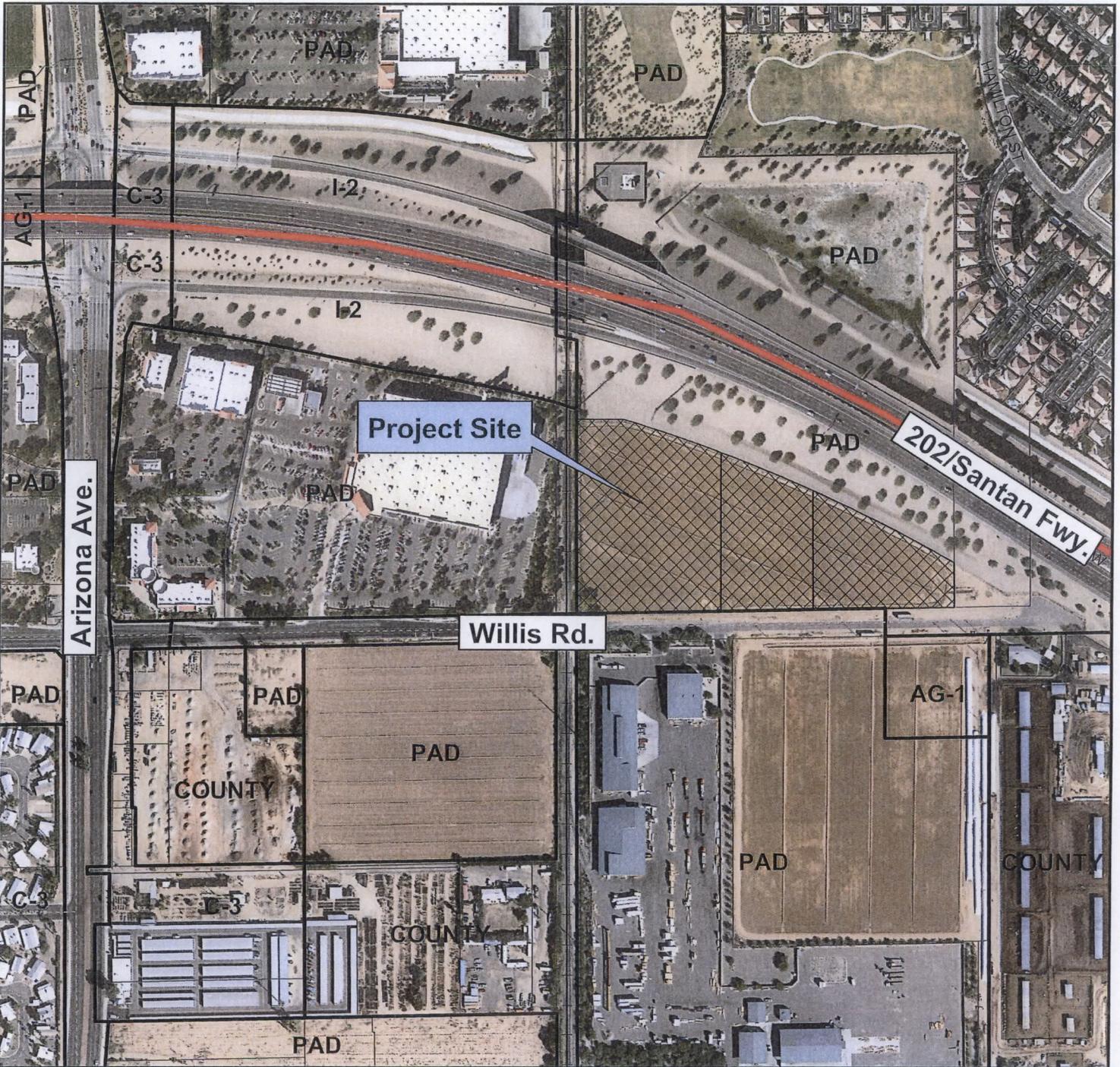


PDP15-0010

**San Tan Super Storage & Industrial**



Chandler • Arizona  
Where Values Make The Difference



## Vicinity Map



PDP15-0010

**San Tan Super Storage & Industrial**



Chandler ♦ Arizona  
Where Values Make The Difference

CITY OF CHANDLER 9/3/2015

SITE PLAN

**LGE DESIGN GROUP**  
 740 N. 52nd Street • Phoenix, AZ • 5008  
 P: 480.956.4001

**SAN TAN SUPER STORAGE & INDUSTRIAL CENTER**

1540 E. WILLIS ROAD  
 CHANDLER, AZ. 85286

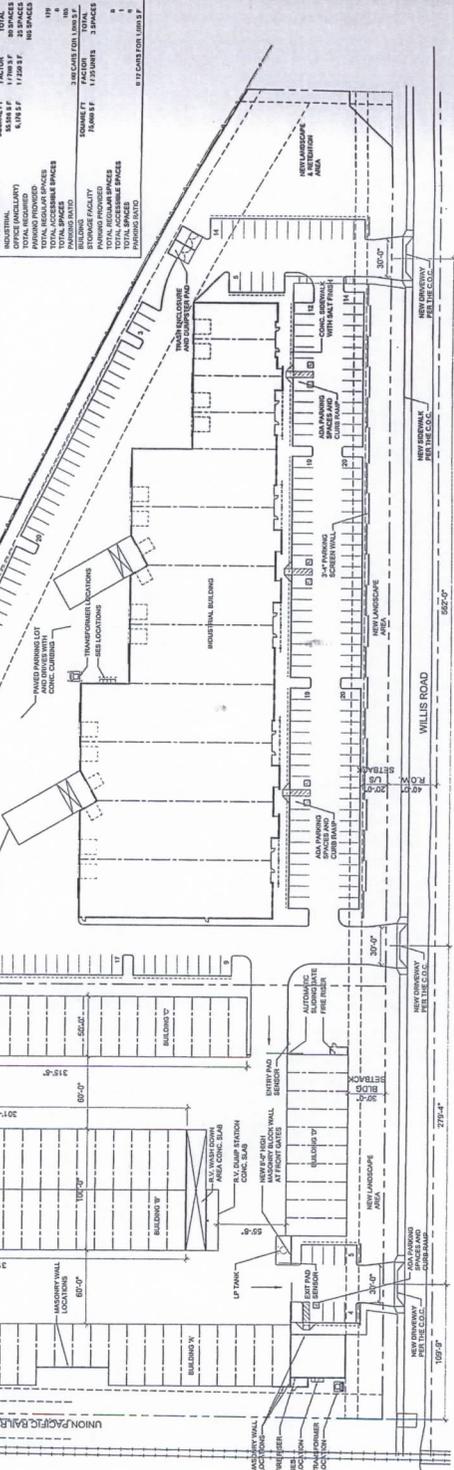


DATE: 01/11/11  
 SHEET NO.: 15  
 CHECKED BY: [Signature]  
 PROJECT NO.: [Blank]  
 V.C. [Blank]

A0.1

**PROJECT DATA:**  
 PROJECT ADDRESS: 1540 E. WILLIS ROAD  
 DEVELOPER: LGE DESIGN GROUP  
 ARCHITECT: LGE DESIGN GROUP  
 PROJECT SCOPE: INDUSTRIAL STORAGE AND OFFICE BUILDING AND RV STORAGE FACILITY  
 COUNTY ZONING: PNO  
 SITE AREA: 324,488.64 SQ. FT.  
 STORAGE FACILITY: 174,000 SQ. FT.  
 INDUSTRIAL BUILDING: 174,000 SQ. FT.  
 OFFICE BUILDING: 174,000 SQ. FT.  
 CONSTRUCTION TYPE: V&B W/ A.S.  
 BUILDING HEIGHT: 12 FT.  
 STORAGE FACILITY - AREA CALC: 41,700 S.F.  
 INDUSTRIAL BUILDING: 71,000 S.F.  
 OFFICE BUILDING: 7,000 S.F.  
 TOTAL: 119,700 S.F.  
 TOTAL REGULAR SPACES: 119  
 TOTAL SPACES: 119  
 TOTAL SQUARE FEET: 119,700 S.F.  
 TOTAL SPACES: 119  
 TOTAL SQUARE FEET: 119,700 S.F.  
 TOTAL SPACES: 119

**PROJECT NARRATIVE:**  
 THIS PROJECT CONSISTS OF A MULTI-BUILDING STORAGE FACILITY FOR INDUSTRIAL AND COMMERCIAL VEHICLES AND TRAILERS. THE FACILITY WILL BE CONSTRUCTED OUT OF MASONRY WITH OVERHEAD DOORS AND A NEW PAVED DRIVEWAY. THE MAIN OFFICE BUILDING WILL BE CONSTRUCTED OUT OF MASONRY WITH OVERHEAD DOORS AND A NEW PAVED DRIVEWAY. THE INDUSTRIAL BUILDING WILL BE CONSTRUCTED OUT OF MASONRY WITH OVERHEAD DOORS AND A NEW PAVED DRIVEWAY. THE OFFICE BUILDING WILL BE CONSTRUCTED OUT OF MASONRY WITH OVERHEAD DOORS AND A NEW PAVED DRIVEWAY. THE INDUSTRIAL BUILDING WILL BE CONSTRUCTED OUT OF MASONRY WITH OVERHEAD DOORS AND A NEW PAVED DRIVEWAY. THE OFFICE BUILDING WILL BE CONSTRUCTED OUT OF MASONRY WITH OVERHEAD DOORS AND A NEW PAVED DRIVEWAY.



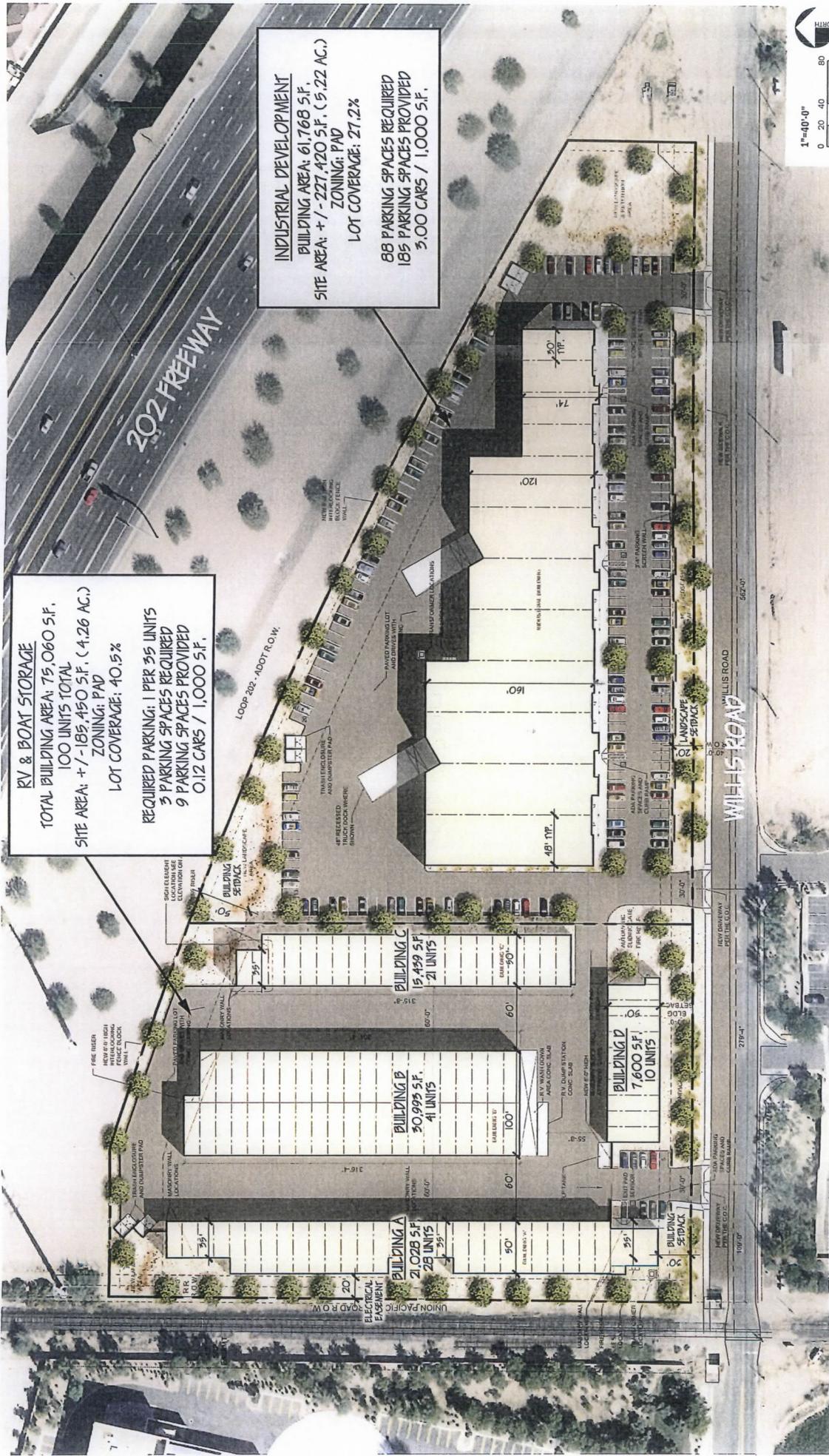
SITE PLAN

*Site Plan B10P2*

**SITE PLAN**

**RV & BOAT STORAGE**  
 TOTAL BUILDING AREA: 75,060 S.F.  
 100 UNITS TOTAL  
 SITE AREA: +/- 185,450 S.F. (4.26 AC.)  
 ZONING: PAD  
 LOT COVERAGE: 40.5%  
 REQUIRED PARKING: 1 PER 35 UNITS  
 3 PARKING SPACES REQUIRED  
 9 PARKING SPACES PROVIDED  
 0.12 CARS / 1,000 S.F.

**INDUSTRIAL DEVELOPMENT**  
 BUILDING AREA: 61,768 S.F.  
 SITE AREA: +/- 227,420 S.F. (5.22 AC.)  
 ZONING: PAD  
 LOT COVERAGE: 27.2%  
 88 PARKING SPACES REQUIRED  
 185 PARKING SPACES PROVIDED  
 3.00 CARS / 1,000 S.F.



Site plan  
 PS 202





INDUSTRIAL BUILDING — FROM WILLIS ROAD

# BUILDING ELEVATIONS

740 N. 2nd Street • Phoenix, AZ • 85008  
 P: 408.966.4001

## WILLIS ROAD STORAGE & INDUSTRIAL CENTER

11540 E. WILLIS ROAD  
 CHANDLER, AZ 85286



DATE PLOTTED	11/11/2014
DATE PRINTED	11/11/2014
PROJECT NO.	14-000000
PROJECT NAME	WILLIS ROAD STORAGE & INDUSTRIAL CENTER
PROJECT LOCATION	11540 E. WILLIS ROAD, CHANDLER, AZ 85286
PROJECT ARCHITECT	LGE DESIGN BUILD
PROJECT ENGINEER	LGE DESIGN BUILD
PROJECT CONTRACTOR	
PROJECT SCHEDULE	
PROJECT STATUS	
PROJECT NO.	
PROJECT NAME	
PROJECT LOCATION	
PROJECT ARCHITECT	
PROJECT ENGINEER	
PROJECT CONTRACTOR	
PROJECT SCHEDULE	
PROJECT STATUS	

A1.2

### GENERAL NOTES:

- SEE STRUCTURAL DRAWINGS FOR LEVEL INFORMATION.
- SEE NOTES REGARDING SCHEDULE FOR ROLL-UP DOORS.
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

### MATERIAL/FINISH SCHEDULE:

KEY	DESCRIPTION
PC	PAINTED CONCRETE TILT PANELS
MS	METAL PANELS OVER STEEL
MT	METAL PANELS OVER STEEL
MC	CONCRETE OVER STEEL
CC	CONCRETE OVER STEEL

### CANOPY KEY:

KEY	DESCRIPTION
CC	CONCRETE OVER STEEL
MS	METAL PANELS OVER STEEL
MT	METAL PANELS OVER STEEL
MC	CONCRETE OVER STEEL
CC	CONCRETE OVER STEEL

### GLAZING KEY:

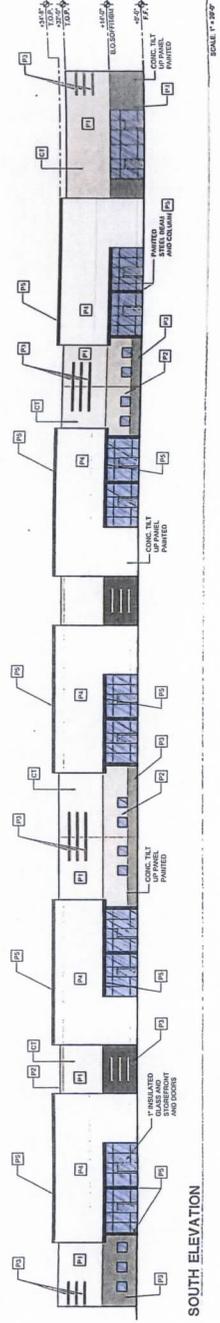
KEY	DESCRIPTION
PC	PAINTED CONCRETE TILT PANELS
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MT	METAL PANELS OVER STEEL
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CC	CONCRETE OVER STEEL

### PAINT KEY:

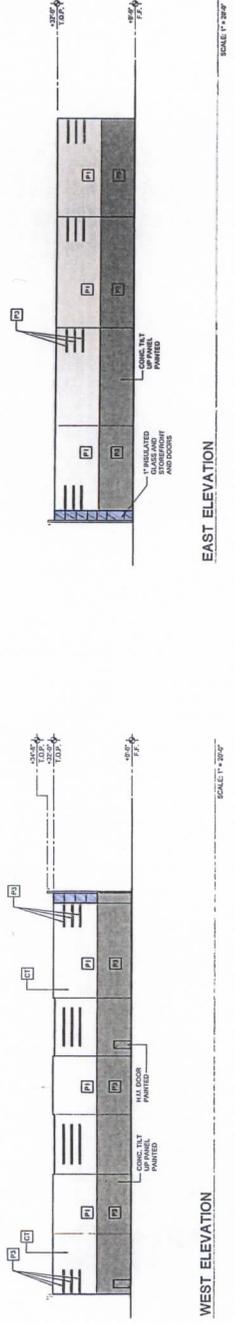
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MT	METAL PANELS OVER STEEL
MC	CONCRETE OVER STEEL
CC	CONCRETE OVER STEEL

### PAINTING NOTES:

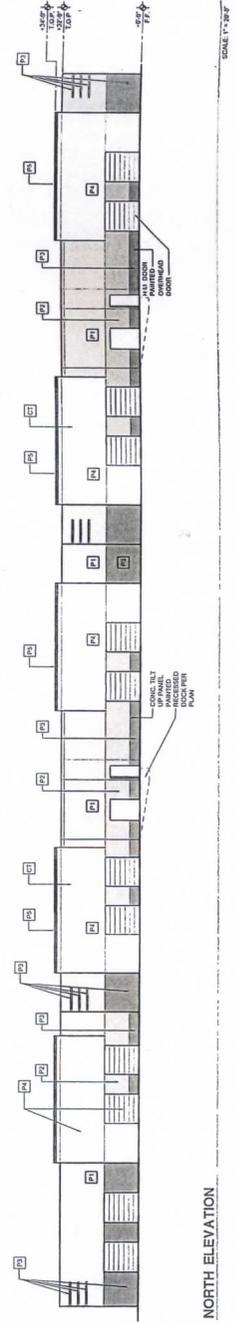
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- PAINTED TO MATCH FOUR COLOR MATCH BOOK SAMPLES.
- PAINTED TO MATCH FOUR COLOR MATCH BOOK SAMPLES.
- PAINTED TO MATCH FOUR COLOR MATCH BOOK SAMPLES.



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



STORAGE BUILDING — FROM WILLIS ROAD

ORDINANCE NO. 1644

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY PROVIDING FOR THE REZONING OF A CERTAIN PARCEL OF REAL PROPERTY, MORE PARTICULARLY DESCRIBED IN CASE Z86-25 LARRY LAZARUS, FROM AG-1 TO PAD CONCEPTUAL, 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 the Chandler Arizonan, a daily newspaper of 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, public hearings were 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 1. Legal description of property:

That part of the North half of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Parcel 1.

BEGINNING at a point on the South line of the North half of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian a distance of 3992.3 feet (3998.61 feet measured) East of the Southwest corner of the North half of said Section 3, said point being 2542.3 feet (2542.47 feet measured) East of the East line of the land and right-of-way of the Arizona Eastern Railroad Company, a corporation, and the TRUE POINT OF BEGINNING; thence North (N 0°04'37" E measured) and parallel to the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation, 2730.26 feet (2733.49 feet measured) to the North line of said Section 3; thence West and along said North line a distance of 1451.32 feet to a point; thence South parallel to the East line of the right-of-way of said railroad to the South line of the North half of said Section 3; thence East along said South line 1451.41 feet to the TRUE POINT OF BEGINNING; except the North 33 feet road right-of-way; and except the South 33 feet road right-of-way.

Parcel 2.

BEGINNING at a point on the South line of the North half of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian a distance of 2547.20 feet East of the Southwest corner of the North half of said Section 3, said point being 1091.06 feet East of the East line of the land and right-of-way of the Arizona Eastern Railroad Company, a corporation, and the TRUE POINT OF BEGINNING; thence North and parallel to the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation, 661.85 feet; thence West and parallel to the East/West midsection line a distance of 1091.06 +/- feet to the point of intersection with the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation; thence South and along the East line of the right-of-way of said railroad to the South line of the North half of said Section 3; thence East along said South line 1091.06 feet to the TRUE POINT OF BEGINNING; except the South 33 feet road right-of-way.

Parcel 3.

BEGINNING at a point on the South line of the North half of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian a distance of 2547.20 feet East of the Southwest corner of the North half of said Section 3, said point being 1091.06 feet East of the East line of the land and right-of-way of the Arizona Eastern Railroad Company, a corporation; thence North and parallel to the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation, 661.85 feet to the TRUE POINT OF BEGINNING; thence continuing North on a line parallel to the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation, a distance of 169.69 feet; thence West and parallel to the East/West midsection line a distance of 1091.06 feet to the point of intersection with the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation; thence South and along the East line of the right-of-way of said railroad a distance of 169.69 feet; thence East along a line parallel to the East/West midsection line a distance of 1091.06 feet to the TRUE POINT OF BEGINNING.

Parcel 4.

BEGINNING at a point on the South line of the North half of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian a distance of 2547.20 feet East of the Southwest corner of the North half of said Section 3, said point being 1091.06 feet East of the East line of the land and right-of-way of the Arizona Eastern Railroad Company, a corporation; thence North and parallel to the East line of the right-of-way of the

Arizona Eastern Railroad Company, a corporation, 831.54 feet to the TRUE POINT OF BEGINNING; thence continuing North on a line parallel to the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation, a distance of 516.43 feet; thence West and parallel to the East/West midsection line a distance of 1091.06 feet to the point of intersection with the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation; thence South and along the East line of the right-of-way of said railroad a distance of 516.43 feet; thence East along a line parallel to the East/West midsection line a distance of 1091.06 feet to the TRUE POINT OF BEGINNING.

Parcel 5.

BEGINNING at a point on the South line of the North half of Section 3, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian a distance of 2547.20 feet East of the Southwest corner of the north half of said Section 3, said point being 1091.06 feet East of the East line of the land and right-of-way of the Arizona Eastern Railroad Company, a corporation; thence North and parallel to the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation, 1347.97 feet to the TRUE POINT OF BEGINNING; thence continuing North on a line parallel to the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation, a distance of 1373.39 +/- feet to the point of intersection with the North line of said Section 3; thence West and along said North line a distance of 1090.99 +/- feet to the point of intersection of the North line of said Section with the East line of the right-of-way of the Arizona Eastern Railroad Company, a corporation, and said point being distant 1450.0 feet (1453.57 feet measured), more or less, Easterly from the Northwest corner of said Section 3; thence South and along the East line of the right-of-way of said railroad a distance of 1387.78 feet; thence East along a line parallel to the East/West midsection line a distance of 1091.06 feet to the TRUE POINT OF BEGINNING.

Said property is hereby rezoned from AG-1 to PAD Conceptual, subject to the conditions set forth as follows:

1. Dedications achieving full half-widths for Pecos and Willis Road totalling 65 feet and 40 feet respectively;
2. The zoning of this property does not assure that the sewage generated by this project will be accepted by the existing system;

3. Submittal to and Commission approval of Preliminary Development Plans for any residential phase within one (1) year of the effective date of the ordinance adopting this rezoning; and construction of infrastructure on said phase within two years of the effective date of the ordinance date adopting this rezoning or the zoning shall revert to its previous classification (AG-1);
4. Residential density is limited to 6.0 du/ac; upon dedication of Pecos freeway right-of-way, 6.0 du/ac may be transferred from the corridor and distributed to the balance of the site; at the time of Preliminary Development Plan submittal, a parcel map shall be submitted depicting residential unit allocations for each product phase in accordance with the approved overall density. Commission and Council may consider and approve a higher project density upon receipt and approval of additional quality exhibits;
5. Wildhorse Drive from Ranchos de Chandler not be extended into this development; improvement of any required turn-around on Wildhorse shall be the responsibility of the developer;
6. Development in accordance with attachments, Exhibits, and representations unless herein modified by code or condition;
7. The developer shall reserve a three (3) acre site for a water production facility, to be located in accordance with Public Works recommendation;
8. If applicant pursues density increase with added quality at a later date, additional park area may be required, as recommended by the Directors of Planning & Development and Community Services to the Commission at that time of increase;
9. Approval by the Director of Planning & Development and by the City Engineer relative to the plans and details of all submittals required by code or condition of this approval, including street and utility improvements as recommended by the traffic and infrastructure studies submitted for this development.
10. Development of the Industrial Park shall be in accordance with "Environmental Design Criteria for Industrial Park."

(Z86-25 Larry Lazarus)

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Department of Planning and Development 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 12<sup>th</sup> day of June, 1986.

ATTEST:

Carolyn Dunn  
DEPUTY CITY CLERK

[Signature]  
MAYOR

PASSED AND ADOPTED by the City Council this 26<sup>th</sup> day of June, 1986.

ATTEST:

Carolyn Dunn  
DEPUTY CITY CLERK

[Signature]  
MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1644 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 26<sup>th</sup> day of June, 1986, and that a quorum was present thereat.

APPROVED AS TO FORM:

Clifford J. Frey  
CITY ATTORNEY

Carolyn Dunn  
DEPUTY CITY CLERK

PUBLISHED: 7/3 07/10/86