

# 12

MAR 05 2007



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

**MEMORANDUM**                      **Planning and Development – CC No. 07-037**

**DATE:**            FEBRUARY 22, 2007

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR   
BOB WEWORSKI, PRINCIPAL PLANNER 

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

**SUBJECT:**        DVR06-0060 SOUTHSHORE TOWN CENTER – PHASE II  
Introduction and Tentative Adoption of Ordinance No. 3896

**Request:**            Request a rezoning amendment from Planned Area Development (PAD) to PAD zoning to allow the addition of a condominium storage business for items such as, but not limited to, recreational vehicles/motor coaches (RV's), cars, boats, file storage, off-road vehicles, office furniture, and business equipment. The development request includes Preliminary Development Plan (PDP) approval for a condo storage business, a self-storage warehouse business, and conceptual layout of a future pad

**Location:**            Southwest corner of Ocotillo Road and the Union Pacific Railroad tracks; east of Arizona Ave. and east of the Home Depot commercial center on the south side of Ocotillo Road

**Applicant:**            Robert Kubicek Architects & Associates

**Project Info:**        Approximately 12 gross acres including a 5.34 acre self-storage warehouse, a 5.20 acre condo storage facility, and a 1.75 future pad site

**RECOMMENDATION**

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

**BACKGROUND**

The request is to amend the existing Planned Area Development (PAD) to allow the addition of a condominium storage facility to already permitted uses. In July 2004, the property was zoned Planned Area Development (PAD) as part of the Southshore Town Center zoning case. The request included the existing Home Depot anchored shopping center and approximately a 12-acre parcel east of the shopping center.

The 12 gross acre (10.54 net acres) parcel proposed for Southshore Town Center – Phase II was zoned PAD to allow uses permitted by right in the Community Commercial District (C-2) zoning, nursery/kindergarten/daycare uses, research and educational facilities, self-storage rental warehouse facilities including motor vehicle, RV, and boat storage as an accessory use, and trade and vocational schools. The proposed zoning amendment to allow a condominium warehouse facility includes for-sale condominium storage units large enough to accommodate RV's/motor coaches, boats, cars, jet skis, and the like. Smaller units allow the storage of files/records and personal items.

North of the site is Ocotillo Road and vacant property recently zoned PAD for commercial and business park uses as part of a larger mixed-use commercial and residential development named Paseo Lindo. The west side of the site is the Home Depot anchored shopping center with an auto service center and the rear of Home Depot backing up to the subject site. East of the site is the Union Pacific railroad tracks. East of the railroad tracks is property zoned and planned for business park use. South of the site is vacant land planned for business park and light industrial use.

This request includes a Preliminary Development Plan for a self-storage rental warehouse facility and a condominium warehouse facility with a comprehensive sign package. The plan includes a conceptual site layout for a future commercial pad, which will be reviewed and approved through a separate PDP. The development is divided into three lots with each lot owned separately.

The condominium warehouse facility on Lot 2 is approximately 5.20 acre with 110,560 square feet of building area. The condominium warehouse facility includes 124 units. The average unit size is 890 square feet. The units range from 640 square feet (20' x 32') to 1,152 square feet (24' x 48') in size. All buildings including the clubhouse/office building are approximately 24 feet in height.

The condominium storage facility provides owner-occupied storage units in which each owner is a member of a Property Owners Association (POA). The units are for storage only; any business or enterprise operations are prohibited in the owners' Covenants, Conditions & Restrictions (CC&R's). Each condo unit has individual climate control and internal security systems. Units do not have bathrooms or living quarters. The condominium storage facility includes a clubhouse/office building for use by owners to accommodate business associates, family and friends. The office provides computer hookup, television, reading materials, and a sitting area. Use of the clubhouse/office is regulated by the CC&R's.

The self-storage rental warehouse facility on Lot 3 is approximately 5.34 acres with 112,706 square feet of building area. The future pad site on Lot 1 is approximately 1.75 acres. The self-storage rental warehouse facility includes approximately 858 storage units. The average size of the units is 150 square feet, ranging from 25 square feet (5' x 5') in size to up to 360 square feet (12' x 30') in size. Buildings are approximately 10 to 13 feet in height. The office/security sleeping quarters building is approximately 24-feet in height.

The development's architectural style incorporates colors and materials similar to the adjacent Southshore Town Center development. Buildings apply commercial design standards including varied rooflines and height, variety of materials and colors, incorporates pop-outs and pilasters, and breaking up wall planes. Buildings include standing seam metal roofs, stucco and split face block wall planes. The office buildings include cantilevered metal shade awnings, storefront window systems, decorative brackets, and extended roof overhangs. Buildings are set back from Ocotillo Road and screened by an 8-foot high perimeter wall. Perimeter buildings serve as perimeter walls too.

The development is accessed from Ocotillo Road with interior drives leading to the future pad site and the two storage facility businesses. The entrances to the storage facilities are gated. Landscaping along Ocotillo Road will be consistent with the landscape theme on the adjacent Southshore Town Center development. Landscape tracts are located within the interior of the storage facilities and along the southern property line. The south property line is lined with 24-inch box Willow Acacia trees.

The westernmost buildings abut an 8-foot wide Southwest Gas utility easement. The easement is located on this property and abuts existing perimeter walls for the adjacent commercial center. This easement includes groundcover and shrubs as no trees are permitted. There's approximately a 2-foot grade difference from this site and the adjacent commercial center. The adjacent perimeter walls range in height from approximately 2 feet to over 6 feet on the commercial center's side. There is a large retention basin next to the perimeter wall. On the subject site, the wall heights range from approximately 2 feet to 4 feet in height from Ocotillo Road south to Home Improvement Way. Access to the easement is from the north end or south end of the site. Buildings adjacent to the easement are separated with landscape areas and wrought-iron fence.

The development includes one 6-foot high freestanding monument sign at the site's main entrance. The monument sign includes three tenant panels for each of the three lot's businesses. The sign includes cultured stone and stucco materials as well as a planter at the sign's base.

## **DISCUSSION**

The PAD zoning amendment to allow the addition of a condominium storage facility is supported by Staff. The proposed use is compatible with the permitted uses for this parcel. The condominium storage facility is designed well with the self-storage rental facility and a future pad. Staff is of the opinion the condominium storage facility provides an alternative indoor only storage use from the traditional outdoor storage facilities. The development integrates well with the adjacent Southshore Town Center development and future development on the north side of Ocotillo Road.

All landscaping along Ocotillo Road, including the area in front of the future pad, is required to be installed as part of the first phase of development. Staff has added a condition addressing this requirement. Staff recommends conditions regarding use restrictions for the development and within the condominium storage facility.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 21, 2006. No residents attended. Staff did receive a call from the property owner east of the railroad tracks. The property owner wanted clarification on the height, setbacks, and landscaping for the condominium storage facility buildings along the railroad tracks. The developer spoke with the property owner and answered his questions.
- At the time of this writing, Staff is not aware of any opposition to this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve. In Favor: 5 Opposed: 1 (Heumann) Absent: 1 (Cason)

Commission requested additional wall plane changes to the site's west elevation adjacent to the Home Depot anchored commercial center. The applicant presented a revision to Commission at the meeting. Commission approved the changes. The revised elevation is inserted in the Development Booklet.

One Commissioner opposed the request conveying the site is also zoned for commercial retail and would prefer to see the site develop with more commercial retail versus storage facilities encompassing the majority of the property. Commission also recommended the addition of 11, 12, and 13 regarding landscape maintenance, the monument sign's lettering, and revised west elevation.

A resident attending the meeting asked that this item be moved to Action. The resident lives in Pinelake Estates to the southeast and is on the Homeowners' Association Board. The Board was sent notice of this project; however, this member did not get a copy. The resident resides beyond the 600-foot radius notice area. The resident asked to see the proposed site layout and building designs. The resident asked questions regarding the hours of operation, type of on-site lighting, and wall heights. Staff and the applicant provided some information at the meeting and offered to meet with the resident to go over the development plan. The resident was not opposed to the project but wanted an opportunity to review it and make suggestions if necessary.

The applicant, developers, and the resident met to discuss the project. The resident conveyed the developers were very helpful in showing him all the project details. The resident is pleased with the project and has no objections to the proposed development as presented at the Planning Commission meeting.

### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan DVR06-0060 SOUTHSORE TOWN CENTER – PHASE II, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Southshore Town Center – Phase II", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0060, except as modified by condition herein.

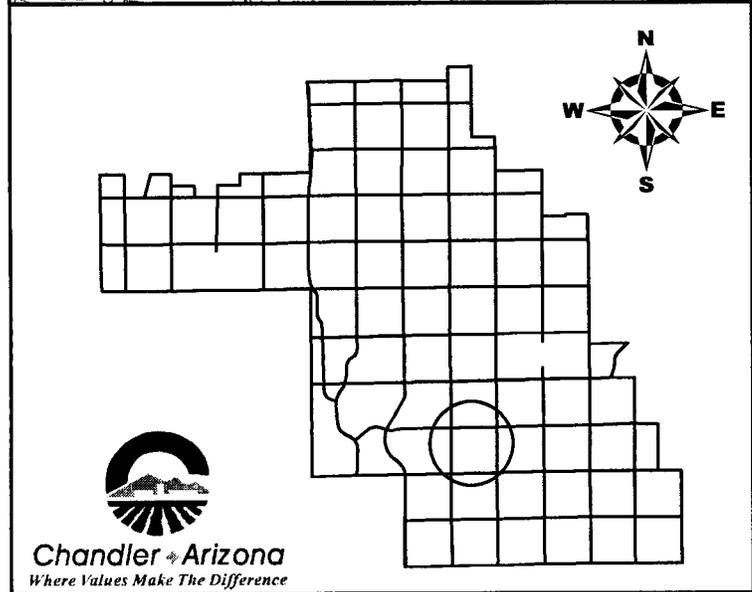
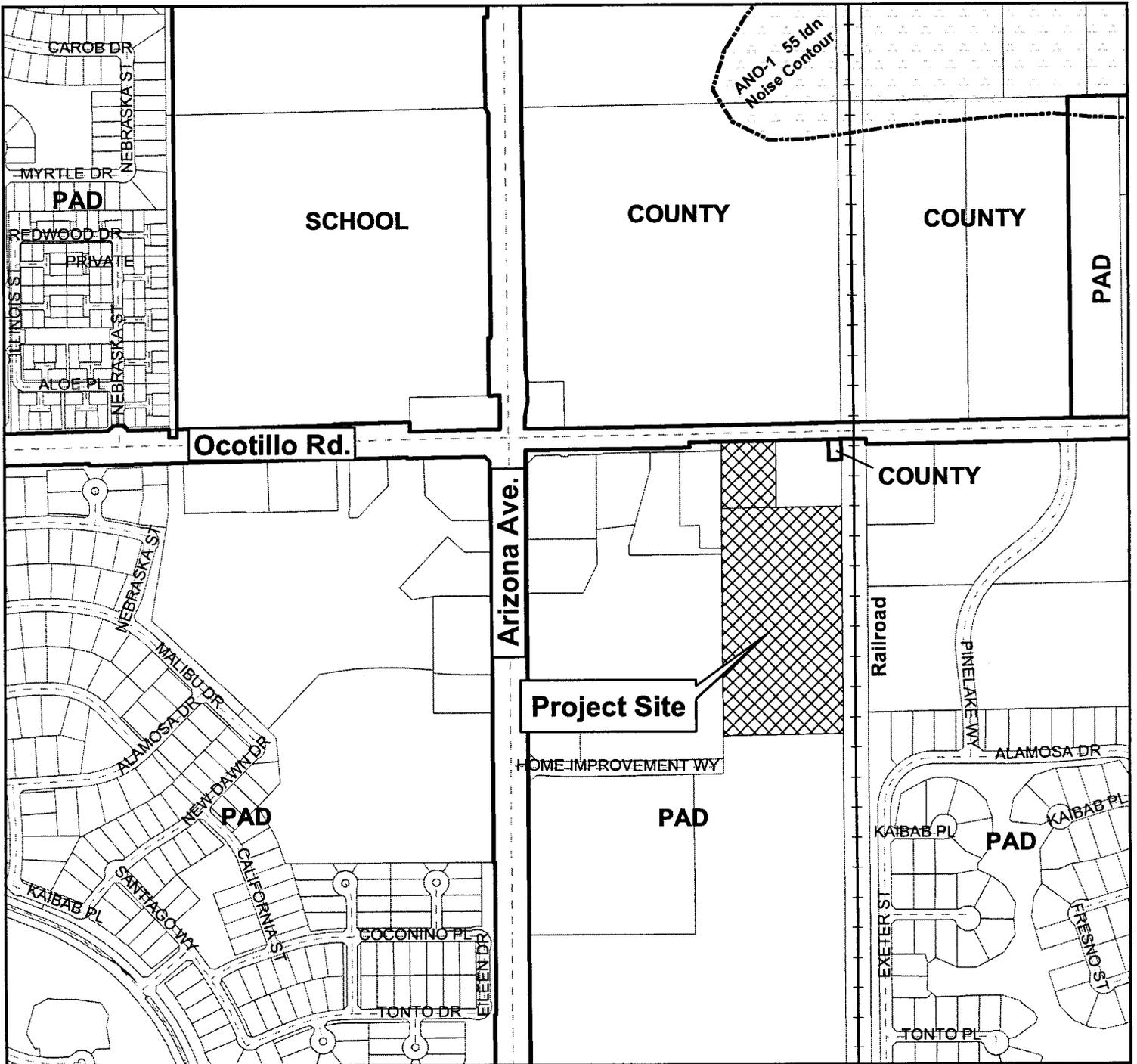
2. Compliance with the original stipulations adopted by the City Council as Ordinance No. 3588, case DVR04-0003, except as modified by condition herein.
3. All landscaping along Ocotillo Road, including the area in front of the future pad, is required to be landscaped at the same time as all other landscaping in the initial phase of development.
4. Landscaping along Ocotillo Road shall be similar to the landscape theme on the adjacent Southshore Town Center site.
5. For the condominium storage parcel and self-storage rental warehouse parcel, all repair work and kindred businesses or activities or vehicle parking not related to the condominium storage and self-storage rental facilities shall be prohibited. Any repair work will be limited to minor maintenance activities and any other repair or restoration activities are prohibited.
6. All hazardous materials shall be prohibited within the condominium storage and self-storage rental facilities and within the development.
7. No outside storage is permitted to occur within the development including storage of RV's/motor coaches, boats, and the like.
8. The developer shall provide notice to buyers that if any future owners rent the condominium storage units to others, then the owner is required to abide by the City code requirements for rental property including obtaining a privilege tax license.
9. The future freestanding pad site shall be reviewed and approved through a separate Preliminary Development Plan request.
10. The freestanding pad shall carry an architectural level of detail similar to front facades, building materials, colors, and architectural style of the adjacent storage facilities.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
12. The monument sign shall be redesigned to incorporate individual pin-mounted or reverse pan channel letters similar to the lettering on office development's signs.
13. The west elevation on Lot 3 Building A shall match the revised elevations presented to Staff and Planning Commission.

**PROPOSED MOTION**

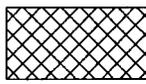
Move to introduce and tentatively adopt Ordinance No. 3896 approving case DVR06-0060 SOUTHSORE TOWN CENTER – PHASE II with Preliminary Development Plan approval, subject to conditions as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Development Booklet, Exhibit A
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Original Stipulations
7. Email from resident
8. Ordinance No. 3896



**Vicinity Map**



DVR06-0060

**Southshore Town Center  
Phase II**

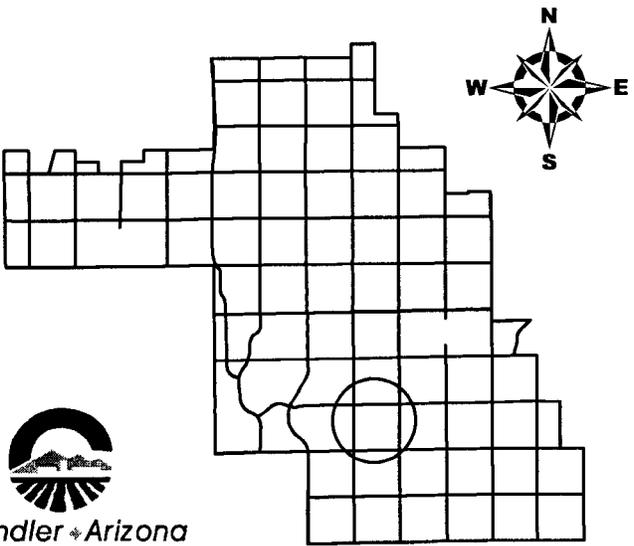


Ocotillo Rd.

Arizona Ave.

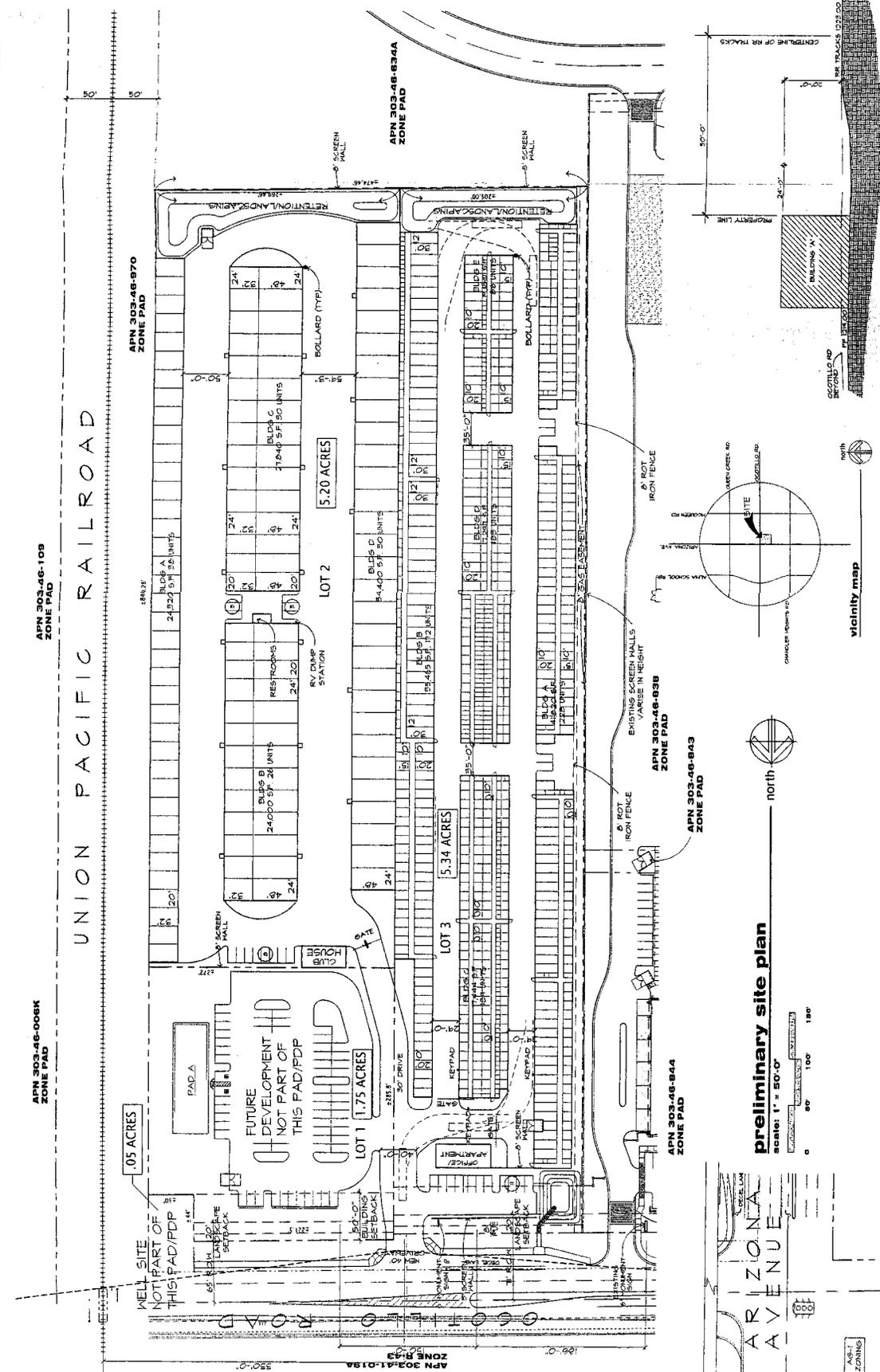
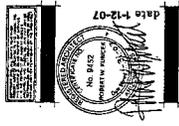
Project Site

Vicinity Map

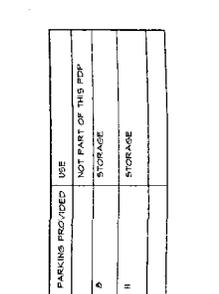


DVR06-0060

Southshore Town Center  
Phase II



**project directory**  
 DESIGNER: FORNBERG ARCHITECTS & ASSOCIATES  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 PHONE: (602) 955-5300  
 FAX: (602) 955-0495  
 EMAIL: rhh@faa.com  
 ARCHITECT:  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 PHONE: (602) 955-5300  
 FAX: (602) 955-0495  
 EMAIL: rhh@faa.com

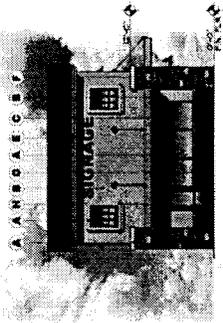


**site data**

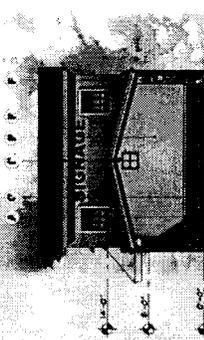
LOT #	BUILDING	BUILDING AREA	STORAGE UNITS	BUILDING HEIGHT	NET SITE AREA	PARKING REQUIRED	PARKING PROVIDED	USE
1	FUTURE POP	1172 ACRES			1172 ACRES			NOT PART OF THIS PDP
2	CLUBHOUSE	1250 S.F.	124	24' MAX.	5.20 ACRES	8 (0.290)	8	STORAGE
3	OFFICE/APARTMENT	10360 S.F.	656	24' MAX.	5.34 ACRES	6 (0.230)	6	STORAGE
TOTAL		234,446 S.F.			12.26 ACRES			

**preliminary site plan**  
 scale: 1" = 80'-0"  
 NORTH

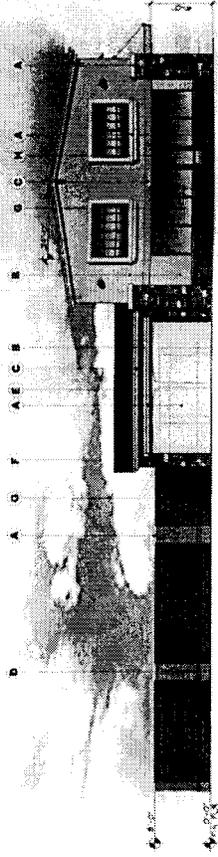




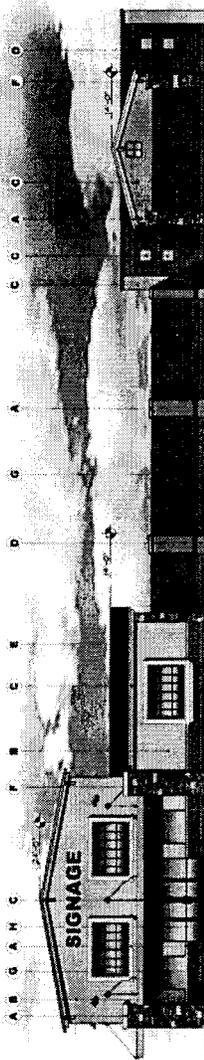
1 LOT 3 OFFICE BUILDING EAST ELEVATION 1/8" = 1'-0"



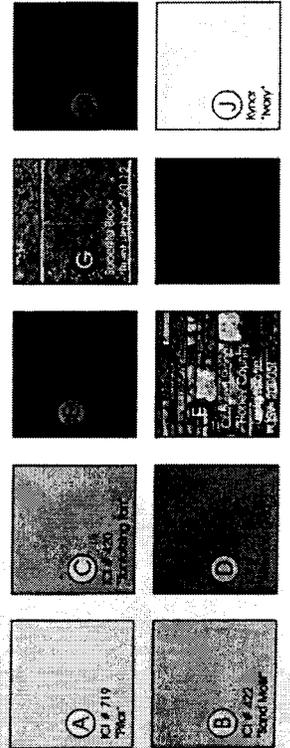
2 LOT 3 OFFICE BUILDING WEST ELEVATION 1/8" = 1'-0"



3 LOT 3 OFFICE BUILDING SOUTH ELEVATION 1/8" = 1'-0"



4 LOT 3 OFFICE BUILDING AND BUILDING "A" NORTH ELEVATION 1/8" = 1'-0"



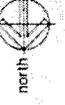
ROBERT KRIBICKI Architects And Associates, Inc.  
 2025 East Thomas Road  
 Phoenix, AZ 85016-3776  
 (602) 998-0000  
 www.rka.com

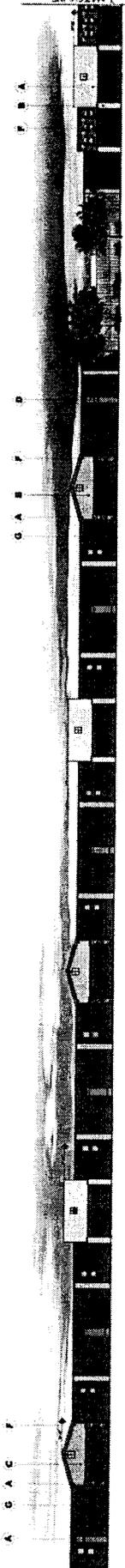


DATE: 10-20-08  
 SCALE: 1/8" = 1'-0"

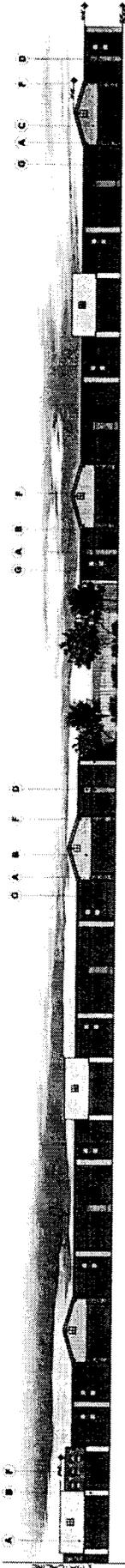
SOUTHSHORE TOWN CENTER  
 PHASE II  
 SEC Arizona Ave. and Ocotillo Rd.  
 Chandler, Arizona  
 OFFICE BLDG (PAD C)

Sheet  
 of  
 EL-1  
 12x18 INCH  
 12x18 INCH  
 10/20/08

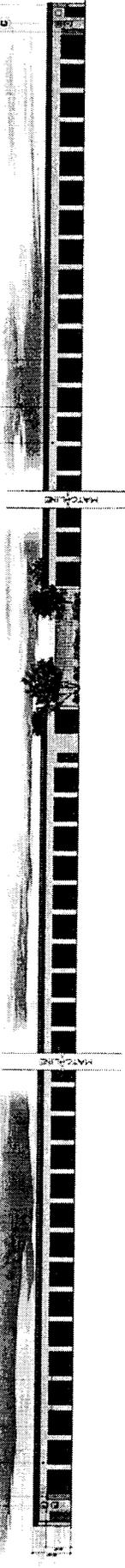




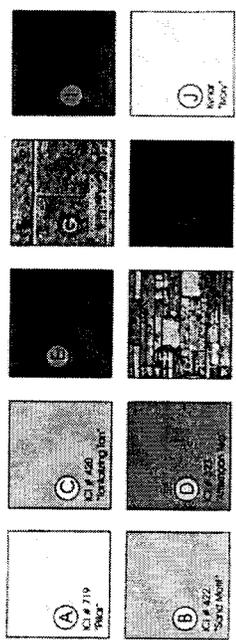
① **LOT 3 BUILDING "A" WEST ELEVATION**



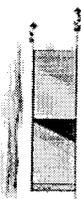
①.5 **LOT 3 BUILDING "A" WEST ELEVATION (CONT.)**



② **LOT 3 BUILDING "A" EAST ELEVATION**



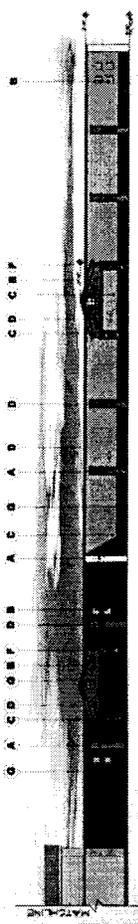
③ **LOT 3 BUILDING "A" NORTH/SOUTH ELEVATION**



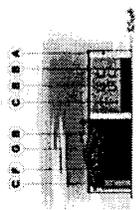
④ **LOT 3 BUILDING "A", "E", & "B" SOUTH ELEVATION WITH RETENTION WALL**



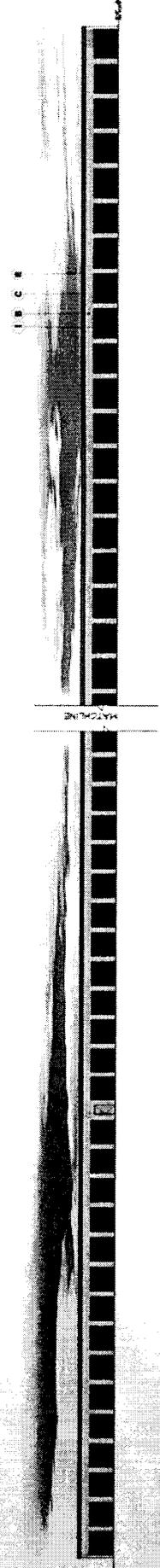
REVISED WEST ELEVATION  
 2/21/07



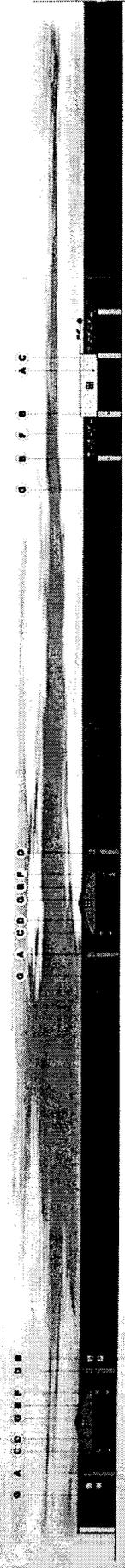
1 LOT 3 BUILDING "B" EAST ELEVATION  
1/16" = 1'-0"



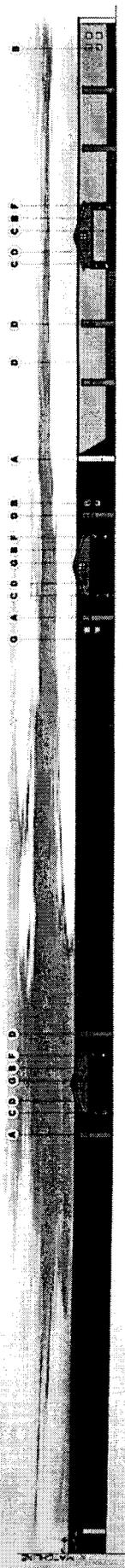
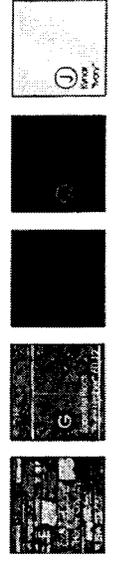
2 LOT 3 BUILDING "B" NORTH ELEVATION  
1/16" = 1'-0"



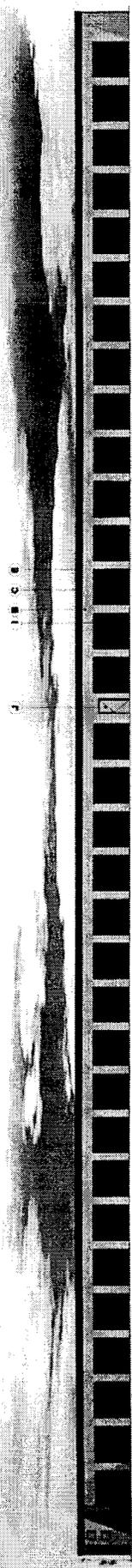
3 LOT 3 BUILDING "B" WEST ELEVATION  
1/16" = 1'-0"



4 LOT 3 BUILDING "B" EAST ELEVATION-OPTION A  
1/16" = 1'-0"



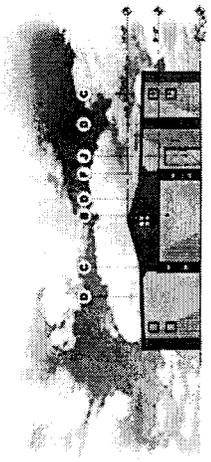
4R LOT 3 BUILDING "B" EAST ELEVATION-OPTION A (CONT.)  
1/16" = 1'-0"



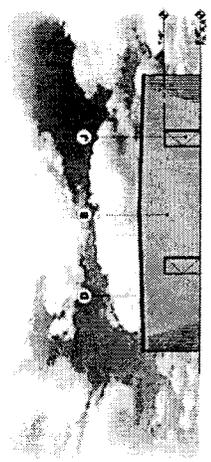
**1** **LOT 3 BUILDING "C" WEST ELEVATION**  
 332' x 170'



**2** **LOT 3 BUILDING "C" EAST ELEVATION**  
 332' x 170'

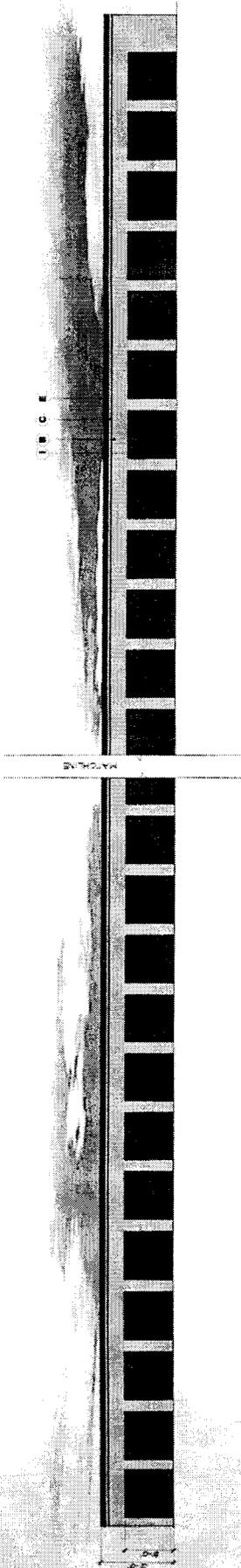


**4** **LOT 3 BUILDING "C" NORTH ELEVATION**  
 332' x 170'



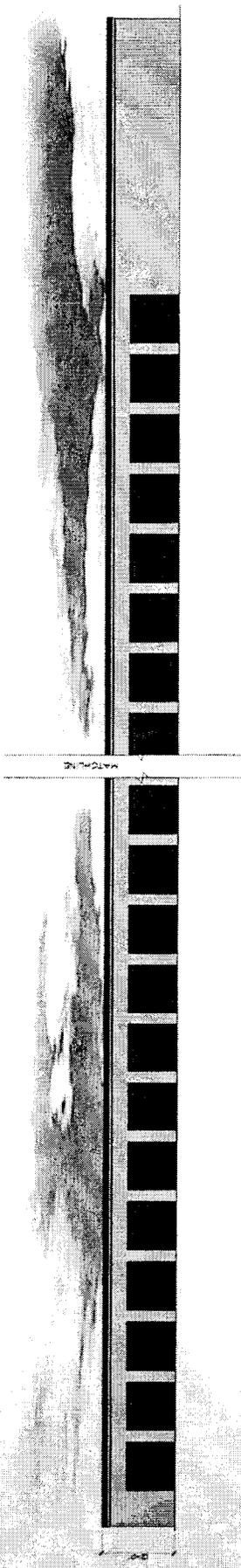
**3** **LOT 3 BUILDING "C" SOUTH ELEVATION**  
 332' x 170'

<b>A</b> 10/12/19 3000' North	<b>B</b> 11/12/19 3000' North	<b>C</b> 10/12/19 3000' North	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b> 3000' North	<b>H</b>	<b>I</b>	<b>J</b> 3000' North
-------------------------------------	-------------------------------------	-------------------------------------	----------	----------	----------	-------------------------	----------	----------	-------------------------



1 **LOT 3 BUILDING "D" WEST ELEVATION**

1/8" = 1'-0"



2 **LOT 3 BUILDING "D" EAST ELEVATION**

1/8" = 1'-0"

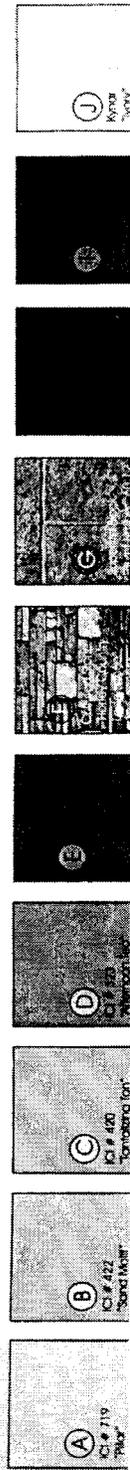


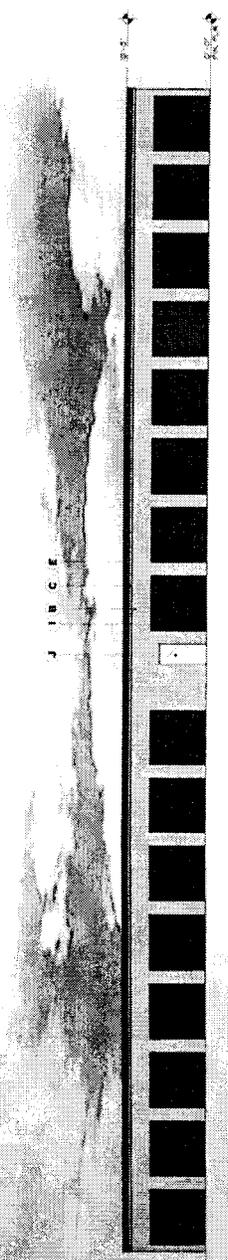
3 **LOT 3 BUILDING "D" SOUTH ELEVATION**

1/8" = 1'-0"

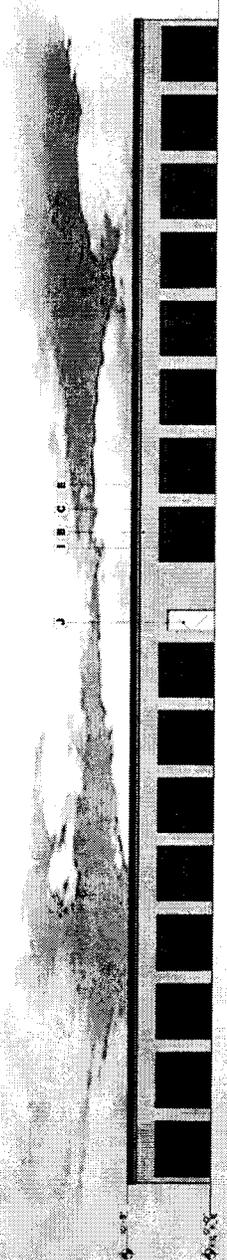
4 **LOT 3 BUILDING "D" NORTH ELEVATION**

1/8" = 1'-0"

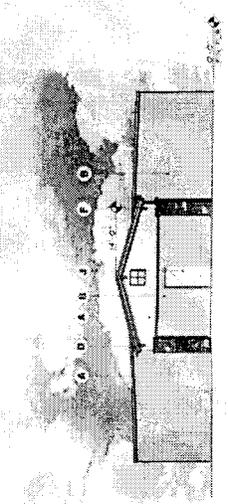




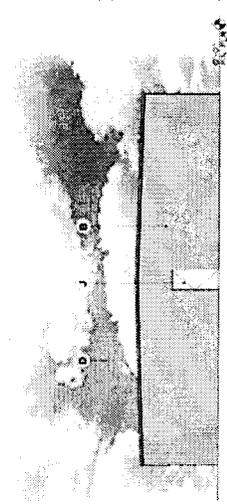
1 LOT 3 BUILDING "E" WEST ELEVATION  
 18" = 1'-0"



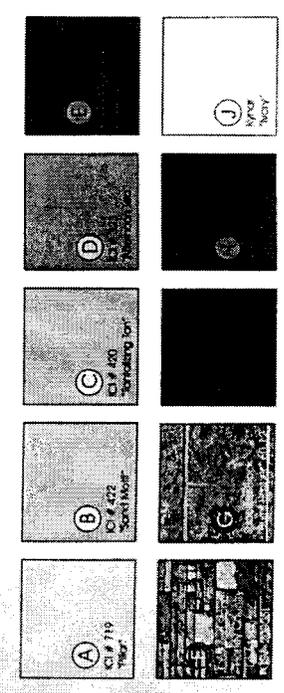
2 LOT 3 BUILDING "E" EAST ELEVATION  
 18" = 1'-0"



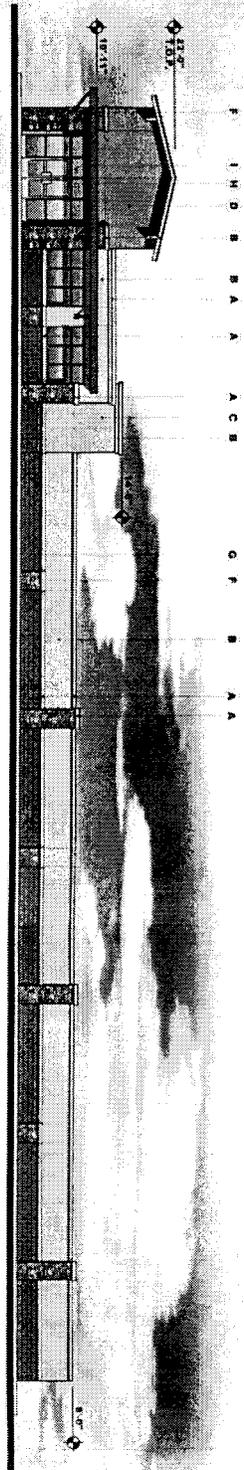
3 LOT 3 BUILDING "E" SOUTH ELEVATION  
 18" = 1'-0"



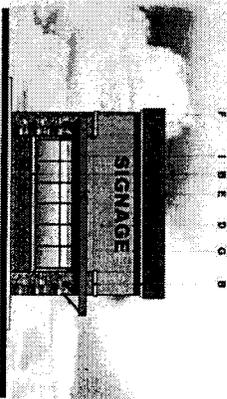
4 LOT 3 BUILDING "E" NORTH ELEVATION  
 18" = 1'-0"



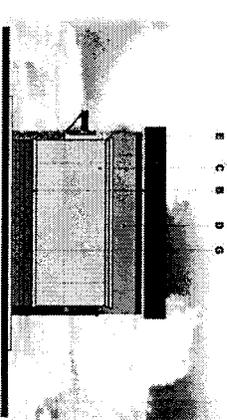
5 LOT 3 BUILDING "E" SOUTH ELEVATION BEYOND RETENTION WALL  
 18" = 1'-0"



1 LOT 2: OFFICE - SOUTH ELEVATION  
Scale: 1/8"=1'

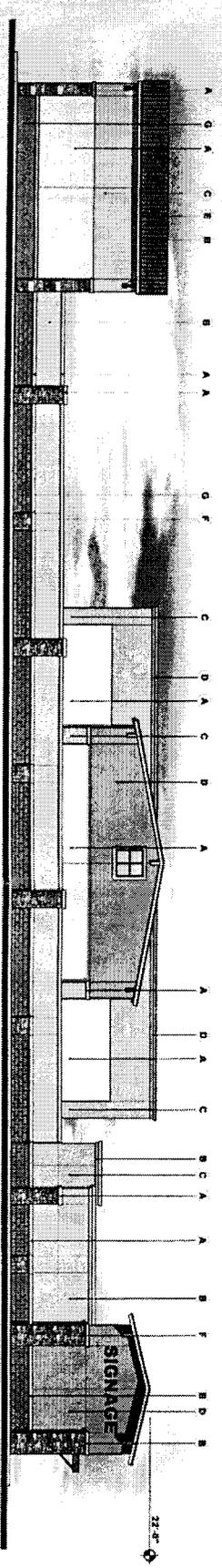


2 LOT 2: OFFICE - WEST ELEVATION  
Scale: 1/8"=1'



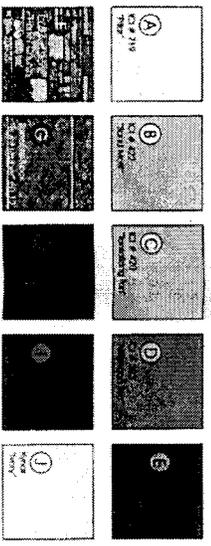
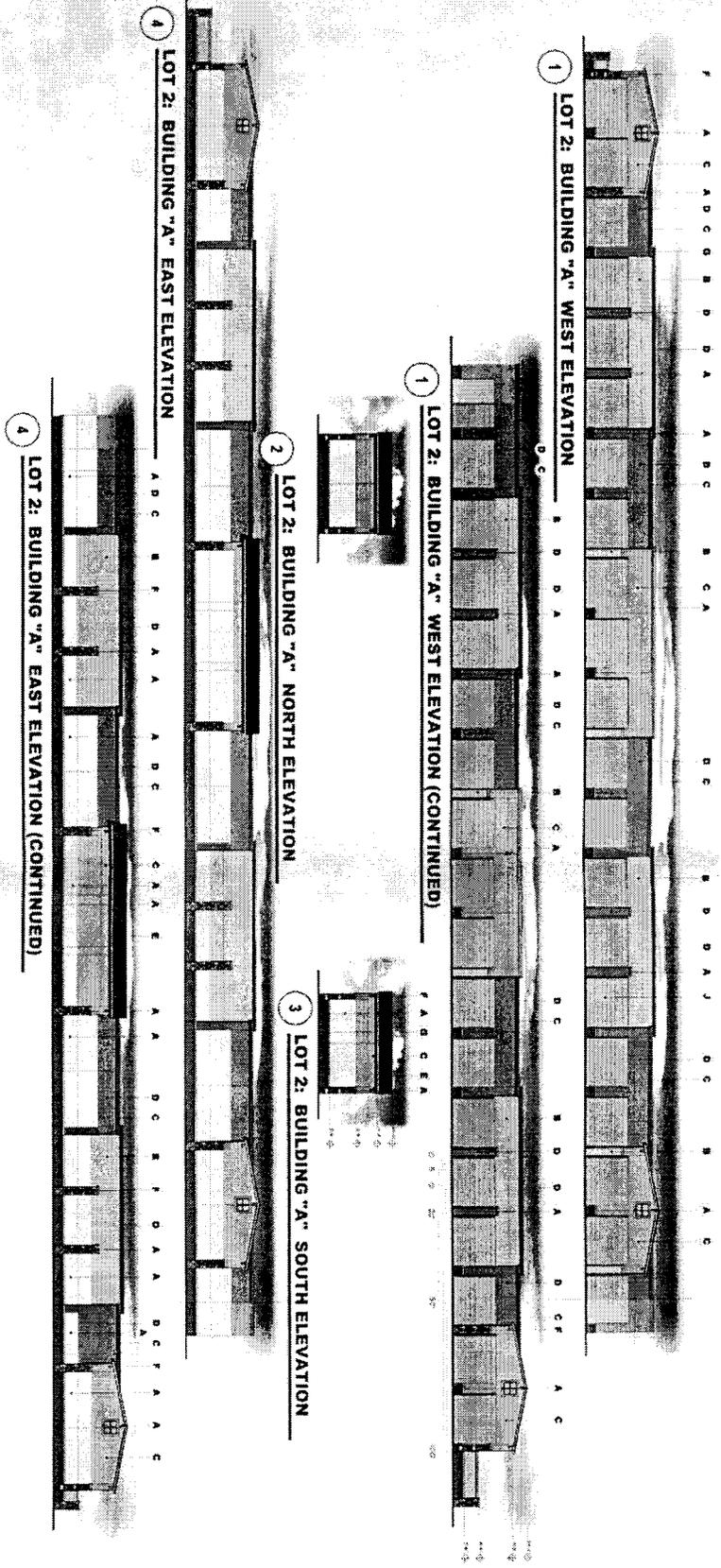
3 LOT 2: OFFICE - EAST ELEVATION  
Scale: 1/8"=1'

	(A) CL # 719 BRICK		(B) CL # 422 STONE MASONRY		(C) CL # 470 PENDING FOR		(D) CL # 471 PENDING FOR		(E)
	(F) PAINT "NOV"		(G)		(H)		(I)		(J)



4 LOT 2: OFFICE - NORTH ELEVATION  
Scale: 1/8"=1'

LOT 2: BUILDING - "B" NORTH ELEVATION



Sheet  
**EL-8**  
of  
JOB 06095.5

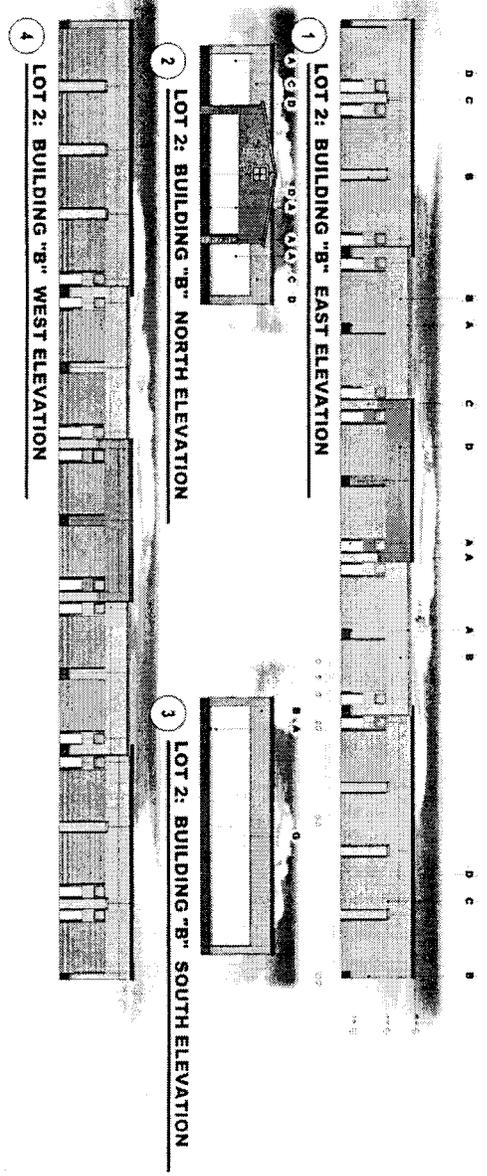
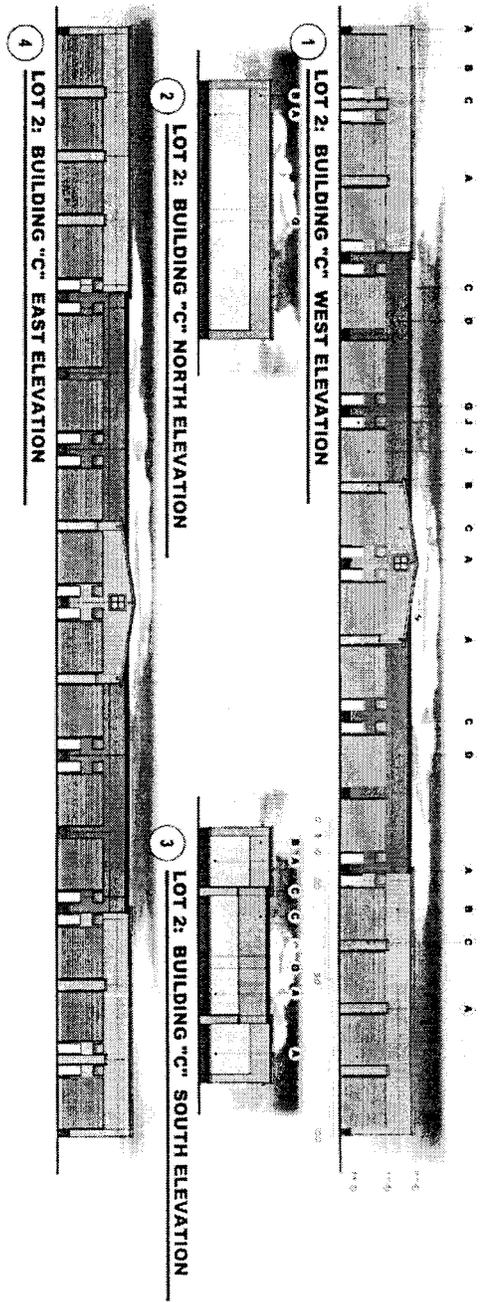
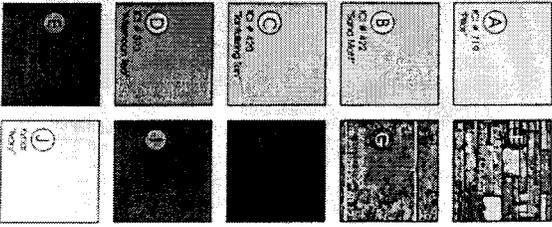
design LMM  
drawn LMM  
checked RWK

**SOUTHSHORE TOWN CENTER PHASE II**  
SEC Arizona Ave. and Ocotillo Rd.  
Chandler, Arizona

DATE: 11-18-09

**ROBERT KUBIEN**  
Architects And Associates, Inc.

2235 East Thomas Road  
Phoenix, Az 85016-3474  
(602) 958-0800 Phone  
(602) 958-0400 Fax  
www.rkaaz.com



sheet  
**EL-9**  
 of  
 job 08099.3

design LMM  
 drawn LMM  
 check RWK

**SOUTHSHORE TOWN CENTER PHASE II**  
 SEC Arizona Ave. and Ocotillo Rd.  
 Chandler, Arizona

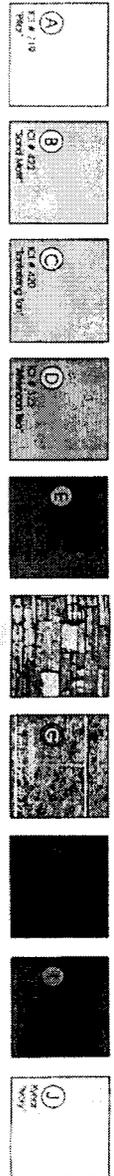
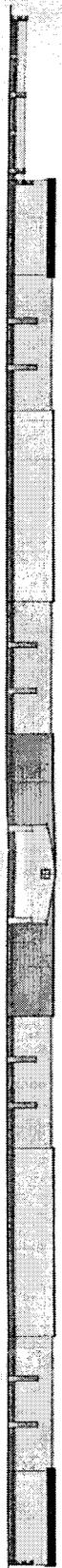
date 12-16-04

**ROBERT KUBICEK**  
 Architects And Associates, Inc.

2020 East Thomas Road  
 Phoenix, AZ 85016-3475  
 (602) 962-3422 Phone  
 (602) 962-0488 Fax  
 www.rkaaz.com

26

LOT 2: BUILDING "D" WEST ELEVATION (OPTION B)



4 LOT 2: BUILDING "D" WEST ELEVATION



4 LOT 2: BUILDING "D" WEST ELEVATION



LOT 3: BUILDING "B" EAST ELEVATION

2 LOT 2: BUILDING "D" NORTH ELEVATION



3 LOT 2: BUILDING "D" SOUTH ELEVATION



1 LOT 2: BUILDING "D" EAST ELEVATION (CONTINUED)



1 LOT 2: BUILDING "D" EAST ELEVATION

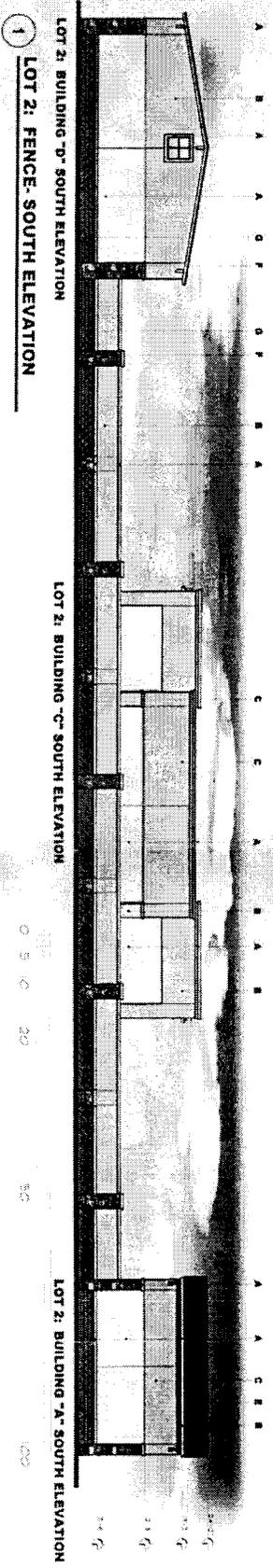


SOUTHSHORE TOWN CENTER PHASE II  
SEC Arizona Ave. and Ocotillo Rd.  
Chandler, Arizona

DATE 11-10-08

ROBERT KUBICKI  
Architects And Associates, Inc.

2229 East Thomas Road  
Phoenix, AZ 85016-0474  
(602) 945-0822 Phone  
(602) 945-2499 Fax  
www.rkaaz.com



- (A)**  
 C1 # 710  
 5/10/04
- (B)**  
 C1 # 122  
 5/10/04
- (C)**  
 C1 # 101  
 5/10/04
- (D)**  
 C1 # 121  
 5/10/04
- (E)**  
 C1 # 123  
 5/10/04
- (F)**  
 C1 # 124  
 5/10/04
- (G)**  
 C1 # 125  
 5/10/04
- (H)**  
 C1 # 126  
 5/10/04
- (I)**  
 C1 # 127  
 5/10/04

sheet  
**EL-11**  
 of  
 job 06098.3

design: LMM  
 stamp: LMM  
 check: RWK

**SOUTHSHORE TOWN CENTER PHASE II**  
 SEC Arizona Ave. and Ocotillo Rd.  
 Chandler, Arizona

date 11-16-04

**ROBERT KUBICKI**  
 Architects And Associates, Inc.

2020 East Thomas Road  
 Phoenix, AZ 85016-2474  
 (602) 968-2000 Phone  
 (602) 968-0488 Fax  
 www.rka.com

**ORDINANCE NO. 3588**

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

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

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

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

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

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

**SECTION I. Legal Description of Property:**

See Attachment 'A'.

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Southshore Town Center", kept on file in the City of Chandler Planning Services Division, in File No's. AP04-0001 and DVR04-0003 except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full, half-widths for arterial and collector streets, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Off-site improvements for Ocotillo Road shall include full, half-width right-of-way including two eastbound traffic lanes, raised landscape median, and one westbound traffic lane with concrete curbing eight-inches in height.
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility

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

6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a property owners' association.
10. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.
11. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
12. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
13. Sign panels on the monument signs shall have a decorative panel with tile or stone until a tenant name is located on the sign.
14. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

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

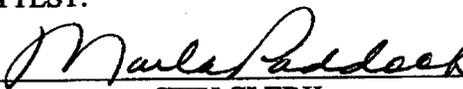
15. The approximately 14-acre commercial site is approved on a conceptual PAD status only and shall require separate Preliminary Development Plan application and approval.
16. The landscape plan, including streetscape design, shall be similar to and compliment landscaping in the Fulton Ranch commercial center at the southwest corner of Arizona Avenue and Ocotillo Road.
17. Landscaping shall be in compliance with the Commercial Design Standards.
18. The developer shall contribute twenty-five (25) percent of the cost for design and construction of a traffic signal at the intersection of Arizona Avenue and the new collector street.
19. Landscaping along the new collector street shall meet the Commercial Design Standards for arterial streets.
20. Provide shrubs to the landscape planter islands located in front of the Home Depot main entrance.

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

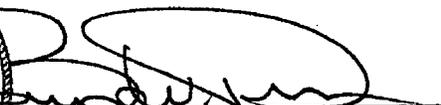
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

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

ATTEST:

  
CITY CLERK



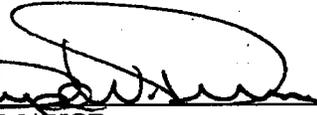
  
MAYOR

PASSED AND ADOPTED by the City Council this 12<sup>th</sup> day of August 2004.

ATTEST:

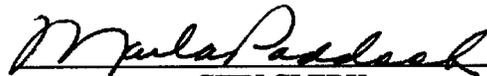
  
CITY CLERK



  
MAYOR

CERTIFICATION

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

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

PUBLISHED in the Tribune on August 18 & 25, 2004



"Logan, Derek"  
<LoganD@NRD.NISSAN-US  
A.COM>

02/26/2007 07:30 PM

To <Jodie.Novak@ci.chandler.az.us>  
cc "Jeff D. Welker" <jwelker22@cox.net>, "Mike McDaniel"  
<Mike@legmce.com>, "Gordon, Mark A"  
<mark.a.gordon@intel.com>, "Carla Helmstadter"  
bcc

Subject RE: Southshore Town Center - Phase II

Jodie,

I met with Jeff Welker and Mike McDaniel Saturday to discuss the Southshore Town Center – Phase II plan.

They were very helpful in showing me all of the details about their project.

I am pleased with the project and have no objections to their plan as presented at the P&Z meeting on 3/21.

Note: Our Board meeting is schedule for the same evening as the City Council, so please pass my comments on to the Council.

Thank you,

Derek Logan  
Vice President  
Pinelake HOA Board of Directors

**From:** Dave Gibson [mailto:dgibson@rkaa.com]

**Sent:** Thursday, February 22, 2007 2:45 PM

**To:** Logan, Derek

**Cc:** Jeff D. Welker; Mike McDaniel; Bob Kerley; Bill Wichterman; Robert Kubicek; debbie@dollarselfstorage.com; Jodie.Novak@ci.chandler.az.us

**Subject:** RE: Southshore Town Center - Phase II

Derek,

Attached is the information that is in the development booklet you received last night. I did not send all the interior elevations of the buildings just the exterior site elevations. If you have comments or questions call me.

Thank you,

Dave Gibson  
Robert Kubicek Architects and Associates  
(602) 955-3900  
dgibson@rkaa.com

**From:** Logan, Derek [mailto:LoganD@NRD.NISSAN-USA.COM]

**Sent:** Thursday, February 22, 2007 1:52 PM

**To:** Dave Gibson

**Cc:** jwelker22@cox.net; Carla Helmstadter

**Subject:** Southshore Town Center - Phase II

Dear Mr. Kubicek,

It was a pleasure meeting you at the P&Z meeting yesterday.

Per our discussion, please send an electronic copy (.pdf) of the project to me and I will forward it to the Pinelake HOA Board.

As I stated, I do not believe we will have any real big concerns, however, without the information, we cannot make an informed decision.

Once I hear back from the Board I will contact you regarding a meeting early next week, if necessary. I have already informed the Board that if we decide to have a meeting it must be on Mon, Tue or Wed evenings.

Thank you for your time taken to help us learn more about our future neighbor.

Best regards,

Derek

**ORDINANCE NO. 3896**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR06-0060 SOUTHSORE TOWN CENTER – PHASE II) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

**SECTION I. Legal Description of Property:**

See Attachment 'A'.

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Southshore Town Center – Phase II", kept on file in the City of Chandler Planning Services Division, in File No. DVR06-0060, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as Ordinance No. 3588, case DVR04-0003, except as modified by condition herein.
3. All landscaping along Ocotillo Road, including the area in front of the future pad, is required to be landscaped at the same time as all other landscaping in the initial phase of development.

4. Landscaping along Ocotillo Road shall be similar to the landscape theme on the adjacent Southshore Town Center site.
5. For the condominium storage parcel and self-storage rental warehouse parcel, all repair work and kindred businesses or activities or vehicle parking not related to the condominium storage and self-storage rental facilities shall be prohibited. Any repair work will be limited to minor maintenance activities and any other repair or restoration activities are prohibited.
6. All hazardous materials shall be prohibited within the condominium storage and self-storage rental facilities and within the development.
7. No outside storage is permitted to occur within the development including storage of RV's/motor coaches, boats, and the like.
8. The developer shall provide notice to buyers that if any future owners rent the condominium storage units to others, then the owner is required to abide by the City code requirements for rental property including obtaining a privilege tax license.
9. The future freestanding pad site shall be reviewed and approved through a separate Preliminary Development Plan request.
10. The freestanding pad shall carry an architectural level of detail similar to front facades, building materials, colors, and architectural style of the adjacent storage facilities.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
12. The monument sign shall be redesigned to incorporate individual pin-mounted or reverse pan channel letters similar to the lettering on office development's signs.
13. The west elevation on Lot 3 Building A shall match the revised elevations presented to Staff and Planning Commission.

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



**A&C PROPERTIES EAST**  
**E OF SEC. ARIZONA AVENUE AND OCOTILLO ROAD - CHANDLER, AZ**

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

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

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

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

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

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

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

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

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

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

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

Said parcel contains 13.0962 acres, more or less.

