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MEMORANDUM

Planning and Development – CC Memo No. 07-185

DATE: JULY 23, 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, PLANNING MANAGER

FROM: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: DVR07-0007 AC EXCALIBUR STORAGE
Introduction and Tentative Adoption of Ordinance No. 3946

Request: Rezoning from Planned Area Development (PAD) Office to Planned Area Development (PAD) Amended with Preliminary Development Plan (PDP) approval for the construction of a climate-controlled internalized self-storage facility

Location: Approximately ¼-mile south of the southeast corner of Ray and McQueen Roads

Project Info: Approximately 1.5 gross acres, approximate 61,000 square-foot three-floor (Two floors above grade with basement) storage building

Applicant: Gilbert Asskaer
Tycoon Construction, Inc.

RECOMMENDATION

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

BACKGROUND

The request is for rezoning from Planned Area Development (PAD) Office to Planned Area Development (PAD) Amended with Preliminary Development Plan (PDP) approval for the construction of a climate-controlled internalized self-storage facility. The approximately 1.5-

acre site is located approximately ¼-mile south of the southeast corner of Ray and McQueen Roads. The subject site is bordered to the north and east by the existing residential subdivision, Superstition Ranch. To the south is a City Park, and to the west is the recently approved Nicholas Point residential subdivision.

The proposal includes an approximate 61,000 square-foot, three level climate controlled internalized self-storage facility. The building includes two floors above grade with a basement. The building is sited centered within the subject property allowing for maximum separation from the adjacent properties. The north and west property lines provide a 12-foot and 15-foot (respectively) landscaped buffer with 12-foot tall Willow Acacia trees planted every 20-feet on-center. The south property line provides a 10-foot landscaped buffer with Sisso Trees. The attached landscape plan incorrectly labels the Sisso Trees as a 15-gallon size. Staff has added a condition requiring the 24-inch box size, 12-feet high at the time of planting, as required by the Commercial Design Standards.

Vehicular access is provided by two driveway locations along McQueen Road at the property's north and south ends. Minimal parking is provided at the front adjacent to the rental office. The majority of the site is secured via two rolling gates located at the building's northwest and southwest corners. Access to the secured site is through the southern gate with the exit-only northern gate providing emergency access as well. Two loading areas are provided at the building's southeast corner and northwest corner.

The building has been designed to include elements that provide a more residential scale relating to the adjacent neighborhood. Single-story sloped tiled roof elements are provided on all four facades to break down the building's scale. The climate controlled self-storage facility is almost entirely internally loaded. The 10 exterior-loaded roll-up door garages provided along the building's south side are intended for classic and high-end vehicular storage. A single-story sloped tiled roof shade element is provided along the building's north side allowing for additional secured boat and vehicular storage. The metal-frame structured building will include traditional stucco over EIFS and an insulated metal wall panel system providing a very high insulation 'R' value. The smooth finished metal wall panel system includes 3-foot by 5-foot panels. Once assembled, the panel's connection joints simulate decorative scoring typically found on stucco wall systems.

The proposal includes a comprehensive sign package. Building mounted signage is limited to the west façade facing McQueen Road, and the buildings southwest corner facing south on McQueen Road. There is no building mounted signage proposed facing the adjacent residential community. Building mounted signage is proposed as individual mounted internally illuminated pan-channel lettering. A single 7-foot high freestanding monument sign is proposed along McQueen Road. The monument sign provides all sign copy below 4-feet and includes indirectly illuminated individual mounted metal lettering.

DISCUSSION

Staff supports the rezoning request. While initially concerned about a storage facility's compatibility appropriateness adjacent to an existing residential neighborhood and City Park, Staff finds the interior-loaded nature to represent no more of an impact than a typical office building. The storage facility does provide the 10 exterior loaded roll-up door garages however

they are located along the building's south side, away from any adjacent residential backyards. Additionally, once the units are leased and occupied, these types of storage facilities generate minimal traffic. The single-story sloped tiled roof elements provide residentially scaled features that not only soften the two-story building's visual impact, but relate the building to its residential surroundings as well.

A neighborhood meeting was held however no neighbors attended. Staff has received phone calls from neighbors directly adjacent to the subject site. Both neighbors offered no objections to the proposed development. In fact, the neighbors cited the proposed internalized self-storage facility's secured nature as a positive benefit directly behind their backyard.

The applicant has represented to Staff the intention to start the building plan review process immediately. Construction will follow shortly thereafter.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 05/15/07 at the Chandler Community Center. No neighbors attended the neighborhood meeting.

Staff has received three phone calls from adjacent property owners supporting this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval to rezone the property from Planned Area Development (PAD) Office to Planned Area Development (PAD) Amended with Preliminary Development Plan (PDP) approval for the construction of a climate-controlled internalized self-storage facility, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AC EXCALIBUR STORAGE" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0007, except as modified by condition herein.
2. Right-of-way dedications to achieve full half width for McQueen Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.

5. 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.
6. 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.
7. Completion of the construction, where applicable, 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. 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.
9. The developer shall be required to install landscaping in the arterial street median 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.
10. All raceway signage shall be prohibited within the development.
11. The trees along the south property line shall include 24-inch box trees, 12-feet high at the time of planting.
12. 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.
13. The applicant shall work with Staff to add a textured masonry base to the building for vehicular protection.
14. The landscape palette shall include more diversification of the tree and shrub species.
15. Vehicular maintenance and/or repair are prohibited.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 3946 approving DVR07-0007 AC EXCALIBUR STORAGE rezoning, as recommended by Planning Commission and Staff.

CC Memo No. 07-185

July 23, 2007

Page 5

Attachments

1. Vicinity Map
2. Ordinance No. 3946
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Sign Exhibit
7. Development Booklet, Exhibit 'A'

ORDINANCE NO. 3946

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED (DVR07-0007 AC EXCALIBUR STORAGE) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

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

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

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

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

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

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) Amended for the construction of a climate-controlled internalized self-storage facility, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AC EXCALIBUR STORAGE" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0007, except as modified by condition herein.
2. Right-of-way dedications to achieve full half width for McQueen Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. 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.
6. 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.
7. Completion of the construction, where applicable, 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. 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.
9. The developer shall be required to install landscaping in the arterial street median 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.
10. All raceway signage shall be prohibited within the development.
11. The trees along the south property line shall include 24-inch box trees, 12-feet high at the time of planting.

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3946 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *CAB*

PUBLISHED:

ORDINANCE NO. 3946

Attachment 'A'

LEGAL DESCRIPTION

PARCEL NO. 1:

THE NORTH 119 FEET OF THE SOUTH 180 FEET OF THE WEST 325 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 58.00 FEET THEREOF.

PARCEL NO. 2:

THE SOUTH 61 FEET OF THE WEST 325 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE WEST 58.00 FEET THEREOF.

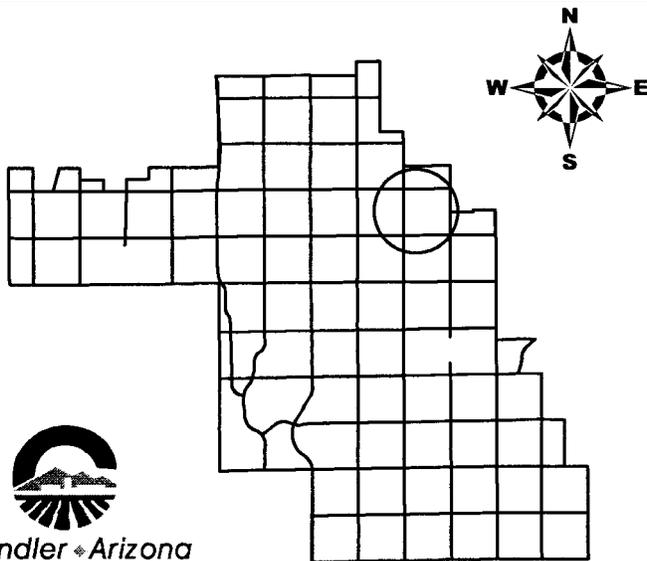
PARCEL NO. 3:

THE NORTH 58 FEET 9 INCHES OF THE SOUTH HALF OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 995.00 FEET THEREOF; AND
EXCEPT THE WEST 58.00 FEET THEREOF.



Vicinity Map



DVR07-0007

AC Excalibur Storage



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CITY OF CHANDLER 2/22/2007

