



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

# 14  
MAR 13 2008

**MEMORANDUM**

**Planning and Development – CC Memo No. 08-057**

**DATE:** FEBRUARY 27, 2008

**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:** DVR07-0005 THE SPRINGS RETAIL CENTER PHASE II  
Introduction and Tentative Adoption of Ordinance No. 4044

**Request:** Rezoning from Planned Area Development (PAD) for office uses to Planned Area Development (PAD) Amended for commercial uses, with Preliminary Development Plan (PDP) approval for a retail development including a climate-controlled internalized self-storage facility

**Location:** West of the southwest corner of Chandler Boulevard and Cooper Road

**Project Info:** Approximate 7-acre site, 104,000 square-foot internalized self-storage facility, 4,500 square-foot bank, 15,600 square-feet of shops space

**Applicant:** Michael Curley  
Earl, Curley & Lagarde

**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) for office uses to Planned Area Development (PAD) Amended for commercial uses, with Preliminary Development Plan (PDP) approval for a retail development including a climate-controlled internalized self-storage facility. The approximate 7-acre site is located west of the southwest corner of Chandler Boulevard and Cooper Road. Chandler Boulevard abuts the property's north side with a recently approved grocery-anchored shopping center located north of Chandler Boulevard. To the east is an existing retail center including a Walgreen's pharmacy and retail shops building. Vacant land recently approved for the continuation of the existing shopping center abuts the site's southeast corner. To the south and west are existing single-family residential homes as part of The Springs Master Plan. The subject site received PAD zoning for Office uses in 1983, as part of the approximate 180-acre The Springs Master Plan.

The proposed commercial development includes a self-storage facility, bank and retail shops. The approximate 104,000 square-foot, three level climate controlled internalized self-storage building includes two floors above grade with a basement. The building is sited along the south property line approximately 58-feet from the nearest residential property line, with the front doors and loading area located on the building's north side to mitigate any impacts upon the existing homes. A 4,500 square-foot bank is located at the site's northwest corner set at a 45-degree angle to Chandler Boulevard. With the grade differential of Lakeview Boulevard, the bank's orientation essentially tucks the drive-through lanes into the sloped turf hill behind The Springs entrance water feature. Finally, two shops buildings totaling 15,600 square-feet are located along Chandler Boulevard in-line with the existing shops building adjacent to the east.

Vehicular access is provided by an existing driveway off of Lakeview Boulevard, and a proposed new driveway off Chandler Boulevard centrally located within the site. An existing drive adjacent to the site's east side provides additional access to not only to the balance of the commercial development, but to Cooper Road as well. Rural residential properties are located approximately ¼ mile west of the subject site. A 10-foot wide equestrian access trail was provided through the 'Tuscan Springs' residential development west of Lakeview Boulevard, as well as through the recently approved continuation of the shopping center at the site's southeast corner. This proposal includes the final link for this equestrian trail that will ultimately provide the rural residential properties access to the Paseo Canal. Finally, the landscape palette and design utilizes plant materials found within the previous phases and is consistent with the Commercial Design Standards.

The building architecture includes a variety of materials used in conjunction with vertical and horizontal plane changes to break up the individual building massing. The buildings are constructed primarily of an EIFS stucco wall system and split-faced concrete block, highlighted with stone accents and slate tile treatments. The material and color palette is consistent with the recently approved 'Village at the Springs Plaza' development. The bank and shops buildings include shaded colonnades to provide shaded pedestrian walkways. Additionally, pedestrian seating benches are provided adjacent to every building.

The proposal includes a comprehensive sign package. Building mounted signage is proposed as individual mounted reverse pan channel halo illuminated lettering of a consistent dark bronze color. Corporate logos and fonts are permitted. The proposal excludes the bank building from this and permits pan channel lettering as well. All signs facing the residential properties are restricted to non-illumination. Two 6-foot tall freestanding monument signs are proposed, one along Chandler Boulevard, and one along Lakeview Boulevard. The two-tenant panel signs include routed plex-backed tenant panels also restricted to the dark bronze letter coloring. The signs include a stone base and architectural elements found upon the buildings. Finally, the freestanding monument signs are proposed as indirectly illuminated lettering only to maintain compatibility with the adjacent residential homes.

The development is proposed to construct in phases. Phase I will include all perimeter landscaping including access points from Chandler and Lakeview Boulevards, as well the internalized self-storage facility. The bank and shops buildings will develop in future phases as the market demands warrant. The applicant has represented the intention to start construction drawings shortly following Council approval.

### **DISCUSSION**

Staff supports the rezoning request. While initially concerned about a storage facility's compatibility with the adjacent existing residential neighborhood, Staff finds the self-storage facility's interior-loaded nature to represent no more of an impact than a typical office building. In fact, the building's design resembles a typical two-story office building. The proposal will 'finish off' the last remaining vacant part of The Springs Master Plan while providing the intended lower-intensity transitional land uses.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 5    Opposed: 0    Absent: 2 (Gulsvig, Kelley)

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 11/08/07 at the Chandler Community Center. Approximately 20 neighbors attended the meeting. After lengthy discussions, the overall consensus was a level of support. The neighbors voiced concerns regarding the potential additional traffic that could travel south down Lakeview Boulevard. The applicant conducted a traffic study following the meeting. The study indicated the majority of future traffic exiting onto Lakeview Boulevard would consist of residents within the immediate area and not the perceived cut-through traffic. A copy of the traffic study summary was sent to the neighbors. Staff has not received any response following the traffic study.

At the time of this writing, Staff has not received any letters or phone calls from citizens opposing this project.

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval to rezone the property from Planned Area Development (PAD) for office uses to Planned Area Development (PAD) Amended for commercial uses, with Preliminary Development Plan (PDP) approval for a retail development including 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 "THE SPRINGS RETAIL CENTER PHASE II" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0005, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths for Chandler Boulevard and Lakeview Boulevard, 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. Signage facing residential properties shall be non-illuminated.
14. The drive aisle south of the storage building shall be reduced in width to a minimum width required by the Fire Marshall. Excess area shall be incorporated with the building foundation landscaping and include additional trees adjacent to the building's south side.
15. The applicant shall work with Staff to finalize the equestrian trail location adjacent to the entry drive.
16. The applicant shall work with Staff to include additional foundation landscaping along Shops A and Shops B.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4044 approving DVR07-0005 THE SPRINGS RETAIL CENTER PHASE II rezoning, as recommended by Planning Commission and Staff.

**Attachments**

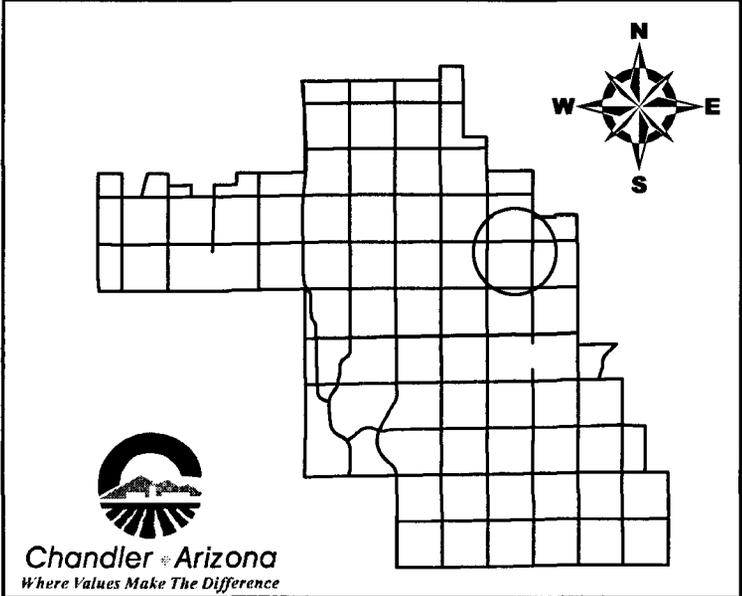
1. Vicinity Map
2. Ordinance No. 4044
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Sign Exhibit
7. Development Booklet, Exhibit 'A'



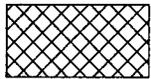
Chandler Blvd.

Cooper Rd.

Project Site



### Vicinity Map



DVR07-0005

The Springs Retail Center Phase II



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**ORDINANCE NO. 4044**

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 (DVR07-0005 THE SPRINGS RETAIL 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 Planned Area Development (PAD) for office uses to Planned Area Development (PAD) Amended for commercial uses, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE SPRINGS RETAIL CENTER PHASE II" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0005, except as modified by condition herein.

2. Right-of-way dedications to achieve full half widths for Chandler Boulevard and Lakeview Boulevard, 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. Signage facing residential properties shall be non-illuminated.
- 14. The drive aisle south of the storage building shall be reduced in width to a minimum width required by the Fire Marshall. Excess area shall be incorporated with the building foundation landscaping and include additional trees adjacent to the building's south side.
- 15. The applicant shall work with Staff to finalize the equestrian trail location adjacent to the entry drive.
- 16. The applicant shall work with Staff to include additional foundation landscaping along Shops A and Shops B.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

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

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

ATTEST:

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

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4044 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and that a quorum was present thereat.

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

APPROVED AS TO FORM:

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

PUBLISHED:

## LEGAL DESCRIPTION

### PARCEL 1:

Tract "A", THE SPRINGS UNIT I AMENDED, according to Book 278 of Maps, page 49, records of Maricopa County, Arizona;

Except a portion of land lying within Tract "A" The Springs Unit I Amended, as recorded in Book 278 of Maps, page 49, records of Maricopa County, Arizona, located within the Northeast quarter of Section 35, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona more particularly described as follows:

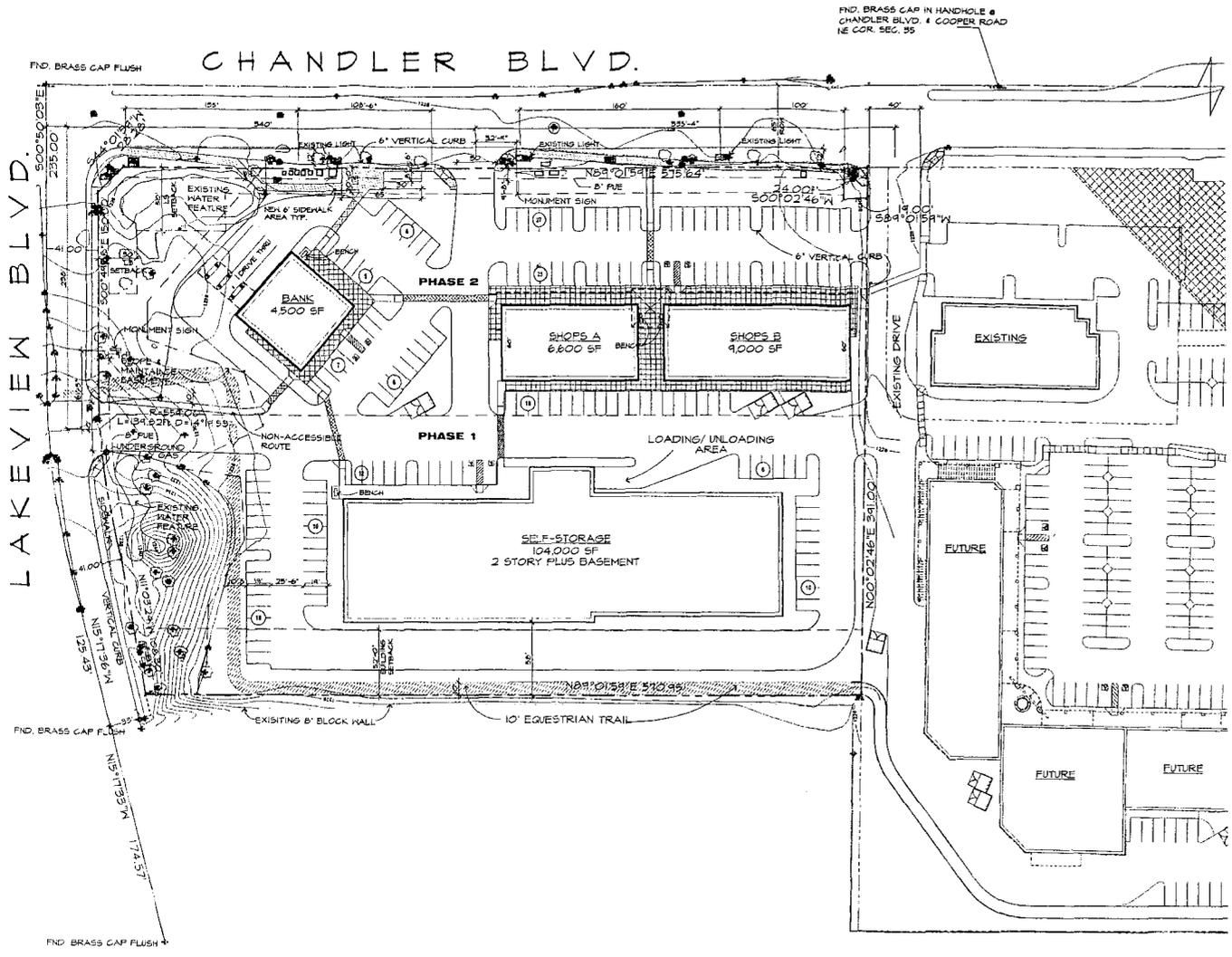
The East 19.00 feet of the North 24.00 feet of said Tract "A".

### PARCEL 2:

A portion of land lying within Tract "A" The Springs Unit I Amended, as recorded in Book 278 of Maps, page 49, records of Maricopa County, Arizona located within the Northeast quarter of Section 35, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

The East 19.00 feet of the North 24.00 feet of said Tract "A".

**ORDINANCE NO. 4044**  
Attachment 'A'



FND. BRASS CAP IN HANDHOLE @  
CHANDLER BLVD. & COOPER ROAD  
NE COR. SEC. 35

**project directory**

DEVELOPER/OWNER:  
AMERICOR INVESTMENT GROUP  
1545 E. McDONALD DRIVE, SUITE 150  
SCOTTSDALE, ARIZONA  
CONTACT: NORDEN VAN HORNE  
PHONE: (480) 423-8060  
FAX: (480) 556-2150  
E-MAIL: norden@americorign.com

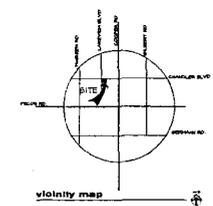
ARCHITECT:  
ROBERT KUBICEK ARCHITECTS & ASSOCIATES  
2253 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: MATT SARGENT  
PHONE: (602) 455-5900  
FAX: (602) 455-0496  
E-MAIL: msargent@rkaa.com

**project narrative**

This project is intended to be a continuation of the retail center to the East of the site. This portion of the center is to provide additional small retail, financial and self-storage uses. The new facilities are intended to enhance the overall retail environment and are anticipated to share access with the site to the East.

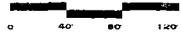
**site data**

PARCEL # :	303-69-032A
NET SITE AREA:	5.72 ACRES (249,213 SF)
PROPOSED USE:	RETAIL / RESTAURANTS SELF-STORAGE
BUILDING AREA:	
BANK:	4,500 SF
SHOPS A:	6,600 SF
SHOPS B:	9,000 SF
SELF-STORAGE:	104,000 SF
TOTAL BUILDING AREA:	124,100 SF
SITE COVERAGE:	22 %
FLOOR TO AREA RATIO:	50 %
TOTAL PARKING REQUIRED:	146 SPACES
15,000 RETAIL / 250 SF = 63 SPACES	
4,000 RESTAURANT @ 150 SF PUBLIC + 1,200 SF PREP =	
8 SPACES	
1 SPACE / 35 STORAGE UNITS = 25 SPACES	
TOTAL PARKING PROVIDED:	152 SPACES
ACCESSIBLE SPACES REQUIRED:	6 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES
MAXIMUM BUILDING HEIGHT:	30'



**site plan**

scale: 1" = 40'-0"



2253 East Thomas Road  
Phoenix, AZ 85016-5074  
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(602) 455-0496 Fax  
www.rkaa.com



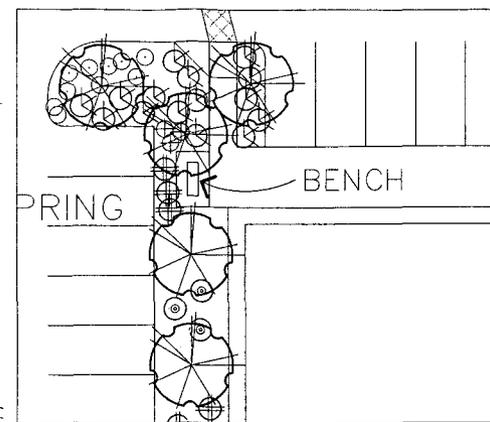
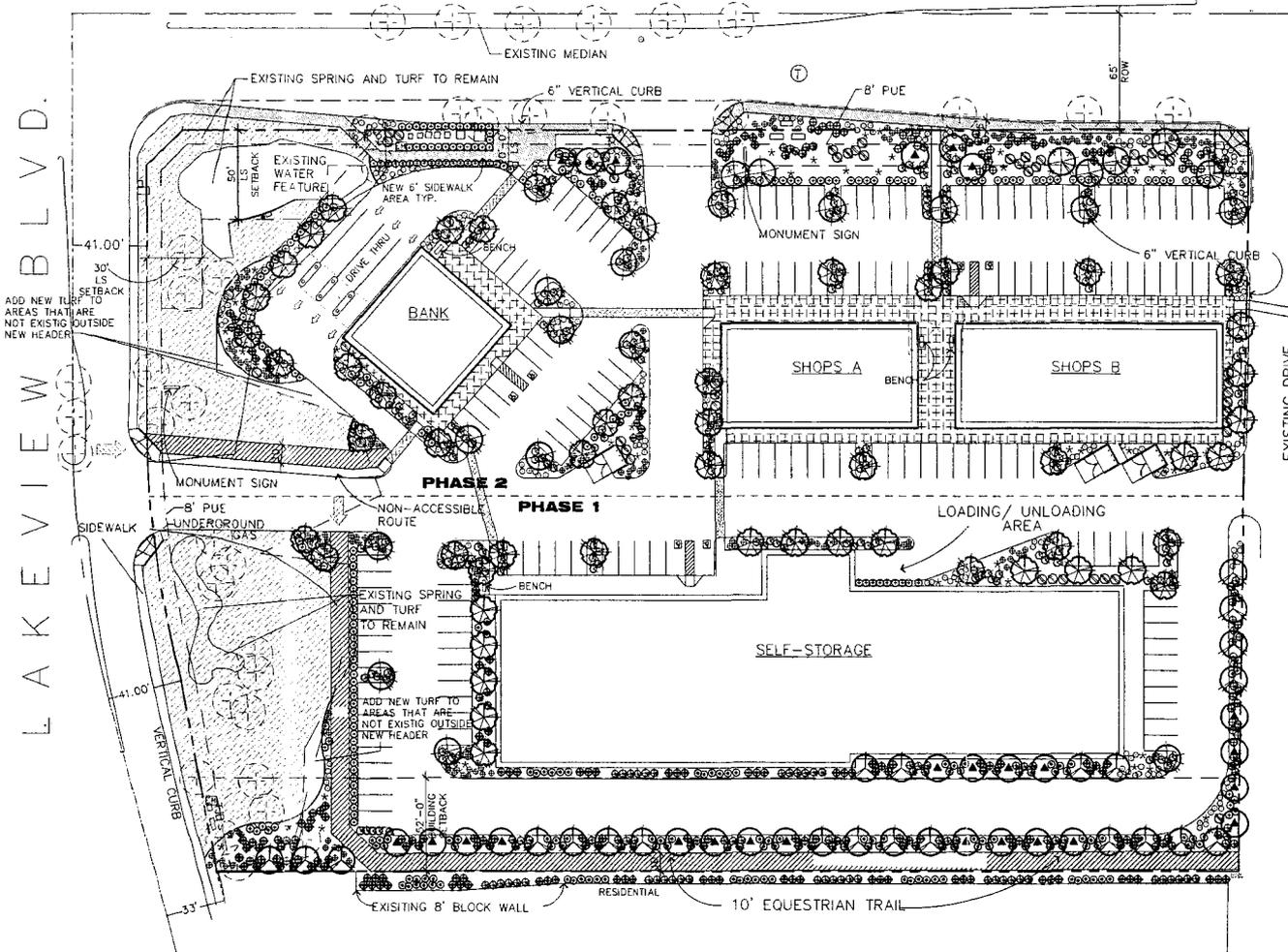
The Springs Retail Center  
and SEC LAKEVIEW  
and CHANDLER BLVD.,  
CHANDLER, ARIZONA

design: HU  
drawn: MCP  
check: HU

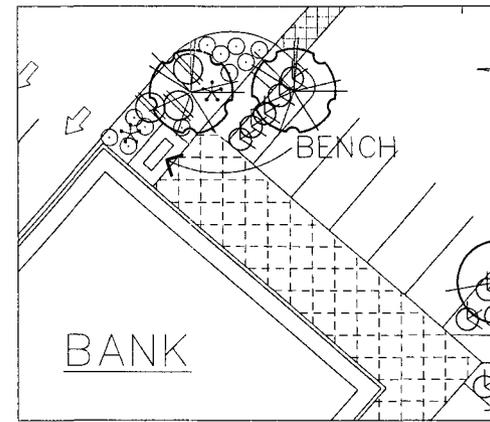
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CHANDLER BLVD.

LAKEVIEW BLVD.

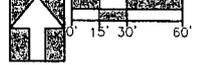


BENCH BLOW UP AT SHOPS A  
SCALE: 1" = 10'-0"



BENCH BLOW UP AT BANK  
SCALE: 1" = 10'-0"

LANDSCAPE/IRRIGATION



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0320



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(602) 555-9900 Fax  
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www.tam.com

**T&M**  
Architects and Associates, Inc.

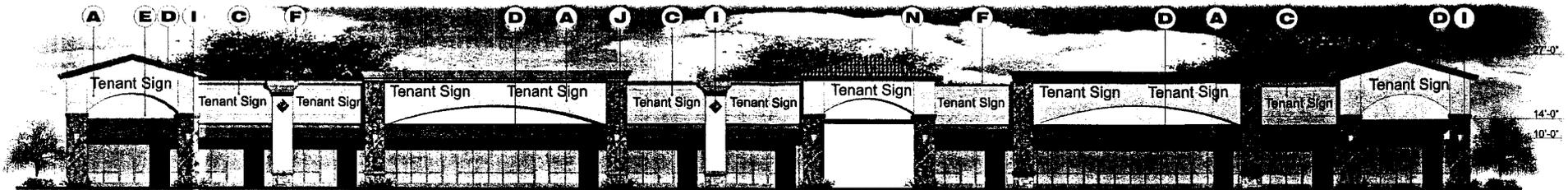


The Springs Retail Center  
SEC LAKEVIEW  
and CHANDLER BLVD.  
and CHANDLER, ARIZONA

design HD  
drawn HD  
check T&M

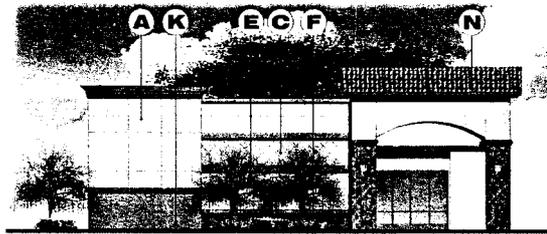
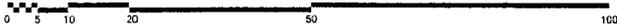
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of 2

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Shops "B" - North Elevation

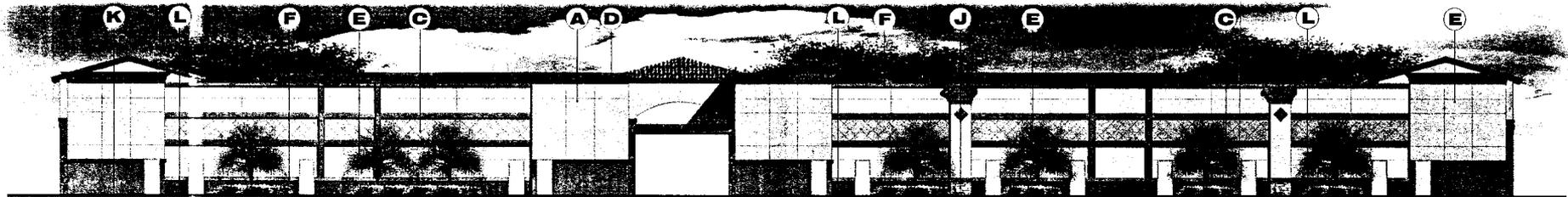
Shops "A" - North Elevation



Shops "B" - East Elevation



Shops "A" - West Elevation



Shops "A" - South Elevation

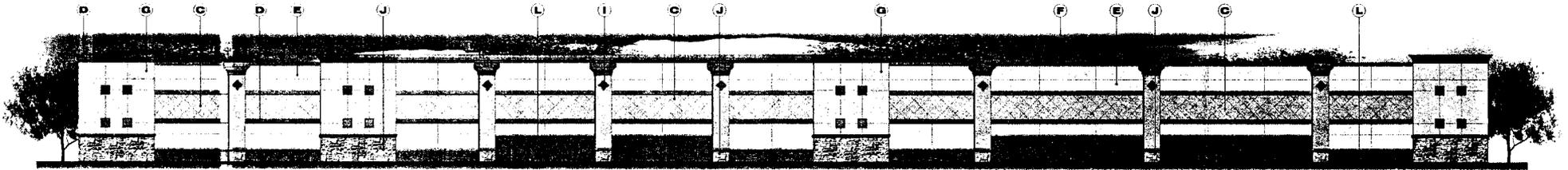
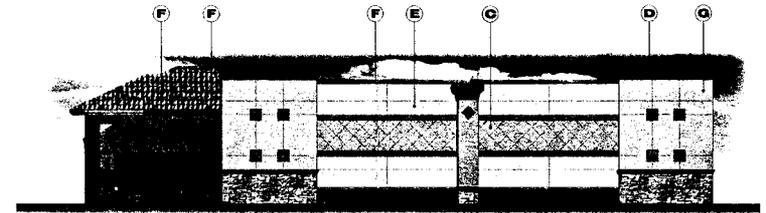
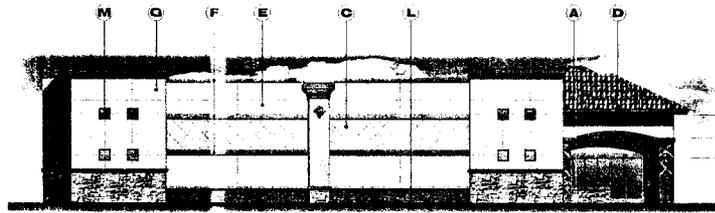
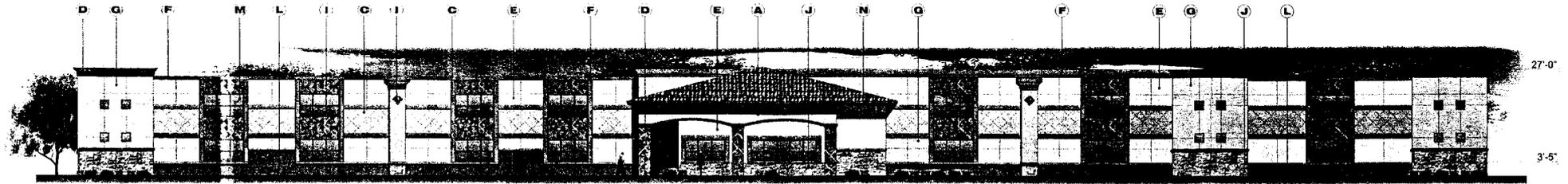
Shops "B" - South Elevation

# The Springs Retail Center Phase II

SEC Lakeview & Chandler Blvd.  
Chandler, Arizona

RKAA 05212.0 09/25/07

**ROBERT KUBICEK**  
Architects And Associates, Inc.  
2233 East Thomas Road  
Phoenix, Az. 85016-3474  
(602) 955-3900 Phone  
(602) 955-0496 Fax  
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# The Springs Retail Center Phase II

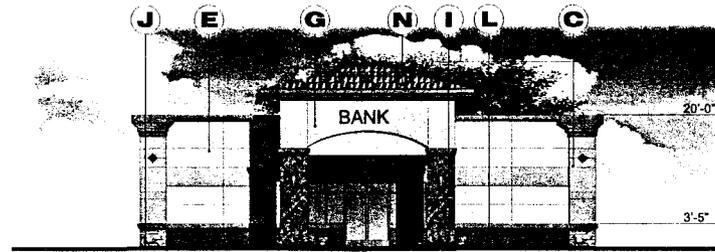
SEC Lakeview & Chandler Blvd.  
Chandler, Arizona

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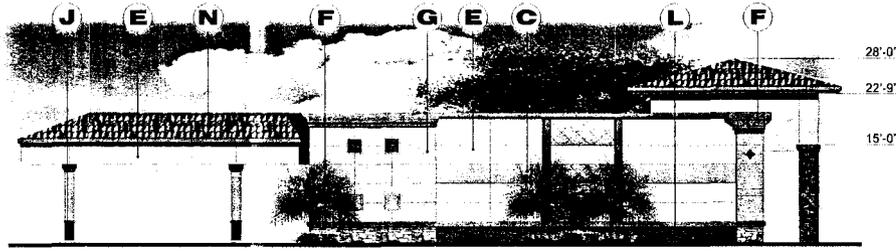


**ROBERT KUBICEK**  
Architects And Associates, Inc.

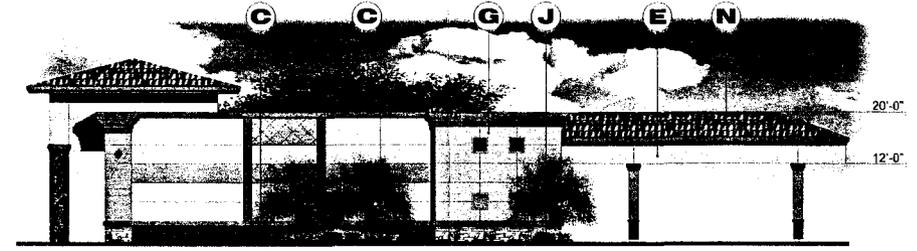
2283 East Thomas Road  
Phoenix, Az. 85018-3474  
(602) 955-3900 Phone  
(602) 955-0486 Fax  
www.rkaa.com



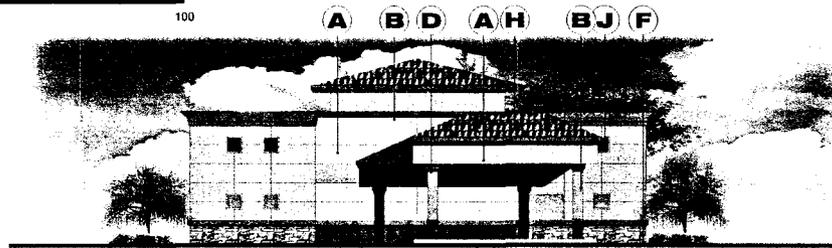
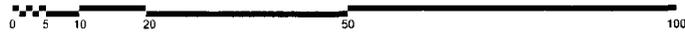
Bank- Northwest Elevation



Bank- Southwest Elevation



Bank- Northeast Elevation



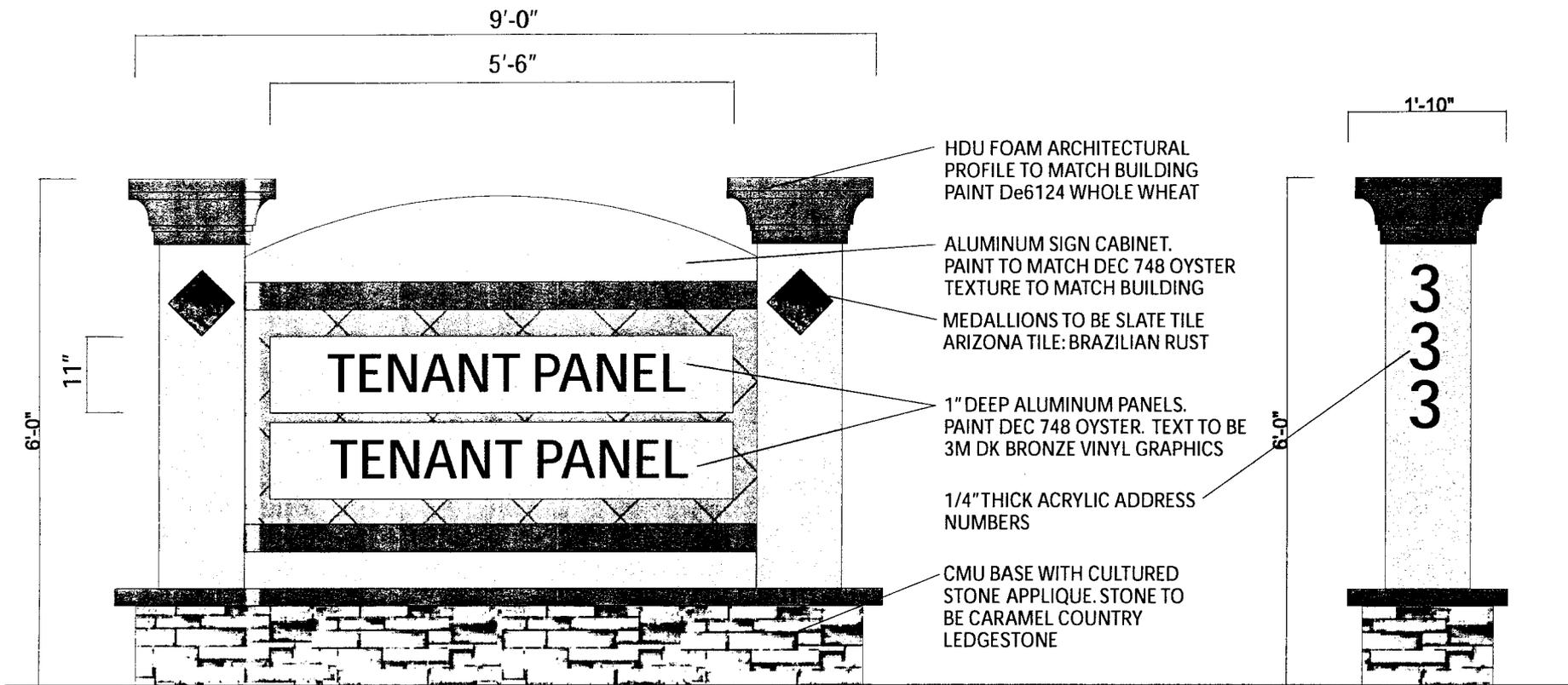
Bank- Southeast Elevation

# The Springs Retail Center Phase II

SEC Lakeview & Chandler Blvd.  
Chandler, Arizona

RKAA 05212.0 01/03/08

**ROBERT KUBICEK**  
Architects And Associates, Inc.  
2233 East Thomas Road  
Phoenix, Az. 85018-3474  
(602) 955-3900 Phone  
(602) 955-0496 Fax  
www.rkaa.com



**1** MONUMENT ELEVATIONS M-1 (NON-ILLUMINATED)  
 NTS MONUMENT

NOTE: MONUMENT IS NOT INTERNALL ILLUMINATED. ILLUMINATION IS TO BE INDIRECT GROUND LIGHTING BY OTHERS.