

#21

JUN 11 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 09-056

DATE: MAY 21, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
PAT MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

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

SUBJECT: PDP09-0007 DOLLAR SELF STORAGE

Request: Approval of a Preliminary Development Plan (PDP) amendment for building signage on an existing building

Location: East of the southeast corner of Arizona Avenue and Ocotillo Road

Applicant: Doug Atkins with Skyline Signs for Ocotillo Members LLC

Project Info: 5.34-acre self-storage warehouse facility with 112,706 square feet of building area, approximately 800 storage units. Office/Caretaker building requests change in building signage.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan for building signage subject to conditions.

BACKGROUND

The self-storage warehouse facility is located adjacent to a condominium storage facility and the Union Pacific railroad tracks on the east, and a retail shopping center anchored with Home Depot to the west. North of the site is Ocotillo Road and vacant land planned and zoned for industrial use. South of the property is land that is a part of the planned South Shore mixed-use development.

Dollar Self Storage is part of a larger development Southshore Towne Center Phase II. In July 2004, the property received Planned Area Development (PAD) zoning as a part of the adjacent Home Depot anchored Southshore Towne Center retail development. The PAD zoning allowed for storage facility uses adjacent to the Union Pacific railroad track. In March 2007, the property was approved a zoning amendment to allow the addition of a condominium storage business in conjunction with a Preliminary Development Plan (PDP) for the self-storage warehouse, condominium storage, and a future pad. The self-storage facility developed and opened for business in 2008.

The zoning approval in 2007 included building signage and a monument sign. The building signage for the self-storage warehouse facility's office/caretaker building was approved as reverse pan channel aluminum letters. There was a zoning condition to have the monument sign lettering be redesigned to incorporate individual pin-mounted or reverse pan channel letters to be similar to the lettering on the office/caretaker building since the monument sign's location was across from the self-storage facility. The intent was to have signage on the office/caretaker building and the monument sign be similar. The monument sign is built and designed with routed-out opaque letters in which the letters are backlit and appear as reverse pan channel letters.

The application requests to modify the approved Development Booklet representation of reverse pan channel lettering on the office/caretaker building, Pad C, to allow pan channel lettering. The design of the business name lettering, Dollar Self Storage, includes a logo integrated into the lettering. The exhibits' vicinity map incorrectly notates signage is proposed for the west building elevation. Building signage is proposed only on the office/caretaker building's north and east elevations. The request for pan channel lettering allows an illuminated face visible from the street whereas a reverse pan channel sign or individual pin-mounted signage does not have face illuminated letters, instead having backlit signage similar to the routed-out letters on the monument sign.

Staff feels the proposal to allow pan channel signage versus reverse pan channel or individual pin-mounted signage on the office/caretaker building is appropriate for this building given the adjacent office/caretaker building for the condo storage business and the adjacent commercial retail center are approved for pan channel lettering too. Pan channel lettering is proposed in order to maintain the businesses' corporate signage. The signage meets Sign Code requirements and the signs are located proportional to the building's façade.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on April 16, 2009. No one attended other than the applicant.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of PDP09-0007 DOLLAR SELF STORAGE, subject to the following conditions:

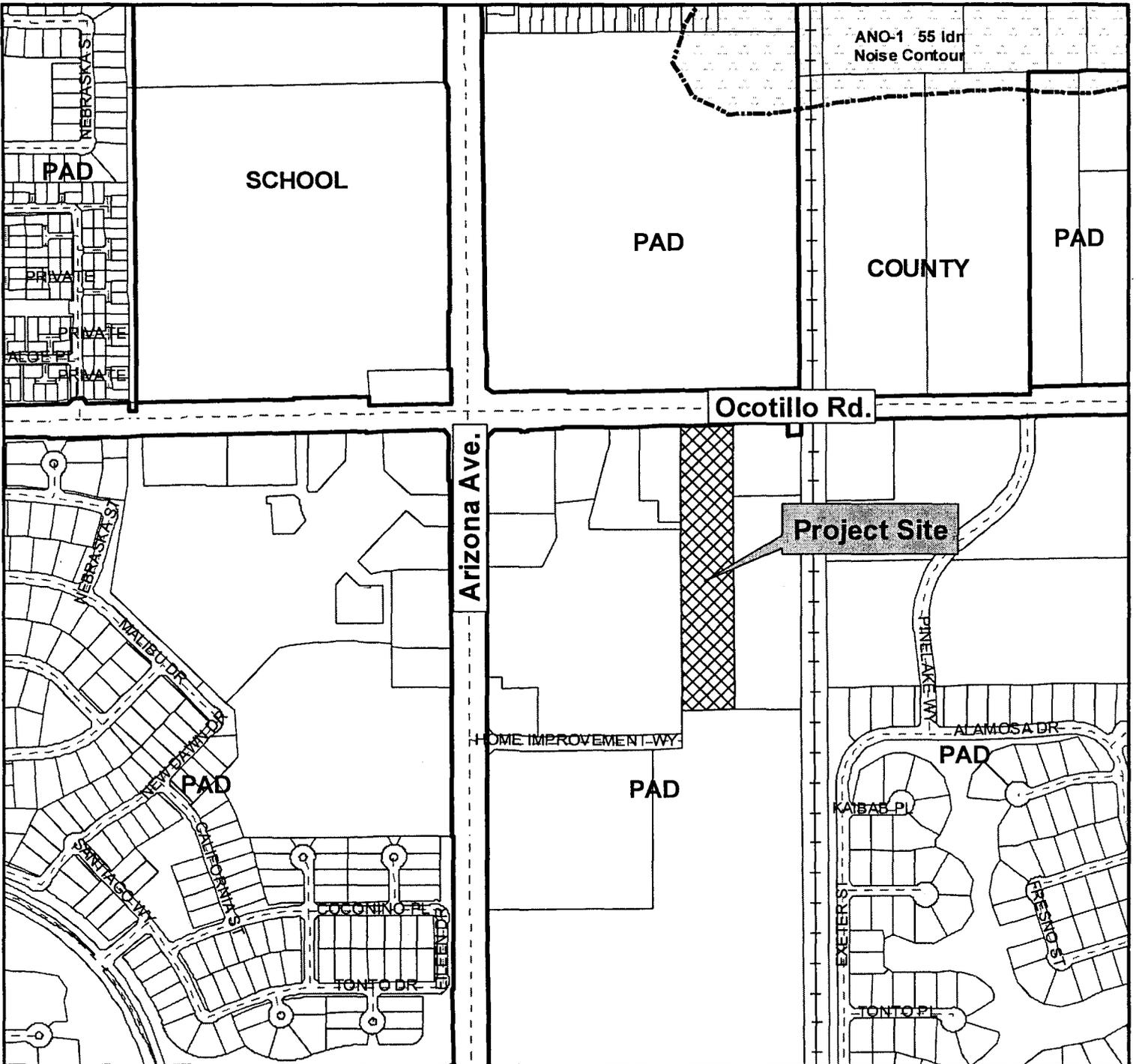
1. Development shall be in substantial conformance with Exhibit A, Development Packet, for Dollar Self Storage, kept on file in the City of Chandler Planning Services Division, in File No. PDP09-0007, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3896 in case DVR06-0060, except as modified by condition herein.

PROPOSED MOTION

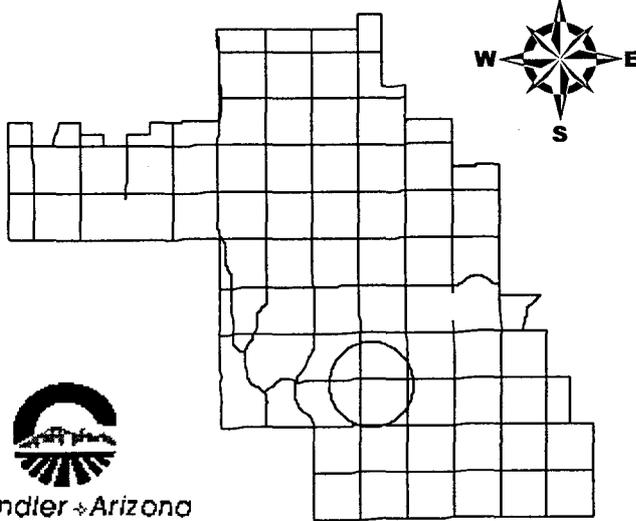
Move to approve Preliminary Development Plan case PDP09-0007 DOLLAR SELF STORAGE, subject to the conditions recommended by Planning Commission and Staff.

Attachments

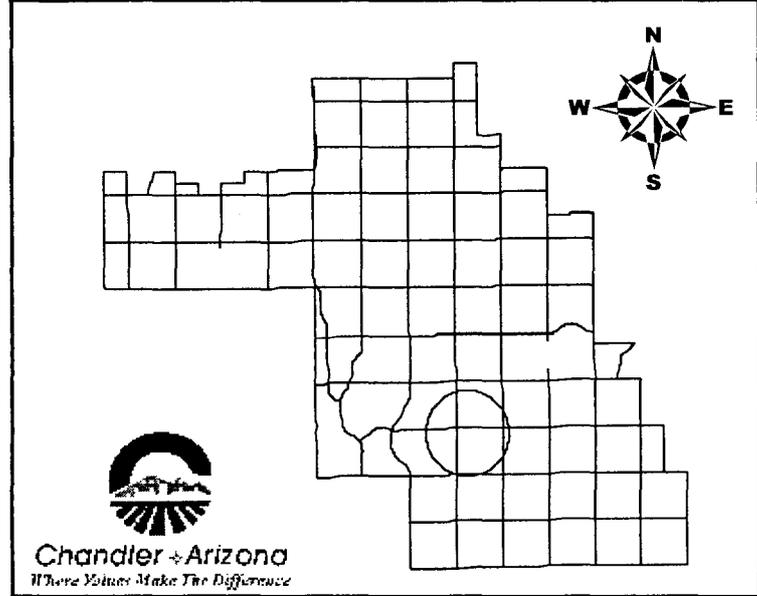
1. Vicinity Maps
2. Narrative
3. Exhibits from DVR06-0060
4. Ordinance No. 3896 for DVR06-0060
5. Development Packet with Exhibits



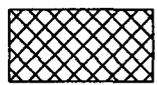
Vicinity Map



 PDP09-0007
Dollar Self Storage



Vicinity Map



PDP09-0007

Dollar Self Storage



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Where Nature Make The Difference



February 2, 2009

To: City of Chandler
From: Skyline Signs
Re: Design Narrative for Dollar Self Storage

To whom it may concern,

This is a formal request from Skyline Signs on behalf of Ocotillo Members, LLC., to allow the addition of face-illuminated signs for the Dollar Self Storage located at 275 E. Ocotillo Rd in Chandler.

Dollar Self Storage is located throughout the southwest and is requesting this change in order to maintain their trademarked, corporate identity for existing and potential clientele.

Sincerely,



Doug Atkins
Skyline Signs

DESIGN C

SKYLINE
S · I · G · N · S

602 370-7777
10132 E. Apache Trail, Ste 4
Mesa, Arizona 85210
Fax 480-755-1849

PROJECT:
DOLLAR SELF STORAGE
WALL SIGN
ADDRESS:
SOUTHSHORE TOWNCENTER
CHANDLER, AZ

ORIGINAL DRAWING DATE:

REVISIONS:

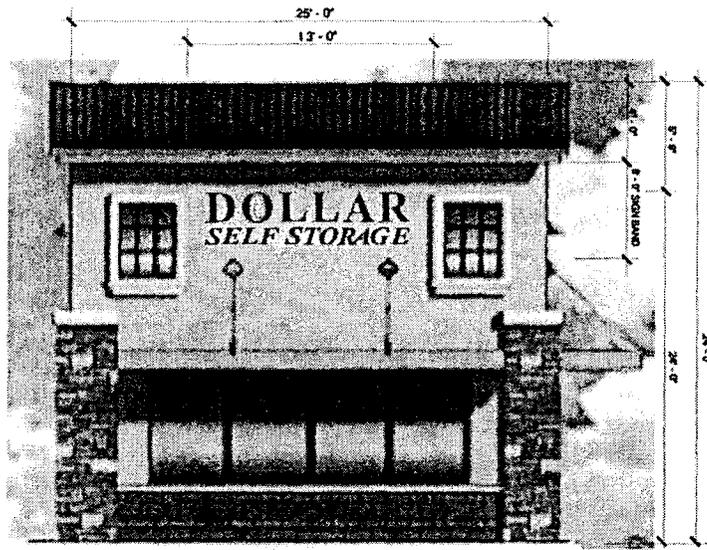
THIS SHEET & DESIGNS ARE THE PROPERTY OF SKYLINE SIGNS INC. & MAY NOT BE REPRODUCED IN ANY MEDIA FORM, WITHOUT WRITTEN PERMISSION FROM SKYLINE SIGNS.

SITE LOCATION:

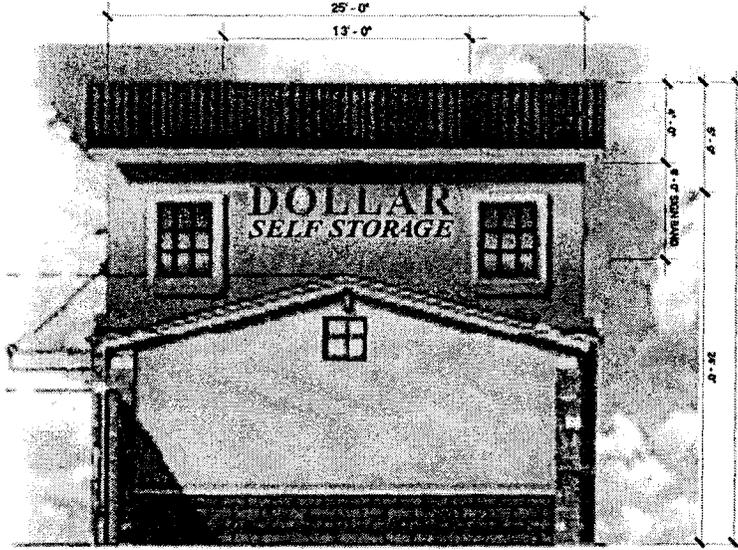


PROJECT NOTES:

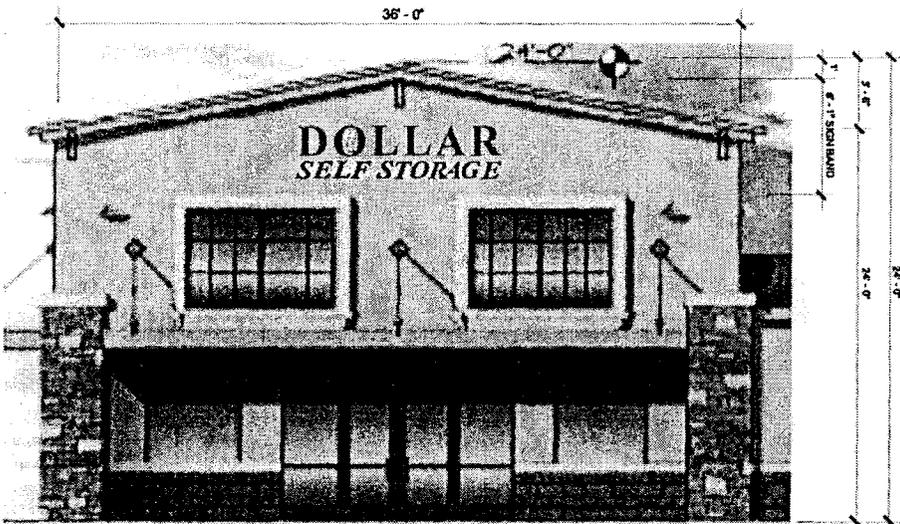
APPROVED BY:



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SIGN DETAILS:

FLAT CUT OUT 1/4" ALUMINUM LETTERS WITH POWDER COATED FINISH, HIDDEN STUD MOUNTING

DV PDL-0060

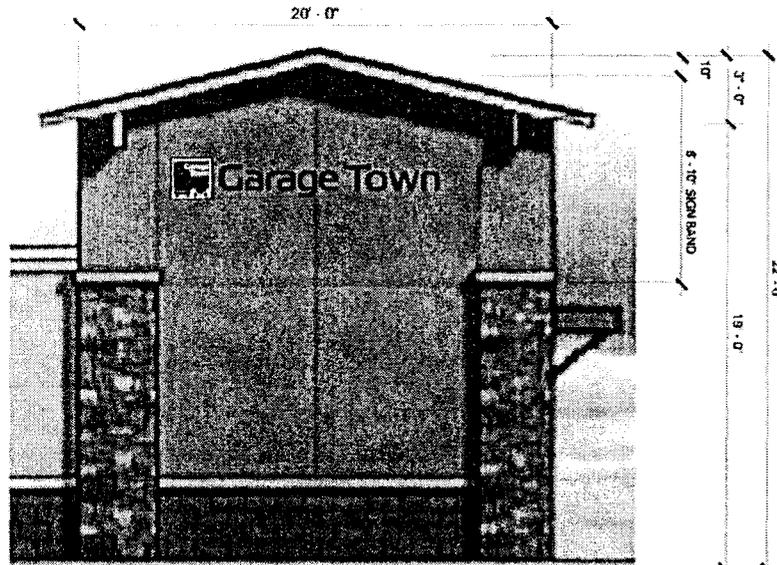
DESIGN B

SKYLINE

S · I · G · N · S

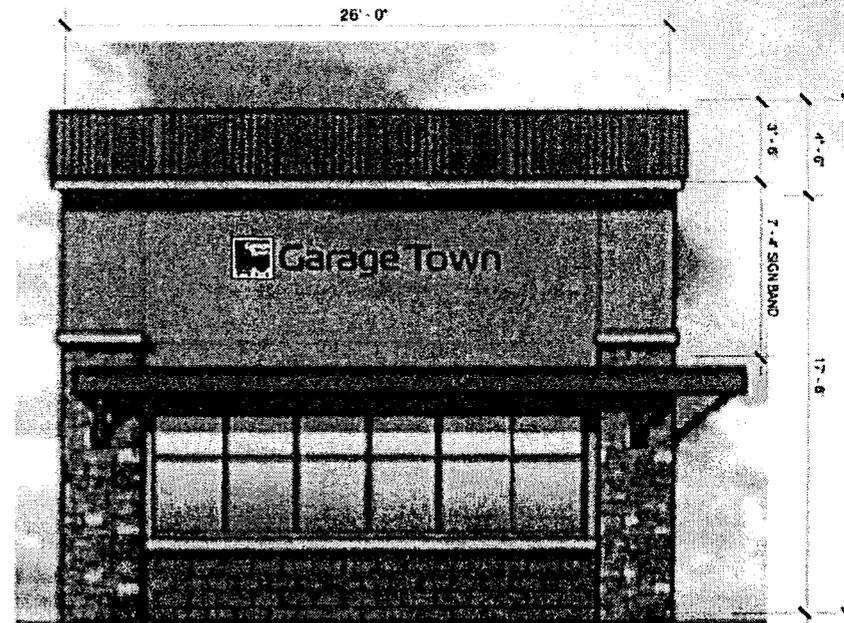
402 370-7777

10132 E. Apache Trail, Ste. 1
Mesa, Arizona 85228
Fax: 480-755-1849



NORTH ELEVATION

NTS



WEST ELEVATION

NTS

PROJECT:

GARAGE TOWN

WALL SIGN

ADDRESS:

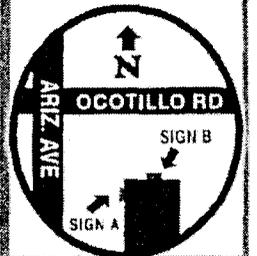
SOUTHSHORE
TOWNCENTER
CHANDLER, AZ

ORIGINAL DRAWING DATE:

REVISIONS:

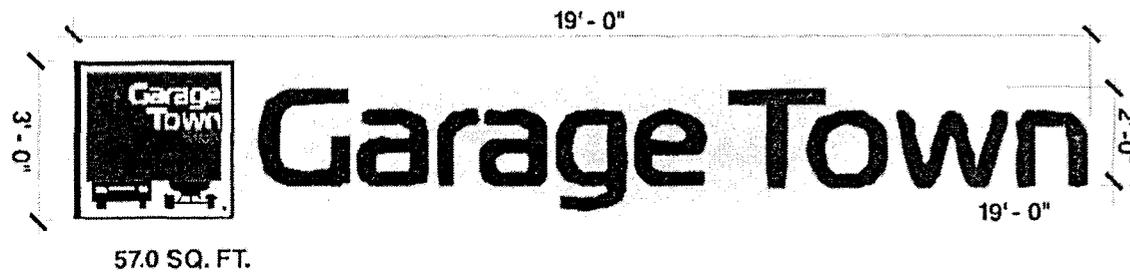
THIS SHEET & DESIGNS ARE THE PROPERTY OF SKYLINE SIGNS INC. & MAY NOT BE REPRODUCED IN ANY MEDIA FORM, WITHOUT WRITTEN PERMISSION FROM SKYLINE SIGNS.

SITE LOCATION:



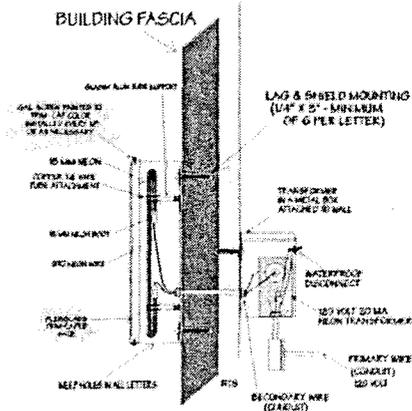
PROJECT NOTES:

APPROVED BY:



DVP06-0060

INSTALL DETAIL



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.

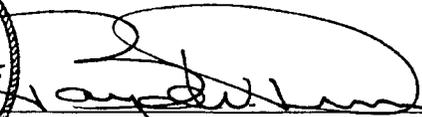
SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this 5th day of March 2007.

ATTEST:


CITY CLERK


MAYOR



PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 22nd day of March 2007.

ATTEST:

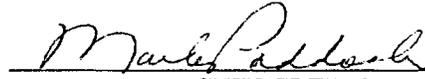

CITY CLERK


MAYOR



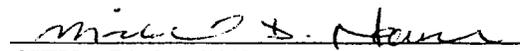
CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3896 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 22nd day of March 2007, and that a quorum was present thereat.



CITY CLERK

APPROVED AS TO FORM:



CITY ATTORNEY

PUBLISHED in the Arizona Republic on March 29 and April 5, 2007.

**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.

