



MEMORANDUM **Planning Division – PZ Memo No. 15-105**

DATE: NOVEMBER 18, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*
SUBJECT: ZUP15-0011/PDP15-0008 EXTRA SPACE STORAGE

Request: Use Permit approval for an indoor mini-storage facility located within a Planned Area Development (PAD) zoning district, along with Preliminary Development Plan (PDP) approval for site layout and building architecture

Location: South of the southwest corner of Dobson and Germann roads

Applicant: Brennan Ray; Burch & Cracchiolo, P.A.

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located south of the southwest corner of Dobson and Germann roads, and is part of the Chuparasos commercial development. The subject site shares access with a CVS Pharmacy that is located north, and vacant land west of the site. South and southwest of the site are the Chuparasos multi-family apartments.

The 40-acre, Chuparasos master-planned community was approved in 2003, and encompassed the subject site and adjoining Chuparasos apartments and the Tri-City Baptist Church campus. At the time of approval, the master-plan was designed to provide pedestrian connections between all three components creating a live-work-play development. The existing pharmacy at the intersection corner was the first component to develop in 2005, with the apartment complex and portion of the church campus commencing construction in 2006.

The request is to develop an indoor mini-storage facility on the 3.7 acre site south of the existing pharmacy. Access to the site utilizes two existing drives along Dobson Road. Main access into the building is provided along the Dobson Road frontage, customer access points for loading and unloading along the north, south, and west elevations. Pedestrian connections, as designed for with the original development, are provided along the south of the site connecting the apartment complex with access into the commercial development.

Architecturally, the building incorporates the Spanish Mission style architecture that is throughout the Chuparasas master-plan, incorporating Spanish tile, archways, sand finish stucco, arched parapets and reveals, corbels, and a color palette consistent with Spanish Mission design. Massing of the 30-foot, two-story building is broken-up through the use of arched, full-height pop-outs and covered walkway along the north elevation. Generous faux windows, scoring, and iron details are provided along the second-story for all elevations. Building mounted and monument signage shall be consistent with the provisions provided in the original development.

DISCUSSION

Planning Staff supports the Use Permit and PDP requests. The requests are atypical and deserve explanation. The underlying zoning of the commercial component was approved with a PAD zoning designation for Community Commercial (C-2) uses. Based on the Zoning Code, mini-storage facilities are considerable in C-2 districts with Use Permit approval. Since Use Permits are utilized specifically for land uses and not design, a PDP is required to establish the site layout and building architecture.

Planning Staff supports the Use Permit and PDP citing that the development team has provided a product that is architecturally integrated with the overall Spanish Mission architectural style prescribed for the Chuparasas development, and the use provides a service in the area that is currently unmet. Furthermore, with the two-story design, vacant land remains for future commercial development. Future development will require PDP approval.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Tuesday, August 25, 2015. A husband and wife attended and offered support of the project.
- As of the writing of this memo, Planning Staff has received three phone calls from nearby residents. Two neighbors are opposed to the project citing incompatibility with the use and surrounding area; a third neighbor was undecided and sought more information.

RECOMMENDED ACTIONS

Use Permit

Planning Staff recommends Planning Commission motion to recommend approval of ZUP15-0011 EXTRA SPACE STORAGE, subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3472, case DVR02-0026 CHUPAROSAS, except as modified by condition herein.

2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Extra Space Storage", kept on file in the City of Chandler Planning Division, in File No. PDP15-0008, except as modified by condition herein.

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of PDP15-0008 EXTRA SPACE STORAGE, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Extra Space Storage", kept on file in the City of Chandler Planning Division, in File No. PDP15-0008, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

PROPOSED MOTIONS

Use Permit

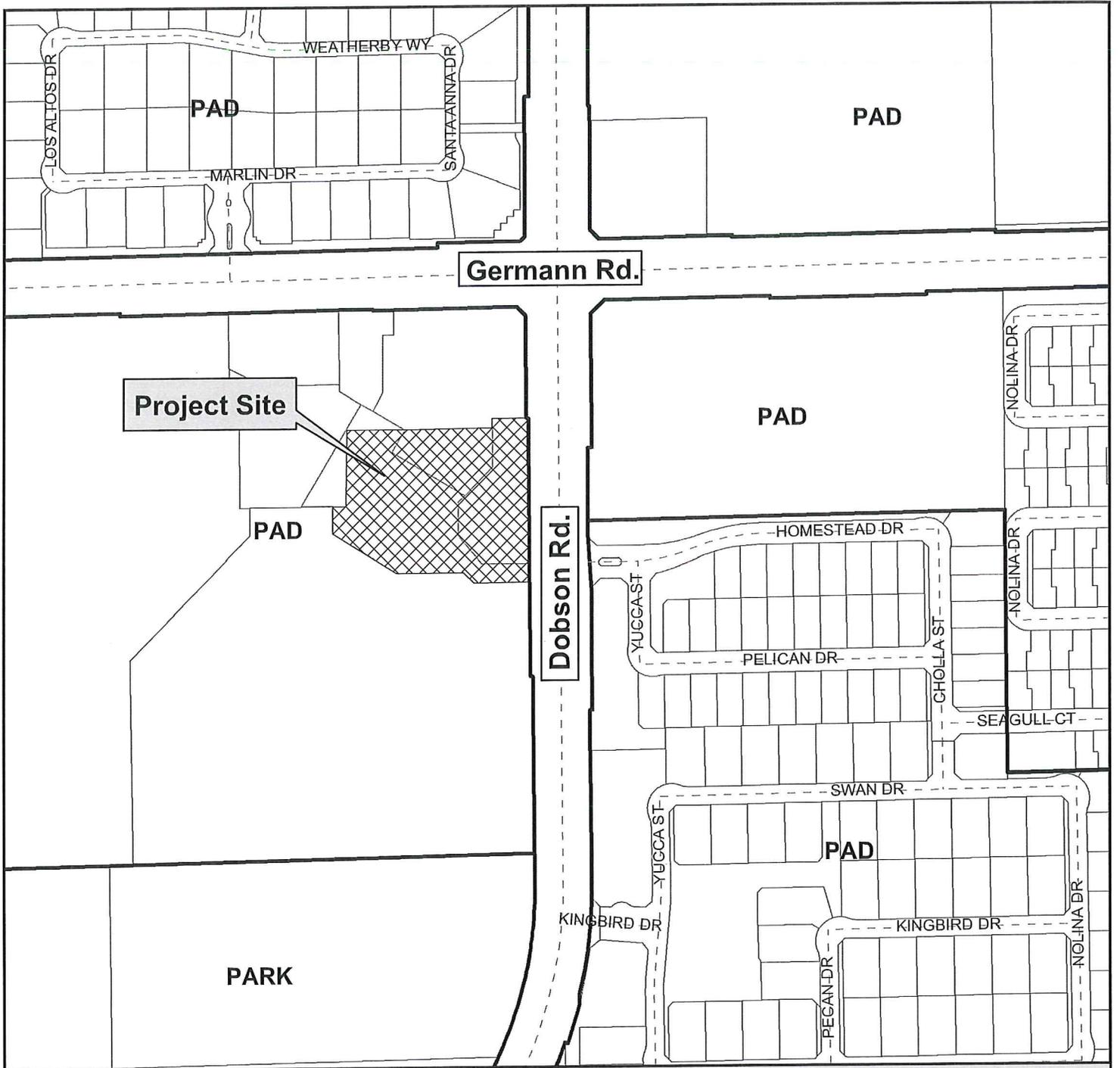
Motion Planning Commission to recommend approval of Use Permit ZUP15-0011 EXTRA SPACE STORAGE for an indoor mini-storage facility, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

Motion Planning Commission to recommend approval of Preliminary Development Plan PDP15-0008 EXTRA SPACE STORAGE for site layout and building modifications, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Chuparasas Site Plan
3. Proposed Site Plan
4. Elevations
5. Ordinance No. 3472
6. Development Booklet, Exhibit A

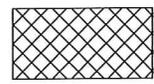
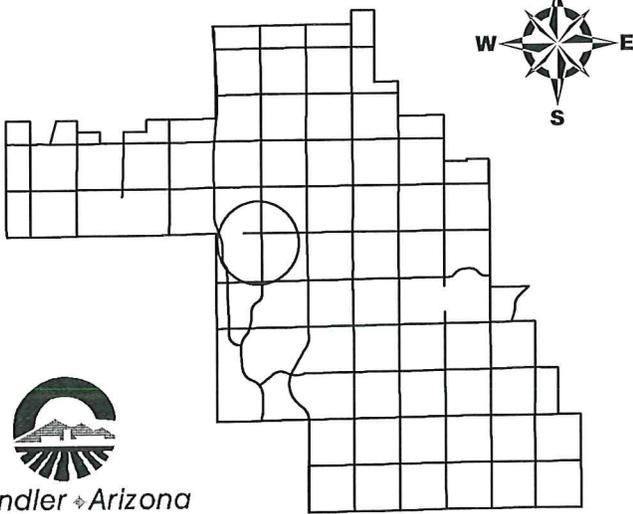


Germann Rd.

Project Site

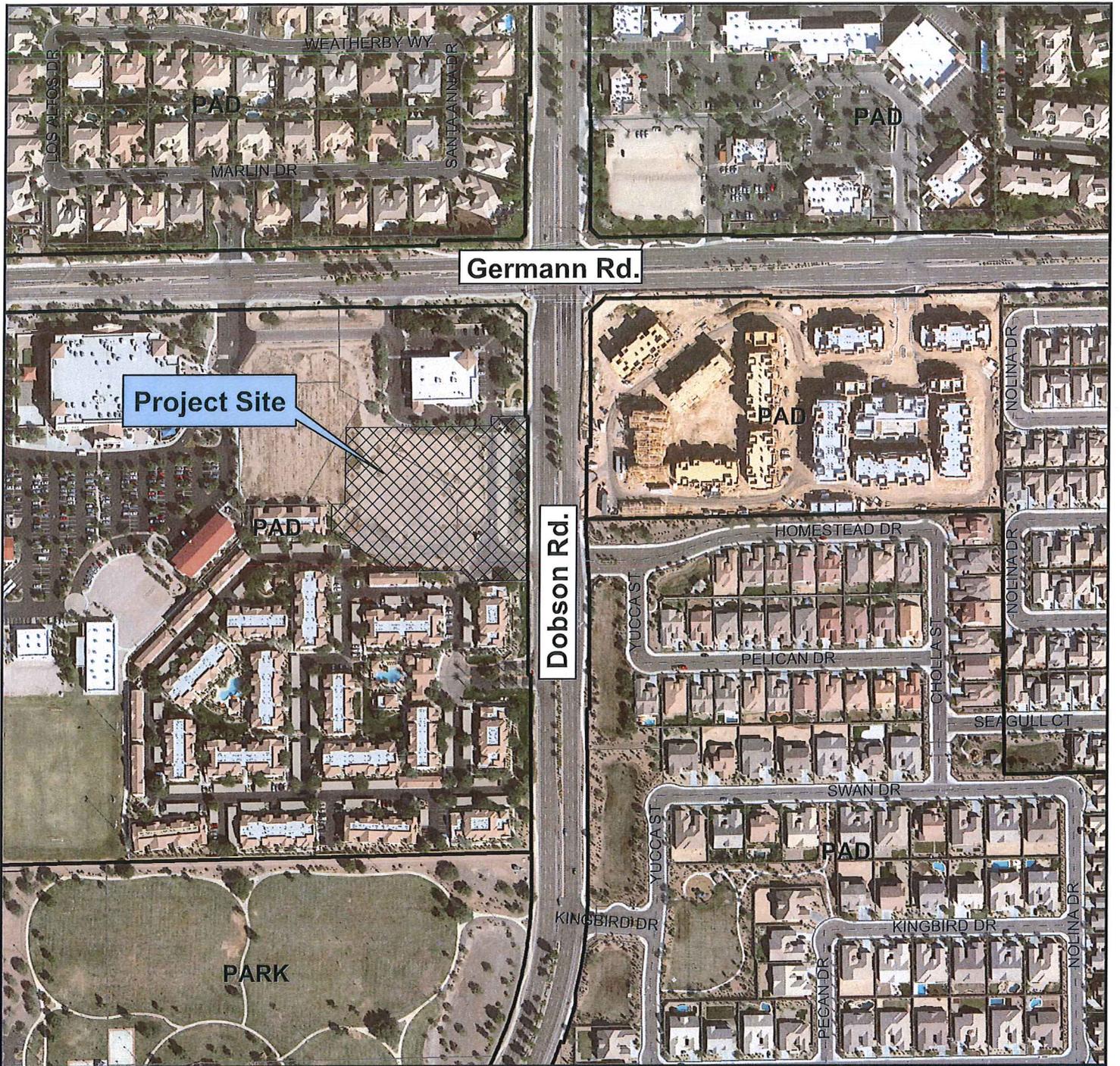
Dobson Rd.

Vicinity Map



ZUP15-0011

Extra Space Storage

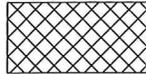
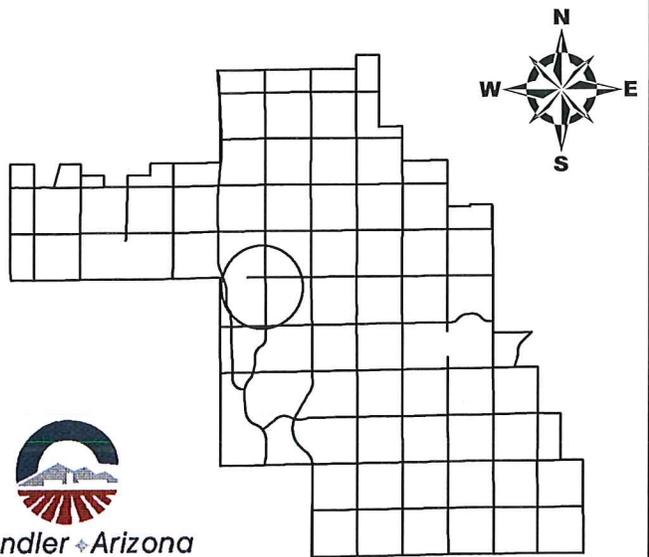


Germann Rd.

Project Site

Dobson Rd.

Vicinity Map



ZUP15-0011

Extra Space Storage

DEVELOPMENT DATA

PARCEL 1: (PHARMACY)

GROSS AREA: 3.08 ACRES
 NET AREA: 1.99 ACRES
 PHARMACY: 15,000 S.F.
 LOT COVERAGE: 17 %
 PARKING PROVIDED: 65 SPACES

PARCEL 2: (RETAIL - OFFICE, DRIVE-THRU)

GROSS AREA: 7.67 ACRES
 NET AREA: 6.44 ACRES
 RETAIL: 36,500 S.F.
 OFFICE: 6,000 S.F.
 DRIVE THRU: 6,300 S.F.
 LOT COVERAGE: 18 %
 PARKING PROVIDED: 264 SPACES

PARCEL 3: (MULTI-FAMILY)

GROSS AREA: 15.05 ACRES
 NET AREA: 14.11 ACRES
 LOFT: 10
 1 BEDROOM: 100
 2 BEDROOM: 132
 3 BEDROOM: 16
 PARKING PROVIDED: 258

LOT COVERAGE: 15 %
 10x1.5 = 150
 10x2.2 = 220
 16x2 = 32
 250x0.25 = 62
 PARKING PROVIDED: 526

OPEN SPACES: 185
 COVERED SPACES: 258
 GARAGE: 56
 (VARIANCE REQUESTED) 499

DEENSITY: 17.1 UNITS PER ACRE

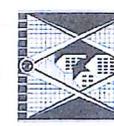
PARCEL 4: (CHURCH)

GROSS AREA: 14.18 ACRES
 NET AREA: 13.30 ACRES
 CHURCH: 60,000 S.F.
 ACADEMIC: 33,000 S.F.
 DORM: 31,500 S.F.
 MAINT.: 2,250 S.F.
 LOT COVERAGE: 17 %
 PARKING PROVIDED: 378 SPACES

CHUPAROSAS

CHANDLER, ARIZONA

WHITNEYBELL ARCHITECTS INC
 1100 N. GERMANN ROAD, SUITE 100
 CHANDLER, AZ 85224



ARCHITECTURE AND PLANNING

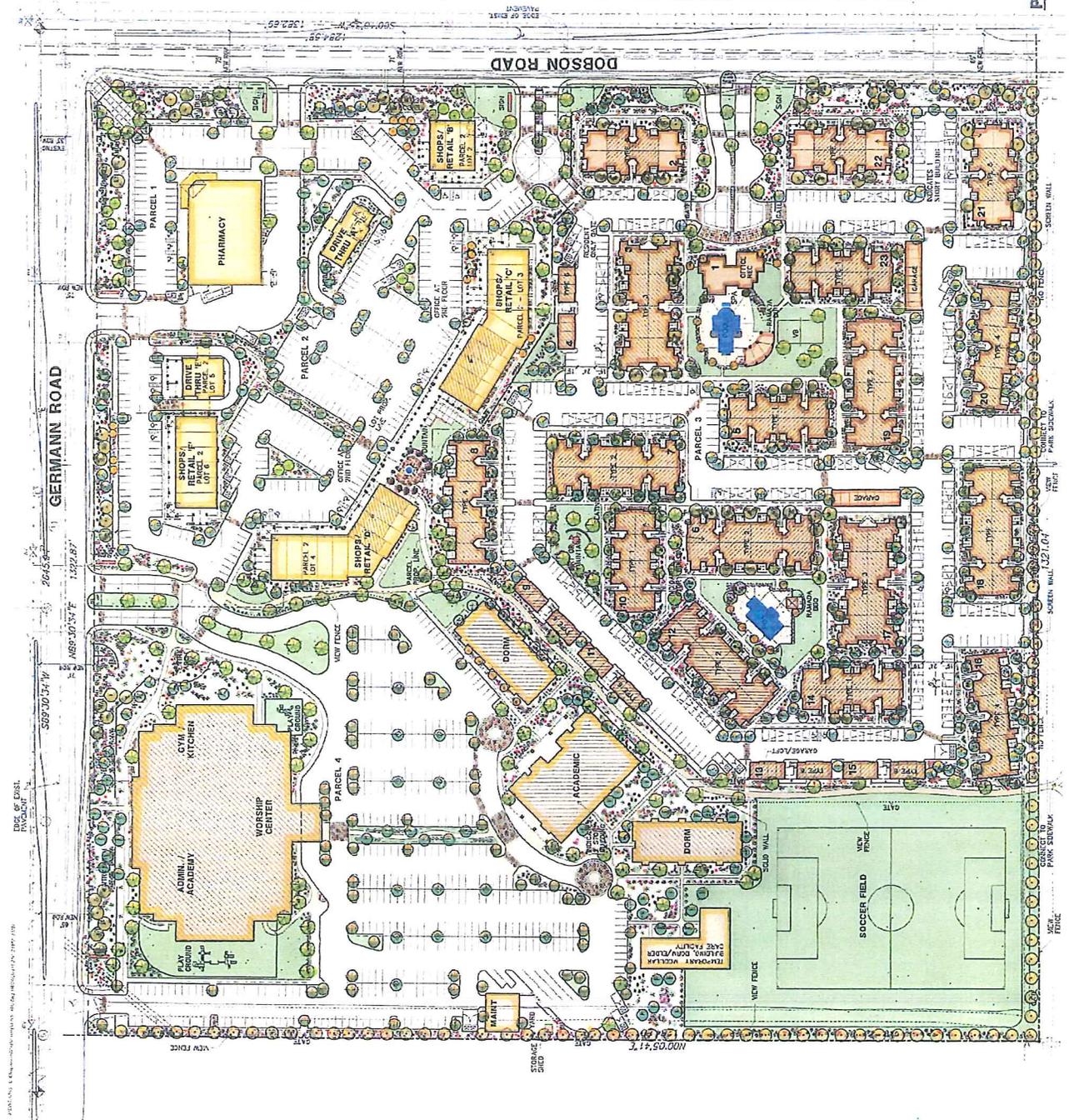
1:10
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SITE PLAN
 PRELIMINARY



PRELIMINARY SITE PLAN

SCALE: 1" = 100'

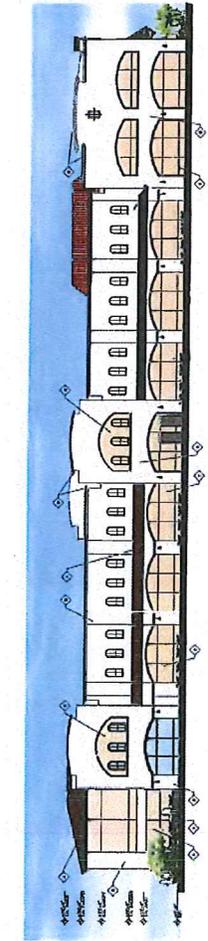


DATE OF EXIST. ENCL. 07/15/17
 509' TO CH. W. 2045.87'
 1522.87'
 1522.87'
 1522.87'

SOCCER FIELD
 NEW FENCE
 SOCCER WALL 132' (0')
 CONTRACT TO PARK SERVICE
 FENCE

SOCCER WALL 132' (0')

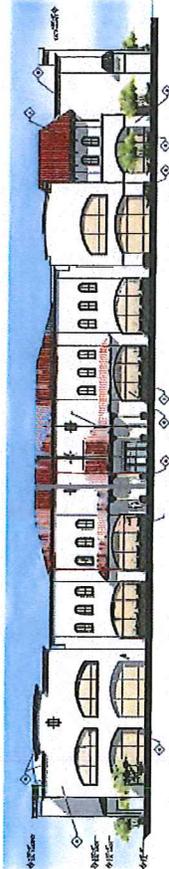
EDGE OF EXIST. PAVEMENT



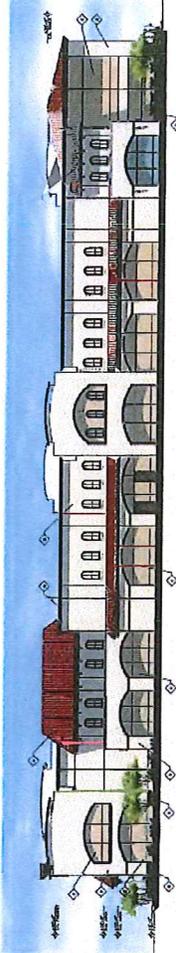
1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION
SCALE 1/8" = 1'-0"



3 WEST ELEVATION
SCALE 1/8" = 1'-0"



4 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

| FINISH SCHEDULE | |
|-----------------|-----------------------------------|
| ROOF TILE | ADD MURKIN CLAY SPANISH TILE |
| FLOOR COLOR | 207 7031 - CREEK WEA LPR: 63 |
| WALL COLOR | 207719 - TRICOLO BROWN LPR: 57 |
| ACCENT COLOR | 207010 - CANTAU BROWN LPR: 7 |



Andrews Design Group, Inc.
ARCHITECTURE
INTERIORS
PLANNING
PROJECT MANAGEMENT

ADC A126
MONOLITH - ESS STORAGE FACILITY
2030 S. DOBSON ROAD
CHANDLER, AZ 85226
1025 W. RIO SALADO PKWY, SUITE-03 TEMPE, ARIZONA 85281 (480) 884-3478 FAX: (480) 884-403

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| 1 | A | |
| 2 | A | |
| 3 | A | |

DR2.0
DATE: 06/17/15

ORDINANCE NO. 3472

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY AMENDING A PORTION OF A PARCEL ZONED AG-1 (AGRICULTURAL) TO PAD (MIXED USE) FOR DVR02-0026 CHUPAROSAS, 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'

Portion of said parcel is hereby rezoned from AG-1 (Agricultural) to PAD (Mixed Use), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Chuparasas", kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0026, 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 Dobson Road and Germann Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.

5. 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.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. 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.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a property owners' association.
9. 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.
10. 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.
11. 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 Chuparasas development shall use treated effluent to maintain open space, common areas, and landscape tracts.

12. Sign panels on the monument signs shall have a decorative panel until a tenant name is located on the sign.
13. An adaptive strategy plan shall be included with Exhibit A, Development Booklet, entitled "Chuparasas", kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0026.
14. The applicant shall work with Staff to provide a northbound, left-turn lane at the median at Dobson Road to allow access to the apartment complex.
15. The tenant names on the monument signs shall be used on a rotational basis to allow for a variety of tenant identification for the retail center.
16. The applicant shall work with Staff to develop an integrated bus canopy at the bus bay on Dobson Road that incorporates the Spanish Mission Style architecture features used throughout the site.
17. "Shops/ Retail F" building and "Drive-Thru E" building shall be developed prior to or concurrently with the construction of the "Drive-Thru A" building.
18. Final approval of signage is subject to conformance with the Sign Code. Exposed neon or signs with flashing bulbs shall be prohibited. All non-corporate tenant signage shall be internal indirect lighting utilizing a dark weathered steel or similar color. Corporate tenant signage shall be pan channel letters internally illuminated or reverse pan channel letters with internal indirect illumination. Logos shall be limited to 25% of the sign area.
19. The applicant shall work with Staff to provide additional stone materials on selected buildings or site features for the different uses throughout the site.
20. The architecture of the church building shall be enhanced to include additional features, materials, or colors similar to those utilized on the adjacent commercial buildings.

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 City Council this 24th day of July 2003.

ATTEST:

Mauro Paddack CITY CLERK *[Signature]* MAYOR



PASSED AND ADOPTED by the City Council this 14th day of August 2003.

ATTEST:

Mauro Paddack CITY CLERK *[Signature]* MAYOR



CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3472 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 14th day of August 2003, and that a quorum was present thereat.

Mauro Paddack
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

PUBLISHED IN THE TRIBUNE: August 20 & 27, 2003

Attachment "A"

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

METES AND BOUNDS

BEING THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7, THENCE SOUTH $00^{\circ}10'35''$ WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, 1317.59 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH $89^{\circ}29'57''$ WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, 1321.04 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH $00^{\circ}05'41''$ EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, 1317.80 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH $89^{\circ}30'34''$ EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7, 1322.92 FEET TO THE POINT OF BEGINNING.

BASIS OF BEARING

SOUTH $89^{\circ}30'34''$ WEST – BEING THE NORTH LINE OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA AS SHOWN ON A MAP IN BOOK 228, PAGE 17 OF MAPS, M.C.R.