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JUL 31 2008



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

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-136**

**DATE:** JULY 17, 2008

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR   
KEVIN MAYO, ACTING PLANNING MANAGER 

**FROM:** ERIK SWANSON, CITY PLANNER 

**SUBJECT:** PDP08-0013 SATURDAY BAY PERSONAL STORAGE

**Request:** Preliminary Development Plan approval for a self-storage facility

**Location:** Lot 8 of the Stellar Business Park,  
Northwest of the northwest corner of Chandler Boulevard and  
McClintock Drive

**Applicant:** Kiley Wallace, Robert Kubicek Architects

**Project Info:** An approximate five-acre site providing 101,123 square feet of  
storage space divided into four condominium self-storage  
buildings

**RECOMMENDATION**

The request is for Preliminary Development Plan approval for a 76-unit condominium self-storage facility on an approximate five-acre parcel. Planning Commission and Staff, upon finding consistency with the General Plan, and Planned Area Development zoning, recommend approval with conditions.

**BACKGROUND**

The subject site, lot 8 of the Stellar Business Park, is located north and west of the northwest corner of Chandler Boulevard and McClintock Drive. Directly north of the subject site is City owned land for a future park expansion. Adjacent to the west is a portion of the Desert Breeze

Park. Directly south is the developed Stellar Business Center. East, across Enterprise Place are a vacant parcel, and a condominium warehouse facility.

The subject site was zoned PAD for I-1 Light Industrial uses as part of the larger Stellar Business Park in 2001. The zoning allowed for a variety of business park uses including office, and self-storage. The request is in compliance with the approved zoning. However, within the allowed uses storage of hazardous materials, repair work, painting, and outside storage are all prohibited.

The site provides four self- storage buildings. The site design locates a single building on the north and south property lines and two buildings combined in the center of the site. The four storage buildings will provide a total of 76 units. Two gated access points are provided allowing for easy circulation throughout the site. The entry drives are approximately 30-feet wide, and upon entering the site widen to approximately 60-feet. Similar to the storage facility east of the subject site, no on-site parking spaces are provided. Rather, due to the wide drive aisles temporary parking areas are provided in front of each individual storage space. A wash area is provided along the west property boundary to allow for patrons storing recreation vehicles to clean the vehicles prior to storage. Restrooms are provided at the west end of Buildings 'B' and 'C'. The buildings will serve as security on the north and south property lines. Along the east and west property lines, a combination of the buildings and 8-foot wall will provide security.

With the 2001 zoning request, specific details relating to landscaping, building architecture, and signage were provided. The landscaping, building architecture, and signage are consistent with requirements prescribed in the 2001 zoning case. The central building portion (Buildings 'B' and 'C') utilizes column elements, metal accent banding, smooth face CMU, slate tile, and varying paint colors to provide interest. Stepping in the parapet on the north and south buildings (Buildings 'A' and 'D') also provides a visual break externally from the site. Columns utilizing the slate tiles and smooth face CMU also provide further detailing. A total of four paint colors and two CMU types are utilized throughout the site. The entry gates are designed in a manner to be cohesive with the building architecture, utilizing a banding element found elsewhere on the building elevations.

### **SIGNAGE**

The signage will consist of a single building mounted sign located on the east elevation of Building 'D'. No monument sign is provided. The signage will meet the requirements prescribed in the original Stellar Business Park development. The building mounted signage will utilize painted reverse channel aluminum letters, and will be halo illuminated.

### **DISCUSSION**

Planning Commission and Staff support the request for the 76-unit condominium storage facility finding that the use is consistent with the zoning, complements the surrounding users, and provides a needed use within the area. The units can provide storage for a number of uses including; both personal and business, and allows for the storage of personal vehicles. Minor maintenance is allowed to maintain the up-keep of vehicles; however repair work such as engine work, and other major repairs are not permitted. Storage of hazardous materials, painting, and outside storage are all prohibited.

**PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the PDP request was advertised in the newspaper.
- An orange 4' X 8' placard public hearing sign was posted on the property.
- A neighborhood meeting was held on Monday, June 23, 2008. No neighbors were in attendance.
- Staff has received a letter of support from the Stellar Runway Utilizers Association. Please see Attachment No. 4.

At the time of this writing, Staff received one general inquiry telephone call from a commercial property owner to the north. Staff has received no telephone calls or letters opposed to this application.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6    Opposed: 0    Absent: 1 (Creedon)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, and Planned Area Development zoning, recommend approval of PDP08-0013 SATURDAY BAY PERSONAL STORAGE, subject to the following conditions:

1. 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.
2. Development shall be in substantial conformance with Exhibit F, Development Booklet, entitled "SATURDAY BAY PERSONAL STORAGE", kept on file in the City of Chandler Planning Services Division, in File No.PDP08-0013, except as modified by condition herein.
3. 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.
4. 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.
5. All repair work and kindred businesses or activities not related to self-storage or vehicle parking 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 self-storage and on the site.
7. No outside storage is permitted on the site.
8. The developer shall provide notice to buyers that if any future owners rent the condominium unit to others, then the owner is required to abide by all City code requirements for rental property including obtaining a privilege tax license.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
10. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
11. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

Move to approve PDP08-0013 SATURDAY BAY PERSONAL STORAGE, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Letter of support from the Stellar Runway Utilizers Association
5. Applicant Narrative
6. Exhibit 'F', Development Booklet



Chandler Blvd.

McClintock Dr.

Project Site

## Vicinity Map



PDP08-0013

Saturday Bay Personal Storage







DATE: 05-23-08  
 BY: RJK

North of NWC of Chandler Blvd  
 Amstor Development  
 Saturday Bay Personal Storage - Stellar  
 & McClinton Dr, Chandler, AZ

Sheet: EL-1  
 of: 1  
 Job: 00268  
 Check: --  
 Design: LMK  
 Drawn: LMK



Building 'A', south elevation  
 Scale: 1/8" = 1'-0"



Building 'A', east elevation  
 Scale: 1/8" = 1'-0"

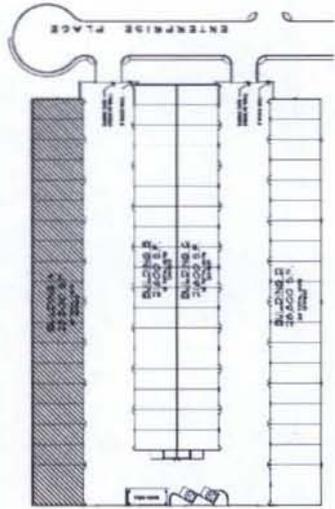


Building 'A', west elevation  
 Scale: 1/8" = 1'-0"



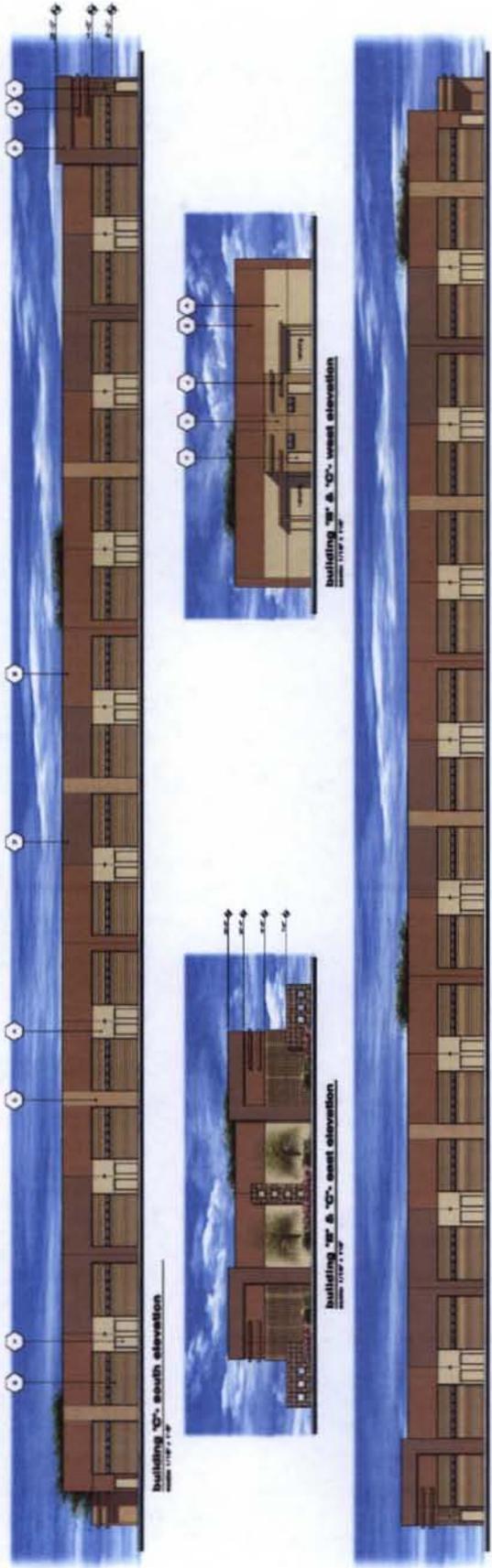
Building 'A', north elevation  
 Scale: 1/8" = 1'-0"

- Materials**
- Painted Stucco
  - ICI MAC758 "Mantle Tan"
  - Painted Stucco
  - ICI MAC752 "Pavane Island"
  - Painted Stucco
  - ICI MA1761 "Onionskin Tan"
  - Painted Stucco
  - ICI MA1721 "Turret Brown"
  - Spitstone Block
  - Superlite Block, Inc.
  - Integral Color "Cocoa Brown"
  - Smoothcoat GCI
  - Superlite Block, Inc.
  - Integral Color "Fresco Smooth"
  - Painted Metal Roll-up Doors
  - ICI MA1761 "Onionskin Tan"
  - Painted Metal Doors
  - ICI MAC758 "Mantle Tan"
  - 16" X 16" Stone Tile
  - Do Vinyl Stone "Multicolor"
  - Metal Accent
  - Berridge "Copper- Gate"
  - Painted Metal Gate
  - ICI MA1761 "Onionskin Tan"



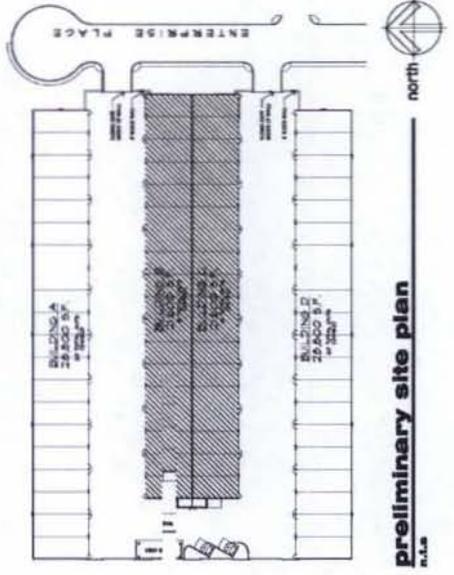
reference plan  
 S.I.S.





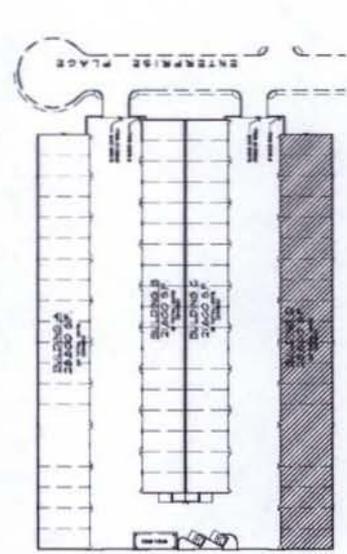
**Materials**

- Painted Stucco  
ICI #AC713B "Manilla Tan"
- Painted Stucco  
ICI #AC952 "Paone Island"
- Painted Stucco  
ICI #AT16 "Onionskin Tan"
- Painted Stucco  
ICI #AT21 "Turret Brown"
- Spillbase Block  
Superlite Block, Inc.  
Integral color "Cocoa Brown"
- Smoothface CMU  
Superlite Block, Inc.  
Integral color "Peach Smooth"
- Painted Metal Roll-up Doors  
ICI #AT16 "Onionskin Tan"
- Painted Metal Doors  
ICI #AC713B "Manilla Tan"
- 16" X 16" Slate Tile  
Da Vinci Stone "Multicolor"
- Metal Accent  
Berridge "Copper-rose"

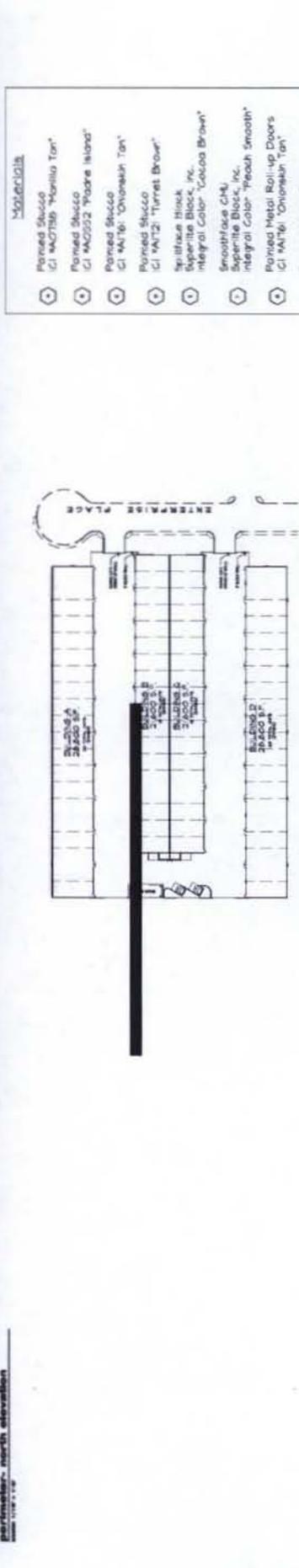
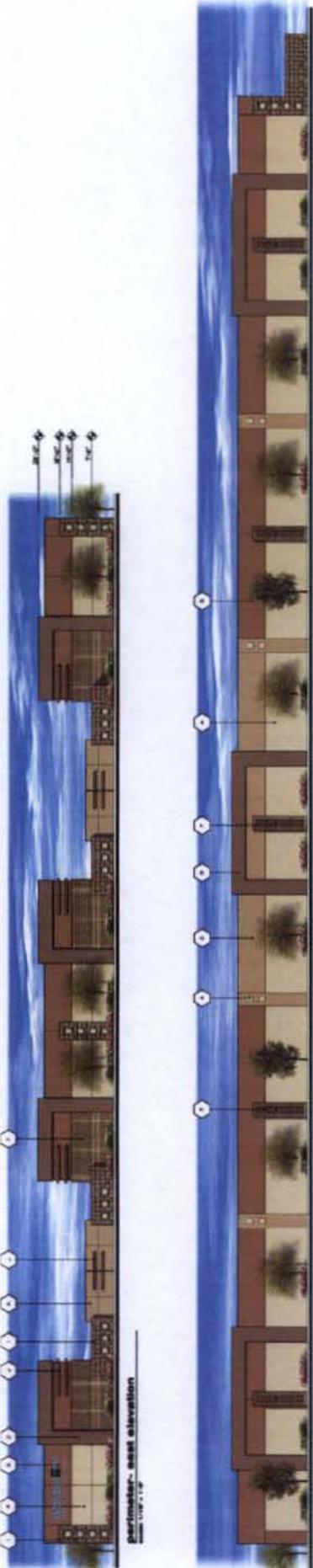




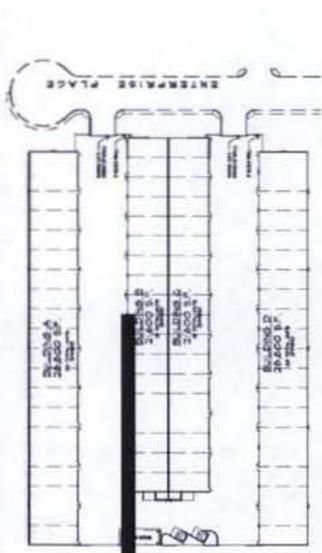
- Materials**
- Painted Stucco  
 (C) #A2750 "Vanilla Tan"
  - Painted Stucco  
 (C) #A2952 "Padre Island"
  - Painted Stucco  
 (C) #A1161 "Chionekin Tan"
  - Painted Stucco  
 (C) #A1121 "Turret Brown"
  - Spitfire Block  
 Superite Block, Inc.  
 Integral Color "Cocoa Brown"
  - Smoothface CMU  
 Superite Block, Inc.  
 Integral Color "Beach Smooth"
  - Painted Metal Roll-up Doors  
 (C) #A0750 "Vanilla Tan"
  - 8" x 16" Solid Tile  
 Du Veli Stone "Hullcolor"
  - Metal Accent  
 Barriage "Copper-rite"
  - Painted Metal Gate  
 (C) #A1161 "Chionekin Tan"



**reference plan**  
 n.l.s.



- MATERIALS**
- Painted Stucco (C) MC7136 "Marillo Tan"
  - Painted Stucco (C) MC222 "Island"
  - Painted Stucco (C) MC176 "Onionskin Tan"
  - Painted Stucco (C) MC172 "Turret Brown"
  - Spillstone Block Superior Block, Inc. Neutral Color "Lobos Brown"
  - Smoothface CMU Superior Block, Inc. Neutral Color "Peach Smooth"
  - Painted Metal Roll-up Doors (C) MC176 "Onionskin Tan"
  - Painted Metal Doors (C) MC7136 "Marillo Tan"
  - 6" X 16" Stone Tile Do Vyc Stone "Lutloa or"
  - Metal Accent: Benridge "Copper-rose"
  - Painted Metal Gate (C) MC176 "Onionskin Tan"



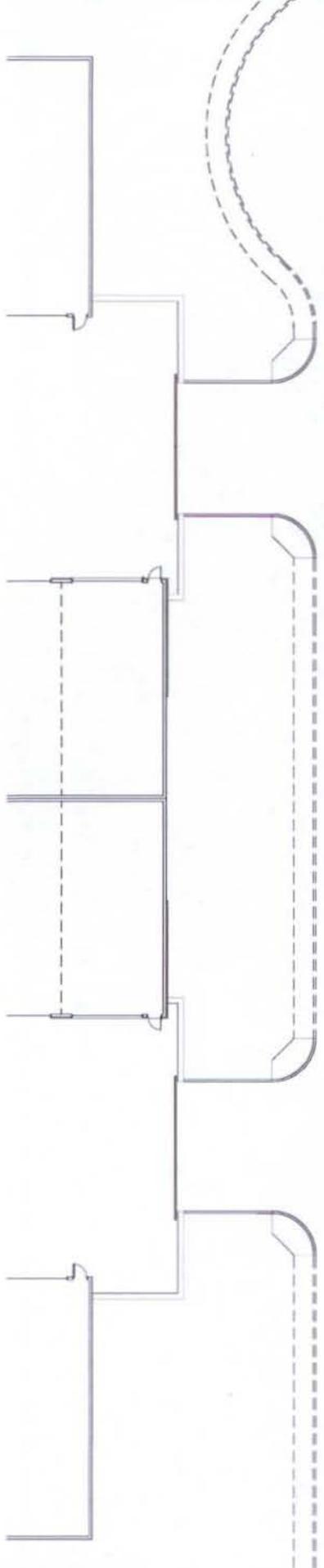
sheet  
of  
Job 000264

Design LMM  
Drawn LMM  
Check --

Saturday Bay Personal Storage - Stellar  
Amstor Development  
North of NWC of Chandler Blvd  
& McClintock Dr, Chandler, AZ

DATE: 04-24-08  
SCALE: 1/8" = 1'-0"

**ROBENKAMERICAN**  
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Fax: 602-998-0008  
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May 15, 2008  
Erik Swanson  
City of Chandler  
Planning and Zoning Department  
215 E. Buffalo Street  
Chandler, AZ 85225

**Re: Preliminary Development Plan Case No. PDP-08-0013  
NW of Chandler Boulevard and Enterprise Place**

Dear Erik:

Stellar Air Park has reviewed the Preliminary Development Plan (PDP) for Saturday Bay, dated, April 25, 2008 submitted by the Amstor Development LLC. Stellar Airpark would support the proposed industrial/commercial development providing the owner and/or builder or developer agrees to the following:

- a. Any other compatibility issues such as obstructions to airspace and land use that attract birds, trees ability to grow more than 30 feet in height, generate smoke or glare, or create visual or electronic interference with air navigation.
- b. Buyer, lessee, renter or any other end user is made aware of the proximity of the airport and that one should assume that airport traffic and noise would only increase in the future.

Sincerely,

Joe Martin  
President  
Stellar Runway Utilizers Association  
Stellar Airpark

cc: SRUA Board of Directors

# **Saturday Bay Personal Storage - Stellar**

## **PRELIMINARY DEVELOPMENT PLAN**

### **I. INTRODUCTION**

Robert Kubicek Architects is submitting this request for approval of a Preliminary Development Plan (PDP) for Saturday Bay Personal Storage facility within the Stellar Business Park. We propose to build four buildings containing 76 storage units.

This Development Booklet provides an overview of the development proposal, design considerations, and infrastructure information to confirm that this proposal addresses the objectives of the City. Final development plans will be in substantial conformance with the Development Booklet and all other City codes, standards, and requirements.

### **II. SITE DESCRIPTION**

Stellar Business Park is located on the Northwest corner of Chandler Boulevard and Juniper Dr. Stellar Business Park is approximately 30 acres of land that has been divided into 8 separate lots. The lots range in size from .69 to 10.9 acres. The subject property is lot 8 and is approximately 4.79 acres in size.

The business park is zoned PAD with I-1 uses permitted. The storage units proposed is an allowed use within this zoning.

This specified use is compatible with the existing and planned uses to the north, east, west, and south. Chandler Corporate center which borders the northern and eastern edge of Stellar Business Park proposes similar business park and light industrial uses. To the south side of Stellar Business Park on the south side of Chandler Boulevard is the Stellar Airpark. Directly to the west there is a city park. The nearest residential

neighborhood is westward and at least 400 feet away from our proposed site. The neighborhood is buffered to our site by Chandler Corporate Center and the city park.

### **III. PRELIMINARY DEVELOPMENT PLAN**

The Preliminary Development Plan for Saturday Bay Personal Storage implements the design objectives of the City's Commercial Design Standards as well as the standards set forth within the Stellar Business Park PDP. The objective of the City's Commercial Development Standards is to foster creative and innovative design techniques that will result in projects having quality and merit. Accordingly, the proposed PDP has incorporated both site and building features which accomplish the City's plans and objectives. It is our intent to sell these units as storage condominiums. Traffic studies on existing projects show that condominium storage developments typically generate much less traffic than traditional mini-storage and considerably less than a standard commercial or industrial project of the same acreage.

The proposed personal storage development consists of 4 buildings; labeled on the site plan as A, B, C and D containing 76 units with 101,120 total S.F.(Exhibit 2). The personal storage buildings are oriented in the east/west direction and minimize sun exposure. They are designed perpendicular to Enterprise Place to limit visibility of the overhead doors and to minimize the paved circulation area. Also 8' high electric gates limit visibility of the loading/parking areas. Buildings B and C are combined in the center of the site and attached male and female accessible restrooms are provided for use by owners/lessors. Buildings A and D are on the north and south perimeters of the development. Two 30' wide entrances drives from Enterprise place provide access to 60' wide loading/circulation/parking areas between each building. In addition to the exterior space provided for loading and parking, interior space within the units can be utilized for parking and loading.

Saturday Bay Personal Storage provides a place for owners to store collector cars, boats, custom motorcycles and recreational vehicles and solves the problem of limited storage space in residential neighborhoods. Saturday Bay Personal Storage provides an opportunity for Chandler residents to have an upscale solution to their storage needs. Saturday Bay Personal Storage will provide a safe secure place to store recreational vehicles and collector cars as well as providing general storage for personal or business storage needs.

All storage units are completely enclosed and secure. No open storage is proposed or allowed in this development. Individual units are provided with sufficient electrical convenience outlets to perform "up keep" on their RV's, cars, and boats. Repair work will be limited to minor maintenance activities, no welding, painting or activities not related to personal or business storage will be allowed. All hazardous materials will be strictly prohibited within any storage unit or on the site. No outside storage is permitted to occur on the property.

## **IV. ARCHITECTURE**

### ***Architectural Standards***

The architectural design expresses the elegant/modern character of its developing Chandler neighborhood. It employs geometric forms and upscale materials to create a cohesive design. One might say the massing of major elements and varied rooflines adds a three dimensional quality to this sophisticated design. Varied forms and materials break up the building mass into smaller components.

Saturday Bay Personal Storage complies with many of the fifteen (15) architectural standards that are listed in Section 35-1902(8)(e), which address: architectural character and detail on all 4 sides of all buildings; breaking up building mass into smaller components; limitations on usage of building materials (that one building material not comprise more than 65% of the total area of any one building façade); the need for architectural relief in the form of pop-outs, pilasters or recessed features; varied rooflines in height, form and materials; the screening of service areas in some fashion from adjacent views by screen walls, landscaping or a combination thereof; the screening of bay doors and loading docks architecturally integrated.

Saturday Bay Personal Storage satisfies the specified design requirements for the Stellar

Business Park by incorporating the following features:

- Pop-outs on building sides;
- Horizontal accents to provide vertical relief;
- Roof line height variations;
- Offset wall planes

The proposed building materials are consistent with the business park standards by utilizing:

- Colored split face block;
- Smooth face block;
- Multicolor slate tile;
- Painted stucco;
- Architectural metal

All of the materials and finishes used are displayed in the exhibit labeled MAT.

### ***Site and Pedestrian Circulation***

Stellar Business Park is accessed by Juniper Dr., which runs perpendicular to the north of Chandler Boulevard. Juniper Dr. is a two lane road complete with curb, gutter, streetlights and a raised landscape median. Both sides of Juniper Dr. are paralleled by sidewalks and are fully landscaped. Enterprise Place is a cul-de-sac that provides access to

each lot within Stellar Business Park and connects to Juniper Dr. There are two access points to the storage facility from Enterprise Pl. that are each 30 ft. wide and will be buffered to the street by sliding gates. There will be an access key pad at the gate to grant access to the storage unit owners. The U shaped drive that is used for circulation within the development exceeds the minimum requirements for the access of fire trucks as specified in section 35-1806 of the Zoning and Sign Code booklet.

## **V. PARKING**

Parking will be provided along the 60' wide loading/circulation/parking areas in front of each building. In addition to the exterior space provided for loading and parking, interior space within the units can be utilized for parking and loading as well. This project will comply with all the City's parking requirements.

## **VI. LIGHTING**

A wall mounted fixture will be in place at the entrance of each unit. Building mounted fixture shall not exceed the height of the building in which they are mounted, nor shall they be mounted on a roof or mansard.

## **VII. LANDSCAPE CONCEPT**

The landscaping for Saturday Bay Personal Storage is designed to compliment the existing landscaping of the Stellar Business Park. A mixed variation of drought tolerant trees and shrubs will border the entire perimeter of the property providing aesthetic coverage year round. (Shown in exhibit L-1)

## **VIII. SIGNAGE**

Signage will consist of a wall mounted sign on the eastern edge of building D facing Enterprise Place. Proposed sign location shown on elevation (Shown in exhibit EL-4). Signage will conform to the Stellar Business Park guidelines.