

PROJECT NARRATIVE

DATE: **January 11, 2007**

SUBJECT: SOUTHSORE TOWN CENTER PHASE II

Request: A Planned Area Development (PAD) Zoning Amendment to allow enclosed RV parking as a use and a Preliminary Development Plan (PDP) site plan approval for the condominium garage storage facility and a self-storage facility.

Location: Southwest corner of Ocotillo Road and Union Pacific Railroad Tracks.

Applicant: Ocotillo Members, LLC

Project Info: Approximately 10.54 total net acres of commercial.

Lot 2 – Condominium storage approximately 5.20 acres with approximately 110,560 square feet of building area.

Lot 3 – Rental self-storage approximately 5.34 acres with approximately 112,706 square feet of building area.

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.

I. BACKGROUND

This proposed development is located at the southwest corner Ocotillo Road and the Union Pacific Railroad tracks. Access to the site is available only from Ocotillo Road. This development is within an existing Area Plan called the Southshore Area Plan. The site extends southward from Ocotillo Road approximately 1,100 feet and westward from the Union Pacific Railroad tracks approximately 475 feet. The 0.5 acre existing operating well site and Lot 1 a 1.75 acre vacant parcel located at the immediate southwest corner of Ocotillo Road and the Union Pacific Railroad tracks, owned respectively by DTHC-Arizona Corp and A&C Properties, are not a part of this PDP request. Southshore Town Center Phase II is bounded by Ocotillo Road on the north, the Union Pacific Railroad tracks on the east, on the west by the Home Depot anchored commercial development, Southshore Town Center, and by vacant commercial land on the south.

Southshore Town Center Phase II is a development that integrates a condominium storage development and a self-storage development within a commercial setting. This proposed development provides a common theme through architectural elements, fencing, landscaping and signage. Buildings within Southshore Town Center Phase II meet the City's Commercial Design standards. Buildings include four-

sided architecture and an overall character theme that is intended to be in harmony with the Southshore Town Center design.

The land is approved for C-2 uses and additional uses as approved per DVR04-0003

II. PAD ZONING INTENT

The purpose of this application is to obtain approval of a PAD Zoning Amendment to:

1. Allow enclosed motor vehicles, RVs, and boat storage as an additional use in lieu of an accessory use per DVR04-0003.
2. Obtain approval of a PDP on Lots 2 and 3, 10.54 acres for condominium storage facility on Lot 2 and self-storage facility on Lot 3

III. GENERAL PLAN CONFORMANCE/AREA PLAN BACKGROUND

The General Plan designates this property as Employment, a Commercial Node and a Major Entry Gateway. The General Plan further designates this property within the Southeast Chandler Area Plan as adopted by the Chandler City Council on September 16, 1999. The Southeast Chandler Area Plan further defines land uses permitted in this area. As proposed, Southshore Town Center Phase II is consistent with the Southeast Chandler Area Plan, the current General Plan Land Use Element, and the existing PAD zoning.

A significant amount of development has occurred in the vicinity of the subject site within an existing area plan called the Southshore Area Plan. To the east, across the railroad tracks, the original Southshore Area Plan was amended to allow for development of Pine Lake Estates, a 217 lot single-family community. Property immediately south of the subject site is currently Area Planned for office/showroom. The proposed Paseo Lindo development is located north of this site. Paseo Lindo is a 68 acre commercial, retail, office, and residential development and is located in the Chandler Airpark Area Plan. Hamilton High School is located on the northwest corner of Arizona Avenue and Ocotillo Road.

IV. PRELIMINARY DEVELOPMENT PLAN (10.54 net acres)

The applicant requests approval for a Preliminary Development Plan (PDP) for the 10.54 net acres located at the SWC of Ocotillo Road and the Union Pacific Railroad tracks (see Vicinity Map and Aerial Photo). Southshore Town Center Phase II features a variety of storage facilities with large condominium units and smaller rental units (see Site Plans).

The Preliminary Development Plan for Southshore Town Center Phase II implements the design objectives of the Southeast Chandler Area Plan and the City's Commercial Design Standards. The primary objective of the Southeast Chandler Area Plan is to respect the rural agrarian history of the area. Although no particular architectural style is prescribed in the Plan, the Plan does suggest that the architectural style chosen for a project should achieve "a reflection of the rural/agrarian character and be of a quality design." 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.

What Is Condominium Storage? It is not mini-storage rental, it is not warehouse, and it is not offices. It is an upscale storage solution that provides additional space for business and personal needs; with the benefits and pride of ownership. Condominium storage allows for a more efficient use of space and resources by redistributing storage assets.

General Information - Businesses can allocate more resources to office/retail/commercial space by moving their storage needs to an offsite location that they own. Condominium storage allows businesses to relocate dead file storage from high rent office space to a cost-effective offsite location. The condominium storage units are for storage only, any business or other enterprise operations are prohibited by the CC&R's.

Homeowners can invest their housing dollars more efficiently by separating living space from storage space. Condominium storage also solves the problem of limited storage space that exists in many of Chandler's residential communities. Boats, RVs, off-season vehicles, sporting equipment and many of the other items that tend to collect in residential subdivisions can now be stored safely and securely inside a space that is owned versus leased.

City and county municipalities appreciate the community services provided by condominium storage developments. They provide substantial revenue potential on a relatively small site with minimal impact on public infrastructure. Statistics and 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 complex on the same acreage.

The typical condominium storage unit on this proposed site is nearly 1,200 SF compared to the much smaller mini-storage rental space. It is anticipated that these condominium storage units will sell in the \$130,000 range. Each condo unit has individual climate control and internal security systems. They do not have bathrooms in the condo units. The typical condominium storage unit buyer/owner is a successful business person in the middle class to higher class incomes. Many of the condo buyers/owners will spend more money for interior decoration than they did on the actual purchase of the unit. This demographic is ideal and desirable for upscale communities like Chandler.

All condominium storage unit owners are members of an POA. As is the case in all of these developments, this proposed project will include an upscale clubhouse/office for the exclusive and private use of its POA members. The clubhouse/office is used by the POA membership to accommodate business associates, spouses, friends and family members who might need access to a computer port, television, reading material or a quiet place to relax while POA members access their condo storage units. The hours of clubhouse/office operation and use are strictly regulated by the CC&R's (i.e. raucous and loud parties are prohibited).

Design Elements - This condominium storage development is designed to be cohesively integrated in the existing upscale Southshore Town Center. The architectural design concepts and elements of this proposed project are very flexible. Elevations have been adapted to harmonize with the other Southshore Town Center buildings and are intended to be in complete compliance with the design standards of the local jurisdiction. Landscape design is generous and also adaptable to comply with local standards while complimenting the adjacent Southshore Town Center built environment.

All storage units are completely enclosed and secure. No covered parking, canopies, or other “open” storage is proposed for this site. This proposed condominium storage site provides drive isles that are over twice the size of any required fire lane and include a generous number of parking spaces adjacent to both the clubhouse and condo units. The proposed site is gated with a complete perimeter security system. No wash-down areas are provided within the condominium storage site and such activities are strictly regulated by the CC&R’s. Waste dump facilities are provided for unit owners with RV’s to ensure health standards are maintained. Unit owners have access to restroom facilities in the POA clubhouse or at a central location on the site.

Individual units are provided with sufficient electrical convenience outlets to allow owners to perform “up-keep” of their RV’s, cars, & boats (i.e. charge batteries, vacuum interiors, etc). Each unit has the option of a roof mounted air conditioning system that is screened by the architectural elements of the building and in compliance with Chandler’s design review criteria.

Signage requirements are minimal and well below the jurisdictional minimums (both size & numbers) allowed for storage facilities. In order to maximize the highest and best use of the property, the majority of stormwater runoff will be retained in underground tanks as noted on the attached grading and drainage documents.

Specific Restrictions - Repair work will be limited to minor maintenance activities, no welding, or any kind of business activities not related to condominium storage or vehicle parking shall be prohibited. All hazardous materials shall be prohibited within any condominium storage unit and on the site. No outside storage is permitted to occur on the property. No outside storage or outside uses are permitted to occur on this property. All initial condominium storage unit buyers will be notified by the developer that if future owners rent the condominium units to others, then the owner is required to abide by the City code requirements for rental property including obtaining a privilege tax license. The restrictions and others are specifically identified in the CC&R’s.

Sustainability - What will this proposed condominium storage development look like in 10 to 15 years? Because this proposed condominium storage development involves ownership, significant “up-front” investment, long-term value appreciation, personal pride, strict CC&R’s, and a managed POA; sustainability of the project’s excellent design, architectural and landscape elements, and upscale use are assured.

The rigorous CC&R’s and managed POA strictly mitigate issues involving absentee ownership, sub-leasing, sound attenuation, and unit uses. Hours of operation and access to this development are precisely regulated to ensure compliance with Chandler’s standards, including its “Later Hour Business Policy”, and to be in harmony with adjacent business and residential environments. Not only does the CC&R’s and POA ensure the long-term stability (both quality & value) of this propose development, it also makes certain that compliance with local codes are maintained. For example, the operation of any business or enterprise from any unit is strictly prohibited. Both the site perimeter and individual units incorporate high tech security systems to minimize and deter any criminal intrusions or other unauthorized access.

Every jurisdiction’s General Plan recognizes the absolute need and value of developments that provide support services for the upscale business and residential assets they seek to attract and maintain within their community. Without these supporting developments, it becomes difficult for any municipality to achieve the employment and neighborhood objectives established for their municipality. This proposed

condominium storage project is designed to provide the very support services that will help invite and preserve the upscale developments being sought by Chandler. It will also provide Chandler with the mitigation of their historic code compliance problems. Condominium storage provides residents a place to store their collectible cars, boats, custom-made motorcycles, luxury motor coaches, etc; thus removing these nuisances and violations (however attractive) from neighborhood yards and streets. It also helps professional offices maximize the use of “class A” office space by providing a “class A” storage alternative.

Hours of operation and access to this development are precisely regulated to ensure compliance with Chandler’s standards, including its “Later Hour Business Policy”, and to be in harmony with adjacent business and residential environments for both projects

CHANDLER COMMERCIAL DESIGN STANDARDS

The project design guidelines and specifications for development of this PDP are found in Section 35-1902 of the Chandler Zoning Ordinance.

Compliance with Site Development Plan Design Standards

In general, the Southshore Town Center Phase II satisfies the City’s plans and standards through a site design having groupings of buildings; a prominent tree-lined boulevard, and decorative pavement that identifies a clear entry into the project from Ocotillo Avenue; green perimeter street setbacks to support a rural tone for the project. The proximity to this site of the emerging residential in southeast Chandler provides a substantial population base to support these uses.

Deceleration Lane/Driveway Entrance

Section 35-1902(8)(d) requires deceleration lanes for each perimeter curb cut. In compliance with this section, we are providing deceleration lane at driveway to allow better traffic circulation along the arterial street and into the site. Said deceleration lane will meet City Standards. The primary driveway entrance into Southshore Town Center Phase II has been coordinated with Chandler’s Traffic Engineering staff to ensure alignment compatibility with the main access into the proposed Paseo Lindo development on the north side of Ocotillo Road.

Architectural Standards

In addition to the fifteen (15) architectural standards that are listed in Section 35-1902(8)(e), additional design criteria from the Southeast Chandler Area Plan also applies to this project. Southshore Town Center Phase II complies with these 15 standards 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 access doors architecturally integrated; locating roof ladders interior to buildings and the color of transformer boxes and other utilities.

Southshore Town Center Phase II also satisfies the design requirements of the Southeast Chandler Area Plan which encourages building design to incorporate the following elements of a rural/agrarian character:

Simple, multi-planed pitched roof elements;
The appearance of thick walls;
Offset wall planes;

The purposed building materials are consistent with a rural/agrarian character and include:

Wood, or wood-like elements, as an exposed structural or accent material;
Metal roofs;
Stacked stone accents;
Stucco accents (sand);
Wrought iron.

Additional Quality Standards

Section 35-1902(8)(g) requires compliance with a minimum of 6 to 11 additional design standards. Southshore Town Center Phase II complies with 7 as follows:

1. Incorporate unique planters including areas along the front of buildings.
2. Develop an overall character theme that incorporates unique amenities (i.e., signage, light fixtures and screen walls).

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V. PARKING

This project complies and will comply with the City's parking requirements.

On-site lighting within the parking areas of Southshore Town Center Phase II will generally be building mounted and be approximately 12 feet in height. Lighting fixtures will be located to avoid conflicts with parking spaces and vehicular circulation areas. Building mounted fixtures shall not exceed the height of the building in which they are mounted, nor shall they be mounted on a roof or mansard.

VI. LANDSCAPE CONCEPT

The landscape theme for the Southshore Town Center Phase II is exhibited in the attached Landscape Plan.

All on site, perimeter, and building foundation landscaping will conform to the City's Zoning Code. All landscaping shall meet or exceed the specifications of the Chandler Zoning Code.

VII. SIGN CONCEPT

A comprehensive sign plan ("CSP") for Southshore Town Center Phase II is attached. The CSP establishes a common theme for identification of the project and sets forth a hierarchy of signage and use compatible materials that are reflective of the architecture of the buildings. Determination of future directional sign locations and design shall be made with the assistance of City Staff.

The sign program proposes one small deviation from the current City Sign Code. It is to :

- 1) Allow 3 tenant panels on the monument sign located on Ocotillo Road. (2 tenant panels allowed)

Just as Southshore Town Center Phase II complies with the City's Commercial Design Standards for site and buildings; the project also complies with the Additional Quality Standards of Section 39-9.16D which requires compliance with a minimum of three (3) of 7 additional design standards/criteria for signage. Southshore Town Center Phase II complies with items 4, 5 and 6 as follows:

- ✍ Maximum overall sign height including letters and/or corporate logos for all buildings shall be 15% of the overall building height;
- ✍ Landscape features have been incorporated into the base of all freestanding monument signs; and
- ✍ Corporate logos shall be limited to 10% of the total allowable sign area.

Building mounted sign standards are as follows pursuant to City sign regulations:

- ? Identification signs shall be designed as an integral part of the building fascia in a manner complimentary to adjacent and facing building fronts.
- ? In no case shall tenant's sign exceed 80% of the height of the sign band or wall to which the sign is attached, and no tenant sign shall exceed 80% of the length of the leased frontage or 80% of the length of the sign band or wall to which the sign is attached, whichever is less.

All building mounted signs shall be defined as pan channel internally illuminated letters and be constructed as per the following specifications:

Pan channel letter specifications:

- All signs shall be aluminum construction with a minimum .063 backs and .040 returns
- All signs shall have minimum 5" deep returns
- All signs shall be painted Matthews acrylic polyurethane or equivalent
- All signs shall have 3/16" translucent acrylic faces
- All signs shall have minimum 3/4" trimcap
- All signs shall be internally illuminated with neon or LED
- All neon signs shall use UL approved electrobit housing and 30ma GFI transformers
- All LED signs shall use UL approved components
 - Colors will be open for letters and corporate logos. Final approval of any sign is at the sole discretion of the Landlord.

VIII. DEVELOPMENT PHASING

Development of Southshore Town Center Phase II will for Lots 2 and 3 will occur at the same time. If the Lots 2 and 3 occur in phases, the common wall between Lots 2 and 3 will be architecturally finished per the optional elevation "B" for Lot 2 and optional elevation "A" for lot 3, whichever lot is the first phase.