



Planning Commission Public Hearing

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, SENIOR PLANNER *KN*
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THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
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MEETING DATE: JUNE 1, 2022

SUBJECT: Z21-14 PUBLIC STORAGE ADDITION: Request to rezone approximately 5.8 acres located at the northeast corner of Val Vista Dr. and the Union Pacific Railroad from Community Commercial (CC) Zoning District to General Commercial (GC) Zoning District with a Planned Area Development (PAD) overlay.

STRATEGIC INITIATIVE: Exceptional Built Environment

To expand an existing storage use in the Val Vista and Warner Crossroads Center Master Plan.

RECOMMENDATION MOTION

For the reasons set forth in this staff report, move to recommend approval to the Town Council for Z21-14 Public Storage Addition, as requested, subject to the conditions.

APPLICANT

Company: Pew & Lake, PLC
 Name: Ralph Pew
 Address: 1744 S. Val Vista Drive Suite 217

OWNER

Name: Shurgard/Fremont Partners II
 Address: PO Box 25025

Mesa, AZ 85204
 Phone: 480-461-4670
 Email: ralph.pew@pewandlake.com

Glendale, CA 91201
 N/A
 N/A

BACKGROUND/DISCUSSION

History

Date	Description
<i>1983</i>	The subject site was annexed into the Town of Gilbert as part of a larger annexation action, A83-4 (Ord. # 395).
<i>April 29, 1997</i>	The Town Council adopted Ordinance No. 1031 in zoning case Z97-2 creating the SEC Val Vista and Warner Planned Area Development (PAD).
<i>April 14, 1998</i>	The Town Council adopted Ordinance No. 1096 and approved the zoning request for the Warner Road and Val Vista Drive Planned Area Development.
<i>May 28, 1998</i>	The Design Review Board approved Design Review Case DR98-28 for Shurgard Storage.
<i>March 21, 2000</i>	The Town of Gilbert Hearing Officer approved Variance Case V00-08 to allow an additional sign to be placed on the north elevation of the Shurgard Storage building.
<i>March 2, 2022</i>	Planning Commission reviewed the PAD Amendment request for Z21-14 as a study session item.

Overview

The applicant is requesting to rezone the existing 5.8 acre Public Storage development located at the northeast corner of Val Vista Dr. and the Union Pacific Railroad from Community Commercial (CC) Zoning District to General Commercial (GC) Zoning District with a Planned Area Development (PAD) overlay to reconfigure and enhance the existing storage facility, and construct an additional storage building on the north half of the property with modified development standards.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Commercial (GC) and Public Facility/Institutional (PF/I)	Community Commercial (CC) and Public Facility/Institutional (PF/I)	Big 5 Sporting Goods, Gilbert Butchery and San Generating Station

South	Utility/Transportation Corridor (U/TC)	Public Facility/Institutional (PF/I)	Private street then Union Pacific Railroad
East	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	San Tan Generating Station
West	General Commercial (GC)	General Commercial (GC)	Val Vista Towne Center
Site	General Commercial (GC)	Community Commercial (CC)	Existing Public Self Storage

DISCUSSION

Rezone Request:

The applicant is requesting a rezoning for the 5.8-acre subject site from Community Commercial (CC) to General Commercial (GC) with a PAD overlay to reconfigure and remodel the existing storage facility buildings and construct a new storage building on the site. The proposed modifications to the site will result in an increase to the total amount of permitted storage space in the CC zoning district. Per the existing CC zoning no more than 50,000 sf of storage space is permitted per use or user and with this request a total of approx. 225,179 sf will be provided in 5 total buildings. GC does not have a maximum square footage limitation for uses/users. The proposal more specifically consists of remodeling the northern most existing building which is 35,518 sf with 2 stories and currently configured for a call center on the 2nd story which will be remodeled to include 16,201 SF of new storage space. The single-story buildings consist of 47,127 sf of storage space and will remain in their current configuration. In addition, a new 143,074 SF, 3 story climate-controlled storage building will be constructed to the north of the existing buildings and replace the existing outdoor RV storage lot.

Access to the development will take place from an existing entrance off Val Vista Dr. and will maintain existing cross access to the adjacent shopping center to the north. Upon completion of the project a total of 225,179 SF of storage space will be provided on the site.

The existing storage facility buildings were approved and constructed under the Unified Land Development Code (ULDC) when the site was zoned Industrial and permitted the existing setbacks. In 2005 when the town adopted the LDC, the zoning was changed to CC which requires more restrictive setbacks therefore making the setbacks of the existing buildings non-conforming. With the proposed expansion the applicant’s only recourse to bring the site into compliance with Town

standards is to request a Planned Area Development to permit all non-conforming development standards.

PAD Request:

The applicant is requesting six modifications to the Land Development Code standards as part of the Planned Area Development (PAD) overlay zoning listed in the table below in **bold**.

Site Development Regulations	Required per LDC GC	Proposed GC PAD
Maximum Building Height (ft.)/Stories	45'	36'
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (Street)	20'	4'-7" (southern boundary)
Side (Non-residential)	20'	0' (northern boundary)
Rear (Non-residential)	20'	0' (eastern boundary)
Separation Between Buildings (ft.)		
Single Story	15'	N/A
Multiple Story	20'	N/A
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Street)	20'	0' (southern boundary)
Side (Non-residential)	20'	0' (northern boundary)
Rear (Non-residential)	20'	0' (eastern boundary)
Landscaping (% of net site area)	15%	15.46%

Development Plan:

The site plan depicts 4 existing buildings that vary in size. The largest building which is two stories and is approx. 35,518 sf contains administrative offices and storage on the ground floor and call center on the top level which will be remodeled for additional storage units. The other four buildings which are single story storage units will remain in their current condition.

Access to the site is from Val Vista Dr. and through the shopping center to the north and will remain in its current condition. Upon construction of the new building at the north end of the site a total of 31 parking spaces will be provided, with 23 of them existing along Val Vista Dr. and near the main entrance of the two-story building

where the main office will continue to exist. New standard spaces will be added to the south side of the new building off the existing drive aisle along with loading spaces for larger vehicles to the rear. The existing access drive south of the new building will be extended and wrap around the entire building providing enhanced circulation for customers and emergency vehicles. All existing and proposed drive aisles and parking spaces on the site will be surfaced with existing and new asphalt and meet Town of Gilbert specifications. Bicycle parking will be provided near the main entrance to the existing two-story building. Site fencing consists of 3 ft. screen walls along Val Vista and the private street to the south and wrought iron fencing along the eastern boundary which will remain in its current condition.

Planning Commission Study Session, March 2, 2022:

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Commissioner Andersen asked about staff's thoughts on the elevations, as they seem like flat, long runs. Planner Keith Newman responded that the existing building has varying heights, and it is hoped that this will be accomplished for the new buildings as well
- Commissioner Blaser stated that this area is well concealed, as it is L-shaped and wraps around the adjacent retail building. He fully supports the project and would agree with reducing the orange. He asked if the orange is a trademark corporate color. The applicant, Ralph Pew, responded affirmatively.
- Commissioner Fay applauded the applicant for making use of this space. He asked if RV storage would impact the site plan. Ralph Pew responded that the existing RV storage would be replaced with this building.
- Vice-Chair Mundt stated that the color would likely not be an issue, as the building will not be noticed anyway. It may be valuable to look at the elevations for continuity purposes, but any significant aesthetics would be hard to notice, and he is in favor.
- Commissioner Bianchi stated that the plan seems compatible with its current use. He would like to ensure that some landscaping shields the three-story building.
- Chair Simon stated that the orange might be too much, but he understands it is a corporate color. Building heights should conform to specific standards.
 - The amount of orange on the proposed building has been scaled back and will be mainly above the main entrance to the building and at the top of the building on the decorative cornice similar to the north elevation of the existing building.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

A virtual neighborhood meeting was held on October 26, 2021. No surrounding property owners or citizens attended the meeting.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z21-14 Public Storage Addition, to rezone approximately 5.8 acres of real property generally located at the northeast corner of Val Vista Dr. and the Union Pacific Railroad from Community Commercial (CC) Zoning District to General Commercial (GC) Zoning District with a Planned Area Development (PAD) overlay, subject to the following conditions:

- a. Dedication to Gilbert for Val Vista Drive rights-of-way that are adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Failure to complete dedication prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification.
- b. Dedication of Val Vista Drive shall extend 70 feet from the monument line. The western 5 feet of the 70-foot dedication shall be in the form of a public roadway easement.
- c. The Project shall be developed in conformance with Gilbert’s zoning requirements for the zoning district and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Site Development Regulations	Proposed GC PAD
Minimum Building Setbacks (ft.)	
Side (Street)	4'-7" (southern boundary)
Side (Non-residential)	0' (northern boundary)
Rear (Non-residential)	0' (eastern boundary)
Minimum Required Perimeter Landscape Area (ft.)	
Side (Street)	0' (southern boundary)
Side (Non-residential)	0' (northern boundary)
Rear (Non-residential)	0' (eastern boundary)

Respectfully submitted,

Keith Newman,
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Applicants Narrative (13 pages)
- 4) Zoning Exhibit
- 5) Development Plan

Notice of Public Hearing

Z21-14 Public Storage Addition
Exhibit 1: Notice of Public Hearing
June 1, 2022

PLANNING COMMISSION DATE:

Wednesday, June 1, 2022* TIME: 6:00 PM

LOCATION: Gilbert Police Department-Amphitheater
75 E Civic Center Dr.

Gilbert, AZ 85296

TOWN COUNCIL DATE:

Tuesday, June 28, 2022* TIME: 6:30 PM

LOCATION: Public Safety Training Facility
6860 S Power Rd., Gilbert 85297

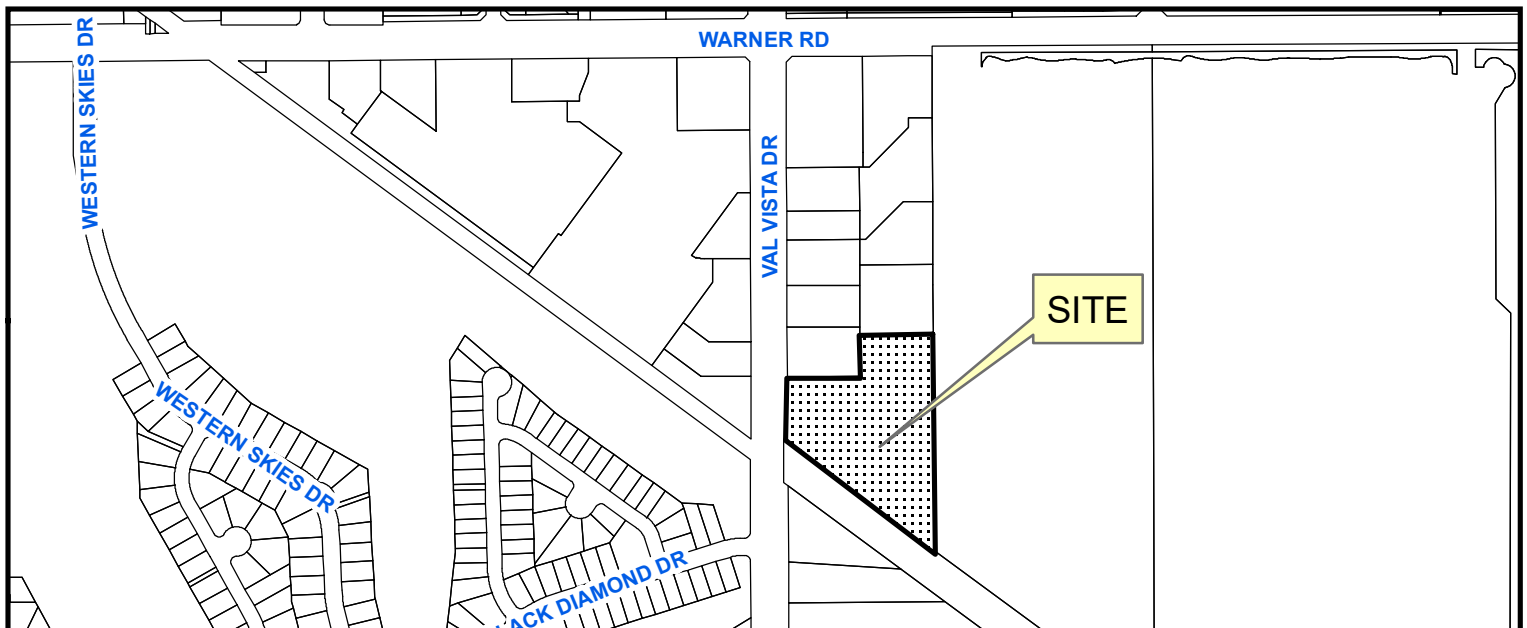
*Call Planning Division to verify date and time: (480) 503-6812

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

Z21-14 PUBLIC STORAGE ADDITION: Request to rezone approximately 5.8 acres located at the northeast corner of Val Vista Dr. and the Union Pacific Railroad from Community Commercial (CC) Zoning District with a Planned Area Development (PAD) overlay to General Commercial (GC) Zoning District with a Planned Area Development (PAD) overlay. The effect of this rezone will be to reconfigure and enhance the existing storage facility and add an additional storage unit building with modified development standards as follows: reduction of perimeter building and landscape setback requirements.

SITE LOCATION:



0 220 440 880 Feet



APPLICANT: Pew & Lake, PLC
CONTACT: Ralph Pew
ADDRESS: 1744 S Val Vista Dr., Unit 217
Mesa, AZ 85204

TELEPHONE: (480) 461-4670
E-MAIL: ralph.pew@pewandlake.com

Aerial Parcel Map

NEC Val Vista Drive & Union Pacific RR



PS Val Vista

NEC of Val Vista Drive & Union Pacific RR

Project Narrative

Submitted by:

Pew & Lake, PLC

W. Ralph Pew/D.J. Stapley
1744 S. Val Vista Drive, Suite 217
Mesa, AZ 85204
(480) 461-4670

Project Design:



On behalf of:

Public Storage
Vivo Development Partners

April 22, 2022

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I. Introduction

Pew & Lake, PLC, on behalf of Public Storage and Vivo Development Partners, is pleased to submit this narrative and related exhibits for Rezoning/PAD. The subject site is located on the approximately 5.8 gross acres (5.5 net) at 1015 S. Val Vista Dr., which is the northeast corner of Val Vista Dr. and the Union Pacific Railroad line south of Warner Rd. ("Property"). The Property is further identified as a portion of APN 304-26-632 on the Maricopa County Assessor's Map. (See the Site Aerial below).

Specifically requested is rezoning from CC PAD to GC PAD, which is consistent with the GC General Plan Land use category. The purpose is to allow for the proposed reconfiguration of an existing 2nd story call center space that is part of an existing self-storage use and a new indoor, climate controlled storage building on the north part of the self-storage Property. The addition wraps around to the back behind the adjacent retail buildings and landscaping, thus minimizing the scale by perspective and large setbacks. The design of the proposed development will be compatible with the SRP power plant to the east, railroad to the south, and open space and car wash to the west. It is also consistent with the site plan-PAD to the north that was approved in 1997 and is known as Val Vista & Warner Crossroads Center.

Figure 1 – Site Aerial Map



I. Existing Site Conditions and Surrounding Land Uses

The Property is currently occupied by an existing self-storage commercial use with a second story call center. An RV storage use and parking area occupy the north portion of the site that is subject to the proposed addition. Figure 1 below summarizes the proposed land uses and zoning of the subject property and abutting properties:

Table 1 – Existing and Surrounding Land Uses and Designations

Direction	General Plan	Existing Zoning	Existing Use
Site	GC	CC	Indoor self-storage and 2 nd story call center, RV storage
North	GC, PF/I	CC, PF/I	Vacant and Retail-commercial and butchery
South	GC	PF/I	Railroad line and access
East	PF/I	PF/I	165 ft. Landscape buffer and power plant
West	GC	GC	Val Vista Dr., then car wash and auto service

II. General Plan Land Use and Zoning Classification

The Gilbert General Plan Land Use Map designates the Property as General Commercial (GC) and it is zoned Community Commercial (CC). The proposed zoning is GC PAD. See the attached General Plan and zoning maps in Exhibits 1-3.

III. Compliance with General Plan

This application requests GC zoning, which is consistent with the General Plan's GC category. The proposed development supports the vision and objectives of the General Plan policies that promote the development of a wide variety of compatible commercial land uses and encourage the redevelopment of aging or infill properties.

This application creates an opportunity to enhance the subject Property and implements the General Plan tenets and principles by providing a commercial upgrade that is harmonious with the surrounding railroad, auto service, commercial, and industrial plant land uses. This Property was first developed in 1998-2000 before the current zoning ordinance was adopted, and we believe this site was zoned I-1. The Property consists of an irregular polygon shape with an L-shape on the north piece. It is a challenging site with a unique configuration in the back with reduced visibility and marketability, this request improves the site in a manner that addresses these impediments to development. Extending behind the neighboring commercial building on the back portion, the self-storage addition replaces an outdoor RV storage and will have negligible effect on surrounding properties. The proposed remodel and indoor storage addition will enhance the Property and provide services that support the needs of the surrounding community.

Specific goals and policies stated in the General Plan that form the basis for this request are provided below.

- Balance the land use framework and effectively manage the development patterns. This is accomplished by implementing a strategically designed type of self-storage use at an appropriate location consistent with the land use patterns in the vicinity (Goal CM-1 *Balanced Land Uses*, Policy 1, p. 25).
 - Developing on an existing site near neighborhoods and commercial uses reduces traffic on local streets. Location and thoughtful design of the project makes more efficient use of land with the indoor self-storage uses that serve a greater number of household and business storage needs in a climate-controlled environment (Policies 1, 3, p. 25-26).
 - The proposed use has a lower parking ratio and traffic demand than a traditional shopping center and other allowed commercial uses (Goal CN-1, *Manage Congestion*, p. 88)
- The proposed development is designed to instill a character that is harmonious with the surrounding commercial properties and is appropriately located where it can be buffered and screened from surrounding neighborhoods and public view. The site's secured access, indoor storage spaces, surveillance cameras, and other measures promote safety in design (Goal CM-2 *Quality Development*, Policy 2, p. 25).
 - Design character will complement the surrounding area and incorporate aesthetically pleasing design elements and colors/materials.
 - The various site planning elements aim to create a cohesive overall site plan with the historically approved commercial uses to the north. (Policy 7, 9).
- Targeting Gilbert's business growth goals, the proposed development grows a local business establishment. This type of use supports nearby commercial businesses by providing storage needs (General Plan Goal OP-1 – *Job Growth*, p. 67).
 - Locating a project of this nature adjacent to existing infrastructure will create efficiencies and reduce costs per capita for capital improvements and maintenance of private and public services. The developer will construct any required right-of-way improvements adjacent to the property (OP-4, *Infrastructure*, Policies 63-64).
 - Increased revenues to the Town are anticipated as a result of this proposal.

IV. Planned Area Development

The requested GC zoning with a PAD Overlay under Section 4.1 of the Land Development Code provides a tool for the Town to enforce and protect a project's quality design and a development plan. Its purpose is to incorporate creativity, flexibility, and consistency with the General Plan objectives and purposes of the Gilbert Land Development Code ("LDC").

This application requests upgrades to an existing commercial development and fits the nature of the master site plan approved in 1997. The Property's former I-1 PAD zoning complied with the previous version of the LDC (Case No. Z97-2, Ordinance 1031), but later, the Town adopted new zoning codes and standards that were more restrictive, making the project non-conforming. This

PAD will help bring the site into the current Zoning framework by creating a separate PAD for this parcel that will continue to provide adequate transitions and consistency with the overall master site plan.

The proposed development will benefit the public by increasing compatibility beyond code requirements in many situations and delivering a project that will serve the needs of businesses and neighborhoods.

Site overview – On the site today is a 82,645± sq. ft. one- and two-story commercial self-storage use. This request seeks to improve and modify its 16,201± sq. ft. second floor call center into indoor storage space while maintaining a small, approximately 1,000 sq. ft. area for the self-storage use's office space. This application also proposes an addition consisting of an indoor self-storage building, which has a building coverage of approximately 48,500 sq. ft. and a building height of three stories that equates to a gross area of 143,800 sq. ft.

1. Access and Circulation

Entrance to the site will remain in its current location on Val Vista Drive near the middle of the site plan. Secondary vehicular access to the north will provide for alternate emergency access. Access to the existing self-storage use will remain in the current locations.

Vehicles entering the site will encounter gates to access the loading areas, which promotes site security. Onsite drives will provide convenient access to the proposed addition and will be dimensioned and designed in accordance with fire code standards and the Gilbert Design Guidelines. Additionally, the parking plan will comply with code, guidelines, and ADA requirements for storage facilities. Parking spaces are located on Val Vista drive and others that are closer and accessible to each building entry. Building entry lobbies for the indoor self-storage building addition will be located on the rear and south portions of the building where partially or fully screened from view to the public.

2. Landscape and Open Space Design

Proposed landscaping will comply with the 15% requirement and the policies of the commercial guidelines. The proposed site plan maintains the dimensions of the perimeter landscaping and parking screening wall on the publicly visible Val Vista arterial street frontage, which will continue to contribute to site screening. Enhancements are also proposed to the vegetation in this landscape buffer. New landscape areas are planned at the base of the proposed addition, thus softening the transition toward the built structure and breaking up the building form with trees and natural vegetation.

The proposed plan will continue the existing development's design along the rear property line, which has an approximately 165 ft. deep perimeter landscaping on the adjacent property that provides adequate transition to the adjoining land uses along that entire rear boundary.

Plant material will be consistent and harmonious with the palette of surrounding properties, with an emphasis on shade trees that are low water use and that will thrive in the Sonoran Desert

environment. Shrubs and ground cover accents will likewise be low water use, but which will add diverse colors in the flowers and foliage to the site landscaping for added interest. The shade trees will screen the existing and proposed addition. As noted on the landscape plan, three layers of screening are proposed to the rear portion of the addition. After the street perimeter landscaping, a large shade tree, (an elm or comparable type) is placed in the center of the L-Shape view, and 3 additional shade trees are located in the foundation base landscaping that would be partially visible to the street.

Setbacks and Buffers – Buffering to surrounding uses promotes project compatibility given the many instances in which the project will exceed the minimum building setbacks. The existing self-storage buildings will remain in their current approved configuration. The new addition’s building setbacks are summarized, as follows:

- The front setback exceeds 100 feet, which is greater than the adjacent buildings, where the Code requires 20 ft.
- The building’s L-shape causes more than half of the addition to be located 308± feet away from the right-of-way line. Perspective will make the building appear much smaller and behind the retail building than if that portion of the building were at the front setback.
- The rear setback is approximately 51 feet, which exceeds requirements.
- The side setback to the north is 45 feet to the north, which exceeds requirements.
- Building separation between the existing and proposed building is 34 feet, which complies with fire code.

Because the addition complies with building setbacks, the only building setback deviations relate to the existing building, which had complied when it was originally built in LI zoning (see PAD Development Standards below). Building setbacks and landscaping will adequately separate the project from Val Vista to the west, the commercial center to the north, the industrial use to the east, and the railroad to the south. The greater setbacks embrace the values that light and space bring to a project with respect to surrounding uses. The setbacks and site layout provide design cohesion and room for landscape transitions, which furthers the policies of the General Plan.

3. Development Standards

The PAD zoning overlay allows for the protection of a project’s quality design features and enables a development to implement the Land Development Code and General Plan objectives. The project will comply with the development standards for projects in GC zoning, except for a few minor modifications that are justified by the nature of the development, characteristics that exceed zoning standards, and site constraints. Table 3 below lists the modifications in **bold and underlined**. [next page]

Table 2 – PAD Modified Development Standards Table

Modified Development Standards			
Standard	LDC GC Required	Proposed Public Storage	
		Existing Building	New Addition
Building Setbacks:			
Front (Val Vista frontage) (ft.)	25	25 min.	25 min. 104 actual
Side (internal nonresidential, adjacent to retail) (ft.)	20	n/a	<u>0</u>
Side (southwest to railroad) (ft.)	20	<u>4 ft. to 7 in. Existing Building to remain</u>	n/a
Rear (east to industrial) (ft.)	20	<u>0 Existing Building to remain</u>	Complies
Landscape Setbacks:		Existing Building to remain	New Addition
Front (Val Vista frontage) (ft.)	25	25 min.	25 min. 75 actual
Side (internal nonresidential, adjacent to retail) (ft.)	20	n/a	<u>0 ft.</u>
Side (southwest to railroad) (ft.)	20	<u>0 ft.</u>	n/a
Rear (east to industrial) (ft.)	20	<u>0 ft.</u>	<u>0 ft.</u>

Justification for PAD Development Standards:

Setbacks to east – The existing building is constructed on the rear property boundary, which, like mentioned in the above paragraph, was approved when the development was originally built under the original industrial zoning. The zoning and development standards changed with the adoption of the Land Development Code and its additional restrictions that were not present originally. The addition complies with the rear building setback and no deviation is requested on that item, although the rear landscape setback is being modified to 0 feet consistent with the adjacent buildings. This will allow the required 26-foot vehicular and fire access to loop behind the proposed addition where the screened loading area is positioned. As noted previously, this request is compatible with the approximately 165-foot landscape buffer located on the adjacent industrial property. That wide buffer exceeds typical buffers between an industrial use and a self-storage commercial use. The southern tip of the Property boundary has approximately 130 feet of landscape buffering, which exceeds minimum standards many fold.

Setback and landscaping to southwest railroad frontage – The proposed 4'-7" building setback and 0'- to 4'-7" minimum landscape setback apply to only the existing self-storage development along the railroad frontage. This area has been approved, built, and operated for many years. No change in the landscape depth has been proposed to this side of the project. A small part of this frontage has an 18-inch width the 0-ft. standard is requested. The minimum 4'-7" landscaping strip will be enhanced to comply with current plant count standards.

Staff has asked to add this deviation to this request to bring it into a PAD zoning under the current Zoning Ordinance, which has different standards than the original I-1 zoning. The type and nature of the landscaping given the the narrow width of this strip below 5 feet where it is challenging to maintain a tree in this narrower area. This request is further supported by the low intensity nature of the use, compatibility with the surrounding uses, and rail road property width.

Setbacks to north – Internal building setbacks to larger site plans do not require typical building setbacks, but to the extent a modification is necessary, a deviation is requested to allow a 0-foot building and landscape setback to the north in an overall site plan. This is expected in connected site plans and is justified by the fact that this area of the site is located behind the adjacent Gilbert Butchery and Big 5 Sporting Goods retail building where hardly visible to the public. This project site functions like a piece of a cohesive master site plan that has been in place for many years. Internal drives and site planning provide continuity between existing commercial projects.

Also, this modification is supported by the fact that 19 feet of landscaping is proposed between the new building and the north property line and some landscaping in the corner. This meets the code's intent along the side of the access drive to a larger commercial development. The access drive in that area is needed to provide for Fire Code access that has to meet specific dimensional standards. Also, the foundation base landscaping creates a beneficial transition that softens the effect of the building through plantings that break-up the built form and provide screening.

Additional support for modifications –Town can benefit from the situations where the project exceeds standards, such as the building setbacks for the addition, thus buffering the proposed commercial buildings more than the Zoning Ordinance finds necessary for this kind of use. The Property's location, shape, and development constraints affect the modified standards. Given the property's surrounding commercial and industrial uses, the proposed self-story use is fitting for this type of commercial project.

More than half of the addition is located behind the adjacent commercial use, which will screen part of the building. The site's L-shape limits the commercial options that could function behind another building on a site like this with reduced visibility and reduced arterial frontage. Also, the southern part of this Property's odd angle and point limit the options for development in that area, making this site more challenging to develop than others without these limitations. The requested deviations are reasonable given they for the most part do not apply to the proposed addition that meets the expectations of GC PAD zoning.

4. Preliminary Design Concepts

As indicated on the submitted site plan and elevations, both the existing and proposed buildings are designed to be internally consistent and compatible. Architectural features on the entry building of the proposed indoor storage addition will be designed with building massing and architectural arrangements that minimize the building presence where visible to Val Vista, the longer massing facing north and south and broken up by the L-shape form that is 100+ feet from the property line at the closest location and 305+ feet back at the furthest distance, thus making the buildings appear smaller owing to perspective and appropriate to not create an unnecessary

focal point at a secondary elevation.

Quality contemporary architectural features will include elements that are consistent with the local vernacular. The building design, colors, and materials complement the surrounding area, as evidenced by the surrounding properties that have comparable neutral color tones and bright warm colored accents. The self-storage use will integrate the company's trademark style and provide consistency with industry practice for similar uses. On the new addition, a prominent elevation with enhanced articulation at the tower-like feature is proposed for the narrow "L-shaped" portion facing Val Vista. The undulating detail along the roof line and exterior plane frame the storefront glazing materials at this more visible location and complement similar features in the existing building. The less visible elevations likewise incorporate undulation that is harmonious with the design intent for this project.

Regarding exterior colors and materials, neutrally colored split face CMU and brick material are quality, durable materials that create a holistic design. They are programmed to create stability in the building elevations and aesthetic contrast. The remaining elevations also will utilize the same materials appropriate to the more discretely positioned building elevations facing the surrounding industrial and commercial buildings. Building materials and colors are harmonious with the nearby properties that also incorporate the hushed white tones, greys, and warmer hues. The development's overall design will provide a quality development that enhances the subject Property.

v. Public Utilities and Infrastructure

1. Utilities and Services

Utilities in the property's vicinity include Town of Gilbert for water, sewer, police, fire, and waste disposal. The property is in Southwest Gas's service area for natural gas, and in SRP's electric supply service area, and based on a preliminary analysis, there is adequate capacity to service the proposed development as it is located adjacent to existing services. Utility installation will be consistent with Town standards.

Regarding Water Services, the redevelopment of the Property will consist of relocating an existing onsite Public Water Loop while abandoning and removing in its entirety the existing water line where it falls within the new building footprint. Existing water easements shall be processed for abandonment while new easements will be dedicated via the MOD or the MLD that will be submitted during the final Civil plan submittal. Sewer services are also available. All other services are in close proximity to the subject property.

2. Right-of-way Improvements

Along the property's western frontage, the Val Vista Drive improvements are in place as described previously. As discussed with development review staff, no additional right-of-way improvements are warranted.

3. Drainage

Proposed Drainage for the project will comply with the Town of Gilbert's standards for onsite and offsite drainage and retention. The property falls within FEMA Zone "X" Shaded per the Maricopa County, Arizona and Unincorporated Areas Flood Insurance Rate Map (FIRM). This project proposes to maintain existing drainage patterns, and furthermore, does not propose to increase any of the existing impervious cover. All retention for the 50-year, 24 hr. storm has been previously provided within existing retention basins located on the north side and south sides of this parcel. This project proposes to direct all runoff to the existing retention basin located at the northeast corner of the Property as reflected on the Preliminary Grading and Drainage plans.

VI. Project Phasing

Following Town approval of the development plans, the project will be developed in one phase.

VII. Neighborhood Outreach

In compliance with Gilbert's neighborhood meeting requirements, the applicant held a neighborhood meeting on November 1, 2021, which afforded an opportunity for nearby property owners to learn about the preliminary development concepts and discuss comments with the applicant for the project. No citizens attended the meeting. Proper notice was mailed to the required notification list describing the project and providing contact information for the applicant. The applicant will welcome additional feedback from the community as the development process advances.

VIII. Conclusion

Envisioned in this application are improvements to an existing self-storage use and an addition that replaces an outdoor RV storage, which are designed to be consistent with the surrounding properties. This request will bring the Property into greater compliance with the updated General Plan and Land Development Code, changing the designation to one that is fitting for this project. The proposed development will have a positive impact on the area by bringing new investment to an aging commercial area and provides services that will support the needs of local residents, businesses and employers.

Exhibit 1 – Existing General Plan Land Use Map

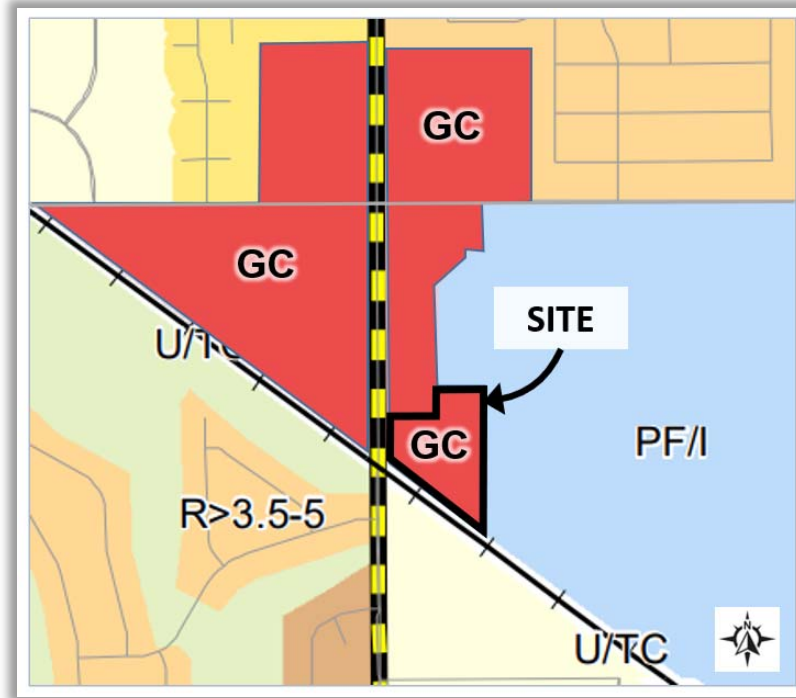


Exhibit 2 – Existing Zoning Map

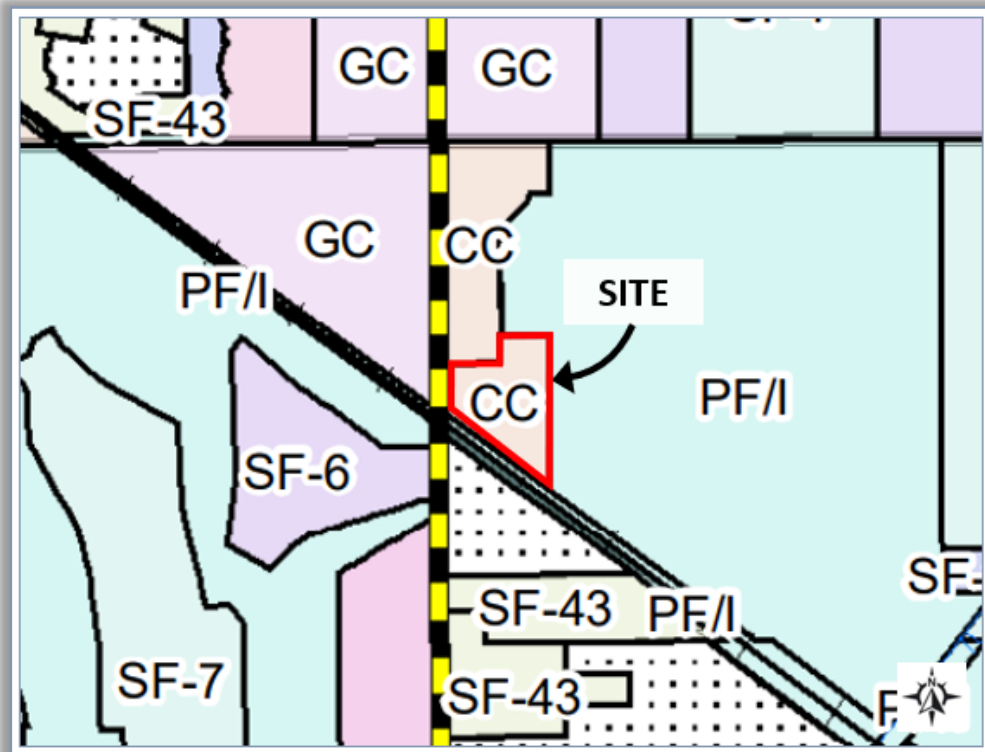
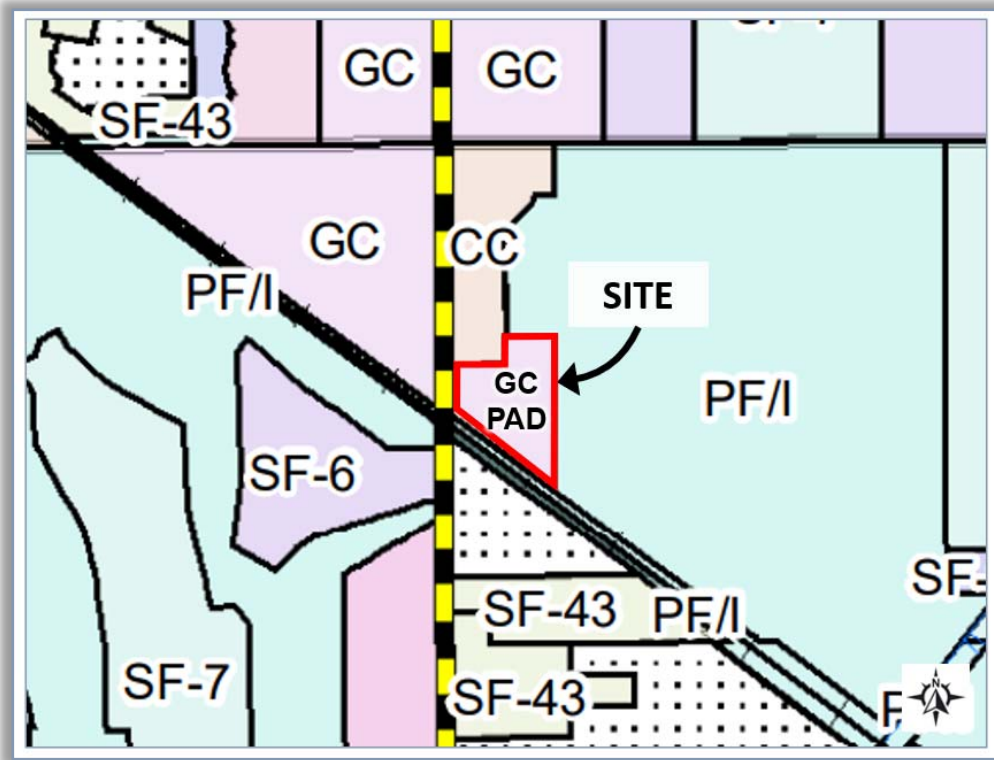
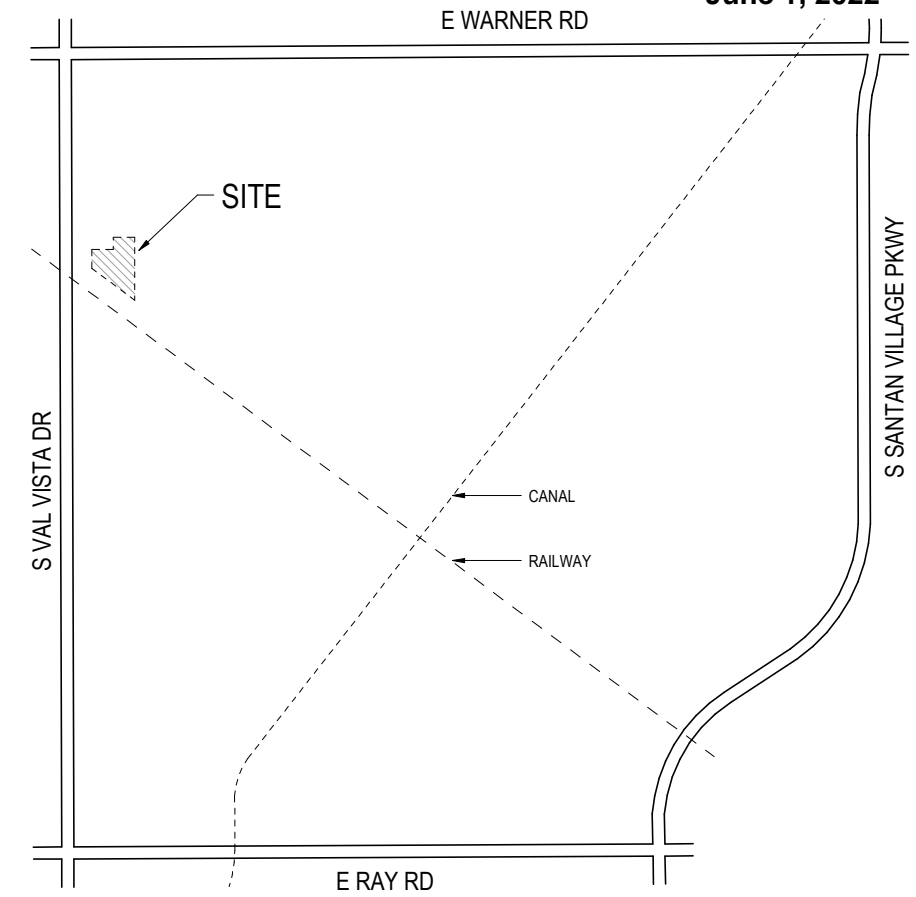
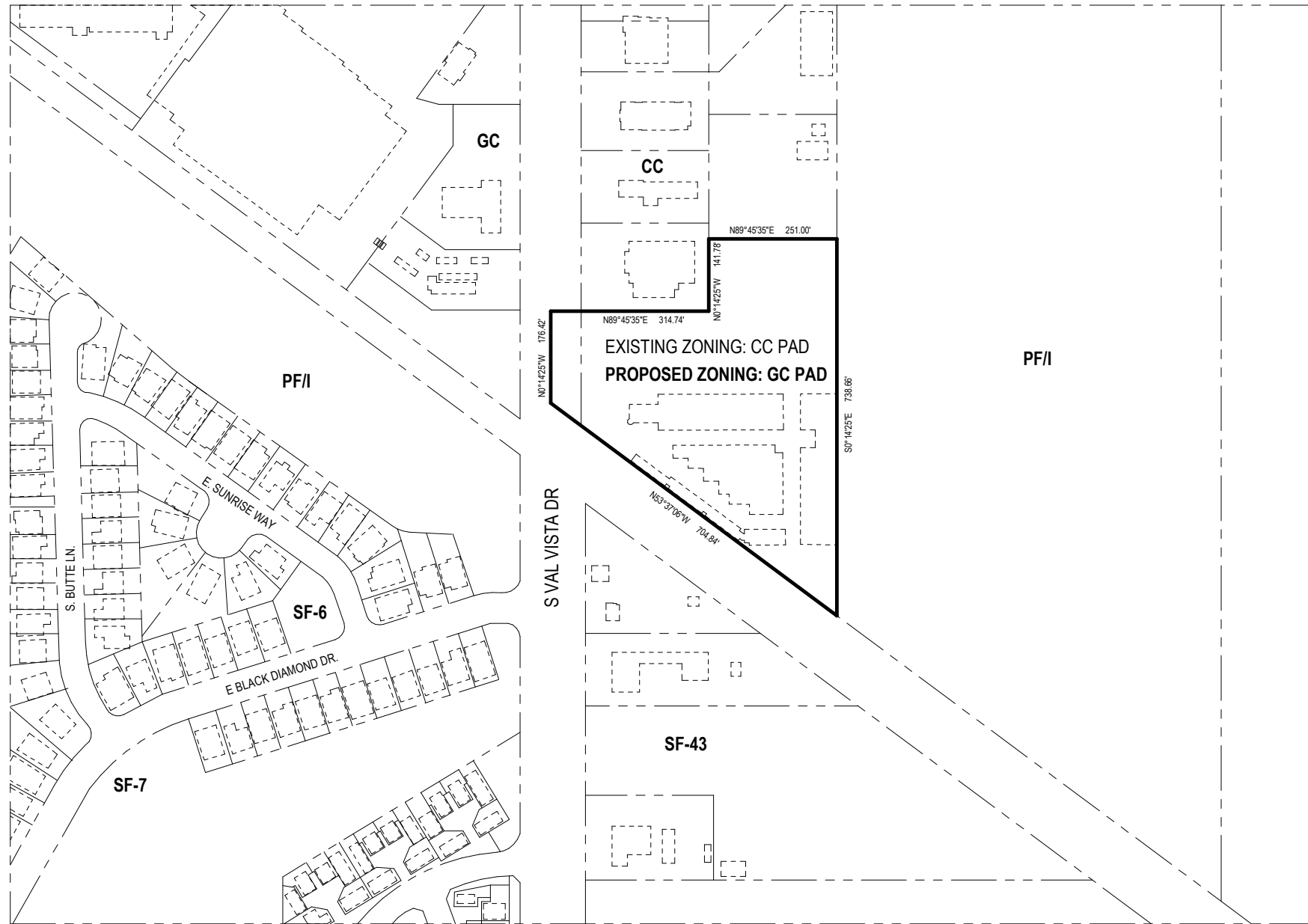


Exhibit 3 – Proposed Zoning Map



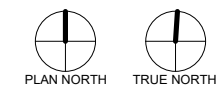
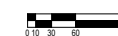


SITE DATA TABLE	
APN NUMBERS	304-26-632
GROSS ACREAGE	5.8 AC
NET ACREAGE	5.5 AC
EXISTING ZONING	CC PAD
PROPOSED ZONING	GC PAD
GENERAL PLAN CLASS.	GC

PS Val Vista

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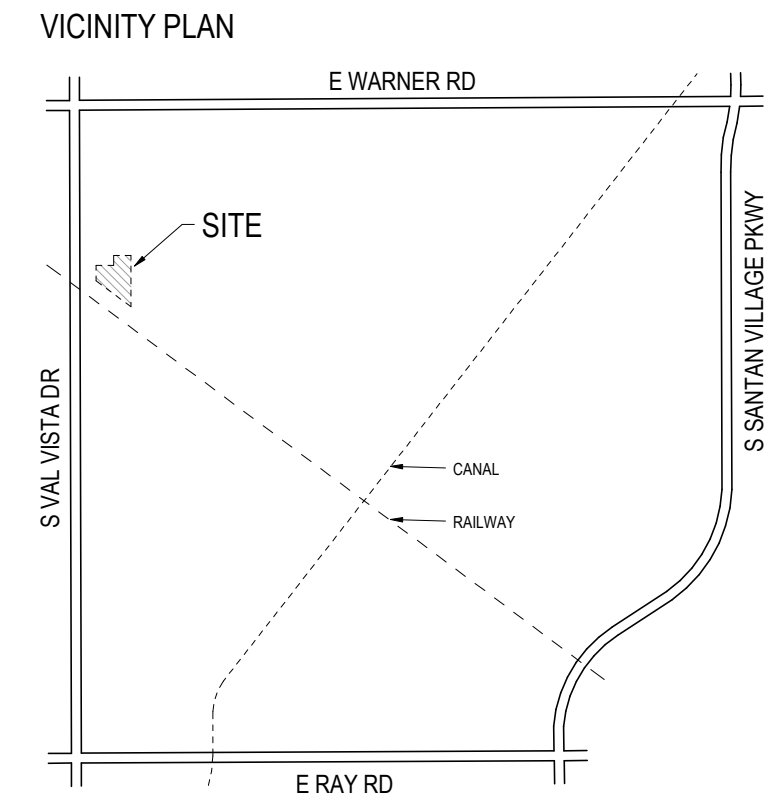
As indicated



PAD DEVELOPMENT STANDARDS			
	LDC GC REQ'D:	PROPOSED PUBLIC STORAGE:	
BUILDING SETBACKS:		EXISTING BUILDING	NEW ADDITION
SIDE (SOUTHWEST TO RAILROAD)	20'-0"	4'-7" (EXISTING BUILDING TO REMAIN)	N/A
REAR (EAST TO INDUSTRIAL)	20'-0"	0'-0" (EXISTING BUILDING TO REMAIN)	COMPLIES
INTERNAL, SIDE NON-RESIDENTIAL	20'-0"	N/A	0'-0"
FRONT (WEST TO VAL VISTA)	25'-0"	COMPLIES	104'-0"
LANDSCAPE SETBACKS:		EXISTING BUILDING TO REMAIN	NEW ADDITION
SIDE (SOUTHWEST TO RAILROAD)	20'-0"	0'-0"	N/A
INTERNAL, SIDE NON-RESIDENTIAL	20'-0"	N/A	0'-0" (INTERNAL SITE PLAN)
REAR (EAST TO INDUSTRIAL)	20'-0"	0'-0"	0'-0"
FRONT (TO VAL VISTA)	25'-0"	COMPLIES	75'-0"

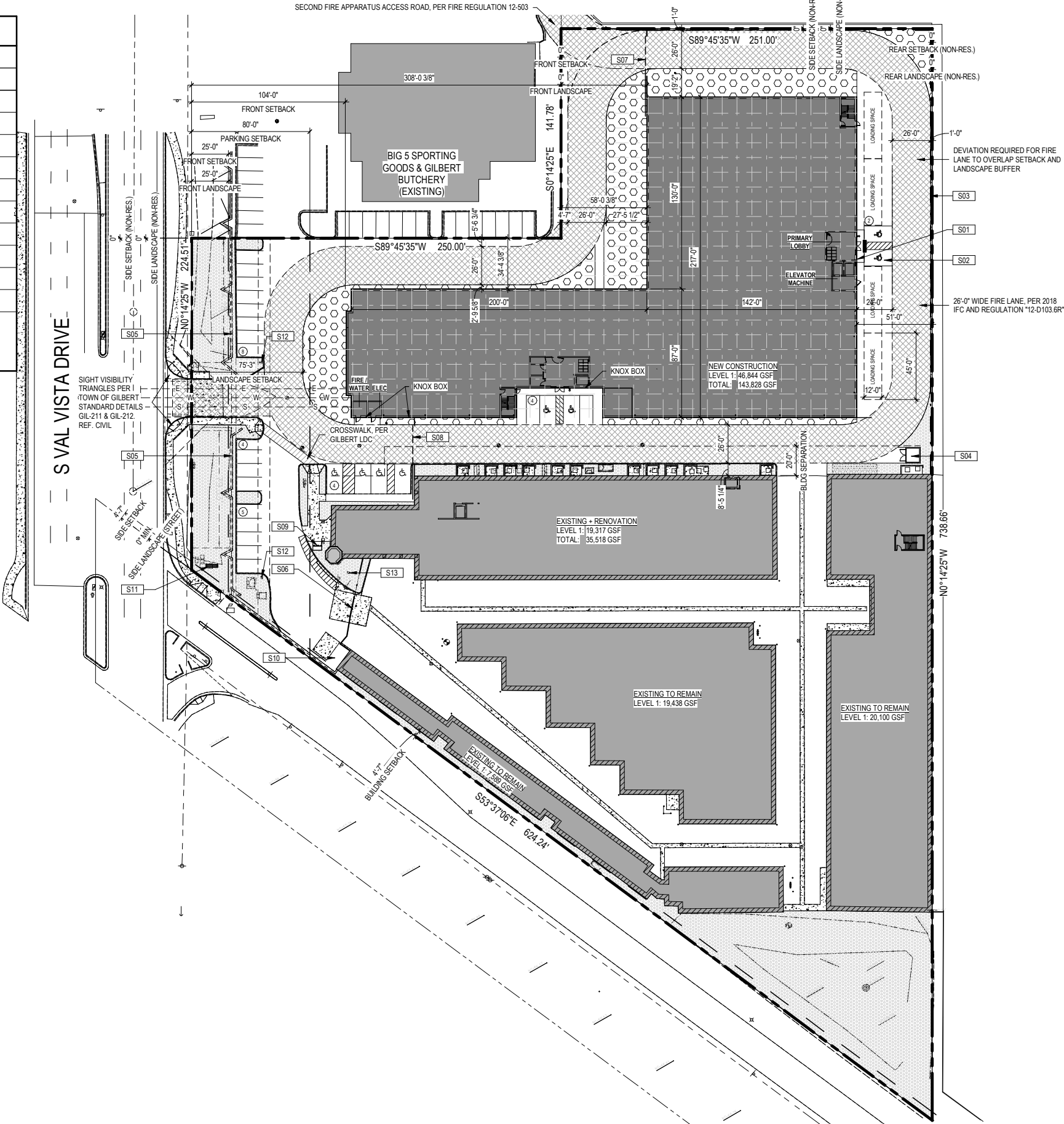
SITE DATA TABLE	
APN NUMBERS	304-26-632
GROSS ACREAGE	5.8 AC
NET ACREAGE	5.5 AC
EXISTING ZONING	CC PAD
PROPOSED ZONING	GC PAD
BUILDING SEPARATION	20'-0"
OPEN SPACE AREA	37,326
OPEN SPACE PERCENTAGE	15.46%

KEYNOTE LEGEND - SITE	
S01	KNOX BOX. CONFIRM LOCATION WITH FIRE DEPARTMENT
S02	HEAD IN PARKING SPACE
S03	EXISTING SHEPHERDS HOOK WROUGHT IRON FENCE TO REMAIN
S04	SINGLE REFUSE AREA, GIL-180, 189. SEE EXHIBIT 5 FOR SCREENING DETAILS
S05	EXISTING CMU SCREEN WALL TO REMAIN. ESTIMATED HEIGHT 9'-0" GC TO VERIFY IN FIELD
S06	EXISTING PS ENTRY GATE TO REMAIN
S07	PS STANDARD GATE EXIT
S08	PS STANDARD GATE ENTRY
S09	BIKE RACK
S10	EXISTING REFUSE ENCLOSURE TO REMAIN
S11	EXISTING MONUMENT SIGN TO REMAIN
S12	NEW POLE LIGHT, HEIGHT: 14'-0" MAX. REF. ELECTRICAL
S13	EXISTING POLE LIGHT, REF. ELECTRICAL
S14	NEW LANDSCAPE ISLAND, 9'-0" WIDE x 18'-0" LONG



PS Val Vista

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SITE PLAN LEGEND	
[Pattern]	FIRE LANE
[Pattern]	NEW STRIPING
[Pattern]	EXISTING LANDSCAPING
[Pattern]	NEW LANDSCAPING
[Pattern]	EXISTING BUILDING
[Pattern]	NEW BUILDING
[Line]	PROPERTY LINE
[Line]	CHAIN LINK FENCE
[Line]	SHEPHERDS HOOK WROUGHT IRON FENCE
[Line]	MAX STOP FENCING

FIRE STANDARDS	
PROJECT COMPLIES W/ THE FOLLOWING STANDARDS:	
12-503:	FIRE APP. ACCESS ROADS
12-503.6:	LIMITED ACCESS GATES
12-506.1:	KEY BOXES
12-D103.6R:	FIRE LANES
D105:	AERIAL FIRE APPARATUS ACCESS ROADS

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0 5 10 20 40

PLAN NORTH TRUE NORTH

1" = 40'-0"

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