



21,22

Planning Commission Public Hearing

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, SENIOR PLANNER *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: JULY 13, 2022

SUBJECT:

- A. GP22-02 TOWN STORAGE AT RECKER: REQUEST FOR A MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION ON APPROXIMATELY 2.92 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RECKER ROAD AND PECOS ROAD FROM NEIGHBORHOOD COMMERCIAL (NC) TO GENERAL COMMERCIAL (GC) LAND USE CLASSIFICATION.

- B. Z21-15 TOWN STORAGE AT RECKER: REQUEST TO REZONE APPROXIMATELY 2.92 ACRES LOCATED AT THE SOUTHWEST CORNER OF PECOS RD. AND RECKER RD. FROM NEIGHBORHOOD COMMERCIAL (NC) ZONING DISTRICT TO SHOPPING CENTER (SC) ZONING DISTRICT. THE EFFECT OF THIS REZONE WILL BE TO ALLOW FOR THE CONSTRUCTION OF A 2-STORY 75,000 SQUARE-FOOT INDOOR, CLIMATE-CONTROLLED STORAGE BUILDING.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for a General Plan amendment and Rezoning to accommodate a storage facility on vacant property.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP22-02 Town Storage at Recker, a Minor General Plan Amendment; and
- B. For the reasons set forth in this staff report, move to recommend approval to the Town Council for Z21-15 Town Storage at Recker, as requested, subject to the conditions.

APPLICANT

Company: Withey Morris, PLC
 Name: George Pasquell
 Address: 2525 E Arizona Biltmore Cir Ste A212
 Phoenix, AZ 85016
 Phone: 602-230-0600
 Email: adam@witheymorris.com

OWNER

Company: Pecos and Recker, LLC
 Name: Scott Knauer
 Address: N/A
 Phone: (602) 339-1616
 Email: N/A

BACKGROUND/DISCUSSION

History

Date	Description
<i>December 9, 1997</i>	Town Council adopted Ordinance No. 1072 in annexation case A97-07, including the subject site.
<i>December 9, 1997</i>	Town Council adopted Ordinance No. 1073 for Z97-13, rezoning the subject site to C-1 (Neighborhood Commercial) at the southwest corner of Pecos Rd. and Recker Rd.

Overview

The applicant is requesting a Minor General Plan amendment to change the general plan land use classification on 2.92 acres located at the southwest corner of Recker Road and Pecos Road from Neighborhood Commercial (NC) to General Commercial (GC) land use classification and a rezone from Neighborhood Commercial (NC) to Shopping Center (SC), for the construction of a 2-story 75,000 square-foot indoor, climate-controlled storage building.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 5-8 DU/Acre	Single Family-6 (SF-6)	Pecos Rd. then Pecos Manor Subdivision

South	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Town of Gilbert Well Site
East	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Recker Rd. then SRP Substation
West	Residential > 3.5-5 DU/Acre	Single Family-6 (SF-6)	San Tan Ranch Parcel 15
Site	Neighborhood Commercial (NC)	Neighborhood Commercial (NC)	Vacant Land

Site Development Regulations:

Site Development Regulations	Required per LDC SC	Proposed
Maximum Size of Use or Stand-alone Building (sf.)	75,000	75,000
Maximum Building Height (ft.)/Stories	35/2	35/2
Minimum Building Setbacks (ft.)		
Front	25	25
Side (Street)	20	20
Side (Residential)	75	75
Side (Non-Residential)	15	15
Rear (Residential)	75	75
Rear (Non-Residential)	15	15
Separation Between Buildings (ft.)		
Single Story	15	15
Multiple Story	20	20
Minimum Required Perimeter Landscape Area (ft.)		
Front	25	25
Side (Street)	20	20
Side (Residential)	30	30
Side (Non-Residential)	15	15
Rear (Residential)	35	35
Rear (Non-Residential)	15	15

General Plan Amendment:

The existing land use classification on the 2.92 development site is Neighborhood Commercial (NC). To develop the property as proposed, the applicant is requesting

a minor General Plan amendment from Neighborhood Commercial (NC) to General Commercial (GC) land use classification.

The Property was originally platted in 1998 as part of the San Tan Ranch master planned development and zoned for neighborhood commercial uses. According to the applicant, few proposals have been made on the property over the years, a testament to the unique location. The site is isolated and detached from other commercial uses creating a lack of synergy necessary to sustain most retail uses. Although a General Plan amendment would allow for higher intensity commercial zoning, site constraints such as access restrictions would limit the development potential of the site.

General Plan Goals:

The applicant has stated that they believe they conform to the General Plan for the following reasons (applicant response in italics):

Goals: CM-1: Encourage A Balanced Land Use Framework

Policy 1: Ensure the Town maintains a land use framework that supports a highly livable community through efficient use of land and resources.

Policy 6: Support the provision of appropriate transitions between site having distinct changes in types or intensities of land uses.

According to the applicant, the proposal represents an efficient use of land use resources, as an awkward, passed-over site will finally be developed with an appropriate use. The lack of development over the years under the current NC classification demonstrates the inherent difficulties of developing this site and the lack of options to do so under the current zoning. However, a high-end self-storage facility like the one proposed by the applicant fills a significant unmet need for the surrounding residents and businesses.

The proposal also represents a perfect transitional use to the adjacent single-family development. The 2-story height is in line with residential building heights. Indoor self-storage has predictable and limited hours of operation without the negative impacts associated with most retail / commercial uses - such as traffic, noise, odors, airbrakes, delivery trucks, etc.

GOAL CM-4: Promote Our Neighborhoods

Policy 16: Recognize, sustain, and promote the quality and character of existing residential neighborhoods as they mature, and as new development occurs nearby.

Policy 18: Facilitate the activation, redevelopment, or revitalization of Gilbert’s aging or under-utilized commercial and industrial properties and structures.

Policy 19: Support infill development that is designed to acknowledge the surrounding context.

According to the applicant, the Property is currently vacant and undeveloped – (and has been so for decades) – and is therefore highly under-utilized. The proposal represents an appropriate infill development opportunity that acknowledges the surrounding context – primarily the adjacent single-family community – by providing a low intensity use designed with adequate height, setbacks, and improvements to ensure compatibility with the context. The proposal recognizes and will help to sustain and promote the quality of the adjacent residential neighborhoods by providing an appropriate, non-invasive use nearby.

GOAL CN-3: Enhance Travel Safety

GOAL OP-3: Maintain Public Safety

Policy 29: Promote access management and safety in commercial areas.

According to the applicant, the layout of the proposed project is designed with safety in mind. The Applicant has elected to use Recker on the east side of the Property as the primary access point. Many other commercial / retail uses would look for access of the busier frontage of Pecos. By using Recker as the main access point, visitors can use the intersection for access and can turn into the Property from Recker as opposed to slowing traffic down on Pecos to make a direct turn into the site.

Rezone Request:

The applicant is requesting to rezone the subject site from Neighborhood Commercial (NC) to Shopping Center (SC) and will comply with all standards as required in the Land Development Code. It is important to note that although the applicant is seeking to develop the site as a climate-controlled storage facility, the zoning would allow development of any allowed use in the SC zoning district provided all development standards could be complied with.

According to the applicant, many commercial uses with their associated noise, deliveries, and activity would not be appropriate given the proximity to residential to the west. Heavy traffic uses or drive-thru uses would also be complicated given the access restrictions, close proximity to the intersection, and dead-end condition

of Recker Road. Because of the above conditions a rezone is being requested by the applicant to develop the site into an asset for the community.

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 June 16, 2021. One surrounding property owner/resident attended the meeting and expressed support for the proposed storage facility.

Additionally, at the time this report was written, staff has received emails from six (6) property owners who live in the residential development to the west expressing concerns and opposition to the General Plan Amendment and Rezone cases. Emails from each resident are provided in the attachment section.

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

A. Recommend to the Town Council approval of GP22-02 Town Storage at Recker, to change the land use classification on 2.92 acres located at the southwest corner of Recker Road and Pecos Road from Neighborhood Commercial (NC) to General Commercial (GC) land use classification; and

B. 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 Z21-15 Town Storage at Recker, to rezone approximately 2.92 acres of real property generally located at the southwest corner of Recker Road and Pecos Road from Neighborhood Commercial (NC) to Shopping Center (SC), subject to the following conditions:

- a. Dedication to Gilbert for Pecos Road 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 Pecos Road shall extend 70 feet from the monument line.
- c. Dedication to Gilbert for Recker Road right-of-way and roadway easements 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. Dedication of Recker Road right-of-way shall extend 33 feet from the monument line. Dedication of a 12.5 feet roadway easement that is adjacent to the new right-of-way on Pecos Road that run parallel to the property.
- d. Construction of off-site improvements to Pecos Road and Recker Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier. Construction shall also include an additional lane or right turn lane on Pecos Road and associated improvements necessary to make improvements. Construction shall also align Recker Road north and south of Pecos Road and address left turns so that the intersection of Recker Road and Pecos Road does NOT operate as a split phase for the signal phasing. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.
- e. Developer is required to make traffic signal improvements as required by the Town's Traffic Engineer at Pecos Road and Recker Road. Improvements shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.
- f. Prior to issuance of the first building permit or at the time of recordation of the final plat, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital

improvements program. Failure by Developer to execute a Development Reimbursement and Lien Agreement may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement Agreement.

- g. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- h. Maintenance responsibilities for common areas, open space areas and landscaping within all rights-of-way shall be specified on the approved site plan or final plat.
- i. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.

Respectfully submitted,



Keith Newman,
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Applicant's Narratives (26 pages)
- 4) General Plan Exhibit
- 5) Zoning Exhibit
- 6) Emails from surrounding property owners

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, July 13, 2022* TIME: 6:00 PM

LOCATION: Gilbert Police Department - Amphitheater
75 E Civic Center Dr., Gilbert, AZ 85296

TOWN COUNCIL DATE:

Tuesday, August 9, 2022* TIME: 6:30 PM

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

*Call Planning Division to verify date and time: (480) 503-6589

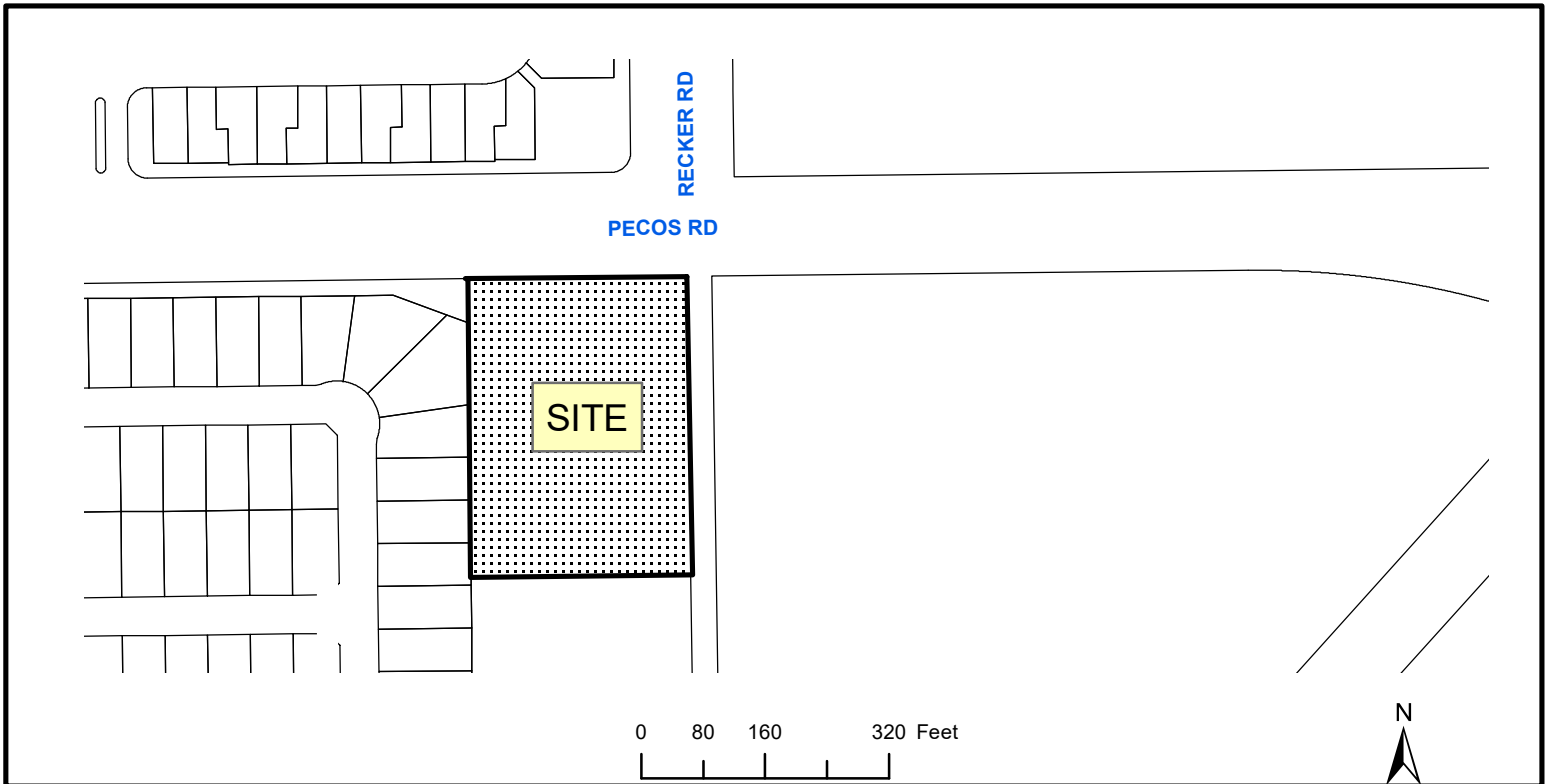
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

GP22-02 TOWN STORAGE AT RECKER: Request for Minor General Plan Amendment to change the land use classification on approximately 2.92 acres generally located at the southwest corner of Recker Road and Pecos Road from Neighborhood Commercial (NC) to General Commercial (GC) Land Use Classification.

Z21-15 TOWN STORAGE AT RECKER: Request to rezone approximately 2.92 acres located at the southwest corner of Pecos Rd. and Recker Rd. from Neighborhood Commercial (NC) Zoning District to Shopping Center (SC) Zoning District. The effect of this rezone will be to allow for the construction of a 2-story 75,000 square-foot indoor, climate-controlled storage building.

SITE LOCATION:



APPLICANT: Withey Morris
CONTACT: George Pasquell
ADDRESS: 2525 E Arizona Biltmore Cir Unit:A-212
Phoenix, AZ 85016

TELEPHONE: 602-230-0600
E-MAIL:George@witheymorris.com

Aerial Map



General Plan Amendment Application Narrative Approx. 2.5 acres at the SWC of Pecos and Recker

A. REQUEST

This application requests a General Plan Amendment from Neighborhood Commercial (NC) to General Commercial (GC). The application is running concurrent with a rezoning from Neighborhood Commercial (NC) to Shopping Center (SC) to allow for the development of a new, Class-A, indoor, climate-controlled storage facility.

B. PROJECT LOCATION

The subject property is located at the southwest corner of Pecos Road and Recker Road, Assessor Parcel No. 304-51-023 (the "Property") as generally seen on **TAB 1**. The Property is approximately 2.5-net acres in size and is vacant and unimproved. The property is awkwardly located along a dead-end section of Recker Road and isolated from other retail or commercial uses. The Town of Gilbert water facility is immediately adjacent to the south along with Salt River Project land to the east. The San Tan Ranch single family home community is to the west.

C. SITE BACKGROUND

The Property was originally platted in 1998 as part of the San Tan Ranch master planned development. At the time, it was noted for Commercial uses and eventually assigned the current NC zoning designation with the updated Gilbert Land Development Code. See zoning map attached at **TAB 2**. Few proposals have been made on the Property over the years – a testament to the awkward location. The site is isolated and detached from other commercial uses creating a lack of synergy necessary to sustain most retail uses. Many commercial uses with their associated noise, deliveries, and activity would not be appropriate given the close proximity to residential. Heavy traffic uses or drive-thru uses would also be complicated given the access restrictions, close proximity to the intersection, and dead-end condition of Recker Road. Because of the above conditions, and other items, a General Plan Amendment is required to appropriate develop the site into an asset for the community.

D. DEVELOPMENT PROPOSAL

The conceptual site plan includes a 2-story, Class-A, 75,000 square-foot indoor, climate-controlled storage building. See preliminary site plan attached at **TAB 3**. The development will comply with all the required development standards of the SC zoning district. Primary access to the site is provided from the east, off Recker Road. This avoids potential conflicts along Pecos Road with an access point that would have minimal separation from the intersection. Recker Road will be widened and improved along the north portion of the Property and will taper down to meet the existing width south of the Property. Again, Recker Road has minimal traffic and dead ends further south of the site. Parking is conveniently provided near the site entrance on the east side of the building, adjacent to the office. A trash enclosure is located near the southeast corner of the site, away from the residential to the west. Access to the west side of the building is only provided with key code gated access. A 50-foot landscape setback is also provided along the west property line, followed by a 25-foot drive aisle – positioning the building a full 75-foot setback from the adjacent property line.

E. GENERAL PLAN STATEMENTS

1. Why the current classification is not suitable?

The current classification is not suitable because development of this Property under the current Neighborhood Commercial (NC) zoning district is clearly not feasible at this location. Under the Land Development Code, NC calls for “...*small-scale neighborhood retail, office, and service uses under 25,000 square feet per user...*” The Town of Gilbert’s General Plan identifies NC-designated parcels as “...*areas for limited shopping and basic services for the immediate area and are generally no larger than five (5) acres in size.*” The site is simply not suited for these types of developments which often rely on drive by traffic and synergy created from adjacency to other retail / commercial uses. From a commercial retail perspective, the Property is a figurative “island” isolated from other commercial opportunities. Additionally, many such commercial retail uses have adverse features which would be inappropriate for a site abutting single family residential.

As noted above, the Property has remained undeveloped, and few proposals have been made over the years – a testament to the awkward location and improper designations. Recker Road dead ends just south of the Property, providing minimal drive-by traffic that most NC retail uses need to survive. The site is also isolated and detached from any other commercial uses and therefore lacks the synergy retail uses seek. Lastly, an abundance of commercial retail opportunities exist on nearby sites that have traditional 4-way intersections and synergy of uses, including Williams Field and Recker and Higley and Pecos.

2. [How is the proposed change compatible with adjacent property and other elements of the General Plan?](#)

Self-storage is an ideal use for residential adjacent sites and awkward property conditions – both of which exist at this location. Many commercial uses with their associated noise, deliveries, and activity would not be appropriate given the close proximity to residential. Heavy traffic generating uses or drive-thru uses would also be complicated given the access restrictions, close proximity to the intersection, and dead-end condition of Recker Road. The proposal allows for the required zoning and General Plan designation to accommodate a compatible use. Furthermore, the proposal is in keeping with many goals, policies, and objectives of the General Plan. The following are some excerpted provisions from the General Plan:

GOAL CM-1: Encourage A Balanced Land Use Framework

Policy 1: “Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources.”

Policy 6: “Support the provision of appropriate transitions between site having distinct changes in types or intensities of land uses.”

The proposal represents an efficient use of land use resources, as an awkward, passed-over site will finally be developed with an appropriate use. The lack of development over the years under the current NC classification demonstrates the inherent difficulties of developing this site and the lack of options to do so under the current zoning. However, a high-end self-storage facility like the one proposed by the applicant fills a significant unmet need for the surrounding residents and businesses.

The proposal also represents a perfect transitional use to the adjacent single-family development. The 2-story height is in line with residential building heights. Indoor self-storage has predictable and limited hours of operation without the negative impacts associated with most retail / commercial uses - such as traffic, noise, odors, airbrakes, delivery trucks, etc.

GOAL CM-4: Promote Our Neighborhoods

Policy 16: “Recognize, sustain, and promote the quality and character of existing residential neighborhoods as they mature, and as new development occurs nearby.”

Policy 18: “Facilitate the activation, redevelopment, or revitalization of Gilbert’s aging or under-utilized commercial and industrial properties and structures.”

Policy 19: “Support infill development that is designed to acknowledge the surrounding context.”

The Property is currently vacant and undeveloped – (and has been so for decades) – and is therefore highly under-utilized. The proposal represents an appropriate infill development opportunity that acknowledges the surrounding context – primarily the adjacent single-family community – by providing a low intensity use designed with adequate height, setbacks, and improvements to ensure compatibility with the context. The proposal recognizes and will help to sustain and promote the quality of the adjacent residential neighborhoods by providing an appropriate, non-invasive use nearby.

GOAL CN-3: Enhance Travel Safety
GOAL OP-3: Maintain Public Safety

Policy 29: “Promote access management and safety in commercial areas.”

The layout of the proposed project is designed with safety in mind. The Applicant has elected to use Recker on the east side of the Property as the primary access point. Many other commercial / retail uses would look for access of the busier frontage of Pecos. By using Recker as the main access point, visitors can use the intersection for access and can turn into the Property from Recker as opposed to slowing traffic down on Pecos to make a direct turn into the site.

3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?

As noted above, the site is awkwardly located on what constitutes a dead-end section of Recker Road and isolated from other retail or commercial uses. The Town of Gilbert water facility is immediately adjacent to the south along with Salt River Project land to the east. The San Tan Ranch single family home community is to the west. These existing, physical conditions limit the list of uses that could successfully operate or thrive at such a location. The Recker Road alignment is also a bit odd as Recker does not need to be as wide south of Pecos as it is north of Pecos. Any development of the site will face a bit of a tapered road alignment. Lastly, while the property abuts Pecos, ingress/egress from Pecos is not ideal given the close proximity to the intersection – further stymieing many development options.

4. What is the status of available public utilities and services?

The subject property is an infill parcel that already has adequate infrastructure in place to support this project. Due to the existing infrastructure, there is more than sufficient system capacity to support this general plan amendment.

5. What is the proposed fiscal impact of future development based on evaluation of projected revenues and additional cost of providing public facilities and services to accommodate project increases or decreases in population and development?

There is no expected fiscal impact to accommodate increased or decreased population and development on this site. Again, the Property is an infill site with existing infrastructure in place. The site has long been expected to be developed with some sort of commercial or retail purposes. If anything, the project will have a positive fiscal impact in the generation of tax and employment which the vacant property currently lacks.

6. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human-made resources necessary to meet demands of present and future residents.

The proposed amendment will have no effect on the ability of the community to sustain its physical and cultural resources. If anything, the proposed self-storage facility the applicant intends to develop will be a benefit to such resources and have far less of a negative impact with respect to its resource and energy needs than many potential retail uses would. The applicant intends to use energy efficient lighting and motion sensor lighting throughout the development and the use has minimal water needs. The project will also develop a long-vacant, dirt parcel of land, reducing negative air quality issues resulting from blowing dust across the site.

F. CONCLUSION

As noted above, the Property is awkwardly located with several development constraints which limit its development opportunities. The proposed General Plan Amendment will allow for proper zoning of the Property and the associated development of a highly compatible, indoor, Class-A self-storage facility. The proposal is ideal for this residential-adjacent, awkward site and the use is not dependent upon drive-by traffic or synergy with other commercial retail uses to be successful. The result will provide a needed, and appropriate service for the surrounding community.

Thank you

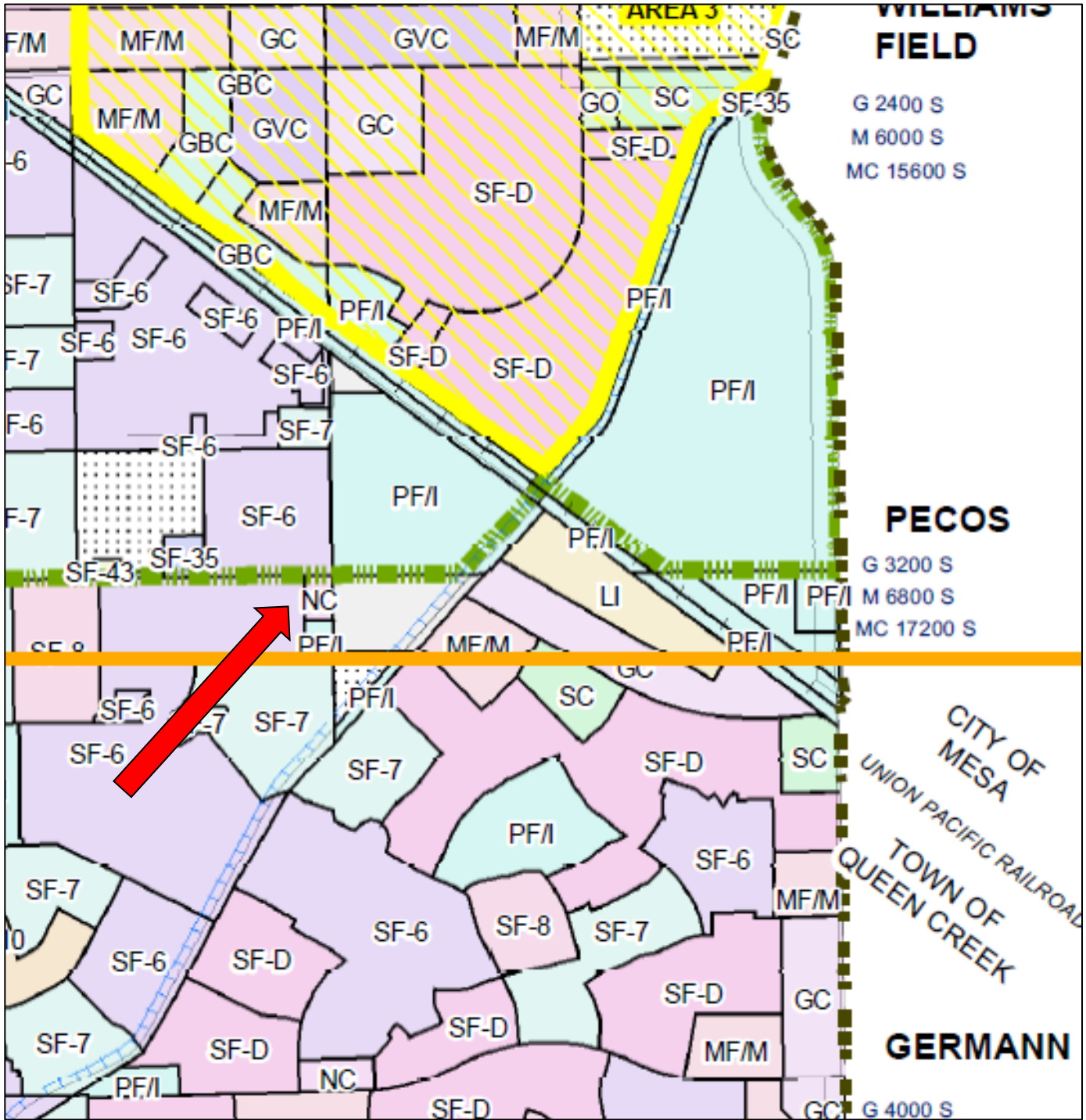
Tab 1

Aerial Map



Tab 2

Zoning Map = NC



SWC Pecos and Recker - Gilbert



Tab 3

Rezone Application Narrative Approx. 2.5 acres at the SWC of Pecos and Recker – v3

A. Request

This application requests a rezoning from Neighborhood Commercial (NC) to Shopping Center (SC) to allow for the development of a new, Class-A, indoor, climate-controlled storage facility. The zoning will be conventional as the site will be removed from the existing San Tan Ranch PAD. A concurrent General Plan Amendment from Neighborhood Commercial (NC) to General Commercial (GC) is also being processed.

B. Project Location

The subject property is located at the southwest corner of Pecos Road and Recker Road, Assessor Parcel No. 304-51-023 (the “Property”) as generally seen on **TAB 1**. The Property is approximately 2.5-net acres in size and is vacant and unimproved. The property is awkwardly located along a dead-end section of Recker Road and isolated from other retail or commercial uses. The Town of Gilbert water facility is immediately adjacent to the south along with Salt River Project land to the east. The San Tan Ranch single family home community is to the west.

C. Site Background

The Property was originally platted in 1998 as part of the San Tan Ranch master planned development. At the time, it was noted for Commercial uses and eventually assigned the current NC zoning designation with the updated Gilbert Land Development Code. See zoning map attached at **TAB 2**. Few proposals have been made on the Property over the years – a testament to the awkward location. The site is isolated and detached from other commercial uses creating a lack of synergy necessary to sustain most retail uses. Many commercial uses with their associated noise, deliveries, and activity would not be appropriate given the close proximity to residential. Heavy traffic uses or drive-thru uses would also be complicated given the access restrictions, close proximity to the intersection, and dead-end condition of Recker Road.

D. Development Proposal

The conceptual site plan includes a 2-story, Class-A, 75,000 square-foot indoor, climate-controlled storage building. See preliminary site plan attached at **TAB 3**. The development will comply with all the required development standards of the SC zoning district.

Primary access to the site is provided from the east, off Recker Road. This avoids potential conflicts along Pecos Road with an access point that would have minimal separation from the intersection. Recker Road will be widened and improved along the north portion of the Property and will taper down to meet the existing width south of the Property. Again, Recker Road has minimal traffic and dead ends further south of the site. Parking is conveniently provided near the site entrance on the east side of the building, adjacent to the office. A trash enclosure is located near the southeast corner of the site, away from the residential to the west. Access to the west side of the building is only provided with key code gated access. A 50-foot landscape setback is also provided along the west property line, followed by a 25-foot drive aisle – positioning the building a full 75-foot setback from the adjacent property line.

The zone change and land use plan are ideal for this awkward location and will place a needed service on this long undeveloped Property.

E. Compliance with General Plan

The Town of Gilbert General Plan Land Use Map currently identifies the subject property as Neighborhood Commercial (NC). A concurrent General Plan Amendment is requested to amend to Shopping Center (SC). See General Plan map attached at **TAB 4**. The proposed project is aligned with many goals and policy objectives of the General Plan. The following are some excerpted provisions from the General Plan:

GOAL CM-1: Encourage A Balanced Land Use Framework

Policy 1: “Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources.”

Policy 6: “Support the provision of appropriate transitions between site having distinct changes in types or intensities of land uses.”

The proposal represents an efficient use of land use resources, as an awkward, passed-over site will finally be developed with an appropriate use. The lack of development over the years under the current NC classification demonstrates the inherent difficulties of developing this site and the lack of options to do so under the current zoning. However, a high-end self-storage facility like the one

proposed by the applicant fills a significant unmet need for the surrounding residents and businesses.

The proposal also represents a perfect transitional use to the adjacent single-family development. The 2-story height is in line with residential building heights. Indoor self-storage has predictable and limited hours of operation without the negative impacts associated with most retail / commercial uses - such as traffic, noise, odors, airbrakes, delivery trucks, etc.

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Policy 19: “Support infill development that is designed to acknowledge the surrounding context.”

The Property is currently vacant and undeveloped – (and has been so for decades) – and is therefore highly under-utilized. The proposal represents an appropriate infill development opportunity that acknowledges the surrounding context – primarily the adjacent single-family community – by providing a low intensity use designed with adequate height, setbacks, and improvements to ensure compatibility with the context. The proposal recognizes and will help to sustain and promote the quality of the adjacent residential neighborhoods by providing an appropriate, non-invasive use nearby.

GOAL CN-3: Enhance Travel Safety

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The layout of the proposed project is designed with safety in mind. The Applicant has elected to use Recker on the east side of the Property as the primary access point. Many other commercial / retail uses would look for access of the busier frontage of Pecos. By using Recker as the main access point, visitors can use the intersection for access and can turn into the Property from Recker as opposed to slowing traffic down on Pecos to make a direct turn into the site.

F. Conclusion

As noted above, the Property is awkwardly located with several development constraints which limit its development opportunities. The proposed indoor, Class-A self-storage use is highly compatible with adjacent residential uses and not dependent upon drive-by traffic or synergy with other retail uses to be successful at this location. The use will also provide a needed service for the surrounding community. We look forward to discussing this project further with the City.

Thank you

Tab 1

Aerial Map



Higley High School

Pecos Rd

Recker Rd

SITE

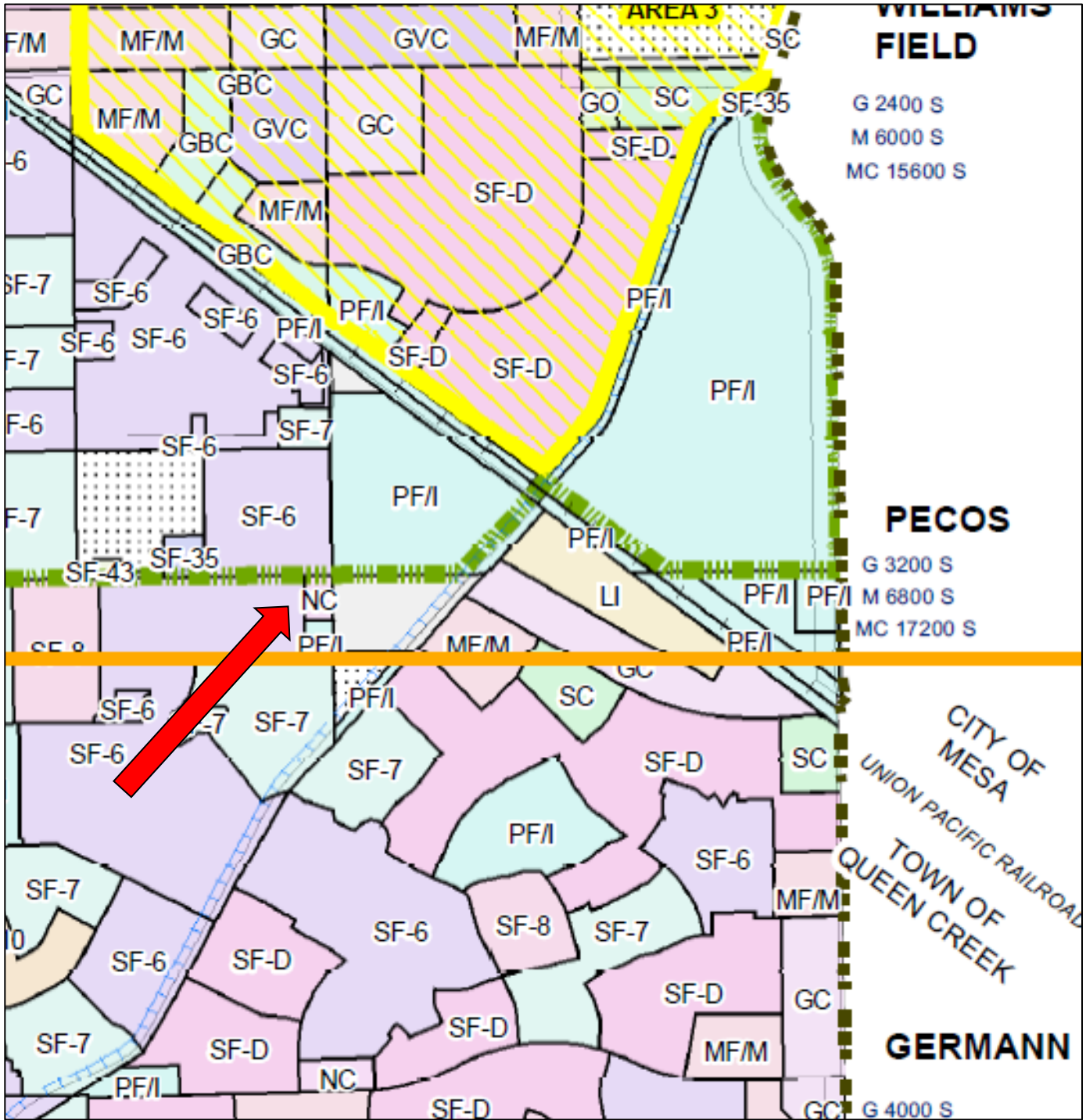
SRP Property

Town of Gilbert Water Facility



Tab 2

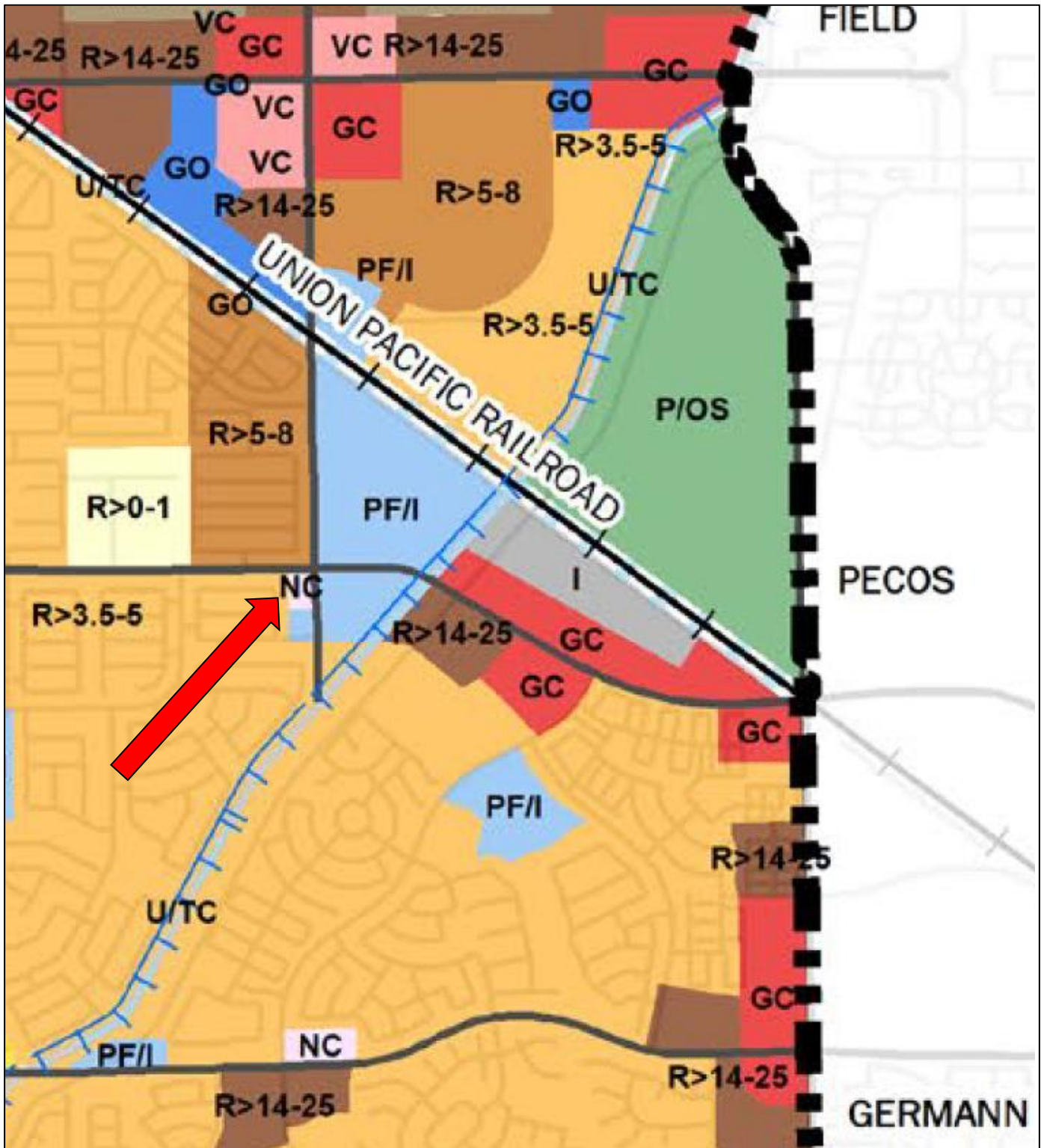
Zoning Map = NC



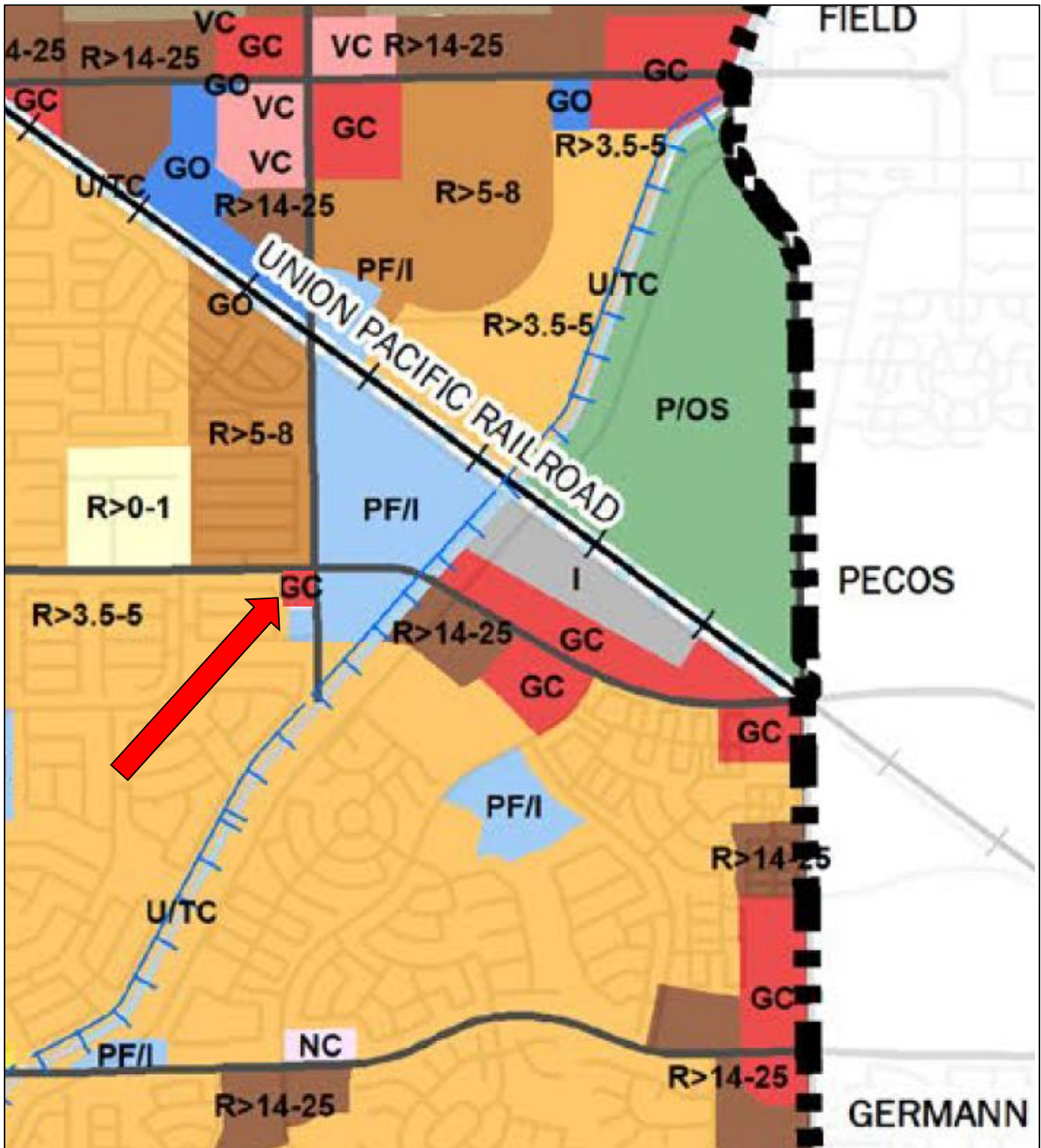
Tab 3

Tab 4

General Plan Map, Existing = NC



General Plan Map, Proposed = GC



From: Brenna Murtaugh [REDACTED]
Sent: Friday, July 01, 2022 10:20 AM
To: Keith Newman
Subject: Proposed rezoning for the lot at Pecos and Recker

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Keith,

Hello. I'm a 6 year resident of Gilbert and live in San Tan Ranch, near the proposed site of another storage facility. I have 6 children, the first of whom, will be walking to Higley High School next year. I'm writing to ask you to reconsider this zoning change. This intersection is already extremely crowded the entire school year. Living nearby, not a week goes by that I don't hear sirens in the area. There are many accidents and many more near misses that I see regularly. Additional traffic in the area will not only be disruptive to our quiet family neighborhood, but incredibly dangerous to the teenagers who live here and walk to school daily. If you have a chance to observe the before and after school traffic, you will see hundreds of students walking in this area every single day.

I strongly believe that an additional commercial business at this intersection will be dangerous and disastrous for the area, likely at the cost of student lives. There are many inexperienced, new drivers at this intersection daily. The school has over 2000 students, most of whom come from San Tan Ranch, Pecos Manor, and Power Ranch, which are all extremely close to this proposed site.

Additionally, there are current 11 storage facilities within 3 miles from my home in San Tan Ranch, with more being built constantly. I don't believe my search includes the enormous, but not yet open facilities on Pecos and on Power. I truly question why we need another one, specifically in a location that puts the lives on my children and neighbor's children at risk.

I beg you to urge the town to reconsider the rezoning plan at this intersection.

Respectfully,
Brenna Carden

[REDACTED]

From: kara brownell [REDACTED]
Sent: Tuesday, July 05, 2022 6:23 PM
To: Keith Newman
Subject: Pecos and Recker land rezoning

Hello Mr Newman,

I am writing to express my concern and opposition to the rezoning of land from residential commercial to general commercial on the corner of Recker and Pecos. I understand that the developer is wanting to construct a 2 story storage unit on this parcel of land. My family and I have lived in San Tan Ranch, the neighborhood that would be boarding this storage unit, for 12 years and I have serious concerns and am opposed to this rezoning. My concerns are as follows:

- 1) The restrictions of square footage, height, operating hours etc would no longer be in place with a rezoning allowing a facility not appropriate to operate across the street from a public school and next to a family neighborhood to take place.
- 2) There is significant traffic congestion in the area with children coming and going from Higley High School. Traffic is often backed up well past the Recker/Pecos intersection to access both the Pecos and Recker parking lots. A general commercial zoned area with a commercial type business would only contribute to the traffic and cause a further safety concern with access to the school.
- 3) There is significant pedestrian traffic with students walking to and from the high school throughout the day, again a safety concern with the proposed rezoning for commercial use. Specifically large vehicles such as moving trucks, UHauls, etc bringing loads of items to a storage unit is a huge concern with students walking and riding bikes in this area.
- 4) The rezoning of this land to allow for building of a storage unit is not appropriate or necessary for this area. There are currently two very large storage units less than a mile away in more appropriate locations which are neither across the street from a high school nor next to a large family neighborhood.
- 5) General commercial Storage units can unfortunately lead to an increase in need for police presence, responding to break ins, suspicious activities etc. Additionally some temperature controlled units, which these are proposed to be, attract transient persons to rent them out to live out of as a base camp. Not something you want directly across the street from a High School and adjacent to a large family neighborhood.
- 6) General Commercial buildings and/or Storage units would not bring beautification and value to the area and would be an eye sore. Gilbert residents in this neighborhood are not going to be in favor of this type of facility in their backyard. This type of facility would also do little for the area in terms of job opportunity that a potential residential commercial business would bring.
- 7) The group requesting this rezoning, Withey Morris Attorneys at Law, have the best interest of their clients in mind and state: "Our firm has swiftly obtained approvals for high-rise office buildings, master-planned communities, power centers, single tenant retail buildings, timeshare resorts, multi-family residential, industrial parks, hotels, shopping centers, corporate office parks, residential subdivisions,

storage facilities, senior facilities, sanitary landfills, and more." They do not have the best interest of Gilbert residents and our neighborhood in mind.

Thank you for your time and I sincerely hope you can share my thoughts with those who have the authority to prevent this rezoning from occurring. The last thing I want to see when I walk down my street is another large storage facility.

Sincerely,
Kara Brownell

A solid black horizontal bar used to redact the signature of Kara Brownell.

From: A Marridi [REDACTED]
Sent: Tuesday, July 05, 2022 8:25 PM
To: Keith Newman
Subject: [EXTERNAL]Proposed storage facility Pecos/recker

Mr Newman

Hello, my name is Amjad Marridi. I live in San Tan Ranch. I'm writing you today in regards to the proposed storage facility site at Pecos and Recker road.

I'd like to voice concerns regarding the location of the storage facility and the fact it would be 2 stories tall. This location is not suitable for a two-story building because it literally backs up to the neighborhood. Also, the noise level from various moving trucks at any time of the day is not suitable for a neighborhood. Also, as others have mentioned, there is a giant facility being built approximately 1/2 mile east closer to power road and then two other storage facilities already established on power just south of Pecos. This seems excessive to add another one at this location.

A storage facility also invites new crime to the area due to it being a soft target. I am a peace officer in this state and have first-hand knowledge of the types of burglaries and thefts that occur at storage facilities. Typically, criminals don't like to stop for the police so they run away. With the neighborhood sharing a wall to the facility, this is not safe for the community members.

A possible compromise if this is going to pass would be to at least make it a 1-story facility and limit the hours to reduce the unnecessary noise at night. Otherwise, offices or small shops would be a better fit for the location.

I hope these issues are brought up during the decision process.

Thank you
Amjad Marridi

From: Brenna Murtaugh [REDACTED]
Sent: Tuesday, July 05, 2022 9:26 PM
To: Keith Newman
Subject: Re: Proposed rezoning for the lot at Pecos and Recker

Hi Keith,

Thank you for your response. I will definitely be in attendance at the meeting. I'm honestly concerned that there's any property zoned commercial so close to the high school. It seems like a recipe for danger. The amount of high density housing down Recker is already going to increase traffic and accidents exponentially. Another business sandwiched in will just be more traffic and more danger to the kids in our neighborhood and the surrounding subdivisions.

Our infrastructure has not been built to accommodate this level of traffic and development. Two lanes on either side isn't enough for everything the town wants to build in this area. I fear that the town isn't concerned with the safety of its residents, in the rush to build out, specifically our children.

When I first moved to Gilbert, just a few short years ago, Pecos was a quiet road. Now hardly a day goes by that I don't hear sirens. Traffic accidents are the number one cause of death for people between 1-54 in the US. We should need taking more steps to keep our town and its residents safe, rather than endless building.

Thank you for your time. I look forward to seeing you at the meeting.

Sincerely,
Brenna Carden

On Tue, Jul 5, 2022 at 6:55 PM Keith Newman [REDACTED] wrote:

Hi Brenna,

Thank you for your email concerning the proposed General Plan Amendment & Rezone case at the southwest corner of Pecos and Recker Rds. Your comments and concerns with respect to this matter are very valuable to the Town of Gilbert and will be provided to the Planning Commission for review in advance of the upcoming public hearing on July 13th. Please note that if you wish to attend and voice your concerns in person, the hearing will be take place at 6:00 PM on the 13th at the Gilbert Police Dept. Headquarters located at [75 E Civic Center Dr.](#)

As proposed, the applicant desires to construct a 2-story 75,000 square-foot indoor, climate-controlled storage building on the property, which is currently vacant land. The building at this point will be setback 75' from the adjacent neighborhood, but please note that we are still very early in the process and have only seen a conceptual design for the site. Please note that all site design details are required to be submitted by the applicant for review and approval by Town Staff and the Planning Commission by a separate application after Town Council's consideration of the proposed case. Please let me know if you have any further concerns. Thank you!

From: Lindsay Dove <[REDACTED]>
Sent: Tuesday, July 05, 2022 10:45 PM
To: Keith Newman
Cc: [REDACTED]
Subject: Public Hearing on Storage Facility Across from Higley High School.

Keith,
I was made aware of this tonight as my eldest daughter approaches her freshman year of High School at Higley.

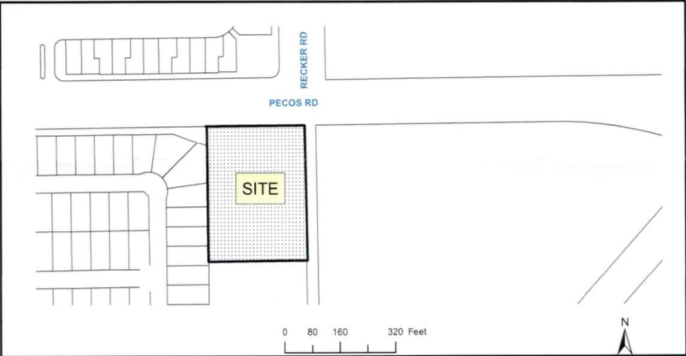
Notice of Public Hearing

PLANNING COMMISSION DATE:	Wednesday, July 13, 2022* TIME: 6:00 PM
LOCATION: Gilbert Police Department - Amphitheater 75 E Civic Center Dr., Gilbert, AZ 85296	
TOWN COUNCIL DATE:	Tuesday, August 9, 2022* TIME: 6:30 PM
LOCATION: Public Safety Training Facility 6860 S Power Rd., Gilbert, AZ 85297	
*Call Planning Division to verify date and time: (480) 503-6589	
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertaz.gov/gilbertagm2online .	

REQUESTED ACTION:

GP22-02 TOWN STORAGE AT RECKER: Request for Minor General Plan Amendment to change the land use classification on approximately 2.92 acres generally located at the southwest corner of Recker Road and Pecos Road from Neighborhood Commercial (NC) to General Commercial (GC) Land Use Classification.
Z21-15 TOWN STORAGE AT RECKER: Request to rezone approximately 2.92 acres located at the southwest corner of Pecos Rd. and Recker Rd. from Neighborhood Commercial (NC) Zoning District to Shopping Center (SC) Zoning District. The effect of this rezone will be to allow for the construction of a 2-story 75,000 square-foot indoor, climate-controlled storage building.

SITE LOCATION:



APPLICANT: Withey Morris
CONTACT: George Pasquell
ADDRESS: 2525 E Arizona Biltmore Cir Unit:A-212
Phoenix, AZ 85016

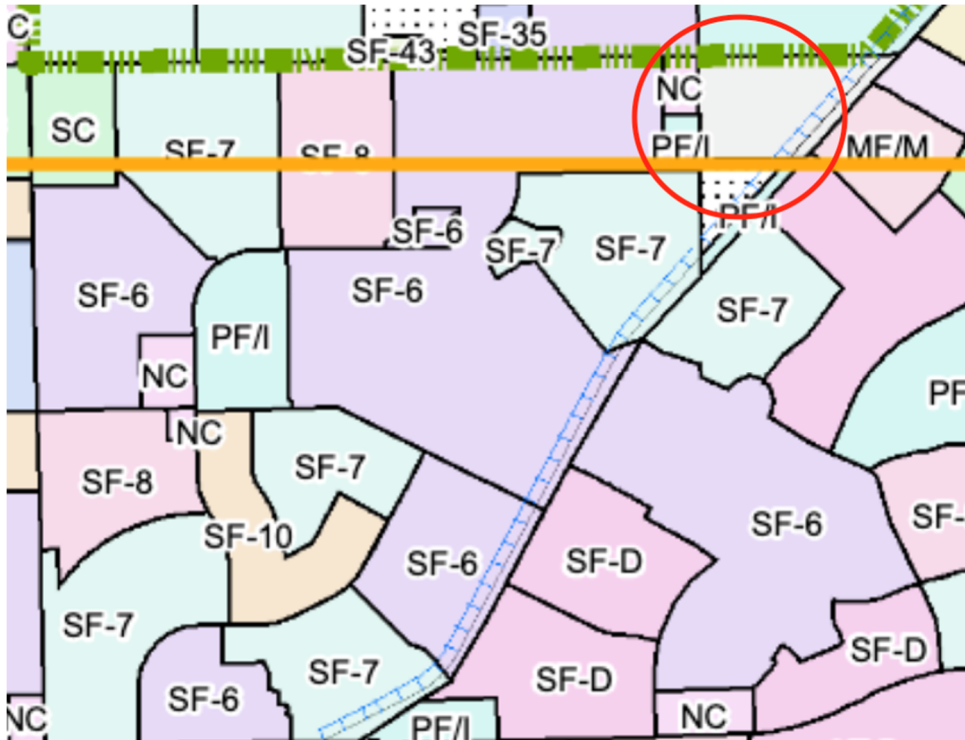
TELEPHONE: 602-230-0600
E-MAIL: hayes@witheyorris.com

I'm perplexed as to who thought making this a commercially zoned space was smart considering the amount of pedestrians you have? Have you actually stood on that corner during a busy school morning or afternoon? Has anyone consulted with Gilbert PD over this? I feel there is no way this decision was made during a peak traffic school day, not with the amount of accidents I have witnessed at that very intersection over the last decade.

Recker comes to a T at Pecos, which is a major crossing point for floods of High School students, as well as students coming from Legacy Traditional School. You have a lot of unaccompanied minors in a heavily trafficked area. I hate to say it, but jaywalking too, there is a LOT going on there.

I have been a resident and homeowner in San Tan Ranch since 2011, and there are two huge storage facilities on Power and Pecos currently being constructed.

I have been a Gilbert resident since 1990, and I am pulling up every high school in Gilbert & Higley USD on maps, and it seems like Higley is the only school that faces this commercial traffic vs. pedestrian issue with a storage building smack dab in front of it. Can we reclassify that as a PF/I along with the rest of the triangle? I do not understand the purpose of having to pave and build every square inch of Gilbert?



What do I need to do to permanently submit my objections for this hearing? I am not sure I will be able to attend.

Thanks for your time, and I hope you can do your part to prevent unnecessary casualties of minors just trying to get to and from school. No storage facility is worth that risk.

Thanks for your time.

Lindsay Dove

[Redacted signature]

--

Lindsay Dove

From: Leo [REDACTED]
Sent: Wednesday, July 06, 2022 9:00 AM
To: Keith Newman
Subject: Recker and Pecos general land amendments

Hello,

My name is leo borjon and I am a home owner within the San Tan Ranch neighborhood in Gilbert. I am writing to express my opposition to the proposed amendment. We are already surrounded by a high amount of these storage facilities. It is unfortunate that the town of Gilbert would even consider utilizing this centrally located land for something so mundane. Please think of reconsidering this and instead focusing on something that can bring additional jobs and entertainment to the area. the introduction of these facilities would bring additional large vehicles to a heavily congested freeway and will be an absolute eyesore for both residents of San tan ranch and power ranch.

Leo borjon

[REDACTED]

From: Lindsay Dove [REDACTED]
Sent: Wednesday, July 06, 2022 10:01 AM
To: Keith Newman
Subject: Re: Public Hearing on Storage Facility Across from Higley High School.

I do want to add that I am aware after my digging in the Maricopa County property tax records that this was zoned that way in 1998 when they designed STR. This was when the road stopped at Recker, and no HS existed. It feels like the zoning is outdated due to the growth. I just wanted to put that out there because I couldn't understand how that decision was made today. It makes a lot more sense for 1998 tho.

Thank you!
Lindsay

On Wed, Jul 6, 2022 at 7:39 AM Keith Newman [REDACTED] wrote:

Lindsay,

Thank you for your email concerning the proposed General Plan Amendment & Rezone case at the southwest corner of Pecos and Recker Rds. Your comments and concerns with respect to this matter are very valuable to the Town of Gilbert and will be provided to the Planning Commission for review in advance of the upcoming public hearing on July 13th. Please note that if you wish to attend and voice your concerns in person, the hearing will take place at 6:00 PM at the Gilbert Police Dept. Headquarters building located at 75 E Civic Center Dr.

As proposed, the applicant desires to construct a 2-story 75,000 square-foot indoor, climate-controlled storage building on the property, which is currently vacant land. The building at this point will be setback 75' from the adjacent neighborhood, but please note that we are still very early in the process and have only seen a conceptual design of the site. Also note that all site design details are required to be submitted by the applicant for review and approval by Town Staff and the Planning Commission as part of a separate application after Town Council's consideration of the proposed case. Please let me know if you have any further concerns. Thank you!

Keith Newman

Senior Planner
Development Services (Planning)

[REDACTED]
Work: [REDACTED]

From: Mekayla Caldwell [REDACTED]
Sent: Wednesday, July 06, 2022 2:27 PM
To: Keith Newman
Subject: Regarding Proposed Storage Unit

Afternoon Keith,

I'm emailing in regards to the proposed storage unit and rezoning at Recker and Pecos, just across the street from Higley High School. I am unable to attend the meeting in July but want it to be known that I'm really hoping that this location will not be rezoned and used for a storage unit. This location is not the right location for yet another large storage facility. There are already several within a very small area near our homes and this particular location is too close to homes in the area and the high school across the street. The crossroads are already too busy and suffer from constant accidents and many, many children walking through that intersection. Adding another facility there would only cause more difficulties, problems, and dangers, especially for the children.

I beg you to urge the town to reconsider the rezoning plan at this intersection for the safety of our children and neighborhood.

Respectfully,

Mekayla Caldwell

[REDACTED]
[REDACTED]
[REDACTED]