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FEB 14 2013



MEMORANDUM Transportation & Development – CC Memo No. 13-024

DATE: FEBRUARY 6, 2013

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER ^{KM}

SUBJECT: DVR13-0003 CHANDLER FREEWAY CROSSING
 Introduction and Tentative Adoption of Ordinance No. 4433

Request: Rezoning from Planned Area Development (PAD) for business park uses consisting of a mixture of office, manufacturing and industrial uses, to Planned Area Development (PAD) Amended to include a Mid-Rise Overlay for buildings exceeding 45-feet in height

Location: Northwest corner of Pecos Road and Ellis Street, just north of the Loop 202 Santan Freeway

Applicant: Wes Balmer
 Balmer Architectural Group, Inc.

Project Info: Approximate 40-acre site

RECOMMENDATION
Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND
The subject site is located on the northeast side of the Santan Loop 202 and Price 101 freeways interchange in West Chandler. The property is surrounded to the north by an industrial (Business Park) area that includes vacant land as well as existing industrial buildings. West of the Price

Freeway is the southern end of the Chandler Fashion Center. East of the site is a mixed-use area that includes a concentration of multi-family residential, industrial and commercial uses. South of the Loop 202 Santan Freeway is the balance of the Gateway Park development.

The subject site received PAD zoning in 1989 as part of the larger 156-acre Gateway Park master plan. The larger Gateway Park master plan included a Mid-Rise Overlay, located just south of the freeway interchange, for buildings up to 85-feet in height. The PAD zoning, most recently revised in 2001 and extended in June of 2005, identified the subject 40-acre site for a Business Park development. Permitted uses included all standard industrial and employment uses including but not limited to general office, wholesaling, light manufacturing, assembly, distribution and/or warehousing, and packaging. In October 2005 the site received Preliminary Development Plan (PDP) approval for the site layout and building architecture for a multi-building business park. To date, two buildings have been constructed on approximately 10-acres of the 40-acre site.

The subject 40-acre site did not include a Mid-Rise Overlay as part of the larger Gateway Park master plan, therefore buildings are restricted to a maximum 45-feet in height. The request is for rezoning from PAD for business park uses to PAD Amended to include a Mid-Rise Overlay for buildings up to 150-feet in height.

The City of Chandler adopted a Mid-Rise Development Policy in 1985 intended to guide the location and design considerations for the development of buildings greater than 45-feet in height. The policy was updated and re-adopted in 2006 in response to the considerable growth the City experienced following 1985. The policy update took into consideration for example the City's two new freeway corridors (101 & 202), as well as the development of the Chandler Fashion Center regional mall and South Price Road Employment Corridor. Chandler's 2008 General Plan update highlighted the fact that as the City approaches build-out, recognition that the land resource for business development is limited and diminishing is vital. A General Plan Goal to 'permit increased development intensity in select locations' would be achieved by encouraging 'building heights greater than forty-five feet at select locations in accordance with the Mid-Rise Development Policy'. The subject site's freeway-interchange adjacency and absence of single-family residential land uses within 300-feet make the subject site a premier Mid-Rise Overlay candidate eligible under the policy.

The attached Development Booklet contains exhibits for a proposed 3-story office building at approximately 55-feet in height. Architecturally the building continues the clean simple yet majestic architectural style established by the 2005 PDP approval and the existing two buildings. Careful placement of the glazing helps reduce the visual massing and provide a timeless design. While the proposed building is shown at only 55-feet, the application requests approval for buildings up to 150-feet to provide the site viability for 6-8 story office development as encouraged by the General Plan and Mid-Rise Development Policy. Staff will continue to utilize the 2005 PDP approval's design guidelines to administer development within the balance of the subject site. No other changes are proposed for the approved PDP design guidelines with the exception of permitted building height.

DISCUSSION

Staff supports the request. Based upon the General Plan's increased intensity goals and the Mid-Rise Development Policy's locational criteria, the subject site is ideal for consideration of increased building heights. The subject site sits at the northeast corner of a freeway interchange that includes elevated interchange ramps that are approximately 45-feet high in relation to the subject site. These existing adjacencies will further provide future buildings a sense of scale and place. Finally, with existing and/or planned single-family residential significantly further than 300-feet from the subject site, concerns regarding proximity are non-existent.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Two neighborhood meetings were held on January 28th and 29th within an existing building at the site. No neighboring property owners attended the meetings.

At the time of this writing, Staff has received no phone calls or letters in opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

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

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of Rezoning from PAD for business park uses consisting of a mixture of office, manufacturing and industrial uses, to PAD Amended to include a Mid-Rise Overlay for buildings exceeding 45-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler Freeway Crossing" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0003, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Building heights are limited to 150-feet in height.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4433 approving DVR13-0003 CHANDLER FREEWAY CROSSING, Rezoning from PAD for business park uses consisting of a mixture of office, manufacturing and industrial uses, to PAD Amended to include a Mid-Rise Overlay for buildings exceeding 45-feet in height, subject to the conditions as recommended by Planning Commission and Staff.

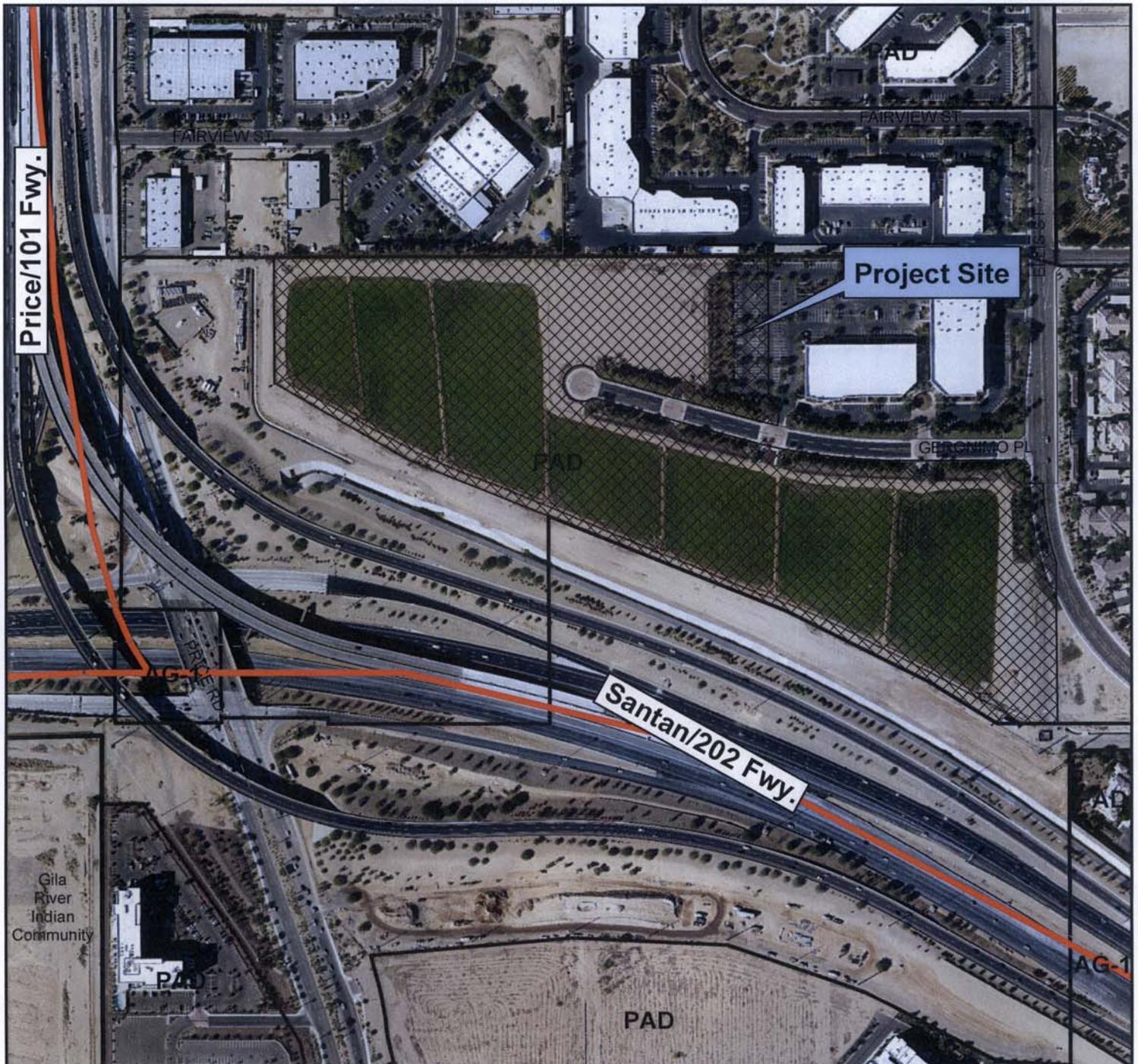
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Attachments

1. Vicinity Maps
2. Narrative
3. Photo Aerial
4. Site Plan
5. Building Elevations
6. Ordinance No. 4433
7. Exhibit A, Development Booklet

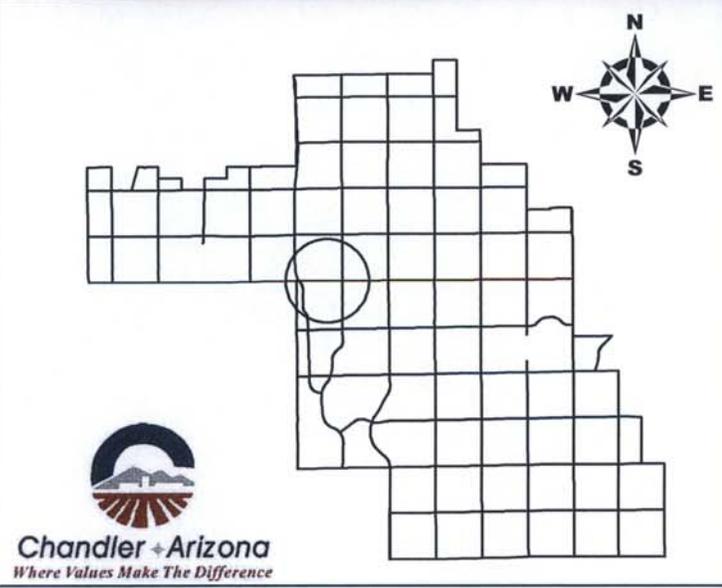


Price/101 Fwy.

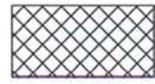
Project Site

Santan/202 Fwy.

Gila River Indian Community

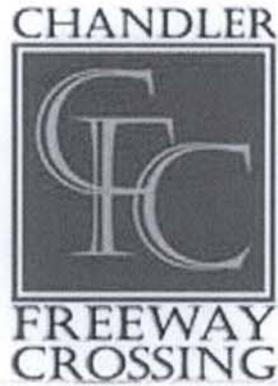


Vicinity Map



DVR13-0003

Chandler Freeway Crossing



CHANDLER FREEWAY CROSSING
PAD AMENDMENT

NARRATIVE:

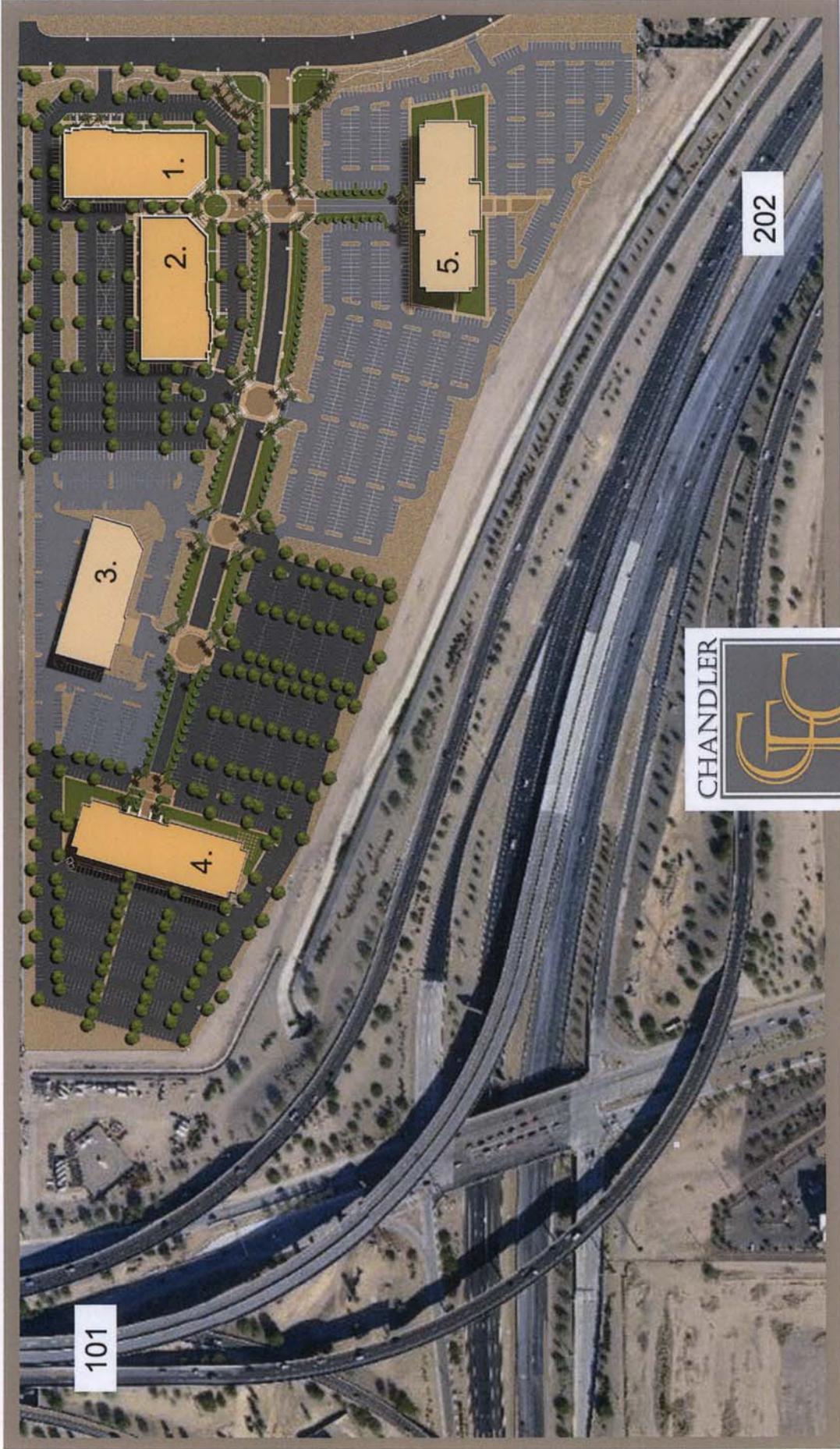
Chandler Freeway Crossing is an existing PAD 40 acre upscale business park located at the Northeast quadrant of the 101-202-Price Road loop. The Phase One existing development consisting of two office buildings and an internal landscaped drive set a high end business park image. That image has been strong enough to already attract Fortune 100-500 companies to the development.

To facilitate high end major employment users to Chandler Freeways Crossing, a request to increase height is hereby tendered. The site, having a nearby employment base and access to the major freeway system, makes an ideal location for increased density and height. The adjacent 101 Loop ramps set a precedent for height relative to surrounding sites.

This request specifically would amend the existing PAD zoning from a forty-five foot height limit to one-hundred-fifty foot height. Further, this amendment will immediately allow a prospective 150,000 sf Fortune 100 company currently looking at Chandler Freeway Crossing to bring up to 1000 new high level jobs to the City of Chandler.



AERIAL



101

202



EAST MAIN ENTRY



WEST-ENTRY



CHANDLER
FC
FREEWAY CROSSING



CORPORATION AMERICA

BALMER
architectural group



ORDINANCE NO. 4433

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM PAD (BUSINESS PARK) TO PAD AMENDED (TO INCLUDE A MID-RISE OVERLAY FOR BUILDINGS EXCEEDING 45-FEET IN HEIGHT) (DVR13-0003 CHANDLER FREEWAY CROSSING) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

Lots One (1) and Two (2) of Chandler Freeway Crossing, According to the Plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 935 of Maps, Page 13.

Said parcels are hereby rezoned from PAD for Business Park to PAD Amended to include a Mid-Rise Overlay for buildings exceeding 45-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler Freeway Crossing" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0003, modified by such conditions included at the time the Booklet was

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4433 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GSB*

PUBLISHED: