



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development – CC Memo No. 13-048

DATE: MARCH 26, 2013

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: DVR13-0002 PARK PLACE
 Introduction and Tentative Adoption of Ordinance No. 4443

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval for a business park

Location: Southwest corner of Price and Willis roads

Applicant: Michael Curley
Earl, Curley & Lagarde P.C.

Project Info: Approximate 29-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 south of the southwest corner of the Santan Loop 202 and Price 101 freeways interchange. The parcel is bordered to the east by Price Road, and to the west by the Gila River Indian Community. South are existing employment uses. A vacant parcel planned for employment uses abuts Price Road east of the subject site with an existing residential subdivision located east of Ellis Street. Willis Road abuts the site's north side with existing and planned employment uses located north of Willis Road.

The request is to rezone the subject site from AG-1 to PAD with Preliminary Development Plan approval for the construction of a business park. The General Plan designates the subject property as Employment allowing major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. Additionally, the General Plan identifies the subject site as falling within the South Price Road Employment Corridor (SPREC). This corridor, recognized as the City of Chandler's premier employment corridor, generally encompasses the property located on the west and east sides of Price Road, starting at Willis Road at the north, ending at the Chandler Heights Road alignment just north of Sun Lakes. Visually, the corridor starts at the southern edge of the Loop 101/202 freeway interchange, however historically the City has recognized Willis Road as the northern border as the property located north of Willis Road received zoning approval prior to the General Plan's SPREC designation. The subject site was previously part of a General Plan amendment request that included the vacant land east of Price Road. That request was withdrawn at City Council. The current request for the subject 29-acres does not include a proposed General Plan amendment and is simply a rezoning request consistent with the General Plan.

The rezoning request seeks land use approval for business park uses as identified within the SPREC language. The attached exhibits, although conceptual, depict a single-user campus for the subject 29-acres. It should be noted that due to the conceptual nature of the request, and lack of specific end user at this time, the request seeks authority to permit up to two individual users within individual buildings on the proposed campus. This is consistent with the General Plan's SPREC language 'single employment users - on parcels generally not less than 15-acres' due to the site's approximate 30-acre size. The rezoning request will accommodate a wide range of uses including corporate office headquarters, high-tech manufacturing, and knowledge intensive employers.

The conceptual site plan and representations contained within the attached Development Booklet establish the 'bar' or level of quality expected for the future campus. While the final design and location of buildings may change, the exhibits represent a high-quality campus with a strong landscaping theme and high level of required architectural quality. The site provides multiple access points from the two adjacent collector streets as well as a strong boulevard entrance off Price Road. The applicant continues to control the property adjacent to Price Road on the east, as evidenced by the ghosted out plans contained within the booklet. It is anticipated that the highly articulated landscape theme proposed along Price Road will be implemented on the east side at the time a development proposal is brought forward. The landscape theme includes a 'radial' design at major intersection points that is carried through the campus with terraced landscaped treatments that include a layering effect of backdrop trees including date palms. Even the ultimate building design will include a relationship to the radial theme at the boulevard entrance furthering the campus concept.

The request includes a comprehensive sign package that includes building mounted signage, campus identification monumentation and freestanding single-tenant monument signage. Building mounted signage can include pan channel, reverse pan channel or flat cut out pin mounted lettering at the discretion of the end user. The campus identification monument signage is incorporated into the terraced landscaped theme at the Price and Willis roads intersection. The Allred Park Place campus sign includes an engine-turned metal panel terracing down to a black

metal panel with back-lit lettering, terracing to a blue metal panel that terraces to a marble-tiled curvilinear wall that transitions to a frosted glass wall reflecting the radial concept. This design is continued for the single-tenant freestanding monument signs where the tenant copy is placed upon the engine-turned metal panel. The signage represents a very high level of quality that provides a strong statement for the Price Corridor.

DISCUSSION

Staff supports the request. The exhibits establish a campus environment with exceptional quality that continues throughout the site design, landscaped theming, and ultimately to the comprehensive sign package. The proposal is consistent with the General Plan in terms of the proposed land uses, as well as the single-employment nature of future buildings within the campus. The proposal will provide a strong statement for the Price Corridor as Price Road curves adjacent to the site.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 02/11/13 at the Hampton Inn and Suites. No neighboring property owners attended the meeting.

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: 5 Opposed: 0 Absent: 2 (Donaldson, Rivers)

RECOMMENDED ACTION

Rezoning

Upon finding consistency with the General Plan and South Price Road Employment Corridor, Planning Commission and Staff recommend approval of the Rezoning from AG-1 to PAD for a business park subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, entitled "PARK PLACE", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0002, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual parcels, and related onsite site layout related to such future development of individual parcels, will be reviewed and approved administratively.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, the developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Park Place development shall use treated effluent to maintain open space, common areas, and landscape tracts.

7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Approval by the Director of Transportation and Development for landscaping (open spaces and rights-of-way), perimeter walls and arterial street median landscaping is required.
10. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
11. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Preliminary Development Plan request subject to the following condition:

1. Development shall be in substantial conformance with the attached Development Booklet, entitled "PARK PLACE", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0002, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual parcels, and related onsite site layout related to such future development of individual parcels, will be reviewed and approved administratively.

PROPOSED MOTION

Rezoning:

Move to introduce and tentatively adopt Ordinance No. 4443 approving DVR13-0002 PARK PLACE, rezoning from AG-1 to PAD for a business park, subject to the conditions as recommended by Planning Commission and Staff.

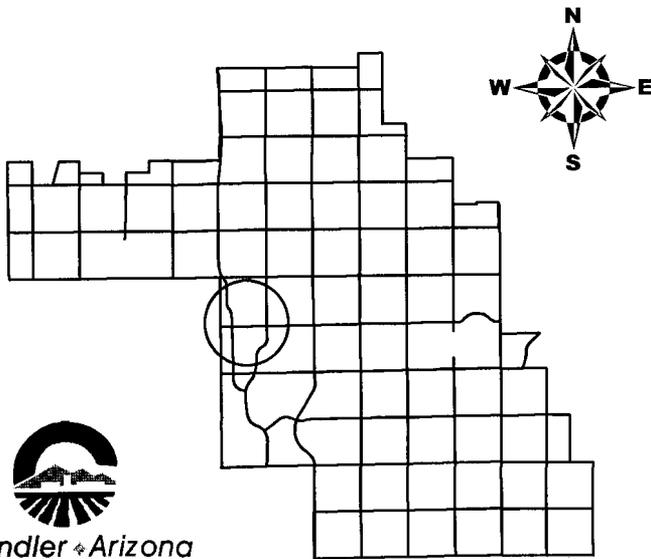
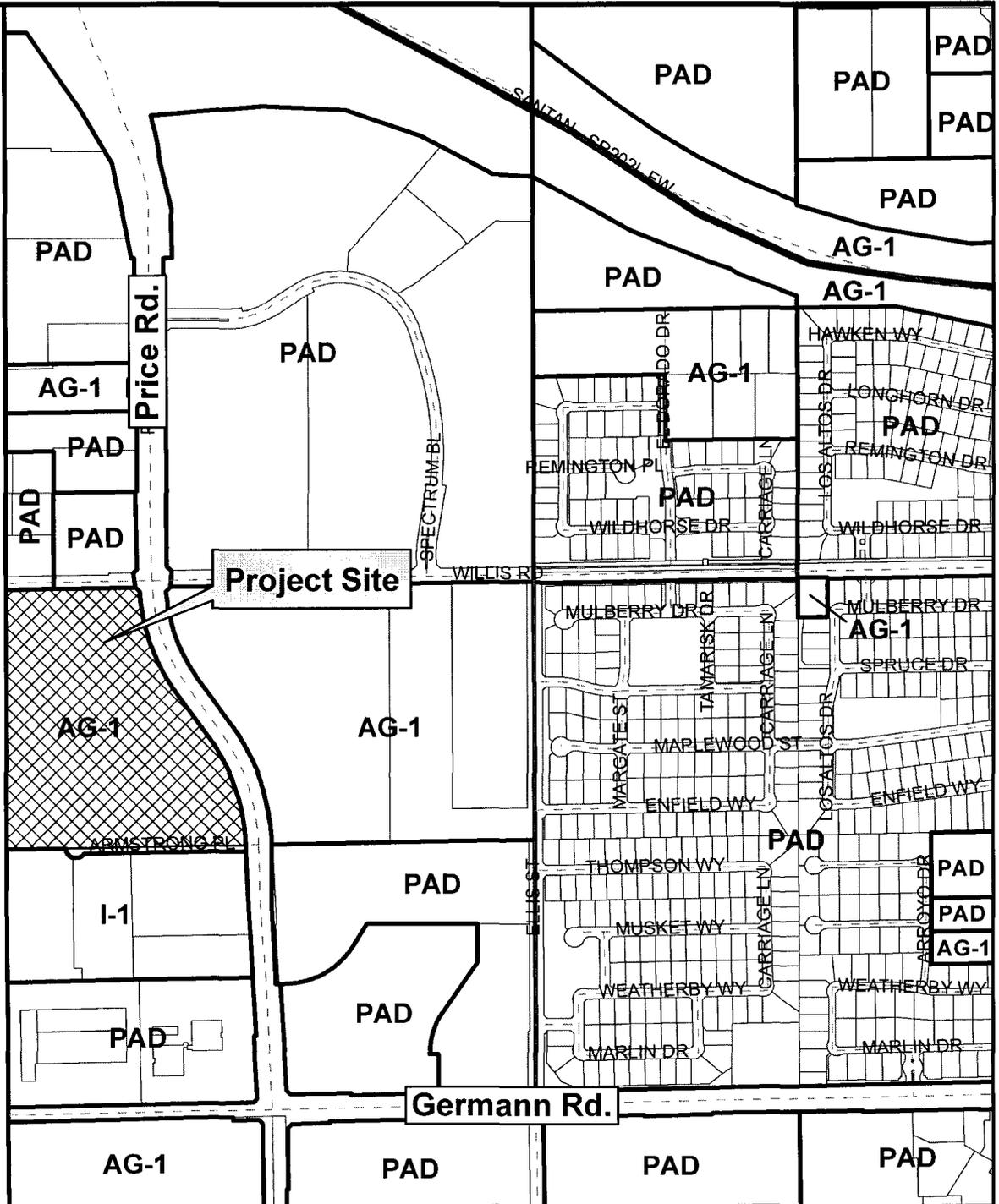
Preliminary Development Plan:

Motion to approve DVR13-0002 PARK PLACE, Preliminary Development Plan for a business park development, subject to the conditions as recommended by Planning Commission and Staff.

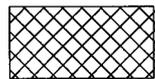
Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Signage Exhibits
6. Ordinance No. 4443
7. Exhibit A, Development Booklet

Gila River Indian Community



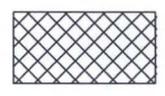
Vicinity Map



DVR13-0002
Park Place



Vicinity Map



DVR13-0002
Park Place

Allred Park Place



Allred Park Place



PROPOSED PLANT LEGEND

SYMBOL	TREE
	Flora is right/line SAGE PALM
	Sagebrush TEXAS JOHNSON LAUREL Acacia arida MEXICO HEIF
	Palm DESERT MOUNTAIN PALM Sagebrush SAGE PALM
	Flora is right/line SAGE PALM
	Flora is right/line SAGE PALM

SYMBOL	SHRUB
	Ceanothus texanensis RED BIRD OF PARADISE
	Erigeron sp. 'Vercell'
	VALENIA 'SUNSHINE'
	Rudbeckia
	Sagebrush CHAMPAGNE SAGE
	Yucca elata TRUMPET BELL
	Zinnia mexicana Yucca

SYMBOL	GROUNDCOVERS
	Ceanothus texanensis 'Boxwood Beauty'
	SAGE PALM
	Yucca elata

SYMBOL	ACCENTS / VINES
	SAGE PALM
	FRUIT SAGE
	Yucca elata
	Yucca elata

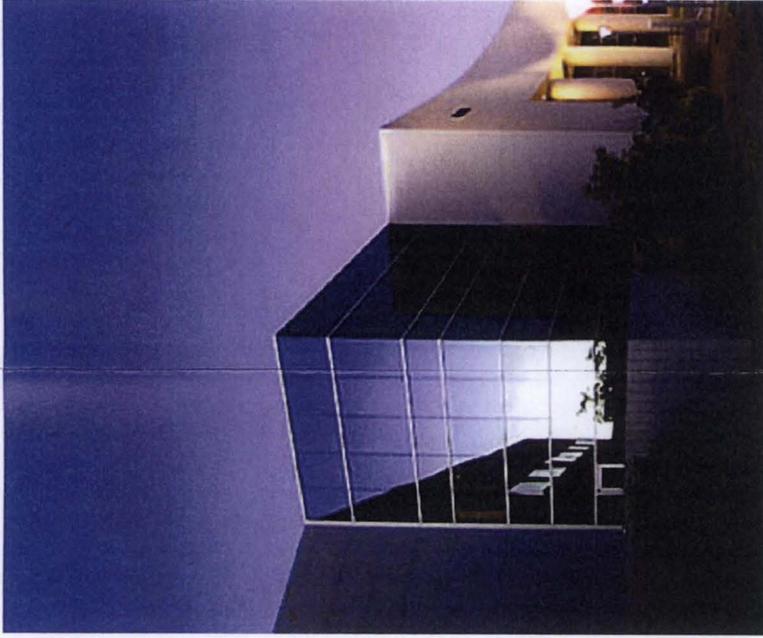
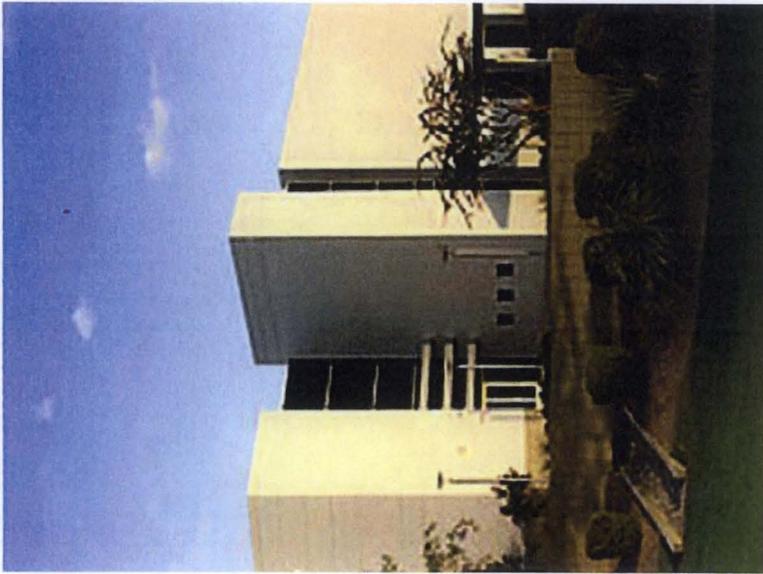
SYMBOL	MATERIALS LEGEND
	DECOMPOSED CHALK (2" DEEP) TO MATCH EXISTING FIELD MARK
	EXISTING FIELD MARK

The Allred Park Place Landscape master plan suggests a strong connection to the Campus like business parks of the Midwest and Eastern part of the USA. Expansive lawns and dominant tree placement creates an open visual environment and depth of landscape that will be unparalleled in the Metro area. The tree placement will be carefully orchestrated in layers allowing visual depth to the strong architectural character of the buildings. Our intention is to drive leasing momentum and velocity thru this unique feeling of simplicity and visual connection back to the tenant signage on the buildings. Trees have been selected for their long term performance and uniformity relative to form, color, texture and growth rate.

The ability to use reclaimed water allows this unique approach and our concept establishes this portion of the Price Corridor with a unique sense of place in contrast with the typical desert landscape.



Allred Park Place



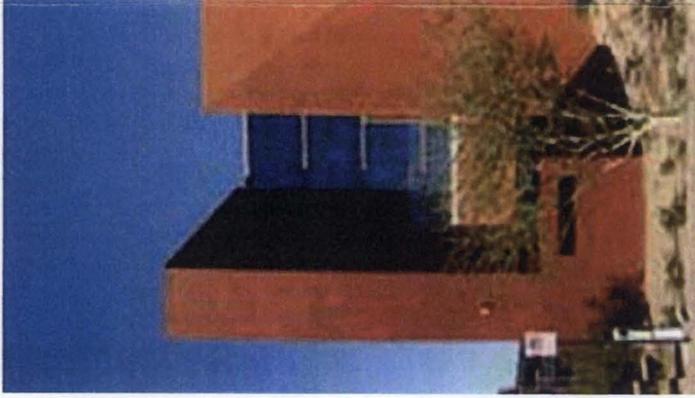
BALMER
architectural group
inc.

Allred Park Place

IMAGERY
12-27-12

i3

Allred Park Place



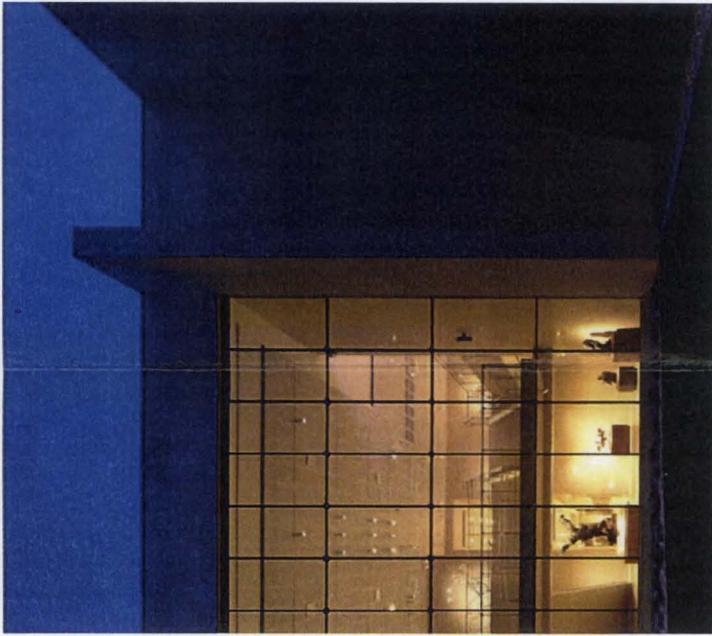
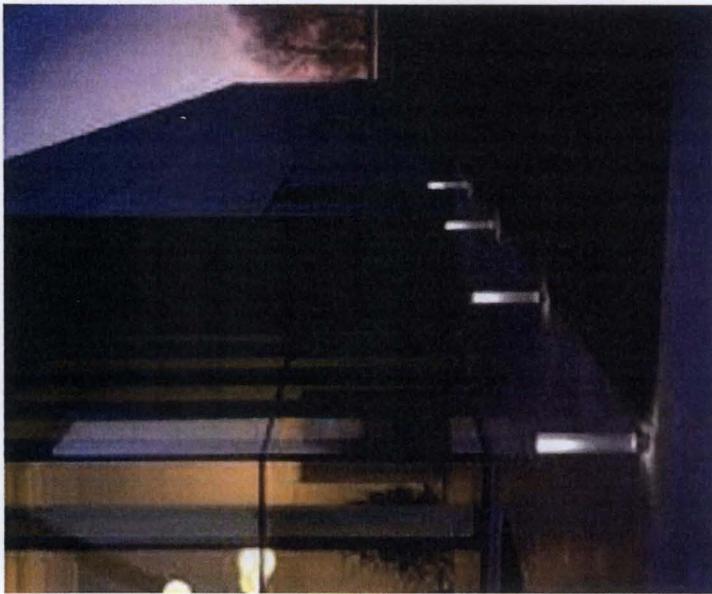
BALMER
architectural group

Allred Park Place

IMAGERY
12-27-12

i4

Allred Park Place



BALMER
architectural group
LLP

Allred Park Place

IMAGERY
12-27-12

i5

Allred Park Place



SIGNAGE LOCATION PLAN

BALMER
PLANNING & ARCHITECTURE

Allred Boardwalk

MONUMENT SIGN
LOCATION PLAN
10-29-12

S0

Allred Park Place



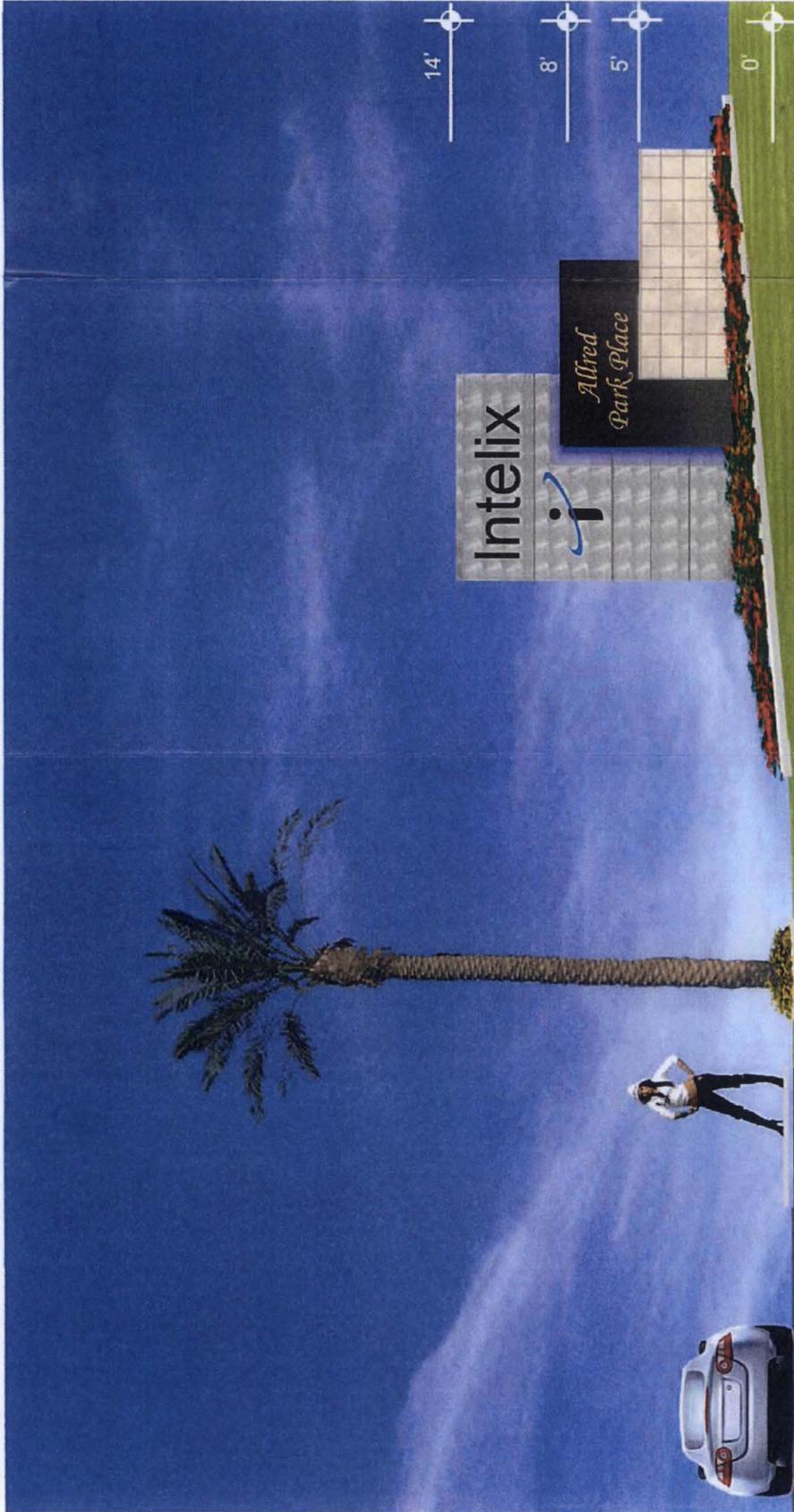
BALMER
architectural group

Allred Park Place

PRICE CORRIDOR
GATEWAY SIGNAGE
12-27-12

S1

Allred Park Place



SEE TYPICAL MONUMENT
SIGN MATERIALS

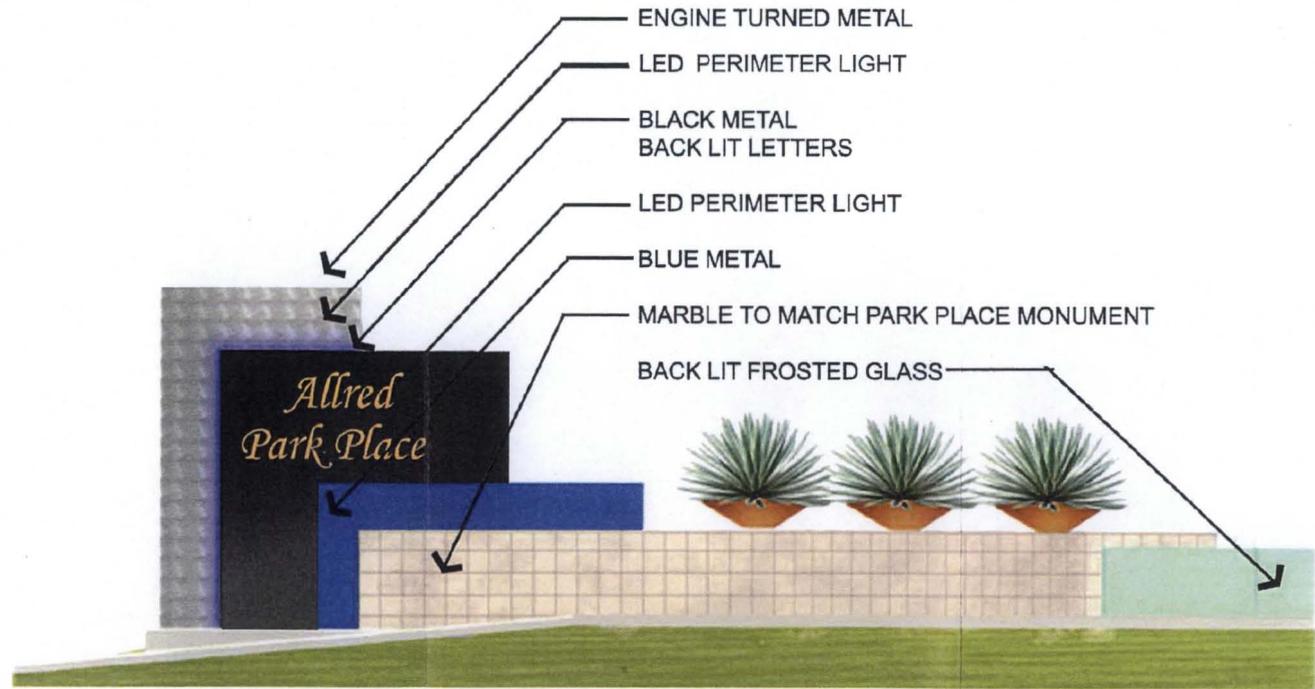
BALMER
architectural group

Allred Park Place

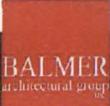
SINGLE TENANT
USER MONUMENT
UZZ7-12

S2

Allred Park Place



TYPICAL MONUMENT SIGN MATERIALS

 *Allred Park Place* SIGN MATERIALS 12-27-12 **SM**

ORDINANCE NO. 4443

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD FOR BUSINESS PARK) (DVR13-0002 PARK PLACE) 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:

See Attachment 'A'

Said parcels are hereby rezoned from AG-1 to PAD for a business park, subject to the following conditions:

1. Development shall be in substantial conformance with the attached Development Booklet, entitled "PARK PLACE", kept on file in the City of Chandler Planning Services Division, in File No. DVR13-0002, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual parcels, and related onsite site layout related to such future development of individual parcels, will be reviewed and approved administratively.

2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, the developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
6. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Park Place development shall use treated effluent to maintain open space, common areas, and landscape tracts.

7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. Approval by the Director of Transportation and Development for landscaping (open spaces and rights-of-way), perimeter walls and arterial street median landscaping is required.
10. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
11. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____,
2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4443 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 GAß

PUBLISHED:

LEGAL DESCRIPTION
WEST ALLRED BOARDWALK

That portion of GLO Lot 6 of Section 6, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona described as follows;

BEGINNING at an aluminum cap found at the southwest corner of said GLO Lot 6, from which a Maricopa County brass cap in a pothole found at the west quarter corner of said Section 6 bears North $00^{\circ}11'05''$ West, 1,340.47 feet;

thence along the west line of said GLO Lot 6, North $00^{\circ}11'05''$ West, 1,307.47 feet to a point on the southerly right of way line of Willis Road per Book 1, Page 23 of Road Maps, records of Maricopa County, Arizona;

Thence along said southerly right of way line, North $89^{\circ}06'09''$ East, 635.88 feet to a point on the westerly right of way line of Price Road per Document No. 86-530605, records of Maricopa County, Arizona;

Thence along said westerly right of way line, South $49^{\circ}16'48''$ East, 27.51 feet to a point on a non-tangent curve, the radius point of which bears North $86^{\circ}48'47''$ East, 991.43 feet;

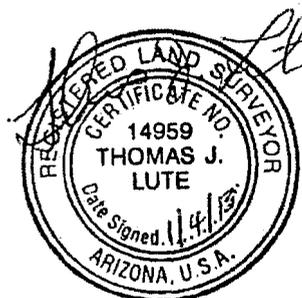
Thence continuing southerly along said westerly right of way line, 568.89 feet along the arc of said curve concave to the northeast through a central angle of $32^{\circ}52'37''$;

Thence continuing along said westerly right of way, South $36^{\circ}03'50''$ West, 301.74 feet to a point of curvature with a radius of 944.55 feet;

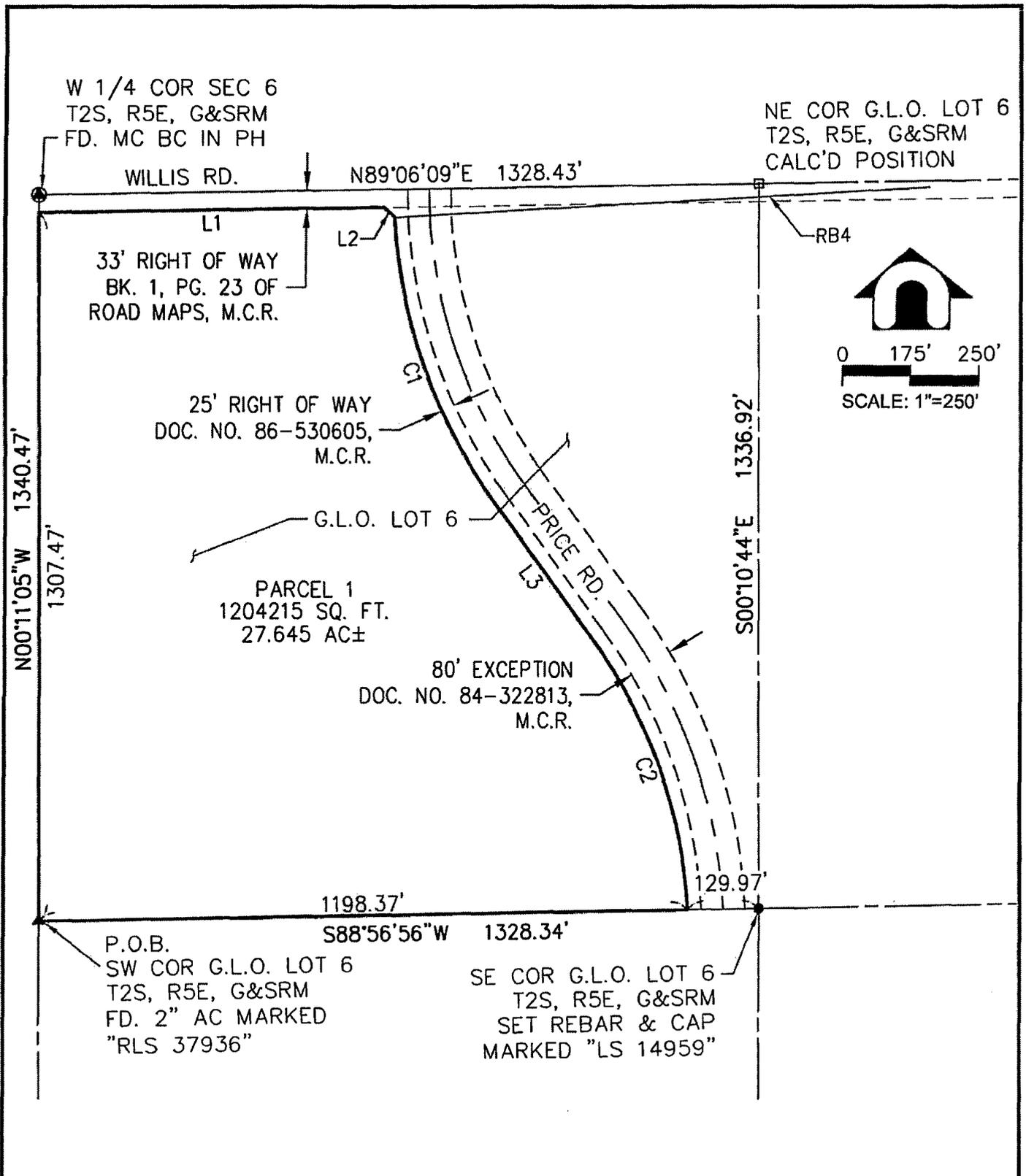
Thence southerly, 543.52 feet along the arc of said curve concave to the southwest through a central angle of $32^{\circ}58'11''$ to a point on the south line of said GLO Lot 6;

Thence along said south line, South $88^{\circ}56'56''$ West, 1,198.37 feet to the POINT OF BEGINNING.

Said parcel containing 1,204,215 square feet or 27.645 acres, more or less.



Expires 06/30/2015



DATE: 1/2013

SEE SHEET 2 FOR LINE AND CURVE TABLES

SCALE: 1"=250'
SHEET
1 OF 2

WEST ALLRED BOARDWALK

CHANDLER, ARIZONA



**DAVID EVANS
AND ASSOCIATES INC.**
4600 East Washington Street, Suite 430
Phoenix Arizona 85034
Phone: 602.678.5151

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°06'09"E	635.88'
L2	S49°16'48"E	27.51'
L3	S36°03'50"E	301.74'
RB4	N86°48'47"E	991.43'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	991.43'	568.89'	32°52'37"
C2	944.55'	543.52'	32°58'11"

DATE: 1/2013

SCALE: NTS	WEST ALLRED BOARDWALK	 DAVID EVANS AND ASSOCIATES INC.
SHEET 2 OF 2		