

Add info # 12



**MEMORANDUM**

**Planning Division - CC Memo No. 14-068a**

**DATE:** JULY 10, 2014

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER  
MARSHA REED, ASSISTANT CITY MANAGER *MR*  
JEFF KURTZ, PLANNING ADMINISTRATOR *P*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** SUSAN FIALA, CITY PLANNER *SF*

**SUBJECT:** PDP13-0018 ASCEND AT CHANDLER AIRPORT CENTER

Resulting from the City Council Study Session, Planning Staff recommends the addition of Condition No. 6 to the Preliminary Development Plan (PDP) zoning conditions. Condition No. 6 shall read as follows:

6. The applicant shall submit a revised Page 7 of the Development Booklet with deletion of the sentence referencing a discrepancy between the City of Chandler Zoning Ordinance and the Development Booklet.

**PROPOSED MOTION**

**Preliminary Development Plan:**

Move to approve PDP13-0018 ASCEND AT CHANDLER AIRPORT CENTER, Preliminary Development Plan for conceptual sign design and conceptual building architecture for a business park, subject to the conditions as recommended by Planning Commission and Planning Staff.

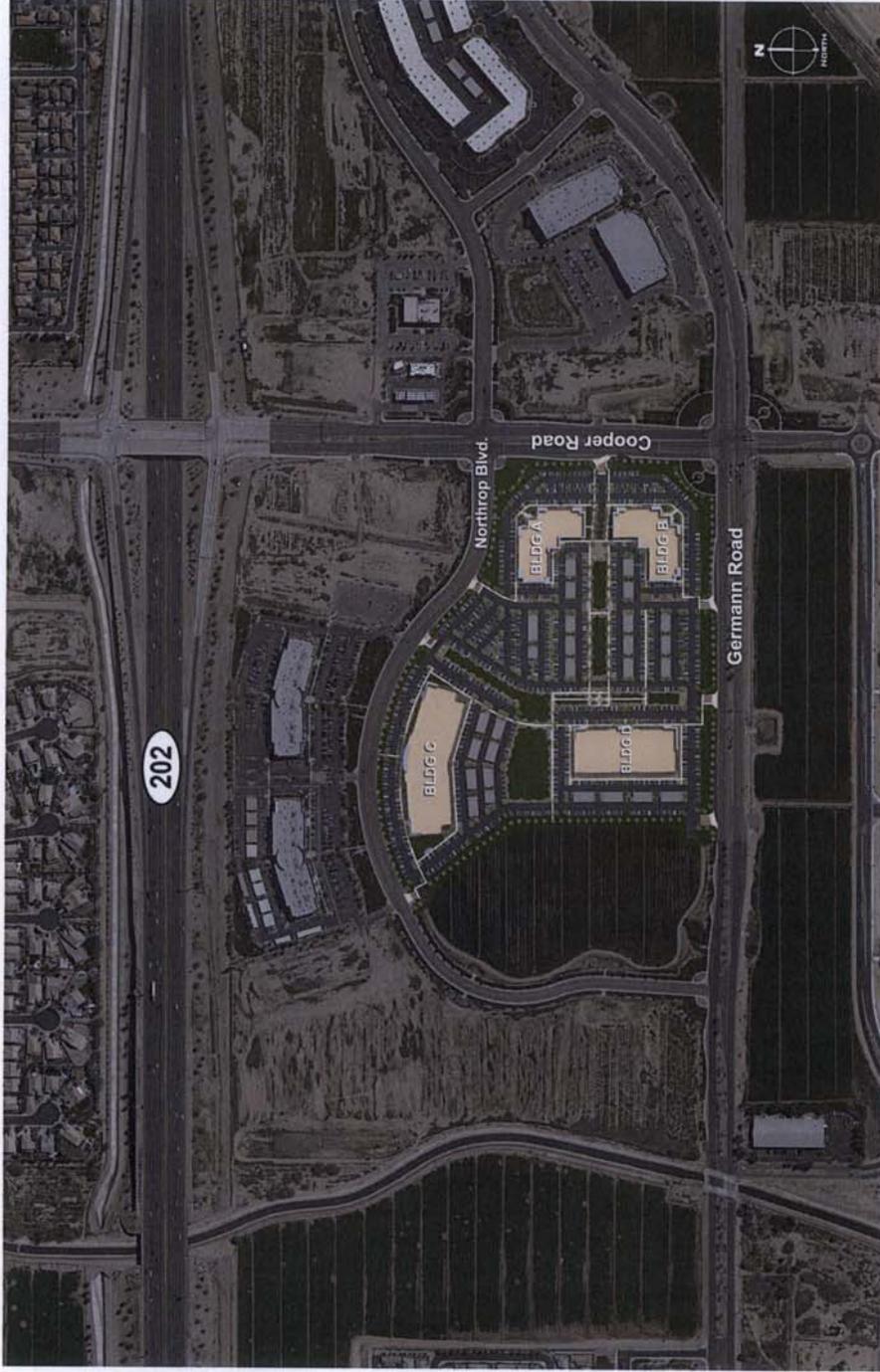
**Attachment**

Revised Page 7, Development Booklet

## PDP Development Standards

### Introduction

Ascend at Chandler Airport Center is a proposed business park in an existing master planned development (Chandler Airport Center). The site is currently vacant but will be planned for single and multi-story buildings. The property is currently zoned PAD with a Mid-rise Overlay and is within the Airport Overlay District. The uses proposed are within the previously approved uses for the site according to the Chandler Airport Center Guidelines for commercial office and business parks. No zoning waivers are being requested. Parking will consist of both covered and uncovered parking and may include parking structures. The site will have a main entrance off Cooper Road with secondary entrances off Northrop Boulevard and Germann Road. The interior of the site will be connected through a series of drives, paving, hardscape, sidewalks, landscaping, lighting, and building architecture. All site and building details not addressed within these guidelines will conform to the guidelines previously approved in the Chandler Airport Center Design Guidelines.



Context Plan



**MEMORANDUM**                      **Planning Division – CC Memo No. 14-068**

**DATE:**            JULY 10, 2014

**TO:**                MAYOR AND COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                           MARSHA REED, ASSISTANT CITY MANAGER *MR*  
                           JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                           KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            SUSAN FIALA, CITY PLANNER *SF*

**SUBJECT:**        PDP13-0018 ASCEND AT CHANDLER AIRPORT CENTER

**Request:**            Preliminary Development Plan approval of the conceptual site layout and conceptual building architecture for a business park

**Location:**           Northwest corner of Germann and Cooper roads

**Applicant:**           Aaron Marty  
                                   Irgens Partners, LLC

**RECOMMENDATION**

Planning Commission and Planning Staff, upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, recommend approval subject to conditions.

**BACKGROUND**

The approximate 30-acre site is located at the northwest corner of Germann and Cooper roads in the Chandler Airport Center (CAC) master plan, receiving conceptual zoning approval in 2005. The 245-acre CAC master planned employment center straddles both sides of Cooper Road, south of the Santan Freeway (Loop 202). All parcels within the CAC are subject to PDP approval.

The CAC master plan identifies the three parcel site to include general land uses as categorized under Commerce Midrise, Commercial/Freeway Related, and Commercial Hotel/Retail Midrise. Under these broad categories, specific uses including office, showroom, light industrial, fast food, gas, restaurant, retail, service retail, and hospitality are permitted within the Ascend

development. The goal of the CAC master plan is to maintain flexibility that allows development driven by market demands while maintaining high quality development standards. This request is for approval of conceptual designs which follows this goal of allowing flexibility of land use, building architecture, and site layout based on future market demands and individual user needs. Planning Staff will review each phase administratively for substantial conformance with the PDP.

### **SITE LAYOUT**

The Ascend at CAC represents a campus style business park development. Two conceptual master site plans are illustrated in the Development Booklet. The site plan labeled as “Conceptual Master Plan” is more fully illustrated with detailed site data. The second site plan is the “Conceptual Master Plan Option”. Each conceptual site plan arranges the buildings to create a campus environment and address street frontages by pushing the buildings toward the street and centralizing the majority of parking and site amenities. Extensive vehicular access is provided to all three adjacent streets.

The CAC master plan depicts a trail connection to the Paseo through this site. The project proposes a pedestrian trail connection from Cooper Road, through the site and then connects to the public sidewalk on Northrup Boulevard. Numerous pedestrian walkways are provided to connect to public sidewalks and to building entrances to further create a campus environment.

Parking is provided as uncovered and covered spaces. A parking structure is an option dependent on user needs. Examples of parking structure design character are illustrated in the Development Booklet.

Landscape plant materials comply with the plant palette established in the approved CAC master plan. Linear open space is aligned with entry drives to create focal points and includes pedestrian plazas, walkways, signage, and shaded seating areas.

### **BUILDING ARCHITECTURE**

Architectural design character example illustrations portray the design intent. One architectural style will not set the precedent for subsequent buildings. The examples depicted provide four-sided architecture with massing and scale appropriate to a business park development. Design elements, window treatment, and rooflines provide both vertical and horizontal modulation. Building heights are permitted up to 70 feet in height providing additional setbacks and FAA approvals. The material and color palettes further the cohesiveness of the CAC. Planning Staff will administratively review individual buildings as each phase develops. Additional details can be found within the attached Development Booklet.

### **SIGNAGE**

The development’s signage is governed by the CAC master plan Comprehensive Sign Plan. The Comprehensive Sign Plan limits the size, amount, and type of signage throughout the CAC, including wall signage. An entry sign is proposed for the development and is illustrated in the Development Booklet.

### **DISCUSSION**

Planning Staff supports the request for conceptual site layout and conceptual building architecture. The proposed architectural design character advances the goals of the CAC master plan by establishing a high level of design standards for future development. The goals are further carried out by grouping buildings with enhanced common entry features, pedestrian plazas, and a complementary landscape theme to create a cohesively designed business park. A trail connection to the Paseo will be provided along with interior greenbelts. The proposal is compatible with existing, adjacent developments.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on April 23, 2014. One property owner attended. There were no comments or questions concerning the request.
- At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 4    Opposed: 0    Absent: 2 (Cunningham, Donaldson)    Abstain: 1 (Foley)

### **RECOMMENDED ACTION**

#### **Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ASCEND AT CHANDLER AIRPORT CENTER", kept on file in the City of Chandler Planning Services Division, in File No. PDP13-0018, except as modified by condition herein. The Development Booklet provides that building layout, architecture and design for future development of individual buildings, and related onsite site layout related to such future development of individual buildings, will be reviewed and approved administratively.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. All buildings shall be designed to be consistent with the level of quality, detail, building material, paint colors, architectural articulation, and the like as established in the attached Development Booklet.
4. Building architecture shall promote consistent architectural character and detail on all sides of the structure.

5. 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.

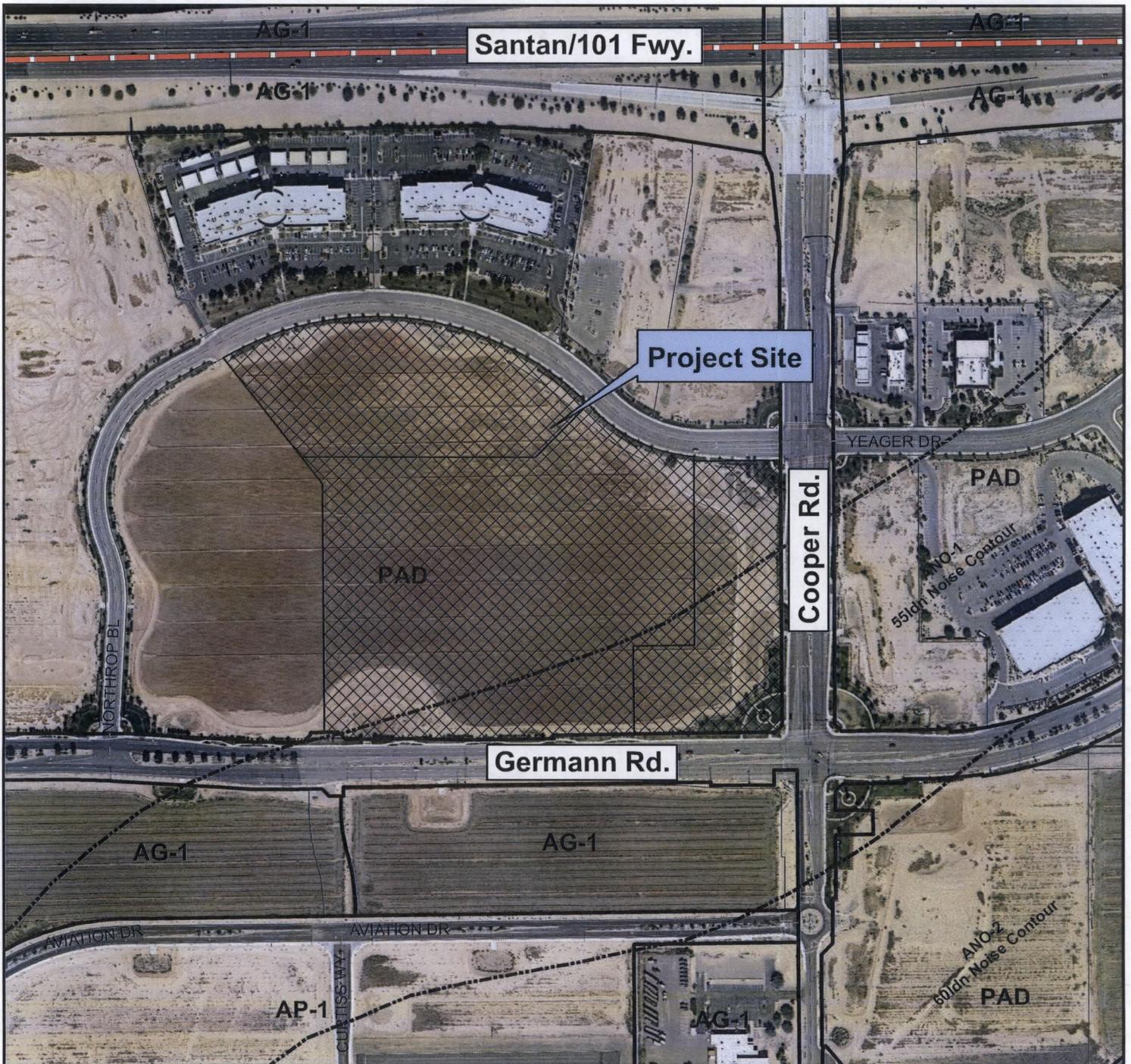
**PROPOSED MOTION**

**Preliminary Development Plan**

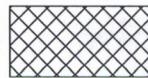
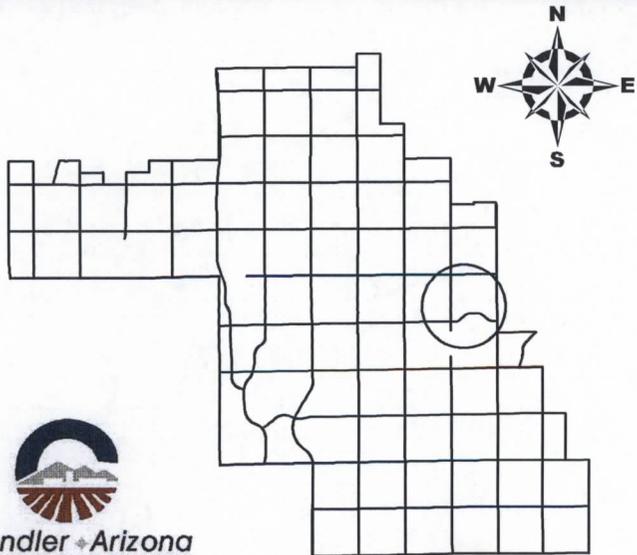
Move to approve PDP13-0018 ASCEND AT CHANDLER AIRPORT CENTER, Preliminary Development Plan for conceptual site design and conceptual building architecture for a business park, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Conceptual Master Site Plans
3. Landscape Plan
4. Conceptual Perspective
5. Architectural Design Character Examples
6. Exhibit A, Development Booklet

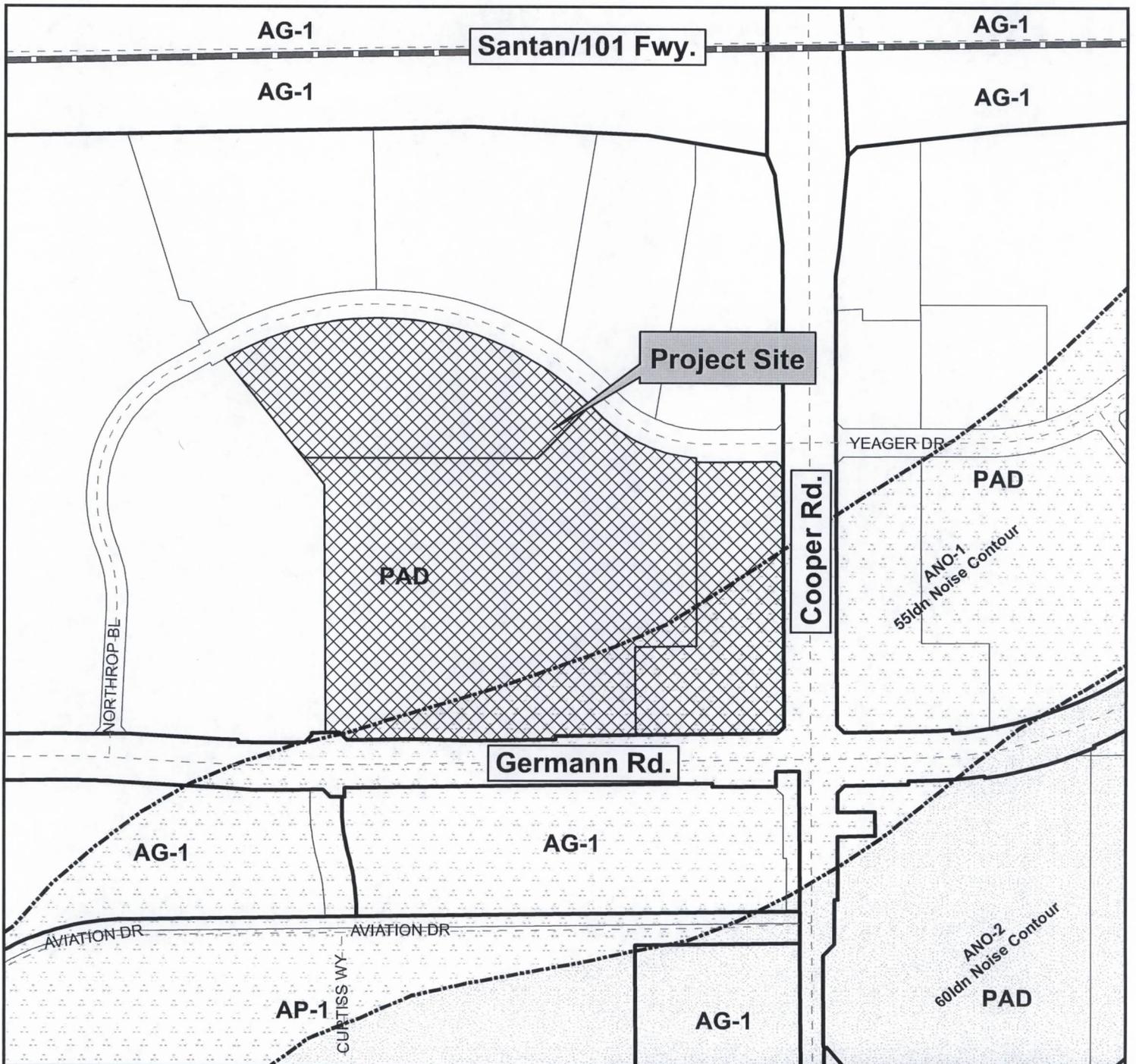


## Vicinity Map



PDP13-0018

**Ascend at Chandler Airport Center**

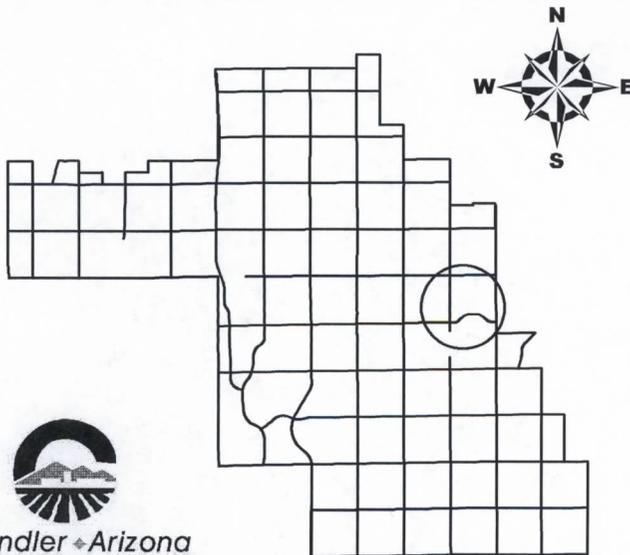


## Vicinity Map



PDP13-0018

**Ascend at Chandler Airport Center**





Conceptual Master Plan





**SITE DATA**

303.29 ACRES, 303.29 ACRES, 303.29 ACRES  
 100% AIR RIGHTS  
 100% AIR RIGHTS  
 100% AIR RIGHTS

**PERMITTED:**  
 A 482,071 S.F. / 11.33 ACRES  
 A 554,414 S.F. / 12.74 ACRES  
 A 1,229,848 S.F. / 28.22 ACRES

**PROPOSED:**  
 A 1,229,848 S.F. / 28.22 ACRES  
 A 1,229,848 S.F. / 28.22 ACRES  
 A 1,229,848 S.F. / 28.22 ACRES

**PERMITTED:**  
 100,000 S.F. / 2.28 ACRES  
 100,000 S.F. / 2.28 ACRES  
 100,000 S.F. / 2.28 ACRES

**PROPOSED:**  
 100,000 S.F. / 2.28 ACRES  
 100,000 S.F. / 2.28 ACRES  
 100,000 S.F. / 2.28 ACRES

**PERMITTED:**  
 1,000,000 S.F. / 22.82 ACRES  
 1,000,000 S.F. / 22.82 ACRES  
 1,000,000 S.F. / 22.82 ACRES

**PROPOSED:**  
 1,000,000 S.F. / 22.82 ACRES  
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 1,000,000 S.F. / 22.82 ACRES

**PERMITTED:**  
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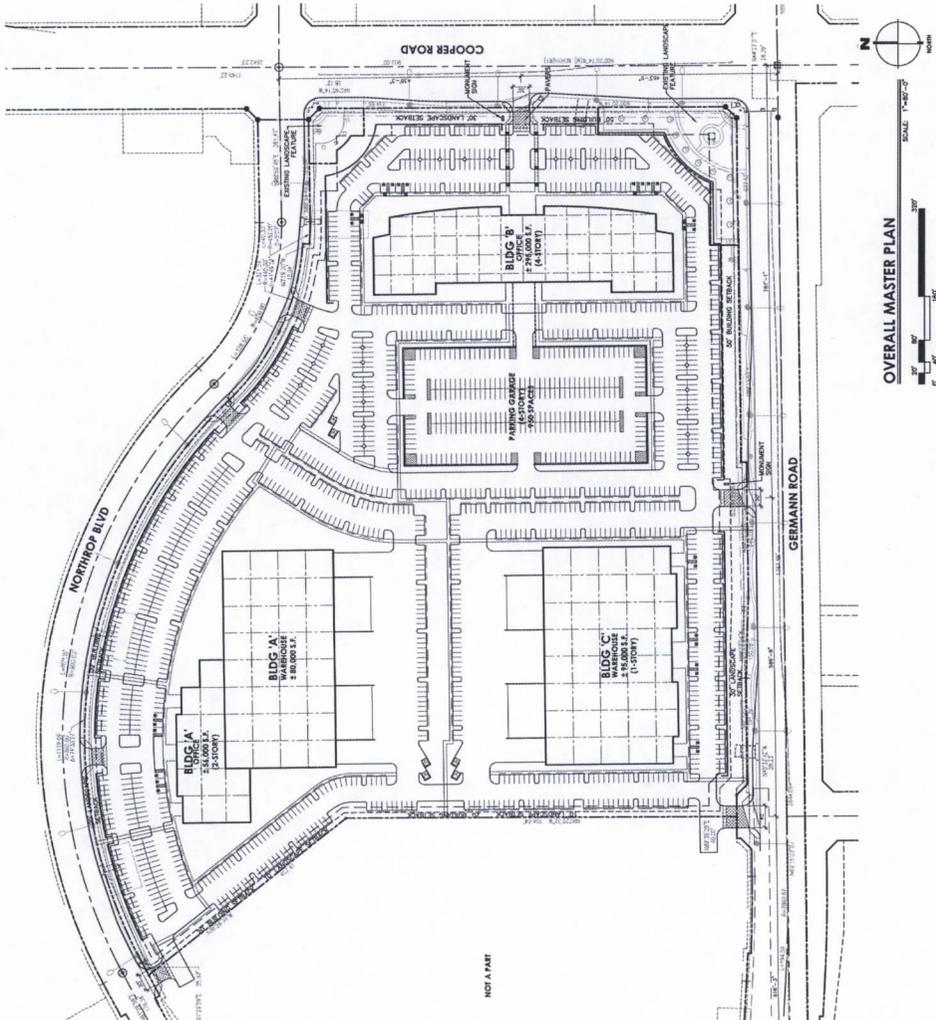
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Overall Master Plan  
 Conceptual Master Plan Option



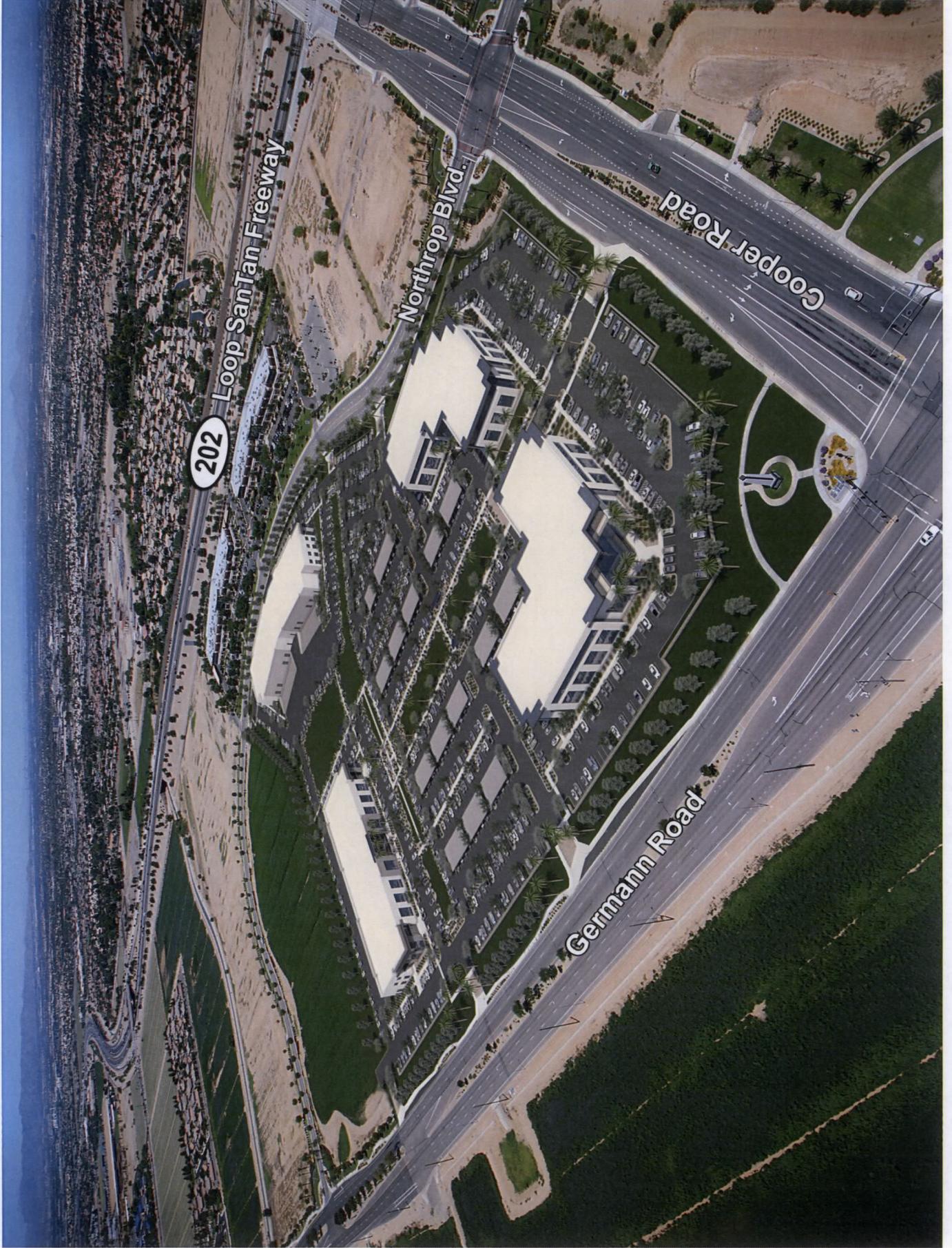
NOT A PART



ASCEND AT CHANDLER  
 AIRPORT CENTER  
 CHANDLER, ARIZONA  
 CONCEPTUAL LANDSCAPE PLAN

PROJECT: 13-071  
 JOB NO.: 2014.02.14  
 DATE: 2014.02.14  
 DRAWN BY: 2014.02.14  
 SUBMITTED: 2014.02.14  
 REVISED:

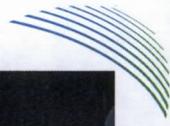
SHEET  
 PL.05 of PL.0.5



Conceptual Aerial View - Northwest



Conceptual Aerial View - Southwest



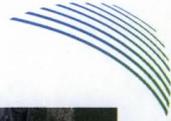


Architectural Design Character



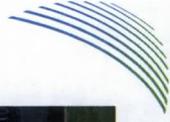


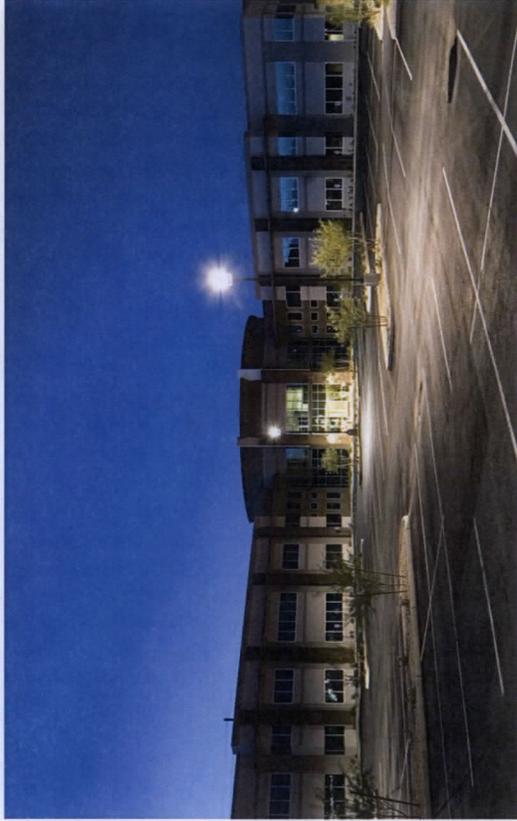
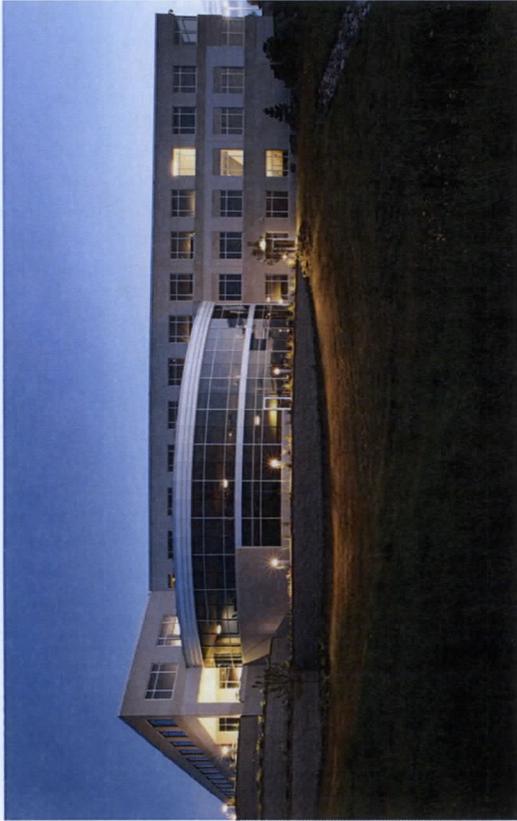
Architectural Design Character



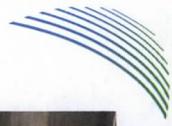


Architectural Design Character





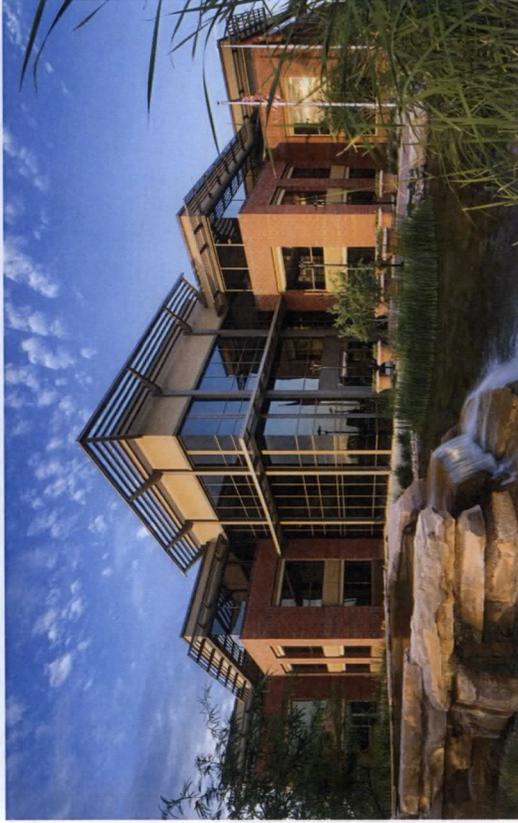
Architectural Design Character





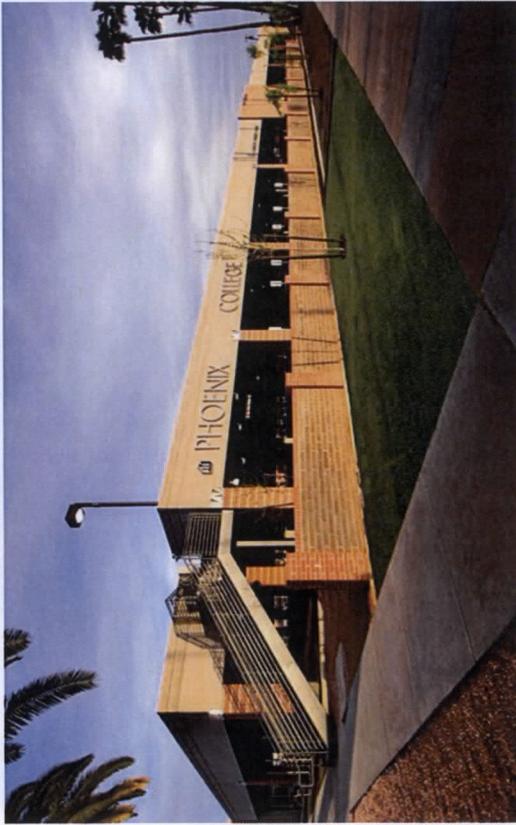
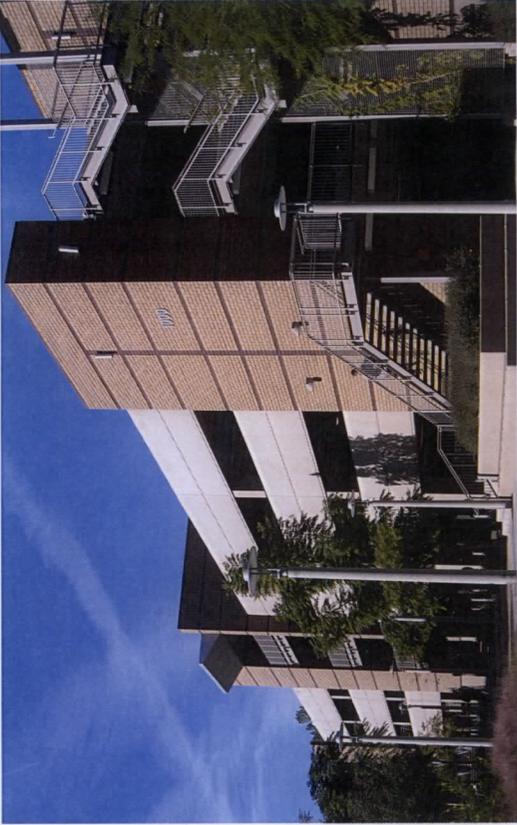
Architectural Design Character





Architectural Design Character





Parking Structure Design Character

