

MINUTES OF THE REGULAR MEETING OF THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, held in the Council Chambers, 88 E. Chicago Street, on Monday, July 7, 2014.

THE MEETING WAS CALLED TO ORDER BY MAYOR JAY TIBSHRAENY AT 7:01 P.M.

The following members answered roll call:

Jay Tibshraeny	Mayor
Rick Heumann	Vice-Mayor
Trinity Donovan	Councilmember*
Nora Ellen	Councilmember
Kevin Hartke	Councilmember
Jack Sellers	Councilmember*
Jeff Weninger	Councilmember

* Councilmember Donovan participated by phone, and Councilmember Sellers was absent and excused.

Also in attendance:

Nachie Marquez	Assistant City Manager
Marsha Reed	Acting City Manager
Kay Bigelow	City Attorney
Marla Paddock	City Clerk

INVOCATION: Councilmember Hartke gave the invocation.

PLEDGE OF ALLEGIANCE: Councilmember Weninger led the Pledge of Allegiance.

CONSENT:

VICE MAYOR HEUMANN asked staff to briefly cover the major features of the old steel facility infill project that is underway. KEVIN MAYO, Planning Manager, briefly highlighted some of the features of the development. The 6.7 acre site will have 301 luxury apartment units. This development has 40 units per acre compared to most complexes which have 18 units per acre. Because this development is being built on the old steel facility site, the architecture reflects that urban industrial theme.

MOVED BY VICE MAYOR HEUMANN, SECONDED BY COUNCILMEMBER HARTKE, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION CARRIED UNANIMOUSLY (6-0).

1. MINUTES:

APPROVED the following Chandler City Council Meeting Minutes:

- 1a. Special Meeting of June 23, 2014.
- 1b. Study Session of June 23, 2014.
- 1c. Special Meeting of June 26, 2014.
- 1d. Regular Meeting of June 26, 2014.

2. REZONING: Foothills Community Church Ord. #4546

ADOPTED Ordinance No. 4546, DVR13-0044 Foothills Community Church, rezoning from Planned Area Development (PAD) for Industrial uses to PAD for a church located north of the NWC of Hamilton Street and Pecos Road.

3. REZONING: Echelon @ Ocotillo Ord. #4547

ADOPTED Ordinance No. 4547, DVR13-0045 Echelon @ Ocotillo, rezoning from Planned Area Development (PAD) for Compadre Stadium and Agricultural District (AG-1), to Planned Area Development (PAD) for single-family residential and townhouse at the SEC of Alma School and Ocotillo roads.

4. REZONING/PRELIMINARY DEVELOPMENT PLAN/PRELIMINARY PLAT: Alta Chandler Ord. #4553

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4553, DVR14-0010, Alta Chandler, rezoning from Regional Commercial District (C-3) to Planned Area Development (PAD) for Multi-Family Residential including a Mid-Rise Overlay for buildings up to 56 feet in height located at the SEC of Frye Road and Washington Street. (Applicant: Nick Wood, Esq., Snell & Wilmer, LLP.)

APPROVED a Preliminary Development Plan (PDP) for site design and building architecture for an apartment development on approximately 6.7 acres located at the SEC of Frye Road and Washington Street.

APPROVED Preliminary Plan PPT14-0007, Alta Chandler, for site design and building architecture for an apartment development located at the SEC of Frye Road and Washington Street.

BACKGROUND

The subject site is comprised of a series of parcels totaling approximately 8 gross acres. The site is bordered by Frye Road to the north, Folley Street to the south, Delaware Street on the east and Washington Street to the west. To the north is the Maricopa County justice Court, as well as smaller light industrial buildings. A City of Chandler park, single-family residential and a commercial building are located south of Folley Street. West are various commercial buildings, single-family homes and vacant lots zoned Regional Commercial District (C-3). To the east is an existing flooring company and vacant lots also zoned C-3.

The subject site, owned by Dunn-Del Re, commonly referred to as the CMC steel site, formerly contained a steel yard metal fabrication and supply company. The site is currently abandoned.

GENERAL PLAN/AREA PLAN

The General Plan designates the subject site as located within the South Arizona Avenue Corridor Area Plan (SAZACAP) The Area Plan specifically highlights the subject site (Steel Yard) as 'four blocks on the south side of Frye Road anticipated to be developed by a single developer'. The Area Plan continues by identifying the subject site as planned for multi-family residential focused on Frye Road, encouraging high density residential greater than 18 dwelling units per acre. The subject rezoning request is consistent with the General Plan and SAZACAP.

SITE DESIGN

The site design responds to the urban strategies outlined in the Area Plan by engaging the 4-story residential buildings right up against the street frontages. The inclusion of parallel on-street

parking and adjacent 8-foot sidewalks create the inviting pedestrian-friendly environment encouraged by the South Arizona Avenue Design Guidelines. The primary gated entrance is centrally located along Frye Road. Secondary access is provided along Delaware Street. The buildings' organization naturally internalized the on-site parking.

A total of 301 residential units are provided. The 190 one-bedroom units range in size from 640 sq. ft. to 904 sq. ft. The 107 two-bedroom units range in size from 1,002 sq. ft. to 1,284 sq. ft. The 4 three-bedroom 'penthouse units' are approximately 1,726 sq. ft. The units are located within 5 buildings, three 4-story buildings and two 3-story buildings. A total of 462 parking spaces are provided through a combination of 209 carport spaces, 93 garage spaces, 68 tandem spaces and 57 open stall spaces, as well as 35 on-street parking spaces for visitors.

ARCHITECTURE

The request includes a Mid-Rise Overlay for buildings up to 65 feet in height. Although the exhibits indicate a maximum building height of approximately 55 feet, the request maximum of 65 feet is intended to account for any unforeseen parapet height change due to the mechanical equipment screening.

The buildings portray a modern industrial urban theme through the use of geometric architectural massing changes, masonry and steel elements, and deep contrasting gray and earth-tone colors accented with red. The first-floor private courtyards are brought right out to the property lines engaging the residents with the street experience, while creating a pedestrian scale to the 4-story buildings.

The project signage will include individual metal lettering mounted atop Building 1's Frye Road/Washington Street corner tower element. Additionally, a corner vertical project sign, utilizing metal lettering, will be located on this corner as well. Final details will be reviewed administratively through Planning Staff.

STAFF RECOMMENDATION:

Planning Staff supports the request. The General Plan and SAZACAP identify the subject site specifically for this type of re-development land use solution. The 40 dwelling units per acre is precisely the level of residential density encouraged by these guiding documents. Furthermore, the design team has delivered a proposal that is consistent with the urban design objectives found within the south Arizona Avenue Design Guidelines. The building architecture represents a unique urban industrial approach that provides Alta Chandler with a sense of identity yet correlates with the eclectic diversity anticipated within the downtown re-development area. The public right-of-way building engagement, internalized on-site parking, and adjacent on-street parallel parking all promote the desired urban sense of place, all while providing a significant re-development catalyst for the southern end of Downtown Chandler.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed according to the provisions of the City of Chandler Zoning Code with neighborhood meetings being held on May 13 & 15, 2014. There were approximately 10 neighboring property owners in attendance at each meeting seeking information and did not convey any opposition. Concern was expressed regarding the potential gentrification of the surrounding area. Several attendees submitted comment cards in support of the request. Planning Staff has received no correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 4 – 0 with Commissioner Baron abstaining and Commissioners Cunningham and Donaldson absent.

RECOMMENDED ACTIONS

Rezoning

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the conditions listed in the ordinance.

Preliminary Development Plan

Upon finding consistency with the General Plan, the Planning Commission and Planning Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled “ALTA CHANDLER” kept on file in the City of Chandler Planning Division in File No. DVR14-0010, 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. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. 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.

Preliminary Plat

The Planning Commission and Planning Staff recommend approval subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

UNSCHEDULED PUBLIC APPEARANCES:

None.

CURRENT EVENTS:

Mayor Tibshraeny stated Current Events would be made at the next meeting.

Adjournment: The meeting was adjourned at approximately 7:08 p.m.

ATTEST: _____
City Clerk

Mayor

Approved: August 11, 2014.

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the City Council of Chandler, Arizona, held on the 7th day of July 2014. I further certify that the meeting was duly called and held and that a quorum was present.

DATED this _____ day of August, 2014.

City Clerk