

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 Thursday, July 10, 2014.

THE MEETING WAS CALLED TO ORDER BY MAYOR JAY TIBSHRAENY at 7:04 p.m.

The following members answered roll call:

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

* Vice Mayor Heumann and Councilmember Donovan participated by phone.

Also in attendance:

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

INVOCATION: Reverend Denise Burns – First Church of the Nazarene

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

CONSENT:

Mayor Tibshraeny noted the continuation request for Item No. 25 (Hurricane Grill & Wings Liquor License).

MOVED BY COUNCILMEMBER HARTKE, SECONDED BY COUNCILMEMBER SELLERS, to approve the Consent Agenda as presented, noting that Item No. 25, Liquor License for Hurricane Grill & Wings, will be continued to the August 14th meeting.

VICE MAYOR HEUMANN noted he would be voting no on Item number 6.

COUNCILMEMBER WENINGER requested Municipal Utilities Director Dave Siegel provide a brief summary on agenda item number 5. Discussion is noted under that item.

MOTION CARRIED UNANIMOUSLY (7-0), with the exception noted.

1. REZONING: Alta Chandler Ord. #4553

ADOPTED 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.

2. POWER TRANSMISSION EASEMENT: Salt River Project

Ord. #4488

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4488 granting a no-cost power transmission easement to Salt River Project (SRP) along the north side of Riggs Road fronting the Ironwood Country Club.

BACKGROUND/DISCUSSION

When Riggs Road was widened between Alma School Road and Arizona Avenue, SRP was required to relocate their 69kV lines to the north side of Riggs Road. To accommodate their relocated facilities, SRP is now requesting a power transmission easement along the north side of Riggs Road fronting the Ironwood Country Club. This easement will be approximately 1,200 feet long and will contain approximately 35,834 square feet of land. SRP will extinguish their existing 47,520 square-foot easement along the south side of Riggs Road. Extinguishing the existing SRP easement will leave the traffic lanes on Riggs Road unencumbered. The majority of the remaining land rights along Riggs Road required by SRP are being processed by the Maricopa Department of Transportation.

SRP has advised Staff that a second 60kV circuit may be installed on this line of poles to increase their capacity and ability to service the area.

Staff has reviewed and approved the legal descriptions for the requested easement.

3. ZONING AMENDMENT: Thorobred Wrestling Club

Ord. #4549

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4549, DVR14-0016 Thorobred Wrestling Club, amending the Planned Area Development (PAD) zoning for Planned Industrial District (I-1) uses to allow an instructional sports and athletic training facility use in Unit 14 of Building M within the Paloma Kyrene Business Community located south of Chandler Boulevard on the west side of Kyrene Road at Gila Springs Place. (Applicant: Ed Bull, Burch & Cracchiolo, P.A.)

BACKGROUND

The subject site is a developed light industrial business park with a mix of two light industrial warehouse condo buildings and general/medical office condo buildings. A vacant lot at the west end is planned for self-storage use. West of the development is General Industrial (I-2) development; north is a commercial retail shopping center; east is Kyrene Road and single-family residential and south is Gila Springs Place and a new light industrial business park under construction.

The Paloma Kyrene Business Community development was zoned Planned Area Development (PAD) in 2005. Uses permitted include general/medical office and limited retail support along Kyrene Road. The western half of the development includes two warehouse buildings, Buildings M and N, for Planned Industrial (I-1) uses allowing 85% light industrial with 15% support general office in each condo. Two zoning amendments for the entire Paloma Kyrene Business Community were approved in 2009 and 2011 to allow instructional sports and athletic training facility uses only in Building M. The amendments limit these uses to a maximum of 8,500 square feet. This square footage is occupied with a fencing school and a sports/fitness training business.

The request is to amend the PAD zoning for only Unit 14 in Building M to allow an additional instructional sports and athletic training facility use.

The request does not seek to change the prior PAD zoning amendments related to the entire development or change the zoning condition in place limiting a total of 18,500 square-feet for such uses in Building M. The request is limited solely to Unit 14 to allow an additional 5,000 square-foot instructional sports and athletic training facility use. The specific use is a wrestling club that includes practice, training and occasional clinics/camps/small competitions for youth athletes.

The definition of “instructional sports and athletic training facilities” for this particular development is facilities that focus on the instruction, training and related activities of a particular sport or field of sports. Examples include, but are not limited to, baseball, softball, fencing, martial arts, swimming, gymnastics, cheerleading and dance. Uses such as dog training, child-oriented party places such as inflatable bounce facilities, gaming and the like are not permitted as these are not deemed sports and athletic related uses. The facilities are anticipated to host competitive events, which are limited to weekday evenings after 5:30 p.m. and anytime during weekends and national holidays. Events will be planned so as not to interfere with other businesses in the business park. There will be no outdoor training permitted in conjunction with these uses. The wrestling club agrees to zoning conditions within the development limiting occurrences of competitive events and no outdoor training.

The wrestling club primarily operates in the late afternoon to evening Monday through Friday with a maximum of approximately 40 people. Saturday hours are morning to late afternoon and Sunday afternoons. Occasional events may have approximately 70 people.

The development has shared parking with a ratio for the instructional sports and athletic training facilities uses at 1 space per each 333 square feet of building area (1/333). The site currently provides approximately 620 parking spaces. Based on a parking study in 2011, at 5 p.m., approximately 145 parking spaces are available in the development and at 6 p.m., approximately 365 parking spaces are available as most businesses close after 5 p.m. Through the proposed shared parking analysis, it is understood that the whole development will not operate at the same time. Instructional sports businesses operate mostly off hours from other businesses including the weekends thus parking is available when they operate.

DISCUSSION

The Planning Commission and Planning Staff support the proposed PAD amendment finding the additional 5,000 square feet of instructional sports and athletic training facilities to be compatible with the industrial business park. The addition of a wrestling club within Unit 14 of Building M does not represent a conflict with any of the approved uses. The requested amendment would allow up to 23,500 square feet of total building area to be occupied with instructional sports and athletic training facilities in Building M.

PUBLIC/NEIGHBORHOOD NOTIFICATION

The request was noticed in accordance with the requirements of the City of Chandler Zoning Code. A neighborhood notice was mailed due to no residential within proximity of the subject condo space. Planning Staff is not aware of any neighborhood opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5 – 0 with Commissioners Cunningham and Donaldson absent.

RECOMMENDED ACTION

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

4. CONTINUED REZONING & PRELIMINARY DEVELOPMENT PLAN: Chandler Viridian Ord. #4551

CONTINUED TO AUGUST 11, 2014, Introduction of Ordinance No. 4551, DVR14-0012 Chandler Viridian, rezoning from Planned Area Development (PAD) Commercial and Multi-Family to PAD Commercial and Multi-Family located at the SWC of the Loop 101 Freeway and Frye Road to finalize development details.

CONTINUED TO AUGUST 11, 2014, Preliminary Development Plan (PDP) on approximately 26 acres for a mixed-use development including Office, Hotel, Commercial and Multi-Family Residential uses located at the SWC of the Loop 101 Freeway and Frye Road to finalize development details.

5. CITY OF CHANDLER RECLAIMED WATER CONVERSION PROGRAM Res. #4777

ADOPTED Resolution No. 4777 authorizing the City of Chandler Reclaimed Water Conversion Program for Homeowners' Associations; accepting the terms and conditions of the Program documents; and authorizing the Municipal Utilities Director to execute the Program documents on behalf of the City of Chandler.

DISCUSSION:

COUNCILMEMBER WENINGER stated the idea came to him after a resident approached him concerning reclaimed water and the ability for neighborhoods to convert over to using reclaimed water for irrigating their common areas. The idea would be to assist these neighborhoods with the up front costs, but overall, the city would be reimbursed.

MUNICIPAL UTILITIES DIRECTOR DAVE SIEGEL stated they had been working closely with the City Attorney, Management Services, and Transportation & Development to devise an implementation plan. He spoke of the presentation made in the Fall of 2013 and highlighted some of the options in the plan. The plan would be available to HOA's that were homeowner controlled, not developer controlled; the City could offer a maximum loan of \$50,000 with maximum payback time of 5 years, and there would be an application process. The average connection cost is estimated between \$35,000 and \$50,000.

Mr. Siegel stated the Capital Improvement Plan (CIP) budget has \$250,000 set aside to fund the program for the first year. The funds would be used to retrofit and install a service line from the reclaim water line into the HOA's potable water irrigation system. To be eligible the HOA would have to have paid their Chandler utility bills on time over the last few years, and they would have to be in good financial standing.

There are an estimated 20 HOAs that could utilize the program, and out of those 20, it would appear there are 15 HOA's that could have a water savings between 3 million gallons up to 12 million gallons per year. It is becoming more and more expensive to purchase new water, so there are significant benefits for both parties.

In response to questions from Mayor Tibshraeny, Mr. Siegel said potable water is roughly 2 to 3 times more expensive than reclaimed water. The reclaimed area is south of Pecos Road and from Price Road over to the eastern city limits. Mayor said he would like to get a map of trunk lines. Mr. Siegel added that once construction is complete on an infill project, reclaimed will be available in front of most properties on the main roads.

VICE MAYOR HEUMANN reiterated the need to verify the financial stability of the HOA's if applying to participate in this program.

In response to a question from Councilmember Weninger, Mr. Siegel said a press release will be sent, and correspondence will be sent to the 20 HOA's that are eligible.

BACKGROUND

The City of Chandler has constructed a reclaimed water distribution system as a means to re-use its water resources. Reclaimed water is used to irrigate landscaped areas and is a vital component of the City's water conservation efforts. The distribution system provides reclaimed water to the majority of areas south of Pecos Road and east of Old Price Road within the City limits.

There are subdivisions within this area that were built before the reclaimed water distribution system was completed and are currently using potable water to irrigate their common areas. Several of these subdivisions were also required to install infrastructure for the delivery of reclaimed water within their community. However, the turnout structure required to connect to the City could not be built until the reclaimed water distribution system was in place. A number of Homeowner Associations (HOAs) have expressed interest in undertaking these conversions, but the initial cost of the turnout structure and related work has been a concern to them. Converting common areas from potable to reclaimed irrigation would save the City future water costs and aid in HOAs experiencing lower water bills as reclaimed water rates are significantly less than potable.

The Chandler Reclaimed Water Conversion Program for HOAs will assist HOAs with funding the cost of the turnout structure construction and related costs required for the conversion. This program would provide a loan for up to \$50,000, per HOA, for a term of no more than five years. Funding will be made available through the Municipal Utilities Department's FY 2014-15 Capital Improvement Program (CIP). Funding for the first year is \$250,000, and applications will be accepted until funds are exhausted. The program will continue so long as the funds are available. HOAs will be required to provide a design with a cost estimate detailing the conversion project and sign a loan agreement, a Secured Promissory Note and a Deed of Trust, to be eligible for the program.

Staff briefed the Municipal Utilities Council Subcommittee on the framework for the proposed financing plan on September 26, 2013. The primary difference in the final proposal is that in addition to the loan agreement, there will be a Secured Promissory Note and a Deed of Trust.

FINANCIAL IMPLICATIONS

The City will obtain a financial benefit by replacing the use of potable water with the use of reclaimed water as potable water is more expensive to acquire. It is estimated that once the conversion is complete, the HOA would realize a savings ranging from \$1.19 to \$2.84 per one thousand gallons. This savings would vary depending on usage and summer versus winter rates.

6. JOINT PROJECT AGREEMENT: ADOT

Res. #4779

VICE MAYOR HEUMANN VOTED NAY ON THIS ITEM.

ADOPTED (6-1) Resolution No. 4779 authorizing a Joint Project Agreement with the Arizona Department of Transportation (ADOT) for an airport pavement preservation project and authorizing

the City Manager to sign the Agreement and related documents upon their approval as to form by the City Attorney.

BACKGROUND/DISCUSSION

ADOT's Multimodal Planning Division evaluated and rated the pavement conditions for each of the State's public airports in 2010 and 2013. Based upon their findings, maintenance options such as crack seals and overlays were scheduled for runways, taxiways and aprons at individual airports over a five-year period. These projects were based on pavement condition index (PCI) priorities and the program's funding. Findings determined Chandler Municipal Airport would benefit from the program and recommended a thin asphalt overlay and pavement markings on its Runway 4L/22R, Taxiway A and related connecting taxiways. Under this program, ADOT manages the procurement, engineering, construction administration and construction of the maintenance project.

AIRPORT COMMISSION REPORT

During their regular meeting on June 11, 2014, the Airport Commission voted unanimously 5-0 to forward a recommendation for approval to the City Council.

FINANCIAL IMPLICATIONS

The estimated total cost of completion of the pavement preservation project is \$1,275,717, of which the City of Chandler will contribute 10% or \$127,572 of the estimated cost from the Airport Capital Improvement account. ADOT will fund the balance.

7. AREA PLAN AMENDMENT / REZONING / PRELIMINARY DEVELOPMENT PLAN /
PRELIMINARY PLAT: Lone Tree Res. #4783 & Ord. #4552

ADOPTED Resolution No. 4783, APL 14-0005 Springfield Lakes Area Plan Amendment/DVR14-0001/PPT14-0002 Lone Tree, Area Plan Amendment to the Springfield Lakes Area Plan, amending approximately 21 acres from Multi-Family Residential to Single-Family Residential located at the SWC of Riggs and Lindsay roads.

INTRODUCED AND TENTATIVELY APPROVED Ordinance No. 4552, DVR14-0001 Lone Tree, rezoning from Planned Area Development (PAD) for condominiums to PAD for single-family residential located at the SWC of Riggs and Lindsay roads.

APPROVED a Preliminary Development Plan (PDP) for subdivision layout and housing product located at the SWC of Riggs and Lindsay roads.

APPROVED a Preliminary Plat PPT14-0002 Lone Tree, for a 72-lot single-family residential subdivision located at the SWC of Riggs and Lindsay roads. (Applicant: Jason Hadley; Hadley Design Group, Inc.)

BACKGROUND

The 21-acre subject site located at the SWC of Riggs and Lindsay roads, is currently zoned PAD for condominiums. The site is located within both the Southeast Chandler Area Plan (SECAP) and the Springfield Lakes Area Plan. West of the site is the Lone Tree golf course as part of the master-planned Solera residential development. South are single-family homes as part of the Solera community and a City of Chandler well site. East is Lindsay Road with the Sun Groves single-family residential subdivision and a vacant commercial corner east of the arterial. North is Riggs Road with the Shadow Ridge commercial condominium development north of the arterial.

AREA PLAN AMENDMENT

The site is part of both the SECAP and Springfield Lakes Area Plan. Within both plans, the site is designated as supporting residential development, with the Springfield Lakes Area Plan further

restricting the site to age-restricted multi-family residential development. The Springfield Lakes Area Plan was adopted in 1998 and encompasses approximately 616 acres that cover the square mile bounded by Riggs Road, Gilbert Road, Lindsay Road and Hunt Highway. The SECAP was adopted in 1999 and designated the Springfield Lakes Area Plan as supporting traditional Suburban Character residential development. The request is to amend the area plan from multi-family residential to single-family residential. The request is consistent with the SECAP.

SUBDIVISION LAYOUT

Two points of access are provided for the subdivision, with the main entry located on Riggs Road and a secondary access on Lindsay Road. The development is gated, maintaining consistency with this portion of the Solera master planned community.

Two lot sizes are provided for the 72-lot subdivision and designed so that the varying lot sizes are in blocks. Lot sizes are 52' x 115' (5,980 sq. ft.) and 64' x 115' (7,360 sq. ft.). The lot sizes are consistent with the larger Solera community which has a lot size range of 45', 65' and 75' wide lots. With the addition of the request, the density for the entire Solera community is 2.9 dwelling units per acre, well within the allowed density range of the SECAP.

An outdoor amenity area is provided at the terminus of the Riggs Road entry. A walking path is provided along the eastern portion of the subdivision that winds its way through a block of homes connecting the eastern and western portions of the subdivision. Consistent with requirements in the SECAP, substantial landscape tract widths along Riggs and Lindsay roads are provided. Perimeter walls are designed to be consistent with the larger community.

HOUSING PRODUCT

Eight housing plans are provided with three elevation styles per plan. Four plans are provided for both lot widths ensuring diversity. Home design, general layout and architectural styles are consistent with the surrounding community. All homes are single-story. Square footage ranges from 1,573 up to 2,514 sq. ft.

DISCUSSION

Two site plans are presented for review and approval. The site plans are in response to the fact that the subject site is currently not incorporated into the surrounding Solera neighborhood as the site has held a multi-family designation since the establishment of the community. Since the request is to rezone the property to single-family, the developer is desirous to incorporate the community into the larger Solera community. The developer has been working with the homeowner's association (HOA); however, a majority vote from the community is required and has not yet been taken. The development team continues to work with both the HOA and interested residents.

The first site plan (preferred by Staff and the homebuilder), provides for a single point of access off of Riggs Road. This plan is proposed in the event that the subdivision is able to be incorporated into the larger community. Assuming that the site is incorporated within the larger community, the cul-de-sac that is located at the site's southwestern edge will be modified to allow through traffic. The second plan is designed in response to the subdivision proposal not receiving the necessary votes from the community to be incorporated and provides two gated points of access, one along each arterial street frontage. If the incorporation does not occur, then the cul-de-sac will remain as is. Both site plans meet development requirements.

It should be noted that the tabs indicating the product plans were mixed during the binding process; the number shown on the plans are the correct numbers. The booklets will be corrected in time for the Council meeting.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code with neighborhood meetings being held on April 14 and June 9, 2014. There were 165 residents in attendance at the first meeting, generally in support of the request, and approximately 300 residents attending the second meeting. There was no direct opposition to the zoning request, but concerns were expressed regarding the development incorporating into the larger community and how additional residents may tax the neighborhood facilities. A third neighborhood meeting was held on June 14, 2014. An HOA vote on the incorporation into the Solera community has yet to be taken due to the seasonal nature of the community; however, the HOA has expressed initial support.

Planning Staff has received a couple of phone calls from residents supporting the request, but having concerns with the connection to the larger community. Planning Staff has not received and correspondence in opposition.

PLANNING COMMISSION VOTE REPORT

The motion to approve passed 5-0 with Commissioners Cunningham and Donaldson absent.

During the Study Session, a Commissioner requested that in the event the cart storage garage option is chosen, a window be provided. The applicant has been unable to get the option included with the development booklet, but will have the option drawn for Planning Staff review during the permitting process.

RECOMMENDED ACTIONS

Area Plan

Upon finding consistency with the General Plan and SECAP, the Planning Commission and Planning Staff recommend approval.

Rezoning

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

Preliminary Development Plan

Upon finding consistency with the General Plan and SECAP, 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 "LONE TREE", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0001, except as modified by condition herein.
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

8. DEVELOPMENT AGREEMENT: Alta Steelyard

Res. #4785

ADOPTED Resolution No. 4785 authorizing the execution of a Development Agreement for "Alta Steelyard" between the City of Chandler and PR III/Wood Chandler Apartments, LLC ("Wood Partners"), authorizing the use of the Government Property Lease Excise Tax (GPLET) and authorizing the System Impact Fees relating to park development be applied to a future planned park in the neighborhood to the south of the development.

BACKGROUND/DISCUSSION

In 2009, the CMC Steel plant closed its location at the SEC of Washington Street and Frye Road and placed the property for sale. In accordance with the South Arizona Avenue Corridor Study, which identified this property as future high-density residential, Staff began to work with the brokerage team to market the property. The completion of City Hall, and most recently the completion of ASU/TechShop, has been of benefit in providing justification for the planned development of the property.

Wood Partners is now in the process of purchasing the property to develop 301 high-density residential units. As part of their development requirements, Wood Partners is requesting that the City provide a 25-year GPLET rate, which is a provision in Arizona's Tax Code allowing for a specific dollar value per square foot assessment as opposed to the traditional assessment that is based on the value of the property. The current rate for high-density residential projects is \$0.76 per square foot and is divided among all taxing jurisdictions as dictated by a formula outlined in the Statute. Further, because the site is located in both the City's existing Central Business District and the City's Redevelopment Area, this site will also be able to take advantage of an 8-year abatement on all Property Tax as part of the requested 25-year GPLET.

In accordance with City Code, the project will be responsible for paying all required System Impact Fees as permits are issued for the buildings. Wood Partners is requesting that the Park Impact Fees, in the amount of \$675,444, be utilized for a future planned park.

As part of the Development Agreement, the City will provide water and wastewater pipelines to the project, as well as construct Washington Street from Frye Road to south of Elgin Street.

FINANCIAL IMPLICATIONS

Abatement of Property Tax for an 8-year period due to use of the GPLET program with property being located in both the Central Business District and a Redevelopment Area, and use of the GPLET program for up to 25 years. Construction of Washington Street and a water line from Frye Road to Elgin Street, through the FY 2014-15 Capital Improvement Program (CIP).

9. CONTRACT: Presiding City Magistrate R. Michael Traynor

APPROVED the contract for Presiding City Magistrate R. Michael Traynor with an annual base salary of \$181,462.00 during fiscal years 2014-2015 and 2015-2016.

10. INTERGOVERNMENTAL AGREEMENT: State of Arizona Res. #4788

ADOPTED Resolution No. 4788 authorizing the Intergovernmental Agreement (IGA) with the State of Arizona for a Cooperative State Purchasing Agreement.

BACKGROUND

The State of Arizona's Procurement Office makes many of its contracts for materials and services available to other public agencies so that they may purchase needed items under the terms, conditions and pricing of the State's contract.

To be eligible to exercise the option to make use of the State's cooperative contracts, the State requires that each public entity enter into a Cooperative State Purchasing Agreement. The agreement commences upon execution for a term of five State Fiscal Years, concluding on June 30, 2019. It is the vehicle allowing the City of Chandler to purchase from state cooperative contracts, should its use be the best value for the City.

The agreement does not commit the City of Chandler to any cooperative use of the State's contracts and there is no cost to the City resulting from this agreement.

The previous IGA between the City and the State for this purpose has expired. The City has benefited in the past from the value that can be offered through the appropriate use of cooperative contracts. An expedited procurement process, the ability to standardize products and services, and the realization of savings based on total volume of purchase are a few examples of potential benefits.

Staff reviews the City's purchasing requirements on a case by case basis and makes a recommendation based on market research, historical information, compatibility of scope, lead time and customer needs.

11. WITHDREW PRELIMINARY DEVELOPMENT PLAN: Ocotillo Plaza Shopping Center

WITHDREW Preliminary Development Plan PDP13-0016 Ocotillo Plaza Shopping Center, for the addition of two commercial buildings, including a drive-thru, and PDP for a comprehensive sign package for the Ocotillo Plaza shopping center located at the NWC of Alma School and Queen Creek roads for the purpose of re-advertising based on last minute design modifications.

12. PRELIMINARY DEVELOPMENT PLAN: Ascend at Chandler Airport Center

APPROVED Preliminary Development Plan PDP13-0018, Ascend at Chandler Airport Center, for the conceptual site layout and conceptual building architecture for a business park on approximately 30 acres at the NWC of Germann and Cooper roads. (Applicant: Aaron Marty; Irgens Partners, LLC.)

BACKGROUND

The approximately 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 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.

Staff RECOMMENDATION

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 with a neighborhood meeting being held on April 23, 2014. There was one property owner in attendance. There were no comments or questions concerning the request. Planning Staff is not aware of any formal opposition.

PLANNING COMMISSION VOTE REPORT

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

RECOMMENDED ACTION

Upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, the Planning Commission and Planning Staff recommend approval 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 in all sides of the structures.
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.
6. The applicant shall submit a revised Page 7 of the Development Booklet with the deletion of the sentence referencing a discrepancy between the City of Chandler Zoning Ordinance and the Development Booklet.

13. APPROPRIATION: Fire and Emergency Medical Dispatch Services

AUTHORIZED the appropriation for Fire and Emergency Medical Dispatch Services in accordance with the current Intergovernmental Agreement (IGA) with the City of Phoenix in an amount not to exceed \$1,075,271.00.

BACKGROUND/DISCUSSION

The current IGA with the Phoenix Fire Department has been in effect since 2003. This IGA provides dispatch services, technical services and equipment maintenance. In fiscal year 2008/09, a full cost recovery approach was instituted by the Regional Dispatch Consortium. This full cost recovery is based on recovery of operating budget which includes personnel, equipment and upgrades to current equipment.

The contract that the Fire Department has with PMT Ambulance provides for dispatch services for ambulances through the Fire Department's IGA with the Phoenix Fire Department. PMT pays \$248,251.00 of the total Chandler cost to Phoenix. In accordance with the contract, this money is collected and deposited on a monthly basis into the City's Ambulance Revenue Account.

14. APPROPRIATION: Firefighter Physical Examinations

AUTHORIZED the appropriation for Firefighter Physical Examinations in accordance with the Intergovernmental Agreement (IGA) with the City of Phoenix in an amount not to exceed \$165,000.00.

BACKGROUND/DISCUSSION

Annual medical exams are required by OSHA for Firefighters who wear breathing apparatus in order to enter hazardous atmospheres. The City of Chandler entered into an IGA with the Phoenix Fire Department Health Center in 2002 to perform these exams. This IGA provides Chandler Fire Department personnel with annual medical and physical fitness examinations. These exams are performed by Occupational Physicians whose primary focus is firefighter health and wellness. The annual exam cost is staying the same as last year. All exams are done in accordance with the recognized national standard, NFPA 1582.

15. AGREEMENT: VIP Roofing Services, LLC

APPROVED Agreement BF4-910-3394 with VIP Roofing Services, LLC, for roof replacement and restoration at the Police Property and Evidence, Information Technology and Fire Station #8 buildings in an amount not to exceed \$267,087.14.

16. AGREEMENT AMENDMENT: Chandler Amusements, LLC

APPROVED Agreement No. CS4-961-2081, Amendment No. 2, with Chandler Amusements, LLC, to provide amusement train ride and concession services at Desert Breeze Park Railway facility for a renewal period of 10 years. This is the final 10-year renewal option for this agreement.

In 1992, the City solicited Request for Proposals for a private firm to construct and operate a miniature train concession in Desert Breeze Park. The Desert Breeze Railroad Company was selected and invested over a half million dollars in the construction of the concession facility, the installation of the track and related improvements to the park. They operated for 11 years under a lease agreement with the City. The company ceased operation and filed for bankruptcy in January 2003. The City of Chandler took possession of the concession facility and permanent improvements to the park in June 2003. Following the settlement of the bankruptcy action, the City sent out a Request for Proposals from vendors experienced in providing amusement train ride and concession services.

17. AGREEMENT: Republic Services of Phoenix

APPROVED Agreement No. SW4-910-3378 with Allied Waste Transportation, Inc., dba Republic Services of Phoenix, for City facility refuse collection for a two-year term in a total amount not to exceed \$165,459.60.

In an effort to reduce the cost associated with refuse collection, Solid Waste Services Staff converted many City facilities to a less expensive contract that provides for side-load collection of

three hundred gallon refuse containers. Due to concerns for volume of waste generated, space restraints with revetments and/or parking, and access to containers for collection, the option of converting to three hundred gallon container collection at some facilities is not viable. City facilities not serviced with three hundred gallon container collection require front load collection of two, three, four and six cubic yard containers that are serviced under this agreement

18. PROJECT AGREEMENT: Carollo Engineers, Inc.

APPROVED Project Agreement No. WW1417.201 with Carollo Engineers, Inc., pursuant to Annual Contract No. EN1309.101, for Pecos McQueen Lift Station Abandonment Design Services in an amount not to exceed \$114,434.00.

19. AGREEMENT AMENDMENT: HD Supply Waterworks, LTD

APPROVED Agreement No. MU-890-3266, Amendment No. 1, with HD Supply Waterworks, LTD, for the purchase of large water meters and meter parts, for a two-year term, in a total amount not to exceed \$700,000.00. This is the first and final optional two-year extension.

20. AGREEMENT AMENDMENT: HD Supply Waterworks, LTD

APPROVED Agreement No. WD6-890-2297, Amendment No. 4, with HD Supply Waterworks, LTD, for the purchase of water meters and related equipment, for a two-year term, in a total amount not to exceed \$1,977,500.00. This is the fourth and final optional two-year extension.

21. DESIGN CONTRACT: Carollo Engineers, Inc.

APPROVED Design Contract No. WW1301.201 with Carollo Engineers, Inc., for Ocotillo Reclamation Facility Expansion, in an amount not to exceed \$8,999,936.00.

22. CONSTRUCTION CONTRACT: Standard Construction Company, Inc.

APPROVED Construction Contract No. WA0401.403 with Standard Construction Company, Inc., for Water Main Replacement Phase III, in an amount not to exceed \$2,977,505.00. Phase III project area is bounded west to east by Jay Street and Arizona Avenue, north of Chandler Boulevard and south of Linda Lane. Phase III is the final phase of these water main replacements in this area.

23. PURCHASE: CrafcO, Inc.

APPROVED the purchase of asphalt rubber crack sealant material from CrafcO, Inc., utilizing the Arizona Department of Transportation (ADOT) Contract No. ADSPO13-035060, in an amount not to exceed \$200,000.00.

24. CONTINUED USE PERMIT: Washington Residence

CONTINUED TO AUGUST 14, 2014, Use Permit ZUP14-0005 Washington Residence, to allow a single-family dwelling within the MF-2 (Multiple-Family Residential District) on property located at 380 S. Washington Street. The applicant requests a continuance due to scheduling conflicts and needs time to review the Planning & Zoning Commission meeting minutes of June 18, 2014.

25. CONTINUED LIQUOR LICENSE: Hurricane Grill & Wings

CONTINUED to August 14, 2014, a Series 12 Restaurant Liquor License (Chandler #153448L12) for Theresa June Morse, Agent, Franchise Partners LLC, dba Hurricane Grill & Wings, 7450 W. Chandler Boulevard. A recommendation for approval of State Liquor License #12079929 will be forwarded to the State Department of Liquor Licenses and Control.

26. CONTINUED LIQUOR LICENSE: Max & Ted's 480

CONTINUED TO AUGUST 14, 2014, Liquor Licenses, Series 6, for William Clyde Mohler, Jr., Agent, Mohler Enterprises LLC, dba Max & Ted's 480, 480 N. Arizona Avenue, to allow the applicant time to complete the requirements for a new Use Permit.

UNSCHEDULED PUBLIC APPEARANCES:

None.

CURRENT EVENTS:

A. Mayor's Announcements:

Mayor Tibshraeny announced the City's libraries are switching to a new online catalog system which will make the current system unavailable from July 18 to 22, but that librarians will support customers by phone or in person.

He also said the Chandler Police Department will begin accepting applications for its popular Police Explorer program. The process begins with an open house and informational session at 6 p.m., Wed., Aug. 13, at the Chandler Heights Police Substation, 4040 E. Chandler Heights Road.

The Mayor concluded by advising residents that Proposition 470, which is known as "Home Rule", will be on the August 26th primary election ballot. The Home Rule proposal is voted on every four years and gives the City Council the authority to control the budget and to allocate the monies that are received. He stated the entire City Council supports Proposition 470.

B. Councilmembers' Announcements

Councilmember Weninger cautioned motorists to beware of children along the streets as they return to school. He wished his mother a Happy Birthday.

Councilmember Hartke reminded voters who are not registered as a Republican or Democrat that they will need to request a ballot.

Councilmember Hartke invited residents to check out the various library reading programs occurring throughout the summer. In addition he said volunteers were needed for Chandler's Operation Back to School supply drive.

