



#7



MEMORANDUM

Planning Division - CC Memo No. 14-084

DATE: AUGUST 14, 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: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: DVR14-0015 CHANDLER CORPORATE CENTER
 Introduction and Tentative Adoption of Ordinance No. 4561

Request: Rezoning from Planned Area Development (PAD) for commercial retail to PAD for industrial/office/warehouse and commercial retail, and Preliminary Development Plan (PDP) approval for site and building design

Location: Northwest corner of Chandler Boulevard and McClintock Drive

Applicant: Mike Withey; Withey Morris PLC

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The subject site is located at the northwest corner of Chandler Boulevard and McClintock Drive, encompassing roughly 25-acres. The request excludes the 1.1 acre site at the immediate intersection corner. Along the site's north and west is property that has been either developed or approved consistent with the Chandler Corporate Center. South and east are the major arterials of Chandler Boulevard and McClintock Drive.

The subject site and surrounding roughly 75-acres has a long zoning history with uses being established in 1988. In 2000, a PDP was approved for the entire 100-acre Chandler Corporate Center. Late 2005 brought a new PDP for the 75-acres surrounding the subject site. In 2009, a

Rezoning and PDP was approved for the subject site allowing for commercial retail uses including a hotel, and daycare facility. The current request is to Rezone the subject site to allow uses that were originally approved with the Chandler Corporate Center in 1988 allowing for industrial/office/warehouse and commercial retail, as well as PDP approval for site layout and building architecture consistent with the 2005 approved PDP for the larger Chandler Corporate Center.

While no user is specified at this time, the development booklet provides exhibits setting the level of expectation for building architecture, and provides a conceptual site plan. Further, design guidelines are provided in the booklet establishing heights, lot coverage, uses, and allocated square footages per use. As has been presented in the development booklet, the current request is consistent with past approvals for the Chandler Corporate Center. The applicant is requesting that approval for individual buildings be subject to administrative approval so long as future proposals are consistent with the development booklet. Planning Staff supports the request for administrative review and approval.

DISCUSSION

As outlined in the development booklet, land uses are provided for both the existing corporate center (as a historical reference) and the proposed site. The subject site is designated as Employment/Commercial; however is proposing uses consistent with the surrounding corporate center with the exception that commercial uses are requested. The intent of the commercial uses is primarily to provide support services to the surrounding corporate center, and is not intended to allow for a commercial shopping center as was previously contemplated for the site.

Planning Commission and Planning Staff support the Rezoning and PDP request citing that the uses and design representations are consistent with the General Plan and surrounding area. Furthermore, Planning Staff is supportive of the request for administrative approval as development occurs on the site, as the administrative approval process has been effective for the larger campus.

Due to the site's size and the request for administrative approval, as development occurs it is likely that it will occur in a phased fashion. Often phasing effects improvements associated with landscaping, access drives, and parking areas. Planning Staff is recommending a condition requiring a phasing plan for the entire subject site with the submittal of the first building.

Lastly, the last sentence in the Development Standards section on page 7 of the development booklet states: "If there is a conflict, the development standards in this PDP shall apply", shall be stricken from the development booklet. Concerns have risen lately as to whether or not the caveat is appropriate and necessary when dealing with discrepancies between required development standards and elements proposed in the development book.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday June 16, 2014; one neighbor attended the meeting and was supportive. Additionally, the applicant has met the Stellar Airpark users group; no opposition or concerns have been expressed.

At the time of this writing, Planning Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Cunningham)

Prior to the meeting, Planning Staff received a call from the Stellar Airpark Board of Directors with a concern about conceptual building locations within the Clear Zone. Planning Staff assured the Board of Directors that no buildings would be constructed within the Clear Zone. The applicant has added an exhibit in the development booklet depicting that all buildings are outside of the Clear Zone.

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR14-0015 CHANDLER CORPORATE CENTER, Rezoning from PAD for commercial retail to PAD for industrial/office/warehouse and commercial retail subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. If deemed necessary by Transportation Staff, the developer shall be required to design and construct a traffic signal at the intersection of Chandler Boulevard and Juniper Drive.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.

6. 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.
7. 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.
8. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER CORPORATE CENTER" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0015, 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.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of DVR14-0015 CHANDLER CORPORATE CENTER, Preliminary Development Plan approval for site layout and building architecture, subject to following conditions:

1. Landscaping shall be in compliance with current Commercial Design Standards.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
4. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
5. A phasing plan shall be submitted in conjunction with the first building(s) outlining off-site improvements, landscaping, access points and drive aisle locations, and parking areas.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt ordinance no. 4561, approving DVR14-0015 CHANDLER CORPORATE CENTER, Rezoning from PAD for commercial retail to PAD for industrial/office/warehouse and commercial retail, subject to the conditions recommended by Planning Commission and Planning Staff.

CC Memo 14-084

Page 5 of 5

August 14, 2014

Preliminary Development Plan

Move to approve DVR14-0015 CHANDLER CORPORATE CENTER, Preliminary Development Plan approval for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Representative Elevations
4. Ordinance No. 4561
5. Development Booklet

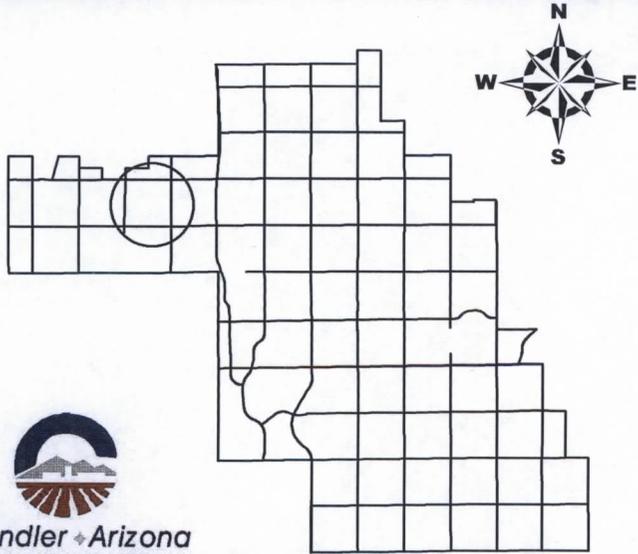


Project Site

McClintock Dr.

Chandler Blvd.

Vicinity Map

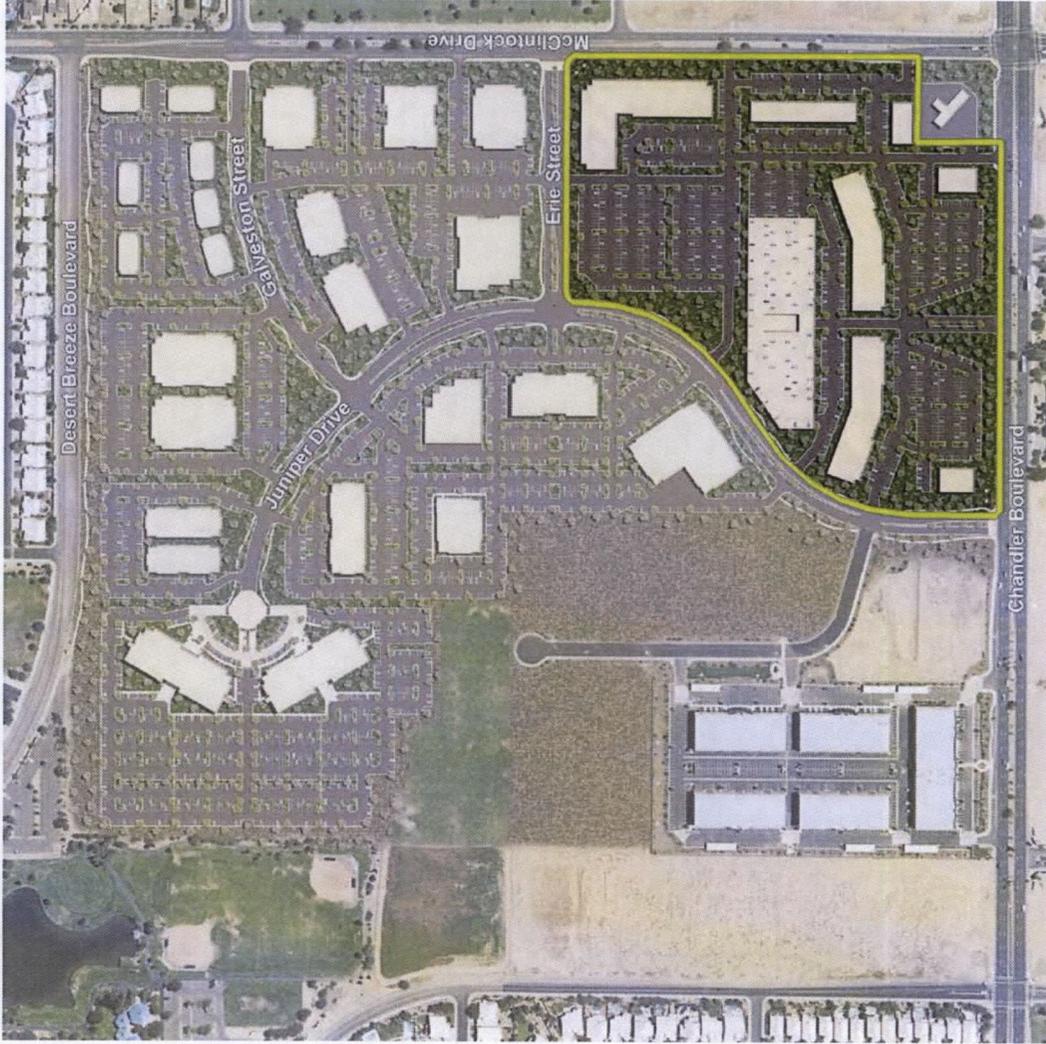


DVR14-0015

Chandler Corporate Center



Proposed PDP Master Plan
(Current Owner for this submittal)



* Proposed Master Plan shows optional parking structure.

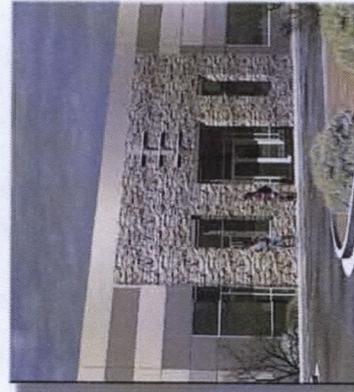
BUILDING DETAILS

- Building details should reflect contemporary order of architecture.
- Building entries should be recessed and defined with special architectural features such as canopies, upgraded and special architectural treatments. Paving and ground treatment should be articulated and upgraded with special complimentary materials.
- Building walls should extend beyond the footprint with site wall elements that visually anchor the building to the site.
- Deep recesses or architectural treatment should be incorporated into exterior walls to articulate the facade.
- Building mass and scale should be sensitive to sit context and the desert environment and unify the project.
- Expansive building masses should be avoided. The architectural concept should be maintained in the architectural appointments and details.
- Pedestrian access should be integrated into the site and landscape.
- Architectural elements should complement the building aesthetics.
- A sense of arrival should enhance the project.

2-STORY BUILDING ENTRY DETAILS



1-STORY BUILDING ENTRY DETAILS



SITE DEVELOPMENT

- The building should be visually integrated with the site and its context by utilizing form, materials and colors that harmonize with the site and surrounding environment.
- A balance should be created between the building and its open space. Buildings should establish a hierarchy of spatial definition.
- Buildings should be planned with respect to solar orientation and views, employing a geometry sympathetic to its site and surroundings.

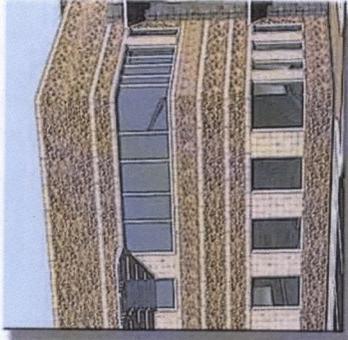
MASS AND SCALE

- Buildings should be clean, orderly and of a timeless expression, reflection the human scale. Buildings should be sensitive to the streetscape and adjacent developments.
- Building height, parking and open space shall comply with the City of Chandler Zoning Ordinance, or with the specific stipulations contained within individual zoning cases for each parcel or project.
- Building mass and form should create an orderly sense and be sensitive to surrounding forms.
- Rooftop equipment screening should integrate into the building mass and form, and should be constructed of similar or complementary materials.

MATERIALS

- Exterior materials should be of a high quality and reflect their Sonoran Desert setting. They should possess properties which age and weather with dignity, enhancing the aesthetic quality of the building.
- Materials should include natural stone, precast concrete, brick, colored and/or textured concrete masonry units or smooth or sand finish stucco. If the use of stucco is employed, a wainscot of a higher quality material should be incorporated for aesthetics and durability.
- Building elevations should be designed with all building elevations reflecting a similar aesthetic. The elevations may vary according to their respective exposure and orientation.
- Colors should reflect the desert environment and complement adjacent development.

2-STORY BUILDING CORNER DETAILS



1-STORY BUILDING CORNER DETAILS

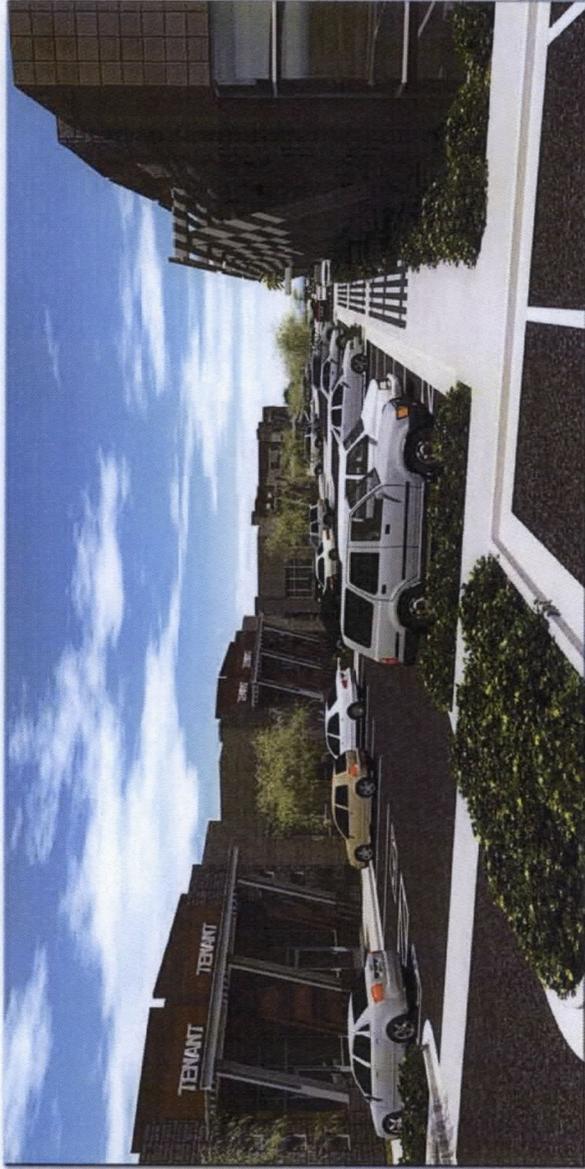


ARCHITECTURAL
DESIGN CHARACTER

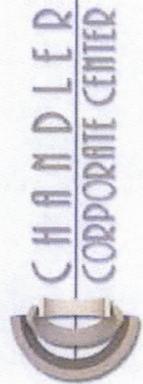


The images represented on this page are conceptual and for illustrative purposes only. They are intended to establish the character of the development and a certain level of quality. Each individual development will establish its own design consistent with these images.

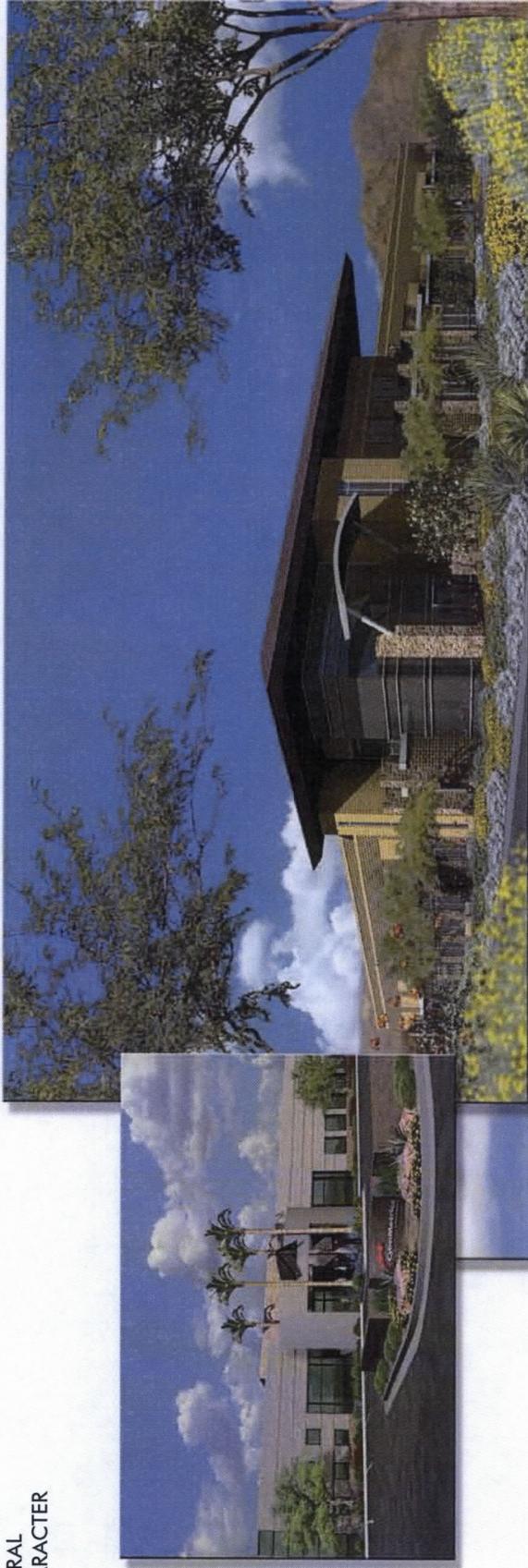
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ORDINANCE NO. 4561

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL RETAIL TO PAD FOR INDUSTRIAL, OFFICE, WAREHOUSE AND COMMERCIAL RETAIL USES IN CASE DVR14-0015 (CHANDLER CORPORATE CENTER) 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 parcel is hereby rezoned from PAD for commercial retail to PAD for industrial, office, warehouse, and commercial retail uses, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. If deemed necessary by Transportation Staff, the developer shall be required to design and construct a traffic signal at the intersection of Chandler Boulevard and Juniper Drive.

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.
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6. 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.
7. 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.
8. Development shall be in substantial conformance with the Development Booklet, entitled "CHANDLER CORPORATE CENTER" and kept on file in the City of Chandler Planning Division, in File No. DVR14-0015, 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.

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 Planning Division 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 of the City of Chandler, Maricopa County, Arizona, this _____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day
of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4561 was duly passed and
adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the
____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

WJ

PUBLISHED: