



**Chandler • Arizona**  
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#18

SEP 11 2014  
Chandler



**MEMORANDUM**

**Planning Division – CC Memo No. 14-095**

**DATE:** SEPTEMBER 11, 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:** PDP14-0010 MACH ONE AT CHANDLER AIRPORT CENTER

**Request:** Preliminary Development Plan (PDP) approval for site layout and building architecture for an office development

**Location:** South of the Santan Loop 202, east of Cooper Road, north of Yeager Drive

**Applicant:** Lanny Shaw, Butler Design Group

**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 19-acre site is located southeast of the Santan Loop 202 and Cooper Road interchange, north of Yeager Drive. The site is bounded by the Santan Freeway to the north, commercial office, recreation/fitness, and industrial developments to the south and east, and commercial, retail, and vacant land to the west. The request is for PDP approval of site layout and building architecture for an office development.

The site is within the 245-acre Chandler Airport Center (CAC) master plan. The CAC master plan received zoning approval in 2005 and spans both sides of Cooper Road, south of the Santan Freeway (Loop 202). The CAC master plan identifies the site to include general land uses as categorized under Commerce Midrise and Commercial Hotel/Retail Midrise. Under these broad categories, specific uses including office, showroom, light industrial, restaurant, retail, service

retail, and hospitality are permitted within the development. In February 2013, five of the 19 acres was rezoned to allow additional land uses including medical office and athletic fields. Construction never commenced.

### **SITE LAYOUT**

The project represents a campus styled office development. Two, two-story buildings totaling 210,000 sq. ft. in area, are set back from the street with parking areas arranged to create a campus environment. Extensive vehicular and pedestrian access is provided within the site and to the street. An enhanced main entry drive is created by a progression of site elements including accent walls, pedestrian walkways, signage, and landscape. Landscape plant materials comply with the plant palette established in the approved CAC master plan. Additional details can be found within the attached Development Booklet.

### **BUILDING ARCHITECTURE**

Architecture is modern with contemporary design elements providing four-sided architecture with massing and scale appropriate to an office park. Design elements, window treatment, and rooflines provide both vertical and horizontal modulation. The two buildings are skewed at the core and are mirrored floor plans with a 180 degree rotation to break up the mass and linear design. Building materials and an earth toned color palette further the cohesiveness of the CAC master plan. Additional details can be found within the attached Development Booklet.

### **SIGNAGE**

The development's signage is governed by the CAC Comprehensive Sign Plan. The Comprehensive Sign Plan limits the size, amount, and type of signage throughout the CAC, including wall signage. The development will build the previously approved multi-tenant freeway pylon sign as depicted in the CAC Comprehensive Sign Plan.

### **DISCUSSION**

Planning Staff supports the request for site layout and building architecture. Building architecture advances the goals of the CAC master plan by establishing a high level of design quality. The goals are furthered by a cohesively designed office development with enhanced entry features, pedestrian plazas, and a complementary landscape theme. 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 notice was mailed on August 1, 2014. No comments or questions concerning the request have been received.
- At the time of this writing, Planning Staff is not aware of any opposition to this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 5    Opposed: 0    Absent: 2 (Baron, 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 "MACH ONE AT CHANDLER AIRPORT CENTER", kept on file in the City of Chandler Planning Services Division, in File No. PDP14-0010, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. 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.
6. 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.

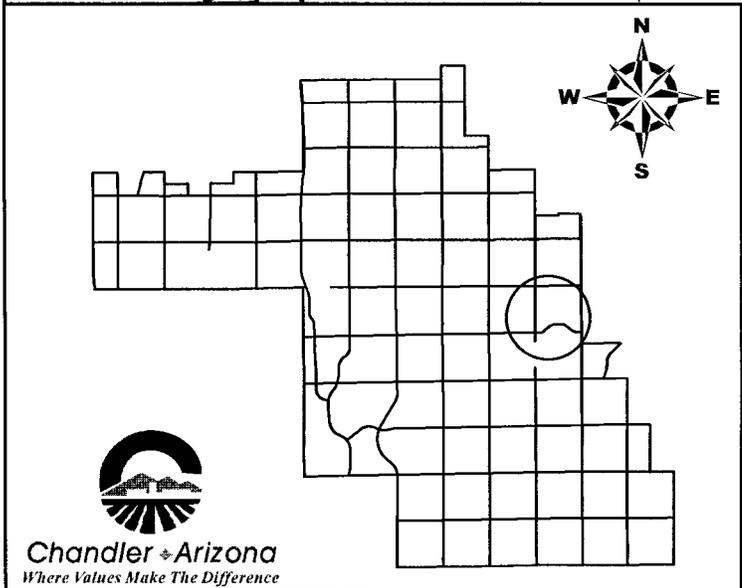
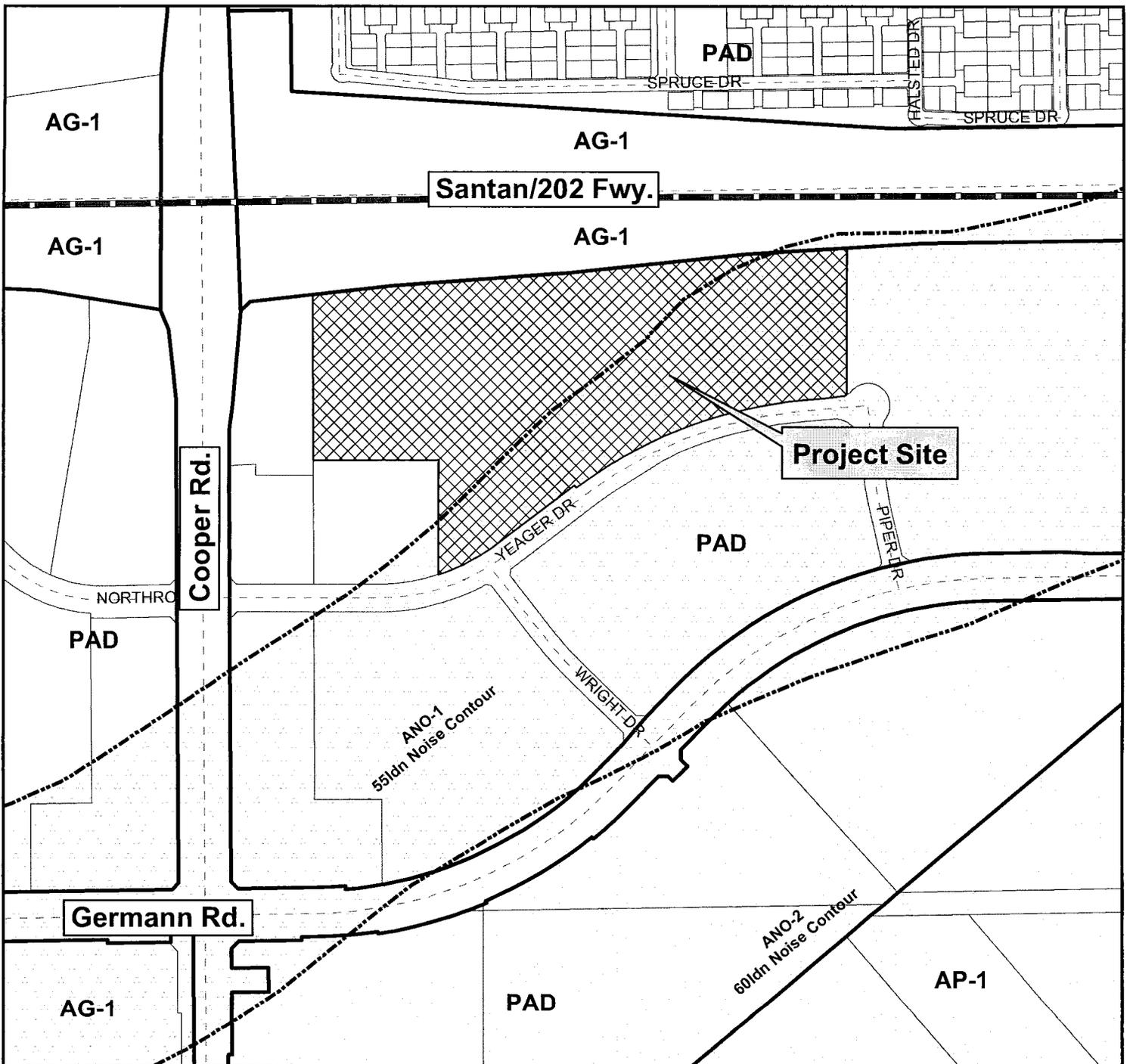
**PROPOSED MOTION**

**Preliminary Development Plan**

Move to approve PDP14-0010 MACH ONE AT CHANDLER AIRPORT CENTER, Preliminary Development Plan (PDP) for site layout and building architecture for an office development, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Perspective
4. Elevations
5. Landscape Plan
6. Exhibit A, Development Booklet



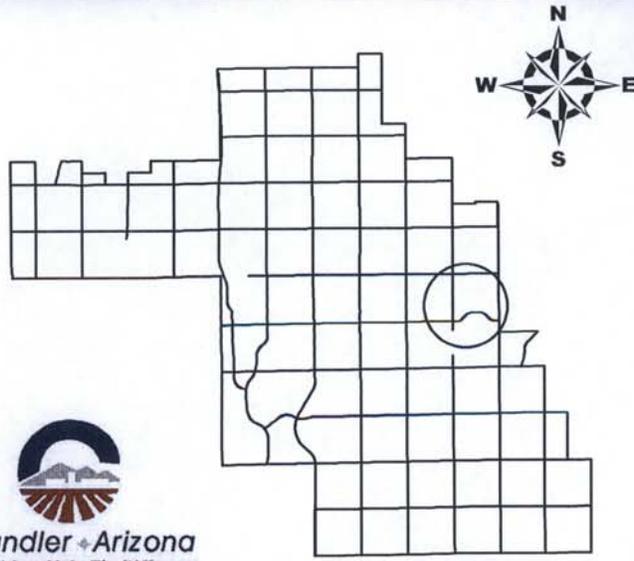
## Vicinity Map

 PDP14-0010

**Mach 1 @ Chandler Airport Center**



## Vicinity Map



PDP14-0010

Mach 1 @ Chandler Airport Center







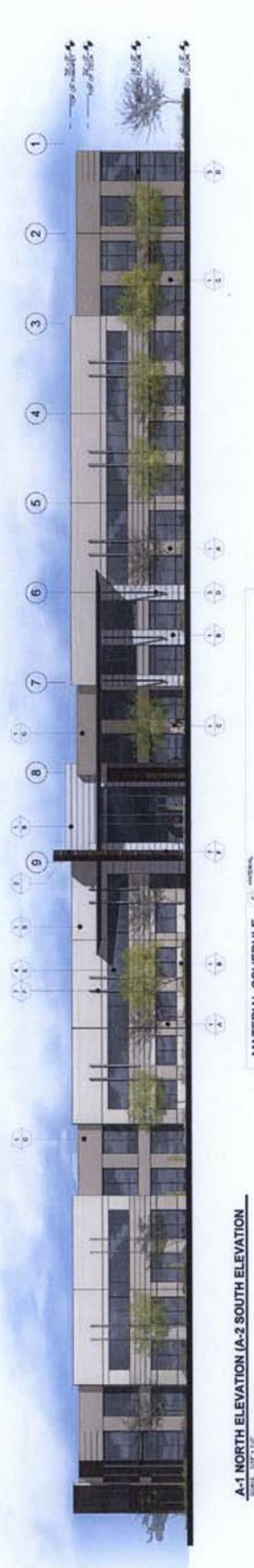
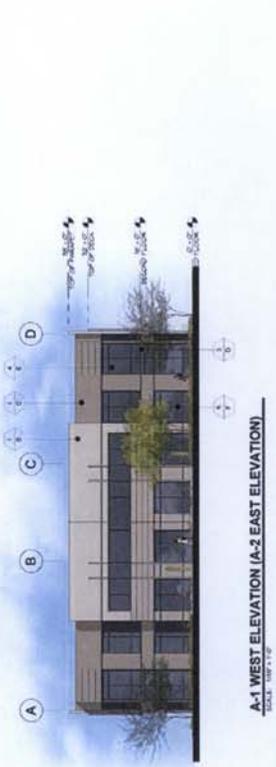
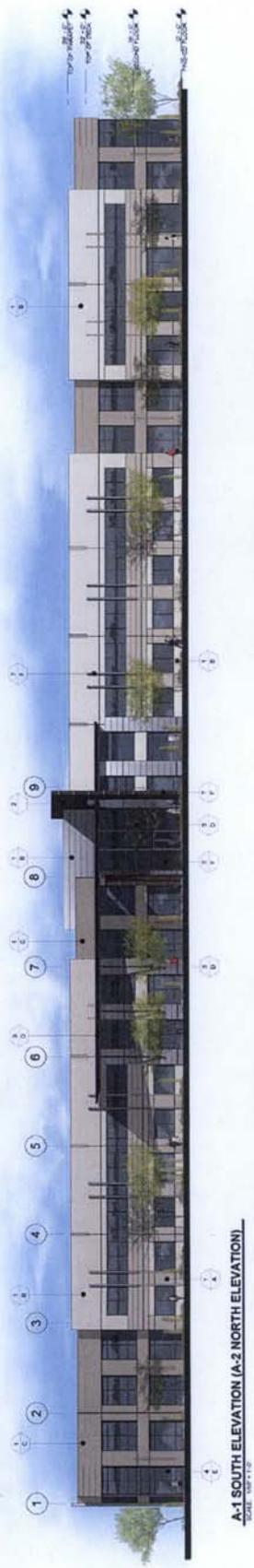
10 | PERSPECTIVE RENDERING



**MACH 1 @ CHANDLER AIRPORT CENTER**

S.E.C. OF LOOP 202 AND COOPER ROAD  
CHANDLER, ARIZONA

Trammell Crow Company



MATERIAL SCHEDULE	
1	FLYING SAUCE
2	FLYING SAUCE
3	FLYING SAUCE
4	FLYING SAUCE
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6	FLYING SAUCE
7	FLYING SAUCE
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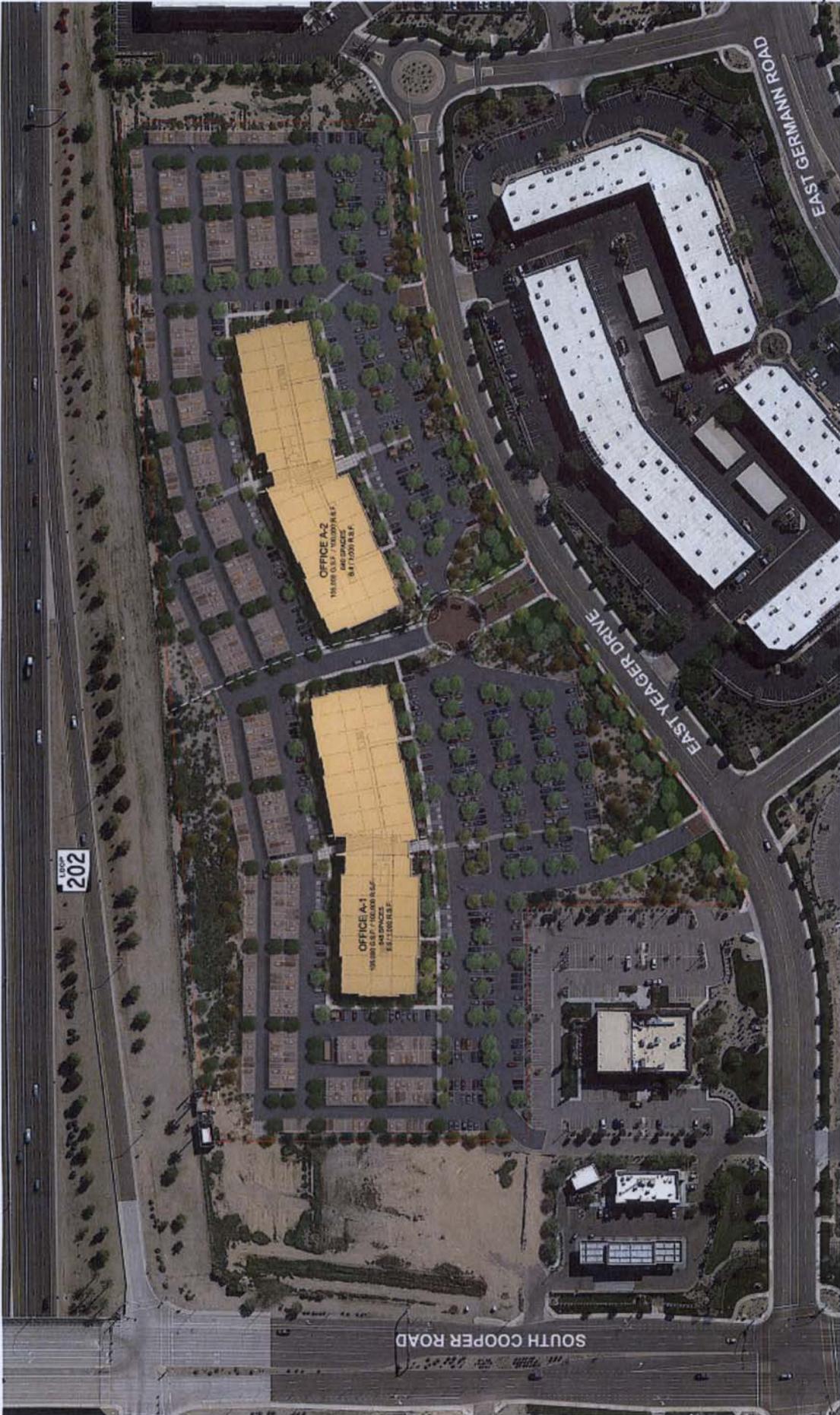
COLORS	
A	FLYING SAUCE
B	FLYING SAUCE
C	FLYING SAUCE
D	FLYING SAUCE
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MATERIALS	
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