



MEMORANDUM **Planning Division - CC Memo No. 14-107**

DATE: OCTOBER 23, 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 PLANNERS *SF*

SUBJECT DVR14-0018 WILLIS AND ARIZONA AVENUE CORPORATE PARK
Introduction and Tentative Adoption of Ordinance No. 4573

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for light industrial and commercial retail with a Preliminary Development Plan for site layout and building architecture

Location: East of the southeast corner of Willis Road and Arizona Avenue

Applicant: Wes Balmer, Balmer Architectural Group

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the request to be consistent with the General Plan and Chandler Airpark Area Plan, recommend approval subject to conditions.

BACKGROUND

The subject site is approximately 10.5 acres located east of the southeast corner of Willis Road and Arizona Avenue. The surrounding developments include the Santan Gateway South shopping center to the north, an undeveloped parcel to the west, railroad tracks to the east, and commercial uses to the south and southwest.

The request is for rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for light industrial and commercial retail with a Preliminary Development Plan for site layout and building architecture.

The site is located within the Chandler Airpark Area Plan and designates the property for Commercial/Office/Business Park uses with a Light Rail Corridor Overlay if the nearby railroad tracks are ever designated for light rail transit. The proposed uses include Light Industrial (I-1) as permitted in the Zoning Code and select commercial uses, outlined in the Development Booklet, which are consistent with the Airpark Area Plan designation.

SITE LAYOUT

The site will consist of two buildings facing north and south, respectively, with an interior truck yard shared between the buildings. The total floor area of both buildings is approximately 139,462 square feet (sq. ft.). Two driveways provide access from Willis Rd. Parking is located around the perimeter of the property. Setbacks, around the entire perimeter, are proposed as 50 ft. from Willis Rd., 12 ft. on the east and west property lines, and 10 ft. along the south property line. The buildings are setback greater than these minimums, 60 ft. from both the east and west property lines and 70 ft. from the south property line to provide greater buffers. Additional details can be found within the attached Development Booklet.

BUILDING ARCHITECTURE

Building architecture is industrial in style, creating a functional form with visual interest. Design elements and materials incorporate concrete tilt-up panels, horizontal metal accents, full height glass near the building corners that are visible from Willis Rd., modulated rooflines, and vertically extruded metal accents extending from ground to above the roof edge. The color palette utilizes earth tones to complement the landscape palette and provide some contrast with the austere building materials.

SIGNAGE

The request includes a Comprehensive Sign Package for the development which limits the size, amount, and type of signage. The material and color palette for the signs is complementary to the proposed buildings and unifies the development.

AIRPORT COMMISSION

The Airport Commission reviewed the rezoning request in accordance with the Airport Conflicts Evaluation Process at their September 10, 2014 meeting. The Airport Administrator has issued a conflicts evaluation report indicating that the Airport Commission determined the proposed rezoning and associated uses do not constitute a conflict with existing or planned airport uses.

DISCUSSION

Planning Staff supports the request. The project reflects a quality office and warehouse development which further sustains existing businesses in the area and creates additional employment opportunities along the railroad tracks within the Airpark Area Plan. The proposal is compatible with 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 August 11, 2014. No one other than the applicant attended.

- At the time of this writing, Planning Staff is not aware of any formal opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 1 (Baron)

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Chandler Airpark Area Plan, recommend approval of the Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for light industrial and commercial retail, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "WILLIS AND ARIZONA AVENUE CORPORATE PARK", kept on file in the City of Chandler Planning Division, in File No. DVR14-0018, except as modified by conditions herein.
2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
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. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation Part 77 and/or in relation to limits established in FAA determined Terminal Procedures (TERPS). All construction cranes shall be installed and operated in accordance with FAA rules and regulations including notification through the filing of FAA Form 7460-1, Notice of Proposed Construction or Alteration.

7. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
8. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
9. Permitted uses include all Planned Industrial District (I-1) uses, as well as, bicycle sales, rental, service and storage, broker investments and loans, clothing manufacturer, membership clubs not operated for profit excluding adult service business, business college, dance hall and club excluding adult service business, florist, garden shop, gymnasium, fitness center, personal training, martial arts, yoga/Pilates studio (front building with drop area added and no H occupancy adjacent to such use), health center, insurance company or agency, interior decorator, lodges, fraternal and social organizations, headquarters for scouts and other youth organizations, motor vehicle rental, music or dancing school, sales of orthopedic braces, artificial limbs, etc., repair shop for small goods (enclosed), and uniform sales or renting.

Preliminary Development Plan

Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan request, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, the Development Booklet, entitled "WILLIS AND ARIZONA AVENUE CORPORATE PARK", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0018, except as modified by conditions herein.
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.
4. The site shall be maintained in a clean and orderly manner.
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 MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4573 and approve DVR14-0018 WILLIS AND ARIZONA AVENUE CORPORATE PARK, rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for light industrial and commercial retail, subject to the conditions as recommended by Planning Commission and Planning Staff.

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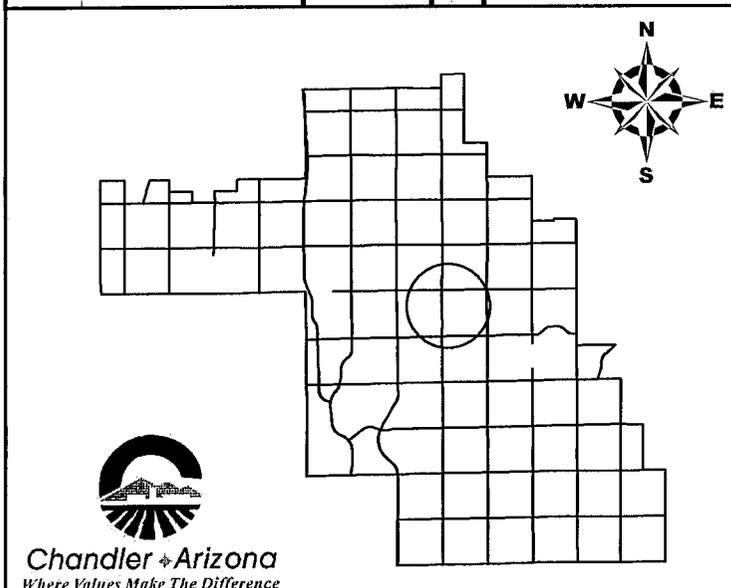
October 23, 2014

Preliminary Development Plan

Move to approve DVR14-0018 WILLIS AND ARIZONA AVENUE CORPORATE PARK, Preliminary Development Plan, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Perspective
5. Elevations
6. Floor Plans
7. Ordinance No. 4573
8. Exhibit A, Development Booklet



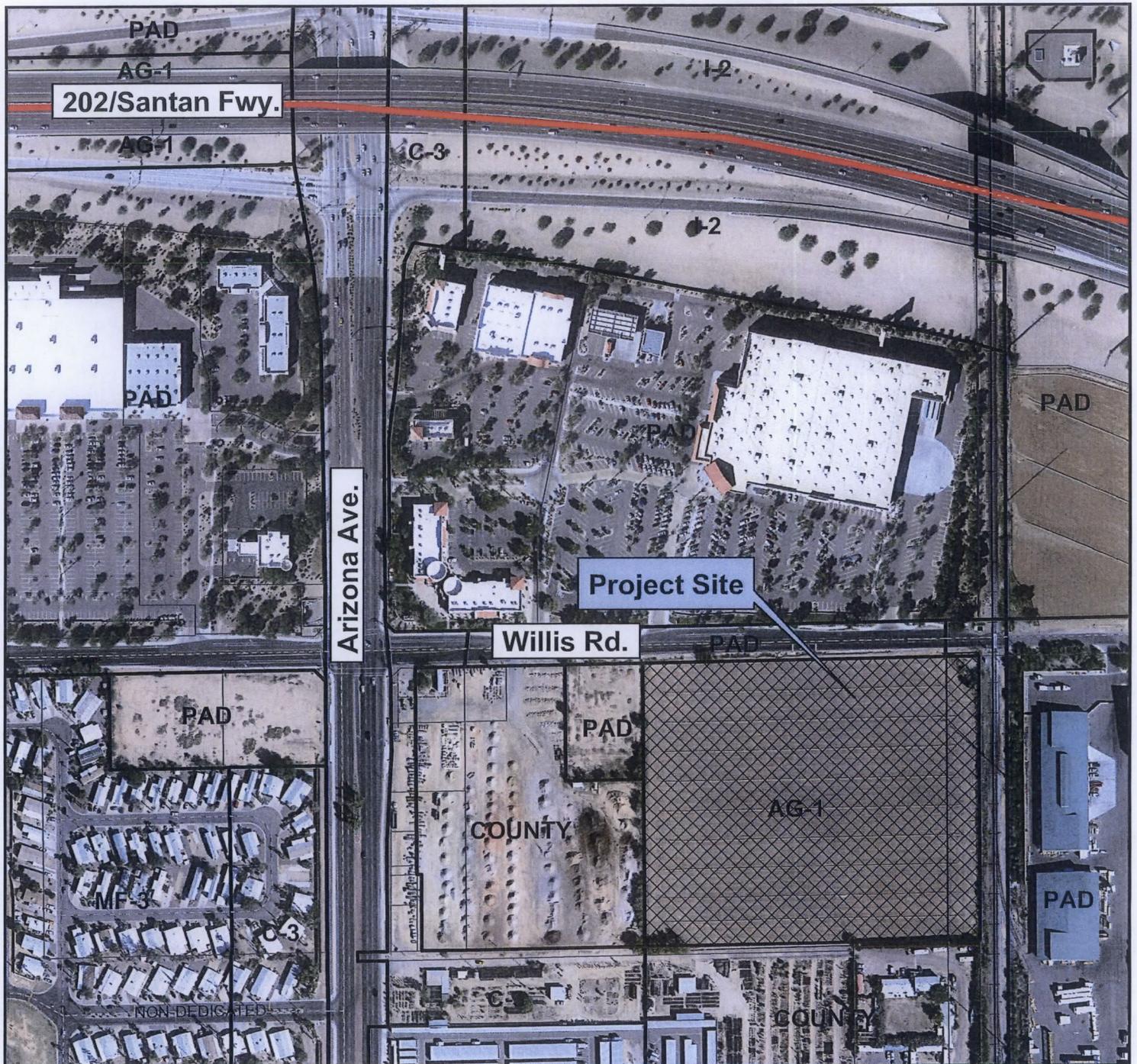
Vicinity Map


DVR14-0018

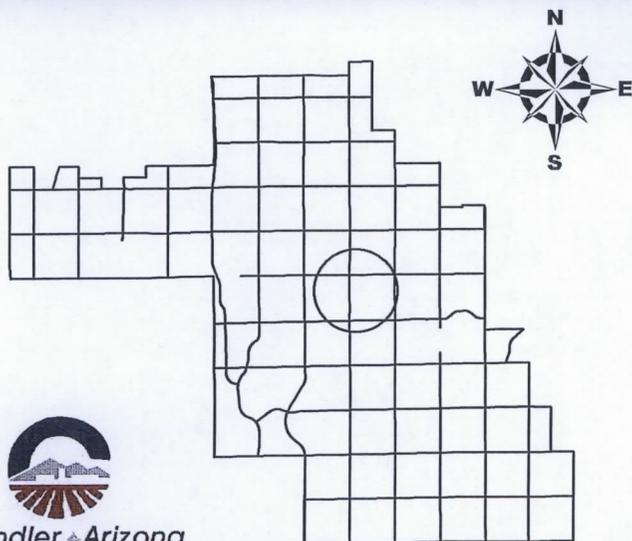
Willis/AZ Corporate Park

CITY OF CHANDLER 6/6/2014





Vicinity Map



DVR14-0018

Willis/AZ Corporate Park

Exhibit B – Perspective: View from Northwest Drive Entry



ORDINANCE NO. 4573

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) FOR LIGHT INDUSTRIAL AND COMMERCIAL RETAIL IN CASE (DVR14-0018 WILLIS AND ARIZONA AVENUE CORPORATE PARK) 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 Agricultural District (AG-1) to Planned Area Development (PAD) for light industrial and commercial retail, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "WILLIS AND ARIZONA AVENUE CORPORATE PARK", kept on file in the City of Chandler Planning Division, in File No. DVR14-0018, except as modified by conditions herein.

2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
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. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation Part 77 and/or in relation to limits established in FAA determined Terminal Procedures (TERPS). All construction cranes shall be installed and operated in accordance with FAA rules and regulations including notification through the filing of FAA Form 7460-1, Notice of Proposed Construction or Alteration.
7. Prior to building permit issuance for any structures the developer shall provide a DETERMINATION OF NO HAZARD TO AVIATION approval as issued by the FAA after filing an FAA Form 7460, Notice of Proposed Construction or Alteration.
8. The developer shall provide the City with an avigational easement over the subject property in accordance with Section 3004 of the City of Chandler Zoning Code.
9. Permitted uses include all Planned Industrial District (I-1) uses, as well as, bicycle sales, rental, service and storage, broker investments and loans, clothing manufacturer, membership clubs not operated for profit excluding adult service business, business college, dance hall and club excluding adult service business, florist, garden shop, gymnasium, fitness center, personal training, martial arts, yoga/Pilates studio (front building with drop area added and no H occupancy adjacent to such use), health center, insurance company or agency, interior decorator, lodges, fraternal and social organizations, headquarters for scouts and other youth organizations, motor vehicle rental, music or dancing school, sales of orthopedic braces, artificial limbs, etc., repair shop for small goods (enclosed), and uniform sales or renting.

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. 4573 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 *KSM*

PUBLISHED:

EXHIBIT "A"

PARCEL 1:

COMMENCING AT THE WEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 21 MINUTES 30 SECONDS EAST, ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 3, A DISTANCE OF 1322.96 FEET, TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3;

THENCE SOUTH 0 DEGREES 01 MINUTES 05 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIES ROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 0 DEGREES 01 MINUTES 05 SECONDS WEST, ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 629.26 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3;

THENCE NORTH 89 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 73.81 FEET TO A POINT LYING 30.00 FEET WESTERLY FROM THE EXISTING CENTERLINE OF THE SOUTHERN PACIFIC RAILROAD TRACT;

THENCE NORTH 0 DEGREES 00 MINUTES 30 SECONDS EAST, PARALLEL WITH AND 30.00 FEET WESTERLY FROM THE CENTERLINE OF SAID SOUTHERN PACIFIC RAILROAD TRACK, A DISTANCE OF 629.26 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WILLIES ROAD;

THENCE SOUTH 89 DEGREES 21 MINUTES 30 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WILLIES ROAD, A DISTANCE OF 73.71 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED TRACT LYING EAST OF THE ARIZONA EASTERN RAILROAD COMPANY'S RAILROAD RIGHT-OF-WAY, AS DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 1, 1949, IN DOCKET 467, PAGE 520, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO

EXCEPTING THEREFROM A TRACT OF LAND CONVEYED TO THE ARIZONA EASTERN RAILROAD COMPANY BY INSTRUMENT RECORDED OCTOBER 14, 1912 IN DEED RECORDED IN DOCKET 101, PAGE 256, RECORDS OF MARICOPA COUNTY, ARIZONA.