



**Additional Info - #7**  
**February 12, 2015**

Jody Novak  
Planner, City Of Chandler

In Reference to: First Electronics

Dear Ms. Novak,

It has come to my attention that the abovementioned company has filed an application to rezone a parcel on Price Road to allow for industrial uses. I own and operate Bella Rose Estate; a Wedding, Reception and Event Venue. Bella Rose Estate is located at 1380 S Price Rd. on the Chandler Manor property, which is in very close proximity to the property in question. I feel that the type of use proposed would have a negative impact on Bella Rose Estate and our existing longstanding neighbors. I am opposed to this request.

Thank you,

Vickie L. Herd

P. 480-477-7930 #702

F. 480-759-9655

**Additional Info - #7**

**February 12, 2015**



**Fw: Fw:Opposition to dvr 14-0023**

**Marla Paddock** to: Erica Barba

02/09/2015 05:45 PM

----- Forwarded by Marla Paddock/COC on 02/09/2015 05:45 PM -----

From: Jeff Kurtz/COC  
To: Marla Paddock/COC, Marsha Reed/COC, Jodie Novak/COC, Kay Bigelow/COC  
Date: 02/09/2015 05:19 PM  
Subject: Fw:Opposition to dvr 14-0023

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Garry Hays --- Opposition to dvr 14-0023 ---

From: "Garry Hays" <ghays@lawgdh.com>  
To: "Jeffrey A. Kurtz" <jeff.kurtz@chandleraz.gov>  
Date: Mon, Feb 9, 2015 5:08 PM  
Subject: Opposition to dvr 14-0023

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Jeff

My client owns the following parcels: 303-25-758, 304-25-759 and 303-25-760. These parcels are adjacent to the above mentioned zoning case. My client is opposed to the zoning request. It is my understanding that this email will constitute a legal protest requiring a super majority vote. Please call if you have any questions.

Thanks  
Garry

Sent from my iPhone



**Chandler • Arizona**  
*Where Values Make The Difference*

#7

FEB 12 2015  
Chandler



**MEMORANDUM**

**Planning Division – CC Memo No. 15-021**

**DATE:** FEBRUARY 12, 2015

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER <sup>RD</sup>  
MARSHA REED, ASSISTANT CITY MANAGER  
JEFF KURTZ, PLANNING ADMINISTRATOR <sup>JMK</sup>  
KEVIN MAYO, PLANNING MANAGER

**FROM:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER <sup>JMN</sup>

**SUBJECT:** DVR14-0023 FIRST ELECTRONICS  
Introduction and Tentative Adoption of Ordinance No. 4604

**Request:** Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for office/industrial along with Preliminary Development Plan (PDP) for site layout and building design for an electronics manufacturer

**Location:** North of the northwest corner of Price and Willis roads

**Applicants:** Andy Pulsipher, Andy Pulsipher Architects

**Project Info:** Approximate 3.5 acres; 34,341 square foot building

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval.

**BACKGROUND**

The approximate 3.5-acre subject site is located north of the northwest corner of Price and Willis roads. This property is surrounded by the Gila River Indian Community to the west, Chandler Echelon with PayPal/eBay to the north, The Castle at Ashley Manor to the south, and undeveloped land to the east within Allred Park Place.

The request is to rezone the site from Agricultural (AG-1) to Planned Area Development (PAD) for office/industrial along with Preliminary Development Plan (PDP) for site layout and building design for an electronics manufacturer. First Electronics specializes in the assembly of printed

circuit board, cable and wire harnesses, and electromechanical box builds. Services include the automated and manual insertion of surface mount and thru-hole components.

The development includes approximately 34,341 square feet of building area which includes 29,941 square feet of light industrial space for a circuit board assembly facility and a second floor of 4,400 square feet with support general office. The building height ranges from approximately 30 to 36 feet.

The building is designed to accommodate a light industrial facility that has a production area for receiving, shipping, assembly, and testing as well as administrative office space. The building's front elevation along Price Road features a rounded two-story glass wall capped with a cedar plank ceiling. The entrance canopy's corner is supported by an accent wall with brushed stainless steel. The building incorporates four-sided architecture with a multi-level painted metal trellis element with stucco-veneered columns. The building walls are stucco finish with split-face block as a wainscot.

The landscape frontage includes a 100-foot deep landscape area characteristic of properties along Price Road. The west side of the property has a landscape/retention area which can be converted for future development. Vehicular access is provided off of Price Road. The site has appropriate parking at 80 spaces. One freestanding monument sign is proposed along Price Road which is architecturally designed to match the building.

At the northwest corner of the subject site lies a narrow, rectangular parcel approximately 0.10 acres. This parcel is separately owned and not a part of the proposed development. The development will provide a 20-foot wide vehicular access from this parcel to Price Road. This parcel will have access to water and sewer services.

#### **DESIGN REVIEW COMMITTEE**

Planning Staff forwarded the request to the Design Review Committee (DRC) prior to the Planning Commission hearing. The DRC reviewed the project's architectural design elements. The Committee was complimentary of the building design. There was one minor change requested regarding the seam joints/grid design to change from 8-foot by 8-foot to 4-foot by 4-foot which will better show the block's texture grid design.

#### **GENERAL PLAN CONFORMANCE BACKGROUND**

The General Plan designates this property as Employment. The Employment category targets knowledge-intensive industries like high technology and information technology such as First Electronics. Additionally, the General Plan identifies the subject site as adjacent to but not a part of the South Price Road Employment Corridor (SPREC). Visually, the corridor starts at the southern edge of the Loop 101/202 freeway interchange, however historically the City has recognized Willis Road as the northern border as the majority of property located north of Willis Road received zoning approval prior to the General Plan's SPREC designation. The subject property is located north of Willis Road, therefore, not subject to the corridor guidelines.

**DISCUSSION**

Planning Staff finds the office/industrial use a compatible land use adjacent to existing and planned Employment businesses including general offices, event facility, and hotels. The site and building design is consistent with the design quality expectations along Price Road including a prominent front entrance element. While the subject property does not fall within the area generally accepted as the start of the SPREC corridor, it is a compatible land use appropriate amongst property within the SPREC vicinity.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 22, 2014. No one attended other than the applicant.
- As of the date of this memo, Planning Staff is aware of concerns from the landowner immediately north of the proposed development. Staff received a letter of opposition from the 0.10-acre adjacent parcel owner abutting the northwest corner of the subject site, see attached.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 4    Opposed: 0    Absent: 3 (Baron, Donaldson, Foley)

Planning Commission asked if the relocation of the building from the north to the south side was due to a request from the northern property owner. The applicant responded that a concern was expressed by that owner thus he decided to go ahead and flip the building which also aided in providing required site standards. Planning Commission asked if the future second phase development requires a PDP. Planning Staff responded that a new PDP case would be required. A zoning condition has been added regarding the separate PDP for phase two. The legal representative for the property north of the site spoke stating his client's concerns are with the use and the amount of utilization of the parcel.

**RECOMMENDED ACTIONS**

**Rezoning**

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FIRST ELECTRONICS", kept on file in the City of Chandler Planning Division, in File No. DVR14-0023, except as modified by condition 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
9. The future phase two portion shall require a separate Preliminary Development Plan application and approval.

**Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, 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 "FIRST ELECTRONICS", kept on file in the City of Chandler Planning Division, in File No. DVR14-0023, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.

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**

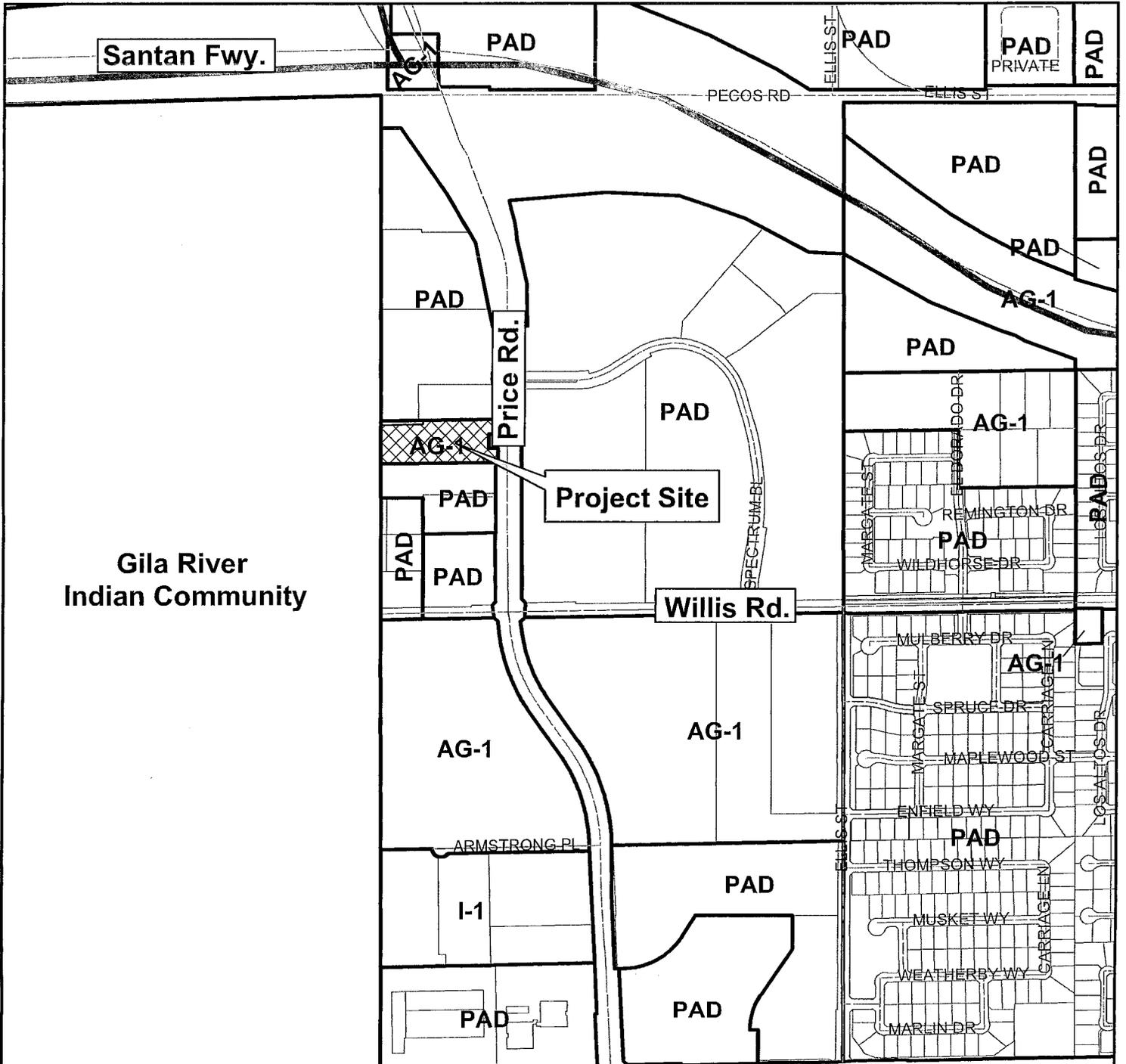
Move to introduce and tentatively adopt Ordinance No. 4604 approving rezoning request DVR14-0023 FIRST ELECTRONICS from Agricultural District (AG-1) to Planned Area Development (PAD) for office/industrial subject to the conditions as recommended by Planning Commission and Planning Staff.

#### **Preliminary Development Plan**

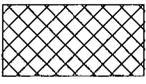
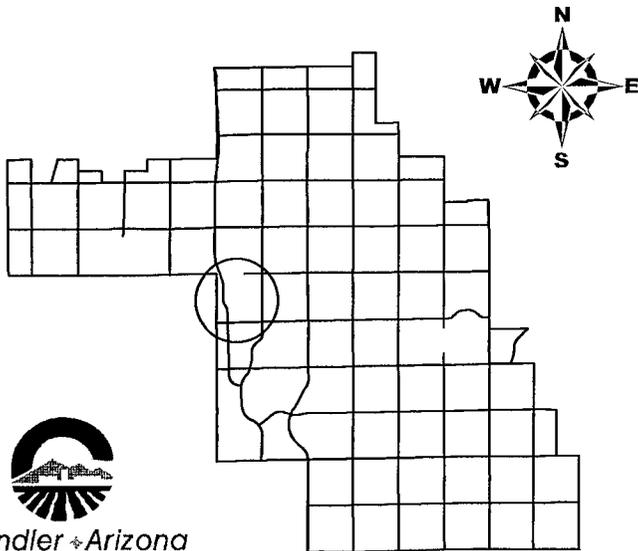
Move to approve Preliminary Development Plan request DVR14-0023 FIRST ELECTRONICS for an office/industrial development subject to the conditions as recommended by Planning Commission and Planning Staff.

#### **Attachments**

1. Vicinity Maps
2. Site Plans
3. Landscape Plan
4. Building Elevations
5. Opposition letter
6. Ordinance No. 4604
7. Development Booklet, Exhibit A

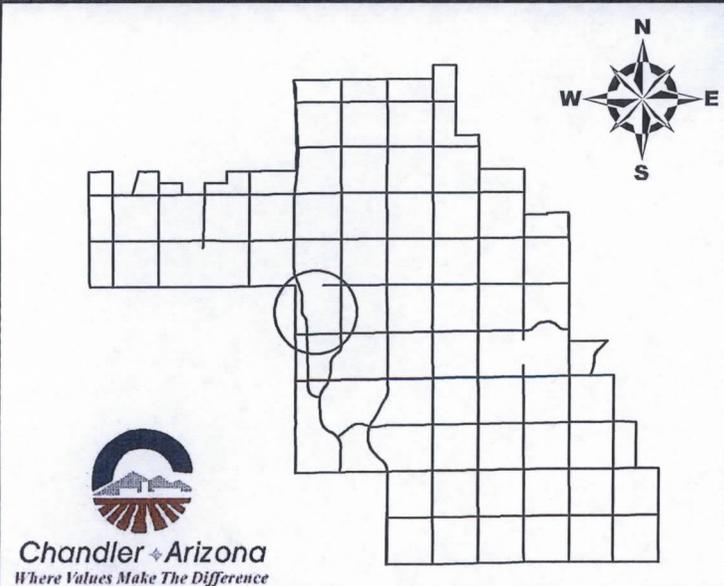
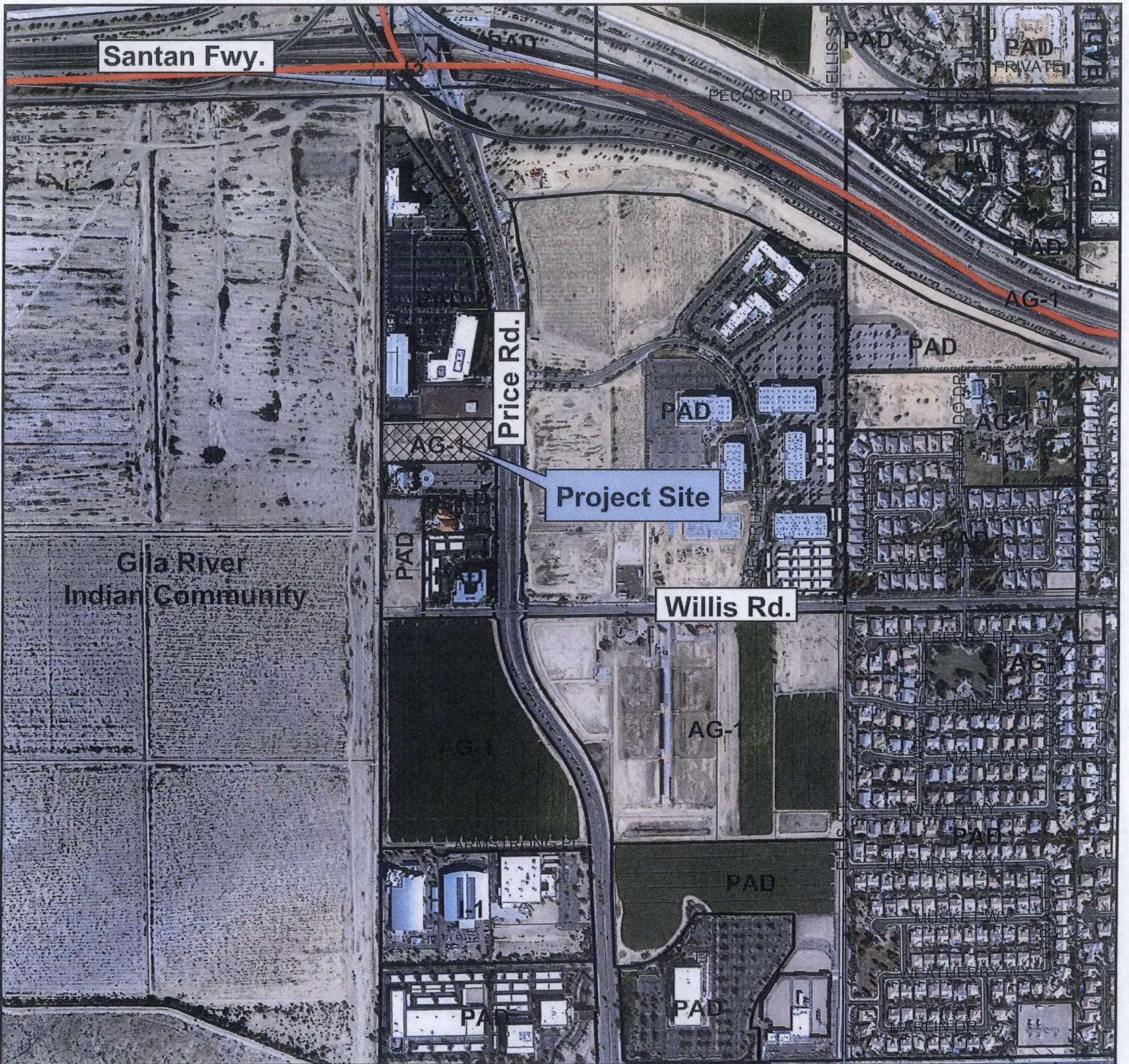


## Vicinity Map



**DVR14-0023**

**First Electronics**



**Vicinity Map**



**DVR14-0023**

**First Electronics**





**FIRST ELECTRONICS**

*Andy Piskin*  
ARCHITECT

4400 NORTH 140th STREET SUITE 208  
PHOENIX, ARIZONA 85034  
PHONE: 602-984-1800  
FAX: 602-977-2827

DATE: Feb. 7th, 2014  
DRAWN BY:  
CHECKED BY:  
JOB # 14008  
SHEET #

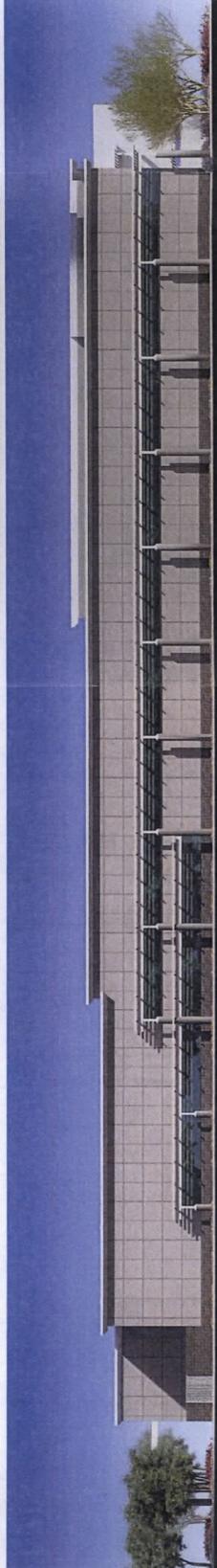
REVISIONS



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Public Hearing DVR14-0023

Jennifer Zito

to:

jodie.novak@chandleraz.gov

01/14/2015 04:23 PM

Cc:

Craig Irish

Hide Details

From: Jennifer Zito <JZito@bihlaw.com>

To: "jodie.novak@chandleraz.gov" <jodie.novak@chandleraz.gov>

Cc: Craig Irish <CIrish@bihlaw.com>

History: This message has been forwarded.

1 Attachment



Novak Cty of Chand Ltr.pdf

Ms. Novak-Please see the attached correspondence concerning the referenced matter. Thank you. Jennifer

**Jennifer Zito**

Legal Assistant to

Craig T. Irish, Esq.

Brier, Irish, Hubbard & Erhart, PLC

2400 E. Arizona Biltmore Circle, Suite 1300

Phoenix, Arizona 85016

Phone: (602) 522-3940

Fax: (602) 522-3945

jzito@bihlaw.com

**HDA, LLC**

2400 EAST ARIZONA BILTMORE CIRCLE, SUITE 1300

PHOENIX, ARIZONA 85016

PHONE: (602) 522-3940

FAX: (602) 522-3945

January 13, 2015

**VIA U.S. MAIL AND**  
**EMAIL Jodie.novak@chandleraz.gov**

City of Chandler  
Planning & Zoning Commission  
Post Office Box 4008-Mail Stop 105  
Chandler, Arizona 85244-4008  
Attn: Jodie Novak, Senior City Planner

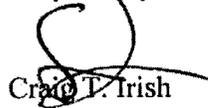
RE: Public Hearing Notice Matter No. DVR14-0023/  
First Electronics-North of NWC Price & Willis Roads

Dear Ms. Novak:

HDA, LLC, a Nevada limited liability company ("HDA"), is the owner of Maricopa County Tax Parcel No. 303-25-004U ("Property"). The Property is contiguous with the property which is the subject of the identified public hearing notice.

The purpose of this letter is to advise that HDA opposes the proposed project for the reason that the proposed project's quasi-industrial use is not the highest and best use for the property. HDA additionally opposes the proposed project because the aesthetics of the proposed improvements are incompatible with the improvements in the surrounding areas and will likely detract from, rather than enhance, the value of such surrounding properties.

Very truly yours,



Craig T. Irish

CTI/jaz

Parcel Number - APN 303-25-004U

Highlighted in red



**ORDINANCE NO. 4604**

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) OFFICE/INDUSTRIAL IN CASE (DVR14-0023 FIRST ELECTRONICS) 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 AG-1 to PAD (office/industrial), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "FIRST ELECTRONICS", kept on file in the City of Chandler Planning Division, in File No. DVR14-0023, except as modified by condition 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
9. The future phase two portion shall require a separate Preliminary Development Plan application and approval.

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 \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2015.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4604 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2015, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *[Signature]*

PUBLISHED:

ordinance no.  
4604

Attachment 'A'

## DESCRIPTION

A portion of Lot 5, Section 6, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 6,  
thence North 00 degrees 11 minutes 01 seconds West along the West line of said Section 6, a distance of 855.97 feet to a point, said point being the TRUE POINT OF BEGINNING of this described parcel;  
thence continuing North 00 degrees 11 minutes 01 seconds West along the West line of said Section 6 a distance of 220.59 feet;  
thence North 89 degrees 06 minutes 03 seconds East 241.71 feet;  
thence North 00 degrees 11 minutes 01 seconds West 23.89 feet;  
thence North 89 degrees 17 minutes 53 seconds East 428.36 feet;  
thence South 00 degrees 10 minutes 52 seconds East 245.31 feet;  
thence South 89 degrees 17 minutes 53 seconds West 670.05 feet to the POINT OF BEGINNING.

EXCEPT the following described property:

A portion of the West half of Section 6, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northeast corner of the Southwest quarter of the Northwest quarter of Section 6;  
thence South 88 degrees 53 minutes 14 seconds West along the North line of said Southwest quarter of the Northwest quarter, a distance of 663.00 feet;  
thence South 01 degrees 06 minutes 46 seconds East a distance of 289.28 feet to the TRUE POINT OF BEGINNING;  
thence South 89 degrees 49 minutes 06 seconds West a distance of 55.00 feet;  
thence South 00 degrees 10 minutes 52 seconds East a distance of 85.00 feet;  
thence North 89 degrees 49 minutes 08 seconds East a distance of 55.00 feet;  
thence North 00 degrees 10 minutes 52 seconds West a distance of 85.00 feet to the TRUE POINT OF BEGINNING.