



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

#23

APR 30 2015

Chandler



2010

**MEMORANDUM**

**Planning Division – CC Memo No. 15-061**

**DATE:** APRIL 30, 2015

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER *RD*  
MARSHA REED, ASSISTANT CITY MANAGER *MR*  
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

**FROM:** KEVIN MAYO, PLANNING MANAGER *KM*

**SUBJECT:** ZUP15-0004 SAN TAN TECH CENTER

**Request:** Use Permit approval to allow Office uses within a Planned Industrial (I-1) zoning district

**Location:** 145 S. 79<sup>th</sup> Street, Northwest corner of McClintock Drive and Milky Way

**Applicant:** Mike Withey  
Withey Morris PLC

**RECOMMENDATION**

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

**BACKGROUND**

The subject site is located south of the southwest corner of Chandler Boulevard and McClintock Drive, within the Stellar Industrial Park Unit One, east of the runway. The approximate 12-acre site is surrounded by McClintock Drive on the east, Milky Way on the south, and 79<sup>th</sup> Street on the west. Two light industrial properties border the subject site's north side. East of McClintock Drive is the existing single-family residential subdivision Hearthstone Unit 1.

The subject site is zoned Planned Industrial District (I-1) intended to accommodate light industrial uses such as light manufacturing, research and development, warehousing and distribution. The site developed in 1981 and was occupied by the Intel Corporation until the late 1990's. The site contains an approximate 130,000 square-foot building located at the site's northern portion, with the predominant parking areas located to the south and west. The City of

Chandler's technology incubator, Innovations, occupies the building's northern half. The southern half is presently vacant.

The request is for Use Permit approval to allow office uses within the entire building. The request includes office uses such as professional business, administrative, executive, back-office and all other office uses of this kind. Office uses are not permitted by-right within the I-1 District, however are considerable under a Use Permit. The request is due in large part to the existing building's current physical constraints. The building's interior clear height is only 14 feet. This shorter distance is better suited for office, back-office, and research and development as opposed to more traditional warehousing, manufacturing, and distribution uses typically requiring taller interior clear heights.

Office uses typically generate a higher parking demand versus standard industrial uses. This parking demand is often difficult to accommodate on properties developed for traditional I-1 uses. The subject 130,000 square-foot building would require approximately 516 parking spaces in the event the entire building was used for office purposes. The subject site is unique in that 599 parking spaces exist, far in excess of Code requirements.

### **DISCUSSION**

Planning Staff supports the request. Historically office uses within the I-1 district have proven compatible upon finding the higher parking ratios can be accommodated. The subject building's shorter interior clear height, in combination with the site's abundant parking supply and multiple street frontages make the requested Use Permit an ideal fit from a compatibility standpoint.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent out in lieu of a neighborhood meeting. Planning Staff has received two phone calls regarding the Use Permit request. The first call came from a local business owner within the Stellar Industrial Park offering support for the request. The second call came from a homeowner within Hearthstone Unit 1, citing concerns for any use that would require additional power lines to be necessary to serve the surrounding area. Planning Staff has indicated the proposed use does not require any additional power supply to operate.
- A Hearthstone Unit 1 resident (home backs up to McClintock Drive) met Planning Staff at the front counter to discuss the request. Concerns cited primarily centered around the minimal landscape vegetation along the McClintock Drive frontage. See Planning Commission vote report below for additional details.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

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

Discussion occurred during Study Session regarding the site's eastern side. Commissioners discussed the mechanical yard equipment screening, an older employee break area, as well as the potential to add back any missing landscape materials such as trees and shrubs along that side.

April 30, 2015

Planning Staff indicated that the industrial building's landscape area along McClintock Drive, although minimal, will be reviewed with the applicant to ensure any Code required materials are replaced.

**RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend approval of ZUP15-0004 SAN TAN TECH CENTER, Use Permit approval to allow Office uses within a Planned Industrial (I-1) zoning district, subject to the following conditions:

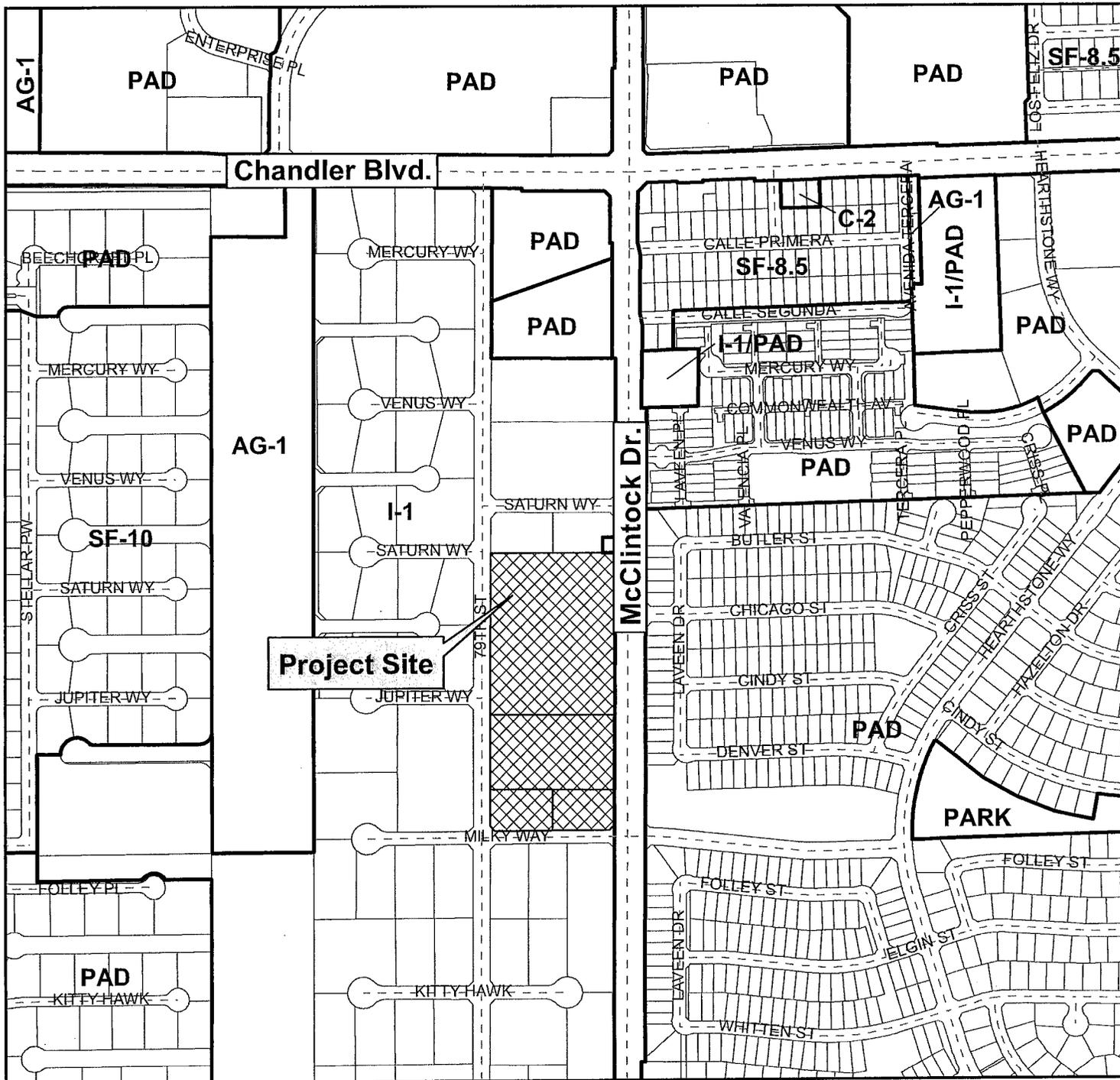
1. Permitted office uses include professional, business, administrative, executive, back-office and all other office uses except medical offices.
2. The site shall be maintained in a clean and orderly manner.

**PROPOSED MOTION**

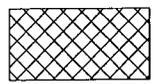
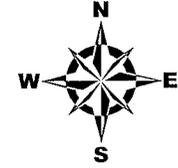
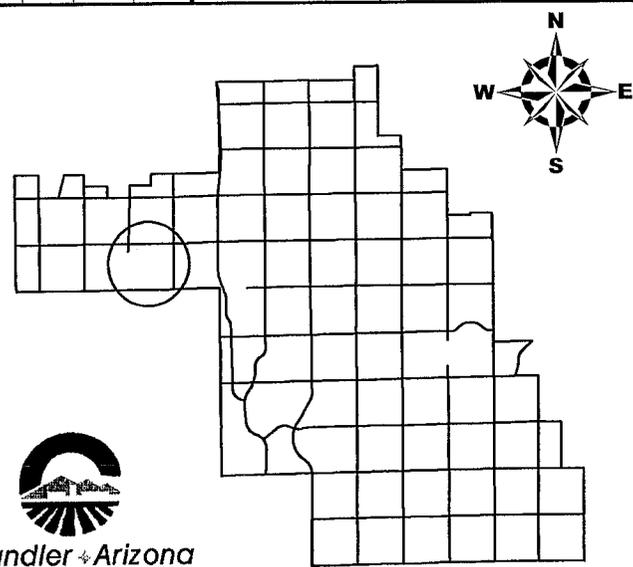
Move to approve Use Permit ZUP15-0004 SAN TAN TECH CENTER, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Building Elevations
5. Applicant narrative

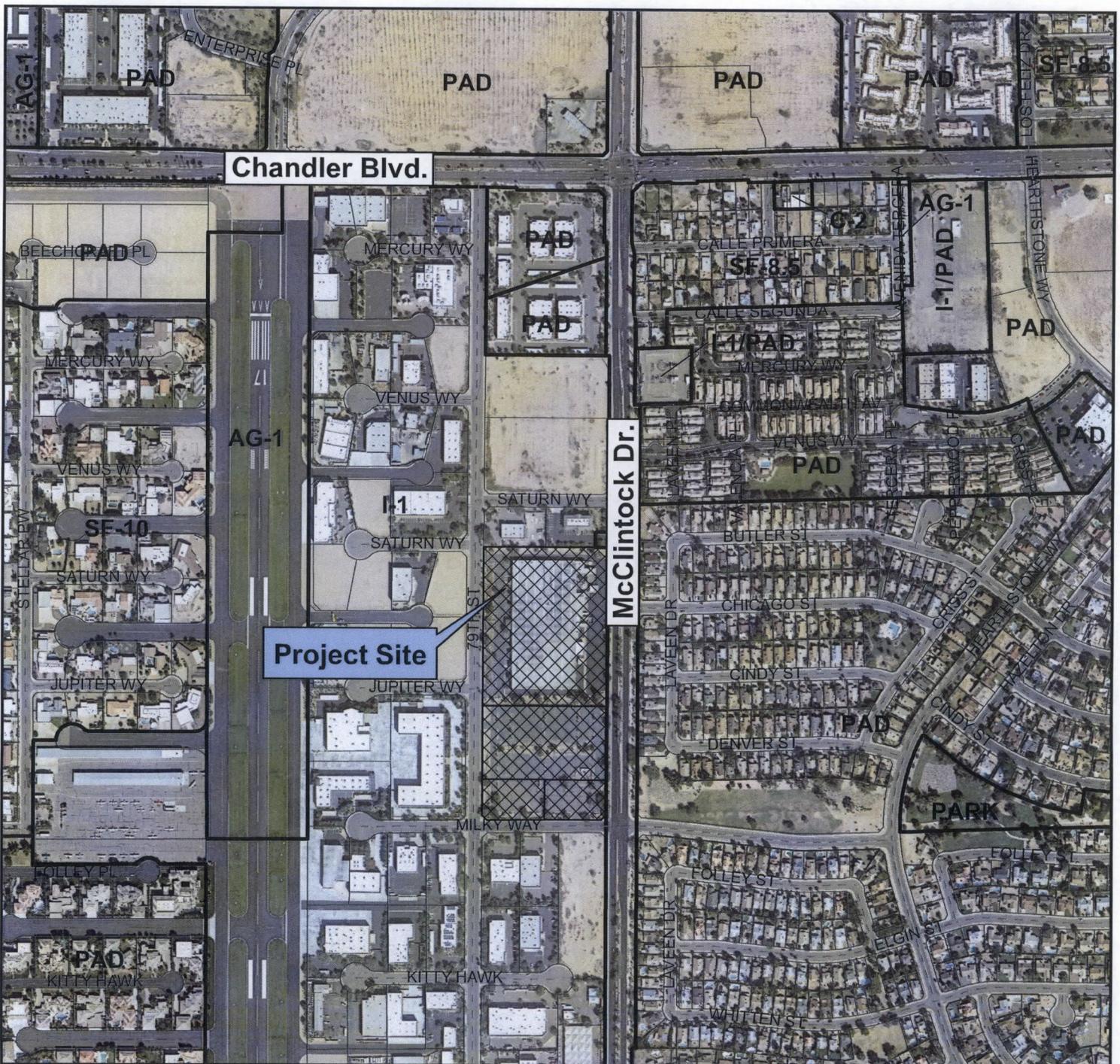


## Vicinity Map



ZUP15-0004

San Tan Tech center

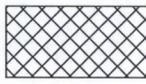
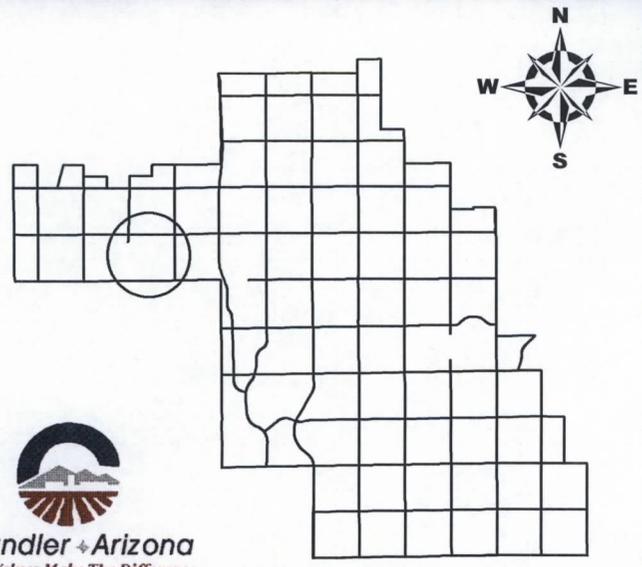


**Chandler Blvd.**

**McClintock Dr.**

**Project Site**

**Vicinity Map**



**ZUP15-0004**

**San Tan Tech center**



**CLIENT & PROJECT**  
**Santlan Tech Center**  
**COMVMP SAN TAN TECH LLC**  
 148 South 78th Street  
 Chandler, Arizona 85226

**MANAGER**  
**VIA WEST PROPERTIES, LLC**  
 17101 N. 43rd Street, Suite 110  
 Phoenix, AZ 85018  
 C.E. Taylor  
 ctaylor@vwps.com | 480.305.6300

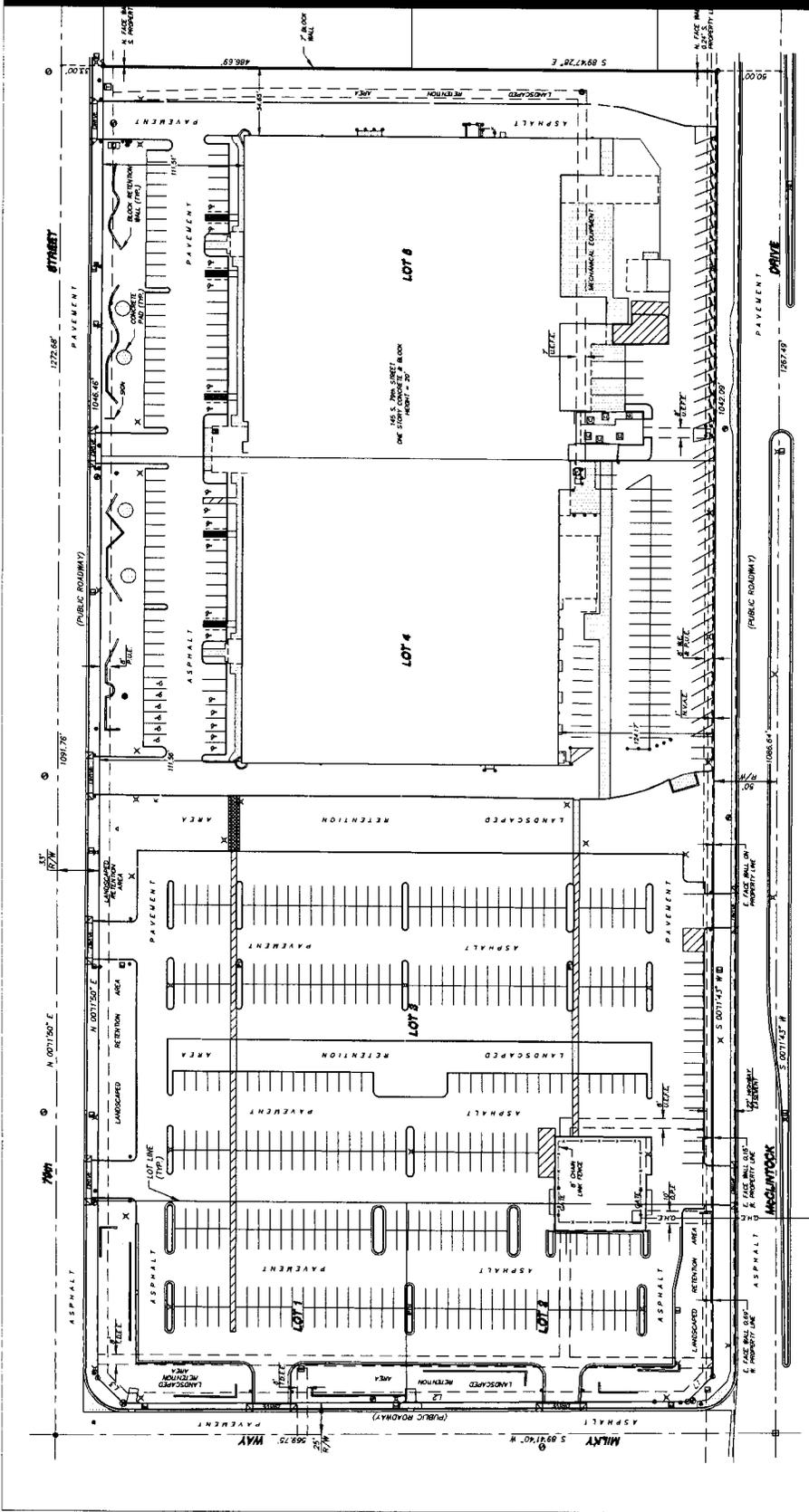
**ARCHITECTURE**  
**Ajanta Design**  
 2108 E. McDowell Road, Suite 100  
 Phoenix, AZ 85006  
 Brian S. Ajanta  
 bsajanta@ajantadesign.com | 480.305.1453



| REVISIONS |                                 |
|-----------|---------------------------------|
| MARK      | DESCRIPTION                     |
| 1         | 03.16.15 USE PERMIT APPLICATION |
| 2         |                                 |
| 3         |                                 |
| 4         |                                 |
| 5         |                                 |

**PROJECT NUMBER**  
02.0000

**SHEET IDENTIFICATION**



## A1 SITE PLAN

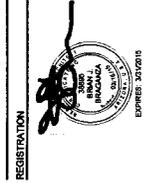
| VICINITY MAP              |   |
|---------------------------|---|
|                           |   |
| PROJECT INFO              |   |
| PROJECT ADDRESS:          | 148 SOUTH 78TH STREET, CHANDLER, AZ 85226                       |
| APN:                      | 301-98-370  |
| APN PARKING:              | 301-98-340, 341, 342  |
| ACEL:                     | 28A17   |
| ZONING:                   | 11  |
| CONSTRUCTION TYPE:        | 6-8   |
| NUMBER OF STORES:         | 1   |
| EXISTING GROSS SITE AREA: | 632,696 SF (14.26 ACRES)  |
| EXISTING SITE AREA:       | 517,254 (11.84 ACRES)   |
| LOT COVERAGE:             | 25  |
| EXISTING OCCUPANCY:       | GROUP B   |
| EMERGENCY LIGHTING:       | YES   |
| FIRE SPRINKLERS:          | YES   |
| FIRE EXTINGUISHERS:       | YES PER NFPA 10 AS DIRECTED BY CITY OF CHANDLER FIRE DEPARTMENT |
| PARKING                   |   |
| EXISTING PARKING:         | 567 STANDARD SPACES<br>258 VISITOR SPACES<br>288 SPACES TOTAL   |



**CLIENT & PROJECT**  
Santien Tech Center  
COMVMP SAN TAN TECH LLC  
145 South 79th Street  
Chandler, Arizona 85226

**MANAGER**  
VIA WEST PROPERTIES, LLC  
5101 N. 4th Street, Suite 110  
Phoenix, AZ 85018  
C.E. Laine  
c.laine@viawest.com | PH 602.957.8300

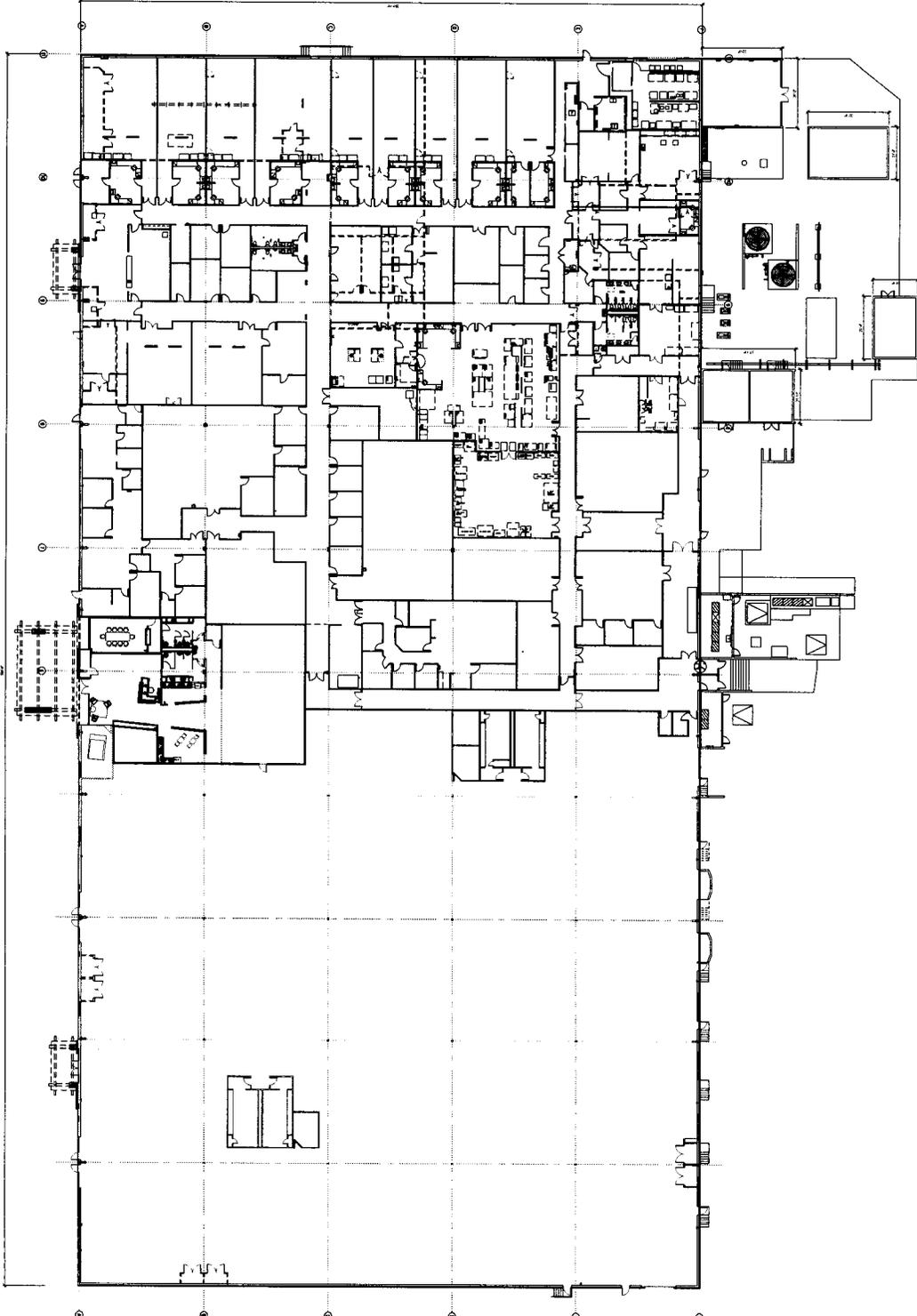
**ARCHITECTURE**  
Alanta Design  
3138 E. McDowell Road, Suite 100  
San Tan Valley, AZ 85141  
Brian Longmire  
brian@alantadesign.com | PH 480.335.1433



| REVISIONS |                                 |
|-----------|---------------------------------|
| MARK      | DATE DESCRIPTION                |
| 1         | 03.05.15 USE PERMIT APPLICATION |

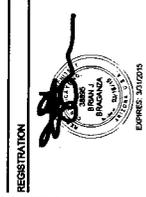
PROJECT NUMBER  
001000

SHEET IDENTIFICATION



SCALE: 1/8"=1'-0"

**A1 | EXISTING FLOOR PLAN**

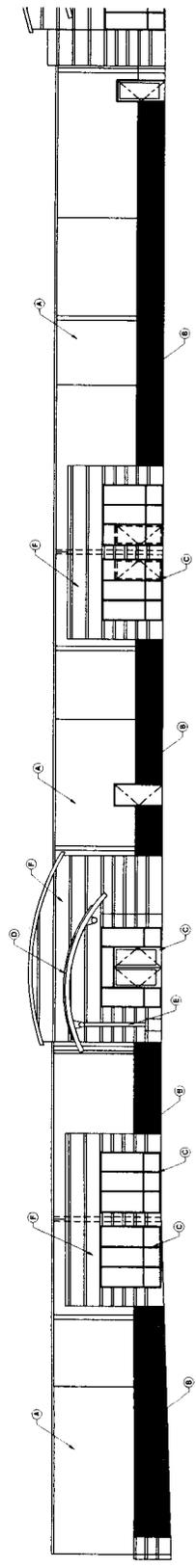


**REVISIONS**

| NO. | DATE     | DESCRIPTION            |
|-----|----------|------------------------|
| 1   | 03.16.15 | USE PERMIT APPLICATION |

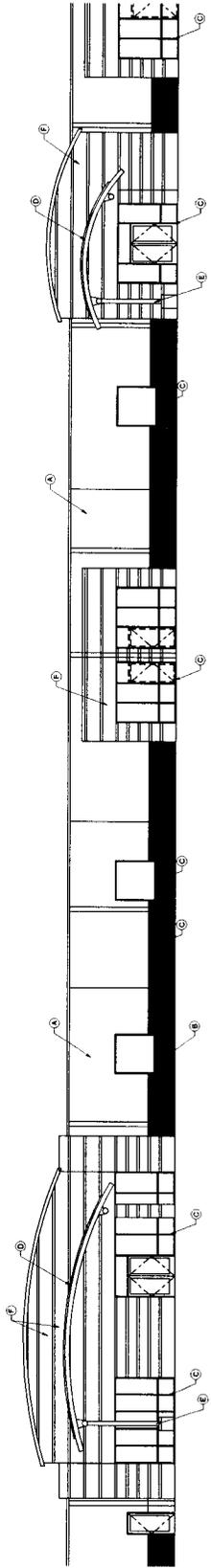
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**SHEET IDENTIFICATION**



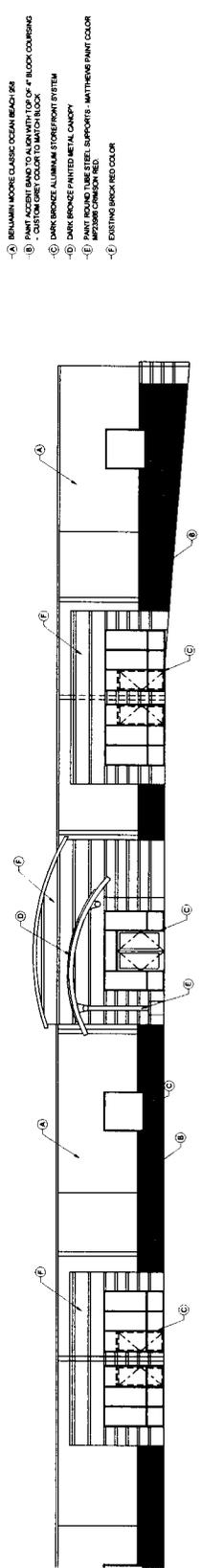
**A1** | EXISTING WEST ELEVATION  
NORTH

SCALE: 1/8"=1'-0"



**B1** | EXISTING WEST ELEVATION  
CENTER

SCALE: 1/8"=1'-0"



**B1** | EXISTING WEST ELEVATION  
SOUTH

SCALE: 1/8"=1'-0"

- A- BELLINI MOORE CLASSIC OCEAN BRACK P&B
- B- PAINT ACCENT BAND TO ALIGN WITH TOP OF 4" BLOCK COURSE
- C- CUSTOM GREY COLOR TO MATCH BLOCK
- D- DARK BRONZE ALUMINUM STOREFRONT SYSTEM
- E- DARK BRONZE PAINTED METAL CANOPY
- F- PAINT ROUND TUBE STEEL SUPPORTS - MATTHEWS PAINT COLOR IMPROVER CRIMSON RED
- G- EXISTING BRICK RED COLOR

# San Tan Tech Center

145 South 79<sup>TH</sup> Street  
Chandler Arizona 85226

## USE PERMIT

March 19, 2015

### Owner:

CCMVWP San Tan Tech LLC  
Via West Properties, LLC  
5110 N. 40th Street, Suite 110  
Phoenix, Arizona 85018  
Steven Schwarz  
602.957.8300

### Attorney:

Withey Morris, PLC  
2525 E. Arizona Biltmore Cir, A-212  
Phoenix, Arizona 85016  
Mike B. Withey  
602.230.0600  
m@witheyorris.com

### Architect:

Ajanta Design  
3138 E. McDowell Road, Suite 100  
Phoenix, Arizona 85008  
Brian Braganza  
480.305.1453  
Brian.Braganza@ajantadesign.com

## **1. Request**

The purpose of this request is to obtain a Conditional Use Permit to allow for Office uses within a Planned Industrial (I-1) zoning district in accordance with the City of Chandler Zoning Ordinance Article XXI - Table of Permitted Uses for Non-Residential Districts.

## **2. Location**

The San Tan Tech Center is located at 145 South 79th Street in Chandler at the northwest corner of McClintock Drive and West Milky Way, Assessor's Parcel Numbers 301-89-740, -741, -742, and -743 (the "Property"). The Property totals approximately 14 gross acres. The Property is fully improved with a roughly 130,000 sqft industrial warehouse building and associated parking

## **3. Background**

The site was developed in 1981 specifically for use by Intel Corp. In the late 1990's, Intel Corp. vacated the space. In 2010, the City of Chandler's technology incubator, *Innovations*, moved into the space and has since grown to occupy nearly half of the building with a combination of office and wet lab space. The remainder of the building is presently vacant. The clear height of the building is approximately 14 feet, which is better suited for back office/operational office and R&D as opposed to standard industrial uses such as warehousing and distribution. Additionally, the previous and current owner have implemented nearly \$1,000,000 in recent renovations to position the Property as a high quality flex office building. This application request presents an opportunity bring additional quality, tenants to the City.

## **4. General Plan**

This request is in conformance with the City of Chandler General Plan. The General Plan designation for the property is "Employment". The property has already been developed in accordance to the goals and provisions of the General Plan designation and this request will help to continue that pursuit.

## **5. Developed Site**

The site is fully developed. See Exhibit A – Aerial Map and Exhibit B Site Plan.

**6. Parking**

The Property as developed complies with the City of Chandler parking ordinance and shall remain in compliance. See Exhibit C – Parking Analysis.

**7. Use Permit**

Professional business, administrative, executive and other offices of any kind.

**8. Approval Criteria**

The request is in line with the approval criteria set forth in the City of Chandler Zoning Code, specifically Article III, Section 35-305.1.(c). The proposed use is in conformance with the comprehensive plan and its policies. Furthermore, the use will not be detrimental to person residing or working in the vicinity or to the public welfare in general.

# Parking Analysis

|   |                     |           |
|---|---------------------|-----------|
| Existing Building Area                    | 129,187 sqft        |           |
| Spaces required if Warehouse / Industrial | 1:1000 sqft =       | 129.2     |
| Spaces required if Office                 | 1:250 sqft =        | 516       |
| Total Spaces on Site                      | standard spaces =   | 587       |
|   | accessible spaces = | <u>12</u> |
|   | Total spaces =      | 599       |

