

MEMORANDUM Planning Division – CC Memo No. 15-107

DATE: SEPTEMBER 24, 2015
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, ACTING CITY MANAGER
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER
FROM: SUSAN FIALA, CITY PLANNER
SUBJECT: DVR15-0020 GILA SPRINGS
Introduction and Tentative Adoption of Ordinance No. 4654

Request: Rezoning from Planned Area Development (PAD) for mini-storage to PAD for light industrial and office with a Preliminary Development Plan (PDP) for site layout and building architecture
Location: West of the intersection of Kyrene Road and Gila Springs Place
Applicant: Michael Withey, Withey Morris, PLC
Project Info: Approximate 4-acre site, 1 building, 82,854 sq. ft. gross floor area

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the Rezoning and Preliminary Development Plan (PDP) subject to conditions.

BACKGROUND

The approximate 4-acre site is located west of the intersection of Kyrene Road and Gila Springs Place, within the Paloma Kyrene Business Community. The Gila Ditch is west of the site with additional industrial uses further west. Retention for the Paloma Kyrene development is north, existing Paloma Kyrene businesses are east, and the Kyrene 202 Business Park is south.

The site was originally zoned in 2005 to Planned Area Development (PAD) for mini-storage, as part of the larger Paloma Kyrene Business Community rezoning, but was not included in the original Preliminary Development Plan (PDP) or subsequent PDPs. In 2009 and 2011, the PAD was amended to allow additional land uses within other buildings, but not the subject site.

The request is for rezoning from Planned Area Development (PAD) for mini-storage to PAD for light industrial and office with a Preliminary Development Plan (PDP) for site layout and building architecture.

The proposed site layout and building architecture is conceptual. Planning Staff will review future development administratively for substantial conformance with the PDP. The site plan depicts a single building surrounded by parking on the north, east, and south. Access is via a single driveway from Gila Springs Place. Two gated secured areas are located to the south and north where truck wells and loading docks are proposed. A fire access gate is provided at the northeast corner of the site. The total gross building area is approximately 82,854 sq. ft. Parking will comply with Code.

Building architecture is modern industrial, creating a functional form with a forward-looking theme. A series of angled wall planes creates visual interest on the east and west elevations. The building's southeast corner is oriented to the site entrance. An inviting ground to ceiling glass and metal paneled storefront with exposed metal beams highlights the entry. Design elements and materials incorporate concrete tilt-up panels, metal panel accents, and modulated rooflines. The color palette utilizes muted tones with a red color accent to complement the landscape palette and provide some contrast. All signage will comply with the City of Chandler sign code. Additional details can be found within the attached Development Booklet.

### **DISCUSSION**

Planning Staff finds the proposed development is a quality office and warehouse development which further sustains existing businesses in the area and creates additional employment opportunities. The proposal is compatible with the adjacent Paloma Kyrene Business Community.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notification letter was mailed out on July 28, 2015 in lieu of a meeting.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

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

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Commission and Planning Staff recommend City Council approve the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "GILA SPRINGS", kept on file in the City of Chandler Planning Division, in File No. DVR15-0020, 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. 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.

### **Preliminary Development Plan**

Planning Commission and Planning Staff recommend City Council approve the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "GILA SPRINGS", kept on file in the City of Chandler Planning Division, in File No. DVR15-0020, except as modified by condition herein. The Development Booklet provides that building layout, architecture, and design for future development, and related onsite site layout related to such future development, will be reviewed and approved administratively.
2. The site shall be maintained in a clean and orderly manner.
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 property owners' association.
5. Raceway signage shall be prohibited within the development.
6. Signage shall comply with the City of Chandler Sign Code.
7. 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.
8. Building architecture shall promote consistent architectural character and detail on all sides of the structure.
9. 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.

### **PROPOSED MOTIONS**

#### **Rezoning**

September 24, 2015

Move City Council introduce and tentatively adopt Ordinance No. 4654 approving DVR15-0020 GILA SPRINGS, Rezoning from Planned Area Development (PAD) for mini-storage to PAD for light industrial and office, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan**

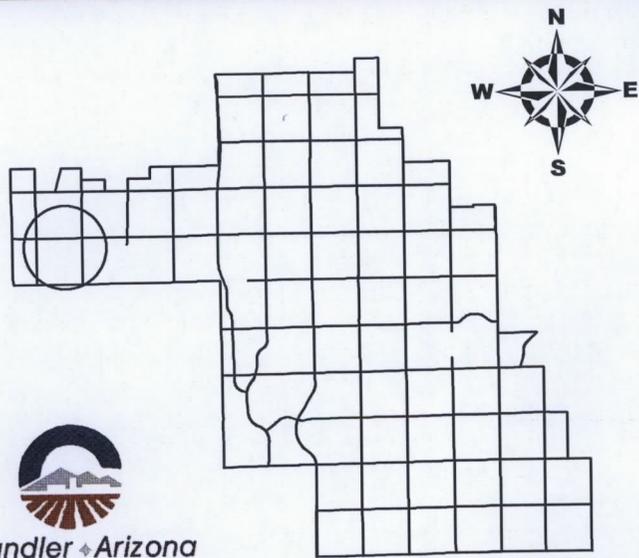
Move City Council approve Preliminary Development Plan DVR15-0020 GILA SPRINGS, for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Perspective
6. Ordinance No. 4654
7. Development Booklet, Exhibit A



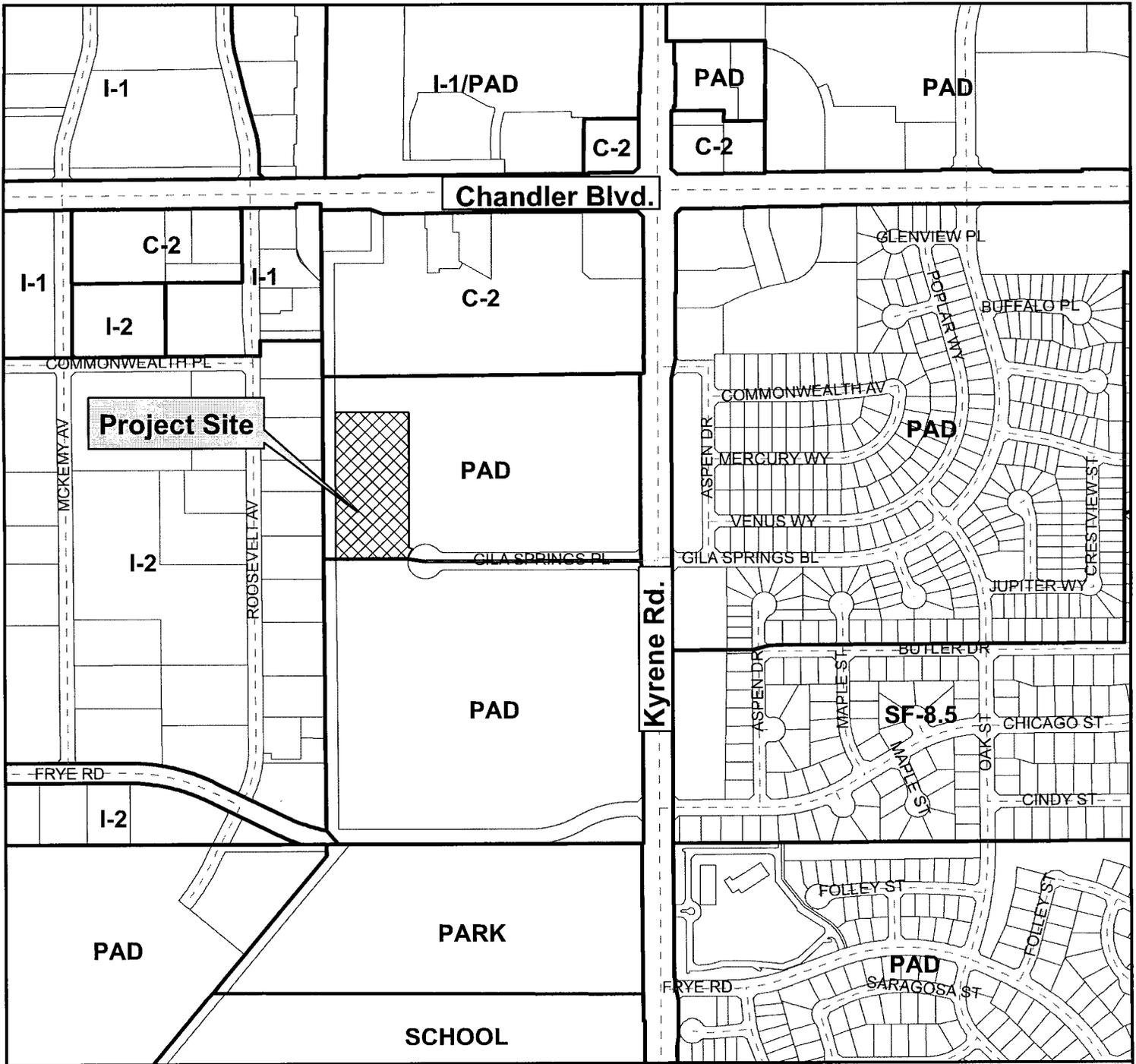
**Vicinity Map**



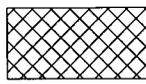
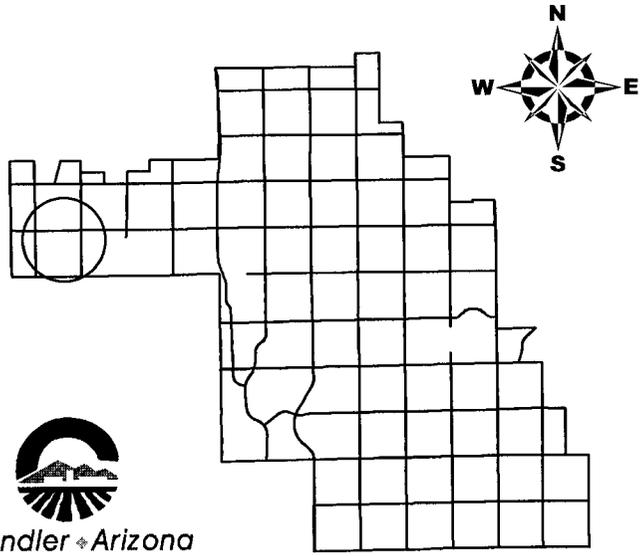
**DVR15-0020**

**Gila Springs**





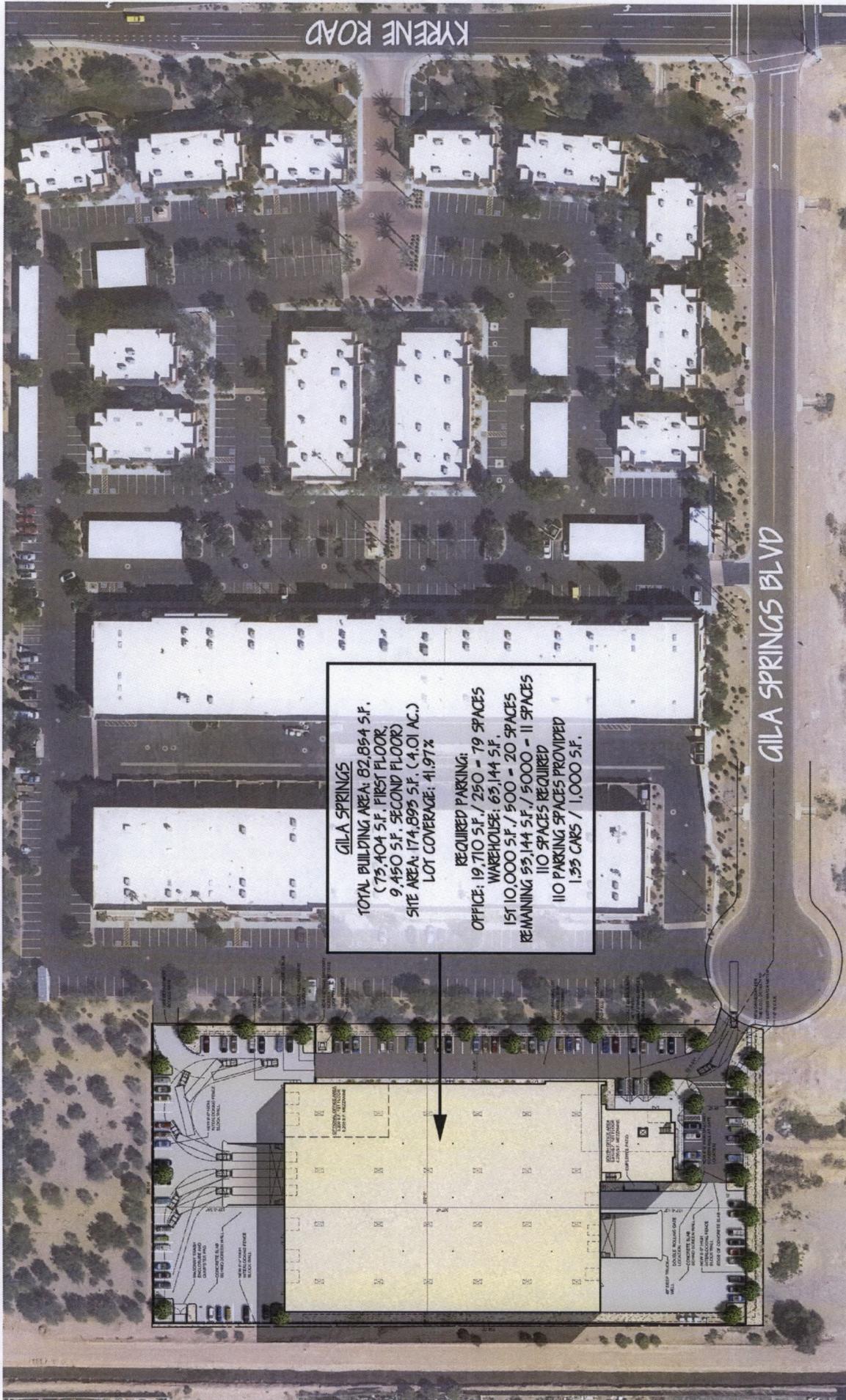
## Vicinity Map



DVR15-0020

Gila Springs





**GILA SPRINGS**  
 TOTAL BUILDING AREA: 82,854 S.F.  
 (73,404 S.F. FIRST FLOOR,  
 9,450 S.F. SECOND FLOOR)  
 SITE AREA: 174,893 S.F. (4.01 AC.)  
 LOT COVERAGE: 41.97%

**REQUIRED PARKING:**  
 OFFICE: 19,710 S.F. / 250 - 79 SPACES  
 WAREHOUSE: 63,144 S.F.  
 1ST 10,000 S.F. / 500 - 20 SPACES  
 REMAINING 53,144 S.F. / 5000 - 11 SPACES  
 110 SPACES REQUIRED  
 110 PARKING SPACES PROVIDED  
 1:35 CARS / 1,000 S.F.



1"=40'-0"  
 0 20 40 80

**LGE DESIGNGROUP**

SITE PLAN

Chandler, Arizona  
 2015 . 07 . 28

**Gila Springs**

This artist rendering is for conceptual design only, was done without benefit of a survey and should not be referred to as a construction document.



**GENERAL NOTES:**

1. SEE STRUCTURAL DRAWINGS FOR LIFELINE INFORMATION
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CURTAIN WALL POSITIONING

**MATERIAL/FINISH SCHEDULE:**

KEY	DESCRIPTION
CT	CONCRETE TILT PANELS - PAINTED
ST	STEEL COLUMN - PAINTED
MP	METAL PANELS - WEATHERED COPPER
MT	METAL PANELS - METRIC "C"
ML	METAL PANELS - GALVALUME

**GLAZING KEY:**

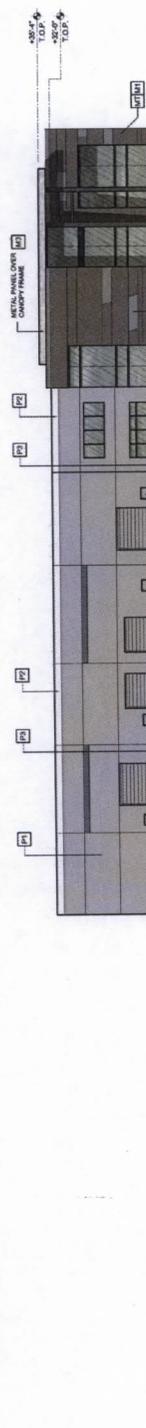
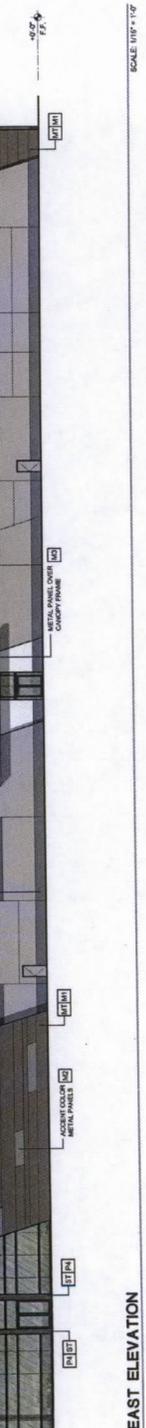
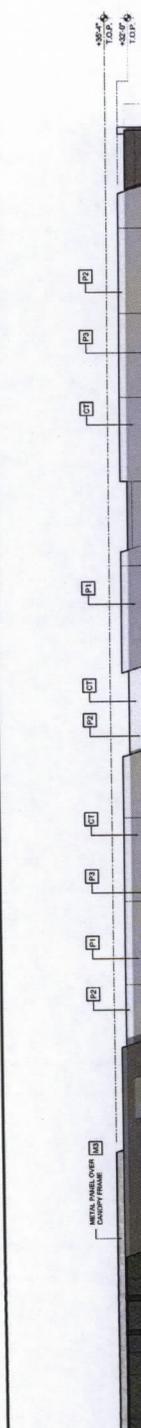
MATERIAL	DESCRIPTION
STANDARD FRAMES	ARGON DARK BRONZE (AS-F) STURTEWANT SYSTEM
EXTERIOR GLAZING	1" GREEN REFLECTIVE INSULATED GLAZING

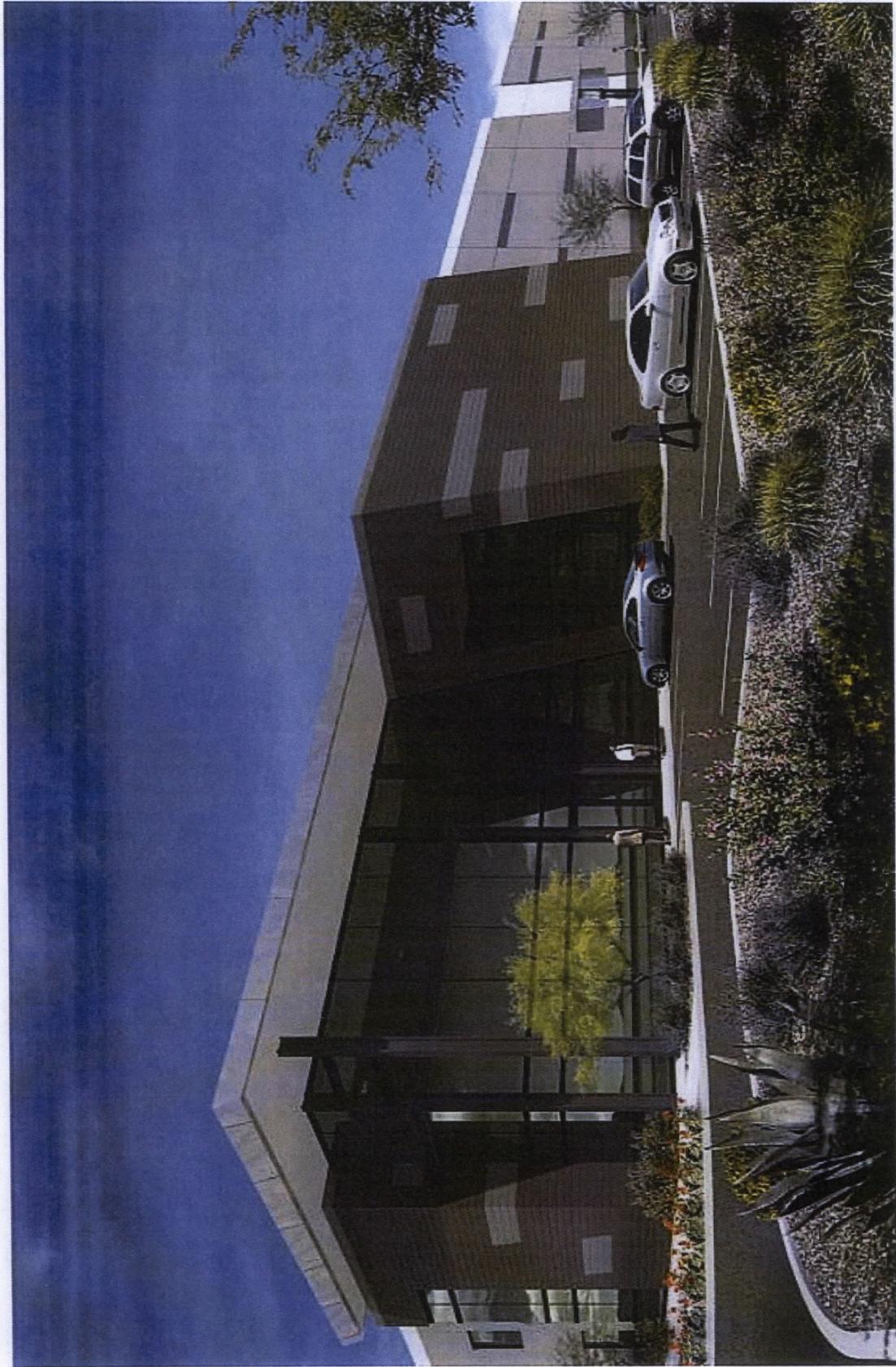
**PAINT KEY:**

KEY	DESCRIPTION
PA	DARK CROWN BECKETS
PC	"CUST BROWN" BECKETS
PD	"LIGHTHOUSE" BECKETS
PE	"TOWN COKE BLACK" BECKETS
PF	DARK CROWN BECKETS
PG	"BOAT ANCHOR" BECKETS

**PAINTING NOTES:**

1. PAINTER TO PROVIDE COLOR MATCH SAMPLES FOR BECKETS AND MARKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH EXISTING BUILDING AS WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH FINISHES TO BE APPLIED AND APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PREPARE TWO COATS OF BLOCK, PRECAST CONCRETE IMPRINTED WITH FINISHES TO BE APPLIED AS REQUIRED TO PROVIDE A WEATHER SEALING PROJECT.





Chandler, Arizona  
2014, 2017, 16

This architectural rendering is a conceptual design and should not be used for construction purposes without the appropriate documents.

**I G E** | DESIGN GROUP

RENDERING VIEW

**ORDINANCE NO. 4654**

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 MINI-STORAGE TO PLANNED AREA DEVELOPMENT (PAD) FOR LIGHT INDUSTRIAL AND OFFICE IN CASE (DVR15-0020 GILA SPRINGS) 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:**

LOT 2, OF PALOMA KYRENE BUSINESS COMMUNITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 904 OF MAPS, PAGE 11

Said parcel is hereby rezoned from Planned Area Development (PAD) for mini-storage to Planned Area Development (PAD) for light industrial and office, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "GILA SPRINGS", kept on file in the City of Chandler Planning Division, in File No. DVR15-0020, 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. 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.

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

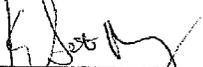
\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4654 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 

PUBLISHED: