

#17

JAN 14 2016



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division – CC Memo No. 15-162

DATE: JANUARY 14, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, ACTING CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KA*

FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*

SUBJECT: DVR15-0040 POLLACK BUSINESS PARK SOUTH

Request: Action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former zoning district of I-1/PAD, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for an office building

Location: Southeast corner of Arizona Avenue and Elliot Road

Applicant: Stephen Earl; Earl, Curley & Lagarde

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend City Council approve the zoning time extension and PDP, subject to conditions.

EXTENSION OF THE TIMING CONDITION

The request is for action on the existing 16-acre (gross) parcel located at the southeast corner of Arizona Avenue and Elliot Road. In 1981 the site, as part of a larger industrial development, received zoning approval for an I-1/PAD zoning designation; the zoning was vested due to construction occurring within the larger development. In early 2006, the site received zoning and Preliminary Development Plan approval, to include retail uses. The zoning was conditioned to start construction within three (3) years of Council approval, causing the expiration to occur on April 23, 2009. The site received an extension of the zoning in 2009, and again in 2012, causing expiration to occur earlier this year. The current request is to extend the zoning for a

third time for an additional three years. The proposed three-year time extension would be in effect, pending City Council approval, until April 23, 2018, as the time limit is calculated from the initial zoning approval's expiration.

The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, determine compliance with the three-year schedule for development, or by legislative action revert the zoning to its former zoning classification. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect.

The currently approved PDP provides for retail shops space, a restaurant drive-thru, and bank drive-thru on the western 4.24 acres (net) of the site, and office/showroom/industrial uses on the eastern 9.25 acres of the site.

PRELIMINARY DEVELOPMENT PLAN

The second component of the request is for PDP approval for site layout and building architecture. The applicant seeks to maintain the existing PDP, as well as provide a second option. The second option is for an 80,000 square foot office building located on the site's eastern 9.4-acres. The commercial parcel will be maintained at the intersection corner, but will be reduced from 4.24 acres to 3.5 acres; a conceptual plan is provided.

The office will operate as a location for the Arizona Department of Economic Security. The single-story building will utilize concrete tilt as the predominant building material with elements of masonry block and metal paneling to provide additional interest. The entrance is offset, and the ends of the building incorporate different design elements to break-up the symmetry of the rectangular building. A large pedestrian gathering area for the public is provided at the main entrance with low seat walls and planter boxes.

DISCUSSION

Due to the nature of the operator, the parking provided exceeds 125% of the required amount of parking. Provisions are provided in the Zoning Code which allows for exceeding the required amount of parking so long as design elements are incorporated to offset the heat island effect. The provisions include parking within the building footprint or within a structure, providing alternative paving materials, shade provided by structures that can support plant growth, or additional shade provided by landscape materials resulting in coverage of 50% within five-years. Diamond planter islands have been doubled from code requirements to meet the shade requirement and islands have been increased in width to provide additional shade to meet the 50% coverage requirement. It should be noted that 50-60 of the parking stalls will be utilized for State vehicles, where employees will drive their personal vehicle and park it at the site and utilize their State vehicle during the day.

Planning Staff finds that the underlying land-use is still appropriate in the area, and with the proposed plans in place development will maintain consistency with the surrounding area. The request for simultaneous PDPs is atypical, but not unwarranted. Both plans are consistent with

January 14, 2016

design requirements and could be supported individually; however, based on contract negotiations, concerns were expressed by the existing and potential owner, resulting in the request for both plans to be considered.

Due to the involvement of the State, timelines are strict with an anticipated construction start time by early 2016.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday, November 30, 2015; one neighbor from the management team of a nearby apartment complex attended and supported the request.
- As of the writing of this memo, Planning Staff is not aware of any concerns with the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve

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

RECOMMENDED ACTIONS

Zoning Time Extension

Planning Commission and Planning Staff recommend City Council approve DVR15-0040 POLLACK BUSINESS PARK SOUTH, extending the timing condition for an additional three (3) years, with all of the conditions in the original approval remaining in effect.

Preliminary Development Plan

Planning Commission and Planning Staff recommend City Council approve DVR15-0040 POLLACK BUSINESS PARK SOUTH, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pollack Business Park South" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0040, or in substantial conformance with the Development Booklet entitled "Pollack Business Park South" and kept on file in the City of Chandler Planning Division in File No. DVR05-0057, 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 property owners' association.

PROPOSED MOTIONS

Zoning Time Extension

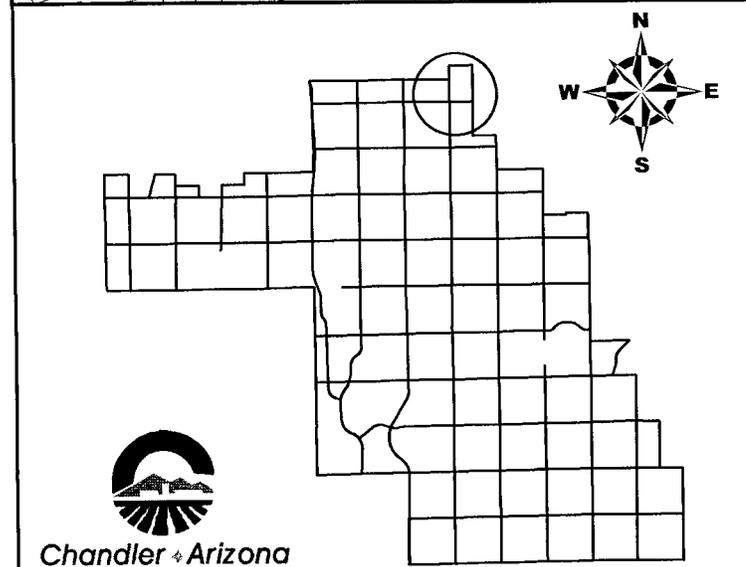
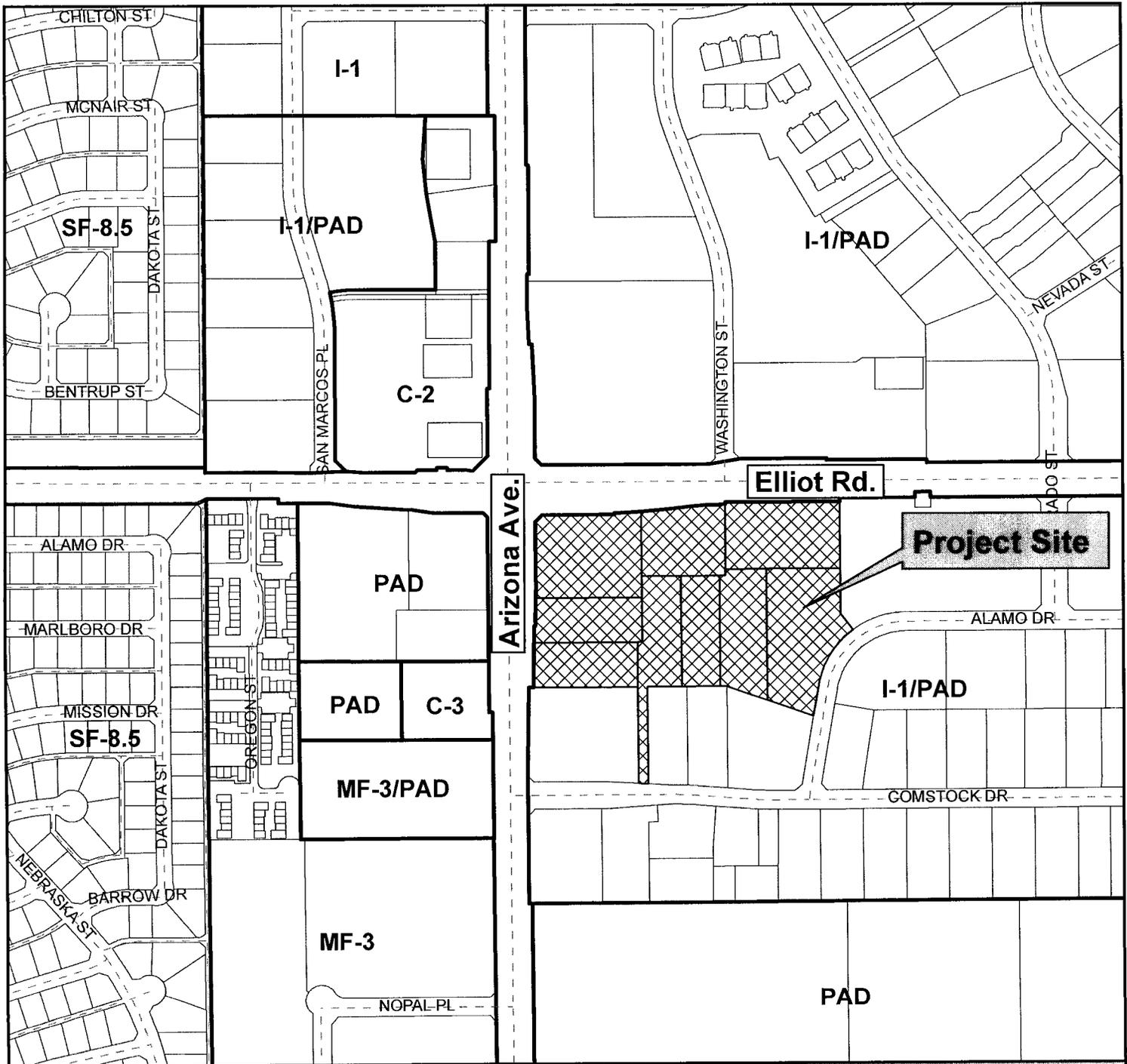
Move City Council approve DVR15-0040 POLLACK BUSINESS PARK SOUTH, extending the timing condition for an additional three (3) years, in which the zoning would be in effect until April 23, 2018, with all the conditions in the original approval remaining in effect.

Preliminary Development Plan

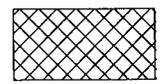
Move City Council approve Preliminary Development Plan DVR15-0040 POLLACK BUSINESS PARK SOUTH, for site layout and building architecture, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Existing Site Plan
3. Proposed Site Plan
4. Conceptual Commercial Corner Site Plan
5. Building Elevations
6. Ordinance No. 3776
7. Development Booklet, Exhibit A

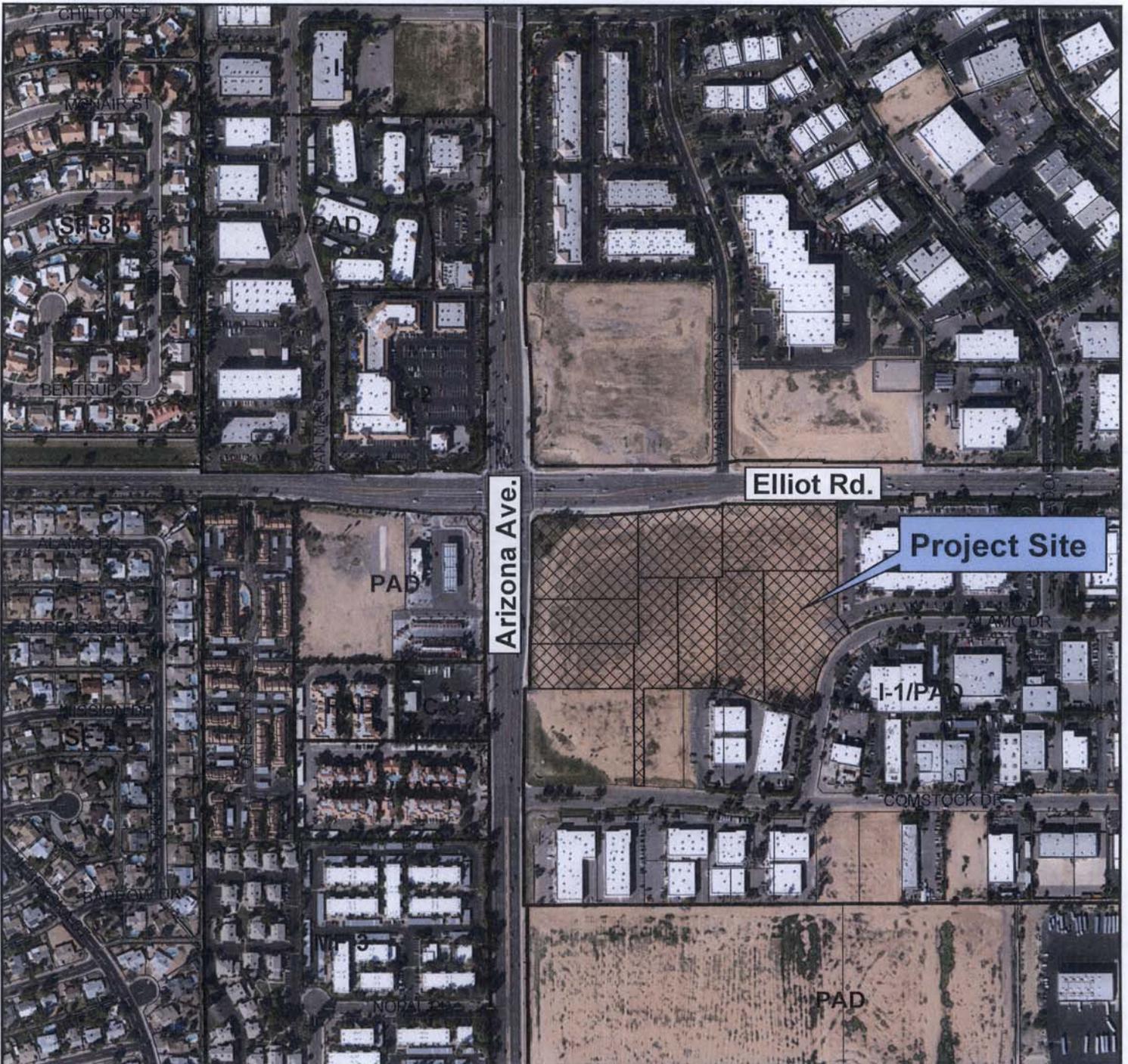


Vicinity Map



DVR15-0040

Pollack Business Park South



Vicinity Map



DVR15-0040

Pollack Business Park South

SITE DATA - OVERALL:

PROPOSED ZONING:	CD (MIXED USE)
NET SITE AREA:	16,810 SQ. FT. (0.38 AC.)
CONSTRUCTION TYPE:	V-B (MIXED USE)
TOTAL FLOOR AREA:	199,448 SQ. FT. (4.56 AC.)
OFFICE / INDUSTRIAL:	199,448 SQ. FT. (4.56 AC.)
RETAIL:	0 SQ. FT. (0.00 AC.)
RECREATION:	0 SQ. FT. (0.00 AC.)
OTHER:	0 SQ. FT. (0.00 AC.)

SITE COVERAGE:	21.3 %
PARKING REQUIRED:	455 SPACES
PROVIDED:	491 SPACES
MAX. BUILDING HEIGHT:	35'
ACCESSIBLE PARKING REQUIRED:	6 SPACES
ACCESSIBLE PARKING PROVIDED:	6 SPACES

PROJECT DIRECTORY

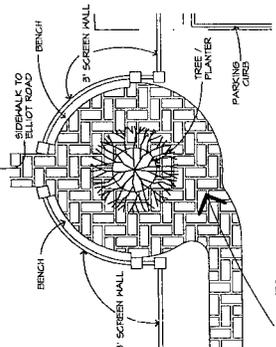
DEVELOPER:
MICHAEL A. POLLACK REAL ESTATE INVESTMENTS
158 N. BASELINE ROAD
PHOENIX, ARIZONA 85016
CONTACT: MICHAEL A. POLLACK
PHONE: (480) 958-0888

ARCHITECT:
RUBICEK ARCHITECTS & ASSOCIATES
2335 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: DAVE GIBSON
PHONE: (602) 455-5900
FAX: (602) 455-0486
E-MAIL: dgibson@rcao.com

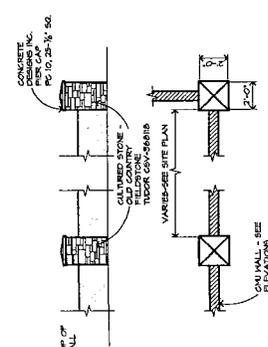
PRELIMINARY SITE PLAN

DATE: 01-27-06

PROJECT NO. 06-0001



PRELIMINARY SITE PLAN
SCALE: 1" = 10'-0"



PEDESTRIAN AREA DETAIL
SCALE: 1" = 10'-0"



SCREEN WALL DETAIL
SCALE: 1/4" = 1'-0"

SEC ARIZONA AVENUE AND ELLIOT ROAD
COMMERCIAL DEVELOPMENT
POLLACK BUSINESS
PARK SOUTH DEVELOPMENT

design: RWK
drawn: MTK
check: RWK

Job 05910.50
of
SP-1

Sheet

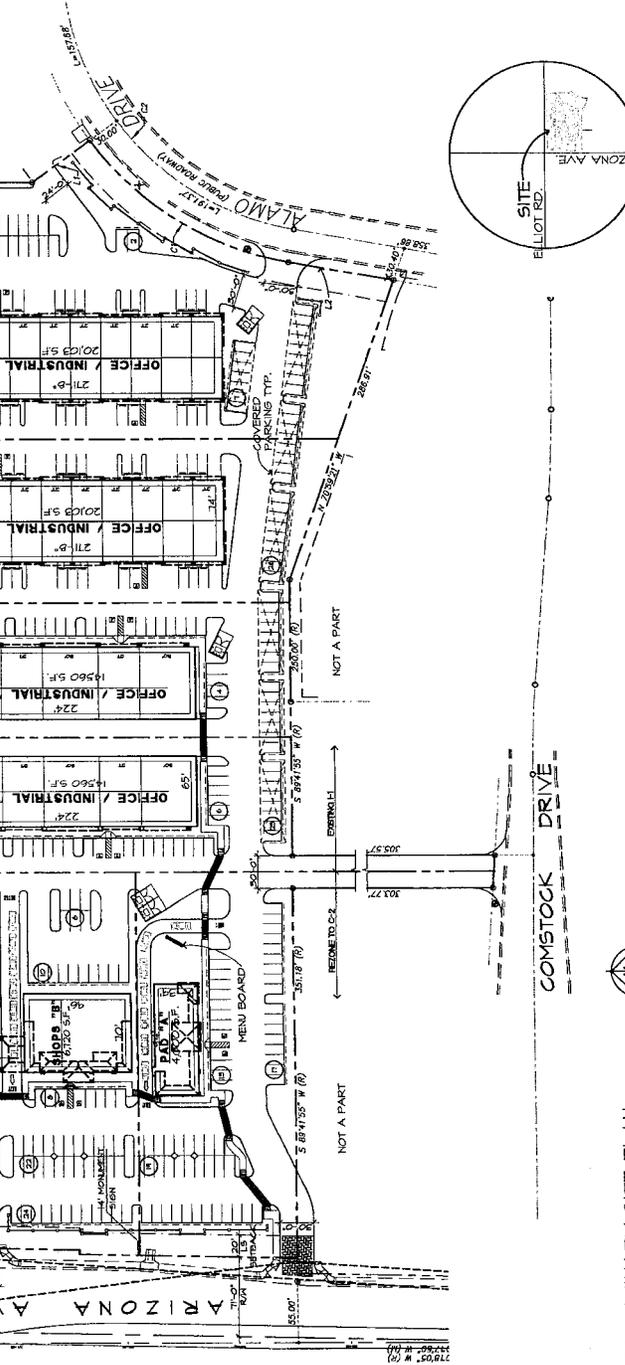
2233 East Thomas Road
Phoenix, AZ 85016-9474
(602) 955-9800 Phone
(602) 955-9898 Fax
www.rwb.com

Architects And Associates, Inc.

EXISTING SITE PLAN

DATE: 01-27-06

PROJECT NO. 06-0001



EXISTING SITE PLAN
SCALE: 1" = 50'-0"



VICINITY MAP
SCALE: 1/4" = 1'-0"

EXISTING SITE PLAN

PROJECT INFORMATION

DEPARTMENT OF ECONOMIC SECURITY
OFFICE BUILDING
CHANDLER, ARIZONA

OWNER: HANSON INVESTMENTS
14100 NORTH LINDSEY
SUITE 100, CHANDLER, AZ 85226

BUILDER: SUN STATE BUILDERS
1000 W. WASHINGTON, SUITE 214
STEVE BROWN (480) 844-1288

ARCHITECT: DIETRICH ARCHITECTURAL GROUP, INC.
733 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85263
DAN DIETRICH (480) 848-9411

SITE AREA: 493,712 SF (49.38 ACRES) NET
85,114.7 ACRES (17.35% COV.)

BUILDING AREA: 85,114 SF

CONSTRUCTION TYPE: TYPE IIB

GROUP: GROUP B

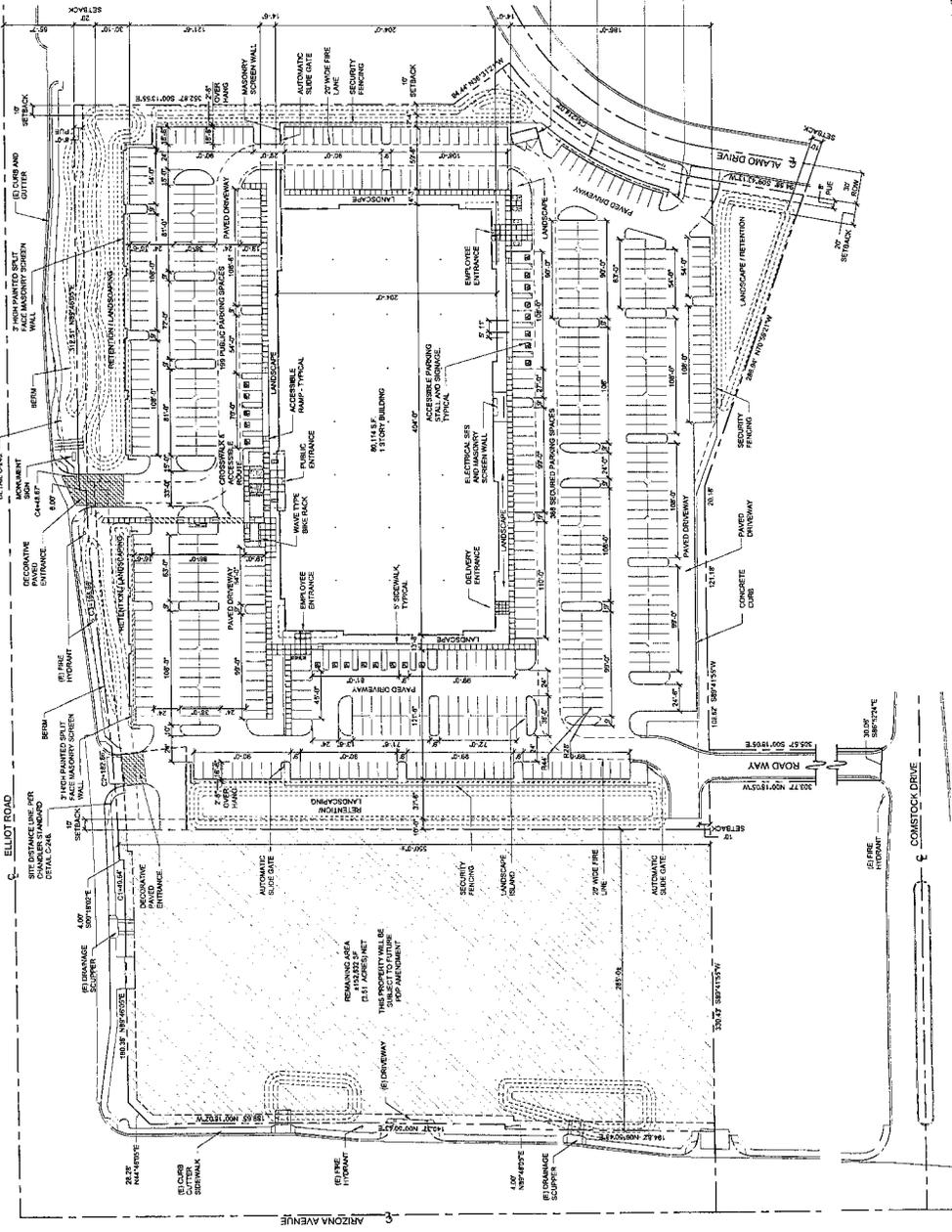
PARKING: 588 TOTAL SPACES
WITH 18 ADA ACCESSIBLE

DESCRIPTION

LOT 1, TRACT 4, OF BULLOCK BUSINESS PARK, PARCELS 1 & 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF MARICOPA COUNTY, ARIZONA, RECORDED UNDER MAP NO. 200-001-001, MAP NO. 200-001-001.

CHANDLER STANDARD NOTES

- CEN1 ALL BRUSH AND MECHANICAL EQUIPMENT SHALL BE FULLY PROTECTED FROM THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- CEN2 SOLID MASONRY WALLS AND GATES SHALL BE 8" OR GREATER THAN. ALL MASONRY SHALL BE CONSTRUCTED WITH 3/4" REINFORCING BARS.
- CEN3 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT LIGHT POLLUTION AND LIGHT SPILLAGE OFF OF THE PROPERTY.
- CEN4 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT LIGHT POLLUTION AND LIGHT SPILLAGE OFF OF THE PROPERTY.
- CEN5 PAINT TO MATCH ADJACENT WALL COLOR.
- CEN6 588 TOTAL SPACES WITH 18 ADA ACCESSIBLE.



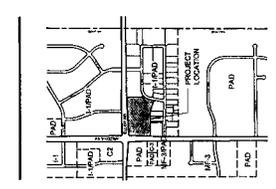
1 SITE PLAN

DATE

11/04/19

DESCRIPTION

CONSTRUCTION



DESIGN DEVELOPMENT PLAN

DESIGN DEVELOPMENT PLAN

SITE PLAN

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DIETRICH ARCHITECTURAL GROUP, INC.
14100 NORTH LINDSEY, SUITE 100, CHANDLER, AZ 85226
PH: 480.848.9411

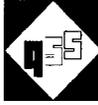
dietch architectural group, inc
733 N. SCOTTSDALE RD., SUITE 100
SCOTTSDALE, ARIZONA 85263
PH: 480.848.9411

PROPOSED SITE PLAN

DDP1.0



SUN STATE BUILDERS
 PROPERTY OF
 STATE OF ARIZONA GENERAL CONTRACTORS CONTRACTORS ASSOCIATION
 1900 N. AVENUE 101, SUITE 100, PHOENIX, ARIZONA 85007
 PHONE: 602.944.1234 FAX: 602.944.1234



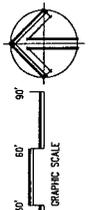
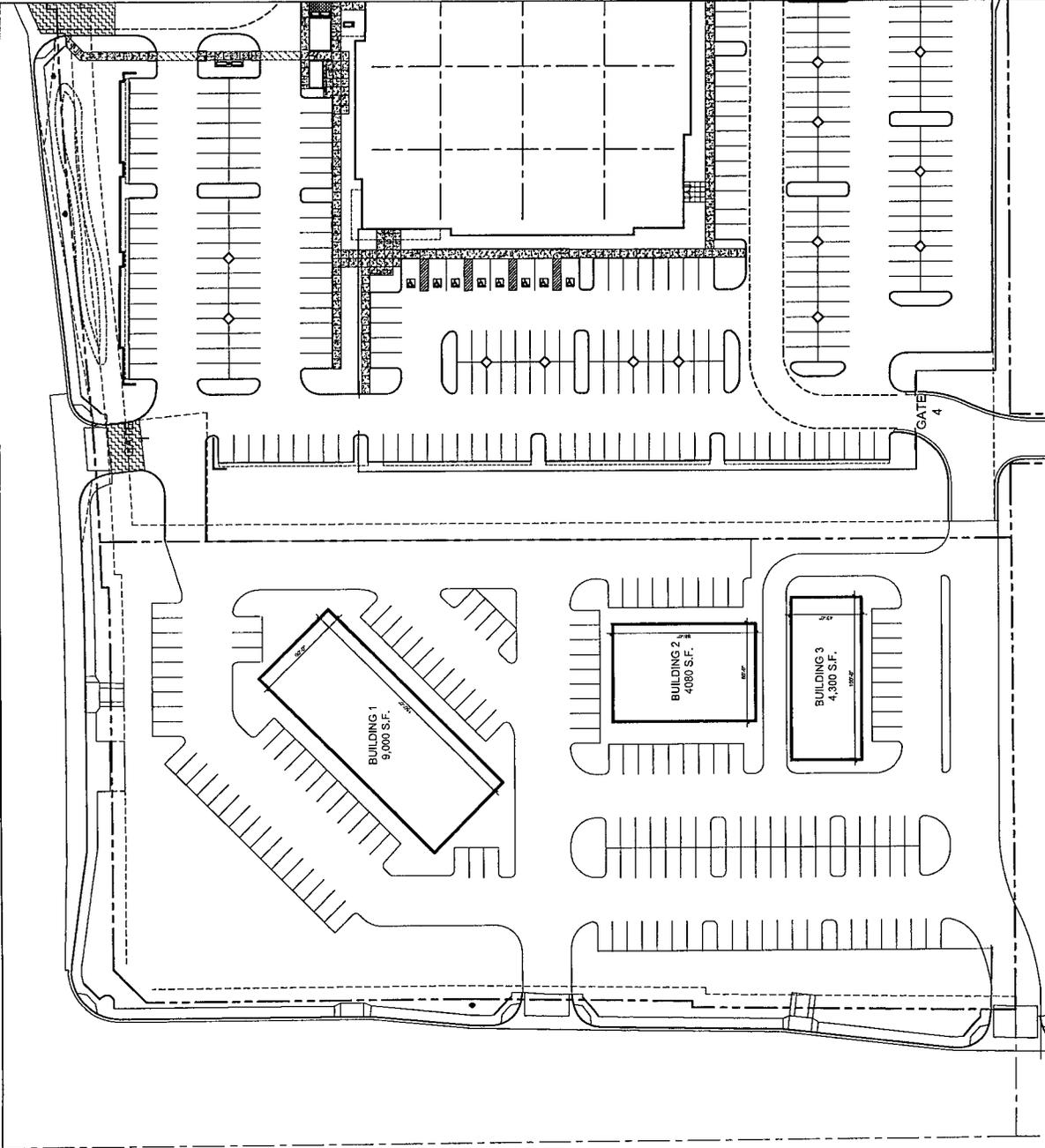
SUN STATE BUILDERS
 WWW.SUNSTATEBUILDERS.COM
DES REMAINING LOT
 JOB NO: MARKETING
 DRAWN BY: BIL
 APPROVED BY: EF
 DATE: 10.10.09
 SHEET NO. **S1**

PROJECT DATA

CITY: CHANDLER
 ZONING: GCP
 SITE AREA: 192,571 S.F.
 (3.50 ACRES)
 COVERAGE: 11.39 %
 BUILDING AREA: 17,380 s.f.
 WAREHOUSE AREA:
 SHOWROOM AREA:
 OFFICE AREA:

PARKING REQUIRED: -- SPCS.
 WAREHOUSE - 1/1.5 EMPLOYEE
 RETAIL - 14,400 S.F. @ 1/300:
 PARKING PROVIDED: 156 SPCS.

VICINITY MAP
 SCALE: NTS



CONCEPTUAL SITE PLAN
 SCALE: 1/32"=1'

CONCEPTUAL COMMERCIAL CORNER SITE PLAN

DATE	NUMBER	DESCRIPTION



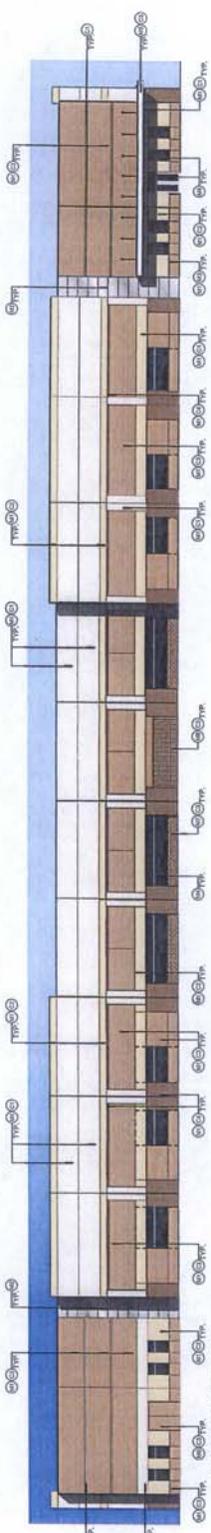
DESIGNER
 PROJECT TITLE
 DES OFFICE BUILDING
 CHANDLER, AZ
 ARIZONA AVE AND ELLIOT RD.
 PRELIMINARY DEVELOPMENT
 PLAN

COLORED BUILDING ELEVATIONS

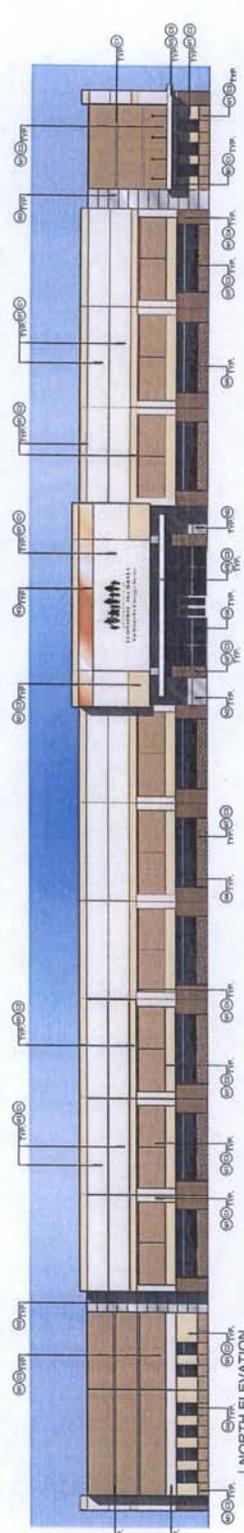
DESIGNED BY	DATE
DRAWN BY	PROJECT
SCALE	DATE
AS BORN	SCALE

PRELIMINARY NOT FOR CONSTRUCTION
 12/03/15
 dielectric architectural group, inc.
 1000 W. WILSON AVE. SUITE 100
 CHANDLER, AZ 85224

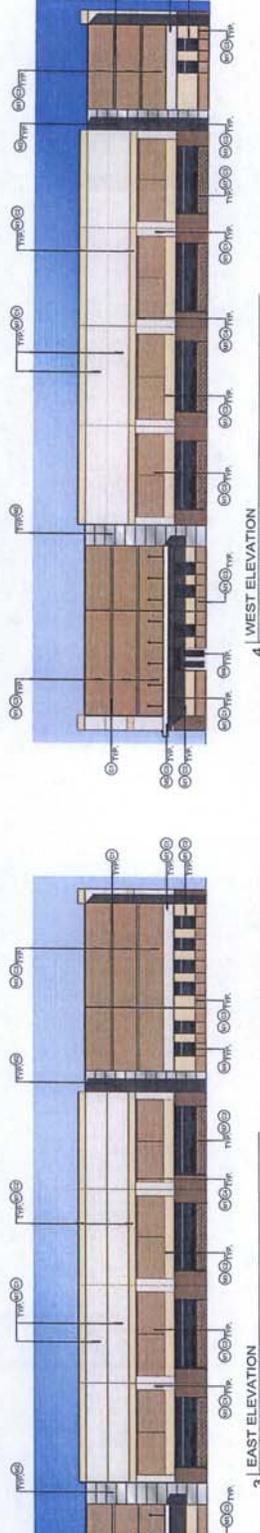
PDP-A2.1



1 | SOUTH ELEVATION



2 | NORTH ELEVATION



3 | EAST ELEVATION

4 | WEST ELEVATION

DESIGN SIGNAGE

NOTE: SIGN WILL REQUIRE SEPARATE PERMIT

dielectric architectural group, inc.
 1000 W. WILSON AVE. SUITE 100
 CHANDLER, AZ 85224

ECONOMIC SECURITY
 Your Partner for a Stronger Arizona

NORTH ELEVATION 18" WIDE x 6" HIGH TOP AT 2ND FLOOR GRADE

MATERIALS KEY

- TYPE 1 POLY CONCRETE PANEL
- TYPE 2 POLY CONCRETE PANEL - ALUMINUM
- TYPE 3 PREFINISHED METAL PANEL - COPPER
- TYPE 4 POLY CONCRETE PANEL - FINISHED
- TYPE 5 POLY CONCRETE PANEL - FINISHED
- TYPE 6 POLY CONCRETE PANEL - FINISHED
- TYPE 7 POLY CONCRETE PANEL - FINISHED
- TYPE 8 POLY CONCRETE PANEL - FINISHED
- TYPE 9 POLY CONCRETE PANEL - FINISHED
- TYPE 10 POLY CONCRETE PANEL - FINISHED

PAINT COLORS KEY

- CLARK EDWARDS DESIGN THREE WHITE
- CLARK EDWARDS DESIGN COOKBOOK
- CLARK EDWARDS DESIGN THREE WHITE
- CLARK EDWARDS DESIGN COOKBOOK
- CLARK EDWARDS DESIGN COOKBOOK
- CLARK EDWARDS DESIGN COOKBOOK

ORDINANCE NO. 3776

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM I-1/PAD TO I-1/PAD (DVR05-0057 POLLACK BUSINESS PARK SOUTH) 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 I-1/PAD to I-1/PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Pollack Business Park South", kept on file in the City of Chandler Planning Services Division, in File No. DVR05-0057, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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.
4. 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.

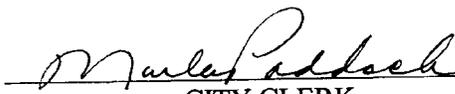
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with 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.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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. 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.
9. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
10. The monument signs shall have a landscaped planter at the column bases.
11. The maximum sign height on buildings shall be 24" for 1 line of copy and 36" for 2 lines of copy.
12. All sign logos shall be limited to 10% of the sign area.
13. Landscaping shall be in compliance with current Commercial Design Standards.
14. The landscape planter along the Shops B drive through lane shall be widened by 6 feet and include a 4 foot tall wall.
15. Turf shall be limited to a maximum 10% of the landscapable area.
16. Decorative paving shall be provided at all driveway entrances.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

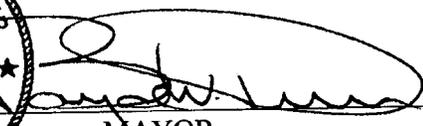
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 6th day of March 2006.

ATTEST:

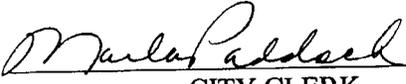

CITY CLERK


CORPORATE SEAL
ARIZONA

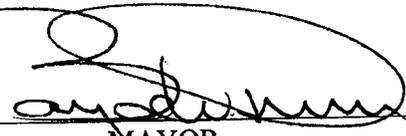

MAYOR

PASSED AND ADOPTED by the City Council this 23rd day of March 2006.

ATTEST:

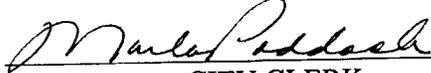

CITY CLERK


CORPORATE SEAL
ARIZONA

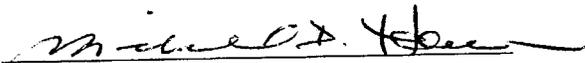

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3776 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 23rd day of March 2006, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

Published on April 5 & 12, 2006

ATTACHMENT "A"

Ordinance No. 3776

Superior Surveying Services, Inc.

Professional Land Surveying □ Arizona □ California □ Nevada

21415 North 23rd Avenue □ Phoenix, Arizona 85027
Phone: (623)869-0223 □ Fax: (623)869-0726
info@ssincsz.com

Randy S. Delbridge, President
A. J. Wadsworth, Project Manager
David S. Klein, Project Manager

Job Number: 250650

February 18, 2006

DESCRIPTION OF REMAINDER OF LOT 3, POLLACK
BUSINESS PARK NORTH AFTER RIGHT OF WAY
ACQUISITION AT THE NORTHEAST CORNER OF ELLIOT
ROAD AND ARIZONA AVENUE, CHANDLER, ARIZONA

That portion of Lot 3, POLLACK BUSINESS PARK NORTH, recorded as Book 762 of Maps, Page 45, records of Maricopa County, Arizona lying within a portion of the Southwest quarter of Section 10, Township 1 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 Southwest corner of said Section 10;
THENCE North 00 degrees 11 minutes 30 seconds West 635.54 feet along the West line of said Southwest quarter to the Westerly extension of the North line of said Lot 3;
THENCE North 89 degrees 48 minutes 30 seconds East 65.00 feet along said Westerly extension to the Northwest corner of said Lot 3 and the POINT OF BEGINNING;
THENCE North 89 degrees 48 minutes 30 seconds East 587.13 feet along the North line of said Lot 3 to the Northeast corner of said Lot 3 and the beginning of a non-tangent curve to the right the center of which bears South 84 degrees 28 minutes 41 seconds West 570.00 feet;
THENCE Southerly along the Easterly line of said Lot 3 and the arc of said curve through a central angle of 05 degrees 17 minutes 24 seconds, an arc length of 52.63 feet to a point;
THENCE South 00 degrees 13 minutes 55 seconds East 507.53 feet along said Easterly line;
THENCE South 44 degrees 46 minutes 05 seconds West 28.28 feet to the South line of said Lot 3 and the North line of the South 55.00 feet of said Southwest quarter;
THENCE South 89 degrees 46 minutes 05 seconds West 528.39 feet along the South line of said Lot 3;
THENCE North 45 degrees 12 minutes 33 seconds West 28.28 feet;
THENCE North 00 degrees 11 minutes 11 seconds West 201.28 feet;
THENCE North 02 degrees 33 minutes 15 seconds West 160.84 feet;
THENCE South 89 degrees 48 minutes 30 seconds West 10.01 feet;
THENCE North 02 degrees 33 minutes 15 seconds West 119.89 feet to the West line of said Lot 3 and the East line of the West 65.00 feet of said Southwest quarter;
THENCE North 00 degrees 11 minutes 30 seconds West 78.70 feet along the West line of said Lot 3 to the POINT OF BEGINNING.

COMPRISING 7.663 acres or 333,781 square feet more or less,
subject to all easements of record.

