

ADD
INFO
#30



Continuance of City Council Hearing on Allred Park Place (DVR15-0037)

Stephen Earl

to:

Jeff.Kurtz@chandleraz.gov, Kevin.Mayo@chandleraz.gov

05/25/2016 01:46 PM

MAY 26 2016

Cc:

"marsha.reed@chandleraz.gov", "Kay.Bigelow@chandleraz.gov", "dave@dac-usa.com",
"cexeter@dac-usa.com", Stephanie Pierzchalski

Hide Details

From: Stephen Earl <searl@ecllaw.com> Sort List...

To: "Jeff.Kurtz@chandleraz.gov" <Jeff.Kurtz@chandleraz.gov>,
"Kevin.Mayo@chandleraz.gov" <Kevin.Mayo@chandleraz.gov>

Cc: "marsha.reed@chandleraz.gov" <marsha.reed@chandleraz.gov>,
"Kay.Bigelow@chandleraz.gov" <Kay.Bigelow@chandleraz.gov>,"dave@dac-usa.com"

<dave@dac-usa.com>,"cexeter@dac-usa.com" <cexeter@dac-usa.com>, Stephanie
Pierzchalski <spierzchalski@ecllaw.com>

Based upon the discussion that took place at the City Council's Study Session on Monday, May 23rd, it is apparent there is a strong Council sentiment to continue the public hearing on the Allred Park Place PAD/PDP (Case DRV 15-0037) to further consider/evaluate the additional stipulations we proposed to substitute for Staff Stipulation No. 3 on the PDP case.

David Allred, the owner of the subject property, has authorized me to concur in a 1-month continuance of the case to the Council hearing date of **Thursday, June 23rd**. This will allow time for productive dialogue to continue. To avoid inconvenience to members of the public interested in this matter, we hope the Council will be able to move this action item for a one month continuance up on the agenda. And given the continuance, we will not plan on making a formal presentation of the case tomorrow night. Please call with any questions. Steve

Stephen C. Earl
EARL, CURLEY & LAGARDE, P.C.
3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012
Phone: 602-265-0094 Fax: 602-265-2195

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MEMORANDUM **Planning Division – CC Memo No. 16-052A**

DATE: MAY 26, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER *MR*
 JEFF KURTZ, PLANNING ADMINISTRATOR *J*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: DVR15-0037 ALLRED PARK PLACE
 Introduction and Tentative Adoption of Ordinance No. 4704

Request: Rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 62-acres located at the southwest and southeast corners of Price and Willis roads

Location: Southwest and southeast corners of Price and Willis roads

Applicant: Stephen Earl
 Earl, Curley & Lagarde P.C.

Project Info: Approximately 62-acre total site

Planning Staff received the attached correspondence and proposed 5 additional PDP stipulations from the applicant. The proposed stipulations represent an alternative compromise to address the building intensity and height issue outlined in the staff report.

Attachment

1. Correspondence from applicant



Allred re Park Place -- Stipulations for PDP

Stephen Earl

to:

'jay.tibshraeny@chandleraz.gov', 'jack.sellers@chandleraz.gov',
'nora.ellen@chandleraz.gov', 'kevin.hartke@chandleraz.gov',
'rick.heumann@chandleraz.gov', 'rene.lopez@chandleraz.gov', 'terry.roe@chandleraz.gov'
05/23/2016 08:33 AM

Sent by:

Stephanie Pierzchalski <spierzchalski@ecllaw.com>

Cc:

"Jeff.Kurtz@chandleraz.gov", "Kevin.Mayo@chandleraz.gov", David Allred, Cathy
Exeter, Ricardo Toris

Hide Details

From: Stephen Earl <searl@ecllaw.com> Sort List...

To: "'jay.tibshraeny@chandleraz.gov'" <jay.tibshraeny@chandleraz.gov>,

"'jack.sellers@chandleraz.gov'" <jack.sellers@chandleraz.gov>,

"'nora.ellen@chandleraz.gov'" <nora.ellen@chandleraz.gov>,

"'kevin.hartke@chandleraz.gov'" <kevin.hartke@chandleraz.gov>,

"'rick.heumann@chandleraz.gov'" <rick.heumann@chandleraz.gov>,

"'rene.lopez@chandleraz.gov'" <rene.lopez@chandleraz.gov>,

"'terry.roe@chandleraz.gov'" <terry.roe@chandleraz.gov>

Cc: "Jeff.Kurtz@chandleraz.gov" <Jeff.Kurtz@chandleraz.gov>,

"Kevin.Mayo@chandleraz.gov" <Kevin.Mayo@chandleraz.gov>, David Allred

<dave@dac-usa.com>, Cathy Exeter <cexeter@dac-usa.com>, Ricardo Toris

<rtoris@ecllaw.com>

Sent by: Stephanie Pierzchalski <spierzchalski@ecllaw.com>

1 Attachment



Memo to Mayor & Council.pdf

The City Council is scheduled to consider the Allred Park Place PAD and PDP this Thursday. We realize and appreciate the decades of emphasis the City has placed on the south Price Road Corridor. We believe the Park Place PAD and PDP presents an outstanding campus plan for business users consistent with the City of Chandler's long held objectives for this important Corridor. Recently, considerations of intensity and building height have been raised in the context of the General Plan discussions. We agree that the south Price Road Corridor is a special place and should be reserved for high-quality employers. However, building height and intensity are not always synonymous. Some major employers want high intensity buildings of two stories rather than three or above. The Allred Park Place campus plan is devoted to meeting the needs of high-quality employers in today's market.

However, we are sensitive to the concerns raised by Councilmembers and are therefore proposing a package of stipulations set forth on the attachment in order to remove Stipulation #3 in the Staff Report for the PDP that would otherwise require all employment buildings fronting onto Price Road to be a minimum height of 45 feet or above. There was a good discussion of this issue at the Planning Commission and ultimately they decided to recommend approval of both the PAD and PDP without Stipulation #3, so that the project had the flexibility to address the needs of the marketplace today. Again however, we are seeking a compromise to address the issues raised by the City Council. We hope you agree that the attached package of stipulations appropriately addresses the issues that have been raised. Thank you very much for your consideration. Steve

Stephen C. Earl
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3101 North Central Avenue, Suite 1000
Phoenix, AZ 85012
Phone: 602-265-0094 Fax: 602-265-2195

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Suite 1000
Phoenix, Arizona 85012

MEMORANDUM

TO: VIA EMAIL
Mayor Tibshraeny
City Councilmembers

CC: David Allred
Cathy Exeter

FROM: Stephen Earl

DATE: May 18, 2016

RE: Compromise to Remove Stipulation #3 of PDP under DVR 15-0037 (Allred Park Place) and Substitute Five Stipulations

As a compromise to remove PDP Stipulation #3, we would offer the following package of stipulations:

1. Buildings west of Price Road shall be a minimum height of 45 feet or more.
2. Phase I for Park Place shall be the west side of Price Road, which phase shall include the installation of all infrastructure on the west side of Price Road from Willis to Armstrong, including the frontage landscaping. However, if requested by a major corporate user, Allred shall have the right to construct a building for that user on the east side of Price Road ahead of Phase I.
3. The infrastructure plans for Phase I, must be submitted for plan review within 9 months of City Council approval of this PAD and construction commenced on said infrastructure within 3 months of the City's issuance of building permits.
4. A deed restriction restricting the hotel site to be used only for a hotel/conference center for a period of 10 years shall be recorded against this parcel within 90 days of final approval of the PAD zoning.
5. The employment buildings fronting on the east side of Price Road shall have the flexibility to be a minimum of 30 feet or higher, except for the ancillary retail building, which may be a minimum of 15 feet in height. To the east of these employment buildings fronting onto Price Road, the maximum building height shall 60 feet.

MAY 26 2016 #30



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MEMORANDUM

Planning Division – CC Memo No. 16-052

DATE: MAY 26, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: DVR15-0037 ALLRED PARK PLACE
Introduction and Tentative Adoption of Ordinance No. 4704

Request: Rezoning from Planned Area Development (PAD) and Agricultural District (AG-1), to Planned Area Development (PAD) for an employment business park campus, including a Mid-Rise Overlay for buildings up to 150-feet in height, with Preliminary Development Plan (PDP) approval for site design and building architecture on property totaling approximately 62-acres located at the southwest and southeast corners of Price and Willis roads

Location: Southwest and southeast corners of Price and Willis roads

Applicant: Stephen Earl
Earl, Curley & Lagarde P.C.

Project Info: Approximately 62-acre total site

PLANNING COMMISSION RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission recommends City Council approve the request subject to conditions; with the deletion of Preliminary Development Plan condition no. 3, requiring Employment buildings along the Price Road frontage to be consistent with Mid-Rise Development, as defined in the Zoning Code.

PLANNING STAFF RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends City Council approve the request subject to conditions.

This request was continued from the April 20, 2016, Planning Commission meeting to allow Planning Staff an opportunity to assess the relevance of discussion that occurred at the April 14, 2016, City Council meeting regarding the South Price Road Employment Corridor. The corridor discussion related to strategic policies derived in part from the 2013 South Price Road Employment Corridor Study (Maguire Report). The strategic policies were included in the 'Chandler General Plan 2016' which on April 14, 2016, was approved and referred to the voters. Contained within the 2013 Study were recommended guiding principles provided to preserve, enhance, and maximize the Corridor's utilization of diminishing remaining land. Planning Staff wrote an implementation memo for the 2013 study outlining various short-term practices pertaining to the guiding principles recommendations. One such short-term practice was to 'identify how the application establishes minimum rather than maximum allowed development requirements that force greater employment densities intensifying the utilization of land and buildings'. The most recent policy discussion echoed the short-term practice indicating an objective to develop the corridor with Mid-Rise Developments (buildings taller than 45-feet), concentrating the increased building height along the Price Road frontage. In response to these discussions, Planning Staff has included a PDP condition requiring buildings along the arterial frontage to be consistent with Mid-Rise Development, as defined in the Zoning Code. It is the intention that the condition apply to employment buildings, and not the incidental service-retail buildings included in the attached Development Booklet.

BACKGROUND

The subject site, comprised of two properties totaling approximately 62 acres, is located at the southwest and southeast corners of Price and Willis roads, south of the Santan Loop 202 and Price 101 freeways interchange. The eastern property, often referred to as the former dairy site, is located east of Price Road between Willis Road and the Armstrong Place alignment, currently zoned Agricultural District (AG-1). The eastern property extends all the way to Ellis Street; however a 10-acre site just west of the southwest corner of Willis Road and Ellis Street is not included in this request. The western property is located west of Price Road, between Willis Road and Armstrong Place. The western property received PAD zoning in April 2013, for business park uses as identified within the South Price Road Employment Corridor (SPREC) accommodating a wide range of uses including corporate office headquarters, high-tech manufacturing, and knowledge intensive employers. The western property's PAD zoning was amended in 2014 to include a Conference Center Hotel with the two single-user buildings permitting building heights up to 150 feet in height.

The General Plan designates the subject site as Employment allowing major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. Additionally, the General Plan identifies the subject site as falling within the South Price Road Employment Corridor (SPREC). This corridor, recognized as the City of Chandler's premier employment corridor, generally encompasses the property located on the west and east sides of Price Road, starting at Willis Road at the north, ending at the Chandler Heights Road alignment just north of Sun Lakes. 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 property located north of Willis Road received zoning approval prior to the General Plan's SPREC designation.

The request is to rezone the 2 properties bringing them under a single PAD district, effectively amending the zoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, as contemplated by the General Plan. Additionally, the request includes Preliminary Development Plan (PDP) approval for site design, building architecture, and a comprehensive sign package. The rezoning request is consistent with the General Plan.

The requested PAD zoning and Innovation Zone utilizes the currently permitted Conference Center Hotel as the campus 'hub' containing amenities that, in conjunction with the incidental support retail, directly support the Park Place campus and balance of the South Price Road Employment Corridor. The hub has been integrated into the campus through an extensive network of vehicular and pedestrian linkages set out in a hierarchical order. Secondary pedestrian hubs and landscape focal features further enforce the connectivity of the campus to the hub. The Innovation Zone allows consideration of multi-tenant buildings permitting tenants to locate both vertically and horizontally. As part of this request, the applicant has indicated a restriction that the minimum size for the initial tenant in any employment building be not less than 20,000 square feet, providing a sense of scale encouraged for Price Road.

The request continues and furthers the cohesive business park high-quality campus atmosphere established in the previous zoning approvals for the western property and northeast corner of Price and Willis roads, through the use of strong landscape theming and a high level of required architectural quality. The site provides multiple access points from Price Road and two of the three adjacent collector streets as well as strong boulevard entrances off Price Road. It is important to note, that in response to neighborhood feedback, no vehicular connections are proposed for Ellis Street. The landscape theme includes a 'radial' design at major intersection points that is carried through the campus with terraced landscaped treatments that include a layering effect of backdrop trees including date palms. Even the ultimate building and parking layouts will include a relationship to the radial theme at the boulevard entrances furthering the campus concept.

The architectural exhibits, imagery and representations contained within the attached Development Booklet establish the 'bar' or level of quality and intensity expected for the future campus. While the final ultimate design and location of buildings may necessitate minor alterations, the exhibits depict a close representation of how the campus will develop. Additional exhibits provide more detailed architectural imagery that further defines the level of quality and intensity expected within the Allred Park Place campus.

The request includes a comprehensive sign package that includes building mounted signage, campus identification monumentation and freestanding single-tenant and multi-tenant monument signage. Building mounted signage can include pan channel, reverse pan channel or flat cut out

pin mounted lettering at the discretion of the end user. The campus identification monument signage design includes opposing triangular 20-foot tall elements clad in 18-inch travertine tiles providing 5 tenant panels per side, including both halo and grown illumination. These campus identification/multi-tenant monument signs are set at the intersection corners and main boulevard entrance points placed within a circular flower bed backed by the radial terraced landscaped features. The signage represents a very high level of quality that provides a strong statement for the Price Corridor as well as creates a unified image for the campus.

DISCUSSION

Planning Staff supports the request. Price Road continues to remain the subject of much recent discussion. This request represents an evolutionary strong example of the implementation of the desire to preserve and actively enhance the campus-like environment of the Corridor. The exhibits establish a campus environment that continues throughout the site design, building architecture, landscaped theming, and ultimately to the comprehensive sign package. The attached Development Booklet including the building elevations, architectural imagery, and narrative, as well as this memo establish the intent for the Allred Park Place campus plan, effectively setting the 'bar' in terms of intensity, quality and design. This rezoning request, the Design Review Committee hearing, and public hearing going forward will served to more clearly define Planning Staff's administrative authority while narrowing the degree of final development plan malleability.

While the narrative indicates a permitted building height range from 2-10 floors, the site plan and exhibits indicate the two office buildings on the western property as 3 floors. As discussed above, Planning Staff has included a PDP condition requiring employment buildings along the arterial frontage to be consistent with Mid-Rise Development, as defined in the Zoning Code. Additionally, as indicated in the narrative, Planning Staff has included a PDP condition requiring each building's initial tenant be a minimum of 20,000 square feet.

The Conference Center Hotel 'hub' remains a critical component to the Innovation Zone concept, as it contains common amenities that directly supports the businesses within the Allred Park Place campus. As such the applicant has indicated the Conference Center Hotel parcel will be set aside and deed restricted for only this use for 10 years. Additionally, as part of Phase One, all infrastructure necessary to support the Conference Center Hotel will be installed including related right-of-way improvements, utilities and landscaping.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Neighborhood meetings were held on Monday, February 22, 2016, at 6:00 PM and Wednesday, February 24, 2016, at 6:00 PM, at the Hampton Inn & Suites hotel. 5 neighboring property owners attended the first meeting, and an additional 5 attended the second. Many questions were asked in terms of specific development aspects like uses, timing, lighting, and signals. A series of neighbors commented on the current traffic and speeds along Willis Road. The applicant indicated that the traffic study identified the majority of trips generated from the proposed business park would ultimately utilize Price Road, and that to further mitigate future issues, no vehicular connections were proposed for

Ellis Street, that abuts the adjacent residential subdivision. No formal opposition was offered at the either meeting.

- A separate meeting was held with the property owner of the Ebay/PayPal building and their legal representative. Comments and concerns offered included the lack of PDP specificity, timing of the Conference Center Hotel, and a desire for more intensity.
- Planning Staff was copied on email correspondence with the applicant and a nearby residential property owner. The discussion continued around traffic on Willis Road.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Absent: 2 (Baron, Wastchak)

Planning Staff provided a brief South Price Road Employment Corridor history outline to frame the most recent corridor discussion in terms of strategic policies and short term practices, and ultimate inclusion of PDP condition no. 3 requiring Mid-Rise Development (buildings taller than 45 feet) along the Price Road frontage. The applicant stated that many of the preferred 'high technology research and development/manufacturing' users for the corridor such as Infusionsoft in fact desire larger open-floor plate buildings in 1 and 2 story varieties, and that PDP condition no. 3 inadvertently limits the potential users. A neighboring residential property owner and HOA board member spoke in support of the request with two concerns. First, traffic on Willis Road often exceeded the posted speed limit, and a drainage issue exists west of Ellis Street. Second, although the exhibits show 2-story buildings on the campus east side, the 150-foot Mid-Rise Overlay could permit tall buildings encroaching upon the neighborhood. Planning Staff responded that with development of the Allred Park Place campus, the south half of Willis Road west of Ellis Street will be completed eliminating the drainage issue and providing a completed roadway for traffic flow. Finally, any increased building height east of Price Road would be developed consistent with the guidelines outlined in the Mid-Rise Development Policy, which prescribes appropriate height transitions and other mitigation techniques when adjacent to dissimilar land uses.

A legal representative for the Ebay/Paypal building owner spoke stating concerns that specificity lacking in the development booklet provides uncertainty as to the final campus development including building location, height and intensity.

Planning Commission discussed the request commenting that the desired intensity inferred in PDP condition no. 3 could be achieved both vertically as well as horizontally. Commissioners commented that the campus layout, landscaping and building architecture set a very high 'bar' in terms of quality. One Commissioner identified the possibility of including the Mid-Rise Development requirement along the west side of Price Road finding the adjacent Mid-Rise Conference Center more appropriate for increased building height, separating the east side of Price Road for the more horizontally intense buildings maintaining compatibility with the residential subdivisions further to the east. Ultimately Planning Commission's motion included

the recommendation to delete PDP condition no. 3 stating the market would ultimately decide what height buildings will occur.

PLANNING COMMISSION RECOMMENDED ACTIONS

Rezoning:

Planning Commission, upon finding consistency with the General Plan and South Price Road Employment Corridor, recommends City Council approve the Rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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.
4. 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 or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, 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.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

7. 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.
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. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.
10. Maximum building height shall be limited to 150-feet.

Preliminary Development Plan:

Planning Commission recommends City Council approve the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Deleted.
4. As represented in the attached Development Booklet narrative, the initial tenant in any employment building shall be a minimum of 20,000 square feet in size.

PLANNING STAFF RECOMMENDED ACTIONS

Rezoning:

Planning Staff, upon finding consistency with the General Plan and South Price Road Employment Corridor, recommends City Council approve the Rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

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2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Employment buildings along the Price Road frontage shall be consistent with Mid-Rise Development, as defined in the Zoning Code.
4. As represented in the attached Development Booklet narrative, the initial tenant in any employment building shall be a minimum of 20,000 square feet in size.

PLANNING COMMISSION PROPOSED MOTIONS

Rezoning:

Move City Council introduce and tentatively adopt Ordinance No. 4704 approving DVR15-0037 ALLRED PARK PLACE, rezoning from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the conditions as recommended by Planning Commission.

Preliminary Development Plan:

Move City Council approve DVR15-0037 ALLRED PARK PLACE, Preliminary Development Plan for site design and building architecture, subject to the conditions as recommended by Planning Commission.

PLANNING STAFF PROPOSED MOTIONS

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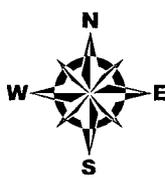
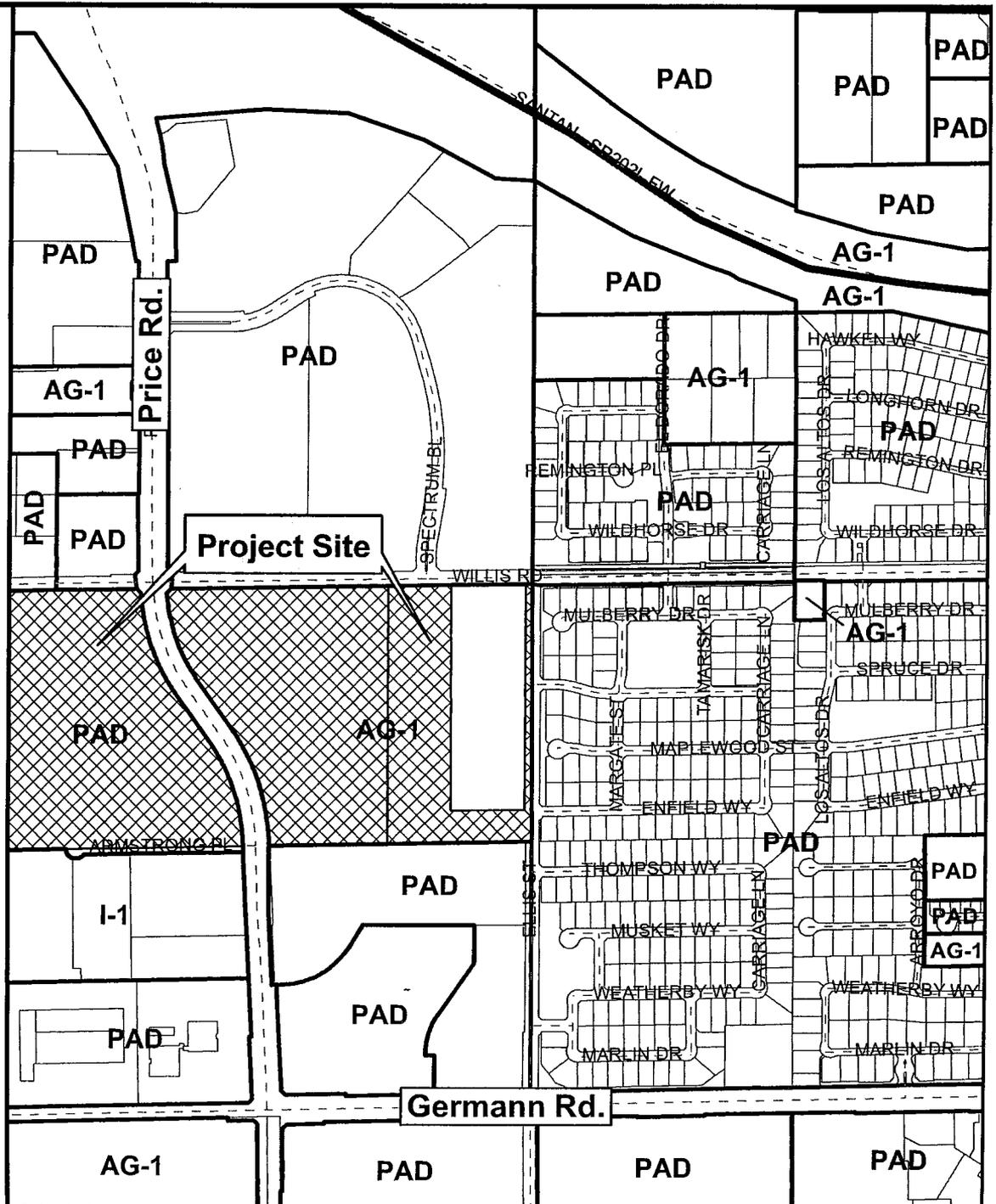
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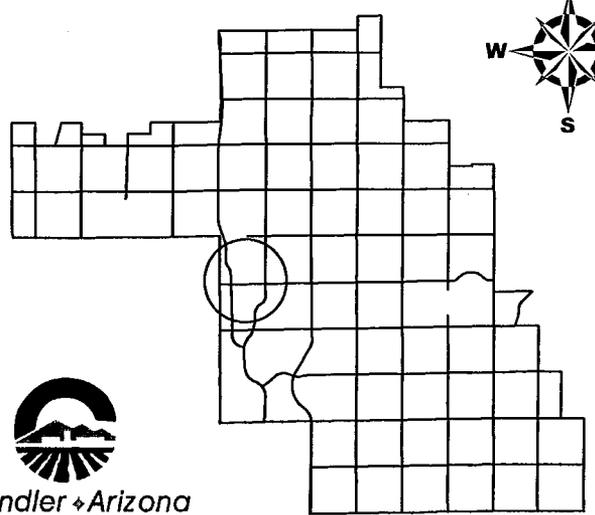
Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Detail Exhibits
6. Letter of Support
7. Ordinance No. 4704
8. Exhibit A, Development Booklet

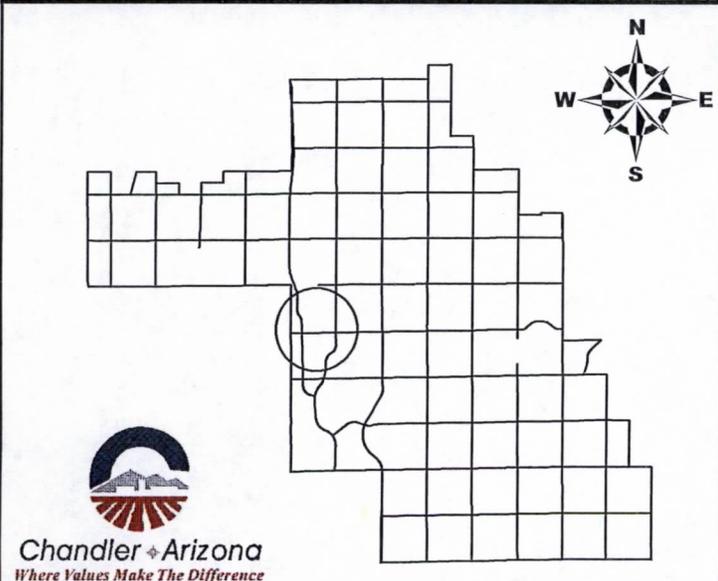
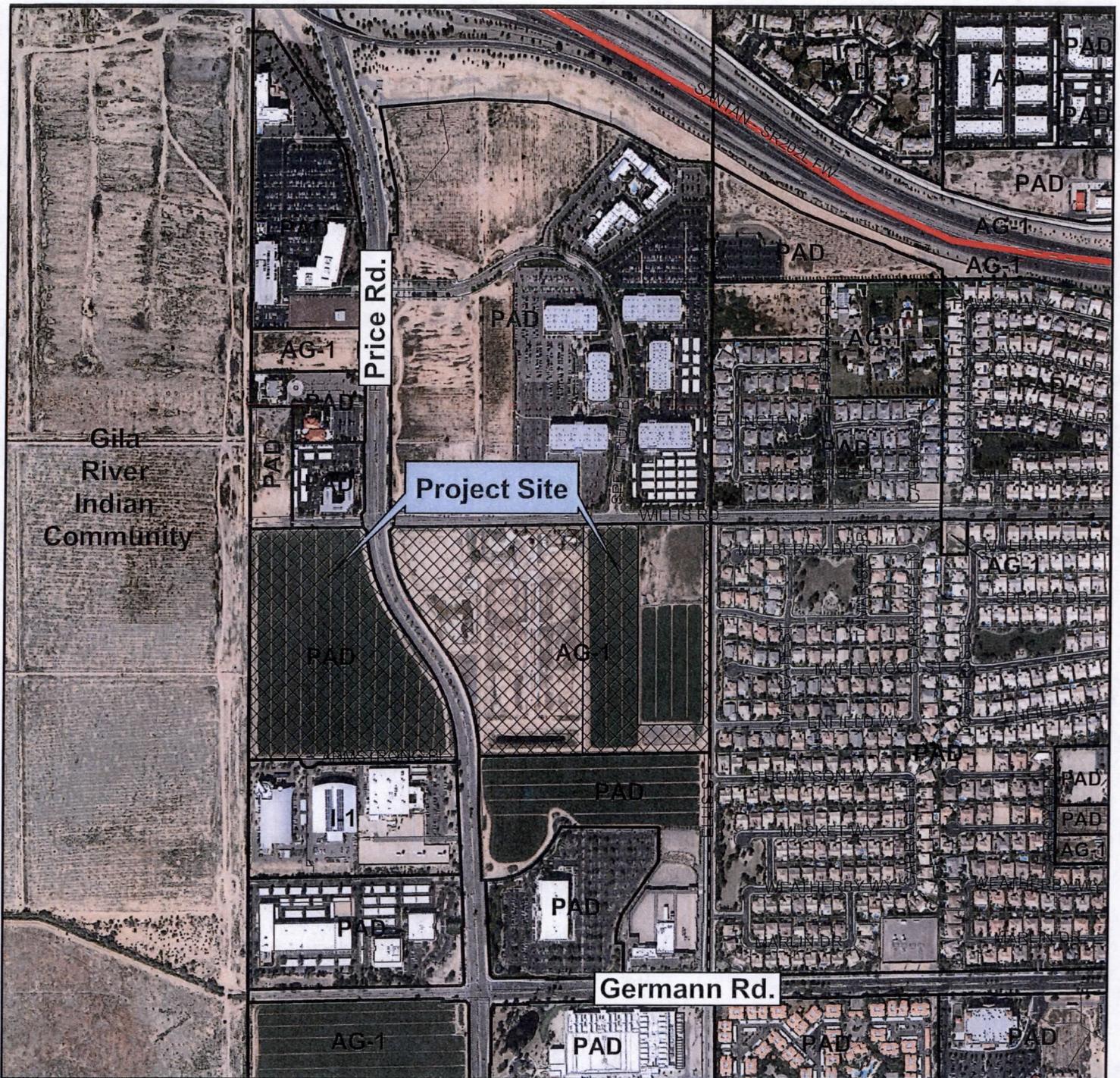
Gila River Indian Community



Vicinity Map



 DVR15-0037
Allred Park Place



Vicinity Map



DVR15-0037

Allred Park Place



PARK PLACE



PARK PLACE



BUILDING LAYOUTS ARE CONCEPTUAL

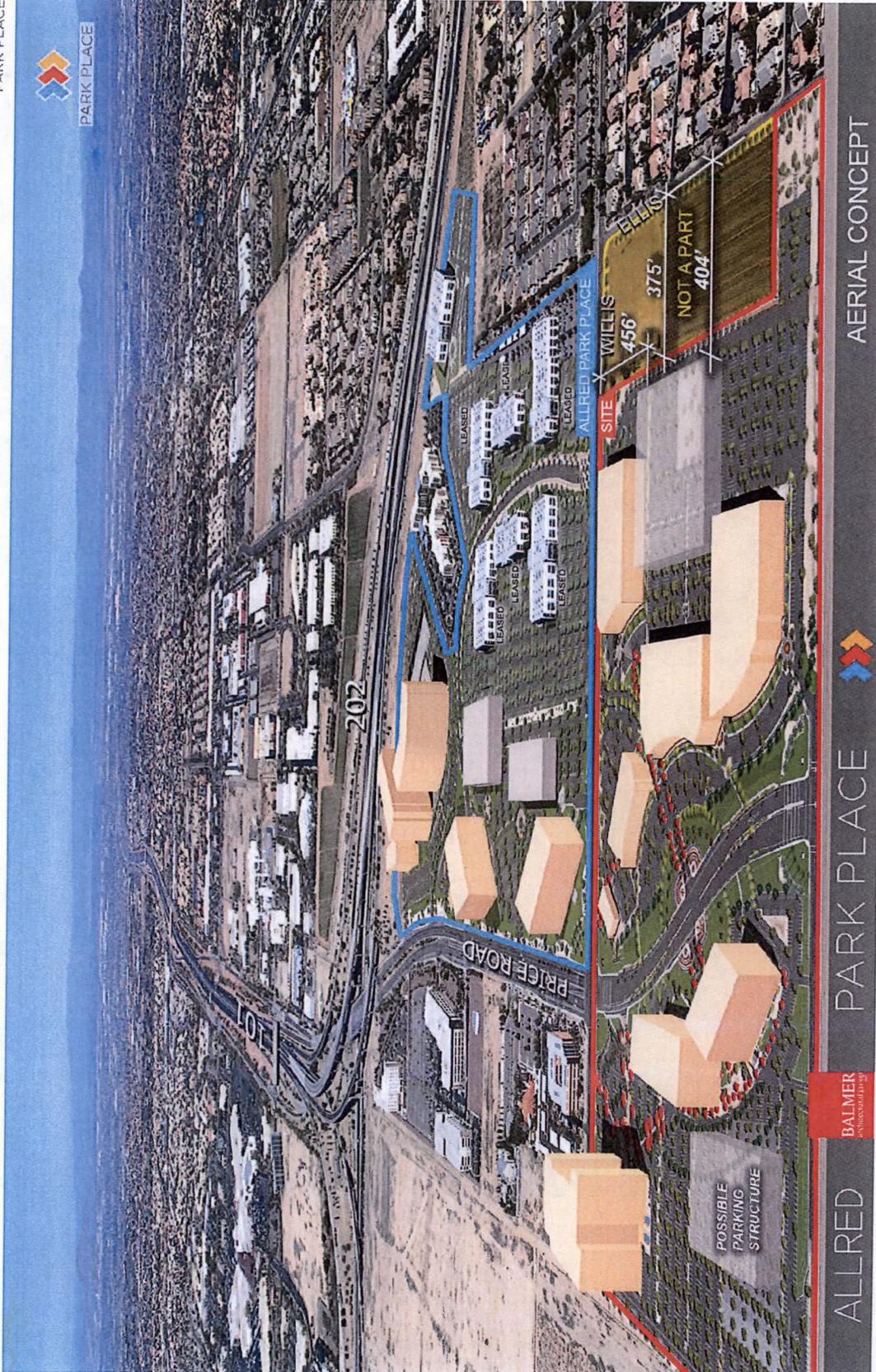


PARK PLACE



OVERALL MASTER PLAN





ALLRED

BALMER
Professional Group

PARK PLACE



AERIAL CONCEPT



PARK PLACE

PARK PLACE

PROPOSED PLANT LEGEND

TREES

-  Date Palm Tree
-  Texas Mountain Laurel Tree
-  Acacia Tree
-  Desert Museum Palo Verde
-  Tipu Tree
-  Fantex Ash Tree
-  Red wood Ash Tree
-  Red Push Plisache Tree

SHRUBS

- RED BIRD OF PARADISE
- VALENTINE BUSH
- RUELLIA
- CHAPARRAL SAGE
- TRUMPET BELLS
- XYLOSMA

GROUND COVERS

- DWARF NATAL PLUM
- LAWN
- LANTANA
- DECOMPOSED GRANITE

ACCENTS

- SAGO PALM
- BOUGAINVILLEA

MATERIALS

MATERIALS ALSO FROM PARK PLACE NORTH OF WILLIS



BALMER

PARK PLACE



LANDSCAPE CONCEPT PLAN L 1



PARK PLACE



PARK PLACE



PARK PLACE



IMAGERY i 1a



PARK PLACE



PARK PLACE



BALMER
ARCHITECTURAL PARTNERS

PARK PLACE



IMAGERY i1b

 PARK PLACE

 PARK PLACE



CONCEPT RENDERING

BALMER
ARCHITECTS & PLANNERS

 PARK PLACE

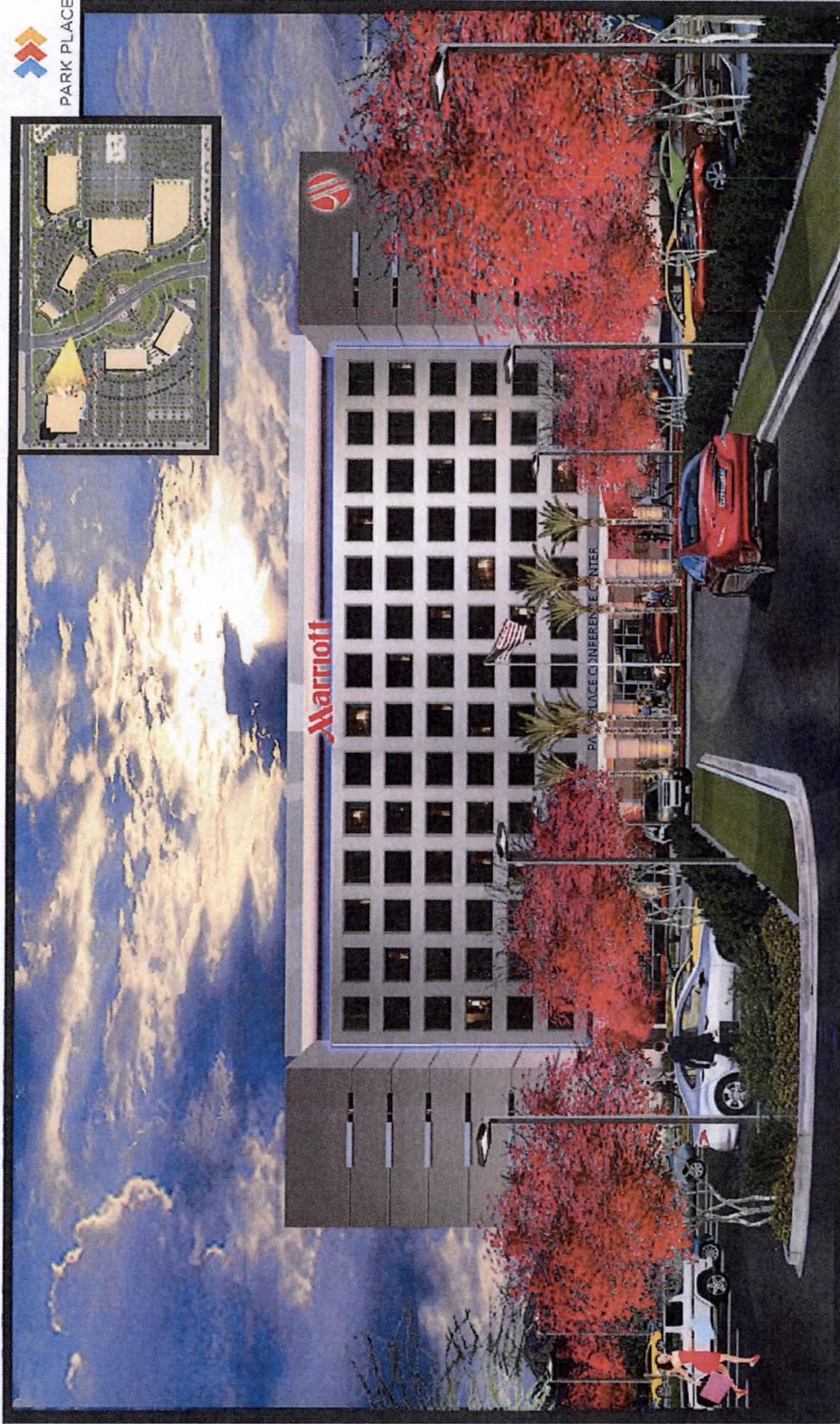
MIDRISE ALTERNATE IMAGERY **i1b**



PARK PLACE



PARK PLACE



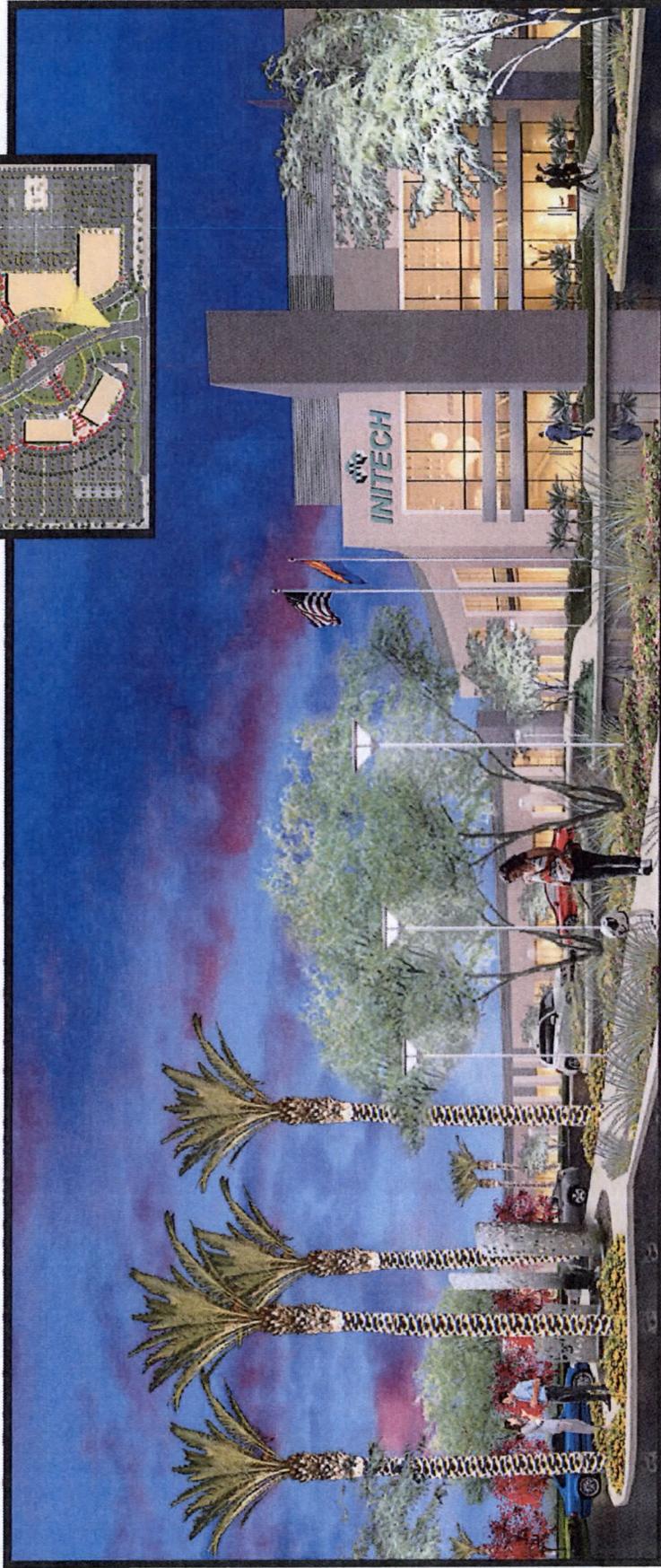
CONCEPT IMAGERY

BALMER
ARCHITECTURAL FIRM

PARK PLACE



IMAGERY i2





PARK PLACE



PARK PLACE

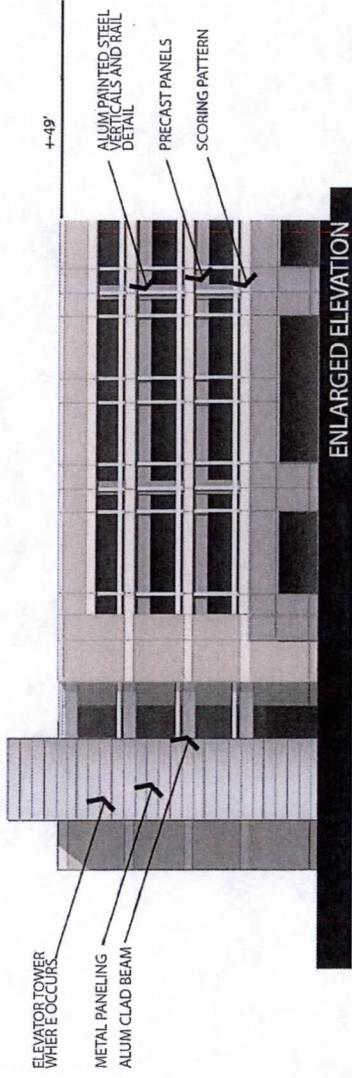


BALMER
architectural llc

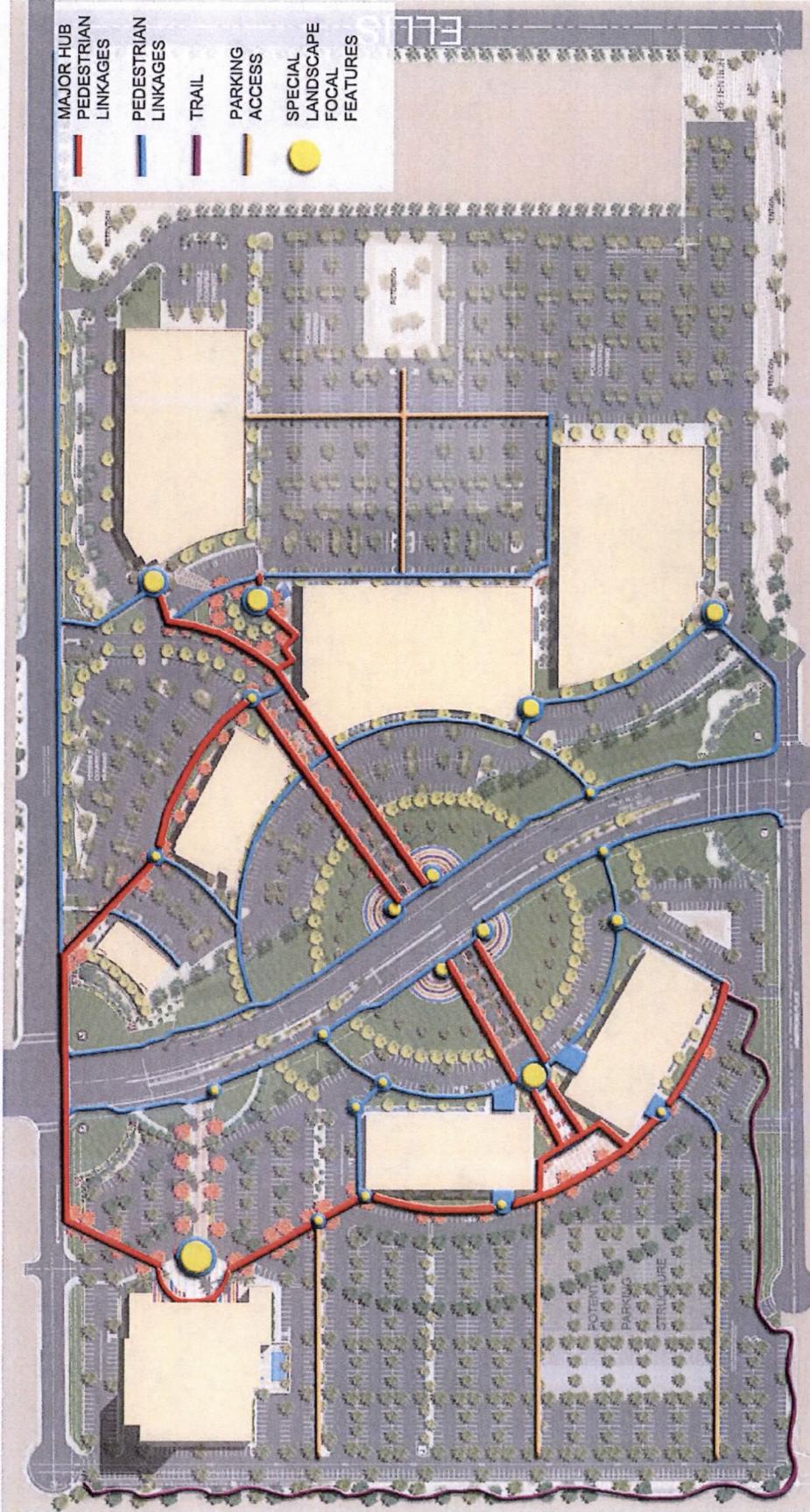
PARK PLACE

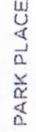


IMAGERY i6



- MAJOR HUB PEDESTRIAN LINKAGES 
- PEDESTRIAN LINKAGES 
- TRAIL 
- PARKING ACCESS 
- SPECIAL LANDSCAPE FOCAL FEATURES 





ALLRED



PARK PLACE

PEDESTRIAN HUB FEATURE 1



PARK PLACE



PARK PLACE

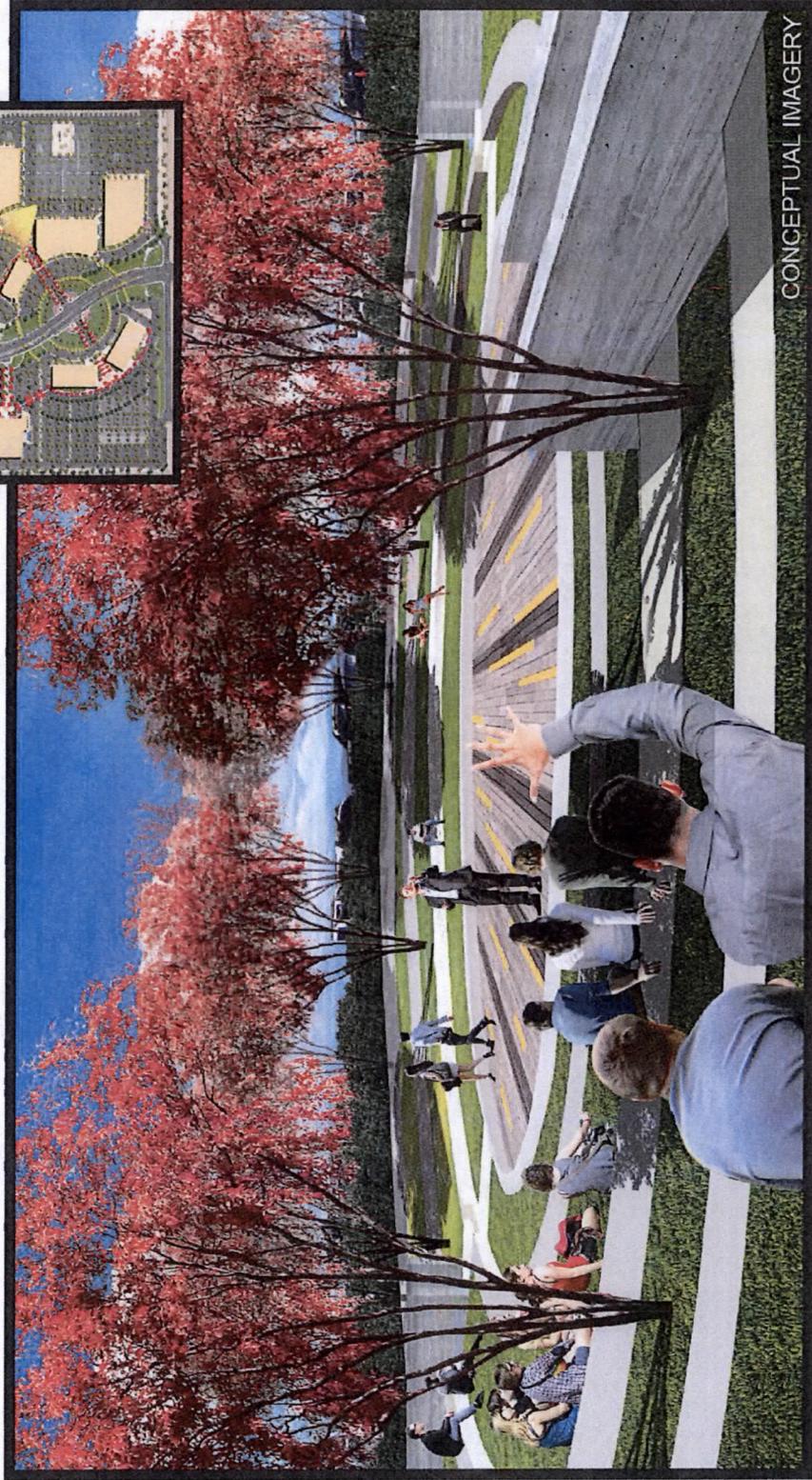


ALLRED

PARK PLACE



PEDESTRIAN HUB FEATURE 2



CONCEPTUAL IMAGERY

Infusionsoft

October 28, 2015

City Council
City of Chandler
175 S Arizona Ave,
Chandler, AZ 85225

CHANDLER HAS BEEN A GREAT HOME FOR INFUSIONSOFT AND WE THINK OTHER TECHNOLOGY COMPANIES WOULD FEEL THE SAME WAY IF THEY HAD THE CHANCE

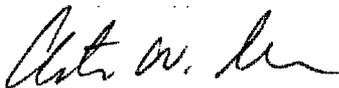
In 2012 Infusionsoft made the decision to relocate its corporate headquarters to Chandler and we leased a building in Park Place from Douglas Allred Company. Our decision was heavily influenced by the opportunity to grow our Innovation based software company. Our initial need for space was 46,000 square feet but we have grown to over 259,000 square feet in 3 years and from 100 to over 500 people in a short time.

Infusionsoft has enjoyed a great relationship with the City of Chandler. We would like to see more success stories such as ours locate in Chandler along this Price Road Corridor. However, we have learned the land south of Willis Road has restrictions that would not allow companies such as ours to grow as we have in Park Place I north of Willis.

The proposed Park Place II by Douglas Allred Company would add up to 2 Million square feet of commercial and office space to the Price Road Corridor. It would help solidify Chandler's reputation as a community that can draw Innovation based jobs such as those created at Infusionsoft.

By designing Park Place II under an Innovation Zone, Chandler will provide a home for technology and innovation based companies inside a beautiful campus environment. These buildings are attractive to companies such as ours.

I would urge the City of Chandler to allow Douglas Allred Company to develop Park Place II under the "Innovation Zone" already permitted in the Price Road Corridor. We believe other Technology and Innovation based companies will locate in Park Place II if they had the chance.



Clate Mask
CEO and Co-Founder

ORDINANCE NO. 4704

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL(S) FROM AGRICULTURAL DISTRICT (AG-1) AND PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL, OFFICE, CONFERENCE CENTER HOTEL, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT, TO PAD FOR AN EMPLOYMENT BUSINESS PARK CAMPUS WITH COMMERCIAL, OFFICE, CONFERENCE CENTER HOTEL, AND BUSINESS PARK USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT UNDER AN INNOVATION ZONE (DVR15-0037 ALLRED PARK PLACE) 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(s) are hereby rezoned from AG-1 and PAD for commercial, office, conference center hotel, and business park uses including a Mid-Rise Overlay for buildings up to 150-feet in height, to PAD for an employment business park campus with commercial, office, conference center hotel, and business park

uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "ALLRED PARK PLACE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0037, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
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. 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.
4. 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 or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, 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.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. 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.
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. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.

10. Maximum building height shall be limited to 150-feet.

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 _____, 2016.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2016.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4704 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2016, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

LB

PUBLISHED:

Ordinance No. 4704

Attachment 'A'

ALLRED PARK PLACE EAST

LEGAL DESCRIPTION

That portion of G.L.O. Lot 6, of the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter 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 Maricopa County Department of Transportation Brass Cap marking the West quarter corner of said Section 6 from which a nail in the pavement marking the center of said Section 6 bears North 89 degrees 05 minutes 35 seconds East 2650.87 feet;

THENCE North 89 degrees 05 minutes 35 seconds East 760.27 feet to the Easterly right of way line of Price Road as recorded in instrument no.

84-322813, records of Maricopa County, Arizona, and the POINT OF BEGINNING;

THENCE continuing North 89 degrees 05 minutes 35 seconds East 1480.58 feet;

THENCE South 00 degrees 11 minutes 59 seconds East 1160.00 feet;

THENCE North 89 degrees 05 minutes 41 seconds East 375.00 feet to the West line of the East 35.00 feet of the Southwest quarter of said Section 6;

THENCE North 00 degrees 11 minutes 59 seconds West 1160.00 feet along said West line to the North line of said Southwest quarter;

THENCE North 89 degrees 05 minutes 35 seconds East 35.02 feet to the Center of said Section 6;

THENCE South 00 degrees 11 minutes 59 seconds East 1333.35 feet along the East line of said Southwest quarter to the Southeast corner of the Northeast quarter of said Southwest quarter;

THENCE South 88 degrees 56 minutes 24 seconds West 1347.61 along the South line of the Northeast quarter of the Southwest quarter of said Section 6 and the South line of said G.L.O. Lot 6 to the Easterly right of way line of said Price Road and the beginning of a non-tangent curve the center of which bears South 87 degrees 05 minutes 52 seconds West 1049.55 feet;

THENCE Northerly along said right of way line and the arc of said curve through a central angle of 33 degrees 10 minutes 28 seconds an arc length of 607.69 feet;

THENCE North 36 degrees 04 minutes 36 seconds West 301.73 feet along said right of way line to the beginning of a tangent curve to the right having a radius of 886.43 feet;

THENCE Northerly along said right of way line and the arc of said curve through a central angle of 35 degrees 55 minutes 15 seconds an arc length of 555.74 feet to the POINT OF BEGINNING.

Comprising 39.690 acres or 1,728,915 square feet more or less, subject to all easements of record.

Ordinance No. 4704

Attachment 'A'

**ALLRED PARK PLACE WEST
LEGAL DESCRIPTION**

That portion of G.L.O. Lot 6, of the Northwest quarter of the Southwest quarter and the Northeast quarter of the Southwest quarter 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:

BEGINNING at the Maricopa County Department of Transportation Brass Cap marking the West quarter corner of said Section 6 from which a nail in the pavement marking the center of said Section 6 bears North 89 degrees 05 minutes 35 seconds East 2650.87 feet;

THENCE North 89 degrees 05 minutes 35 seconds East 680.27 feet to the Westerly right of way line of Price Road as recorded in instrument no. 84-322813, records of Maricopa County, Arizona, and the beginning of a non-tangent curve the center of which bears North 89 degrees 46 minutes 55 seconds East 966.43 feet;

THENCE Southerly along said right of way line and the arc of said curve through a central angle of 35 degrees 53 minutes 19 seconds an arc length of 580.29 feet;

THENCE South 36 degrees 04 minutes 36 seconds East 301.73 feet along said right of way line to the beginning of a tangent curve to the right having a radius of 969.55 feet;

THENCE Southerly along said right of way line and the arc of said curve through a central angle of 33 degrees 01 minute 21 seconds an arc length of 558.80 feet to the South line of said G.L.O. Lot 6;

THENCE South 88 degrees 56 minutes 24 seconds West 1223.32 feet along said South line to the West line of said Section 6;

THENCE North 00 degrees 11 minutes 53 seconds West 1340.44 feet along said West line to the POINT OF BEGINNING.

Comprising 28.984 acres or 1,262,564 square feet more or less, subject to all easements of record.