



MEMORANDUM Planning Division – CC Memo No. 16-065

DATE: JUNE 23, 2016
TO: MAYOR AND COUNCIL
THRU: MARSHA REED, CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR JK
FROM: KEVIN MAYO, PLANNING MANAGER KM
SUBJECT: PDP16-0009 ALLRED PARK PLACE

Request: Preliminary Development Plan (PDP) approval amending the site plan and building architecture for a portion of the Allred Park Place business park
Location: Southeast corner of Price Road and Spectrum Boulevard
Applicant: Wes Balmer
Balmer Architectural Group
Project Info: Approximate 20-acre site, 10,193 square-foot building

RECOMMENDATION

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

BACKGROUND

The request is for Preliminary Development Plan (PDP) approval amending the site plan and building architecture for a portion of the Allred Park Place business park on approximately 20-acres bound by Price Road on the west, Spectrum Boulevard on the north, Willis Road on the south, and portions of the existing Park Place development to the east. The subject 20-acre site (known as Area 2) received zoning and PDP approval in May 2014 as part of the larger Allred Park Place mixed-use employment business park. The approved PDP for the site included 2 larger office buildings, each approximately 3 stories in height, located in angled landscaped settings at the intersection corners, with potential parking garages located along the eastern site boundary.

The PDP request involves a minor amendment to the approved site plan effectively adjusting the location of the northern multi-story office building further south to accommodate a single-story approximately 10,193 square-foot financial services building, currently identified for a Wells Fargo work group. The single-story building utilizes architectural queues and materials found on the existing retail building at the northeast corner of Price Road and Spectrum Boulevard. As well the proposed building is situated in a landscaped setting at 45 degrees to the intersection corner, mimicking the retail building to the north. The larger multi-story office building has been adjusted southerly, set at the same angle as the other larger office building. The parking garage is now centrally located to serve both office buildings. The amended site plan continues to maintain and reinforce the campus environment established by Park Place. The radial parking arrangements, angled building orientation, and deep landscaped areas continue to be utilized.

The South Price Road Employment Corridor has often been referred to as the City's premier employment corridor. Due to the renewed focus, all cases within the corridor shall be heard before the Design Review Committee prior to Public Hearings. Additionally, the design expectation along Price Road is set very high with a desire for a higher level of clarity of ultimately what will be constructed.

#### **DESIGN REVIEW COMMITTEE**

The PDP was reviewed by the Design Review Committee. The committee offered positive comments regarding the adjusted site plan and its further integration into the Park Place master plan. Comments included a preference for the proposed amendment finding it provides a more balanced and framed entrance statement along Spectrum Boulevard. Discussion occurred regarding the buildings clean yet simple architectural lines, ultimately leading to several compliments about the design. The committee did request photographs of the existing retail building to the north as well as the approved multi-story office building elevations be included in the Development Booklet for reference and context. The additional exhibits are included.

#### **DISCUSSION**

Planning Staff supports the request. The minor adjustment to the PDP maintains and enhances the extensive campus theme already established by Park Place. In a sense, the PDP request further intensifies the anticipated development within Area 2 through the addition of this building, as encouraged by the General Plan.

#### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Due to the limited scale of the request, and the limited number of adjacent property owners, a neighborhood meeting was not held. Planning Staff did however contact the representative of the adjacent Delta Echelon (Ebay/Paypal building) advising them of the application.

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: 4    Opposed: 0    Absent: 2 (Baron, Pridemore)

**RECOMMENDED ACTION**

**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 the Development Booklet, entitled "PARK PLACE SEC LOOP 101-202 & PRICE ROAD AREA 2" and kept on file in the City of Chandler Planning Division, in File No. PDP16-0009, 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. 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.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

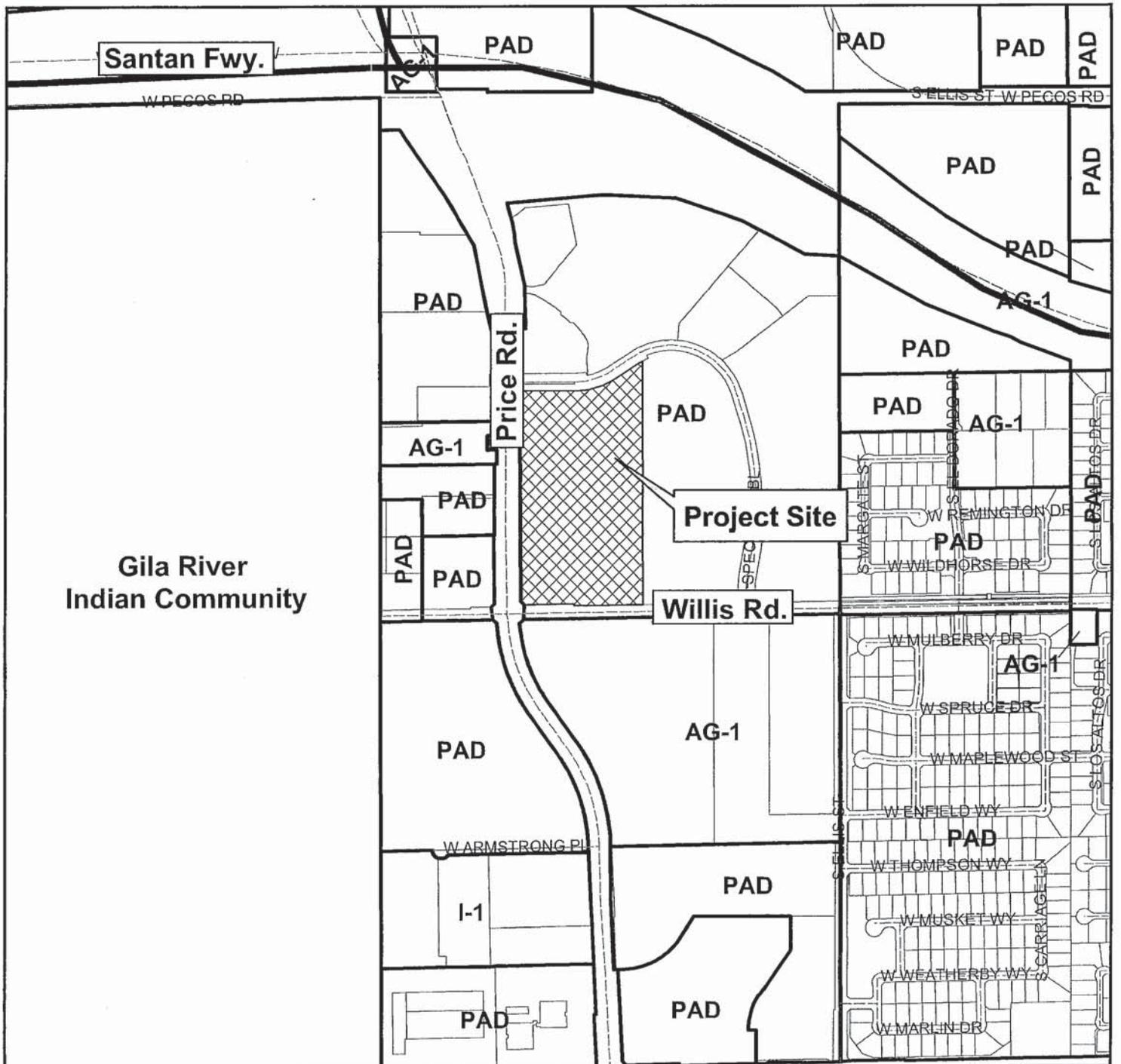
**PROPOSED MOTION**

**Preliminary Development Plan:**

Move City Council approve PDP16-0009 ALLRED PARK PLACE, Preliminary Development Plan approval amending the site plan and building architecture for a portion of the Allred Park Place business park, 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. Exhibit A, Development Booklet



## Vicinity Map

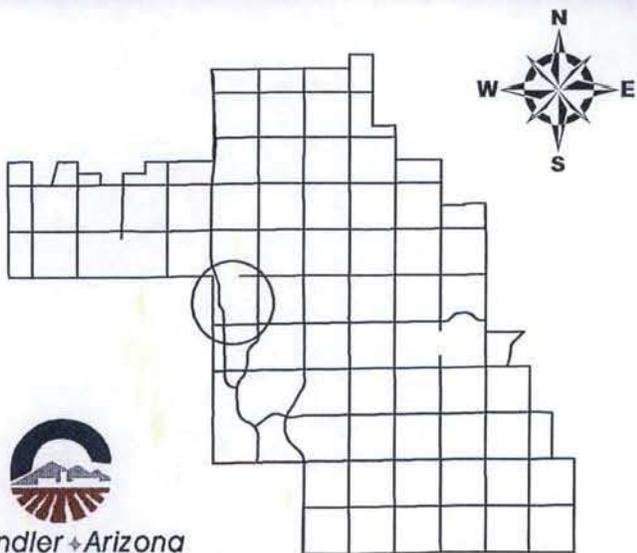


PDP16-0009

Allred Park Place



## Vicinity Map



PDP16-0009

Allred Park Place



THIS PROJECT

PRICE ROAD

FUTURE

EXISTING HOTELS

EXISTING DEVELOPMENT

FUTURE

CONFERENCE CENTER

ALLRED

PARK PLACE



MASTER PLAN

BALMER  
ARCHITECTURE



EXISTING CONCEPTUAL SITE PLAN



PROPOSED CONCEPTUAL SITE PLAN





# PARK PLACE PHASE II - EXISTING

\*This master plan layout is conceptual. Building heights, orientation, plan character, number of floors and square footages are subject to change. -based on Zoning Case DVR 13-0032



ALLRED

PARK PLACE



PARK PLACE AREA 2 CONCEPT MASTER PLAN

Google

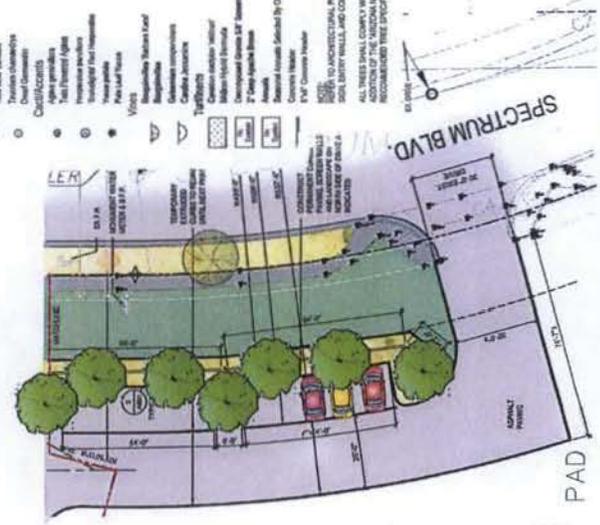
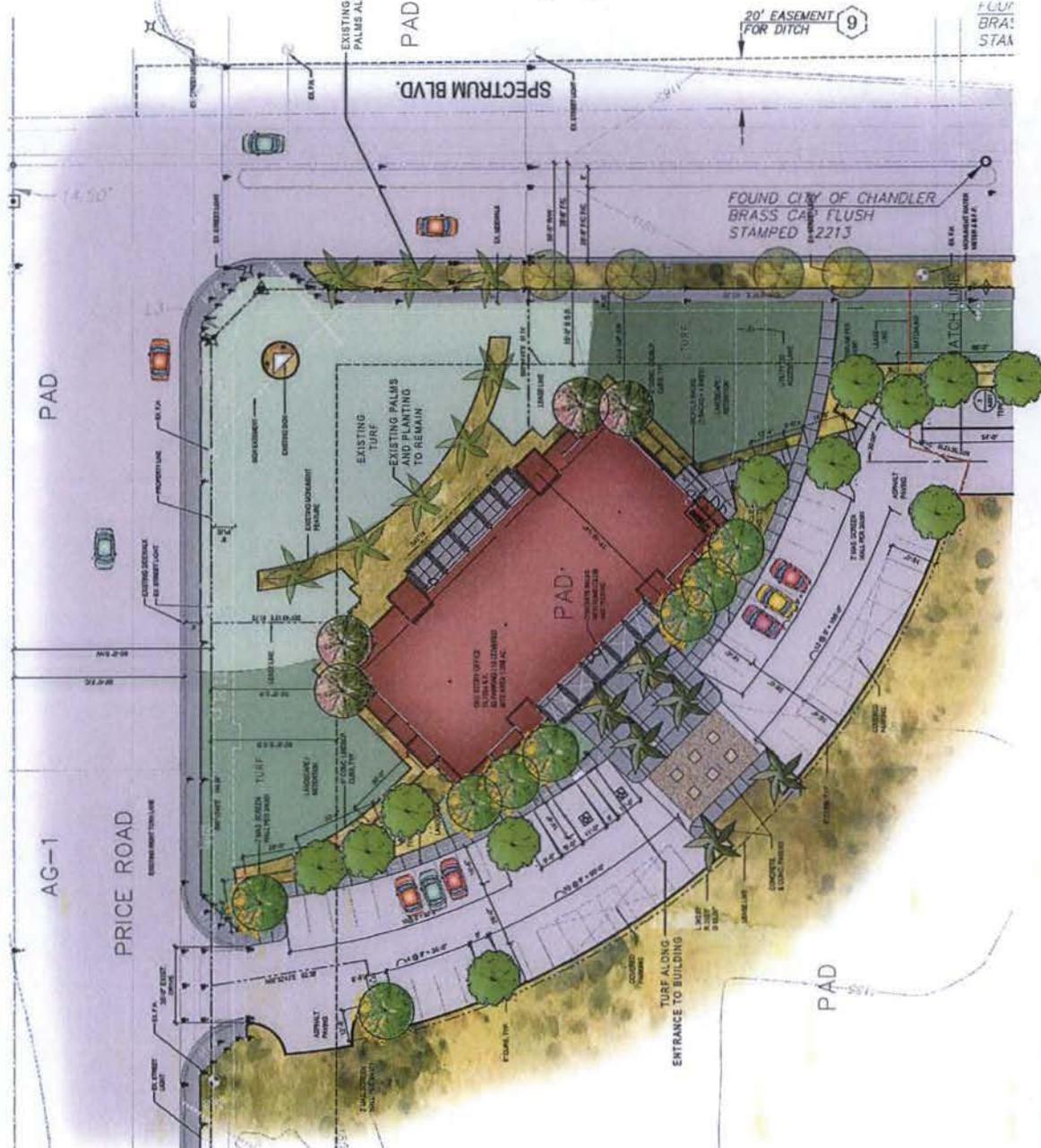


**PROJECT DATA BLDG 1:**

CASE NO. 2015-0022  
 OFFICE 1000 W. PRICE ROAD, SUITE 100, CHANDLER, AZ 85224  
 USE: OFFICE  
 CONSTRUCTION TYPE: 1B  
 CHANGING USE: 1B  
 CHANGING USE: 1B  
 TOTAL COVERAGE AREA: 11,100 S.F.  
 GROSS FLOOR AREA: 11,100 S.F.  
 NET AREA: 11,100 S.F.  
 TOTAL COVERAGE: 100%  
 TOTAL COVERAGE: 100%  
 AREA INCREASE ALLOWABLE: 4,000 S.F.  
 INCREASE FOR PERMITTED: 11,100 S.F. - 21,000 ALLOWED  
 ACCESSIBLE SPACES: 36/36\* = 33 SPACES  
 ACCESSIBLE SPACES: 36/36\* = 33 SPACES  
 OCCUPANT LOAD: 11,100 / 30 = 370 PEOPLE  
 EGRESS REQUIRED: 2  
 EGRESS HEIGHT: AT STRADA LINES = 19' 0" TOP OF FINISH FLOOR  
 MAXIMUM PARKING HEIGHT = 20' 0" TOP OF PARKING FLOOR

**PLANT MATERIALS LEGEND**

| Plant Name | Size | Qty. |
|------------|------|------|
| Shady Pine | 8"   | 8    |
| Fast Tree  | 8"   | 8    |
| 24" Tree   | 7"   | 4    |
| 36" Tree   | 7"   | 4    |
| 48" Tree   | 7"   | 4    |
| 60" Tree   | 7"   | 4    |
| 72" Tree   | 7"   | 4    |
| 84" Tree   | 7"   | 4    |
| 96" Tree   | 7"   | 4    |
| 108" Tree  | 7"   | 4    |
| 120" Tree  | 7"   | 4    |
| 132" Tree  | 7"   | 4    |
| 144" Tree  | 7"   | 4    |
| 156" Tree  | 7"   | 4    |
| 168" Tree  | 7"   | 4    |
| 180" Tree  | 7"   | 4    |
| 192" Tree  | 7"   | 4    |
| 204" Tree  | 7"   | 4    |
| 216" Tree  | 7"   | 4    |
| 228" Tree  | 7"   | 4    |
| 240" Tree  | 7"   | 4    |
| 252" Tree  | 7"   | 4    |
| 264" Tree  | 7"   | 4    |
| 276" Tree  | 7"   | 4    |
| 288" Tree  | 7"   | 4    |
| 300" Tree  | 7"   | 4    |
| 312" Tree  | 7"   | 4    |
| 324" Tree  | 7"   | 4    |
| 336" Tree  | 7"   | 4    |
| 348" Tree  | 7"   | 4    |
| 360" Tree  | 7"   | 4    |
| 372" Tree  | 7"   | 4    |
| 384" Tree  | 7"   | 4    |
| 396" Tree  | 7"   | 4    |
| 408" Tree  | 7"   | 4    |
| 420" Tree  | 7"   | 4    |
| 432" Tree  | 7"   | 4    |
| 444" Tree  | 7"   | 4    |
| 456" Tree  | 7"   | 4    |
| 468" Tree  | 7"   | 4    |
| 480" Tree  | 7"   | 4    |
| 492" Tree  | 7"   | 4    |
| 504" Tree  | 7"   | 4    |
| 516" Tree  | 7"   | 4    |
| 528" Tree  | 7"   | 4    |
| 540" Tree  | 7"   | 4    |
| 552" Tree  | 7"   | 4    |
| 564" Tree  | 7"   | 4    |
| 576" Tree  | 7"   | 4    |
| 588" Tree  | 7"   | 4    |
| 600" Tree  | 7"   | 4    |
| 612" Tree  | 7"   | 4    |
| 624" Tree  | 7"   | 4    |
| 636" Tree  | 7"   | 4    |
| 648" Tree  | 7"   | 4    |
| 660" Tree  | 7"   | 4    |
| 672" Tree  | 7"   | 4    |
| 684" Tree  | 7"   | 4    |
| 696" Tree  | 7"   | 4    |
| 708" Tree  | 7"   | 4    |
| 720" Tree  | 7"   | 4    |
| 732" Tree  | 7"   | 4    |
| 744" Tree  | 7"   | 4    |
| 756" Tree  | 7"   | 4    |
| 768" Tree  | 7"   | 4    |
| 780" Tree  | 7"   | 4    |
| 792" Tree  | 7"   | 4    |
| 804" Tree  | 7"   | 4    |
| 816" Tree  | 7"   | 4    |
| 828" Tree  | 7"   | 4    |
| 840" Tree  | 7"   | 4    |
| 852" Tree  | 7"   | 4    |
| 864" Tree  | 7"   | 4    |
| 876" Tree  | 7"   | 4    |
| 888" Tree  | 7"   | 4    |
| 900" Tree  | 7"   | 4    |
| 912" Tree  | 7"   | 4    |
| 924" Tree  | 7"   | 4    |
| 936" Tree  | 7"   | 4    |
| 948" Tree  | 7"   | 4    |
| 960" Tree  | 7"   | 4    |
| 972" Tree  | 7"   | 4    |
| 984" Tree  | 7"   | 4    |
| 996" Tree  | 7"   | 4    |
| 1008" Tree | 7"   | 4    |
| 1020" Tree | 7"   | 4    |
| 1032" Tree | 7"   | 4    |
| 1044" Tree | 7"   | 4    |
| 1056" Tree | 7"   | 4    |
| 1068" Tree | 7"   | 4    |
| 1080" Tree | 7"   | 4    |
| 1092" Tree | 7"   | 4    |
| 1104" Tree | 7"   | 4    |
| 1116" Tree | 7"   | 4    |
| 1128" Tree | 7"   | 4    |
| 1140" Tree | 7"   | 4    |
| 1152" Tree | 7"   | 4    |
| 1164" Tree | 7"   | 4    |
| 1176" Tree | 7"   | 4    |
| 1188" Tree | 7"   | 4    |
| 1200" Tree | 7"   | 4    |
| 1212" Tree | 7"   | 4    |
| 1224" Tree | 7"   | 4    |
| 1236" Tree | 7"   | 4    |
| 1248" Tree | 7"   | 4    |
| 1260" Tree | 7"   | 4    |
| 1272" Tree | 7"   | 4    |
| 1284" Tree | 7"   | 4    |
| 1296" Tree | 7"   | 4    |
| 1308" Tree | 7"   | 4    |
| 1320" Tree | 7"   | 4    |
| 1332" Tree | 7"   | 4    |
| 1344" Tree | 7"   | 4    |
| 1356" Tree | 7"   | 4    |
| 1368" Tree | 7"   | 4    |
| 1380" Tree | 7"   | 4    |
| 1392" Tree | 7"   | 4    |
| 1404" Tree | 7"   | 4    |
| 1416" Tree | 7"   | 4    |
| 1428" Tree | 7"   | 4    |
| 1440" Tree | 7"   | 4    |
| 1452" Tree | 7"   | 4    |
| 1464" Tree | 7"   | 4    |
| 1476" Tree | 7"   | 4    |
| 1488" Tree | 7"   | 4    |
| 1500" Tree | 7"   | 4    |



**CAZ - 6Park Place Building 9**

Illustrative Site Plan  
 DATE: 05.23.16  
 PLAN SCALE: 1/20

andersonbaron  
 plan + design + architecture  
 1000 W. PRICE ROAD, SUITE 100, CHANDLER, AZ 85224  
 PH: 480.850.7558 FAX: 480.850.7584



**GLASS:**

VISION GLASS:  
 1. 1/2" CLEAR GLASS, SOLARFILM 80 OR  
 LFACTOR 0.86, SHGC 0.59, ALL STOREFRONT, STOREFRONT  
 ENTRANCES AND AWKAWA SLIDING GLASS DOORS  
 ALUMINUM STOREFRONT FRAMES BY ANKAWA  
 SERIES AD451 - OR APPROVED EQUAL STOREFRONT AND  
 SLIDING DOOR FRAMES, CLEAR ANODIZED ALUMINUM  
 REQUIREMENTS ON GLAZING ASSEMBLY

**NOTES:**

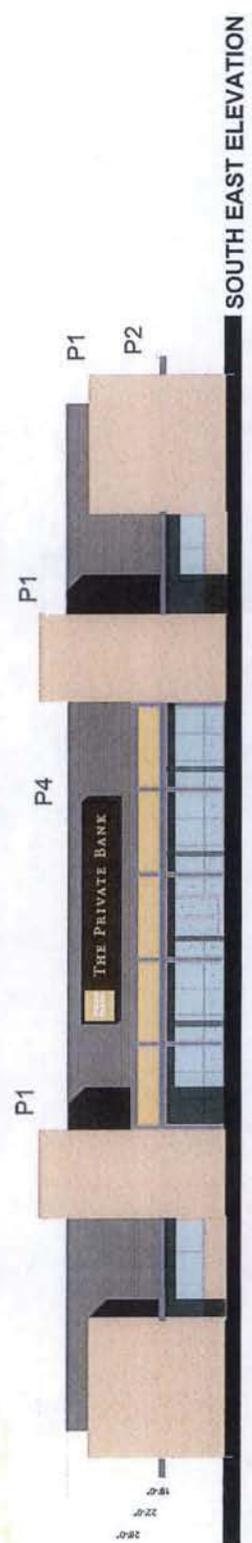
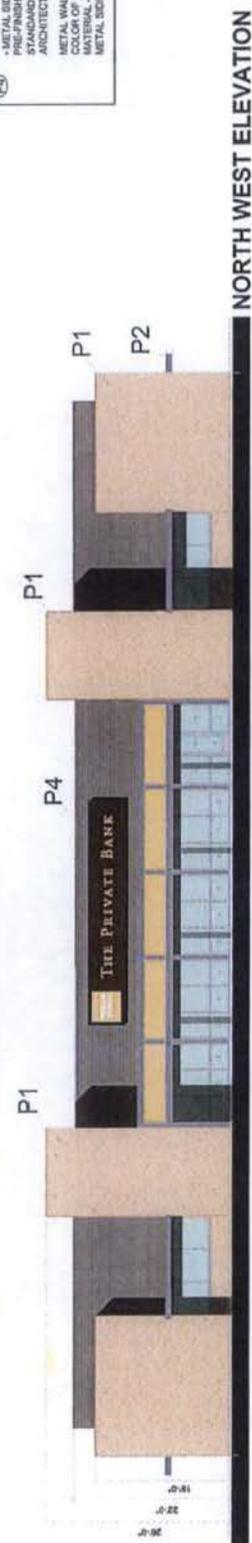
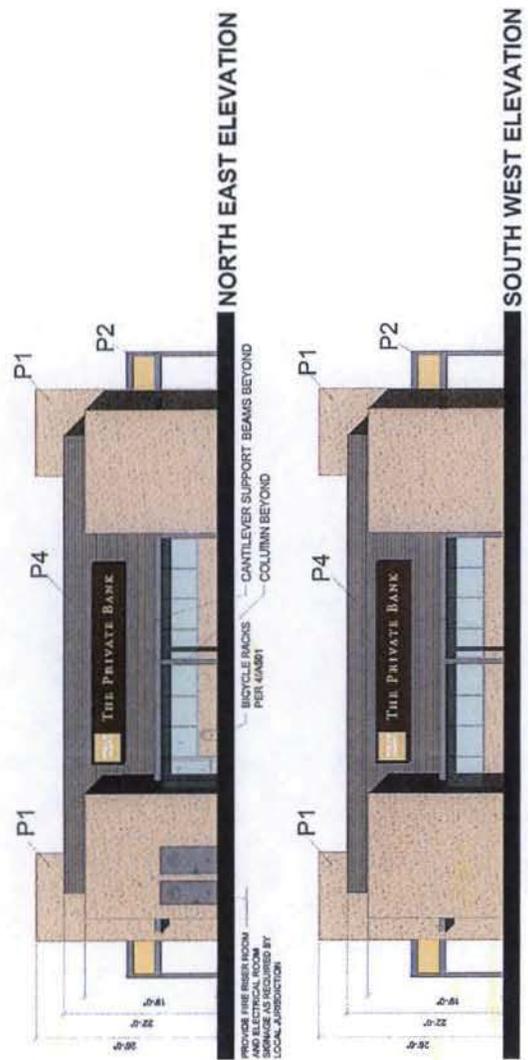
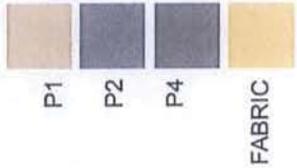
- COLORS SUBJECT TO ARCHITECT'S APPROVAL OF #
- ALL ROOF TOP MECHANICAL EQUIPMENT MUST BE FULLY SCREENED BY BUILDING PARAPET WALLS OR OTHER APPROVED METHOD.
- WINDOW WALLS MUST COMPLY WITH THE REQUIREMENTS IN SECTION 1005 OF THE IBC. SEE DISPERSED SUBMITTAL NOTES ON SHEET 1005.
- ALL SIGNAGE REQUIRES SEPARATE REVIEW AND PERMIT PROCESS. DISPERSE ADDRESS NUMBERS.

**PAINT:**

NOTE: PAINT COLORS SUBJECT TO CHANGE. NO COLOR SHALL HAVE A LIGHT REFLECTIVE VALUE (LRV) IN EXCESS OF 76.

**COLOR SCHEDULE**

- P1 EYE & SITE SCREEN WALLS - FRAZEE TANGPOINT C1C 1271D
  - P2 STEEL FRAME & CANOPY FRAMES - "LUF" CL 3215D, LOW SHEEN ENAMEL C1C 1271D, LOW SHEEN ENAMEL
  - P3 STEEL DOORS & FRAMES - "TANGPOINT" C1C 1271D, LOW SHEEN ENAMEL
  - P4 METAL SALES COLOR - "MISTOLE PLUF" - METAL SIDING, TRIM - PROVIDE PRE-FINISHED SAMPLE AND METR'S STANDARD COLOR CHART FOR ARCHITECT APPROVAL
- METAL WALL CAPS SHALL MATCH THE COLOR OF THE ADJACENT FABRIC. METAL SIDING SHALL MATCH METAL SIDING. METAL SIDING MATCH METAL SIDING.



SCALE 1/8" = 1'-0"



FUTURE BUILDING 8

RENDERING

PARK PLACE



BALMER  
ARCHITECTURE & PLANNING

ALLRED



ALLRED

PARK PLACE

EXISTING RETAIL



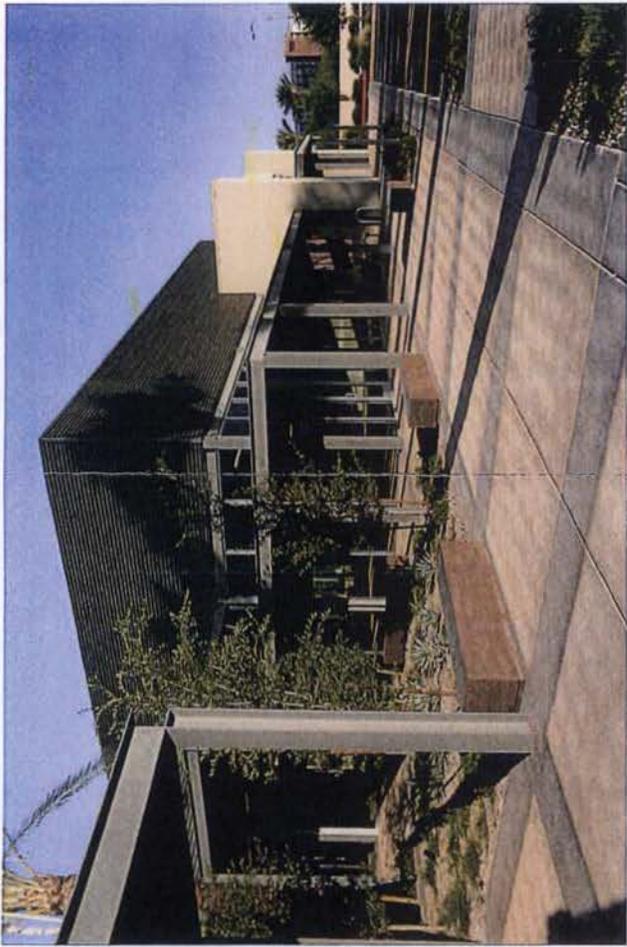
ALLRED

BALMER  
Architectural Firm

PARK PLACE



EXISTING RETAIL

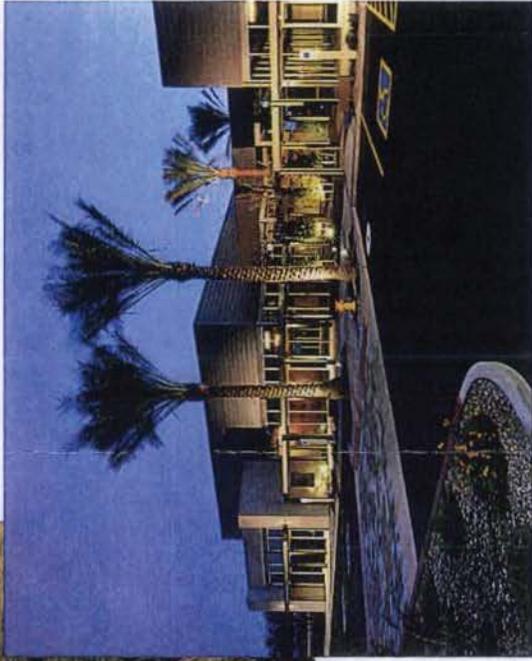
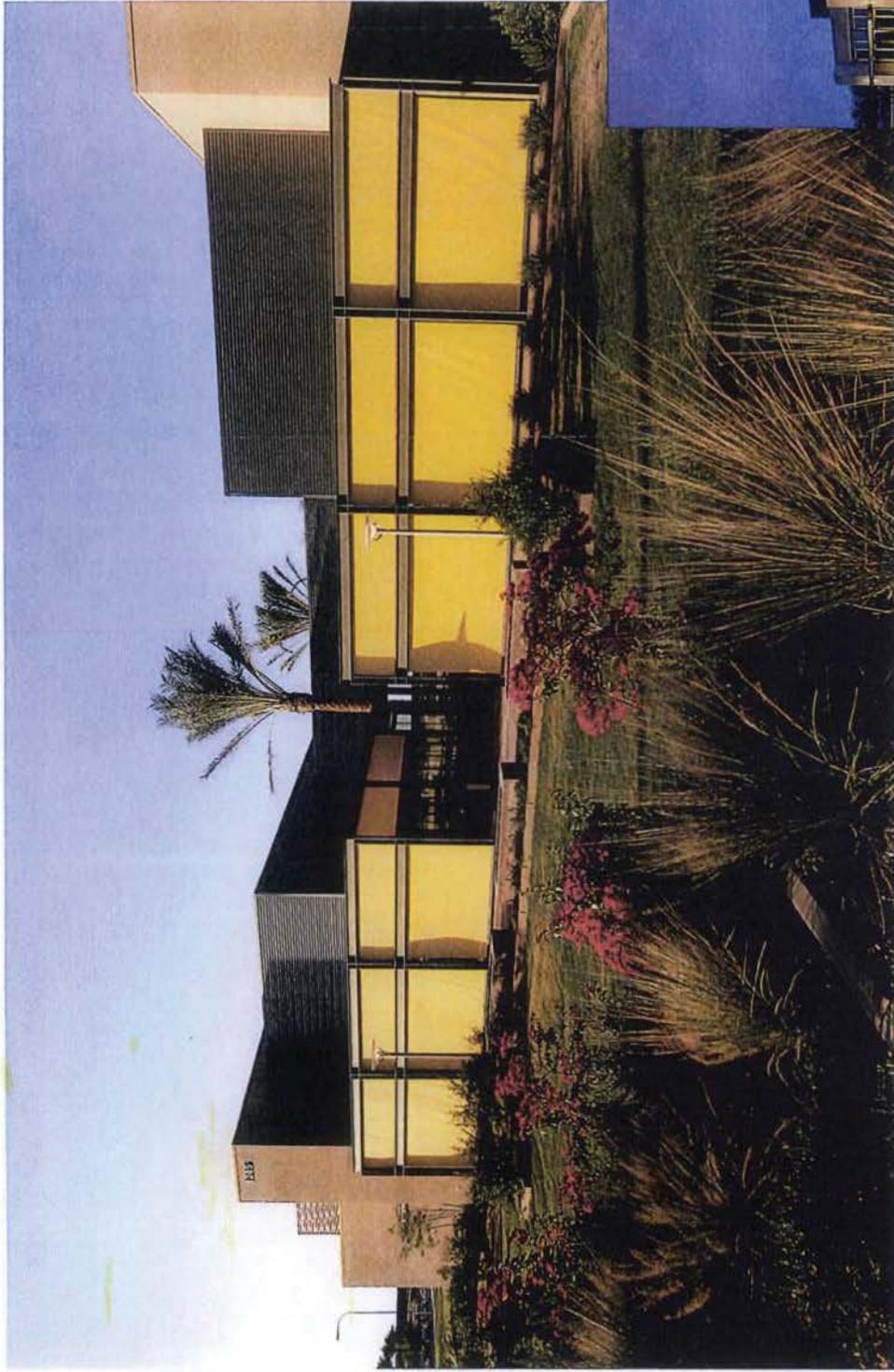


EXISTING RETAIL

PARK PLACE



ALLRED



ALLRED

BALMER  
architectural group



PARK PLACE

EXISTING RETAIL