



MEMORANDUM

Planning Division – CC Memo No. 16-085

DATE: JULY 28, 2016

TO: MAYOR AND COUNCIL

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

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: DVR16-0004 INNOVATION SQUARE
 Introduction and Tentative Adoption of Ordinance No. 4714

Request: Rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height

Location: North of the northwest corner of Price and Queen Creek roads

Applicant: Wendy Riddell
 Berry Riddell LLC

Project Info: Approximately 15.6-acre total site

RECOMMENDATION

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

BACKGROUND

The subject site previously known as TSYS is located approximately ½ mile north of the northwest corner of Price and Queen Creek roads. The property is bordered on the west by the Gila River Indian Community, on the south by the Wells Fargo office campus, and on the north by a vacant parcel zoned for SPREC uses, the Price Road Commerce Center. East, across Price Road, is the former Motorola campus known as Continuum. The subject 15.6-acre site received zoning approval from Agricultural District (AG-1) to Planned Area Development (PAD) in November 2005 under Ordinance No. 3740. The current PAD zoning and subsequent Preliminary Development Plan (PDP) permits a single-user campus that includes an approximate

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102,000 sq. ft. data center, and an approximate 60,000 sq. ft. 2-story office building. The PAD zoning received two zoning time extensions, with the most recent extension expiring in January 2015.

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.

The request is for rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone. The request takes a unique approach to the Innovation Zone concept as the proposed zoning and future Preliminary Development Plan(s) (PDP) are not contemplated or intended in isolation, rather as a unifying concept that anchors the three adjacent existing and proposed corporate campus. Permitted land uses are organized in two districts, the Innovation Zone Employment District, and the Innovation Zone Core District. The Employment District boundary extends from the western property line to the site's approximate midpoint. The Core District extends from the arterial road greenbelt through the majority of the site. There is an area within the site where both districts overlap. Permitted uses within the Employment District include all traditional South Price Road Employment Corridor uses including but not limited to office, hi-tech manufacturing and assembly, research and development, advanced business services, and ancillary service retail, as well as excludes data centers. Permitted uses within the Core District include but are not limited to the same uses within the Employment District, however a further emphasis is placed on the knowledge-intensive industries such as biomedical, biotechnology, nanotechnology, aerospace and the like. Additionally, the Core District permits a higher concentration of service retail uses and a hotel to further serve the surrounding campuses. Both districts include provisions permitting future buildings to allow multi-tenancy. Additional land use details can be found within the attached Development Booklet.

The request does not include a Preliminary Development Plan. As such, a separate and future PDP will be required to assess the ultimate site design, landscape design, building height, building architecture and signage. Included within the attached Development Booklet are graphic representations that provide a visual description of the intent for Innovation Square. A consistent theme described in the narrative and reinforced in the concept site plans, is the centralized common open space, known as The Square. The various uses permitted within the Employment and Core districts will be organized around The Square, effectively activating this open space. As well, the graphic representations include the expectation that both pedestrian and vehicular connections are provided to all surrounding properties, reinforcing the unifying concept. The concept site plans also serve to set the intent of building and intensity hierarchical order, locating parking garages along the west, intense employment buildings located centrally, and hospitality and service retail uses along the east. It is important to note, that although the

graphic imagery does depict freestanding retail pad buildings including drive-throughs, the ultimate design and layout for the permitted uses such as the service retail will be determined through the separate and future PDP process.

DISCUSSION

Planning Staff supports the request. Price Road remains the subject of much recent discussion. The requested rezoning includes land uses consistent with the General Plan while taking a unique approach to the Innovation Zone concept. The request removes the less desirable data center use while providing the environment to effectively interconnect the three presently isolated adjacent employment campuses. Planning Staff supports the deferment of design approval to a future Preliminary Development Plan finding the presently unidentified future users will ultimately have an impact on the employment campus final design.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Neighborhood meetings were held on Tuesday May 31, 2016 and Thursday June 2, 2016 at the Downtown Chandler Community Center. No neighboring property owners attended either meeting.
- 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: 1 (Wastchak)

Discussion occurred during the Study Session regarding various exhibits contained within the attached Development Booklet. Planning Commission identified certain exhibits that indicating a level of detail consistent with PDP documents even though the request does not include a Preliminary Development Plan at this time. Commissioners commented that it could be viewed as confusing. As such, the applicant worked with Planning following the Commission hearing to remove any information both within the narrative and exhibits that could be construed as representing PDP level of detail.

RECOMMENDED ACTION

Rezoning:

Upon finding consistency with the General Plan and South Price Road Employment Corridor, Planning Commission and Planning Staff recommend City Council approve the Rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel 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 "I2 Innovation Square" dated 7 July 2016, and kept on file in the City of Chandler Planning Division, in File No. DVR16-0004, 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. The exhibits and representations submitted herein are found to be in compliance with the requirements for Conceptual Development Plan approval. However, this does not constitute approval of the PAD Final Development Plan (Site Development Plan) by the Planning Administrator. A future Preliminary Development Plan(s) shall be required.
4. 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.
5. 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.
6. 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.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. 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.
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.

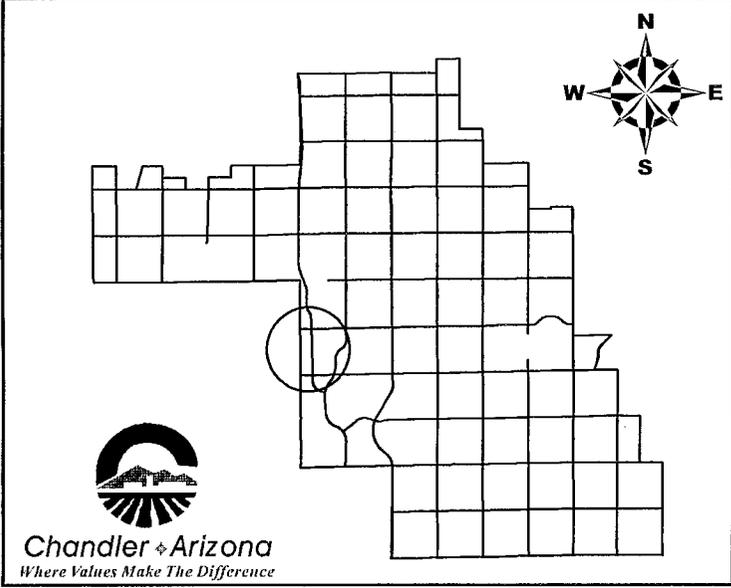
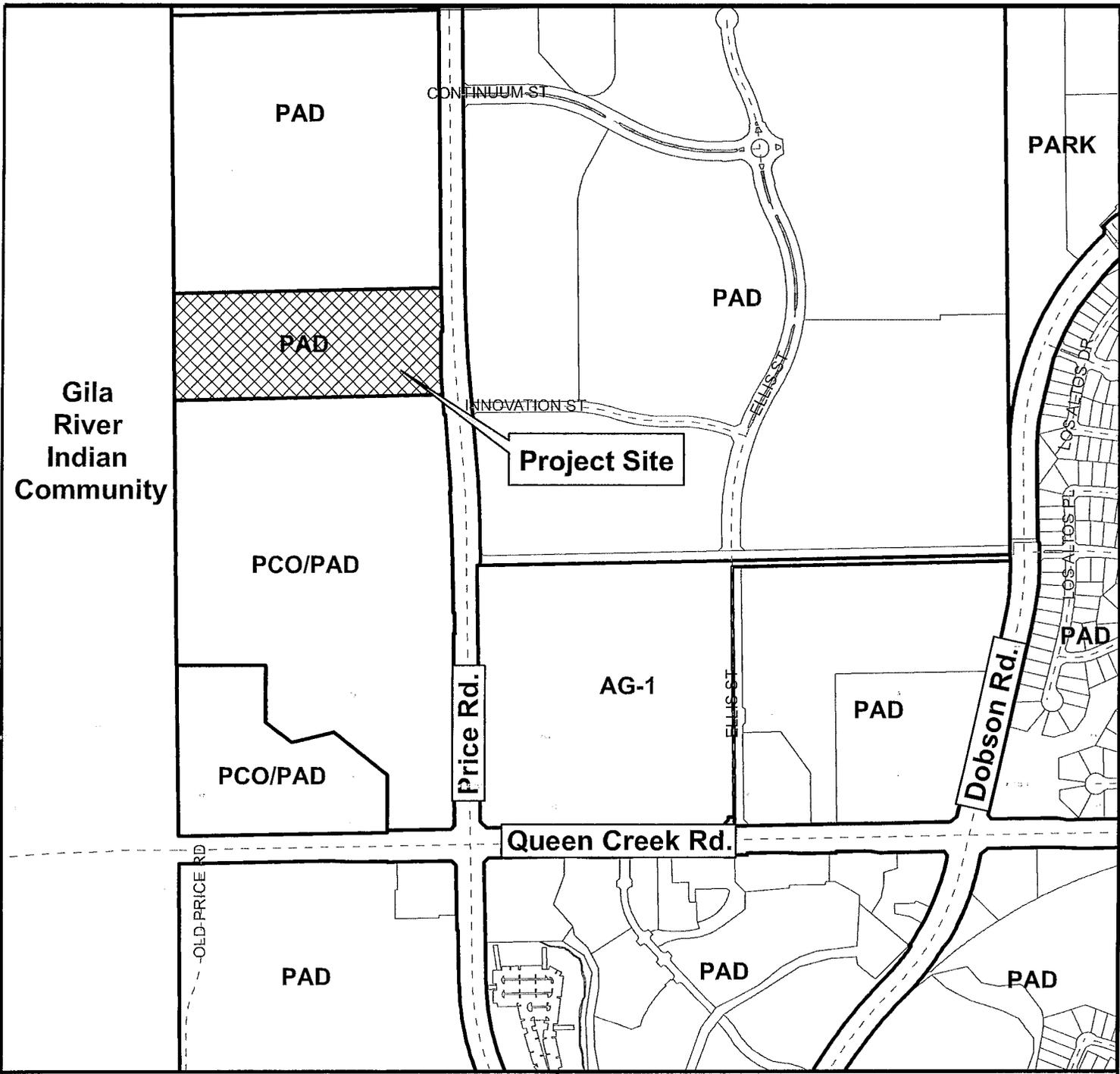
PROPOSED MOTION

Rezoning:

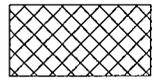
Move City Council introduce and tentatively adopt Ordinance No. 4714 approving DVR16-0004 INNOVATION SQUARE, Rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the conditions as recommended by Planning Commission and Planning Staff. The Public Hearing for case DVR05-0036 TSYS WESTERN OPERATIONS CENTER is cancelled upon approval of DVR16-0004 INNOVATION SQUARE.

Attachments

1. Vicinity Maps
2. Site Plan/ Landscape Plan
3. Detail Exhibits
4. Ordinance No. 4714
5. Exhibit A, Development Booklet



Vicinity Map



DVR16-0004
Innovation Square

CITY OF CHANDLER 2/9/2019



Project Site

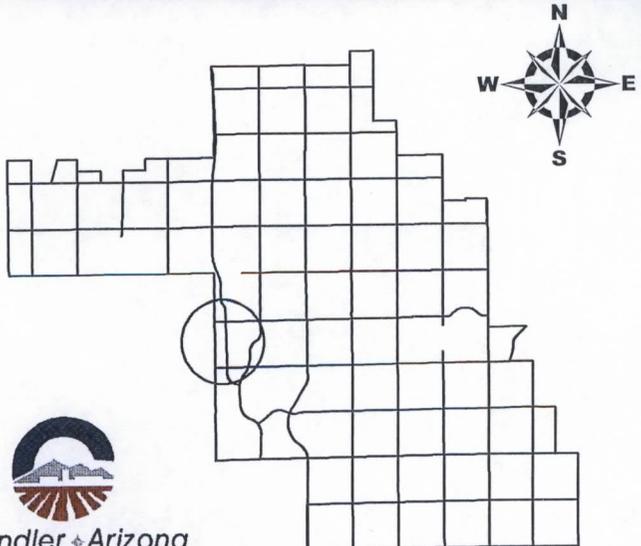
Gila River Indian Community

Price Rd.

Dobson Rd.

Queen Creek Rd.

Vicinity Map



DVR16-0004

Innovation Square

EXHIBIT C | CONCEPTUAL MASTER PLAN



EXHIBIT F.1 | CONCEPTUAL SITE PLAN A & B

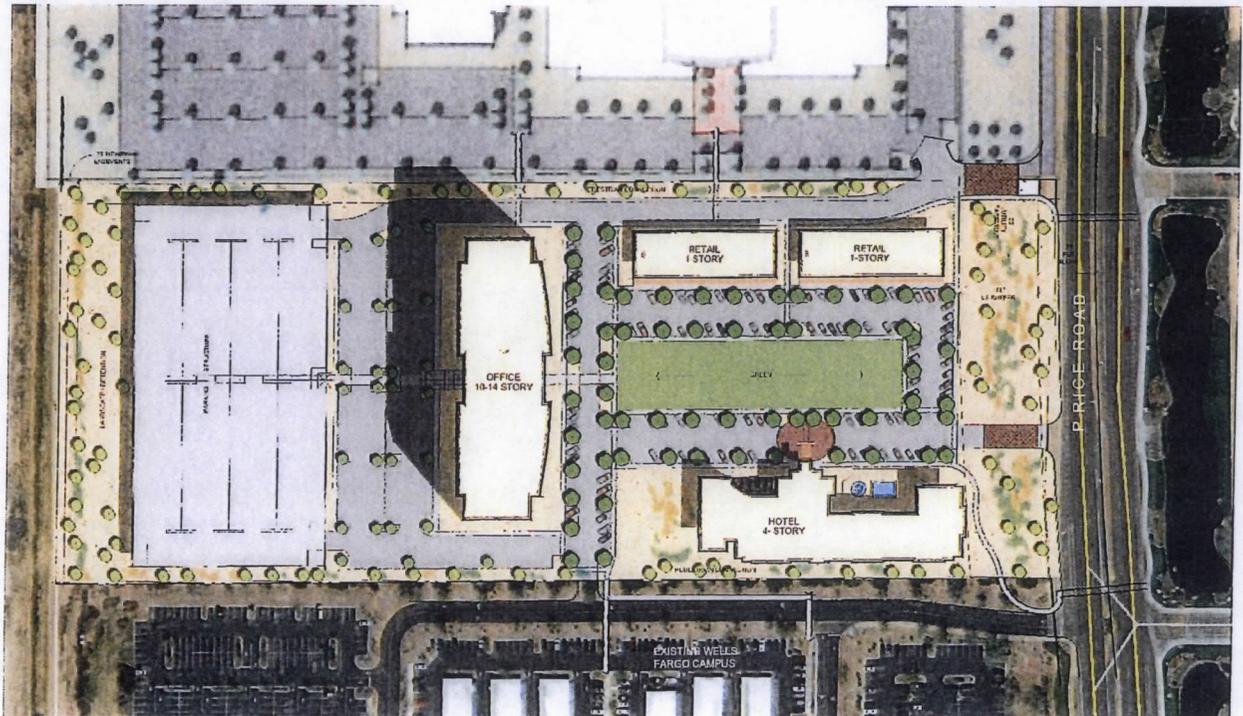
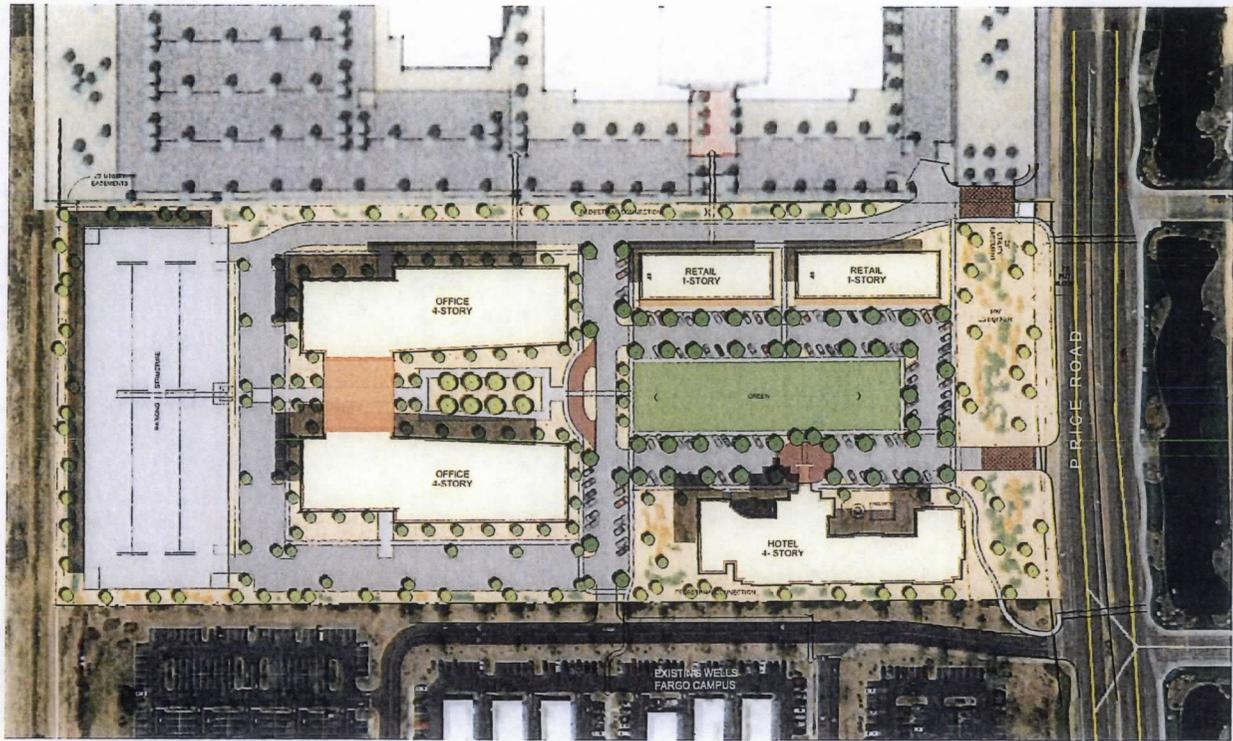


EXHIBIT F.2 | CONCEPTUAL SITE PLAN C & D

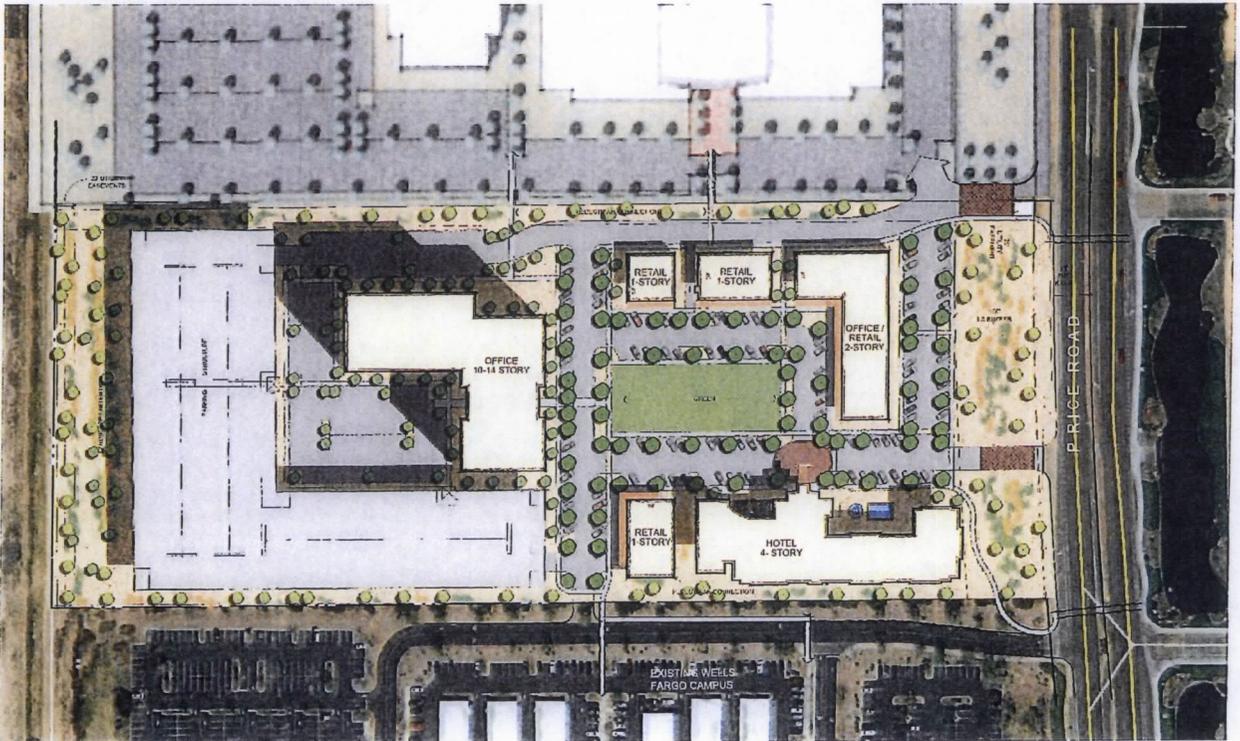
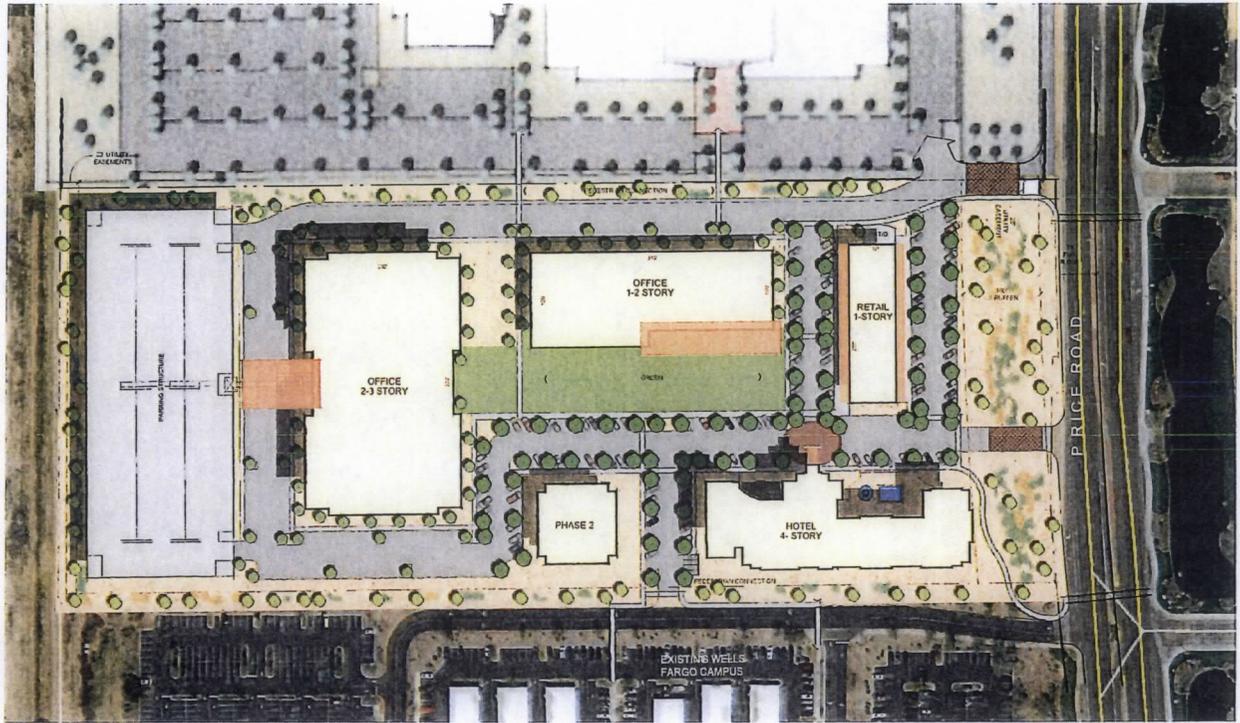


EXHIBIT I | CONCEPTUAL VEHICULAR CIRCULATION

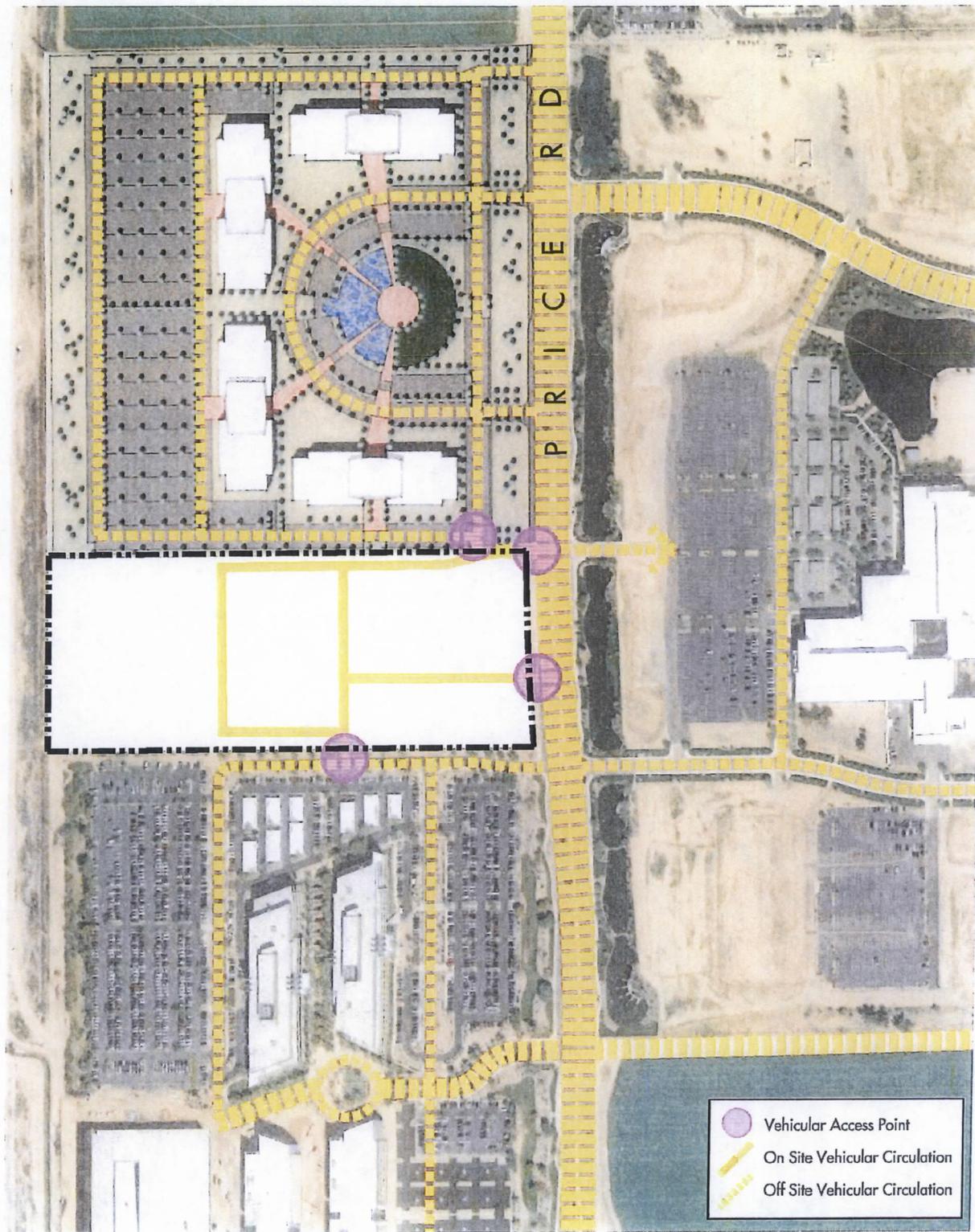
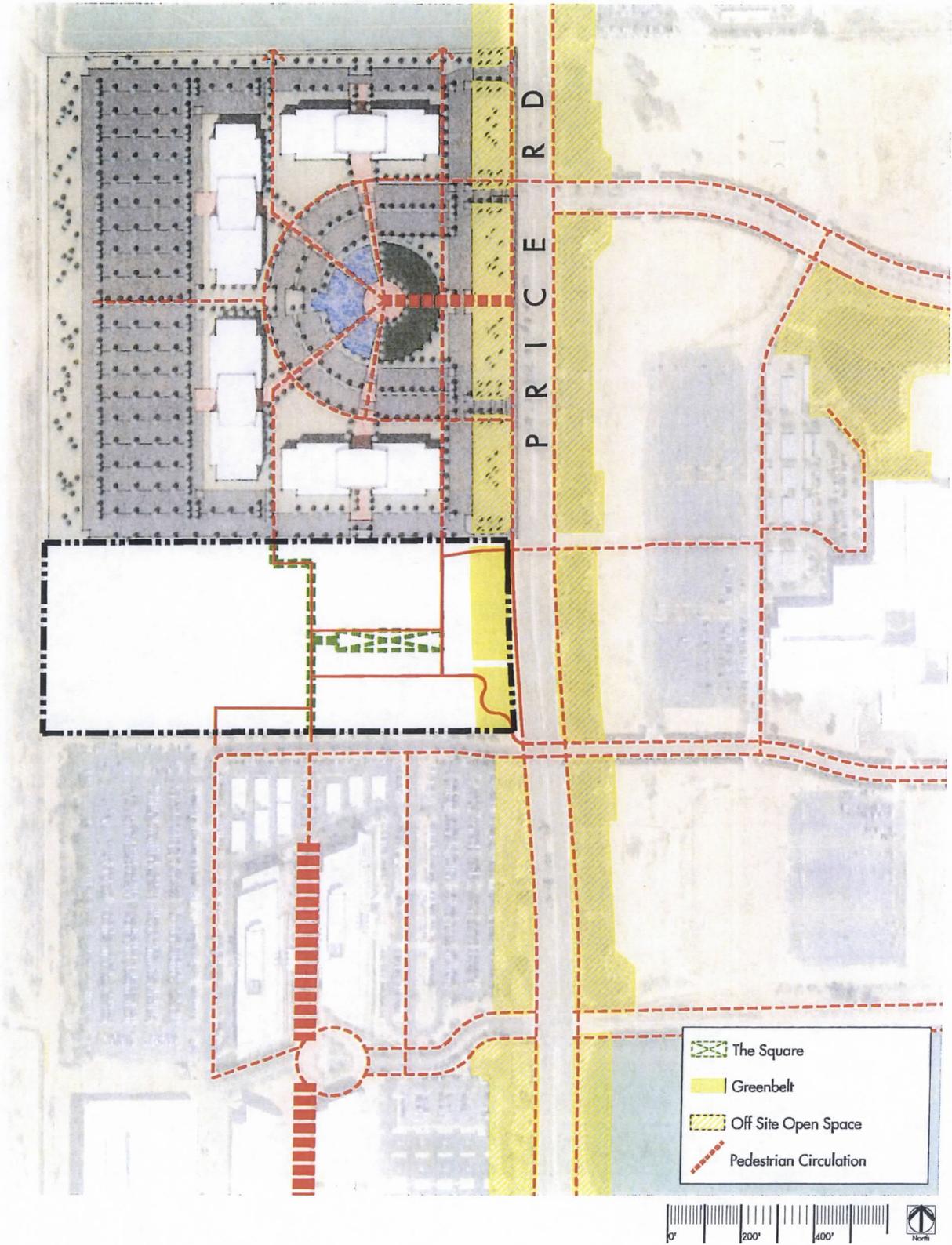


EXHIBIT J | CONCEPTUAL PEDESTRIAN CIRCULATION AND OPEN SPACE



ORDINANCE NO. 4714

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 OFFICE AND DATA CENTER USES, TO PAD FOR AN EMPLOYMENT BUSINESS PARK CAMPUS WITH EMPLOYMENT, OFFICE, SERVICE RETAIL AND HOTEL USES INCLUDING A MID-RISE OVERLAY FOR BUILDINGS UP TO 150-FEET IN HEIGHT IN CASE DVR16-0004 INNOVATION SQUARE 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 Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "I2 Innovation Square" dated 7 July 2016, and kept on file in the City of Chandler Planning Division, in File No. DVR16-0004, 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. The exhibits and representations submitted herein are found to be in compliance with the requirements for Conceptual Development Plan approval. However, this does not constitute approval of the PAD Final Development Plan (Site Development Plan) by the Planning Administrator. A future Preliminary Development Plan(s) shall be required.
4. 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.
5. 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.
6. 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.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
8. 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.
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. 4714 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 (kb)

PUBLISHED:

ORDINANCE NO. 4714
'ATTACHMENT A'

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 7, AT WHICH A BUREAU OF LAND MANAGEMENT BRASS CAP WAS FOUND, AND FROM WHICH THE ONE-SIXTEENTH CORNER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEARS SOUTH 00 DEGREES 43 MINUTES 00 SECONDS, A DISTANCE OF 829.53 FEET AND FROM WHICH A BUREAU OF LAND MANAGEMENT BRASS CAP WAS FOUND;

THENCE NORTH 88 DEGREES 48 MINUTES 41 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1278.26 (MEASURED, 1278.04 RECORD) FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF REALIGNED PRICE ROAD, SAID POINT ALSO BEING THE BEGINNING OF A CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS BEARS NORTH 89 DEGREES 18 MINUTES 08 SECONDS EAST A DISTANCE OF 5702.22 FEET;

THENCE SOUTHERLY ALONG SAID CURVE AND WESTERLY RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 02 DEGREES 15 MINUTES 13 SECONDS, AN ARC DISTANCE OF 224.28 FEET TO A POINT;

THENCE SOUTH 86 DEGREES 54 MINUTES 10 SECONDS WEST, A DISTANCE OF 8.07 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, FROM WHICH THE RADIUS BEARS SOUTH 89 DEGREES 09 MINUTES 05 SECONDS EAST A DISTANCE OF 5756.41 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 46 MINUTES 45 SECONDS EAST AN ARC DISTANCE OF 178.75 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 55 MINUTES 50 SECONDS EAST A DISTANCE OF 14.78 FEET;

THENCE SOUTH 04 DEGREES 44 MINUTES 41 SECONDS EAST A DISTANCE OF 89.99 FEET TO A POINT ON THE NORTH LINE OF LOT 1 OF "OCOTILLO CORPORATE CENTER", A MINOR LAND DIVISION RECORDED IN BOK 750 OF MAPS, PAGE 44, RECORDS OF MARICOPA COUNTY;

THENCE DEPARTING SAID WESTERLY, RIGHT-OF-WAY, SOUTH 88 DEGREES 47 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 1278.80 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 00 DEGREES 43 MINUTES 00 SECONDS WEST, A DISTANCE OF 508.25 (MEASURED, 508.29 RECORD) FEET TO THE TRUE POINT OF BEGINNING.