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SEP 15 2016
Chandler
All-America City
2010

Chandler · Arizona
Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 16-096b**

DATE: SEPTEMBER 15, 2016

TO: MAYOR AND COUNCIL

THRU: MARSHA REED, CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR JK
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: PDP16-0006 STELLAR BUSINESS PARK LOTS 2 & 3

Request: Preliminary Development Plan approval for site layout and building architecture for a new office and warehouse building on an approximate 4.3-acre site

Location: Northwest corner of Chandler Boulevard and Juniper Drive

Applicant: Robert Winton, Winton Architects

The request was continued from the August 11, 2016, City Council meeting in order to update the building elevations based on comments provided by the Planning Commission during their study session of the July 20, 2016, Planning Commission meeting. The elevations have been updated according to the provided comments.

RECOMMENDATION

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

BACKGROUND

The 4.3-acre site is located at the northwest corner of Chandler Boulevard and Juniper Drive within the larger 30-acre Stellar Business Park. West is a five building development and north is vacant land that is part of the Stellar Business Park. East is vacant land zoned for office, warehouse, and retail uses as part of the Chandler Corporate Center. The site received zoning in 2001, with an amendment clarifying the permitted uses in 2005.

The request is for PDP approval for site layout and building architecture for a new office and warehouse building. The building is set on the west side of the property, as an over flight clear zone covers the entire east side of the site. Due to this, effectively development can only occur

on the west side of the site resulting in a design that places the front of the building facing west. While buildings are not allowed within the clear zone, any parking and retention areas can be located within the area.

The building mimics the architecture of the five original buildings in the Stellar Business Park to the west, utilizing concrete tilt-up construction. Architectural interest is provided by using the same color palette and scoring patterns of the buildings to the west. Additionally, aluminum band elements wrap the corners of the front side of the building. The aluminum band elements are further carried over the entrances. A large floor to roof glass wall is provided central to the front elevation, an element consistent with the original buildings. Lastly, the main entry drive off of Chandler Boulevard is shared with the buildings to the west, effectively making this site phase two.

DISCUSSION

Planning Staff supports the request citing that the design team has provided an attractive development that corresponds with the adjacent development but also provides a solution to the difficult development constraints placed on the site due to the clear zone area. Furthermore, the design team has provided a design consistent with the adjacent buildings and larger business park development in the area.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Due to the location of the site and development proposed, a neighborhood meeting was not held; however, letters were sent to all property owners and registered neighborhood organizations consistent with notification requirements. Additionally, the development team met with the Stellar Airpark Manager to discuss the request.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 6 Opposed: 0

Two Commissioners recommended modifications to the eastern elevation due to visibility from Chandler Boulevard; the current design represents the updated elevations.

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 "STELLAR BUSINESS PARK LOTS 2 & 3" and kept on file in the City of Chandler Planning Division, in File No. PDP16-0006, 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. 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.

5. 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.

6. 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.

7. The outdoor storage of materials shall be prohibited.

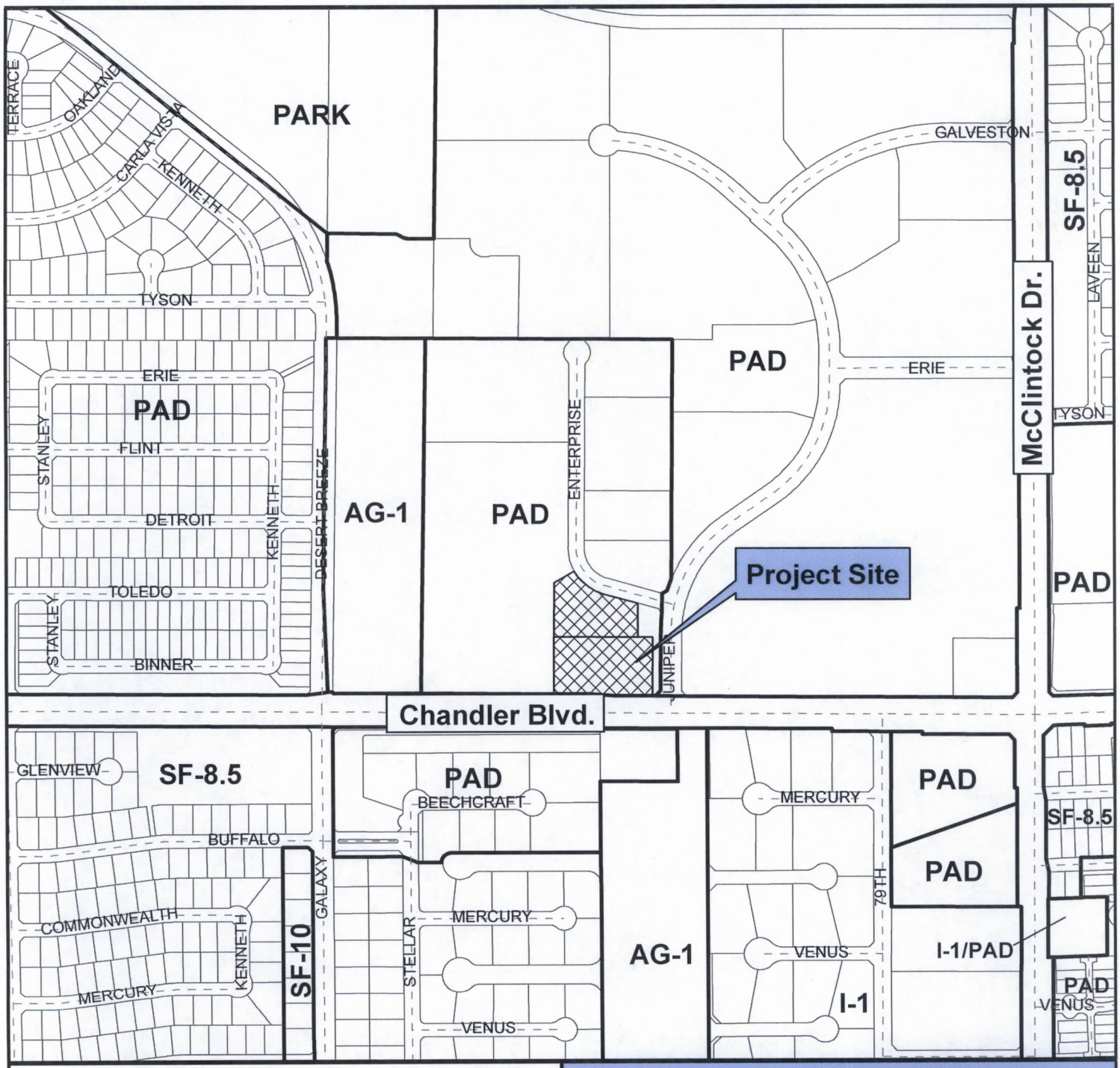
PROPOSED MOTION

Preliminary Development Plan

Move City Council approve Preliminary Development Plan PDP16-0006 STELLAR BUSINESS PARK LOTS 2 & 3, Preliminary Development Plan for site layout and building architecture, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit A



Chandler Arizona
Where Values Make The Difference

Vicinity Map

PDP16-0006

Stellar Business Park
Lots 2 & 3

CITY OF CHANDLER 3/23/2016

Vicinity Map

PDP16-0006

Stellar Business Park
Lots 2 & 3

Chandler ◆ Arizona
Where Values Make The Difference

CITY OF CHANDLER 3/23/2016

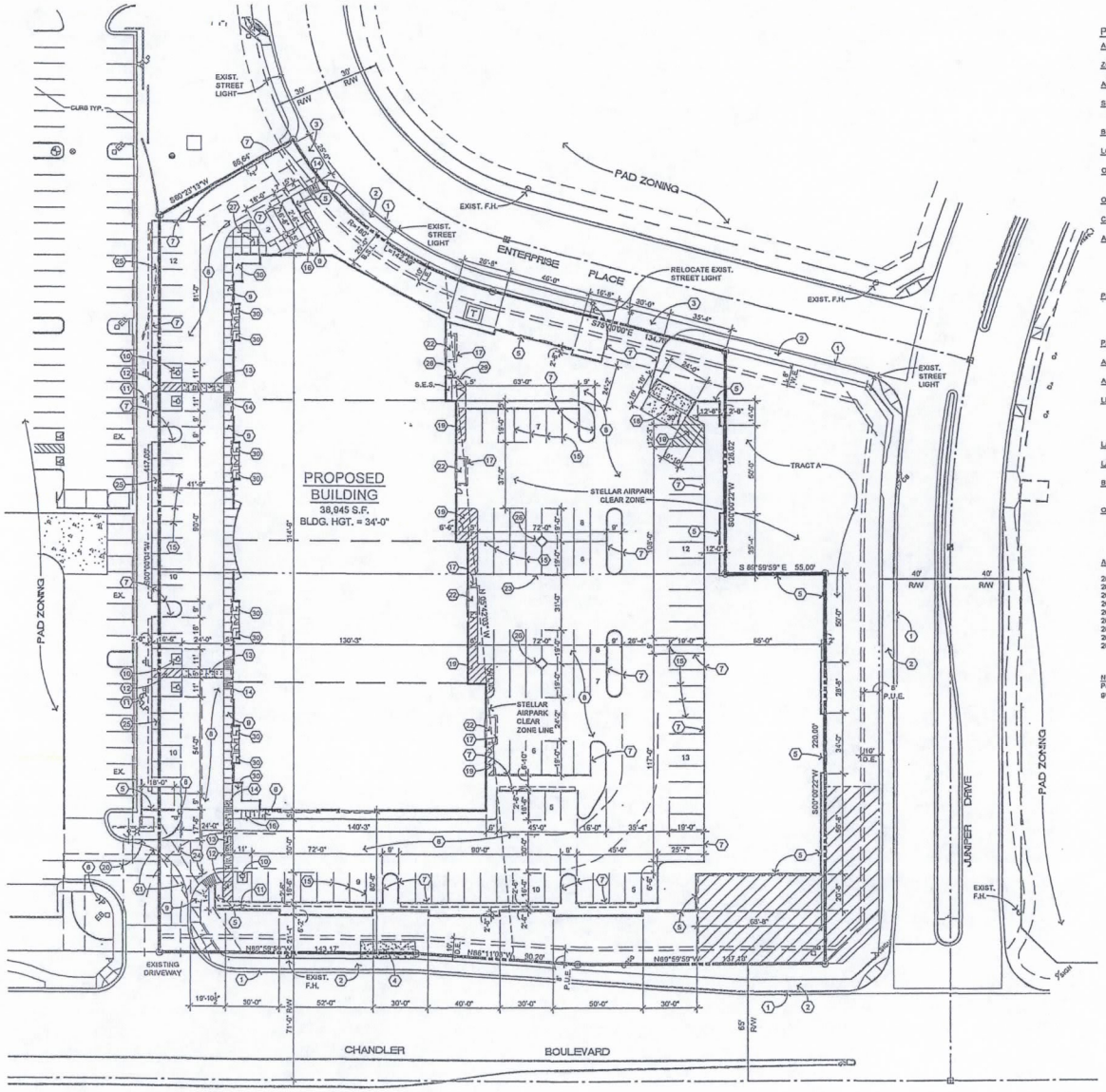
SITE PLAN KEYNOTES

1. Existing vertical concrete curb and gutter
2. Existing concrete sidewalk
3. New concrete curb cut per civil drawings
4. Bus pad per City of Chandler's Standards
5. 3'-0" high, 8" Architectural cmu screen wall per details, Sheet SP-2.
6. New stop signs per City of Chandler's Standards.
7. 6" concrete curb per Civil drawings
8. Asphalt paving per Civil drawings
9. 4" concrete sidewalk with score joints at 5'-0" oc and expansion joints at 20'-0" oc maximum
10. Accessible symbol painted on asphalt pavement per detail, Sheet SP-2
11. Accessible signage per detail, Sheet SP-2
12. 4" wide yellow painted diagonal striping at 24" oc and at perimeter
13. 6" colored concrete sidewalk (3500 psi) flush with asphalt pavement and score joints at 4' oc
14. Ramp 1:12 maximum slope with finish per 2010 ADA Standards
15. 4" wide white painted parking stripes
16. Bike rack per details, sheet SP-2
17. Metal canopy above overhead door per details
18. Double trash enclosure per detail, sheet SP-2
19. 4" wide white painted diagonal striping at 32" oc and at perimeter
20. Common ingress/egress easements
21. Remove existing curb, etc per civil drawings
22. 5'-0" wide, 6" concrete apron (3500 psi) flush with finish floor and asphalt paving.
23. Existing property line to be removed within a replat
24. Indicator FD truck radius (28' inside radius/44' outside radius)
25. Remove existing 3' cmu wall
26. 5'-0" x 5'-0" diagonal landscape planter per detail, Sheet SP-2
27. 2'-0" wide concrete bench per detail, Sheet SP-2
28. 6'-0" high cmu screen wall
29. Pair 7'-0"x6'-0" hollow metal gates
30. Landscape area

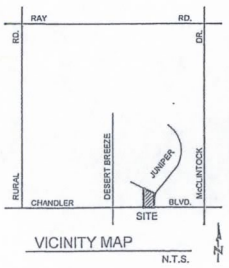
NOTE:
1. All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.
2. Solid masonry walls and gates equal to, or greater than, the highest point on the mechanical equipment shall screen all ground mounted mechanical equipment

NOTE:
1. Signs require separate permit
2. There shall be no obstruction of site signage by landscape plant material, and that such must be relocated/corrected before the field inspection will accept/pass the sign in the field or issue a Certificate of Occupancy for a project
3. All transformer boxes, meter panels and electric equipment, back-flow devices and any other utility equipment, not able to be screened by landscaping or walls shall be painted to match the building.
4. All external lighting shall be located and designed to prevent rays from being directed off of the property upon which the lighting is located
5. All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.
6. The F.D. double check assembly shall be painted to match adjacent wall color.

NOTE:
1. Landscape material, quantities, size and location to be reviewed during Construction Document review process



SITE PLAN
SCALE: 1" = 30'-0"
30 0 30 60 90
SCALE: 1" = 30'



VICINITY MAP
N.T.S.

PROJECT DATA

ADDRESS:	NWC Chandler Blvd and Juniper Drive
ZONING:	I-1 (Amend PDP)
APNs:	307-67-971 & 307-67-972
SITE AREA:	Gross= 190,088 SF (4.36 Acres) Net= 136,973 SF (3.14 Acres)
BUILDING AREA:	Spec Building=39,004 SF
LOT COVERAGE:	39,004/136,973=28.5%
OCCUPANCY:	S1=Warehouse (Future B=Offices)
OCCUPANT LOAD:	39,004/500=78
CONSTRUCTION TYPE:	IIIB, AFES
ALLOWABLE AREA:	II=100 (898/898-0.25)3000 As=9000+0.75 (9000)+30000) =9000+6750+27000 = 42,750 SF>39,004 SF
PARKING REQUIRED:	Assume future 20% office Offices= 7800/200= 39 Spaces Warehouse = 31204/500= 62 Spaces Total 101 Spaces
PARKING PROVIDED:	132 Spaces
ACCESSIBLE SPACES REQUIRED:	5 Spaces
ACCESSIBLE SPACES PROVIDED:	5 Spaces
LEGAL DESCRIPTION:	Lots 2 & 3 of Stellar Business Park, a subdivision recorded in Book of Maps, Page 5, Records of Maricopa County, Arizona
LANDSCAPE REQUIRED:	136,923 x 10%=13,693 SF
LANDSCAPE PROVIDED:	26,580 SF (19.4%)
BUILDING HEIGHT:	34'-0" (maximum height of stades or 36'-0")
OWNER:	Victoria Property Management, LLC 627 S. 48th Street, Suite 110 Tempe, AZ 85281

APPLICABLE CODES

2012 International Building Code
2011 National Electrical Code
2012 International Plumbing Codes
2012 International Mechanical Code
2012 International Residential Code
2012 International Fuel Gas Code
2012 International Energy Conservation Code
2012 International Fire Code
2012 International Existing Building Code

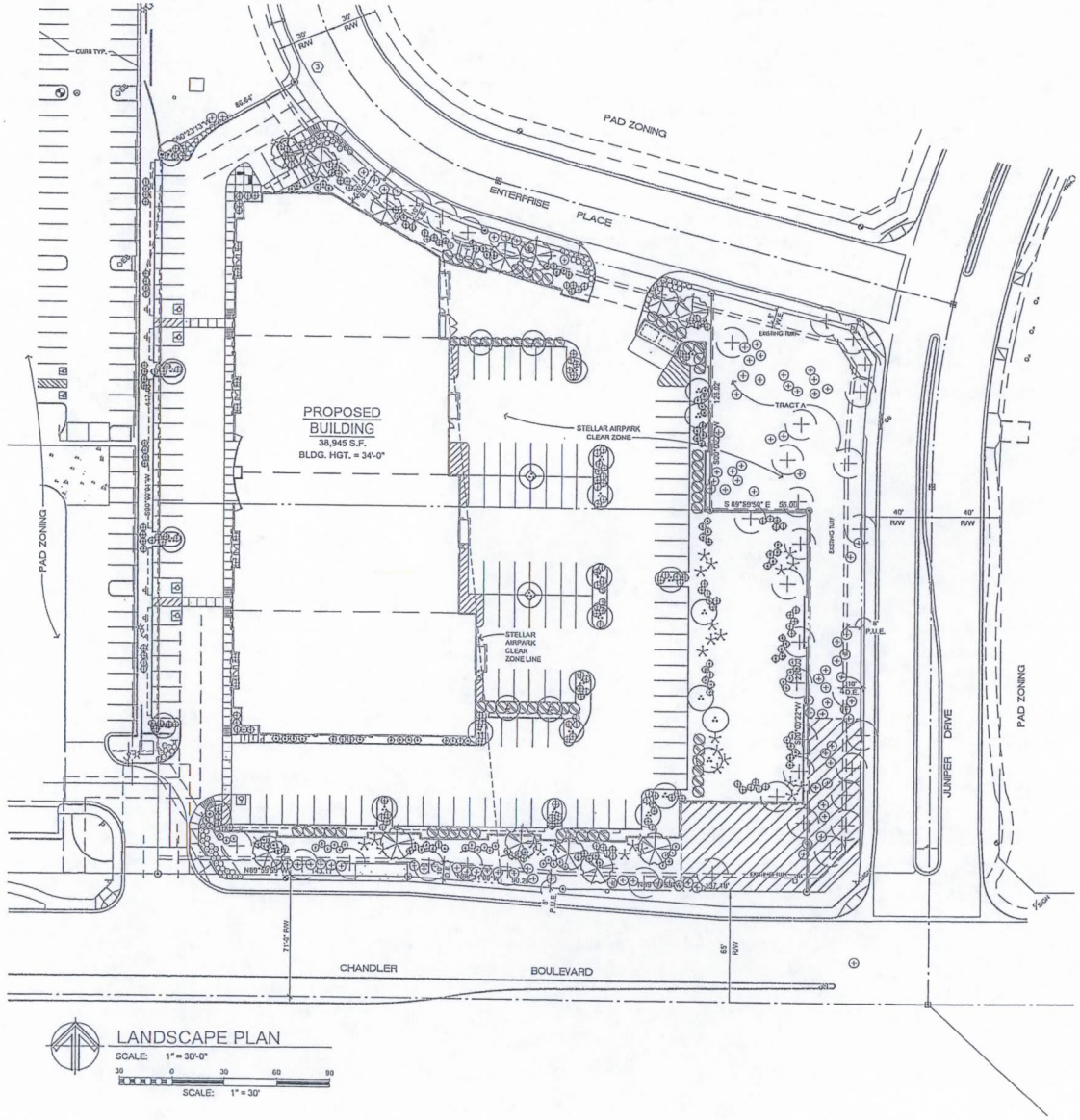
NOTE:
Per Ordinance 3761, uses allowing the outside storage of goods, materials and equipment shall be prohibited

winton architects, inc.
1110 E. Missouri Ave., Suite 800, Phoenix, Arizona 85014
(602) 230-9778 FAX (602) 265-9739

NEW BUILDING FOR
STELLAR BUSINESS PARK
CHANDLER BLVD. & JUNIPER DR., CHANDLER, AZ
SUN STATE BUILDERS

Job no.	15155
drawn	MGO
approved	RBW
date	5/11/16
revisions	

SP-1



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

30 0 30 60 90

SCALE: 1" = 30'

LANDSCAPE LEGEND

- CERCIDIUM PRAECOX SONORAN PALO VERDE 24" BOX (MATCHING) 6.5' T, 3.5' W, 1.5" CALIP.
- OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE 24" BOX 6.5' T, 3.5' W, 1.5" CALIP.
- EXISTING TREE PROTECT FROM CONSTRUCTION
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- MUHLENBERGIA RIGENS DEER GRASS 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

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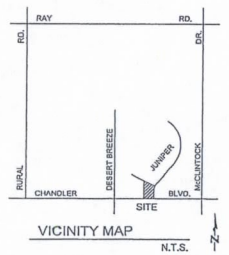
LANDSCAPE PROVIDED:	26,586 SF (19.4%)
TURF AREA:	0 SQ.FT
PARKING LOT AREA:	26,600 SQ.FT.
PARKING LOT LANDSCAPE AREA:	2,926 SQ.FT (11%)



VICINITY MAP

N.T.S.

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NEW BUILDING FOR for
STELLAR BUSINESS PARK
CHANDLER BLVD. & JUNIPER DR., CHANDLER, AZ
SUN STATE BUILDERS

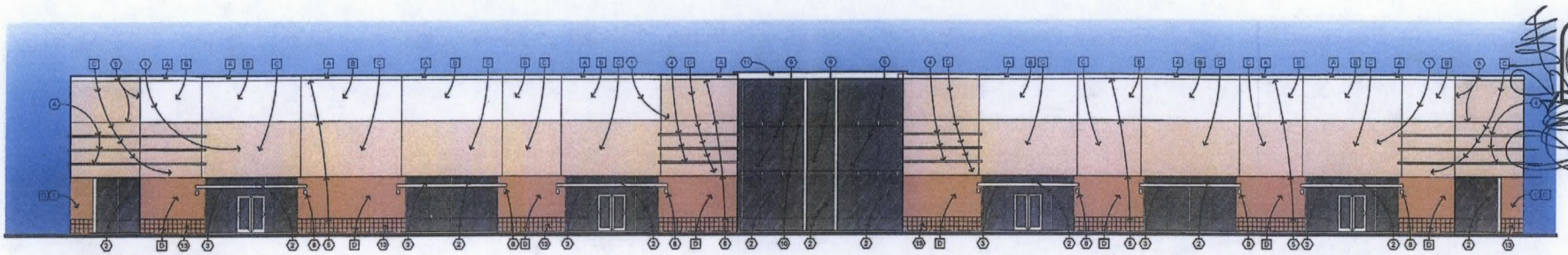
job no.	15155
drawn	MGO
approved	RBW
date	05.12.16

revisions

La.01

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 265-5619
EMAIL: timmcqueen@tjmla.net

05.12.16

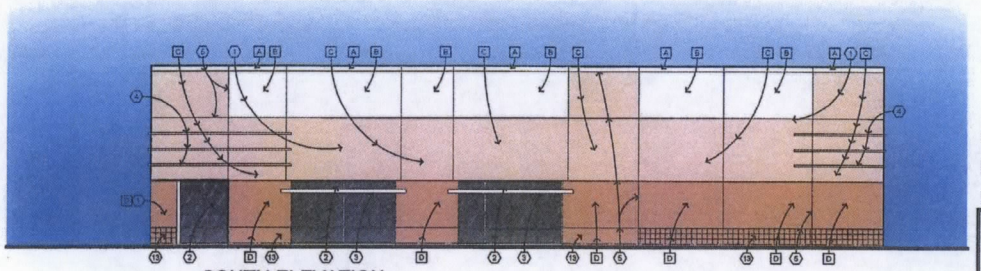


WEST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

1. Concrete tilt up wall panel
2. Fixed Solarban 60(2) Atlantica clear insulated glass in clear anodized aluminum frames. (*U* value = 0.23, SHGC = 0.27
3. 8" Horizontal anodized aluminum bands per details
4. Horizontal anodized aluminum bands secured to wall.
5. 2" x 16" reveal
6. Steel sectional overhead door with film at exterior to emulate storefront finish
7. Hollow metal door and frame
8. Light fixture per electrical drawings
9. Spandrel glass
10. 12" deep tube steel with break metal to match storefront
11. Anodized aluminum cap
12. 12" horizontal anodized aluminum canopy
13. Score pattern with form work, to be determined
14. 6'-0" high cmu screen wall
15. Pair 7'-0"x8'-0" hollow metal gates
16. Vea joint



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR PAINT COLORS

(Paint colors are Dunn Edwards, UNO)

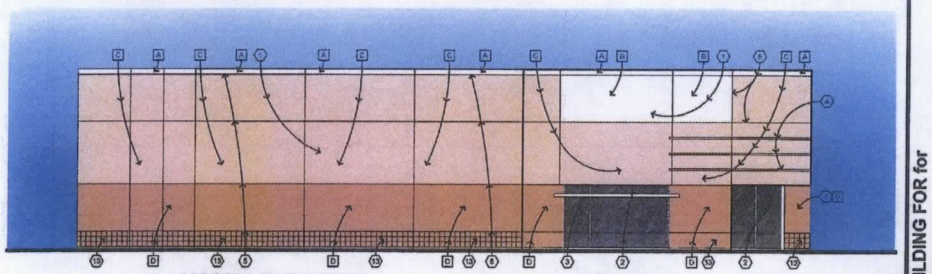
A. White, 001 (Frazee Paint)

B. Raindrops, DE6057

C. Cashew Nut, DE5201

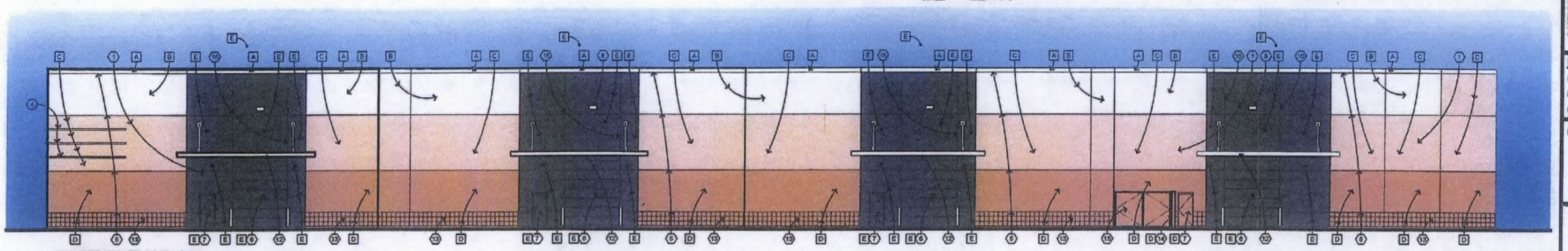
D. Tawny Amber, DE5214

E. Black Bay, DEA186



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



EAST ELEVATION

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