



**Chandler · Arizona**  
*Where Values Make The Difference*



**MEMORANDUM                      Transportation & Development - PZ Memo No. 12-073**

**DATE:**            AUGUST 3, 2012

**TO:**                PLANNING AND ZONING COMMISSION

**THRU:**            R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR  
                          JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
                          KEVIN MAYO, PLANNING MANAGER *KA*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        ZUP12-0021 ALLRED CAC II

**Request:**        Use Permit approval for an athletic training facility located within a Planned Area Development (PAD) zoned district

**Location:**       2150 E. Germann Road,  
                          East of the northeast corner of Cooper and Germann roads

**Applicant:**      Mike Curley; Earl, Curley & Lagarde, P.A.

**RECOMMENDATION**

The request is for Use Permit approval for an athletic training facility located within a PAD zoned district. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

**BACKGROUND**

The subject site is located east of the northeast corner of Cooper and Germann roads, within the Allred Chandler Airport Center II (Allred CAC II) development (previously known as Panattoni). The request is to locate the use within the western most suite of the western most building. The building is currently unoccupied and is adjacent to a vacant site planned for commercial retail development. East of the subject site is Wright Drive, with the Red Rock development located east of Wright Drive.

The subject site is part of a 245-acre master planned employment center, Chandler Airport Center, which flanks both sides of Cooper Road south of the Loop 202 Santan Freeway. The master plan established the land along Cooper Road for hotel, office, service retail, and freeway-related retail uses. The 11-acre Allred CAC II site allows office, showroom, adult education, and

light industrial uses, including call center offices. The eastern building is fully occupied within an educational related call center.

In recent months, Staff has seen an increased interest in providing specialized sport/athletic training facilities. Historically, Staff has opposed these types of uses when located in larger industrial business parks where concerns in incorporating commercial type operations within industrial operations exist such as traffic, and land use conflicts. In this particular situation, Staff is comfortable with the Use Permit citing that the business park operates largely like a commercial business park allowing for showroom/warehousing/ and office uses, with office uses being the predominant use of the site. Due to the nature of the business park, parking is addressed and can accommodate the additional use; however, if parking is an issue in the future a Preliminary Development Plan was approved in 2010 for a parking lot expansion area to the north of the subject suite. Furthermore, specialized sport/athletic training facilities are usually restrictive when it comes to the hours of operation, number of clients, size of the business, and often is appointment based, further restricting the ability for a large amount of traffic, which historically has been one of Staff's concerns.

The proposed business will be open seven days a week with hours of operation generally ranging from 5 a.m. to 8 p.m. Operational times that generate the most traffic are before and after typical working hours, as many of the clients are students or those that have typical work hours. It is anticipated that there will be four employees at the site during the business hours. Worst case scenario would require 25 parking spaces; 451 parking spaces are provided on site.

#### **DISCUSSION**

Staff supports the request citing that previous experience with specialized sport/athletic training facilities have operated effectively without negative impacts when land use conflicts have been addressed. Staff is recommending a one year timing condition in order to allow evaluation of the use with the surrounding area. The one year timing condition is consistent with previous approvals

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

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Tuesday, August 7, 2012. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

#### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of ZUP12-0021, ALLRED CAC II, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

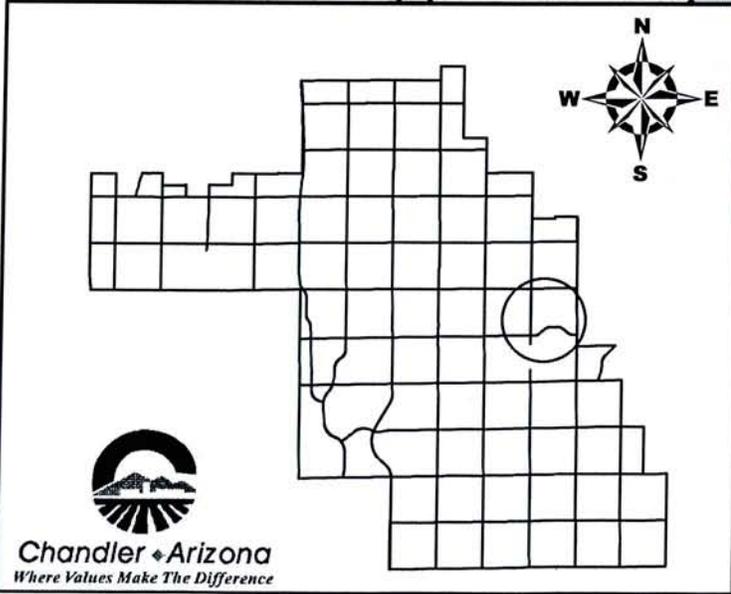
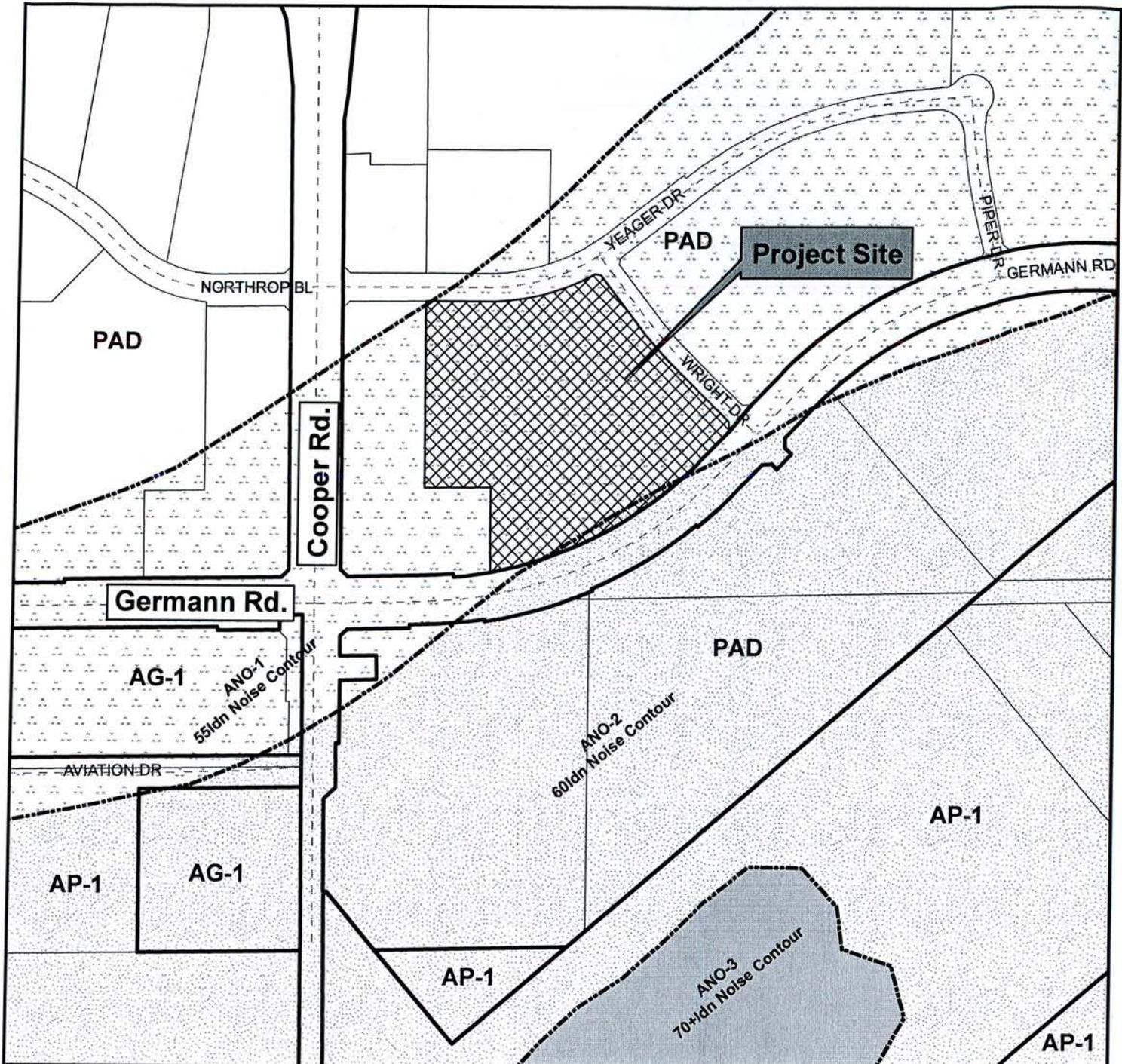
2. The Use Permit is non-transferable to other locations.
3. Use Permit approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.
4. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
5. The site shall be maintained in a clean and orderly manner.
6. Fitness activities shall be restricted to indoors only.

**PROPOSED MOTION**

Motion to recommend approval of ZUP12-0021 ALLRED CAC II, Use Permit approval for an athletic training facility, subject to the conditions recommended by Staff.

**Attachments**

1. Vicinity Maps
2. Previously approved site plan with additional parking
3. Floor Plan
4. Applicant Narrative



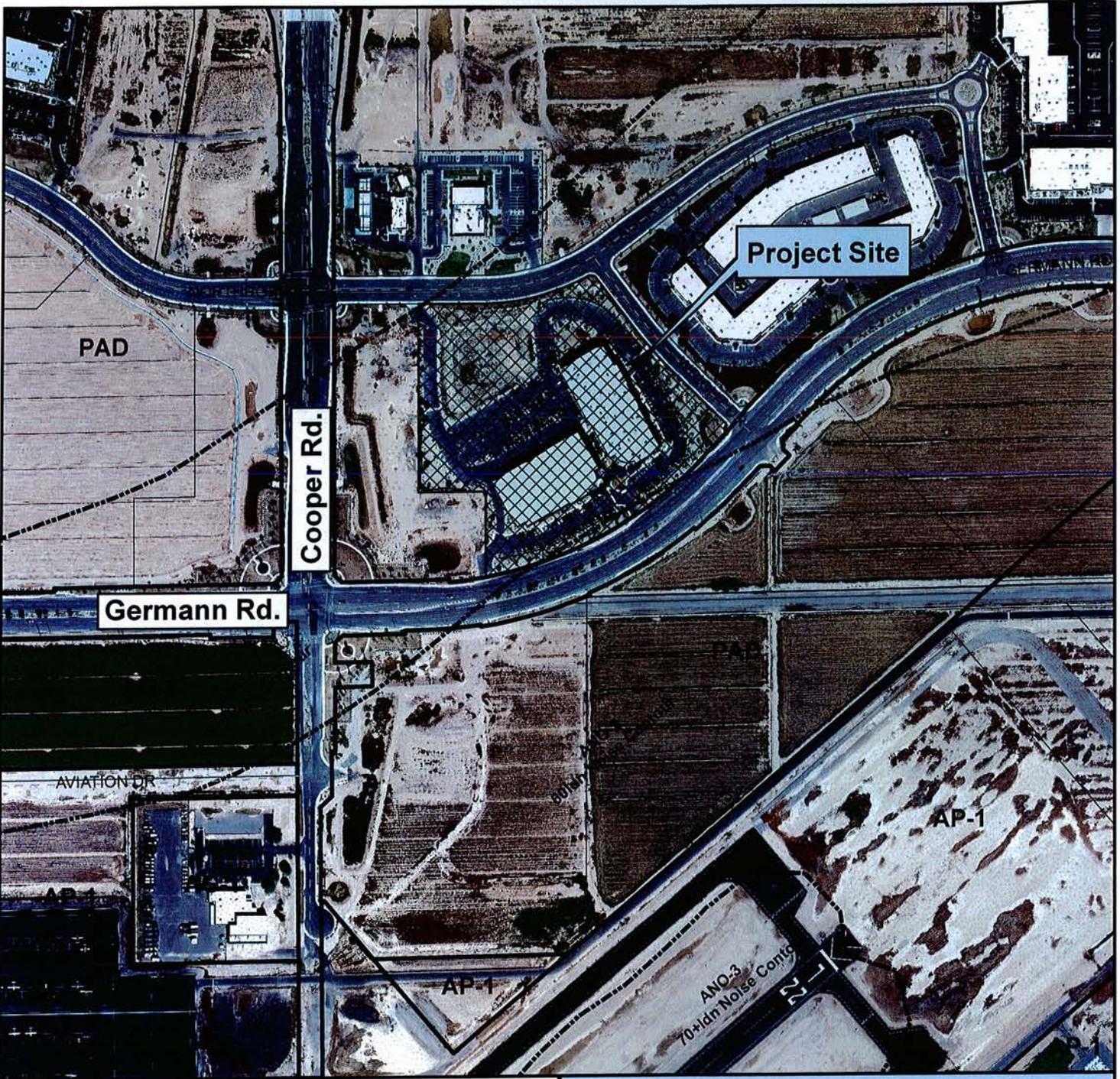
## Vicinity Map



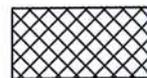
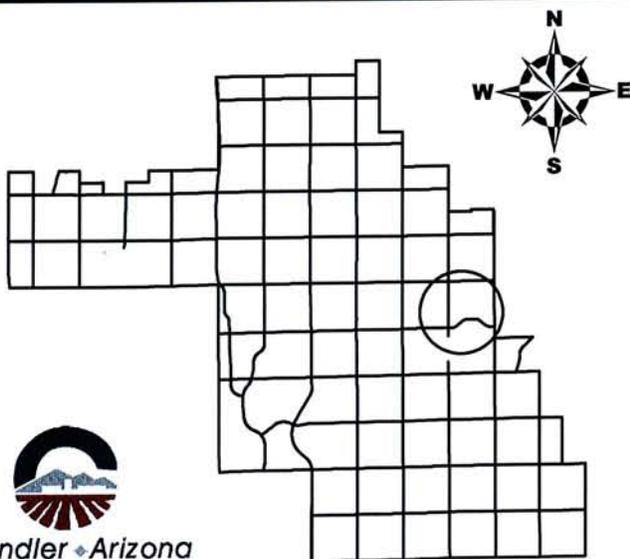
ZUP12-0021

**Allred Chandler Airport Center II**





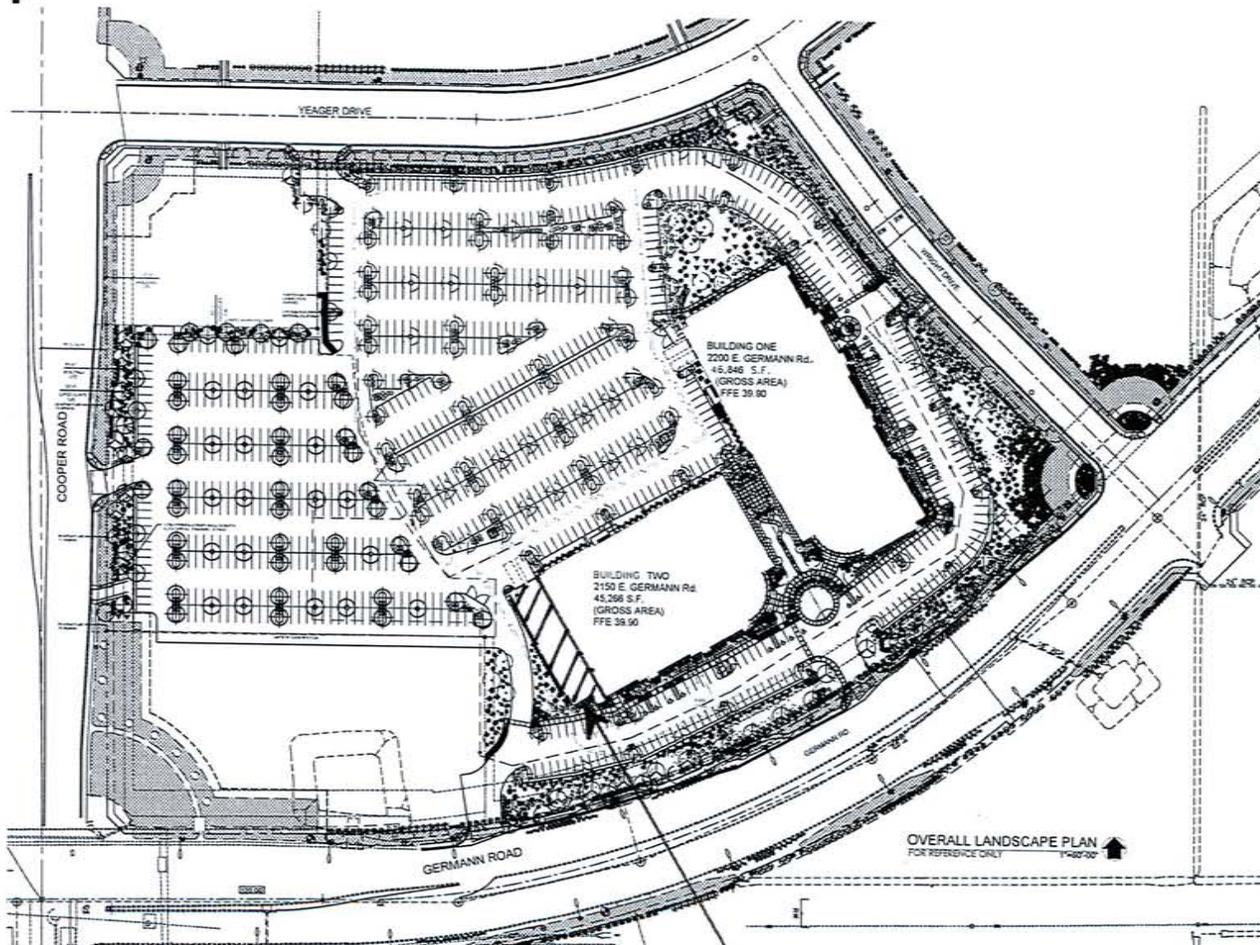
## Vicinity Map



ZUP12-0021

**Allred Chandler Airport Center II**

CITY OF CHANDLER 7/13/2012

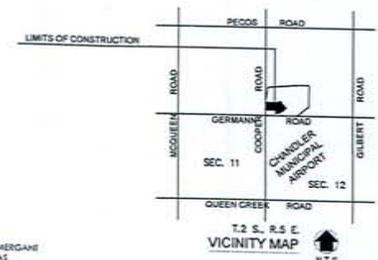
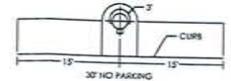


**LANDSCAPE CALCULATIONS:**

TOTAL SITE AREA:	82,223 SQ. FT.	2.4 AC
TOTAL BUILDING AREA:	N/A SQ. FT.	N/A % OF SITE AREA
TOTAL LANDSCAPE AREA:	28,345 SQ. FT.	34.5 % OF SITE AREA
TOTAL PARKING AREA:	58,978 SQ. FT.	71.7 % OF SITE AREA
LANDSCAPE IN PARKING AREA:	8,178 SQ. FT.	14.4 % OF SITE AREA
PARKING LOT INTERIOR SURFACE AREA:	50,800 SQ. FT.	61.8 % OF SITE AREA
TOTAL TURF AREA:	18,991 SQ. FT.	23.1 % OF SITE AREA
SHRUBS/GROUND COVERS:	28,345 SQ. FT.	34.5 % OF SITE AREA
INORGANIC GRANITE:	28,345 SQ. FT.	34.5 % OF SITE AREA



CLEARANCE AROUND FIRE HYDRANT:  
A CLEAR SPACE OF 3' SHALL BE MAINTAINED AROUND FIRE HYDRANT.  
CURBS SHALL BE PAINTED BRILLIANT RED.



OVERALL LANDSCAPE PLAN  
FOR REFERENCE ONLY  
1"=80' 00"

**CITY OF CHANDLER LANDSCAPE NOTES:**

ALL PLANT MATERIALS ARE GUARANTEED FOR A PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR OF WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNLESS MAY 30 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, GROUND COVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.

PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET.

THE FINISH GRADE TOP OF GRANITE IS TO BE 1/2" BELOW THE TOP OF SIDEWALKS OR ANY OTHER PAVED SURFACE.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR OLD) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903(B) (4) ZONING CODE.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CONNECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT/PACK THE SIGN BY THE FIELD OR GIVE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT.

DOUBLE ROW PLANTERS (2' X 38') MUST CONTAIN A MIN. OF 2 TREES AND 10 (5 GALLON) SHRUBS AND 1 ADDITIONAL SHRUB FOR EVERY 25 FEET.

PARKING LOT TREES MUST HAVE A MIN. CLEAR CANOPY DISTANCE OF 5' SEE SECTION 1903 (4) (5) (4) ZONING CODE.

TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MAXIMUM 3' FROM ALL SIDES OF A FIN INDICATES HYDRANT LOCATIONS.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEAN UP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

ALL LANDSCAPE MUST BE MAINTAINED BY THE LANDOWNER OR THE LESSOR CONTRACTOR MUST SUBMIT A DECOMPOSED GRANITE SAMPLE TO CITY LANDSCAPE ARCHITECT PRIOR TO ORDERING.

PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR/DEVELOPER SHALL NOTIFY THE CITY LANDSCAPE ARCHITECT AT 480-780-3042 AT LEAST 48 HOURS IN ADVANCE OF INSTALLATION WORK.

ALL ROCK/GROUND COVER AREAS SHALL BE SPRAYED WITH PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR AS PART OF INSTALLATION AS FOLLOWS (MINIMUM OF THREE (3) APPLICATIONS ARE REQUIRED):

- PRIOR TO THE APPLICATION OF GRANITE;
- AFTER GRANITE APPLICATION; 1 GALLON PER ACRE
- PRIOR TO FINAL ACCEPTANCE; 1 GALLON PER ACRE

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF TREE CURB.

07.31.10  
REGISTERED LANDSCAPE ARCHITECT DATE

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
345 E. Virginia Avenue  
Phoenix, Arizona 85004  
PH. (602) 265-0320 FX. (602) 266-6618



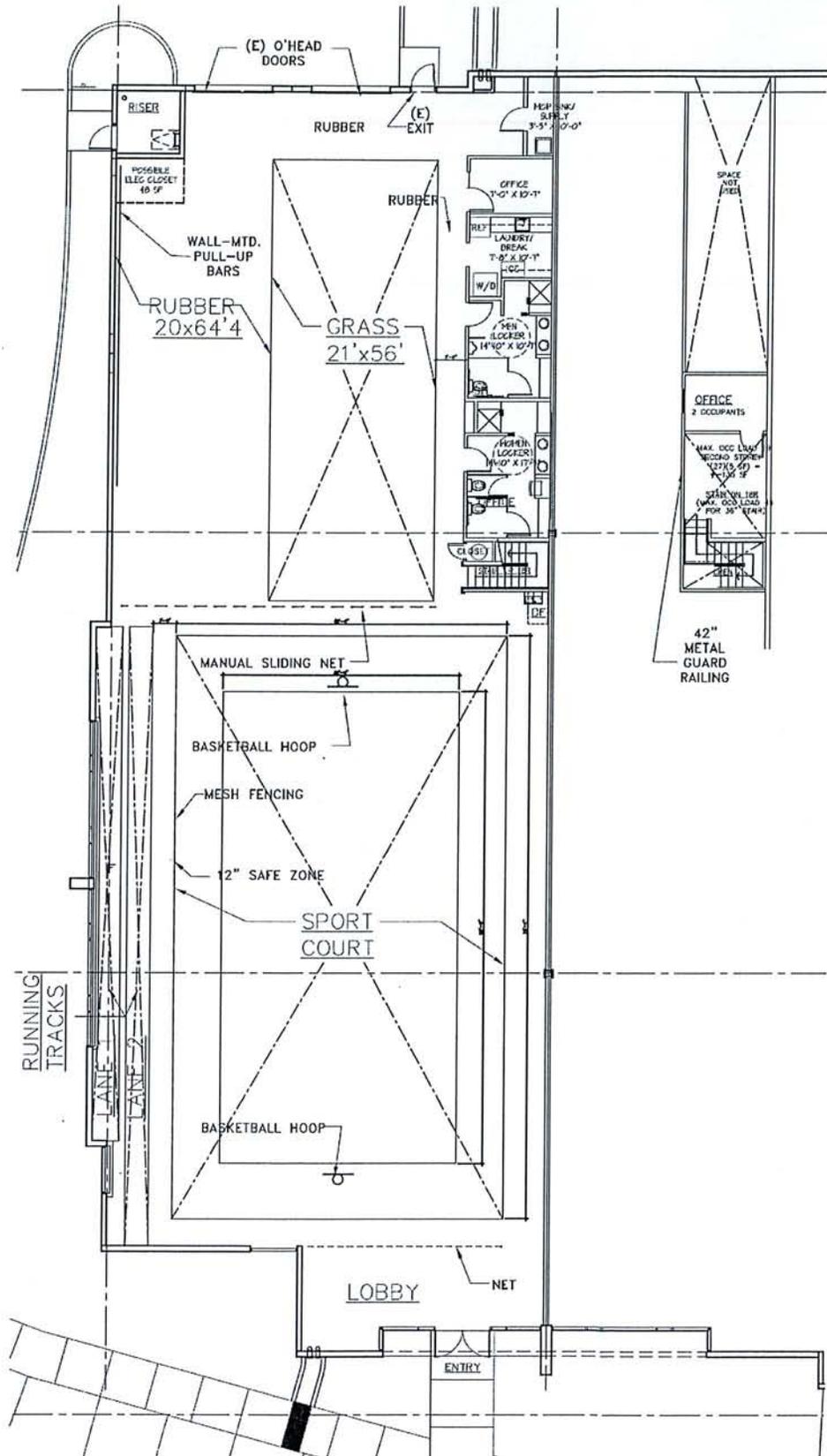
PANATTONI CAC - PARKING EXPANSION  
2150 & 2200 E. GERMAN RD., CHANDLER, AZ.  
Landscape Plan "Cover Sheet"

La.01  
3004  
21JUL10



SUBJECT SITE

PREVIOUSLY APPROVED SITE PLAN

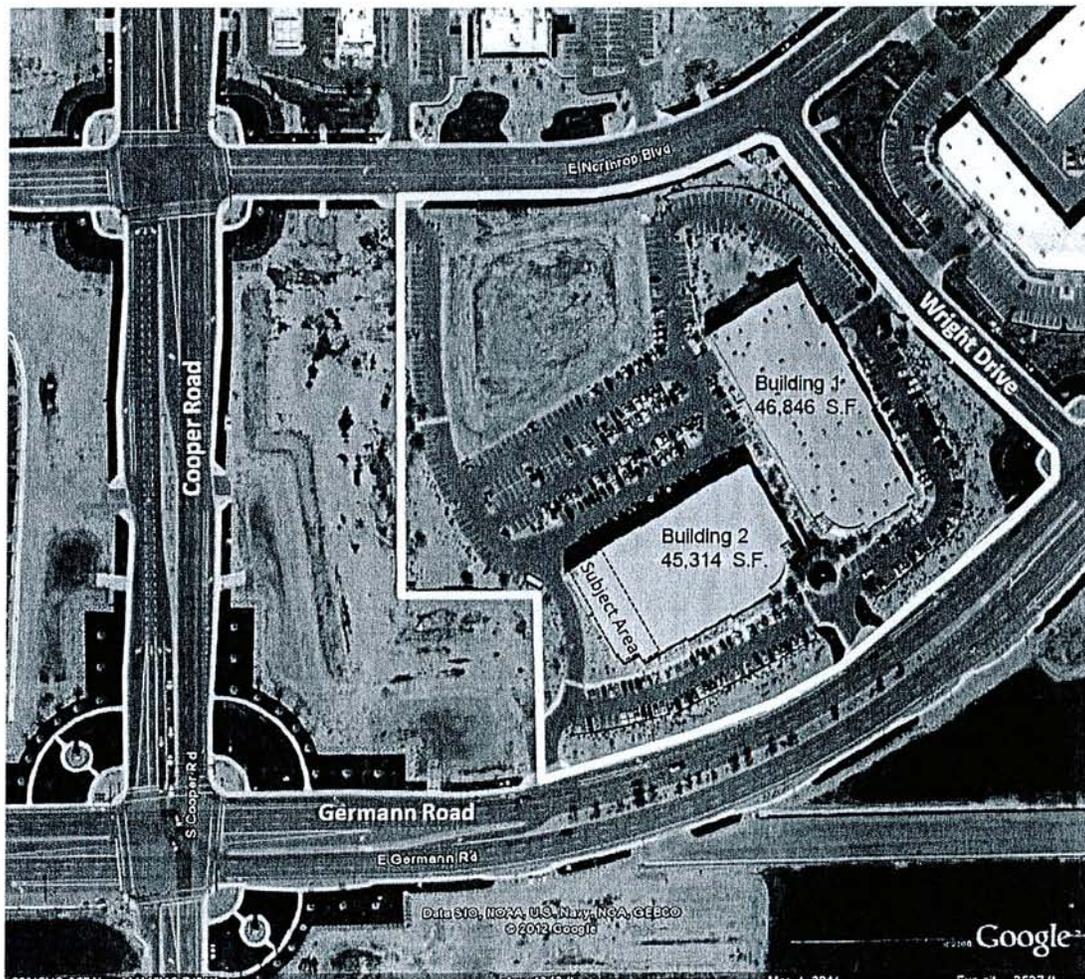


FLOOR PLAN

**PROJECT NARRATIVE**  
*Athletic Performance Training Facility Use Permit*

**INTRODUCTION**

Douglas Allred Company its managing member on behalf of CAZ 4 LLC, the property owner, is seeking a Use Permit to allow a state of the art athletic performance training facility use within an existing vacant building located east of the northeast corner of Cooper Road and Germann Road. The subject property, *Allred Chandler Airport Center II PAD* (Previously known as *Panattoni Chandler Airport Center*) development, consists of two buildings totaling approximately 92,000 square feet on approximately 11 acres. The specific use will be located in a portion of Building 2 within the existing development. The subject site is part of a 245-acre master plan near the Chandler Airport known as the Chandler Airport Center that was approval by the City Council in April 2005.





The Chandler Airport Center Master Plan includes properties on both sides of Cooper Road south of the Loop 202 Santan Freeway. This master plan allows uses such as hotel, office, service retail, and freeway related retail uses. The subject site received Preliminary Development Plan approval from the City in 2007. The original developer of the subject site constructed the two existing buildings on the property in 2008. The northwest corner of the overall property remains undeveloped but is planned for either a third building or a parking lot.

Douglas Allred Company as manager of CAZ 4 LLC purchased the property in 2010 and has been marketing the site for lease since its purchase. The property is a totally self contained site and has frontage on Germann Road, Wright Drive, and Yeager Drive. Building 1 fronts on Wright Drive and Building 2 fronts onto Germann Road. Building 1 is currently occupied by EDMC as South University and Building 2 remains completely vacant.

Access to the property is provided via Germann Road along the south property line, Wright Drive along the east property line, and Yeager Drive along the north property line. The eastern facing building (Building 1) consists of approximately 46,846 s.f., and the southern facing building (Building 2) consists of approximately 45,315 s.f. for a total of approximately 92,161 s.f.. Two rows of parking are provided in front of each building along the perimeter of the site with additional parking available behind each of the buildings. Building 1 has a north/south orientation and Building 2 has an east/west orientation. Both buildings are connected by a common courtyard area.

The property is zoned PAD which allows a mix of uses including office, showroom, and light industrial uses permitted as a matter of right in the I-1 zoning district. The previous DVR08-0039 PAD Zoning Amendment added adult educational uses to the existing approved uses.

Since the site is: (1) located near the Germann Road and Gilbert Road "core"; (2) has Germann Road, Wright Drive and Yeager Drive access; (3) has sufficient building height (which is necessary to accommodate the training/playing of volleyball and basketball); and (4) has ample parking, we believe that these characteristics make this site an ideal one for a quiet, low impact use which will be a good neighbor at this location and will accommodate a growing need in the community.

### ***DETAILS OF THE USE PERMIT REQUEST***

This request seeks a Use Permit to allow an "athletic performance training facility" use within the existing *Allred Chandler Airport Center II PAD* within approximately 9,000 square feet of Building 2. Buildings 1 and 2 are fully improved with all the site work already existing. Thus far, after 2 years of coordinated efforts to market and lease the property, only 50% of the total built square footage (Buildings 1 & 2) is occupied. All of Building 2 is vacant.

The prospective tenant of the subject property, Performance Institute for Training & Therapy ("PITT"), is a sports performance training and rehab facility for sport injuries. The facility accommodates athletes of all ages and has been in existence **in Chandler** since 2008. Internal improvements will include sport courts, running tracks, rubber and grass training areas, workout room with training equipment, break room, washer/dryer, refrigerator, and ice machine, restrooms, lobby, and managers offices.

PITT is a state of the art athletic performance training facility which focuses on helping individuals attain their fitness rehab goals. They are dedicated to providing the best performance/fitness training for all skill levels and ages to help in the developing of athletes, professional athletes, youth and adults.

PITT has total of 8 employees. Generally, there are two staff/professionals, one physical therapists, and a manager working at one time between 8-5 on week days. Their rehab staff is medically trained therapy staff (Board Certified Orthopedic Clinic Specialist, COMT, DPT, OCS, AT, CSCS). The professional performance coaches perform group based training and focus on:

- Speed
- Agility
- Strength
- Power
- Endurance
- Conditioning
- Core Strength
- Athleticism
- Coordination
- Sport Specific Skills
- Running Mechanics
- Work Ethic
- Competitive Drive
- Injury Resistance & Recovery/Physical Therapy
- Cardiovascular fitness

The PITT coaching staff is dedicated to training these individuals/athletes at the highest level possible in a safe and positive learning environment. The training staff has certification in Strength and Conditioning areas. Attention is given to physical training and emotional development which is a requirement if an athlete is to achieve the highest level of competition. The individuals are taught: 1) sporting skills which are necessary to complete at the highest level; 2) the ability to strengthen their individual core; and 3) the nutritional requirements which are necessary for athletic excellence. All therapists are committed to providing the best possible care to each individual and to work with each patient to assist them in attaining their specific goals.

The proposed hours of operation are 5:00 AM to 8:00 PM Monday through Thursday, 5:00 AM to 7:00 PM on Fridays, 8:00 AM to 8:00 PM on Saturdays, and 8:00 AM to 8:00 PM on Sundays. Early morning, late evenings, Saturdays and Sundays are times where there is very little use of the commerce park which makes the operational characteristics of the proposed use an excellent shared use opportunity for this development. The daytime business hours for PITT have less visits because many of the athletes/clients are students or younger adults who work or are at school during the day. This use is therefore compatible with the existing weekday and daytime activities of office/industrial park environments.

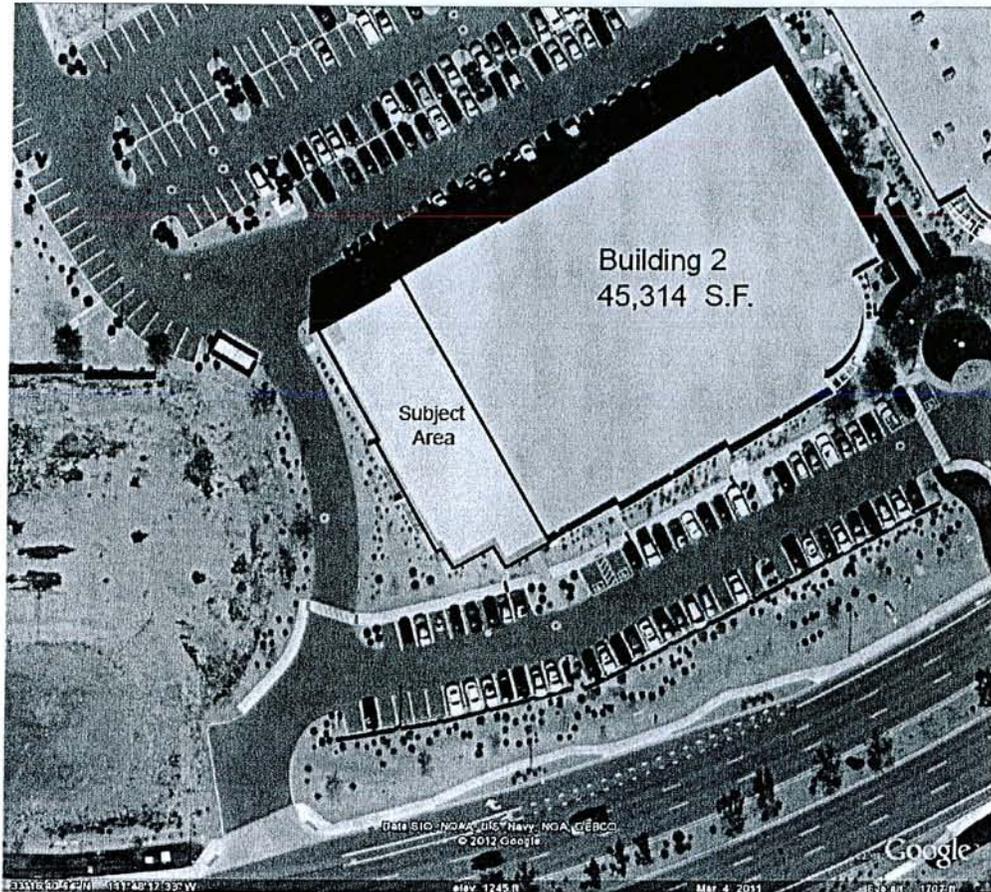
### ***Parking***

It has been the program's experience that typically there are approximately 15+/- cars in the parking lot during a normal peak practice session. This number is based on the attendance numbers generated over the last four + years as a Chandler business. Many of the athletes are younger and they are typically dropped off at the site by their parents. During the week days, 3-5 spaces will be needed for up to 5 staff members. Assuming a worst case scenario, however, of 20 athletes driving separate cars, there would be approximately 20 cars attributable to athletes and an additional 5 spaces for staff for a total of 25 spaces. The site currently provides 451 parking spaces and is capable of expanding to 656 parking spaces based on previous approvals. Therefore, there is more than ample parking available.

Since this use's peak times are in the early morning, evenings, and on weekends, when all the other businesses are closed, PITT's patrons will most probably park in front of the building. Given that this use is not a typical week day use this shared parking model works well and provides no conflict for parking with the existing use and other future businesses parking spaces.

The property is under single ownership and all building square footage will be or is leased. No portion of the development is subdivided nor is any part of it a condominium. There are no parking restrictions for tenants, customers, or guests. Tenants, customers and guests have the right to parking anywhere they choose unless specifically reserved parking spaces are assigned by the property owners as part of a lease agreement. Currently, no parking spaces are reserved. There are 63 parking spaces immediately in front of Building 2 and 24 parking spaces immediately adjacent to the rear of Building 2. This is more than sufficient for this proposed use.

Due to the limited building square footage included in this request, the proposed use will not cause an imbalance in the amount of parking that has been provided for each building and therefore will not compromise the ability to lease any of the other spaces in the existing buildings.



*Relationship to Other Uses and Tenant/Owners in Allred Chandler Airport Center II*

Based on the existing and anticipated uses in *Allred Chandler Airport Center II* and owing to the absence of facilities for large trucks, no traffic conflicts will result from this use. As indicated previously, the highest volumes of traffic generated by this use occur during times when the other Center users are closed.

The proposed use of a portion of Building 2 is reasonable in this existing commerce/business park given its hours/days of operation, design, parking availability, the surrounding development character, and exposure to Germann Road and the Loop 202 Freeway. The characteristics of the proposed use make this site ideal one for a quiet, low impact use that will be a good neighbor and occupy a small space at times when most businesses within the project are closed.

The existing uses in the area are accurately characterized as an eclectic mix of varied uses. This use will add to and promote this diverse land use mix and offers opportunities to generate increased business opportunities for existing uses. Because *Allred Chandler Airport Center II* has access onto Germann Road the impacts to the surrounding area due to vehicular traffic will be indiscernible.

### ***USE OF RETAIL SPACE FOR THIS USE IS NOT PRACTICAL***

This type of use cannot be accommodated in traditional shopping centers for a number of reasons. First of all, by its very nature, volleyball and basketball requires very high ceilings. Ceilings with a minimum of 30-feet in height are in fact required for volleyball. This ceiling height is not typically found in most retail shopping centers. Secondly, rents for a retail shopping center are virtually always too expensive for this type of use. Business parks such as the subject one are able to offer lower rental rates as compared to shopping centers rents. The expense of renting retail space could never be absorbed by the limited amount of clients. Lastly, retail centers have high parking demand at the same peak periods as this use and therefore parking might be problematic.

### ***NO CHANGES TO EXISTING PAD AND PDP STIPULATIONS***

Except for the Use Permit for an athletic performance training facility use, no other changes to any of the existing conditions, development standards, project description, architecture, site improvements or zoning stipulations are proposed or necessary. The approved *Panattoni Chandler Airport Center* (Now referenced as Allred Chandler Airport Center II) PAD and the preliminary development plan for this property set forth development design guidelines that establish criteria for controlling quality and image levels and providing unifying elements for open space, retention, signage, lighting, landscaping, parking and design character.

### ***CONCLUSION***

In sum, one of the great challenges in the current recession facing the Valley is the negative image created by a sea of vacant business park buildings. It is important to put these existing buildings to positive use to help keep these business parks solvent, maintained and primed for the ultimate economic recovery. It is expensive to maintain these facilities and prolonged vacancies contribute to a deepening or prolonged recession. To maintain the viability and quality image of these top notch business/industrial parks like *Allred Chandler Airport Center II*, flexibility is needed to allow for non-traditional uses to occupy some of the vacant spaces, so activity and a "lived-in" look is readily apparent. This request would allow only a very limited percentage of this business park to be used for a athlete performance training facility use. And as noted above, the recent experience of other valley cities in allowing these uses to locate in business/commerce parks has been positive.

Douglas Allred Company, on behalf of CAZ 4LLC, is requesting the Use Permit to enhance the usability of the property and long term viability of this project. For the reason listed in this narrative, we believe that this is a proper land use which also has enormous benefit and is a good land use solution. Thank you for your consideration.