



I.

APR 15 2015



MEMORANDUM Planning Division - PZ Memo No. 15-046

DATE: APRIL 15, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *KM for JK*
FROM: KEVIN MAYO, PLANNING MANAGER *KM*
SUBJECT: ZUP15-0004 SAN TAN TECH CENTER

Request: Use Permit approval to allow Office uses within a Planned Industrial (I-1) zoning district
Location: 145 S. 79th Street, Northwest corner of McClintock Drive and Milky Way
Applicant: Mike Withey
Withey Morris PLC

RECOMMENDATION

Planning Staff, finding consistency with the General Plan, recommends approval, subject to conditions.

BACKGROUND

The subject site is located south of the southwest corner of Chandler Boulevard and McClintock Drive, within the Stellar Industrial Park Unit One, east of the runway. The approximate 12-acre site is surrounded by McClintock Drive on the east, Milky Way on the south and 79th Street on the west. Two light industrial properties border the subject site's north side. East of McClintock Drive is the existing single-family residential subdivision Hearthstone Unit 1.

The subject site is zoned Planned Industrial District (I-1) intended to accommodate light industrial uses such as light manufacturing, research and development, warehousing and distribution. The site developed in 1981, occupied by the Intel Corp until the late 1990's. The site contains an approximate 130,000 square-foot building located at the site's northern portion, with the predominant parking areas located to the south and west. The 2010 location of the City of Chandler's technology incubator, Innovations, has grown to occupy the building's northern half. The southern half remains presently vacant.

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The request is for Use Permit approval to allow office uses within the entire building. The request includes office uses such as professional business, administrative, executive, back-office and all other office uses of this kind. Office uses are not permitted by-right within the I-1 District, however are considerable under a Use Permit. The request is due in large part to the existing building's current physical constraints. The building's interior clear height is only 14 feet. This shorter distance is better suited for office, back-office, and research and development as opposed to more traditional warehousing, manufacturing and distribution uses typically requiring taller interior clear heights.

Office uses typically generate a higher parking demand versus standard industrial uses. This parking demand is often difficult to accommodate on properties developed for traditional I-1 uses. The subject 130,000 square-foot building would require approximately 516 parking spaces in the event the entire building was used for office purposes. The subject site is unique, in that 599 parking spaces exist, far in excess of Code requirements.

DISCUSSION

Planning Staff supports the request. Historically office uses within the I-1 district have proven compatible upon finding the higher parking ratios can be accommodated. The subject building's shorter interior clear height, in combination with the site's abundant parking supply and multiple street frontages make the requested Use Permit an ideal fit from a compatibility standpoint.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent out in lieu of a neighborhood meeting. Planning Staff has received two phone calls regarding the Use Permit request. The first call came from a local business owner within the Stellar Industrial Park offering support for the request. The second call came from a homeowner within Hearthstone Unit 1, siting concerns for any use that would require additional power lines to be necessary to serve the surrounding area. Planning Staff has indicated the proposed use does not require any additional power supply to operate.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval of ZUP15-0004 SAN TAN TECH CENTER, Use Permit approval to allow Office uses within a Planned Industrial (I-1) zoning district, subject to the following conditions:

1. Permitted office uses include professional business, administrative, executive, back-office and all other office uses of this kind.
2. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of Use Permit ZUP15-0004 SAN TAN TECH CENTER, subject to the conditions recommended by Planning Staff.

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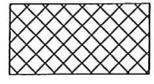
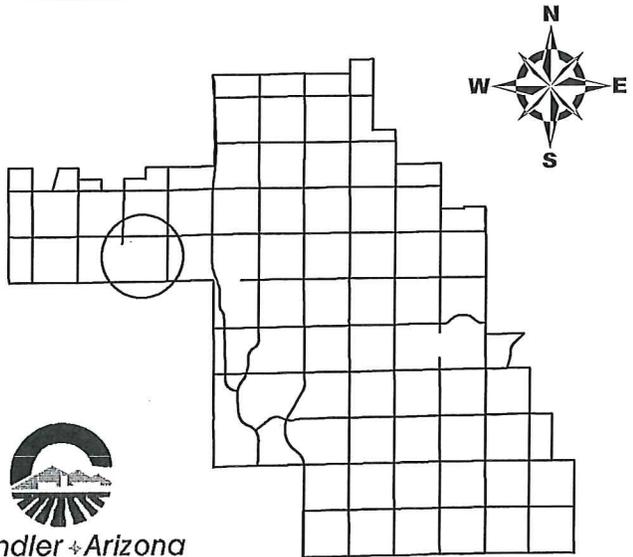
Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Building Elevations
5. Applicant narrative



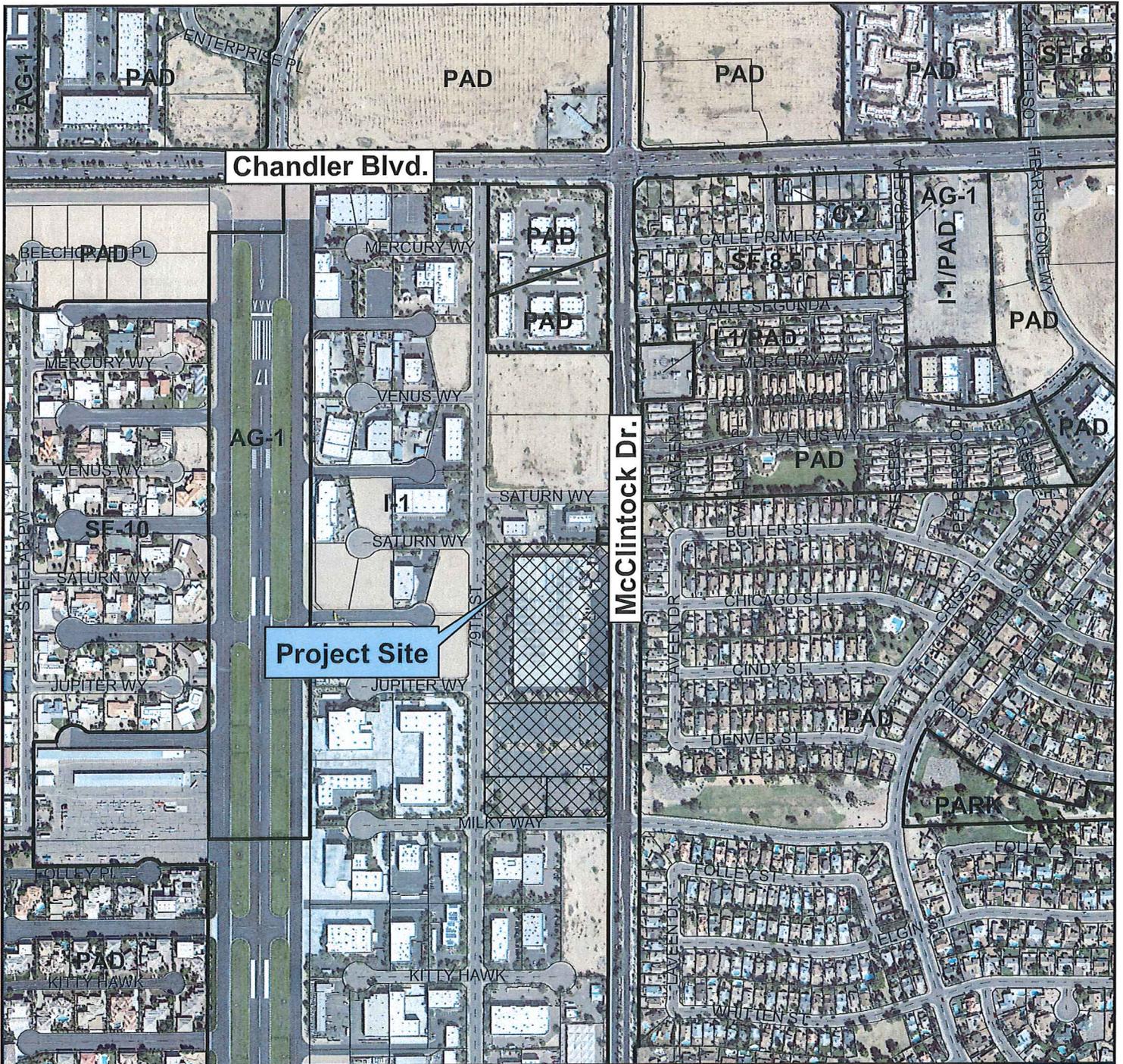
Project Site

Vicinity Map



ZUP15-0004

San Tan Tech center

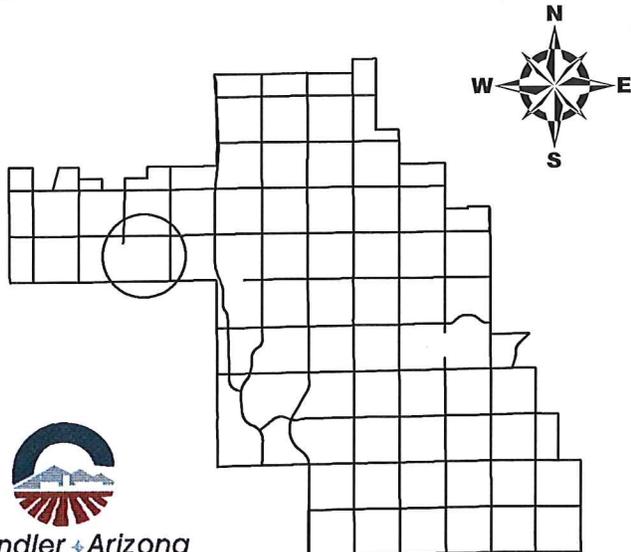


Chandler Blvd.

McClintock Dr.

Project Site

Vicinity Map



ZUP15-0004

San Tan Tech center

CLIENT & PROJECT
 Santitas Tech Center
 COM/WP SAN TAN TECH LLC
 145 South 79th Street
 Chandler, Arizona 85226

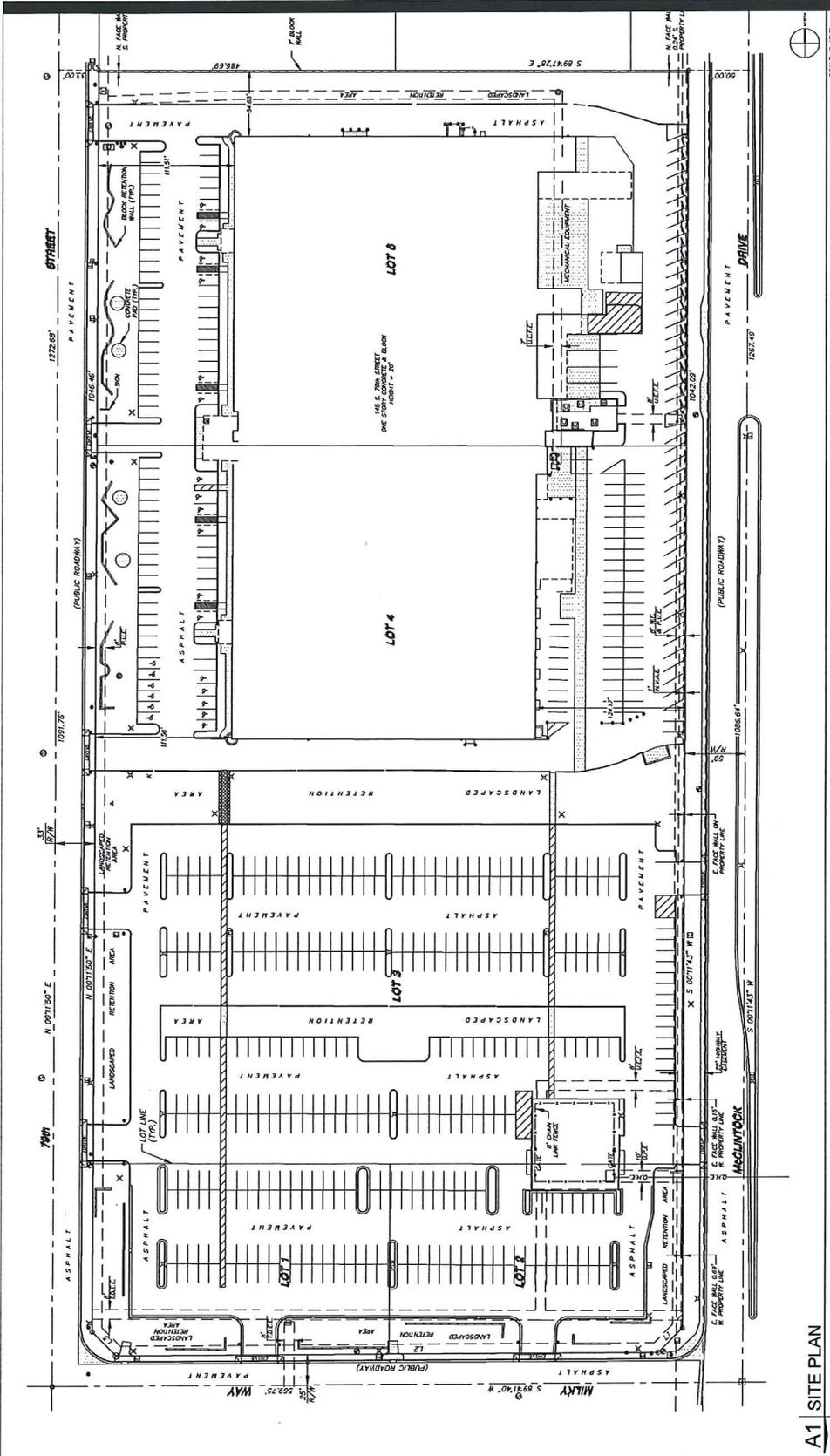
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REVISIONS	
MARK	DESCRIPTION
1	03.16.15 USE PERMIT APPLICATION

PROJECT NUMBER: 001000
 SHEET IDENTIFICATION:



A1 SITE PLAN

SCALE: 1"=60'

VICINITY MAP

PROJECT INFO

PROJECT ADDRESS: 145 SOUTH 79TH STREET, CHANDLER, AZ 85226

APN: 30480743
 APN/PARKING: 30480743, T41, T42
 MCR: 2M17

ZONING: L1

CONSTRUCTION TYPE: S-B

NUMBER OF STORIES: 1

EXISTING GROSS SITE AREA: 623,408 SF (14.24 ACRES)
 EXISTING SITE AREA: 517,254 SF (11.88 ACRES)
 LOT COVERAGE: 25

EXISTING OCCUPANCY: GROUP B

EMERGENCY LIGHTING: YES
 FIRE SPRINKLERS: YES
 YES PER NFPA 1943 DIRECTED BY CITY OF CHANDLER FIRE DEPARTMENT

PARKING

EXISTING PARKING: 507 STANDARD SPACES, 12 ACCESSIBLE SPACES, 68 SPACES TOTAL



CLIENT & PROJECT
Santitas Tech Center
COMVP SAN TAN TECH LLC
145 South 72nd Street
Chandler, Arizona 85226

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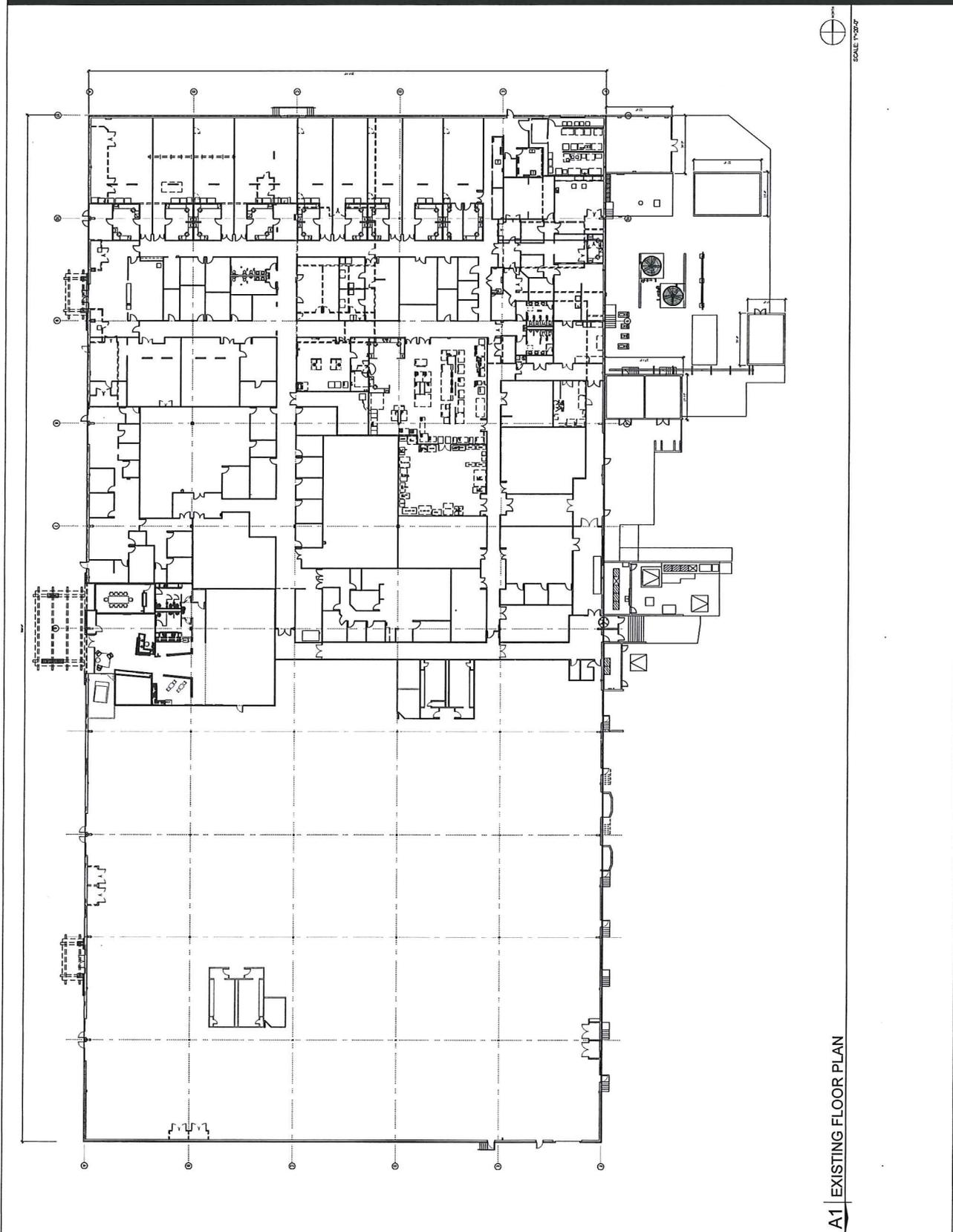


REVISIONS

MARK	DATE	DESCRIPTION
1	03.16.15	USE PERMIT APPLICATION

PROJECT NUMBER
0001000

SHEET IDENTIFICATION



A1 | EXISTING FLOOR PLAN

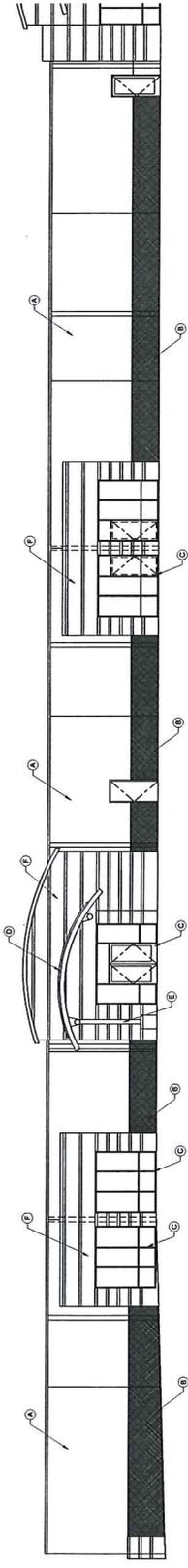
SCALE: 1/8"=1'-0"

REVISIONS

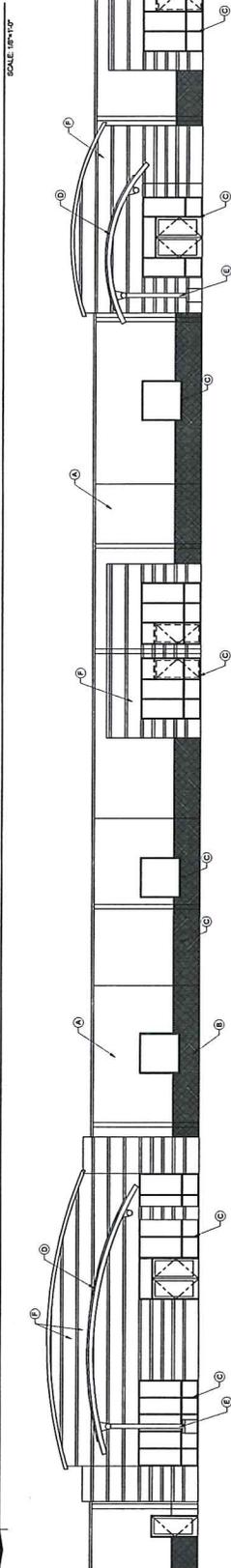
MARK	DATE	DESCRIPTION
1	03.18.15	USE PERMIT APPLICATION

PROJECT NUMBER
001000

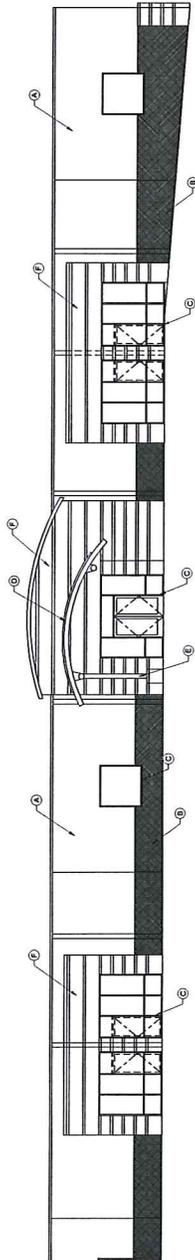
SHEET IDENTIFICATION



A1 | EXISTING WEST ELEVATION
NORTH



B1 | EXISTING WEST ELEVATION
CENTER



B1 | EXISTING WEST ELEVATION
SOUTH

- SCALE: 1/8"=1'-0"
- A- BOLLMAN MOORE CLASSIC OCEAN BEACH 958
 - B- PAINT ACCENT BAND TO MATCH TOP OF 4" BLOCK COURSE
 - C- CUSTOM GREY COLOR TO MATCH BLOCK
 - D- DARK BRONZE ALUMINUM STOREFRONT SYSTEM
 - E- DARK BRONZE PAINTED METAL CANOPY
 - F- PAINT ROUND TUBE STEEL SUPPORTS - MATCHING PAINT COLOR
 - G- MISHNE CRIMSON RED
 - H- EXISTING BRICK RED COLOR

SCALE: 1/8"=1'-0"

San Tan Tech Center

145 South 79TH Street
Chandler Arizona 85226

USE PERMIT

March 19, 2015

Owner:

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1. Request

The purpose of this request is to obtain a Conditional Use Permit to allow for Office uses within a Planned Industrial (I-1) zoning district in accordance with the City of Chandler Zoning Ordinance Article XXI - Table of Permitted Uses for Non-Residential Districts.

2. Location

The San Tan Tech Center is located at 145 South 79th Street in Chandler at the northwest corner of McClintock Drive and West Milky Way, Assessor's Parcel Numbers 301-89-740, -741, -742, and -743 (the "Property"). The Property totals approximately 14 gross acres. The Property is fully improved with a roughly 130,000 sqft industrial warehouse building and associated parking

3. Background

The site was developed in 1981 specifically for use by Intel Corp. In the late 1990's, Intel Corp. vacated the space. In 2010, the City of Chandler's technology incubator, *Innovations*, moved into the space and has since grown to occupy nearly half of the building with a combination of office and wet lab space. The remainder of the building is presently vacant. The clear height of the building is approximately 14 feet, which is better suited for back office/operational office and R&D as opposed to standard industrial uses such as warehousing and distribution. Additionally, the previous and current owner have implemented nearly \$1,000,000 in recent renovations to position the Property as a high quality flex office building. This application request presents an opportunity bring additional quality, tenants to the City.

4. General Plan

This request is in conformance with the City of Chandler General Plan. The General Plan designation for the property is "Employment". The property has already been developed in accordance to the goals and provisions of the General Plan designation and this request will help to continue that pursuit.

5. Developed Site

The site is fully developed. See Exhibit A – Aerial Map and Exhibit B Site Plan.

6. Parking

The Property as developed complies with the City of Chandler parking ordinance and shall remain in compliance. See Exhibit C – Parking Analysis.

7. Use Permit

Professional business, administrative, executive and other offices of any kind.

8. Approval Criteria

The request is in line with the approval criteria set forth in the City of Chandler Zoning Code, specifically Article III, Section 35-305.1.(c). The proposed use is in conformance with the comprehensive plan and its policies. Furthermore, the use will not be detrimental to person residing or working in the vicinity or to the public welfare in general.

Parking Analysis

Existing Building Area	129,187 sqft	
Spaces required if Warehouse / Industrial	1:1000 sqft =	129.2
Spaces required if Office	1:250 sqft =	516
Total Spaces on Site	standard spaces =	587
	accessible spaces =	<u>12</u>
	Total spaces =	599

