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#8
FEB 08 2007

MEMORANDUM

Planning and Development – CC Memo No. 06-315b

DATE: JANUARY 24, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: PDP06-0020 ERICKSON CONSULTING (WESTECH)

Request: Preliminary Development Plan (PDP) approval for two office/warehouse/manufacturing speculative buildings

Location: 2350 N. Nevada Street
Lots 11 & 12 of Westech Corporate Center

Applicant: Diemer Associates Architecture & Planning, Ltd.

Owner: Stephen & Suzanne Erickson

Project Info: 1.83 acre site, two approximately 11,000 square foot buildings in separate phases

This case was continued from the January 11, 2007 City Council hearing in order to allow submission of revised application materials.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved PAD zoning for Westech Corporate Center, Planning Commission and Staff recommend approval of the Preliminary Development Plan subject to conditions.

BACKGROUND

The property is located within the Westech Corporate Center on the west side of Nevada Street, north of Warner Road. The Westech Corporate Center is part of the Westech PAD that received

conceptual zoning in 1985. The conceptual zoning included industrial (105.1 acres), commercial (46.4 acres), and multi-family (33.3 acres). In 1998, the multi-family portion received PDP approval for the Biscayne Bay apartment development. The subject property is bordered on the south by the Biscayne Bay apartments, and on all other sides by industrially zoned property.

Proposed are two industrial shell buildings to be constructed in two phases for uses such as building contractors, wholesalers, and other uses allowed within the I-1 zoning district. The Phase I building, which will front on Nevada Street, will have approximately 12% office space associated with the primary warehouse use. The Phase II building, which will be adjacent to Delaware Street, will accommodate up to 20% ancillary office use. The parking provided on the separate lots meets current Zoning Code requirements for this distribution of office and industrial uses, providing a total of 61 spaces (30 for Phase I and 31 for Phase II).

Proposed on each lot is an approximate 11,000 square foot building constructed on the northern property line with associated parking and landscaping south of the buildings. Exterior access will be provided both from Nevada Street on the east and Delaware Street on the west, and the building entrances will be oriented toward those points of access. The lots will each utilize outdoor storage behind gated entrances, with such storage kept below fence height. The lots will carry a unifying theme, with similar landscaping and building architecture used for each.

The buildings' design quality and architectural treatments are comparable with similarly sized industrial buildings in Westech. The 26-foot high buildings consist of a mix of split face, single score, and fluted decorative concrete masonry. To provide variety in form, masonry types and colors are alternated horizontally, metal canopies are provided over windows and entrances, and the main building entrances feature angled orientations.

All building and monument signage will be halo-illuminated or non-illuminated, and will otherwise meet the City of Chandler Sign Code. The landscaping meets the Commercial Design Standards for industrial properties.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on November 7, 2006 at the Downtown Community Center. No citizens attended.
- At the time of this writing, Staff has received no telephone calls or letters from citizens opposed to this request.

COMMISSION VOTE REPORT

Motion to approve.

In Favor: 5 Opposed: 0 Absent: 2 (Irby and Anderson)

For clarification purposes, Planning Commission eliminated one condition and revised another condition regarding signage. The Commission also added a condition requiring landscaping along Nevada Street to meet the Commercial Design Standards.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP06-0020 ERICKSON CONSULTING (WESTECH) subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 2858, in case PL98-0020 WESTECH PAD.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Erickson Consulting", kept on file in the City of Chandler Planning Services Division, in File No. PDP06-0020, except as modified by condition herein.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
5. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
6. 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.
7. No outside storage or display of any kind will be permitted for any business outside of the fenced yards behind buildings. Such storage shall not be taller than the perimeter fence and shall not reduce the amount of available parking spaces as required by Chandler Zoning Code.
8. Any monument or building signage shall be halo-illuminated or non-illuminated.
9. All raceway signage shall be prohibited within the development.
10. All roof drainage shall be internalized.
11. Landscaping along Nevada Street shall conform to the Commercial Design Standards.

PROPOSED MOTION

Move to approve Preliminary Development Plan in case PDP06-0020 ERICKSON CONSULTING (WESTECH) subject to the conditions recommended by Planning Commission and Staff.

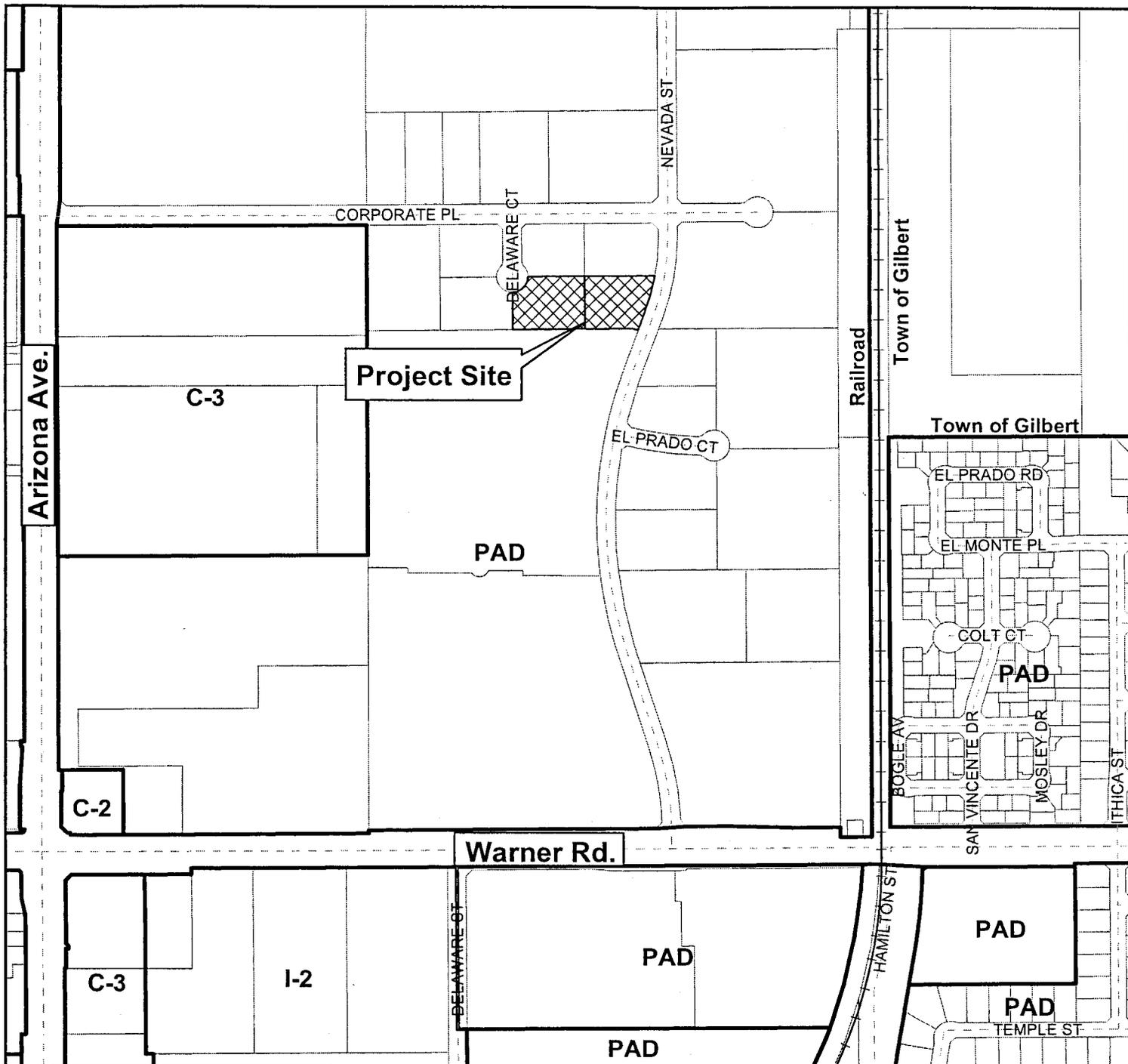
CC MEMO 06-315b

January 24, 2007

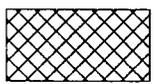
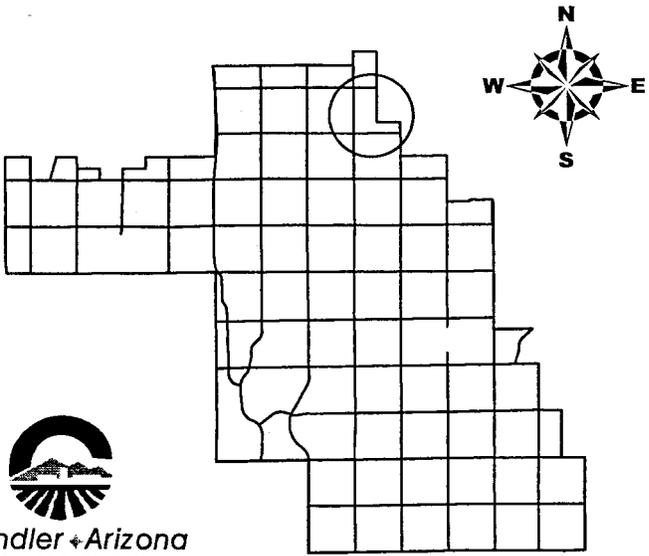
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Attachments:

1. Vicinity Map
2. Development Booklet, Exhibit A
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Perspective View
7. Ordinance No. 2858



Vicinity Map

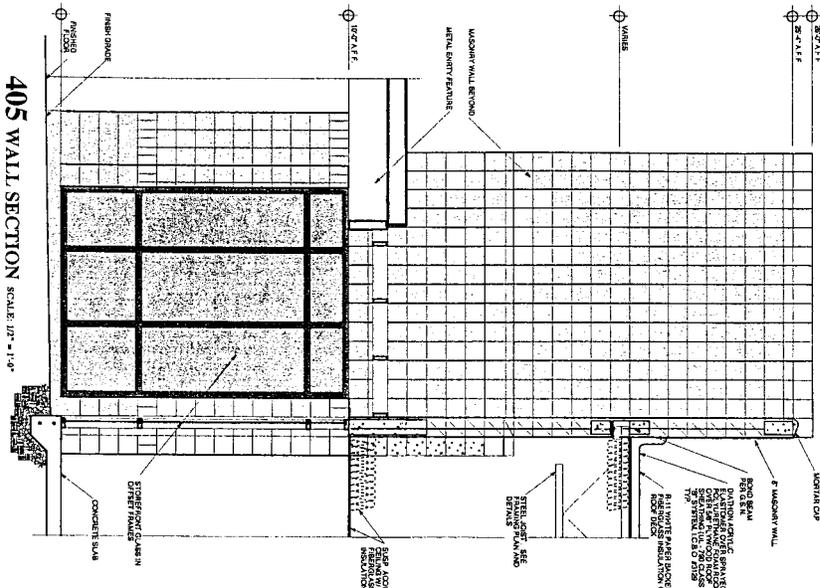


PDP06-0020

Erickson Consulting



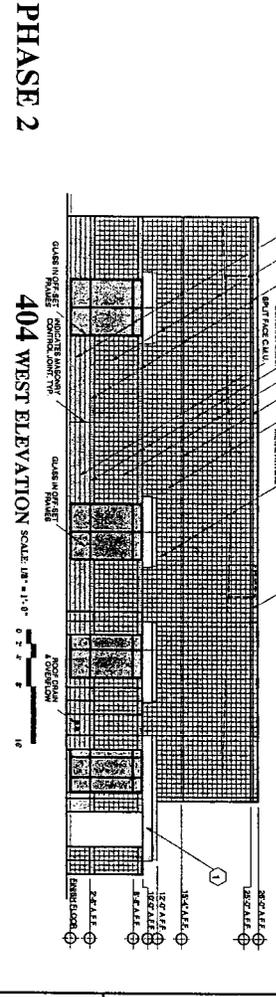
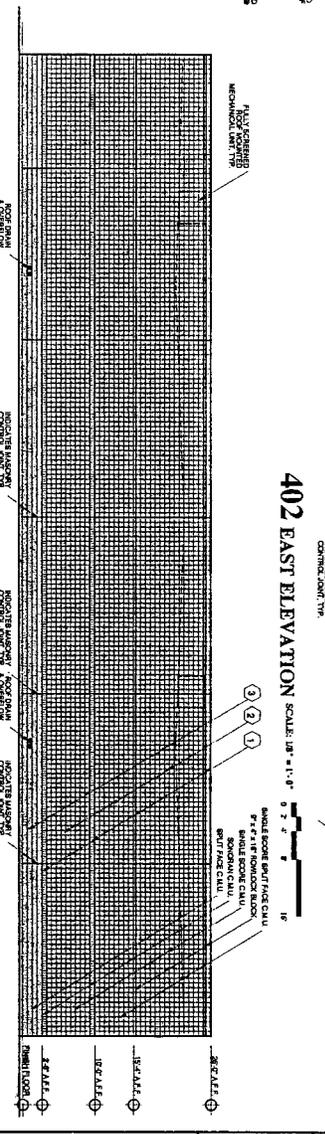
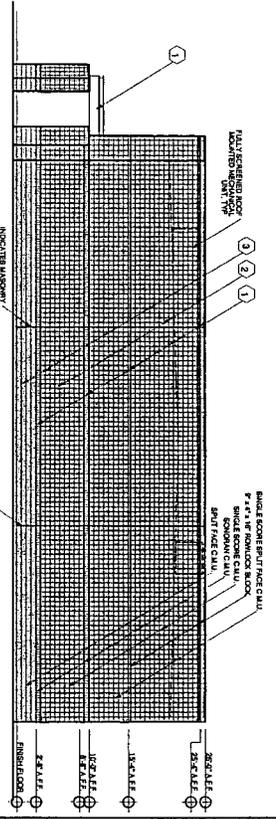
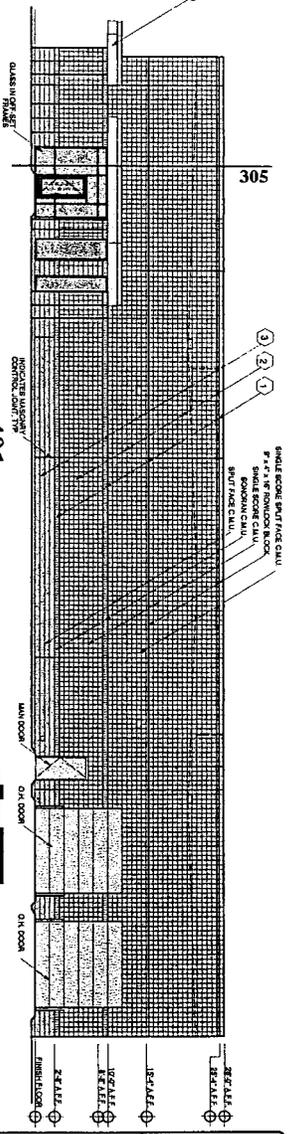
Chandler + Arizona
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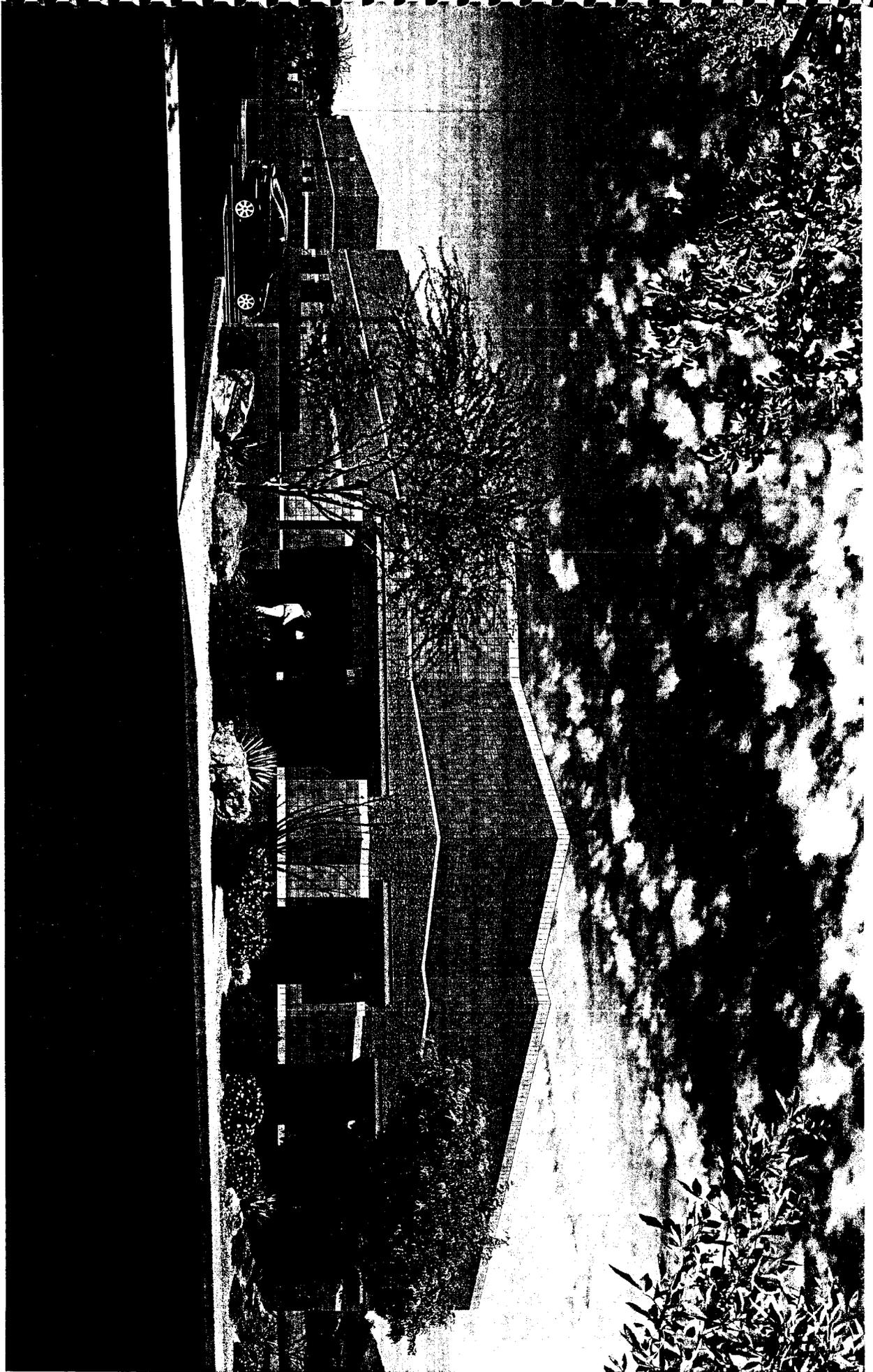
NOTE: COLORS SHOWN ON ELEVATIONS DO NOT ACCURATELY REFLECT THE ACTUAL COLORS TO BE USED. THESE ARE SHOWN FOR LOCATION ONLY. SEE COLOR LIBRARY FOR ACTUAL COLORS USED.

COLOR LEGEND	
①	ICI 487 GREY HILLS
②	ICI 372 TAUPE WOOD
③	ICI 361 COACH HOUSE

NOTE: WALL SECTION AREAS OF OTHER PARTS OF CONSTRUCTION ARE NOT SHOWN UNLESS THEY AFFECT THE WALL. SEE OTHER DRAWINGS FOR MORE INFORMATION.



project no. 1605	A NEW FACILITY FOR ERICKSON CONSULTING		drawn by	date: 8/2/06	copyright © 2006 by diemer • associates / architecture • planning, ltd. there shall be no deviation from these drawings or any accompanying notes without written consent of the architect
drawing no.			checked by	date:	
4			checked by	date:	
of	approved by	date:	approved by	date:	revisions



ORDINANCE NO. 2858

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY EXTENDING THE PAD ZONING OF A PARCEL (PL98-020 WESTECH) 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:

A parcel of land located in the West half of Section 15, Township 1 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona; more particularly described in Planning File PL98-020 WESTECH PAD

Said parcels PAD zoning is hereby extended subject to the following conditions:

1. Development shall be in general conformance with Exhibit A, Development Plan; Exhibit B, Illustrative Site Plans; Exhibit C, Entryway Details; and Exhibit D, Development Quality Exhibits.

2. Zoning is granted for Conceptual Plan only. Preliminary Development Plan(s) must be submitted and approved in compliance with Section 1700, Planned Area Development, Chandler Zoning Code, prior to development.
3. Dedication of the following half or full street right-of-ways per standards of the City's Transportation Plan unless determined otherwise by the City Transportation Engineer :
 - a) Arizona Ave. 65 ft. half-street (71 ft. for deceleration lane)
 - b) Warner Rd. 65 ft. half-street (71 ft. for deceleration lane)
 - c) El Prado Rd. 66 ft. full street
 - d) Internal Rd. 80 ft. full street
4. The applicant/owner shall install required off-site street improvements (i.e. travel, turn and deceleration lanes, curb, gutter, and sidewalk) in accordance with the Council adopted 1993 Transportation Plan and Technical Design Manual No. 4.
5. The applicant/developer shall provide a traffic impact study for the overall site at the time of submittal of the first Preliminary Development Plan.
6. The applicant/owner shall install required water and sewer infrastructure in accordance with the City adopted standards. The applicant/developer shall provide an infrastructure analysis at the time of Preliminary Development Plan submittal in order to verify compliance with the City of Chandler Water and Wastewater Master Plan.
7. Irrigation ditches and/or canals within or adjacent to the subject property shall be undergrounded (tiled) or abandoned per Council-adopted standards at the time of Preliminary Development Plan approval.
8. Overhead utility lines, less than 69kv in size, shall be undergrounded per Council-adopted standards at the time of Preliminary Development Plan approval.
9. Street lights design and installation per adopted City standards shall be provided at the time of Preliminary Development Plan.
10. The applicant/property owner shall be responsible for all standard "buy ins" to existing public works facilities as required by City code.
11. A Preliminary Master Map of Dedication shall be submitted prior to the sale of parcels and approved by the Staff prior to or in conjunction with the first Preliminary

Development Plan. Said Master Map of Dedication shall address right-of-way (arterials and collectors) and parcel lines.

12. Development phasing is to be determined at the time of the Preliminary Map of Dedication or Preliminary Development Plan whichever occurs first. Construction of needed subdivision infrastructure and installation of street frontage landscaping shall occur in conjunction with the timing of development construction on adjoining parcels.
13. A unified landscape design theme for all streetscape and entryway features shall be established with the first Preliminary Development Plan.
 - i)
14. Construction shall commence above foundation walls within two (2) 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.
15. Multifamily density, as warranted by proposed development quality (i.e. architectural design, site design, amenity package, landscaping, etc.) shall be a function of Preliminary Development Plan review and approval.
16. The number, nature, and design of commercial land uses, which will be more specifically defined through the Preliminary Development Plan approval process, shall be planned in accordance with the following guidelines:
 - a) The City wishes to encourage the development of larger scaled businesses (e.g. auto dealers, furniture and carpet stores, appliance stores, home improvement centers, hardware stores, etc.) which require large sites and are, on a square foot basis, lower traffic generators. Smaller scaled businesses are also encouraged if functionally and aesthetically well integrated with the larger businesses.
 - b) Future commercial Preliminary Development Plans shall encompass sufficient area to provide for the orderly development of significant portions of Tracts A and B. Such Preliminary Development Plans may include a large scale single tenant user (i.e. auto dealer), a collection of smaller scale commercial users, or a combination thereof. Small piecemeal developments, one to two acres, which are not part of larger master planned areas are prohibited.

17. Due to the impact of the development, a development agreement in the form approved by the City as required to provide necessary public infrastructure.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department 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 this 25 day of JUNE, 1998.

ATTEST:

Cynthia Bunn
CITY CLERK

Jay Libbey
MAYOR

PASSED AND ADOPTED by the City Council this 13 day of JULY, 1998.

ATTEST:

Cynthia Bunn
CITY CLERK

Jay Libbey
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 2855 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13 day of JULY, 1998, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

Cerilyn Bussan
CITY CLERK

PUBLISHED:

7-23-98

7-30-98