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#11
APR 12 2007

MEMORANDUM Planning and Development – CC Memo No. 07-064

DATE: MARCH 22, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, SENIOR CITY PLANNER 

SUBJECT: PDP06-0044 LMA MIXED USE

Request: Preliminary Development Plan (PDP) approval for the building architecture and site layout for an office development

Location: Southwest corner of Price Road and the Loop 202 Santan Freeway

Project Info: Approximate 19-acre site, two 4-story mid-rise office buildings, 370,000 total building square-footage

Applicant: Michael J. Curley
Earl, Curley & Lagarde, P.C.

RECOMMENDATION

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

BACKGROUND

The request is for Preliminary Development Plan (PDP) approval for the building architecture and site layout for an office development. The property received PAD zoning in 1989 as part of the larger 156-acre Gateway Park master plan. The PAD zoning, most recently revised in 2001 and extended in June of 2005 identifies this approximately 19-acre site for a Commerce/Retail development. Additionally, the Gateway Park master plan identifies the subject site as within a Mid-Rise Overlay District permitting additional building height and intensity approved through a future PDP. The Mid-Rise Overlay indicates a maximum building height of 85-feet. The proposed office development is consistent with the site's PAD zoning.

The subject site is located on the southwest side of the Loop 202 Santan Freeway and Price Road interchange in West Chandler. The Gila River Indian Community abuts the subject site's west side. Adjacent to the east is Price Road, with the balance of the Gateway Park Development, known as Spectrum, located east of Price Road. Vacant land zoned Agricultural District (AG-1) is to the south, planned for Employment uses identified within the General Plan.

The 19-acre site is proposed as a multi-phased development. The approximate 7.53-acre Phase I will include the 185,000 square-foot, 54-foot high 4-story office building (A-1) and approximate 502-space 4-level parking garage, as indicated on the attached site plan. The approximate 5.86-acre Phase II, located just north of Phase I, will include an additional 185,000 square-foot, 54-foot high 4-story office building (A-2) and accompanying 592-space 4-level parking garage. A 4.27-acre hotel site is located just north of the proposed office buildings, however is not included with this application and will require a separate future PDP approval. Additionally, the two southernmost Pad sites totaling 2.09-acres of the 19-acre site will require separate future PDP approvals as well. While the hotel and Pad sites are not included with this PDP application, driveway and pedestrian access locations are designed to provide adequate access for the future uses creating a unified development.

The proposed office buildings are placed within a landscaped setting along Price Road. The buildings are set at an angle relative to Price Road with a setback distance that tapers from approximately 50-feet at the north, to approximately 170-feet at the south. This building orientation not only provides for an attractive street scene, but compliments the southern Price Road Corridor as well. The two parking garages are located at the site's west side behind the two office buildings to provide screening from street views. Dense landscaping, including substantial areas of turf, highlight the Price Road frontage. The three vehicular and pedestrian access points along Price Road include tree-lined boulevard drive isles accented with Date Palm trees and textured paving at the entrances.

The proposed 54-foot high mid-rise buildings utilize techniques and elements specified within the Mid-Rise Development Policy warranting the increased building height. Mechanical equipment or architectural embellishments such as the cylindrical screening elements are not counted toward the overall building height. For reference, the maximum height of the mechanical screening is 74-feet. Concrete block is incorporated on the first and second floors providing a 'base' for the building. Decreasing usage of E.I.F.S. transitioning to additional usage of glazing diminishes the building's overall massing. Finally, the implied vertical columns include metal accents adding to the architectural interest. These decorative columns provide vertical and horizontal architectural relief to the building facades. Overall Staff finds the proposed office buildings meritorious for additional building height. Staff has added a condition requiring the applicant to work with Staff to enhance the mechanical screening elements to better integrate with the building architecture. Finally, the proposed parking garages feature similar design techniques found upon the office buildings. Screen trees are proposed adjacent to the parking garages to provide a sense of scale and additional visual interest.

The proposal includes a requested reduction in the required parking. The City Code requires approximately 1,850 parking spaces for the 370,000 square-feet of office space. The request

proposes the inclusion of approximately 1,580 parking spaces as part of Phase I and II. Staff supports the requested approximate 15-percent reduction. A parking study was provided that indicated actual market parking demands for this type of proposed Class-A office development. Additionally, due to the modular nature of the parking garages, the remaining required parking spaces could be added at a later date, as indicated on the attached site plan, in the event a parking deficiency is observed.

A comprehensive sign package is included with this proposal. Building mounted tenant signage is proposed as individual mounted reverse pan-channel halo-illuminated lettering with 3-inch returns. Corporate fonts and logos are permitted. Five-foot tall freestanding monument signs are proposed along Price Road featuring architectural materials and elements found upon the buildings. The two-tenant panel structures features an individual reverse pan-channel halo-illuminated center identification with the tenant panels utilizing individual mounted ¼-inch thick aluminum lettering. Staff finds the sign package to represent a high-quality design that will compliment the Price Road Corridor.

Staff recommends approval of the application, finding the proposed development to be a high quality addition to the Price Road Corridor area. Staff supports the proposed mid-rise buildings finding merit in the site's design through implementation of the previously discussed design techniques that warrant the additional height. The building's architectural design in conjunction with the site layout will provide a striking entrance for the adjacent Price Road Corridor.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 02/12/07 at the Chandler Community Center. Three neighboring property owners attended the meeting. The property owners offered no opposition to the PDP request.

Staff has received no phone calls or letters from residents opposing this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 4 Opposed: 0 Absent: 3 (Anderson, Creedon, Gulsvig)

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) for the building architecture and site layout for an office development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LMA MIXED-USE" kept on file in the City of Chandler Current Planning Division, in file number PDP06-0044, except as modified by condition herein.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.

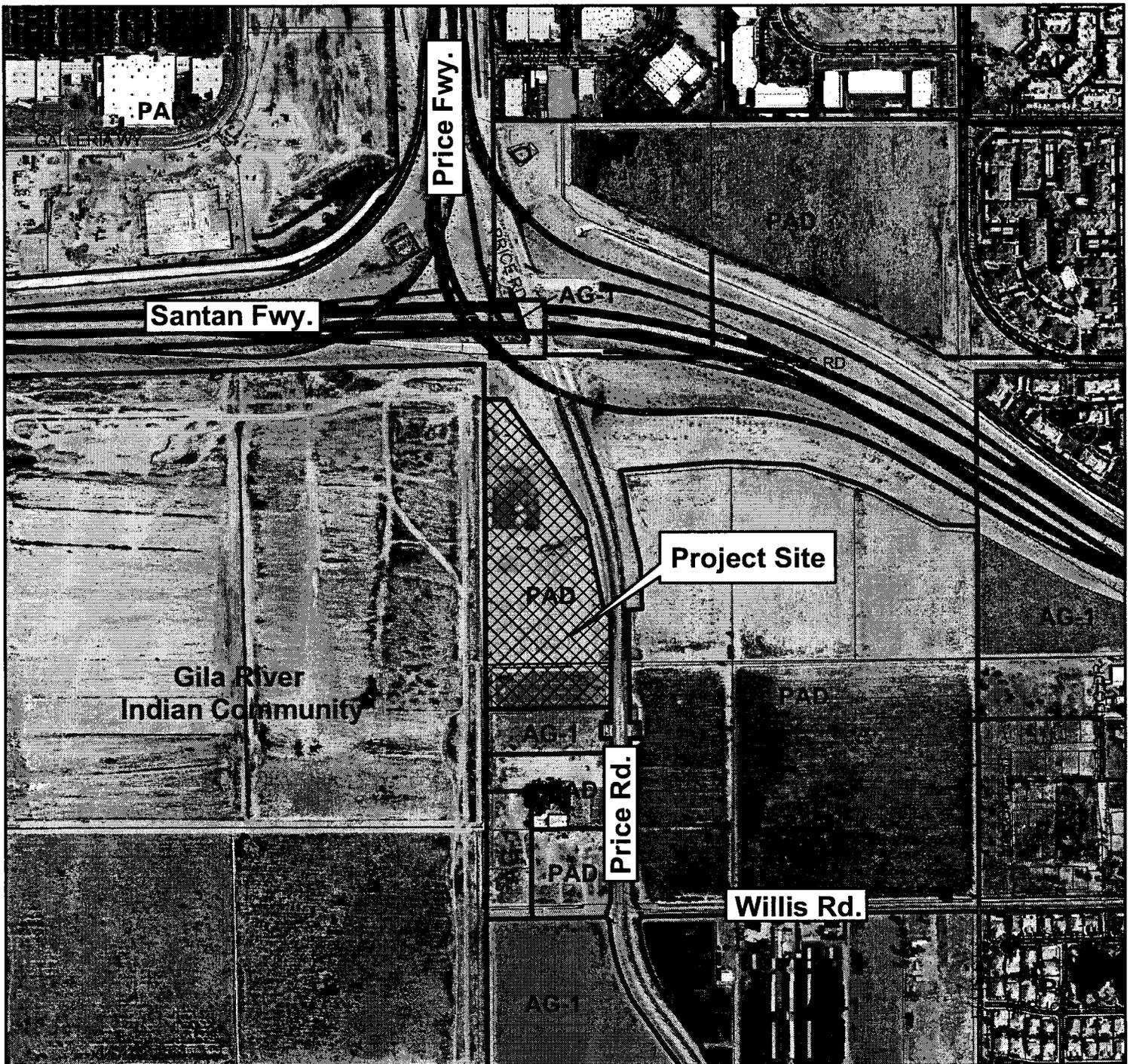
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. Completion of the construction, where applicable, 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.
6. 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.
7. The applicant shall work with Staff to enhance the mechanical screening elements at the building's roof. Details to be worked out with Staff.
8. 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.
9. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
10. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.
11. All raceway signage shall be prohibited within the development.
12. The applicant shall work with Staff to provide a public art feature at each building's main entrance. Details to be worked out with Staff.

PROPOSED MOTION

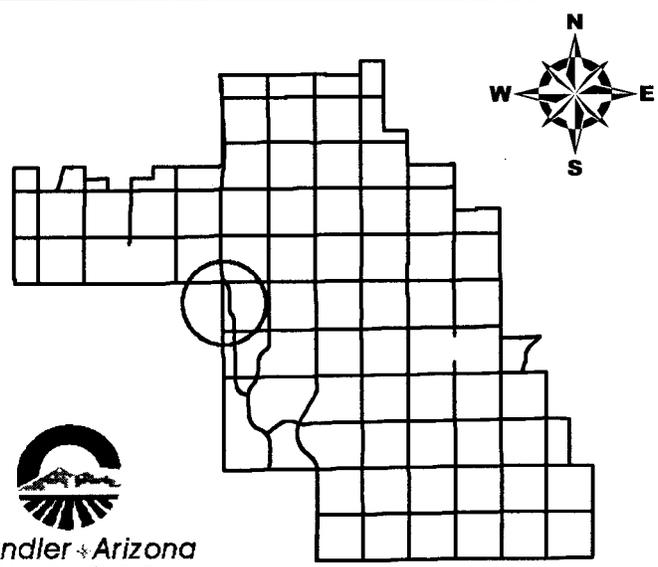
Move to approve the Preliminary Development Plan in case PDP06-0044 LMA MIXED USE, subject to the conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Detail Exhibits
6. Sign Exhibits
7. Development Booklet, Exhibit 'A'



Vicinity Map



 PDP06-0044
LMA Mixed-Use

SITE SUMMARY

SITE DATA SUMMARY
 SITE AREA: 860,780 SF, 19.76 ACRES
 BUILDING AREA: 506,800 GSF
 FAR: .59
 PARKING PROVIDED
 SURFACE: 829 SPACES
 STRUCTURE: 1094 SPACES
 TOTAL: 1923 SPACES (3.79 / 1000 GSF)
 ZONING: PDP, PAD
 PARCEL NUMBERS: 303-25-580, 303-25-007-D

DEVELOPER:
 LEES MAYFIELD ASSOCIATES
 ROBERT MAYFIELD
 7025 NORTH SCOTTSDALE ROAD
 SUITE 235
 SCOTTSDALE, AZ 85253
 (480) 607-0477

ARCHITECT:
 DFD-CORNOYER HEDRICK
 ERIC ZOBRIST
 REGISTRATION #: 365070
 2425 EAST CAMELBACK RD., #400
 PHOENIX, AZ 85016
 (602) 912-2562

CIVIL ENGINEER:
 ERICKSON MEES
 RYAN ERICKSON
 REGISTRATION #: 23980
 13444 NORTH 32ND STREET
 PHOENIX, AZ 85032
 (602) 569-6593

TRAFFIC ENGINEER:
 KIMLEY HORN
 TONY CHRISTINA WHITE
 REGISTRATION #: 27781
 7878 NORTH 16TH STREET
 SUITE 300
 PHOENIX, AZ 85020
 (602) 944-5500

LANDSCAPE ARCHITECT:
 DESERT ADAPTIVE
 LANDSCAPE ARCHITECTURE
 DAVE ROSENBERG
 REGISTRATION #: 35536
 1900 WEST CHANDLER BLVD.
 #15-162
 CHANDLER, AZ 85224
 (602) 369-1597

A2 (PHASE II)
 255,570 SF SITE AREA (5.86 AC)
 4 STORY OFFICE
 185,000 GSF, 180,000 RSF
 198 SURFACE SPACES (17 HC)
 592 STRUCTURE SPACES
 790 TOTAL SPACES
 (4.27/1000 GSF)

A1 (PHASE II)
 328,020 SF SITE AREA (7.53)
 4 STORY OFFICE
 185,000 GSF, 180,000 RSF
 288 SURFACE SPACES (17 HC)
 502 STRUCTURE SPACES
 790 TOTAL SPACES
 (4.27/1000 GSF)

HOTEL PAD E
 7 STORY
 125,000 GSF
 238 ROOMS
 239 PARKING SPACES (7 HC)
 SITE AREA: 186,200 SF
 4.27 ACRES
 NOT A PART

A2
 4 LEVEL GARAGE
 196,900 GSF
 592 SPACES (11 HC)

A2
 EXTENDED GARAGE
 135 ADDITIONAL SPACES
 ALLOWS 5/1000

A1
 4 LEVEL GARAGE
 163,800 GSF
 502 SPACES (11 HC)

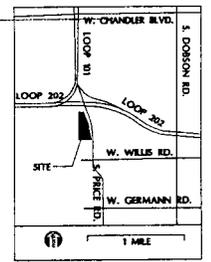
A1
 EXTENDED GARAGE
 135 ADDITIONAL SPACES
 ALLOWS 5/1000

VACANT LAND
 AG-1

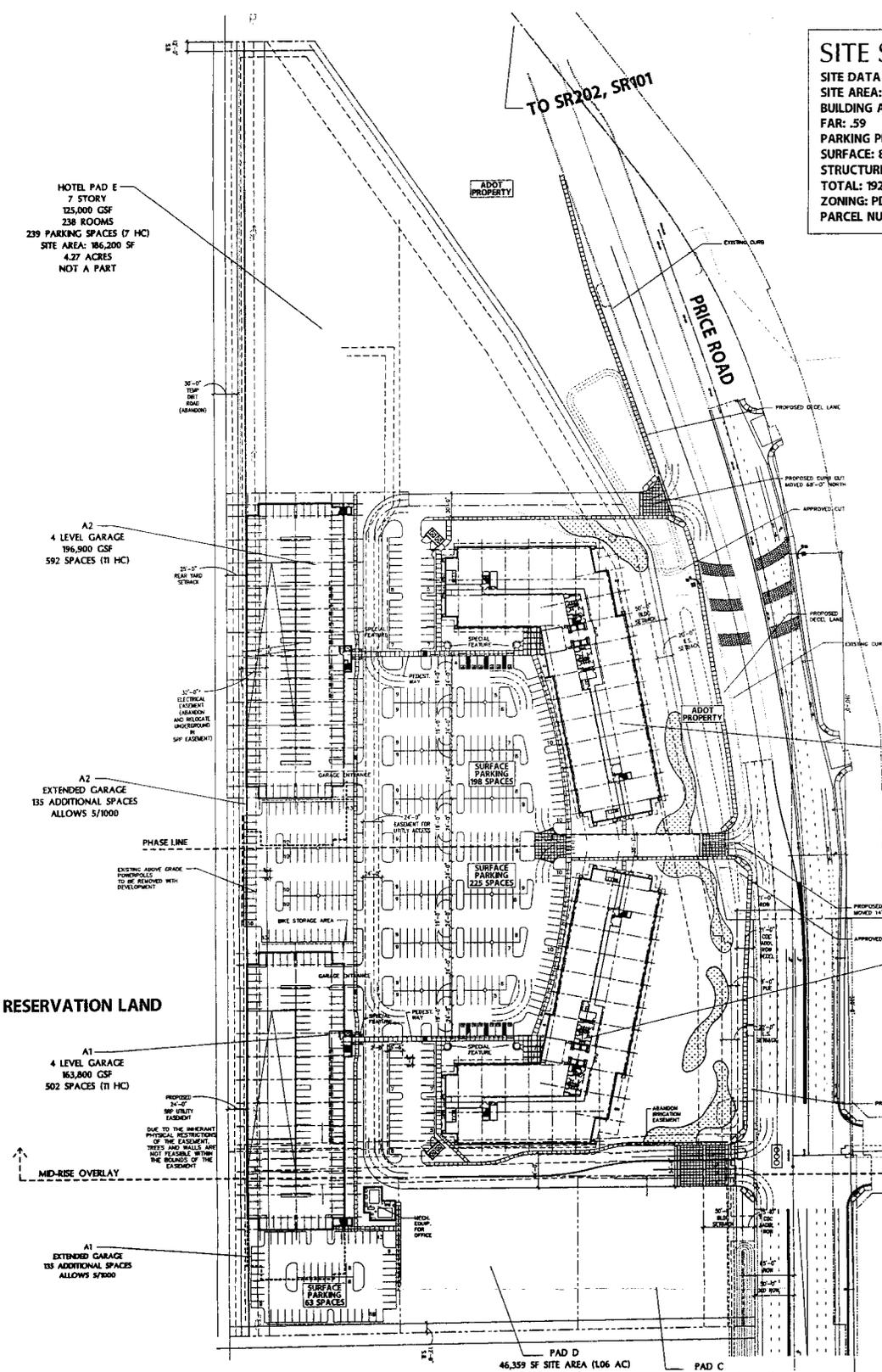
PAD D
 46,359 SF SITE AREA (1.06 AC)
 7,000 SF BLDG AREA
 62 PARKING SPACES (3 HC)
 8.8/1000 SF
 NOT A PART

PAD C
 44,947 SF SITE AREA (1.03 AC)
 4,800 SF BLDG AREA
 42 PARKING SPACES (2 HC)
 8.75/1000 SF
 NOT A PART

PARKING MATRIX:			
PAD ID	SPACES PROVIDED	RATIO	SPACES REQUIRED
A1	790	4.27/1000	900
A2	790	4.27/1000	900
PAD D	62	8.8/1000	28
PAD C	42	8.75/1000	32
PAD E (HOTEL)	239	1 PER RM.	238
TOTAL	1,923		2,098



GENERAL NOTES:
 ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SHOWN BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
 SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL BE SHOWN BY ALL GROUND MOUNTED EQUIPMENT.
 ALL TRANSFORMER BOXES, METER PANELS, AND ELECTRIC EQUIPMENT, BACK-FLOW DEVICES AND ANY OTHER UTILITY EQUIPMENT, NOT ABLE TO BE SCREENED BY LANDSCAPE OR WALL, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.



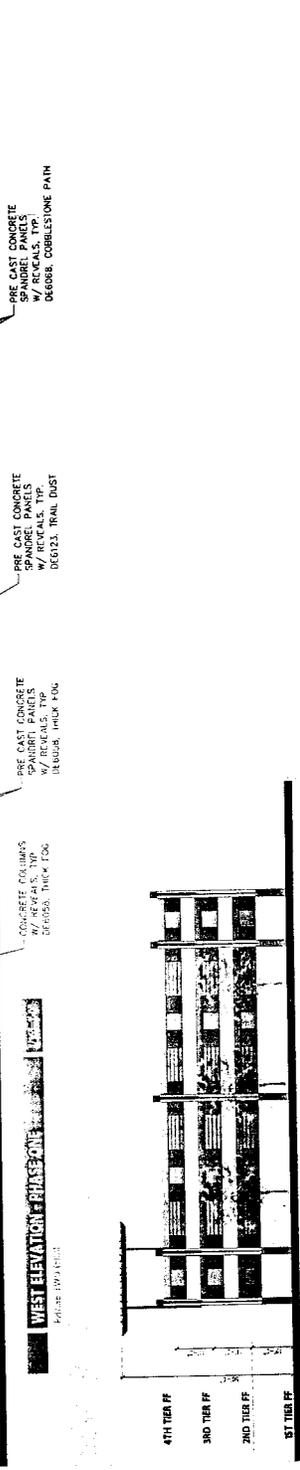
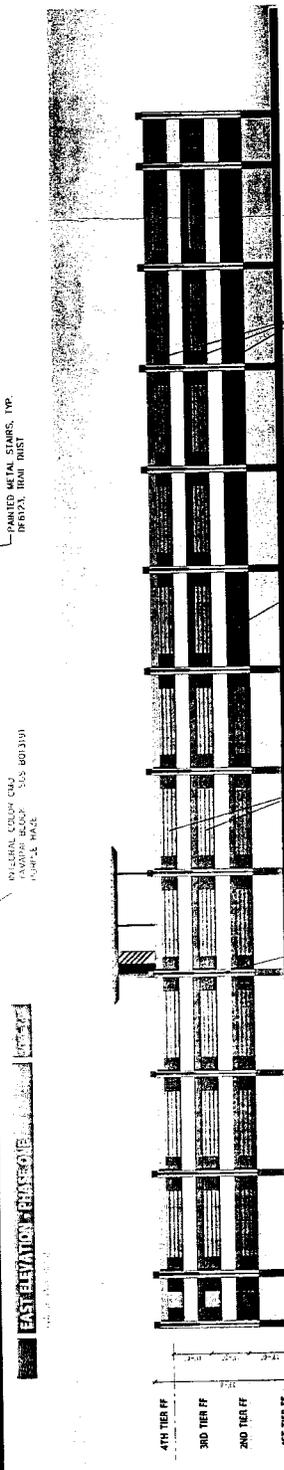
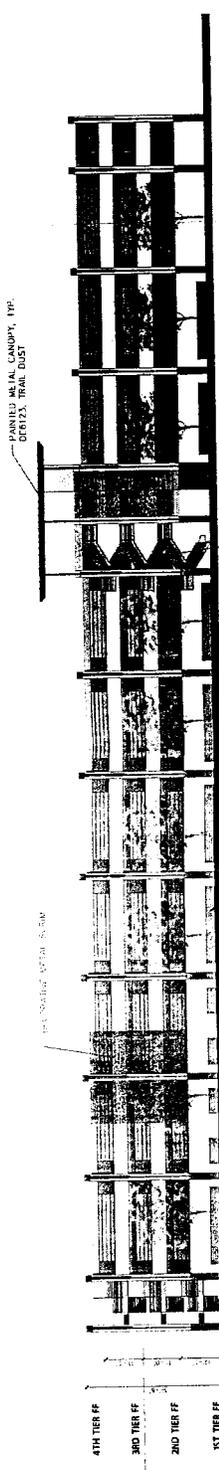
DFD-CornoyerHedrick
 ARCHITECTS
 ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 FACILITIES MANAGEMENT
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 GRAPHIC DESIGN

SITE PLAN

LMA MIXED-USE
 CHANDLER, ARIZONA
 05326
 08.DEC.06

0' 60' 120' 180' 240'

All dimensions are approximate and subject to change.



THAN THE HIGHEST POINT ON THE CHANDLER EQUIPMENT MOUNTED MECHANICAL EQUIPMENT.

LIMA MIXED-USE
CHANDLER, ARIZONA
0824
0825
0826

AT CHANDLER, THE EQUIPMENT MOUNTED MECHANICAL EQUIPMENT.

0' 37' 48' 64'

DRG COMPANY
ARCHITECTS
1000 N. GAVELIN
CHANDLER, ARIZONA 85225
PH: 480.948.8888
WWW.DRGCOMPANY.COM





DBP Computerized

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
PLANNING
ENGINEERING

0' 15' 30' 45' 60'

As shown in elevation of sheet 1.000

LMA MIXED-USE
CHANDLER, ARIZONA
03306
06DEC06

VIEW FROM PRICE ROAD

