

JUL 26 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM**Planning and Development – CC Memo No. 07-163a****DATE:** JULY 25, 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, PLANNING MANAGER**FROM:** BILL DERMODY, CITY PLANNER**SUBJECT:** PDP07-0008 COOPER GATEWAY

In response to a question raised at the Council study session, Staff has researched the anticipated timing of the master landscaping and monument installation for the Chandler Airport Center master development. The developer has indicated that the master landscaping and monuments, including the corner improvements at the intersection of Cooper and Germann Roads, are on pace for a November 2007 completion. Streetside landscaping throughout the master development will be part of these improvements, while on-site landscaping will be the responsibility of each individual parcel as it is developed.

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MEMORANDUM

Planning and Development – CC Memo No. 07-163

DATE: JUNE 21, 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, PLANNING MANAGER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: PDP07-0008 COOPER GATEWAY

Request: Preliminary Development Plan (PDP) approval for an office and light industrial flex development

Location: Southeast corner of Germann Road and Cooper Road

Applicant: Withey & Morris, PLC

Project Info: 64,000 square feet of office and 99,500 square feet of light industrial flex space in seven buildings on a 15.3 acre site

RECOMMENDATION

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

BACKGROUND

The request is for PDP approval of site layout, architecture, and landscaping for a 15.3 acre flex office/light industrial project located at the southeast corner of Germann and Cooper Roads. The subject site is part of a 245-acre master planned employment center, Chandler Airport Center, that flanks both sides of Cooper Road south of the Santan Freeway (Loop 202) and received zoning approval in 2005. The master plan established the subject site for office and light industrial uses, with airport-related hangar uses optional. To the north across Germann Road is land zoned for hotel/retail midrise. To the east along the south side of Germann Road are other

sites with the same zoning designation. To the west is land zoned Agricultural District (AG-1) and designated by the Airport Area Plan for commercial/office/business park.

The request is one of several PDPs for individual parcels within the master plan. The project features two, two-story office buildings diagonally oriented and flanking the main entrance along Germann Road. In the site's southern half there are five industrial/office flex buildings. Each flex building is approximately 20,000 square feet in area with outdoor patios between the structures and truck docks screened from street view by the building orientations. The outdoor patios between the flex buildings are lined up with the main Germann Road entrance to provide an attractive terminus. Two other patios flank the main drive in landscaped triangles near the offices.

The project provides code required parking with 658 parking spaces. With office buildings that are 100% office and flex buildings that are 25% office and 75% industrial warehouse, the site requires 595 parking spaces. Approximately 60 spaces will be covered by structures that reflect the predominant building architecture.

The project will be constructed in two phases. The first phase includes the five flex buildings, the main central drive from Germann Road, and perimeter landscaping. Phase II includes the two office buildings and surrounding parking. Each phase provides sufficient parking per code standards.

The approximate 27- to 34-foot high structures feature a variety of earth-toned colors and building materials, including painted EIFS, CMU block, steel, and generous amounts of glass. The office buildings provide substantial depth and visual interest from street view through staggered parapet heights and protruding block columns and steel canopies. The smaller flex buildings carry through many of the same features on a smaller scale. Design elements are carried around the sides and rears of the buildings to provide true four-sided architecture.

Landscaping along the streets will be installed by the master developer of Chandler Airport Center. The site's interior landscaping features Evergreen Elm and Desert Museum Palo Verde trees throughout, with Date Palms highlighting the main entrance from Germann Road and Chilean Mesquite trees lining the Cooper Road frontage. No trees or buildings may be located in the site's southeastern portion because it is within a potential future line-of-sight between the adjacent Chandler Municipal Airport's control tower and the end of the runway.

The development's signage is governed by the Comprehensive Sign Plan that applies to the Chandler Airport Center master plan. The Comprehensive Sign Plan limits the size, amount, and type of signage throughout the Chandler Airport Center, including that wall signage utilize individually mounted letters unless cabinets are part of the tenant's recognized corporate identification program. Monument signage is specified by the Comprehensive Sign Plan to feature internally illuminated brushed aluminum finish cabinet signs of a maximum of 10 feet in height with a planter base.

The Chandler Airport Center was reviewed by the Airport Commission as part of the master development's zoning.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- In lieu of a neighborhood meeting, the applicant provided project information to all new owners in the Chandler Airport Center development (as provided by the master developer).
- At the time of this writing, Staff has received no communication from citizens or neighboring property owners opposed to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Absent: 1 (Cason)

Planning Commission added Conditions Nos. 8, 9, 10, and 11 to address concerns about the block used on the building facades, the design of patio spaces, and the design and placement of parking screen walls.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP07-0008 COOPER GATEWAY subject to the following conditions:

1. Completion of the construction of all required off-site 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.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "COOPER GATEWAY" kept on file in the City of Chandler Current Planning Division, in file No. PDP07-0008, 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. All raceway signage shall be prohibited within the development.
7. All parking space canopies shall incorporate building materials, forms, and colors to match the development.

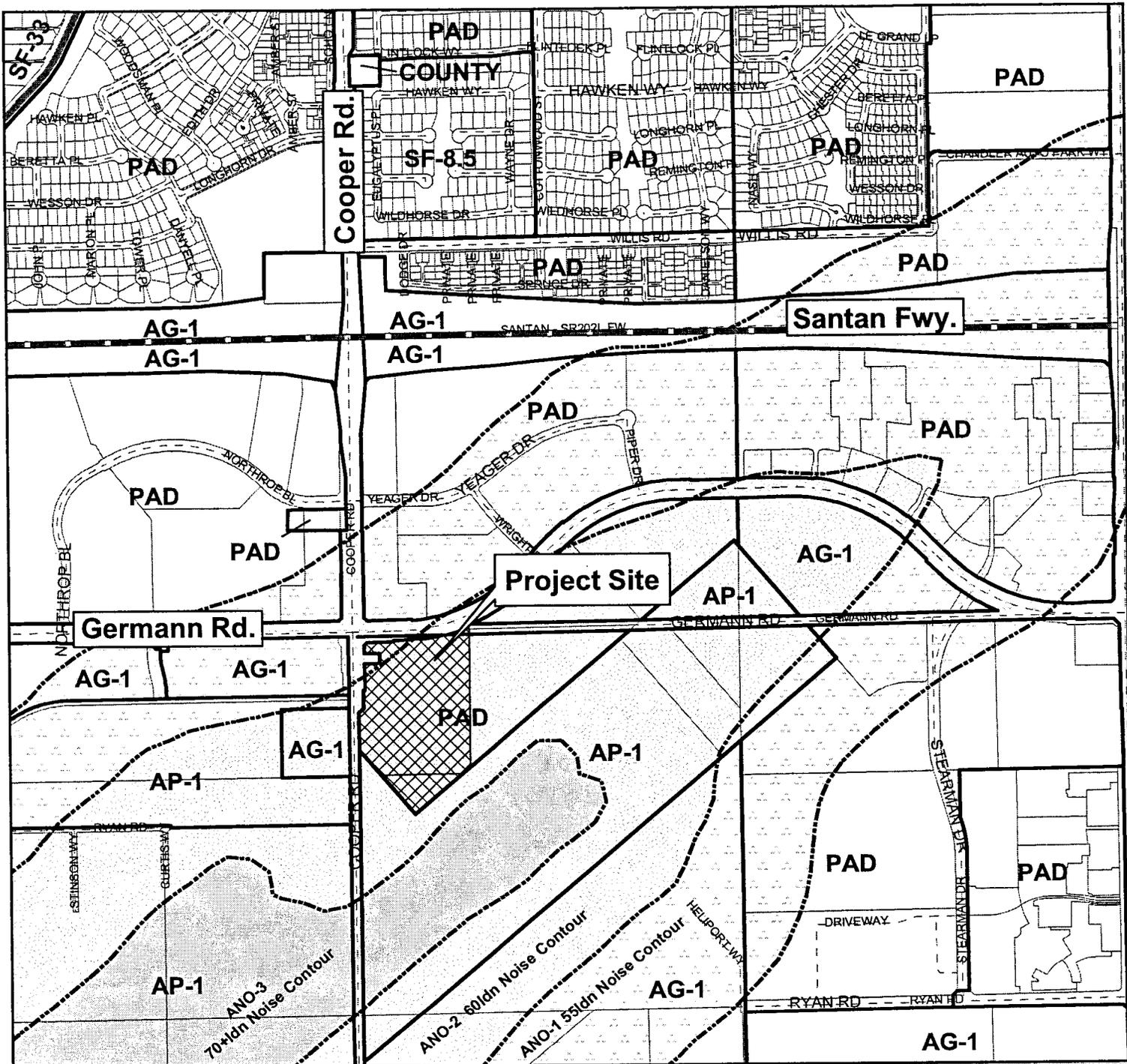
8. Split-faced CMU block shall be incorporated into the building design where exposed masonry is shown.
9. The applicant shall work with staff to enhance the outdoor patio areas to include seating walls, artwork, and/or water features.
10. The parking screen walls shall be consistent with other screen walls in the Chandler Airport Center development. They shall not be plain CMU.
11. Parking screen walls shall be carried through the southwest portion of the site.

PROPOSED MOTION

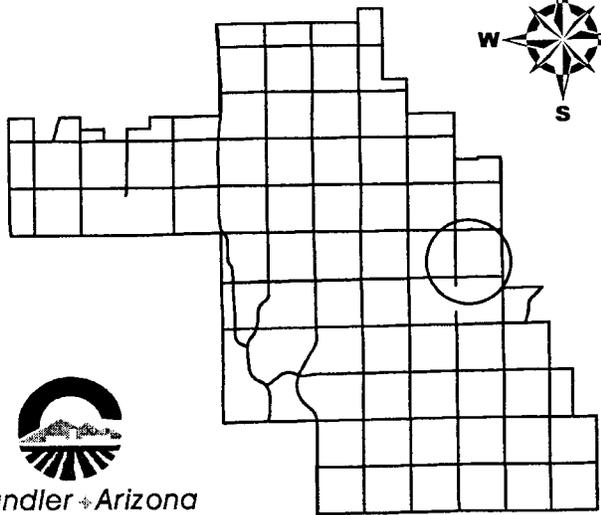
Move to approve Preliminary Development Plan in case PDP07-0008 COOPER GATEWAY subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Development Booklet, Exhibit A
3. Site Plan
4. Phasing Plan
5. Landscape Plan
6. Elevations
7. Perspective View
8. Chandler Airport Center master plan



Vicinity Map



PDP07-0008

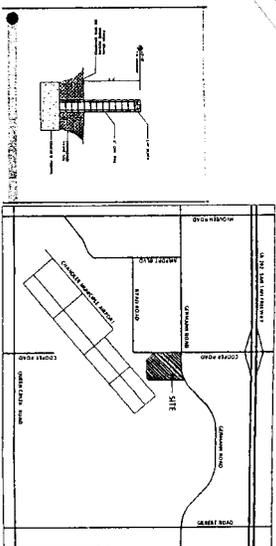
Cooper Gateway Business Center



Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/4/2007

VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 303310138
 EXISTING ZONING: P-AD
 PROPOSED ZONING: INDUSTRIAL/OFFICE

TOTAL INCLUDES SITE AREA: +/- 609,291 SF (+/- 13.89 ACRES)
 BUILDING AREA: +/- 64,000 GSF
 IND/OFF: +/- 99,500 GSF

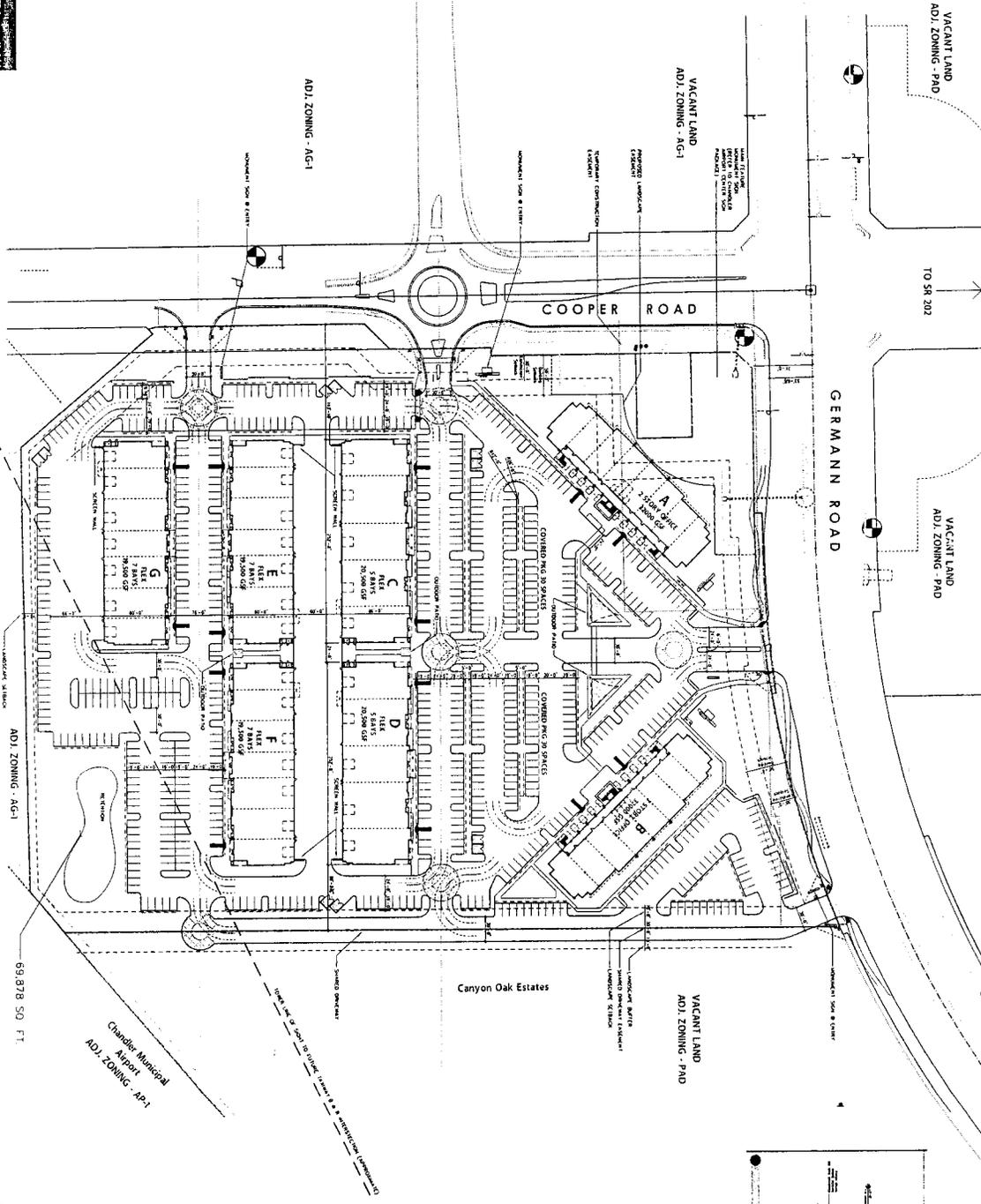
NET LOT COVERAGE: +/- 21.6%
 NET F.A.R.: +/- 26.8%

PARKING PROVIDED: 320 SPACES
 OFFICE (57,000 SF) 125 SPACES (25% OFFICE=24,750 SF)
 INDUSTRIAL OFFICE (57,000 SF) 125 SPACES (25% OFFICE=24,750 SF)
 INDUSTRIAL WAREHOUSE (270,000 SF) 595 SPACES (75% WAREHOUSE=202,500 SF)
 107,000 SF

PARKING PROVIDED: +/- 658 SPACES
 OFFICE: 320 TOTAL SPACES
 125 OFFICE 195 SPACES
 INDUSTRIAL OFFICE: 125 TOTAL SPACES
 +/- 50 SPACES / 1800 SF
 INDUSTRIAL WAREHOUSE: 213 TOTAL SPACES
 +/- 29 SPACES / 1000 SF

PARKING PROVIDED: 570 STANDARD, 60 COVERED, 28 ACCESSIBLE
 TOTAL: 658

EXISTING BUILDING: 125,000 SF
 PROPOSED BUILDING: 64,000 GSF
 TOTAL: 189,000 GSF
 CHANDLER DAWG SILLS
 ARCHITECT
 2729 E. CHANDLER ROAD SUITE 100
 CHANDLER, AZ 85226
 CONTACT: BOB VAUGHN
 CHANDLER MUNICIPAL
 3000 N. 7TH STREET, STE 200
 CHANDLER, AZ 85226
 CONTACT: JAMES HANCOCK
 LANDSCAPE ARCHITECTS:
 11 WICKHAM BLVD, SUITE 100
 CHANDLER, AZ 85226
 CONTACT: JIM MONTGOMERY

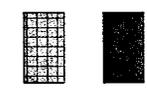
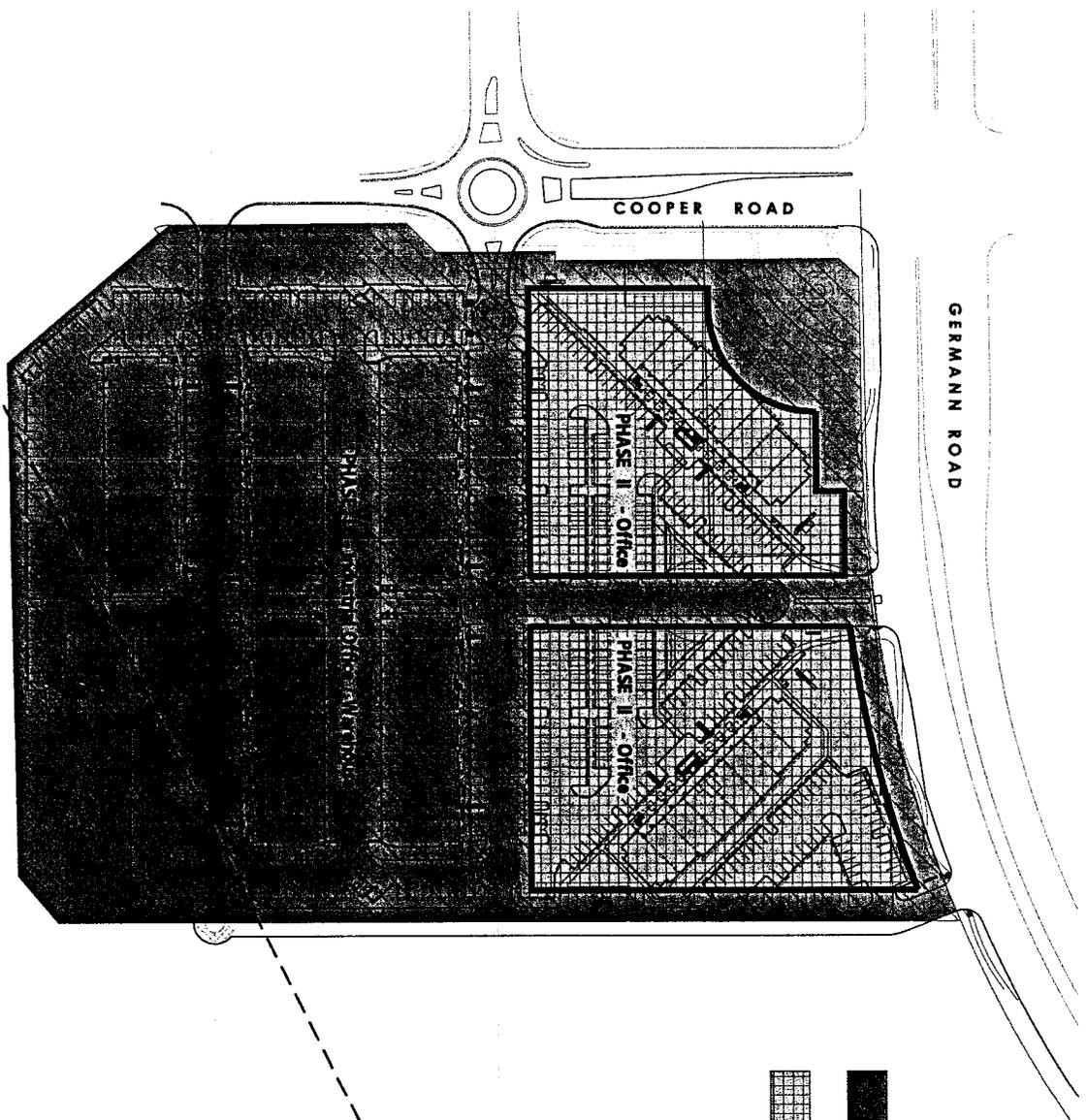


CHANDLER MUNICIPAL
 3000 N. 7TH STREET, STE 200
 CHANDLER, AZ 85226
 CONTACT: JAMES HANCOCK

COOPER GATEWAY
 Chandler, Arizona
 60683
 21000107



303310138
 303310138
 303310138



PHASE I - Industrial Office / Warehouse	
Parking Spaces Required	273 spaces
Parking Spaces Provided	373 spaces (100 + 48 spaces for Phase II)
PHASE II - Office	
Parking Spaces Required	320 spaces
Parking Spaces Provided	333 spaces (105 + 48 spaces rollover from Phase I)

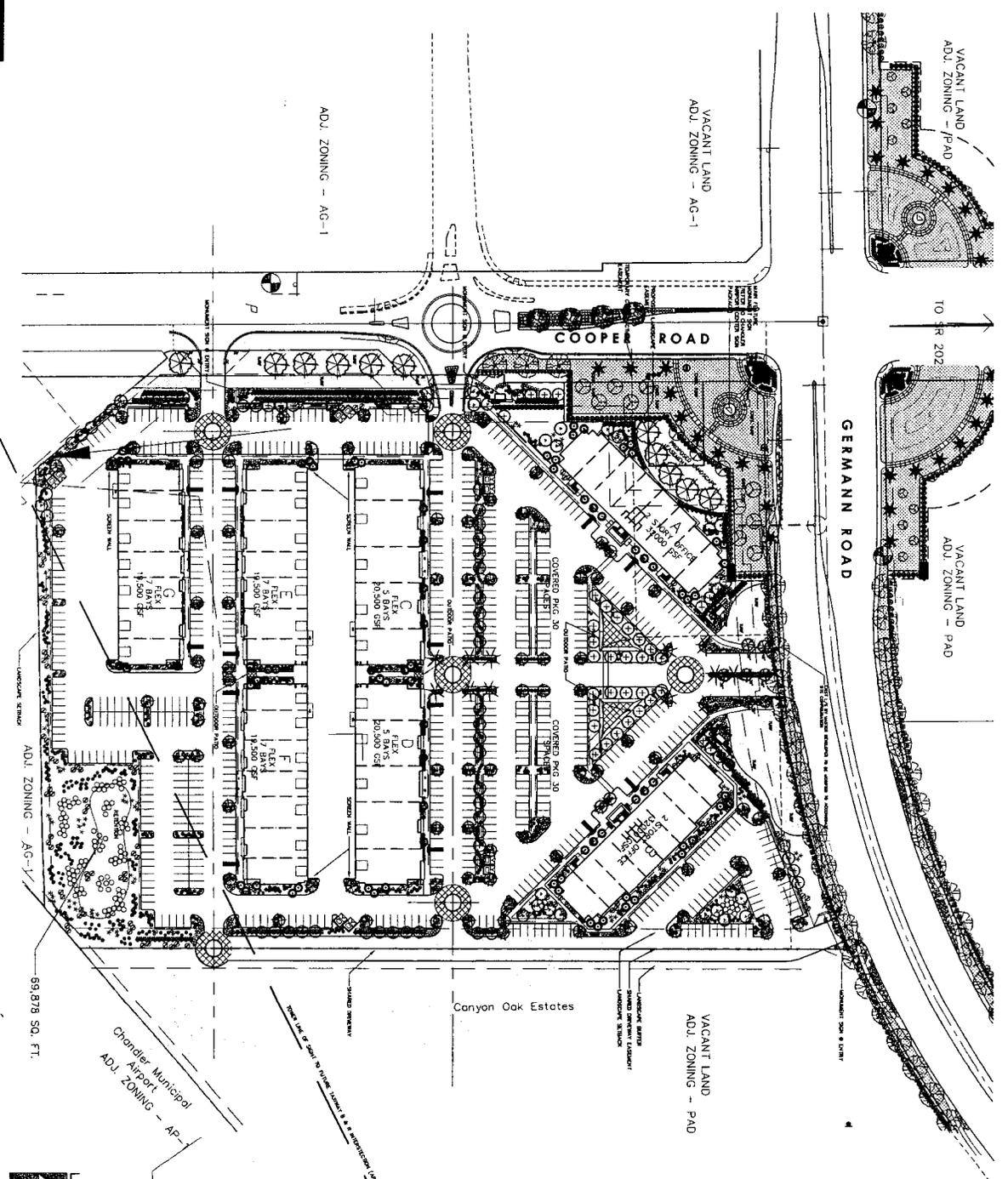
PROJECT DATA:

ASSESSOR'S PARCEL NUMBER:	303-31-018
P.A.D.	
EXISTING ZONING:	INDUSTRIAL/OFFICE
PROPOSED USE:	
TOTAL (INCLUDING DRIVE:	
NET SITE AREA:	44,409,291 SF (+/- 1,038 ACRES)
BUILDING AREA:	44,409,291 SF
IND/OFF:	44,409,291 SF
NET LOT COVERAGE:	44,409,291 SF
NET P.A.M.:	44,409,291 SF
PARKING REQUIRED:	
INDUSTRIAL OFFICE (57,000sf)	230 SPACES (25% OFFICE=24,375sf)
INDUSTRIAL WAREHOUSE (27,000sf)	150 SPACES (75% Warehouse=7,632sf)
TOTAL:	380 SPACES
PARKING PROVIDED:	
OFFICE:	448 SPACES
INDUSTRIAL OFFICE:	125 TOTAL SPACES
INDUSTRIAL WAREHOUSE:	210 TOTAL SPACES
TOTAL:	363 SPACES

PARKING PROVIDES:	
STANDARD:	570
COVERED:	60
ACCESSIBLE:	28
TOTAL:	658

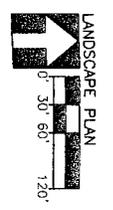
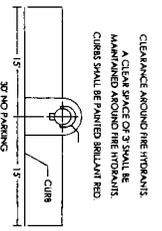
PHASING PLAN

DFComeyHedrick
 ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 GRAPHIC DESIGN



LANDSCAPE CALCULATIONS:

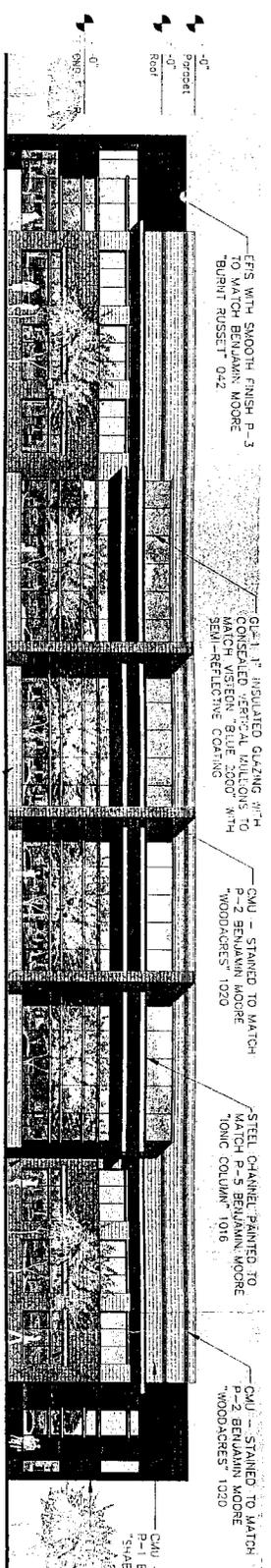
TOTAL SITE AREA	48,250 SQ. FT.	1.1 AC
TOTAL LANDSCAPE AREA	8,100 SQ. FT.	0.18 AC
TOTAL PAVING AREA	28,200 SQ. FT.	0.64 AC
TOTAL CURB AREA	1,200 SQ. FT.	0.03 AC
TOTAL INTERIOR SURFACE AREA	10,750 SQ. FT.	0.24 AC
TOTAL CURB AREA	1,200 SQ. FT.	0.03 AC
TOTAL PAVING AREA	44,000 SQ. FT.	1.01 AC
TOTAL CURB AREA	1,200 SQ. FT.	0.03 AC
TOTAL PAVING AREA	44,000 SQ. FT.	1.01 AC
TOTAL CURB AREA	1,200 SQ. FT.	0.03 AC



T.L. MADRICH & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 1123 East McDowell Ave., Suite 215
 Phoenix, AZ 85027
 (602) 998-0330

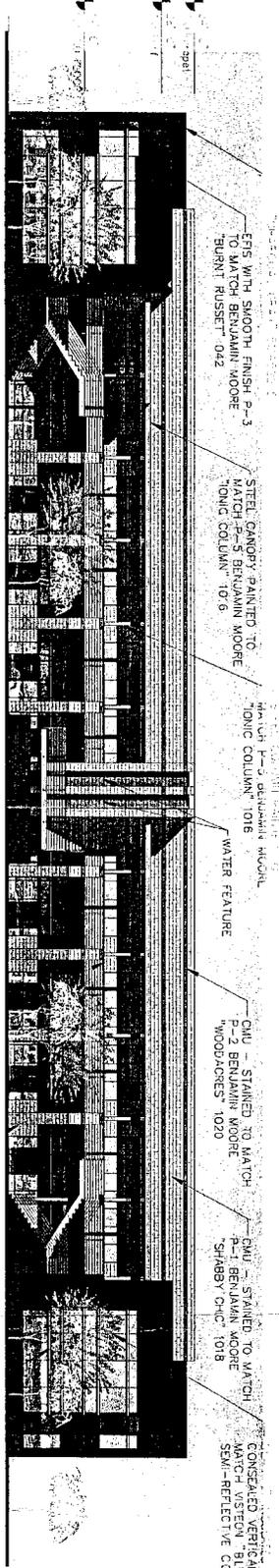
COOPER COMMONS
 CHANDLER, ARIZONA
 06/15
 19 APR 07

 L-2



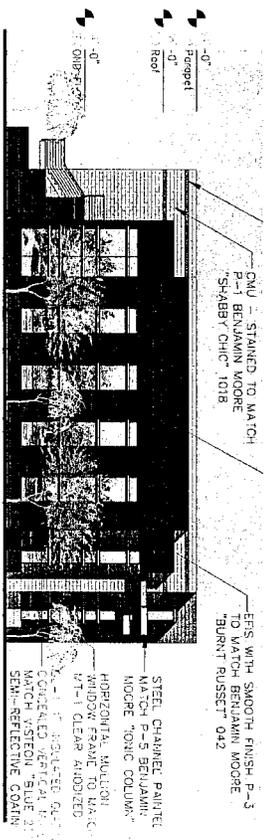
A GERMANN ELEVATION

1"=10'-0"



B ENTRY ELEVATION

1"=10'-0"



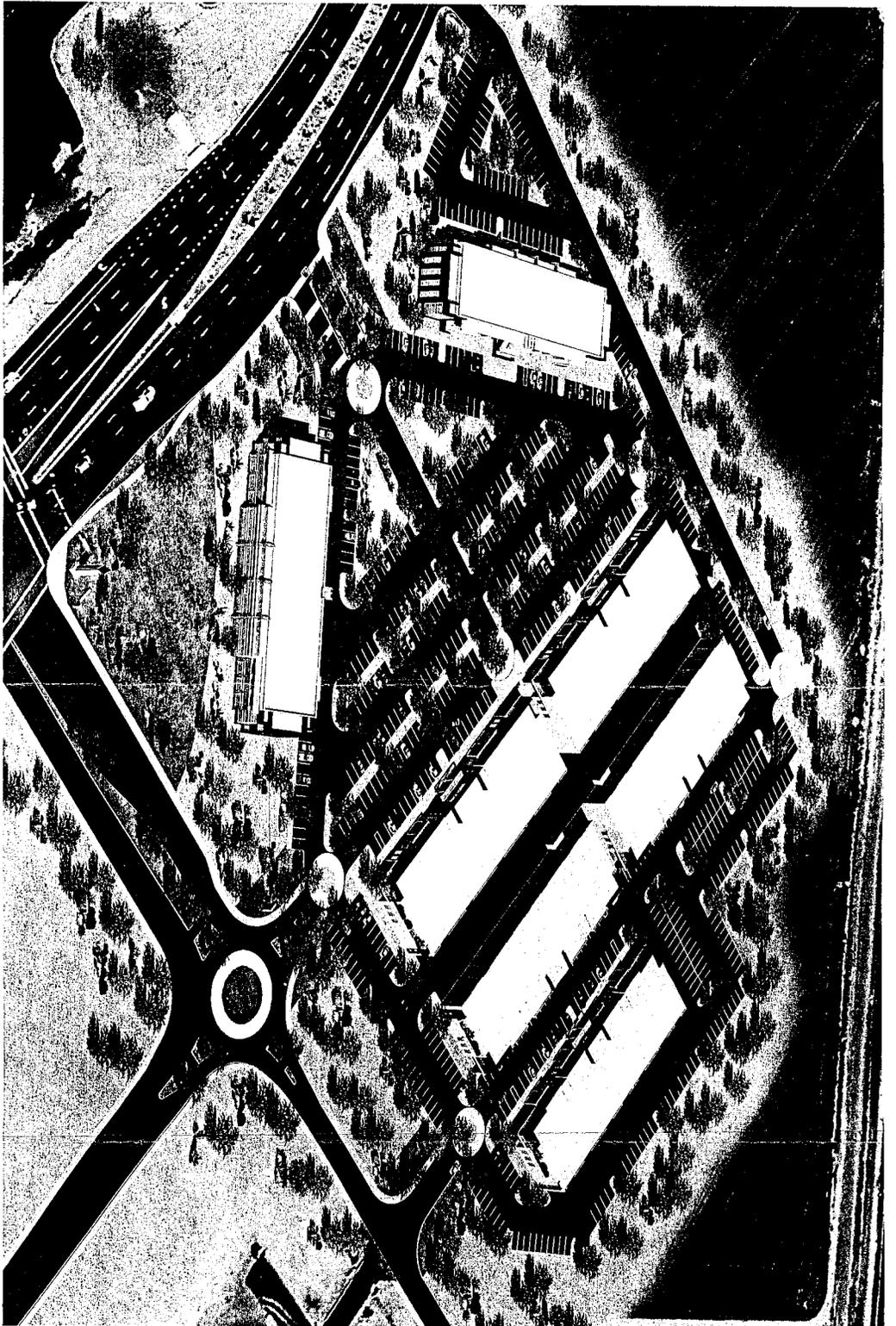
C NORTH AND SOUTH ELEVATION

1"=10'-0"

BRG Group/Architects
 ARCHITECTS
 10000 N. CENTRAL EXPRESSWAY
 SUITE 1000
 DALLAS, TEXAS 75243
 TEL: 214.424.1000
 WWW.BRGGROUP.COM

COOPER GATEWAY
 Chandler, Arizona
 0563
 24.FEB.07





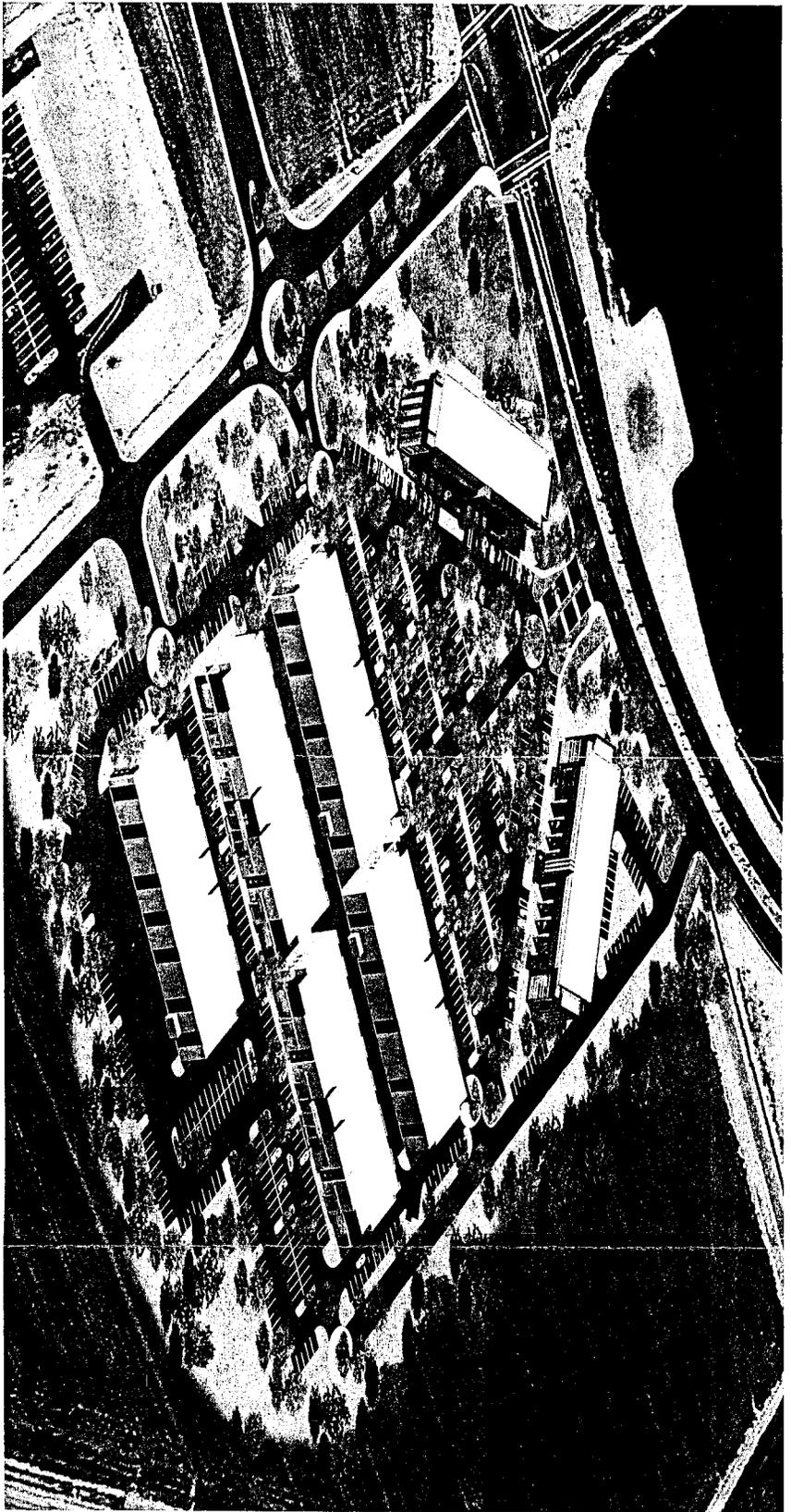
Aerial Looking Southeast

070 Cooper Gateway

ARCHITECTURE
 INTERIOR DESIGN
 FACILITIES MANAGEMENT
 LANDSCAPE ARCHITECTURE
 PLANNING
 PUBLIC DESIGN

COOPER GATEWAY
 Chandler, Arizona

06/03
 26.FEB.07



Aerial Looking Northeast

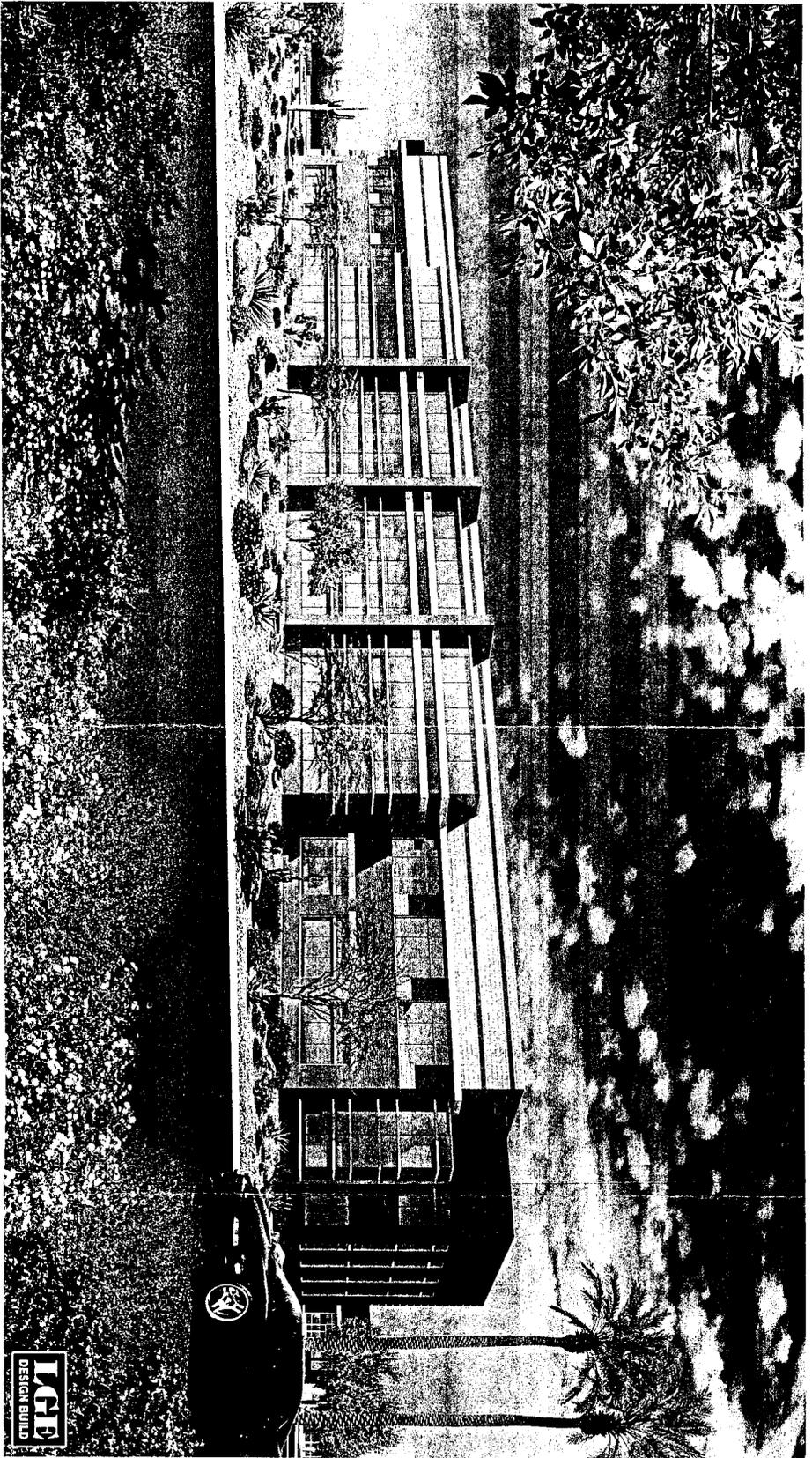
DRP CONCEPTS

ARCHITECTURE
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
CONSTRUCTION

COOPER GATEWAY
Chandler, Arizona

06/03
26/FEB/07

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Office Building Perspective from Germann Road



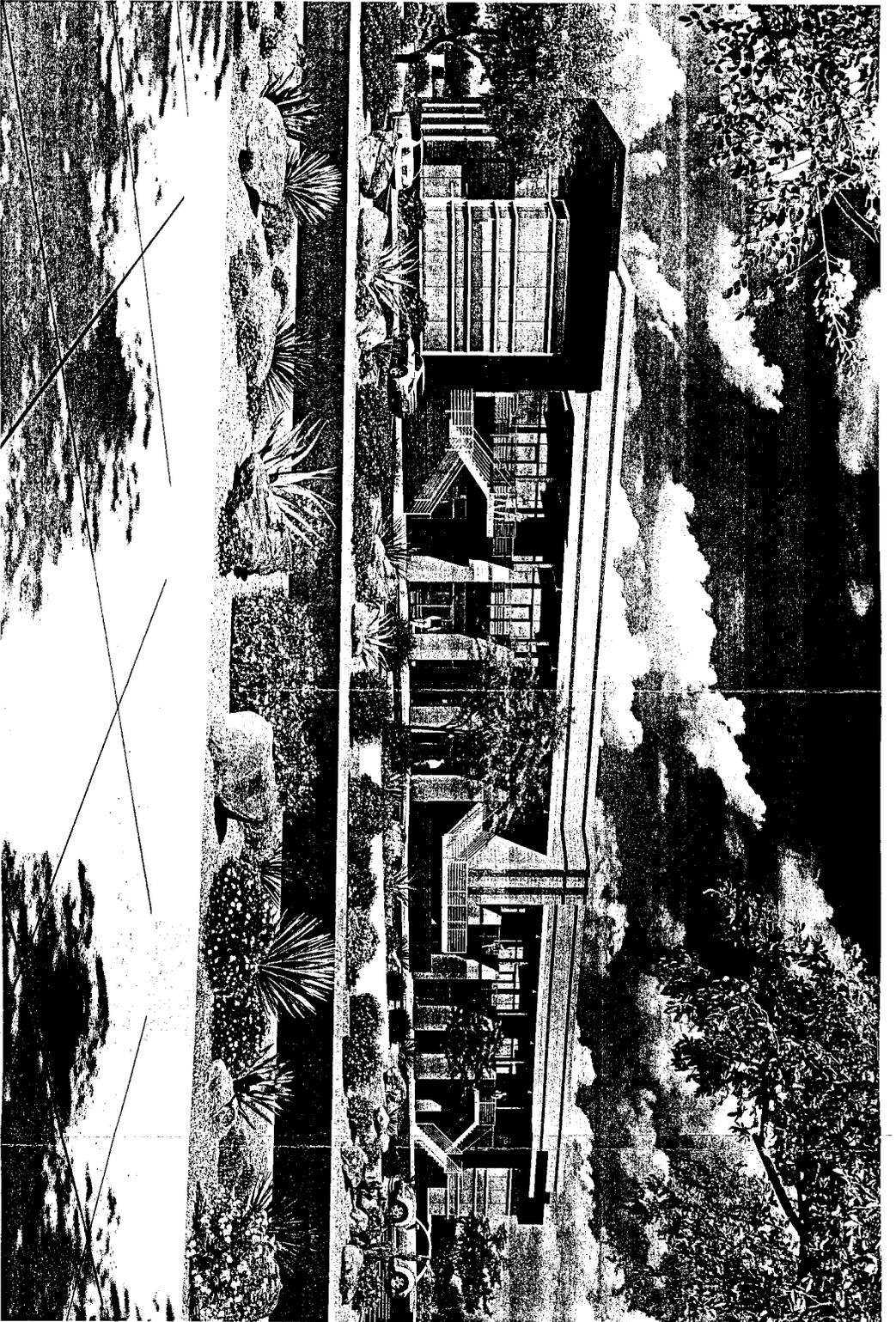
DPO Group/Architect

ARCHITECTURE
 INTERIOR ARCHITECTURE
 SPACE PLANNING
 EXTERIOR ARCHITECTURE
 LANDSCAPE ARCHITECTURE
 PROJECT NO. 10-119

COOPER GATEWAY
 Chandler, Arizona

06/03
 26 FEBRU 07

IN CONFORMANCE OF THE ARCHITECT'S OATH AND ETHICS
 I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE PROJECT AS SHOWN ON THESE PLANS.

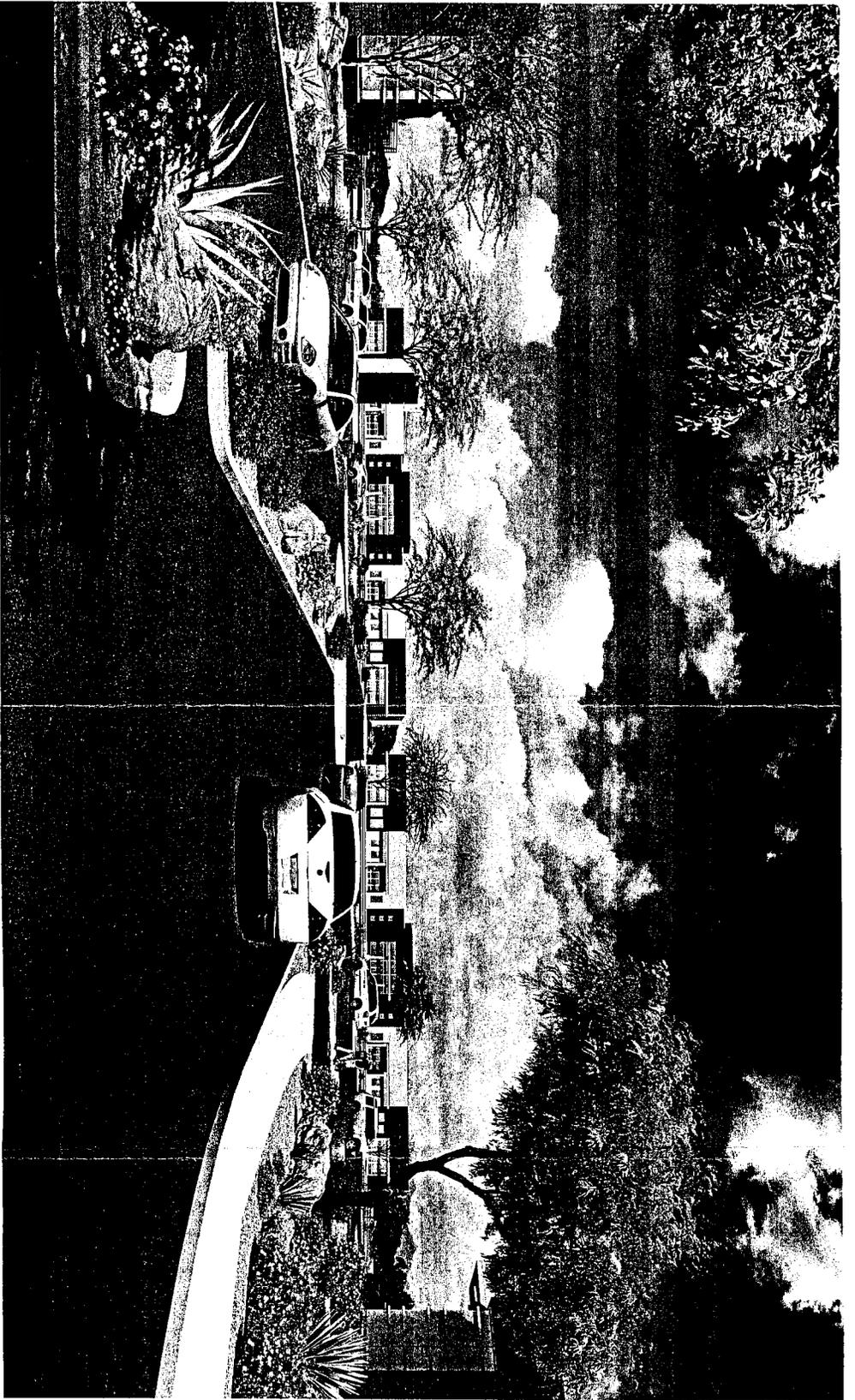


Office Building Perspective From Parking Lot

010 GomerHeide

ARCHITECTS
INTERIOR ARCHITECTURE
EXTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING & DESIGN
PHOTOGRAPHY

COOPER GATEWAY
Chandler, Arizona
06/63
26.FEB.07



Industrial Office Entry From Cooper Road

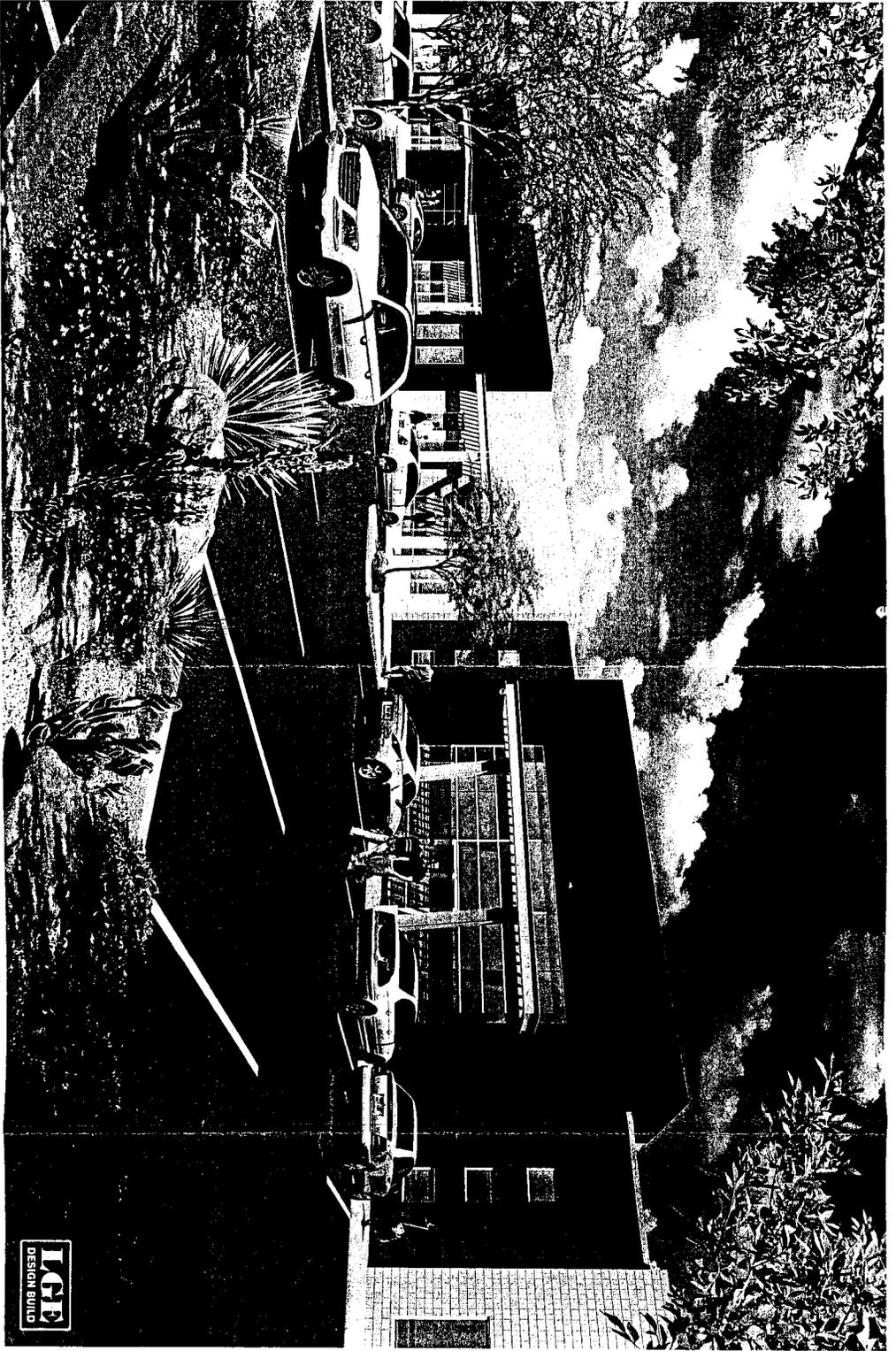
DBP Comprehensive

ARCHITECTURE
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
LAND PLANNING
PROJECT MANAGEMENT
PROGRAM DEVELOPMENT

COOPER GATEWAY
Chandler, Arizona

06/83
26/FEB/07

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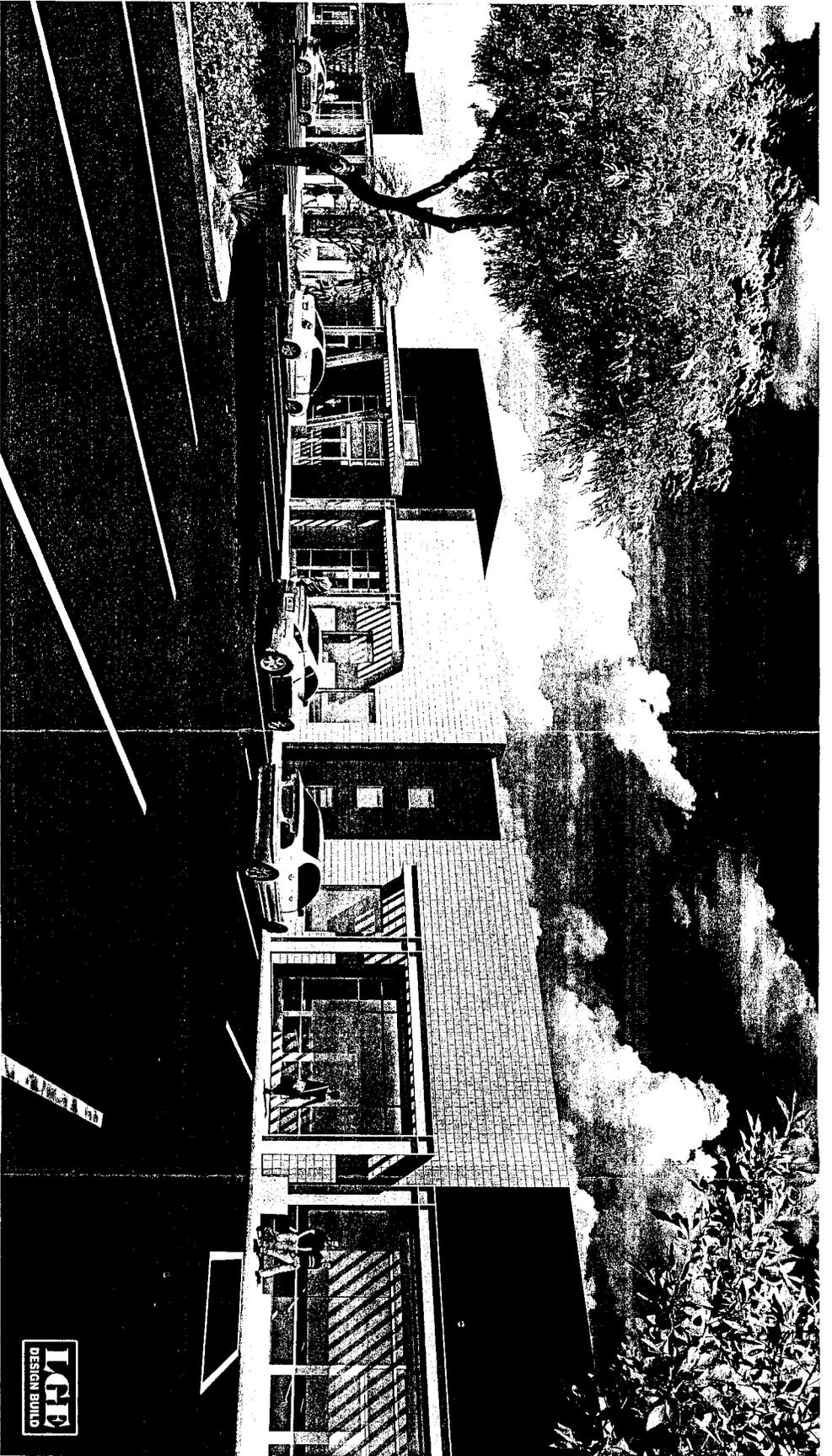


Industrial Office Typical Elevation

DPI Group/Architect

ARCHITECT
 10000 N. CENTRAL
 AVENUE, SUITE 1000
 CHANDLER, ARIZONA 85226
 PHONE: 480.948.1000
 FAX: 480.948.1001
 WWW.DPIGROUP.COM

COOPER GATEWAY
 Chandler, Arizona
 0963
 26.FEB.97



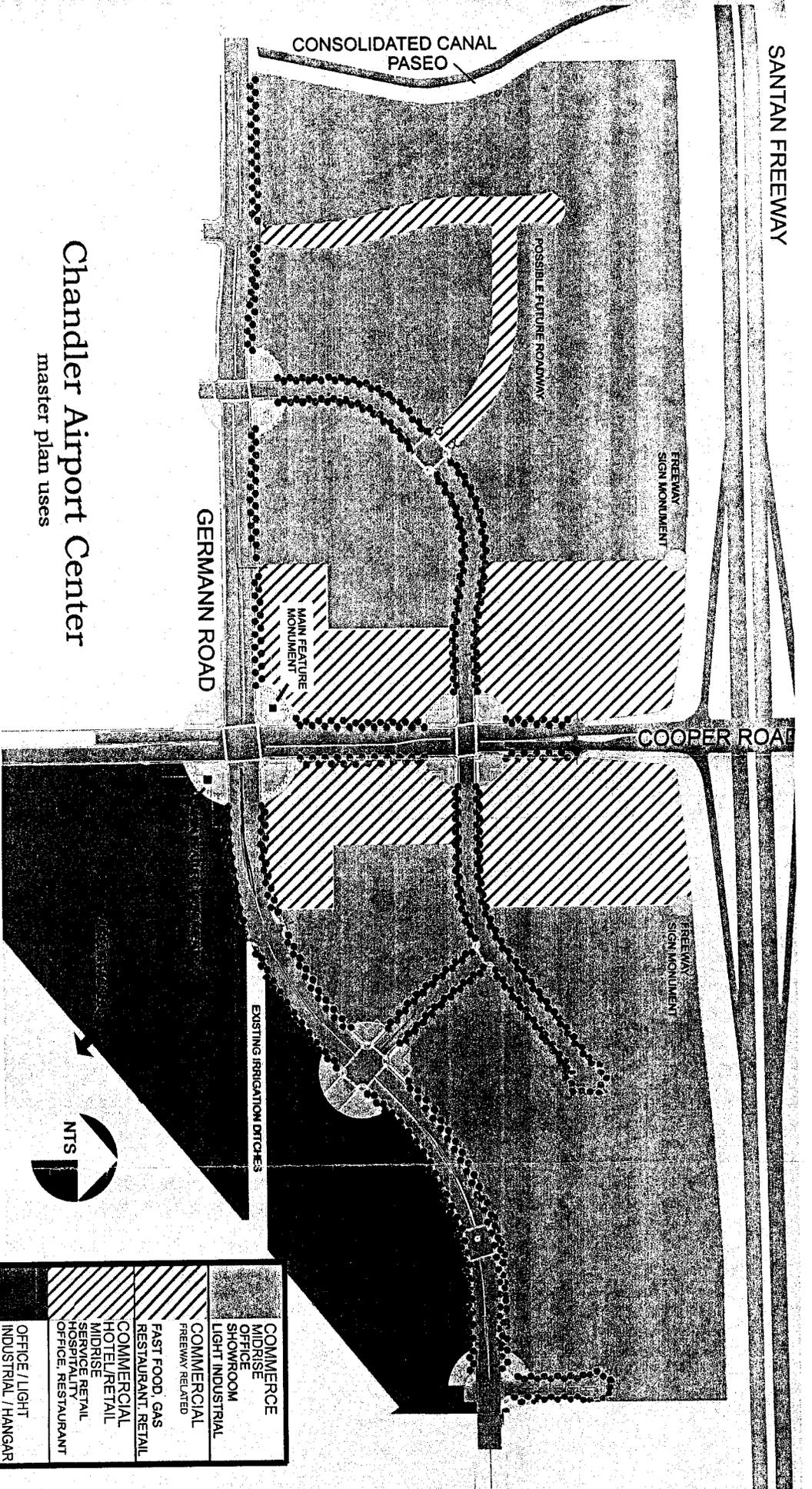
Industrial Office Typical Elevation

DPO CooperGateway

ARCHITECT:
 PROJECT ARCHITECT:
 PROJECT ARCHITECT:
 PROJECT ARCHITECT:
 PROJECT ARCHITECT:

COOPER GATEWAY
 Chandler, Arizona
 06/03
 26.07.07

SANTAN FREEWAY



Chandler Airport Center
master plan uses

MASTER PLAN GENERAL USES

[Solid Grey]	COMMERCE MIDRISE OFFICE SHOWROOM
[Diagonal Hatching]	COMMERCIAL HOTEL/RETAIL MIDRISE SERVICE RETAIL HOSPITALITY OFFICE, RESTAURANT
[Horizontal Hatching]	FAST FOOD, GAS RESTAURANT, RETAIL
[Vertical Hatching]	COMMERCIAL FREEMWAY RELATED
[Dark Grey]	OFFICE / LIGHT INDUSTRIAL / HAANGAR

