

#13
DEC 13 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-302

DATE: NOVEMBER 27, 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

FROM: BOB WEWORSKI, PLANNING MANAGER

SUBJECT: DVR07-0033 PORTICO PLACE AMENDMENT
Introduction and Tentative Adoption of Ordinance No. 3998

Request: Rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with a Mid-Rise Overlay for additional building height, along with Preliminary Development Plan (PDP) amendment approval for site layout and building architecture of a commercial hotel and retail development

Location: Southwest corner of Chandler Boulevard and Dobson Road

Project Info: Approximate 5.3 acres site area for hotel and Building B retail
Approximate 12,000 sq. ft. commercial retail shops
Approximate 90,425 total sq. ft., five-story hotel

Applicant: Withey, Anderson & Morris, P.L.C.

Owner: Armstrong Development

RECOMMENDATION

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

BACKGROUND

The subject site was recently rezoned in March 2007 from Light Industrial (I-1) uses to Planned Area Development (PAD) mixed use for a 14 acre commercial retail and office development. The site is bordered by existing commercial developments to the north, northeast, and east. The existing Microchip, Durel, and Rogers Corporation industrial manufacturing facilities border the site's west and south property. The original industrial buildings on the subject site have been demolished and the site cleared in preparation for the commercial development.

The application requests rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with a Mid-Rise Overlay for additional building height, as well as Preliminary Development Plan (PDP) amendment approval for the site layout and building architecture of a commercial hotel and retail development.

A Mid-Rise Overlay is requested on approximately 3.35 acres of the hotel portion of the site's south end. A Mid-Rise Overlay is required for buildings greater than 45-feet in height. The five-story hotel will be approximately 54' to the top of the main roof parapet and 66' to the top of the entry tower. The maximum building heights exclude architectural ornamentation or mechanical equipment that may encroach above the project roof heights.

DEVELOPMENT PROPOSAL

The proposed amendment consists of an approximate 90,425 sq. ft. hotel with approximately 137 rooms as well as approximately 12,000 sq. ft. of retail development. The hotel and retail component replaces an approved bank pad along Chandler Boulevard, a drive through restaurant pad near Dobson Road, and a retail shops building along the site's south end, all of which totaled approximately 21,000 sq. ft. The office buildings at the site's west end and the pharmacy pad building at the arterial intersection remain as originally approved and are not part of this application amendment.

Access to the site is from multiple driveways on Chandler Boulevard, and single driveway access at Dobson Road on the site's southeast portion and Carriage Lane to the west. The retail and office uses are separated by a boulevard driveway that extends south through the site from Chandler Boulevard. The first phase of construction will include all buildings and site improvements, including street and perimeter landscaping, with the exception of the hotel, west office building and associated parking and landscaping.

Adequate parking is provided for the entire commercial site, with 661 spaces required and 687 spaces provided. There are 78 spaces provided for the retail use and 136 spaces provided for the hotel portion of the site. While there are approximately 20 spaces deficient for the commercial retail and hotel parcels, the office parking should provide the ability for overflow parking to accommodate parking demand throughout the site.

The hotel development includes a 137-room building with indoor pool and outdoor patio/plaza, service area, and associated parking. The approximate 90,425 sq. ft. building is comprised of five stories of approximately 18,085 sq. ft. per floor. A porte-cochere cantilevered canopy structure signifies the main entrance on the building's north side. It is intended that guests will check in

using the main entrance and porte-cochere, then park on the east side of the building and access their rooms via an entrance at the parking lot.

The one-story retail Building B, located at the site's north central portion along Chandler Boulevard, will consist of approximately 12,000 sq. ft. of in-line retail tenant spaces. A pedestrian covered walkway is provided along the building's south side. A covered pedestrian plaza space at the east end provides outdoor patio dining. A drive through lane extends around the building's north end, with a pick-up window and canopy structure at the building's west tenant space. Staff is recommending a stipulation to require additional screening and design articulation of the drive through lane to mitigate the visual impact along Chandler Boulevard.

Site amenities include a central boulevard driveway, textured paving, intersection corner pedestrian entry, pedestrian plaza areas next to the hotel and Retail B building, and pedestrian walkway connections between buildings. Freestanding sculpture monuments are located at the boulevard driveway terminus in front of the hotel building.

A "contemporary industrial" architectural theme is proposed for the buildings as recognition to the site's industrial past and to complement the adjacent technology businesses. The building materials include exposed metal beams, slump block, concrete block elements, and suspended metal shade canopies. The hotel architecture is complimentary to the commercial center through the incorporation of similar façade features, roof cornice detailing, tower elements, and similar building materials and colors.

A comprehensive sign package was approved for the commercial center in March 2007 that included freestanding monument signs along the arterial streets and building mounted signs for all buildings. The retail building signs will have individual internally illuminated pan channel or reverse pan channel halo-illuminated letters. Sign criteria outlined in the development booklet meets the minimum standards of the sign code.

The time of construction is anticipated to start immediately after securing zoning and permits. The first phase of construction will include all buildings and site improvements, including street and perimeter landscaping, with the exception of the hotel, west office building and associated parking and landscaping. There is no specific start of construction scheduled for the hotel.

DISCUSSION

Staff supports the proposed zoning amendment for a mid-rise overlay on the hotel portion of the site and the PDP amendment for the site layout and building architecture. While Staff was not originally supportive of the land use change from industrial to commercial retail office with the March 2007 amendment, Staff does support the commercial development with the hotel addition and reduction of commercial retail. The hotel use does positively contribute to the immediate vicinity by offering lodging for the neighboring employment area and nearby hospital.

Staff supports the proposed Mid-Rise Overlay finding the site's location to be appropriate for taller structures. As outlined in the Mid-Rise Development Policy, this site location has been eligible for consideration for mid-rise development because it is located within the boundaries of the Gateway Area Plan and in close proximity to the Chandler Fashion Mall. Additionally, the

site is surrounded by commercial retail and industrial development. The nearest existing residential development is located at least 750' to the south. The proposed five-story hotel has been designed with the tallest roof portion on the building's north end, which is furthest away from the residential homes.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Two neighborhood meetings were held on 10/01/07 and 10/01/07 at the Chandler Community Center. A couple of neighboring business and property owners attended each of the meetings.

At the time of this writing, Staff has not received any letters or phone calls from citizens opposing this project.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

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

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with a Mid-Rise Overlay for additional building height, as well as Preliminary Development Plan (PDP) amendment approval for the site layout and building architecture of a hotel and retail commercial development, subject to the following conditions:

1. Development shall be in substantial conformance with Ordinance No. 3893 and exhibits submitted as part of this application and shall be kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0033 PORTICO PLACE AMENDMENT.
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. 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.

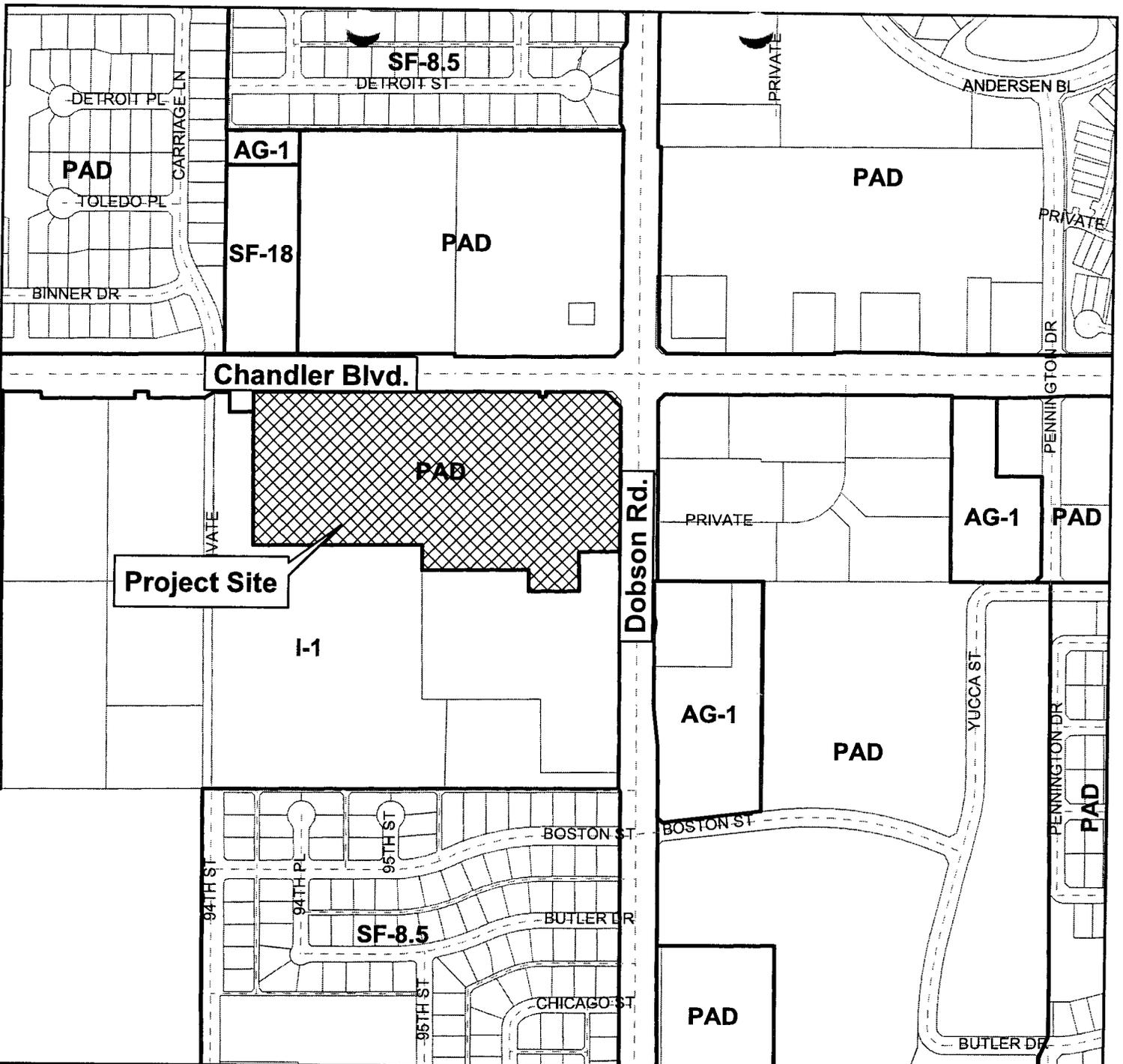
6. The Phasing Plan shall include, as part of the first phase, Retail Building B, the pharmacy and the East Office building along with the perimeter landscaping along Chandler Boulevard, Dobson Road and the south property line.
7. The applicant shall work with staff to provide continuous screening of the drive through lane along the Chandler Boulevard at Building B. The screening shall include staggered low walls, additional landscaping, and a variety of screen wall materials and height variations.

PROPOSED MOTION

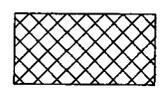
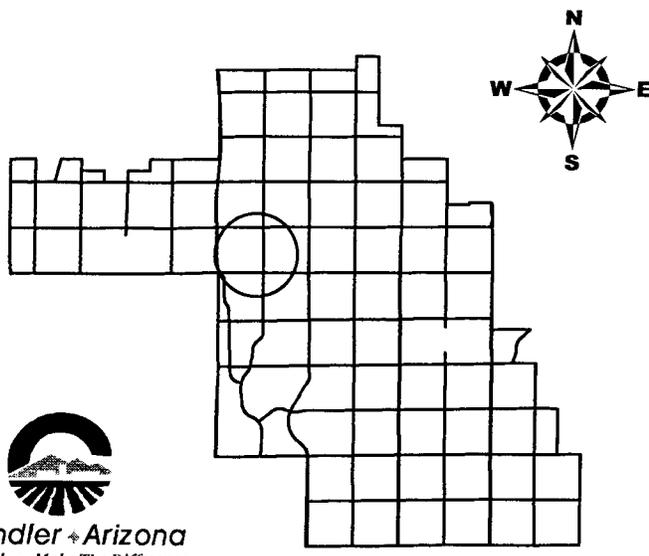
Move to Introduce and tentatively adopt Ordinance No. 3998 approving DVR07-0033 PORTICO PLACE AMENDMENT rezoning subject to the conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Introduction of Ordinance No. 3998
3. March 2007 Approved Site Plan
4. Proposed Revised Site Plan
5. Building Elevations
6. Development Booklet, Exhibit 'A'



Vicinity Map



DVR07-0033
Portico Place

ORDINANCE NO. 3998

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED WITH A MID-RISE OVERLAY (DVR07-0033 PORTICO PLACE AMENDMENT) 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:

See Attachment A.

Said parcel is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with a Mid-Rise Overlay for a hotel development, subject to the following conditions:

1. Development shall be in substantial conformance with Ordinance No. 3893 and exhibits submitted as part of this application and shall be kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0033 PORTICO PLACE AMENDMENT.
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. 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.
6. The Phasing Plan shall include, as part of the first phase, Retail Building B, the pharmacy and the East Office building along with the perimeter landscaping along Chandler Boulevard, Dobson Road and the south property line.
7. The applicant shall work with staff to provide continuous screening of the drive through lane along the Chandler Boulevard at Building B. The screening shall include staggered low walls, additional landscaping, and a variety of screen wall materials and height variations.

SECTION II. Except where provided, nothing contained herein shall be construed to be an 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 _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3998 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

**LEGAL DESCRIPTION
HOTEL PARCEL**

That portion of the Northeast quarter of Section 31, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 31;
Thence South 00°07'51" West (Basis of Bearings) along the East line of said Northeast quarter, a distance of 476.31 feet;
Thence North 90°00'00" West, a distance of 55.00 feet to a point on the West right-of-way line of Dobson Road at the True POINT OF BEGINNING;
Thence South 00° 07' 51" West along said right-of-way line, a distance of 93.80 feet;
Thence North 89° 59' 59" West, a distance of 131.98 feet;
Thence South 00° 07' 51" West, a distance of 126.56 feet;
Thence North 89° 49' 22" West, a distance of 160.07 feet;
Thence North 00° 11' 19" East, a distance of 68.62 feet;
Thence North 89° 59' 59" West, a distance of 346.02 feet;
Thence North 00° 07' 51" East, a distance of 80.00 feet;
Thence North 89° 59' 57" East, a distance of 11.33 feet;
Thence North 00° 00' 00" East, a distance of 162.21 feet;
Thence North 45° 00' 00" East, a distance of 38.99 feet;
Thence North 00° 00' 00" West, a distance of 6.24 feet;
Thence South 89° 59' 15" East, a distance of 309.36 feet;
Thence South 20° 29' 03" West, a distance of 46.00 feet;
Thence South 43° 01' 50" East, a distance of 58.07 feet;
Thence South 89° 51' 47" East, a distance of 141.87 feet;
Thence South 00° 00' 00" West, a distance of 38.84 feet;
Thence North 90° 00' 00" East a distance of 124.50 feet to the POINT OF BEGINNING.

Containing 146,879 square feet, or, 3.372 acres of land, more or less.

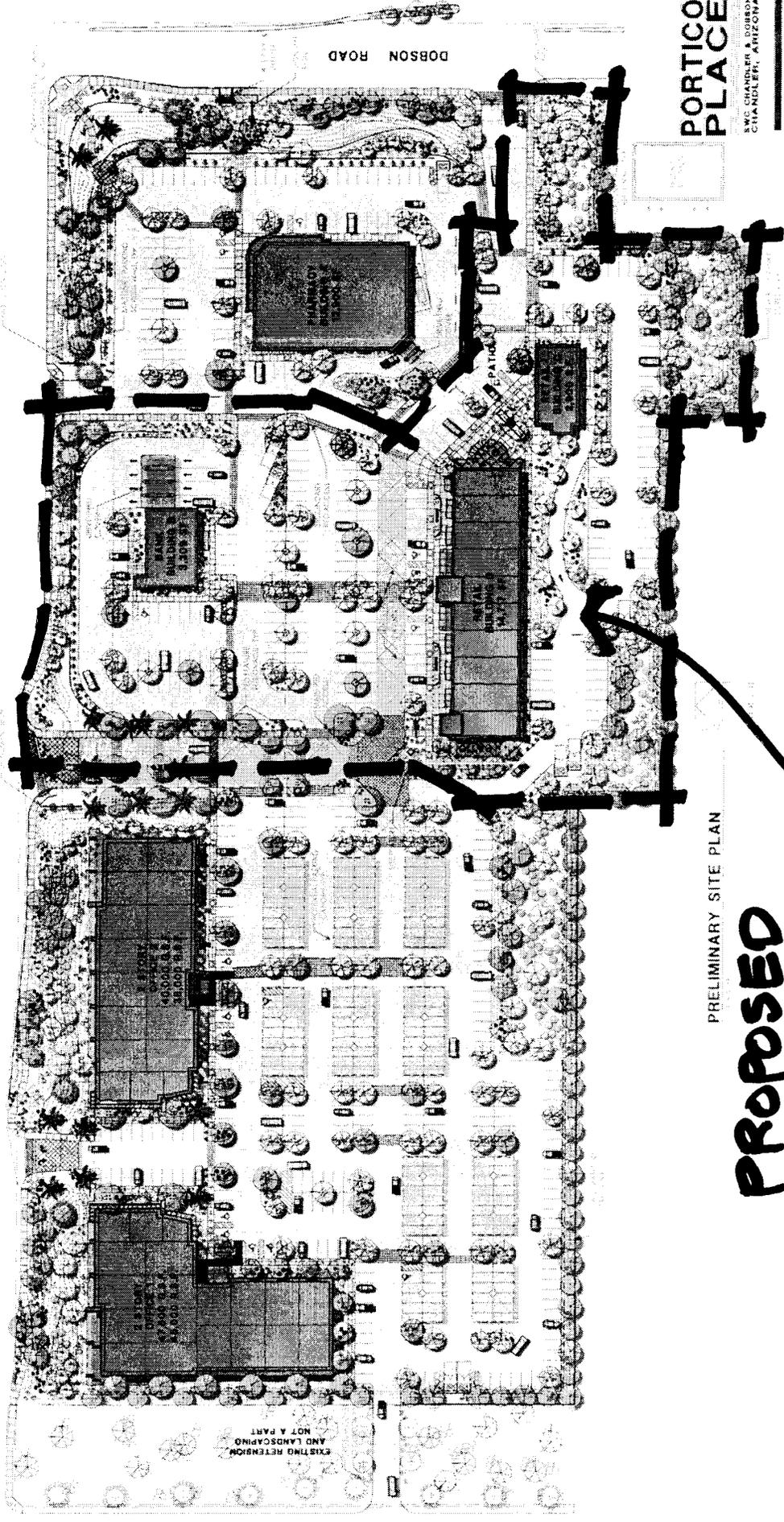
CHANDLER BOULEVARD

DOBSON ROAD

PORTICO PLACE

SWC CHANDLER & DOBSON
CHANDLER, ARIZONA

LS - COLOR



EXISTING RETENTION
AND LANDSCAPING
NOT A PART

DUREL WAY

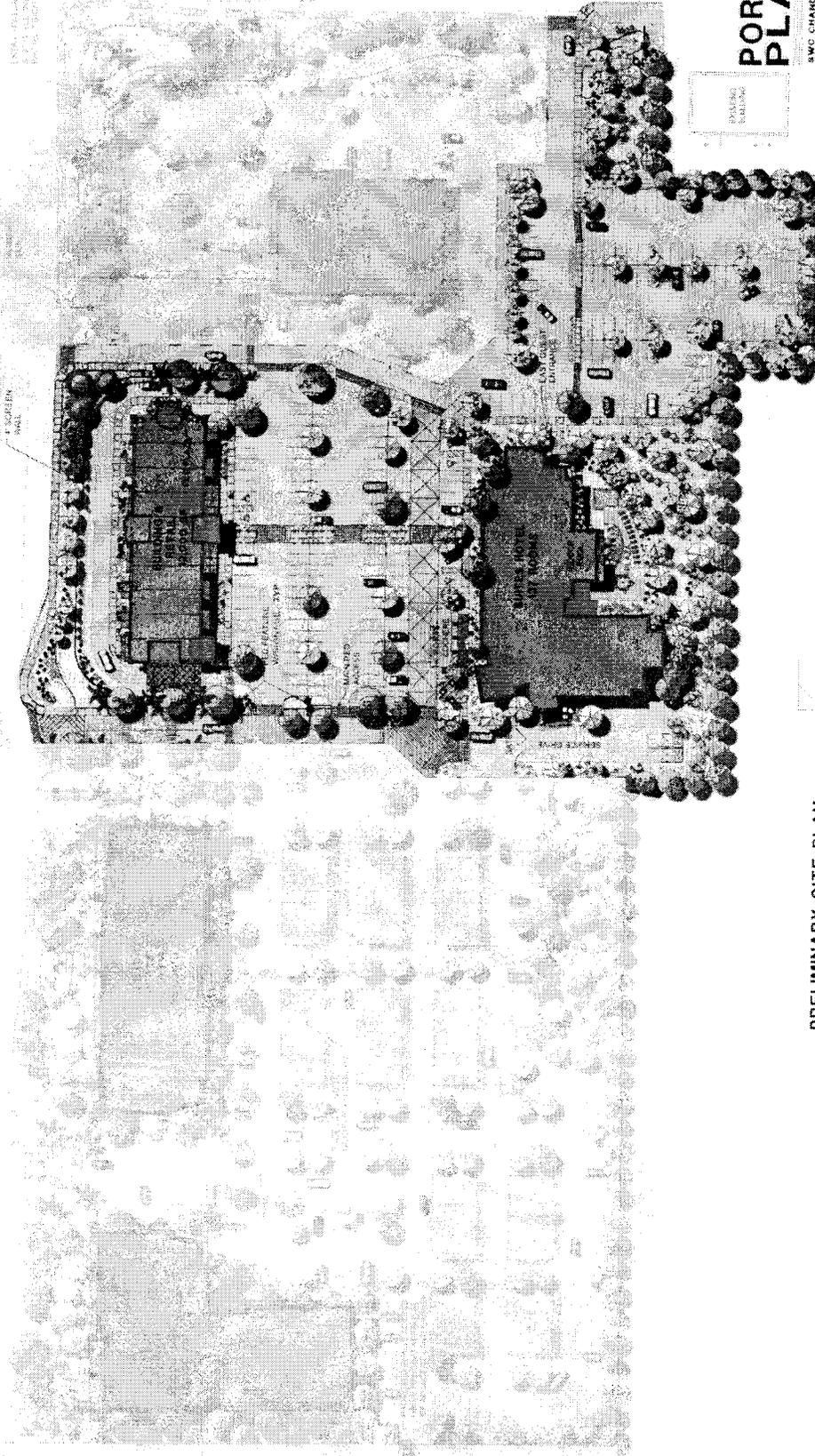
PRELIMINARY SITE PLAN

**PROPOSED
AMENDMENT
AREA**

**APPROVED SITE PLAN
MARCH 2007**

CHANDLER BOULEVARD

1500 AVENUE
CHANDLER, AZ 85224
ENRICA PELLER
8100 N. CENTRAL
AVENUE, SUITE 200
CHANDLER, AZ 85226



PORTICO PLACE

SWC CHANDLER, A DIVISION OF
CHANDLER, ARIZONA

Armstrong Properties, Inc.

NO.	1500
DATE	10/15/01
PROJECT	CHANDLER
OWNER	ARMSTRONG PROPERTIES, INC.
DESIGNER	LS & COLOR

NO.	1500
DATE	10/15/01
PROJECT	CHANDLER
OWNER	ARMSTRONG PROPERTIES, INC.
DESIGNER	LS & COLOR

WINTERBELL PERRY INC



1115 EAST BROADWAY
PHOENIX, ARIZONA 85004
(602) 944-1111

THE BUREAU OF ARCHITECTURE
PHOENIX, ARIZONA



T.J. MOSER & ASSOCIATES, INC.
1115 EAST BROADWAY
PHOENIX, ARIZONA 85004
(602) 944-1111



PRELIMINARY SITE PLAN

PROPOSED REVISED SITE PLAN

PORTICO PLACE

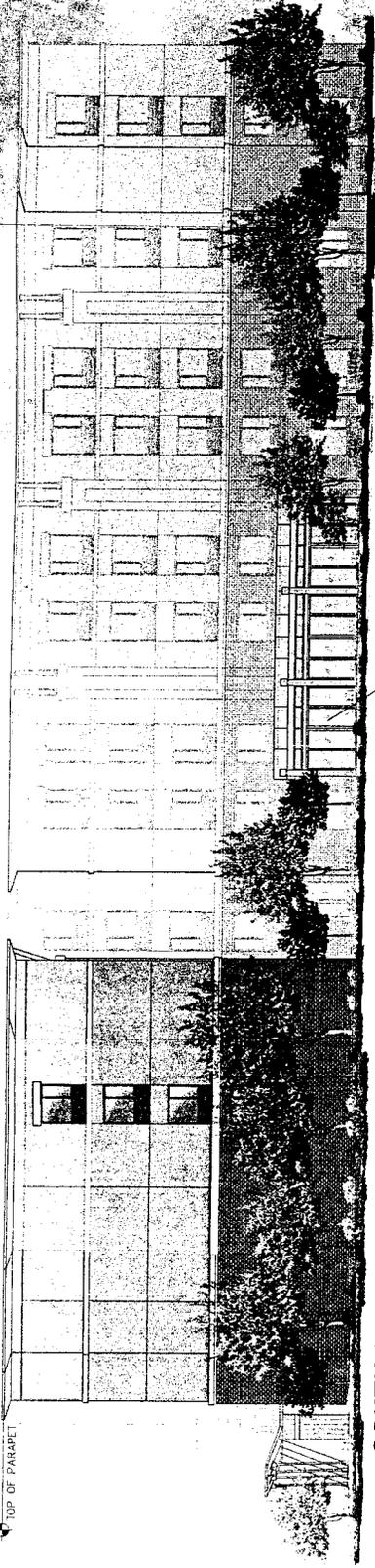
SWC CHANDLER & DOBSON
CHANDLER, ARIZONA

PRELIMINARY



14 SEPT, 2007

CAMBRIA SUITE
HOTEL - PRELIMINARY



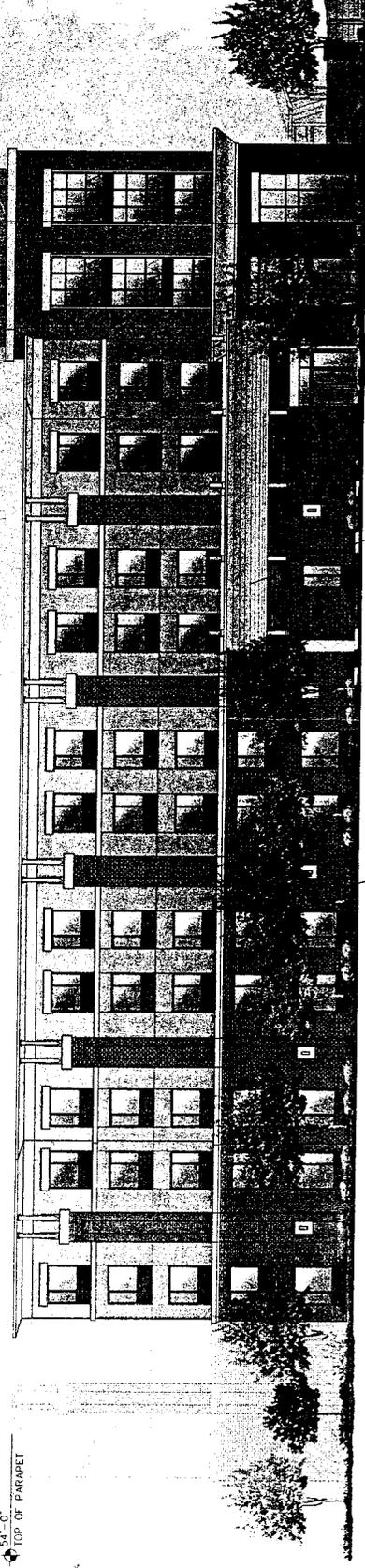
SOUTH ELEVATION

INDOOR POOL

66'-0"
TOP OF TOWER

54'-0"
TOP OF PARAPET

66'-0"
TOP OF TOWER



NORTH ELEVATION

BRICK VENEER

ANODIZED ALUMINUM
PORTE-COCHERE

GATE TO SERVICE DRIVE

54'-0"
TOP OF PARAPET

CAMBRIA SUITES HOTEL

PORTICO PLACE

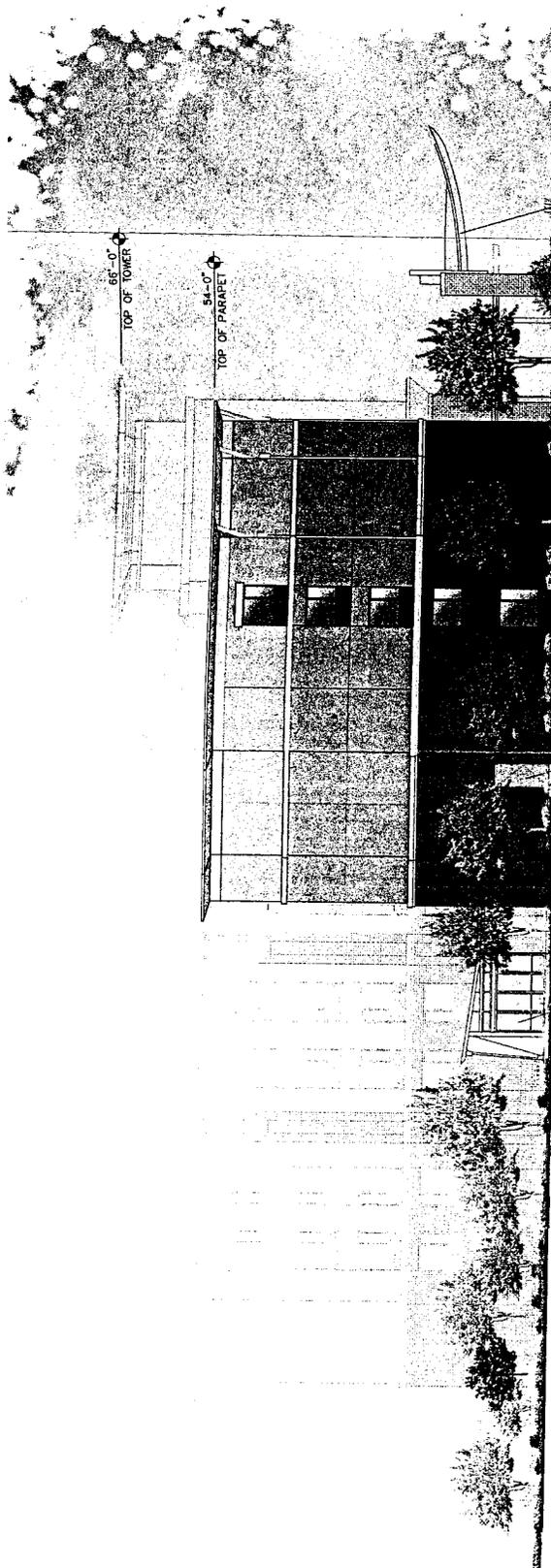
5WC CHANDLER & BOWEN
CHANDLER, ARIZONA

PRELIMINARY



7 Jun 2007

CAMBRIA SUITE
HOTEL - PRELIMINARY



EAST ELEVATION

INDOOR POOL

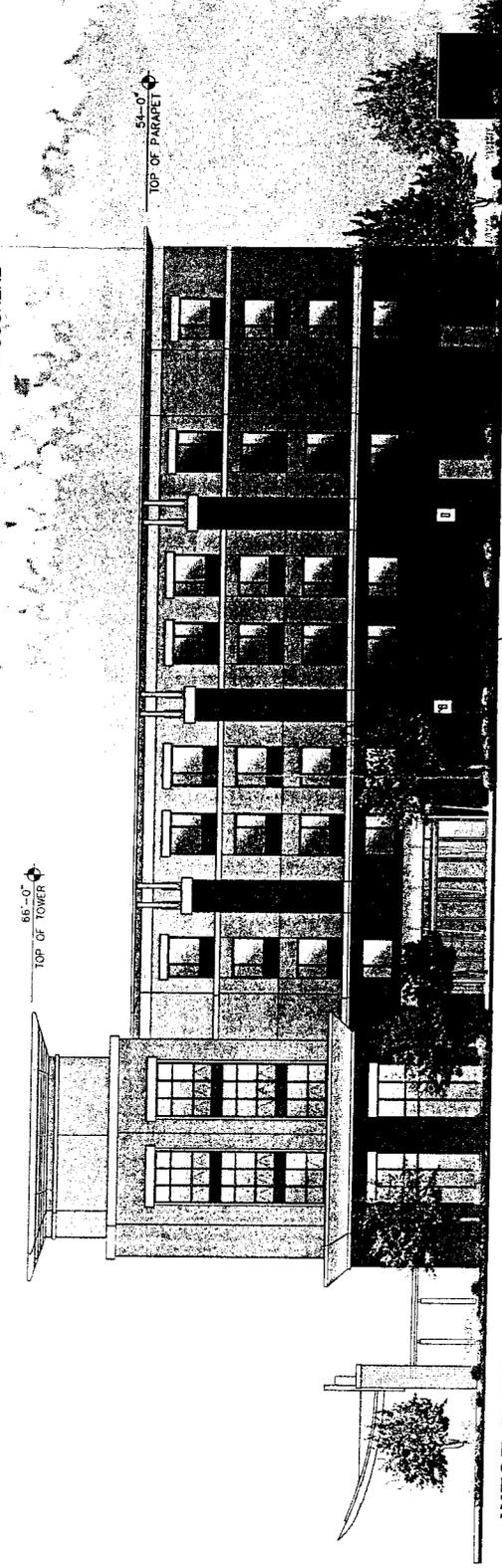
EAST GUEST ENTRY

ANODIZED ALUMINUM
PORTE-COCHERE

66'-0"
TOP OF TOWER

66'-0"
TOP OF TOWER

54'-0"
TOP OF PARAPET



WEST ELEVATION

BRICK VENEER

TRASH ENCLOSURE

66'-0"
TOP OF TOWER

54'-0"
TOP OF PARAPET

CAMBRIA SUITES HOTEL