

# 21

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**MEMORANDUM**

**Planning and Development – CC Memo No. 07-279**

**DATE:** NOVEMBER 9, 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:** PDP07-0004 595 E. ELLIOT ROAD

**Request:** Preliminary Development Plan (PDP) approval for a multi-tenant warehouse/office building

**Location:** 595 E. Elliot Road, approximately ½ mile east of Arizona Avenue

**Applicant:** Grant L. Olds Architects (Grant Olds)

**Project Info:** Approximate 22,638 square foot building on 1.9 acres

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Planned Industrial District/Planned Area Development (I-1/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 1.9 acre, multi-tenant warehouse/office project located on the south side of Elliot Road just west of the Union Pacific Railroad. The subject site is part of a larger 240-acre business park (Arizona Corporate Park, formerly known as Elliot Commerce Plaza) encompassing both sides of Elliot Road that includes industrial uses and a limited amount of commercial and office uses. The request includes a single 22,638 square foot building that is designated to house I-1 uses such as warehousing with up to 20% office. Parcels in the corporate park and its PAD overlay that are adjacent to Elliot Road must receive PDP approval.

The site shares a driveway from Elliot Road with the existing development to the west. A drive aisle circles the subject building, providing access to the overhead doors in the rear. The building's suites have their primary entrances on the north facing Elliot Road with pedestrian connections in this direction. Shaded pedestrian-oriented seating areas are provided at the front corners of the building along Elliot Road.

The four-suite building features two tones and styles of cmu block, two tones of glass, stucco columns, and a repeating square metal screen element. The project provides four-sided architecture by wrapping the two cmu block styles around the entire building, as well as carrying an irregular darker brown square pattern around the sides and back at two different heights and with two different materials. The building's front elevation effectively highlights the entrances by using wider and taller stucco columns that frame a darker shade of ground-to-roof mirrored glass that is topped above the prevailing parapet line with a stylistic steel pier element.

The project provides sufficient parking with 96 parking spaces compared to a code requirement of 59 spaces. The existing zoning allows for up to 20% of floor area to be dedicated to office uses. Even though there is excess parking, any office above and beyond the 20% provision would require rezoning through a separate application.

The requested landscaping uses some of the prevailing species existing along this stretch of Elliot Road and meets city standards. Date Palms are placed behind the monument entry sign in stepped alignment (20', 25', and 30' heights) to mirror the existing setup across the driveway. The Elliot Road frontage and the other property lines feature a mix of Mondel Pine and Ghost Gum trees. The building architecture is framed by two pairs of Pink Dawn Chialpas. The building also has adequate base plantings of various species.

The application requests approval for a center identification monument sign located at the northwest corner of the site, angled toward the Elliot Road driveway so as to mirror an existing sign across the driveway to the west. The 36"-high sign wall is constructed of split face cmu block drawn from the building architecture and will be unlit. The letters are pin-mounted metal to match the style across the driveway. If the entire building ends up being occupied by a single user, then this sign can display the company's name in place of the project name.

The applicant has indicated that construction documents will be submitted for approval shortly after receiving PDP approval.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 26, 2007 at the Downtown Community Center. No citizens attended.
- As of this writing, Staff is not aware of any citizen opposition to the request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and I-1/PAD zoning, recommend approval of PDP07-0004 595 E. ELLIOT ROAD subject to the following conditions:

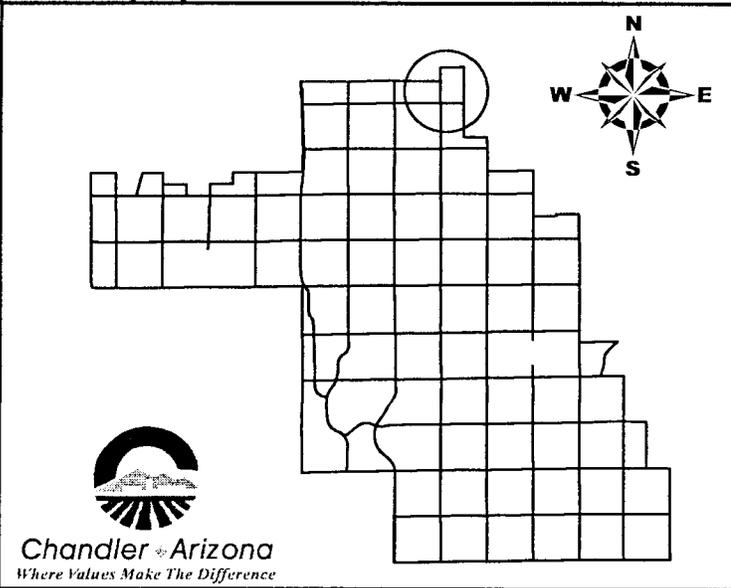
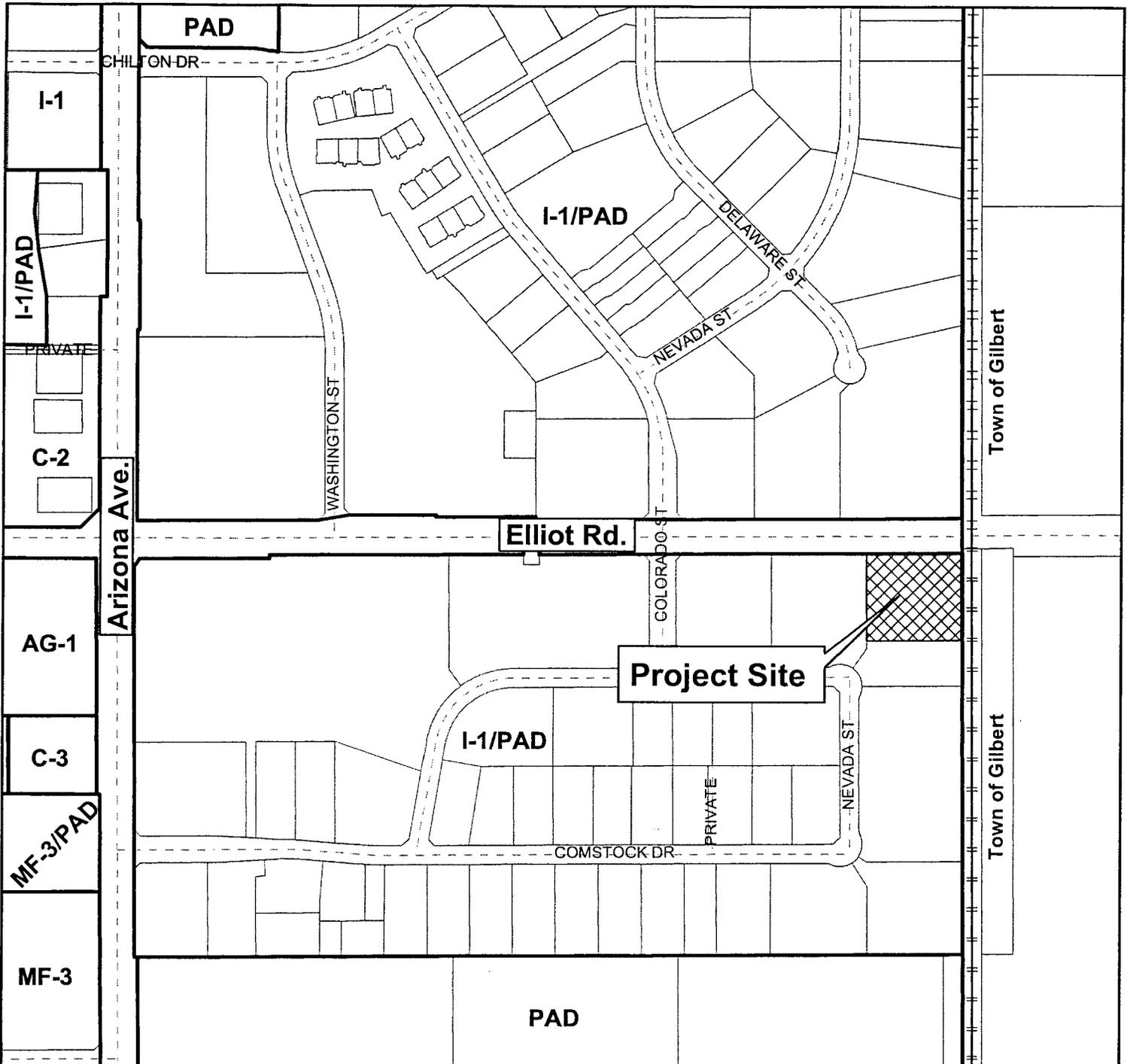
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "595 E. ELLIOT ROAD" kept on file in the City of Chandler Current Planning Division, in file No. PDP07-0004, except as modified by condition herein.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. 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.
4. 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.
5. Any building signage will utilize reverse pan-channel letters.
6. The eastern property wall shall be constructed of decorative block drawn from the building architecture.

**PROPOSED MOTION**

Move to approve Preliminary Development Plan in case PDP07-0004 595 E. ELLIOT ROAD subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Development Booklet, Exhibit A
3. Site Plan
4. Landscape Plan
5. Elevations



## Vicinity Map

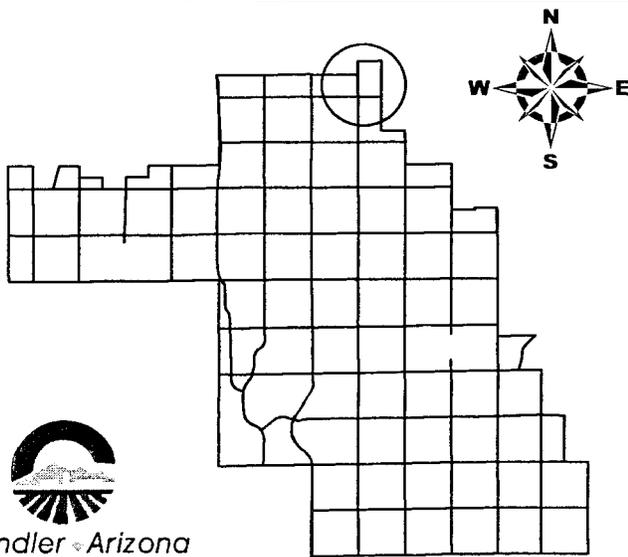
PDP07-0004

East V3 Elliot Commerce Center

CITY OF CHANDLER 2/8/2007



## Vicinity Map



PDP07-0004

East V3 Elliot Commerce Center



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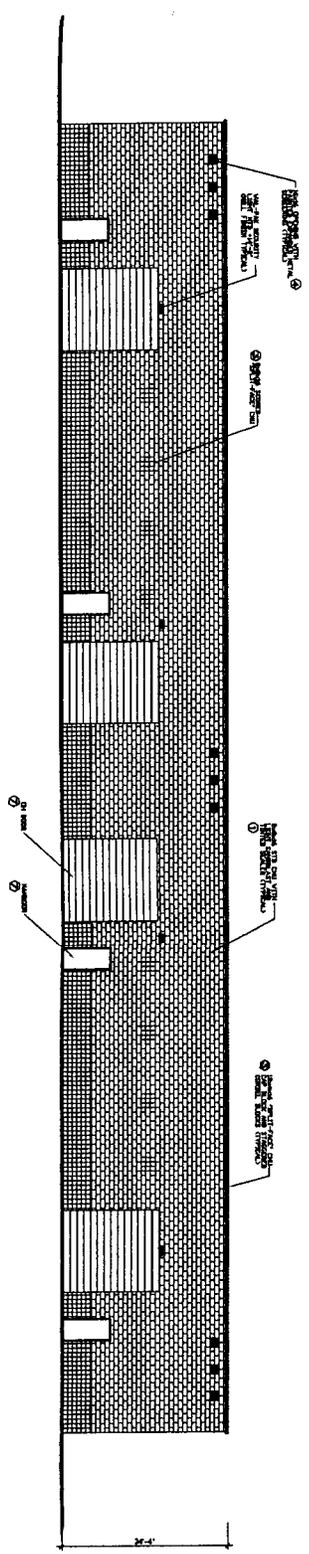
CITY OF CHANDLER 2/8/2007



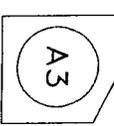
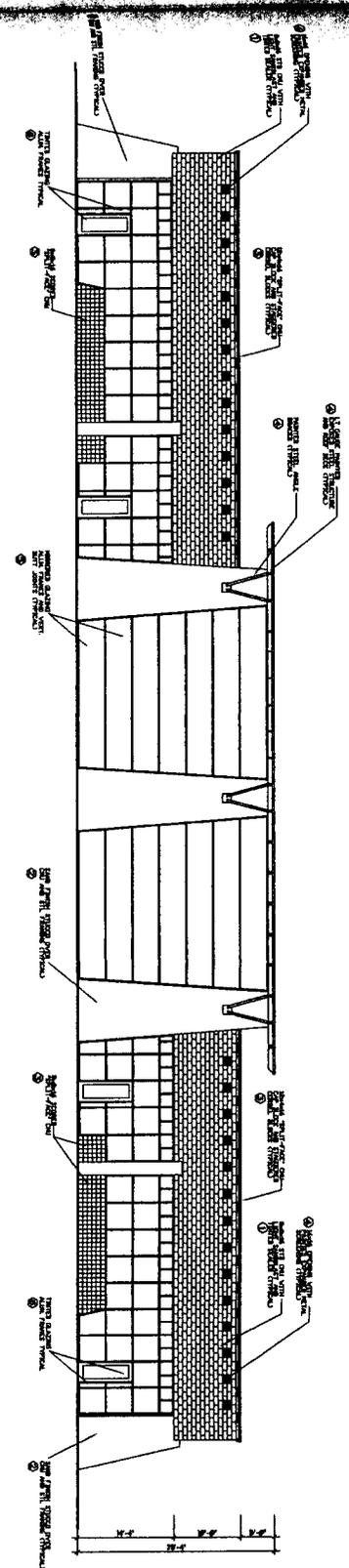


- COLOR/MATERIAL KEY**
- ① BRICK, 2 1/2" x 3 1/2" x 8"
  - ② BRICK, 2 1/2" x 3 1/2" x 8" (HORIZONTAL COURSE)
  - ③ BRICK, 2 1/2" x 3 1/2" x 8" (VERTICAL COURSE)
  - ④ BRICK, 2 1/2" x 3 1/2" x 8" (RANDOM COURSE)
  - ⑤ BRICK, 2 1/2" x 3 1/2" x 8" (RANDOM COURSE)
  - ⑥ BRICK, 2 1/2" x 3 1/2" x 8" (RANDOM COURSE)
  - ⑦ BRICK, 2 1/2" x 3 1/2" x 8" (RANDOM COURSE)

**SOUTH ELEVATION**



**NORTH ELEVATION**



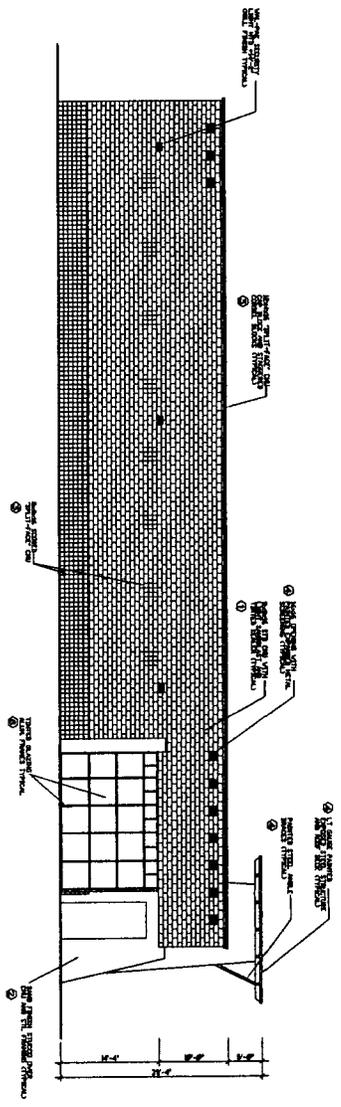
PROPOSED BUILDING FOR:  
**595 EAST ELLIOT COMMERCE CENTER**  
 LOT #1 - ARIZONA CORPORATE PARK  
 595 EAST ELLIOT ROAD  
 CHANDLER, ARIZONA



**GRANT L. OLDS ARCHITECTS...**  
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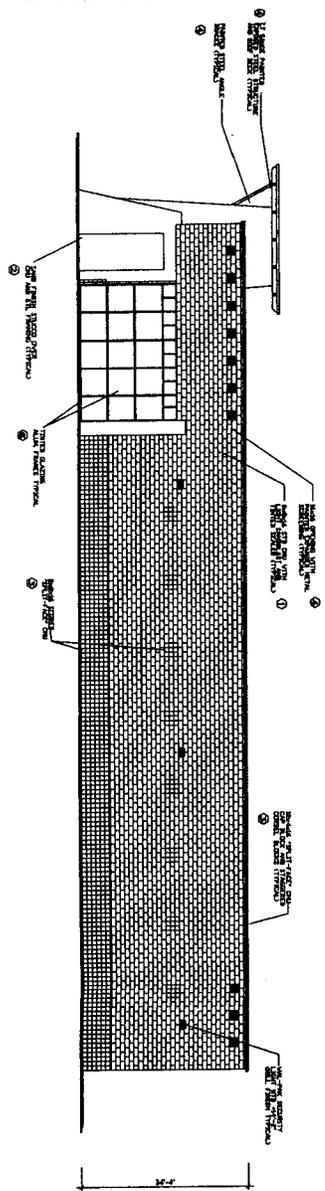
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DATE: 12 OCT 2007 PROJECT NUMBER: #2005013



EAST ELEVATION

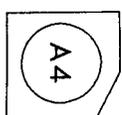
1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

- COLOR/MATERIAL KEY**
- 1 BRICK, 2 1/2" x 8" x 4" (SEE NOTE 1)
  - 2 BRICK, 2 1/2" x 8" x 4" (SEE NOTE 1)
  - 3 BRICK, 2 1/2" x 8" x 4" (SEE NOTE 1)
  - 4 BRICK, 2 1/2" x 8" x 4" (SEE NOTE 1)
  - 5 BRICK, 2 1/2" x 8" x 4" (SEE NOTE 1)
  - 6 BRICK, 2 1/2" x 8" x 4" (SEE NOTE 1)
  - 7 BRICK, 2 1/2" x 8" x 4" (SEE NOTE 1)



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