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Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 07-280

DATE: NOVEMBER 26, 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: PDP07-0019 STELLAR OFFICE CONDOS

- Request:** Preliminary Development Plan (PDP) approval for site layout, landscaping, and building architecture for an office development
- Location:** Northwest corner of Chandler Boulevard and Juniper Drive, approximately ¼ mile west of McClintock Drive
- Applicant:** Sun State Builders (Mike Forst)
- Project Info:** Two connected office buildings totaling approximately 35,152 square feet on 3.1 acres

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 pair of connected office buildings totaling 35,152 square feet on a 3.1-acre site located at the northwest corner of Chandler Boulevard and Juniper Drive, approximately ¼ mile west of McClintock Drive. The subject site is part of a larger 30-acre Stellar Business Park located north of Stellar Airport. The property is zoned PAD for a variety of industrial, office, and commercial uses

identified by stipulation within the PAD zoning. The proposed office use is a use permitted by the PAD zoning.

This development is on two lots (Nos. 2 and 3) within Stellar Business Center that have access to the north onto Enterprise Place and south via a shared driveway to Chandler Boulevard. To the north and west are other lots within Stellar Business Center. To the east is Chandler Corporate Center, which is also an industrial and office business park.

The two buildings are angled in orientation to Chandler Boulevard in a manner that aligns parallel to an avigation easement that disallows structures on the eastern half of the subject site. Each building also has a two-part staggering of the north and south building facades in a manner that adds depth creates visual interest. An elevator tower and a courtyard with shaded outdoor seating are located between the buildings. An open-air bridge walkway connects the elevator tower to the second floors. Both the north and south ends of the buildings have outdoor staircases that lead to interior hallways. The buildings' primary entrances are from the courtyard. The project provides sufficient parking with 177 parking spaces compared to a code requirement of 162 spaces.

The FAA determined that the proposed buildings are not hazards to aerial navigation. Besides that finding, the FAA also found that 3' to 4' of the buildings (as previously proposed) were located within an angular trapezoid known as the "Runway Protection Zone", but the buildings have since been modified through engineering to be shorter and completely out of the Runway Protection Zone.

The buildings are constructed of two tones of split face cmu block and a lighter center-scored cmu block at the parapet and in between the first- and second-story windows. Windows are featured on all sides, including nearly ground-to-parapet windows on the southern elevation of the southern building and its equivalent north elevation on the northern building. Facade depth is further provided through metal canopies located above the second story windows on all sides.

The landscaping utilizes Desert Museum Palo Verde, Thornless Hybrid Mesquite, Sissoo, and Shoestring Acacia that follow the established species pattern in the business park. The courtyard area between the buildings includes a shade tree planted in the center of a rectangular bench feature. Enhanced tree density is provided south and southwest of the buildings so as to cast additional shade on and near the southernmost facade.

The business park's building and monument signage were approved with the 2001 rezoning. 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 October 29, 2007 at the Sunset Branch Chandler Library. No citizens attended.

- Three persons associated with Stellar Airpark have voiced general support for the project, but opposition to any buildings located in the Runway Protection Zone.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

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

The request was continued from an earlier Planning Commission hearing to allow the applicant time to revise building heights in response to concerns from Stellar Airpark representatives. The revised elevations, which are agreeable to the Airpark representatives, are attached along with the booklets that contain outdated elevations but otherwise correct information.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP07-0019 STELLAR OFFICE CONDOS subject to the following conditions:

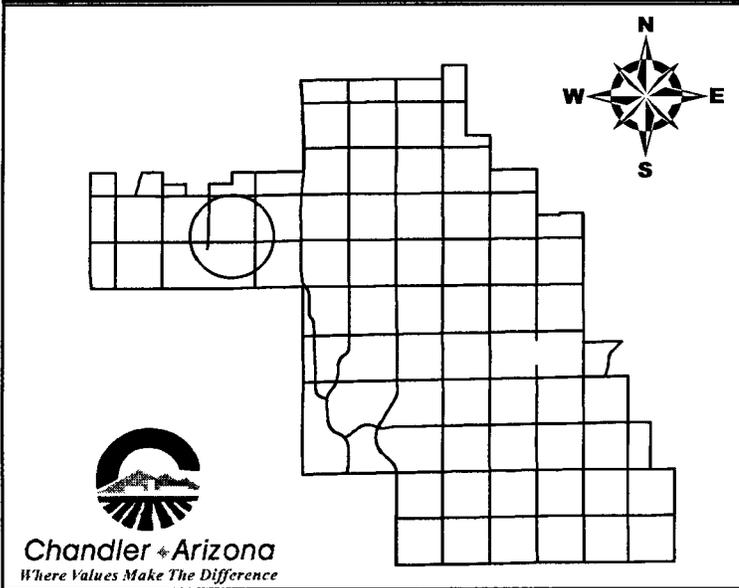
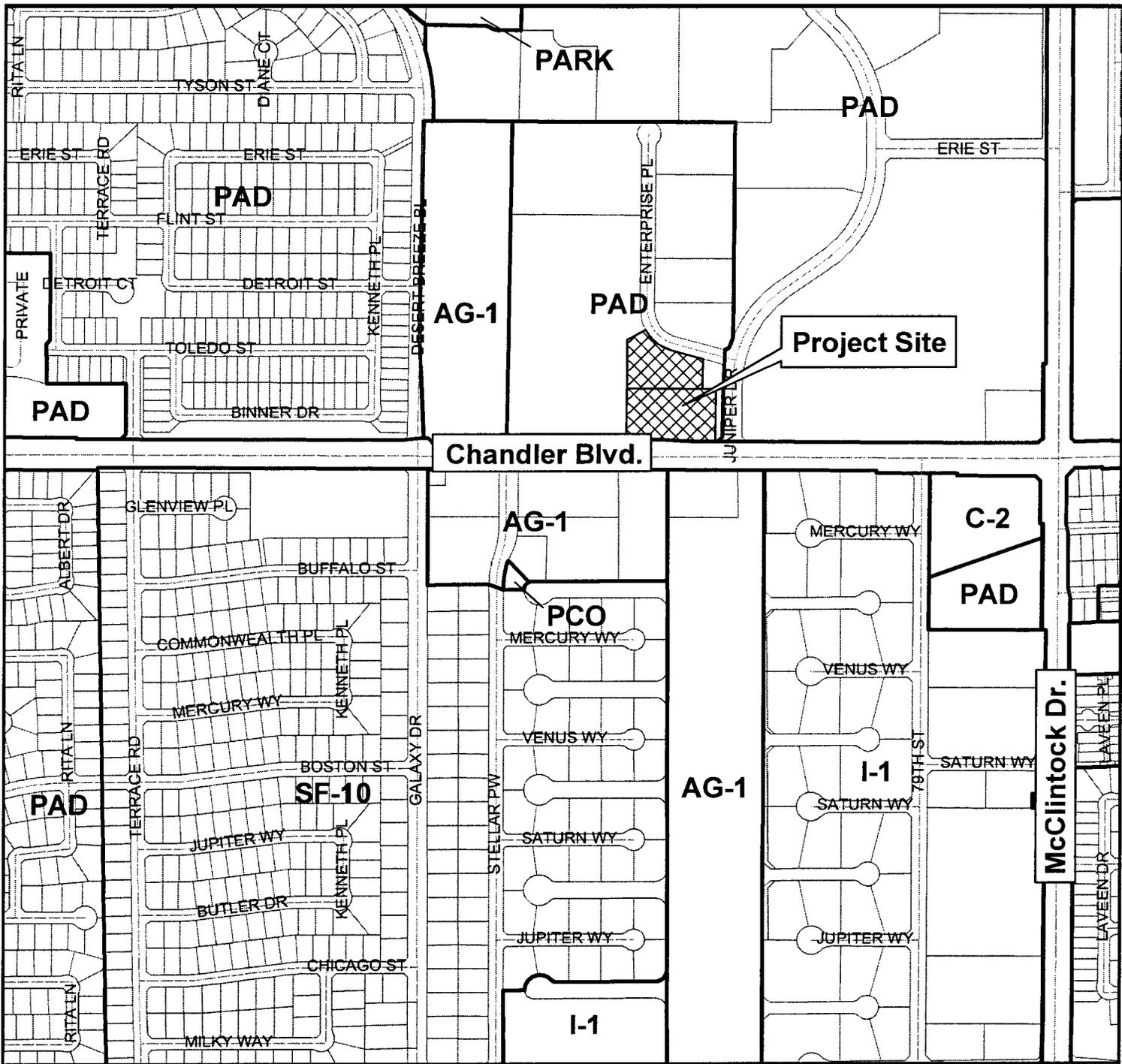
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "STELLAR OFFICE CONDOS" kept on file in the City of Chandler Current Planning Division, in file No. PDP07-0019, except as modified by condition herein.
2. The landscaping in all open spaces and rights-of-way 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. The landscape plan shall be amended so that only tree species that mature at a maximum of 15' height are provided in the aviation easement area along the Chandler Boulevard frontage. Tree species in the rest of the aviation easement area shall not exceed 20' in height. The applicant shall work with staff to select suitable species.
6. No use or site feature that attracts birds, generates smoke or glare, or creates visual or electronic interference with air navigation shall be allowed.
7. The buildings shall be supplied with the FAA recommended obstruction lights contained in DNH Study # ASN 2007-AWP-5175 and 5176-OE.
8. Buyers, lessees, renters, or any other end user shall be made aware of the proximity of the Stellar Airpark and that airport traffic and noise is likely to increase in the future.

PROPOSED MOTION

Move to approve Preliminary Development Plan in case PDP07-0019 STELLAR OFFICE CONDOS 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. Revised Elevations
6. Perspective Views



Vicinity Map



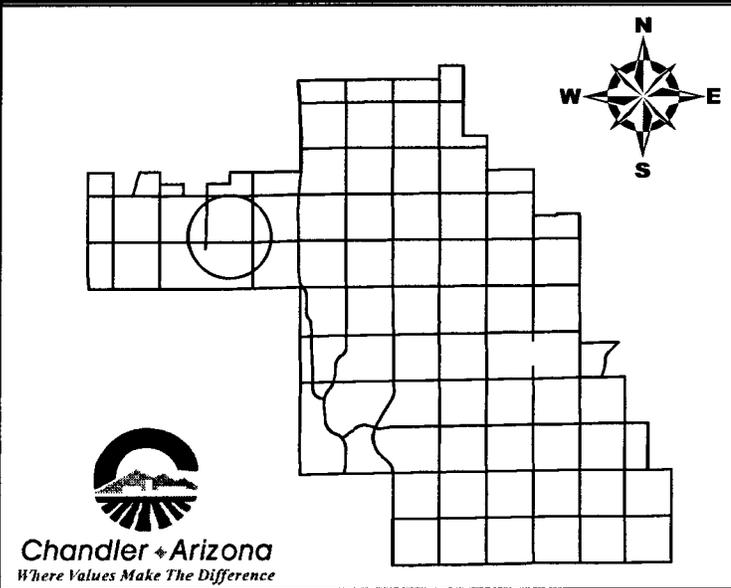
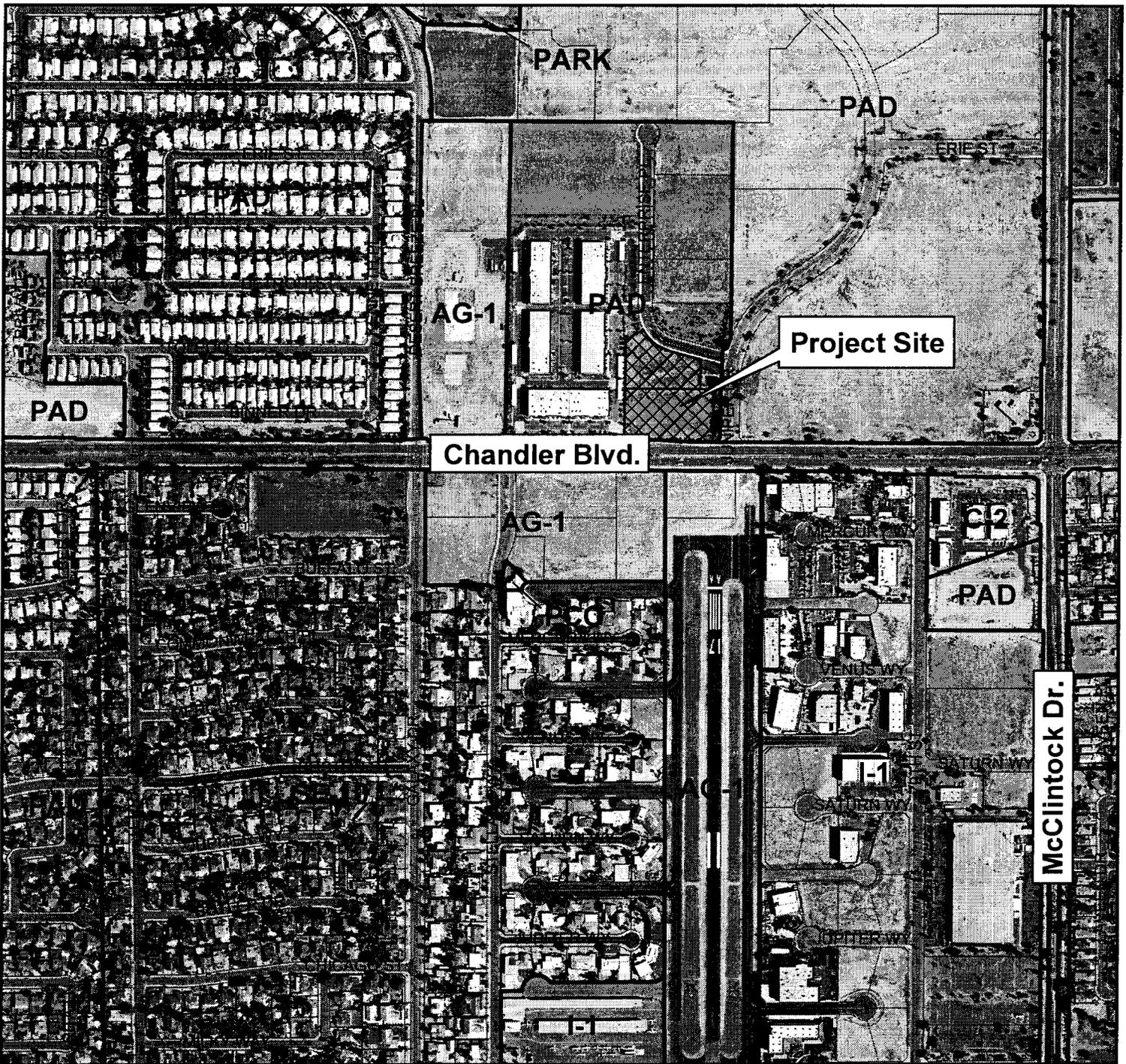
PDP07-0019

Stellar Office Condos

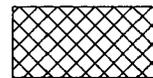
CITY OF CHANDLER 6/4/2007



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Vicinity Map



PDP07-0019

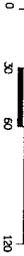
Stellar Office Condos





PRELIMINARY LANDSCAPE PLAN

SCALE 1"=30'-0"



PLANT MATERIAL LEGEND

KEY	SYMBOL	BOTANICAL/COMMON NAME	SIZE	QUANTITY
1	(+)	Medium Magnolia	12' x 12'	3
2	(+)	Medium Magnolia	12' x 12'	3
3	(+)	Medium Magnolia	12' x 12'	3
4	(+)	Medium Magnolia	12' x 12'	3
5	(+)	Medium Magnolia	12' x 12'	3
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DATE	11/10/10
BY	AS NOTED
REVISION	5/23/17
PROJECT NO.	200102-08
SCALE	1"=30'-0"
TITLE	LANDSCAPE PLAN

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