



**Chandler • Arizona**  
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# 17  
FEB 14 2008

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-033**

**DATE:** JANUARY 25, 2008

**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:** ERIK SWANSON, CITY PLANNER

**SUBJECT:** PDP07-0027 MISTY MATE

**Request:** Preliminary Development Plan (PDP) approval for an office/warehouse building on approximately 4.25 acres

**Location:** 450 E. Elliot Road  
Northeast corner of Colorado Street and Elliot Road

**Applicant:** Mike Forst, Sun State Builders

**RECOMMENDATION**

The request is for PDP approval for an office/warehouse building. Planning Commission and Staff, finding consistency with the General Plan, and Planned Area Development (PAD) zoning, recommend approval with conditions.

**BACKGROUND**

The subject site is located at the northeast corner of Colorado Street and Elliot Road, east of the northeast corner of Elliot Road and Arizona Avenue. The subject site is located within the Arizona Corporate Park North industrial development. Directly north, east, and west of the subject site are industrial-use buildings. South, across Elliot Road is the Arizona Corporate Park Unit Two industrial development.

The subject site and surrounding area was zoned I-1 with a PAD overlay in 1981. Permitted uses for the subject site are those found under the allowed uses for the Light Industrial (I-1) zoning district. The current proposal is consistent with the I-1/PAD zoning designation. The proposed

building will serve as the main office headquarters and manufacturing/warehouse facility for Misty Mate. Misty Mate is a manufacturer of misters and misting systems. Misty Mate will receive already manufactured materials, and assemble the materials to complete the various products. The completed products will then be warehoused for distribution. There will be no processing of raw materials within the building.

The subject site fronts along Elliot Road and Colorado Street. Access to the site will be provided along Elliot Road, Colorado Street, and the Delaware Street cul-de-sac. The site has an existing 6' CMU wall on the north and east property lines. The building is approximately 58,558 square feet and will provide approximately 10,000 square feet of office space. The concrete tilt building will provide varying parapet heights along the south and side elevations to break-up the wall planes. Reveal lines on the panels help to break up the facade and provide additional architectural wall interest. Tinted glass will be utilized along the front of the building, and a glass element will be provided on both the east and west elevation. In addition, the paint palette utilizes three colors to help provide visual breaks. Furthermore, along the building frontage there will be a green aluminum banding architectural feature that is carried from the front to the side elevations. The overall building height is 39'.

Parking is provided along the site's west, south, and east portions. Primary product pick-up and delivery is provided on the northern portion of the site through the Delaware Street cul-de-sac. Truck access is also provided off of Colorado Street. Loading dock are screened from street views by the existing concrete block walls and proposed six-foot tall gates.

The landscaping utilizes a variety of tree species. At the intersection of Colorado Street and Elliot Road there is an existing low wall and Mexican Fan Palms. Staff has added a condition that Date Palms be used where new Mexican Fan Palms and Queen Palms are proposed on the landscape plan, except for at the intersection corner.

Anticipated start of construction is summer of 2008.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhood Organizations (RNO's) within one ¼ mile.
- A legal notice was advertised in the newspaper.
- A 4' by 8' public hearing sign was installed on the property.
- A neighborhood meeting was held on Tuesday, December 4, 2007. No neighbors were in attendance.

As of the writing of this memo, Staff has received no phone calls or letters of 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, recommend approval of the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "MISTY MATE PDP07-0027", kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0027, 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 use of turf shall be limited to 10% of all landscapable areas.
6. In the landscape plan of the Development Booklet, where new palm trees are to be located, the palms used are to be Date Palms.
7. The signage shall require a separate Preliminary Development Plan submittal, and approval by City Council.
8. All roof drainage shall be internalized.
9. Shade trees shall be provided at the southern entrance to the building.
10. The applicant shall work with Staff to provide additional horizontal banding through the use of materials, and or paint colors.

**PROPOSED MOTION**

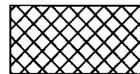
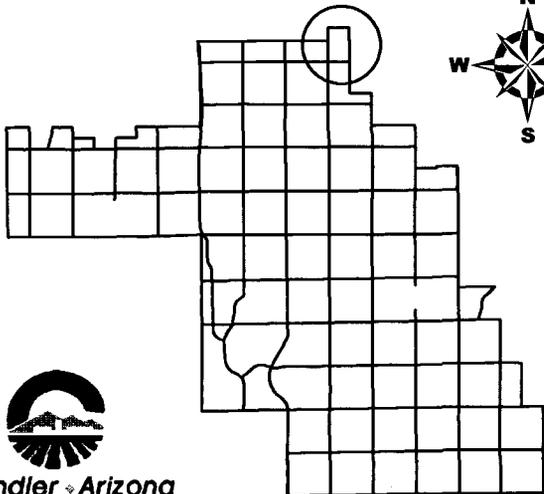
Move to approve PDP07-0027 MISTY MATE, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Development Booklet, Exhibit 'D'



## Vicinity Map



PDP7-0027

Misty Mate



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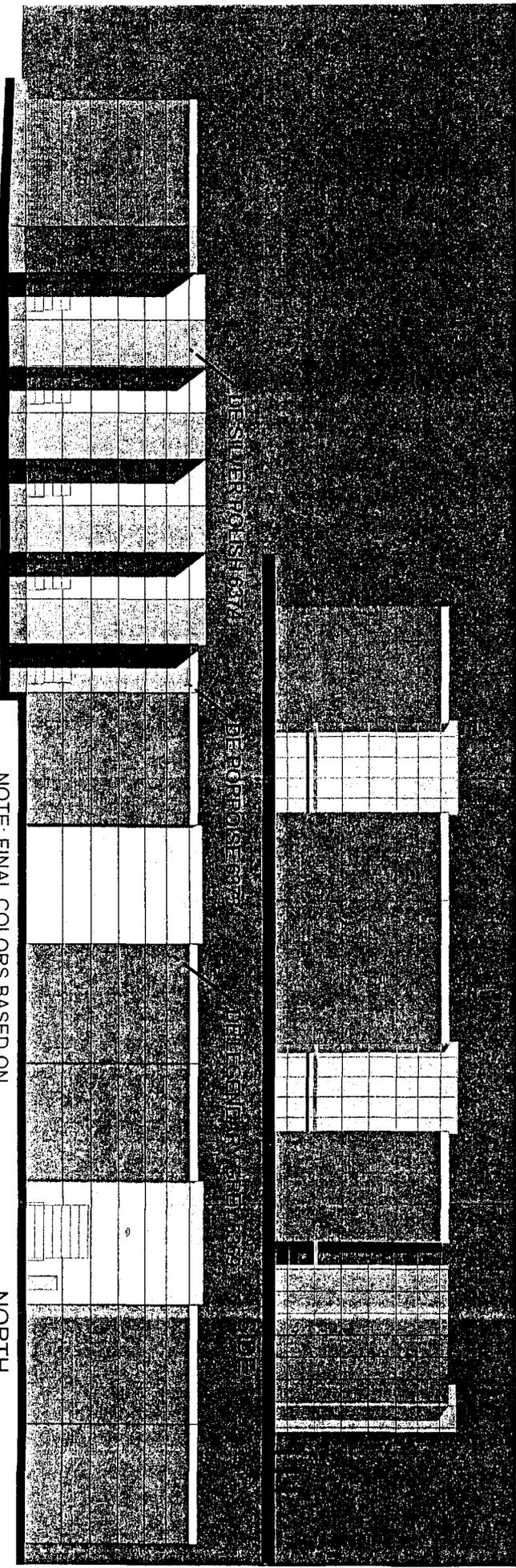
CITY OF CHANDLER 9/6/2007



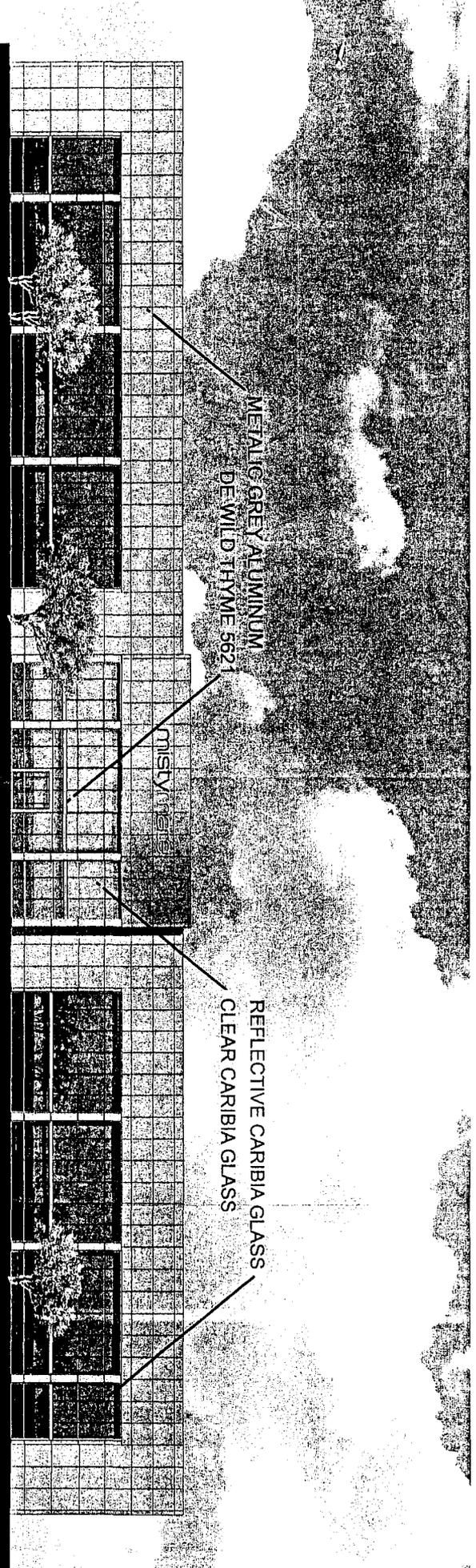
BUILDING ELEVATIONS

NOTE: FINAL COLORS BASED ON ARCHITECT APPROVAL OF FIELD SAMPLES

NORTH



SOUTH



METALIC GREY ALUMINUM  
DE WILD THYME 5621

REFLECTIVE CARIBIA GLASS  
CLEAR CARIBIA GLASS