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JUN 26 2008



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MEMORANDUM

Planning and Development – CC Memo No. 08-112

DATE: JUNE 5, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: DVR08-0008 DOBSON OFFICE CONDOMINIUMS
Introduction and Tentative Adoption of Ordinance No. 4036

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for an office development with Preliminary Development Plan (PDP) approval

Location: North of the northwest corner of Dobson and Germann Roads, immediately south of an existing church

Applicant: Brad Graham, Palmer Architects

Project Info: Approximately 2.27 acres, 3 single-story office buildings, 7,220 square feet each

RECOMMENDATION

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

BACKGROUND

The subject site is one of two remaining properties zoned AG-1 (Agricultural District) following the development of the Germann Country Estates single-family residential subdivision to the west and south, and the Hope Covenant Church to the north. The property fronts Dobson Road and is in between the church property and the remaining agricultural site to the south. The

property to the south has been owned by the Becker family since 1984. Staff is not aware of any development plans for this parcel.

The application requests rezoning from AG-1 to PAD for office with PDP for site layout and building architecture on approximately 2.27 acres. Dobson Office Condominiums consists of three single-story office buildings for general, medical, and dental uses. The office buildings are 7,220 square feet each in size for a total of 21,660 square feet of office space. The office development is designed to allow 60% medical/dental and 40% general office.

The three buildings are located on the property's north side adjacent to the church site. The adjacent church and residential buildings are designed with stucco façades and roof tiles. The office buildings are designed at a residential scale incorporating stucco façades, concrete roof tiles, and stone veneer accents reflecting a contemporary architectural style.

Building architecture is in conformance with Commercial Design Standards. The buildings are designed to promote consistent architectural character and detail on all sides of the buildings including the use of materials and paint colors. There are two different paint color palettes. Building mass is broken up by providing pedestrian oriented areas between each building. The building's use of stucco does not exceed the maximum 65% of the total area of each building façade. Stone veneer is applied on building walls, below windows as a wainscot, and at the base of columns. Vertical relief is achieved by pop-outs around windows, covered entries, and low walls. Rooflines are varied in height, form, and materials with pitched and parapet roof elements.

The site is a long and narrow infill property. Building C's east elevation is located within a landscape setting off of Dobson Road. The brief entrance drive into the site is flanked with Date Palm trees and decorative paving. The project includes unique seating features in a pedestrian area, an overall character theme with light fixtures and screen walls/seat walls, provides public artwork, and special features that are pedestrian oriented.

A common pedestrian seating area with artwork is provided north of the courtyard between Buildings A and B. Decorative seat walls with shade trees are provided adjacent to a metal art feature. A one-of-a-kind, art piece constructed of metal framework and steel posts is designed with four panels with a trailing plant/vine motif. A trellis mesh material is located behind the metal artwork with planted vines to mimic the artwork. A decorative paving feature is located within hardscape areas between each building and at pedestrian crossings in parking areas. Courtyard entrances between buildings are framed with a decorative pavement feature designed with brick in a herringbone pattern.

Buildings meet building setbacks from adjacent residentially zoned property. Landscape buffers are provided around the site's perimeter. The parking provided is appropriate for this development. Required parking is 130 parking spaces and the development provides 133 parking spaces. Parking space canopies are proposed for a few locations in the parking area. A parking canopy detail is provided on the site plan.

The development includes one freestanding monument sign along Dobson Road. The sign is 6-feet in height and includes four office tenant panels. The sign incorporates paint colors, building materials, and designs to match the office buildings. Sign panels are aluminum with vinyl lettering. Illumination of the signs is through ground lighting only. Building business name signs are reverse pan channel non-illuminated.

DISCUSSION

Staff is of the opinion that the office development is a good infill project for the area. The building's design, height, and location are compatible with adjacent development. The site is creative and incorporates unique features including the artwork and hardscape paving designs. The development works with the site's long and narrow character by locating buildings along the north property line, staggering buildings, and locating parking along the south and west sides.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- The applicant has met with the adjacent Homeowners' Association Board and spoken with the property management company. A neighborhood meeting was held on May 6, 2008. No residents attended, only the applicant.
- At the time of the memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0

RECOMMENDED ACTION

Upon finding the zoning amendment request to be consistent with the General Plan, Planning Commission and Staff recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "D.M.B.R. Dobson Office Condominiums", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0008, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

5. Completion of the construction of all required off-site street 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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. 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.
10. Raceway signage shall be prohibited within the development.
11. Landscaping shall be in compliance with current Commercial Design Standards.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
13. The site shall be maintained in a clean and orderly manner.
14. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
15. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
16. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water

provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

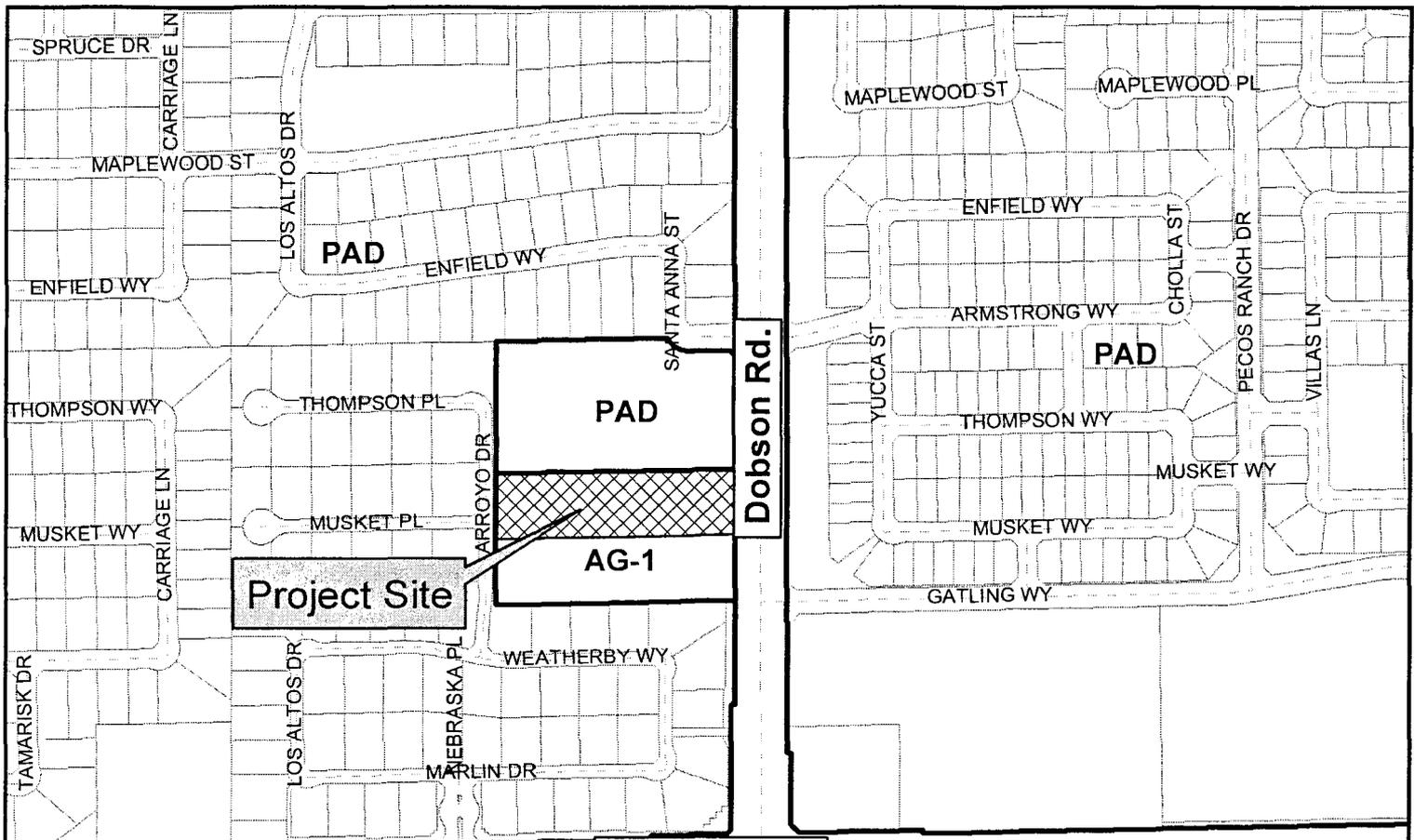
In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Dobson Office Condominiums development shall use treated effluent to maintain open space, common areas, and landscape tracts.

PROPOSED MOTION

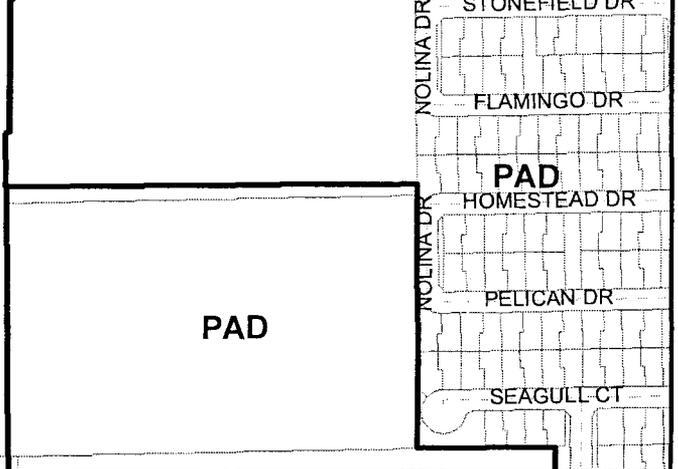
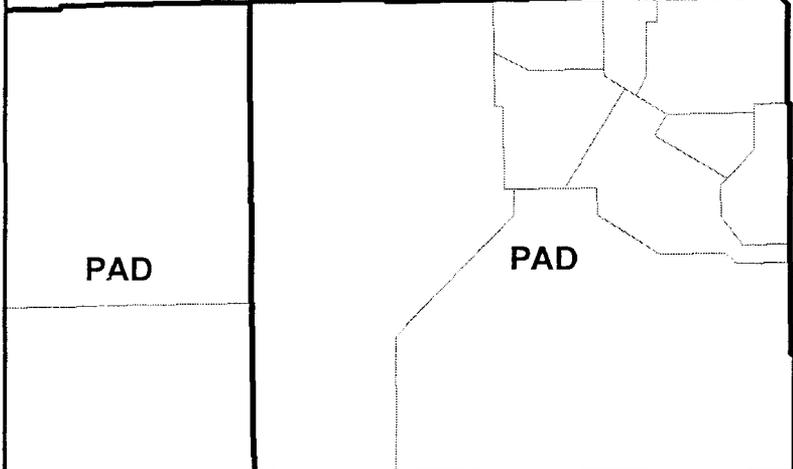
Move to introduce and tentatively adopt Ordinance No. 4036 approving DVR08-0008 DOBSON OFFICE CONDOMINIUMS Rezoning from AG-1 to PAD subject to the conditions recommended by Planning Commission and Staff.

Attachments

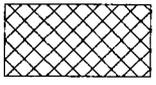
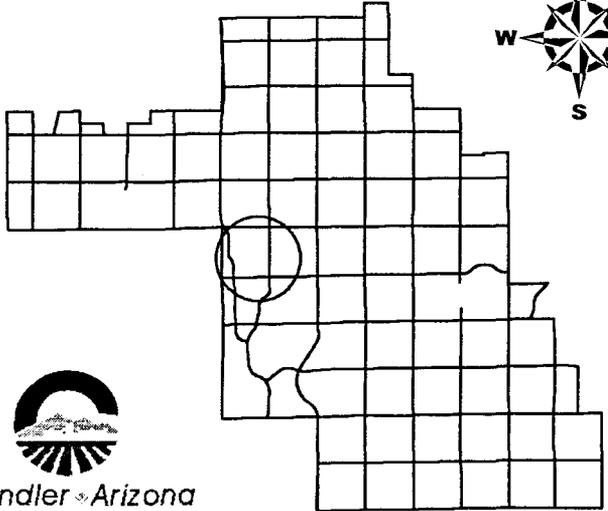
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 4036
6. Development Booklet, Exhibit A



Germann Rd.



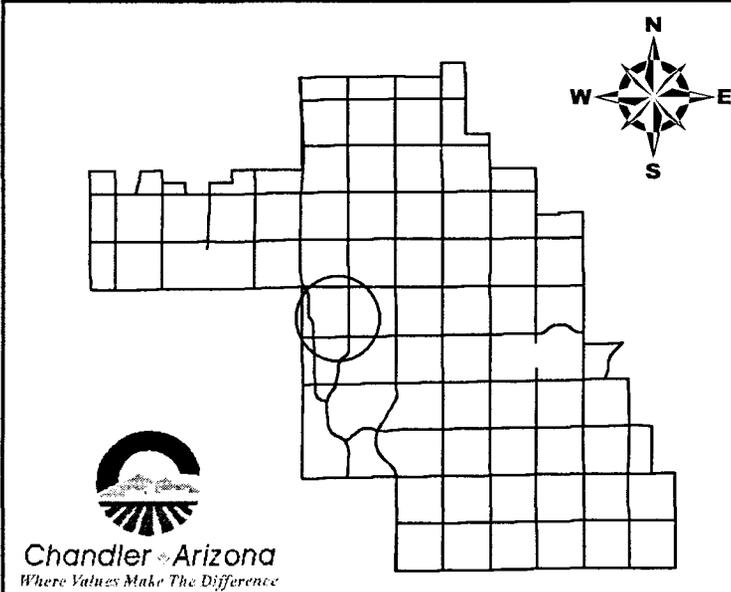
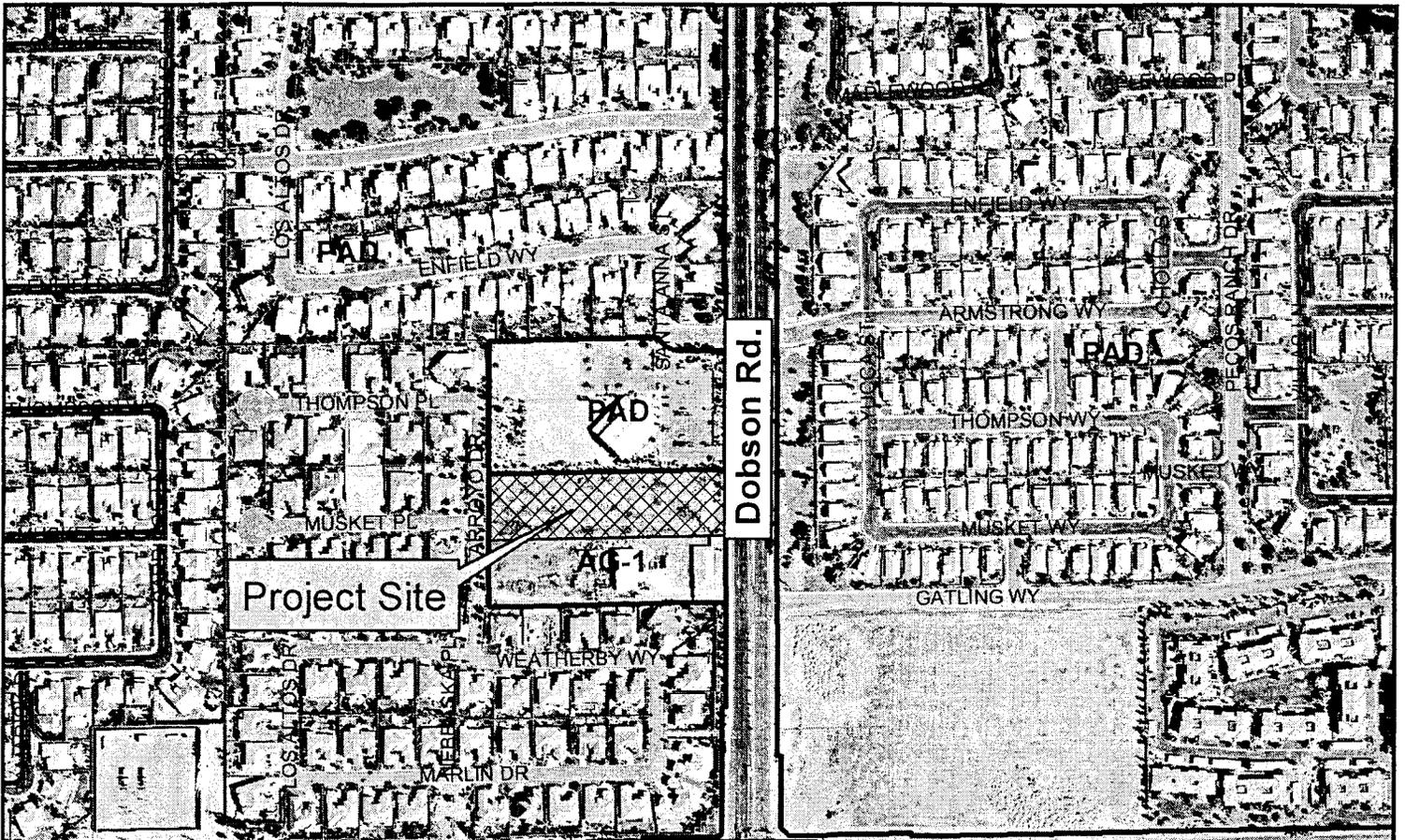
Vicinity Map



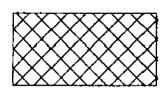
DVR08-0008

Dobson Office Condominiums





Vicinity Map

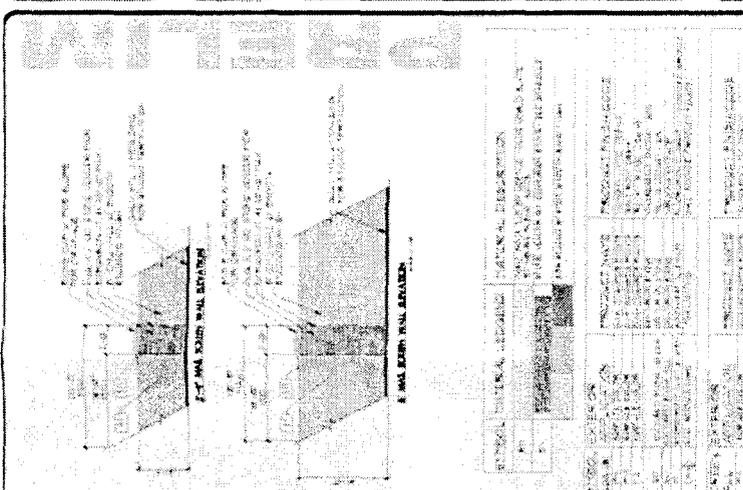
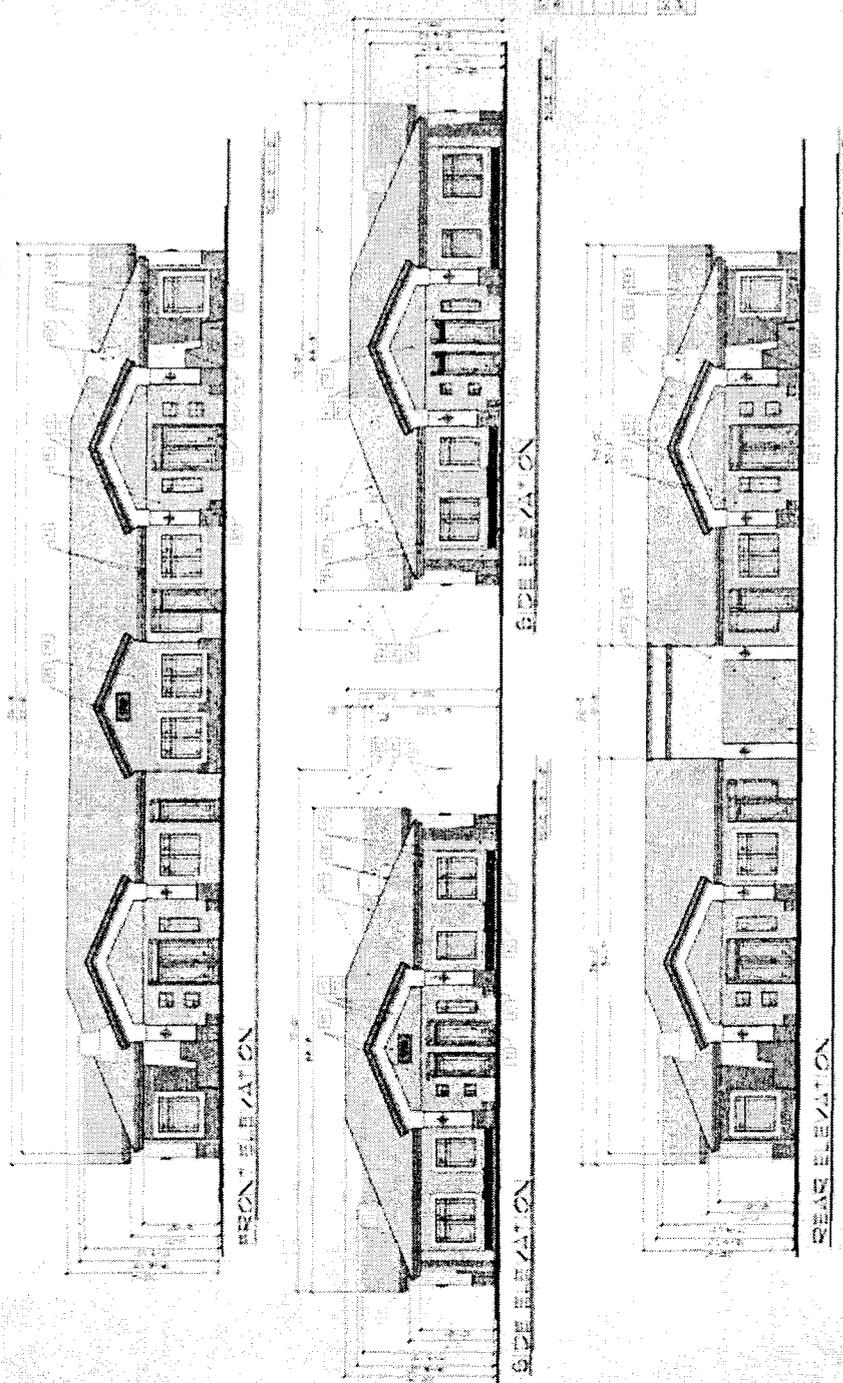


DVR08-0008

Dobson Office Condominiums



Exterior Elevations - Color Concept "B"



DOBSON OFFICE CONDOMINIUMS
 CONCEPTUAL
 EXTERIOR ELEVATIONS

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Building Elevation

ORDINANCE NO. 4036

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 to PAD (DVR08-0008 DOBSON OFFICE CONDOMINIUMS) 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 AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "D.M.B.R. Dobson Office Condominiums", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0008, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street 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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
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13. The site shall be maintained in a clean and orderly manner.

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15. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
16. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Dobson Office Condominiums development shall use treated effluent to maintain open space, common areas, and landscape tracts.

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.

**LEGAL DESCRIPTION
(METES AND BOUNDS)
A.P.N. 303 - 25 - 571**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 00 DEGREES 01 MINUTES 57 SECONDS WEST 994.74 FEET ALONG THE EAST LINE OF SAID SECTION 6 AND THE MONUMENT LINE OF DOBSON ROAD TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 06 MINUTES 32 SECONDS WEST 65.00 FEET TO THE NORTHEAST CORNER OF THIS PARCEL AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 06 MINUTES 32 SECONDS WEST 596.33 FEET ALONG THE SOUTH LINE OF A MINOR LAND DIVISION MAP, RECORDED IN BOOK 644 PAGE 3, M.C.R. TO A POINT ON AN EASTERN LINE OF GERMANN COUNTRY ESTATES, A PLAT RECORDED IN BOOK 489 PAGE 31, M.C.R.; THENCE SOUTH 00 DEGREES 01 MINUTES 28 SECONDS EAST 166.01 FEET ALONG SAID EASTERN LINE; THENCE NORTH 89 DEGREES 05 MINUTES 23 SECONDS EAST 596.36 FEET TO A POINT ON A LINE 65.00 FEET WEST OF THE EAST LINE OF SAID SECTION 6 AND THE WEST RIGHT OF WAY LINE OF DOBSON ROAD; THENCE NORTH 00 DEGREES 01 MINUTES 57 SECONDS WEST 165.81 FEET ALONG SAID WEST RIGHT OF WAY LINE TO THE POINT OF BEGINNING;
CONTAINING 98,928 SQUARE FEET, OR 2.27107 ACRES MORE OR LESS.

