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FEB 26 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 09-024

DATE: FEBRUARY 19, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: DVR08-0035 AV-AIR
Introduction and Tentative Adoption of Ordinance No. 4136

Request: Rezoning from Planned Area Development (PAD) to PAD Amended to expand the list of permitted uses

Location: 33 S. 56th Street, 300 feet south of the southeast corner of Chandler Boulevard and 56th Street

Applicant: Earl, Curley, & Lagarde (Stephen Earl)

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval of the PAD amendment to allow additional uses.

BACKGROUND

The approximately 3.5-acre subject site is located south of the Harley Davidson dealership at the southeast corner of Chandler Boulevard and 56th Street. The immediate intersection corners of Chandler Boulevard and 56th Street have fuel station, auto service, and retail uses either planned or existing. The areas south and east of the subject site are characterized by industrial and warehouse uses.

The site contains a two-tenant industrial/warehouse building that received its PAD zoning for I-1 uses in 2000 and PDP approval in 2006. The building consists of a vacant suite and the Av-Air light industrial use, which is related to aircraft parts. Av-Air occupies the southern 22,600 square feet of the building. The vacant (northern) suite is approximately 19,950 square feet.

The subject request is primarily designed to accommodate Honeyville, a wholesaler of grains, mixes, dried fruits and vegetables, bakery supplies and ingredients, and seed products to many national food producing companies as well as the general public. The proposed tenant will occupy the vacant 19,950 square-foot suite. The proposed tenant does have a significant showroom/retail element for its outlet store. The showroom portion of the wholesaler operation at the proposed square footage is not allowed by the current zoning. The request would add showroom uses (up to 25% of the tenant space floor area) and manufacturing uses not specified in the Zoning Code that are deemed by the Zoning Administrator to not be noxious or dangerous to the area. The "manufacturing uses not specified" request is not targeted toward any specific business, but simply included to allow future flexibility.

The site provides 99 parking spaces. Based on a floor area split of 80% industrial/warehouse and 20% office/showroom, all 99 spaces are required by Code. Av-Air currently uses substantially less than 20% of its floor area for offices and has no showroom space. Therefore, with the existing and proposed floor area splits, the site provides sufficient parking. A recommended condition allows the Zoning Administrator to require additional parking to be constructed in the lot's rear portion if future demand warrants.

DISCUSSION

Staff supports the request, finding it to be compatible with surrounding uses. The showroom use is logical at this location where uses transition from retail to fully industrial/warehouse uses. When limited to 25% of floor area, the showroom enhances the industrial/warehouse uses without presenting undue parking or traffic flow burdens on the site. The presence of 32 parking spaces along the street frontage allows the showroom parking to be accommodated without pedestrians having to cross the truck aisle.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 9, 2009 at the Windmill Suites Hotel on Chandler Boulevard. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR08-0035 AV-AIR subject to the following conditions:

1. Development shall be in substantial conformance with the submitted development booklet, except as modified by condition herein.

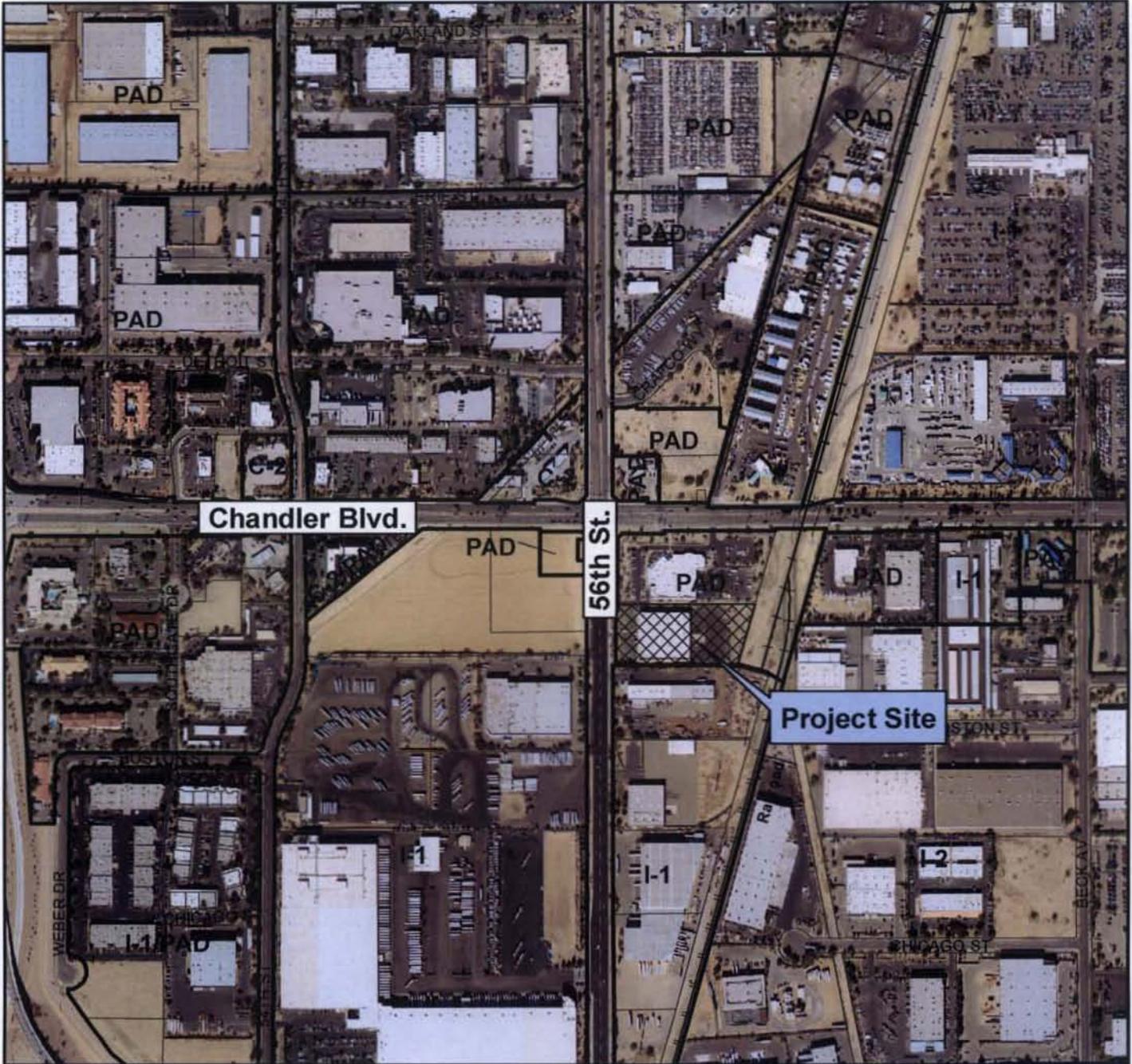
2. Compliance with the previously approved PAD zoning and Preliminary Development Plan, except as modified by condition herein.
3. Showroom uses shall be limited to 25% of each tenant space's floor area.
4. Additional parking shall be added in the rear of the lot at the discretion of the Zoning Administrator if future demand warrants.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4136, approving the amended Planned Area Development zoning in case DVR08-0035 AV-AIR, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Ordinance No. 4136
4. Development Booklet



56th St.

Chandler Blvd.

Project Site

Vicinity Map



DVR08-0035

Av-Air Inc.



Chandler + Arizona
Where Values Make The Difference

PROJECT DATA

ADDRESS
99 N 56th Street

ZONING
PAD

SITE AREA
155,990 S.F. Gross (3.54 Acres)
139,324 S.F. Net (3.198 Acres)

BUILDING AREA:

Av-AIR Offices	1st Floor = 600 S.F.
	2nd Floor = 2,689 S.F.
Warehouse	= 16,881 S.F.
Subtotal	= 19,550 S.F.
Spec Suite Offices	= 3,000 S.F.
Warehouse	= 16,950 S.F.
Subtotal	= 19,950 S.F.
TOTAL	= 42,569 S.F.

LOT COVERAGE

39,300/139,324 = 28.2%

CONSTRUCTION TYPE

W.B. AFES

ALLOWABLE AREA

Basic = 9,000 S.F.
AFES = 300 x 9,000 = 27,000 S.F.
with yards = 77,000 S.F.

PARKING REQUIRED:

Offices = 6289/200 = 31.35 Spaces
Warehouse = 33631/500 = 67.26 Spaces
Total = 98.61 Spaces

PARKING PROVIDED

99 Spaces

OWNER

Chantier Development
1150 West Washington Street #120
Tempe, AZ 85281
Phone: (480) 954-1286

LEGAL DESCRIPTION

Lot 2 of a minor land subdivision map of Lot 7 of CC&F Williams Field Industrial Center, according to the plat of record in the office of the County Recorder for MC, XXXXX, as recorded in Book 553 of Maps, Page 37

A.P.N.

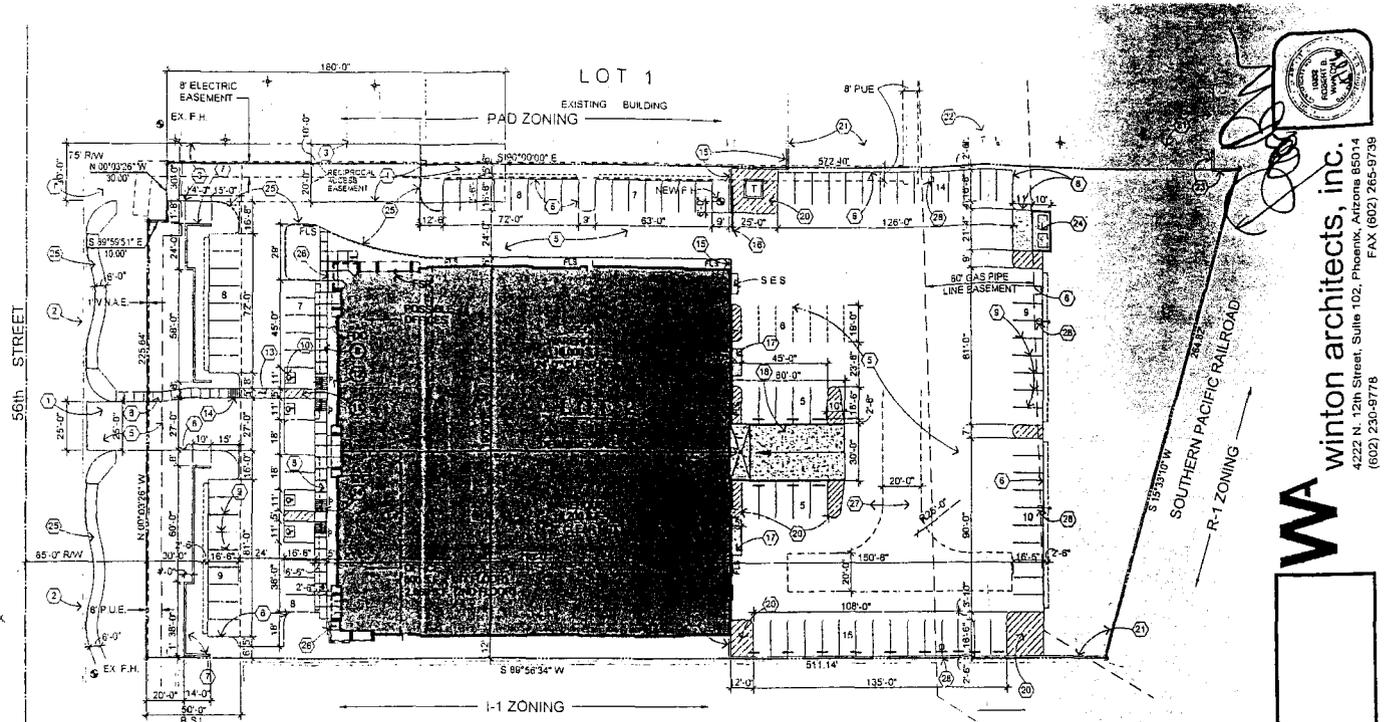
301-85-218

LANDSCAPE REQUIRED

139,324x10% = 13,932 S.F.

LANDSCAPE PROVIDED

22,387 S.F.



SITE PLAN

SCALE: 1" = 30'-0"
INDICATES FIRE LANE SIGNAGE PER CPD DETAIL FC111

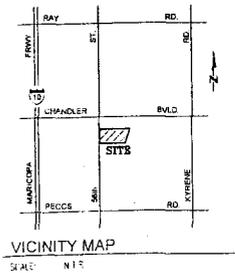
SITE PLAN KEYNOTES

- 1 Existing concrete driveway and aprons
- 2 Existing concrete vertical curb and gutter
- 3 Existing concrete curbing to remain.
- 4 Remove existing concrete vertical curb. Tie new pavement and curbing into this.
- 5 New asphaltic concrete paving per Civil Drawings.
- 6 6" extruded concrete curbing
- 7 32" x 42" high above parking surfaces, 8" Architectural CMU per details, Sheet SP-2.
- 8 4" concrete sidewalk with score joints at 5'-0" o.c. max. and expansion joints at 20' o.c. max. Provide broom finish.
- 9 4" wide white painted parking striping
- 10 Accessible symbol painted on pavement per detail, Sheet SP-2
- 11 4" wide yellow diagonal painted striping at 24" o.c. and at perimeter
- 12 Accessible signage per detail, Sheet SP-2
- 13 8" concrete sidewalk (3500 psi) flush with asphaltic pavement. Provide score joints at 4'-0" o.c. and exposed aggregate.

- 14 Ramp up 1:12 maximum. Provide truncated dome bricks for first 24" up ramp per detail, SP-2.
- 15 8'-0" high, 8" Architectural CMU wall per Sheet SP-2.
- 16 24'-0" x 6'-0" sliding gate. Gate to be 2" x 3" tube steel with metal deck infill. Provide lock and F.O. knob box.
- 17 6' x 5'-0" wide concrete apron (3500 psi). Set apron flush with finish floor and slope to asphalt paving.
- 18 Double truckwell per Structural drawings
- 19 Sump pump and pit. Daylight to pavement per Plumbing drawings
- 20 4" wide yellow painted diagonal striping at 32" o.c. and at perimeter
- 21 Existing 6' high 'Dooley' block wall
- 22 Existing access gates
- 23 New 6' high 'Dooley' block wall
- 24 Double trash pad per City of Chandler standards
- 25 6' 0" wide concrete meandering sidewalk per City of Chandler Standards
- 26 Bike rack per detail SP-2.
- 27 20" wide hammer head fire truck turnaround.

NOTE:

- 1 Signs require separate permit.
- 2 There shall be no obstruction of site signage by landscape plant material, and that such must be relocated/corrected before the field inspection will accept/pass the sign in the field or issue a Certificate of Occupancy for a project.
- 3 All transformer boxes, meter panels and electric equipment, back-flow devices and any other utility equipment, not able to be screened by landscaping or walls shall be painted to match the building.
- 4 All external lighting shall be located and designed to prevent rays from being directed off of the property upon which the lighting is located.
- 5 All site improvements, including landscape and site cleanup, must be completed prior to Certificate of Occupancy for any building within a phase.



VICINITY MAP
SCALE: N.T.S.



W. Winton architects, inc.
4222 N. 12th Street, Suite 102, Phoenix, Arizona 85014
(602) 230-9778

WA

AV-AIR
CHANDLER, ARIZONA
SUN STATE BUILDERS

job no. 06104
drawn MSG
approved RBW
date 5/24/06

revisions

SP-1

SITE PLAN

1
N

ORDINANCE NO. 4136

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT TO PLANNED AREA DEVELOPMENT AMENDED (DVR08-0035 AV-AIR) 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 to Planned Area Development Amended, subject to the following conditions:

1. Development shall be in substantial conformance with the submitted development booklet, except as modified by condition herein.
2. Compliance with the previously approved PAD zoning and Preliminary Development Plan, except as modified by condition herein.
3. Showroom uses shall be limited to 25% of each tenant space's floor area.

LEGAL DESCRIPTION

Lot 2 of a minor land subdivision map of Lot 7 of CC&F Williams Field Industrial Center, according to the plat of record in the Office of the County Recorder for Maricopa County as recorded in Book 593 of Maps, page 37.

3.54 gross acres

Parcel Number: 301-85-218