

Fw: 365 Main expansion
Susan Moore to: CityClerkDivision
Cc: David Bigos, Melanie Sala-Friedrichs

09/21/2009 05:02 PM

----- Forwarded by Susan Moore/COC on 09/21/2009 05:02 PM -----

From: Ingrid Tucker <itucker@mark-taylor.com>
To: <boyd.dunn@chandleraz.gov>
Cc: <itucker@mark-taylor.com>
Date: 09/21/2009 04:54 PM
Subject: 365 Main expansion

September 21, 2009

Dear Mayor Dunn,

I am writing to you regarding the proposed Preliminary Development Plan for the 365 Main expansion. This plan is scheduled for approval at the City Council meeting on September 24, 2009. I am the manager of San Palacio Apartments located east of 365 Main. My main concern is how my current and future residents will be impacted, should the proposed expansion be approved. I am also concerned how the construction will directly affect business and occupancy levels at San Palacio.

I ask that you vote against the proposed expansion, or at least restrict and closely monitor construction hours at 365 Main. As the property manager of San Palacio, I have had quite a few residents express concerns regarding this project. This expansion project has the potential to effect approximately 168 apartment homes, which is almost half of the community. For many of my residents, this is not the first time they have experienced construction at 365 Main. There was construction approximately two years ago, which resulted in around the clock activity and excessive noise. During the previous construction, I noticed an increase in notices to move-out among residents who lived to the east of 365 Main. This drove down my community's occupancy.

Again, I ask for your vote against the proposed expansion or to at least limit the construction hours if the expansion is approved. I hope that you will take into consideration, not only my concerns, but also the concerns of San Palacio residents when making your final decision. Thank you for your time and consideration in this matter.

Sincerely,

Ingrid Tucker | San Palacio Community Manager

2255 West Germann Rd. | Chandler AZ 85286

T (480) 664-6492 | F (480) 664-6493

itucker@mark-taylor.com | mark-taylor.com

Mark  Taylor

Fw: 365 Main - City Council Agenda Item 9/24/09
Susan Moore to: CityClerkDivision
Cc: David Bigos, Melanie Sala-Friedrichs

09/18/2009 11:06 AM

----- Forwarded by Susan Moore/COC on 09/18/2009 11:03 AM -----

From: "Lund Mail" <lundmail@cox.net>
To: <bob.caccamo@chandleraz.gov>
Cc: <lundmail@cox.net>
Date: 09/17/2009 09:39 PM
Subject: 365 Main - City Council Agenda Item 9/24/09

Dear Vice Mayor Caccamo,

I am writing to you regarding the proposed Preliminary Development Plan for the 365 Main expansion (PDP09-0016). This plan is scheduled for consent at the City Council meeting on September 24, 2009. I live at San Palacio in one of the 24 apartments just east of 365 Main. My bedroom window faces 365 Main and as such I am one of many residents that will be adversely impacted should the proposed expansion be approved.

Although I am normally supportive of further development in the City, I ask that you vote against the proposed expansion or at least make approval of the expansion contingent upon substantial restrictions in construction hours at 365 Main. When you are evaluating the merits of the expansion, please consider the following:

1. The site plan shows the existing building being expanded to the east toward San Palacio, rather than west toward Price Rd and the neighboring agricultural area. I see no value in approving further development so close to existing residences.
2. Based on the memorandum from the City Planner, it appears that the impact to the residents of San Palacio was not considered by the Planning and Development Department. This lack of due diligence is especially troubling considering the proximity of the proposed expansion to these residences.
3. The construction necessary to facilitate the site plan will make the affected apartments at San Palacio unlivable. Two years ago during construction at 365 Main, construction which is dwarfed by this proposal, the residents of San Palacio were subjected to around the clock activity. Some of the late night construction activities included workers throwing debris from the two story roof into dumpsters on the ground floor, continuous backup sirens and grading along the property line. City records should substantiate complaints about the construction noise during this period.
4. Once the expansion is complete, three outdoor equipment yards housing cooling towers will be located within 60 feet of the existing fence line on the east side of 365 Main. Needless to say, the noise from cooling towers being located so close to their

apartments will be unduly bothersome to the residents of San Palacio.

In closing, I ask again for your vote against the proposed expansion or to at least limit the construction hours if the expansion is approved. Thank you for your consideration.

Sincerely,

Scott Lund

2255 W. Germann Rd.

SEP 24 2009



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MEMORANDUM Planning and Development – CC Memo No. 09-114

DATE: SEPTEMBER 9, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER RD
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER ^m
 JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR ^J
 KEVIN MAYO, ACTING PLANNING MANAGER ^{KM}

FROM: BILL DERMODY, SENIOR CITY PLANNER ^{BD}

SUBJECT: PDP09-0016 365 MAIN EXPANSION

- Request: Preliminary Development Plan (PDP) approval for a data center expansion
- Location: 2121 S. Price Road, southeast corner of Germann and Price Roads
- Applicant: DGA Architects, Warren Young
- Owner: Mainrock II Chandler, LLC
- Project Info: Approximately 240,000 square foot expansion of existing 315,000 square foot facility on approximately 21 acres

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The request is for Preliminary Development Plan (PDP) approval for an approximately 240,000 square foot data center expansion at the southeast corner of Germann and Price Roads within the Price Road Employment Corridor. To the south is the Isagenix office/warehouse building. To the west across Price Road is agricultural land designated by the General Plan for campus employment. To the north across Germann Road are the existing Americredit office building and a planned industrial/warehouse/office campus that surrounds it. To the east across Ellis

Street is an existing apartment complex, with vacant land zoned for office uses to its south. To the northeast across Germann Road is the Brittany Heights residential subdivision.

The 21-acre subject site is home to an existing 315,000 square foot, 2-story data center facility that received its PDP approval in 2000. The site received its PAD zoning for industrial uses in 1994 as part of a larger 40-acre rezoning.

The existing development positions the data center in the approximate middle of the site with vehicle access via Price Road on the west and Ellis Street on the east. Parking is provided southwest of the building and a fire lane wraps around the south of the building. Deliveries are conducted on the building's east side. Other site features include a reclaimed water lake in the property's northwest portion and an electric substation in the southeast.

The proposed expansion adds building area to the north and northeast portions of the building along Germann Road in order to accommodate three potential two-story phases. The order of the phases will be determined by demand. The resulting building setback along Germann Road is approximately 60 feet. (The 320' setback from Price Road will be maintained.) Existing landscaping, including mature Heritage Oak, Palo Verde, and Mesquite trees and generous turf areas, will largely be maintained. North of the building where the ground will be altered to reshape the retention basins, turf and trees of the same species will be replanted to Zoning Code specifications regarding size and number. A new parking lot that accommodates 99 spaces is provided south of the building. The substation in the southeast will be expanded westward by approximately 30%.

The expansion's building architecture is a continuation of the materials, forms, and colors on the existing building, including multi-toned concrete pre-cast panels, brown-gray metal panels above the parapet, horizontal metal spandrels, and blue-tinted glass. There are several vertical "fins" sticking out from the exterior that mimic similar existing features.

The application requests relief from Zoning Code parking requirements, with the provision that any future parking need derived by a change or intensification in uses be accommodated through construction of additional parking on the site. The Zoning Code would normally require over 1,100 parking spaces for an industrial facility of this size, whereas 206 spaces are provided. As a data center facility, most of the building interior is occupied by machinery and produces little to no parking demand. The 206 spaces provided are more than sufficient for current demand. The most likely location for additional parking would be a new parking garage where covered surface parking is currently located southwest of the building – such a new garage, if warranted, would require separate PDP approval.

No signage is requested as part of this PDP.

DISCUSSION

Planning Commission and Staff support the request, finding it to be an attractive addition to the 365 Main campus. The layout and architecture are largely just an extension of what already exists on the site, with a relatively minor impact on the appearance from the street. The requested parking deviation is appropriate given the lack of need currently experienced and

anticipated to be generated by the data center, plus the ability to add parking through a new parking garage if necessary.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 29, 2009 at the Snedigar Sports Complex. Two residential neighbors attended to view the plans and ask general questions.
- One neighbor who resides in the apartment complex to the east attended the Planning Commission hearing in opposition. Though the neighbor did not speak at the hearing, he expressed concerns about potential noise generation in the planned outdoor equipment yard.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

Planning Commission added Condition No. 5 to clarify and memorialize the applicant's intent regarding a parking contingency plan, should the use ever change from data center to something with higher parking generation.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP09-0016 365 MAIN EXPANSION subject to the following conditions:

1. Compliance with the original stipulations adopted by the City Council as Ordinance No. 2516, case Z94-093 PRICE AND GERMANN, except as modified by condition herein.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet entitled "365 Main Expansion" kept on file in the City of Chandler Planning Services Division in File No. PDP09-0016, except as modified by condition herein.
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. In the case that the site's primary use changes from data center to a use with higher parking generation, additional parking shall be provided up to the amount required by the Zoning Code as determined necessary by the Zoning Administrator.

PROPOSED MOTION

Move to approve Preliminary Development Plan case PDP09-0016 365 MAIN EXPANSION subject to the conditions recommended by Planning Commission and Staff.

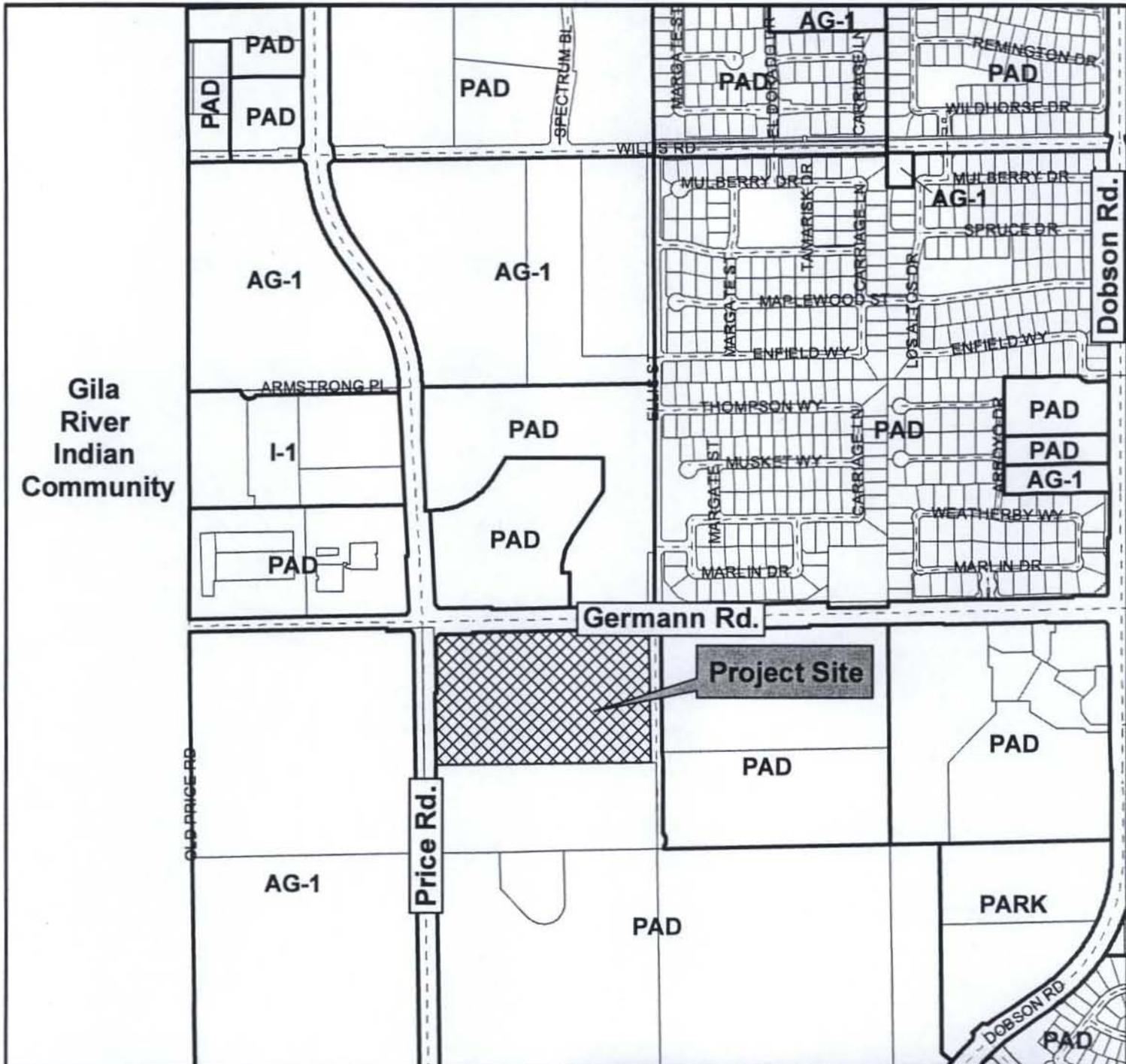
CC MEMO 09-114

September 9, 2009

Page 4 of 4

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Elevations (Final Build-Out)
5. Perspective View (Final Build-Out)
6. Ordinance No. 2516
7. Exhibit A, Development Booklet

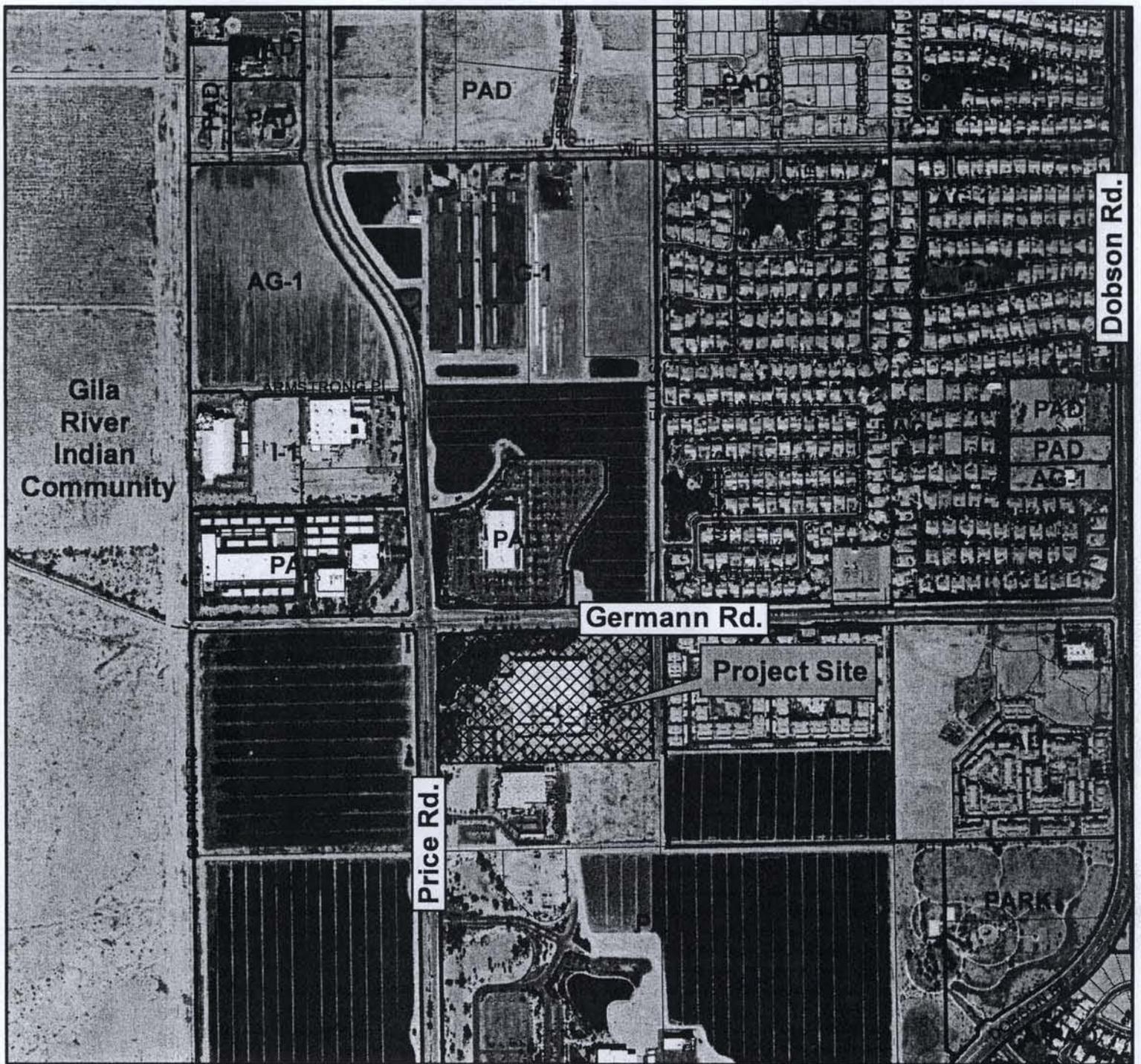


Vicinity Map

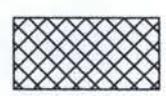


PDP09-0016

365 Main Expansion



Vicinity Map



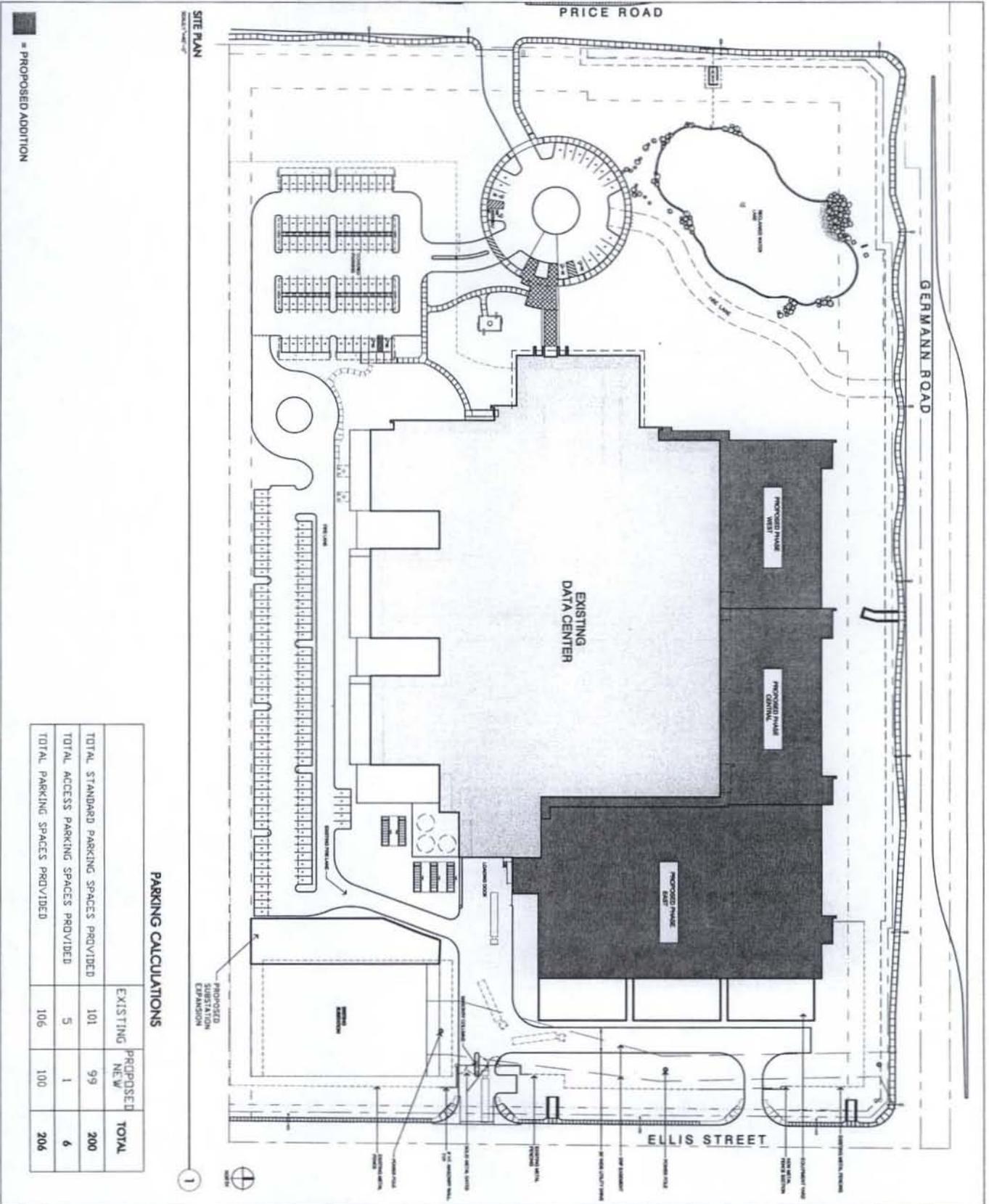
PDP09-0016

365 Main Expansion



Chandler, Arizona
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CITY OF CHANDLER 6/11/2009



■ = PROPOSED ADDITION

PARKING CALCULATIONS

	EXISTING	PROPOSED NEW	TOTAL
TOTAL STANDARD PARKING SPACES PROVIDED	101	99	200
TOTAL ACCESS PARKING SPACES PROVIDED	5	1	6
TOTAL PARKING SPACES PROVIDED	106	100	206

305 MAIN

PROFESSIONAL DEVELOPMENT PLAN
PROPOSED EXPANSION TO 305
MAIN CHANDLER DATA CENTER
2131 SOUTH PRICE ROAD,
CHANDLER, AZ 85286

GILBERTINO ELECTRIC

101 Gilbert Drive, 3rd Floor
San Francisco, California 94133
P: 415.437.2700
F: 415.437.4700
WWW.GILBERTINO.COM

BA

BAEYER ASSOCIATES & ASSOCIATES, INC.
1122 E. Chandler Avenue
Chandler, AZ 85224
P: 480.791.1100
WWW.BAASSOCIATES.COM

DAVID A. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
NO. 12853
EXPIRES 12/31/2018

DATE

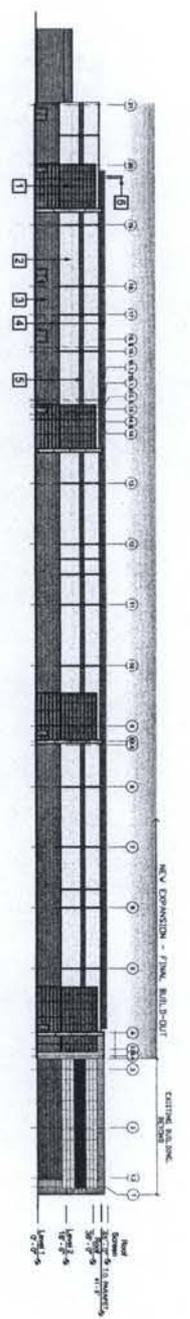
No. _____ Description _____ Date _____
FOR PREPARATION PACKAGE 7-29-09

**SITE PLAN
FINAL BUILD-OUT**

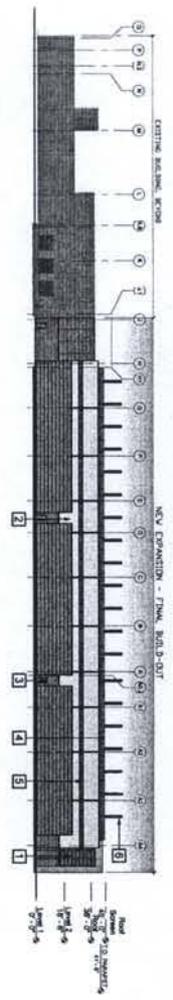
Project Number: 00051

A1.3

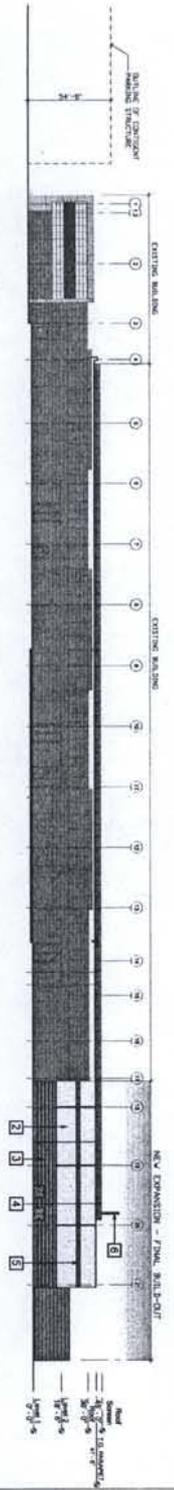
Scale: 1"=40'-0"



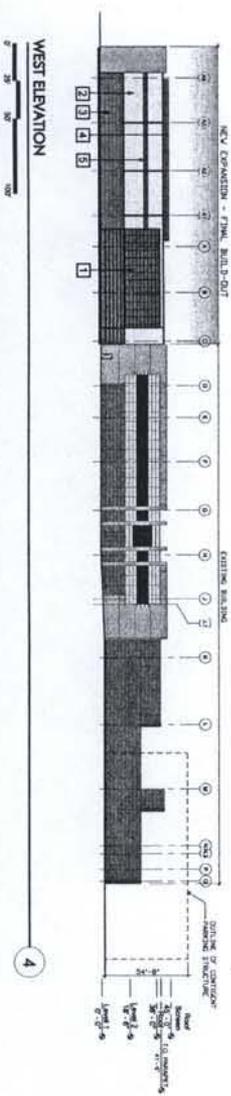
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- Materials Legend:**
- 1 Cementitious material designed to match appearance of existing slate elements
 - 2 Cementitious material - Texture and color to match existing
 - 3 Cementitious material - Color, texture and definition to match existing
 - 4 Metal panels painted to match existing
 - 5 Cementitious material - Painted and defined to match appearance of existing horizontal spandrel
 - 6 Paint to match existing / equip screen color
- Note: Exterior color scheme to match existing color palette (brown - beige tones for cementitious materials and trim colors elsewhere)

365 MAIN

PRELIMINARY DEVELOPMENT PLAN
 PROPOSED EXPANSION TO 365
 MAIN CHANDLER DATA CENTER
 2121 SOUTH PRICE ROAD,
 CUMMINGS, AZ 85288

DGA (p) (e) (c) (a) (b) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n) (o) (p) (q) (r) (s) (t) (u) (v) (w) (x) (y) (z)

3011 Federal Street, 3rd Floor
 98107
 P: 206.467.2700
 F: 206.467.2700

ELECTRIC

1111 1st Avenue, Suite 100
 98101
 P: 206.467.2700
 F: 206.467.2700

BA

1111 1st Avenue, Suite 100
 98101
 P: 206.467.2700
 F: 206.467.2700

M

1111 1st Avenue, Suite 100
 98101
 P: 206.467.2700
 F: 206.467.2700

REGISTERED ARCHITECT

1111 1st Avenue, Suite 100
 98101
 P: 206.467.2700
 F: 206.467.2700

No.	Description	Date
1	PIP Preservation Package	7-28-09

EXTERIOR ELEVATIONS
 PHASE 3 - WEST
 FINAL BUILD-OUT

Project Number: 09051

A3.3

Scale: 1/32"=1'-0"

Sheet: F13

ORDINANCE NO. 2516

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 CONCEPTUAL INDUSTRIAL PLAN (Z94-093 PRICE AND GERMANN) 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 properties 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 1. Legal Description of Property:

The northeast quarter (NE 1/4) of the northwest quarter (NW 1/4) of Section 7, Township 2 South, Range 5 East, of the Gila & Salt River Base & Meridian, Maricopa County, Arizona.

Containing 40 acres more or less.

Said parcel is hereby rezoned from AG-1 to PAD Conceptual Industrial Plan subject to the following conditions:

1. Zoning is granted for Conceptual Plan only. A Preliminary Development Plan must be submitted and approved in compliance with Section 1700, Planned Area Development, Chandler Zoning Code, prior to development.

2. Construction above foundation walls shall occur in the first phase of development within 2 years of the effective date of the Ordinance adopting this zoning or the property shall revert to AG-1 zoning.
3. Substantial conformance with representations presented in Exhibit A, Project Narrative.
4. The "Proposed Median Cut" on the attached Site Plan, Exhibit B, is not approved as part of this action. All future median break locations shall be subject to Traffic Engineering approval.
5. Right-of-way dedication to achieve full half-width for Price Road and Germann Road in accordance with the Chandler Transportation Plan.

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Development and Community Services 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 27 day of
October, 1994.

ATTEST:

Carolyn Dunn
CITY CLERK

Ally Libby
MAYOR

PASSED AND ADOPTED by the City Council this 3 day of
November, 1994.

ATTEST:

Carolyn Dunn
CITY CLERK

Ally Libby
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 2516 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 3 day of November, 1994, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

Carolyn Dunn
CITY CLERK

PUBLISHED: 11/9/94, 11/16/94

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CITY ATTORNEY CITY CLERK

PUBLISHED: 11/9/94, 11/16/94