



Chandler · Arizona
Where Values Make The Difference

B.

SEP - 2 2015



MEMORANDUM **Planning Division– PZ Memo No. 15-085**

DATE: SEPTEMBER 2, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR 
FROM: KEVIN MAYO, PLANNING MANAGER 
SUBJECT: DVR15-0015 WELLS FARGO CHANDLER CAMPUS

Request: Rezoning from Planned Area Development (PAD) for office, retail and data center uses, to Planned Commercial Office (PCO) with a PAD Overlay on approximately 15.5 acres of the approximate 68-acre Wells Fargo Chandler campus. In addition, request PAD Mid-Rise Overlay amendment for buildings up to 200-feet in height, with Preliminary Development Plan (PDP) approval for the site layout, building architecture, and comprehensive sign package for the future phases of the Wells Fargo Chandler campus

Location: Northwest corner of Price and Queen Creek road

Applicant: Farncis J. Slavin, P.C.

Project Info: Approximate 68 acre site; future additional office square footage of approximately 940,000 square feet, projected build-out campus square footage of 1,745,000 square feet

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The subject site is comprised of 3 parcels totaling approximately 68 acres located at the northwest corner of Price and Queen Creek roads. The site is bordered to the north by a vacant 15-acre parcel zoned in 2005 for the TSYS data operations center. Adjacent to the west is the Gila River Indian Community. Price Road abuts the site's east side, with the Continuum

business park development and vacant land planned for employment uses located east of Price Road. Queen Creek Road abuts the site's southern side, with an existing fuel station and vacant land planned for the water treatment facility expansion located south of the arterial.

The 68-acre Wells Fargo Ocotillo Corporate Center received zoning approval in 2002 designating the approximate northern two-thirds to Planned Commercial Office (PCO) with a Planned Area Development (PAD) overlay, and the approximate southwestern one-third to PAD. The PCO district provided the commercial office and related uses entitlements while the PAD overlay provided design flexibility yet an assured predictable level of campus quality. The companion PAD zoning allowed for additional office space, a data processing service center as well as 50,000 square-foot of retail uses. The 2002 approvals included Preliminary Development Plan (PDP) approval for Phase I of the campus master plan including Buildings A and B, associated surface parking, and landscape improvements for Phase I and along the Price Road frontage. Construction of Phase I began shortly after.

A Public Transportation Plan was approved through a PDP in 2003 that provides guidance through policy direction for the pedestrian and vehicular transportation needs to support the public transportation service to the corporate campus. The subject site received PDP approval in 2008 amending the campus master plan to include an approximate 432,000 square-foot data processing service center building. This building was to be located along the site's southern side north of Queen Creek Road. Wells Fargo ultimately never constructed this facility and no longer intends to pursue this component of the campus.

Most recently in 2013, the site received PDP approval for Phase II of the Wells Fargo Ocotillo Corporate Center campus that included the site design, landscaping, surface and structured parking associated with buildings D & E. The site design was a continuation and progression of the conceptual master plan developed in 2002 with buildings D & E remaining in roughly the same location as originally proposed, however the associated building footprints and more importantly the campus pedestrian experience had undergone further evolutionary refinement. Buildings D & E continue the provision of the dynamic north-south axis oriented pedestrian mall established by buildings A & B, with the pedestrian mall's landscape and hardscape design utilizing varying geometric forms complemented by curvilinear pedestrian walkways that provide a wide range of pedestrian circulation and seating opportunities. Most significantly was the outdoor dining area adjacent to the cafeteria located at the northern end of building D's first floor. Phase II is nearing completion.

REZONING REQUEST

The request includes multiple components. First the request includes rezoning approximately 15.5 acres located at the southwestern portion of the site from Planned Area Development (PAD) for office, retail and data center uses, to Planned Commercial Office (PCO) with a PAD Overlay. Following the 2002 initial approval, Wells Fargo determined that the 50,000 square feet of retail space was no longer warranted due to the retail development in the area as well as their regional office demands. Additionally, the approved 432,000 data processing service center was no longer a desired use for the subject site. As such, the request to rezone the 15.5 acres to PCO with a PAD Overlay will bring this parcel into alignment with the balance of the campus.

The second component includes amendment to the PAD Mid-Rise Overlay for the entire campus increasing the maximum building height from 65 feet to 200 feet. The increased height will accommodate buildings up to approximately 13 stories. The request is consistent with the General Plan and the South Price Road Employment Corridor, as well as the recommendations set forth in the October 2013 Corridor Study known as the Maguire Report.

Finally, the request includes PDP approval for the site layout, building architecture, and comprehensive sign package for the future phases of the Wells Fargo Chandler campus. The conceptual master plan included within the attached Development Booklet depicts Wells Fargo's vision for the ultimate development of the campus. At build out, it is anticipated the future phases to include an additional 940,000 square feet of office space for an overall campus size of approximately 1,745,000 square feet. Future buildings C, F, and G as well as the additional parking structures and single level branch building are shown at a conceptual level. Final design will be reviewed and approved administratively. The included PDP documents as well as the existing first two phases establish the expected level of quality for the campus.

The future phases will further the high level of quality established through Phase I and II. The landscape design will continue to promote a seamless extension through the material palette and form. Additional attention has been paid ensuring a complimentary relationship between the building design and landscape interface that softens the buildings' pedestrian experience transitioning to a human scale. Architecturally, the future buildings will remain compatible and consistent with the existing campus through use of similar architectural elements and materials, utilized in proportions and scale more appropriate for taller buildings. Presently it is anticipated the future building C to be 5 stories, and buildings F and G to be 9 stories. Finally, the comprehensive sign package memorializes previous signage approval as well as sets forth the sign criteria for the future phases.

DISCUSSION

Planning Staff supports the request finding the proposed future campus phases to represent a high-quality addition to the Wells Fargo Chandler campus. Wells Fargo's commitment to the Price Corridor is furthered by this 940,000 square-foot future addition to their 68-acre campus. The design team again has provided a natural evolution for this existing campus that remains one of the premier examples on the South Price Road Employment Corridor. The increased building height not only furthers the goals and objectives of the General Plan, it also aligns perfectly with the recommendations within the Maguire Report.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Two neighborhood meetings were held on May 11th and 13th, 2015, within the lobby of building B. No nearby property owners attended either meeting.

At the time of this writing, Staff has received no phone calls or letters in opposition to this request.

RECOMMENDED ACTIONS

Rezoning

Planning Staff, upon finding consistency with the General Plan, recommends approval of the rezoning from Planned Area Development (PAD) for office, retail and data center uses, to Planned Commercial Office (PCO) with a PAD Overlay on approximately 15.5 acres of the approximate 68-acre Wells Fargo Chandler campus, including a PAD Mid-Rise Overlay amendment for buildings up to 200-feet in height for the entire campus, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Wells Fargo Chandler Campus" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0015, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3389, case DVR02-0021 WELLS FARGO OCOTILLO CORPORATE CAMPUS, except as modified by condition herein.
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. 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 or as otherwise approved in a development agreement.
5. Unless otherwise included as part of the City's Capital Improvement Program, 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.
6. Building heights shall be limited to a maximum of 200-feet in height.

Preliminary Development Plan

Upon finding consistency with the General Plan, Planning Staff recommends approval of the Preliminary Development Plan (PDP) for the site layout, building architecture, and comprehensive sign package for the future phases of the Wells Fargo Chandler campus, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Wells Fargo Chandler Campus" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0015, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3389, case DVR02-0021 WELLS FARGO OCOTILLO CORPORATE CAMPUS, except as modified by condition herein.
3. Compliance with the original stipulations adopted by City Council in case PDP02-0025 WELLS FARGO OCOTILLO CENTER, except as modified by condition herein.
4. Compliance with the original stipulations adopted by City Council in case PDP13-0015 WELLS FARGO CHANDLER CAMPUS PHASE II, except as modified by condition herein.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. Future buildings will be reviewed and approved administratively.

PROPOSED MOTIONS

Rezoning

Motion to recommend approval of DVR15-0015 WELLS FARGO CHANDLER CAMPUS, rezoning from Planned Area Development (PAD) for office, retail and data center uses, to Planned Commercial Office (PCO) with a PAD Overlay on approximately 15.5 acres of the approximate 68-acre Wells Fargo Chandler campus, including a PAD Mid-Rise Overlay amendment for buildings up to 200-feet in height for the entire campus, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan

Motion to recommend approval of DVR15-0015 WELLS FARGO CHANDLER CAMPUS, Preliminary Development Plan for the site layout, building architecture, and comprehensive sign package for the future phases of the Wells Fargo Chandler campus, subject to the conditions as recommended by Planning Staff.

PZ Memo No. 15-085

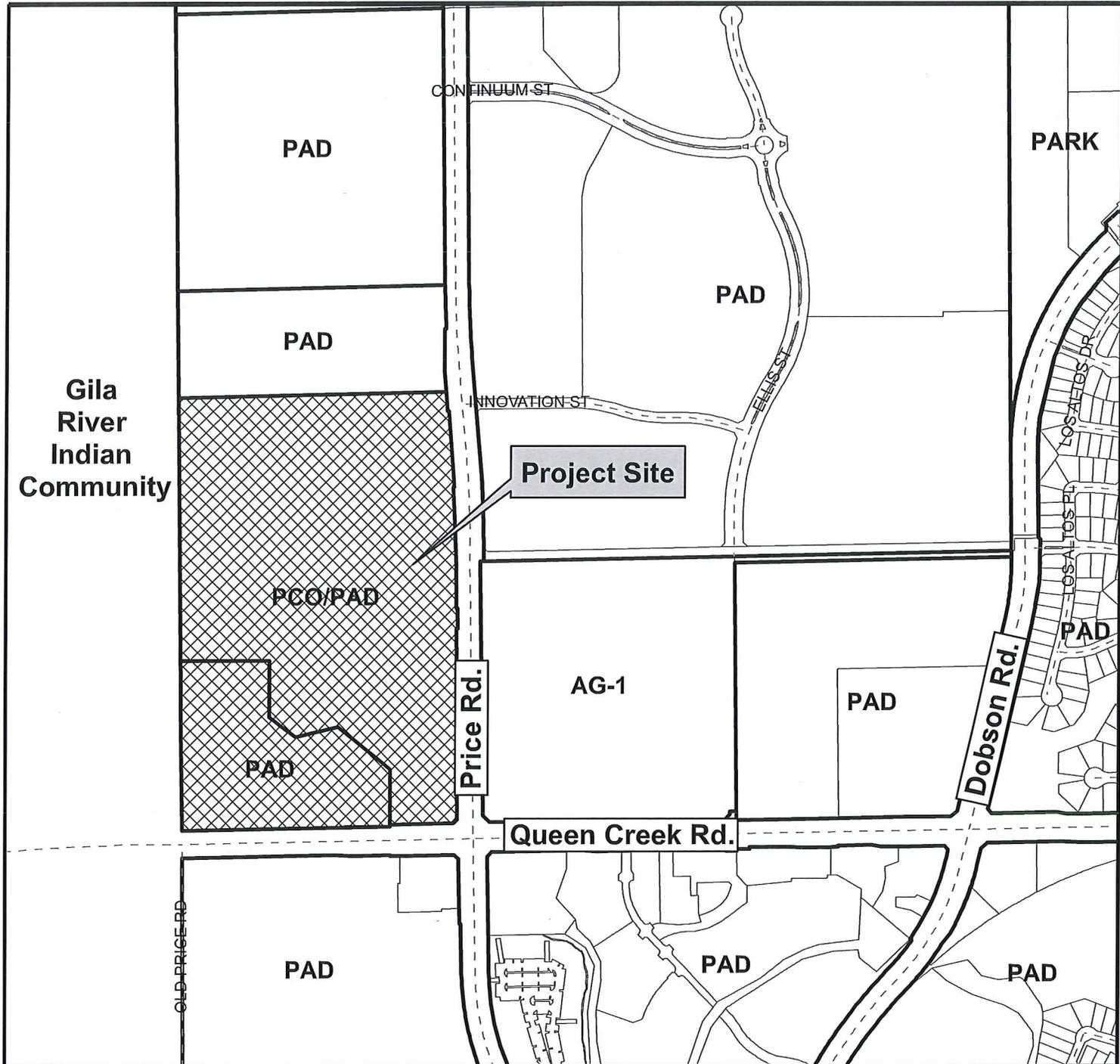
Page 6

September 2, 2015

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevation Exhibits
5. Exhibit A, Development Booklet

Gila River Indian Community



Project Site

PAD

PAD

PCO/PAD

PAD

AG-1

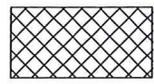
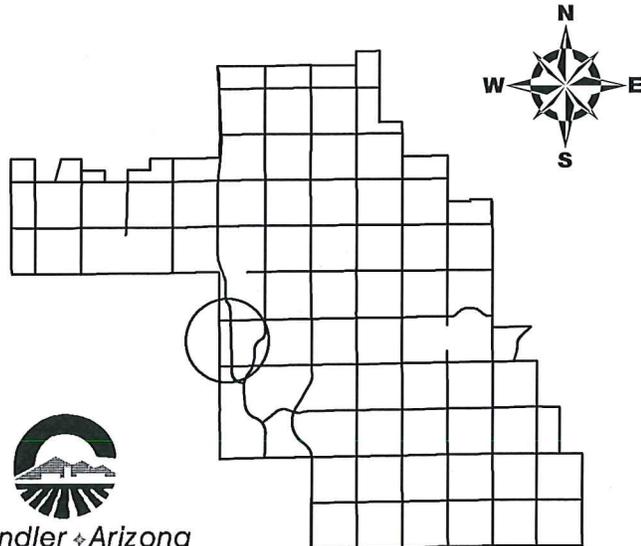
PAD

PAD

PAD

PAD

Vicinity Map



DVR15-0015

Wells Fargo Chandler Campus



Chandler Arizona
Where Values Make The Difference



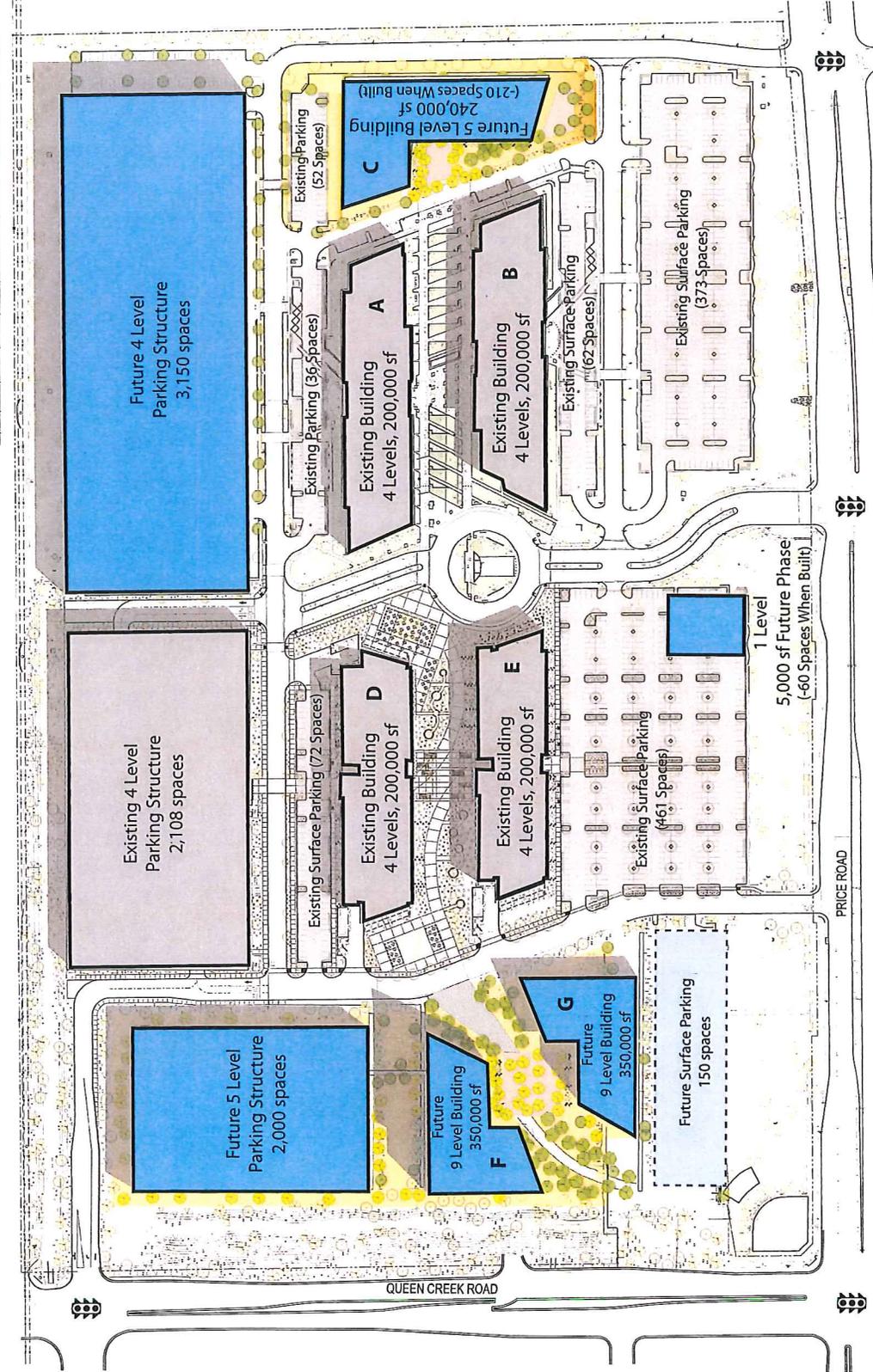
Vicinity Map



DVR15-0015

Wells Fargo Chandler Campus

Master Plan



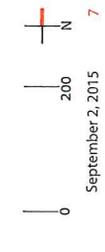
New Buildings number of stories:
 Minimum - 4
 Maximum - 13

Lot Intensity: 30%

Open Space Percentage: 33%

Building Area: 945,000 sf
 Parking: 5,030 sp. Ratio: 5.3

Future: At Build-out 1,745,000 sf 9,250 sp. Ratio: 5.3





Aerial Perspective From Southeast



View of Building F and G From Northwest



Master Plan
PDP Master Plan Submittal



September 2, 2015
SMITHGROUP JJR