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SEP - 2 2015

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MEMORANDUM **Planning Division – PZ Memo No. 15-078**

DATE: SEPTEMBER 2, 2015

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: SUSAN FIALA, CITY PLANNER

SUBJECT: DVR15-0020 GILA SPRINGS

Request: Rezoning from Planned Area Development (PAD) for mini-storage to PAD for light industrial and office with a Preliminary Development Plan (PDP) for site layout and building architecture

Location: West of the intersection of Kyrene Road and Gila Springs Place

Applicant: Michael Withey, Withey Morris, PLC

Project Info: Approximate 4-acre site, 1 building, 82,854 sq. ft. gross floor area

RECOMMENDATION

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

BACKGROUND

The approximate 4-acre site is located west of the intersection of Kyrene Road and Gila Springs Place, within the Paloma Kyrene Business Community. The Gila Ditch is west of the site with additional industrial uses further west. Retention for the Paloma Kyrene development is north, existing Paloma Kyrene businesses are east, and the Kyrene 202 Business Park is south.

The site was originally zoned in 2005 to Planned Area Development (PAD) for mini-storage, as part of the larger Paloma Kyrene Business Community rezoning, but was not included in the original Preliminary Development Plan (PDP) or subsequent PDPs. In 2009 and 2011, the PAD was amended to allow additional land uses within other buildings, but not the subject site.

The request is for rezoning from Planned Area Development (PAD) for mini-storage to PAD for light industrial and office with a Preliminary Development Plan (PDP) for site layout and building architecture.

The proposed site layout and building architecture is conceptual. Planning Staff will review future development administratively for substantial conformance with the PDP. The site plan depicts a single building surrounded by parking on the north, east, and south. Access is via a single driveway from Gila Springs Place. Two gated secured areas are located to the south and north where truck wells and loading docks are proposed. A fire access gate is provided at the northeast corner of the site. The total gross building area is approximately 82,854 sq. ft. Parking will comply with Code.

Building architecture is modern industrial, creating a functional form with a forward-looking theme. A series of angled wall planes creates visual interest on the east and west elevations. The building's southeast corner is oriented to the site entrance. An inviting ground to ceiling glass and metal paneled storefront with exposed metal beams highlights the entry. Design elements and materials incorporate concrete tilt-up panels, metal panel accents, and modulated rooflines. The color palette utilizes muted tones with a red color accent to complement the landscape palette and provide some contrast. All signage will comply with the City of Chandler sign code. Additional details can be found within the attached Development Booklet.

DISCUSSION

Planning Staff finds the proposed development is a quality office and warehouse development which further sustains existing businesses in the area and creates additional employment opportunities. The proposal is compatible with the adjacent Paloma Kyrene Business Community.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notification letter was mailed out on July 28, 2015 in lieu of a meeting.
- As of the writing of this memo, Planning Staff is not aware of opposition to the request.

RECOMMENDED ACTIONS

Rezoning

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "GILA SPRINGS", kept on file in the City of Chandler Planning Division, in File No. DVR15-0020, except as modified by condition herein.

2. 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.

3. 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.

Preliminary Development Plan
Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "GILA SPRINGS", kept on file in the City of Chandler Planning Division, in File No. DVR15-0020, except as modified by condition herein. The Development Booklet provides that building layout, architecture, and design for future development, and related onsite site layout related to such future development, will be reviewed and approved administratively.

2. The site shall be maintained in a clean and orderly manner.

3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

5. Raceway signage shall be prohibited within the development.

6. Signage shall comply with the City of Chandler Sign Code.

7. All buildings shall be designed to be consistent with the level of quality, detail, building material, paint colors, architectural articulation, and the like as established in the attached Development Booklet.

8. Building architecture shall promote consistent architectural character and detail on all sides of the structure.

9. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

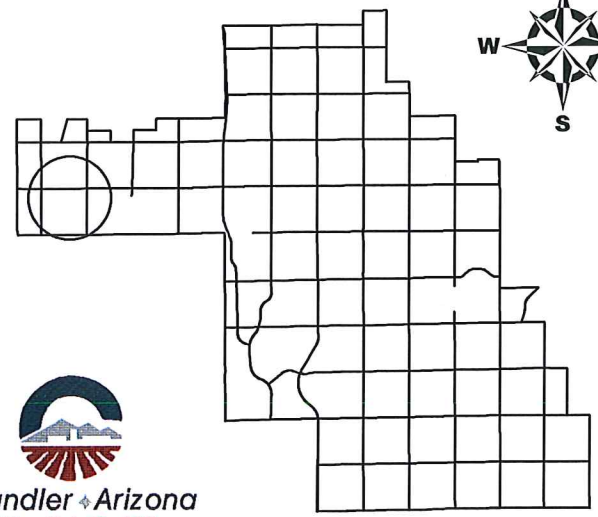
PROPOSED MOTIONS
Rezoning
Motion to recommend approval of Rezoning request DVR15-0020 GILA SPRINGS, from Planned Area Development (PAD) for mini-storage to PAD for light industrial and office, subject to the conditions as recommended by Planning Staff.

Preliminary Development Plan
Motion to recommend approval of Preliminary Development Plan DVR15-0020 GILA SPRINGS, for site layout and building architecture, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Perspective
6. Exhibit A, Development Booklet

Vicinity Map



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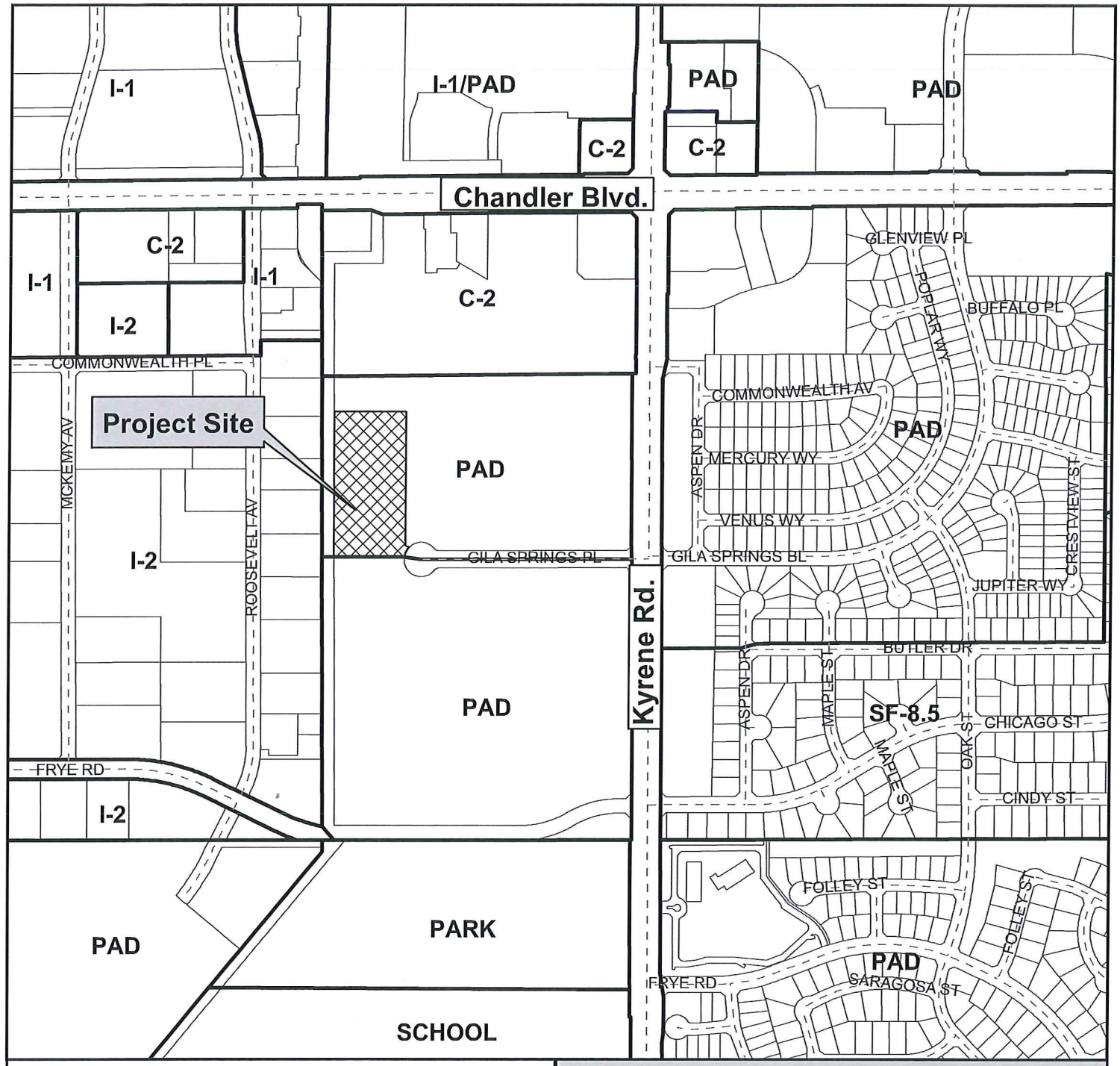
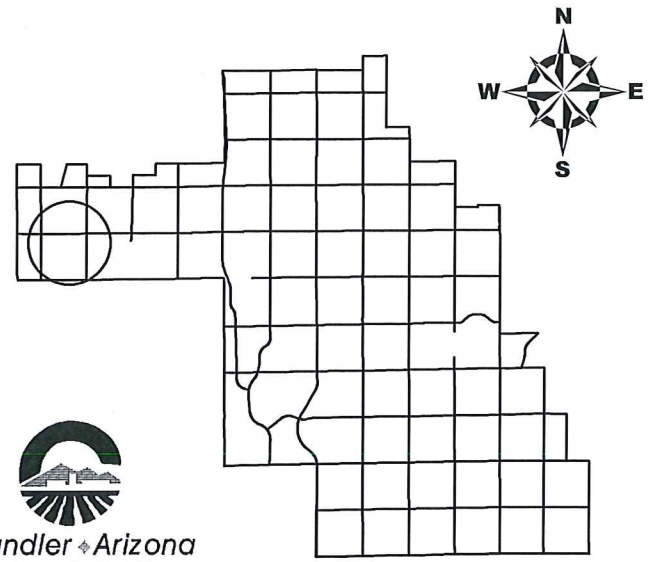
DVR15-0020

Gila Springs

CITY OF CHANDLER 6/1/2015



Vicinity Map

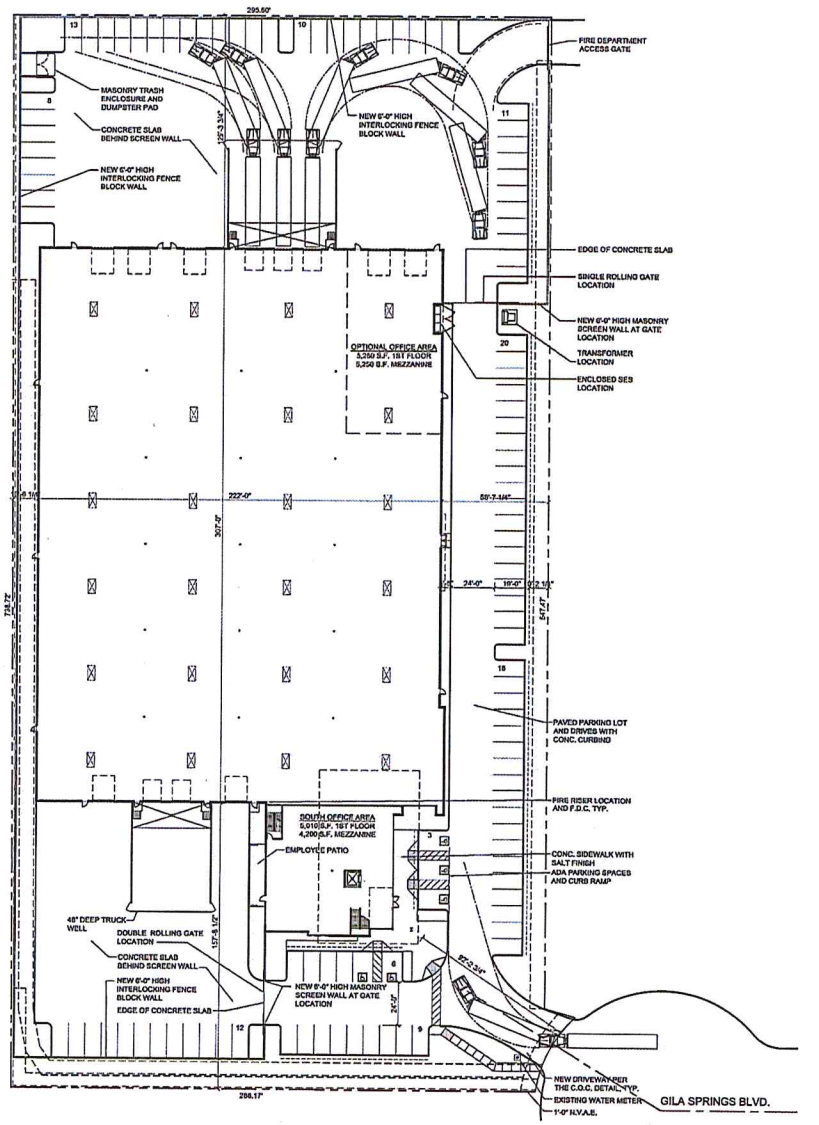


DVR15-0020

Gila Springs

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/1/2015



PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"

0 15 30 60

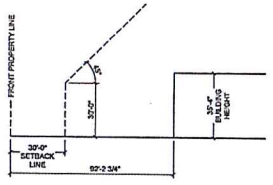
PROJECT DATA:

PROJECT ADDRESS:	N.W.C. GILA SPRING BLVD. & KYRENE ROAD CHANDLER, AZ.
DEVELOPER:	LGE DESIGN BUILD 740 NORTH 52ND STREET PHOENIX, AZ. 85008
PROJECT SCOPE:	A NEW COMMERCIAL OFFICE/WAREHOUSE BUILDING
ASSESSOR PARCEL NO.:	301-69-315
CURRENT ZONING:	PAD
SITE AREA:	174,893 S.F. (4.01 ACRES)
LANDSCAPE AREA:	21,807 S.F.
STORIES:	TWO STORY
GROSS BUILDING S.F.:	62,854 S.F. (53,144 S.F. 1ST FLR WARE / 9,450 S.F. 2ND FLOOR OFFICE / 1ST FLOOR OFFICE 10,260 S.F.)
LOT COVERAGE:	41.97%
OCCUPANCY:	S / S-1
CONSTRUCTION TYPE:	V-B W/ A.F.E.S.
CLEAR HEIGHT:	24'-0"
BUILDING HEIGHT:	35'-4"
BUILDING AREA CALCS:	
OFFICE (SOUTH):	9,210 S.F.
OFFICE (OPTIONAL - NORTH):	10,500 S.F.
STORAGE:	63,144 S.F.
PARKING PROVIDED	
TOTAL REGULAR SPACES	105
TOTAL ACCESSIBLE SPACES	5
TOTAL SPACES	110
PARKING RATIO	1.33 CARS FOR 1,000 S.F.
PARKING REQUIRED:	
OFFICE (1/250 S.F.) - 19,710/250 =	79
WAREHOUSE (1/500 1ST 10,000 S.F.) - 10,000/500 =	20
WAREHOUSE (1/5000 REMAINING S.F.) - 53,144/5000 =	11
TOTAL SPACES REQUIRED:	110

BUILDING HEIGHT DIAGRAM:

CHANDLER ZONING CODE 35-1503 (1), I-1 HEIGHT AND AREA REGULATIONS:

Height regulations: No building shall exceed thirty (30) feet in height at a thirty-foot front building setback line, except a building may exceed such height provided that at no point it projects above a line sloping inward and upward at a forty-five-degree angle at the required height and setback line.



LGE | DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

GILA SPRINGS BUILD TO SUIT

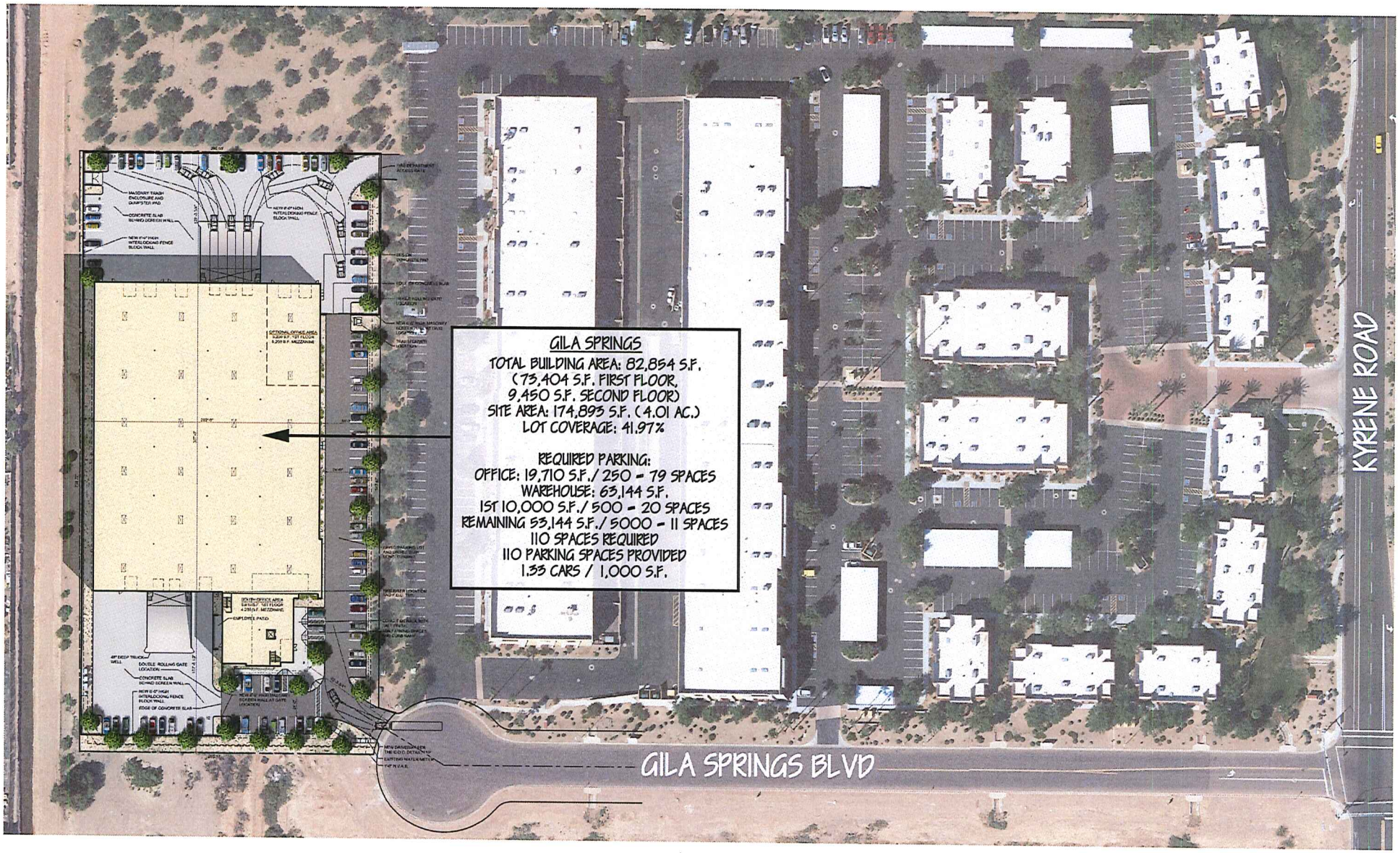
NWC GILA SPRINGS BLVD & KYRENE ROAD
CHANDLER, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE: SITE PLAN
ISSUE DATE: 7-28-15
DRAWN BY: BCR / JPM
CHECKED BY: VJD
PROJECT No.: -
SHEET: A0.1



Gila Springs

Chandler, Arizona
2015 . 07 . 28

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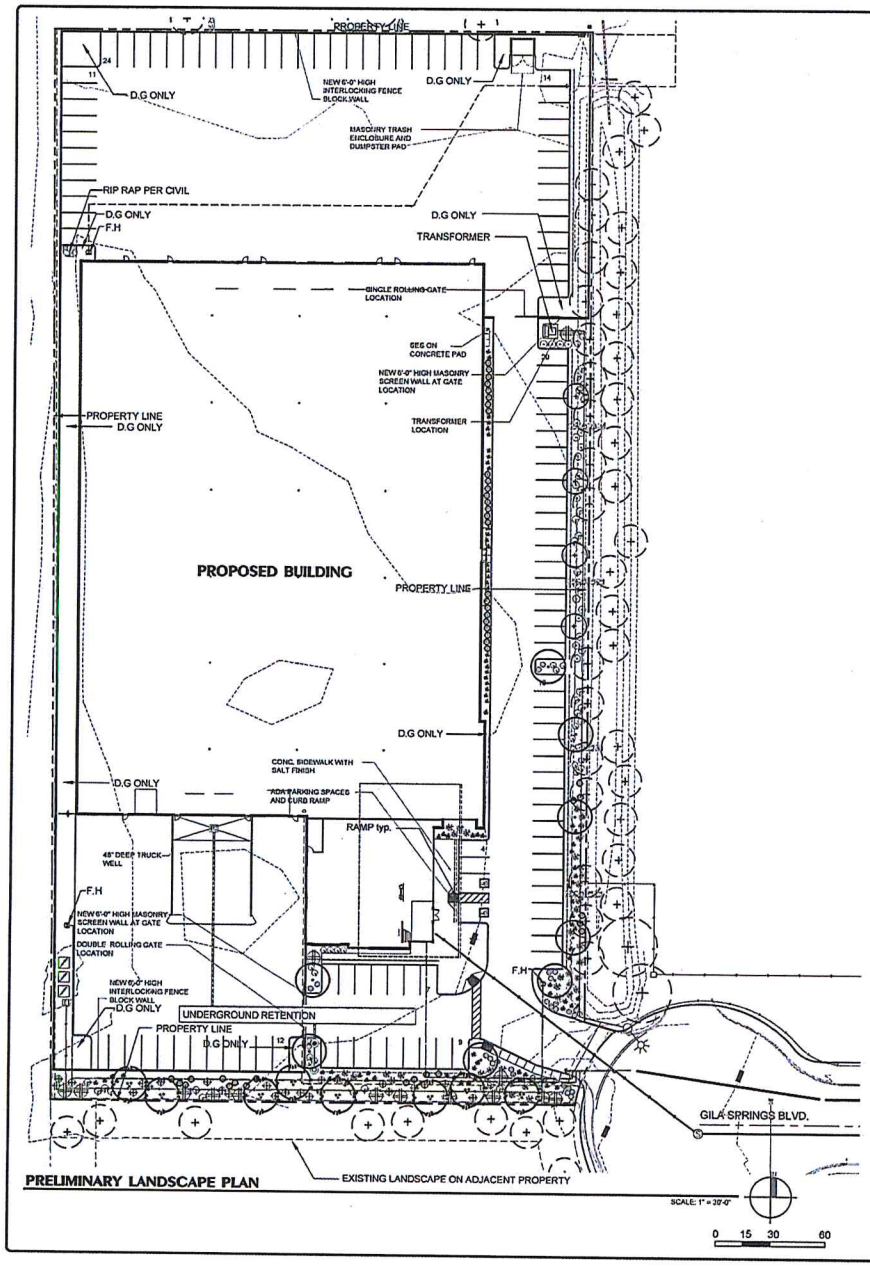
SITE PLAN

This artist rendering is for conceptual design only, was done without benefit of a survey and should not be referred to as a construction document.

1"=40'-0"
0 20 40 80

NORTH

LGE DESIGN BUILD



PRELIMINARY LANDSCAPE PLAN

LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)

TREES	SIZE	HEIGHT	CAL.
Parkinsonia hybrid 'Desert Museum' Desert Museum Palo Verde standard, low breaking	24" box U.O.N	5' - 8'	1"
Prosopis velutina Arizona Mesquite multi trunk	24" box U.O.N	5' - 7'	1"
Dalbergia sissoo Sissoo Tree	24" box U.O.N	8' - 9'	1"
Parkinsonia praecox Palo Brea multi trunk	24" box U.O.N	5' - 7'	1"
Nerium oleander 'Standard' White Oleander	24" box	5' - 7'	1"
Existing Trees To Remain in Place			

SHRUBS / ACCENTS	SIZE
Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon
Hesperaloe parviflora Red Yucca	5 gallon
Eremophila maculata 'Valentine' Valentine Bush	5 gallon
Tecoma stans Yellow Bells	5 gallon
Muhlenbergia capilaris 'Regal Mist' Regal Mist Deer Grass	5 gallon
Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gallon
Caesalpinia mexicana Mexican Bird of Paradise	5 gallon
Senna nemophila Desert Cassia	5 gallon
Dasylirion wheeleri Desert Spoon	5 gallon
Agave americana "Variegata" Agave desmettiana	5 gallon

GROUND COVERS	SIZE
Ruellia brittoniana 'Pink Katie' Pink Dwarf Ruellia Katie	1 gallon
Lantana montevidensis Trailing Lantana 'Purple & Gold mound'	1 gallon 50/50 mix
D.G. 1/2" select "Express Rose" 2" min thickness in all landscape areas Submit samples to Landscape Architect	
Rip-Rap 3"- 6" "Express Rose" Submit samples to Landscape Architect	

EXISTING LANDSCAPE & IRRIGATION NOTES:

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, (minimum 48" box). At no additional cost to owner. Palms that die shall be replaced with like type, height and size. All shrubs and groundcover shall be replace with 5 gallon plants.
3. Landscape areas disturbed by new construction shall be repaired with sod in turf areas and new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged heads with matching type.
4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall include but not be limited to; hand watering, temporary above ground irrigation, existing system ,.. etc.
5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.
6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100% coverage.
7. All existing trees to remain, shall be selectively pruned per Landscape Architects direction.
8. All existing shrubs within the sight distance lines and sight visibility triangles shall be selectively pruned to a maximum height of 20".
9. All trees shall be lifted to clear height of 7'.
10. Maintain existing turf heads in R.O.W. Repair existing as required to maintain 100% coverage

PRELIMINARY LANDSCAPE NOTES:

The entire site will be maintained in accordance with City of Phoenix Standards.

All trees will be 1" caliper or larger, 40% 1" cal, 60% 60% 2" cal.

An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.

Decomposed granite, 2" minimum thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape

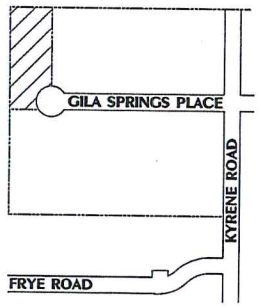
All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.

Structures and landscaping within a triangle measured back 10' from property line and 30' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.

All final landscape plans to meet or exceed City of Phoenix minimum standards for quantity and type.

PROJECT DATA:

PROJECT ADDRESS:	N.W.C. GILA SPRING BLVD. & KYRENE ROAD CHANDLER, AZ
DEVELOPER:	LGE DESIGN BUILD 740 NORTH 52ND STREET PHOENIX, AZ. 85009
PROJECT SCOPE:	A NEW COMMERCIAL OFFICE/WAREHOUSE BUILDING
ASSESSOR PARCEL NO.:	301-86-315
CURRENT ZONING:	PAD
SITE AREA:	174,993 S.F. (4.01 ACRES)
LANDSCAPE AREA:	25,093 S.F.
STORIES:	TWO STORY
GROSS BUILDING S.F.:	77,604 S.F. (68,394 S.F. 1ST FLR WARE / 4,200 S.F. 2ND FLOOR OFFICE / 1ST FLOOR OFFICE 5,010 S.F.)
LOT COVERAGE:	44.37%
OCCUPANCY:	B / S-1
CONSTRUCTION TYPE:	V-B W/ A.F.E.S.
CLEAR HEIGHT:	24'-0"
BUILDING HEIGHT:	35'-4"
BUILDING AREA CALCS:	
OFFICE:	9,210 S.F.
STORAGE:	68,394 S.F.
PARKING PROVIDED	
TOTAL REGULAR SPACES	114
TOTAL ACCESSIBLE SPACES	2
TOTAL SPACES	116
PARKING RATIO	1.49 CARS FOR 1,000 S.F.
PARKING REQUIRED:	
OFFICE 1/250 S.F. - WAREHOUSE 1/500 1ST 10,000 S.F. 1/5000 REMAINING SF	69



VICINITY MAP

NOT TO SCALE

LASKIN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
67 E. Weldon Ave.
Suite 230
Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-8023
www.laskindesign.com

GILA SPRINGS BUILD TO SUITE

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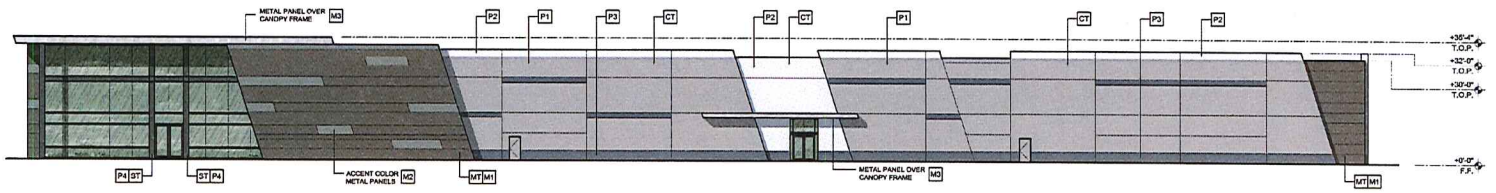
CHANDLER, AZ

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(ARIZONA BLUE STAKE, INC.)

NUMBER	REVISION(S)	DATE

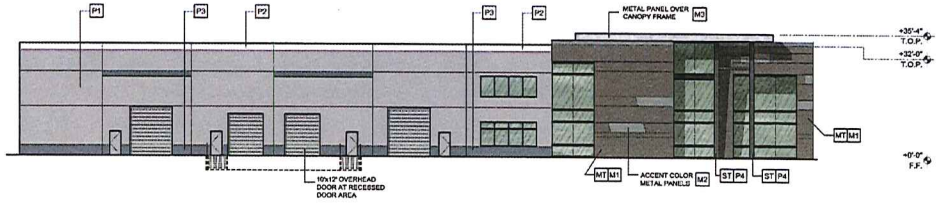
SHEET TITLE: PRELIMINARY LANDSCAPE PLAN
ISSUE DATE: 12-12-14
DRAWN BY: D DODSON
CHECKED BY: HAL
PROJECT No.: -
SHEET:

DR.01



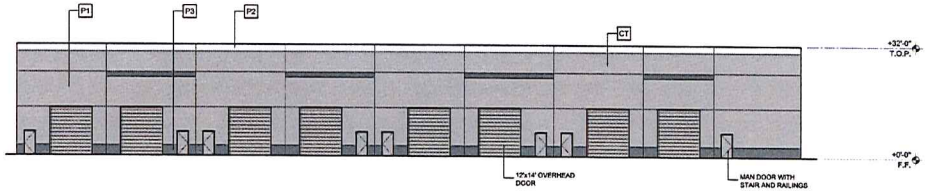
EAST ELEVATION

SCALE: 1/16" = 1'-0"



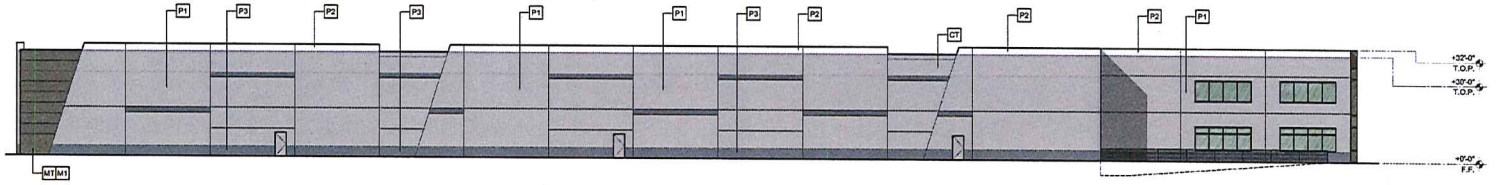
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
CT	CONCRETE TILT PANEL - PAINTED
ST	STEEL COLUMN - PAINTED
M1	METAL PANEL "WEATHERED COPPER"
M2	METAL PANEL "OLD ZINC GREY"
M3	METAL PANEL "GALVALUME"

GLAZING KEY:

MATERIAL:	DESCRIPTION:
STANDARD FRAMES	ARCADIA DARK BRONZE (AB-7) ALUMINUM STOREFRONT SYSTEM
EXTERIOR GLAZING	1" GREEN REFLECTIVE INSULATED GLAZING

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS #DE6375 "CASTLEROCK"
P2	DUNN EDWARDS #DEW385 "LIGHTHOUSE"
P3	DUNN EDWARDS #DE6348 "DRAW YOUR SWORD"
P4	DUNN EDWARDS #DE6377 "BOAT ANCHOR"

PAINTING NOTES:

1. PAINTER TO PROVIDE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

LGE DESIGNGROUP
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P: 480.968.4001

GILA SPRINGS BUILD TO SUIT

NWC GILA SPRINGS BLVD & KYRENE ROAD
CHANDLER, AZ

LGE DESIGN BUILD

NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE: EXTERIOR ELEVATIONS
ISSUE DATE: 8-21-15
DRAWN BY: DCR / JPM
CHECKED BY: VJD
PROJECT No.: .
SHEET: A3.1

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Chandler, Arizona

RENDERING VIEW