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NOV 18 2015



**MEMORANDUM**

**Planning Division – PZ Memo No. 15-103**

**DATE:** NOVEMBER 18, 2015

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** SUSAN FIALA, CITY PLANNER *SF*

**SUBJECT:** DVR15-0036 ALLRED CHANDLER AIRPORT CENTER

**Request:** Amend Planned Area Development (PAD) zoning Stipulation No. 3 to allow athletic training facilities and/or recreation/instructional uses to locate within Building B and modify Stipulation No. 4 for adjacency of uses in suites where “H” occupancy rated businesses locate

**Location:** Northeast corner of Germann Road and Piper Drive, east of Cooper Road and south of the Loop 202 Santan Freeway

**Applicant:** Stephen C. Earl of Earl, Curley & Lagarde P.C.

**Project info:** Approximately 14.6-acre site within the larger 245-acre Chandler Airport Center master planned business park

**RECOMMENDATION**

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

**BACKGROUND**

The subject site is part of the 245-acre Chandler Airport Center master planned employment center near the Chandler Municipal Airport. Chandler Airport Center is located at the intersection of Cooper and Germann roads and includes one mile of frontage along the Loop 202 Santan Freeway with property on both southern sides of the interchange at Cooper Road and the Santan Freeway. Chandler Airport Center received conceptual PAD zoning in April 2005, and includes commercial retail, office, showroom, warehouse, light industrial, hotel, and airplane hangar uses.

The 14.6-acre parcel is located along the eastern edge of the master plan adjacent to the Crossroads Towne Center commercial center. Allred Chandler Airport Center, formerly known as Hewson, received Preliminary Development Plan (PDP) approval in June 2006, for three multi-tenant office warehouse buildings of approximately 50,000 to 75,000 square feet in size and totaling 186,826 square feet. Uses for the subject site were approved to include those allowed by right within the I-1 Light Industrial zoning district, as well as office and showroom/warehouse uses.

In April 2009, the PAD was amended to allow additional uses that would otherwise require a Use Permit within an I-1 zoning district. Such uses included manufacturing/assembly of products, repair or manufacturing of small-scale equipment or goods, sign-making companies, and motor vehicle customization with aftermarket products (sales and installation). In 2010, the PAD was again amended to allow 'athletic training facilities' and/or 'family recreational/instructional' uses within buildings A and C only and not building B. Similarly, the adjacency of the additional uses in suites where "H" occupancy rated businesses locate was also stipulated for buildings A and C. Current language of Stipulation No. 4 restricts "H" occupancies from locating within the same building that contains any of the 'athletic training facilities' and/or 'family recreational/instructional' uses. Conversely, these uses could not locate within a building that contains an "H" occupancy rated business. For this request, Stipulation No. 4 is modified to allow these uses to locate in the same building but not in adjacent suites of the same building.

As part of the 2010 amendment, a parking study was prepared to identify parking demands for the new uses and determined the site serves the anticipated parking demands. Additionally, the previous amendment identified that sections of the service court between the buildings could be reconfigured and restriped creating up to 100 additional parking spaces. Staff is confident that the previous parking demand study as well as the contingency plan to add parking spaces remains valid with the current request.

The final element of the previous amendment was to reconfigure the drive aisle located between buildings A and C to address pedestrian safety at the crossing and discourage truck traffic use. The drive aisle was modified including a reduced 24 feet wide drive aisle, additional landscape planters, nine additional parking spaces, and a raised pavement speed table.

The current request is to amend Planned Area Development (PAD) zoning Stipulation No. 3 to allow athletic training facilities and/or recreation/instructional uses to locate within Building B and modify Stipulation No. 4 for adjacency of uses in suites where "H" occupancy rated businesses locate. No other changes to the approved zoning are requested. Additional details can be found within the attached Development Booklet.

Planning Staff finds the modified stipulations to be appropriate given the success of the compatibility of the current uses, no evidence of parking conflicts or increase in parking demands, and no apparent safety conflicts. Typical concerns of incompatibility of these aforementioned uses have been shown to be adequately mitigated. While the uses are currently permitted in buildings A and C, the additional permission to locate in building B allows flexibility for existing and future tenants.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notification letter was mailed out in lieu of a meeting. There have been no inquiries.
- As of the writing of this memo, Planning Staff is not aware of any opposition to the request.

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0036 ALLRED CHANDLER AIRPORT CENTER, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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.
5. 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. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Chandler Airport Center Zoning Application", kept on file in the City of Chandler Planning Services Division, in File No. DVR04-0037 Chandler Airport Center, except as modified by condition herein.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a Chandler Airpark Center property owners' association.
8. 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.

9. 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 development shall use treated effluent to maintain open space, common areas, and landscape tracts.

10. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements excepting any decibel reductions or sound attenuation credits for the use of a rubberized asphalt-paving surface. Any noise mitigation if required is the responsibility of the development.
11. No television, communication towers or stand-alone antennas shall be constructed on the property. All structures on the property shall remain below the protective surfaces as defined in Federal Aviation Regulation Part 77 and detailed in the Airport Layout Plans.
12. All development shall comply with the approved FAR Part 150 Noise Compatibility Study and specifically sound proofing the buildings to achieve a 25- to 30-db reduction within the applicable noise contours.
13. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Hewson Chandler Airport Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0026, except as modified by condition herein.
14. There shall be no general automotive engine repair/auto mechanical work, auto body and paint work, auto detailing, or washing of vehicles. There may be alignment and fluid removal

occurring due to accessory parts installation only. Retail sales of accessories and products are permitted as long as the installation takes place on-site and within the principal building.

15. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Allred Chandler Airport Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR10-0005, except as modified by condition herein.
16. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Allred Chandler Airport Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR15-0036, except as modified by condition herein.
17. 'Athletic training facilities' and/or 'family recreational/instructional' uses such as basketball, volleyball, gymnastics, rock climbing, cheer leading, bounce facilities, toddler gyms, and other uses of this nature shall be permitted.
18. Businesses rated as 'H' occupancies shall not locate in adjacent suites where an 'Athletic training facilities' and/or 'family recreational/instructional' use is located. Conversely, 'Athletic training facilities' and/or 'family recreational/instructional' uses shall not locate in suites adjacent to where an 'H' occupancy rated business is located.
19. There shall be no competitions held Monday through Friday between the hours of 8 a.m. to 4 p.m., holidays excluded.

#### **Preliminary Development Plan**

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0036 ALLRED CHANDLER AIRPORT CENTER, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Chandler Airport Center Zoning Application", kept on file in the City of Chandler Planning Services Division, in File No. DVR04-0037 Chandler Airport Center, except as modified by condition herein.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Hewson Chandler Airport Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0026, except as modified by condition herein.
3. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Allred Chandler Airport Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR10-0005, except as modified by condition herein.
4. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Allred Chandler Airport Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR15-0036, except as modified by condition herein.

5. The development shall provide additional landscaping to include one (1) 24-inch box tree and three (3) 5-gallon shrubs for every 20 feet of freeway frontage to be installed in the freeway right-of-way.
6. 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.
7. Monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
8. The landscaping shall be maintained at a level consistent with at the time of planting.

### **PROPOSED MOTIONS**

#### **Rezoning**

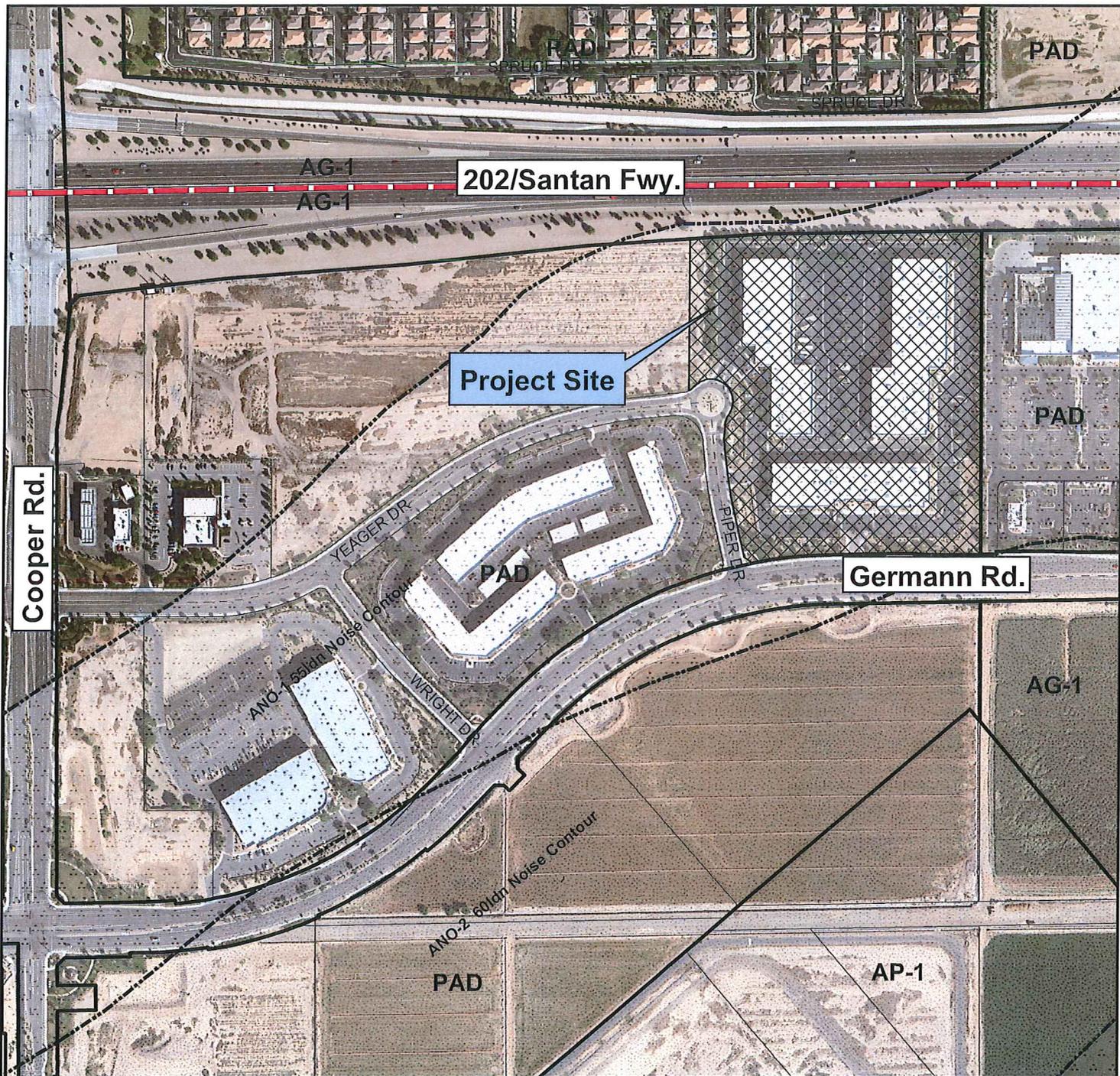
Motion Planning Commission to recommend approval of rezoning request DVR15-0036 ALLRED CHANDLER AIRPORT CENTER for modification of stipulations No. 3 and No. 4, subject to the conditions as recommended by Planning Staff.

#### **Preliminary Development Plan**

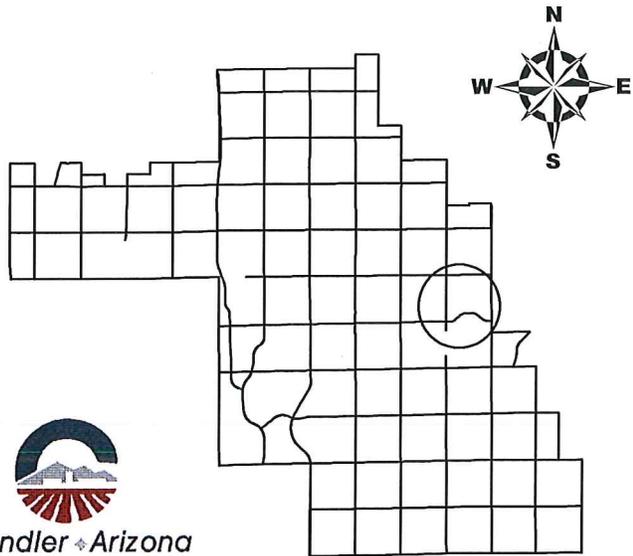
Motion Planning Commission to recommend approval of Preliminary Development Plan DVR15-0036 ALLRED CHANDLER AIRPORT CENTER for modification of stipulations No. 3 and No. 4, subject to the conditions as recommended by Planning Staff

#### **Attachments**

1. Vicinity Maps
2. Development Booklet, Exhibit A



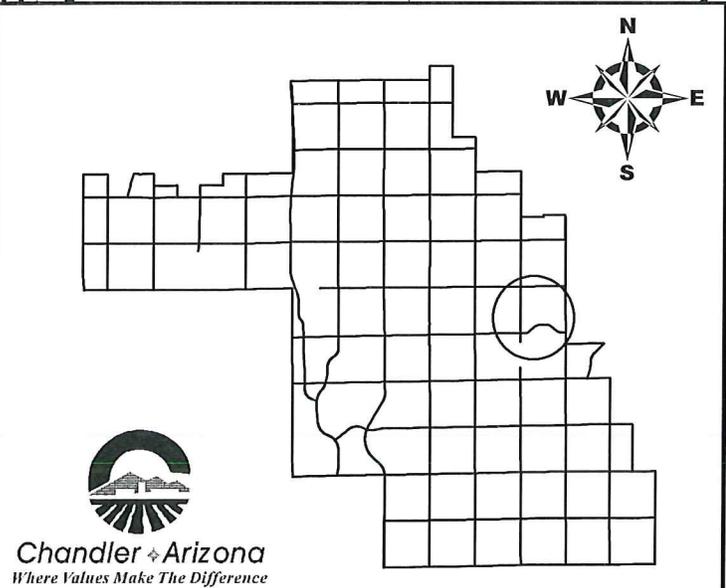
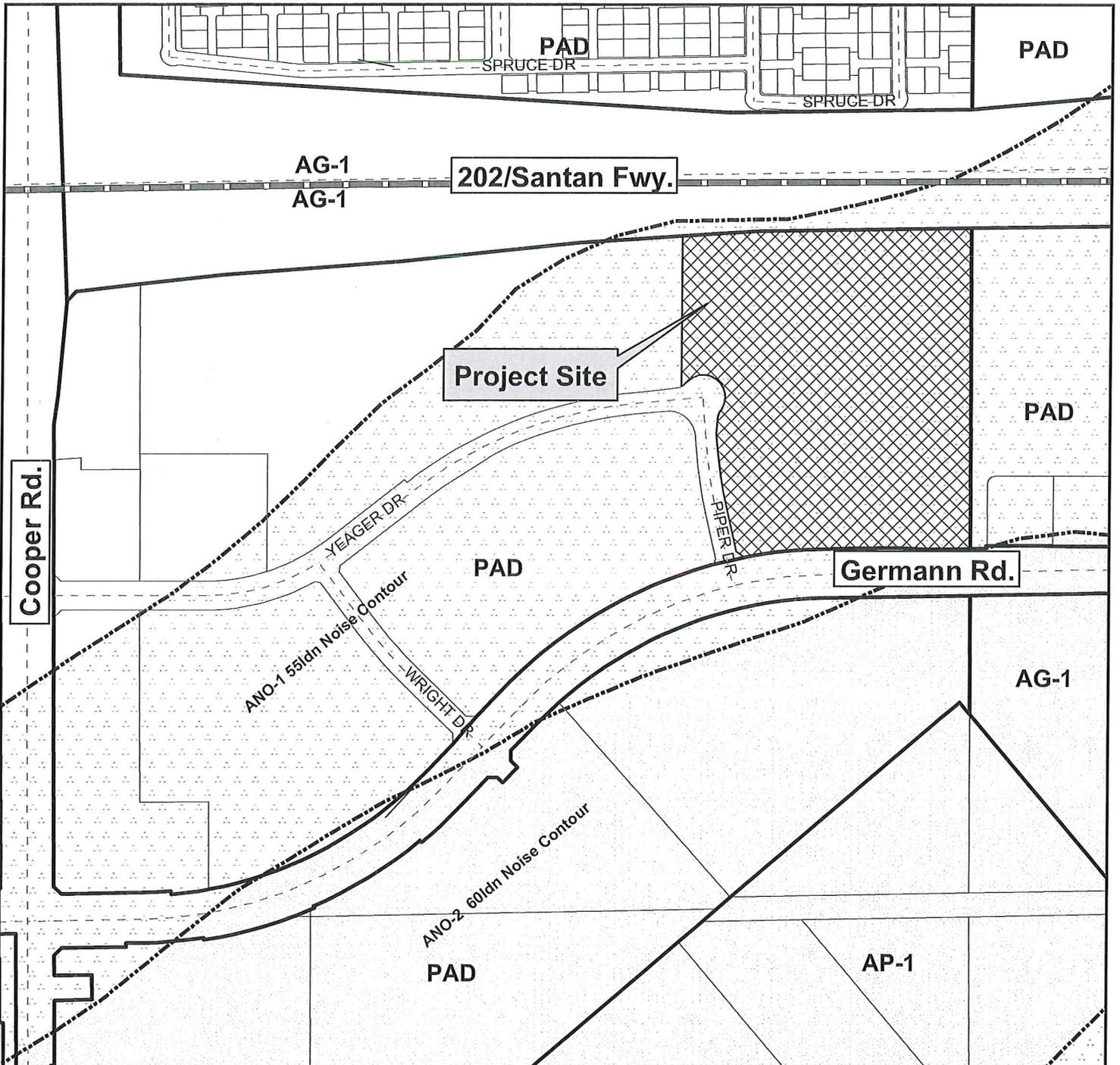
**Vicinity Map**



DVR15-0036

**Allred Chandler Airport Center**





## Vicinity Map



**DVR15-0036**

**Allred Chandler Airport Center**

CITY OF CHANDLER 10/6/2015