



**Chandler • Arizona**  
*Where Values Make The Difference*

D.  
DEC 16 2015



**MEMORANDUM**

**Planning Division – PZ Memo No. 15-113**

**DATE:** DECEMBER 16, 2015

**TO:** PLANNING AND ZONING COMMISSION

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

**FROM:** ERIK SWANSON, SENIOR CITY PLANNER *ES*

**SUBJECT:** DVR15-0040 POLLACK BUSINESS PARK SOUTH

**Request:** Action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former zoning district of I-1/PAD, along with Preliminary Development Plan (PDP) approval for site layout and building architecture for an office building

**Location:** Southeast corner of Arizona Avenue and Elliot Road

**Applicant:** Stephen Earl; Earl, Curley & Lagarde

**RECOMMENDATION**

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

**EXTENSION OF THE TIMING CONDITION**

The request is for action on the existing 16-acre (gross) parcel located at the southeast corner of Arizona Avenue and Elliot Road. In 1981 the site, as part of a larger industrial development, received zoning approval for an I-1/PAD zoning designation; the zoning was vested due to construction occurring within the larger development. In early 2006, the site received zoning and Preliminary Development Plan approval, to include retail uses. The zoning was conditioned to start construction within three (3) years of Council approval, causing the expiration to occur on April 23, 2009. The site received an extension of the zoning in 2009, and again in 2012, causing expiration to occur earlier this year. The current request is to extend the zoning for a third time for an additional three years. The proposed three-year time extension would be in

effect, pending City Council approval, until April 23, 2018, as the time limit is calculated from the initial zoning approval's expiration.

The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, determine compliance with the three-year schedule for development, or by legislative action revert the zoning to its former zoning classification. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect.

The currently approved PDP provides for retail shops space, a restaurant drive-thru, and bank drive-thru on the western 4.24 acres (net) of the site, and office/showroom/industrial uses on the eastern 9.25 acres of the site.

#### **PRELIMINARY DEVELOPMENT PLAN**

The second component of the request is for PDP approval for site layout and building architecture. The applicant seeks to maintain the existing PDP, as well as provide a second option. The second option is for an 80,000 square foot office building located on the site's eastern 9.4-acres. The commercial parcel will be maintained at the intersection corner, but will be reduced from 4.24 acres to 3.5 acres.

The office will operate as a location for the Arizona Department of Economic Security. The single-story building will utilize concrete tilt as the predominant building material with elements of masonry block and metal paneling to provide additional interest. The entrance is offset, and the ends of the building incorporate different design elements to break-up the symmetry of the rectangular building. A large pedestrian gathering area for the public is provided at the main entrance with low seat walls and planter boxes. A conceptual plan is currently being created for the commercial component and will be provided to the Commission at the hearing.

#### **DISCUSSION**

Due to the nature of the operator, the parking provided exceeds 125% of the required amount of parking. Provisions are provided in the Zoning Code which allows for exceeding the required amount of parking so long as design elements are incorporated to offset the heat island effect. The provisions include parking within the building footprint or within a structure, providing alternative paving materials, shade provided by structures that can support plant growth, or additional shade provided by landscape materials resulting in coverage of 50% within five-years. Diamond planter islands have been doubled from code requirements to meet the shade requirement and islands have been increased in width to provide additional shade to meet the 50% coverage requirement. It should be noted that 50-60 of the parking stalls will be utilized for State vehicles, where employees will drive their personal vehicle and park it at the site and utilize their State vehicle during the day.

Planning Staff finds that the underlying land-use is still appropriate in the area, and with the proposed plans in place development will maintain consistency with the surrounding area. The request for simultaneous PDPs is atypical, but not unwarranted. Both plans are consistent with

design requirements and could be supported individually; however, based on contract negotiations, concerns were expressed by the existing and potential owner, resulting in the request for both plans to be considered.

Due to the involvement of the State, timelines are strict with an anticipated construction start time by early 2016.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday, November 30<sup>th</sup>; one neighbor from the management team of a nearby apartment complex attended and supported the request.
- As of the writing of this memo, Planning Staff is not aware of any concerns with the request.

### **RECOMMENDED ACTIONS**

#### **Zoning Time Extension**

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0040 POLLACK BUSINESS PARK SOUTH, extending the timing condition for an additional three (3) years, with all of the conditions in the original approval remaining in effect.

#### **Preliminary Development Plan**

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0040 POLLACK BUSINESS PARK SOUTH, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Pollack Business Park South" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0040, or in substantial conformance with the Development Booklet entitled "Pollack Business Park South" and kept on file in the City of Chandler Planning Division in File No. DVR05-0057, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
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.

### **PROPOSED MOTIONS**

#### **Zoning Time Extension**

Motion Planning Commission to recommend approval of DVR15-0040 POLLACK BUSINESS PARK SOUTH, extending the timing condition for an additional three (3) years, in which the zoning would be in effect until April 23, 2018, with all the conditions in the original approval remaining in effect.

PZ Memo No. 15-113

Page 4 of 4

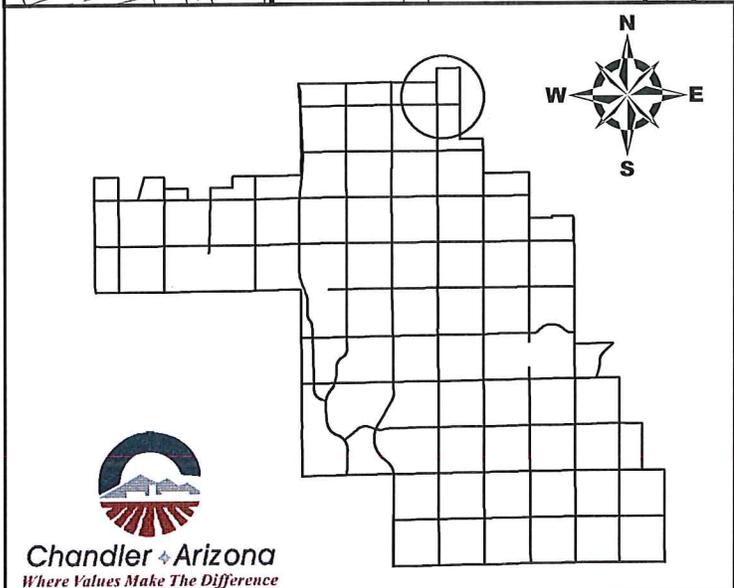
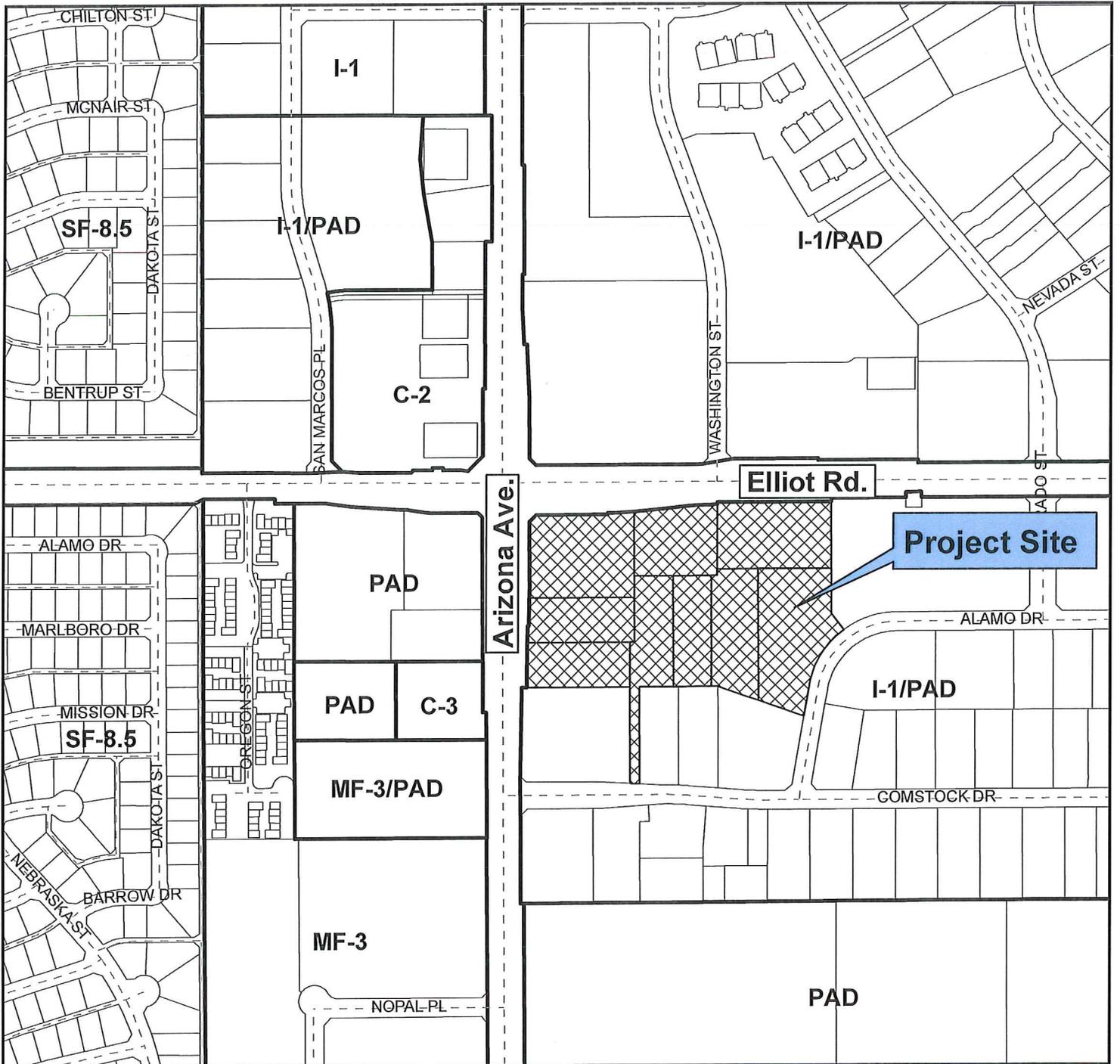
December 16, 2015

**Preliminary Development Plan**

Motion Planning Commission to recommend approval of Preliminary Development Plan DVR15-0040 POLLACK BUSINESS PARK SOUTH, for site layout and building architecture, subject to the conditions recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Existing Site Plan
3. Proposed Site Plan
4. Building Elevations
5. Ordinance No. 3776
6. Development Booklet, Exhibit A



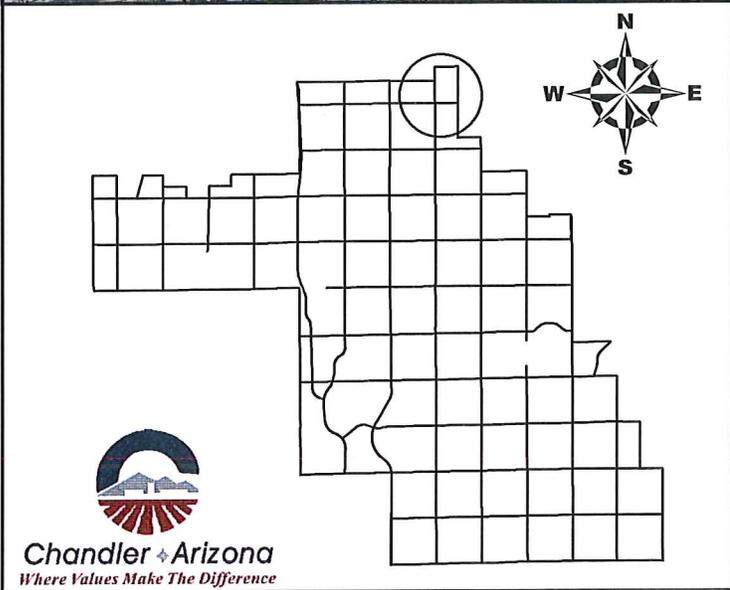
**Vicinity Map**



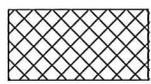
**DVR15-0040**

**Pollack Business Park South**





**Vicinity Map**



DVR15-0040

**Pollack Business Park South**

**SITE DATA - OVERALL**

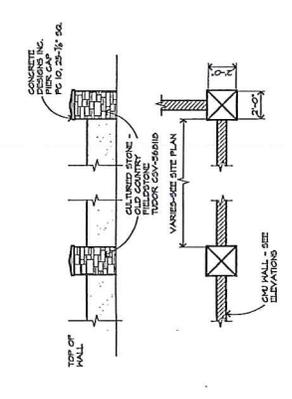
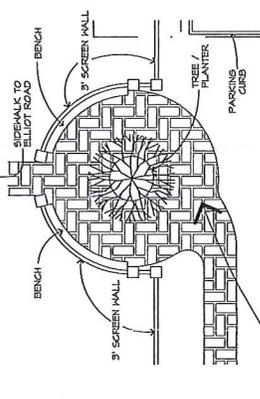
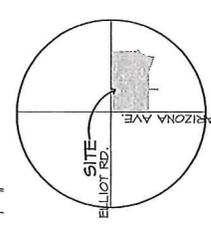
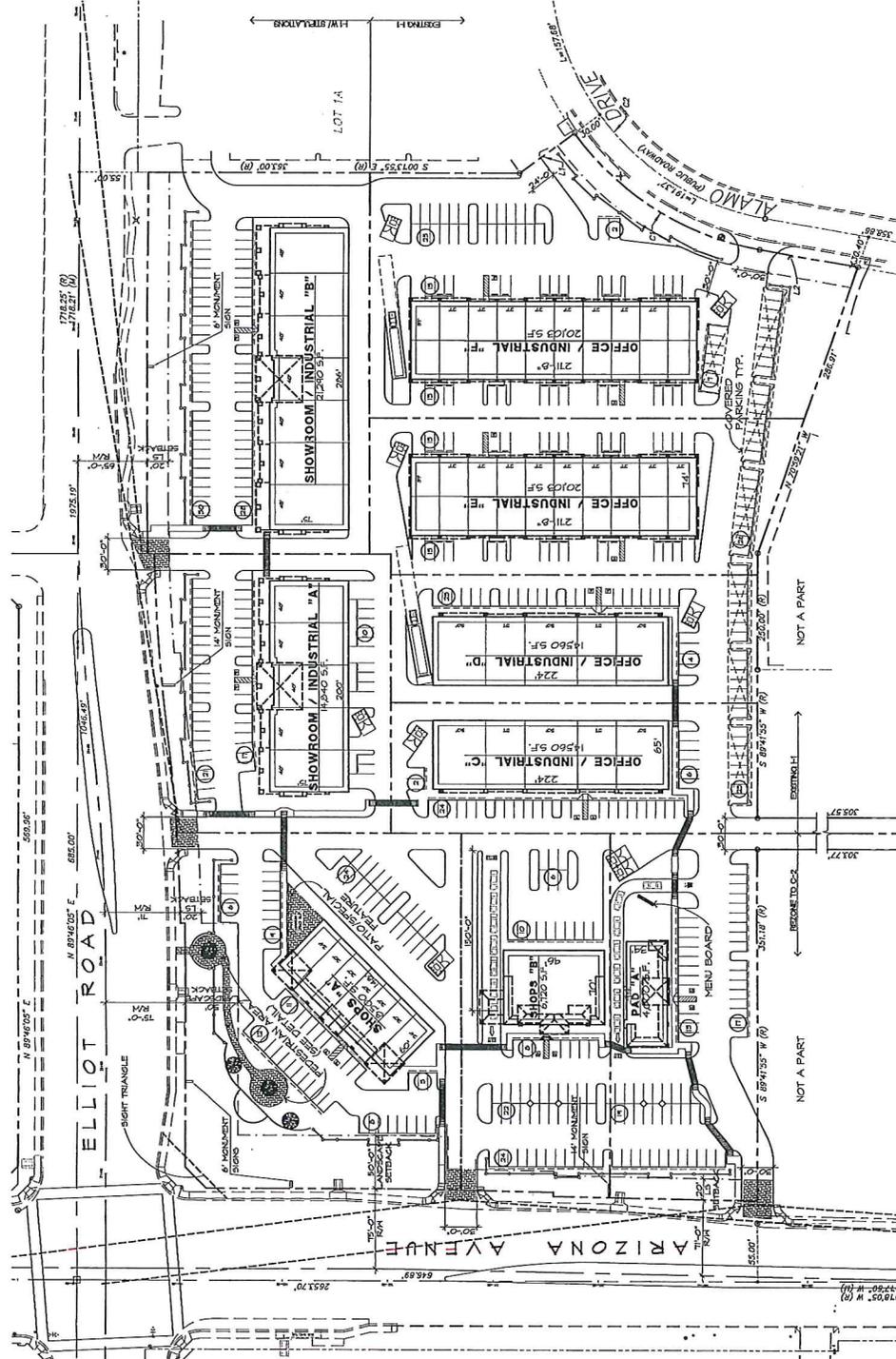
PROPOSED ZONING:	C21-UPAD
GROSS SITE AREA:	15,110 sq. ft.
NET SITE AREA:	13,410 sq. ft.
TYPE:	OFFICE
TOTAL BUILDING AREA:	137,410 sq. ft.
OFFICE:	137,410 sq. ft.
RETAIL:	0 sq. ft.
RECREATION:	0 sq. ft.
PAVING:	0 sq. ft.
LANDSCAPING:	0 sq. ft.
ACCESSIBLE PARKING REQUIRED:	4 SPACES
ACCESSIBLE PARKING PROVIDED:	16 SPACES

**PROJECT DIRECTORY**  
 DEVELOPER:  
 MICHAEL A. POLLACK REAL ESTATE INVESTMENTS  
 1196 N. BASELINE ROAD  
 MESA, ARIZONA 85210  
 CONTACT: MICHAEL A. POLLACK  
 PHONE: (480) 958-0858

**ARCHITECT:**  
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES  
 2239 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 CONTACT: PAVE GIBSON  
 PHONE: (602) 453-9100  
 FAX: (602) 453-0446  
 E-MAIL: dgibson@rka.com

PRELIMINARY SITE PLAN  
 DATE: 01-27-08  
 PROJECT NO.: 08-0001

sheet of SP-1  
 design RWK  
 drawn Mtr  
 check RWK  
 POLLOCK BUSINESS  
 PARK SOUTH  
 COMMERCIAL DEVELOPMENT  
 SEC ARIZONA AVENUE AND ELLIOT ROAD  
 CHANDLER, ARIZONA  
 Job 05010.50



EXISTING SITE PLAN

**PROJECT INFORMATION**

**PROJECT TITLE:** DES OFFICE BUILDING  
**OWNER:** HARRISON PROPERTIES  
 100 W. WASHINGTON, SUITE 214  
 CHANDLER, AZ 85223  
**BLDG. NO.:** 000  
**OWNER'S PROJECT NO.:** 000  
**DATE:** 7/2/17  
**COORDINATION:**

**ARCHITECT:** DIETERICH ARCHITECTURAL GROUP, INC.  
 277 NORTH GOTTSCHE LOWE ROAD  
 SCOTTSDALE, AZ 85253  
 DAWG DIETERICH, ARCHITECT  
 448712 ST. (16.33 ACRES) NET  
 86.14 / 460.74 SF = 15.00%  
**SITE AREA:** 86.14 SF  
**LOT COVERAGE:** 15.00%  
**BUILDING AREA:** 1291.00 SF  
**CONSTRUCTION TYPE:** TYPE III-B  
**BUILDING TYPE:** GROUP B  
**USE:** OFFICE  
**PARKING:** 100 SPACES  
 WITH 10 ADA ACCESSIBLE.

**DESCRIPTION**

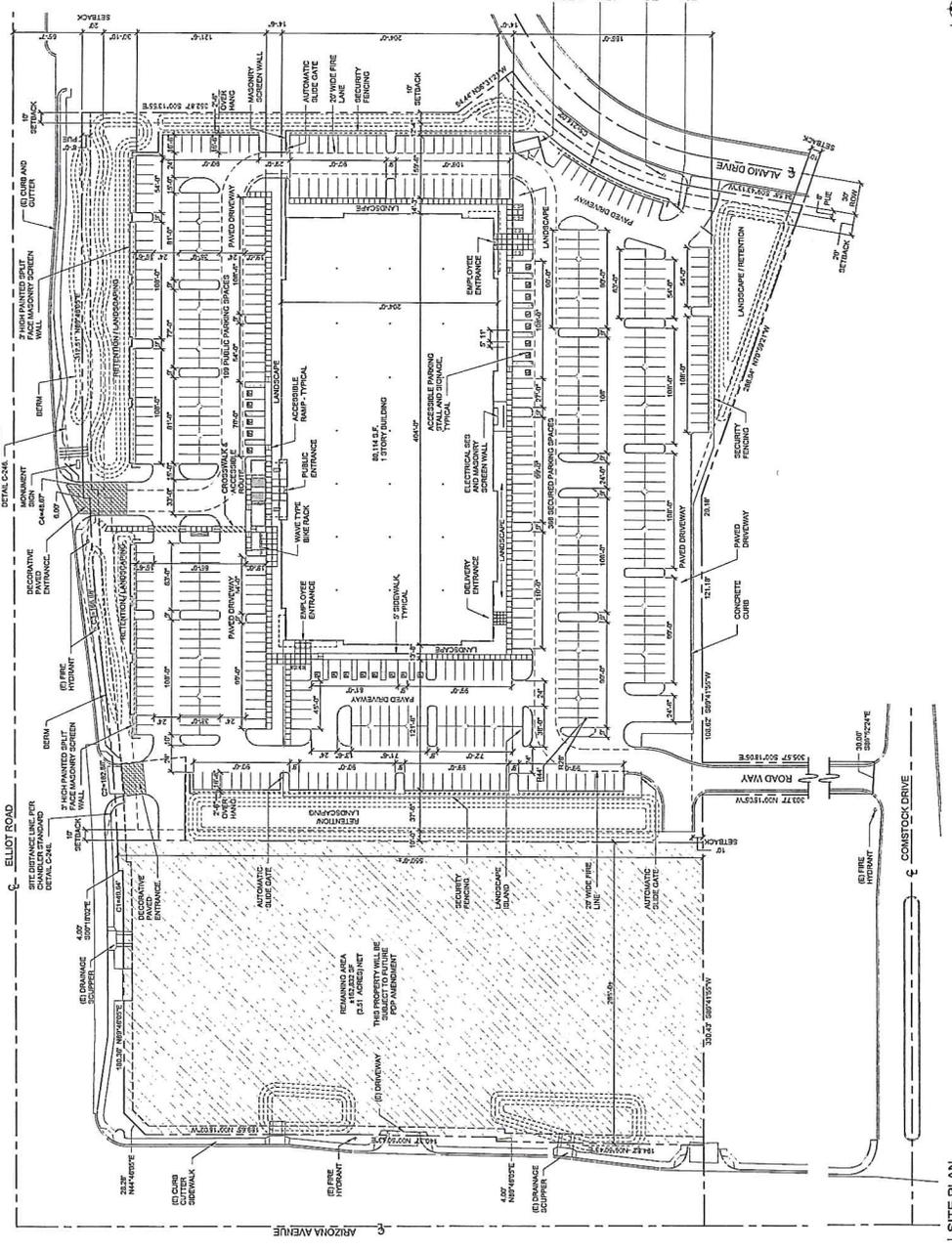
LOT 11, TRACT 4, OF POLICE BUSINESS PARK  
 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY  
 CLERK, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 98 OF  
 MAPS, PAGE 23.

**CHANDLER STANDARD NOTES**

- CEN. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY  
 SECURED BY PERMANENT WALLS EQUAL TO OR GREATER THAN THE  
 HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- CEN. ALL MECHANICAL EQUIPMENT SHALL BE FULLY  
 SECURED BY PERMANENT WALLS EQUAL TO OR GREATER THAN THE  
 HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL  
 SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- CEN. ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO  
 ILLUMINATE THE PERIMETER OF THE BUILDING AND THE DRIVEWAY  
 UPON WHICH THE LIGHTING IS LOCATED.
- CEN. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE  
 PAINTED TO MATCH ADJACENT WALL COLOR.
- CEN. SIGN REQUIRES SEPARATE PERMIT.

**PRELIMINARY DEVELOPMENT PLAN**

**SITE PLAN**



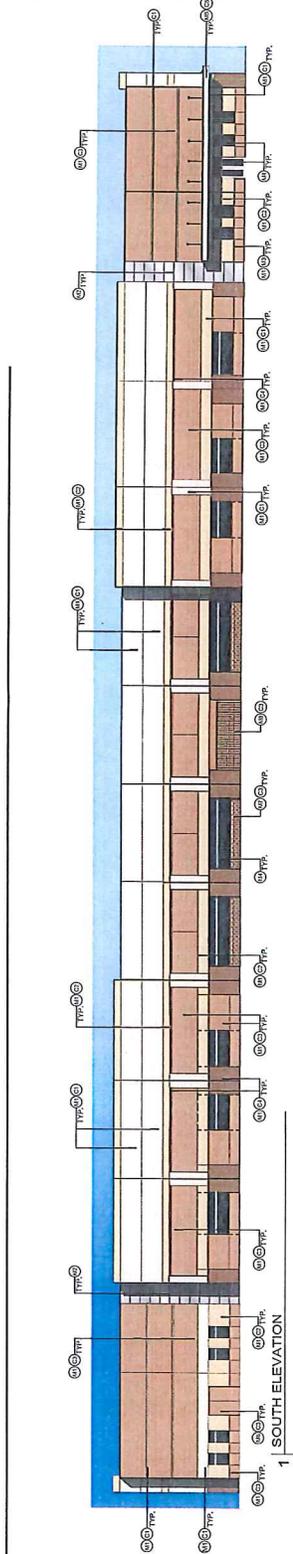
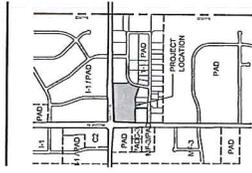
DIETERICH ARCHITECTURAL GROUP, INC.  
 7025 N. GOTTSCHE LOWE RD., SUITE 100  
 SCOTTSDALE, ARIZONA 85258  
 P. 480 / 448 8300  
 WWW.DIETERICHARCHITECT.COM

**PRELIMINARY NOT FOR CONSTRUCTION**  
 DIETERICH ARCHITECTURAL GROUP, INC.  
 7025 N. GOTTSCHE LOWE RD., SUITE 100  
 SCOTTSDALE, ARIZONA 85258  
 P. 480 / 448 8300  
 WWW.DIETERICHARCHITECT.COM

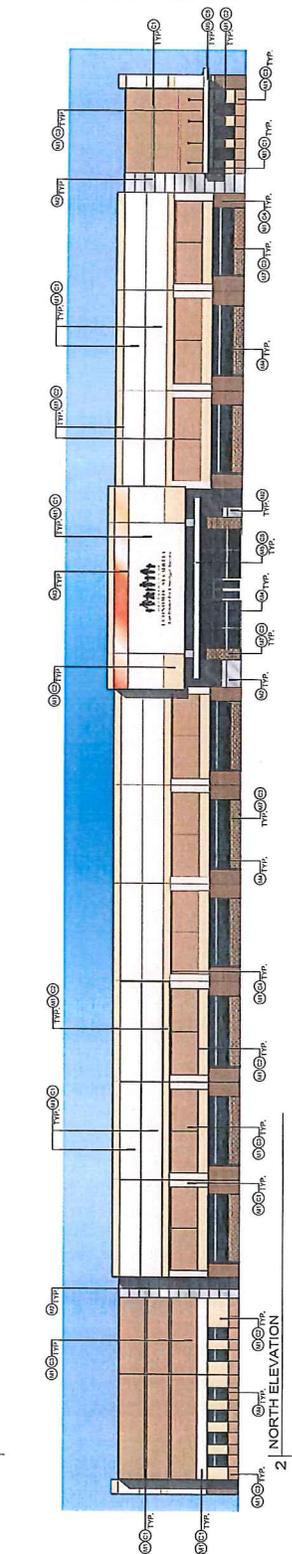
**PROPOSED SITE PLAN**  
 dieterich architectural group, inc  
 7025 N. GOTTSCHE LOWE RD., SUITE 100  
 SCOTTSDALE, ARIZONA 85258  
 P. 480 / 448 8300  
 WWW.DIETERICHARCHITECT.COM

DATE	NUMBER	DESCRIPTION
		REVISIONS

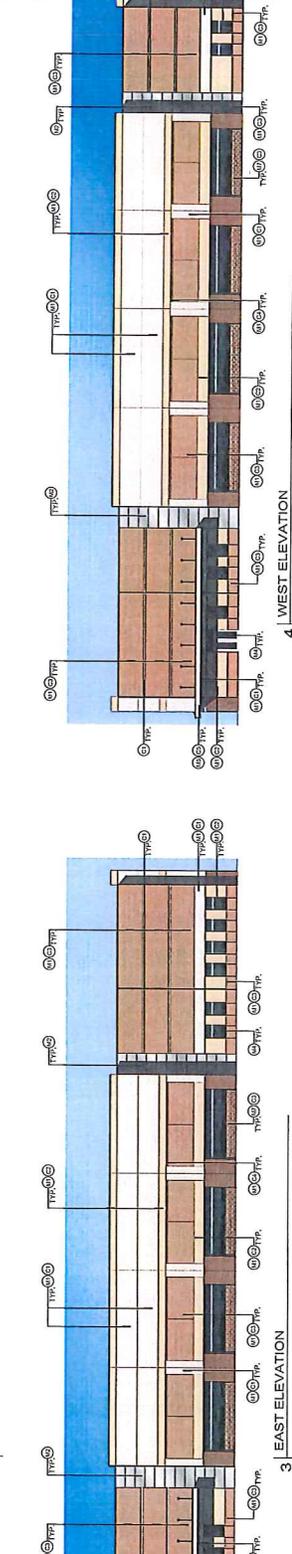
NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC). 2. ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT. 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT. 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES AND THE ENVIRONMENT.



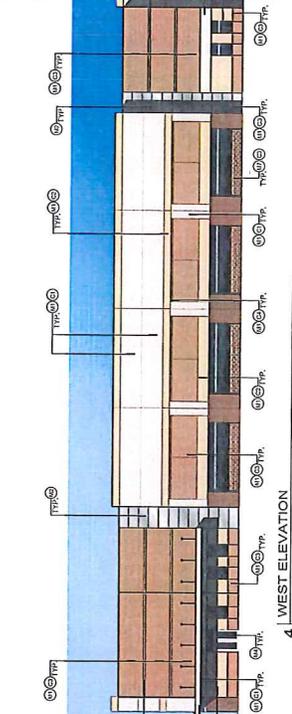
1 | SOUTH ELEVATION



2 | NORTH ELEVATION



3 | EAST ELEVATION



4 | WEST ELEVATION

**PAINT COLORS KEY**

- ① DUNN EDWARDS DEER TRACK WHITE
- ② DUNN EDWARDS DEER TRACK WHITE
- ③ DUNN EDWARDS DEER TRACK WHITE
- ④ DUNN EDWARDS DEER TRACK WHITE
- ⑤ DUNN EDWARDS DEER TRACK WHITE
- ⑥ DUNN EDWARDS DEER TRACK WHITE
- ⑦ DUNN EDWARDS DEER TRACK WHITE
- ⑧ DUNN EDWARDS DEER TRACK WHITE
- ⑨ DUNN EDWARDS DEER TRACK WHITE
- ⑩ DUNN EDWARDS DEER TRACK WHITE

**MATERIALS KEY**

- ① TILT UP CONCRETE WALL PANEL
- ② PREPARED METAL PANEL - ALUMINUM
- ③ BRICK
- ④ METAL CLUMPY - PAINTED FINISH
- ⑤ METAL CLUMPY - PAINTED FINISH
- ⑥ METAL CLUMPY - PAINTED FINISH
- ⑦ METAL CLUMPY - PAINTED FINISH
- ⑧ METAL CLUMPY - PAINTED FINISH
- ⑨ METAL CLUMPY - PAINTED FINISH
- ⑩ METAL CLUMPY - PAINTED FINISH

**DES SIGNAGE**

NOTE: SIGN WILL REQUIRE PERMITS FROM THE CITY OF CHANDLER.

DEPARTMENT OF ECONOMIC SECURITY  
Your Partner For A Stronger Arizona

NORTH ELEVATION: 15' WIDE X 8' HIGH, TOP AT 28'-0" ABOVE GRADE.

**COLORS BUILDING ELEVATIONS**

REVISION NUMBER	DATE	DESCRIPTION
01	07/20/2017	ISSUED FOR PERMIT

DESIGNED BY: [FIRM]  
 DRAWN BY: [FIRM]  
 SCALE: [SCALE]  
 DATE: [DATE]  
 JOB NUMBER: [JOB NUMBER]

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**  
 2017.04.15  
 PRELIMINARY DEVELOPMENT  
 CHANDLER, AZ  
 DESIGNED BY: [FIRM]  
 DRAWN BY: [FIRM]  
 SCALE: [SCALE]  
 DATE: [DATE]  
 JOB NUMBER: [JOB NUMBER]

delerich architectural group, inc  
 1700 N. SCOTTSDALE RD., SUITE 200  
 SCOTTSDALE, ARIZONA 85258  
 P: 480.344.8888  
 F: 480.344.8889

**PDP-A2.1**

**ORDINANCE NO. 3776**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM I-1/PAD TO I-1/PAD (DVR05-0057 POLLACK BUSINESS PARK SOUTH) 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 I-1/PAD to I-1/PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Pollack Business Park South", kept on file in the City of Chandler Planning Services Division, in File No. DVR05-0057, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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.
4. 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.

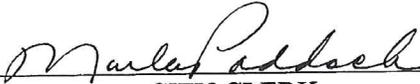
5. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with 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.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
7. 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.
8. 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.
9. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
10. The monument signs shall have a landscaped planter at the column bases.
11. The maximum sign height on buildings shall be 24" for 1 line of copy and 36" for 2 lines of copy.
12. All sign logos shall be limited to 10% of the sign area.
13. Landscaping shall be in compliance with current Commercial Design Standards.
14. The landscape planter along the Shops B drive through lane shall be widened by 6 feet and include a 4 foot tall wall.
15. Turf shall be limited to a maximum 10% of the landscapable area.
16. Decorative paving shall be provided at all driveway entrances.

SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development 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 6<sup>th</sup> day of March 2006.

ATTEST:

  
CITY CLERK

  
MAYOR

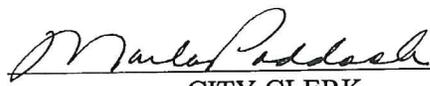
PASSED AND ADOPTED by the City Council this 23<sup>rd</sup> day of March 2006.

ATTEST:

  
CITY CLERK

  
MAYOR

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3776 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 23<sup>rd</sup> day of March 2006, and that a quorum was present thereat.

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

Published on April 5 & 12, 2006

**Superior Surveying Services, Inc.**

Professional Land Surveying  $\square$  Arizona  $\square$  California  $\square$  Nevada

21415 North 23<sup>rd</sup> Avenue  $\square$  Phoenix, Arizona 85027  
Phone: (623)869-0223  $\square$  Fax: (623)869-0726  
info@ssincsz.com

Randy S. Delbridge, President  
A. J. Wadsworth, Project Manager  
David S. Klein, Project Manager

Job Number: 250650

February 18, 2006

DESCRIPTION OF REMAINDER OF LOT 3, POLLACK  
BUSINESS PARK NORTH AFTER RIGHT OF WAY  
ACQUISITION AT THE NORTHEAST CORNER OF ELLIOT  
ROAD AND ARIZONA AVENUE, CHANDLER, ARIZONA

That portion of Lot 3, POLLACK BUSINESS PARK NORTH, recorded as Book 762 of Maps, Page 45, records of Maricopa County, Arizona lying within a portion of the Southwest quarter of Section 10, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 10;  
THENCE North 00 degrees 11 minutes 30 seconds West 635.54 feet along the West line of said Southwest quarter to the Westerly extension of the North line of said Lot 3;  
THENCE North 89 degrees 48 minutes 30 seconds East 65.00 feet along said Westerly extension to the Northwest corner of said Lot 3 and the POINT OF BEGINNING;  
THENCE North 89 degrees 48 minutes 30 seconds East 587.13 feet along the North line of said Lot 3 to the Northeast corner of said Lot 3 and the beginning of a non-tangent curve to the right the center of which bears South 84 degrees 28 minutes 41 seconds West 570.00 feet;  
THENCE Southerly along the Easterly line of said Lot 3 and the arc of said curve through a central angle of 05 degrees 17 minutes 24 seconds, an arc length of 52.63 feet to a point;  
THENCE South 00 degrees 13 minutes 55 seconds East 507.53 feet along said Easterly line;  
THENCE South 44 degrees 46 minutes 05 seconds West 28.28 feet to the South line of said Lot 3 and the North line of the South 55.00 feet of said Southwest quarter;  
THENCE South 89 degrees 46 minutes 05 seconds West 528.39 feet along the South line of said Lot 3;  
THENCE North 45 degrees 12 minutes 33 seconds West 28.28 feet;  
THENCE North 00 degrees 11 minutes 11 seconds West 201.28 feet;  
THENCE North 02 degrees 33 minutes 15 seconds West 160.84 feet;  
THENCE South 89 degrees 48 minutes 30 seconds West 10.01 feet;  
THENCE North 02 degrees 33 minutes 15 seconds West 119.89 feet to the West line of said Lot 3 and the East line of the West 65.00 feet of said Southwest quarter;  
THENCE North 00 degrees 11 minutes 30 seconds West 78.70 feet along the West line of said Lot 3 to the POINT OF BEGINNING.

COMPRISING 7.663 acres or 333,781 square feet more or less,  
subject to all easements of record.

