



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM **Planning Division – PZ Memo No. 16-053**

DATE: JULY 6, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR 

FROM: KEVIN MAYO, PLANNING MANAGER 

SUBJECT: DVR16-0004 INNOVATION SQUARE

Request: Rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height

Location: North of the northwest corner of Price and Queen Creek roads

Applicant: Wendy Riddell
Berry Riddell LLC

Project Info: Approximately 15.6-acre total site

RECOMMENDATION

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

BACKGROUND

The subject site is located approximately ½ mile north of the northwest corner of Price and Queen Creek roads. The property is bordered on the west by the Gila River Indian Community, on the south by the Wells Fargo office campus, and on the north by a vacant parcel zoned for SPREC uses, the Price Road Commerce Center. East, across Price Road, is the former Motorola campus known as Continuum. The subject 15.6-acre site received zoning approval from Agricultural District (AG-1) to Planned Area Development (PAD) in November 2005 under Ordinance No. 3740. The current PAD zoning and subsequent Preliminary Development Plan (PDP) permits a single-user campus that includes an approximate 102,000 sq. ft. data center, and an approximate 60,000 sq. ft. 2-story office building. The PAD zoning received two zoning time extensions, with the most recent extension expiring in January 2015.

The General Plan designates the subject site as Employment allowing major employers, knowledge-intensive employers, industrial/business parks, and industrial support uses. Additionally, the General Plan identifies the subject site as falling within the South Price Road Employment Corridor (SPREC). This corridor, recognized as the City of Chandler's premier employment corridor, generally encompasses the property located on the west and east sides of Price Road, starting at Willis Road at the north, ending at the Chandler Heights Road alignment just north of Sun Lakes.

The request is for rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone. The request takes a unique approach to the Innovation Zone concept as the proposed zoning and future Preliminary Development Plan(s) (PDP) are not contemplated or intended in isolation, rather as a unifying concept that anchors the three adjacent existing and proposed corporate campus. Permitted land uses are organized in two districts, the Innovation Zone Employment District, and the Innovation Zone Core District. The Employment District boundary extends from the western property line to the site's approximate midpoint. The Core District extends from the arterial road greenbelt through the majority of the site. There is an area within the site where both districts overlap. Permitted uses within the Employment District include all traditional South Price Road Employment Corridor uses including but not limited to office, hi-tech manufacturing and assembly, research and development, advanced business services, and ancillary service retail, as well as excludes data centers. Permitted uses within the Core District include but are not limited to the same uses within the Employment District, however a further emphasis is placed on the knowledge-intensive industries such as biomedical, biotechnology, nanotechnology, aerospace and the like. Additionally, the Core District permits a higher concentration of service retail uses and a hotel to further serve the surrounding campuses. Both districts include provisions permitting future buildings to allow multi-tenancy. Additional land use details can be found within the attached Development Booklet.

The request does not include a Preliminary Development Plan. As such, a separate and future PDP will be required to assess the ultimate site design, landscape design, building height, building architecture and signage. Included within the attached Development Booklet are graphic representations that provide a visual description of the intent for Innovation Square. A consistent theme described in the narrative and reinforced in the concept site plans, is the centralized common open space, known as The Square. The various uses permitted within the Employment and Core districts will be organized around The Square, effectively activating this open space. As well, the graphic representations include the expectation that both pedestrian and vehicular connections are provided to all surrounding properties, reinforcing the unifying concept. The concept site plans also serve to set the intent of building and intensity hierarchical order, locating parking garages along the west, intense employment buildings located centrally, and hospitality and service retail uses along the east. It is important to note, that although the graphic imagery does depict freestanding retail pad buildings including drive-throughs, the ultimate design and layout for the permitted uses such as the service retail will be determined through the PDP process. While the attached Development Booklet includes other items that

appear to represent PDP level design such as the included architectural imagery and signage expectations, ultimately the final design will be determined at the time a future PDP is filed.

DISCUSSION

Planning Staff supports the request. Price Road remains the subject of much recent discussion. The requested rezoning includes land uses consistent with the General Plan while taking a unique approach to the Innovation Zone concept. The request removes the less desirable data center use while providing the environment to effectively interconnect the three presently isolated adjacent employment campuses. Planning Staff supports the deferment of design approval to a future Preliminary Development Plan finding the presently unidentified future users will ultimately have an impact on the employment campus final design.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Neighborhood meetings were held on Tuesday May 31, 2016 and Thursday June 2, 2016 at the Downtown Chandler Community Center. No neighboring property owners attended either meeting.
- At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

RECOMMENDED ACTION

Rezoning:

Planning Staff, upon finding consistency with the General Plan and South Price Road Employment Corridor, recommends Planning Commission motion to recommend approval of the Rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "I2 Innovation Square" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0004, 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. 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. The exhibits and representations submitted herein are found to be in compliance with the requirements for Conceptual Development Plan approval. However, this does not constitute approval of the PAD Final Development Plan (Site Development Plan) by the Planning Administrator. A future Preliminary Development Plan(s) shall be required.

4. 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.
5. 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.
6. 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.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or 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. Notwithstanding any provision of the Development Booklet or of any other conditions of the Rezoning, no data center use of any type, unless ancillary and secondary to a primary use, shall be a use permitted for the property that is the subject of this Rezoning.
10. Maximum building height shall be limited to 150-feet.

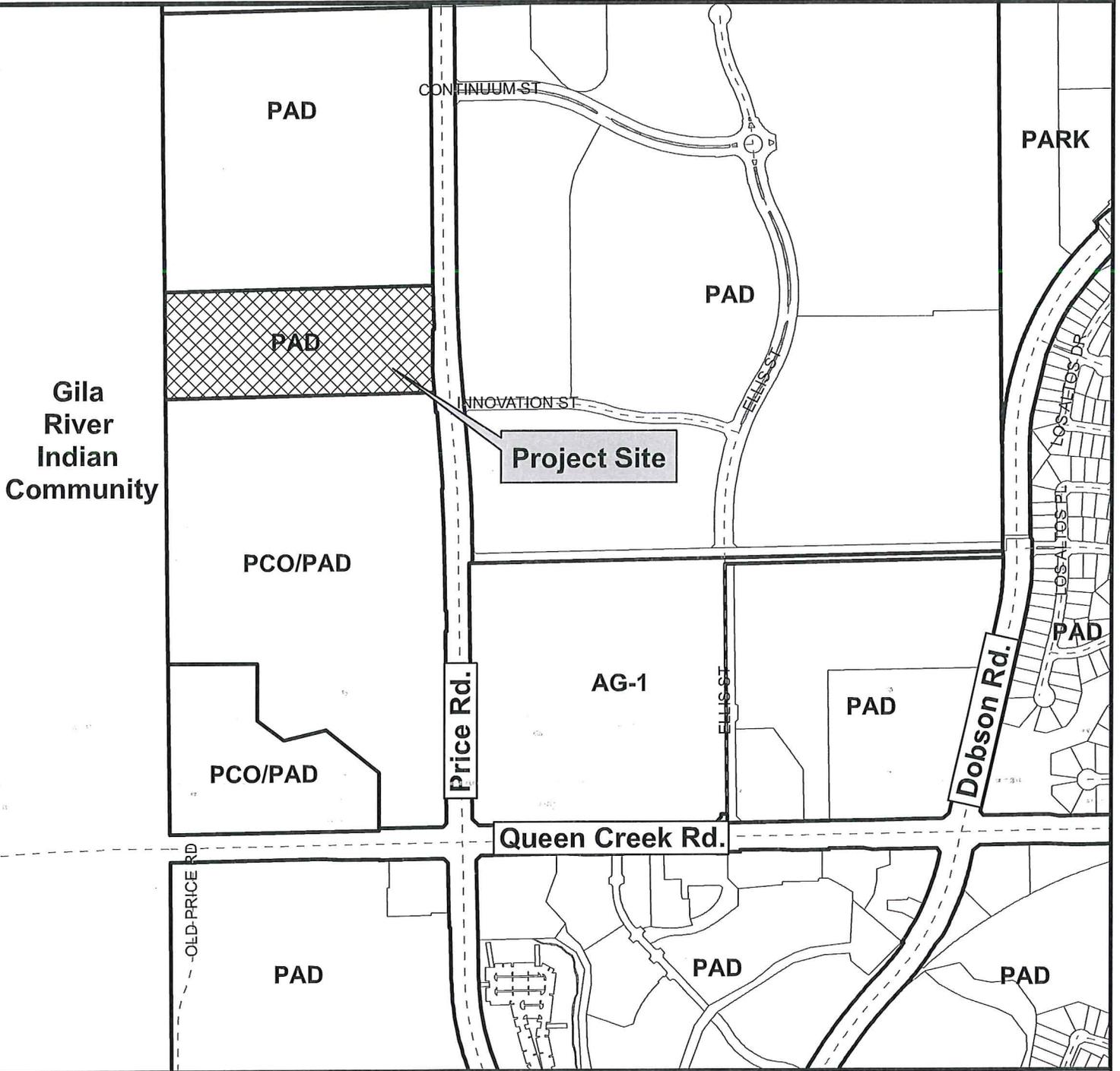
PROPOSED MOTION

Rezoning:

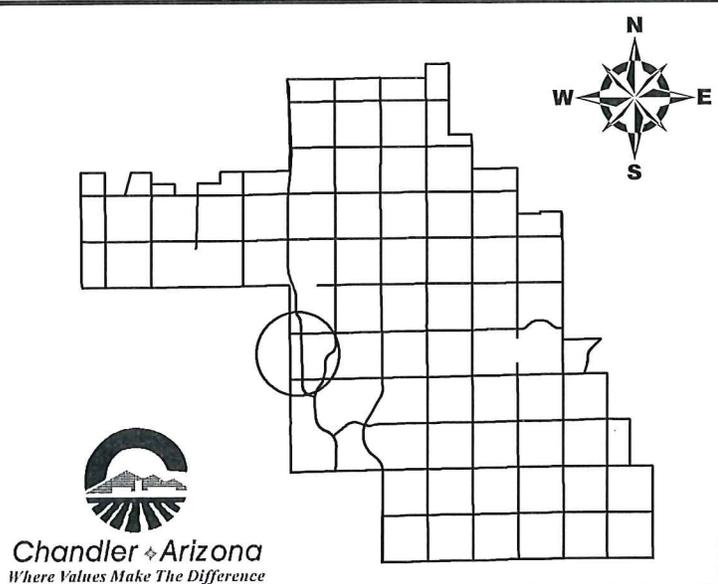
Motion to recommend approval of DVR16-0004 INNOVATION SQUARE, rezoning from Planned Area Development (PAD) for office and data center uses, to PAD for an employment business park campus with employment, office, service retail and hotel uses including a Mid-Rise Overlay for buildings up to 150-feet in height under an Innovation Zone, subject to the conditions as recommended by Planning Staff.

Attachments

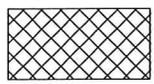
1. Vicinity Maps
2. Site Plan/ Landscape Plan
3. Detail Exhibits
4. Exhibit A, Development Booklet



Gila River Indian Community



Vicinity Map



DVR16-0004

Innovation Square



Gila River Indian Community

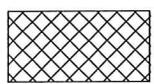
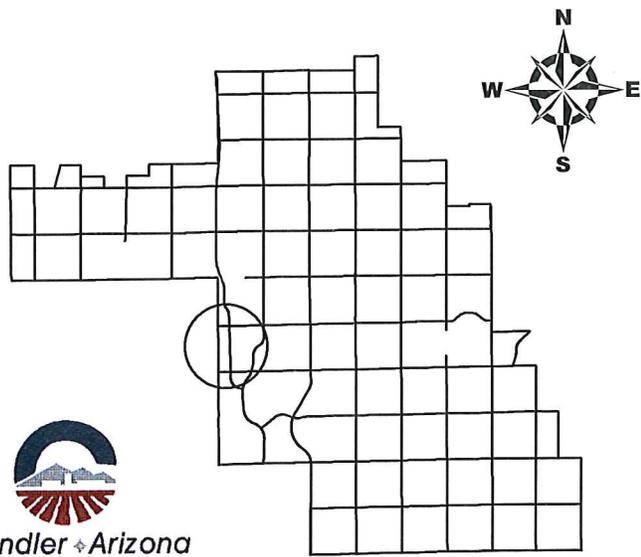
Project Site

Price Rd.

Dobson Rd.

Queen Creek Rd.

Vicinity Map



DVR16-0004

Innovation Square

EXHIBIT C | CONCEPTUAL MASTER PLAN

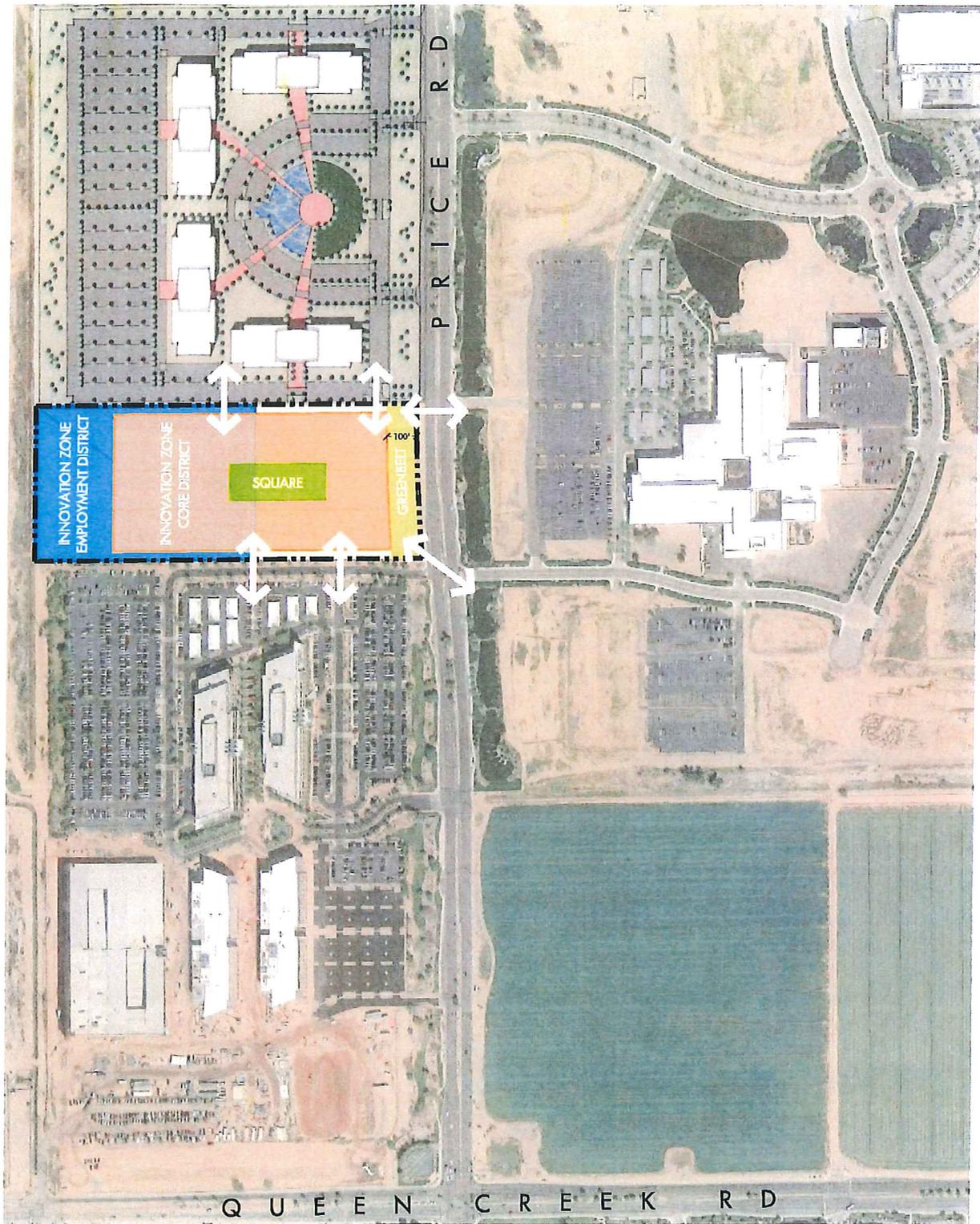


EXHIBIT F.1 | CONCEPTUAL SITE PLAN A & B

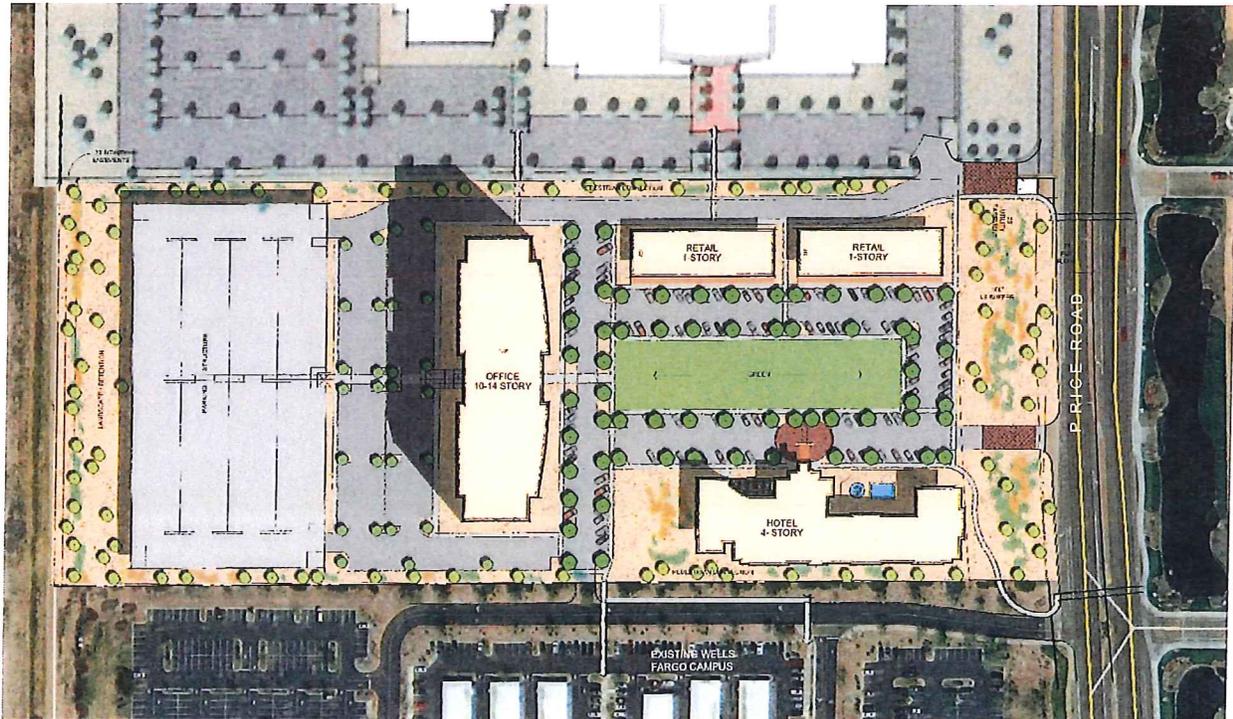
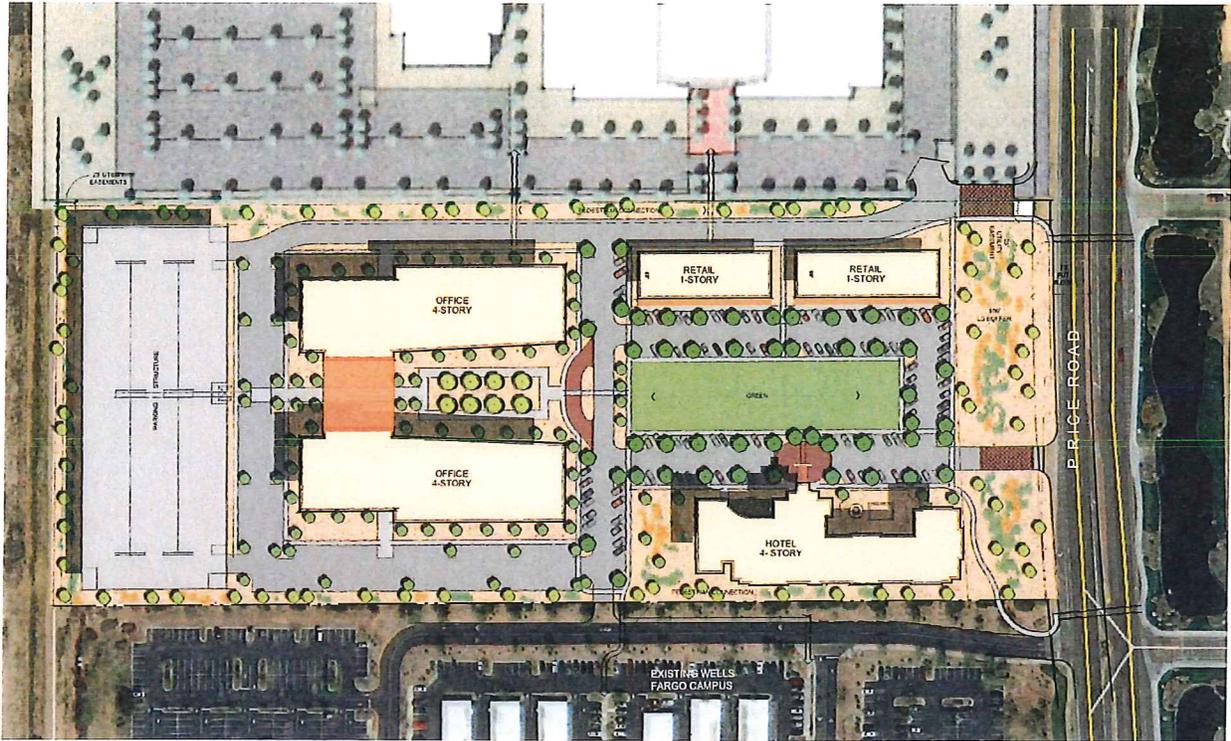


EXHIBIT F.2 | CONCEPTUAL SITE PLAN C & D

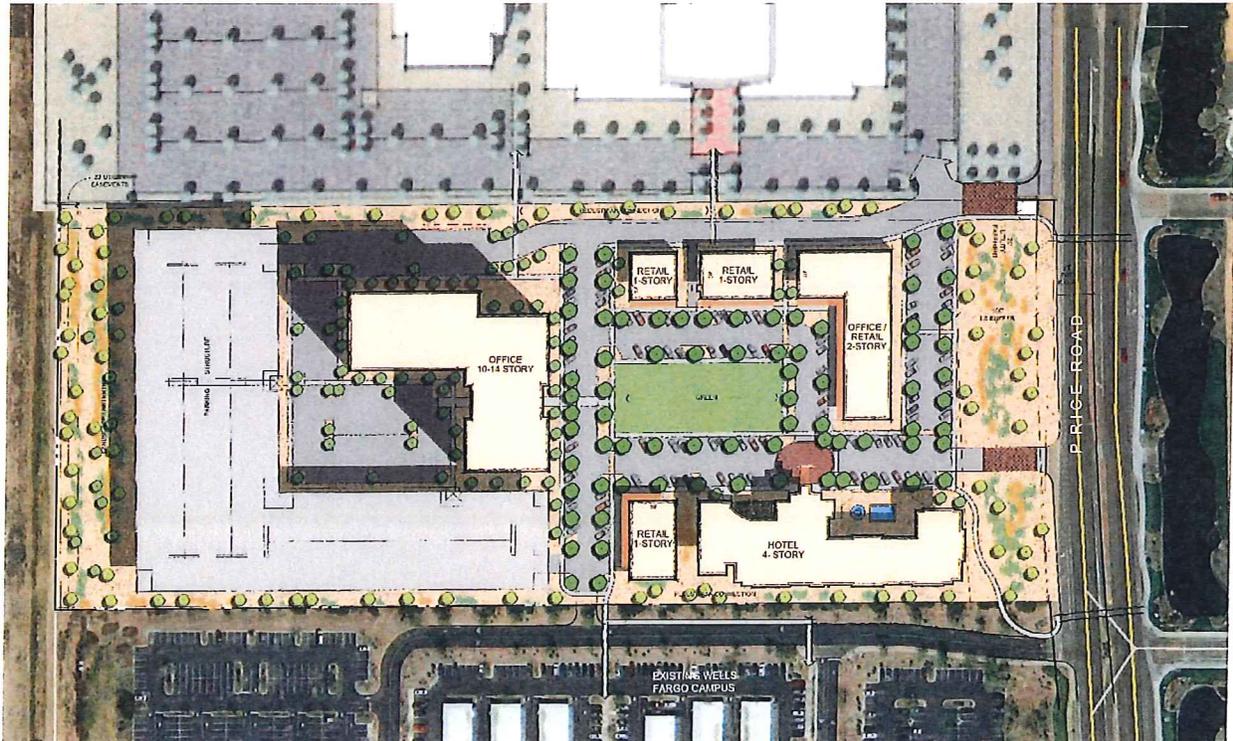


EXHIBIT I | CONCEPTUAL VEHICULAR CIRCULATION

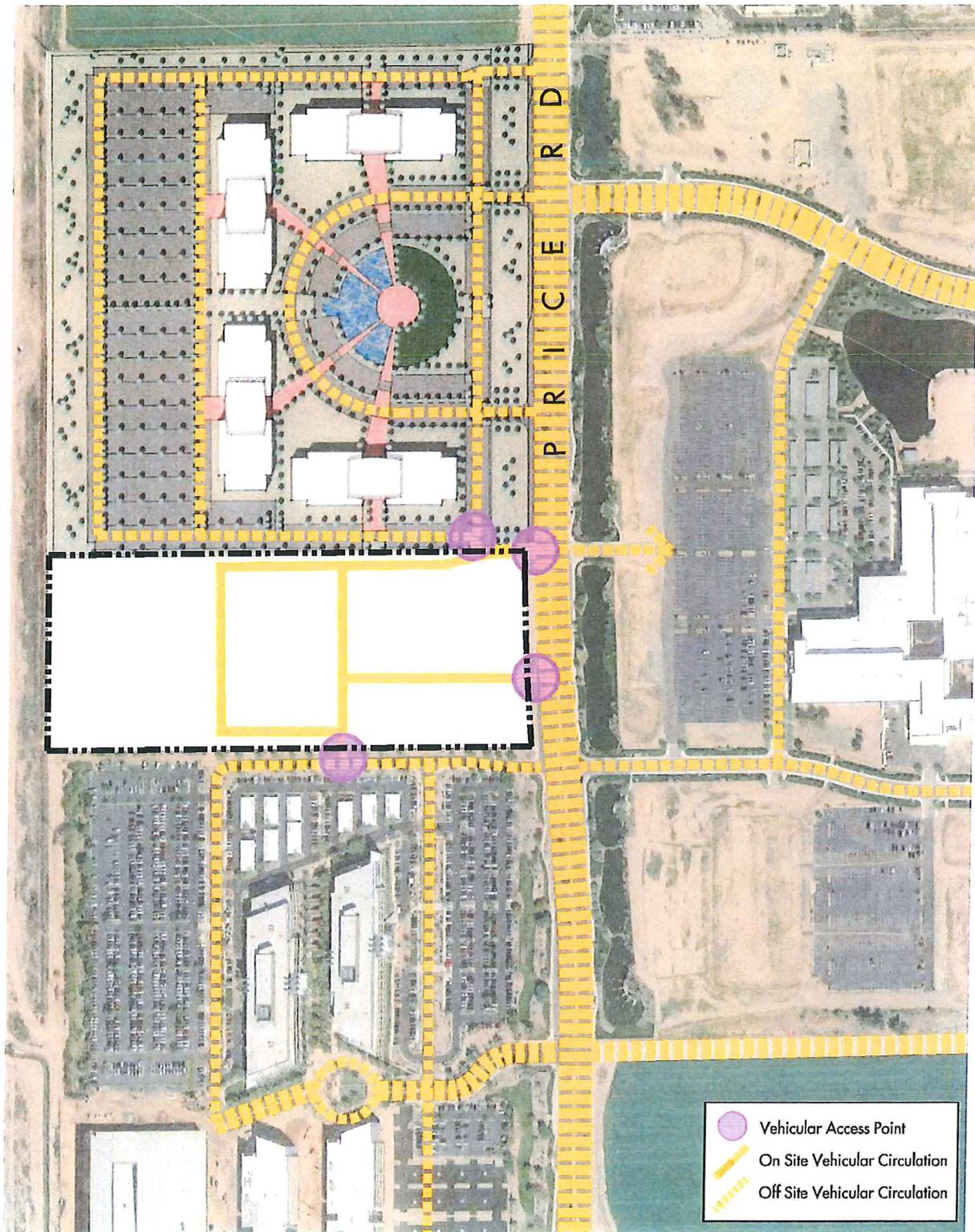


EXHIBIT J | CONCEPTUAL PEDESTRIAN CIRCULATION AND OPEN SPACE

