



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



**MEMORANDUM**                      **Planning Division – PZ Memo No. 16-090**

**DATE:**                      NOVEMBER 16, 2016

**TO:**                              PLANNING AND ZONING COMMISSION

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

**FROM:**                      JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM *dm*

**SUBJECT:**                  DVR16-0018 AZ 202 COMMERCE PARK

**Request:**                  Rezoning from Planned Area Development (PAD) for light industrial to PAD (Light Industrial and Office) on approximately 13 acres, and rezoning from Agricultural District (AG-1) to PAD (Light Industrial and Office) on approximately 2 acres with Preliminary Development Plan (PDP) for site layout and building design for a light industrial and office development

**Location:**                Southwest corner of Willis Road and Hamilton Street alignment; east of Arizona Avenue and the Union Pacific railroad tracks

**Applicant:**                Mike Withey; Withey Morris, PLC

**Project info:**            Approximately 15 acres, two light industrial and office buildings at 100,000 square feet and 134,390 square feet in building area

**RECOMMENDATION**

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

**BACKGROUND**

The subject site is located on the south side of Willis Road and east of Arizona Avenue. North of the site is vacant land zoned last year for San Tan Super Storage & Industrial and the Loop 202 Santan Freeway; to the east is County agricultural property with residences and a dairy farm; on the west and south sides is 84 Lumber Company.

The request is for rezoning from Planned Area Development (PAD) for light industrial to PAD (Light Industrial and Office) on approximately 13 acres, and rezoning from Agricultural District (AG-1) to PAD (Light Industrial and Office) on approximately 2 acres with Preliminary Development Plan (PDP) for site layout and building design for a light industrial and office development.

The 13-acre parcel was part of a 33-acre rezoning with PDP request in 2003, for Willis Industrial Center/84 Lumber Company. The property was zoned PAD for light industrial with uses permitted by right in the Planned Industrial District (I-1) zoning along with a PDP for a building materials supply company. The 2-acre parcel was not a part of the request; however, it was annexed from the County and zoned AG-1 in 2008. 84 Lumber Company constructed on approximately 18 acres, and the subject 15-acre site remains vacant. The rezoning request establishes light industrial and general office uses on the entire vacant 15 acres allowing for two light industrial and office buildings at 100,000 square feet and 134,390 square feet in building area.

The PDP establishes the architectural design and site design quality of the development with building elevations and site plan representations in the Development Booklet. The development's design expectations are set forth in the Development Booklet allowing for Planning Staff to administratively review minor changes to the development. The buildings are designed with a contemporary style incorporating concrete and metal accents, varied wall planes, wall pop-outs, vertical reveal lines, paint color variations, varied rooflines, and green tint glazing. The rear elevations of each building include warehouse delivery bays, these are internalized within the site and screen walls provided along the future Hamilton Street alignment.

The smaller building fronts Willis Road and the larger building is on the south side. Access is provided from Willis Road and the future Hamilton Street alignment. Parking and vehicular access loop the property's perimeter. The development is parked in accordance with Zoning Code parking requirements for light industrial with support general office. The intent is to have light industrial occupy the two buildings; however, in the event that a larger office use were interested in the site, the percentage of office will be limited based upon provided parking.

A comprehensive sign package is included in the PDP for two freestanding monument signs and building signage. One monument sign is located on each street frontage at 6 feet in height with four tenant panels and the center identification name at the base of the sign. Building signage is illuminated pan channel lettering.

#### **GENERAL PLAN CONFORMANCE**

The General Plan designates the property as Employment for major employers, industrial/business parks, knowledge-based employers, and industrial support uses and within the Chandler Airpark Area Plan Growth Area. The Chandler Airpark Area Plan designates the property as Light Industrial for manufacturing, warehousing, distribution, back office space, and high tech uses. The proposed PAD zoning for I-1 uses and general offices is consistent with the General Plan and Area Plan.

### **AIRPORT COMMISSION**

The Airport Commission reviewed the request in accordance with the Airport Conflicts Evaluation Process at their November 9, 2016, meeting. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission determined that the proposed development does not constitute a conflict with existing or planned airport uses. A copy of the Airport Manager's report detailing the Airport Commission's recommendation is attached.

### **DISCUSSION**

Planning Staff finds the proposed development is in conformance with the General Plan and Chandler Airpark Area Plan. The light industrial and general office uses are compatible with the surrounding light industrial and commercial uses as well as planned light industrial in the area.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on October 10, 2016. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any concern or opposition.

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0018 AZ 202 COMMERCE PARK, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "AZ 202 COMMERCE PARK" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0018, 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
6. 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 recommends Planning Commission motion to recommend approval of DVR16-0018 AZ 202 COMMERCE PARK, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "AZ 202 COMMERCE PARK" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0018, 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. 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. 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.
6. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
7. Raceway signage shall be prohibited within the development.
8. Final percentage of office use will be determined based upon available parking.
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 Planning Commission to recommend approval of rezoning request DVR16-0018 AZ 202 COMMERCE PARK PAD for light industrial to PAD (Light Industrial and Office) on

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November 16, 2016

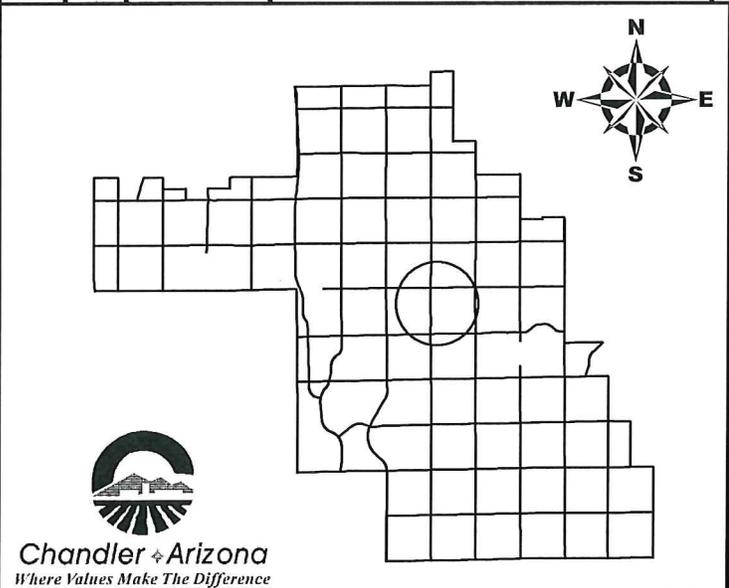
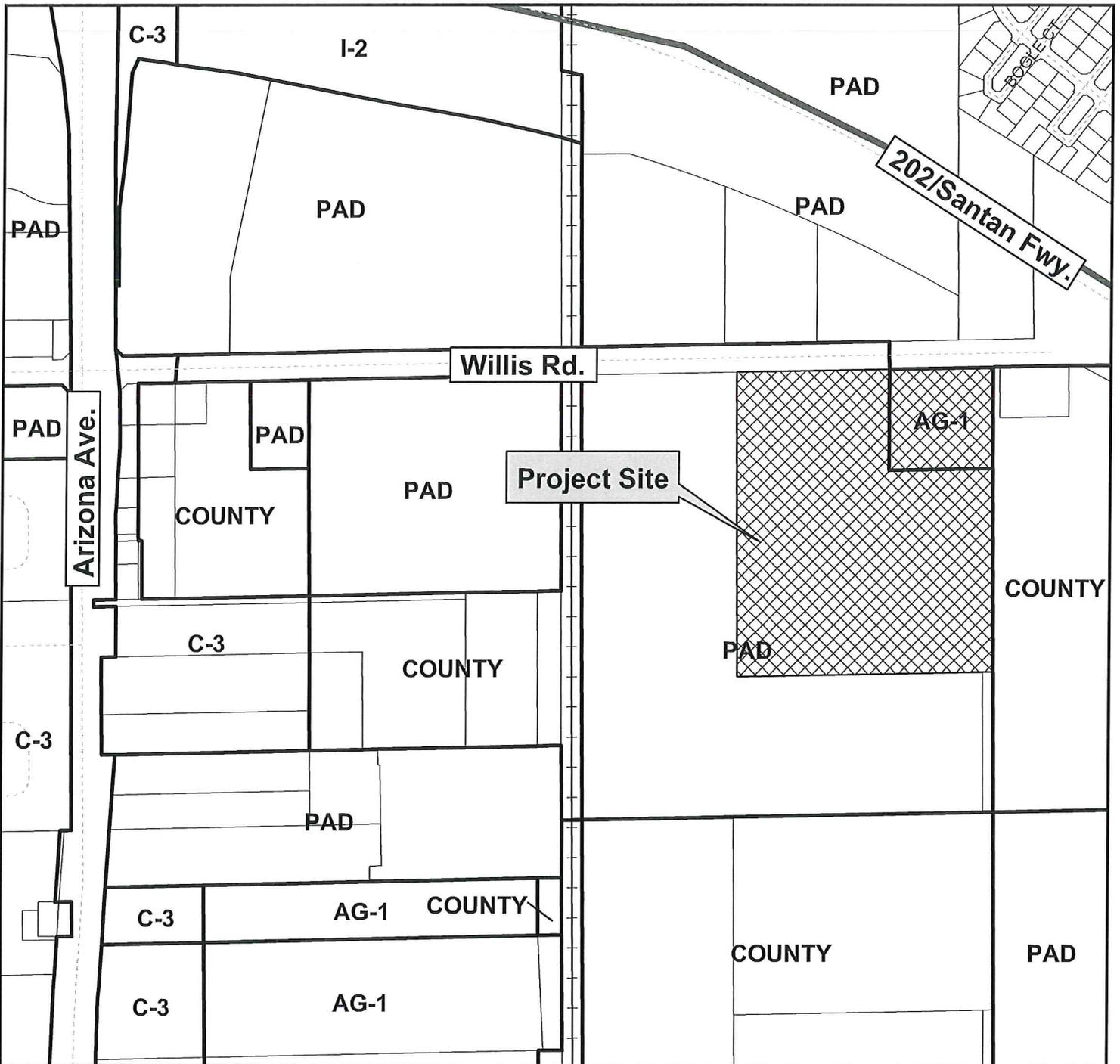
approximately 2 acres for a light industrial and office development, subject to the conditions as recommended by Planning Staff.

**Preliminary Development Plan**

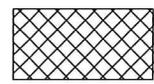
Motion Planning Commission to recommend approval of Preliminary Development Plan request DVR16-0018 AZ 202 COMMERCE PARK for a light industrial and office development, subject to the conditions as recommended by Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Airport Conflicts Evaluation Report
6. Development Booklet, Exhibit A

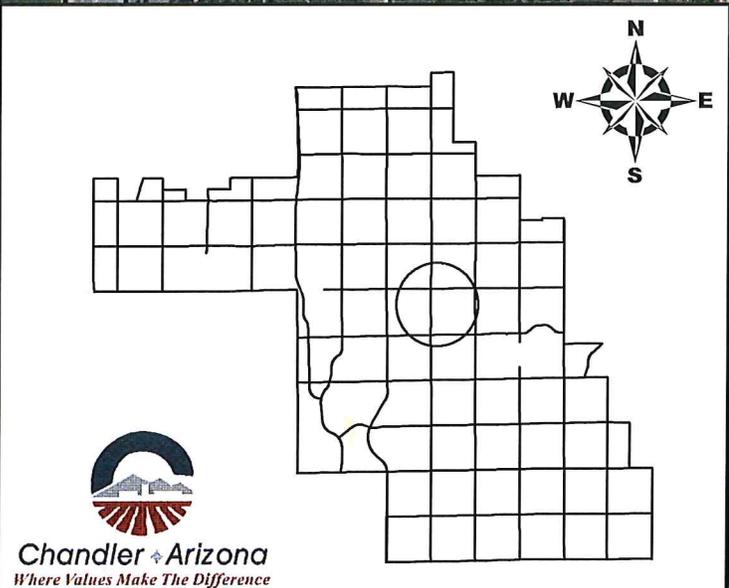


**Vicinity Map**

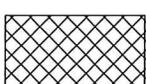


DVR16-0018

**AZ 202 Commerce Park**



**Vicinity Map**

 DVR16-0018

**AZ 202 Commerce Park**



V. EXHIBITS

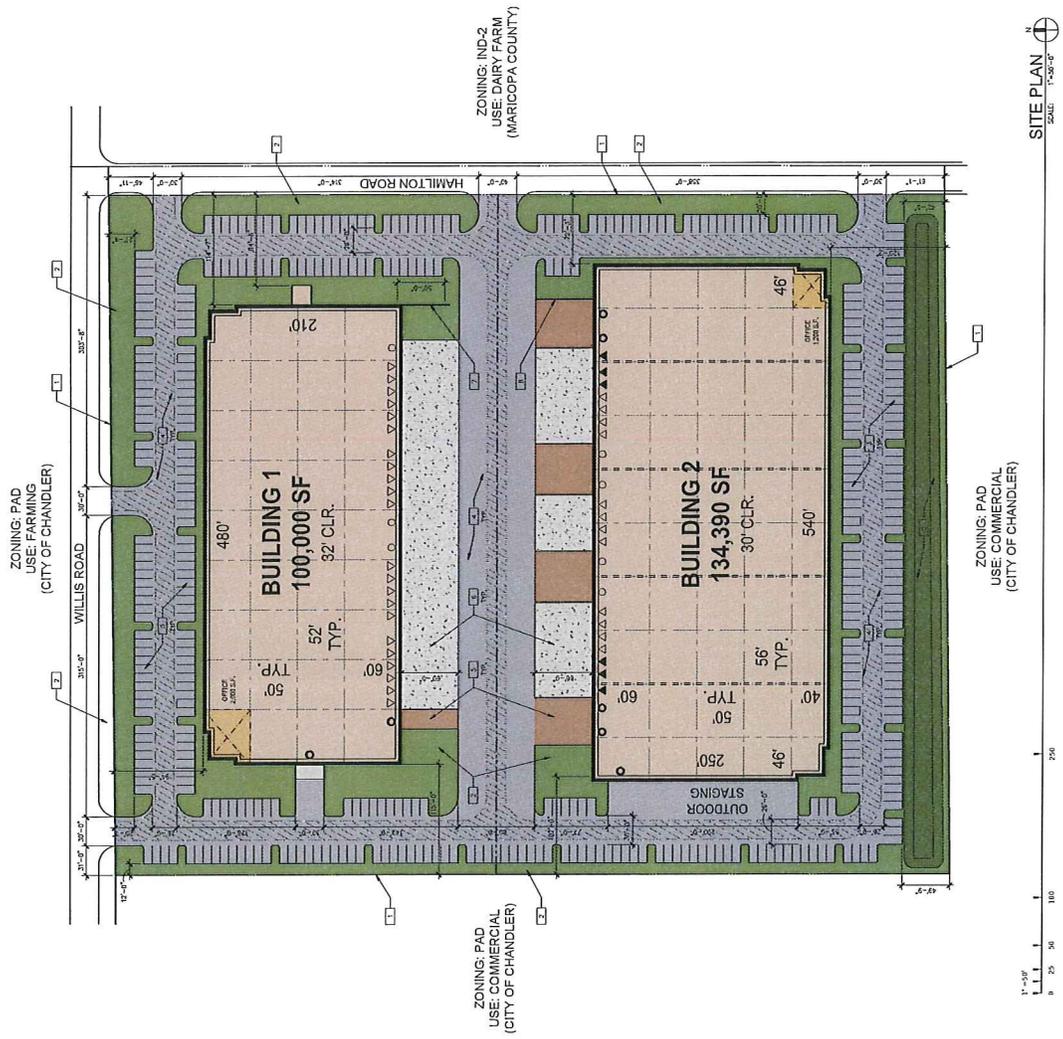
**PROJECT DATA**

SITE AREA	624,529 SF (14.33 AC)
BUILDING AREA	234,439 SF
FLOR:	2B
APN:	000-01-0000 (INDEX #40)
PROJECT DESCRIPTION:	THE PROJECT CONSISTS OF THE DESIGN OF THE BUILDING AS WELL AS THE SITE WORK INCLUDING PLUMBING, MECHANICAL, ELECTRICAL, PLUMBING, LANDSCAPE AND CIVIL WORK.

BUILDING NO.	102,000 SF
BUILDING AREA	108 STALLS
FLOOR AREA	8 1/2' / 1000
BUILDING NO.	134,390 SF
BUILDING AREA	139 STALLS
FLOOR AREA	8 1/2' / 1000
BUILDING NO.	152,429 SF (BUILDING 2)
BUILDING AREA	152,429 SF (BUILDING 2)
FLOOR AREA	152,429 SF (BUILDING 2)
LANDSCAPE/SCULPTURE:	30'-0" (MATERIAL SPECIFIED)
FRONT/STREET ROW PROVIDED:	30'-0" (MATERIAL SPECIFIED)
REAR/BACK ROW PROVIDED:	30'-0" (MATERIAL SPECIFIED)
LANDSCAPE/SCULPTURE:	30'-0" (MATERIAL SPECIFIED)
FRONT/STREET ROW PROVIDED:	30'-0" (MATERIAL SPECIFIED)
REAR/BACK ROW PROVIDED:	30'-0" (MATERIAL SPECIFIED)

- SITE PLAN NOTES**
- PROPERTY LINES, SEE CIVIL DRAWINGS (--- --- ---)
  - LANDSCAPE AND/OR RETENTION AREA, SEE LANDSCAPE AND CIVIL DRAWINGS
  - 8'x12' PARKING STALL PER CITY STANDARD
  - ASPHALT PAVING
  - CONCRETE DRIVE UP RAMP
  - CONCRETE TRUCK DOOR APPROX
  - 2'-0" HIGH SCREEN WALL
  - 6'-0" HIGH SCREEN WALL

- SITE LEGEND**
- ▲ DOOR HIGH TRUCK DOOR
  - △ FUTURE DOOR HIGH TRUCK DOOR
  - GRADE LEVEL TRUCK DOOR
  - FUTURE GRADE LEVEL TRUCK DOOR
  - ▨ THE LAKE (MATCHED)



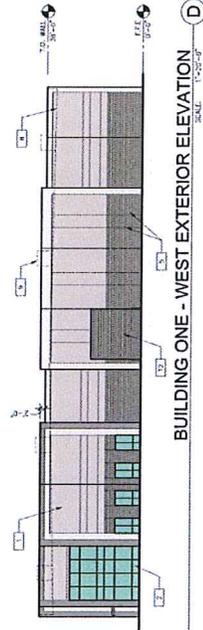
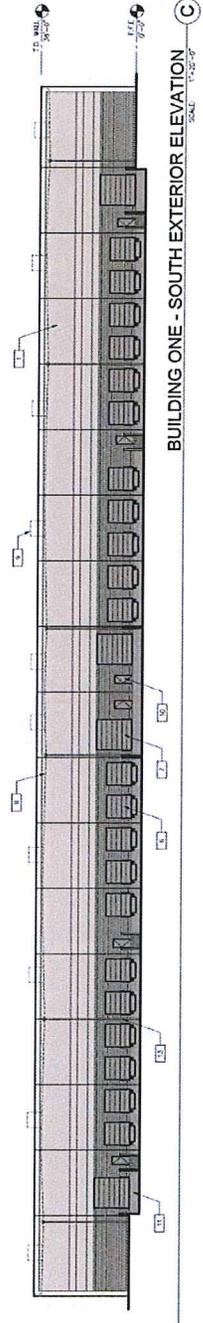
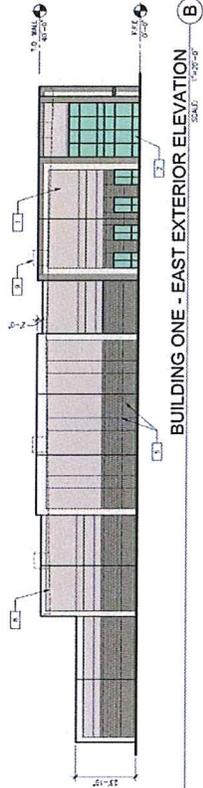
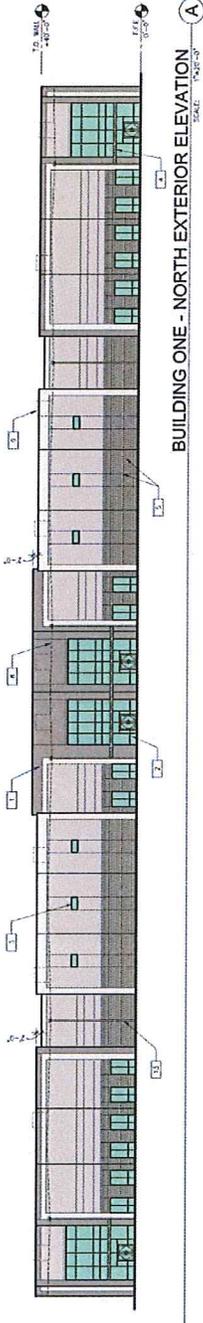




Perspective View

V. EXHIBITS

- ELEVATION NOTES**
- 1. PAINTED CONCRETE WALL PANEL
  - 2. ALUMINUM EXTERIOR FINISH
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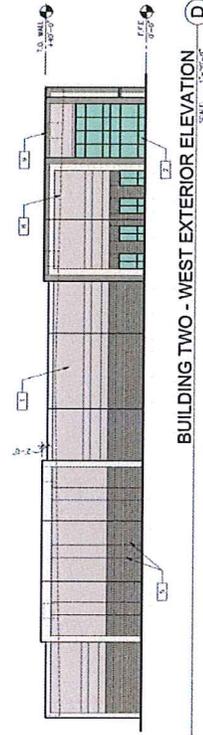
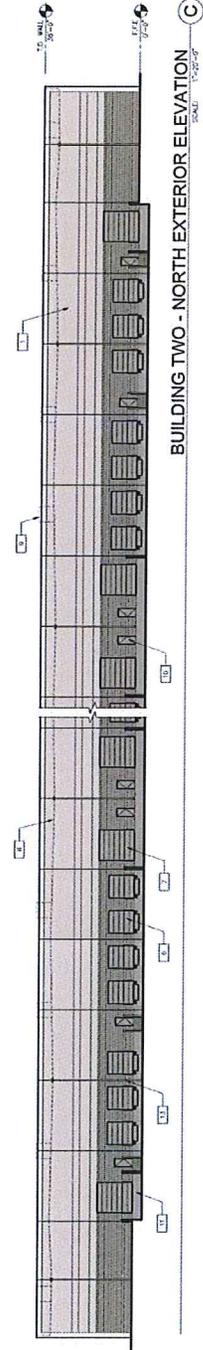
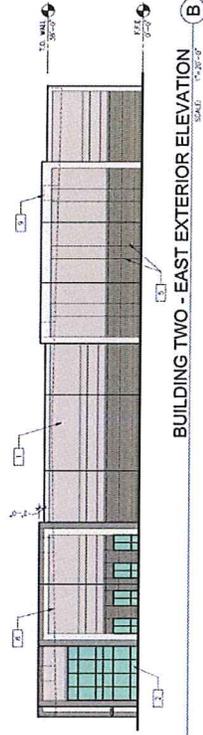
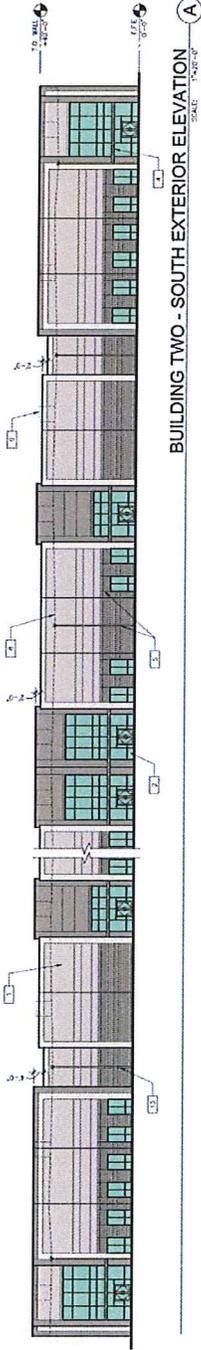


- COLOR LEGEND**
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Building One - Elevations

# V. EXHIBITS

- ELEVATION NOTES**
- 1. PAINTED CONCRETE WALL PANEL
  - 2. ALUMINUM SIDING
  - 3. EXTERIOR ALUMINUM WINDOW
  - 4. PAINTED STEEL FRAME CANOPY
  - 5. METAL JOINT
  - 6. TRUSS BRICK DOORS
  - 7. BRICK LOCAL BRICK DOORS
  - 8. JOIST OF ROOF PITCH
  - 9. ROOF MOUNTED METEOROLOGICAL UNIT
  - 10. PAINTED POLYMER METAL SIDING
  - 11. TRUSS BRICK LOCAL BRICK DOORS
  - 12. PAINTED METAL SIDING
  - 13. PAINTED METAL SIDING AND DOWNPOUT



- COLOR LEGEND**
- 1. TR 8893 - CHARVA GRAY
  - 2. TR 7022 - RIFLEA
  - 3. TR 7024 - ZEPHYR WHITE
  - 4. TR 7033 - PINEWIND CREST
  - 5. PFC 44444444 - POLYMER SIDING

Building Two - Elevations



MEMORANDUM

Airport Memo No. AP17-021

**DATE:** NOVEMBER 10, 2016  
**TO:** JEFF KURTZ, PLANNING ADMINISTRATOR  
**FROM:** CHRIS ANDRES, AIRPORT ADMINISTRATOR *CA*  
**SUBJECT:** AIRPORT CONFLICT EVALUATION  
DVR 16-0018 AZ 202 COMMERCE PARK

At their November 9, 2016 meeting, the Chandler Airport Commission ("Commission") discussed the Rezoning and Preliminary Development Plan request for the proposed AZ 202 Commerce Park located near the southeast corner of Willis Road and the Union Pacific Railroad right-of-way.

Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport uses.

Conflict(s) Cited: None.

Conflict Resolution(s): None. Not Applicable

Commission Members in Attendance: Chairman Kelly McMullen, Vice Chair David Sperling, Dean Busk, Andrew Carroll, Sherri Koshiol, and Chasey Tezak were in attendance. This attendance represented a quorum.

Per the Airport Conflicts Evaluation Process, the Commission voted 6-0 to forward a report to the Planning Administrator and City Council indicating the finding noted above.

cc: Kevin Mayo, Planning Manager  
Jodie Novak, Senior Planner