C.

NOV 20 2013
Chandler
All-America City
2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – PZ Memo No. 13-108**

DATE: NOVEMBER 20, 2013

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR RJZ
JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER KM

SUBJECT: PDP13-0017 CHANDLER CORPORATE CENTER II

Request: Preliminary Development Plan (PDP) approval to amending the conceptual site layout and maximum building height

Location: Northwest corner of McClintock Drive and Galveston Street

Applicant: Michael Edwards - Davis

Project Info: Approximately 17.25-acres, 2 Phase

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) zoning, Planning Staff recommends approval subject to conditions.

BACKGROUND

The subject 17.25-acre site is part of the larger 75-acre Chandler Corporate Center located north of the northwest corner of Chandler Boulevard and McClintock Drive. The subject site is located at the northeastern end of Chandler Corporate Center at the immediate northwest corner of McClintock Drive and Galveston Street. The site is bordered to the north by a 50-foot deep landscaped tract owned by the City of Chandler, with Desert Breeze Boulevard located north of the tract. The Park Promenade single-family residential neighborhood abuts Desert Breeze Boulevard to the north. An existing office building within Chandler Corporate Center abuts the site's western side, with Juniper Drive and Galveston Street adjacent along the south. McClintock Drive is located to the east.

Chandler Corporate Center's zoning approvals begin in 1981 with time extensions occurring in 1983, 1984, and finally in 1988. Most recently City Council approved a PDP in 2005 encompassing the 75-acre business park anticipating a total of 1,280,000 square-feet of building area. The subject site consists of Parcels B and C of the Chandler Corporate Center master plan. The master plan identified the subject site for industrial/office/warehouse (limited) uses with a maximum of 195,000 square-feet permitted distributed within at least 5 buildings. The conceptual site plans indicated approximately 11 buildings. All buildings were limited to a maximum of 30-feet in height and single story.

The request includes amendment to the Preliminary Development Plan to increase the maximum single-building size, and increase the maximum building height to accommodate second-floor office space on Phase Two (eastern half of subject site). Phase One would now permit a maximum single building size of 85,000 square-feet while maintaining the 30-foot single-story limitation. Phase Two would now permit a maximum single building size of 110,000 square-feet as well as increase the maximum height an additional 5-feet to 35-feet high, to accommodate a potential for second floor office space. As represented, any 2-story building would consist of 100% office space and be located at the site's southeastern most corner. See attached exhibits for details. The attached exhibits show different development solutions including a single-story building centrally located on Phase Two, as well as a 2-story building located at the southeast corner of Phase Two along Galveston Street. As currently permitted under the approved PDP, all final development plans will be reviewed and approved administratively. The request will provide the property owner additional flexibility to respond to the changing market demands. No other changes are requested as part of this PDP.

DISCUSSION

Staff supports the request finding the proposed minor amendments to continue the high quality business park image already established by Chandler Corporate Center. The originally approved limitations to Parcels B and C (the subject site) were in direct response to neighborhood input received during the 2005 approval. The request continues to maintain the 30-foot maximum building height along the site's western half, while only increasing the maximum building height of Phase Two an additional 5 feet. In the event a 2-story building is constructed on Phase Two, that building will be located south along Galveston Street moving the building further away from the existing homes remaining responsive to the neighborhood concerns of building massing and visibility. Finally, the existing 50-foot deep landscaped tract along the south side of Desert Breeze Boulevard provides a significant visual buffer mitigating any concerns generated by the increase in single-building size.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on November 14, 2013 at the Chandler Hilton. Approximately 9 neighboring property owners attended the meeting. All attendees asked questions, inquiring about construction timing and such. No one offered any opposition to the request, many even offered support.

At the time of this writing, Staff has received a couple of phone calls from neighboring property owners as well as a representative from Stellar Airpark regarding the request. No opposition was offered to the request.

The applicant has been in contact with an existing building owner adjacent to the west within Chandler Corporate Center regarding visibility of the building owner's site from McClintock Drive. The applicant has conducted site-line studies demonstrating the approved and proposed building massing along the subject site. Those studies have been forwarded over to the adjacent building owner. At the time of this writing, Staff has not been contacted by that building owner expressing opposition.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval of the Preliminary Development Plan (PDP) amending the conceptual site layout and maximum building height, subject to the following conditions:

1. Development shall be in substantial conformance with exhibits and representations entitled "CHANDLER CORPORATE CENTER II" kept on file in the City of Chandler Planning Services Division, in File No. PDP13-0017, except as modified by condition herein

2. Compliance with the original stipulations adopted by the City Council as Ordinance 1968, case Z88-018 CHANDLER CORPORATE CENTER, except as modified by condition herein.

3. Compliance with the original stipulations approved by the City Council as case PDP05-0009 CHANDLER CORPORATE CENTER, except as modified by condition herein.

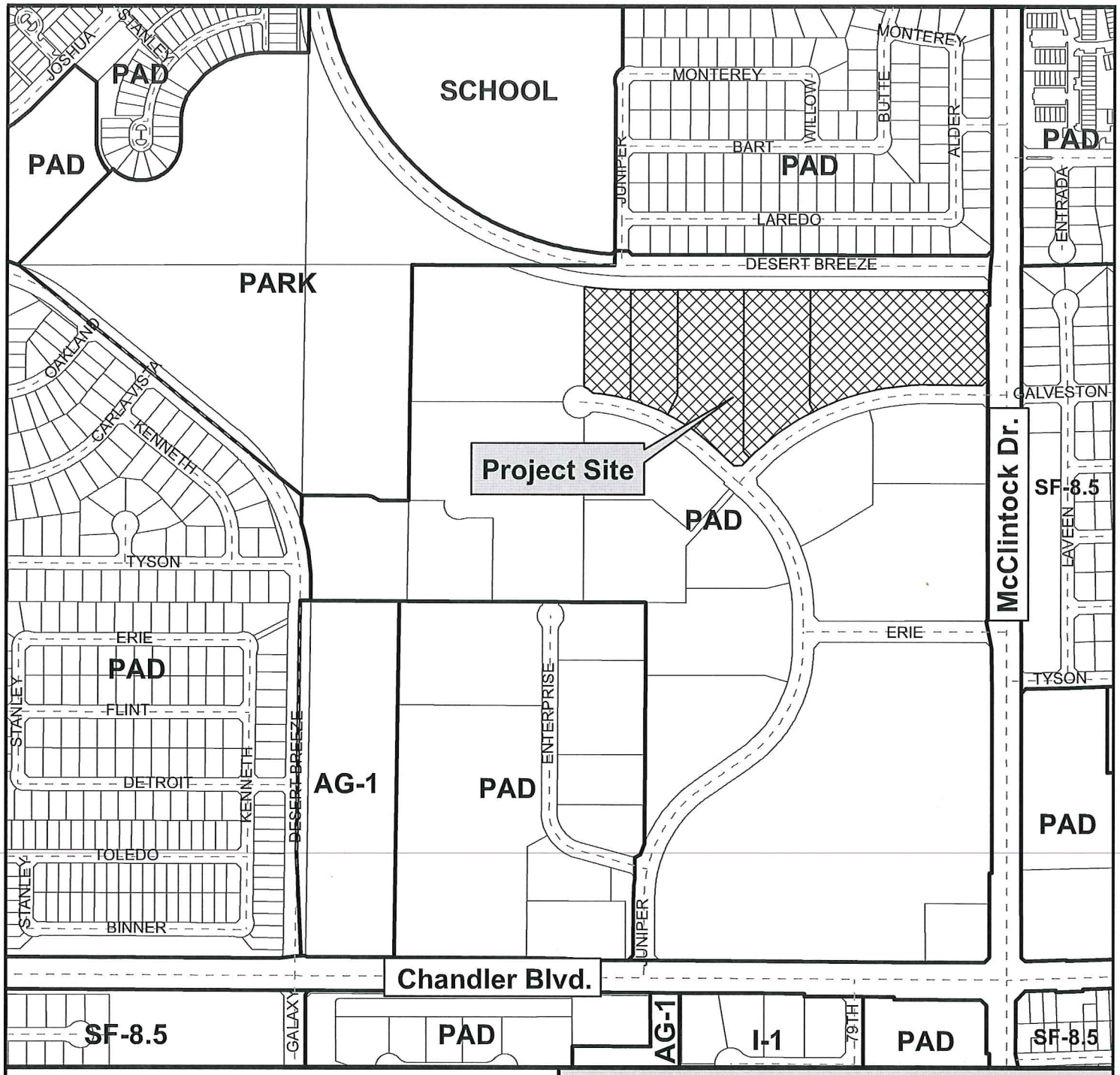
4. Building heights in Phase One shall be limited to 30-feet in height, building heights in Phase Two shall be limited to 35-feet in height.

PROPOSED MOTIONS

Motion to recommend approval of the Preliminary Development Plan in case PDP13-0017 CHANDLER CORPORATE CENTER II, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Phasing Exhibit
3. Site Plan
4. Building Elevations



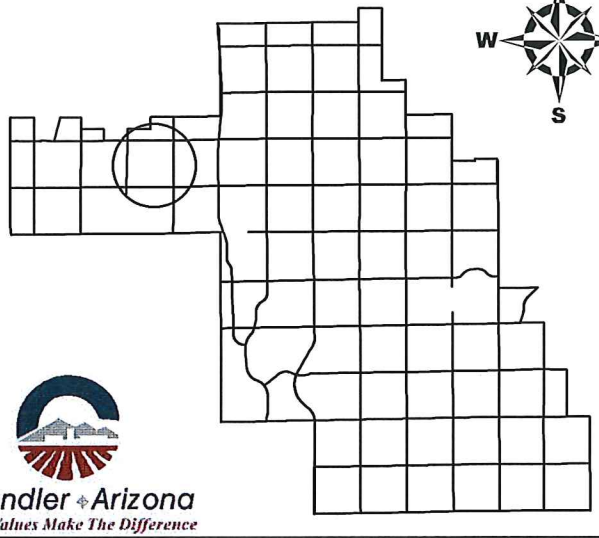
Vicinity Map

PDP13-0017

Chandler Corporate Center II

Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/10/2013



Chandler ◆ Arizona
Where Values Make The Difference

Vicinity Map

PDP13-0017

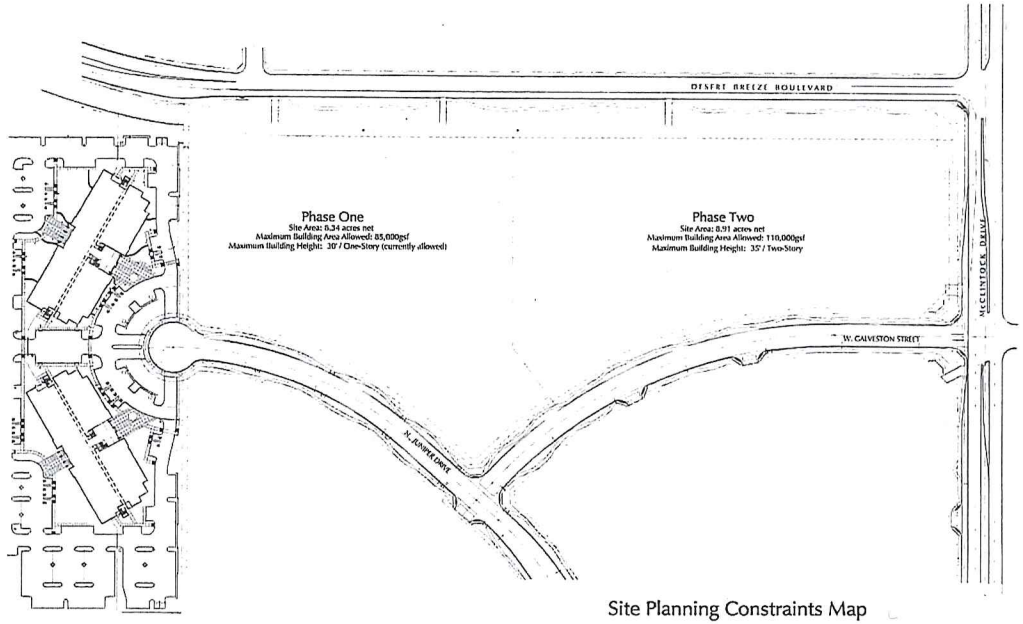
Chandler Corporate Center II

CITY OF CHANDLER 10/10/2013

Intensity & Lot Use Amendment
(Approved PDP Page 7 and 8)

This proposed amendment to the approved 'Chandler Corporate Center' PDP (prepared by PHArchitecture, dated December 15th 2005) is designed to allow for a flexible framework for site planning of the remaining 17.25 acres (approximate) located at the northwest corner of McClintock Drive and Galveston Street (Parcels B and C in the approved PDP). The existing approved site planning criteria for this portion of 'Chandler Corporate Center' limits the maximum building size to 72,000 square feet and to 30' / one story maximum building height on Parcel B and maximum building size to 35,000 square feet and to 30' / one story maximum building height on Parcel C (See Page 8 of approved PDP).

The proposed amendment would create two site plan restriction zones, an 8.34 acre parcel on the western portion of the property, and an 8.91 acre parcel on the eastern portion of the property (Phase One and Phase Two, respectfully, on the attached 'Site Planning Constraints Map'). The Phase One portion of the property would allow for a maximum building size of 85,000 square feet with a maximum building height of 30' / one story, a building height which by right exists in the PDP. The Phase Two portion of the property would allow for a maximum building size of 110,000 square feet (in one or more buildings) with a five (5) foot increase to a maximum building height of 35' / two stories. Any two story building would be 100% office use and be located at the most southeastern corner of this parcel. Upon approval of this PDP amendment, all final development plans shall be reviewed and approved by the City of Chandler's planning staff. Depending on market demand, there may be slight changes to the western and eastern parcel sizes to accommodate parking.

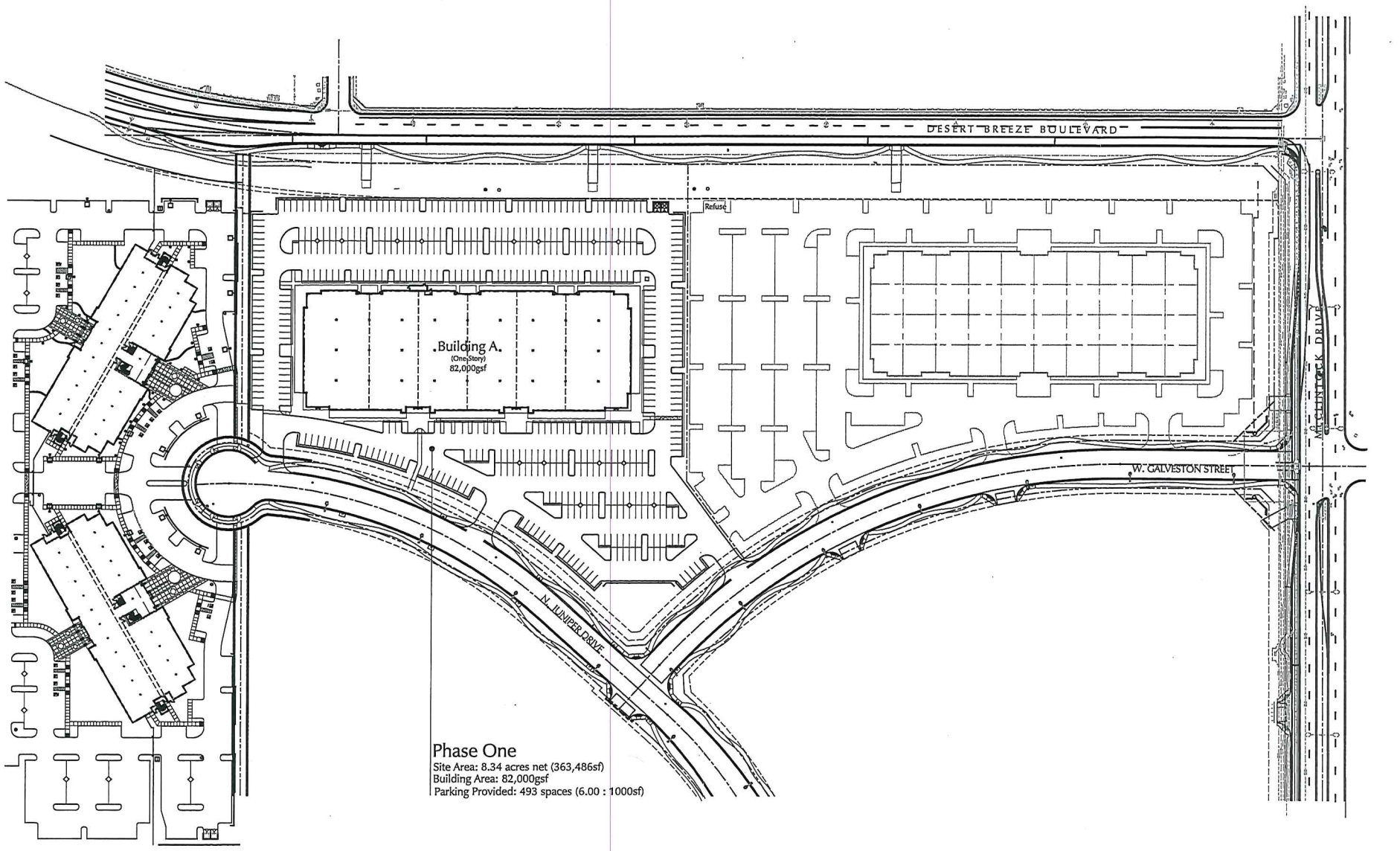


Site Planning Constraints Map

Rockefeller Group Chandler Corporate Center
Chandler, Arizona

Site Standards Amendment
(Approved PDP Page 21)

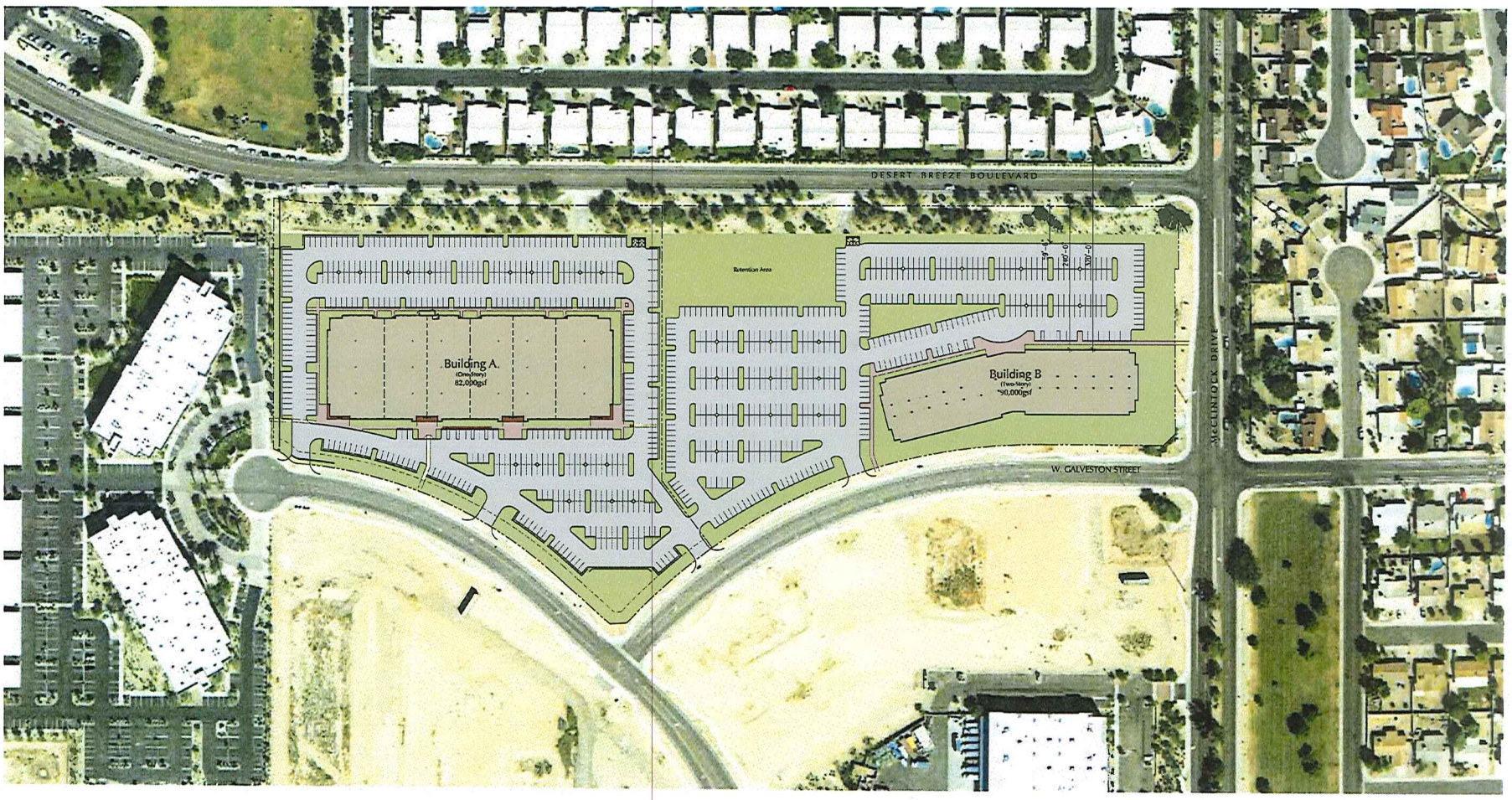
In cases where mature perimeter lot landscaping exists and/or existing property line walls providing sufficient screening and meeting the intent of parking lot screening in the City of Chandler ordinance, the planner and design professional shall have the option to maintain the landscaping rather than providing a screen wall.



DAVIS

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

Rockefeller Group Chandler Corporate Center
Chandler, Arizona
10125
8.6.13



Site Aerial

0' | 80' | 160' | 240' | 320'

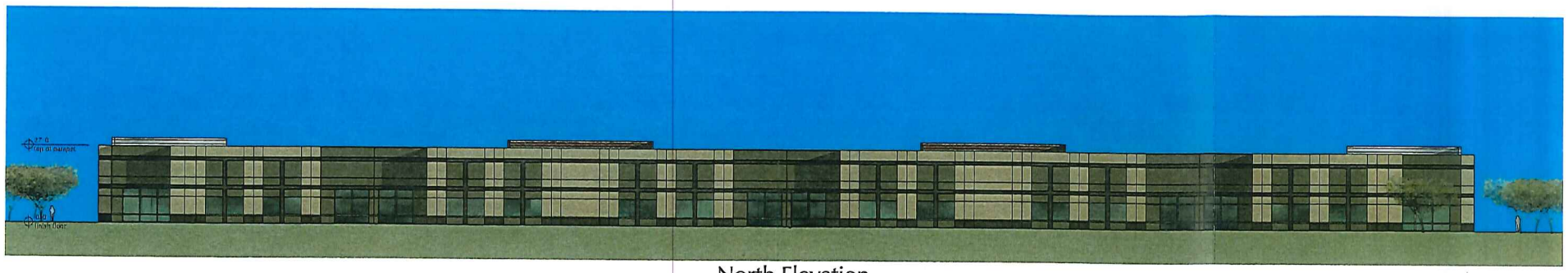
All calculations are approximate and subject to change.

NORTH

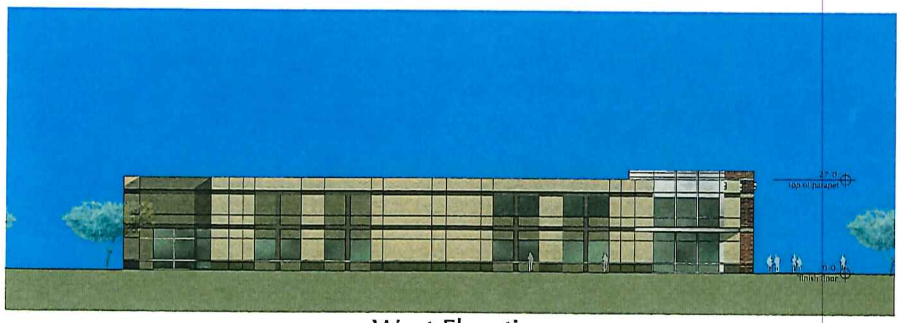
DAVIS

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

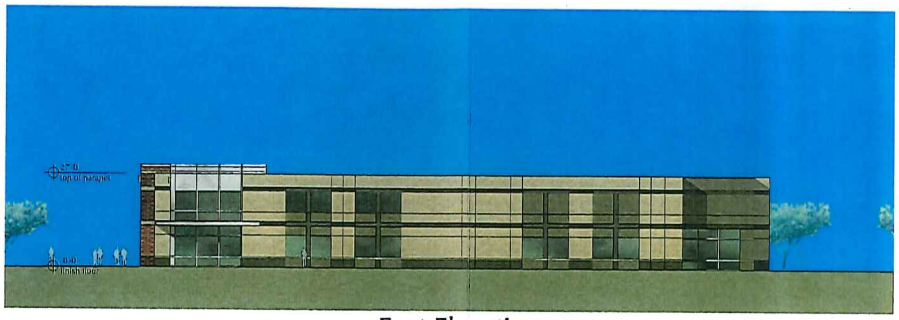
Rockefeller Group Chandler Corporate Center
Chandler, Arizona
10125
9.9.13



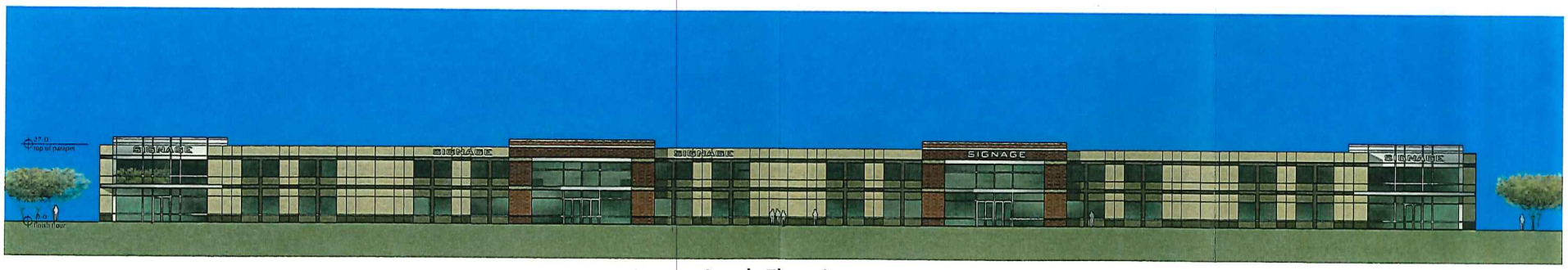
North Elevation



West Elevation



East Elevation



South Elevation

DAVIS

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

0' 16' 32' 48' 64'

All calculations are approximate and subject to change.

NORTH

Rockefeller Group Chandler Corporate Center
Chandler, Arizona
10125
9.16.13