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MEMORANDUM **Planning Division – PZ Memo No. 14-058**

DATE: JULY 16, 2014

TO: PLANNING AND ZONING COMMISSION

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

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT: PDP14-0007 INTEL OCOTILLO CAMPUS AMENDMENT NO. 4

Request: Preliminary Development Plan approval for a Master Plan amendment on the approximate 630-acre parcel

Location: 4500 S. Dobson Road, the northwest corner of Dobson Road and the Chandler Heights Road Alignment

Applicant: Doug Lenz, Intel Corporation

RECOMMENDATION

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

BACKGROUND

Intel Ocotillo Campus is bounded by Sun Lakes on the south, which is also the extended alignment of Chandler Heights Road. The west side is the extension of the Price Road alignment and common border of the Gila River Indian Community. The east side is bordered by Dobson Road, which is also adjacent to the Ocotillo master planned neighborhood.

The site was zoned as Planned Area Development (PAD) with a Preliminary Development Plan (PDP) in 1993. The Intel Ocotillo Campus PDP has been amended three times prior to the subject request. Each amendment contained a revised site plan to illustrate newly constructed buildings and future facilities. Amendment No. 4 incorporates an update to the master plan on facilities built since Amendment No. 3 and provides a projection of remaining future site development with associated facilities. The long-term phased build-out framework is described in detail in the Development Booklet. Future phases could include expansion of the Fab 42 Manufacturing facility, offices, warehouses, a water treatment and recovery facility (WATR), and site yard facilities. Future development will be based on market demands, the economy, and

user needs. Planning Staff will review each phase administratively for substantial conformance with the PDP.

SITE AND ARCHITECTURE DESIGN

Future development proposes to continue locating buildings and facilities as a series of concentric rings to create a succession of intensity of land use and building massing. Less intense uses, such as parking lots and offices, exist around the perimeter of the site and could be built in future phases.

Building setbacks are 50 feet from arterials and 30 feet from collectors. Intel self-imposed a 1,000 foot wide manufacturing building setback along the east and south property lines to further distance these intensive uses from residential developments.

The PAD zoning established the ability for building heights to exceed 45 ft. Building heights within the Ocotillo Campus depend on the structure's use. Office and general purpose buildings would not exceed a 65 ft. height. The WATR facility, proposed in the northwest corner off the campus, could reach a 55 ft. maximum height except for the brine concentrator equipment and access tower (if required) could reach 80 ft. in height. Manufacturing buildings could reach a height of 145 ft. Additional information is contained in the Development Booklet.

Architectural design character is classified under two categories, public/residential buildings and manufacturing/manufacturing support buildings. Public/residential buildings would be constructed of decorative concrete masonry with curtain wall glass and additional materials on office buildings. Manufacturing/manufacturing support buildings typically have approximately the first 20 ft. of the elevation constructed of decorative concrete masonry with the remaining upper portion of deep-ribbed colored metal panels. In common to all campus buildings, steel canopies and a color palette carry on the existing theme.

TRAFFIC

A Traffic Assessment was completed to determine potential traffic impacts of the long-term build-out of the Intel Ocotillo Campus. Conclusions indicated level of service for each driveway intersection with Dobson Road. Current operation is acceptable with the permanent and temporary traffic signals at the four driveways. Driveway upgrades would be made to allow for additional turning movements, signal timing, and enhanced landscaping. At the time of future building construction, improvements will be evaluated to address future traffic impacts.

DISCUSSION

Planning Staff supports Amendment No. 4 to the Intel Ocotillo Campus master plan. The proposed future phased development and facilities continue the creation of a cohesively designed campus accompanied by design standards with consideration given to established residential developments. The site will continue to develop in a manner consistent with the General Plan and as a premier employer along the South Price Road Employment Corridor.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.

- Neighborhood meetings were held on June 10, 2014, and June 12, 2014. Fourteen people signed in at the first meeting for the Ocotillo Community and 137 people signed in at the Sun Lakes meeting. The Sun Lakes seating capacity of 350 was full, despite the number indicated by the sign-in sheet. Comments and questions concerning the request related to timing of proposed construction, building heights, driveways, landscape, etc. and issues outside the scope of this project relating to SRP power lines were raised at both meetings.
- Planning Staff and the applicant received several phone calls concerning immediate construction plans, what the amendment entails, and landscaping.
- At the time of this writing, Planning Staff is not aware of any formal opposition to this request.

RECOMMENDED ACTION

Planning Staff, upon finding consistency with the General Plan, recommends approval of the Preliminary Development Plan request subject to the following conditions:

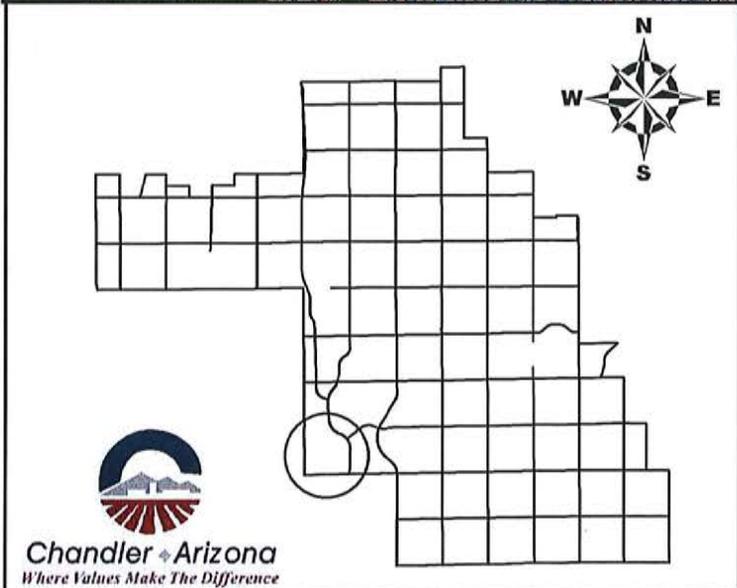
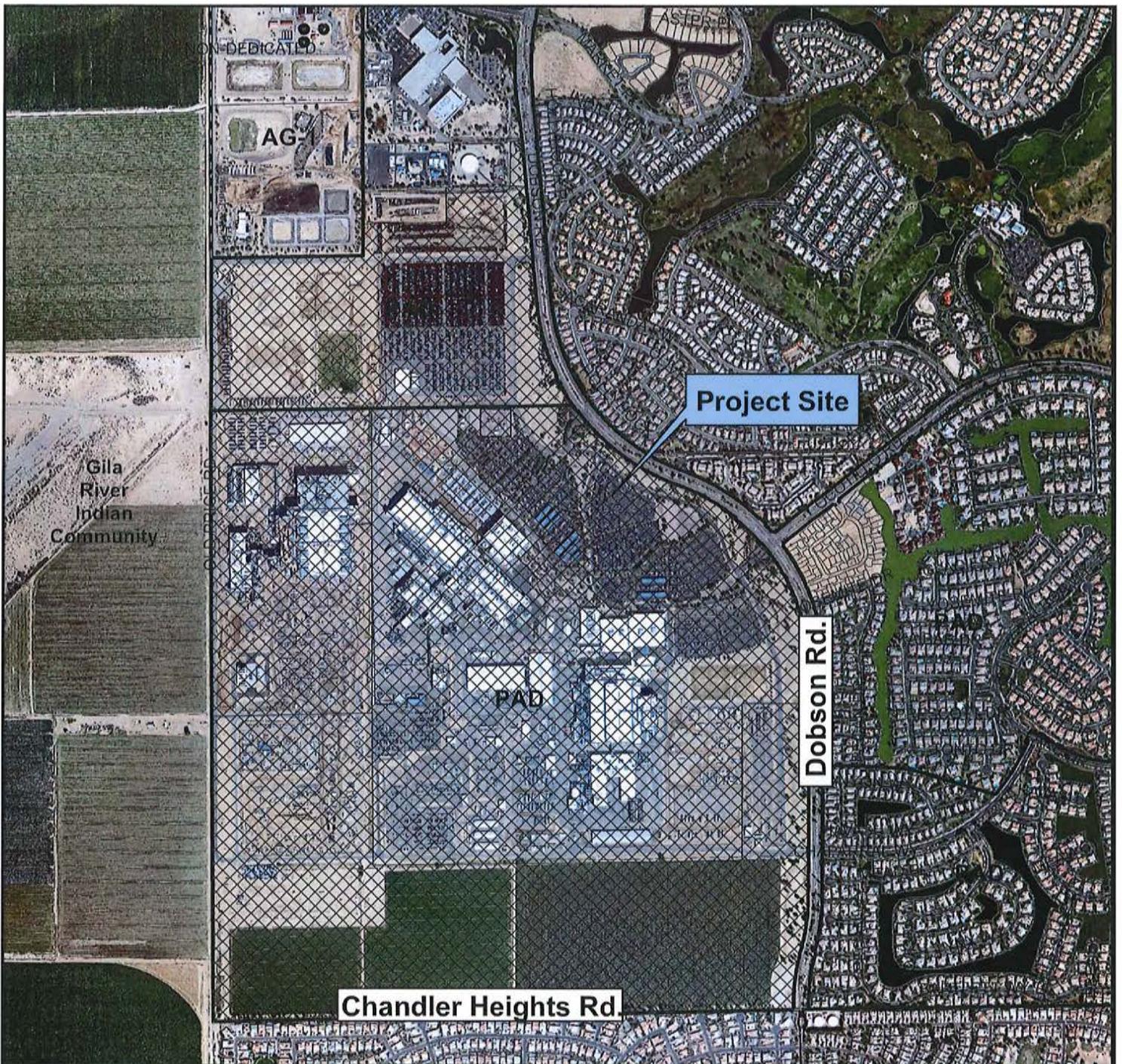
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "OCOTILLO CAMPUS PRELIMINARY DEVELOPMENT PLAN", kept on file in the City of Chandler Planning Services Division, in File No. PDP14-0007, except as modified by condition herein.
2. All buildings shall be designed to be consistent with the level of quality, detail, building material, paint colors, architectural articulation, and the like as established in the attached Development Booklet.

PROPOSED MOTION

Motion to recommend approval of PDP14-0007 INTEL OCOTILLO CAMPUS AMENDMENT NO. 4, Preliminary Development Plan, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Master Plan
3. Concept Elevations of future manufacturing facility
4. Exhibit A, Development Booklet



Vicinity Map

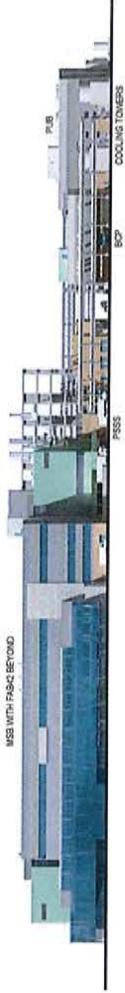


PDP14-0007

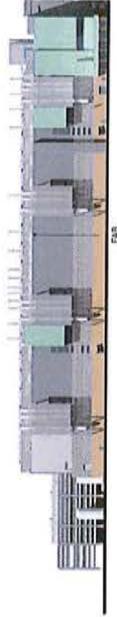
Intel Ocotillo Campus

GENERAL NOTES

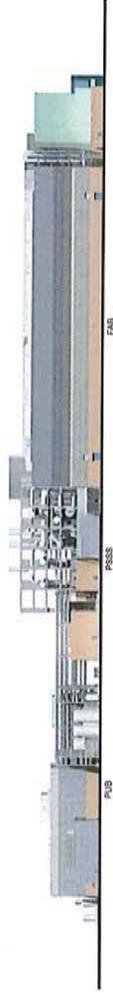
- A. SEE RAO PALLETTE SHEET TO BE CONSIDERED FOR MANUFACTURING BUILDING EXPANSION. ALL OTHER STAND ALONE BUILDINGS TO UTILISE ORBE EMPARTIC WITH SURROUNDING ARCHITECTURE.



NORTH ELEVATION - ACTUAL EXISTING MANUFACTURING FACILITY
FOR REFERENCE ONLY - WILL NOT ALTER IN FUTURE DEVELOPMENT



EAST ELEVATION - CONCEPT FOR FUTURE MANUFACTURING FACILITY
FUTURE MANUFACTURING FACILITY TO CONCEPTUALLY ALIGN WITH EXISTING F42 EAST ELEVATION



SOUTH ELEVATION - CONCEPT FOR FUTURE MANUFACTURING FACILITY AT INTERIM PHASE BUILD-OUT AND SUPPORT BUILDINGS
FUTURE MANUFACTURING FACILITY TO CONCEPTUALLY ALIGN WITH EXISTING F42 SOUTH ELEVATION



WEST ELEVATION - CONCEPT FOR FUTURE MANUFACTURING FACILITY AND SUPPORT BUILDINGS
FUTURE MANUFACTURING FACILITY TO CONCEPTUALLY ALIGN WITH EXISTING F42 WEST ELEVATION



COOTLE CAMPUS PDP
CONCEPT FOR FUTURE
MANUFACTURING FACILITY