



Chandler · Arizona
Where Values Make The Difference

A.
NOV - 4 2015



MEMORANDUM **Planning Division – PZ Memo No. 15-095**

DATE: NOVEMBER 4, 2015

TO: PLANNING AND ZONING COMMISSION

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

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

SUBJECT: PDP15-0005 SHARP CONTRACTING

Request: Preliminary Development Plan (PDP) approval for site layout and building design of a new light industrial building

Location: Southeast corner of Corporate Place and Delaware Court, east of Arizona Avenue and north of Warner Road

Applicant: Bob Long, Design Profile, Inc.

Project info: Approximately 0.77 acres; 5,576 square foot two-story building; showroom retail, general office, storage, and warehouse for a contracting business

RECOMMENDATION

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

BACKGROUND

The subject site is an undeveloped property located at the southeast corner of Corporate Place and Delaware Court, east of Arizona Avenue and north of Warner Road. The property is part of the larger Westech Corporate Center business park. The property is zoned Planned Area Development (PAD) for light industrial. The parcel is under one-acre and located within a cul-de-sac with two of four parcels developed. One building recently received Use Permit approval for office use. The other building is a light industrial business related to the wireless communication tower industry. The subject site received PDP in 2004 for Burr Ridge Wood Products to develop an industrial building with manufacturing, warehousing, and a showroom. Construction never occurred.

The request includes a 5,576 square foot two-story light industrial building accommodating showroom retail, general office, storage, and warehousing for a contracting business, Sharp Contracting. The business provides concrete work, curbing, paver surfaces, pool decking surfaces, and block wall fencing. The new corporate location provides the company's general office space, a product showroom, warehousing, and a storage area on the second floor. Outdoor storage of trailers, equipment, and construction materials will occur in a secured and fully screened yard behind the building. Areas of outdoor storage will be designed to meet site development and dust-proof requirements. Vehicular access to storage areas will be concrete.

Building architecture focuses on the use of exposed scored and colored concrete masonry. The tower and pier elements use these materials along with stucco surfaces. The building's main entrance is enhanced with a cantilevered iron shade awning. Additional iron work accents occur over second-story windows. The building's projecting tower element sits within a landscape setting at the intersection corner. The landscape intersection corner and street frontages incorporate desert landscaping trees and shrubs. Parking screen walls are provided in addition to decorative iron gates.

The proposal includes building mounted signage and a freestanding monument sign utilizing individual raised letters and indirect illumination. The monument sign is designed as a landscape planter will raised planter beds.

DISCUSSION

Planning Staff finds the proposed light industrial building with general office and showroom to be compatible with surrounding uses and the larger light industrial business park. A minor parking setback waiver of five feet for one parking space is requested along Corporate Place. Staff finds this waiver minor and not affecting the overall site design. The site layout and building design meet the intent of the City's design standards.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on September 1, 2015. No one attended other than the applicant.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of PDP15-0005 SHARP CONTRACTING, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "SHARP CONTRACTING", kept on file in the City of Chandler Planning Division, in File No. PDP15-0005, except as modified by condition herein.

2. 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.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The site shall be maintained in a clean and orderly manner.
5. 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.

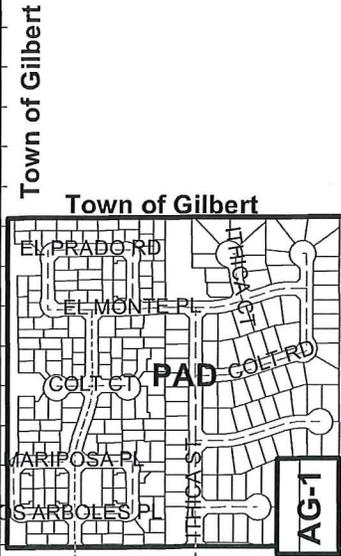
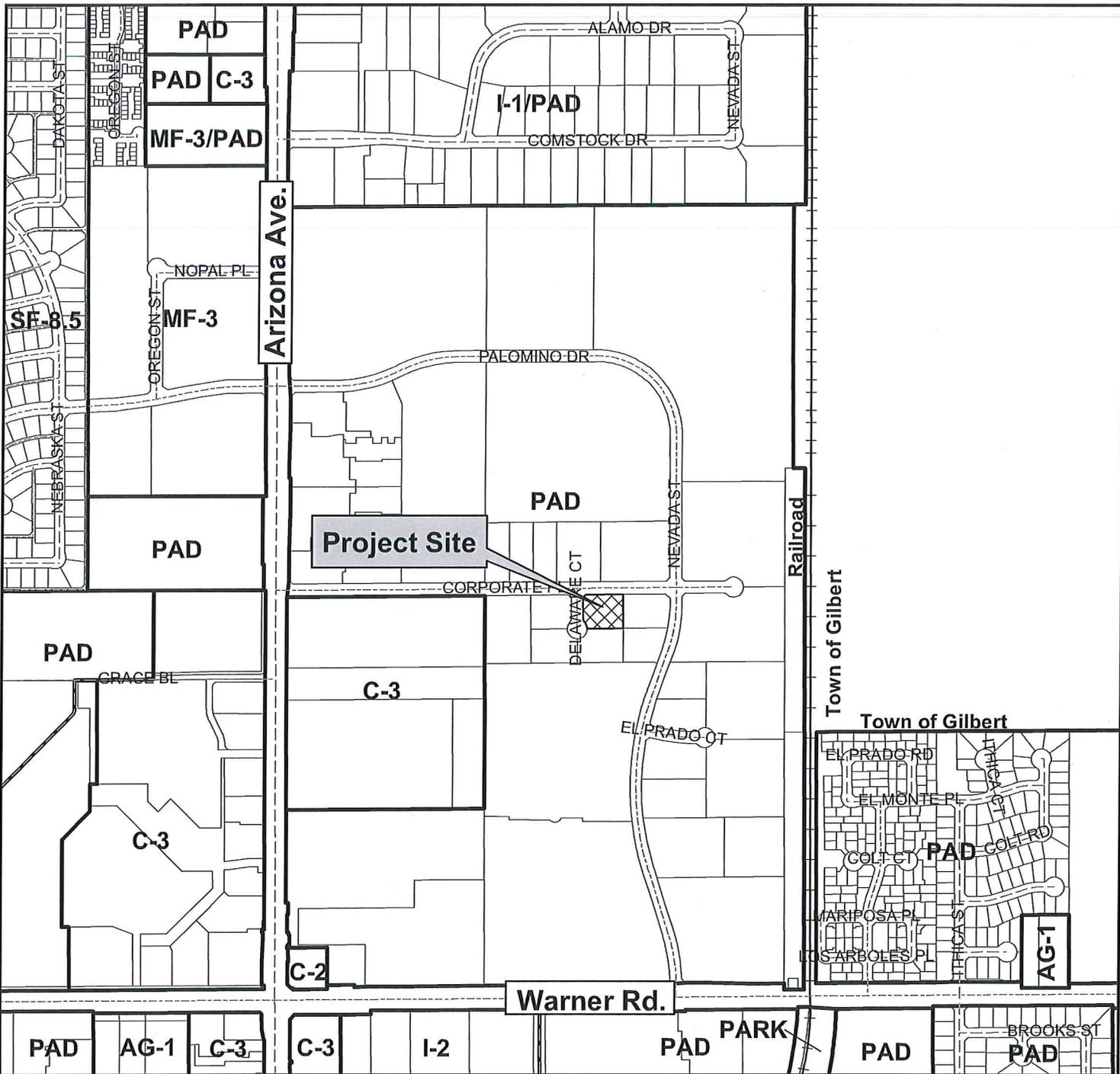
PROPOSED MOTION

Preliminary Development Plan

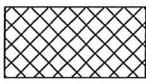
Motion Planning Commission to recommend approval of Preliminary Development Plan PDP15-0005 SHARP CONTRACTING for a light industrial building, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative Statement
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Floor Plans
7. Development Booklet, Exhibit A



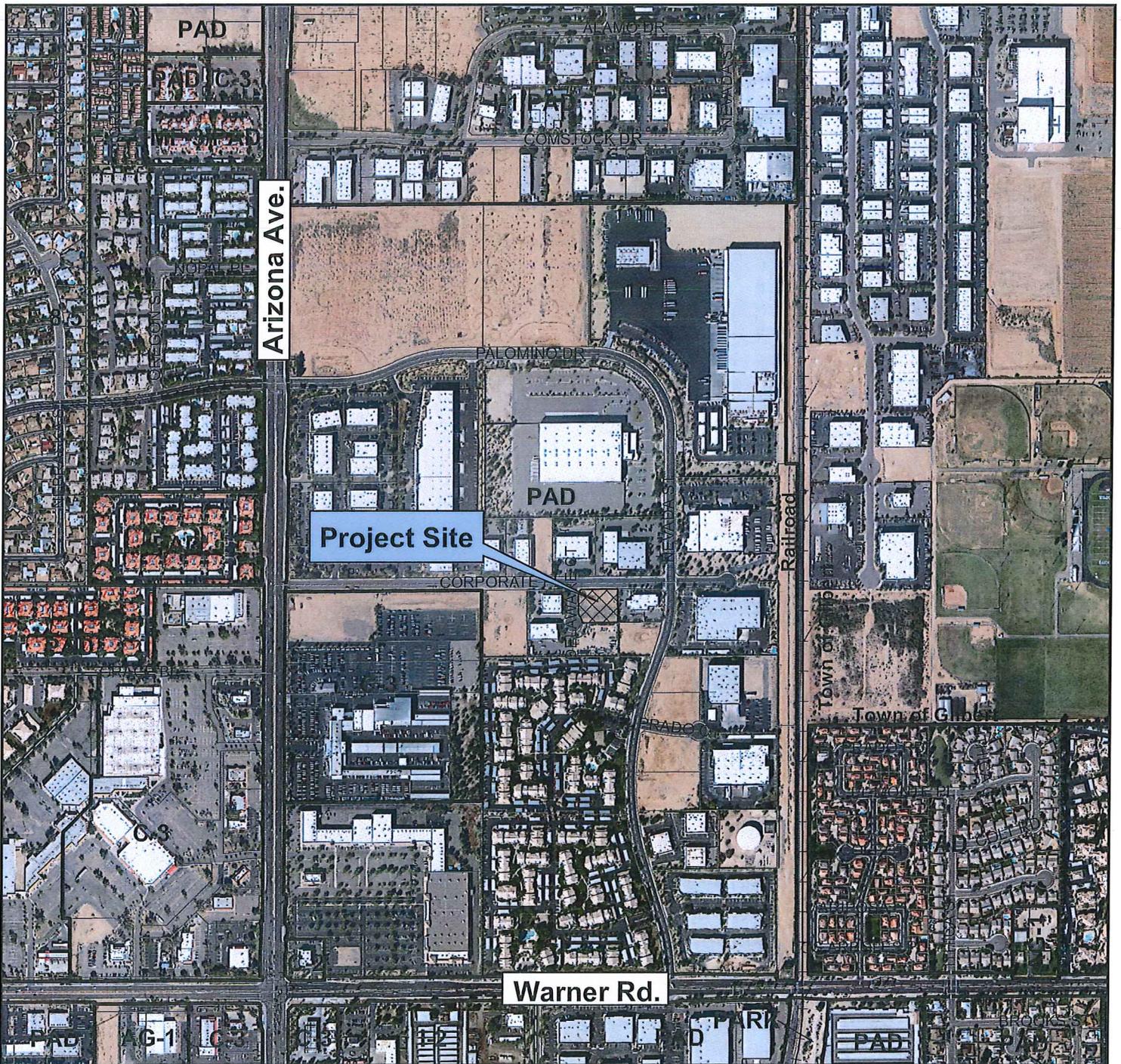
Vicinity Map



PDP15-0005

Sharp Contracting



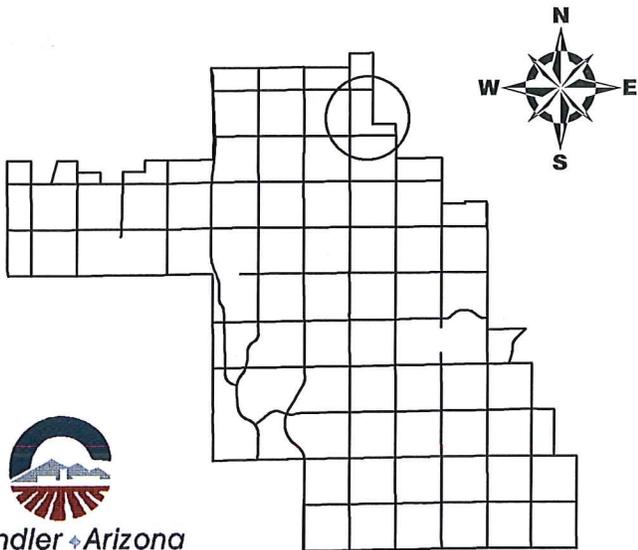


Project Site

Warner Rd.

Arizona Ave.

Vicinity Map



PDP15-0005

Sharp Contracting

design profile, inc,

Robert Long

427 West Fifth Street
Mesa, Arizona 85201
480.461.8810 (fax) 480.461.8780
plans@designprofile.com

08.04.15

Project Narrative – PDP15-0005
City of Chandler

Lot 1 WesTech Corporate Center
SEC of Corporate Place and Delaware Court
205 E. Corporate Place, Chandler Az.
APN 302-29-3-42

The proposed building is the new facility for Sharp Contracting, a multi-disciplined contracting company, most generally involved in the installation of flat work concrete, extruded concrete curbing, paver surfaces as well as block walls and fences. They are also involved in pool decking and landscape/hardscape installations. The facility will house the general office, warehouse, storage and showroom. The property sits on the South East corner of Corporate Place and Delaware Court, a corner lot with two street frontages. The proposed building is situated to provide ease of circulation, provide public and employee parking and avoid a dead end drive situation. The building is to be constructed of Architectural Masonry, with some stucco facings and Steel Awnings (see elevation drawings). The Storefront systems will be extruded aluminum as depicted on the elevation drawings.

The property is located in the WesTech Corporate Center Phase I, with a PAD zoning. The building uses are similar to the neighboring buildings and properties, small business manufacturing and construction storage and services. The Showroom will house exhibits of the type of installations that are offered by Sharp Contracting and will allow sales staff to work with and demonstrate products and design for the individual clients considering using Sharp Contracting for the installations and construction services they provide. The General offices will provide office staff and directors with space to conduct

general business practices and manage projects and field/warehouse/sales staff accordingly. Warehouse space will be used to prepare products and materials for field installations as well as provide space for materials needed to conduct the contracting business. Upper floor storage space will be used for storage of business records, business supplies, trade show exhibits, as well as some tools and less frequently used equipment (such as rubber concrete pattern forms). The proposed building will be 5576 square feet, with 1102 s.f. (19.7%) in the warehouse area, 1630 s.f. (29%) in the General Office space, 1463 s.f. (26%) in the Showroom Retail area, and 1381 s.f. (24.7%) in the second floor storage area. The site has been developed in order to allow for the occupants to enjoy and efficiently use the entire lot for business purposes. Approximately 9100 square feet of area remains open behind the structure and while much of that area will be devoted to parking and on lot storm water retention the balance will allow the Sharp Contracting to store trailers and equipment, as well as construction materials such as concrete masonry units (CMU), pavers, lumber, and other construction materials in order to properly schedule and supply the ongoing projects.

The Building makes use of exposed scored and colored concrete masonry as the primary accent material. The tower and pier elements as well as many of the site walls and sign monument will be constructed using these block materials, with the balance of the surfaces to be stucco. As depicted the colors of the building will be muted earth tones in tan and browns. The use of an ornamental iron shade awning at the entry adds detail as well as shade and cover for the store front entry and window walls. The structure has been designed to address the corner of Corporate Place and Delaware Court with the corner tower and the site has been developed to draw traffic away from the intersection by entering and exiting at the far ends of the property along both streets. All roof top mechanical equipment is screened from view by the roof parapets that surround the roof perimeter. All of the roof drainage will be internal and therefore not visible on the building. The massing of the structure allows for interest to all sides of the building and provides a balanced exterior. The roof planes have been designed to on different levels to emphasize the multiple masses of the building, and the fenestration has been used to accent and detail the wall planes. A sense of public entry has been created by the angled entrance addressing the parking area arrival zone, and the metal awning further distinguishes the sense of arrival. Service doors and overhead door will be painted to match the exterior adjacent to the door. The use of site walls provides a horizontal tie to the lot and provides a planting terrace along the frontage of the property, parking and yard screening also has been designed to enhance the horizontal planes and the nicely into the overall composition. Yard is to be screened from view by and 8'-0" tall fence wall.

Building setbacks of 30' from the street are being met by the design of this project, in addition all landscape setbacks, and parking setbacks have been met per the zoning and City of Chandler Codes. 17.3 parking spaces are required and 18 plus on ADA space have been provided. Ingress and egress from the parking areas and the yard area a wide and will provide for ease of maneuverability for vehicles and pedestrian as well. The parking areas are screened by walls from the street and from neighboring properties, and landscape buffers and planters have been incorporated per the city requirements. The Landscape setback area at the intersection of Corporate and Delaware has been designed with the required plant count and type to meet the landscape setback requirement of 1 tree and 6 shrubs per 1000 s.f. of area, and sufficient ground cover and plants to provide for 50% cover. In addition the street frontage requirement of 1 tree and 6 shrubs per 30 lineal feet of frontage has been met as well. Parking planters have been provided with the tree and shrub count and the perimeter landscape tract along the east and south side has been provided with the required landscaping. On lot storm water retention has been provided in two basins, one along the frontage and the other along the south property line in the rear yard. 50%+ of the required drainage is in the rear south basin, and in order to assist with evaporation, two drywells are provided in the front basin. All of the required street water is being collected and stored on the lot.

A building mounted sign will be provided, and as designed meets the requirements of the Chandler Sign Code. The building mounted sign will use 18" tall and 6" tall letters, with a 15 square foot band area (see exhibit), and will be lit from 3 wall mounted gooseneck sign lights above. In addition a sign monument will be placed near the driveway entrance from Corporate Place. The sign monument incorporates the business name and logo in varying letter sizes, 12", 7" and 4" (see exhibit) with an 18 square foot sign area, and will be illuminated by a planter mounted spot light in the sign area. The monument will also provide a surrounding raised planter area.

The Sharp Contracting Building has been developed with the PAD, and City of Chandler Code in mind, full consideration has been given to the site, building, overall design and detail design, in order to provide a structure and develop the site to be functional as well as aesthetically pleasing. The PAD provides for a light industrial use and this will be the primary land use for this parcel and for Sharp Contracting, some general office and a showroom are provided in relation to the primary use of the parcel for light industrial activities.

Waiver – a waiver for parking setback from the front of property is being requested. Waiver would allow for a 15' setback to parking where 20' is required.

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DESIGN PROFILE



ARIZONA
 DESIGN PROFILE
 1800 N. 24TH STREET
 PHOENIX, ARIZONA 85016
 (480) 461-8810
 www.designprofile.com
 PENDING PATENT

1-800-264-2706

SHARP CONTRACTING SITE PLAN

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PROPOSED CONSTRUCTION:
 LOT 13 WESTECH CORP. CTR.
 205 E. CORPORATE PL.
 APN 302-291-342

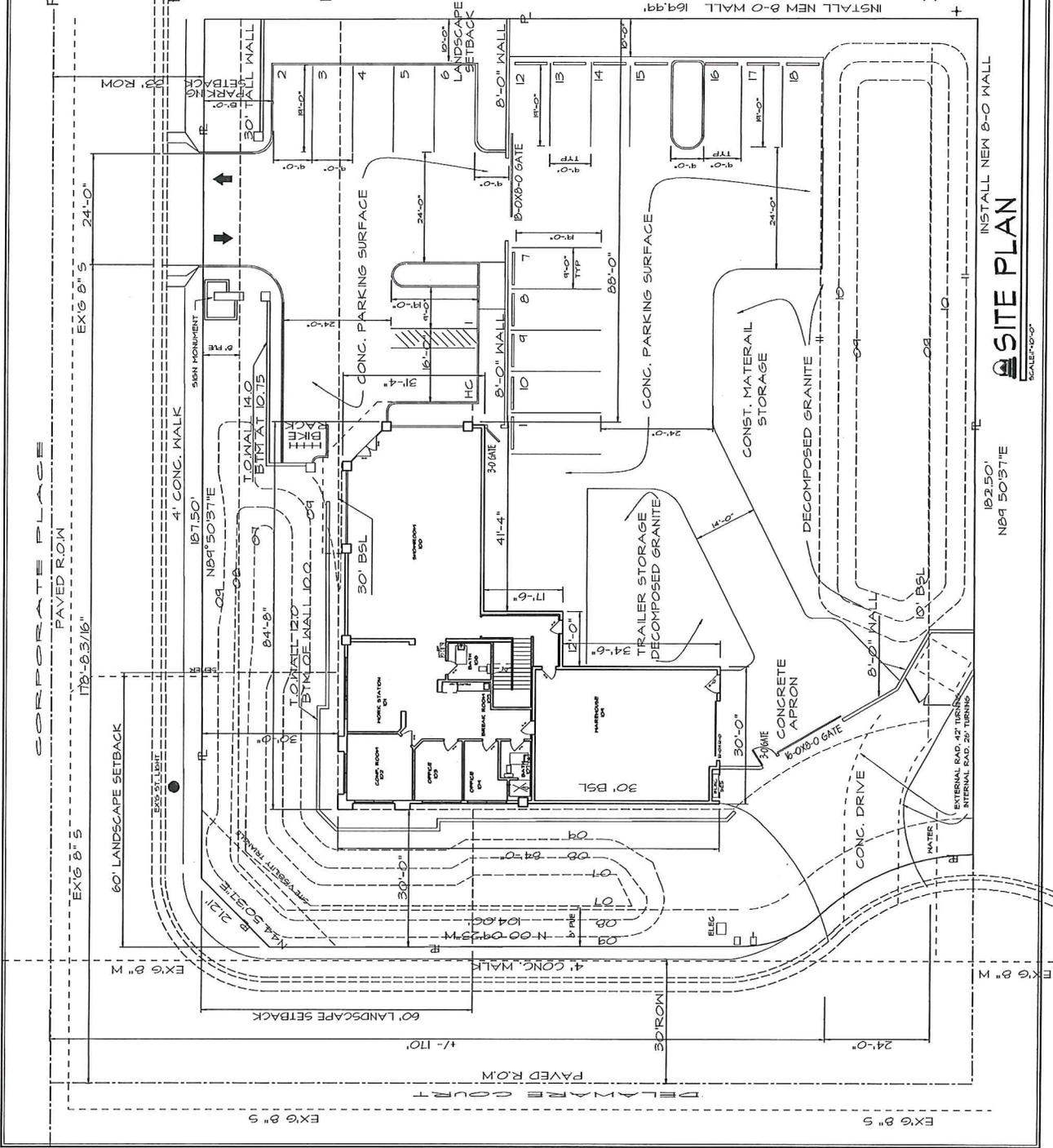
PREPARED BY:
 DESIGN PROFILE, INC.
 427 W. 5TH ST.
 MESA, AZ. 85201
 480-461-8810

PREPARED FOR:
 SHARP CONTRACTING
 480-226-3909

SQUARE FOOTAGE TOTALS	TOTAL
WAREHOUSE 1102	5576
GEN. OFFICE 1630	
SHOWROOM 1463	
UPPER STORAGE 1581	

PARKING CALCS
 GEN. OFFICE 1/250 S.F.
 1630/250 = 6.52 SPACES
 RETAIL SHOWROOM 1/250 S.F.
 1463/250 = 5.85 SPACES
 WAREHOUSING 1/500 S.F.
 1102/500 = 2.20 SPACES
 STORAGE 1/500 S.F.
 1581/500 = 3.16 SPACES
 17.33 SPACES REQUIRED
 18 SPACES PROVIDED
 1 ADA PARKING SPACE

LOT INFORMATION
 .77 GROSS ACREAGE
 ZONING PAD
 BUILDING HEIGHT 30'-0"
 BUILDING SQUARE FOOTAGE 5576 S.F.



182.50' NB4 50°37'E
 182.50' NB4 50°37'E
 SCALE: 1/8"=1'-0"
SITE PLAN

DESIGN PROFESSIONAL SEAL
 STATE OF ARIZONA
 LANDSCAPE ARCHITECT
 LICENSE NO. 10000
 DATE: 09/24/15

DESIGN
PROFILE
 PAVED MAIL
 (FAX) 461-8780
 PAVED DESIGN OFFICE
 PAVED DESIGN OFFICE



ARIZONA
 LANDSCAPE ARCHITECT
 LICENSE NO. 10000
 (480) 461-8810

1-800-264-2706

SHARP CONTRACTING
 LANDSCAPE PLAN

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 DESERT SPOON
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 FEATHERY CASSIA
 CASSIA ARTEMISIOIDES

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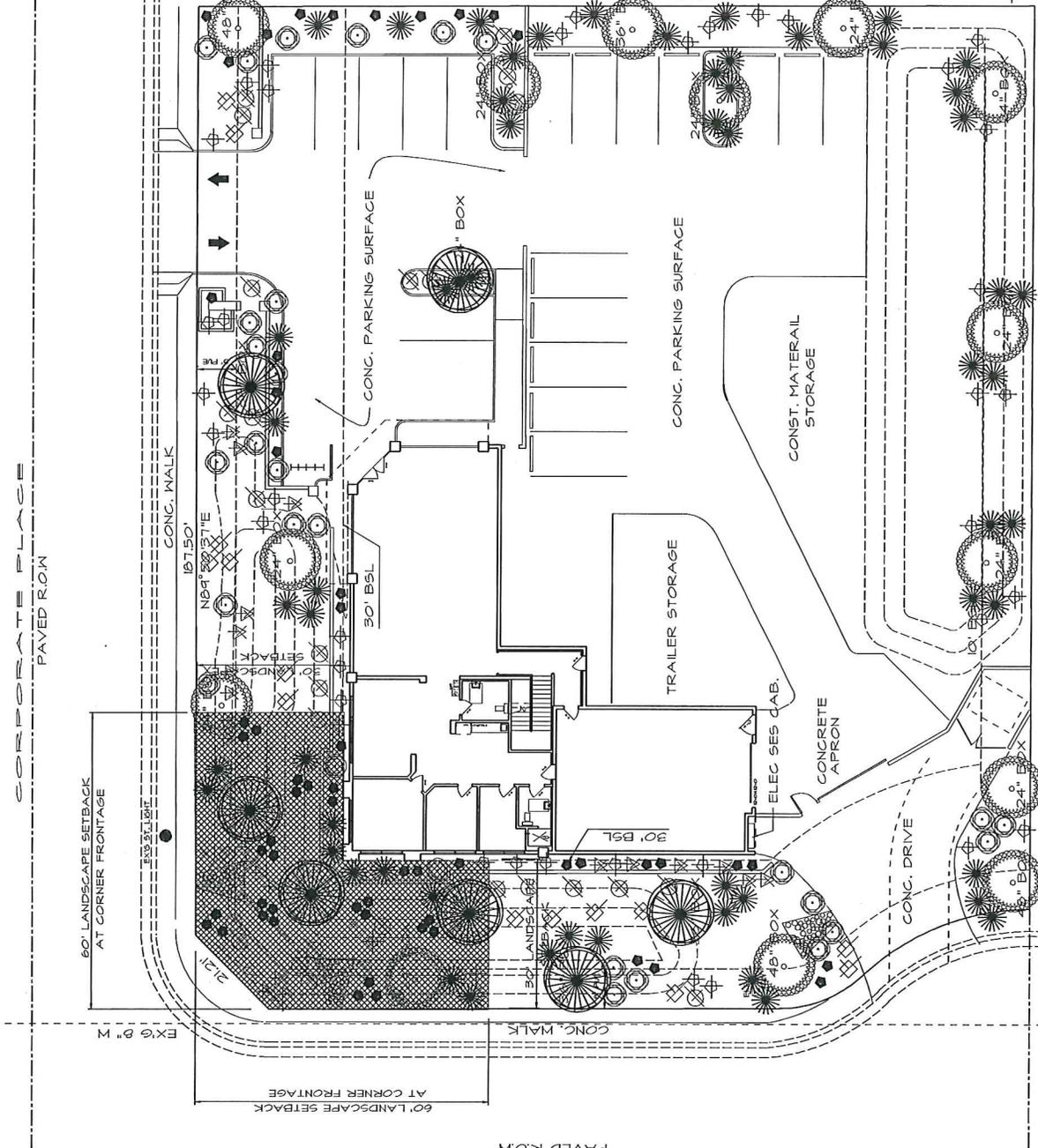
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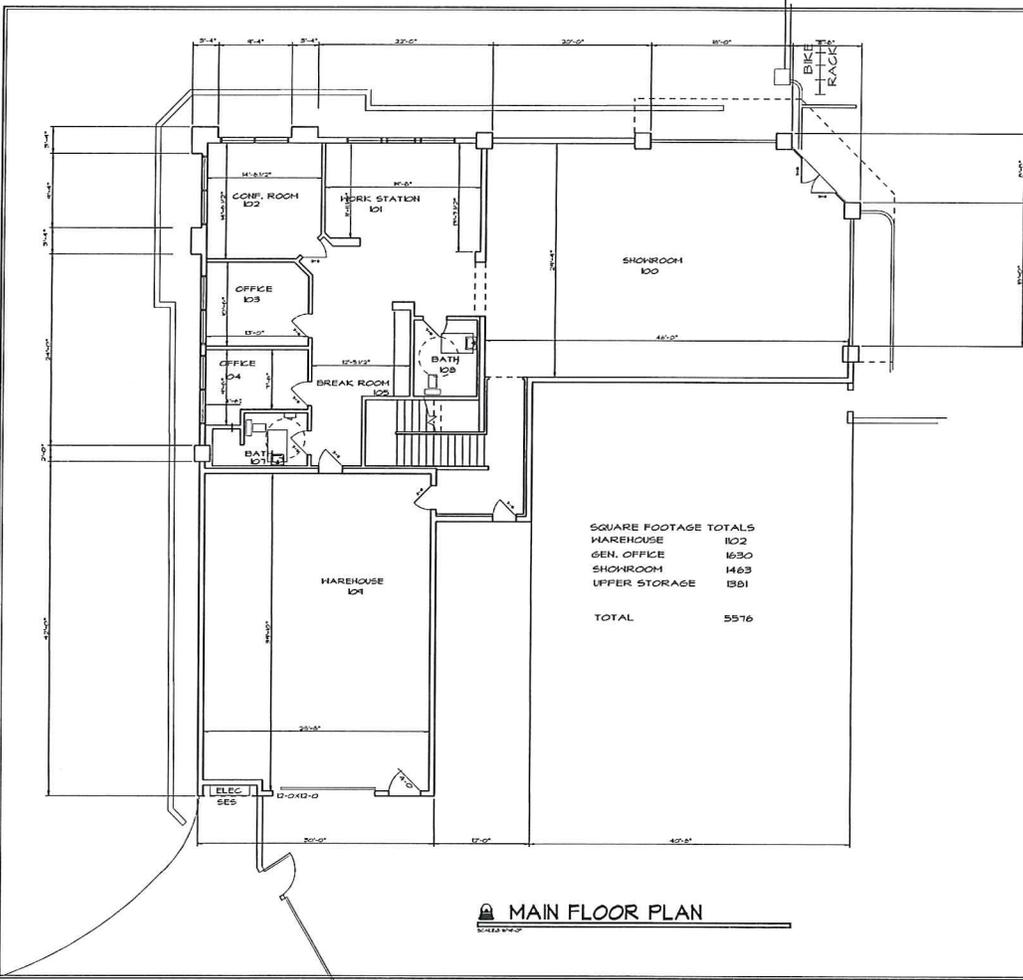
LANDSCAPE CALCULATIONS
 LANDSCAPE SETBACK ZONE
 REQUIRED PLANTS: 2700 SF
 PROVIDED PLANTS:
 148" BOX TREE 196" BOX TREE
 200" 5 GAL SHRUBS
 44) 1 GAL BUSH/GROUND COVER

LANDSCAPE AT FRONTAGE
 351 FEET OF FRONTAGE / 50 LF. = 114
 REQUIRES 12) TREES, AND 12 SHRUBS

PROVIDED PLANTS
 318" BOX TREES 3158" BOX TREES
 724" BOX TREES
 85) 5 GAL SHRUBS
 10) 1 GAL SHRUB/GROUND COVER



PLANTING PLAN
 SCALE: 1/8" = 1'-0"



PROJECT NO. 04-2415
 DATE 04/24/15
 1. REVISED
 2. REVISED
 3. REVISED
 RC

DESIGN PROFILE

ANSUNG
 DESIGN & CONSTRUCTION
 10000 1st Avenue, Suite 100
 Tukwila, WA 98148
 (480) 461-8910
 (FAX) 461-8780

1-800-264-2186

SHARP CONTRACTING
MAIN FLOOR PLAN

