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JUN 26 2008



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MEMORANDUM Planning and Development – CC Memo No. 08-121

DATE: JUNE 10, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
 JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR

FROM: KEVIN MAYO, ACTING PLANNING MANAGER

SUBJECT: PDP07-0041 THE VILLAGE AT BOGLE PARK

- Request: Preliminary Development Plan (PDP) approval for site layout and building architecture for two office/industrial buildings
- Location: North of the northwest corner of Pecos Road and Hamilton Street, within the Bogle Business Park
- Project Info: Approximately 4-acres, approximate 5,000 square-foot Building A, approximate 8,900 square-foot Building B
- Applicant: Gus Schultz
 Aloha Development

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) subject to conditions.

BACKGROUND

The request is for Preliminary Development Plan (PDP) approval for site layout and building architecture for two office/industrial buildings on approximately 4-acres located north of the northwest corner of Pecos Road and Hamilton Street, within the Bogle Business Park. The subject site is bordered to the south by a recently approved industrial equipment rental facility, with Pecos Road located further south. Existing residential subdivisions are located south of Pecos Road. To the north, east and west are vacant and developed properties zoned for business park uses as part of the Bogle Business Park.

The subject site received conceptual PAD zoning for business park uses in October 1987, as part of the approximate 52-acre Bogle Business Park. Various parcels within the business park have developed including the Old Castle pre-cast concrete vault manufacturer located west of the subject site. The majority of parcels within the Bogle Business Park are planned for industrial business park uses with the potential for compatible commercial uses located along the Pecos Road and Hamilton Street intersection. A number of parcels along the business park's perimeter are currently vacant.

The proposal includes two office/industrial buildings with adjacent secured storage yards. Both buildings are placed within a landscaped setting providing an attractive street scene from Hamilton Road. Building A is approximately 5,000 square-feet and will be occupied by Aloha Grading, a construction grading company. Building B, approximately 8,900 square-feet in size, is proposed as a speculative shell building. The applicant anticipates a similar construction company to occupy Building B. The outdoor equipment storage yards will be screened by 8-foot high decorative block walls. The walls include a combination of standard, split-face and center-score concrete block, consistent with the two proposed buildings. Equipment storage will be fully screened by the proposed block walls and street landscaping.

The two office/industrial buildings will be constructed of various concrete block styles. The buildings are primarily smooth-faced concrete block with center-score accent bands and split-face accented columns. Horizontal and vertical plane changes provide additional architectural interest. Finally, steel channel shade canopies are used to highlight entryways. The buildings' architectural design is representative and complimentary to the existing buildings within the business park. Overhead doors are provided for each building, internalized within the site to provide complete screening from street views.

The request includes a comprehensive sign package. Building mounted signage will be limited to ½-inch thick stud mounted flat cut-out metal lettering. Corporate colors, fonts, and logos are permitted. Letter size is limited to a maximum of 18-inches high. With both buildings being placed within a landscaped setting adjacent to the street, no freestanding monument signage is requested. The sign package will provide a nice high-quality image appropriate for the business park setting.

Staff supports the proposed Preliminary Development Plan finding it to represent a quality development. The buildings' architectural style and site layout will provide an attractive addition to Bogle Business Park. The applicant has represented to Staff the intention to submit for building permits immediately following City Council approval.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 04/22/08 at the Chandler Community Center. No neighbors attended the meeting.

At the time of this writing, Staff has not received any letters or phone calls from citizens opposing this project.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 6 Opposed: 0

Discussion occurred during the Planning Commission Study Session regarding the proposed stabilized granite storage areas. Planning Commission applauded the applicant for proposing the 'green' material and encouraged the applicant to work with Staff to utilize the material wherever possible.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan subject to the following conditions:

1. Development shall be in substantial conformance with exhibits submitted as part of this application and shall be kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0041 THE VILLAGE AT BOGLE PARK.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. 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.
5. Equipment storage shall be fully screened by the 8-foot high screen walls and street landscaping.
6. All equipment servicing shall occur within the enclosed building.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
8. The landscaping shall comply with the Commercial Design Standards.
9. The stabilized granite storage yard surfaces shall comply with all applicable PM-10 dust control requirements.

PROPOSED MOTION

Move to approve the Preliminary Development Plan in case PDP07-0041 THE VILLAGE AT BOGLE PARK subject to the conditions recommended by Planning Commission and Staff.

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Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit 'A'

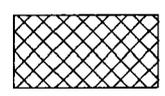
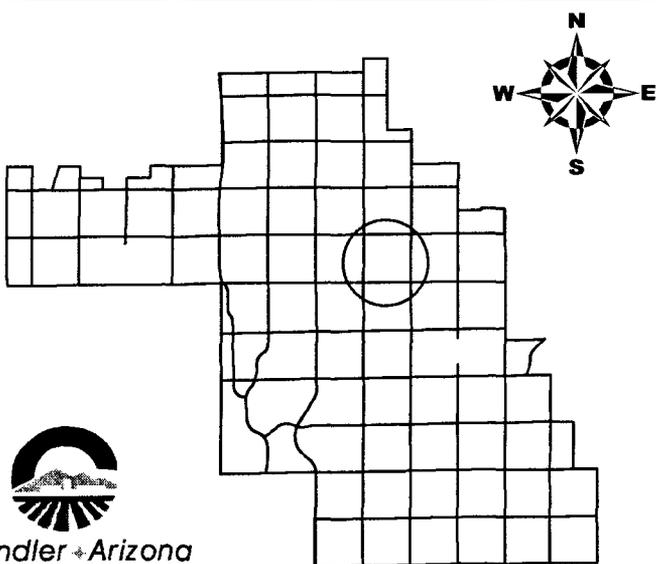


Arizona Ave.

Pecos Rd.

Project Site

Vicinity Map



PDP07-0041

The Village at Bogle Park



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