

**Planned Area Development,
Preliminary Development Plan,
and
Preliminary Plat**



***Schrader Farms
Business Park***

**Northwest Corner of
McQueen Road and Queen Creek Road**

by:

Core5 Schrader Farm BP, LLC

Case No: PLH20-0030

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SCHRADER FARMS BUSINESS PARK

I. INTRODUCTION

Core5 Schrader Farms BP, LLC (“Core5”) is the proposed developer of Schrader Farms Business Park (the “Schrader Farms BP”), an exciting development on approximately 80.25± gross (70.52± net) acres (the “Site”) at the northwest corner of McQueen Road and Queen Creek Road. Core5 is proposed to develop the Site as a high-quality business park in an area of Chandler that has been designated for employment uses for close to 30 years. Schrader Farms BP will be a strong, viable development for Chandler given its location proximate to the Chandler Municipal Airport and Loop 202, will be compatible with the surrounding area, and will provide a recognizable presence within Chandler. *See Exhibit 2, Perspectives.* The proposed development creates additional employment opportunities in the immediate area and is anticipated to improve the City’s jobs-to-population ratio.

As is described in greater detail below, the proposed development is also consistent with the City of Chandler’s (the “City”) General Plan and Airpark Area Plan. The proposed development is likewise compatible with the Chandler Municipal Airport and its uses. Core5 requests the Site be zoned Planned Area Development (PAD) for Employment uses as described below in Section III, along with Preliminary Development Plan (PDP) for the Site’s layout, landscaping, architecture, etc., Preliminary Plat, and Mid-Rise Overlay approvals.

II. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is located at the northwest corner of McQueen Road and Queen Creek Road and is currently being used for agricultural operations. The Site is zoned AG-1 as it has been traditionally used for agricultural purposes. An aerial of the Site is attached as *Exhibit 1*.

The Site is designated on the City’s General Plan as Employment and lies within the Chandler Airpark Area Plan. Since approximately 1982, the City has generally reserved the areas located south and west of the Airport for employment uses to protect the Airport from incompatible land uses and to promote economic development. The General Plan Employment designation encourages major employers, knowledge-based industries, and industrial/business parks. Schrader Farms BP complies with the General Plan and is supported by the following goals and policies of the General Plan:

- 1.1.1 Land Use and Development: Protect employment land use areas to support economic development goals.
- 1.2.3 Chandler Airpark Policies: Protect the Chandler Municipal Airport and Airpark as a major employment center and the Airport’s flight corridors from incompatible land uses.
- 1.5 Building a World-Class Economy Policies:
 - Continue to optimally use remaining vacant land to ensure the highest and best use for economic opportunities.
 - Improve the City’s jobs-to-housing ratio with a long-term goal to continue exceeding the County’s average jobs-to-housing balance.

The Airpark Area Plan identifies the Site as Light Industrial and Commercial. The Light Industrial designation encourages small manufacturing, warehousing and distribution, and back office spaces. The Chandler Municipal Airport and Airpark represent developing assets that

contain the largest inventory of vacant land in the City that has been planned for employment purposes. The Airpark Area Plan is intended to ensure land use compatibility and protect employment opportunities, which Schrader Farms BP does.

III. PROPOSED PLANNED AREA DEVELOPMENT AND MID-RISE OVERLAY

Core5 requests the Site be zoned PAD for a mix of employment uses, including:

Employment. Any use or similar use in the I-1 District of the City’s Zoning Ordinance.

Office. Offices, including, professional, business, administrative, executive, and other offices.¹

Showroom. Showroom use is defined as uses that are primarily warehouse uses but may include up to 10% of the floor area devoted to display of goods and products. Showroom will provide the region with bulk related uses, such as tile, flooring, paint, furniture, or similar materials. These uses will support both the residential base as well as the business uses around the airport.

Commercial. Any use or similar use in the C-2 District of the City’s Zoning Ordinance.

Core5 additionally requests a Mid-Rise Overlay for the proposed 50 feet building height. Consistent with the City’s Mid-Rise Development Policy (the “Policy”), the additional height is appropriate as the Site is located within an area that is designated on the City’s General Plan as Employment and the Airpark Area Plan as Light Industrial. The additional height will allow Core5 to create a development that meets the Policy’s intent to provide needed viability and long-term sustainability. Additional height will allow Core5 to provide appropriate amounts of clear height and structure in the buildings to ensure that adequate amounts of area and space is available to meet the anticipated needs of future tenants. The proposed development will provide new job opportunities for area residents. Furthermore, the additional height is appropriate in the context of the surrounding area, with the City’s wastewater treatment, solid waste, and recycling facility and future Ferguson building (approx. 50 feet in height) along the Site’s Queen Creek Road frontage.

IV. PROPOSED PRELIMINARY DEVELOPMENT PLAN

A. *Site Layout and Architecture*

Schrader Farms BP is designed as a high-quality mixed-use development that will create additional employment opportunities and is compatible with the Airport and its operations and uses. Schrader Farms BP is expected to consist of approximately seven buildings, ranging in size between approximately 91,600 square feet and 234,320 square feet and a commercial building (on the future commercial pad). *See Exhibit 3, Conceptual Site Plan.* Consistent with good planning principles, the Site has been laid out with multi-tenant buildings along the public streets (McQueen Road, Queen Creek Road, and Hamilton Road) to allow for higher public visibility. The McQueen Road employment building is currently planned with a setback of approximately 117 feet while the closest employment building on Queen Creek Road is currently planned with a setback of approximately 201 feet. The considerable setbacks allow Core5 to

¹ The percentage of office uses within each respective building can be the maximum amount the parking requirements will allow. Should the percentage of proposed office use in a given Lot exceed the Code required parking, the Zoning Administrator will consider and may allow an administrative modification to expeditiously deal with such a situation up to 10% more office square footage than the parking provided would typically allow or through a shared parking agreement between the lots/uses.

provide a lushly landscaped frontage (*See Exhibit 2, Queen Creek Road Perspective and Exhibit 4, Landscape Plan* and as is discussed in more detail below in Section IV.C and *Exhibit 5, Arterial Street Enlargements*) and parking areas that, when coupled with the buildings' design creates a high-quality development that is compatible with the adjacent area.

The proposed architectural design leans towards contemporary southwest architecture, reflecting a timeless design that is respectful of the central Arizona desert climate. *See Exhibit 2, Perspectives.* The size and scale of the buildings are broken up through four-sided architectural design, quality materials, and professional workmanship. All architectural features are presented as an integral part of the overall design. Distinct areas are visible in each elevation and each area is distinguished through the use of color, texture, and vertical and horizontal offsets where functionally allowed. Contemporary architectural vocabulary is present with strong horizontal canopies, deep-set fenestration, and rich texturing of facade materials at the two-story entry elements. The building masses are simple in form and strong in geometry. Variations in the roof height and profile are used with discretion to conceal mechanical equipment. Facade components are utilized to establish human scale building design and provide interest through the use of light, shadow and texture.

The initial phase is planned on the eastern approximately 31.34 acres and is currently expected to consist of three employment buildings. *See Exhibit 6, Building Elevations and Floor Plans.* These buildings along McQueen Road and Queen Creek Road are designed to provide prominent office entries with both clear and spandrel glazing with two story vertical massing. A mixture of smooth concrete, textured concrete, metal canopies and tile create an attractive facade. *See Exhibit 6 and Exhibit 7, Colors and Materials.* Functionally, these buildings will contain state-of-the-art features users require in modern facilities, such as abundant power, current industry standard clear heights, natural light through skylights or clerestory windows and storefront systems, advanced fire suppression, and efficient loading dimensions.

This PDP depicts the general layout (Site Plan) and appearance (Elevations) of buildings at Schrader Farms BP, but it does not restrict buildings to the building locations or square footages as depicted on the Site Plan or appearance as depicted by the building elevations. Building movements, adjustments in square footage, and changes in the architecture will be allowed as long as the final buildings: (1) meet the general intent of the layout; (2) meet the general intent of the elevations; (3) comply with the below Design Guidelines; (4) use the colors and materials identified on the Color and Materials Palette; (5) provide code required parking stalls; and (6) meet building setbacks as required by the City's Zoning Ordinance or as otherwise identified in this PAD. Actual building footprints within lot's developable area shall be determined administratively through the Final Development Plan approval processes.

B. Design Guidelines

To ensure the future buildings are designed consistent with the expectations set forth in the PDP, Core5 proposes the following design guidelines. These design guidelines are intended to create a cohesive, attractive, and appropriate architectural statement. The guidelines provided in this document are not absolute, but are general statements aimed at setting forth the design expectations:

- All elevations should maintain the same visual integrity, cohesiveness, and design detail.

- All designs should be textural and consider the use of multiple heights, wall planes, masses, and exterior materials along with natural elements, and complementing colors and texture.
- All building facades should incorporate elements of the elevations approved in this PDP. Where buildings might expand simple relief may be used by including various types of architectural techniques such as an EIFS relief, a wainscot system, change in material or color on the surface that will be expanded (where one building plane meets another a change in material or color will add interest).
- Buildings should be designed to respond to the harsh southwest climate and oriented to recognize the value of appropriate landscaping and cooling requirements in harmony with the environment.
- Human scale massing and proportions should complement the buildings' function and the design should be harmonious with adjoining developments.
- Canopies, arcades, and overhangs should be designed to create places of refuge for pedestrians and to create interest within the building design.
- Landscape buffers will be designed for the street edges and to emphasize the points of entry into the development.
- Identify internal crosswalks with changes in paving materials, signs, or paint striping.
- Service entrances and loading docks should be located to mitigate their visual impact and not interfere with the circulation of service vehicles.

The design of the future employment buildings may be administratively approved by Staff upon a finding that the proposed elevations are substantially consistent with the Design Guidelines. A PDP will need to be processed for the design and layout of the Commercial pad.

C. Landscaping

The overall landscape theme incorporates low water use, regionally appropriate plant material that is suitable for the Sonoran Desert to create an attractive experience for those who work at Schrader Farms BP as well as those travelling along McQueen Road and Queen Creek Road. ***See Exhibit 2, Queen Creek Road Perspective.*** The design has a hierarchy of plant material at entries and nodes as well as other hybrid plant material that leads one into the site down the main boulevards. ***See Exhibit 4, Landscape Plan.*** The design and materials create a sense of place within the Site, while adding a fresh approach to a timeless desert environment for the surrounding communities. The landscaping theme draws from the lush desert look and feel of an adapted Sonoran landscape tempered for the Arizona climate through the use of drought tolerant elements. Trees will be appropriately placed along the public streets to create a visually pleasing experience for vehicles and pedestrians. The street frontages will additionally contain large massings of colorful shrubs and accents. ***See Exhibit 5, Arterial Street Enlargements.*** All of the plant species proposed adhere to the Arizona Department of Water Resources, "Low Water Use Plant List" in order to incorporate native and hybrid arid region vegetation into the landscape. All of the landscape within the boundary of the Site will be watered on an automatic drip irrigation system.

D. Walls and Entry Monumentation

Proper screening of the parking areas will be accomplished through earthen berms and decorative walls that have been designed to complement the building and utilizing varying colors and textures arranged in an attractive design. *See Exhibit 8, Screen Wall Plan and Elevations.*

E. Development Standards

Core5 is proposing the following development standards:

Regulation	Development Standard
Building Height (max.)	50 ft., inclusive of parapet walls, mechanical equipment, and screening
Building Setback (min.)	
- Front (Queen Creek Rd.)	30 ft.
- Side (McQueen Rd.)	20 ft.
- Side (west)	20 ft.
- Rear (north)	20 ft.
Landscape Setback (min.)	
- Front (Queen Creek Rd.)	30 ft.
- Side (McQueen Rd.)	20 ft.
- Side (west)	20 ft.
- Rear (north)	20 ft.
Lot Coverage (max.)	55 %
Perimeter Parking Screen Wall Height (max.)	4 ft.
Interior Wall Height (max.)	16 ft.
Additional Standards: Landscape Setback Queen Creek Road and Hamilton Road -- 50 ft. x 250 ft. along Queen Creek Road -- 30 ft. x 100 ft. along Hamilton Road McQueen Road and future collector street -- 50 ft. x 100 ft. along McQueen Road -- 30 ft. x 100 ft. along future collector street	

F. Circulation

Schrader BP has been planned to ensure efficient on-site circulation and appropriate access to the public street system surrounding the Site. Access to Site will occur as follows:

- Three driveways along McQueen Road (east), four driveways along Queen Creek Road (south), three driveways along the future collector ½ street (north), and two along the future Hamilton Street ½ street (west).
- McQueen Road is an arterial street with three lanes in each direction, a center median, bike lanes, and sidewalks contained within an approximately 130 feet right-of-way.
- Queen Creek Road is also an arterial street with three lanes in each direction, a center median, bike lanes, and sidewalks contained within an approximately 160 feet right-of-way.

- The future collector ½ street (north) and Hamilton Street ½ street (west) will have one lane of traffic in each direction and sidewalks within an approximately 33 feet right-of-way.

The surrounding regional roadway network includes Arizona Avenue (SR-87), Germann Road, and the Loop 202 San Tan Freeway.

G. Parking

The proposed parking provides a total of 1,592 spaces where 946 are required for a parking rating of 1.78 spaces per 1,000 square feet. *See Exhibit 3, Conceptual Site Plan.* The additional parking spaces allow Core5 to attract a variety of employment users, such as high-tech advanced manufacturing with high wage employees. The additional parking also allows Core5 greater flexibility to meet the demands of future tenants with higher numbers of employees than has historically been considered for these types of employment uses.

V. CORE5 CORPORATE BACKGROUND

Core5 is a national owner, developer and manager of prestigious commercial real estate properties. The company's capabilities are broad, having been applied to an array of real estate developments, including corporate headquarters, landmark properties, multi-use complexes, multinational distribution facilities, mixed-use suburban business parks, and foreign trade zones. Core5 currently has properties in ten different states with over 14,000,000 square feet of employment developments in various stages of development and approximately 3,700,000 square feet under management.

VI. MISCELLANEOUS

A. Comprehensive Sign Plan

The *Comprehensive Sign Plan* is attached as *Exhibit 11*.

B. Grading and Drainage

The *Conceptual Grading and Drainage Plan* is attached as *Exhibit 10*. Development of the Site will provide retention for the 100-year, 2-hour storm event plus 10% in accordance with City of Chandler standards for site development.

C. Utilities

The onsite water, fire and sewer lines will be private, complying with the City's requirements. These lines will be serviced by the existing and proposed public water and public sewer lines within the adjacent public streets.

D. Phasing

The employment buildings within Schrader Farms BP are preliminarily anticipated developing in two different phases as illustrated on the *Phasing Plan* included at *Exhibit 11*. Development of the future commercial pad will be a separate phase that is not connected to the employment buildings. Improvements to the future commercial pad, including the arterial street frontage, will be made by the commercial developer. Deviations from the proposed phasing schedule may be administratively approved by Staff.

VII. PRELIMINARY PLAT

The *Preliminary Plat* is attached as *Exhibit 12*.

VIII. PROJECT TEAM

Owner/Builder:

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Zoning:

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IX. CONCLUSION

Schrader Farms Business Park is a high-quality, exciting employment and commercial mixed-use development that will complement the surrounding area and provide a recognizable presence in the rapidly developing employment area. The development presents the opportunity to create a business park with a variety of compatible and supportive uses. The development will provide a strong base for attracting employment-based businesses. We request your approval.

Core5 Schrader Farms BP, LLC