

MISSION CENTER LLC

PLANNED AREA DEVELOPMENT

PROJECT NARRATIVE

LOCATION: 3350 N Arizona Avenue, Chandler, AZ 85225 / APN 302-88-988B

SUBMITTAL DATE: February 25, 2021

PROJECT TEAM

OWNER

Steve Nothum
Mission Center, LLC
2782 W Monterey Place
Chandler, Arizona 85224
steve@landworksaz.com
602-620-8393

LAND PLANNER

Ben Cooper
Norris Design
901 E Madison Street
Phoenix, Arizona 85034
bcooper@norris-design.com
602-254-9600

INTRODUCTION

The Mission Center LLC PAD site, located at the northwest corner of Arizona Avenue and Chilton Drive in Chandler, Arizona, is comprised of a single parcel (APN 302-88-988B) approximately 3.2 gross acres and 2.44 net acres in size. The shortened legal description for the site from the County Assessor is as follows: DOBSON BUSINESS PARK MCR 216-25 LT 18 EX N 10F TH/OF P/F 2002-0995248 TOG WI E 30F OF LT 15 OF SD MCR 216-25 P/F 2000-0230841.

See Exhibit 1: Aerial Map.

REQUEST SUMMARY

The applicant is requesting to rezone the property from I-1 (Planned Industrial District) to PAD (Planned Area Development) base district to allow the existing site to support additional commercial uses not permitted in I-1 but that are compatible with the site and surrounding area. See Exhibit 2: Zoning.

Nothing in this application is intended to remove or restrict a right presently provided to the property by the Zoning Code. As such, this application is additive in nature and seeks a specific expansion of rights for the property.

EXISTING CONDITIONS

The 2.44-net acre site is comprised of an existing industrial/commercial building with 27,858 square feet of available tenant space. The site contains 122 parking spaces (43 of which are covered) and landscaped areas. The site is accessible by two entrances off Chilton Drive. Stormwater retention is provided for through a combination of surface retention (northeast and southeast corners of the site) and underground storage below the parking lot. Currently, the building houses tenants allowed in I-1, including software design offices, a cabinet showroom/sales center with installation shop, aquarium design/manufacturing and related sales/service, and industrial machinery engineering. All existing uses operate up to seven days per week and are open to the public during typical commercial business hours. See Exhibit 3: Site Plan for more information on existing site conditions.

GENERAL PLAN CONFORMANCE

The site is designated as “Employment” on the 2016 General Plan’s Future Land Use Map (see Exhibit 4). “Employment” is defined as “Major employers, knowledge-based employers, industrial/business parks, and industrial support uses. A compatible mix of supporting commercial uses and residential densities as an integral component may be considered as described in the General Plan text, growth area policies, and area plans.” Adding compatible, supporting commercial uses to this site would enhance the area and be compatible with the existing land use designation.

In addition, the site is located within the North Arizona Avenue Growth Area, which is “suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support economic growth with a planned concentration of a variety of uses such as residential, office, commercial, tourism, and industrial.” Diversifying the land uses allowed on-site by adding some commercial uses to the existing industrial uses allowed supports the goals of a Growth Area. Specific policies of the North Arizona Growth Area which are compatible with the PAD are listed below:

- 1.2.2(a): Redevelop North Arizona Avenue with higher densities and mixed-uses.
- 1.2.2(c): Re-imagine and redevelop North Arizona Avenue as an employment corridor (i.e., transition away from a retail-focused corridor) to complement Chandler’s other key employment corridors.

- 1.2.2(e): Continue to implement redevelopment programs and incentives that transform vacant commercial retail/shopping centers into more intense mixed-use developments in strategic nodal locations (e.g., arterial intersections).
- 1.2.2(h): Create an economic business public relations campaign that articulates North Arizona Avenue's long-term vision as an asset to attract employers/businesses to locate in Chandler.

ZONING AND LAND USE

EXISTING ZONING AND LAND USE

Adjacent uses and zoning designations are as follows:

Location	General Plan Land Use	Existing Zoning	Existing Land Use
North	Employment	I-1	Newport Business Center (business park)
South	Employment	I-1	Vacant (along Arizona Ave); business park (along San Marcos Place)
East	Employment	PAD	Former ATV/powersports dealer
West	Employment	I-1	North Congregation of Jehovah's Witnesses (church)

COMPATIBILITY

The proposed uses of the Mission Center LLC PAD are no more intensive than those already permitted in the existing I-1 zoning. The existing building's design, with its showroom areas and large commercial windows, already lends itself to both lower intensity industrial uses and many commercial uses. All proposed uses in the following section complement the existing adjacent business park uses and seem appropriate for the character of the area, especially the high visibility from traffic on Arizona Avenue. The expansion of allowable uses will ensure that the property remains viable in the future and that it will continue to support (and potentially expand) job creation and tax revenue generation within the City of Chandler.

All proposed uses will operate up to seven days per week and will be open to the public during typical commercial business hours. None of the proposed uses will generate unreasonable amounts of traffic or cause any nuisance given the existing intensity of the area.

LAND USES

Following is a list of permitted uses which will apply to the Mission Center LLC PAD:

1. All uses permitted in I-1, per Article XXI of the City of Chandler Zoning Code
2. General office use, including but not limited to charitable and philanthropic organizations
3. Sports/fitness related centers and training
4. Showrooms
5. Sales and design centers, including but not limited to photographers
6. Teaching, instructional, and training centers
7. Medical equipment suppliers
8. Food production with some incidental sales and goods baked/produced on premises
9. Repair shops, including but not limited to furniture and/or appliance repair

10. Musical training
11. Optical lab and services
12. Wholesale supply stores
13. Rental centers
14. Flooring services
15. Home improvement company, upholsterer, general contractor or workman, building materials company, or sign-making company
16. Auto restoration and specialties
17. Supply stores, including but not limited to pet supplies, pool supplies, restaurant supplies, and beauty and barbershop supplies
18. Auction house
19. Day spa/reflexology
20. Car rental
21. Church

DEVELOPMENT STANDARDS

Minimum lot size, lot width, lot coverage, building heights, and setbacks shall be based on I-1 zoning district standards. Landscaping and open space requirements shall be based on provisions required for industrial development, as defined in Article XIX, Section 35-1903 of the Zoning Code. Parking requirements shall be determined by the closest equivalent use listed in Article XVIII of the Zoning Code.

A separate Parking Study, using the ratios listed in Article XVIII of the Zoning Code, has been provided with this submittal. The Parking Study assumes the entire building will be occupied by the same use (an unlikely scenario) for a very conservative estimate. All proposed uses may be supported by the existing 122 parking spaces on site, though some uses will not be able to fill the entire building due to parking limitations. Those uses include:

- Sports/fitness related centers and training (unless it is single-use focused)
- Teaching, instructional, and training centers (it is worth noting most trade, vocational, and/or technical educational facilities are already permitted in the existing zoning district)
- Musical training
- Auction house (presuming an assembly parking ratio applies)
- Day spa/reflexology

Please review the Parking Study document for more details.

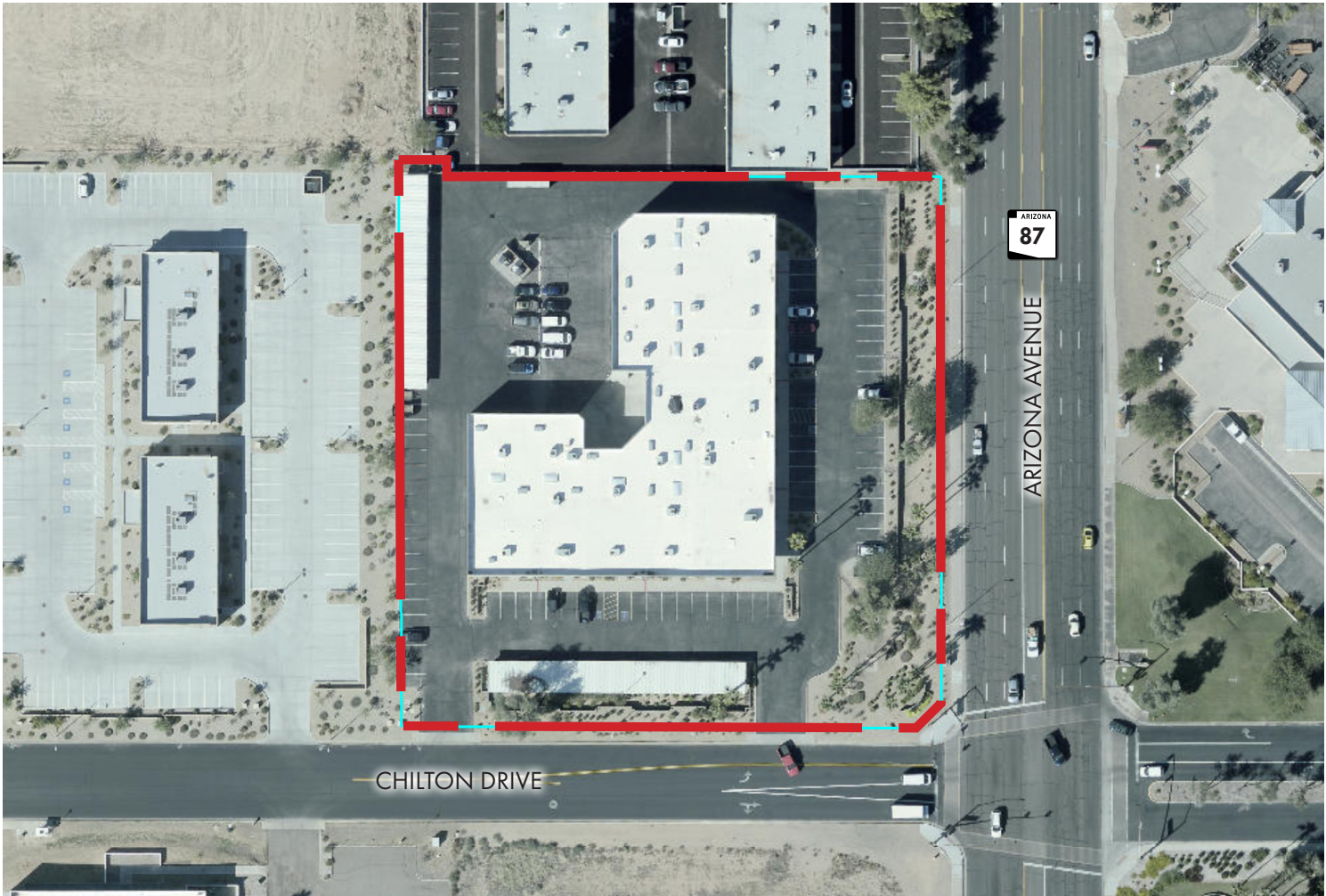
EXHIBITS

Exhibit 1: Aerial Map

Exhibit 2: Zoning

Exhibit 3: Site Plan

Exhibit 4: General Plan Land Use



MISSION CENTER LLC PAD | EXHIBIT 1: AERIAL MAP

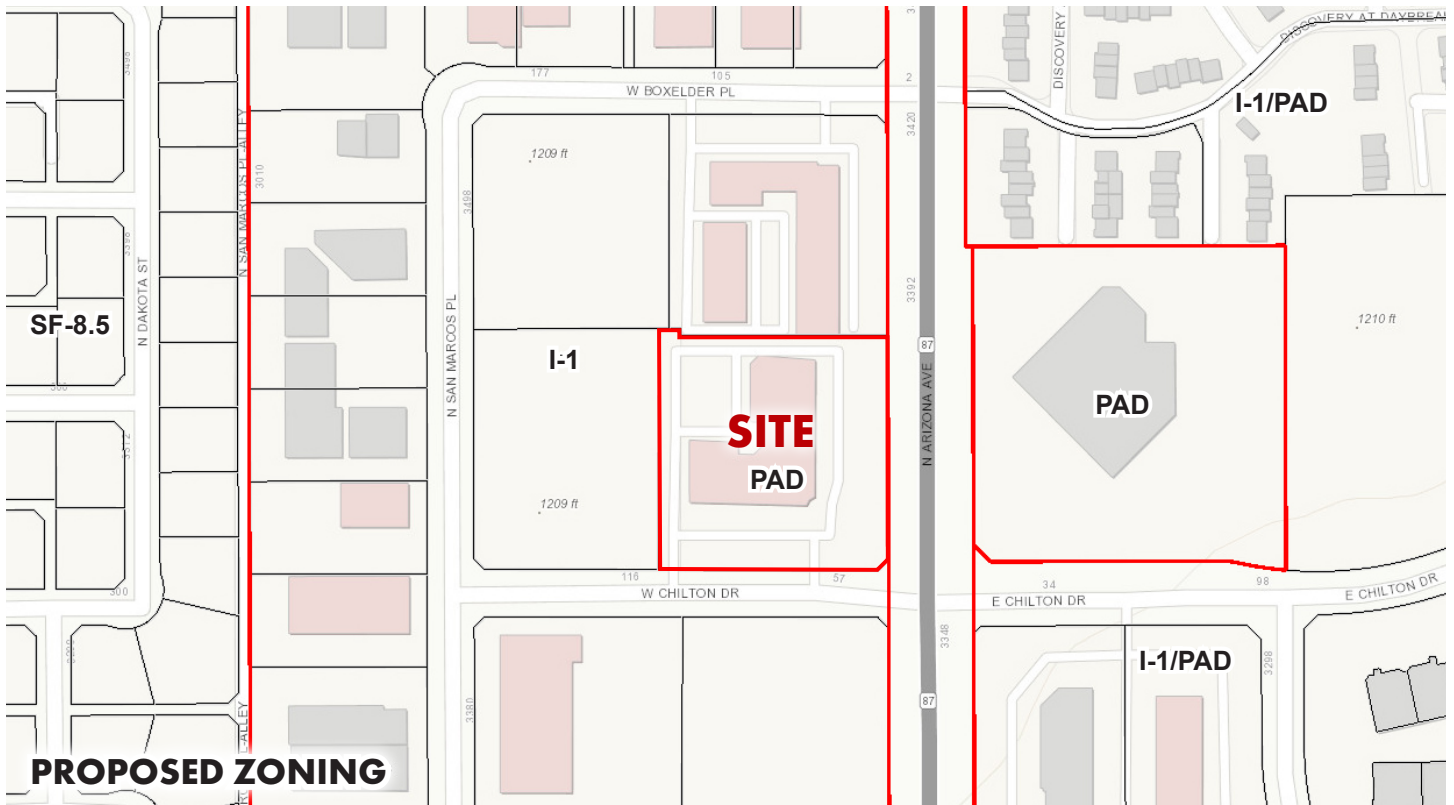
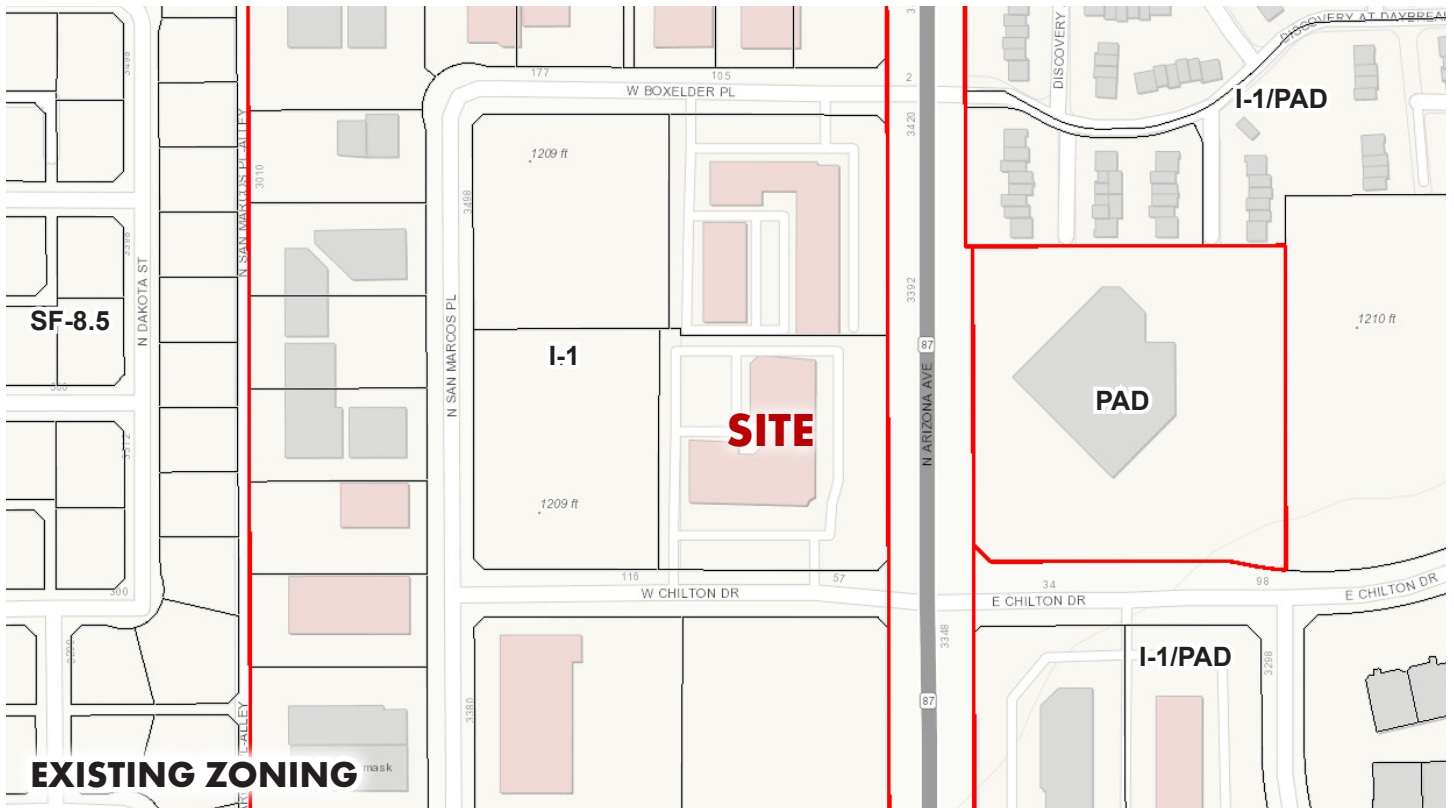
02/25/2021



NORTH

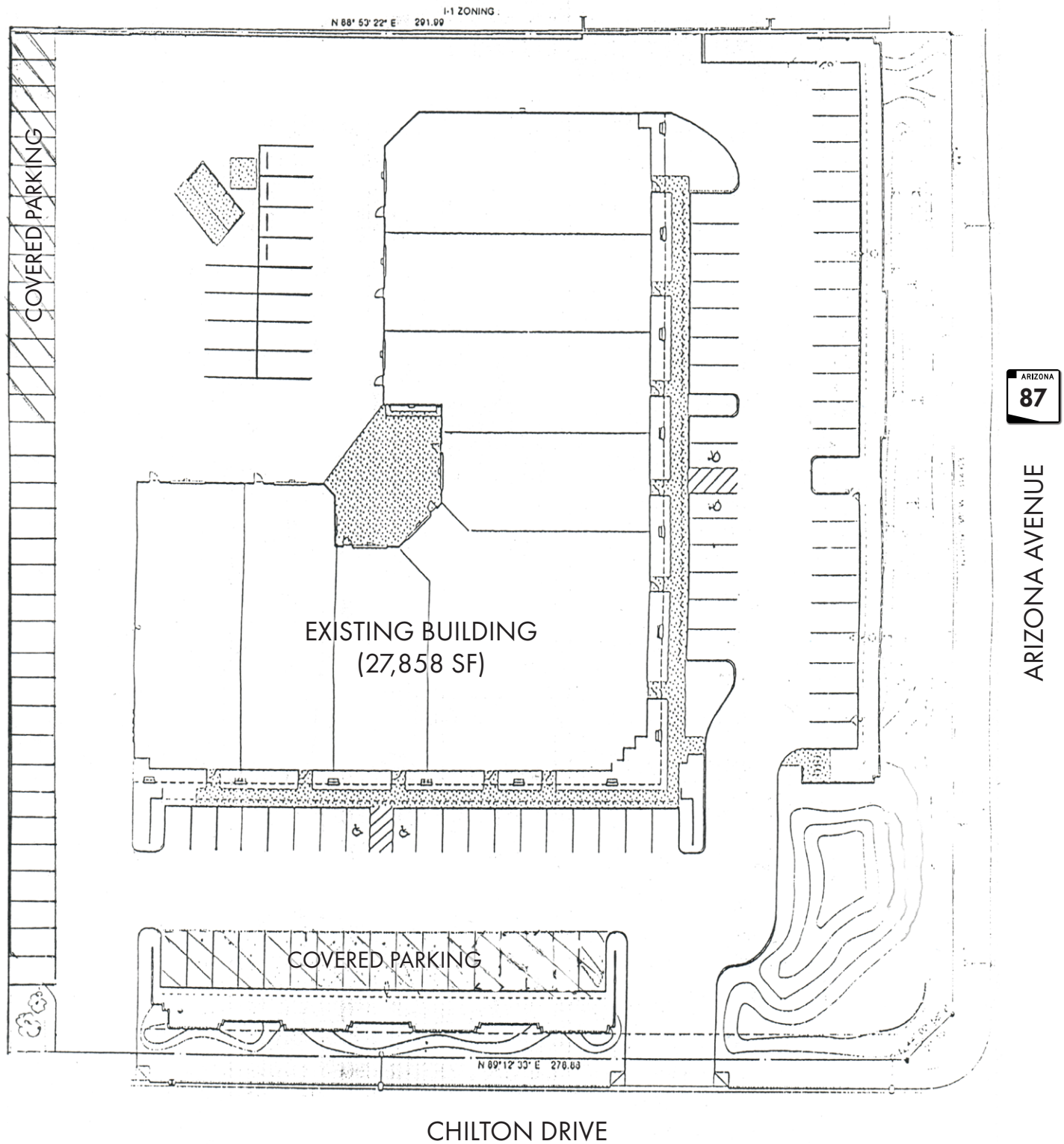
SCALE: NTS





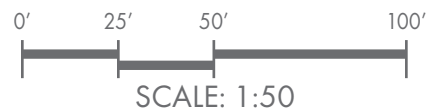
NORTH

SCALE: NTS



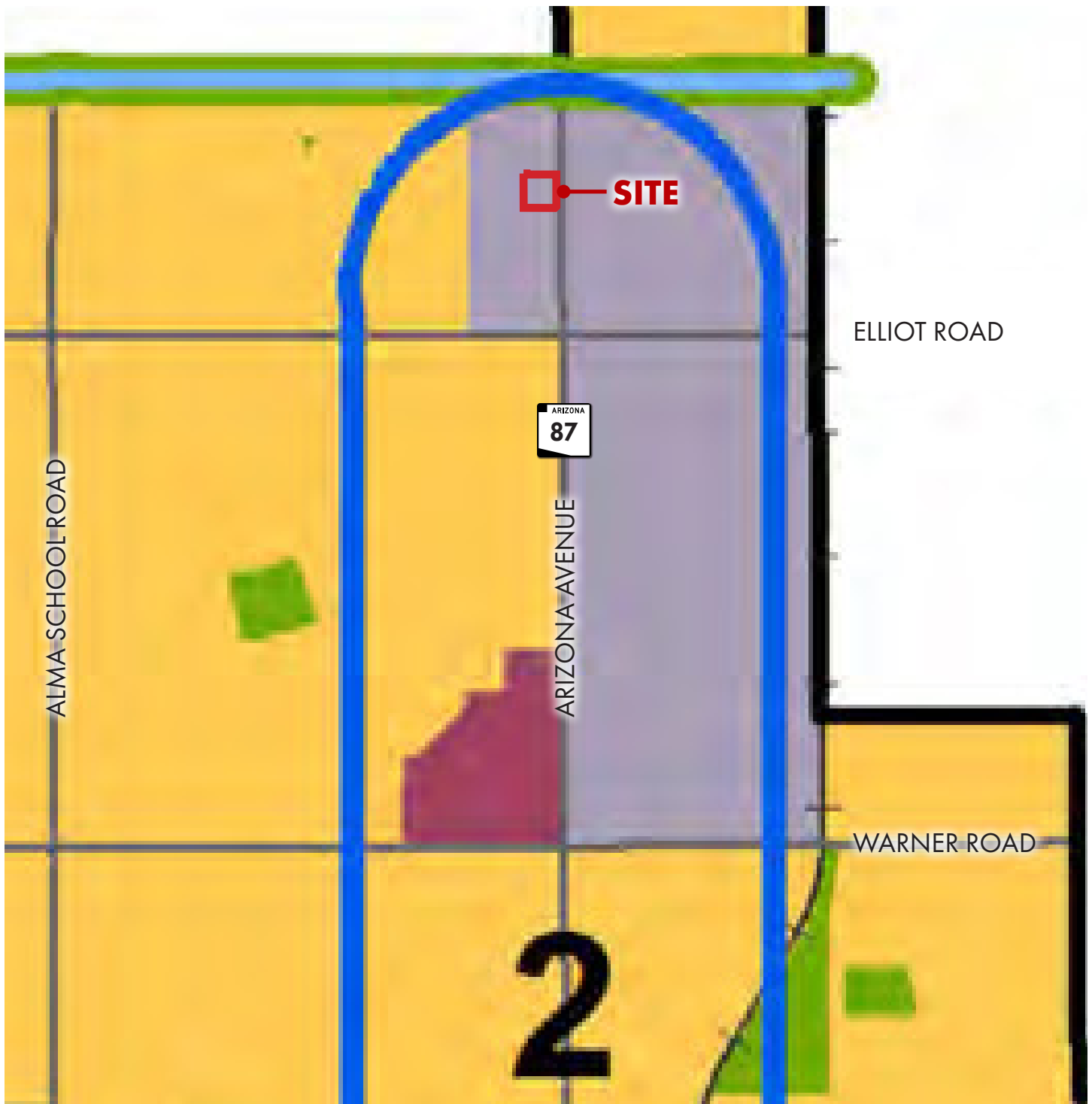
PROJECT DATA

CURRENT ZONING	I-1
PROPOSED ZONING	PAD
LAND AREA (ACRES)	3.2 (gross) / 2.44 (net)
BUILDING SQUARE FOOTAGE	27,858 SF
PARKING PROVIDED	122 spaces



MISSION CENTER LLC PAD | EXHIBIT 3: SITE PLAN

02/25/2021



PARKING STUDY BY PROPOSED USE

Proposed Use	Parking Ratio ¹	Parking Required	Maximum SF Permitted	Equivalent Use Per City Parking Schedule (Section 35-1804)
General office	1:250 SF	111	N/A	General offices, nonretail, excluding call centers
Sports/fitness related centers and training	1:200 SF	139	10,000	Health club or fitness club with multiple amenities (Gymnasium, fitness center and other recreational uses offering multiple amenities such as swimming pools, ball courts, and exercise equipment)
	1:300 SF	93	N/A	Single use recreational facilities (athletic training, family recreational, or other recreational facilities specializing in a single use such as amusement centers, skating rinks, bounce gyms, party places, baseball/batting training facility, cheerleading training, dance studio, swimming, martial arts studio, yoga/pilates studio, personal training, fencing, laser tag, indoor paintball, boxing training) not hosting tournaments, exhibitions or other similar events
Showrooms	1:250 SF	111	N/A	Retail sales
Sales and design centers	1:250 SF	111	N/A	Retail sales
Teaching, instructional, and training centers	1:200 SF	139	10,000	Trade or business schools
Medical equipment suppliers	1:250 SF	111	N/A	Retail sales
Food production with some incidental sales	1:1000 SF	28	N/A	Manufacturing (1:250 SF of office space would also apply)
Repair shops	1:250 SF	111	N/A	Retail sales
Musical training	1:200 SF	139	10,000	Trade or business schools
Optical lab and services	1:1000 SF	28	N/A	Manufacturing (1:250 SF of office space would also apply)
Wholesale supply stores	1:300 SF	93	N/A	Bulky merchandise sales, nurseries, building materials, equipment rental
Rental centers	1:300 SF	93	N/A	Bulky merchandise sales, nurseries, building materials, equipment rental
Flooring services	1:250 SF	111	N/A	Retail sales
Home improvement company, upholsterer, general contractor or workman, building materials company, or sign-making company	1:250 SF	111	N/A	Retail sales
Auto restoration and specialties	3.5:1 vehicle service bay	may not exceed 34 service bays (none existing)		Motor vehicle repair
Supply stores	1:250 SF	111	N/A	Retail sales
Car rental	1:250 SF ²	111	N/A	Motor vehicle sales and rental
Church	1:4 seats	may not exceed 488 seats		Churches

1. Calculations applied to entire building for conservative estimate.
2. Standard for office applied - there are no existing vehicle service bays.

Building Square Footage Total	27,858
Existing Parking Spaces	122