



WE
BUILD
STORIES



Price & Queen Creek Campus

Chandler, AZ

July 12, 2021

Purpose of Request

This Rezoning, Preliminary Development Plan and Mid-Rise Overlay application requests a rezoning from AG-1 to Planned Area Development for office, manufacturing and ancillary retail uses with a Mid-Rise Overlay. If approved, this PAD will be in accordance with Chap. 35 § 1700 *et seq* of the Chandler City Code, Chandler's Mid-Rise Development Policy and the Chandler General Plan. The subject property is in the South Price Road Employment Corridor and this request is in accordance with the policies set out by both the General Plan and the City Council. The use requested is for an employment campus with an ancillary retail use. The use is compatible and complementary with the existing surrounding land uses. This narrative describes the planned development and provides the background information necessary to support the Rezoning, Preliminary Development Plan and Mid-Rise Overlay approval.

Location

The approximately 37 acre Property is located in Section 7, Township 2 South, Range 5 East in Chandler, Arizona, on the northeast corner of Price Road and Queen Creek Road, the southern gateway to the South Price Road Employment Corridor. The Assessor's Parcel No. for the Property is 303-36-006A. A hotel and vacant land is located immediately to the east, Continuum is located to the north, Wells Fargo's campus is to the west and Downtown Ocotillo is to the south.

Buildings; Uses

This submittal includes a conceptual site plan. The conceptual building elevations depict Class A office buildings. While these exhibits are illustrative to location and the appearance of the buildings, they do not restrict the buildings to the specific locations on the site plan, the specific appearance on the elevations or the use so long as that use is allowed by this submittal. Changes in architecture and location of the buildings are allowed so long as the buildings meet the general intent of the site plan and elevations including material and color and complies with the Chandler Zoning Ordinance unless otherwise identified in this submittal.

The permitted uses will be knowledge intensive industries including but not limited to: High technology; Semi-Conductor; Biomedical; Biotechnology; Bioscience; Pharmaceuticals; Nanotechnology; Telecommunications; Aerospace; Renewable and cogeneration energy. Industries involved in emerging technologies; Universities, educational facilities and institutes of learning; Research laboratories for scientific research, investigation, testing or experimentation which may include prototype product development; Assembly of finished products or subassemblies, so long as the primary use of the property is technology related and not the basic processing and compounding of raw materials or food products; Advanced Business Services (specifically excluding data centers except as an ancillary use within a tenant's suite). Manufacturing or Assembly except no use shall be permitted which

is likely to be dangerous or detrimental to the health and safety of the general community. Research or Development; Offices and Back-office uses, which include accounting, HR, sales and customer service type functions. Commercial retail/services uses. Drive-ups or drive-thrus in conjunction with the retail/services uses so long as they are incorporated into the building, not visible from Price Road and the stacking lanes do not dominate the site plan. Towers, antenna and any other wireless telecommunication facilities. Parking lot or structure. Warehousing and distribution as an accessory/ancillary use to the above described uses are permitted.

Any use or similar use listed above may be permitted upon the determination of the Zoning Administrator. Buildings may be a mix of single tenant and multi-tenant buildings. Multi-tenant building can be divided horizontally or vertically.

Architecture

The conceptual site plan has a minimum height of 40 feet in a campus like setting while ensuring multimodal options for connecting the surrounding residential and commercial uses. The design for the Project will be based on construction types found in surrounding campuses in the Price Road Corridor and the attached exhibit for exterior precedents. Buildings shall be painted with varying colors for visual interest. The colors should be conducive to the context of the valley and provide an appropriate contrast to metal panel or other exterior building finishes. Additional variety and architectural interest will be achieved by the use of different panel types, each with their own unique window layouts unless a curtainwall exterior finish is selected. Allowed exterior finishes will include types found in the surrounding area. The goal is to reinforce both vertical and horizontal balances helping avoid monotonous or plain expanses of wall. Each building will use a combination of the same or similar design choices to produce a cohesive and coordinated aesthetic across the site. The materials used will be of high quality and will potentially be items such as (but not limited to) natural stone, tile, composite panels and formed or finished concrete. A substantial portion of the façade will be comprised of glazing. Glazing may be provided in a variety of applications. All materials will be applied in a manner that result in a signature building appearance on Price Road. All mechanical equipment will be entirely screened from view. All screening will be architecturally integrated into the overall design of the building. The buildings will be designed to ensure compliance with 35-1902(8)(e).

Phasing

The Project will be developed over time in one or multiple phases as determined by market demand. Each phase will provide sufficient landscaping, outdoor amenity space, parking and main drive aisles that ensure each phase will result in a finished appearance. The attached phasing plan is conceptual in nature but is in accordance with the intent of this section.

Building Height

In keeping with the General Plan and the South Price Road Employment Corridor Study, the building height will be a minimum of 45' and a maximum of 150 feet. These heights require a mid-rise overlay in accordance with Mid-Rise Development Policy. The Property's location in the South Price Employment Corridor necessitate the heights requested here. This location is one of the few in Chandler that can not only handle buildings of this height but has been planned for decades to have them. The building will be designed in a manner that the height will not detract from the surrounding Price Corridor area. This Project will comply with the notification requirements for a Mid-Rise Overlay including holding two neighborhood meetings.

Landscaping; Open Space

The landscaping will be designed to preserve the South Price Road Corridor aesthetics. This high quality landscaping will take into account the surrounding campuses and integrate the look and feel as much as possible. The large setbacks from Price Road will be maintained while giving the flexibility to vary the length of the setbacks to accommodate the building intensities along Price Road as called out in the General Plan. Improvements will be provided that align with the large landscaped setback. All open landscape spaces will be fully planted.

As depicted on the conceptual landscape plans including in this filing, the landscaping for this campus utilizes a lush desert plant palette to create an attractive and colorful experience for the users. Plantings will be chosen to provide year-round color in flower and foliage, to soften building mass, to provide summer shade in the parking lot for autos and to buffer or screen views. Pavers and/or hardscape materials will be used where appropriate in pedestrian areas.

Mature trees, as shown on the attached landscape plan, are placed in locations around the building and in the landscape to provide for immediate maturity in the landscape and to provide a human sense of scale to the building. The landscaping will meet or exceed code standard commercial landscaping requirements.

Each building will have associated outdoor spaces for users that will include seating areas that will be designed with shade, lighting, visibility, and quality materials and landscaping.

While most of the surrounding campuses use a water feature as a focal point, this project will utilize public art that will be more sustainable and environmentally friendly.

As was discussed earlier, these landscape plans are conceptual in nature.

Public Art

In lieu of a water feature, the Project will include a monument at the corner of Queen Creek and Price Rd that, as shown in the attached exhibit, will draw on the history of the site including using agricultural and water themes in a sustainable manner. The materials and the size of the monument were designed in a manner to ensure it would serve as an entrance to the Price Road Corridor.

Access

The Property will have at least five access points, two from Mockingbird Drive, one from Ellis Road, one from Queen Creek Road and one from Price Road but could have more based upon the final site plan. The entrances will be designed to give a sense of place to the Project and ensure the campus like feeling of the development. Deceleration lanes will be provided on Price Road and Queen Creek Road in accordance with the final Traffic Study. The entrances will also be designed to allow easy access to all portions of the Property. The construction of Mockingbird Drive and Ellis Road shall be phased overtime as the directly adjacent portion of the Property is developed as has been done with the property to the east. The first phase shall include vehicular access providing a minimum of two points of ingress/egress to public right of way. Additionally, internal pedestrian access is important to ensure to provide a campus like feeling. The Project will have various types of pedestrian seating areas in accordance with 35-1902(8)(e)8 as well as interconnected walkways to the buildings.

Parking

This site will potentially include one or more parking structures. Additionally, the site will meet the City of Chandler's standards for parking and will most likely exceed those requirements. There will potentially be areas for ride share and electric vehicle charging. These areas will be designed in a manner that provides a welcoming experience for the end user.

Signage

As shown as the attached signage exhibit, the Project has incorporated the design of the proposed buildings as well as the monument at the corner of Price and Queen Creek. The signs will be high quality in design and are incorporated into the landscaping and site improvements as shown on the attached signage exhibit.

Utilities; Public Safety

The Property will be serviced by Salt River Project for electricity and the City of Chandler for water and wastewater. A City of Chandler fire station is located on Queen Creek Road and Pennington, east of the Property.

Code Requirements

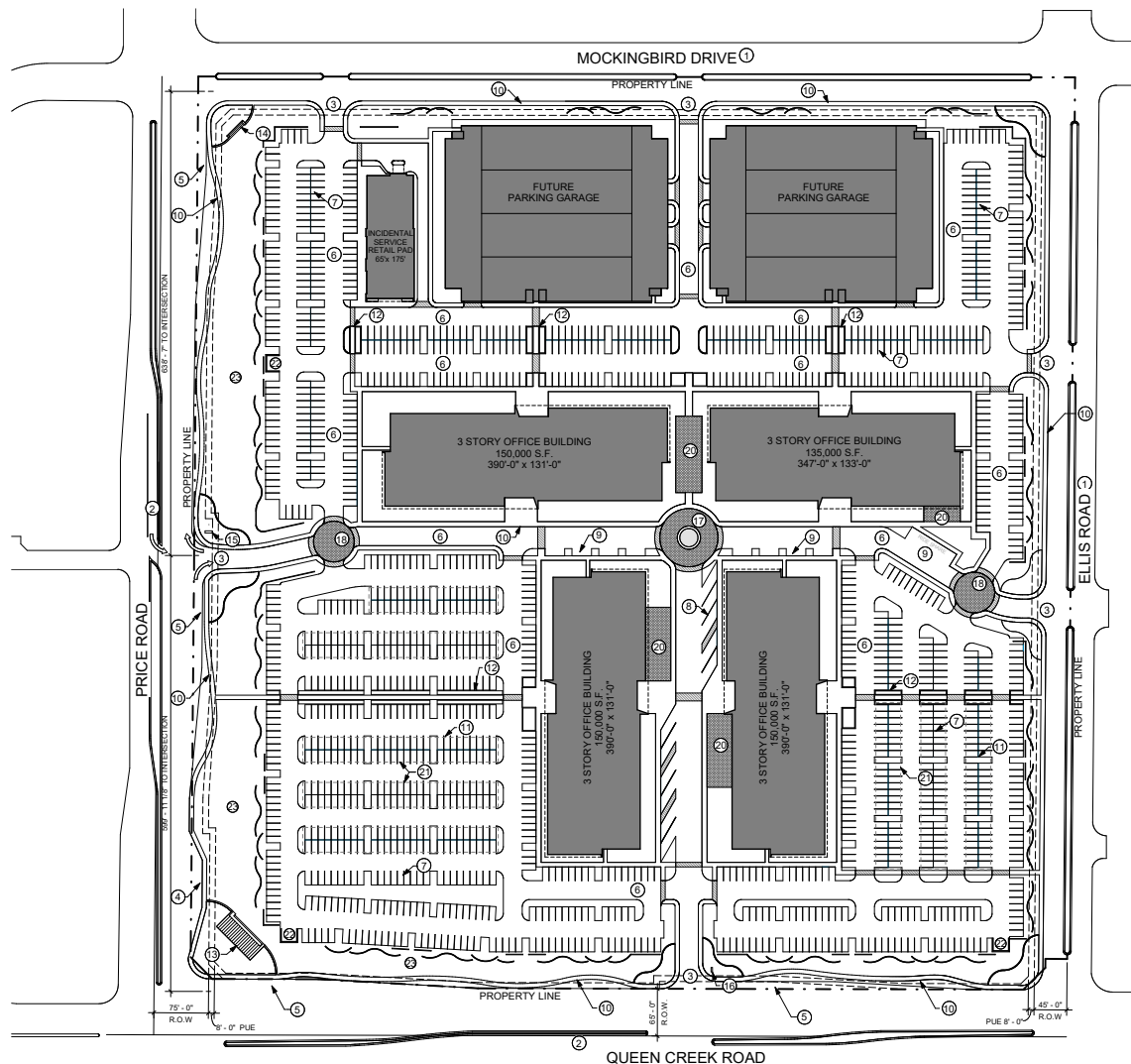
This project clearly meets the standards codified in the Chandler City Code regarding PADs.

Design Standards

The design of all building and site improvements, including but not limited to, signage, building exteriors, landscaping, and opens spaces will be coordinated to create a quality and cohesive campus appearance. This project complies with the applicable sections of 35-1902.

Conclusion

This application for Rezoning, Preliminary Development Plan and Mid-Rise Overlay requests that the rezoning be granted to allow for the above described uses. This PAD designation is in compliance with the Chandler General Plan, Chandler City Code, Council policies and existing uses of surrounding properties. The attached exhibits are conceptual and an Administrative Design Review will be required prior to building permits being issued.



1 CONCEPTUAL SITE PLAN
A100 1" = 80'-0"

PROJECT DATA

AS SHOWN ON
SITE PLAN

PROPERTY SIZE = +/- 37 ACRES
EXST. ZONING = AGRICULTURAL
PROPOSED ZONING = P.A.D.
RETENTION PROVIDED = 133,296 S.F.

BUILDINGS:

(1) 3 STORY BUILDING = 135,000 S.F.
(3) 3 STORY BUILDINGS @ 150,000 EA. = 450,000 S.F.
TOTAL BLDG. SF = 585,000 SF
INCIDENTAL SERVICE RETAIL PAD = 11,375 S.F.

PARKING RATIOS:

REQUIRED PER CITY (OFFICE) = 1 PER 250 S.F.
REQUIRED PER CITY (RETAIL) = 1 PER 250 S.F.

PARKING PROVIDED:

SURFACE SPACES = 1,438
GARAGE 1 (-223 SURFACE)
- LEVEL 1 = 193
- LEVEL 2 = 233
- LEVEL 3 = 233
- LEVEL 4 = 219
TOTAL = 878
GARAGE 2 (-223 SURFACE)
- LEVEL 1 = 193
- LEVEL 2 = 233
- LEVEL 3 = 233
- LEVEL 4 = 219
TOTAL = 878
TOTAL PARKING = 3,194
• NO GARAGE = 1,904 SPACES
(RATIO = 0.83 PER 250 S.F.)
• ONE 4-STORY GARAGE = 2,549 SPACES
(RATIO = 1.06 PER 250 S.F.)
• TWO 4-STORY GARAGES = 3,194 SPACES
(RATIO = 1.34 PER 250 S.F.)

KEYED NOTES:

PROPOSED:

- ROADWAY IMPROVEMENT BASED ON CITY STANDARD DETAIL NO. C-211
- LEFT TURN INTO PROPERTY
- DRIVEWAY ENTRANCE
- BUS PULL OUT AREA
- DECELERATION LANE
- 26' FIRE LANE (TYPICAL DRIVE AISLE WIDTH 24')
- 9'x18' PARKING STALL
- 30 DEGREE PARKING STALL 13' WIDE
- RIDE SHARE PARKING AND LOADING ZONES
- 6' SIDEWALK
- LANDSCAPED MEDIAN 10' WIDE
- LANDSCAPED PEDESTRIAN CONNECTION
- PRIMARY PROJECT FEATURE
- SECONDARY PROJECT FEATURE
- PRIMARY ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT
- LANDSCAPED ENHANCED VEHICULAR CROSSING W/ PAVERS AND ART FEATURE
- ENHANCED VEHICULAR CROSSINGS W/ PAVERS
- ENHANCED PEDESTRIAN CROSSINGS
- EXTERIOR EMPLOYEE AMENITY SPACE
- FUTURE COVERED PARKING
- WASTE/RECYCLING ENCLOSURE
- WATER RETENTION AREA



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OWNER

CONSULTANTS

PROJECT INFORMATION

PRICE & QUEEN CREEK CAMPUS

QUEEN CREEK ROAD AND PRICE ROAD

Name

REGISTRATION NO. DATE
Number Date

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DRAWN BY CHECKED BY
JJ NO
JOB NO. DATE
700969 06.17.2021

ISSUE RECORD
ISSUE # DATE DESCRIPTION

PDP 3rd
SUBMITTAL
06.17.2021

CONCEPTUAL
SITE PLAN

A100

MOCKINGBIRD DRIVE

PROPERTY LINE



PROPOSED PLANT PALETTE

TREES	SIZE/COMMENTS/QT
PHOENIX DACTYLIFERA DATE PALM	25' HT / DIAMOND CUT / MATCHED
CERCIDIUM PRAECOX 'AZT #5' AZT HYBRID PALO BREA	36" BOX / 2" CAL. / 10' H x 7' W / LOW BREAKING / MATCHED
FRAXINUS 'FANWEST' FANWEST ASH	36" BOX / 2" CAL. / 11' H x 7' W / MATCHED
PISTACIA 'RED PUSH' RED PUSH PISTACHE	36" BOX / 2" CAL. / 11' H x 5' W / MATCHED
PROSOPIS 'AZT PODLESS HYBRID' AZT PODLESS MESQUITE	24" BOX / 1" CAL. / 6' H x 6' W / LOW BREAKING / MATCHED
ULMUS PARVIFOLIA EVERGREEN ELM	24" BOX / 1" CAL. / 9' H x 4' W / MATCHED
CHILOPSIS 'DORA'S DESERT ROSE' AZT HYBRID DESERT WILLOW	24" BOX / 1" CAL. / 7' H x 4' W / LOW BREAKING / MATCHED
NOTE: ALL TREES ARE TO COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS.	
SHRUBS	
DASYLIRION WHEELERI DESERT SPOON	5 GAL
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE	5 GAL
LEUCOPHYLLUM ZYGOPHYLLUM CIMARRON SAGE	5 GAL
HESPERALOE PARVIFLORA RED YUCCA	5 GAL
EREMOPHILA CARNOSA WINTER BLAZE EMU	5 GAL
SIMMONDSIA CHINENSIS JOUJOBA	5 GAL
OLEA EUROPAEA 'LITTLE' OLLIE' LITTLE OLLIE OLIVE	5 GAL
RUPELLIA PENINSULARIS BAJA RUPELLIA	5 GAL
RUPELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL
NERIUM 'PETITE SALMON' DWARF OLEANDER	5 GAL
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL
GROUND COVER	
LANTANA 'NEW GOLD' TRAILING YELLOW LANTANA	1 GAL
EREMOPHILA GLABRA OUTBACK SUNRISE EMU	1 GAL @ 4' O.C.
ROSMARINUS 'HUNTINGTON CARPET' TRAILING ROSEMARY	1 GAL @ 3' O.C.
CALLISTEMON 'LITTLE JOHN' DWARF BOTTLE BRUSH	1 GAL @ 3' O.C.
MUEHLBERGIA RIGIDA NASHVILLE GRASS	1 GAL @ 4' O.C.
ACACIA REDOLENS 'DESERT CARPET' TRAILING ACACIA	1 GAL @ 4' O.C.
LANTANA MONTEVIDENSIS PURPLE LANTANA	1 GAL @ 3' O.C.
BOUTELOJA BLONDE AMBITION' BLONDE AMBITION GRAMA	1 GAL @ 3' O.C.
RUPELLIA EQUISETIFORMIS CORAL FOUNTAIN PLANT	1 GAL @ 4' O.C.
TURF GRASS HYBRID BERMUDA SOD	+/- 22,560 S.F.
INERT MATERIAL	
DECOMPOSED GRANITE GOLD COLOR AS SELECTED	3/8" MINUS 2" DEPTH
DECOMPOSED GRANITE BROWN COLOR AS SELECTED	3/8" MINUS 2" DEPTH
FRACTURED GRANITE BROWN COLOR AS SELECTED	1"-3" SCREENED 4" DEPTH



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OWNER

CONSULTANTS



PROJECT INFORMATION

**PRICE & QUEEN
CREEK CAMPUS**

QUEEN CREEK ROAD AND
PRICE ROAD

Name _____

REGISTRATION NO. _____ DATE _____
Number _____ Date _____

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DRAWN BY _____ CHECKED BY _____
JOB NO. 700989 DATE 06.17.2021

ISSUE RECORD
ISSUE # DATE DESCRIPTION

**PDP 3rd
SUBMITTAL**
06.17.2021

**CONCEPTUAL
SITE PLAN**

L100





Conceptual renderings to be referenced as massing models, not a specific design proposal.



Conceptual renderings to be referenced as massing models, not a specific design proposal.





Conceptual renderings to be referenced as massing models, not a specific design proposal.



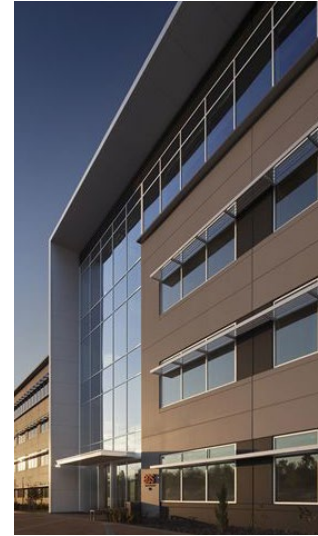
Conceptual renderings to be referenced as massing models, not a specific design proposal.



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PRIMARY PROJECT FEATURE

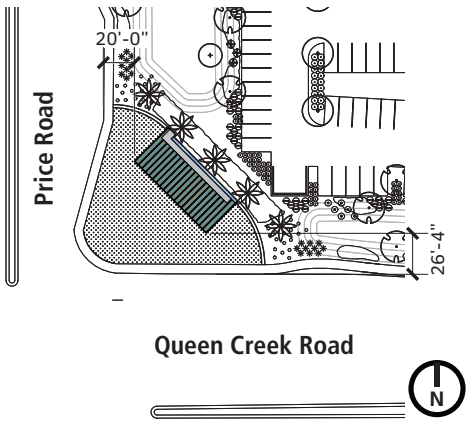
CRITERIA
Recalling the history of the site as farmland, the Primary Project Feature emulates crop rows through the use of amber and aqua colored glass. The cabinets include materials and shapes similar to the project buildings, and include a mirror polished cabinet that reflects the colored glass and doubles the “yield” of the harvest.

FABRICATION
Aluminum & mirror finish aluminum structure with reverse pan channel project identity. Aluminum ribbons with “chunk” glass to simulate water.

COLORS & FINISHES
All colors to be Matthews Acrylic Polyurethane to match:
Back Cabinet: Architectural Glass to match building
Primary Cabinet: Mirror finish aluminum
Frame: 12" x6" concrete band
Ribbons: Aluminum
“Water” Aqua & amber “chunk” glass

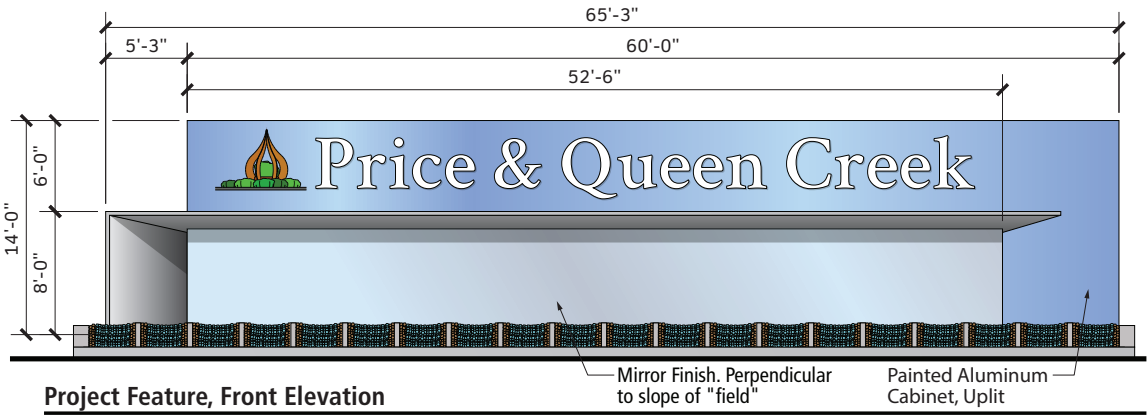
ILLUMINATION
Internal LED illumination.

LOCATION
Southwest project corner.



Project Feature, Southwest Location Plan

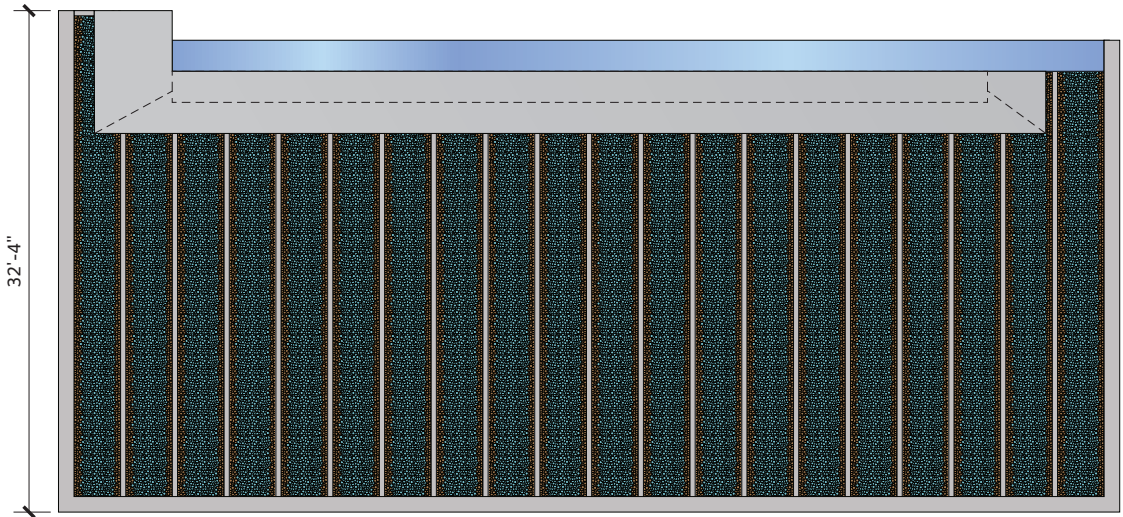
Scale: 1"=80'



Project Feature, Front Elevation

Scale: 1/8"=1'-0"

Note: Name & Logo may change

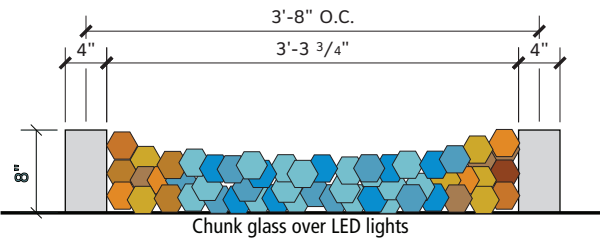


Project Feature, Plan View

Scale: 1/8"=1'-0"

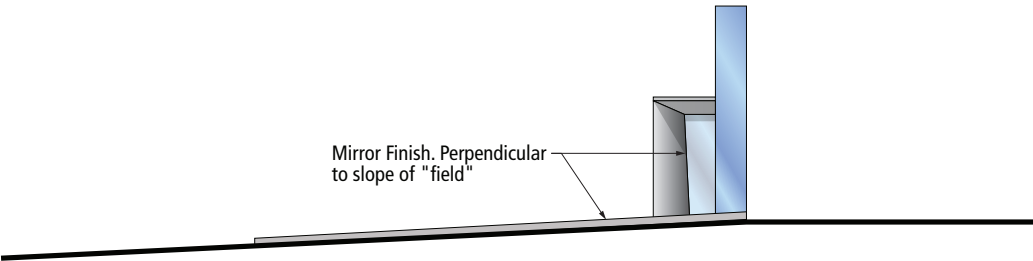


PRIMARY PROJECT FEATURE DETAILS



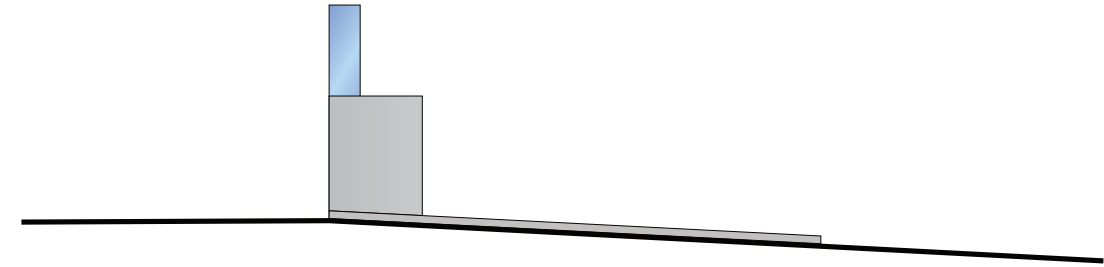
Monument Row Section Detail

Scale: 1"=1'-0"



Project Feature, Side Elevation

Scale: 1/8"=1'-0"



Project Feature, Side Elevation

Scale: 1/8"=1'-0"



Glass Chunk Color Samples

Scale: NTS



PRIMARY ENTRY MONUMENT

CRITERIA

All Tenant ID Signs shall be approved by the Landlord & permitted by the City of Chandler.

FABRICATION

Aluminum structure and cabinets with freestanding & routed, push-thru letters/logos. Text to be black or corporate colors. Glass accent to be internally illuminated.

COLORS & FINISHES

All colors to be Matthews Acrylic Polyurethane to match:

Tenant Panels:	Aluminum, color TBD
Back Cabinet:	Aluminum, color TBD
Base:	Aluminum, painted to match painted concrete 3
Frame:	Aluminum

ILLUMINATION

Internal LED illumination.

LOCATION

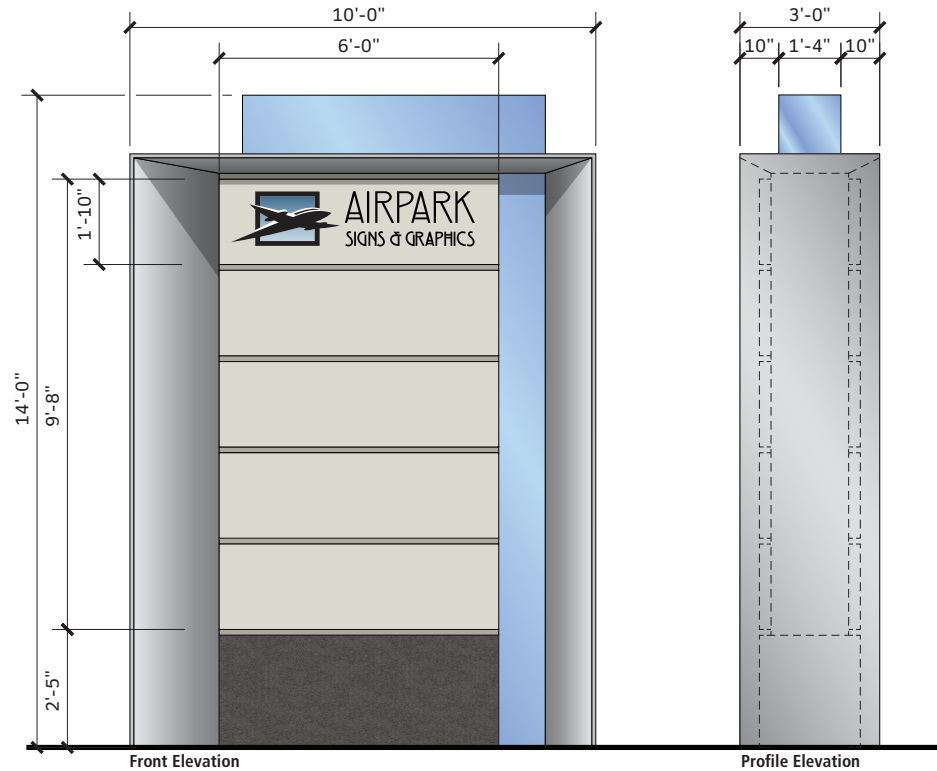
Primary entrance at Price Road.

NOTES

Additional size to fourteen (14) feet , and five (5) tenant panels is requested. Rationales per City Code:

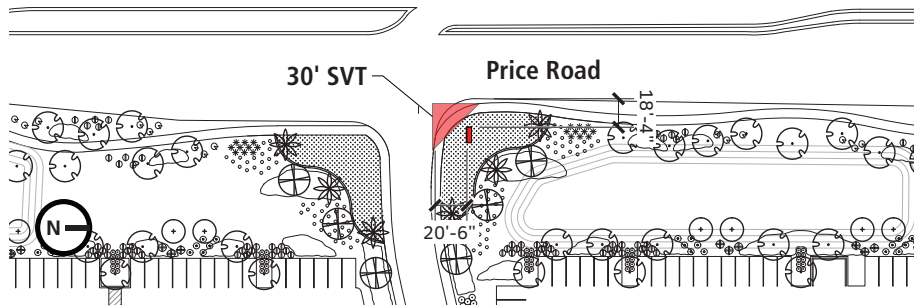
Additional height meets 33-9.16.C.2 by being a center located on the southwest corner of the intersection of Queen Creek and Price Roads.

Additional tenant panels meets 33-9.16.C.3a by the multi-layered and multi-colored design, and the use of horizontal reveals that mimic the layers, colors, and reveals of the the building architecture; C.3c by the integration of the landscaping with the monument's locations; C3.d by the use of aluminum to avoid rust, and by using Matthews Acrylic Polyurethane to provide a long-lasting and durable finish; and by C3.e by making all tenant panels the same color to provide a cohesive non-illuminated field with routed letters and logos that will illuminate.



Front Elevation
Primary Entry Monument

Scale: 3/8"=1'-0"



Project Entry Location Plan

Scale: 1"=80'

B1 PRIMARY ENTRY MONUMENT SIGN DETAILS



