

Planning and Zoning Commission Regular Meeting

June 5, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler AZ



Commission Members

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Kyle Barichello
Commissioner Rene Lopez
Commissioner Charlotte Golla

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a REGULAR MEETING open to the public on Wednesday, June 5, 2024, at 5:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Regular Meeting Agenda - June 5, 2024

Call to Order/Roll Call

Pledge of Allegiance

Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

- 1. May 15, 2024, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 15, 2024 and Regular Meeting of May 15, 2024.
- 2. Rezoning and Preliminary Development Plan, PLH23-0063 CBREIM Frye, located at 2500 West Frye Road, generally at the northwest corner of Frye Road and Ellis Street**

Rezoning
Move Planning and Zoning Commission recommend approval of PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial District (I-1) to PAD for data center uses with Mid-Rise Overlay for building heights up to 95 feet, subject to conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0063 CBREIM Frye for site layout and building architecture for the expansion of an existing data center on approximately 14.5 acres, subject to conditions as recommended by Planning staff.
- 3. Use Permit PLH24-0003 EI Oasis, 482 E. Erie Street, approximately one quarter of a mile north of the northwest corner of Chandler Boulevard and Hamilton Street**
Move Planning and Zoning Commission recommend approval of Use Permit PLH24-0003 EI Oasis for the time extension of a one-story community center and community gardens, subject to the conditions as recommended by Planning staff.

4. **Notice of Cancelation of June 19 2024 and July 3, 2024 Planning and Zoning Commission Hearings**

Move Planning and Zoning Commission cancel June 19, 2024 and July 3, 2024 Planning and Zoning Commission Hearings.

Discussion

Briefing

Member Comments/Announcements

Calendar

5. The next Regular Meeting will be held on Wednesday, July 17, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn



**Planning & Zoning Commission
24-036**

Development Services Memo No. PZ

Date: June 05, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: May 15, 2024, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 15, 2024 and Regular Meeting of May 15, 2024.

Attachments

- May 15, 2024 Study Session Minutes
- May 15, 2024 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

May 15, 2024 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:00 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla

Absent

Commissioner Rene Lopez - Excused

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Mika Liburd, Associate Planner
Darsy Omer, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk
Michelle Reeder, Clerk

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda and Discussion

1. May 1, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 1, 2024, and Regular Meeting of May 1, 2024.

CHAIRMAN HEUMANN confirmed there were no questions or comments from the Commission Members.

2. PLH23-0057 GUERRERO RESIDENCE

MIKA LIBURD, ASSOCIATE PLANNER presented details regarding the request for Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Single-Family Residential with reduced setbacks on approximately 3.35 acres located at 943, 953 and 963 N Mill Avenue, generally located ½ mile east of the southeast corner Kyrene and Ray roads.

CHAIRMAN HEUMANN sought clarification on the 10-foot setbacks, asking if they are along the canal and the other house.

MIKA LIBURD, ASSOCIATE PLANNER responded that is correct.

3. PLH23-0070 CHANDLER PALMS MEDICAL OFFICES

BEN CERECERES, CITY PLANNER presented details regarding the request to amend existing Planned Area Development (PAD) zoning district by allowing Medical Office uses in addition to the uses currently allowed, which include Industrial, Office and Warehouse. The site consists of two (2) existing buildings located at 500 N Juniper Drive, generally located ½ mile north and west of Chandler Boulevard and McClintock Drive.

CHAIRMAN HEUMANN announced he was recusing himself on this item.

VICE CHAIR KOSHIOL asked if there were any questions or comments from the Commission Members.

COMMISSIONER BARICHELLO questioned if the striking of the general medical office was related to meeting the parking provision in the code and if there was concern from the Applicant regarding removing general office uses or medical office uses.

BEN CERECERES, CITY PLANNER clarified that the conditions and staff report were presented to the Applicant and they did not express any concerns.

COMMISSIONER BARICHELLO mentioned the reason for the question was to address any potential future PAD amendments and if the Applicant could address it now if they wanted those uses.

VICE CHAIR KOSHIOL sought clarification regarding the parking study stipulation and asked at what point in the process will the Applicant be required to provide a parking study.

BEN CERECERES, CITY PLANNER stated that whenever a new unit is proposed, a parking study must be submitted for staff's review and if the proposed use of the unit is intense, the Applicant must demonstrate that similar uses at other locations or facilities are not as intense.

VICE CHAIR KOSHIOL asked if a professional traffic engineer or data from other projects will be used in assessing the information.

BEN CERECERES, CITY PLANNER responded staff would rely on the Applicant providing information based on their historic parking information and demand. He clarified it would be the responsibility of the Applicant to provide that information to staff.

VICE CHAIR KOSHIOL confirmed there were no further questions or comments from the Commission Members.

4. PLH24-0004 THE FORUM

DARSY OMER, ASSOCIATE PLANNER presented details regarding the request for Use Permit time extension for a Series 6 Bar license and an Entertainment Use Permit for live music inside and on an outdoor patio. The business is located at 2301 S Stearman Drive, generally located south of the southwest corner of Gilbert Road and Germann Road.

An Addendum Memo was presented to the Commission, Planning staff received correspondence from residents after the staff memo was distributed regarding the proposed Use Permit and Entertainment Use Permit. Additionally, the Applicant agreed to modify condition #10, limiting the hours of operation of amplified live music and entertainment.

COMMISSIONER BARICHELLO asked if there was a time limit on the conditions of approval for this case.

DARSY OMER, ASSOCIATE PLANNER confirmed there is no time limit on this case.

CHAIRMAN HEUMANN asked if the hours of operation were being changed from the original plan approved in 2022 and 2017.

DARSY OMER, ASSOCIATE PLANNER clarified the hours of operation were not changing, staff checked the website and the Applicant's narrative was slightly different. She explained that staff used the hours that was listed on their website and that could have been different than what was originally approved.

CHAIRMAN HEUMANN sought clarification questioning if the Applicant was requesting an extension or a modification of the hours from what was previously approved.

DARSY OMER, ASSOCIATE PLANNER confirmed the hours of operation have change, but not the hours of entertainment.

CHAIRMAN HEUMANN asked if the Applicant was requesting to change the hours of entertainment, not the hours of operation.

DAVID DE LA TORRE, PLANNING MANAGER explained staff was unaware of any opposition to the request, until recently when three emails included in the Addendum Memo were received by staff. He stated the opposition was from residents east of Gilbert Road and as a result, staff contacted the Applicant, who agreed to reduce the hours of outside amplified live entertainment during the week by one hour from 10:00 p.m. to 9:00 p.m. He clarified that staff is not proposing an additional time stipulation as the Applicant is reducing the hours, not expanding them.

CHAIRMAN HEUMANN asked if the hours approved in 2022 were the same, except for the one-hour reduction.

DAVID DE LA TORRE, PLANNING MANAGER confirmed that the hours would have remained the same except for the agreement to reduce the hours during weeknights.

CHAIRMAN HEUMANN asked if the usual stipulations for ambient noise were added. He stated that he wants to ensure if the newly approved hospital is built and the music is too loud, that the hospital will have recourse to address the issue.

DAVID DE LA TORRE, PLANNING MANAGER confirmed the stipulations were added.

COMMISSIONER BARICHELLO sought clarification on the typical 1-3-5 year timeline for Use Permits and why this case did not have a time limit.

KEVIN MAYO, PLANNING ADMINISTRATOR explained staff received feedback from City Council over the past years that the 1-3-5 year timeline seemed arduous for most Applicants. He stated it was originally intended to control those who could not be good neighbors and this case, aside from two households sending opposition emails, had not faced significant opposition. He further stated Council directed staff to grant indefinite Use Permits unless there were substantial complaints from neighbors.

CHAIRMAN HEUMANN stated that staff has recently adopted a more flexible approach regarding the 1-3-5 year rule and indefinite Use Permits are proposed for Applicants with no significant issues. He mentioned stipulations regarding noise levels have been added to manage problematic Applicants.

5. PLT23-0039 CHANDLER INNOVATION CENTER

BEN CERECERES, CITY PLANNER presented details regarding the request for Preliminary Plat on approximately 23.45 acres, located 1/4 mile south of the southeast corner of Arizona Avenue and Germann Road.

CHAIRMAN HEUMANN confirmed with staff this will be going to City Council for annexation.

Action Agenda Item No. 6 and Discussion

6. ELECTION OF OFFICERS

Move Planning and Zoning Commission elect a Chair and Vice Chair of the Planning and Zoning Commission.

Calendar


The next Study Session will be held before the Regular Meeting on Wednesday, June 5, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:19 p.m.



Kevin Mayo, Secretary



Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

May 15, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla

Absent

Commissioner Rene Lopez - Excused

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Alisa Petterson, Senior Planner
Ben Cereceres, City Planner
Mika Liburd, Associate Planner
Darsy Omer, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk
Michelle Reeder, Clerk

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Golla.

Scheduled and Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

CHAIRMAN HEUMANN announced two speaker cards were received. He explained that all items would remain on the Consent Agenda unless the speakers provided compelling reasons to move an item to the Action Agenda. He called up the first speaker, Jeff Miller, appearing on Item No. 4 PLH24-0004 The Forum.

JEFF MILLER, APPLICANT introduced himself as a representative from Arizona Liquor Industry Consultants, representing The Forum. He explained that nothing has changed since the last approval in 2022 and The Forum has not had a complaint about live music. He thanked the city for being great to work with and stated the Applicant is willing to reduce hours during the week. He further explained that he hopes this will ease concerns from the neighbors and stated the letter mentioned potential future problems, but there have not been any complaints about past events. He further stated The Forum is a great neighbor and values the community and built this venue as a community center where businesses can hold trainings and residents can gather. He explained that The Forum is committed to working with the neighbors and the owner has given his personal number to address any noise complaints directly.

CHAIRMAN HEUMANN thanked the speaker and stated he has visited the facility, and it is a great place. He mentioned there have not been any complaints and there are stipulations to manage the noise. He announced that the Vice Chair will be handling the next speaker card as it pertains to an item that he has recused himself on.

VICE CHAIR KOSHIOL He called up speaker, Terry Smith, appearing on Item No. 3 PLH23-0070 Chandler Palms Medical Offices.

TERRY SMITH, ARIZONA PRIORITY CARE introduced himself as Chief Operating Officer of Arizona Priority Care who is the largest tenant in one of the two office buildings proposed for rezone. He stated their corporate offices have been occupying the 585 building for eight years, leasing 32,000 square feet across three suites on two floors. He further stated they have 110 employees and have been a Chandler based business for 13 years with over 4,000 healthcare providers across the state. He explained ownership of these buildings changed in the last year and a half and the new owners are requesting rezoning to make it a medical office building. He stated the corridor is primarily administrative or corporate office buildings, and there are concerns with this change. He asked the Commission to oppose the rezoning because it fundamentally changes the building's use by introducing patient flow, patient care, and clinical space. He further explained this is not suitable for a corporate office setting and may drive away existing tenants. He mentioned if rezoning is approved and medical practices are allowed, that it could drive away other corporate tenants and Arizona Priority Care would likely not renew their lease. He stated the proposed rezoning would be disruptive due to the constant flow of patients and clarified that there are 32 medical specialties and staff has only listed 4 types. He stated mental health services or behavioral health services is not appropriate as this building backs to Desert Breeze Park with schools nearby and by introducing mental health services, could pose a public safety risk and is not appropriate for this location. He urged the Commission to consider these points.

VICE CHAIR KOSHIOL thanked the speaker and confirmed that Arizona Priority Care is located in the 585 building. She asked staff what buildings is the proposed request for.

BEN CERECERES, CITY PLANNER confirmed the request is for buildings 500 and 585.

CHAIRMAN HEUMANN asked staff if they had any comments in response to the speaker.

DAVID DE LA TORRE, PLANNING MANAGER explained when staff receives a request to allow medical uses in an existing building, it is reviewed based on potential impacts on the site and neighboring properties, such as traffic and parking. He stated for that reason, staff is proposing a stipulation to limit the types of medical uses. He further explained currently, both buildings allow general office use with a parking requirement of one space per 250 square feet and allowing all medical uses could increase parking demand and spill over onto the streets and adjacent properties. He stated this is the reason the proposal is limited to types of medical uses that are not as intense and there is a stipulation that requires a parking study to ensure compatibility with the original office use approved.

VICE CHAIR KOSHIOL confirmed there were no further questions or comments from the Commission Members.

CHAIRMAN HEUMANN confirmed there were no further speakers and announced these five items will remain on the Consent Agenda and will be voted on in one motion.

Consent Agenda and Discussion

1. May 1, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of May 1, 2024, and Regular Meeting of May 1, 2024.

2. PLH23-0057 GUERRERO RESIDENCE

Request Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Single-Family Residential with reduced setbacks on approximately 3.35 acres located at 943, 953 and 963 N Mill Avenue, generally located ½ mile east of the southeast corner Kyrene and Ray roads.

Move Planning and Zoning Commission recommend approval of PLH23-0057 Guerrero Residence, Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Single-Family Residential with reduced setbacks, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

1. Uses permitted on the property shall be those permitted in the Single-Family (SF-33) zoning district, except as modified by conditions herein.

2. Minimum setbacks shall be as provided below:

Property Line	Building Setback
Front Yard	20 ft.
Side Yard	10 ft. for each side
Rear Yard	10 ft.

3. Development standards in the City of Chandler Zoning Code for SF-33-Single Family District shall apply, except as modified by conditions herein.

4. Developer shall provide all required right-of-way dedications and/or easements as determined by the Development Services Director at the time of construction plan review.

5. Developer shall complete construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

6. Landscaping in all rights-of-way shall be maintained by the adjacent property owner. Additionally, hardscape improvements located behind the sidewalk and within the right-of-way shall be maintained by the adjacent property owner.

3. PLH23-0070 CHANDLER PALMS MEDICAL OFFICES

Request to amend existing Planned Area Development (PAD) zoning district by allowing Medical Office uses in addition to the uses currently allowed, which include Industrial, Office and Warehouse. The site consists of two (2) existing buildings located at 500 N Juniper Drive, generally located ½ mile north and west of Chandler Boulevard and McClintock Drive.

Move Planning and Zoning Commission recommend approval of Rezoning PLH23-0070 Chandler Palms Medical Offices, amending the existing PAD to allow medical office uses in addition to the uses currently allowed, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

1. Development shall be in substantial conformance with exhibits and representation entitled "Chandler Corporate Center" kept on file in the City of Chandler's Planning Division in file No. PDP05-0009, modified by such conditions included at the time the exhibits were approved by City Council and/or as thereafter amended, modified or supplemented by the City Council.

2. Uses permitted shall be limited to light industrial, general office, and warehouse. Additionally, medical uses, such as but not limited to counseling services and medical

specialists, shall be permitted subject to providing a parking study that demonstrates the services provided generate a parking demand that does not exceed one (1) space per two hundred and fifty (250) square-feet. More intense medical uses such as but not limited to general practitioners, pediatricians, dental and optometrists shall be prohibited.

3. All employees and clients shall park on-site.
4. The site shall be maintained in a clean and orderly manner.
5. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.

4. PLH24-0004 THE FORUM

Request Use Permit time extension for a Series 6 Bar license and an Entertainment Use Permit for live music inside and on an outdoor patio. The business is located at 2301 S Stearman Dr, generally located south of the southwest corner of Gilbert Rd and Germann Rd.

An Addendum Memo was presented to the Commission, Planning staff received correspondence from residents after the staff memo was distributed regarding the proposed Use Permit and Entertainment Use Permit. Additionally, the Applicant agreed to modify condition #10, limiting the hours of operation of amplified live music and entertainment.

Move Planning and Zoning Commission recommend approval of PLH24-0004 The Forum, a Use Permit time extension for a Series 6 Bar license and an Entertainment Use Permit time extension for live music inside and on an outdoor patio, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. This Use Permit approval is solely for a Series 6 Bar license.
4. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit application and approval.
5. The Entertainment Use Permit is non-transferable to any other location.

6. The site shall be maintained in a clean and orderly manner.
7. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
8. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
9. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve complaints quickly and directly.

Note: Stipulations #10 was added on the Addendum Memo presented to Planning and Zoning Commission this date:

10. Amplified live music and entertainment on the patio may occur from 10 a.m. to 9 p.m. Sunday through Thursday and from 10 a.m. to 11 p.m. Friday and Saturday. Non-amplified live music and entertainment on the patio may occur from 8 a.m. to 10 p.m. Sunday through Thursday and from 8 a.m. to 11 p.m. Friday and Saturday
11. The Entertainment Use Permit shall remain in effect from the date of Council approval.
12. The Use Permit does not override any State liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.

5. PLT23-0039 CHANDLER INNOVATION CENTER

Request for Preliminary Plat on approximately 23.45 acres, located 1/4 mile south of the southeast corner of Arizona Avenue and Germann Road.

Move Planning Commission recommend approval of Preliminary Plat PLT23-0039 Chandler Innovation Center, per Planning staff recommendation.

Recommended Conditions of Approval:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

Consent Agenda Motion and Vote

COMMISSIONER BARICHELLO moved to approve the Consent Agenda of the May 15, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff and modified stipulation #10 on Item No. 4; Seconded by COMMISSIONER QUINN.

Motion carried unanimously. Chair Heumann recused from the vote on Item No. 5.

Action Agenda Item No. 6 and Discussion

6. ELECTION OF OFFICERS

Move Planning and Zoning Commission elect a Chair and Vice Chair of the Planning and Zoning Commission.

VICE CHAIR KOSHIOL nominated Rick Heumann to serve as Chair.

CHAIRMAN HEUMANN nominated Sherri Koshiol to serve as Vice Chair.

Action Agenda Item No. 6 Motion and Vote

VICE CHAIR KOSHIOL moved for Rick Heumann to serve as Chair; Seconded by COMMISSIONER BARICHELLO.

Motion carried unanimously (6-0).

CHAIRMAN HEUMANN moved for Sherri Koshiol to serve as Vice Chair; Seconded by COMMISSIONER QUINN.

Motion carried unanimously (6-0).

Member Comments/Announcements

CHAIRMAN HEUMANN wished everyone a great Memorial Day Weekend.

Calendar

The next regular meeting will be held on Wednesday, June 5, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:42 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



Planning & Zoning Commission Memorandum Development Services
Memo No. 24-020

Date: June 05, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Alisa Petterson, Senior Planner
Subject: PLH23-0063 CBREIM Frye
Request: Rezoning from Planned Industrial District (I-1) to Planned Area Development (PAD) for data center uses with Mid-Rise Overlay for building heights up to 95 feet

Preliminary Development Plan (PDP) approval to expand an existing data center facility

Location: 2500 W Frye Road, generally located 1/2 mile south and east of Chandler Boulevard and Price Road

Applicant: Taylor Earl, Earl & Curley

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of PLH23-0063 CBREIM Frye, Rezoning from Planned Industrial District (I-1) to PAD for data center uses with Mid-Rise Overlay for building heights up to 95 feet, subject to conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH23-0063 CBREIM Frye for site layout and building architecture for the expansion of an existing data center on approximately 14.5 acres, subject to conditions as recommended by Planning staff.

Background Data:

- 1978: 14.5 acre subject site is annexed into the city as AG-1.
- 1979: Property is rezoned from AG-1 to I-1.
- 1988: A manufacturing building is constructed on the property.
- 2002: The Countrywide mortgage company acquires the subject parcel, which at the time includes approximately 25.5 acres to the north on which they begin construction of 4 office buildings and a parking garage. As part of the construction of the new office campus, the existing manufacturing building is converted to a data center in support of and as an ancillary use of the Countrywide offices.
- 2008: Bank of America acquires the parcel consisting of the office campus and the data center for its use, and an SRP substation is built soon after, northwest of the data center building.
- 2019: Bank of America splits the parcel and sells the property with the data center. The data center continues to operate independent of the Bank of America office campus to the north.
- 2022: Chandler amends the zoning code for data centers, requiring PAD zoning for properties where a data center is the primary use and establishes neighborhood notification and noise mitigation protocols. This zoning amendment renders the property as 'legal non-conforming' status since it is no longer associated with the Bank of America campus and it has become a stand-alone primary use.
- The current request proposes to rezone the property from Light Industrial (I-1) district to PAD as allowed by code to return the data center to legal conforming status.
- The current request also proposes an 81,126 sq. ft. expansion to the existing data center building on an underutilized parking lot.
- The proposed building expansion is comprised of a three-story building with exterior screen walls that are 90 feet high max, as needed to control sound mitigation per City of Chandler Zoning requirements.
- Thus, the request also seeks approval for a Mid-Rise Overlay to allow building heights up to 95 feet.

Surrounding Land Use Data:

North	Business park / office buildings	South	Frye Road then office buildings
East	Ellis Street, then Chandler Fire Station 3, and undeveloped land currently zoned as I-1 Light Industrial.	West	Parking lots for the office buildings to the north and west of the subject site

General Plan and Area Plan Designations

Plan	Existing	Proposed
General Plan	Employment and within the Medical / Regional Retail area	No change
Area Plan	None	No change

Proposed Development

Subject Site	Approximately 14.5 acres
Proposed building expansion square footage	Approximately 81,126 square feet footprint on site 3 stories at 81,126 square feet each 243,378 square feet total area of proposed expansion
Proposed building expansion max building height	3 stories total 90 feet high to tallest point of the angled parapet walls Requesting Mid-Rise Overlay for heights up to 95 feet
Existing building square footage	Approximately 150,000 sq. ft.
Existing building max height	1 story 30 feet high to top of parapet walls
Parking	Existing parking lot with approximately 226 parking spaces will be demo'd to allow expansion 58 new parking spaces provided at new parking area
Site Layout	Existing driveways and entrances to site will be maintained Existing site fences are minimally adjusted and existing landscaping enhanced to meet current codes. Main entry to site is off Frye Road with direct access to new parking area New fire lanes surround new building expansion

	<p>Three new screened outdoor equipment yards are proposed</p> <p>Existing SRP substation at northwest corner of site will be expanded</p> <p>Existing 10-foot-high security wall around substation will be expanded</p>
Landscaping	<p>Existing mature landscaping will remain to maintain visual buffer</p> <p>Existing landscaping impacted by new construction will be relocated on site</p>
Building Setbacks	<p>Front: 50 foot setback (at Frye Road)</p> <p>Sides: 30 foot setback (at Ellis Street and west property line)</p> <p>Rear: 25 foot setback (at north property line)</p>
Sound Mitigation Strategies	<p>Taller parapet walls control noise from roof top mechanical equipment</p> <p>Parapet wall designs with sound absorptive materials to control and diffuse noise</p> <p>Strategic mechanical unit placement to help reduce noise</p> <p>Sound barrier walls at outdoor equipment areas to reduce noise impact</p>
Building Design	<p>Proposed building design utilizes high-tech themes</p> <p>Elevations feature designs which reference Chandler's history</p> <p>Overlapping screen walls with and without some degree of transparency</p> <p>Overlapping and sloped parapet walls</p> <p>Sloped walls serve as a transition between new and existing architecture</p> <p>Large building elevations are broken down into smaller masses</p> <p>Exterior stairs create visual interest</p>
Materials & Accents	<p>Precast concrete panels with smooth and custom sandblast patterns</p> <p>Perforated steel and metal panels with digital imagery</p> <p>Two types of metal mesh with digital imagery</p> <p>Painted perforated metal</p> <p>Brushed perforated metal</p> <p>Four exterior paint colors</p>

Review and Recommendation

The subject site is currently zoned I-1 Light Industrial and has been in operation as a data center for years. It is in proximity to other industrial uses, such as Microchip to the immediate northeast and the Air Products campus to the west. It is bordered by the Bank of America campus to the north and CVS offices to the west. Large parking lots west of the site buffer views to the west. An SRP substation that is part of this request and which powers the data center is located on an adjacent parcel northeast of the data center. It will be expanded and upgraded as part of the proposed development.

The original data center at the heart of this request was originally developed to support the Bank of America campus to the north using water-cooling technology that was the norm in 2008. The data center remained in service to Bank of America until 2019, when the property was sold. In 2022, Chandler adopted new code amendments to prescribe how and when data centers may be developed in Chandler. Per that ordinance, the existing data center operation today does not meet Chandler's code requirements, because it is considered a primary use instead of an ancillary use. This request presents the opportunity to bring the facility into code compliance and more, to deliver a net positive impact back to the city.

Chandler's zoning code provides a path for approval of this application through a PAD zoning process that will update the existing facility's status from "legal non-conforming" to code compliance. As a condition of approval, the applicant has agreed to execute a development agreement with the City. Under the terms of the agreement, the developer will change out the existing water-based cooling equipment at the existing facility to a mechanically cooled system that does not rely on evaporative cooling. The existing equipment must be replaced before the developer will receive a certificate of occupancy for the data center expansion. The anticipated timeline for completing that conversion is within 3 years. Moving forward, the developer will be prohibited from using water-based cooling systems on the property, which will result in significant water savings for the City.

Public Works and Utilities has reviewed the water consumption associated with the existing data center and reports the amount of water used in 2023 was 14.09 million gallons. While it is difficult to quantify how much of that water was used for data center equipment cooling vs. typical domestic water usage or landscape irrigation purposes, Planning is confident that the amount of water Chandler will reclaim from this conversion will be significant. This will be a substantial benefit to the City of Chandler.

This request seeks rezoning and PDP approval for site layout and building architecture for a data center expansion that will be located where an underutilized parking lot for the existing data center exists today. Staff believes this proposal represents the highest and best use of the available property, as any other employment use would not be able to develop because of the inherent site constraints and limitations. The proposal will help improve the area by converting a little-used parking area that is currently screened from view by mature landscaping into an active site. And thanks to the high-quality of design proposed, the opportunity for Chandler to reclaim water rights, and bring an existing data center into code compliance, the benefits of approving the request outweigh the negatives.

The architectural design of the expansion features a high-tech aesthetic in homage to Chandler's unique history. Proposed materials include custom sand blasted and smooth-finish concrete panels. A variety of brushed metal, painted metal and perforated / metal mesh panels with and without applied digital images are well-suited to the surrounding area and nearby industries. The variety of perforation patterns, textures and transparencies help to screen views of ground mounted equipment and enhance the architecture. The applied imagery evokes concepts related to technology networks, tying to both Chandler's high-tech focus and even conceptually referencing our historic canal networks that allowed the original development of Chandler.

The proposed color palette of cool blues and grays is accented by pops of yellow to create greater visual interest and identify the main entrance at the west elevation. The larger massing of the building is broken down into smaller elements via applied materials, colors, varying roof heights and horizontal articulation. Framed architectural elements at the south and east facades serve as focal points that highlight exterior stairs and create unique architectural vignettes within the composition. A new landscaped outdoor courtyard is provided between the existing building to the north and the new structure. Tapered metal screen panels extend from the new expansion down to the existing building to unify the architecture.

This request proposes to meet all data center requirements defined in Chandler's data center zoning ordinance. Sound control is addressed by the architecture, through the use of sound walls with sound absorptive panels integrated into the screen walls to mitigate sound trespass. Layered parapet walls that slope in opposing directions impart an energy and dynamic quality to the architecture while screening mechanical equipment and further mitigating and diffusing equipment sounds. An on-site liaison will be provided as required from 8

am till 10 pm daily to respond to any complaints, and community messaging will inform neighbors of planned noise-generating operations. A baseline sound study has been performed by a third-party acoustic engineer to confirm the design meets sound control requirements. Additional sound studies will be performed at issuance of certificate of occupancy with follow-up studies required for five years after completion of construction to ensure the sound control is working as planned.

The proposed site includes a new parking area with 58 parking spaces, appropriate to serve the administrative areas within the larger data center facility. Fire lanes surround the new building as required. A new outdoor mechanical yard at the east and a new outdoor equipment yard at the west are appropriately screened from view and blend with the architecture. A third outdoor equipment yard near the northwest corner of the site will be screened from existing site walls as well as the SRP substation to the immediate west which is screened via a 10-foot wall. And while the site features mature landscaping that screens views from Ellis Street and Frye Road, the building architecture is appropriately enhanced to deliver an attractive and modern addition to the neighborhood.

Staff has reviewed the request and recommends Planning and Zoning Commission recommend approval in recognition of the substantial benefits this development will deliver to the City of Chandler. The proposed development will return a significant amount of water rights back to Chandler when the existing equipment is converted from water-cooling systems to electrical. It will solve existing zoning issues at this approximately 15-year-old data center that has been operating under 'legal non-conforming status' since 2019. It will bring the facility into compliance with our current data center code requirements. And surrounding residents will also benefit as the facility will implement ongoing sound studies and sound control protocols, in addition to providing communication channels with the community as required by Chandler's zoning ordinance. Further, this request will activate a portion of the site that has seen little use since at least 2005, which currently lacks good visibility needed to reduce undesirable activities in the area. And because of the unique site constraints, the development will not cost the city any potential employment use opportunities. And last, the proposal will introduce a modern, high-tech and high-quality architectural design development to enhance the existing neighborhood. Staff finds the proposal to be in alignment with the General Plan and it is consistent with the existing surrounding development within the larger Medical / Regional Retail growth area. Staff recommends approval with conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A Neighborhood Meeting sign was posted on the site and on social media via Next Door.
- Two Neighborhood Meetings were held due to the request for Mid-Rise Overlay.
- The first Neighborhood Meeting was held on January 29, 2024, and the second on February 5, 2024.
- Both Neighborhood Meetings were presented as an open-house type of meeting, and only a handful of neighbors attended each of the meetings.
- No residents appeared at either meeting to express opposition to the proposed development.
- There was some discussion about screening rooftop mechanical units from view; the applicant explained the equipment would be screened by the parapet walls as required, to the resident's satisfaction.
- There was some discussion about whether the perforated metal screen walls surrounding the ground mounted equipment would sufficiently screen the equipment from view. The applicant explained the material proposed would be effective in screening the equipment, and pointed out the landscaping surrounding the property would help to screen views as well, to the resident's satisfaction.
- Resident interest in the proposed development included questions about the proposed overall height of the development. The applicant explained that the height of the exterior walls is integral to the design to effectively control the sound generated by the facility and contain it as much as possible on-site, as required by Chandler's data center zoning ordinance.
- Further resident comments included an expression of appreciation for the required sound-control measures and for the quality of the proposed architectural design of the building expansion.

Planning has received no calls or correspondence from residents expressing concerns about this request. As of the writing of this memo, Planning staff is

unaware of any opposition to the proposal.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from I-1 Light Industrial District to PAD for data center uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CBRE Data Center Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0063 modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Allowed uses include data centers and all uses permitted in I-1 Planned Industrial District provided that parking requirements are met pursuant to Article XVIII Parking and Loading Regulations of the Chandler City Code.
3. The Midrise Overlay applies only to the new building addition and shall be limited to a maximum height of ninety-five (95) feet. All other buildings shall be subject to a maximum height of forty-five (45) feet.
4. All water-based cooling systems operating on the property to cool electrical equipment must be removed before the City will issue a certificate of occupancy (including temporary certificate of occupancy) for the proposed data center expansion area south of the existing data center and such water-based cooling systems may not be used on the property at any time following the issuance of such certificate of occupancy. For purposes of this ordinance, "water-based cooling systems" means cooling systems that rejects heat from the refrigeration process to the atmosphere by means of water evaporation or other water-based methods that use and discard water as part of the process of transferring heat away from equipment that generates heat on the property.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

7. Completion of the construction of all required off-site street improvements, including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements, and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. The landscaping in all open-spaces shall be maintained by the adjacent property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
10. Development standards shall comply with I-1 Planned Industrial District standards, except as modified by conditions here within.
11. Minimum building setbacks shall be as provided below and further detailed in the development booklet.

Property Line	Building Setback
North	25 feet
South	50 feet
West	30 feet
East	30 feet

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "CBRE Data Center Expansion" and kept on file in the City of Chandler Planning Division, in File No. PLH23-0063 modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified, or supplemented by the Chandler City Council.
2. All signage shall be reviewed under a separate permit.
3. The site shall be maintained in a clean and orderly manner.
4. Landscaping plans (including for open spaces, rights-of-way, and

street medians) and perimeter walls shall be approved by the Planning Administrator.

5. Raceway signage shall be prohibited within the development.
6. 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.
7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
8. Trees planted along Frye Road and Ellis Street shall be a minimum of 36-inch box and be a minimum of 12-feet in height at the time of planting.
9. 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.

Attachments

Vicinity Maps

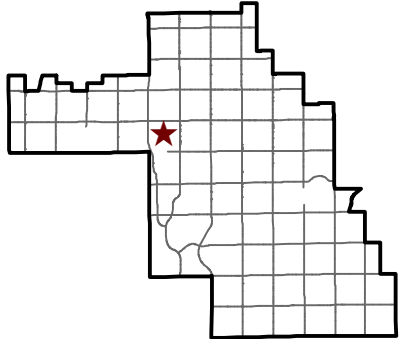
Development Booklet



PLH23-0063 CBREIM Frye



Proposed Project Details
 Request for Rezone/PDP with Mid-Rise Overlay
 14.49 Acres



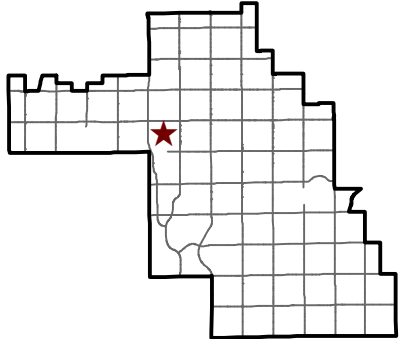
City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



PLH23-0063 CBREIM Frye



Proposed Project Details
 Request for Rezone/PDP with Mid-Rise Overlay
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Case: **PLH23-0063**

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CBRE Data Center Expansion

**2500 W. Frye Rd.
Chandler, AZ 85224**

**Rezone to PAD w/ Mid-Rise Overlay
Preliminary Development Plan**

**2nd Submittal- December 21, 2023
Revised for P&Z – May 31, 2024**



**3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012
Phone: 602-265-0094**

Purpose of Request

CBRE Investment Management (“CBREIM”) is proposing an expansion to an existing data center facility on Frye Road, east of the Loop 101. The existing site was previously part of, and an accessory use to, the Bank of America campus, which is north of the site. As this center is now separated from that campus and is now a primary use, the subject rezoning request is required. Our request is to rezone the site from I-1 to PAD to allow the existing data center to continue operation. The proposal also includes an expansion of the data center on the same parcel. Additionally, we are requesting a Mid-Rise Overlay due to the height of the expansion building portion being in excess of 45’.

There is currently a great deal of unmet demand in the market for data center capacity. But dedicating new properties to such uses is something the City has been careful about. The benefit of this proposal is that it doesn’t use new property. Instead, the proposal is to create additional data center supply by building an expansion on an underutilized parking lot within a parcel that is already dedicated to a data center use and has been for many years. The proposal will convert this parking lot into a highly attractive data center expansion. This will provide additional capacity for the market, and the building’s sophisticated design will enhance the aesthetics on Frye Road.



Description of Proposal

Bank of America had one of the first campuses in the Price Road Corridor. The first building in the BOA campus is the one currently on the subject site, which was built in 1988. The rest of the campus was completed by 2006. In 2008, the subject building on the site was converted to a data center and began operations. The building continues to operate as a data center today. In July of 2019, the subject property was purchased and was no longer part of the Bank of America campus. In 2022, a Zoning Verification Letter was issued by the City explaining that because the data center was disconnected from the Bank of America campus, it technically became a primary use and was therefore rendered non-conforming. Near the same time, however, the City of Chandler amended the zoning ordinance to create a route for data centers to be allowed as primary uses through rezoning to PAD.

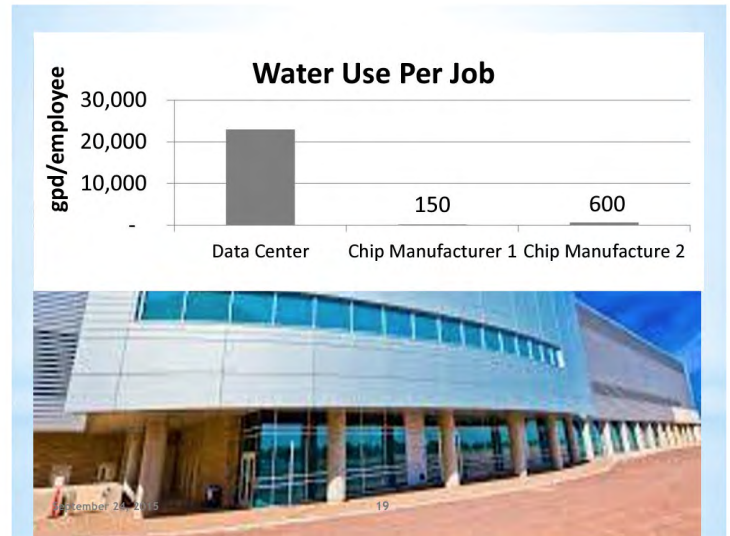
Our PAD rezoning request will accomplish two major purposes. First, it will clean up the zoning on the existing data center and return it to full legal conforming status. Second, it will allow for an expansion of the data center on the same site, within an underutilized parking lot.

Additionally, the proposal includes a request for the Mid-Rise Overlay to allow for a building height of 90’.

Data Centers and Water

The Phoenix metro area has seen a rapid increase in data center growth. It is now one of the fastest growing markets and already is a top five market with Northern Virginia, Silicon Valley, Dallas, and Chicago. Power availability, proximity to California, land prices, and low disaster risk are the main reasons why the metro area has seen an increase in data centers.

As water becomes scarcer regionally, data centers using water chilling equipment have received more scrutiny. Chandler is among those Arizona jurisdictions striving to carefully manage its water supply. In 2015, Council passed Ordinance No. 4634, which amended Chapter 52 of the City Code to add “Sustainable Water Allocation Regulations.” Within the policy, it references Multiple and Large Meter Users (MLM Users) and has three tiers of users. Tier I is for residential and commercial use and are the standard users. Tier II are for users that use more water on a daily basis than Tier I and must be included in the Water Resource Management Strategy. Tier III users use the most water in the City and water may be available for purchase at a price determined by the City. Data centers using water to cool the centers are Tier III users and put a strain on the desire to conserve water.



The existing data center has long used water chillers to support its operations, whereas the proposed expansion area will rely fully on an electric air-cooling solution. This strategic shift is not merely a technical upgrade but a step towards heightened efficiency, reduced environmental impact, and a substantial decrease in water consumption. To do so, we recognize the need to design the site in a way that provides appropriate sound buffering. Careful consideration has been given to the design of the site, with a specific focus on addressing potential sound disturbances associated with the new cooling system. The integration of sound buffering measures underscores a comprehensive approach, ensuring that the environmental impact of the expansion is not only minimized in terms of resource usage but also in terms of community well-being.

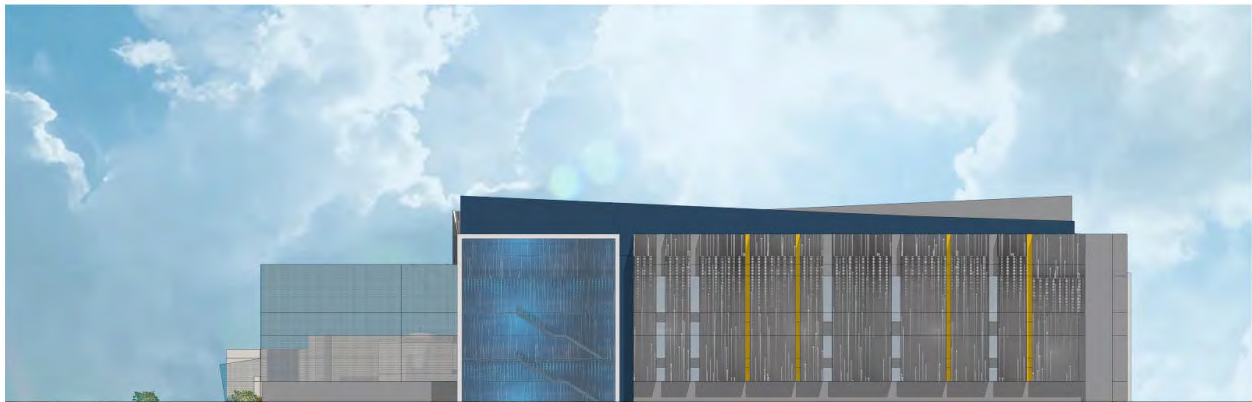
Moreover, we have talked with City staff about the existing data center’s water chillers and the City’s focus on preserving water resources. Based on those conversations, we have agreed that as part of this development proposal, we will enter into a development agreement with the City that requires the operator to replace each of the existing water chiller units—regardless of the remaining mechanical life of the units—with an electric air-cooling solution. And this replacement must occur prior to the City issuing a certificate of occupancy for the expansion building. As a result, at the time of the expansion opening, there will be no water-based cooling systems operating on

the property. Because of this, the subject rezoning and development proposal will cause a significant reduction in water consumption on the property, as compared to the consumption occurring within the existing operation today.

Design Concept

Networks connect Chandler's past with Chandler's future. Just as Chandler's founder, Dr. Alexander John Chandler, brought the critical infrastructure of his time, canal systems, the data center will bring today's critical infrastructure, data systems, to Chandler residents. Inspired by the overlapping networks of Arizona canals, digital networks, and the networks of branches of our desert vegetation, the new façade will reflect these patterns and textures. Patterns will be cast into the precast concrete walls and imprinted on perforated steel and metal panel systems. Perforated metal screens with digital imagery will shield outdoor equipment while lending a dynamic quality to the building's undulating exterior form. Dynamic angles in the façade will further reference our distant desert mountains.

The architecture has been expanded beyond the typical boxy form found in common data center construction and has instead been designed to reflect our history while looking forward to the future.



South Elevation

The south elevation is the primary façade facing Frye Road. Design strategies incorporate a mixture of precast concrete panels with a custom sandblasted pattern reflective of streams of data mixed with yellow vertical stripes and spandrel glass to split the façade into discrete components. The roofline has layers of sloping parapets to add a dynamic quality and mitigate the building's overall height while screening necessary rooftop mechanical equipment. A screening component around an equipment yard in the southwest corner of the expansion steps the façade down towards the pedestrian entrance on the west face. The custom pattern reflective of networks adds visual interest and hides the equipment behind.



Enlarged West Elevation



Perspective facing the new building entrance.

The West Elevation of the expansion showcases the custom pattern on the perforated metal screen that wraps the façade and angles towards the existing facility. This screen adds interest, texture, and a dynamic quality that steps the scale of the primary mass down towards a more pedestrian scale entry. An additional metal frame surrounding the bright accent yellow marks the entry with signage above for ease of wayfinding and architectural detail. The roofline has layers of angles that reference the distant mountains beyond while mitigating the impact of the expansion's height and massing and screening rooftop equipment.

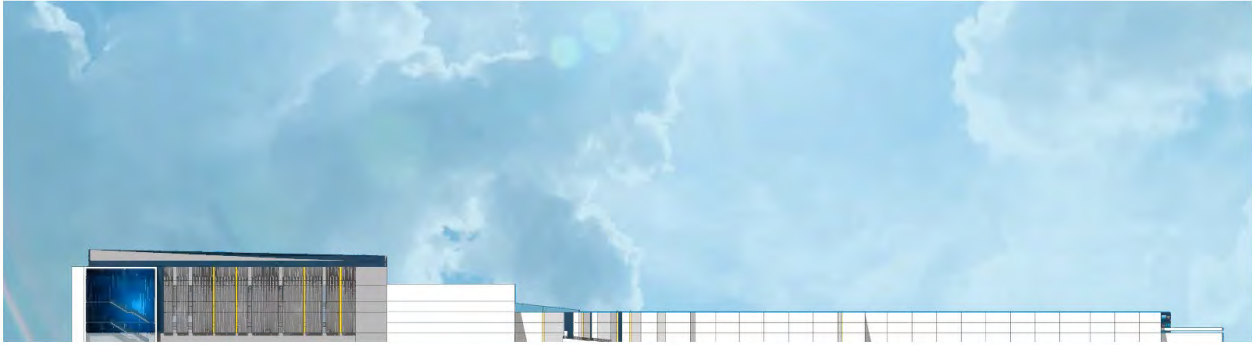


Southeast Perspective

In addition to the features described in previous elevations continuing around the new expansion, stair elements on the south and east facades are pulled outside the primary building massing. These elements assist with the interior function, necessary egress paired with clear floor area for interior equipment, while also breaking down the overall massing into smaller components. The stairs become a feature element on the south and east facades with an interior blue pattern reflective of networks while the elongated stairs revealed on the exterior also suggest branches and networked forms.



West Elevation



East Elevation

False windows may be an option on the east elevation for the new construction. However, they allow more light into the space, but still provide privacy to the single-family residents that are +/- 1,400 feet away. Additionally, if the farmland was ever rezoned to allow residential, it would provide privacy for those residents as well.



North Elevation

These additional elevations show how the new expansion integrates with the existing building. Massing forms are stepped from the height of the new expansion down towards the existing facility. Additionally, the existing facility will be painted with a vertical striping pattern that references the overall design concept and visually ties the two buildings together.

Operations

As a critical infrastructure facility, the data center will operate 24 hours a day, seven days a week. Most of the facility is dedicated to equipment for data storage with limited facilities for personnel who maintain, operate, and oversee the equipment. Staff will be on-site 24/7 as part of their regular duties with minimal vehicular traffic moving through the site. Deliveries will be infrequent as a support for the equipment with occasional large deliveries on the west side of the site.

Conceptual Site Plans

The conceptual site plan illustrates the proposed facility expansion size and location, proposed mechanical yard, revised parking lot, and fire lane access for the site. The mature landscaping along both streets will remain and provides a visual buffer from the existing and proposed facilities. Landscape that is impacted by the new facility will attempt to be salvaged and relocated on site. The existing driveways along with current driveway entrances and all existing building structures, will remain in place and be incorporated into the new facility expansion. A proposed mechanical yard will be constructed to serve the new facility expansion. A revised parking lot will be provided based on data center requirements. A proposed fire lane will encircle the new expansion maintaining access across the site.

The new data center expansion will contain data hall spaces, required support spaces that will include spaces for backup diesel generators, and an associated outdoor mechanical yard for new mechanical equipment. Building construction will consist of pre-cast concrete exterior walls with varying surface treatments to achieve textured and graphic appearances. Internal steel frame construction will be the primary building structure. Metal panel cladding with supporting steel framework will be utilized as both an exterior wall cladding and screening wall at stair wells and equipment yards. Appropriate sound reducing measures will be implemented for the new expansion.

Relationship to Surrounding Properties

Site

The subject site is 16.3 net acres and is located on the northwest corner of Frye Road and Ellis Street. The building has been on site since 1988.

Existing ingress and egress is from Frye Road. And there is an ingress/egress for service and deliveries via Ellis Street.

North

Directly north of the site is the Bank of America Corporate Campus. This large campus is approximately 28 gross acres. The initial buildings on the campus were built by 1997 and the entire campus was developed by 2006. The campus used to include the existing data center that is on our subject site.



East

There are two properties to our east. The larger property (approximately 38 acres) is vacant land that is undeveloped and has been used as farmland since annexation even though it has industrial zoning. The other property is 2.5 gross acres and is the Chandler Fire Department Station No. 3.

South

Across Frye Road directly to the south is the Chandler 202 business park that began construction in 2009 and was completed in 2015.

West

Directly to the west are two different parking lots used for the corporate offices for Bank of America and CVS Caremark. The parking lot creates a buffer for our site's buildings.

Location and Accessibility

The site is part of the Price Road Corridor. This corridor involves a mix of uses, including those that promote technology.



The existing data center was one of the first commercial buildings in the northern part of the corridor and its inclusion makes just as much sense today as when it was built in 1988. The Loop 101 Freeway and Price Road provide convenient access to the site. Access onto the site for employees and guests will be off Frye Road, which is an arterial street.

Height

The proposal includes a request for 90' of building height by utilizing the Mid-Rise Overlay. There are several reasons why we believe that height is justified on this site:

Need for Data Centers and Land Scarcity

Data centers have become a necessary part of the landscape in the metro area as the need for data consumption increases for residents and businesses. We recognize that the City has been careful about allowing new data centers on parcels that could be used for other uses. But here, the proposed expansion would be on an underutilized parking lot that, realistically, would not be used for any other purpose than an expansion of the existing facility immediately adjacent. Why is that? First, the adjacent use is a data center, and it makes the most sense to have buildings that would share such tight proximity and the same security perimeter to have the same use. Second, within a campus like this, the only other use that *might* make sense would be office. But that would require more parking than could be retained while still developing over the parking lot. In other words, the office building would be built on top of the parking that would be needed. And the office market is far too weak to justify the expense of building a podium parking model with offices above it. In reality, this site is ill suited for any other type of use other than a data center expansion.

But because the land itself is small, verticality is needed to provide the data capacity to justify the effort. This coincides with Chandler's current circumstances generally. In June of 2022, Chandler's Economic Development Director, Micah Miranda, spoke during a Business Journal Corridors of Opportunity real estate event. He stated that only 6% of the city's raw land was available for development. Additionally, he stated that,

“As Chandler approaches build out, we're really starting to think about the next 20 years of growth in Chandler,” Miranda said. “What does that look like? In a lot of people's minds, that means verticality and also the repurposing and evolution of existing smaller industrial product.”

Building vertically on the remaining portions of the subject parcel allows for the efficient use of limited space, maximizing the use of available land.

Cost Efficiency

Constructing vertically can be cost-effective in urban environments. Taller buildings enable the concentration of infrastructure and utilities, reducing the overall cost of land acquisition and maintenance.

Scalability

Vertical construction facilitates scalability. As the demand for data storage and processing power grows, it's easier to expand vertically by adding more floors instead of having to acquire additional land.

Reduced Environmental Impact

By building vertically, the environmental impact on the surrounding area, such as disrupting natural habitats or agricultural land, is minimized. Preserving green spaces is crucial for maintaining ecological balance.

Energy Efficiency

Taller buildings can be designed with energy-efficient features. Natural ventilation, daylight harvesting, and optimized cooling systems can be implemented more effectively in a vertically structured building, reducing overall energy consumption.

Security and Access Control

Vertical construction often allows for better security measures. Controlling access points and implementing security protocols is more manageable in a multi-story building, ensuring data centers are well-protected against unauthorized access.

Aesthetics and Skyline Impact

Taller buildings can be designed to enhance the architectural landscape of the area. Thoughtful design can contribute positively to the area, creating a modern and visually appealing urban environment. We believe we have achieved that here. Gensler's design is truly first class and will enhance the aesthetics of this area with its artistic touches, bold architecture, and modern aesthetic.

Verticality along Frye Road

The height of the proposed building will be in harmony with the aesthetic on Frye Road in this area, which includes tall buildings and structures. Moving east from the freeway on Frye Road, the Hilton Hotel on the south side is 6 stories tall with a significant parapet design.



Across the street from the hotel is the Air Products campus, which has significant and monotone height associated with its silos.



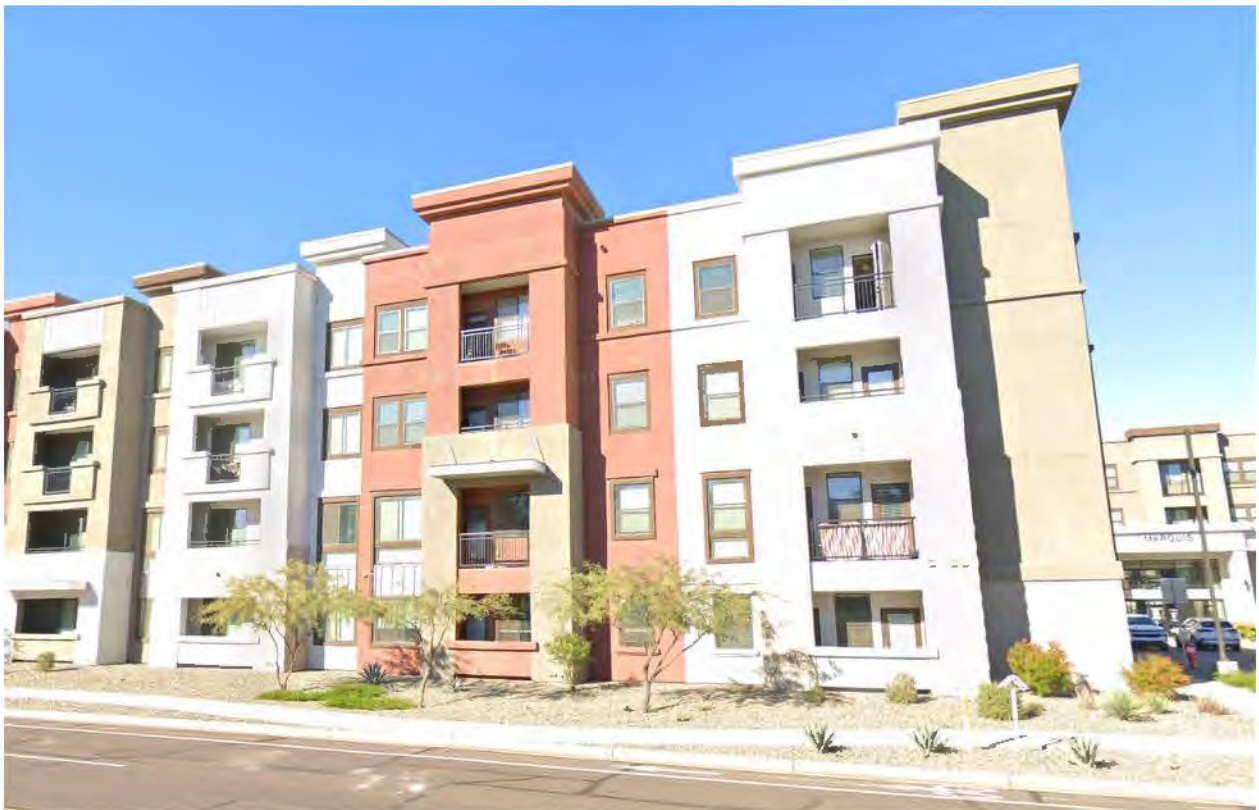
Down the street a few hundred feet is the CVS health building, which is a three-story office building, and across from the subject parking lot is the three-story Republic Services building.



Kittie-corner from the subject parking lot is the new Town Chandler apartments, which are a mix of three-and four-story apartments.



Down the road to the east of the subject site is the Marquis Chandler, another four-story, urban housing development.



Finally, further east on Frye Road is the Chandler Regional hospital, which includes a tall four-story building on the north end (near Frye Road) of the hospital campus.



What these buildings along Frye Road establish is an aesthetic of verticality along that particular roadway. They give the valuable appearance of thriving industry and urbanization. The proposed building will be compatible with these buildings in terms of height and will provide a valuable aesthetic contribution in terms of modern design and architecture.

Mid Rise Overlay

In addition to obtaining PAD approval for the data center, we are also asking for the PAD to encompass the Mid-Rise Overlay as the building height will exceed 45 feet. As stated above, the site's location and surrounding uses support the proposed height of 90 feet.

The Mid-Rise Development Policy has a list of qualifications to determine if the site is eligible for a mid-rise overlay district in Chandler. Based on the provided information, here are the reasons why the data center's height justifies the mid-rise overlay request.

Applicability

The data center adheres to the Mid-Rise Development Policy, which specifies that buildings exceeding 45 feet in height must be considered through a Planned Area Development (PAD) zoning process. By following this policy, the data center aligns with the city's established regulations, ensuring that the development process is consistent and compliant.

Strategic Location

The data center is located within the areas identified in the policy as suitable for mid-rise development, namely the Price Road Campus Employment Corridor. Looking at historical aerials, the building and campus was one of the first buildings in the northern part of the corridor. Being situated in this strategic location supports the rationale for mid-rise development. Additionally, there is no existing single-family residential nor any planned within 300' of the site. The nearest existing residential is +/- 1,400' to the east. Please see the map that shows the 300' buffer and nearest single-family residential.



The additional height will have a direct correlation with the site's ability to provide increased data capacity. Similar to utilities like phone and cable lines, data centers enhance information accessibility and provide essential infrastructure for businesses and communities. They enable various online services, from e-commerce platforms to educational portals, enhancing economic growth and educational opportunities. Chandler desires to be selective in where it supports new data centers. But it makes sense to allow it here because the parking lot would be poorly suited for other uses. And if the site is going to be used for this purpose, height will make the most of the opportunity, satisfying more data center demand. As Chandler's amount of available land shrinks, appropriate height and density on available parcels is needed. Here, the owners are willing to provide such development.

Nearby Uses: Land Use Map



When looking at the land use map, it becomes evident that the site is surrounded by business uses that would not be negatively impacted by the height proposed on the subject parking lot. The aerial spans for about a mile east to west and every property in the photo is within the Price Road corridor. Indeed, the subject site was a catalyst for what later developed in the area. While the corridor encourages retail and residential, its primary driver for growth is industrial and commercial uses, which is clear when looking at the map. The existing and proposed expansion of the data center fits in with the area and with the continued growth within the corridor.

Design Considerations

As detailed previously, the design of this building will be top-notch. From its architecture to its artistic touches, this building will be a complement to Frye Road. When height is considered, we look at the building's architecture to ensure that it is appropriate for its height. One look at the proposed elevations alleviate any such concerns for this proposal. Each foot of the proposed height is well designed, forming a beautiful tapestry.

The Data center design connects Chandler's past with Chandler's future. Inspired by the overlapping networks of Arizona canals, digital networks, and the networks of branches of our desert vegetation, the new façade will reflect these patterns and textures on a metal screen and etched precast panels around the new expansion. Perforated metal screens with digital imagery will shield outdoor equipment while lending a dynamic quality to the building's undulating exterior form that slopes and bends around the expansion, breaking down its massing and height into lower and smaller components. Dynamic angles in the façade and roofline will reference

distant desert mountains while mitigating the building height and screening necessary equipment.

The architecture has been expanded beyond the typical boxy form found in common data center construction and has instead been designed to reflect our history while looking forward to the future.

Mitigating Circumstances

If the data center is within 300 feet of existing or planned single-family development, any height exceeding 45 feet would require mitigating circumstances. This is not applicable here as the nearest single-family residence is +/- 1,400 feet away.

In summary, the data center's adherence to the Mid-Rise Development Policy, its strategic location, fulfillment of performance characteristics, and attention to design considerations collectively justify its height. These factors align the project with the city's development goals and policies.

Sound

The surrounding area has developed within the goals for the Price Road Corridor. There is a healthy amount of industrial, business park, and commercial uses within the area. These uses create sound because of their use itself along with their associated traffic, HVAC systems, and the delivery of goods. Frye Road and the Loop 101 also contribute ambient traffic noise to the environment. The existing data center must also be considered in the ambient and existing condition of the area.

We recognize that the air cooling necessary for the data center expansion will have associated sound. We have looked at the layout of the rooftop equipment in detail to minimize the sound that travels outside of the site. Below are considerations being looked at by the engineers to ensure sound stays on the site as much as possible.

Reduced Direct Line of Sight

Taller parapets create a physical barrier that obstructs the direct line of sight between the source of the sound (such as air conditioning units) and other uses in the area. This barrier blocks the direct transmission of sound waves, reducing the sound that reaches surrounding uses. In our original design, we had a parapet wall that sloped upward to the north. This blue parapet is still visible on the design. But after reviewing how best to mitigate any sound impact to the south of building, Gensler has now redesigned the building's parapet to also have a parapet that slopes up the south. This design not only has a modern aesthetic, but this southern sloping parapet wall will serve as an effective barrier against sound coming from the rooftop equipment.

Absorption and Diffusion

These taller parapets can also be designed with materials that absorb or diffuse sound waves. Absorptive materials like acoustic panels, louvers, or landscaping can absorb sound energy,

reducing the overall noise levels. Diffusive materials scatter sound waves in different directions, preventing the concentration of noise in one specific area.

Increased Distance

Placing air conditioning units on rooftops with taller parapets increases the vertical distance between the noise source and residential areas. As sound waves travel through the air, their intensity diminishes with distance. By elevating the source, the noise reaching the ground-level residential areas is significantly reduced. In other words, in this instance, the height of the building pushes the cooling units further away from the nearest residential.

Strategic Unit Placement

Proper placement of air conditioning units is crucial. Where possible, we will locate units away from the edges of the building to reduce sound transmission.

Use of Sound Barriers

Besides taller parapets, additional sound barriers such as acoustic fences or walls can be strategically placed between the noise source and residential areas. These barriers are designed specifically to absorb, reflect, or diffract sound waves, minimizing their impact on surrounding areas. These can be proposed, if necessary, as our acoustic engineers perform their studies on this site in conformance with the City's new sound ordinance related to data centers.

Infrequent Use of Generators

While the generators are outside, they will be used for backup and testing purposes only. This equates to roughly once a month and will not be a detriment to the area. They will be wrapped with a sound blanket to help buffer noise during the infrequent times they are used.

Parking

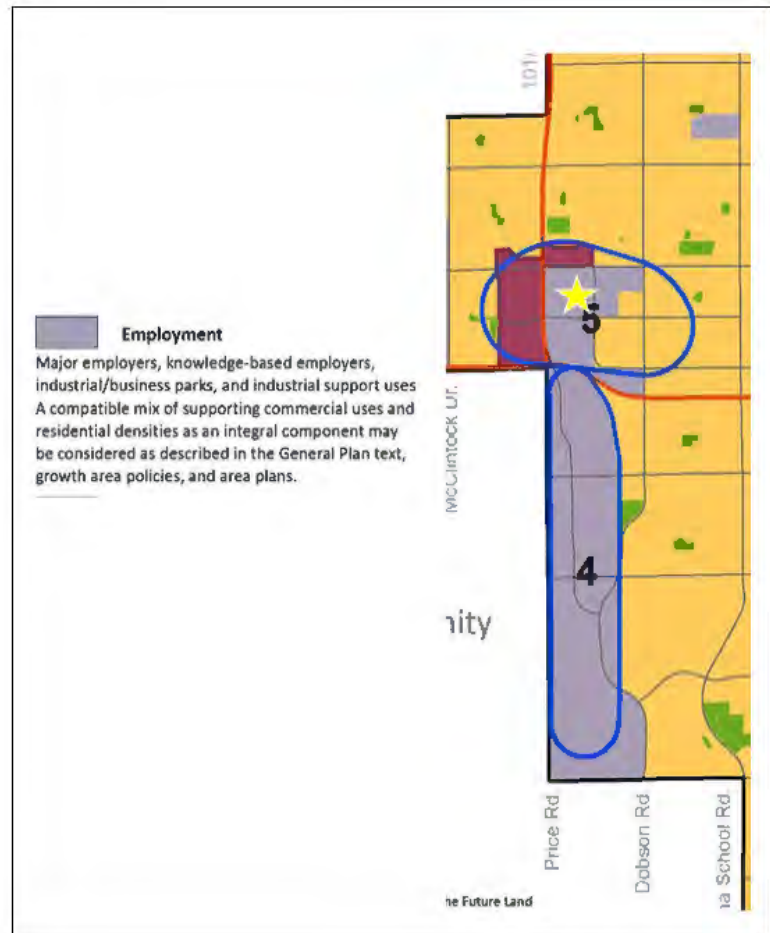
Due to the nature of their use, data centers use less parking than traditional offices and business centers. Parking calculations for data centers are not in the ordinance, so we have calculated the use based on data centers which are similar in size. We are providing 58 spaces, which will allow enough parking for employees and guests.

General Plan Alignment

The site and the data center use are a complementary fit to the 2016 General Plan. In addition to it being consistent with the Future Land Use Map, we've identified multiple policies that align.

Future Land Use Map

The map shows the "Employment" shading for our site which is consistent with its current and proposed use as a data center. The expansion that we are proposing is expected to generate approximately 40-50 new jobs.



Below are policies within the General Plan 2016 that are relevant to our site:

1.1 Community Placemaking Policies

d. Protect employment land use areas to support economic development goals.

e. Support land uses and intensities with assured accessibility, infrastructure, and water resources.

g. Encourage building heights greater than 45 feet at select locations in accordance with the Mid-Rise Development Policy.

Currently, the subject parking lot is generating zero employment uses. And without this type of expansion, it is unlikely the parking lot would be used for any other use. The proposed expansion will add an estimated additional 40-50 employees, making this proposal a net gain for employment.

The height of the proposed expansion is within the proper location for a Mid-Rise Overlay and will be in harmony with heights in excess of 45' along Frye Road.

1.1.3 Design and Aesthetics

- a. *Strengthen “sense of place” through public art, gateway development, and streetscape/aesthetic treatments.*
- b. *Consider a more diverse building façade and color palette for the built environment.*

Careful attention has been placed on the design of the building to create a sense of place. The façade will feature artistic elements that tell a story. Networks connect Chandler’s past with Chandler’s future. Chandler’s founder, Dr. Alexander John Chandler, brought the critical infrastructure of his time, canal systems. In like manner, the CBREIM data center will bring today’s critical infrastructure, data systems, to Chandler businesses and residents. Inspired by the overlapping networks of Arizona canals, digital networks, and the networks of branches of our desert vegetation the new CBREIM façade will reflect these patterns and textures. Patterns will be cast into the precast concrete walls and imprinted on perforated steel and metal panel systems. Perforated metal screens with digital imagery will shield outdoor equipment while lending a dynamic quality to the building’s undulating exterior form. Dynamic angles in the façade will further reference our distant desert mountains while expanding the architecture beyond the typical boxy form found in data center construction. The facility has been artistically designed to reflect Chandler’s history while looking forward to the future.

1.5 Building a World-Class Economy Policies

- a. *Continue to target and attract high-wage businesses to Chandler’s strategic Growth Areas.*
- b. *Continue to optimally use remaining vacant land to ensure the highest and best use for economic opportunities.*
- c. *Implement business retention and expansion strategies as part of the city’s economic development program.*
- d. *Protect resources (e.g., land, water) to support changing industry trends.*
- i. *Ensure adequate infrastructure (e.g., telecommunications, high speed fiber network, power, water, and multimodal transportation) is available to support business expansion.*

This proposal meets each of these General Plan provisions.

High-wage business

The data center industry attracts high-wage earners. In the Phoenix Metro Market:

- Entry Level Technician - Average of \$55,000 dollars annually
- Facilities Manager- Average \$108,000 dollars annually
- Program Managers- Average \$115,000 dollars annually
- Data Center Engineer: Average \$151,000 dollars annually
- General Manager/VP: Average \$310,000 dollars annually

Use of vacant land

As stated previously, the site for the proposed expansion would likely remain an underutilized parking lot. But by allowing the expansion, and allowing the proposed height, the City would be maximizing the land's value. Additionally, with the data center running 24/7, employees are needed at all times which increases the amount of jobs required compared to a standard office with employees working 9-5 shifts.

Business retention and expansion strategies

The current proposal is to retain the existing business on site and expand into an area that would be ill-suited for other uses. Allowing the expansion helps to support the existing use and make use of an area of land not being well used today.

Protect resources

Currently, the existing data center is a Tier III MLM user. However, as part of this proposal, the owners are willing to convert the cooling units from water to electric once the units reach the end of their useful life, which the site engineers estimate will be within 1-3 years. The water-cooling units will be replaced by electric cooling solutions that not only are more efficient to create a stable and controlled environment, but do not rely on water to run. In addition to the existing data center converting to electric cooling, 100% of the expansion will have electric cooling.

Ensure adequate infrastructure for business expansion

Data centers by their definition, provide infrastructure to support local, regional, and national businesses with the ability to expand and be successful.

2.1 Conservation and Environmental Planning Policies

e. Encourage adequate buffering, shielding, or proper site planning to help mitigate noise and lighting disturbance to land uses.

Mature landscaping is present on the site already and offers a fantastic buffer. The expanded data center will have numerous noise mitigation methods in place to mitigate sound.

2.3 Ensuring Future Water Policies

l. Continue to monitor water demand and wastewater flow projections to assess existing infrastructure and planning for future expansions and improvements.

n. Continue progressive water conservation efforts.

As referenced above, because of the proposed change from water-chilled units to air-cooled, this center will ultimately use less water than it does today.

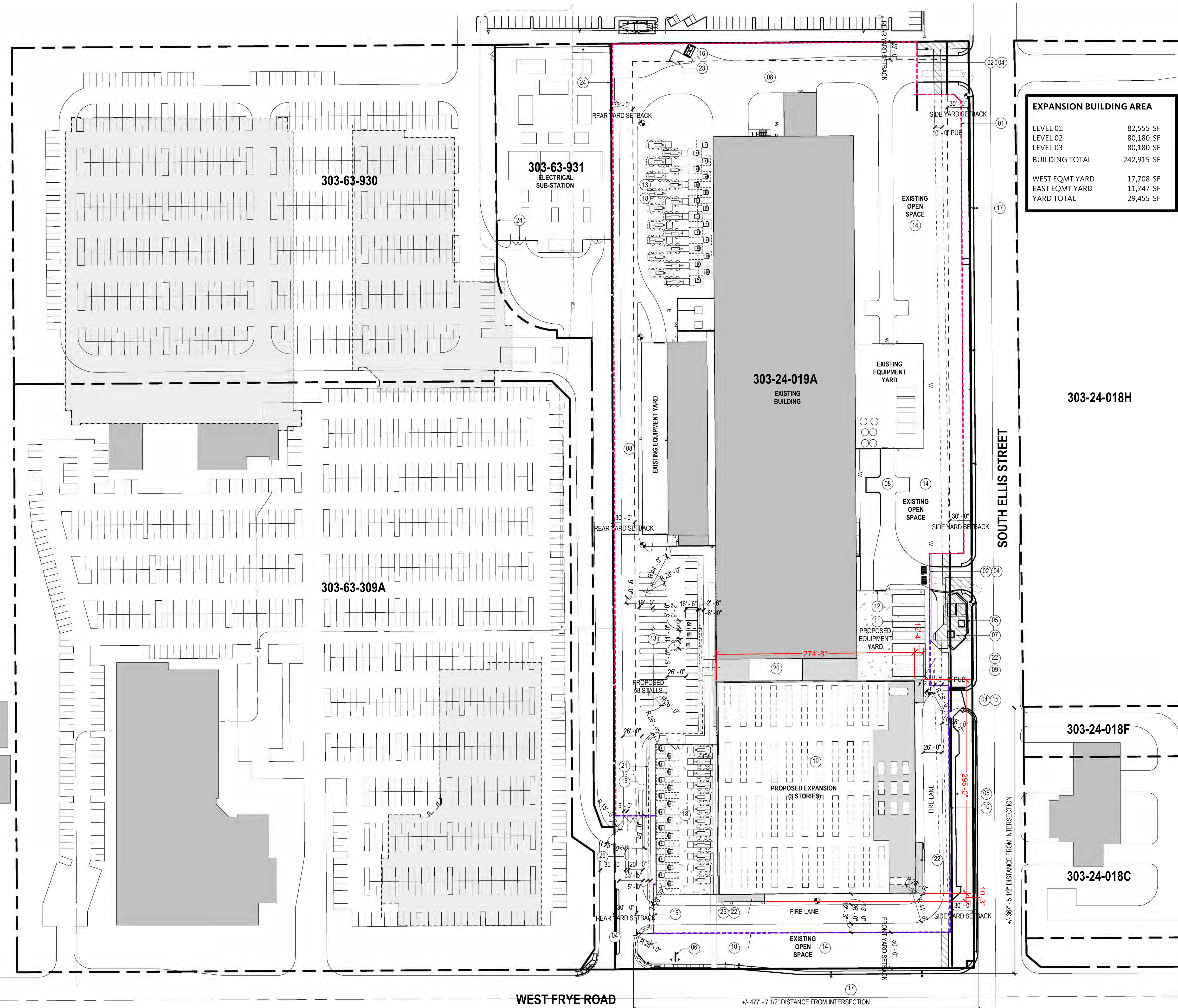
Conclusion

As we do with any case we are asked to represent, our firm has considered the planning justifications behind this request carefully. We firmly believe this is the right use at the right location and that the design expense the owner is willing to undertake on this building will make this an attractive complement to the Price Road Corridor and this portion of Frye Road.

This proposal meets the City's policy of taking advantage of underutilized land and using verticality to take advantage of such land when appropriate. The City has pent up demand for data centers. We recognize the City is careful about where data centers will be located. However, here, where the land is ill suited for other uses, it makes sense to allow the use to proceed and to build appropriate height while doing so.

Vicinity Map





EXPANSION BUILDING AREA	
LEVEL 01	82,555 SF
LEVEL 02	80,180 SF
LEVEL 03	80,180 SF
BUILDING TOTAL	242,915 SF
WEST EQMT YARD	17,708 SF
EAST EQMT YARD	11,747 SF
YARD TOTAL	29,455 SF

SHEET NOTES

- 01 EXISTING SITE FENCE
- 02 EXISTING SITE ACCESS GATE
- 04 EXISTING DRIVEWAY
- 06 EXISTING SITE WALL
- 06 EXISTING BUILDING SIGNAGE
- 07 EXISTING SITE UTILITIES
- 08 EXISTING FIRE LANE
- 09 PROPOSED FIRE HYDRANTS
- 10 PROPOSED FENCE RE-ROUTE
- 11 PROPOSED FULL HEIGHT SCREENING WALL, SOLID WALL
- 12 PROPOSED OVERHEAD DOOR RETENTION
- 13 PROPOSED UNDERGROUND RETENTION
- 14 EXISTING RETENTION BASIN, EXISTING MATURE LANDSCAPE WILL REMAIN PLACE OR WILL BE SALVAGED FOR REUSE
- 15 REVISED SITE ACCESS GATE WITH MEANS OF EMERGENCY OPERATION, DESIGN TO MATCH EXISTING
- 16 EXISTING TRASH ENCLOSURE
- 17 EXISTING STREETLIGHTS
- 18 PROPOSED GENERATOR EQUIPMENT WITH BUILT-IN ACOUSTIC ENCLOSURES & ADJACENT ELECTRICAL TRANSFORMERS MECHANICAL UNITS ON ROOFTOP
- 20 COURTYARD SPACE WITH OUTDOOR SEATING
- 21 ACCESSIBLE ROUTE FROM RIGHT-OF-WAY
- 22 EXTERIOR STAIR ENCLOSURE
- 23 FUTURE EXPANSION FOR TRASH ENCLOSURE
- 24 EXPANDED SUB-STATION EQUIPMENT AND WALL ENCLOSURE, WALLS TO MATCH EXISTING DESIGN AND APPEARANCE, WALL HEIGHT APPROX. 10 FT.
- 25 PROPOSED FDC AT FIRE RISER ROOM
- 26 GATE CONTROL MECHANISM

GENERAL NOTES

APN: 303-24-019A
 LOT SIZE: 631,446 SF / 14.49 AC
 CURRENT ZONING: I-1
 PROPOSED ZONING: PAD

APN: 303-63-931
 LOT SIZE: 83,032 SF / 1.86 AC
 CURRENT ZONING: PAD

PARKING:

EXISTING ADMIN - 8,238 SF
 REQUIRED PARKING:
 8,238 SF / 250 SF (1 SPACE) = 33 SPACES

PROPOSED ADMIN - 4,320 SF
 REQUIRED PARKING:
 4,320 SF / 250 SF (1 SPACE) = 18 SPACES

TOTAL REQUIRED: 51 SPACES
 3 ADA PARKING STALLS (1 VAN)

PROVIDED PARKING: 58 SPACES
 3 ADA PARKING STALLS (1 VAN)

SITE PLAN NOTES

- ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
- SIGNS REQUIRE SEPARATE PERMIT. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.
- ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACKFLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE TO BE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS, SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
- ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS AND SHADE STRUCTURES REQUIRE SEPARATE SUBMITTAL AND PERMITS.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- STREET CENTERLINE
- EXISTING FENCE LINE
- REVISED FENCE LINE
- ⊕ PROPOSED FIRE HYDRANT
- ▒ EXISTING BUILDING
- ▒ PROPOSED BUILDING (NOT IN SCOPE)

CBRE | CAPITAL MARKETS

2500 W Frye Rd Chandler, AZ 85224

Gensler

2575 E. Camelback Rd. Suite 175
 Phoenix, AZ 85016
 United States

Tel 602.523.4900
 Fax 602.523.4949

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL WITH DIMS

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Seal / Signature

NOT FOR CONSTRUCTION

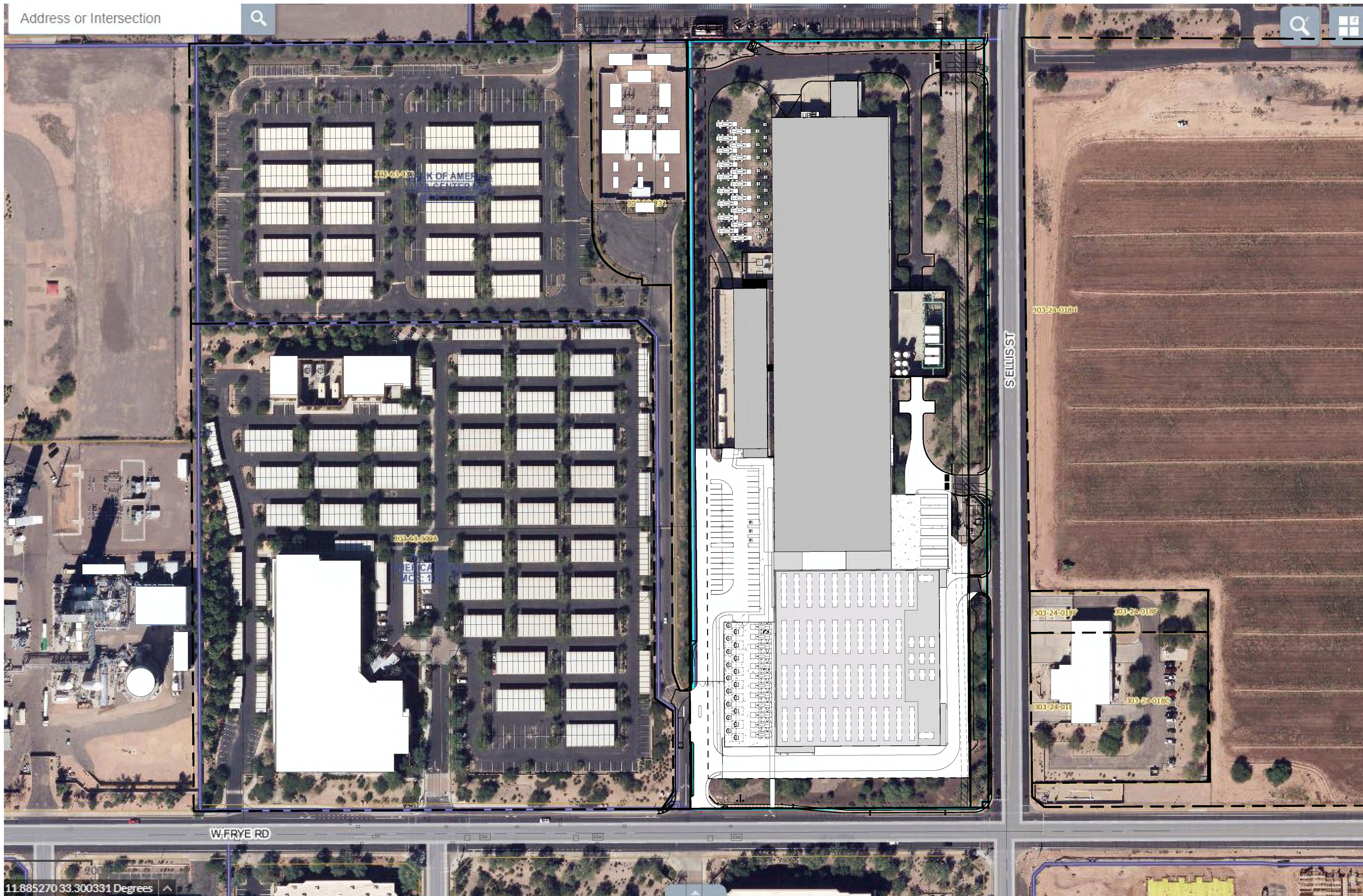
Project Name
CBREIM Chandler Frye Road DC Reposition

Project Number
057.8377.000

Description
SITE PLAN - LEVEL 01

Scale
 As indicated

RZ0.0L1



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2500 W Frye Rd Chandler, AZ 85224

Gensler

2575 E. Camelback Rd. Suite 175
 Phoenix, AZ 85016
 United States
 Tel: 602.523.4900
 Fax: 602.523.4949

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 CBREIM Chandler Frye Road DC Reposition

Project Number
 057.8377.000

Description
 SITE PLAN - LEVEL 01 AERIAL

Scale
 1" = 80'-0"

RZ0.0L2

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SHEET NOTES

GENERAL NOTES

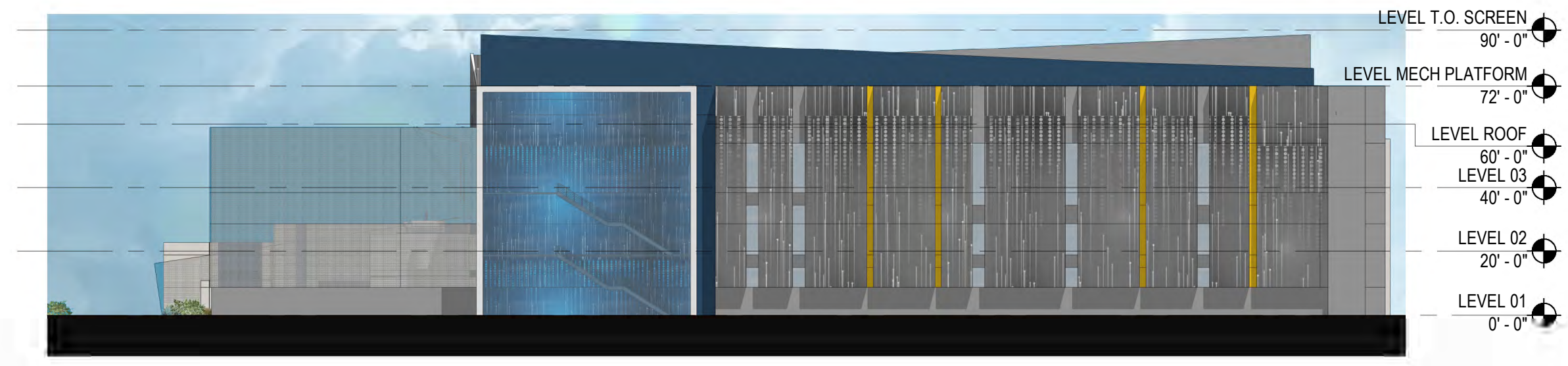
KEY PLAN



01 BUILDING ELEVATION - EAST - COLOR DR OVERALL
SCALE: 1" = 40'-0"



02 BUILDING ELEVATION - NORTH - COLOR DR OVERALL
SCALE: 1" = 40'-0"



03 BUILDING ELEVATION - SOUTH - COLOR DR OVERALL
SCALE: 1" = 40'-0"



04 BUILDING ELEVATION - WEST - COLOR DR OVERALL
SCALE: 1" = 40'-0"

Date	Description
11/02/23	R-PDP SUBMITTAL
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Seal / Signature

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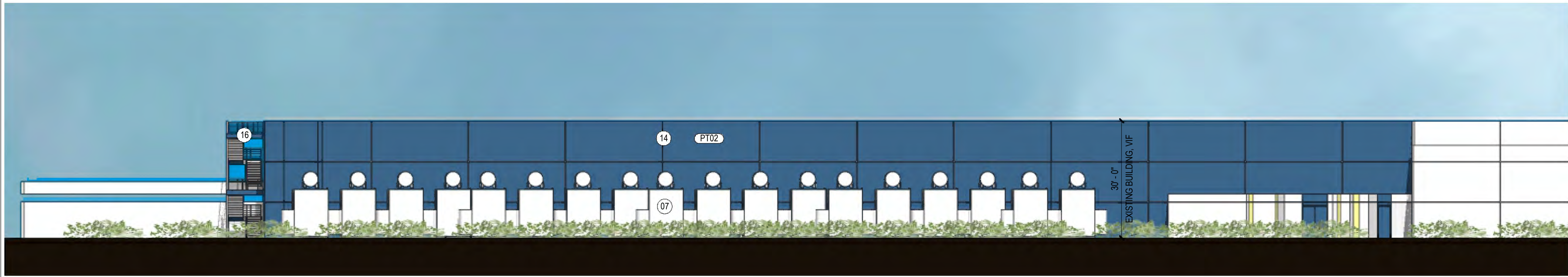
Description
BUILDING ELEVATIONS COLOR OVERALL

Scale
1" = 40'-0"

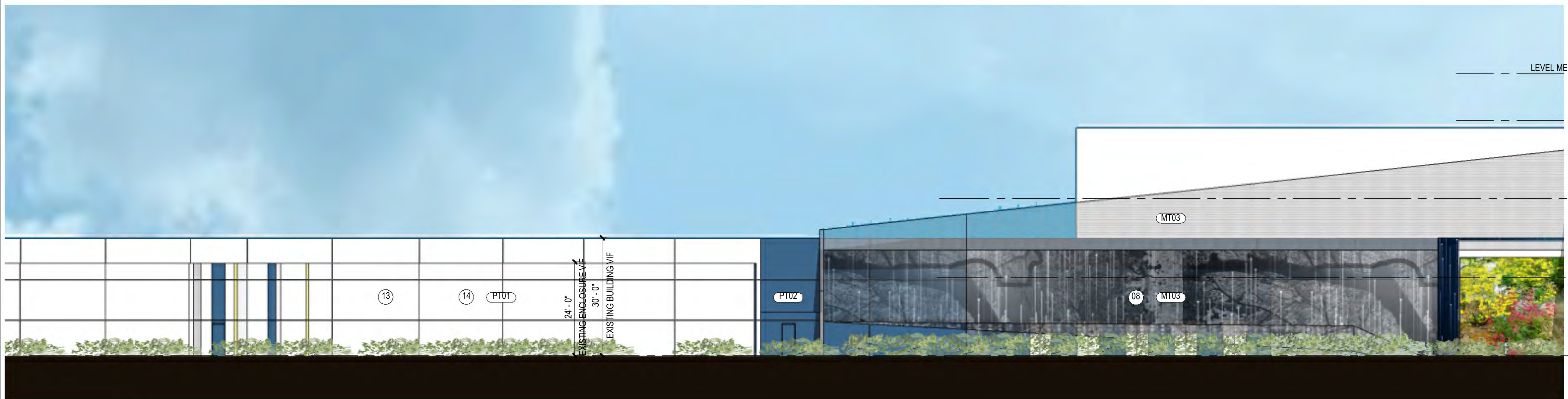
RZ3.00

GENERAL NOTES

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- SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
- ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING.
- ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.
- SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



01 BUILDING ELEVATION - WEST - COLOR DR - SIDE A
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION - WEST - COLOR DR - SIDE B
SCALE: 1/16" = 1'-0"



03 BUILDING ELEVATION - WEST - COLOR DR - SIDE C
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 SOLID MECHANICAL SCREEN AT ROOFTOP WITH INTEGRAL ACOUSTIC TREATMENTS. MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
- 02 EQUIPMENT YARD SCREENING WITH ACOUSTICAL TREATMENT
- 05 DECORATIVE CONCRETE TREATMENT ON EXPOSED CONCRETE SURFACE
- 07 GENERATOR EQUIPMENT WITH BUILT-IN ACOUSTIC ENCLOSURE
- 08 DECORATIVE METAL SCREEN
- 09 NEW BUILDING ENTRY WITH SHADE CANOPY ABOVE
- 10 COURTYARD GARDEN BETWEEN EXISTING AND NEW EXPANSION
- 12 EXISTING BUILDING ENTRY
- 13 EXISTING GENERATOR ENCLOSURE
- 14 EXISTING BUILDING WITH NEW PAINTING SCHEME
- 16 EXISTING STAIR TOWER
- 19 PROPOSED BUILDING SIGNAGE, PROVIDED UNDER SEPARATE PERMIT
- 20 VERTICAL LOUVER SECTION FOR MECHANICAL EQUIPMENT

CBRE | CAPITAL MARKETS

2500 W Frye Rd Chandler, AZ 85224

Gensler

2575 E. Camelback Rd. Suite 175 Phoenix, AZ 85016 United States
Tel 602.523.4900 Fax 602.523.4949

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

LEGEND

CC-01 DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SAND BLASTED

CC-02 DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SMOOTH

DP-01 DESCR: STUCCO
COLOR: MATCH PT02
FINISH: SAND SMOOTH

GL-01 DESCR: TEMPERED GLAZING
COLOR: CLEAR LOW IRON
FINISH: -

MT-01 DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC

MT-02 DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC

MT-03 DESCR: PERFORATED METAL
COLOR: VARIED
FINISH: PAINTED

MT-04 DESCR: METAL PANEL
COLOR: GRAY
FINISH: BRUSHED

PT-01 DESCR: EXTERIOR PAINT
COLOR: GAUNTLET GRAY
FINISH: FLAT

PT-02 DESCR: EXTERIOR PAINT
COLOR: BLUE EARTH
FINISH: FLAT

PT-03 DESCR: EXTERIOR PAINT
COLOR: YUMA GOLD
FINISH: FLAT

PT-04 DESCR: EXTERIOR PAINT
COLOR: FOSSIL
FINISH: FLAT

Seal / Signature

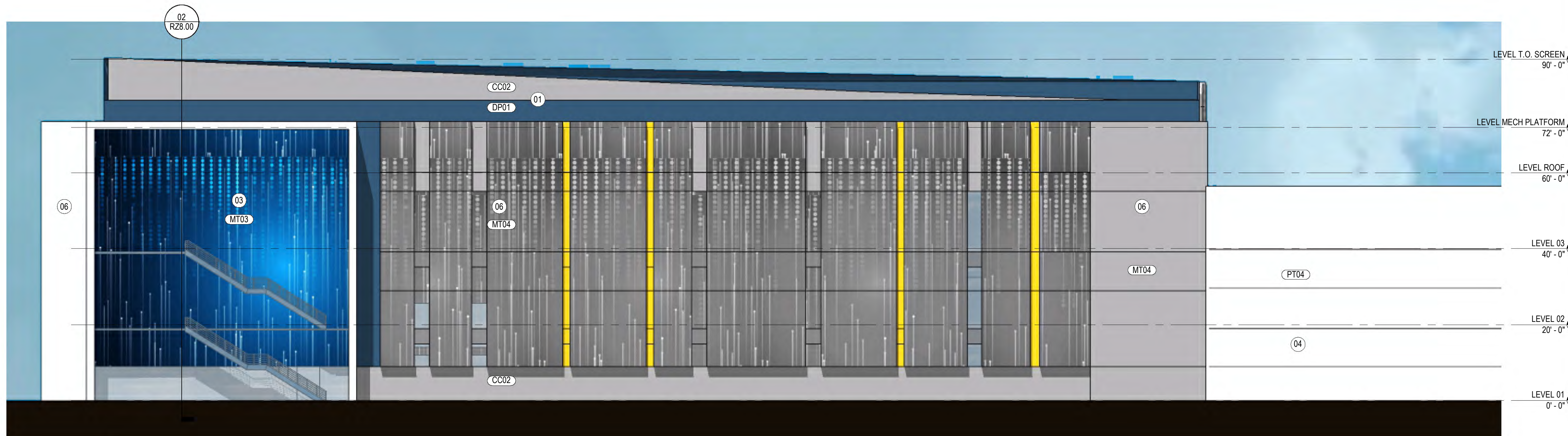
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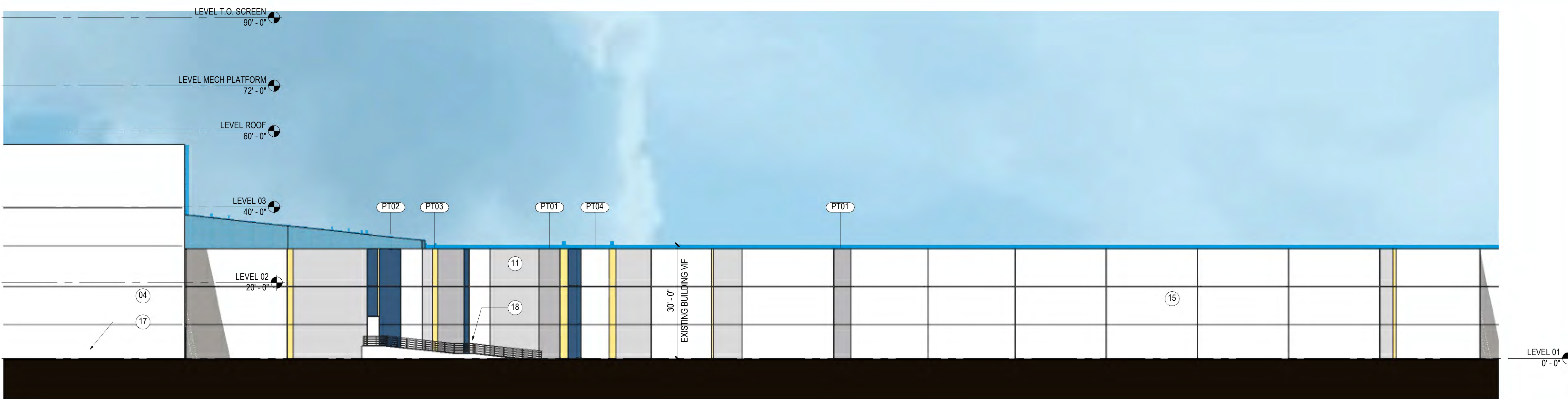
Description
BUILDING ELEVATIONS COLOR

Scale
As indicated

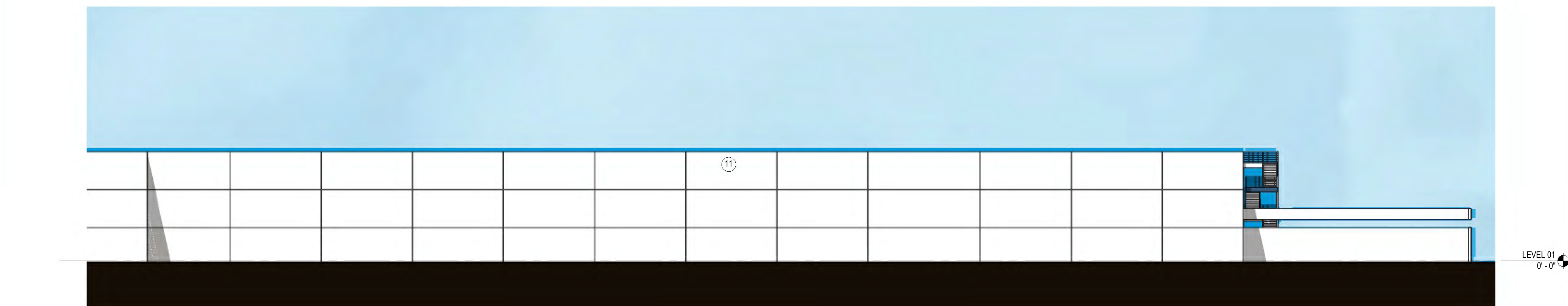
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01 BUILDING ELEVATION - EAST - COLOR DR - SIDE A
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION - EAST - COLOR DR - SIDE B
SCALE: 1/16" = 1'-0"



03 BUILDING ELEVATION - EAST - COLOR DR - SIDE C
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 SOLID MECHANICAL SCREEN AT ROOFTOP WITH INTEGRAL ACOUSTIC TREATMENTS. MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
- 03 EXTERIOR METAL STAIR WITH DECORATIVE METAL SCREEN WITH METAL PANEL SURROUND
- 04 EXTERIOR SERVICE YARD WITH LOADING DOCK. SOLID SCREENING MATERIAL
- 06 METAL PANEL CLADDING WITH DECORATIVE PATTERNS
- 11 EXISTING BUILDING
- 15 EXISTING EQUIPMENT YARD ENCLOSURE
- 17 EXISTING SECURITY FENCE
- 18 EXISTING ACCESS RAMP WITH GUARDRAIL

LEGEND

- CC-01** DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SAND BLASTED
- CC-02** DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SMOOTH
- DP-01** DESCR: STUCCO
COLOR: MATCH PT02
FINISH: SAND SMOOTH
- GL-01** DESCR: TEMPERED GLAZING
COLOR: CLEAR LOW IRON
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FINISH: PAINTED, GRAPHIC
- MT-02** DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC
- MT-03** DESCR: PERFORATED METAL
COLOR: VARIED
FINISH: PAINTED
- MT-04** DESCR: METAL PANEL
COLOR: GRAY
FINISH: BRUSHED
- PT-01** DESCR: EXTERIOR PAINT
COLOR: GAUNTLET GRAY
FINISH: FLAT
- PT-02** DESCR: EXTERIOR PAINT
COLOR: BLUE EARTH
FINISH: FLAT
- PT-03** DESCR: EXTERIOR PAINT
COLOR: YUMA GOLD
FINISH: FLAT
- PT-04** DESCR: EXTERIOR PAINT
COLOR: FOSSIL
FINISH: FLAT

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2575 E Camelback Rd. Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

CBREIM Chandler Frye Road DC Reposition

Project Number

057.8377.000

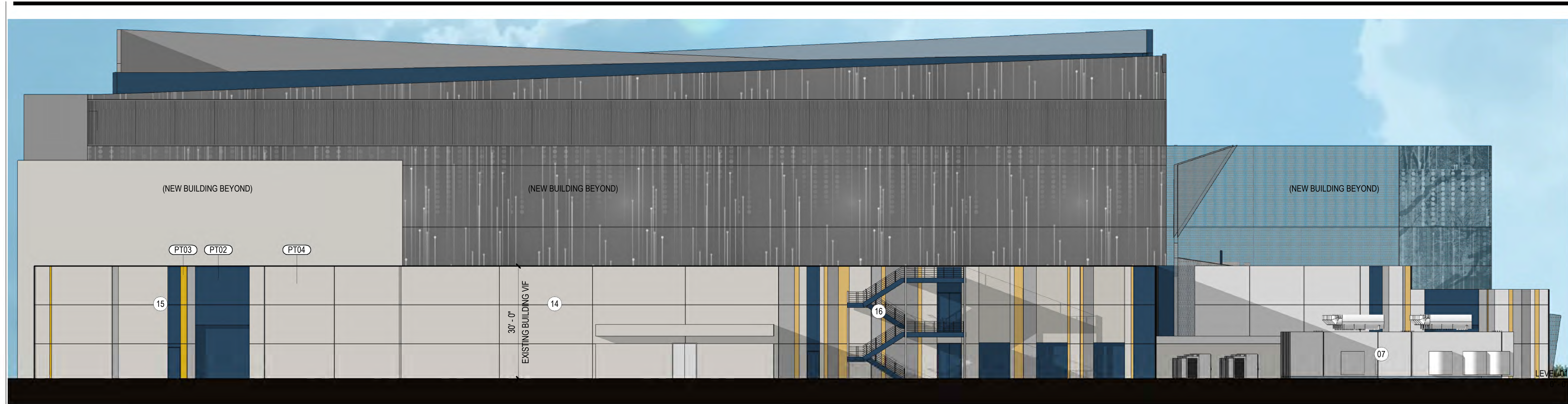
Description

BUILDING ELEVATIONS COLOR

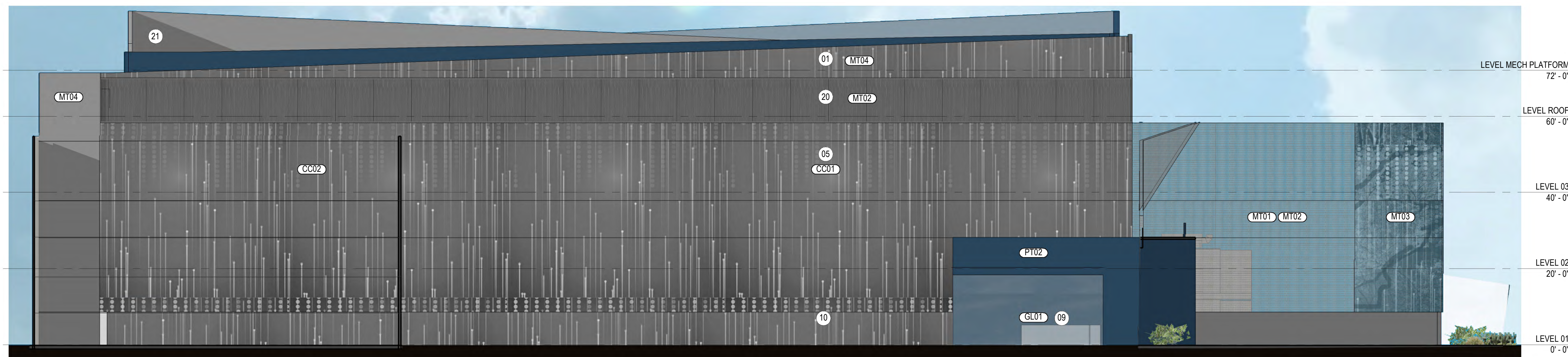
Scale

As indicated

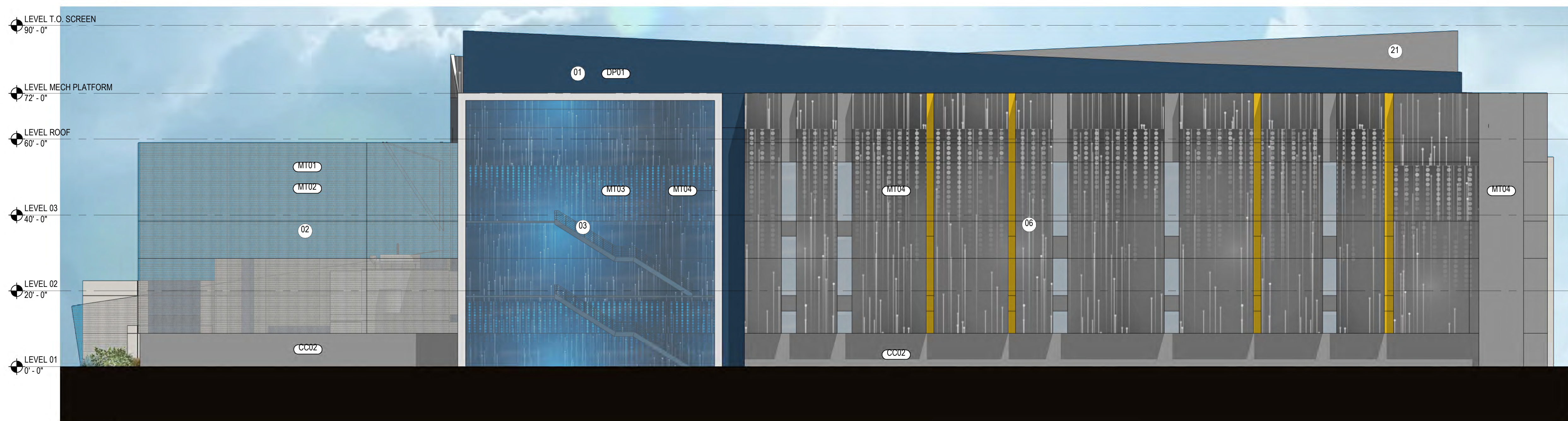
RZ3.02



01 BUILDING ELEVATION - NORTH - COLOR DR 1
SCALE: 1/16" = 1'-0"



02 BUILDING ELEVATION - NORTH NEW EXPANSION - COLOR DR
SCALE: 1/16" = 1'-0"



03 BUILDING ELEVATION - SOUTH - COLOR DR
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 SOLID MECHANICAL SCREEN AT ROOFTOP WITH INTEGRAL ACOUSTIC TREATMENTS. MECHANICAL EQUIPMENT TO BE FULLY SCREENED.
- 02 EQUIPMENT YARD SCREENING WITH ACOUSTICAL TREATMENT
- 03 EXTERIOR METAL STAIR WITH DECORATIVE METAL SCREEN WITH METAL PANEL SURROUND
- 05 DECORATIVE CONCRETE TREATMENT ON EXPOSED CONCRETE SURFACE
- 06 METAL PANEL CLADDING WITH DECORATIVE PATTERNS
- 07 GENERATOR EQUIPMENT WITH BUILT-IN ACOUSTIC ENCLOSURE
- 09 NEW BUILDING ENTRY WITH SHADE CANOPY ABOVE
- 10 COURTYARD GARDEN BETWEEN EXISTING AND NEW EXPANSION
- 14 EXISTING BUILDING WITH NEW PAINTING SCHEME
- 15 EXISTING EQUIPMENT YARD ENCLOSURE
- 16 EXISTING STAIR TOWER
- 20 VERTICAL LOUVER SECTION FOR MECHANICAL EQUIPMENT
- 21 WALL SURFACE BEYOND

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2575 E. Camelback Rd. Suite 175 Phoenix, AZ 85016 United States
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Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

LEGEND

- CC-01** DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SAND BLASTED
- CC-02** DESCR: PRE-CAST CONCRETE
COLOR: -
FINISH: SMOOTH
- DP-01** DESCR: STUCCO
COLOR: MATCH PT02
FINISH: SAND SMOOTH
- GL-01** DESCR: TEMPERED GLAZING
COLOR: CLEAR LOW IRON
FINISH: -
- MT-01** DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC
- MT-02** DESCR: METAL MESH
COLOR: VARIED
FINISH: PAINTED, GRAPHIC
- MT-03** DESCR: PERFORATED METAL
COLOR: VARIED
FINISH: PAINTED
- MT-04** DESCR: METAL PANEL
COLOR: GRAY
FINISH: BRUSHED
- PT-01** DESCR: EXTERIOR PAINT
COLOR: GAUNTLET GRAY
FINISH: FLAT
- PT-02** DESCR: EXTERIOR PAINT
COLOR: BLUE EARTH
FINISH: FLAT
- PT-03** DESCR: EXTERIOR PAINT
COLOR: YUMA GOLD
FINISH: FLAT
- PT-04** DESCR: EXTERIOR PAINT
COLOR: FOSSIL
FINISH: FLAT

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
CBREIM Chandler Frye Road DC Reposition

Project Number
057.8377.000

Description
BUILDING ELEVATIONS COLOR

Scale
As indicated

RZ3.03

SHEET NOTES

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GENERAL NOTES

Seal / Signature

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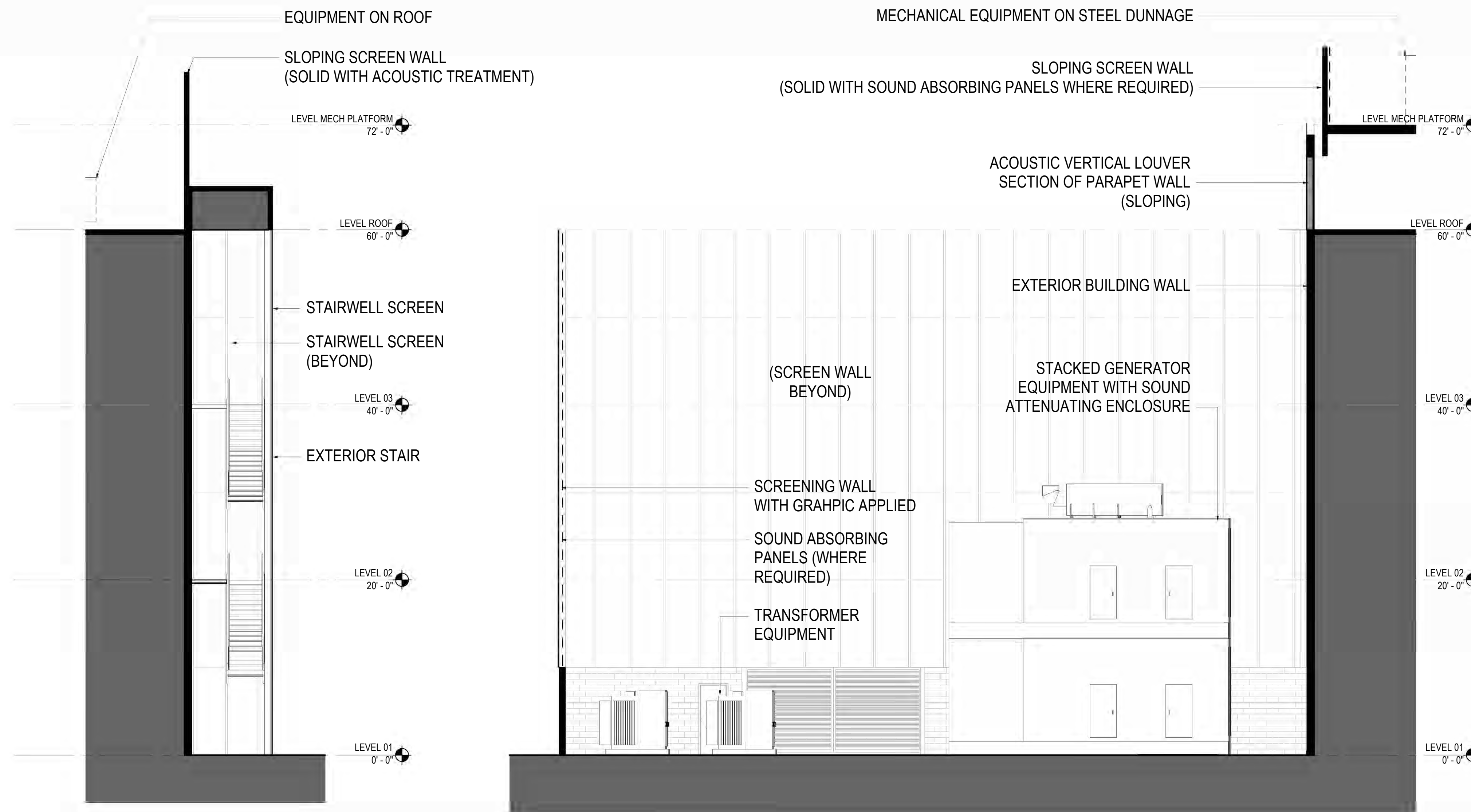
Project Name
CBREIM Chandler Frye Road DC Reposition

Project Number
057.8377.000

Description
BUILDING DETAILS

Scale
1/8" = 1'-0"

RZ8.00



02 EXTERIOR STAIRWELL SECTION
SCALE: 1/8" = 1'-0"

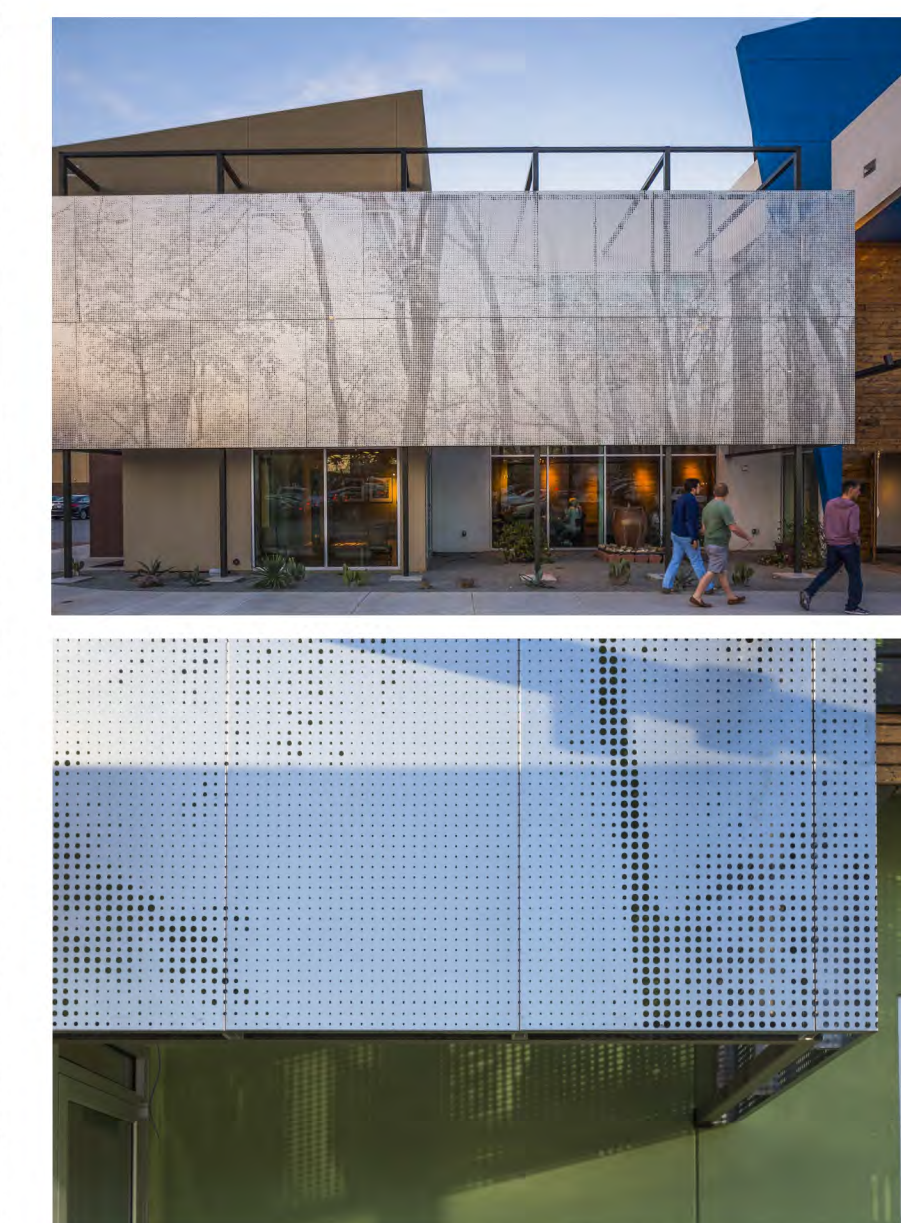
01 GENERATOR YARD SECTION
SCALE: 1/8" = 1'-0"



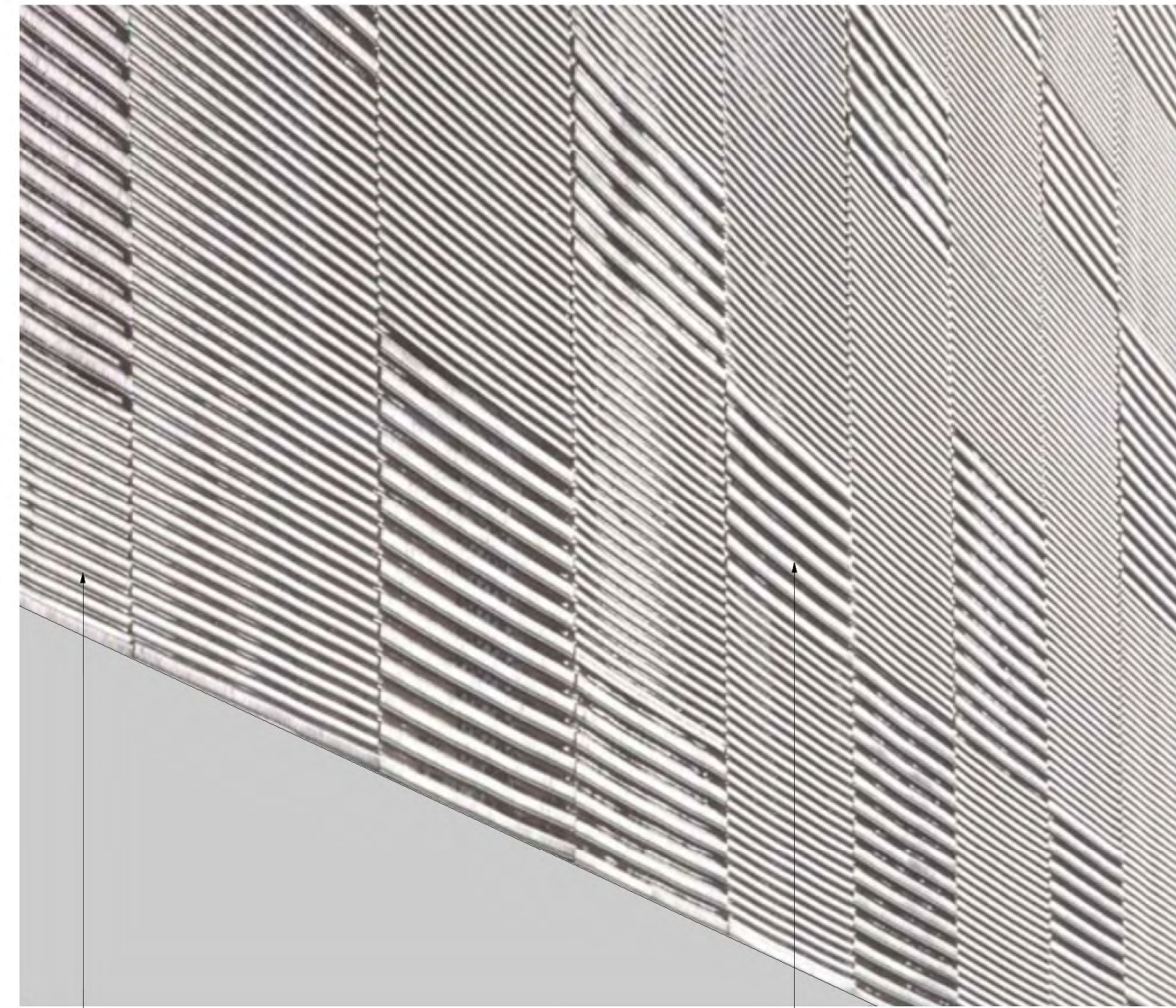
EXISTING SITE PERIMETER FENCE



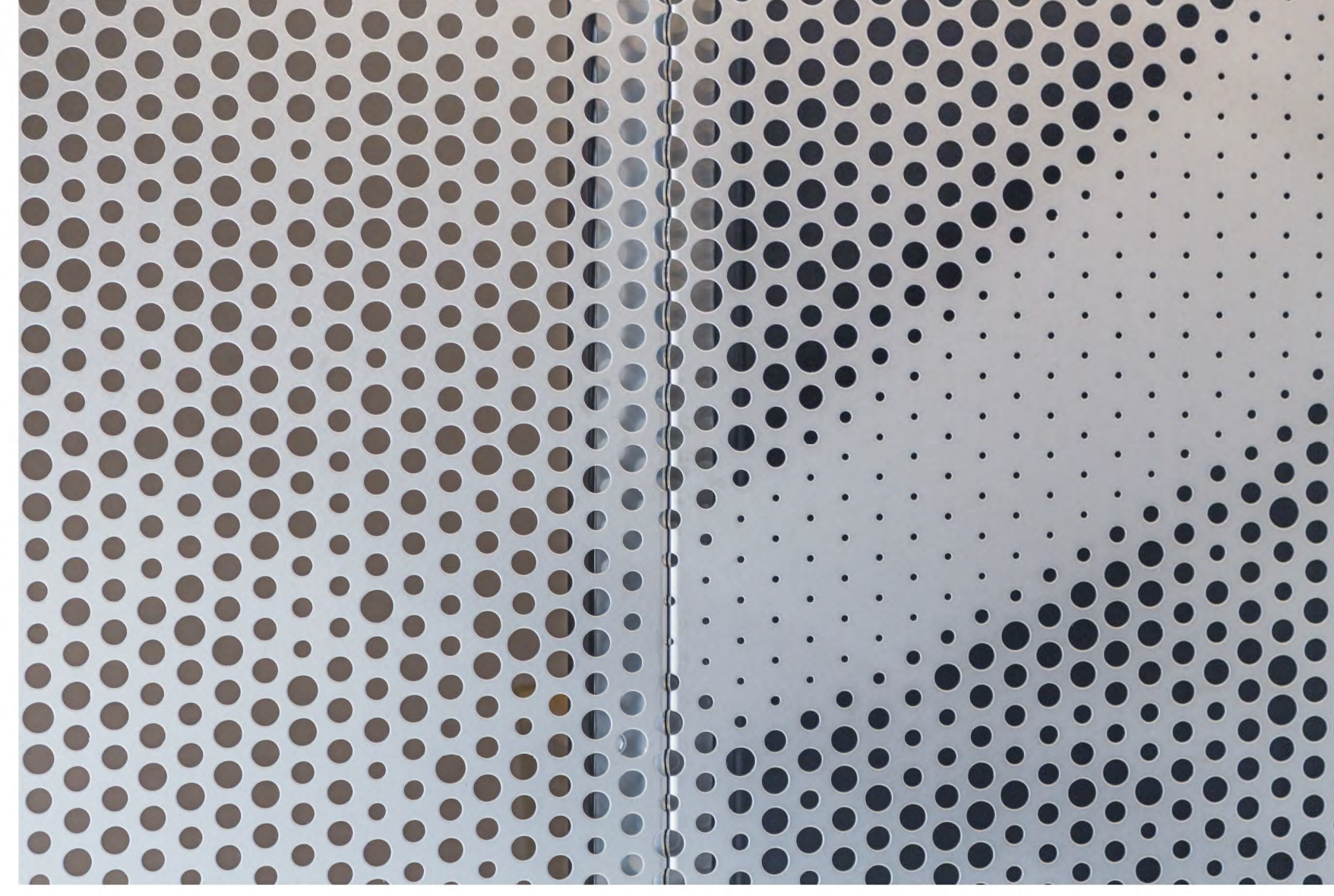
GRAPHIC COLLAGE APPLIED TO SCREENING ELEMENT



EXAMPLES OF PERFORATION OPACITY



MT-01
METAL MESH 01 PERFORATED SCREEN. MAXIMUM OPENNESS OF 35% WITH A MAXIMUM HOLE SIZE OF 1/2"



MT-02
METAL MESH 02 ACOUSTIC LOUVER

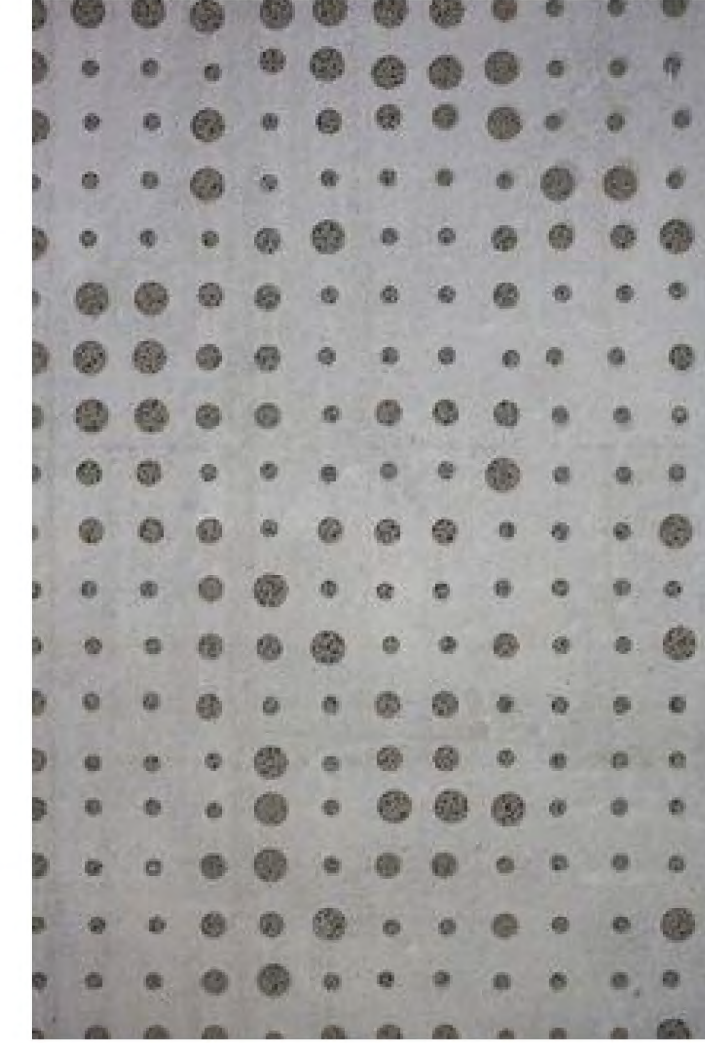
MT-03
PERFORATED METAL MESH PERFORATED SCREEN WITH VARIABLE PERFORATION PATTERN TO CREATE IMAGE. MAXIMUM OPENNESS OF 35%. HOLE SIZES WILL VARY TO CREATE IMAGE WITH A MAXIMUM HOLE SIZE OF 5/8".



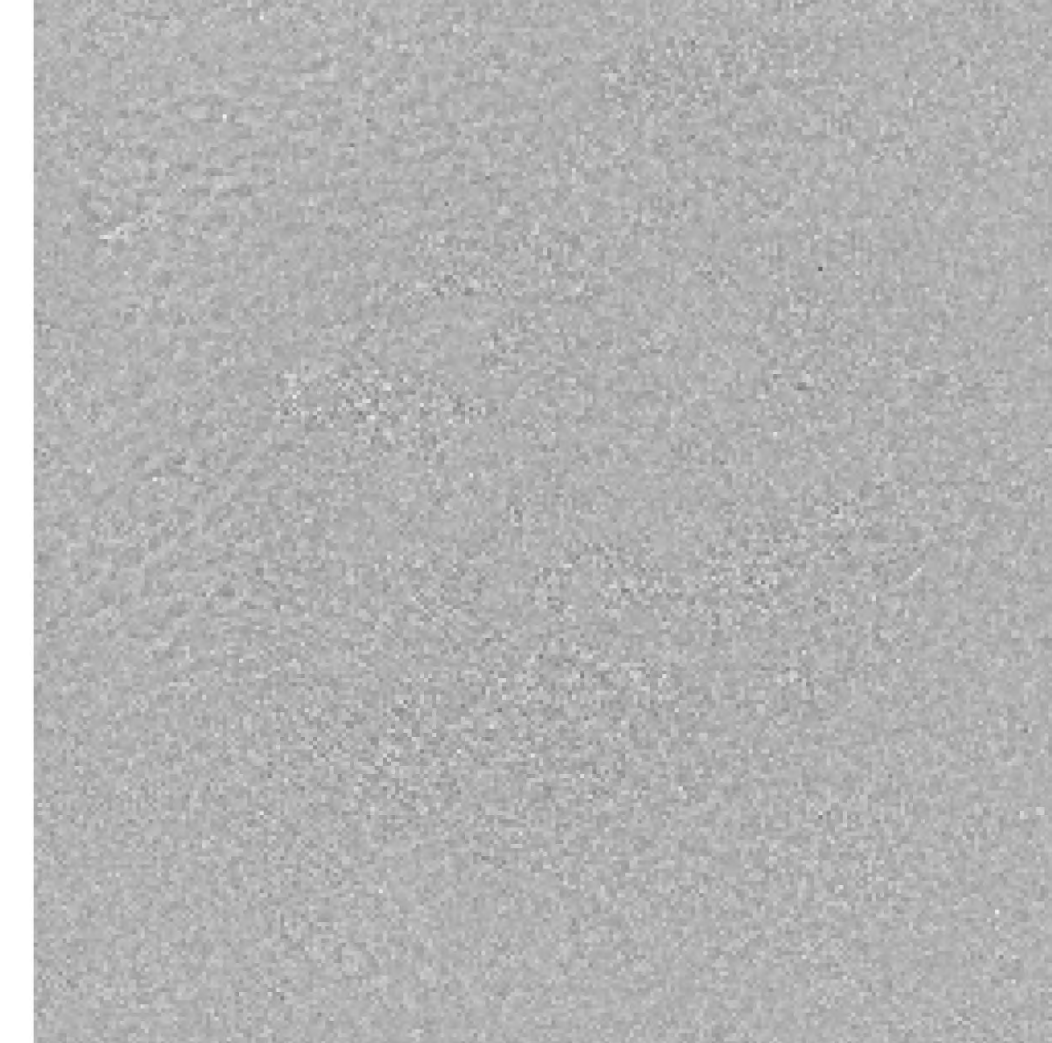
MT-04
METAL PANEL



DP-01
STUCCO FINISH (PAINTED)



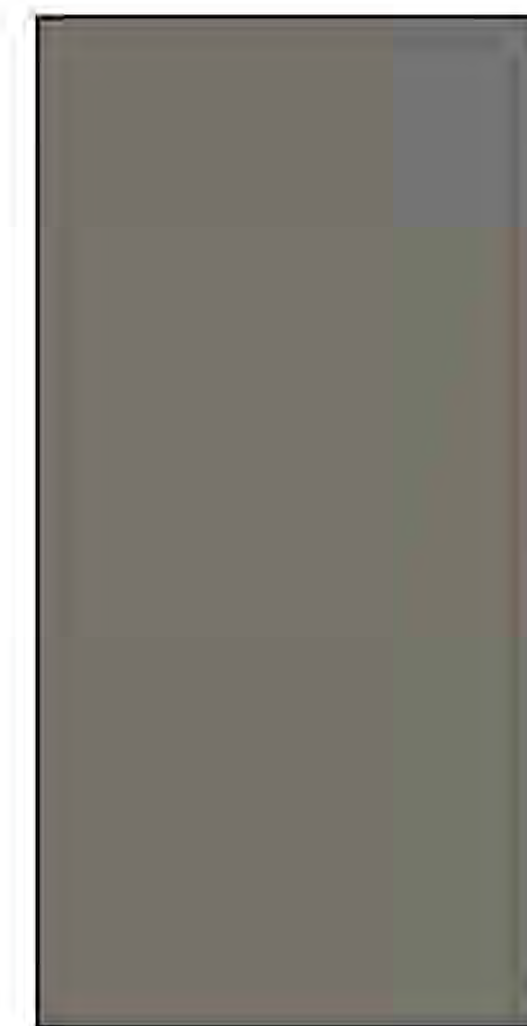
CC-01
SANDBLASTED CONCRETE



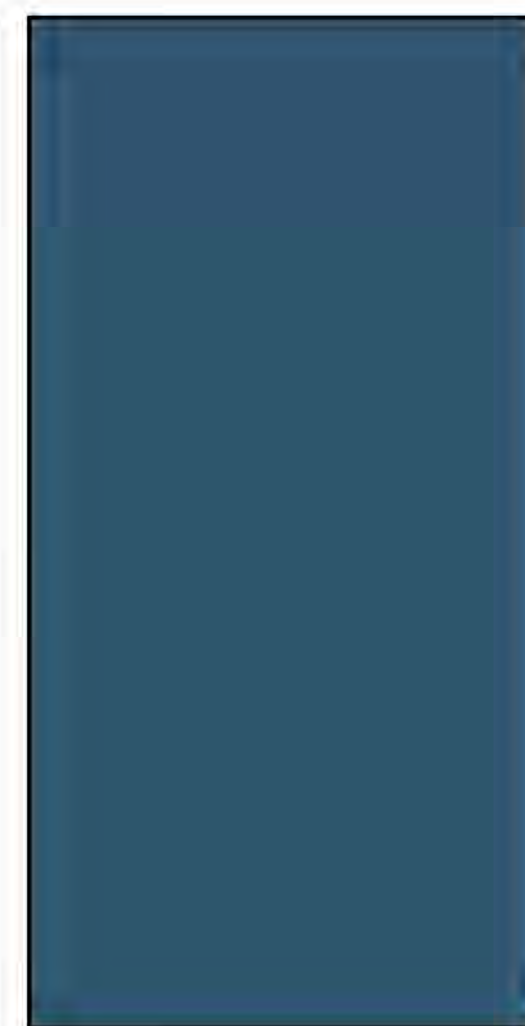
CC-02
CONCRETE



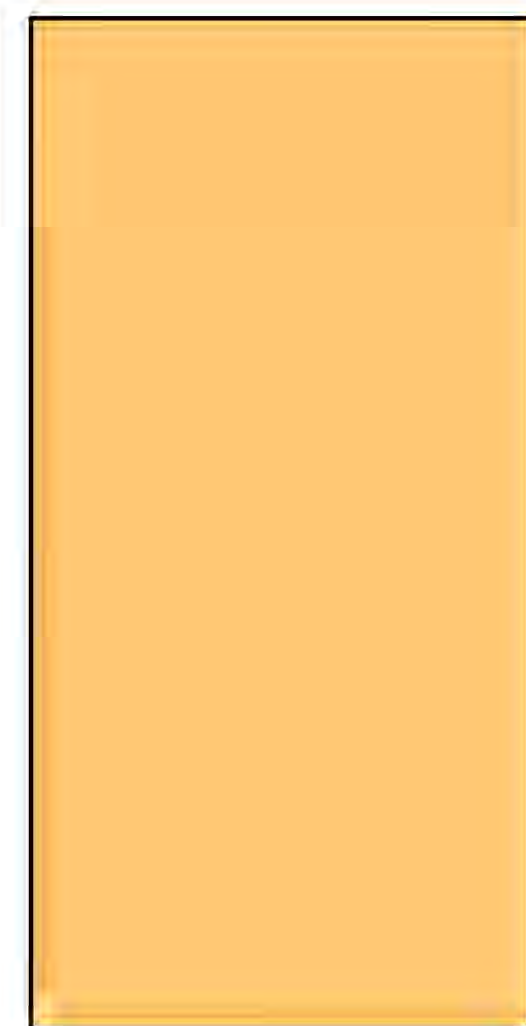
GL-01
GLAZING



PT-01
PAINT FIELD COLOR GAUNTLET GRAY SW7019



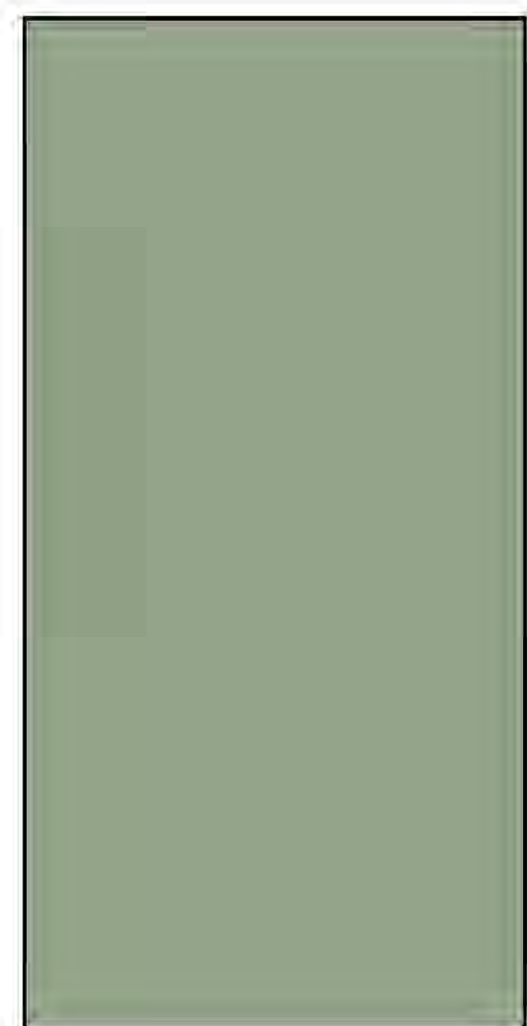
PT-02
PAINT ACCENT COLOR 01 BLUE EARTH DE5853



PT-03
PAINT ACCENT COLOR 02 YUMA GOLD DE5305



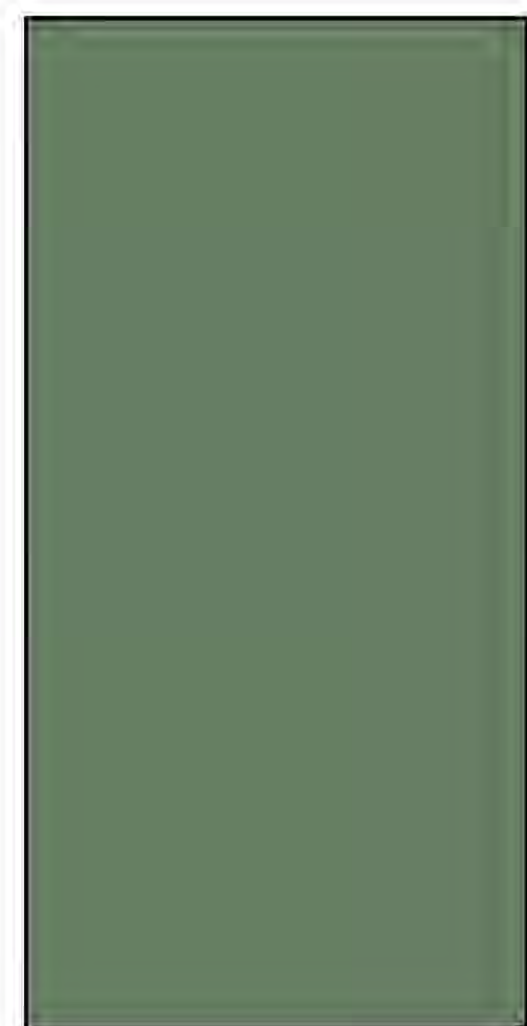
PT-04
PAINT BODY COLOR 02 FOSSIL DE6225



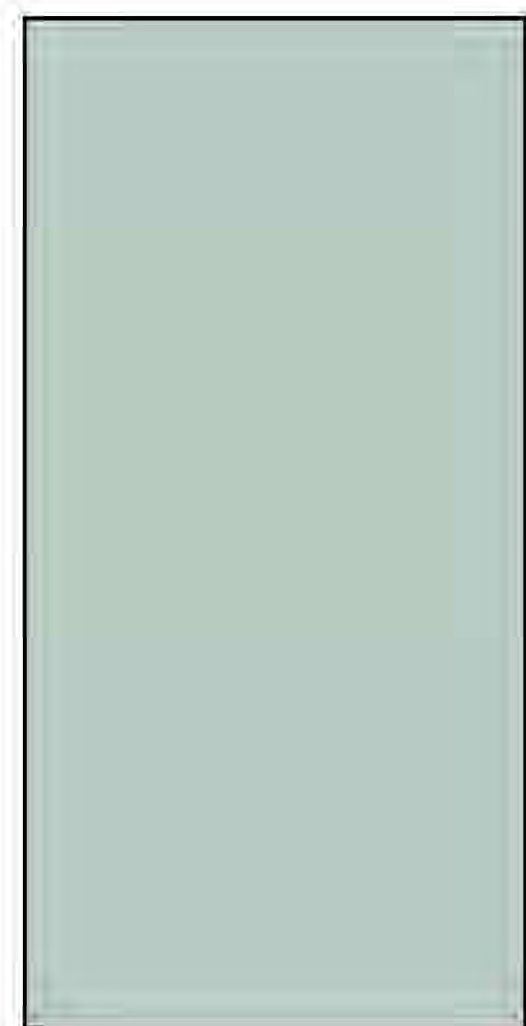
PT-05
PAINT ACCENT COLOR 03 SOMA SAGE DET522



PT-06
PAINT ACCENT COLOR 04 ENDIVE DE5618



PT-07
PAINT ACCENT COLOR 04 ENGLISH HOLLY DE5649



PT-08
PAINT ACCENT COLOR 04 ROLLING WAVES DE5716

(COLORS USED IN COUTYARD SPACE)

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

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Project Name
CBREIM Chandler Frye Road DC Reposition

Project Number
057.8377.000

Description
BUILDING MATERIALS

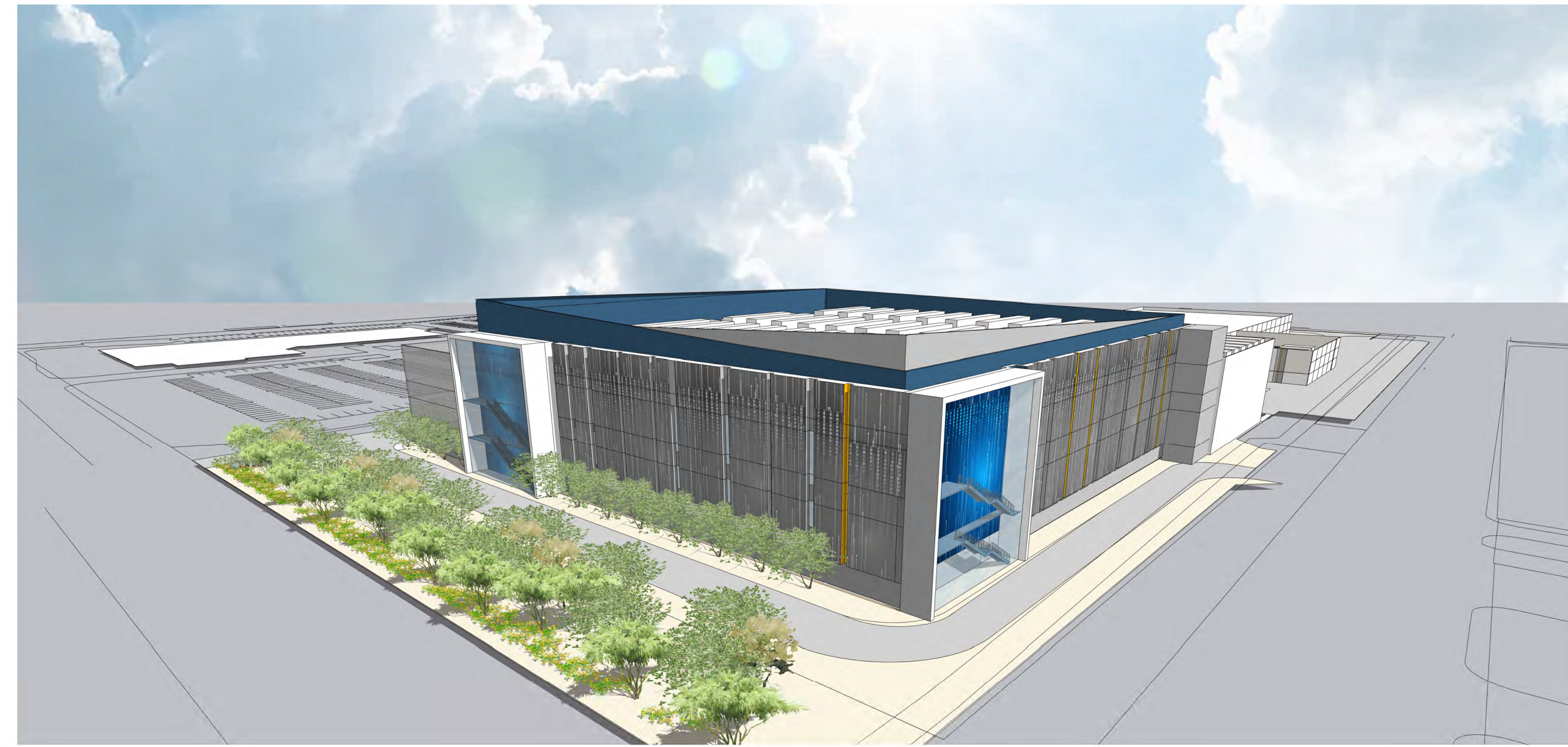
Scale
1/4" = 1'-0"

RZ8.01

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL



WEST - MAIN ENTRY



SOUTHEAST CORNER - NEW BUILDING EXPANSION



SOUTHWEST CORNER - NEW BUILDING EXPANSION



NORTHWEST CORNER - EXISTING BUILDING

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
CBREIM Chandler Frye Road
DC Reposition

Project Number
057.8377.000

Description
BUILDING PERSPECTIVES

Scale

RZ9.00



AREA ANALYSIS	LEVEL 01
DATA HALLS	52,840 SF
MECHANICAL	8,880 SF
STORAGE	845 SF
ADMINISTRATION	800 SF
SUPPORT	12,427 SF
CIRCULATION	6,763 SF
L1 BUILDING TOTAL	82,555 SF
WEST EQUIPMENT YARD	17,708 SF
EAST EQUIPMENT YARD	11,747 SF
EQUIPMENT YARD TOTAL	29,455 SF

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Date	Description
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Project Name
CBREIM Chandler Frye Road
DC Reposition

Project Number
057.8377.000

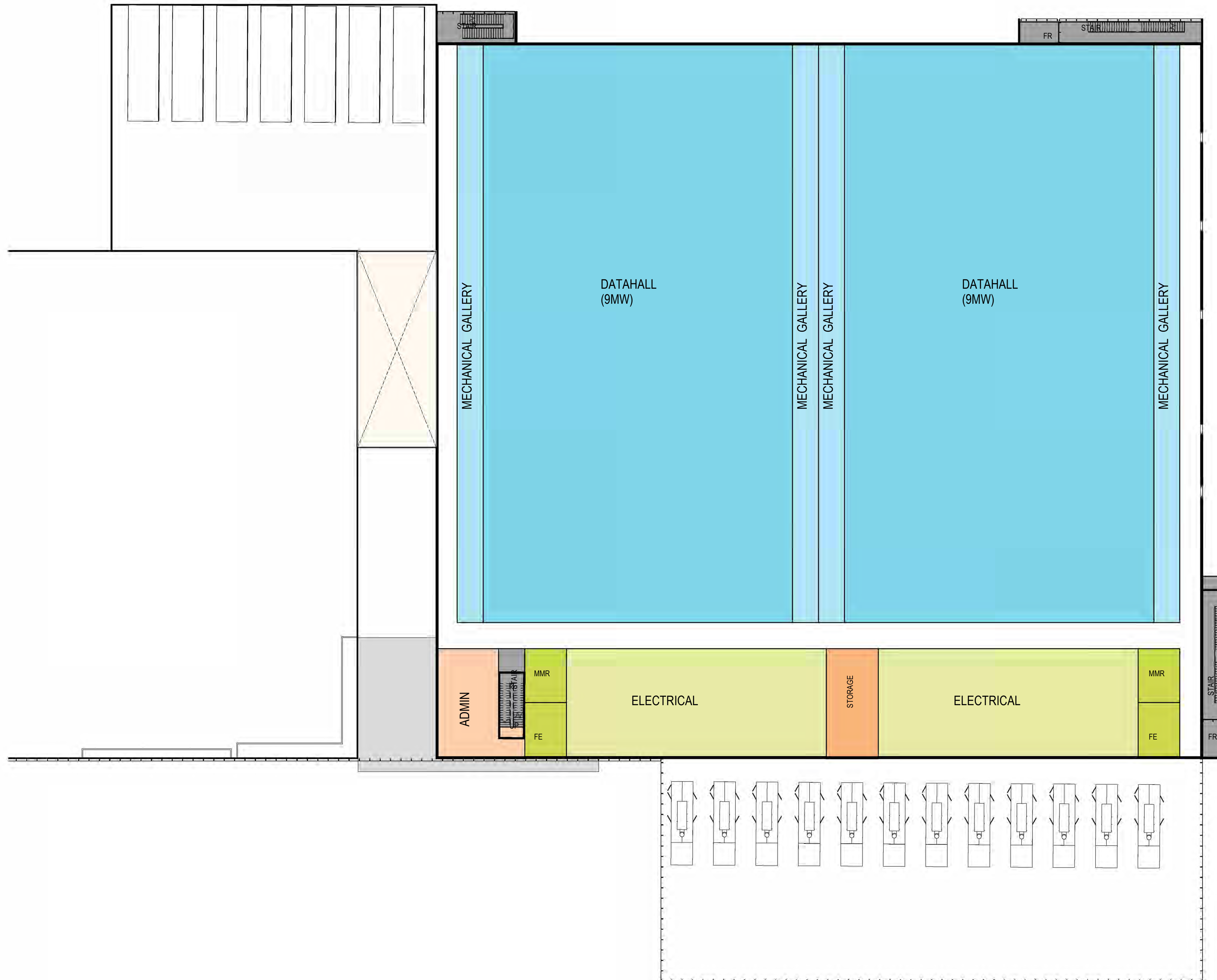
Description
LEVEL 01

Scale
3/64" = 1'-0"

RZ10.01

1 ILLUSTRATIVE FLOOR PLAN - LEVEL 01
SCALE: 3/64" = 1'-0"

5/17/2024 12:24:58 PM Autodesk Docs://057.8377.000 - CBREIM Chandler Frye Road DC Reposition/Architecture - 057.8377.000 - CBRE_FRYE.rvt



AREA ANALYSIS	LEVEL 02
DATA HALLS	52,840 SF
MECHANICAL	8,880 SF
STORAGE	845 SF
ADMINISTRATION	800 SF
SUPPORT	10,163 SF
CIRCULATION	6,652 SF
L2 BUILDING TOTAL	80,180 SF

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Date	Description
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Project Name
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Project Number
057.8377.000

Description
LEVEL 02

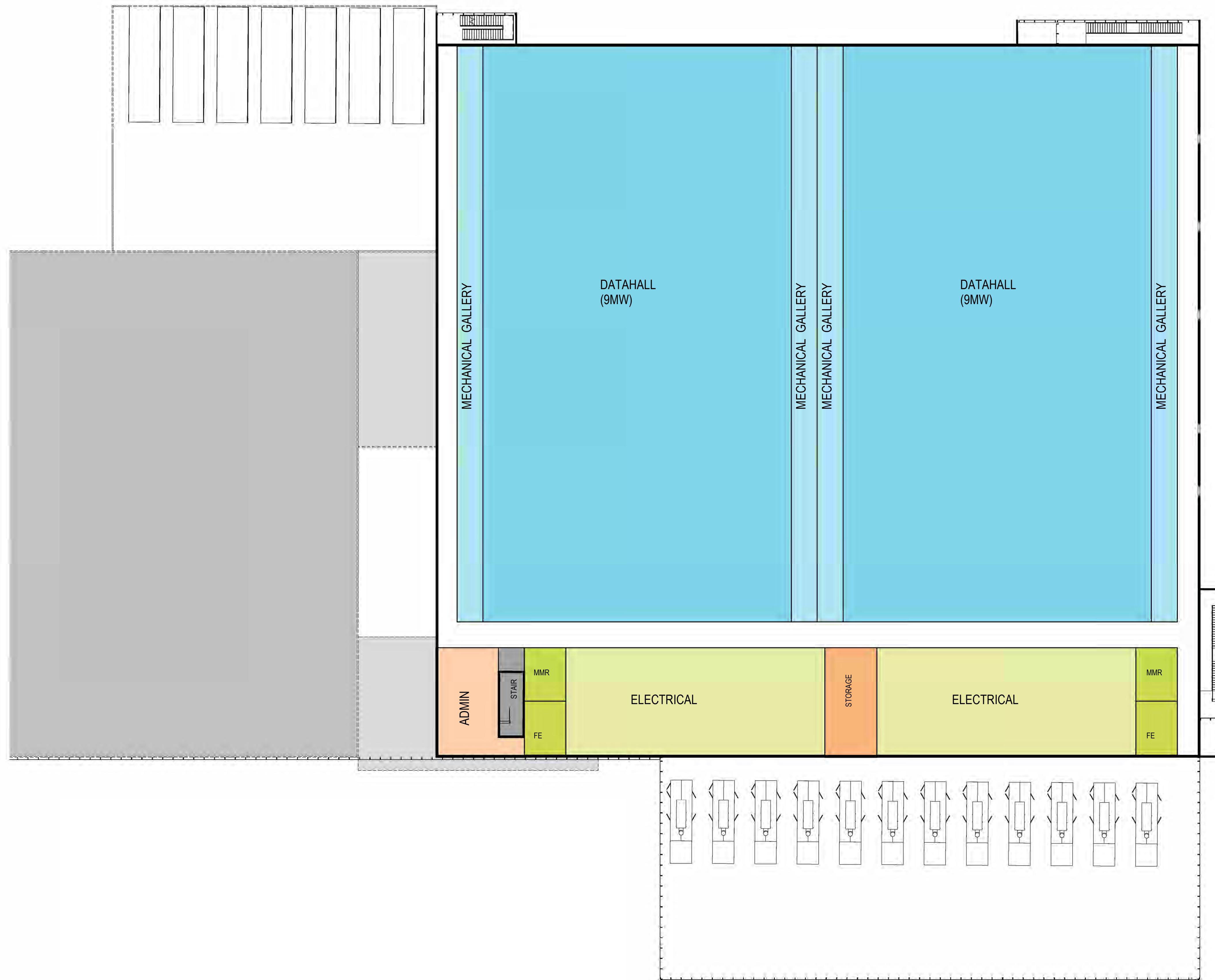
Scale
3/64" = 1'-0"

RZ10.02

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1 ILLUSTRATIVE FLOOR PLAN - LEVEL 02
SCALE: 3/64" = 1'-0"

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AREA ANALYSIS	LEVEL 03
DATA HALLS	52,840 SF
MECHANICAL	8,880 SF
STORAGE	845 SF
ADMINISTRATION	800 SF
SUPPORT	10,163 SF
CIRCULATION	6,652 SF
L3 BUILDING TOTAL	80,180 SF

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Date	Description
11/02/23	R-PDP SUBMITTAL
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Project Number
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Description
LEVEL 03

Scale
3/64" = 1'-0"

RZ10.03

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1 ILLUSTRATIVE FLOOR PLAN - LEVEL 03
SCALE: 3/64" = 1'-0"

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Phoenix, AZ 85016
United States

Tel 602.523.4900

Fax 602.523.4949

Date	Description
11/02/23	R-PDP SUBMITTAL
12/21/23	R-PDP-2ND SUBMITTAL

Seal / Signature

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Project Name
CBREIM Chandler Frye Road
DC Reposition

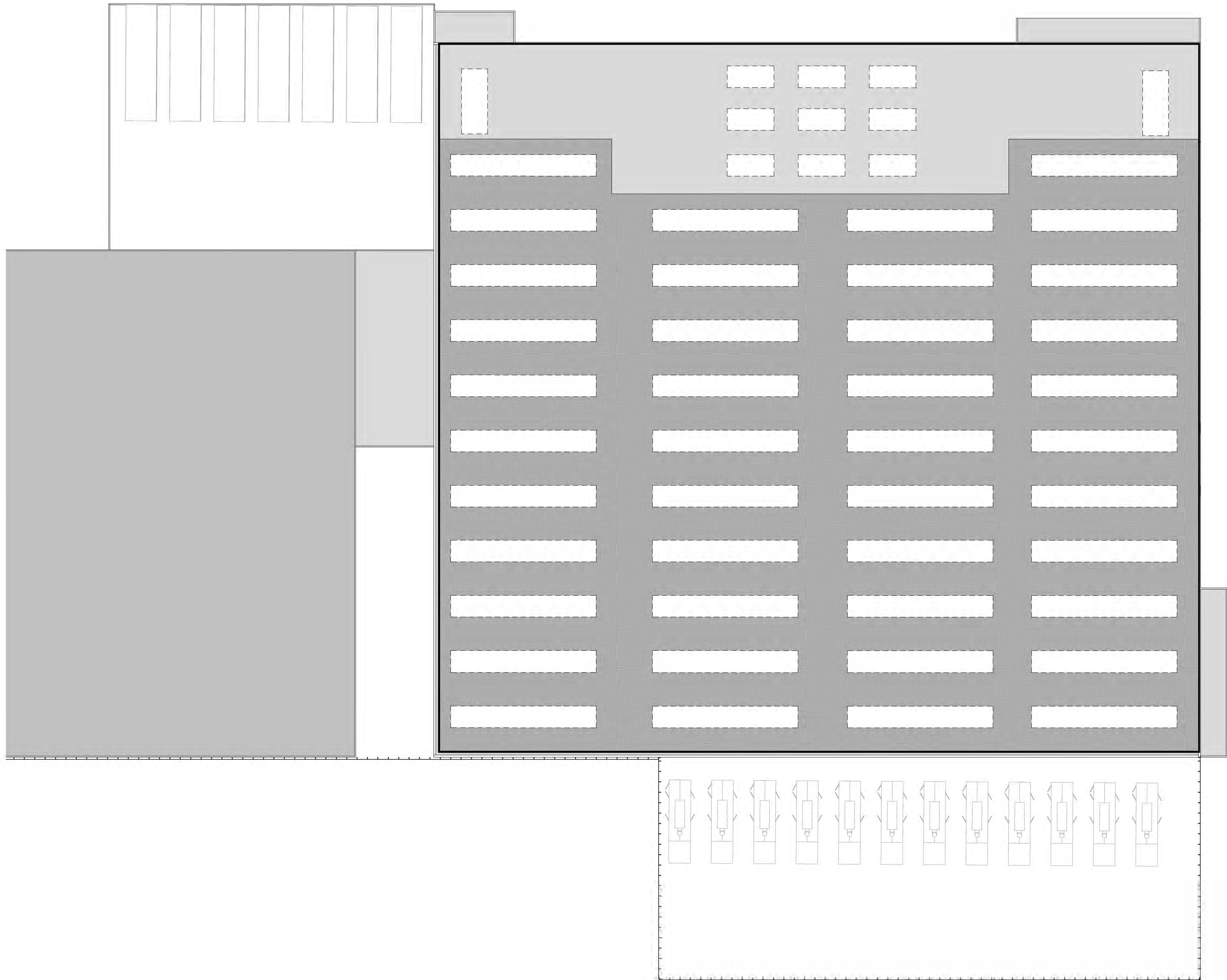
Project Number
057.8377.000

Description
ROOF

Scale
3/64" = 1'-0"

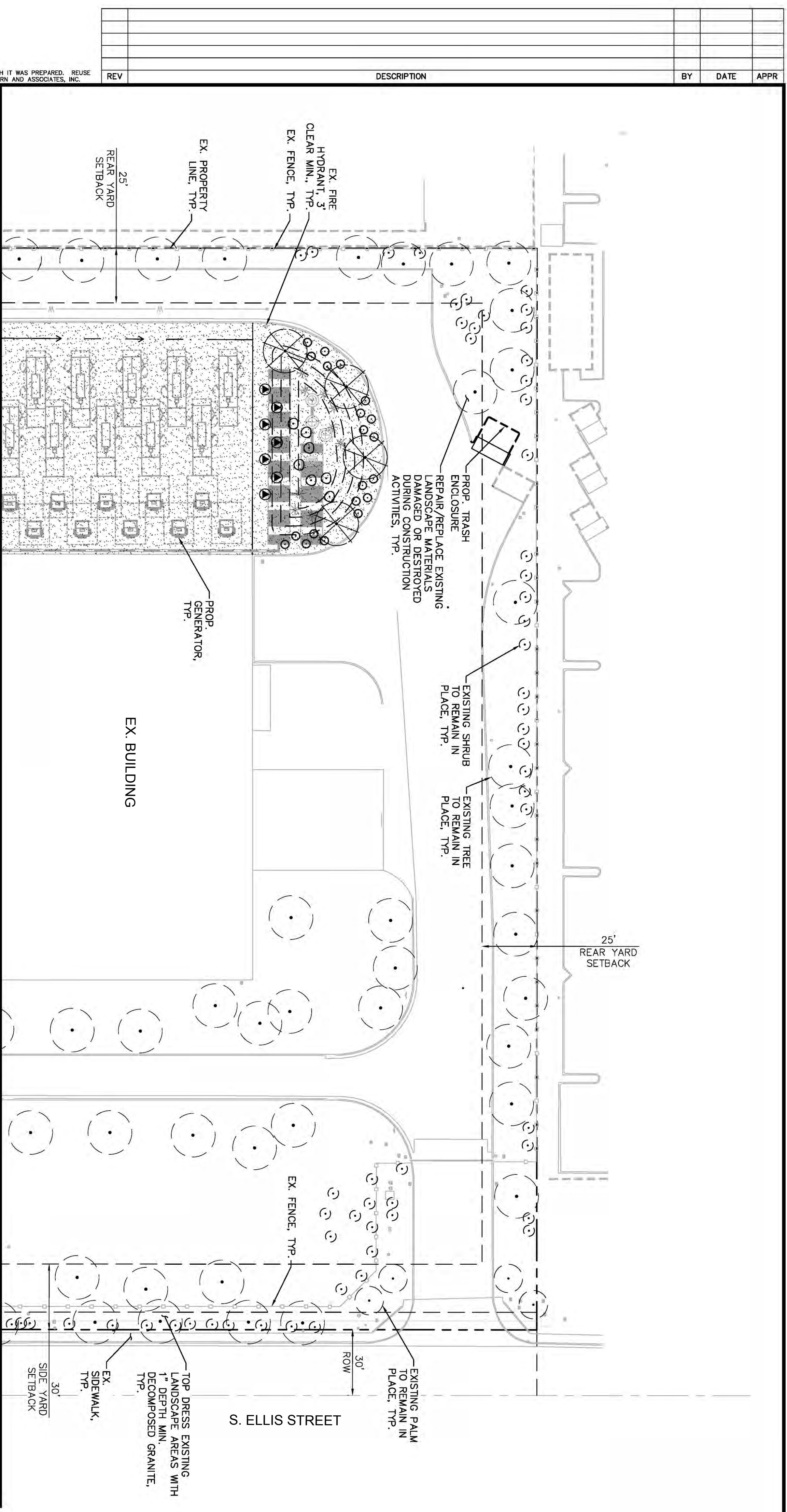
RZ10.04

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1 ILLUSTRATIVE FLOOR PLAN - LEVEL ROOF

SCALE: 3/64" = 1'-0"



CITY OF CHANDLER LANDSCAPE REQUIREMENTS

REQUIREMENT - SEC. 35-1903	PROVIDED
TREES: MIN. 24" BOX (50%); 15 GAL. (50%)	PROVIDED
SHRUBS: MIN. 5 GAL. CONTAINER SIZE	PROVIDED
GROUND COVER: MIN. 1 GAL. CONTAINER SIZE	PROVIDED
CACTI & SUCCULENTS: MAX. 50% OF SHRUB MATERIAL	PROVIDED
BUILDING FOUNDATION PLANTINGS SHALL BE PROVIDED WHERE APPROPRIATE	PROVIDED
PARKING LOT: 1 TREE / 5 SHRUBS PER SINGLE PLANTER; 2 TREES / 10 SHRUBS PER DOUBLE PLANTER	9 TREES / 73 SHRUBS
• 3 SINGLE PLANTERS / 3 DOUBLE PLANTERS = 9 TREES / 45 SHRUBS	
PARKING LOT AREA: MIN. 10% OF INTERIOR SURFACE AREA TO BE LANDSCAPED	1,795 SF OR 20.4%
• SURFACE AREA: 8,793 SF * 10% = 879 SF	
PERIMETER LANDSCAPE: 1 TREE / 6 SHRUBS PER 30 LF	32 TREES (16 EXST.) / 196 SHRUBS (72 EXST.)
• 956 LF = 32 TREES / 192 SHRUBS	
INTERIOR OPEN SPACE: 1 TREE / 6 SHRUBS PER 1,000 SF	77 TREES (14 EXST.) / 786 SHRUBS (7 EXST.)
• 70,810 SF = 71 TREES / 426 SHRUBS	

LANDSCAPE DATA CALCULATIONS

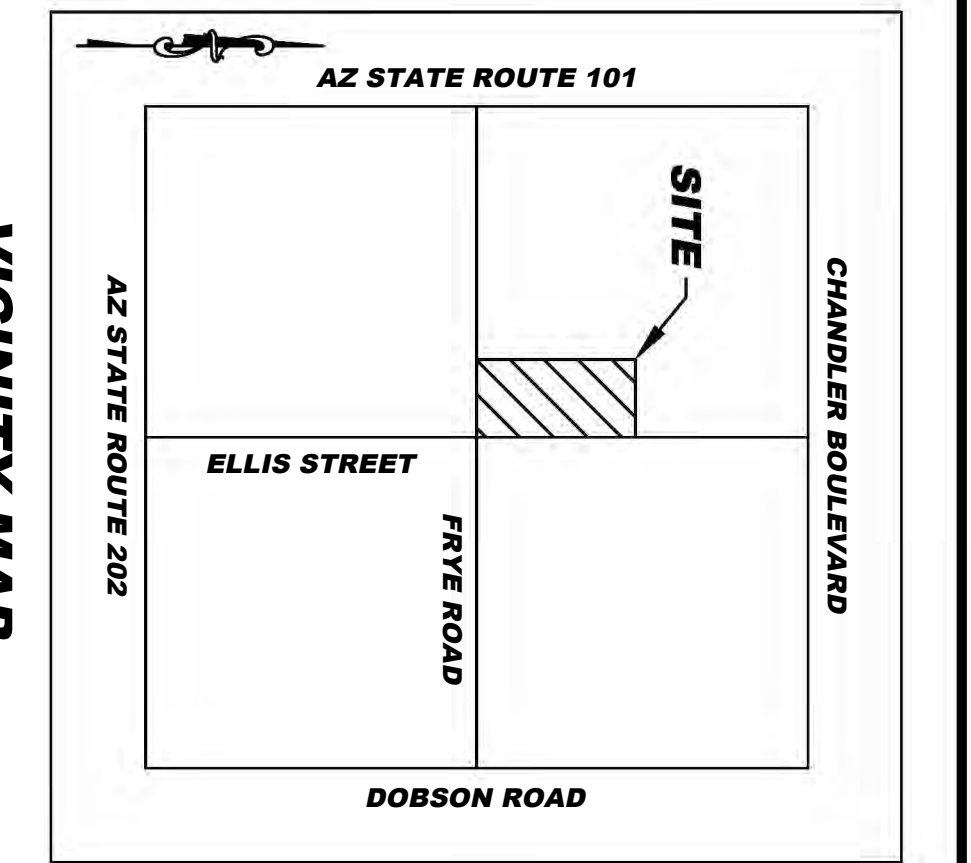
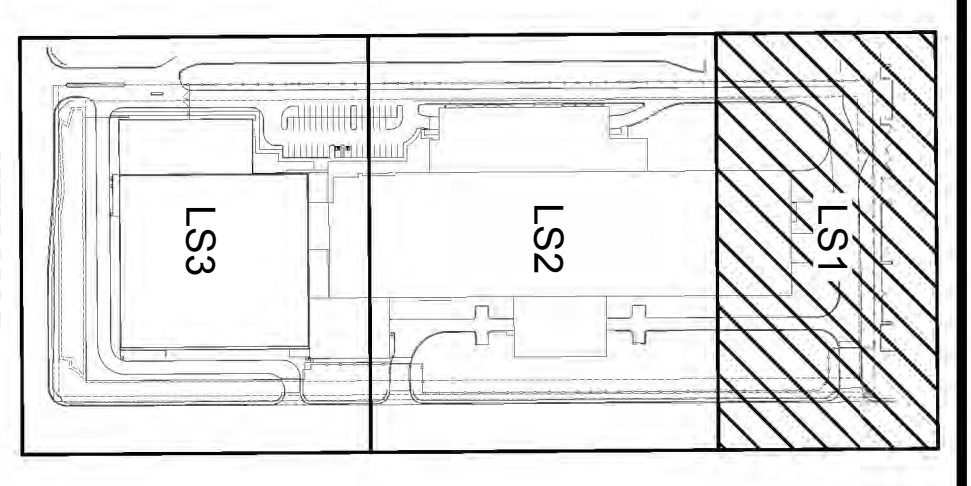
TOTAL SITE AREA	634,131 S.F. 14.6 AC.
TOTAL BUILDING AREA	304,270 S.F. 48.0 % OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	212,540 S.F. 33.5 % OF TOTAL SITE AREA
TOTAL PARKING AREA	8,793 S.F. 1.4 % OF TOTAL SITE AREA
LANDSCAPE IN PARKING AREA	1,795 S.F. 20.4 % OF PARKING AREA (10% MIN. OF PARKING AREA SHALL BE LANDSCAPED)
TOTAL TURF AREA	0 S.F. 0 % OF TOTAL LANDSCAPE AREA
SHRUBS/GROUND COVER	25,275 S.F. 26.6 % OF TOTAL LANDSCAPE AREA
INORGANIC GRANITE	212,540 S.F. 100 % OF TOTAL LANDSCAPE AREA (0 G. TO EXTEND UNDER ALL PLANTINGS)

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
 1001 W. SOUTHERN AVENUE, SUITE 131
 PHOENIX, AZ 85020
 PH: (602) 944-5500
 CONTACT: BRYAN WRIGHT, PE
 EMAIL: BRYAN.WRIGHT@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
 7740 N. 16TH STREET, SUITE 300
 PHOENIX, AZ 85020
 PH: (602) 906-1103
 CONTACT: ANDREW VALESTIN, PLA
 EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM



PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
Existing Tree to Remain in Place	Species Varies	Size Varies	-
Existing Palm to Remain in Place	Species Varies	Size Varies	-
Existing Palm to Remain in Place	Caesalpinia mexicana	5' Ht. Min., 3" Sp. Min., 1" Cal. Min., 24" Box Min.	4
Species Varies	Mexican Bird of Paradise	8' Ht. Min., 6" Sp. Min., 2" Cal. Min., 36" Box Min.	10
Species Varies	Oliveya tesota	7' Ht. Min., 5" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.	29
Ironwood	Parkinsonia x 'Desert Museum'	7' Ht. Min., 6" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.	16
Desert Museum Palo Verde	Prosopis x 'Crown Jewel'	8' Ht. Min., 4" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.	29
Crown Jewel Mesquite	Ulmus parvifolia	1 1/2" Cal. Min., 24" Box Min.	-
Ulmus parvifolia	Evergreen Elm	-	-

SHRUBS AND GROUNDCOVERS

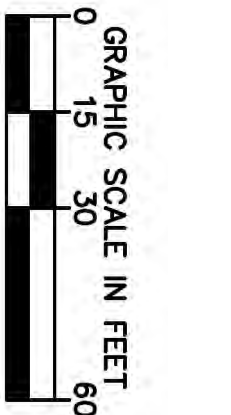
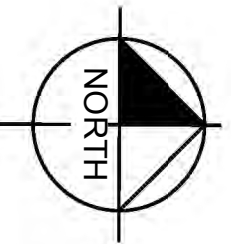
BOTANICAL NAME / COMMON NAME	SIZE	QTY
Existing Shrub to Remain in Place	Size Varies	-
Species Varies	Size Varies	-
Dodonaea viscosa	5 Gal.	107
Green Hopseed Bush	1 Gal.	73
Lantana camara 'New Gold'	1 Gal.	209
New gold Lantana	1 Gal.	209
Purple Trailing Lantana	5 Gal.	58
Leucophyllum hangrianiae 'Rio Bravo'	5 Gal.	86
Rio Bravo Sage	5 Gal.	86
Leucophyllum 'Cimarron'	5 Gal.	194
Cimarron Sage	5 Gal.	194
Tecoma stans 'Gold Star'	5 Gal.	194
Gold Star Tecoma	5 Gal.	194

ACCENTS

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Agave americana	5 Gal.	34
Century Plant	5 Gal.	225
Aloe barbadensis	5 Gal.	225
Aloe Vera	5 Gal.	13
Daylilyon wheeleri	5 Gal.	13
Desert Spoon	5 Gal.	58
Echinocactus grusonii	5 Gal.	58
Golden Barrel Cactus	8" Ht. Min., 8 Canes Min.	18
Fouquieria splendens	5 Gal.	48
Ocotillo	5 Gal.	48
Hesperaloe funifera	5 Gal.	74
Giant Yucca	5 Gal.	74
Hesperaloe parviflora 'MSWINTERED'	5 Gal.	72
Sandia Glow Red Yucca	5 Gal.	72
Muhlenbergia capillaris 'Regal Mist'	3" Ht. Min., 3 Heads Min.	33
Regal Mist Muhly	3" Ht. Min., 3 Heads Min.	33
Pachycereus maritimus	5 Gal.	23
Mexican Fencepost	5 Gal.	23
Yucca pallida	5 Gal.	23
Pale Leaf Yucca	5 Gal.	23

MATERIALS

BOTANICAL NAME / COMMON NAME	QTY
Decomposed Granite, 2" Depth Min.	92,260 SF
Size and Color to Match Existing (Gold Interior, Brown Right-of-Way)	1,785 SF
Rip Rap	9
1"-3" Rusty Nickel, 2" Depth Min.	4
2"-3" Diameter	4
3"-4" Diameter	170 LF
Surface Select Boulder, Color to Match Decomposed Granite	
Metal Edging, Black, 6" Height Aluminum	



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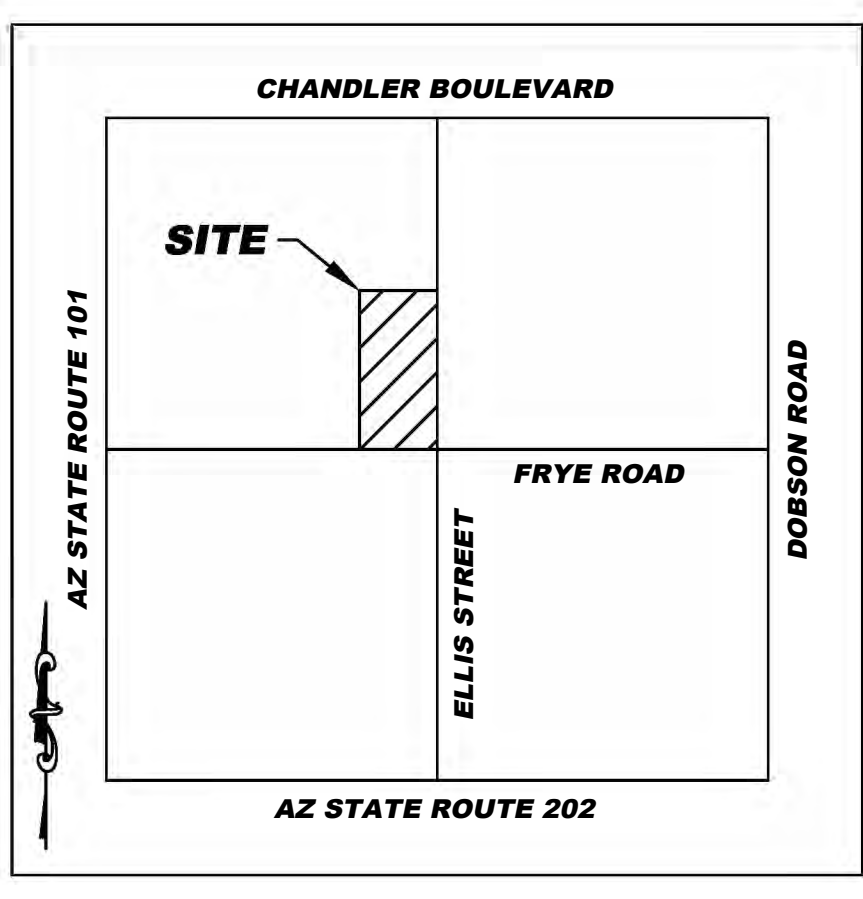
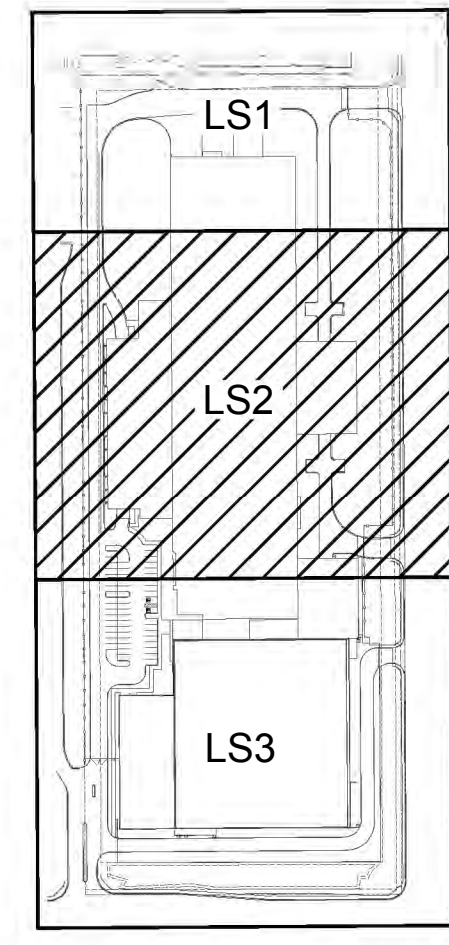
CBREM CHANDLER FRYE ROAD DC REPOSITION
 PRELIMINARY LANDSCAPE PLAN
 CHANDLER, ARIZONA 85224

PROJECT No. XXX
 SCALE (1)-1"=30'
 SCALE (V)-NONE
 DRAWN BY: JAJ
 DESIGN BY: JAJ
 CHECK BY: AAJ
 DATE: 12/21/2023

1 OF 3 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

MATCHLINE: SEE SHEET LS1



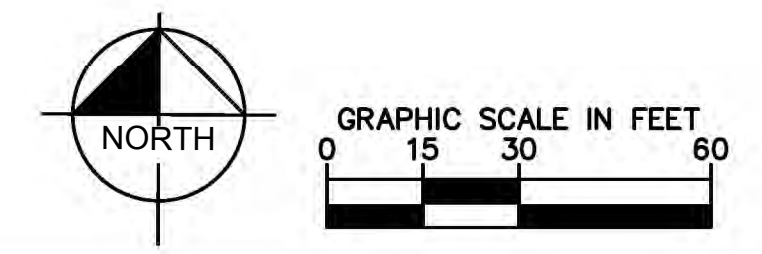
PLANTING LEGEND
N.T.S.

TREES	
BOTANICAL NAME / COMMON NAME	SIZE
Existing Tree to Remain in Place	Size Varies
Species Varies	Size Varies
Existing Palm to Remain in Place	Size Varies
Species Varies	Size Varies
Caesalipina mexicana	5' Ht. Min., 3' Sp. Min., 1" Cal. Min., 24" Box Min.
Mexican Bird of Paradise	8' Ht. Min., 6' Sp. Min., 2" Cal. Min., 36" Box Min.
Olneya tesota	7' Ht. Min., 5' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Ironwood	7' Ht. Min., 6' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Parkinsonia x 'Desert Museum'	7' Ht. Min., 6' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Desert Museum Palo Verde	7' Ht. Min., 6' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Prosopis x 'Crown Jewel'	8' Ht. Min., 4' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Crown Jewel Mesquite	8' Ht. Min., 4' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Ulmus parvifolia	8' Ht. Min., 4' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Evergreen Elm	8' Ht. Min., 4' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.

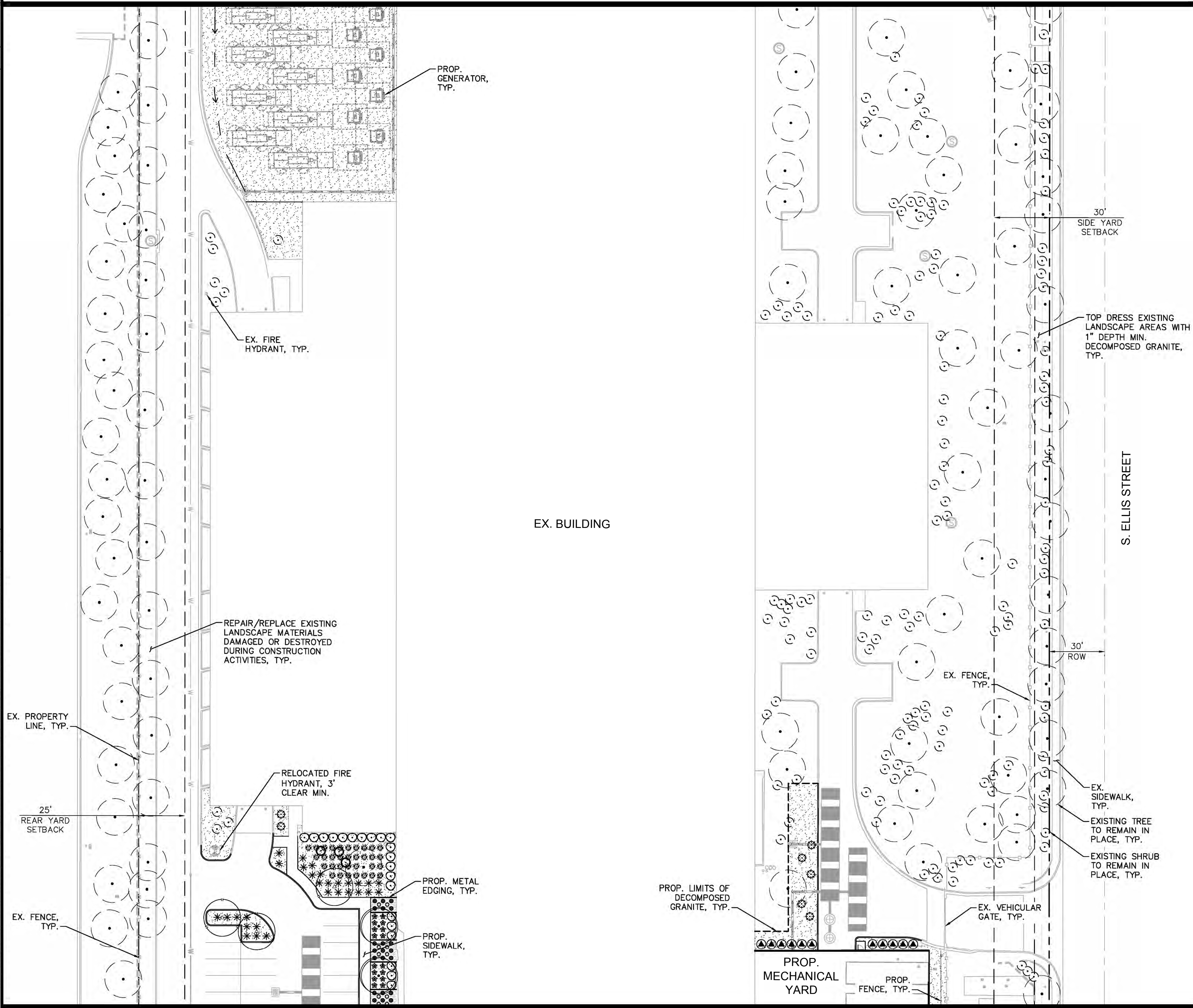
SHRUBS AND GROUNDCOVERS	
BOTANICAL NAME / COMMON NAME	SIZE
Existing Shrub to Remain in Place	Size Varies
Species Varies	Size Varies
Dodonea viscosa	5 Gal.
Green Hopseed Bush	5 Gal.
Lantana camara 'New Gold'	1 Gal.
New Gold Lantana	1 Gal.
Lantana montevidensis	1 Gal.
Purple Trailing Lantana	5 Gal.
Leucophyllum langmaniae 'Rio Bravo'	5 Gal.
Rio Bravo Sage	5 Gal.
Leucophyllum zygophyllum 'Cimarron'	5 Gal.
Cimarron Sage	5 Gal.
Tecoma stans 'Gold Star'	5 Gal.
Gold Star Tecoma	5 Gal.

ACCENTS	
BOTANICAL NAME / COMMON NAME	SIZE
Agave americana	5 Gal.
Century Plant	5 Gal.
Aloe barbadensis	5 Gal.
Aloe Vera	5 Gal.
Dasyliirion wheeleri	5 Gal.
Desert Spoon	5 Gal.
Echinocactus grusonii	5 Gal.
Golden Barrel Cactus	5 Gal.
Fouquieria splendens	8' Ht. Min.
Ocotillo	8 Canes Min.
Hesperaloe funifera	5 Gal.
Giant Yucca	5 Gal.
Hesperaloe parviflora 'MSWNPRED'	5 Gal.
Sandia Glow Red Yucca	5 Gal.
Muhlenbergia capillaris 'Regal Mist'	5 Gal.
Regal Mist Muhly	3' Ht. Min.
Pachycereus marginatus	3 Heads Min.
Mexican Fencepost	3 Heads Min.
Yucca pallida	5 Gal.
Pale Leaf Yucca	5 Gal.

MATERIALS	
BOTANICAL NAME / COMMON NAME	SIZE
Decomposed Granite, 2" Depth Min.	Size and Color to Match Existing (Gold Interior, Brown Right-of-Way)
Rip Rap	1"-3", Rusty Nickel, 2" Depth Min.
Surface Select Boulder, Color to Match Decomposed Granite	2'-3' Diameter
	3'-4' Diameter
Metal Edging, Black, 6" Height Aluminum	



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MATCHLINE: SEE SHEET LS3

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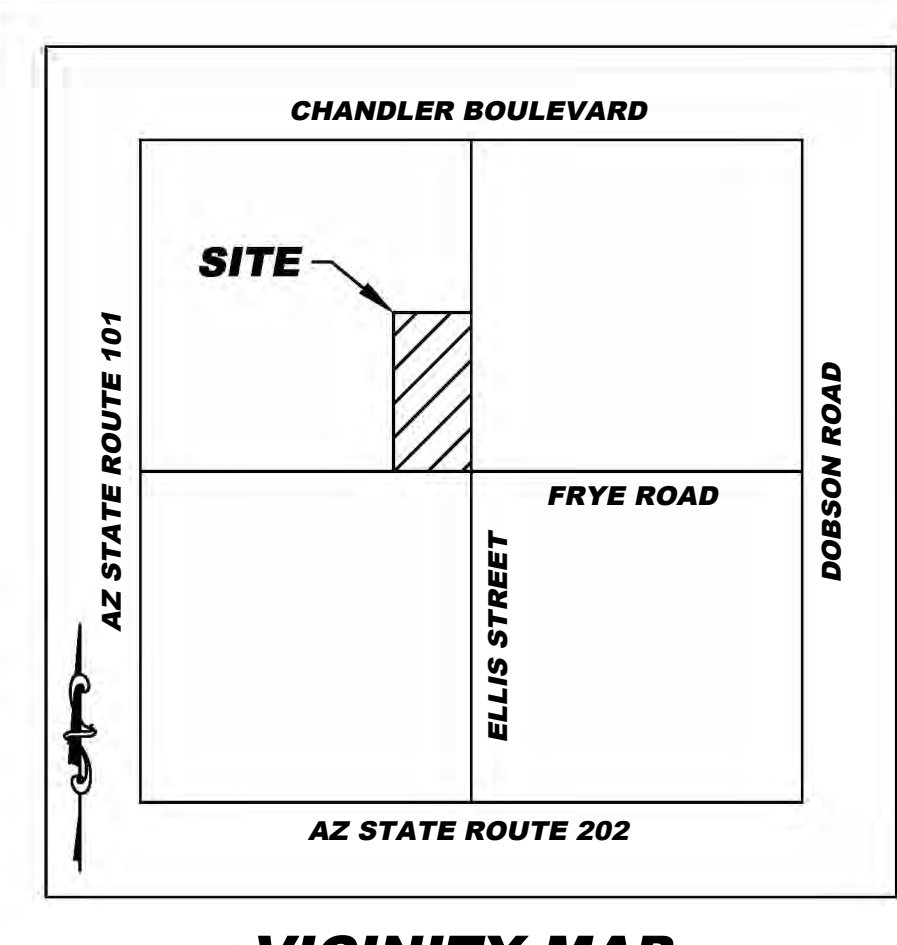
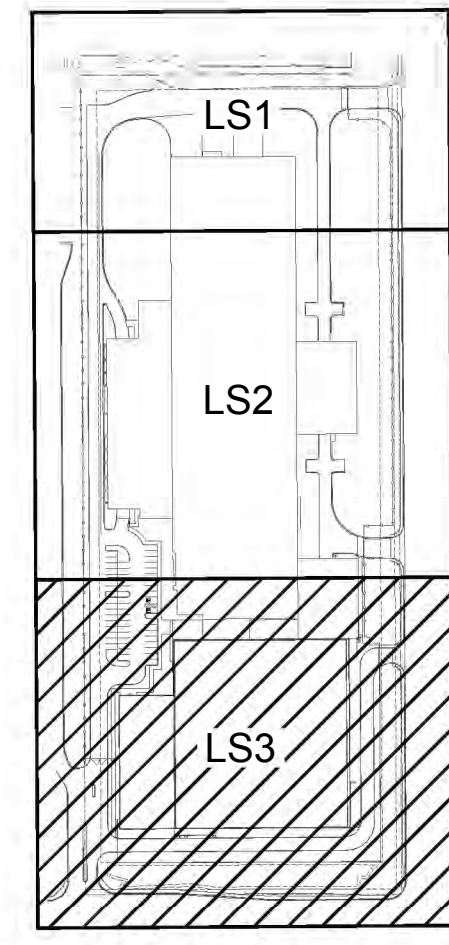
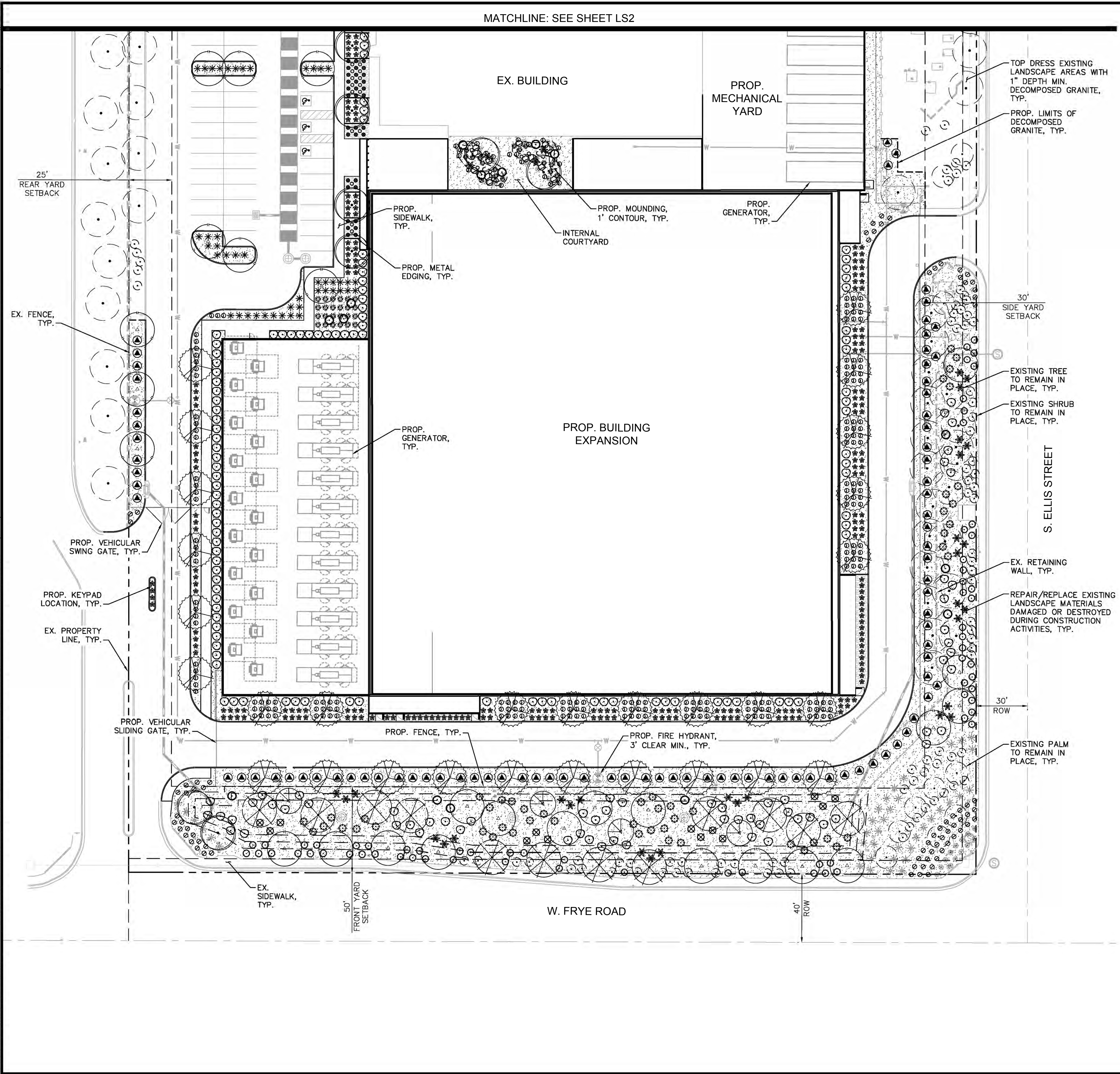
CBREIM CHANDLER FRYE ROAD DC REPOSITION
 PRELIMINARY LANDSCAPE PLAN
 CHANDLER, ARIZONA 85224

PROJECT No. XXX
 SCALE (H): 1"=30'
 SCALE (V): NONE
 DRAWN BY: JAJ
 DESIGN BY: JAJ
 CHECK BY: AAV
 DATE: 12/21/2023

PROFESSIONAL LANDSCAPE ARCHITECT
 CERTIFICATE NO. 80494
 ANDREW A. VALESTIN
 ARIZONA, U.S.A.
 Andrew Valestin
 LS2
 2 OF 3 SHEETS

REV	DESCRIPTION	DATE	BY	APP

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PLANTING LEGEND
N.T.S.

TREES

BOTANICAL NAME / COMMON NAME	SIZE
Existing Tree to Remain in Place	Size Varies
Species Varies	Size Varies
Existing Palm to Remain in Place	Size Varies
Species Varies	Size Varies
Caesalpinia mexicana	5' Ht. Min., 3' Sp. Min., 1" Cal. Min., 24" Box Min.
Mexican Bird of Paradise	8' Ht. Min., 6" Sp. Min., 2" Cal. Min., 36" Box Min.
Olneya tesota	7' Ht. Min., 5' Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Ironwood	7' Ht. Min., 6" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Parkinsonia x 'Desert Museum'	7' Ht. Min., 6" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Desert Museum Palo Verde	8' Ht. Min., 4" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Prosopis x 'Crown Jewel'	8' Ht. Min., 4" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Crown Jewel Mesquite	8' Ht. Min., 4" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Ulmus parvifolia	8' Ht. Min., 4" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.
Evergreen Elm	8' Ht. Min., 4" Sp. Min., 1 1/2" Cal. Min., 24" Box Min.

SHRUBS AND GROUNDCOVERS

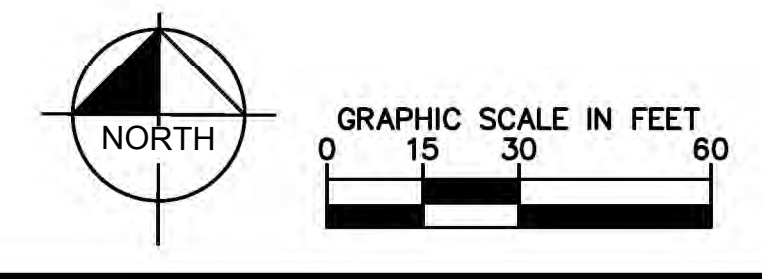
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PROFESSIONAL LANDSCAPE ARCHITECT
 CERTIFICATE NO. 80494
 ANDREW A. VALESTIN
 State of Arizona
 Signed: [Signature]
 ARIZONA, U.S.A.

LS3
 3 OF 3 SHEETS



EXISTING CONDITIONS - GOOGLE EARTH VIEW FROM PROPERTY TO THE NORTH

DATA CENTER PROPERTY

- 1 EXISTING BUILDING
- 2 EXISTING LANDSCAPE TO REMAIN
NEW GENERATORS WILL BE
SCREENED BEHIND THE EXISTING
LANDSCAPING
- 3 PROPOSED EXPANSION BEYOND

NORTH PROPERTY

- 4 EXISTING TRASH ENCLOSURES
- 5 EXISTING SOLAR PV CANOPIES
- 6 EXISTING EQUIPMENT ENCLOSURE



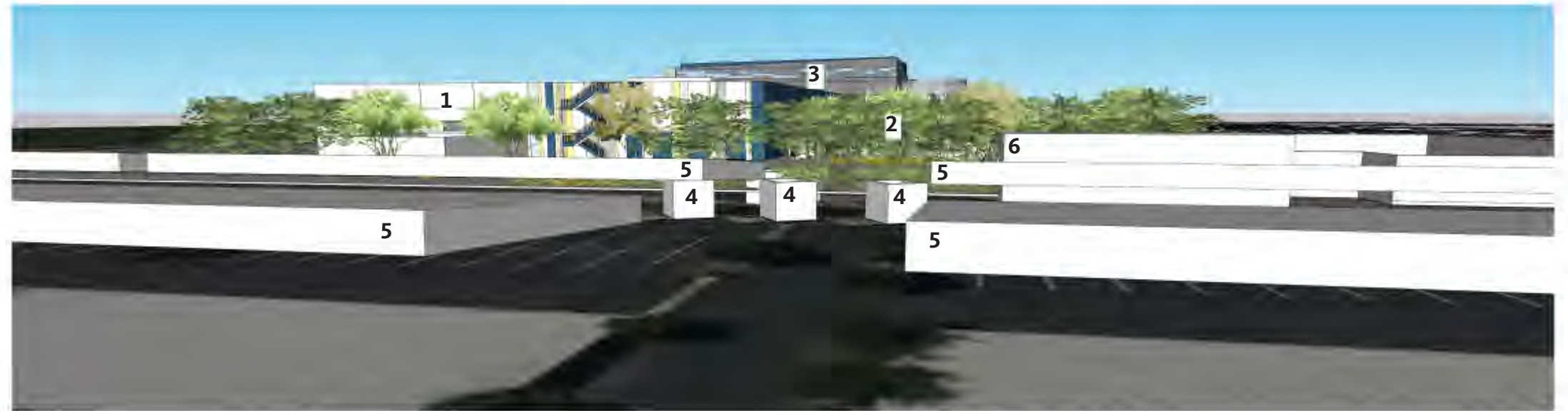
MODELED VIEWS FROM PROPERTY TO THE NORTH TOWARDS NEW EXPANSION

DATA CENTER PROPERTY

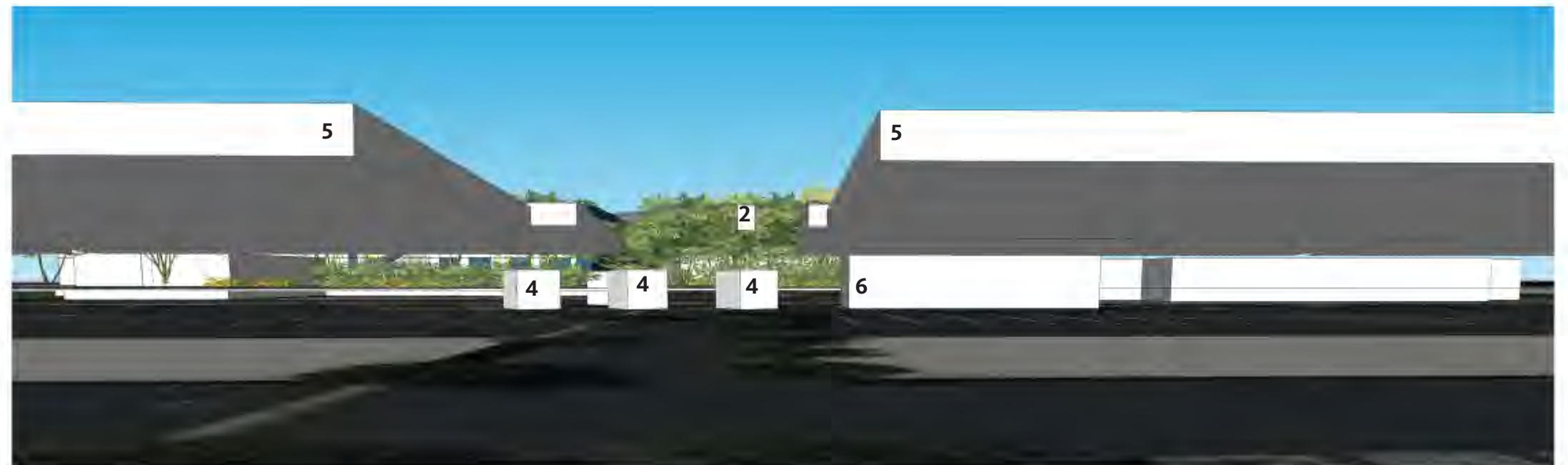
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VIEW FACING SOUTH @ 20' ABOVE GRADE



VIEW FACING SOUTH @ EYE LEVEL



Planning & Zoning Commission Memorandum Development Services
Memo No. 24-035

Date: June 05, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Benjamin Cereceres, Planner
Subject: PLH24-0003 EI Oasis
Request: Use Permit time extension for a one-story community center and community gardens
Location: 482 E. Erie Street, approximately one quarter of a mile north of the northwest corner of Chandler Boulevard and Hamilton Street
Applicant: Paul Blue; PMG

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH24-0003 EI Oasis for the time extension of a one-story community center and community gardens, subject to the conditions as recommended by Planning staff.

Background Data:

- Approximately 1.9 acres
- Subject site is zoned MF-2 (Multi-Family Residential District)
- Use is permitted with Use Permit if compatible and in the best interest of the community
- The most recent use permit was granted in 2021 for two years under PLH20-0057 The Oasis/EI Oasis
- Site is currently being constructed

Surrounding Land Use Data:

North	Existing Single-Family Residential Zoned SF-8.5 (Single-Family District)	South	Across E. Erie Street : Existing mobile home park, single family and multi-family developments zoned MF-1 (Medium-Density Residential District)
East	Existing Single-Family Residential Zoned SF-8.5 (Single-Family District)	West	Existing mobile home park zoned MF-1 (Medium-Density Residential District)

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Building Square Footage	5,000 Square Feet
Building Height	20 Feet (35 Maximum Height Permitted)
Parking Spaced Required	25 Spaces
Parking Spaces Provided	25 Spaces (2 of the spaces are in the garage)
Days of Operation	Community Garden/Grass Field: Monday-Sunday Community Education Center: Monday-Friday Evening Activities: Monday-Saturday Weddings/Quinceañeras: Thursday-Saturday
Hours of Operation	Community Garden/Gass Field: Dusk to Dawn Community Center Community Education Center: 8 AM - 5 PM Evening Activities: 5 PM - 10 PM Weddings/Quinceañeras: 4 PM - 10 PM

Review and Recommendation:

The MF-2 District permits compatible land uses that are in the best interest of the community to be developed with Council approval of a Use Permit. The community center and community garden will result in a land use that is compatible with the surrounding land uses, much like a church may be compatible with surrounding residential properties in any given neighborhood. Planning staff has reviewed the request and finds consistency with the general plan.

The building includes a large community room that can be broken down into smaller co-working/tutoring/training spaces or a single meeting space serving up to 90 people. It will also include an open work room, public restrooms, a generous teaching kitchen and community garden.

In an effort to prevent parking and noise from negatively impacting adjacent neighborhoods when events are held (i.e., weddings, quinceaneras) the applicant has agreed to stipulations 8 - 10 restricting parking to on-site only, restricting noise levels, and requiring a contact phone number to be provided to neighbors to resolve complaints quickly and directly.

The community center is currently under construction and is anticipated to open by the end of this year. Due to the low impact use of the community center and community gardens, planning staff recommends no time limit stipulation. Conditions of approval are in place to mitigate any possible concerns regarding noise or parking impacts.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on May 13, 2024. There were 30 people in attendance.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit/Preliminary Development Plan, subject to the following conditions:

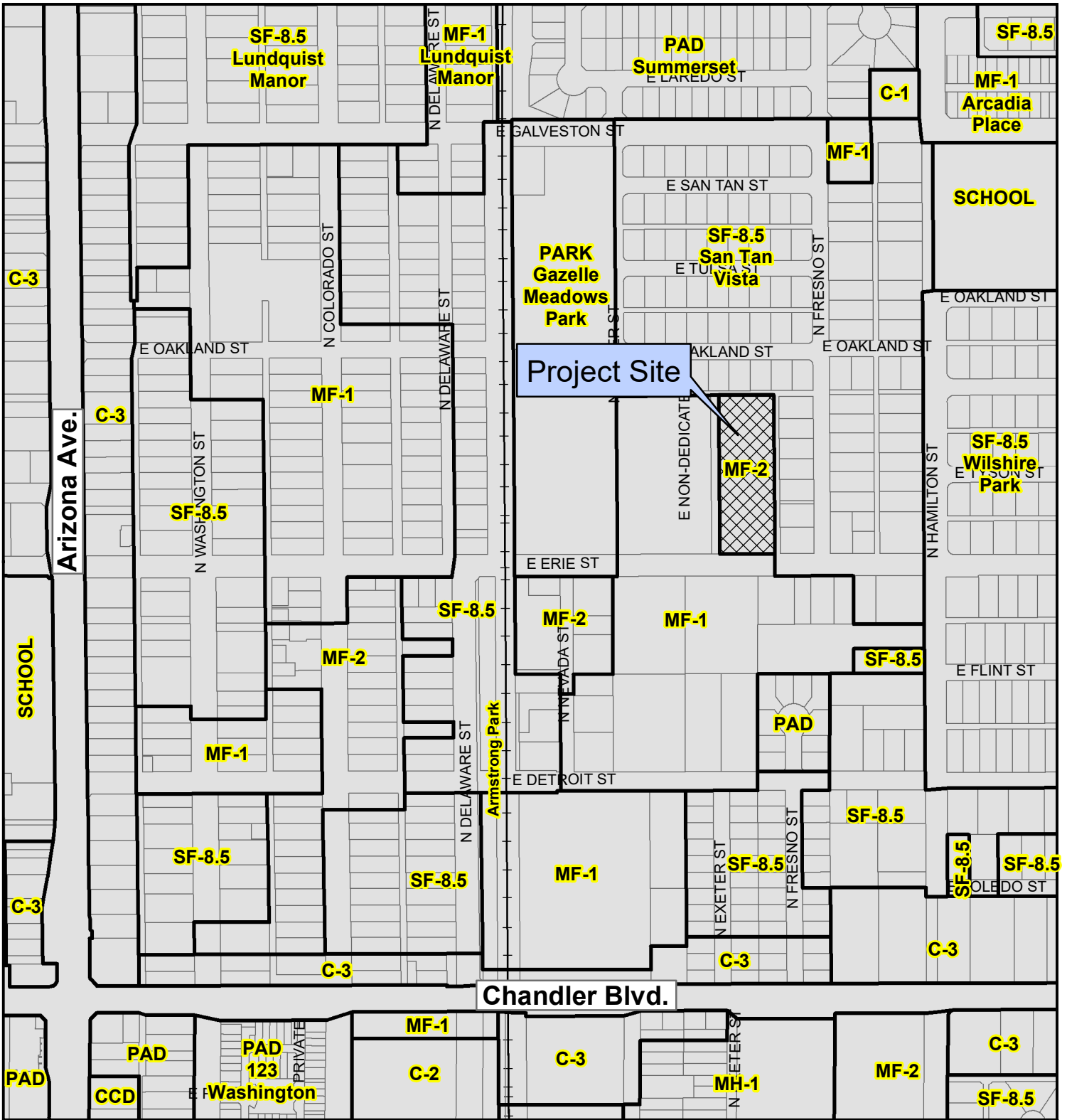
1. Development shall be in substantial conformance with the Development Booklet, entitled "The Oasis/EI Oasis" and kept on file in the City of Chandler Planning Division, in File No. PLH20-0057 modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Use permit 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 Use Permit shall apply.

4. The site shall be maintained in a clean and orderly manner.
5. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed building.
6. 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.
7. The Use Permit is non-transfereable to other locations.
8. Parking for any event held on the subject property shall be limited to on-site parking only,
9. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured from the subject sites' property line.
10. The organization /operator shall provide a contact number of a responsible person to interested neighbors to resolve parking and/or noise complaints.

Attachments

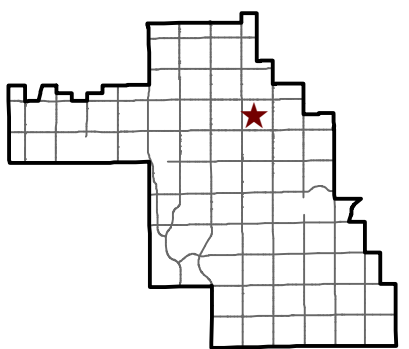
Vicinity Maps

Development Booklet

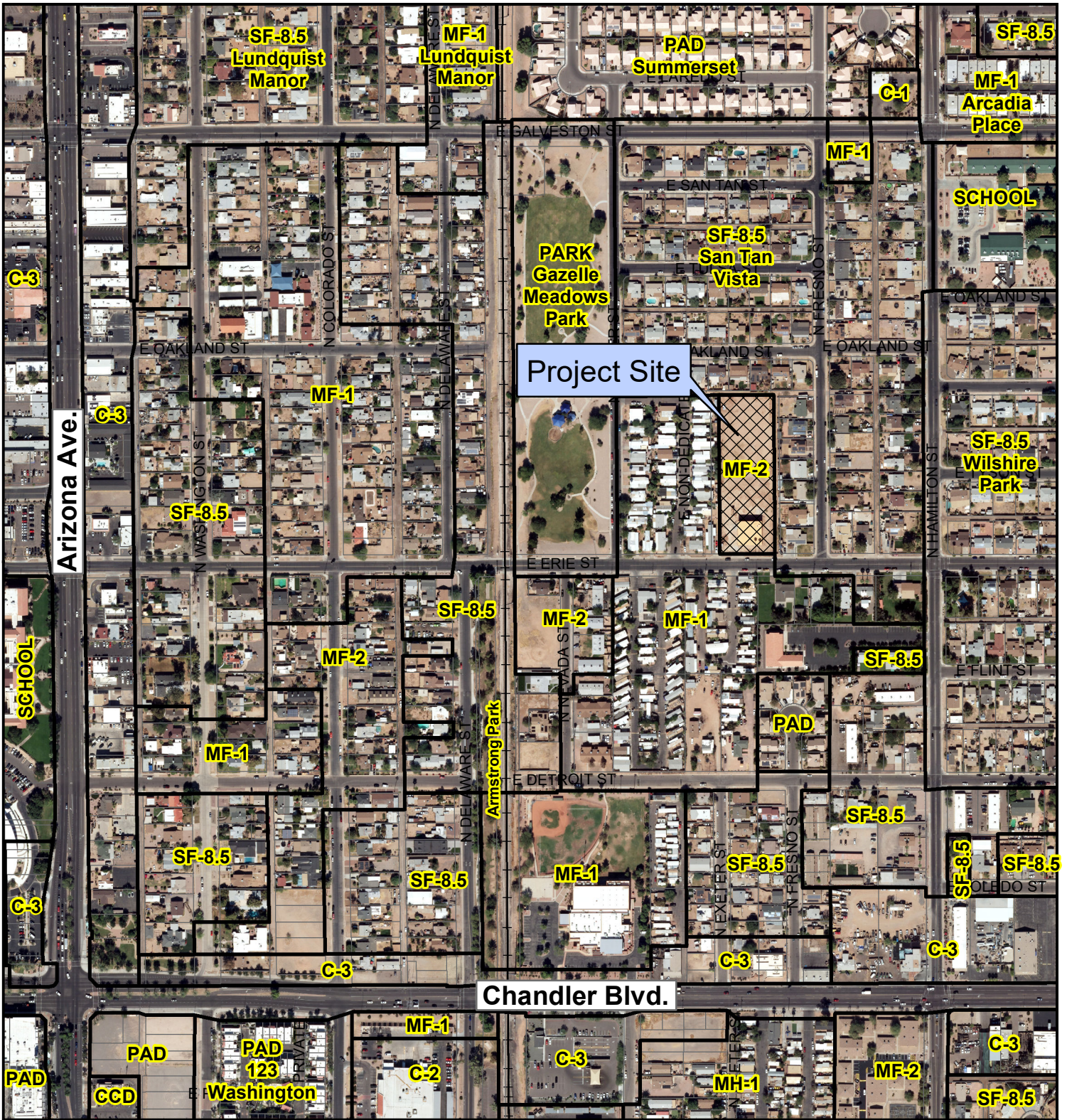


PLH24-0003 EI Oasis

Proposed Project Details
 Use Permit Time Extension
 482 E. Erie Street
 Use Permit for Community Center and Community Gardens

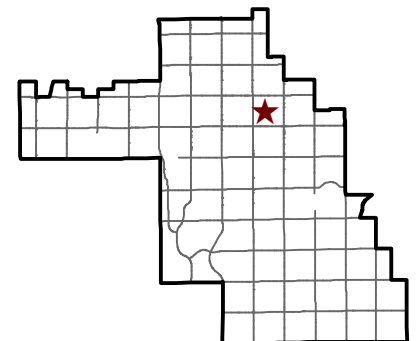


City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



Proposed Project Details
 Use Permit Time Extension
 482 E. Erie Street
 Use Permit for Community Center and Community Gardens

 **PLH24-0003 EI Oasis**



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chandleraz.gov/planning
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The Oasis/El Oasis – 482 E. Erie Street (APN: 302-65-106)

Updated Written Narrative in Support of a Use Permit Request

Time Extension Request - March 2024

Development Narrative

Facility Overview - The Oasis/El Oasis – A Live Love Community Center

The Oasis (El Oasis) will be located at 482 E. Erie St. on a 1.88-acre site [81,814 s.f.] currently zoned MF-2. This project consists of three main components: Plazita, Education, and Community Garden. Each component has a varying level of community involvement and participation, but the goal is that all three components work together. By blending the components of The Oasis, the space becomes a memorable “gathering place”, where everyone is welcome and plays a part in building a stronger and safer community. A key element of the project approach is partnering both with the local neighbors as well as P-20 educational partners from both the immediate neighborhoods (Galveston Elementary, Willis Junior High, Chandler High) as well as post-secondary providers including the Maricopa Community College District and ASU.

With an intention to create a functional and beautiful structure while also leaving as much green space as possible, one building will house all the proposed Oasis components. Located at the front of the site, the community center building welcomes people onto a 70'-wide shaded community porch, inviting neighbors to connect and learn with each other. The massing of the building rises from 10-feet at the south up to 20-feet at the north, creating a space that is both respectful of the residential scale of the neighborhood and rises to the community scale to create a space for gathering.

Constructed of a simple material palette – the wood-frame building is clad in a variety of textured and weathered steel, with frameless windows in custom steel boxes. The architecture is both culturally appropriate and timeless without relying on cliché or style. Simple, warm, and rich, the architecture expresses a forward-thinking approach to construction skinned with ordinary materials in a creative manner.

The building, totaling 5,000 square feet, includes a large community room that can be broken down into smaller co-working/tutoring/training space or a single meeting space serving up to 90 people. It will also include an open workroom, public restrooms a generous teaching kitchen, and storage/operations space that can store vehicles and equipment in support of the overall facility and community gardens. Adjacent to the building are 16 parking spaces, including 2 ADA stalls, in addition to the on-street parking.

Use/Activity Descriptions

Plazita - Gathering Together

Creating a beautiful space where our neighbors can relax, breathe deeply, and connect with each other is the heart of The Plazita at The Oasis. The large community room in the center of the building spills out into a covered outdoor patio (within the building roof line) and a turf open space with an exterior shade canopy. This then opens out to the short side soccer field and the gardens at large. Gathered from neighborhood input, there is a need for safe places where

The Oasis/El Oasis – 482 E. Erie Street (APN: 302-65-106)

Updated Written Narrative in Support of a Use Permit Request

children can play and learn together, and families can spend time together under the shade of a tree celebrating family milestones, such as quinceañeras or reunions. While there is a city park nearby, shade is limited, and the park is subject to flooding at times. The Plazita will provide an additional community accessible safe recreation space for play and supervised activity for children and families. The Plazita is a critical element of the project, as a safe space that will bring community and neighbors together.

Education- Learning Together

The Community Learning component is the most tangible element of the Oasis environment. Tutoring, educational support, and safe spaces for studying will be available for students of all ages after school or during school breaks as needed. Vocational and life skill classes for both students and adults will also be offered, promoting a lifetime learning model that invites all ages and stages of life to be involved. A generous kitchen space will make it possible to teach ground-to-table cooking for all ages, incorporating fresh fruit and vegetables into the traditional foods eaten by neighborhood families. Professional mentor relationships and training programs will be created for community members interested in learning more about a specific occupation or trade, and for helping to develop local entrepreneurial businesses.

Garden - Growing Together

The Community Garden accomplishes multiple goals. Varieties of fruits and vegetables will be seasonally grown, harvested, and shared with neighbors to feed their families. There will also be opportunities for individuals and families in the neighborhood to be involved in planting, nurturing, and harvesting their own food as well. There will be space for crop-style growing as well as smaller community plots - where neighbors can cultivate and care for their own plot. In addition, partnerships with the neighborhood schools will create opportunities for students and teachers to be involved in gardening projects as well.

The overall vision is that The Oasis will have a transforming effect on the community through relationships, generosity, and love.

Landscaping

The approach to site landscaping is focus on providing plantings at the public sidewalk edge that is both complimentary to the surrounding neighborhood while still being inviting to the community, including the incorporation of a walkway from the public sidewalk to the entry porch (front door) of the Community Education Center. This south oriented walkway attaches to a sidewalk that travels north along the west edge of the building, transiting through two-thirds of the site. The focus is to provide pedestrian accessibility to both the facility as well as the community gardens.

Xeriscape plantings and native trees from the approved street tree planting list would be used in the front yard of the property. Landscaping will be used to support screening the garage door

The Oasis/El Oasis – 482 E. Erie Street (APN: 302-65-106)

Updated Written Narrative in Support of a Use Permit Request

entrance on the west face of the building. The balance of the trees on the site will draw from a variety of drought tolerant species native to central Arizona while provide a variety of alternatives to provide examples of habitats throughout Arizona, including N. Arizona and the Mogollon Rim.

The east and north property lines will provide tree rows that (for the east) separates the site from the alley easement, as well as provide additional screening to the adjoining single-family units.

The intent is to replace the existing sterile site perimeter chain link with variable fencing options that include CMU, decorative steel, and green wall (grid fencing with plantings growing through). The driveway at the southwest corner of the site will incorporate a swing gate, setback from the street frontage.

Immediately north of the Community Education Center, the open/shaded Plaza will be turf as will an adjacent short-sided soccer field. The soccer field will support drainage needs for the site and will be anchored on the north by a variegated 4–6-foot screen wall that provides a separation from the more finely developed southern one-third of the site from the northern Community Gardens.

The community gardens will incorporate raised bed, small plot gardens up through row crops. The current diagram is indicative and will change both with the seasons as well as responding to community preferences for planting types and the curriculum needs of educational partners.

The site is served by Salt River Project flood irrigation infrastructure and this will be the primary source of landscape water for the north portion of the site. Typical xeriscape irrigation will be used along the southern frontage and rights-of-way.

Parking

16 parking stalls (including 2 accessible stalls) are provided along the drive aisle located on the west perimeter of the site. Additionally, two parking stalls will be provided within the garage portion of the building with an additional 3 stalls available at the face of the building. The facility dominantly serves the local community located in relative proximity to the site. As a result, a significant amount of travel to the site is anticipated to be by pedestrians.

Hours of Operation

The site can be broken into two broad uses: the southern Community Education Center/Plaza and the Community Gardens/grass field.

The community gardens/grass field are intended for use from dawn to dusk throughout the year.

The Oasis/El Oasis – 482 E. Erie Street (APN: 302-65-106)

Updated Written Narrative in Support of a Use Permit Request

The Community Education Center/Plaza are principally intended for use during typical 8am-5pm Monday to Friday, with more limited activity on Saturday and Sunday. The potential for evening activity would principally be Monday to Saturday (5pm-10 pm). The uses are focused on education and neighborhood meetings/community gathering activities. Events, such as weddings and Quinceañaras will typically occur Thursday to Saturday late afternoon into the evening (4pm-10pm).

An on-site employee will be located at the facility during normal business hours.

Live Love Chandler (LLC) – Non-Profit Developer and Operator

Introduction

Live Love Chandler is a community development non-profit dedicated to building strong communities by connecting people and caring for our neighbors. A strong community is demonstrated best by the compassionate actions of its members for each other. We believe connecting with others is the foundation for learning to authentically care for others. Once we truly care for others, we discover we are stronger together, learning, serving, and growing side-by-side. It starts with connecting, and that drives much of what we do at Live Love.

The service area for Liv Love is broadly bounded by Arizona Avenue to the West, the Ivanhoe Street alignment to the North, McQueen to the East, and Chandler Blvd to the South.

Since our start in 2007, Live Love has been primarily funded by donations from our volunteers and loyal supporters. Connecting is the foundation for much of what we do at Live Love, but it is also the foundation for most of how we fund and support those activities. Our donors and volunteers are essential members of our team and directly affect our success. Most business sponsorships and corporate grants given to Live Love have been a direct result of a donor or volunteer making the connection for us. Examples of this include The Grove, Intel, Paypal, JP Morgan Chase & Co., Norwex, Major League Baseball Players Trust, and Isagenix.

History

Since 2007, we have been bringing people together in safe and supportive environments to share, learn, and grow together. With the help of the City of Chandler Neighborhood Programs staff, we have selected neighborhoods that are often overlooked by other service providers; areas where a few residents were working to create healthy growth and change right where they lived. Hours of listening to neighbors on porches and at kitchen tables provided the vision for where to begin.

It started with a large-scale service day where community volunteers were invited to work side-by-side with neighborhood residents on home improvement projects such as painting and

The Oasis/El Oasis – 482 E. Erie Street (APN: 302-65-106)

Updated Written Narrative in Support of a Use Permit Request

landscaping. This, Live Love Day, became an annual event for several years as we learned to partner with our neighbors in downtown Chandler. As we began to connect more closely with them, we discovered there was a great opportunity to care for our senior adult neighbors on a more regular basis. The monthly Saturday Serve Day was launched in 2009 to connect with and care for our senior adults by assisting with practical and needed assistance. This activity continues to this day, allowing volunteers to build long-term caring relationships with some of our most treasured community members.

Our early years also included neighborhood holiday events. Tents, tables, and chairs would be organized on a central corner and neighbors would gather for potluck style meals with music, art, raffles, family photos, and games. Rain or shine, people would show up for these anticipated block parties, thankful for the chance to connect with each other.

As time went on, it became clear we needed a fixed place to continue our efforts. In 2012, we purchased an abandoned home that we restored with the help of our community. It became a tangible representation of our mission to build community by connecting with and caring for others. Here are some of the ways we have been connecting and caring in Chandler:

Connecting

Our Connecting activities focus on providing opportunities for neighbors to interact in a safe and fun environment where they can get to know each other, build on what they have in common, and tear down the walls that divide them. This has happened through holiday celebrations, neighborhood soccer games, and a variety of workshops and community education events. These activities typically take place at the Live Love House, a home previously known as “the drug house” in the neighborhood.

Key Services - School Break Program

Students in the neighborhood are often home alone during summer, fall and spring break weeks. For this reason, a hands-on learning program was organized to give them a safe place to connect with others. Workshops have included dance, karate, music, art, cooking, and gardening, to name a few. Field trips to local points of interest were also a favorite. We also encouraged reading skills for all ages and snacks to ensure the students were receiving healthy food while out of school.

Key Services - Community Education

To support parents and adults in our neighborhood, we hosted several education series which covered topics they were most interested in. Guest speakers were invited in to speak on topics such as community resources, local government, immigration issues, gang activity and prevention, and drug and alcohol use and prevention. A light dinner was also provided to ensure families could participate who were just coming home from work and school.

The Oasis/El Oasis – 482 E. Erie Street (APN: 302-65-106)

Updated Written Narrative in Support of a Use Permit Request

Key Services - Soccer at the Park

In response to parents' requests for activities to do with their kids, the monthly Soccer at the Park was started. It has traditionally been kids vs. adults and the rivalry is strong. This has been an easy activity for inviting friends and neighbors, and almost always includes hanging around afterward for pizza or snacks. Everyone is truly disappointed when it becomes too hot to play during the summer months, as the park does not have lights and is not considered by neighbors to be safe at night.

Key Services - Caring

Providing support and practical assistance to our neighbors is the priority of our Caring activities. Bringing together volunteers to work side-by-side with residents as well as supporting local schools, we have been working to restore beauty and dignity in the lives of our neighbors. In whatever way possible, we strive to promote compassionate connections with those we serve, one neighbor to another.

Key Services - Saturday Service Day

Our monthly Saturday Serve days care for the local downtown Chandler community. We do light yard work such as mowing, pulling weeds, & other minor home repairs for those unable to complete these tasks on their own. We also deliver canned food and a friendly smile to the senior adult residents of a local subsidized apartment complex.

Key Services - Mentor/School Support

The Mentor and School Support program works in partnership with our neighborhood schools to support teachers and students on their learning journey. Volunteers helped students at both Willis Jr. High and Sacaton Schools throughout the school year with a wide range of activities, including helping in classrooms, cheering on students at sporting events, leading after school clubs, or even spending a few moments with students at lunch. The goal is to be present in ways that say to both students and teachers: "we see you and care about your success."

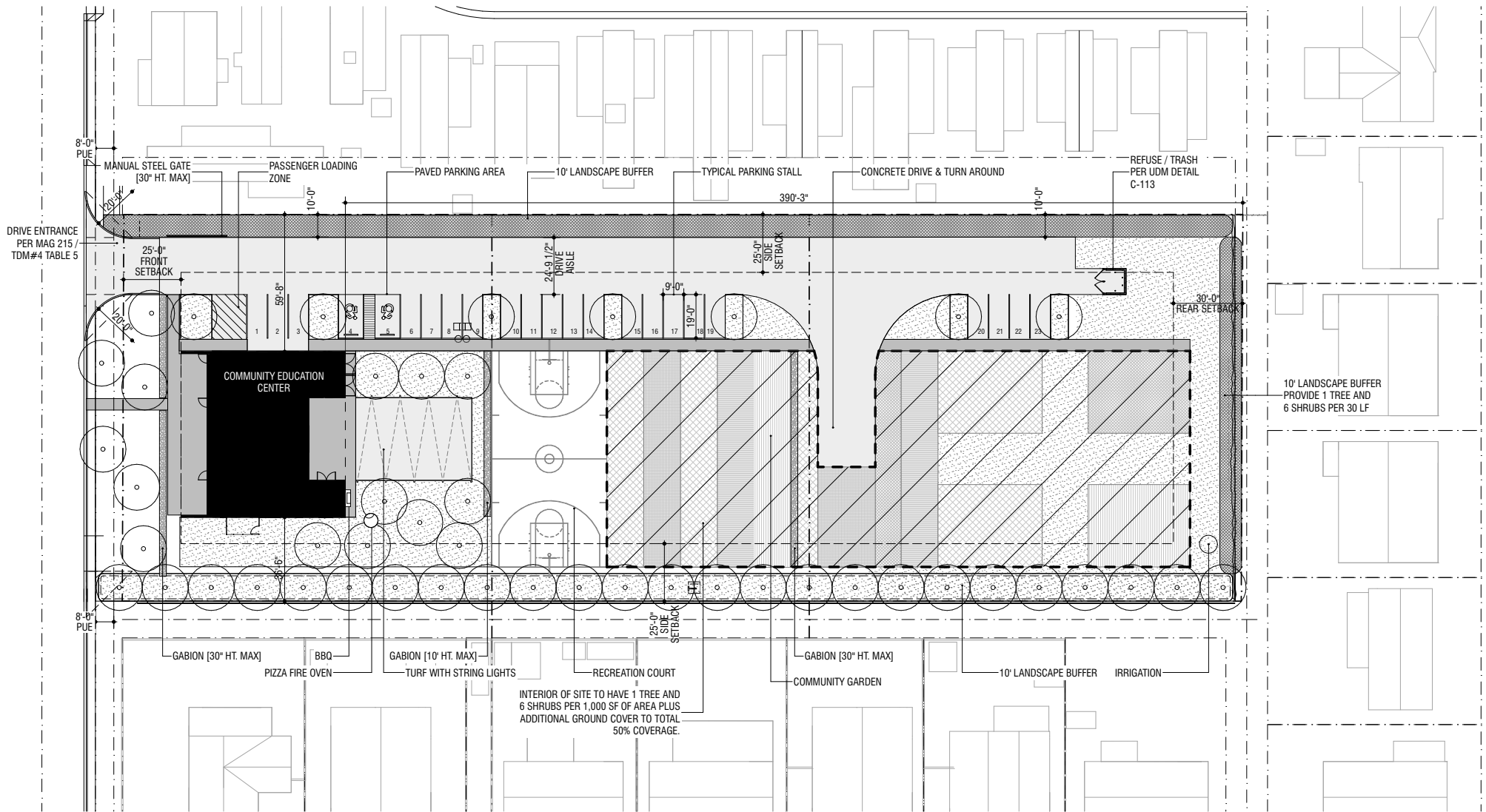
Compliance with the Zoning Code

The Applicant sees compliance being demonstrated in two principal ways:

- The proposed physical development is substantially below the density of development and heights that the existing MF-2 zoning permits
- Proposed 6% lot coverage vs allowed 45%
- Proposed 20' maximum building height vs allowed 35'
- Proposed side yard setbacks are in excess of 40' vs allowed 5'

The Oasis/El Oasis – 482 E. Erie Street (APN: 302-65-106)
Updated Written Narrative in Support of a Use Permit Request

- The landscaping and open space provided on the site represents a material improvement over the scale of open space and landscaping that the typical MF-2 development use would likely propose.



1 OVERALL SITE PLAN

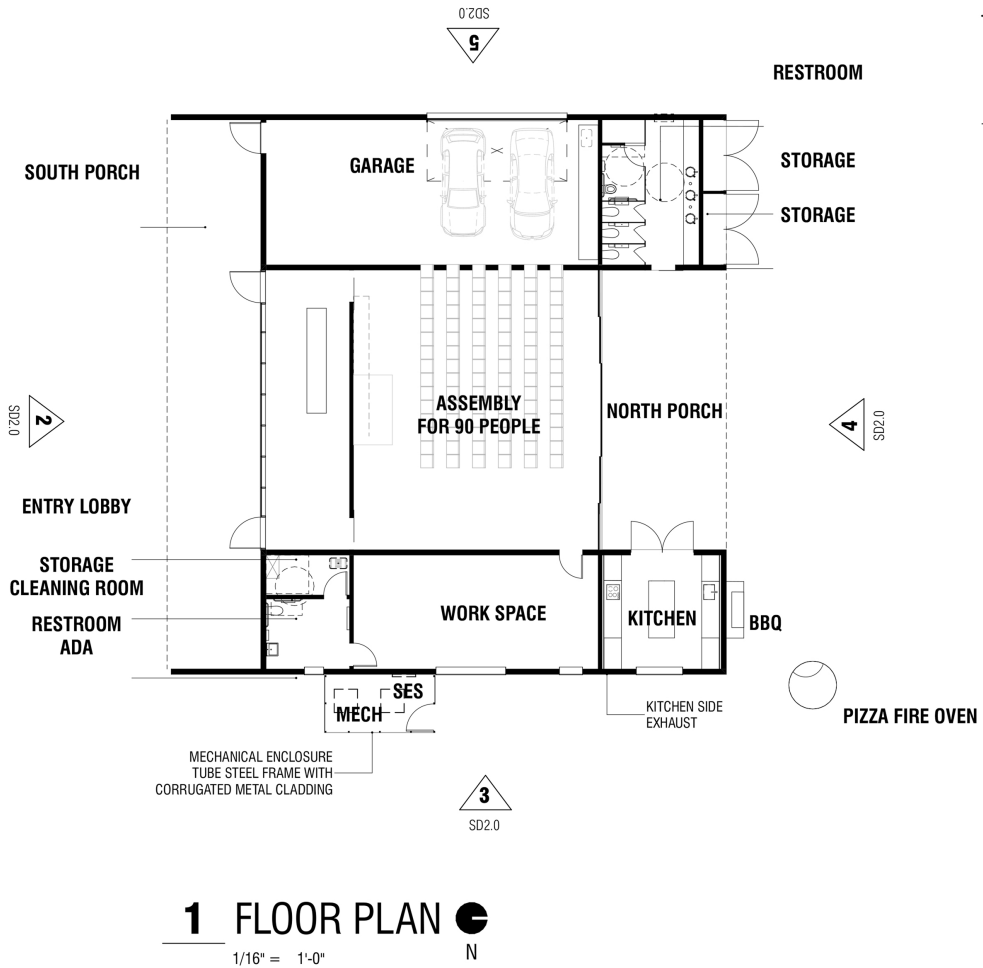
1" = 40'



NOTES:

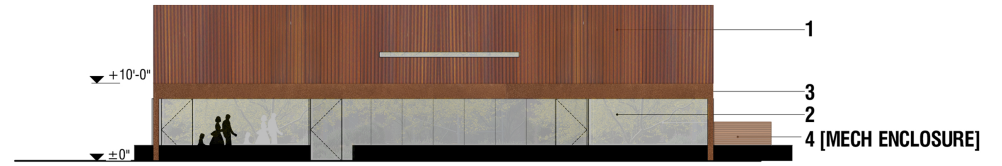
- LOT COVERAGE: [5,000 / 81,814 SF] 0.061% SF
- PARKING PROVIDED: 25 PARKING STALLS (INCLUDING 2 ADA STALLS) [2 STALLS PROVIDED IN GARAGE]
- NO PROPOSED LIGHTING SHALL TRESPASS ONTO ADJACENT PROPERTIES.
- SETBACK ALONG STREET FRONTAGE SHALL PROVIDE 1 TREE AND 6 SHRUBS PLUS ADDITIONAL TO ACHIEVE 50% COVERAGE.

NOTE: REFER TO MATERIALS SHEET [SD3.0] FOR MATERIAL REFERENCES AND NUMBERS INDICATED.



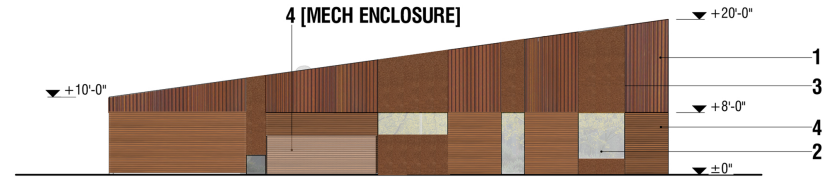
- NOTES:
- ROOF TOP VENTS SHALL BE PAINTED TO MATCH ROOF FINISH.
 - RESIDENTIAL KITCHEN HOOD SHALL SIDE WALL VENT.
 - SES CABINET SHALL BE SCREENED IN MECHANICAL YARD.

debartolo architects 4450 north twelfth street number 268 phoenix, arizona 85014 tel 602.264.6617 email jack3@debartoloarchitects.com



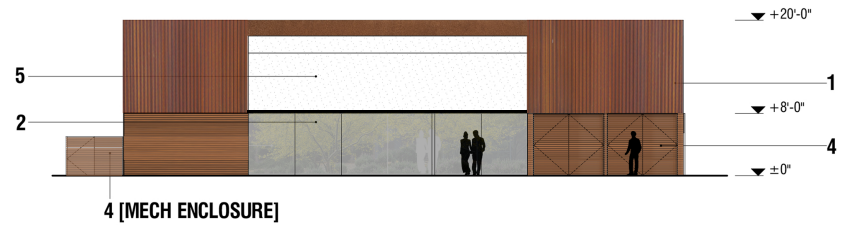
2 SOUTH ELEVATION

1/16" = 1'-0"



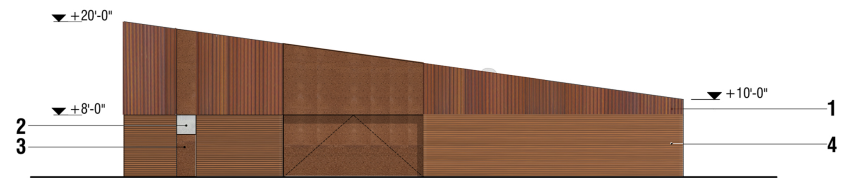
3 EAST ELEVATION

1/16" = 1'-0"



4 NORTH ELEVATION

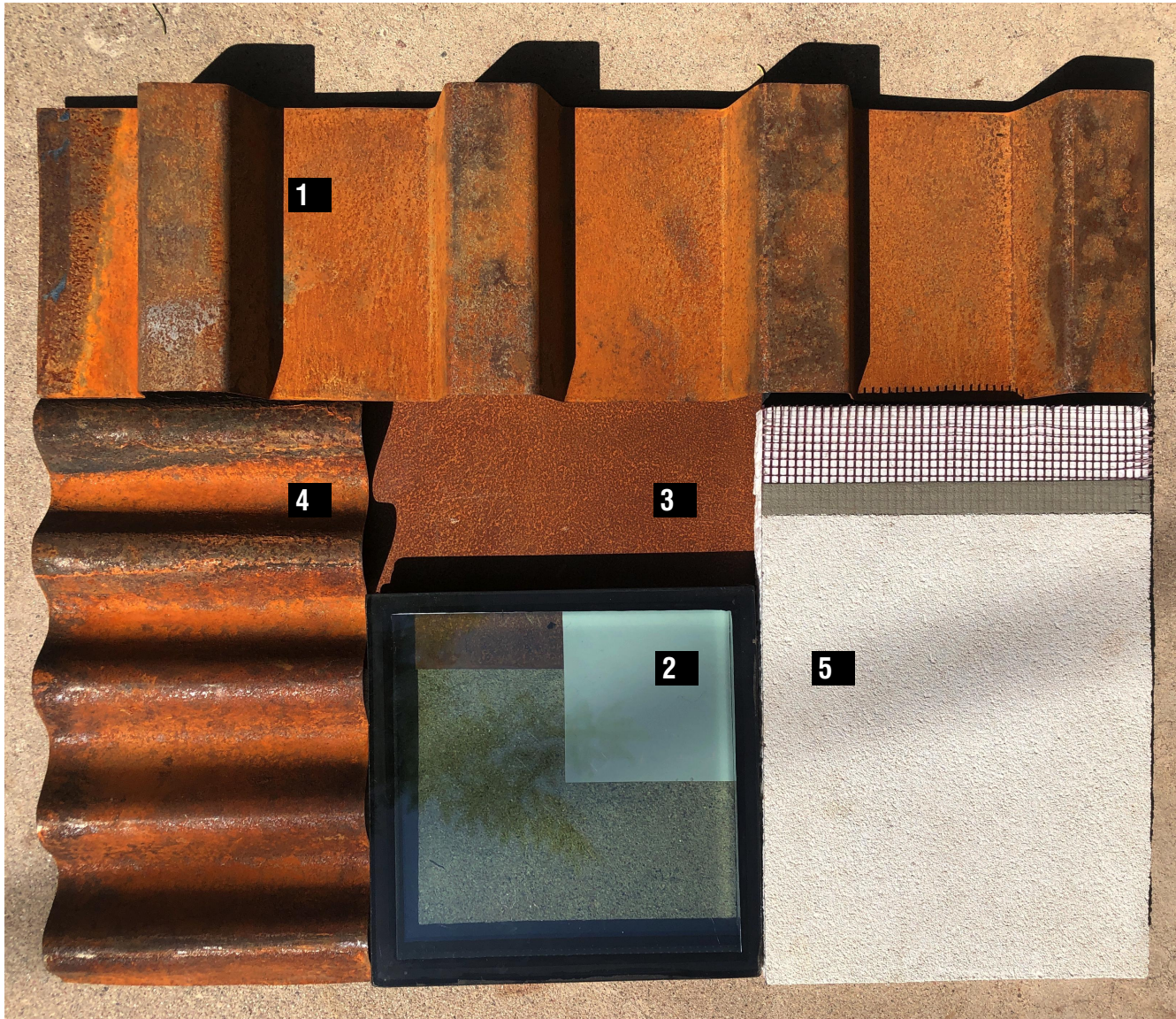
1/16" = 1'-0"



5 WEST ELEVATION

1/16" = 1'-0"

SD2.0
LIVE LOVE
482 east erie street
chandler, arizona 85225
OASIS



- 1 - WEATHERED BOX RIB DECK
- 2 - LOW E GLAZING
- 3 - WEATHERED STEEL
- 4 - WEATHERED CORRUGATED DECK
- 5 - STUCCO - PAINT COLOR [DE6373 PORPOISE LRV65]

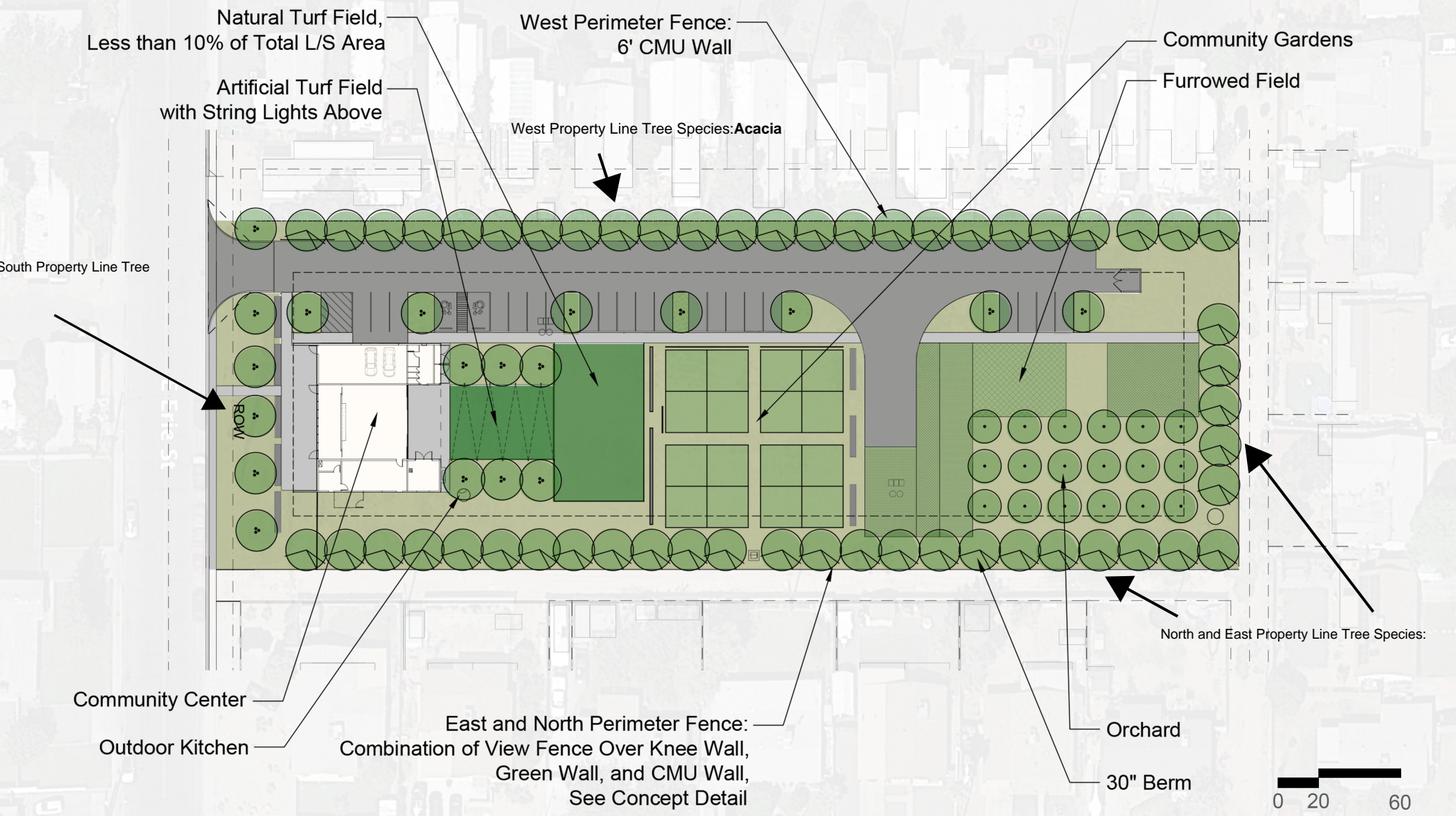
1 MATERIALS

debartolo architects 4450 north twelfth street number 268 phoenix, arizona 85014 tel 602.264.6617 email jack3@debartoloarchitects.com

LIVE LOVE
482 east erie street
chandler, arizona 85225

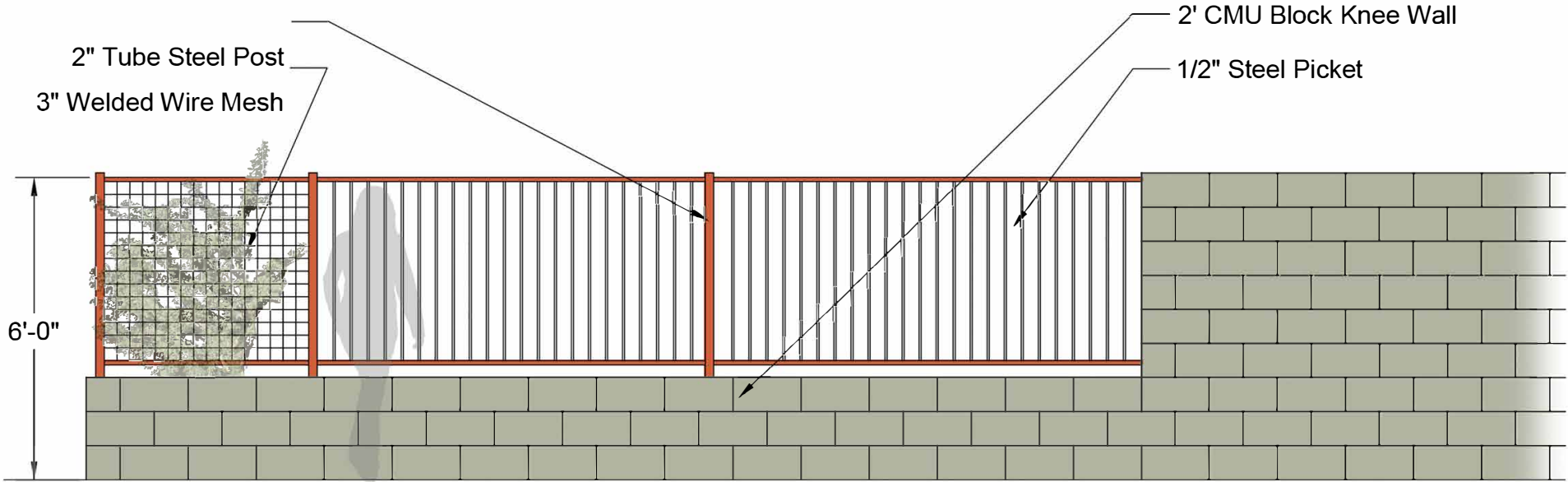
SD3.0 OASIS

LANDSCAPE PLAN OVERVIEW



LANDSCAPE PLAN - FENCE DIAGRAMS

Fence along North and East property lines to vary between vine support (green wall), view fencing and 6' CMU wall. Green Wall and View Fence constructed in combination with 2'-0" high CMU knee wall. Along these alley frontages at every 100', a 20' section of 6' CMU wall will be built. The knee wall visible from alley side, concealed by berm on Oasis side.



Scale: 1/2"=1'-0"

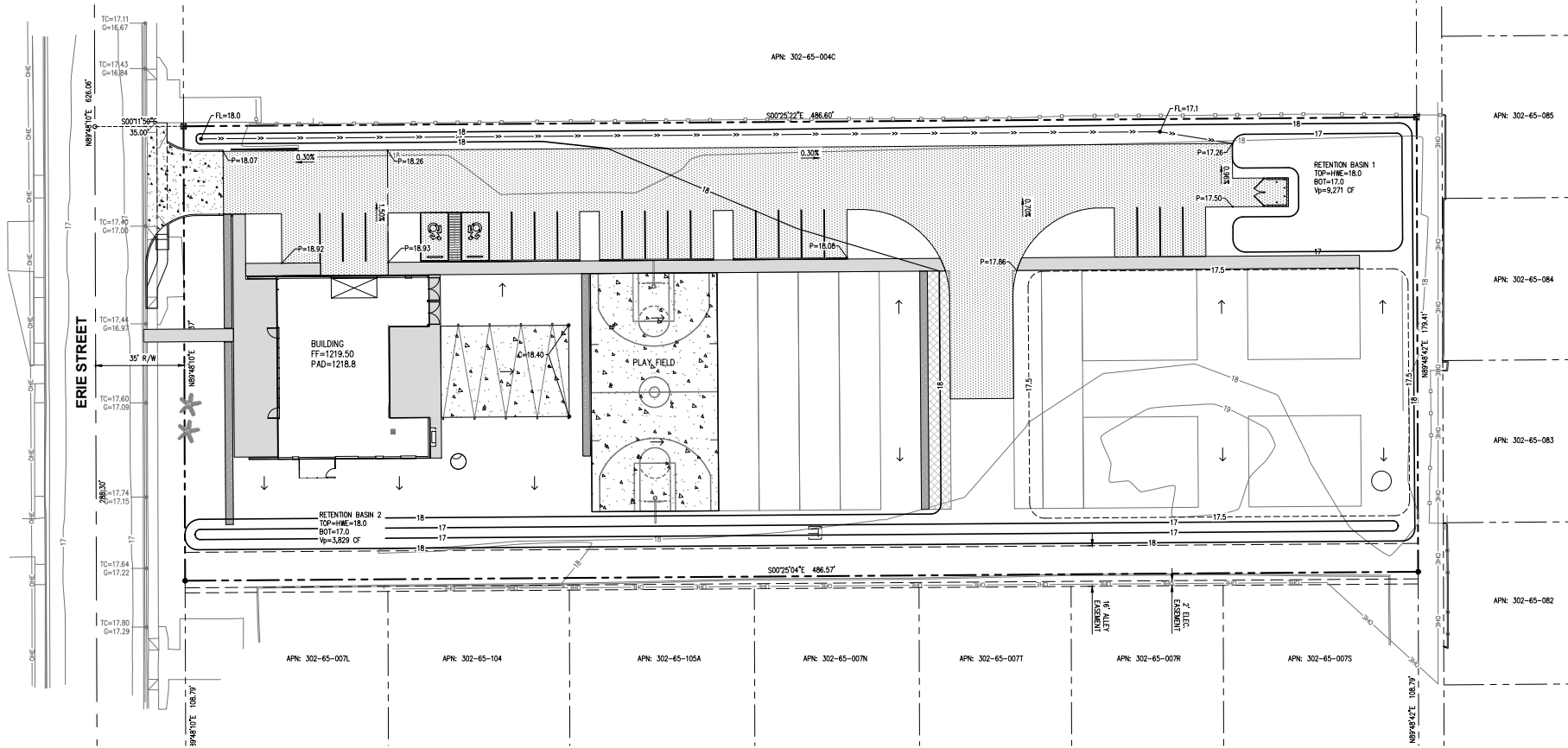
3-7-21

EAST/NORTH FENCE CONCEPT

EL OASIS

KRISTIAN KELLEY LANDSCAPE ARCHITECTURE

PRELIMINARY GRADING PLAN



20 10 0 10 20 40
SCALE: 1"=20'

DRAINAGE NOTE:

THE PROPERTY IS LOCATED IN FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) FLOOD ZONE AB. A FLOOD PLAN USE PERMIT WILL BE REQUIRED PRIOR TO CIVIL PLAN APPROVAL OR PERMIT ISSUANCE. THE ONSITE RETENTION MUST ACCOUNT FOR THE COMPENSATORY FLOOD VOLUME. THIS SITE IS WITHIN THE DETROIT BASIN AREA, THEREFORE, THE 100-YEAR 2-HOUR STORM IS NOT REQUIRED TO BE STORED ONSITE.



PRELIMINARY GRADING PLAN

DATE: 3/8/21

PROJ. #: 1567

PGD

1 of 1

EL OASIS PRELIMINARY GRADING PLAN

CHANDLER, ARIZONA

REVISIONS:	DATE:

LANDCOR CONSULTING
8850 E. Raintree Ave #124
Mesa, AZ 85212
landcorconsulting.com



**Planning & Zoning Commission
24-037**

Development Services Memo No. PZ

Date: June 05, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: Notice of Cancellation of June 19 2024 and July 3, 2024 Planning and Zoning Commission Hearings

Proposed Motion:

Move Planning and Zoning Commission cancel June 19, 2024 and July 3, 2024 Planning and Zoning Commission Hearings.

Background/Discussion

Planning Staff is recommending cancellation of the June 19, 2024, Planning and Zoning Commission Hearing due to closure of city offices in observance of Juneteenth. Planning Staff is recommending cancellation of July 3, 2024, Planning and Zoning Commission Hearing due to the management of cases.
