C.

SEP 0 2 2009

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development - PZ Memo No. 09-069c**

DATE: AUGUST 26, 2009

TO: PLANNING AND ZONING COMMISSION

THRU: PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: PDP08-0004 NOAH'S

Request: Preliminary Development Plan approval for a 12,490 square foot commercial multi-purpose building on an approximate 2.8-acre site

Location: East of the northeast corner of Cooper Road and Yeager Drive

Applicant: Alyson Pennington, Noah's Corporation

The request was continued at the August 5, 2009 Planning Commission hearing in order to be reviewed by the Design Review Committee (DRC). Concerns expressed at the Planning Commission and DRC meetings included building materials, vertical and horizontal relief of the building façade, landscaping and outdoor amenities. The current proposal includes changes based upon the comments from the Planning Commission and DRC meetings.

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for a 12,490 square foot commercial multi-purpose building on an approximate 2.8-acre site. Staff, upon finding consistency with the General Plan, the Chandler Airpark Area Plan, and PAD zoning, recommends approval with conditions.

BACKGROUND

The request is for PDP approval of site layout and building architecture for a 12,490 square foot commercial multi-purpose building located east of the northeast corner of Cooper Road and Yeager Drive. The subject site is part of a 245-acre master planned employment center, Chandler Airport Center (CAC). The CAC flanks both sides of Cooper Road extending to the

east approximately one-half mile, and to the west to the Consolidated Canal. From the Loop 202 Freeway the CAC extends south to just past Germann Road. The CAC received zoning approval in 2005. The master plan established the subject site for service, retail, and hospitality. The request is consistent with the zoning. The request is one of several PDP's for individual parcels within the master plan.

Directly north is vacant land zoned for commercial support uses. East, adjacent to the site is vacant land zoned for office/showroom/industrial type uses. South, across Yeager Drive is the Panattoni office/showroom/industrial development. West, adjacent to the site is the recently approved Arco AmPm fuel station.

SITE LAYOUT

The subject site is approximately 2.8-acres, and is relatively square in shape. Due to the location and size of the site, there are a number of cross access easements on the property. The access easements connect the subject site to the surrounding sites. Two primary means of ingress/egress are provided off of Yeager Drive.

A large landscape area spanning the property frontage along Yeager Drive is provided. The landscape area will extend from the right-of-way line to the building providing a maximum depth of approximately 110-feet. The landscaped area will provide a majority of the site retention requirements. Additional retention is provided on the north side of the building. Large foundation landscaping areas are provided on the east and west sides of the building. The master developer installed landscaping along Yeager Drive as part of the off-site improvements.

The landscape palette features a number of tree species and various shrubs, ground covers, and annual flowers. Desert Museum Palo Verde trees have been incorporated into the landscape palette and will highlight the site entrances, flank the building entrances, and will also be located within the retention area. The southern outdoor patio was eliminated in order to provide a more inviting outdoor setting. As discussed at the DRC meeting, a pathway connecting the parking areas is provided on the south side of the building, additional trees species have been incorporated into the landscape palette, and additional trees have been added to the retention area with a more informal design to provide a more natural appearance. The northern enclosed outdoor patio remains as previously designed, however additional details are provided in the development booklet. Additionally, the outdoor patio will have retracting shade canopies.

BUILDING ARCHITECTURE

The building is rectangular in shape and provides two entrances, one on the east and one on the west. The height of the building is approximately 24-feet to the top of parapet. Based on comments expressed at the DRC meeting a higher arched parapet is provided at both entrances located on the east and west sides of the buildings to a height of 31'. Flanking both sides of the arched entry parapet are columns that are two-feet deep by six-feet wide that provide a mid-height between the arched element and the remainder of the parapet. The columns flanking the entrance are approximately 26' feet tall. Additionally, the accent columns provided on earlier exhibits were modified by raising the height to the same level of the main parapet. The columns

will be approximately three-feet wide by one-foot deep. Providing additional raised parapet elements on the north and south elevations provides additional articulation.

The entry doors are recessed two feet from the main wall plane. An entry trellis extends eight feet from the main wall plane. A stone veneer wainscot, similar in style to the Arco west of the subject site, is provided on all sides at a height of 72". However, based on comments provided at the DRC a 50/50 blend of stone will be utilized providing additional interest.

SIGNAGE

The Chandler Airport Center Comprehensive Sign Plan dictates the size, amount, and type of signage throughout the Chandler Airport Center, including that wall signage utilize individually mounted letters. The monument sign will be externally illuminated with routed lettering as specified by the Comprehensive Sign Plan.

DISCUSSION

Staff believes that the concerns expressed by the Planning Commission and the DRC relating to the building materials, vertical and horizontal relief of the building façade, and landscaping and outdoor amenities have been successfully addressed. Additionally, Staff finds the request to represent a unique and quality project within the Chandler Airport Center.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the request was advertised in the newspaper.
- An orange 4' x 8' public hearing sign was posted on the property.
- A neighborhood meeting was held at the Chandler Municipal Airport. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of PDP08-0004 NOAH'S, subject to the following conditions:

1. 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.

2. Development shall be in substantial conformance with Development Booklet, entitled "NOAH'S", kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0004, except as modified by condition herein.

3. Landscaping shall be in compliance with current Commercial Design Standards.

4. Raceway signage shall be prohibited within the development.

5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

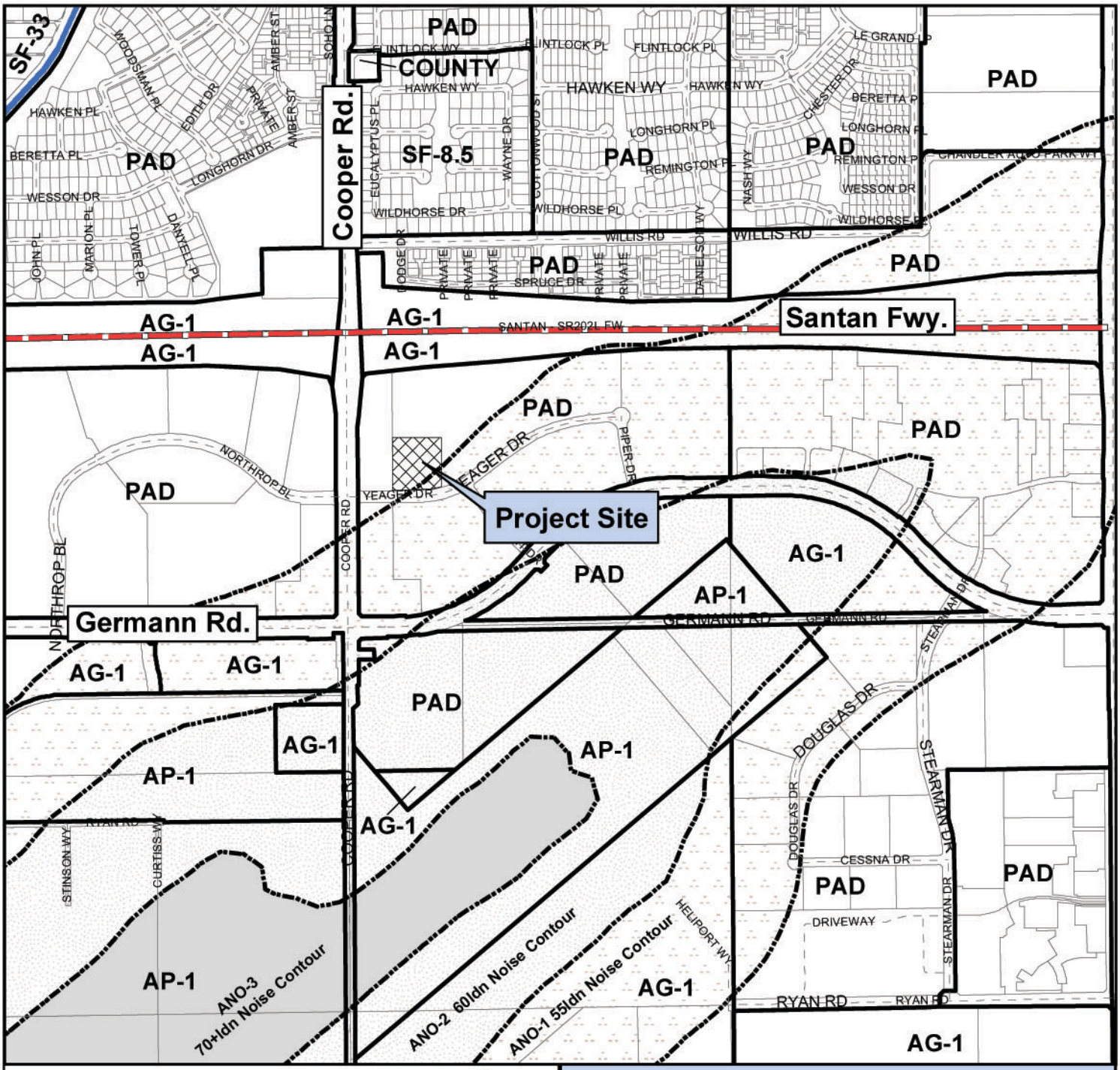
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

PROPOSED MOTION

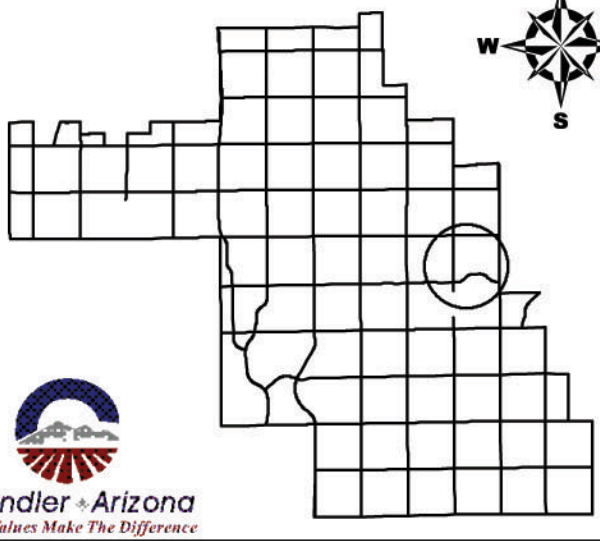
Motion to recommend approval of PDP08-0004 NOAH'S, request for Preliminary Development Plan approval subject to the conditions recommended by Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Floor Plan
5. Building Elevations
6. Development Booklet



Vicinity Map

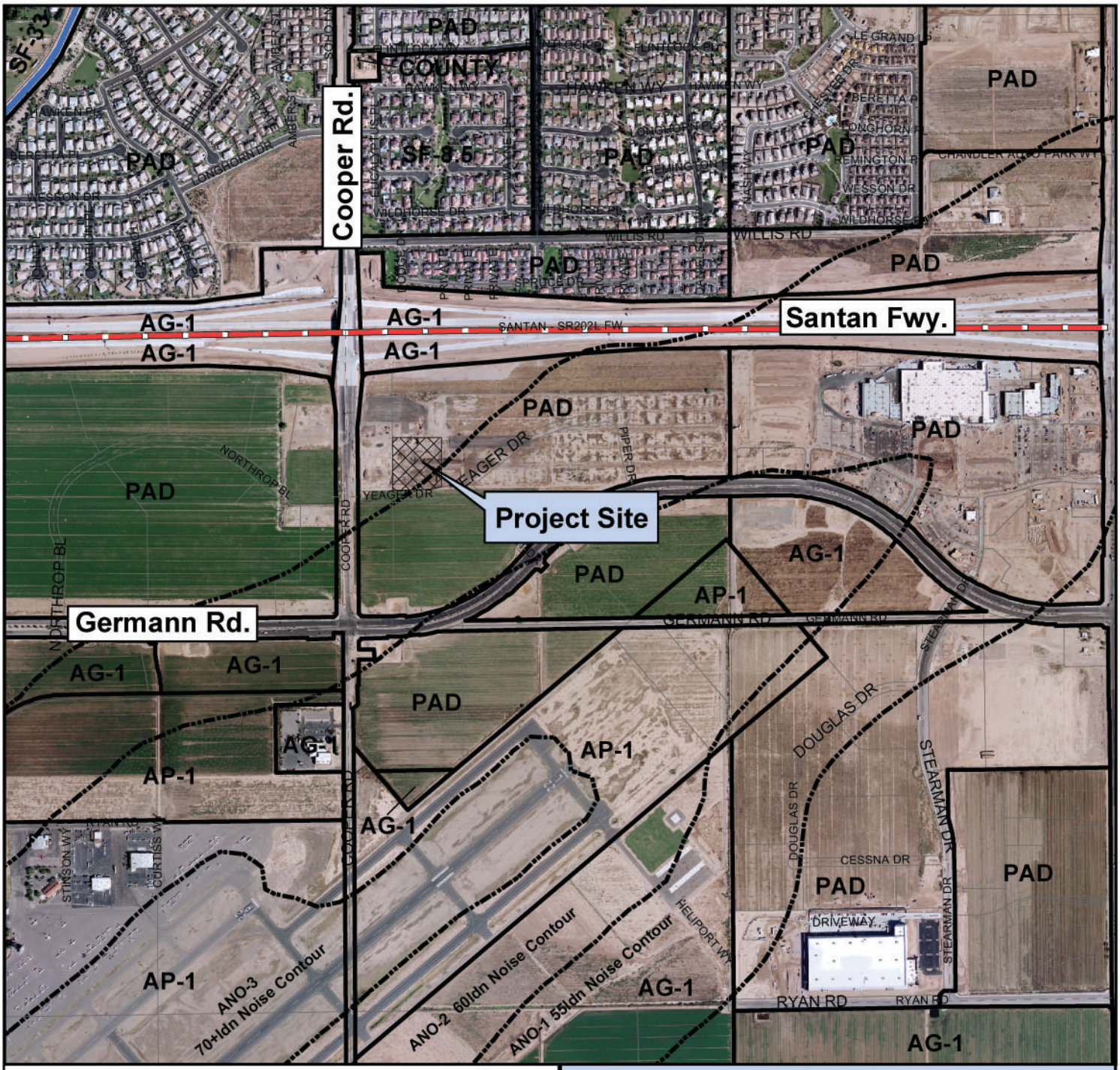


Chandler Arizona
Where Values Make The Difference

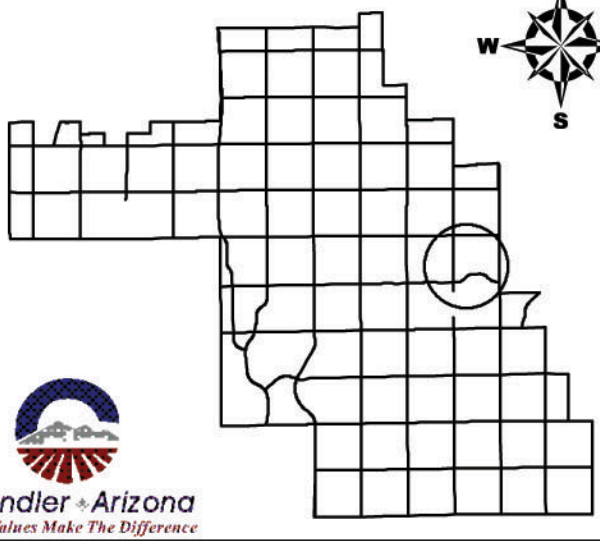
PDP08-0004

Noah's Center

CITY OF CHANDLER 4/3/2008



Vicinity Map

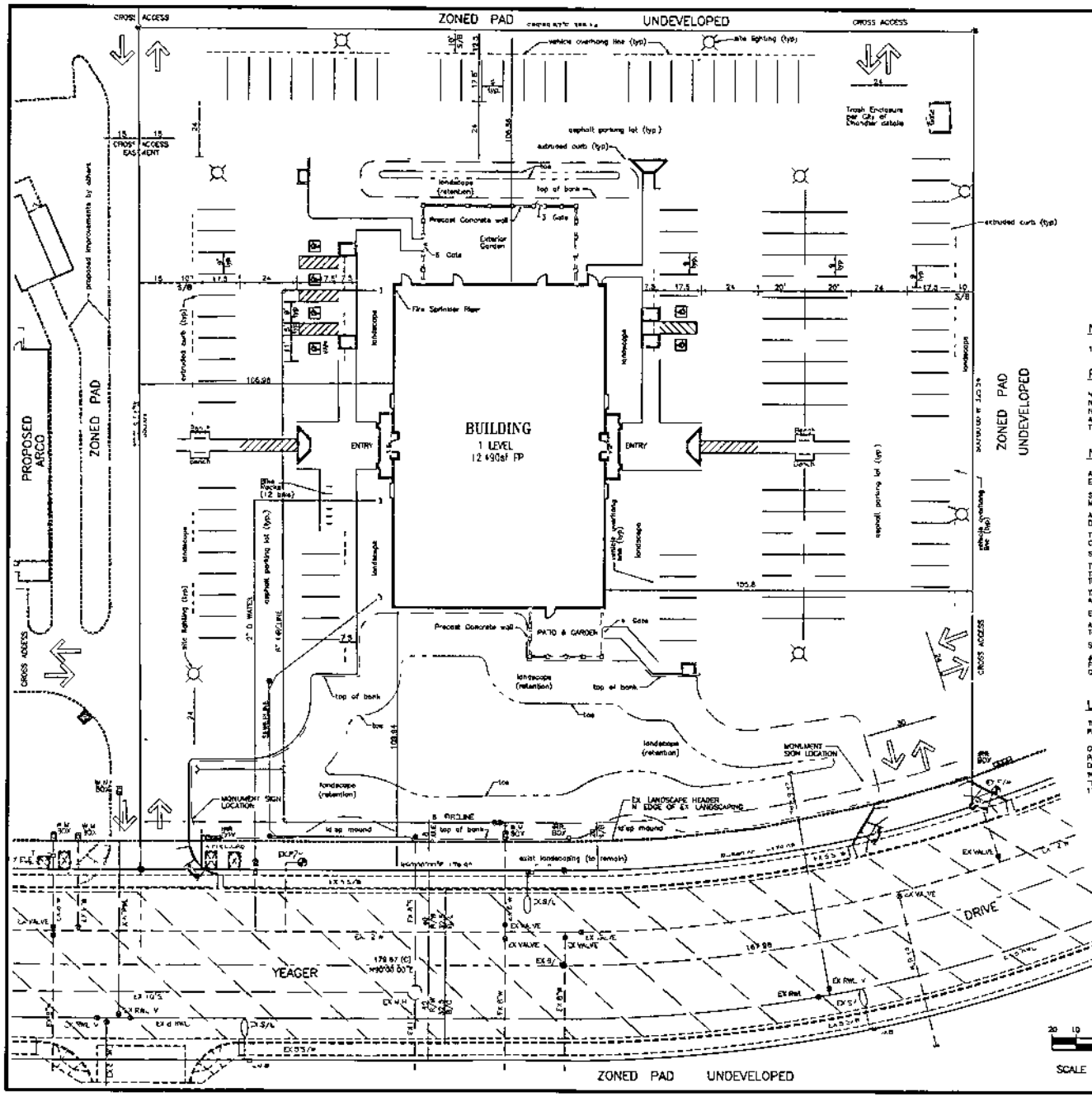


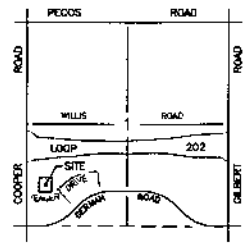
Chandler Arizona
Where Values Make The Difference

PDP08-0004

Noah's Center

CITY OF CHANDLER 4/3/2008





VICINITY MAP
SECTION 1 T 25 R 5E

NET LOT AREA	BUILDING AREA	LOT COVERAGE
123 438 S.F. OR 2.8337 AC	12 490 S.F. OR 0.2867 AC.	12,490 S.F. DIVIDED BY 123,438 = 10.12%

PARKING

NUMBER OF SPACES PROVIDED 129
NUMBER OF SPACES REQUIRED 1/200S.F. = 63
NUMBER OF ADA SPACES PROVIDED 5
ALL SIDEWALK RAMPS PER ADA
TYPICAL PARKING SPACE 9' X 20'

LEGEND

S/B – INDICATES SETBACK
RWL – INDICATES RECLAIMED WATER LINE
INDICATES PROPERTY CORNER

NOTES

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 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 THE PROJECT

TEXTURED PAVING TREATMENTS SHALL BE PROVIDED AT ALL CROSSWALKS, DRIVEWAY ENTRANCES, AND ON-SITE PEDESTRIAN CROSSWALKS.

ELECTRICAL TRANSFORMER WILL BE PAINTED TO MATCH THE ADJACENT WALL COLOR

ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE

SITE TO BE CONSTRUCTED IN ONE PHASE

JOINT ACCESS EASEMENT IMPROVEMENTS ON WEST LINE OF SITE TO BE INSTALLED BY THE FIRST PROJECT TO BE DEVELOPED. IT SHALL BE THE FIRST DEVELOPMENTS RESPONSIBILITY TO COORDINATE ANY SHARED COSTS.

LEGAL DESCRIPTION

THAT PORTION OF LOT 3, CHANDLER AIRPORT CENTER PHASE-1, A SUBDIVISION RECORDED IN BOOK 358 OF MAPS PAGE 9 RECORDS OF MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3, THENCE N00°19'24"W ALONG THE WEST LINE OF SAID PARCEL 3 A DISTANCE OF 353.01 FEET THENCE S89°39'57"E, A DISTANCE OF 355.14 FEET THENCE SOUTH A DISTANCE OF 323.54 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS N18°00'55"W AT A DISTANCE OF 390.00 FEET THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°00'55 FOR A DISTANCE OF 176.06 FEET THENCE WEST FOR A DISTANCE OF 179.90 FEET TO THE POINT OF BEGINNING.

SCALE 1" = 20

ENGINEER

CLOUSE ENGINEERING, INC
1842 E. ORANGEWOOD AVENUE
PHOENIX, AZ 85020
PHONE (602) 385-9300

DEVELOPER

NOAH PROPERTIES CHANDLER AZ LLC
1441 W UTE BOULEVARD SUITE 100
PARK CITY, UT 84035
PHONE (801) 472-2544

Clouse Engineering, Inc.
1842 E. Orangewood Ave. Phoenix Arizona 85020
Tel 602-385-9300 Fax 602-385-9310

SITE PLAN FOR
NOAH'S CENTER
AT CHANDLER AIRPORT CENTER

ARIZONA
CHANDLER

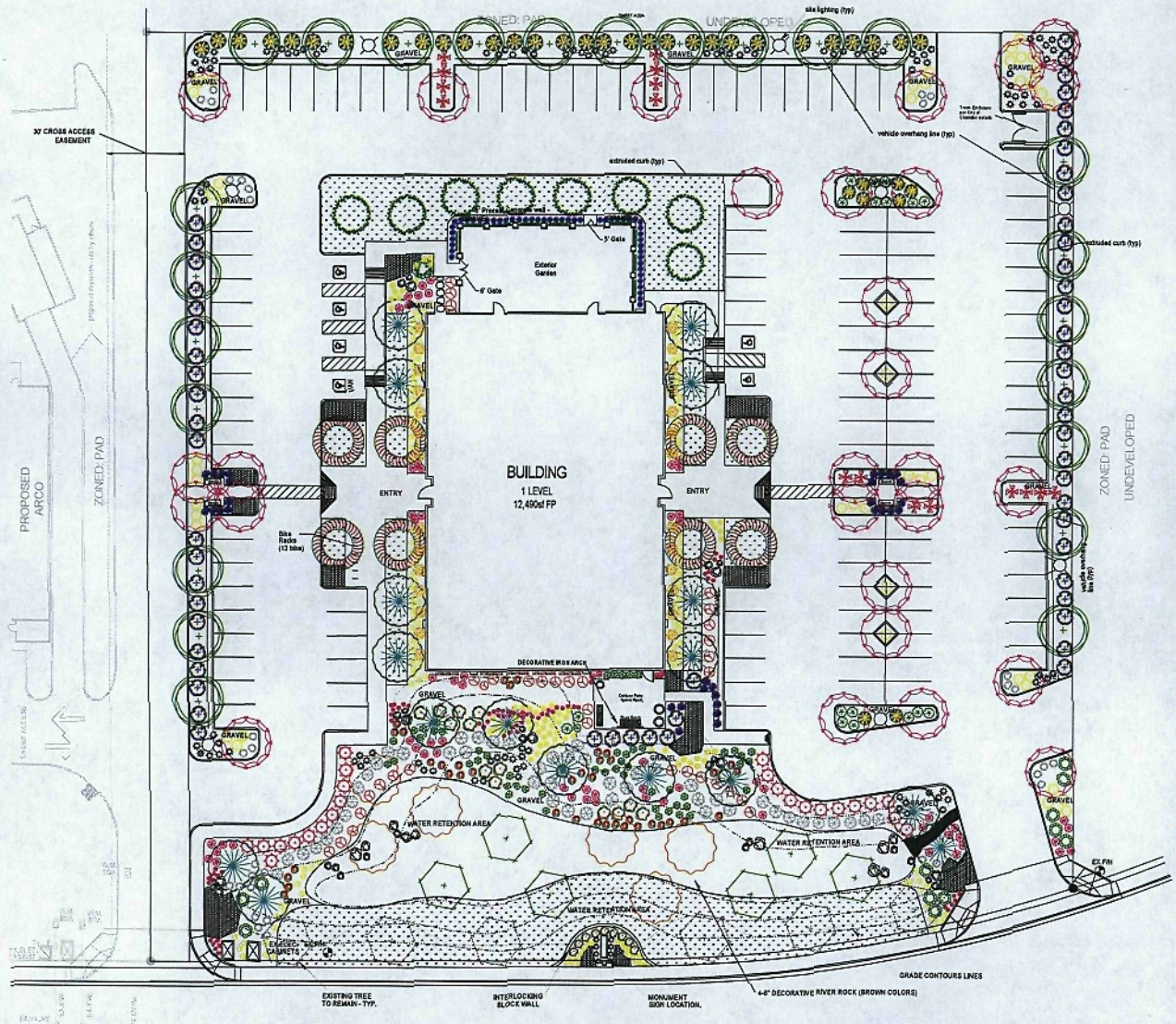
REVISED
5-18-09
5-19-09
6-10-09

Date
4-17-09

JOB No
080105

S1

SITE PLAN



CITY OF CHANDLER NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

2. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR, SEE SECTION 1903(B)(5), ZONING CODE.

3. FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G. MUST BE GRADED TO 1 1/2" BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903 (B) (C) (11), ZONING CODE.

4. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS'. SEE SECTION1903 (B) (A) ZONING CODE.

5. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS. SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT. SEE SECTION 1902 (B) (11), ZONING CODE.

6. ALL TREES WITHIN LINE OF SITE WILL MAINTAIN A CANOPY HEIGHT ABOVE 6'. ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 24"

7. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903 (B) (C) (4), ZONING CODE.

VICINITY MAP

NTS.

LEGEND

Common Name	Botanical Name	Size	Qty
Flower, Perennial			
Hibiscus, Blue	Hibiscus Malvaceae	5 Gal.	18
White Rain Lily	Zephranthes Candida	1 Gal.	49
Marigold, Desert	Baileya Multiradiata	1 Gal.	26
Penstemon, Firecracker	Penstemon Eaton	1 Gal.	22
Verbena, Goodding	Verbena Goodingi	1 Gal.	95
Flower, Vine			
Ivy, English, Thorndale	Hedera Helix 'Thorndale'	1 Gal.	9
Orchid Vine, Purple	Mascagnia Lilacaena	5 Gal.	6
Shrub, Cacti			
Red Hesperaloe	Hesperaloe Parviflora	1 Gal.	98
Shrub, Deciduous			
Mixed Lantana Shrub	Lantana Montividensis (L. Sellowiana)	5 Gal.	16
Oleander	Nerium Oleander	5 Gal.	27
Shrub, Evergreen Broadleaf			
Euonymus, Emerald 'n Gold	Euonymus Fortunei 'Emerald 'n Gold'	5 Gal.	28
Laurel, Texas Mountain	Sophora Secundflora		1
Morning Glory, Bush	Convolvulus Cneorum		33
Natal Plum	Carissa Grandeflora	5 Gal.	12
Red Bird-Of-Paradise	Caesalpinia Pulcherrima	5 Gal.	22
Red Fairy Duster	Calliandra California	5 Gal.	15
Sage, Texas Ranger	Leucophyllum Frutescens	5 Gal.	38
Sage, Texas, Green Cloud	Leucophyllum Frutescens 'Green Cloud'	5 Gal.	51
Variegated Yucca	Yucca Flamentosa	5 Gal.	12
Viburnum, Sandankwa	Viburnum Suspensum	5 Gal.	16
Tree, Deciduous			
Texas Mountain Laurel, Mescal	Sophora Secundflora	24" box	8
Desert Museum, Palo Verde	Cercidium X	24" box	12
Chaste Tree	Vitex Agnus-Castus	5 Gal.	28
Acacia, Wattle	Acacia Spp.	5 Gal.	24
Orchid Tree	Bauhinia	36" box	8
Sissoo Tree	Dalbergia Sissoo	24" box	8
Tree, Evergreen			
Pine	Pinus Thunbergiana	36" box	8

Lawn	
Bob Sod	Sod
Flower	
Annual	To be planted according to season.
Decomposed Granite	
As noted, match size and color of existing Chandler Airport Center decomposed granite	

Attention: This landscape plan is not a construction document and should not be used as such. The purpose of this plan is to demonstrate overall concept to the owner and assist owner in obtaining competitive bids for installation of said landscaping.

SITE SUBMITTAL 02/05/09
PDP SUBMITTAL 02/05/09
LANDSCAPE PRELIMINARY SUBMITTAL 05-27-09

SITE PLAN FOR NOAH'S CENTER AT CHANDLER AIRPORT CENTER

NOAH PROPERTIES CHANDLER AZ, LLC
1441 W. UTE BOULEVARD, SUITE 100
PARK CITY, UT. 84098
PHONE: (801) 472-2544

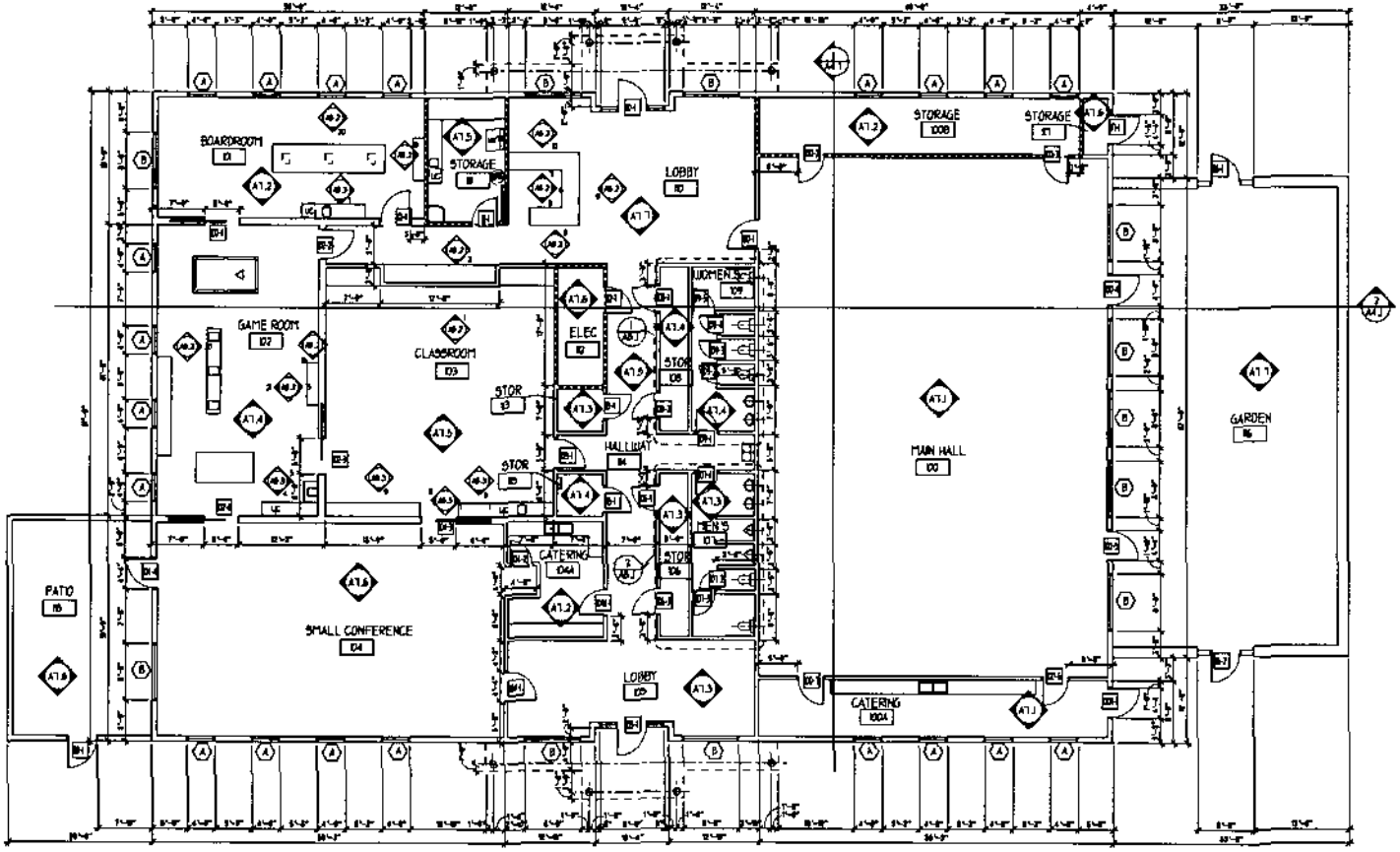
LANDSCAPE PLAN

Date: 05.27.09
Rev. 08.19.09
Project No.: D4578
Drawn By: KP
Checked By:
Scale: 1" = 20'0"

L 1

LANDSCAPE PLAN

NOTE: SEE A0.1 FOR BACKING REQUIREMENTS



FIRST FLOOR PLAN

1/8" = 1'-0"

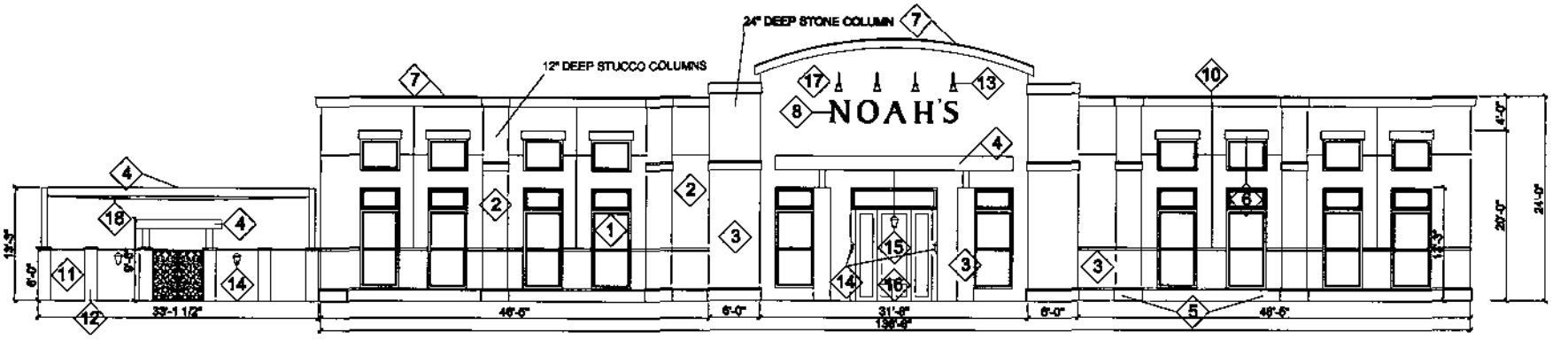
MARK WILSON ARCHITECTS

NOAH'S OF CHANDLER
CHANDLER, ARIZONA

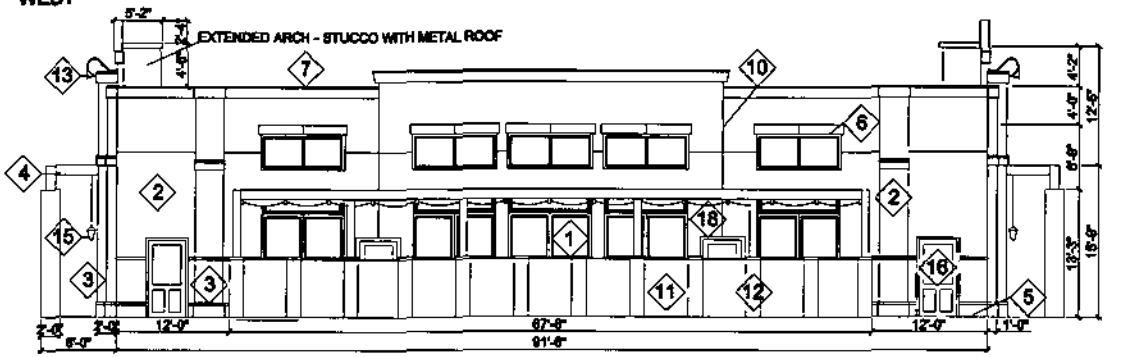
FLOOR PLAN

A2.1

FLOOR PLAN



WEST



NORTH

ELEVATION NOTES:

1- DOUBLE HUNG, CASEMENT STYLE, FIXED WINDOWS (WOOD CLAD-POLISHED MAHOGANY EXT)
2- EFIS FINISH, SHERWIN WILLIAMS COLOR, SWxxxxx
3- EL DORADO STONE, SHADOW ROCK, BRONZE
4- STEEL ENTRY CANOPY WITH OPEN CANOPY, COLOR-POLISHED MAHOGANY
5- 18" PRECAST CONC, COLOR - CREAM
6- PRECAST CONC LINTEL, COLOR - CREAM
7- PRECAST CONC PARAPET CAP, COLOR - CREAM
8- POWDER COATED METAL LETTERS: DARK BRONZE
9- METAL GATE (POWDER COATED): COLOR-POLISHED MAHOGANY
10- CONTROL JOINT
11- PRECAST CONC WALL PANELS, COLOR - CREAM
12- PRECAST COLUMNS, COLOR - TO MATCH BUILDING EFIS
13- METAL GOOSENECK LIGHTING: ANP, BRONZE FINISH
14- METAL LIGHTING: SANTANGELO, LANTERN 6, SCONCE
15- METAL LIGHTING: SANTANGELO, OD-GRANADA-R, PENDANT
16- WOOD DOOR, MAHOGANY
17- PRECAST CONCRETE TILE 18X24, COLOR - CREAM
18- CANVAS SHADE CANOPY

NOAH'S
GATHER · WORK · PLAY

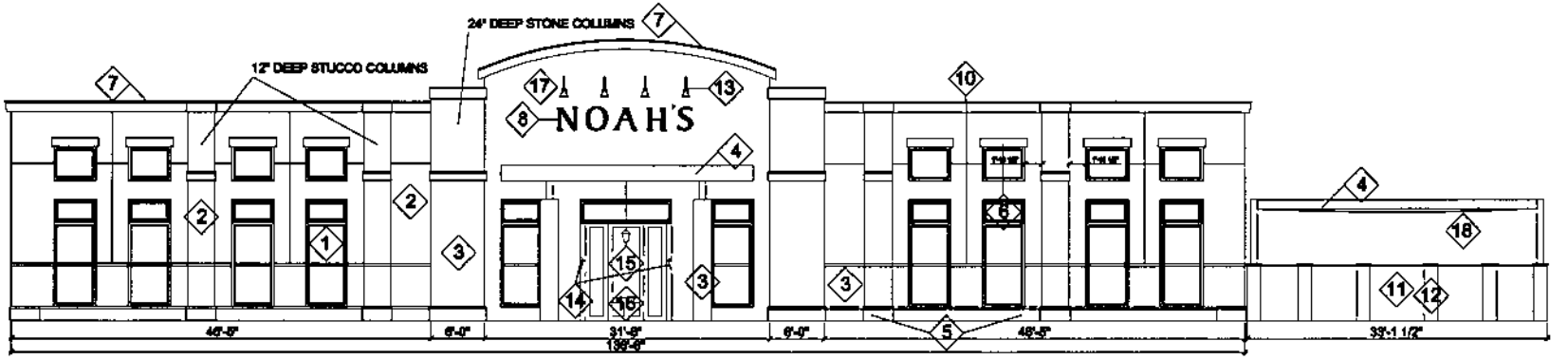
Revisions
DATE
Drawn By: BBN
Date: 8/10/09

Scale: NTS

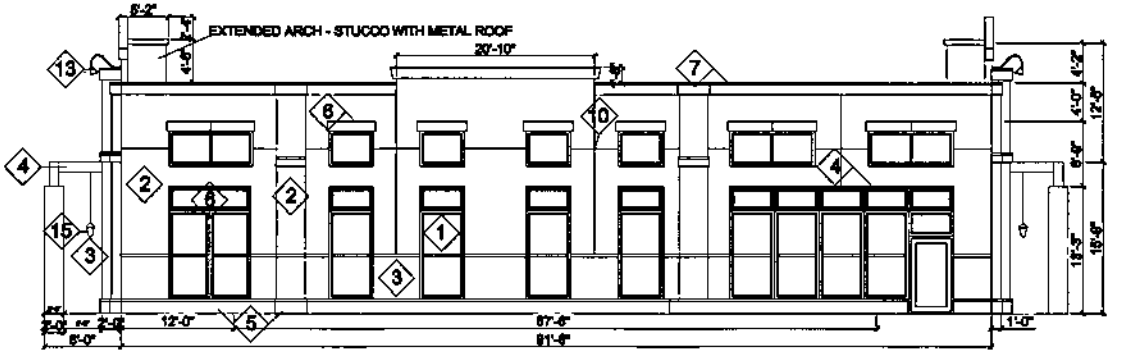
NOAH'S of CHANDLER

EXTERIOR ELEVATIONS WEST & NORTH

ELEVATIONS



EAST



SOUTH

ELEVATION NOTES:

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17- PRECAST CONCRETE TILE 18X24, COLOR - CREAM
18- CANVAS SHADE CANOPY

NOAH'S
GATHER · WORK · PLAY

Revisions
DATE
Scale: NTS

NOAH'S of CHANDLER
EXTERIOR ELEVATIONS- WEST & NORTH

ELEVATIONS