

**NOTICE OF PUBLIC HEARINGS
PLANNING AND ZONING COMMISSION
CHANDLER CITY COUNCIL**

NOTICE OF PUBLIC HEARINGS to be held by the City of Chandler Planning and Zoning Commission on **AUGUST 20, 2008** at 5:30 P.M. and the Chandler City Council on **SEPTEMBER 11, 2008** at 7:00 P.M. in the Council Chambers, Chandler Public Library, 2nd Floor, 22 South Delaware Street, Chandler, Arizona.

PDP08-0020 WELLS FARGO OCOTILLO SERVICE CENTER

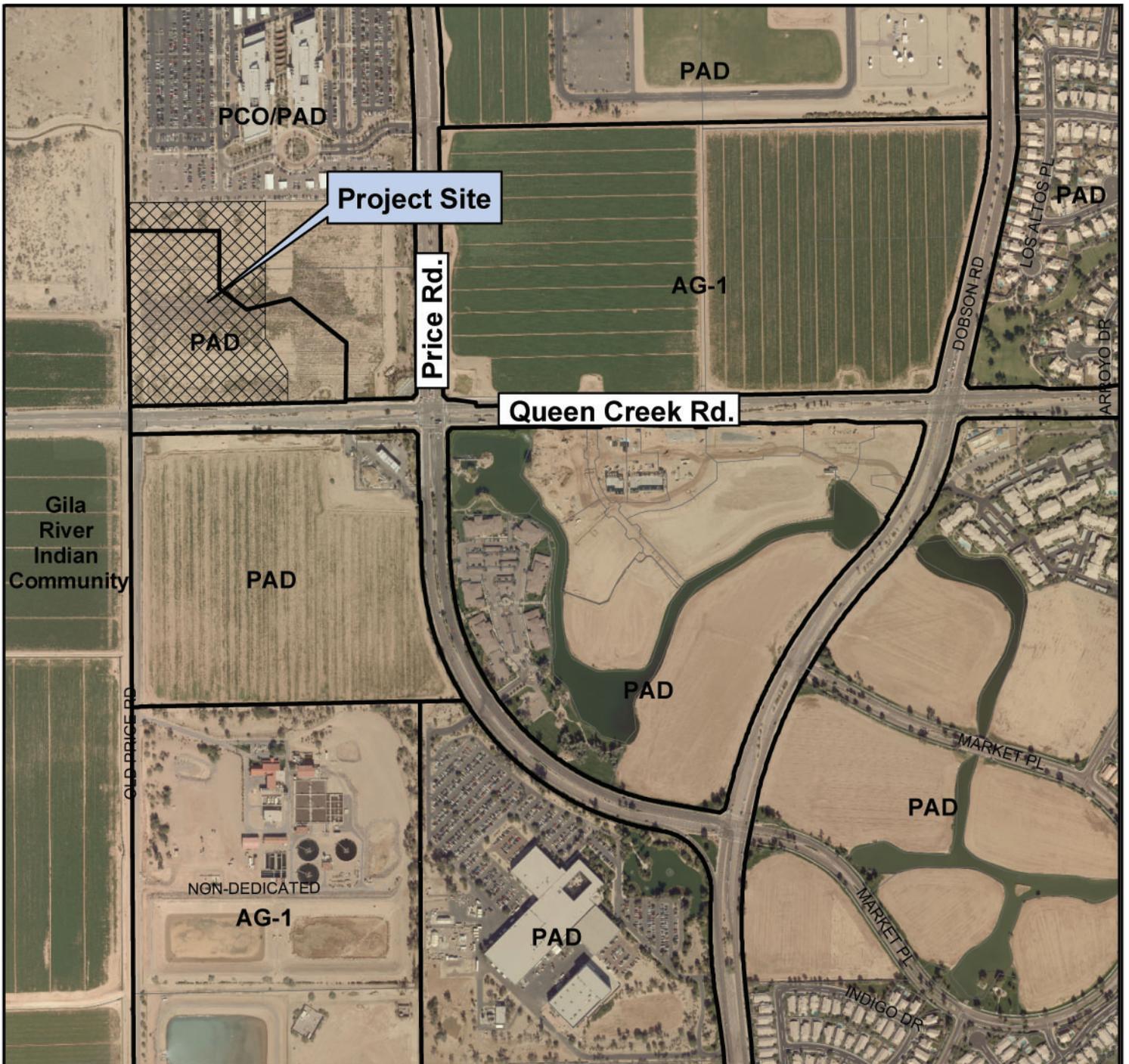
Request Preliminary Development Plan (PDP) approval for a 432,000 square foot service center and associated site improvements. The site is located west of the northwest corner of Price and Queen Creek Roads. For more information, please contact Bill Dermody with the City of Chandler at (480) 782-3056.

Dated the 16th day of July 2008.

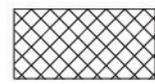
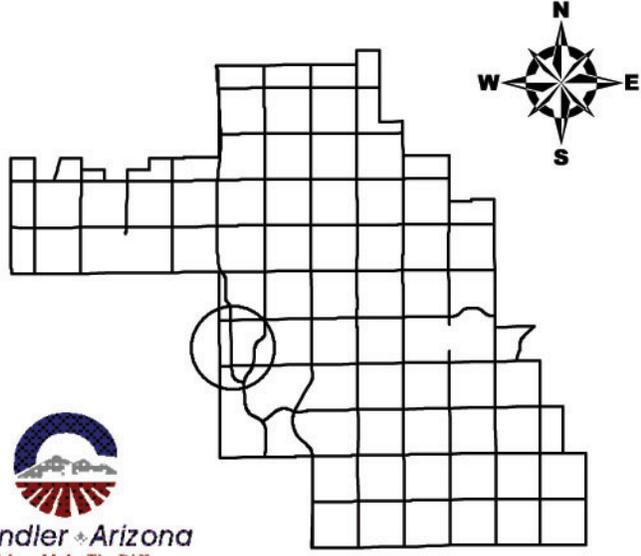
Publish in the Arizona Republic on July 22, 2008.

[Vicinity Map Click Here](#)

[Project Exhibits Click Here](#)



Vicinity Map



PDP08-0020

Wells Fargo Ocotillo Service Center





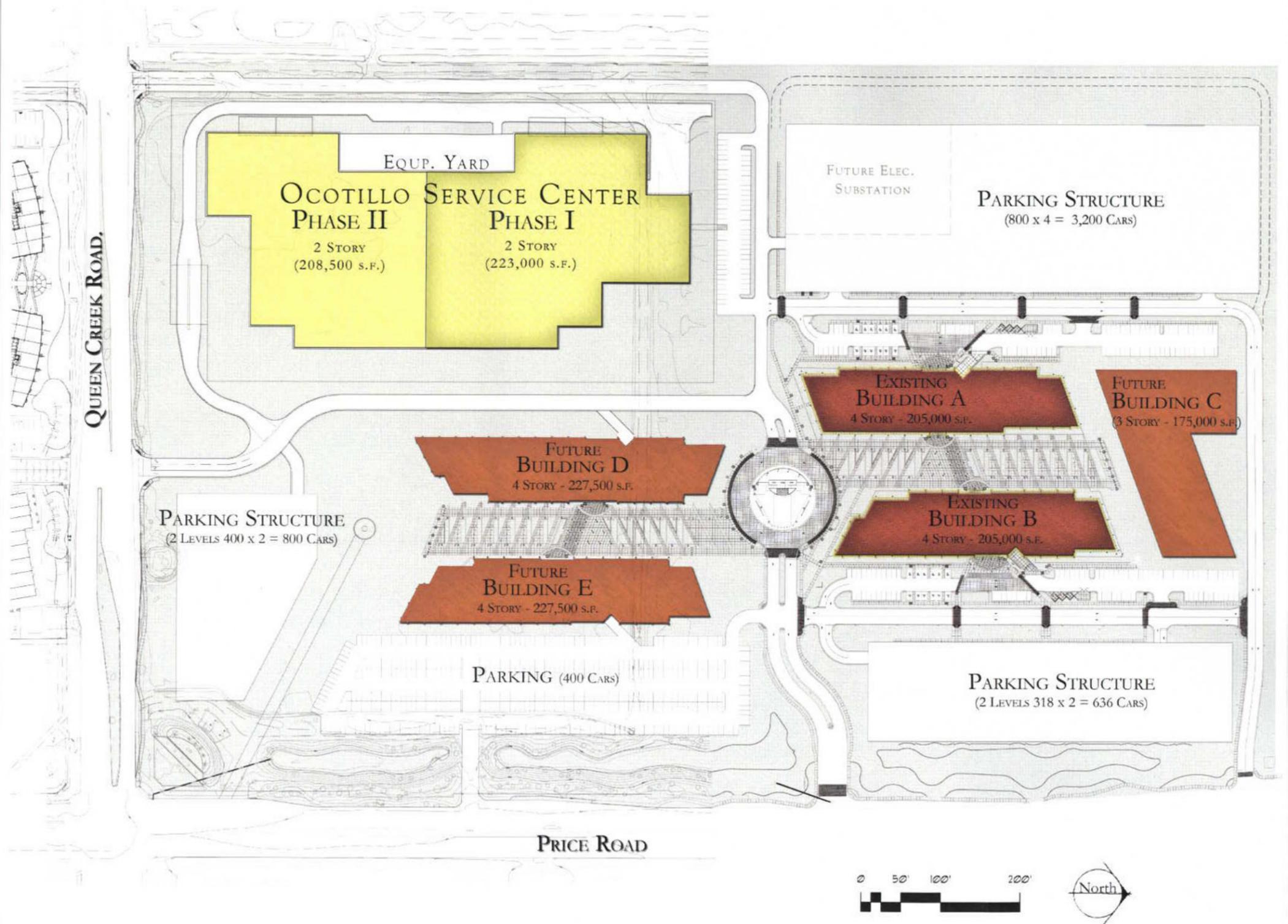
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PERSPECTIVE VIEW
(FROM CENTER OF CAMPUS)

To the extent possible, the design intent of the original master plan has been preserved, while accommodating the new requirements of the Service Center. The buildings are sited to accommodate the space requirements of each phase and so that the five major structures create a massing that tapers to a lower profile at the ends as viewed from Price Road. At full build-out the campus will consist of five office buildings, the Service Center and 45,000 sf of retail space, with a total usable area of 1,200,000 square feet. The office buildings will be oriented around a central pedestrian mall running north-south on the site. Per the original master plan for the site, the two existing office buildings are designated building 'A' and 'B'. Future office buildings 'D' and 'E' will continue the pedestrian mall across the center drive to the south side of the site, and transition to the existing water feature at the southeast corner of the site. Future Building 'C' will terminate the axis of the pedestrian mall to the north.



LANDSCAPE NARRATIVE

The landscape treatment for the Service Center expansion will include new frontage landscaping along Queen Creek Road Corridor as well as permanent and temporary landscape treatments around the first phase of development area. The landscape along Price Road will continue the existing landscape design and plant palette that already exists along the Price Road corridor. These improvements will include naturally contoured berming and low water use plant material. Per the original PDP, a requirement for areas of turf has been mandated and is shown on the plans as approximately 50 percent of the landscape area along this corridor within the landscape setback area. The access roads that extend north from Queen Creek Road shall be treated with tree and shrub plantings for a finished appearance and will be consistent with other improved areas on site. A landscape buffer is included along the western property boundary and will have the required number of trees and shrubs per the City of Chandler's standard screening requirements. The south exposure of the new building will be screened with rows of trees to create a visual barrier from Queen Creek road, but far enough from the building to allow for the clients needs for visual security and monitoring of the Sally Port entrance. The east, west and north sides shall include formal groves of canopy trees and under story plantings to compliment the architectural character of the structure. Additionally, existing parking areas will be modified to accommodate the new improvements and will be restored to original conditions. Any newly graded areas that are part of the phase 2 improvements shall be treated with a dust palliative to ADEQ standards if disturbed during construction activities.



WELLS FARGO - OCOTILLO SERVICE CENTER

PRELIMINARY PLANT LIST

SYMBOLS	TREES	SIZE / REMARKS
	EXISTING TREES	N/A
	ACACIA SMALL / SWEET ACACIA	24" BOX, STANDARD MATCHED
	CERCIDUM SP. / DESERT MUSEUM PALO VERDE	24" 36" BOX, MULTI-TRUNK MATCHED
	DALBERGIA SISSO / SISSO TREE	24" BOX, STANDARD MATCHED
	PHOENIX DACTYLIFERA / DATE PALM	20 FEET, MATCHED
	PROSOPIA SP / MESQUITE	48" BOX, MULTI-TRUNK MATCHED
	PRUNUS CERACIFERA / 'AUTOPURPUREA' PURPLE LEAF PLUM	36" BOX, STANDARD MATCHED
	SHRUBS	
	CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE	5 GAL
	DODONAEA VISCOSA / HOPSEED BUSH	5 GAL
	ENCELIA FARNOSA / BRITTLEBUSH	5 GAL
	LEUCOPHYLLUM CANDIDUM / SILVER CLOUD SAGE	5 GAL
	LEUCOPHYLLUM LANGMANIAE / RIO BRAVO SAGE	5 GAL
	RUELLIA BRITTONIANA / BLUE RUELLIA	5 GAL
	SIAMONDISA CHINENSIS / JOJOBA	5 GAL
	ACCENTS / VINES	
	AGAVE AMERICANA / CENTURY PLANT	5 GAL
	BOUGAINVILLEA SPP. / BOUGAINVILLEA 'BARBARA KARST'	5 GAL
	DASTYLIRION WHEELERI / DESERT SPOON	5 GAL
	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL
	MULLENBERGIA SPP. / DEER GRASS	1 GAL
	GROUNDCOVER	
	CONVOX VULVUS CHEODRUM / BUSH MORNING GLORY	1 GAL @ 3' O.C.
	GAZANIA RIGENS / GAZANIA	1 GAL @ 3' O.C.
	LANTANA 'NEW GOLD' / 'NEW GOLD' LANTANA	1 GAL @ 3' O.C.
	VERBENA PERUVIANA / VERBENA	1 GAL @ 3' O.C.
	TURF- HYBRID BERMUDA	50% OR STOLONS OPTION
DG	DECOMPOSED GRANITE / ALL PLANTING AREAS	2" MIN. DEPTH
	CONCRETE HEADER	CURBSTYLE

LANDSCAPE CALCULATIONS:		%
TOTAL SITE AREA (THIS PHASE)	685,752 S.F.	100%
TOTAL BLDG. AREA	140,276 S.F.	21%
TOTAL LANDSCAPE AREA	324,375 S.F.	47%
TOTAL PRKG. AREA	19,587 S.F.	3%
LSC. IN PRKG. AREA	3,465 S.F.	18%
TURF AREA	30,000 S.F.	9%
SHRUBS/GRND. CVRS.	129,000 S.F.	40%
DG AREA	294,375 S.F.	90%



ARCHITECTURAL DESIGN NARRATIVE

Forms and materials appropriate to the desert southwest are interpreted in a contemporary way, reflecting the high-tech nature of the major surrounding developments and the Price Corridor Plan. The exterior skin will consist of a combination of architectural pre-cast concrete, metal panel and glass curtain-wall and is designed to complement, but not compete with office buildings on the campus. The colors are derived from the surrounding natural and built environment, and while the colors and material are consistent throughout the campus, their use and placement vary to give the buildings their own identity and contribute to a cohesive but diverse image from the street. The overall development is set to clearly provide a unified business campus environment.

All infrastructure equipment will be located within the building or the enclosed service yard located on the west side. There will be no roof mounted equipment.

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