

School. To the east are additional vacant lots within the Bogle Business Park zoned for office and light industrial uses. East of Bogle Park is the Monterey Vista single-family residential subdivision. Morelos Street abuts the site's south side with an existing County medical health facility located on the south side of Morelos Street. A City owned retention basin abuts the site's west side.

ICAN, Improving Chandler Area Neighborhoods, is an Arizona nonprofit corporation that provides comprehensive out-of-school programs and services for Chandler's youth. Founded in 1991, ICAN serves over 2,000 youth and families at the existing facility located at 201 S. Washington Street. ICAN is relocating from this existing facility to accommodate the continued growth of their highly successful programs. The subject 2.77-acre site is currently owned by the City of Chandler and being used as multi-purpose fields for soccer and football. ICAN, through a property exchange with the City, seeks to relocate to the subject site, and develop a new campus that will meet the long-term needs of Chandler's youth and families. The subject site is effectively comprised of Lots 11, 12 and 13 of the original Bogle Business Park subdivision. The 1987 PAD and Master Plan broke the 50-acre business park into sub-areas that each contained different land use restrictions. The 2.77-acre site is located within sub-area C that permits light industrial I-1 uses as well as business uses such as office and support services. The request is to rezone the subject site to permit the construction of ICAN's new youth facility campus that includes recreational, educational, social programs, and other youth services.

The campus has been thoughtfully designed to not only accommodate ICAN's present needs, but to provide future expansion opportunities as well. The building is placed within a landscaped setting along Morelos Street. Angled building orientation provides the opportunity for a curved 40-foot wide main entry drive that doubles as the van/parent drop-off pick-up lane. A large percentage of ICAN's youth either walk to the facility, or are brought by an ICAN van. Pedestrian access is accommodated by sidewalks along Morelos Street, and 2 sidewalks at the north connecting to the City Park. The ICAN vans will be stored within a gated driveway along the site's east side, adjacent to an existing driveway that provides access from Morelos Street to the City Park and Aquatic Center. The site provides 31 parking spaces, with 57 spaces required per Code. The 31 spaces on-site will accommodate ICAN's day to day needs including the 15-20 staff and volunteers, and parent drop-off/pick-up. The remaining 26 spaces are provided by the adjacent City parking lot along the north side.

The building is intentionally located at the site's southeast side to buffer the outdoor courtyards and areas from the balance of the Bogle Business Park. Additionally, this keeps the outdoor recreational areas adjacent to the existing City Park and Aquatic Center. Outdoor amenities include a full basketball court, a small soccer field, a water splash pad, playground equipment with shade structures, a 1,600 square-foot ramada with snack bar, and extensive turf areas for general play. The outdoor play areas are enclosed by one of two wall designs as noted on the wall plan under tab 9 of the attached Development Booklet. The first wall design is an 8-foot tall decorative block wall with alternating bands of split face, center score, and center score split face block. Along the site's west side, adjacent to the basketball court and soccer field, is a combination 6-foot block wall (of similar design) with 14-feet of ball-netting on top. Along the

parking lot's north side, welded wire mesh screens with vines are used to further enhance the wall's appearance from the exterior.

The 22,118 square-foot building includes a 1,211 square-foot mezzanine. Future classroom and administrative area expansions bring an additional 6,200 square-feet of floor area. The building will include classrooms, learning centers, a library, teen center, administrative offices, a gymnasium and fitness center, kitchen, and associated storage areas. Architecturally the building does a good job of striking the balance between the recreational nature and the adjacent business park. The well-articulated floor plan combined with the varying building masses serve to reduce the building's scale and provide architectural interest. Three types of concrete block; split-face, center score, and center score split face; further add to the building's visual appeal. The building's focal point is the 30-foot tall two-story element on the west side facing Hamilton Street. This portion includes a sloping standing seam metal roof, with an off-white aluminum panel system utilized on the wall's upper vertical portion. Finally, solar shading devices are included on the south and west window openings. The solar shading devices are constructed of structural steel with metal screens.

The request includes a comprehensive sign package. Building mounted signage will occur on the southwest corner, one on the west side and one on the south. The building mounted signage includes a combination of non-illuminated reverse pan-channel lettering and logo, and flat cut out aluminum lettering. A single monument sign is proposed along Morelos Street. The 8-foot tall sign architecturally related to the building through form and materials. The text and logo are flat cut out non-illuminated construction. The monument sign exceeds the Code's maximum height, however Staff finds the extra height is warranted by the enhanced architectural design and quality.

DISCUSSION

Staff supports the requested rezoning and PDP. While the proposed youth facility land use might intuitively not be compatible with a business park, Bogle Business Park is not a traditional business park. With the heavier commercial office/medical office aspect, and adjacent City Park and Aquatic Center, the proposed land use provides a natural addition. The site design and building architecture not only compliment the adjacent business park and City facilities, they provide a safe, fun and educational amenity alternative for Chandler's youth.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on 02/24/2011. 13 persons associated with ICAN attended the meeting. There were no neighboring property owners in attendance.
- As of the date of this memo, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the zoning amendment to PAD Amended, with Preliminary Development Plan (PDP) approval for the construction of a youth facility that includes recreational, educational, social programs, and other youth services, subject to the following conditions:

1. Compliance with the original stipulations adopted by the City Council as Ordinance 1897, in case Z87-141 BOGLE BUSINESS PARK, except as modified by condition herein.
2. Compliance with the original stipulations adopted by the City Council as Ordinance 2014, in case Z88-094 BOGLE BUSINESS PARK, except as modified by condition herein.
3. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ICAN Youth Facility Campus", kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0003, except as modified by condition herein.
4. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
5. Approval by the Director of Transportation and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
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. Completion of the construction, where applicable, 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. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
9. The site shall be maintained in a clean and orderly manner.

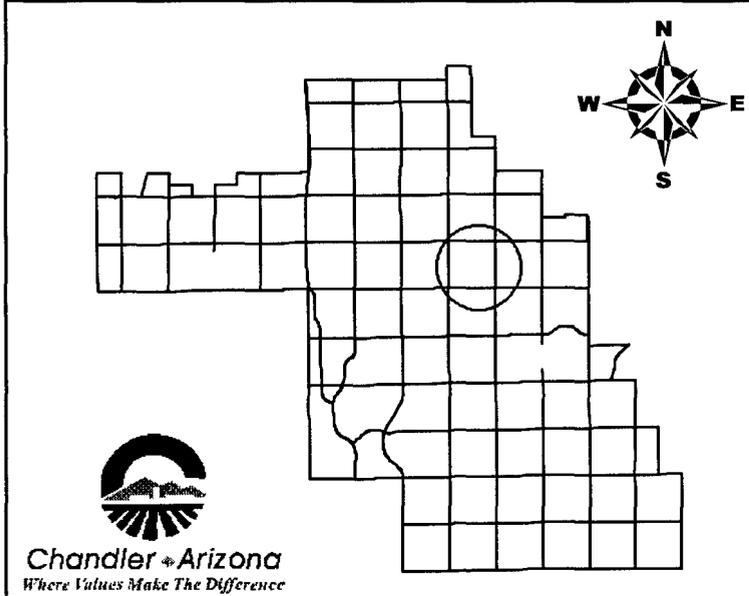
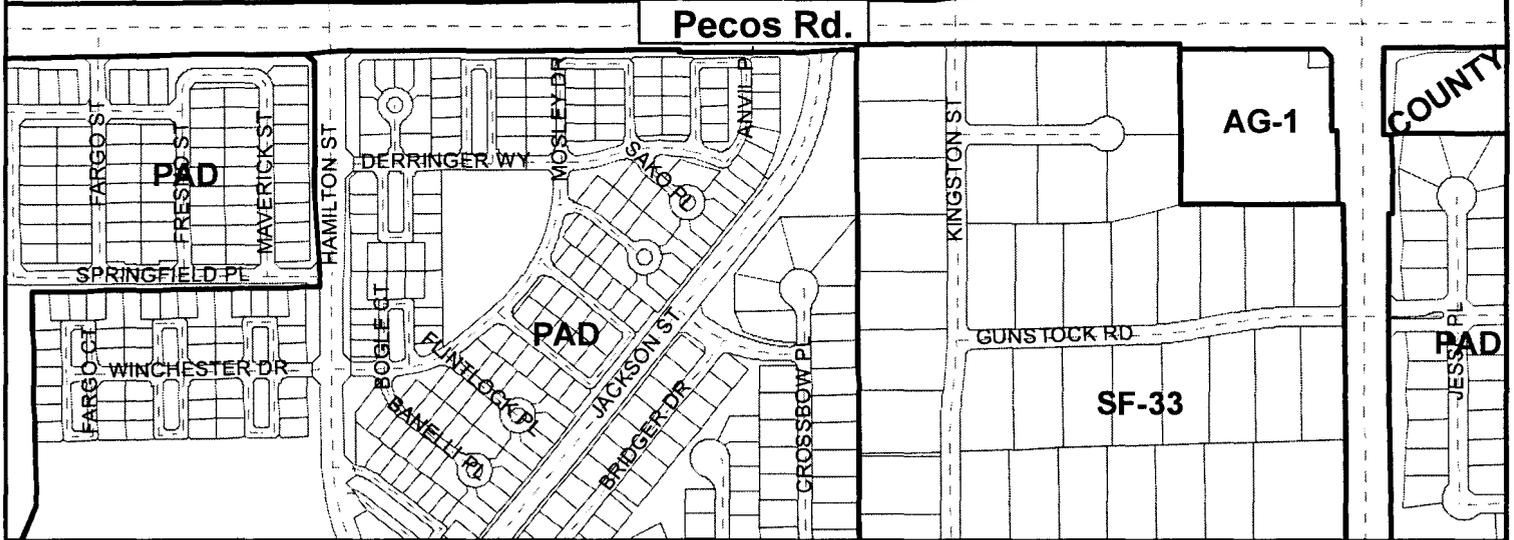
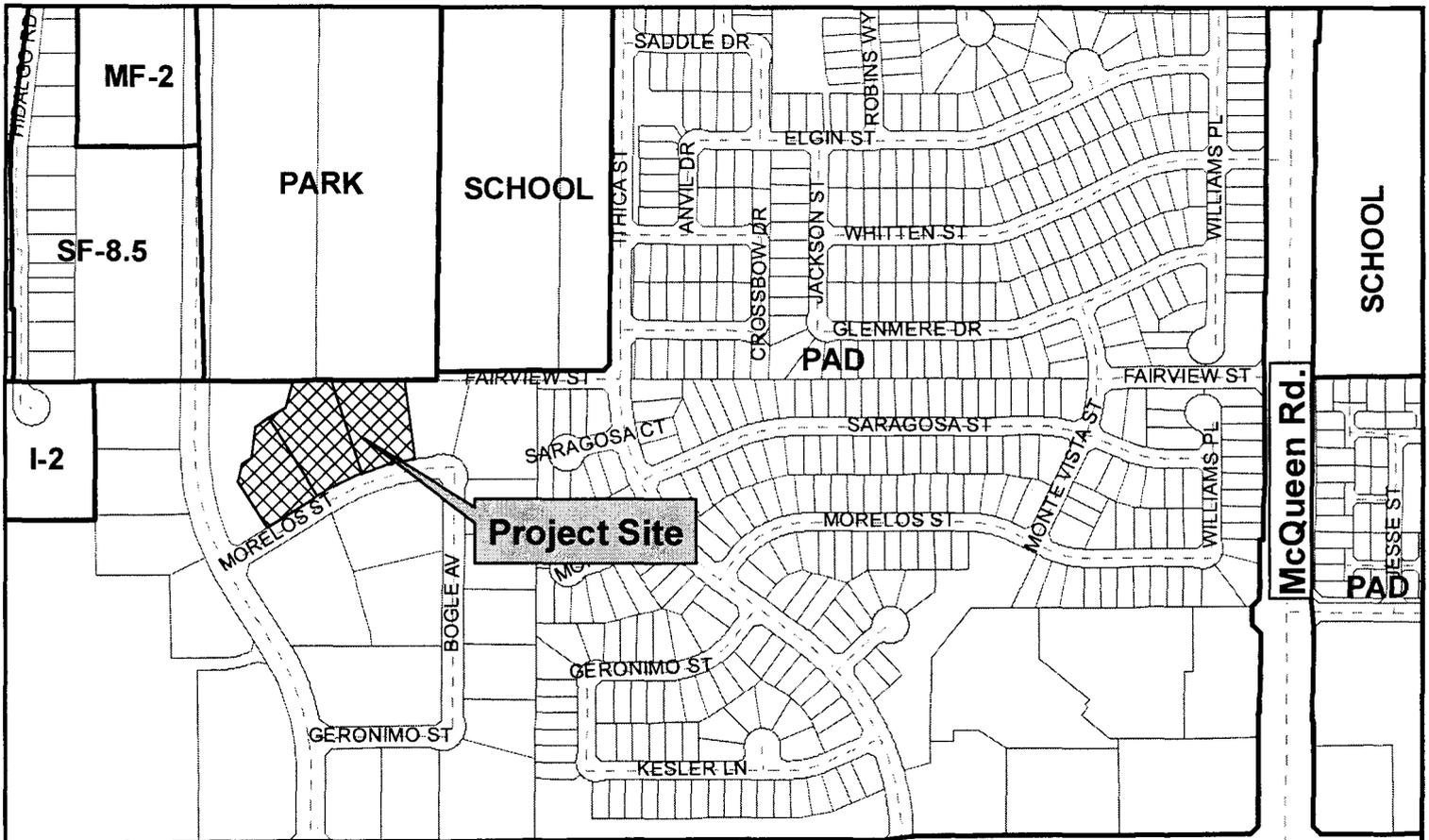
PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4298 approving DVR11-0003 ICAN YOUTH FACILITY zoning amendment to PAD Amended, with Preliminary Development Plan

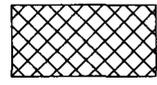
(PDP) approval for the construction of a youth facility that includes recreational, educational, social programs, and other youth services, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Ordinance No. 4298
3. Development Booklet, Exhibit A
4. Site Plan
5. Landscape Plan
6. Building Elevations
7. Sign Exhibits
8. Ordinance No's 1897 & 2014

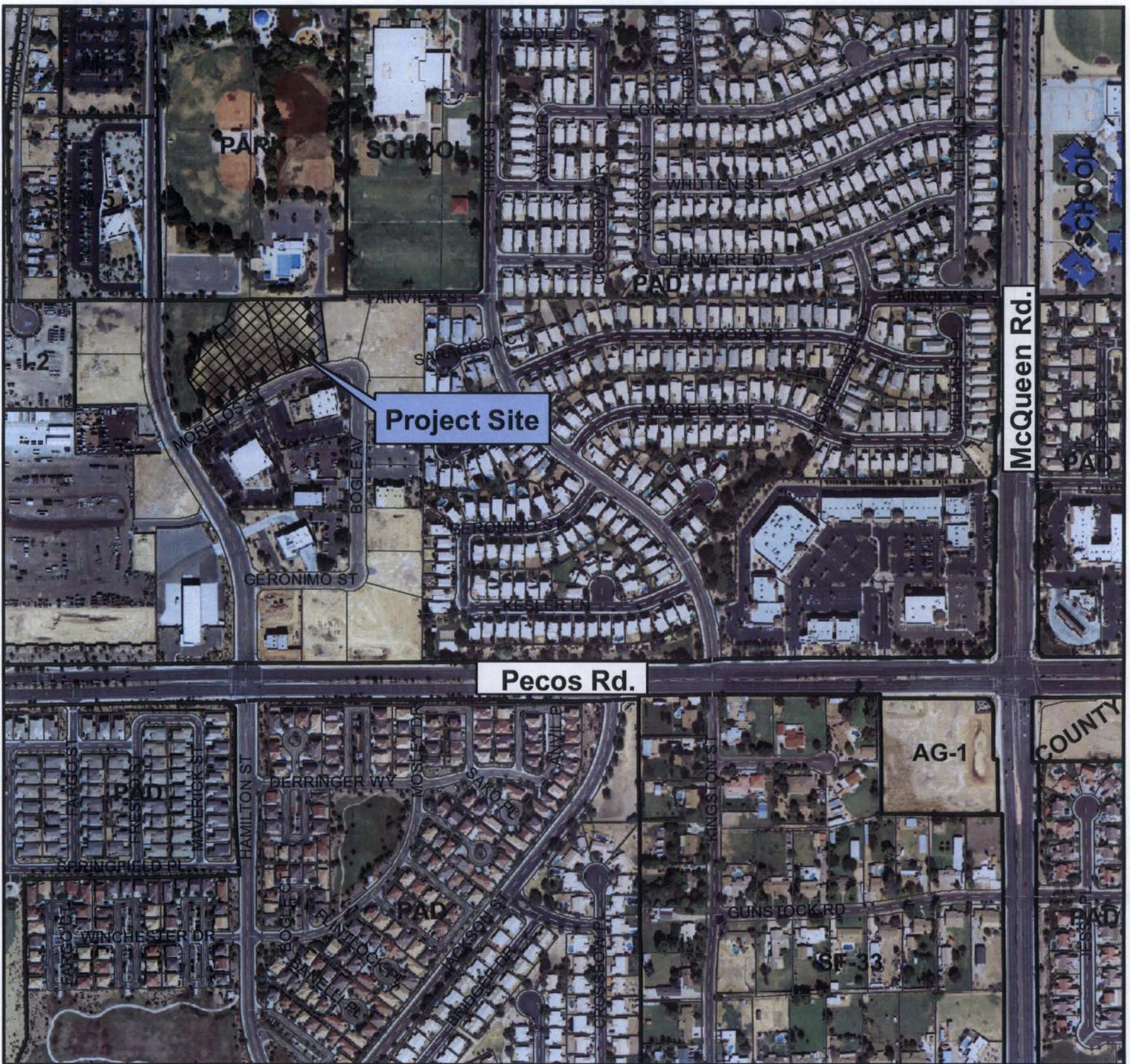


Vicinity Map



DVR11-0003

ICAN Youth Facility



Vicinity Map



DVR11-0003

ICAN Youth Facility

ORDINANCE NO. 4298

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED FOR RECREATIONAL, EDUCATIONAL, SOCIAL PROGRAMS AND OTHER YOUTH SERVICES (DVR11-0003 ICAN YOUTH FACILITY) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) to PAD Amended to expand the list of permitted uses to include recreational, educational, social programs, and other youth services, subject to the following conditions:

1. Compliance with the original stipulations adopted by the City Council as Ordinance 1897, in case Z87-141 BOGLE BUSINESS PARK, except as modified by condition herein.

2. Compliance with the original stipulations adopted by the City Council as Ordinance 2014, in case Z88-094 BOGLE BUSINESS PARK, except as modified by condition herein.
3. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "ICAN Youth Facility Campus", kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0003, except as modified by condition herein.
4. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
5. Approval by the Director of Transportation and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
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. Completion of the construction, where applicable, 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. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
9. The site shall be maintained in a clean and orderly manner.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

Attachment 'A'

LEGAL DESCRIPTION

**LOT 11 of "AMENDED FINAL PLAT ICAN at
FOLLEY PARK"
CHANDLER, ARIZONA**

April 11, 2011
Job No. 2010-130
Page 1 of 1

THOSE PORTIONS OF LOT 11, LOT 12, LOT 13 AND TRACT "A" OF "BOGLE BUSINESS PARK" A FINAL PLAT RECORDED IN BOOK 326, PAGE 23, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 11;

THENCE NORTH 89 DEGREES 55 MINUTES 44 SECONDS WEST, ALONG THE NORTH LINE OF SAID FINAL PLAT FOR "BOGLE BUSINESS PARK", A DISTANCE OF 40.29 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE SOUTH 06 DEGREES 46 MINUTES 57 SECONDS EAST, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 224.04 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF MORELOS STREET, BEING THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 11 DEGREES 55 MINUTES 53 SECONDS EAST, A RADIAL DISTANCE OF 670.22 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19 DEGREES 31 MINUTES 05 SECONDS, A DISTANCE OF 228.31 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 58 DEGREES 33 MINUTES 02 SECONDS WEST, A DISTANCE OF 172.59 FEET;

THENCE NORTH 30 DEGREES 00 MINUTES 05 SECONDS WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 106.77 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 108.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 113 DEGREES 07 MINUTES 19 SECONDS, A DISTANCE OF 213.23 FEET;

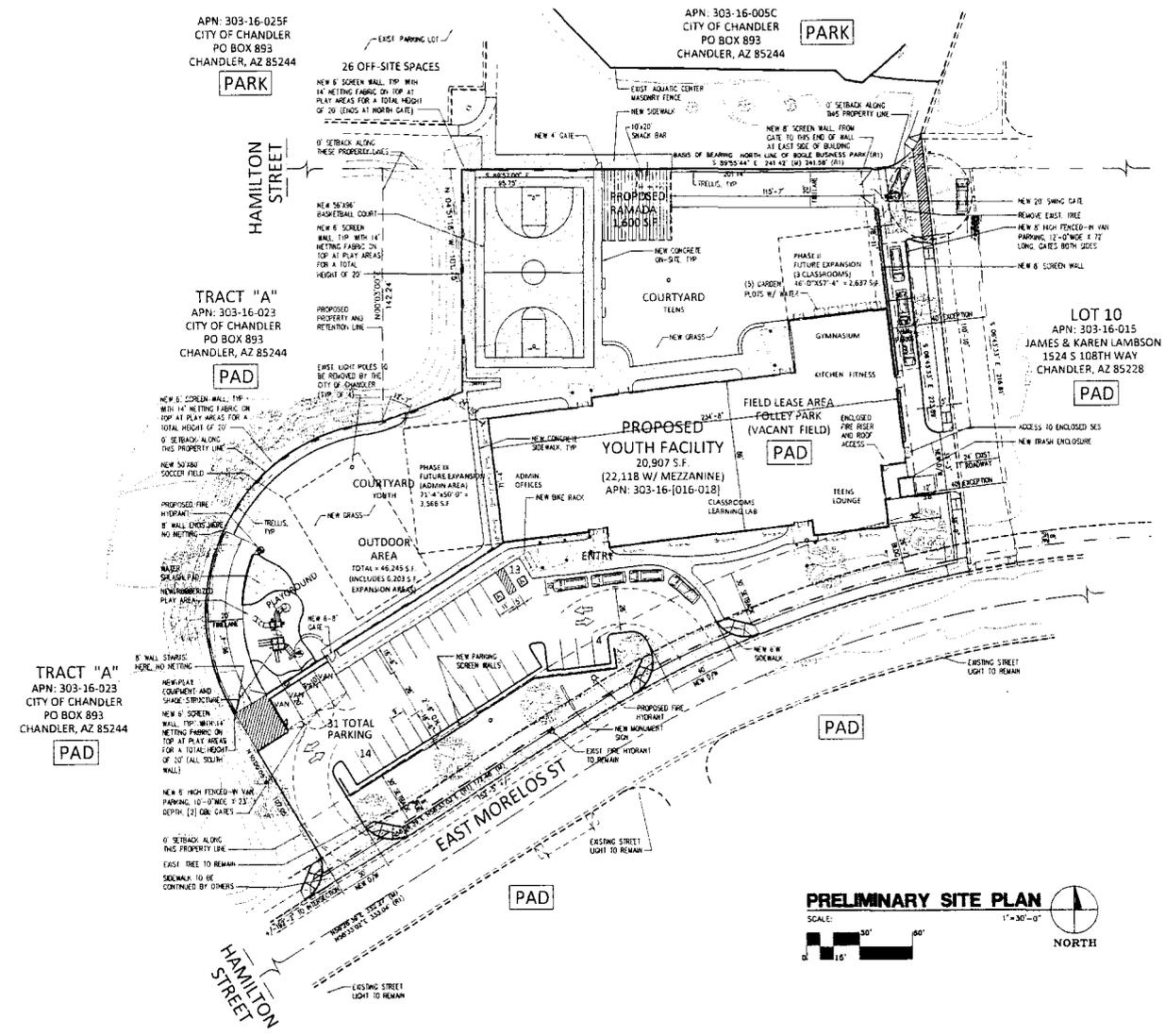
THENCE NORTH 83 DEGREES 07 MINUTES 14 SECONDS EAST, A DISTANCE OF 24.45 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 36.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 58 MINUTES 30 SECONDS, A DISTANCE OF 55.28 FEET;

THENCE NORTH 04 DEGREES 51 MINUTES 16 SECONDS WEST, A DISTANCE OF 101.74 FEET TO THE NORTHERLY LINE OF SAID FINAL PLAT FOR "BOGLE BUSINESS PARK";

THENCE SOUTH 89 DEGREES 57 MINUTES 37 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 56.18 FEET;

THENCE SOUTH 89 DEGREES 55 MINUTES 44 SECONDS EAST, A DISTANCE OF 201.29 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.



TRACT "A"
 APN: 303-16-023
 CITY OF CHANDLER
 PO BOX 893
 CHANDLER, AZ 85244

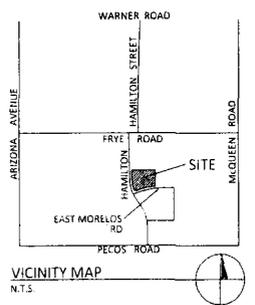
APN: 303-16-025F
 CITY OF CHANDLER
 PO BOX 893
 CHANDLER, AZ 85244

APN: 303-16-005C
 CITY OF CHANDLER
 PO BOX 893
 CHANDLER, AZ 85244

LOT 10
 APN: 303-16-015
 JAMES & KAREN LAMBSON
 1524 S 108TH WAY
 CHANDLER, AZ 85228

PRELIMINARY SITE PLAN
 SCALE: 1"=30'-0"
 NORTH

PROJECT NARRATIVE
 THIS IS A PROJECT THAT WILL REPLACE THE CURRENT FACILITY FOR CAN IMPROVING CHANDLER AREA NEIGHBORHOODS] IN THE CITY CENTER. ICAN IS A NON-PROFIT ORGANIZATION PROVIDING POSITIVE PROGRAMS FOR CHANDLER'S YOUTH. THE NEW 28,321 S.F. FACILITY (INCLUDES FUTURE PHASES) FOR ICAN WILL PROVIDE AFTER-SCHOOL AND SUMMER PROGRAMS FOR THE CITY OF CHANDLER'S AT RISK CHILDREN AND WILL HOUSE CLASSROOMS, GYMNASIUM SPACE, LEARNING CENTER, COMPUTER LAB AND A LIBRARY THAT WILL BE USED FOR A VARIETY OF EDUCATIONAL, HEALTH AND WELLNESS DEVELOPMENT PROGRAMS FOR CHILDREN BETWEEN THE AGE OF 6 TO 17 YEARS. THERE WILL BE AN ENCLOSED COURTYARD THAT WILL ACT AS A SAFE ZONE FOR CHILDREN FOR PLAY IN A SECURE ENVIRONMENT. SUPPORT SPACES IN THIS FACILITY WILL INCLUDE ADMINISTRATIVE OFFICES, STORAGE AND KITCHEN FACILITIES.



OWNER
 ICAN
 CONTACT: CHRISTY MCLENDON, MSW
 CHIEF EXECUTIVE OFFICER
 201 S. WASHINGTON STREET
 CHANDLER, ARIZONA 85225
 PHONE: 480.821.4207 EXT. 107
 FAX: 480.821.6742

ATTORNEY - ZONING
 BURCH & CRACCHIOLO, P.A.
 CONTACT: M. BRENNAN RAY
 702 EAST OSBORN, SUITE 200
 PHOENIX, ARIZONA 85014
 PHONE: 602.234.8794
 FAX: 602.850.9794

ARCHITECT
 BOLLINGER CONSULTING ARCHITECTS
 CONTACT: KEVIN BOLLINGER, AIA, NCARB
 REGISTRATION NUMBER: 14388
 3438 EAST MUIRAN SCHOOL
 PHOENIX, ARIZONA 85018
 PHONE: 602.957.9205
 FAX: 602.954.9577

CIVIL ENGINEER
 ERICKSON & MECKS ENGINEERING, LLC
 CONTACT: EFFREY S. ERICKSON, P.E.
 REGISTRATION NUMBER: 23980
 13444 N. 32ND STREET, SUITE 6
 PHOENIX, ARIZONA 85032
 PHONE: 602.569.2593
 FAX: 602.569.6493

SITE DATA

APN	303-16-016-018
EXISTING ZONING	PAD
PROPOSED LAND AREA (GROSS)	1,120,775 SF (2.77AC)
LAND AREA (NET)	1,108,965 SF (2.50AC)
BUILDING AREA TOTAL*	29,321 SF
% COVERAGE	2.66 (EXCL. MEZZ.)
PARKING REQUIRED**	57 SPACES
PARKING PROVIDED***	57 SPACES
PARKING PROVIDED INCLUDES:	
ACC. PARKING REQ'D	3
ACC. PARKING PROVID'	3
ADD'L BIKE PARKING	7
PARKINGS PROVIDED DOES NOT INCLUDE:	
VAH. PARKING STORAGE	7
**BUILDING AREA WAS CALCULATED AS FOLLOWS:	
PHASE I (THIS PHASE W/ MEZZANINE & RAMADA)	23,718 SF
PHASE II (FUTURE)	2,637 SF
PHASE III (FUTURE)	3,566 SF
BUILDING AREA TOTAL	29,321 SF

***PARKING REQUIRED WAS DETERMINED AS FOLLOWS:
 ELEMENTARY/YR. HIGH: 1 SPACE PER CLASSROOM
 7 CLASSROOMS = 7 SPACES
 HIGH SCHOOL: 1 SPACE/ 200 S.F.
 1,895/ 200 = 9.5 SPACES
 OFFICE: 1 SPACE/ 200 S.F.
 4,591/ 200 = 23 SPACES
 PHASE III: 3 SPACES PER CLASSROOM
 3 CLASSROOMS = 3 SPACES
 PHASE III: 1 SPACE/ 200 S.F.
 80% OF 3,566 SF = 2,853 SF/ 200 = 14.3 SPACES
 TOTAL = 57 SPACES

***PARKING PROVIDED AS FOLLOWS:
 ON-SITE SPACES = 31
 OFF-SITE (SHARED W/ PARKS & RECS) = 26
 PARKING SPACES PROVIDED TOTAL = 57
 2 ACC. SPACES PROVIDED ON-SITE
 1 ACC. SPACE TO BE PROVIDED OFF-SITE

PROJECT NAME:
ICAN: POSITIVE PROGRAMS FOR CHANDLER'S YOUTH
 N.E.C. OF HAMILTON ST. & MORELOS ST., FOLLEY PARK, CHANDLER, ARIZONA 85225

bca
 companies

BOELLINGER CONSULTING ARCHITECTS, INC.
 Architecture Planning Interiors Project Management
 3428 E. Indian School Rd
 Phoenix, Arizona 85018
 Tele: (602) 957-9205 Fax: (602) 954-9577

PRELIMINARY SITE PLAN

REVISIONS	SCALE: 1"=30'-0"
	DATE: 01/07/11
	JOB #: 138110

DESIGN: () SCHEMATIC DESIGN
 () DESIGN DEVELOPMENT
 () CONST. DOCUMENTS
 () BID/PRICING PACKAGE
 () CONSTRUCTION ISSUE

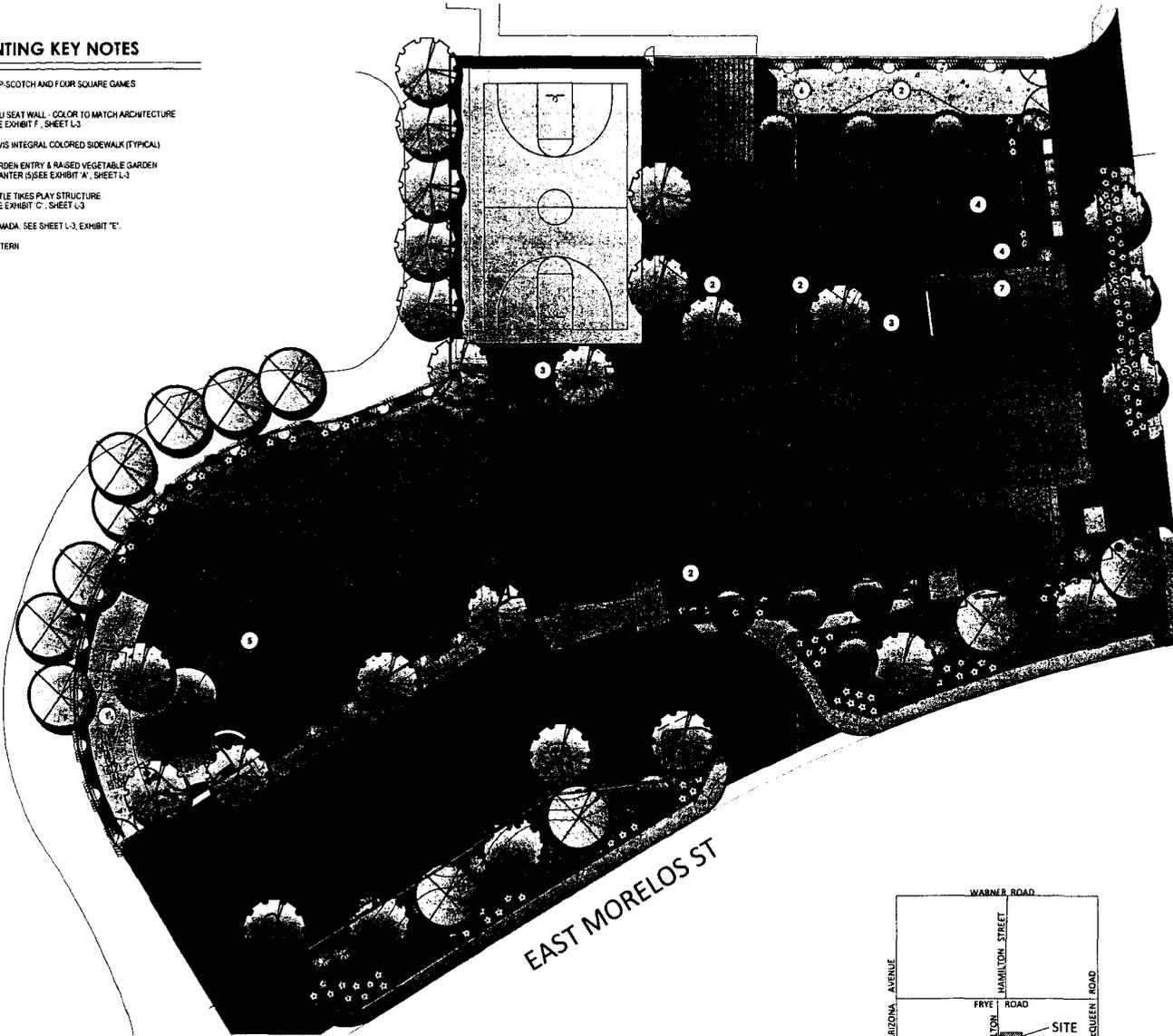
A1
 OF SHEETS

EXHIBIT 2

OWNERSHIP OF DOCUMENTS
 The undersigned hereby certifies that the above described project is the property of the undersigned and that the undersigned is the owner of the project and that the undersigned is the owner of the project and that the undersigned is the owner of the project.

PLANTING KEY NOTES

- ① HOP-SCOTCH AND FOUR SQUARE GAMES
- ② CMU SEAT WALL - COLOR TO MATCH ARCHITECTURE SEE EXHIBIT F, SHEET L-3
- ③ DAVIS INTEGRAL COLORED SIDEWALK (TYPICAL)
- ④ GARDEN ENTRY & RAISED VEGETABLE GARDEN PLANTER (SEE EXHIBIT A, SHEET L-3)
- ⑤ LITTLE TIKES PLAY STRUCTURE SEE EXHIBIT C, SHEET L-3
- ⑥ RAMADA. SEE SHEET L-3, EXHIBIT E.
- ⑦ CISTERN



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	EXISTING TREE	VARES
●	CAESALPINA CACALACO 'SMOOTHE'	THORNLESS CASCALOTE
●	DALBERGIA SISSOO	SISSOO TREE
●	ULMUS PARVIFLORA	EVERGREEN ELM
SHRUBS		
●	RUSSELLIA EKISETIFORMIS	CORAL FOUNTAIN
●	TECOMA ALATA	ORANGE JUBILEE
●	TECOMA STANS	YELLOW BELLS
ACCENTS		
●	DASYLIRION QUADRANGULATUM	MEXICAN GRASS TREE
●	DASYLIRION WHEELERI	DESERT SPOON
*	HESPERALOE FUNIFERA	GIANT HESPERALOE
●	HESPERALOE PARVIFLORA	RED YUCCA
GROUNDCOVER		
●	SETCREASEA PALLIDA	PURPLE HEART PLANT
☆	THYMOPHYLLA PENTACHAETA	GOLDEN DISSOODA
VINES		
●	MACFADYENA LINGUIS-CATI	CATS CLAW VINE

PINNACLE DESIGN, INC.

1048 N. 44th Street
 Suite 200 • Phoenix, AZ 85008
 602-954-9577 • 602-954-9577
 Job # 10058

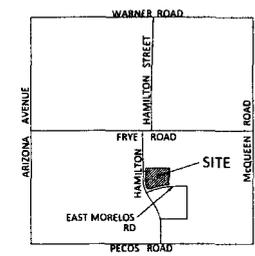
PROJECT NAME:
ICAN: POSITIVE PROGRAMS FOR CHANDLER'S YOUTH
 N. E. C. OF HAMILTON ST. & MORELOS ST.
 FOLLEY PARK, CHANDLER, ARIZONA 85225

bcacompanies

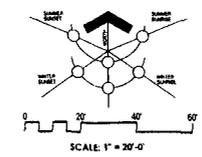
BOLLINGER CONSULTING ARCHITECTS, INC.
 Architecture Planning Interiors Project Management
 3428 E. Indian School Rd
 Phoenix, Arizona 85018
 Tel: (602) 957-9205 Fax: (602) 954-9577

PRELIMINARY LANDSCAPE PLAN

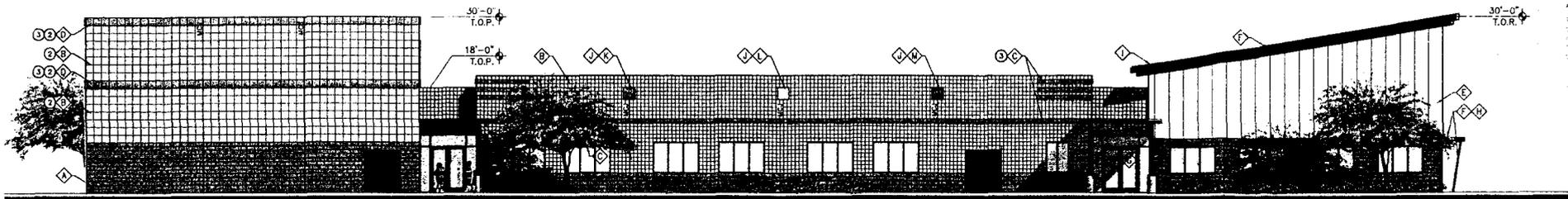
REVISIONS:	SCALE: 1" = 20'-0"
	DATE: 01/07/11
	JOB #: 10058
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KEY MAP

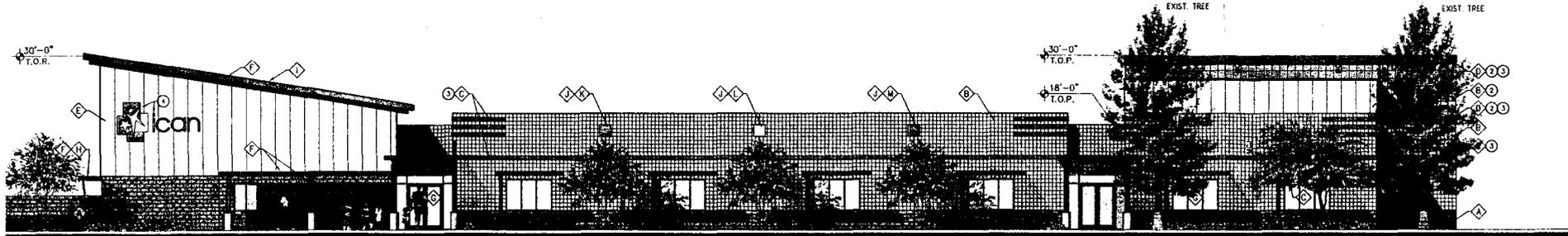


OWNERSHIP OF DOCUMENTS: The Designer shall retain ownership of the design and drawings. The Client shall retain ownership of the physical documents. The Designer shall not be responsible for the construction of the project.



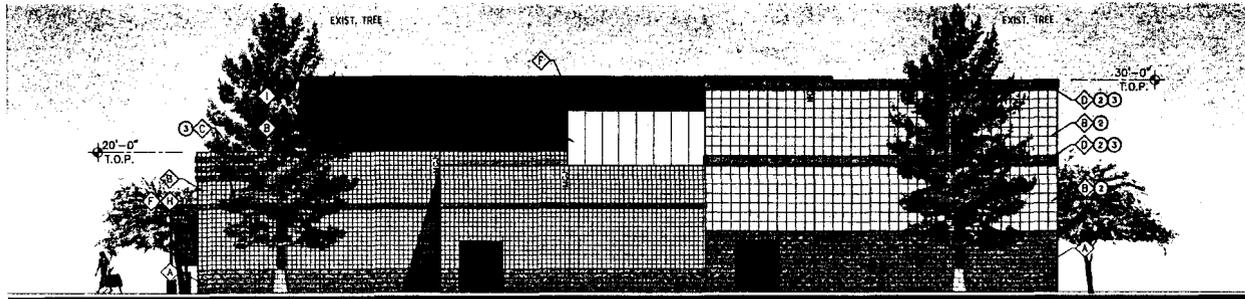
PRELIMINARY NORTH ELEVATIONS

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



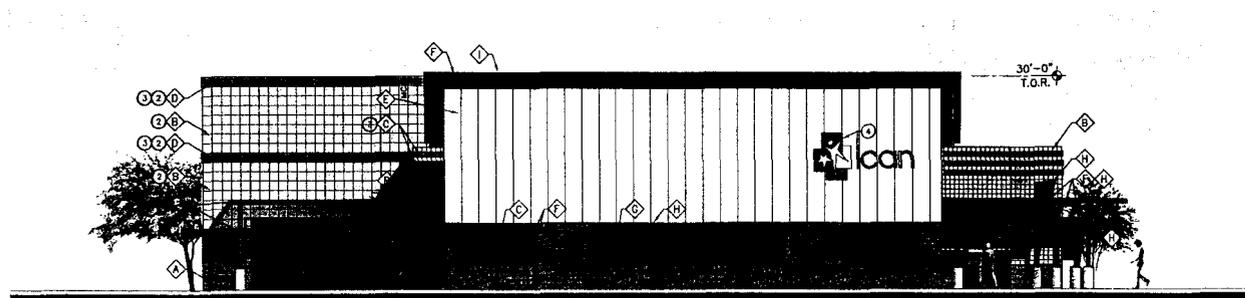
PRELIMINARY SOUTH ELEVATIONS

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



PRELIMINARY EAST ELEVATIONS

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



PRELIMINARY WEST ELEVATIONS

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

COLOR & MATERIALS

1 SUPERLITE BLOCK (8"x8"x16" CMU)	SPLIT-FACE	PAINTED TO MATCH SUPERLITE 'COCCA BROWN'
2 SUPERLITE BLOCK (8"x8"x16" CMU)	CENTER-SCORE	PAINTED TO MATCH SUPERLITE 'PURPLE HAZE'
3 SUPERLITE BLOCK (8"x8"x16" CMU)	SPLIT-FACE	PAINTED TO MATCH SUPERLITE 'COCCA BROWN'
4 SUPERLITE BLOCK (8"x8"x16" CMU)	CENTER-SCORE	PAINTED TO MATCH SUPERLITE 'COCCA BROWN'
5 ALUM. COMPOSITE PANEL	30" WIDE PANELS	OFF-WHITE PRE-FINISH
6 EXPOSED STEEL AWARMS AND TRIM	PAINTED TO MATCH DUNN EDWARDS DE8370 'CHARCOAL SMOGGE'	
7 2"x6" STEEL FRAME WINDOW SYSTEM	PREFINISHED TO MATCH DUNN EDWARDS DE8370 'CHARCOAL SMOGGE' WITH 1" INSULATED GLAZ PANE CLEAR GLAZING	
8 METAL SCREEN	PERFORATED	PRE-FINISH CLEAR ANODIZED ALUM.
9 METAL ROOF	BERRIDGE	HIGH SEAM TEEL-PANEL PRE-FINISH 'CHARCOAL GREY'
10 OFFSET METAL ACCENT	CUSTOM	PRE-FINISH
20 ACCENT COLOR #1	T.B.D.	'ICAN BLUE', T.B.D.
21 ACCENT COLOR #2	T.B.D.	'ICAN GREEN', T.B.D.
22 ACCENT COLOR #3	T.B.D.	'ICAN RED', T.B.D.

NOTES: 1. PAINT ALL UTILITIES TO MATCH ADJACENT COLOR ON BUILDING.
 2. FILL AND RAKE JOINTS IN 18"X18" PATTERN AS SHOWN.
 3. USE 10" WIDE BLOCK, OFFSET TO OUTSIDE.
 4. PROPOSED BUILDING STORAGE, SEE SIGN PACKAGE.
 5. CONTRACTOR TO PREPARE ONE (1) PAINTED MOCK-UP PANEL FOR ARCHITECT AND OWNERS REVIEW AND APPROVAL.

PROJECT NAME:
ICAN: POSITIVE PROGRAMS FOR CHANDLER'S YOUTH
 N.E.C. OF HAMILTON ST. & MORELOS ST.
 FOLLEY PARK, CHANDLER, ARIZONA 85225



DESIGN 3-2-2011
BOLLINGER CONSULTING ARCHITECTS, INC.
 Architecture Planning Interiors Project Management
 3428 E. Indian School Rd.
 Phoenix, Arizona 85018
 Tel: (602) 957-9205 Fax: (602) 954-8577

BUILDING ELEVATIONS

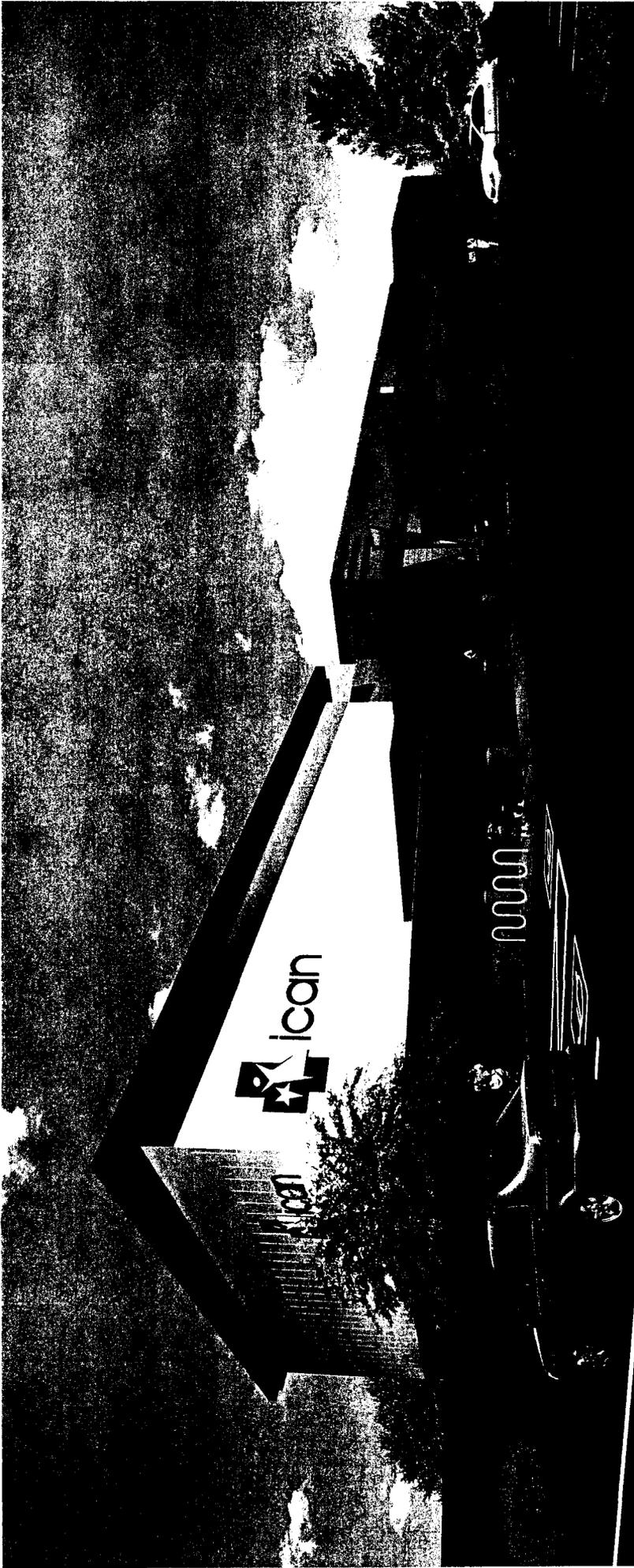
REVISIONS:	SCALE: 1/8"=1'-0"
	DATE: 01/07/11
	JOB #: 138110

SCHEMATIC DESIGN
 DESIGN DEVELOPMENT
 CONST. DOCUMENTS
 BID/PRICING PACKAGE
 CONSTRUCTION ISSUE

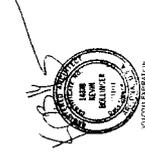
A3.2
 OF SHEETS

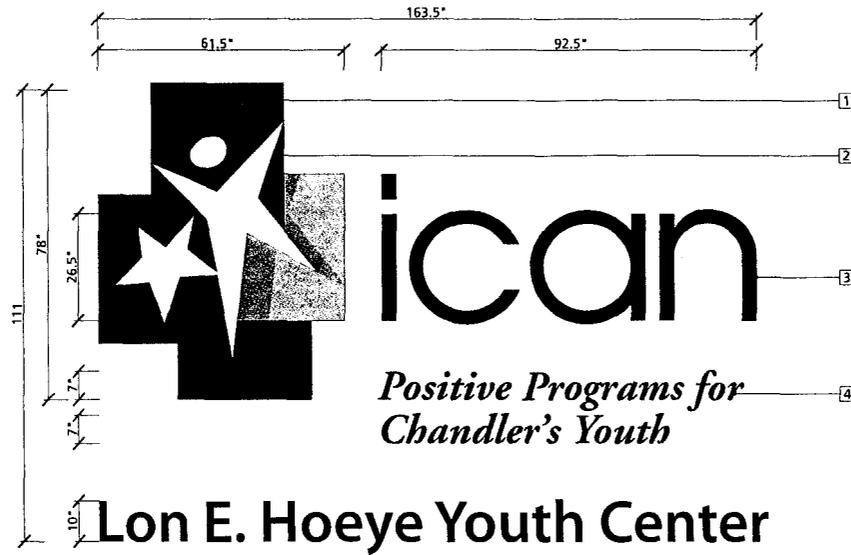
EXHIBIT 6

OWNERSHIP OF DOCUMENTS: The Architect shall retain ownership of the design and construction documents for the project. The Architect shall retain the right to use the design and construction documents for the project in the future. The Architect shall retain the right to use the design and construction documents for the project in the future.



ICAN: POSITIVE PROGRAMS FOR CHANDLER'S YOUTH
 FOLLEY PARK, CHANDLER, ARIZONA 85225
BOLLINGER CONSULTING ARCHITECTS, INC. ICAN: Positive Programs for Chandler's Youth
 Architecture - Planning - Selection - Project Management
 200 East Pinal Avenue, Phoenix, AZ 85018



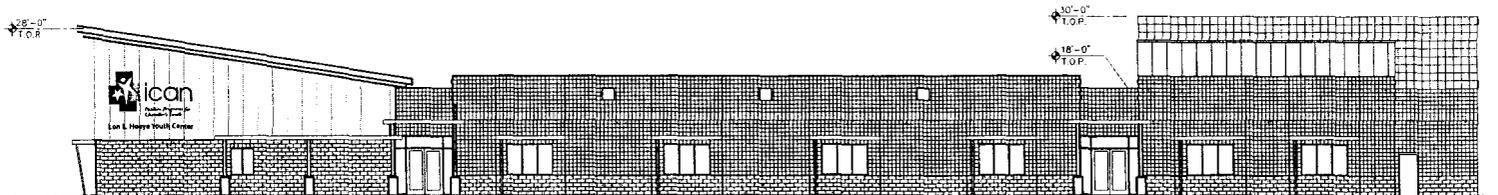


Building Mounted ID
Scale: 1" = 30"

SPECIFICATIONS

- 1] Reverse pan channel logo with 4" returns, painted to match logo standard colors. Non-illuminated.
- 2] Star and figure FCO aluminum painted white. Mounted with spacers for a 1" float from logo.
- 3] Reverse pan channel letters with 4", painted blue to match logo standard colors. Non-illuminated.
- 4] .25" FCO aluminum letters painted red to match logo standard colors.

Note: Logo is 61 sq. feet



South Elevation (Preliminary)
Scale: 1" = 40"

West Elevation (Preliminary)
Scale: 1" = 40"



Gretchen Cherrill,
Owner / Designer

1205 North Miller Road
Tempe, Arizona 85281
480.966.6565
480.966.5668(f)
signs@airparksigns.com

JG GC Drawing Date: 03-23-11

ican
Building Mounted ID.cdr
N.E.C. of Hamilton St. & Morelos St.
Folley Park
Chandler, AZ 85255



Notes:

Scale:

Revisions:

ALL WORKING DETAILS ON THESE DRAWINGS ARE SUBJECT TO CHANGE DUE TO THE AVAILABILITY OF AVAILABLE MATERIALS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

ORDINANCE NO. 1897

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL OF LAND FROM I-2 TO P.A.D. WITH CONCEPTUAL PLAN (Z87-141 BOGLE BUSINESS PARK) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a daily newspaper of general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, public hearings were held by the Planning and Zoning Commission and the City Council as required by the Zoning Code;

NOW, THEREFORE, BE IT ORDAINED BY THE City Council of the City of Chandler, Arizona, as follows:

SECTION 1. Legal description of property:

A portion of the south half of Section 34, Township 1 South, Range 5 East, G. & S. R. B. & M., Maricopa County, Arizona, more particularly described as follows:

The south half of the southeast quarter of said Section 34, except the east 2040 feet thereof. And the southeast quarter of the southwest quarter of said Section 34 lying east of a line that is situated 40 feet east of, and parallel with, the centerline of the Southern Pacific railroad tracks.

Comprising approximately 54.5 acres, and subject to all easements of record.

Said parcel is hereby rezoned from I-2 to PAD Conceptual Plan subject to the conditions set forth as follows:

1. Substantial conformance with Exhibits A through C.
2. Dedication of half street right-of-way of 65 feet for Pecos Road.

3. Business uses allowed within parcels as delineated and described on Exhibit A, Preliminary Site Plan Bogle Business Park, shall be limited to those which may be characterized by one or more of the following criteria:
 - a. Provides a support service or product which meets the everyday user needs of industrial development and their employees, such as day-care, banking, food services (including sit-down and drive-through restaurants), printing services, computer stores, office supply, stationery shops, delivery services, data processing, barber and beauty shops, travel agencies, health clubs, dry cleaners and laundering, photographer, training centers for personal health, fitness, or vocation, but excluding motor vehicle repairs.
 - b. Showroom retail for the stocking and display of bulk items, such as furniture, home improvements, and home furnishings; landscape supply; machinery and equipment for sale or lease, and the like, all of which are completely enclosed within buildings with no outdoor storage or display of any kind.
 - c. General office as a primary use, excluding medical or dental, and characterized by low daily customer contact.
 - d. H type occupancies, as defined by the Chandler Building Code, are prohibited.
4. Convenience commercial uses, such as grocery, liquor, bakery, delicatessen, video, drug store, and like, all of which are completely enclosed within buildings with no outdoor storage or display of any kind, may be considered for the area designated on Exhibit A, Preliminary Site Plan Bogle Business Park, subject to the Chandler Convenience Commercial Policy.
5. Industrial uses allowed within the Bogle Business Park shall be limited to those uses permitted by the Chandler Zoning Code within I-2 and I-1 Industrial Zoning districts subject to the further limitations regarding their location, distribution, and prohibition of H type occupancies as delineated and defined on Exhibit A, Preliminary Site Plan Bogle Business Park.

6. Substantial completion of subdivision infrastructure within two years of the effective date of the Ordinance adopting this rezoning or the zoning shall revert to I-2.

(Z87-141 Bogle Business Park

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Department of Planning and Development of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 22nd day of October, 1987.

ATTEST:

Carolyn Deann
DEPUTY CITY CLERK

John B. Breaux
MAYOR

PASSED AND ADOPTED by the City Council this 5th day of November, 1987.

ATTEST:

Carolyn Deann
DEPUTY CITY CLERK

John B. Breaux
MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1897 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 5th day of November, 19 87, and that a quorum was present thereat.

Carolyn Deason
DEPUTY CITY CLERK

APPROVED AS TO FORM:

Dorleen R George
CITY ATTORNEY

PUBLISHED:

ORDINANCE NO. 2014

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING ORDINANCE NO. 1897 RELATING TO REZONING FOR CERTAIN PROPERTIES (Z88-094 BOGLE BUSINESS PARK) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, City Council under the provision of Article II, Section 2.13(i) may repeal or amend any ordinance previously adopted; and

WHEREAS, the City Council of the City of Chandler at its regular meeting of November 5, 1987, did adopt Ordinance No. 1987; it now being their desire to amend Ordinance No. 1987; and

WHEREAS, the application has been published in a local paper of general circulation in the City of Chandler, giving fifteen (15) days notice of time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the properties at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission on September 7, 1988, as required by the Zoning Code;

NOW, THEREFORE, BE IT ORDAINED BY THE City Council of the City of Chandler as follows:

SECTION 1. Condition 3.c of Ordinance No. 1987 is hereby amended to read as follows:

c. General office, including medical or dental, as a primary use.

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgement of any other ordinance of the City of Chandler.

SECTION 3. The Department of Planning & Development of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 19____.

ATTEST:

DEPUTY CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 19____.

ATTEST:

DEPUTY CITY CLERK

MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 2014 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 19____, and that a quorum was present thereat.

APPROVED AS TO FORM:



CITY ATTORNEY

DEPUTY CITY CLERK

PUBLISHED: