

**EXHIBIT 'A'**

**LEGAL DESCRIPTION FOR LOT COMBINATION APN'S 303-19-074A & 303-19-075C**

THE EAST 100.00 FEET OF THE WEST 133.00 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY ARIZONA;  
EXCEPT THE NORTH 180.56 FEET THEREOF; AND  
EXCEPT THE SOUTH 230.60 FEET THEREOF; AND  
EXCEPT THE EAST 3.00 FEET OF THE WEST 133.00 FEET OF THE NORTH 50.00 FEET OF THE SOUTH 330.60 FEET THEREOF; AND  
EXCEPT THE EAST 1.00 FOOT OF THE WEST 133.00 FEET OF THE NORTH 50.00 FEET OF THE SOUTH 280.60 FEET THEREOF; AND  
EXCEPT THE SOUTH 2.50 FEET OF THE EAST 50.00 FEET OF THE NORTH 183.06 FEET OF THE WEST 133.00 FEET THEREOF.

#3

SEP 22 2011



**MEMORANDUM**                      **Transportation & Development - CC Memo No. 11-101**

**DATE:**            SEPTEMBER 8, 2011

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            RICH DLUGAS, CITY MANAGER *RD*  
                  PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
                  R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                  JEFF KURTZ, PLANNING ADMINISTRATOR  
                  KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:**            ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:**        DVR11-0026 CHANDLER CHRISTIAN COMMUNITY CENTER  
                  Introduction and Tentative Adoption of Ordinance No. 4322

**Request:**        Rezoning from Multi-Family (MF-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval for a multi-use community center

**Location:**      345 & 365 S. California Street,  
                          South of the southeast corner of Frye Road and California Street

**Applicant:**     Dean Schifferer;  
                          Schifferer Consulting, LLC

**RECOMMENDATION**

The request is for Rezoning from MF-1 to PAD along with PDP approval for a multi-use community center. Planning Commission and Staff, finding consistency with the General Plan and South Arizona Avenue Area Plan, recommend approval with conditions.

**BACKGROUND**

The subject site is located south of the southeast corner of Frye Road and California Street. Surrounding the site is primarily single-family residential homes and various multi-family dwellings. Chandler Christian Community Center (CCCC) has a long history serving residents in Chandler since its inception in the mid 60's. The CCCC existing campus consists of a roughly 4,000 square foot main building that houses a number of the day-to-day operations, an approximate 2,500 square foot building that operates as bulk storage, and an approximate 2,000

square foot metal canopy that covers the primary drop-off/pick-up and staging areas. Within the past couple of years the CCCC acquired the property directly south of the existing campus with the intention for future development. The current request realizes that development goal.

### **SITE LAYOUT/ARCHITECTURE**

The request is to rezone the existing campus and the property directly south from MF-1 to PAD, to allow for a multi-use community center. In addition, the request includes a PDP that modifies the southern portion of the existing main campus building by adding a new reception area and offices, and on the property directly south, by adding a large classroom and paved outdoor area. In addition to the expansion areas, a renovation of the interior will occur in order to better suit the needs of the community center as well as the larger community.

The approximate 2,300 square foot expansion area will be a continuation of the existing southern building. The expansion will initially include a new reception area, various offices, and classrooms, with the potential for an additional expansion on the rear of the building. The expansion will occur in the future. In order to maintain consistency with the existing site design, pull-in parking will be expanded from the existing parking area adjacent to California Street to the south. To provide as much as a buffer as possible, the expansion will be set back from the nearest residential property line south of the campus by roughly twenty-eight feet (per code twenty-five feet is required). The twenty-eight feet provides the ability for vehicular access to the rear of the property in the event parking is needed, as well as provides a secure paved area for children to play in.

The expansion area will maintain architectural consistency with the existing buildings; providing a residential and pedestrian scale. Building wall planes along California Street will maintain consistency with the existing structures; however because of this, deviation from commercial design standards is requested. Architectural embellishments have been minimized in order to maintain consistency with the residential character of the area.

While desiring to maintain consistency with the existing buildings, some façade treatments will be done to the new structure. The existing main building is of block construction and provides horizontal windows with security bars in place. The new structure will provide a stucco façade and provides vertical window. The security bars will be removed and replaced with an opaque window (Kalwall). The opaque windows are constructed in a manner that provides security without the need for the additional security bars. Additionally, the main entrance is emphasized through the inclusion of a block vertical wall that extends above the roof ridge line, and horizontal clear windows for the entire height of the face of the building adjacent to the door. A steel trellis further accentuates the entrance area.

### **DISCUSSION**

With the request, the applicant is requesting some deviations from current development standards including: reduced building setbacks along the California Street frontage and the rear building setback, on-site parking requirements, landscaping requirements, and the maximum allowance of 65% of one building material per elevation.

While the request is to rezone the properties to allow for the multi-use community center, zoning setback standards are meant to maintain consistency with standard Zoning Code requirements. In this case, the required front building setback along California Street is twenty-five feet, the current building is at approximately eighteen feet to the main building overhang (the northern storage building has a five foot setback). The front plane of the new structure is setback at roughly twenty-two feet; however the steel trellis entrance feature is approximately eight feet from the property line.

In addition to the front setback, a rear setback of thirty feet is required. The current structure has a rear setback slightly more than eighteen feet. As is currently shown on the site plan for the new structure, the new portion will be setback at forty feet; however, the applicant is requesting the allowance to maintain the building setback of the existing building to allow for a future expansion area. In conjunction with setback relief for the future building expansion, the applicant is requesting the ability to allow for administrative review and approval of the expansion area. In addition to relief for the rear setback of the main building, a future storage shed is proposed in the drop-off/pick-up storage area that also requires relief from the rear setback. The storage shed, as provided on the site plan, will be setback roughly ten feet from the rear property line. While maintaining consistency with the existing building setback is desirable, Planning Commission and Staff have no concerns with allowing the storage shed to have a ten-foot setback as the shed is a typical structure found in residential neighborhoods. Moreover, if the site were to operate as a residence, Zoning Code would allow the storage shed to maintain a ten-foot setback from the rear property line. Planning Commission and Staff are comfortable with the request for setback deviations and for the ability of administrative review on the future expansion area.

The second request for deviation is for the required on-site parking. For a community center, parking ratio would be consistent with public assembly uses and requires one space per two-hundred square feet. For the full development of the site, fifty-three parking stalls would be required; twelve parking stalls are currently provided, with an additional five spaces to be added with the expansion area. Typically, staff would have concerns with such a large deviation from code requirements; however in this situation the site has operated for a number of years without significant concerns being raised due to parking shortages and a substantial amount of the traffic generated at the site is pedestrian oriented, as the facility primarily serves the surrounding area.

The third request for deviation is to allow for a reduced coverage of landscaping. Per code requirements, the site would be required to install six trees and fifty shrubs within the area separating the parking and front face of the building. The proposed landscape plan includes the addition of seven trees for a total of ten along the street frontage, however, no additional shrubs are being provided. The reasoning behind the exclusion of the shrubs is primarily due to the large amounts of pedestrian traffic that the site receives (CCCC serves roughly 1,200 people per week) and that the shrubs would eventually be destroyed. In addition, having a reduced amount of shrubs along the frontage allows the center to concentrate on the design of the learning trail (discussed in the narrative); providing a more engaging area for the community.

Overall, with the deviations requested for the plan, Planning Commission and Staff are comfortable with recommending approval of the request citing that with the deviations requested a number of the concerns are addressed through the historic operational practices of the center, the proximity of the center to the community it serves, and the fact that staff has heard no opposition to the request.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- A neighborhood meeting was held on Tuesday, August 16, 2011. One neighbor attended and had general questions.

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

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7    Opposed: 0

Commission expressed some concerns with the lack of landscape materials along the front of the building, and added condition no. 7 to allow flexibility in the location and design of the additional landscape materials.

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, South Arizona Avenue Area Plan, and PAD zoning, recommends approval of DVR11-0026 CHANDLER CHRISTIAN COMMUNITY CENTER; subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
2. Development shall be in substantial conformance with the attached exhibits kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0026 CHANDLER CHRISTIAN COMMUNITY CENTER; except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.
4. Preliminary Development Plan (PDP) 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 PDP shall apply.

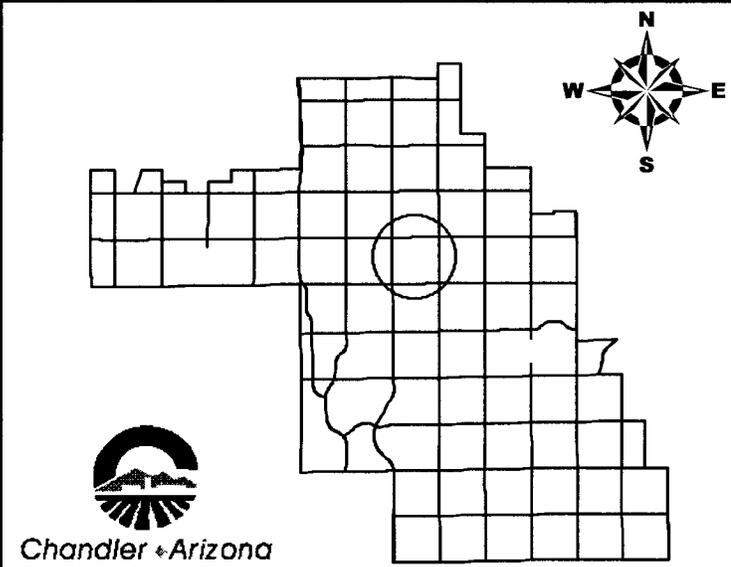
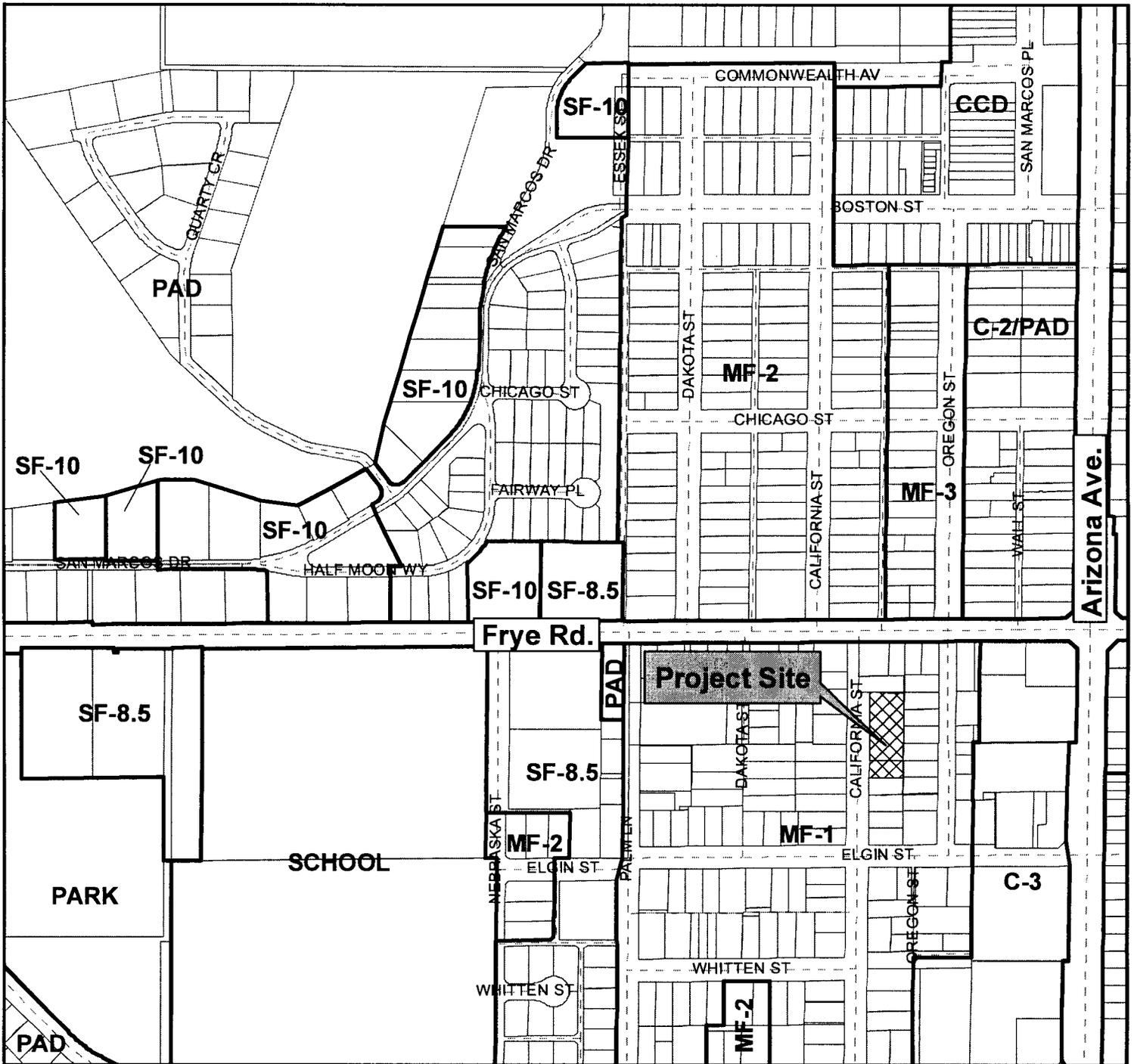
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
7. The applicant shall work with Staff to incorporate additional landscaping materials in the area between the face of the building and the California Street right-of-way where feasible.

**PROPOSED MOTION**

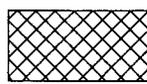
Move to introduce and tentatively adopt Ordinance No. 4322, approving DVR11-0026 CHANDLER CHRISTIAN COMMUNITY CENTER, Rezoning from MF-1 to PAD along with PDP approval for a multi-use community center; subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Existing Site Plan
3. Proposed Site Plan
4. Color Elevations
5. West Elevation of Campus
6. Applicant Narrative
7. Ordinance No. 4322

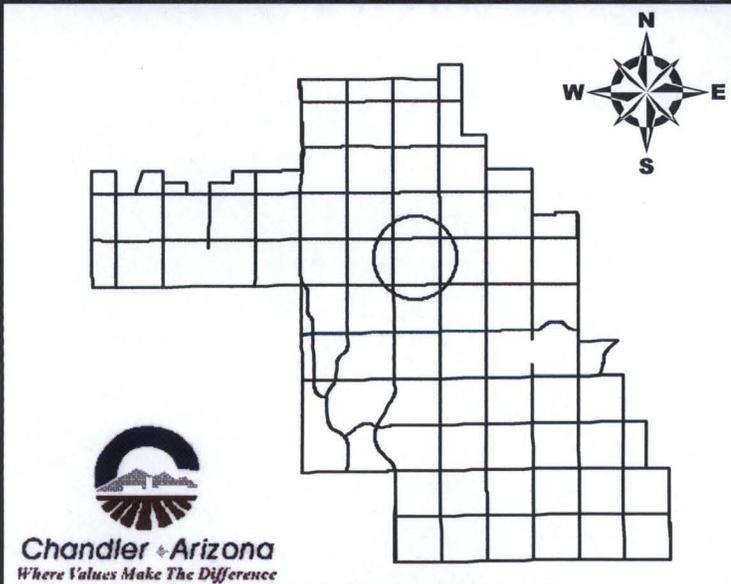


**Vicinity Map**


**DVR11-0026**

**Chandler Christian  
Community Church**

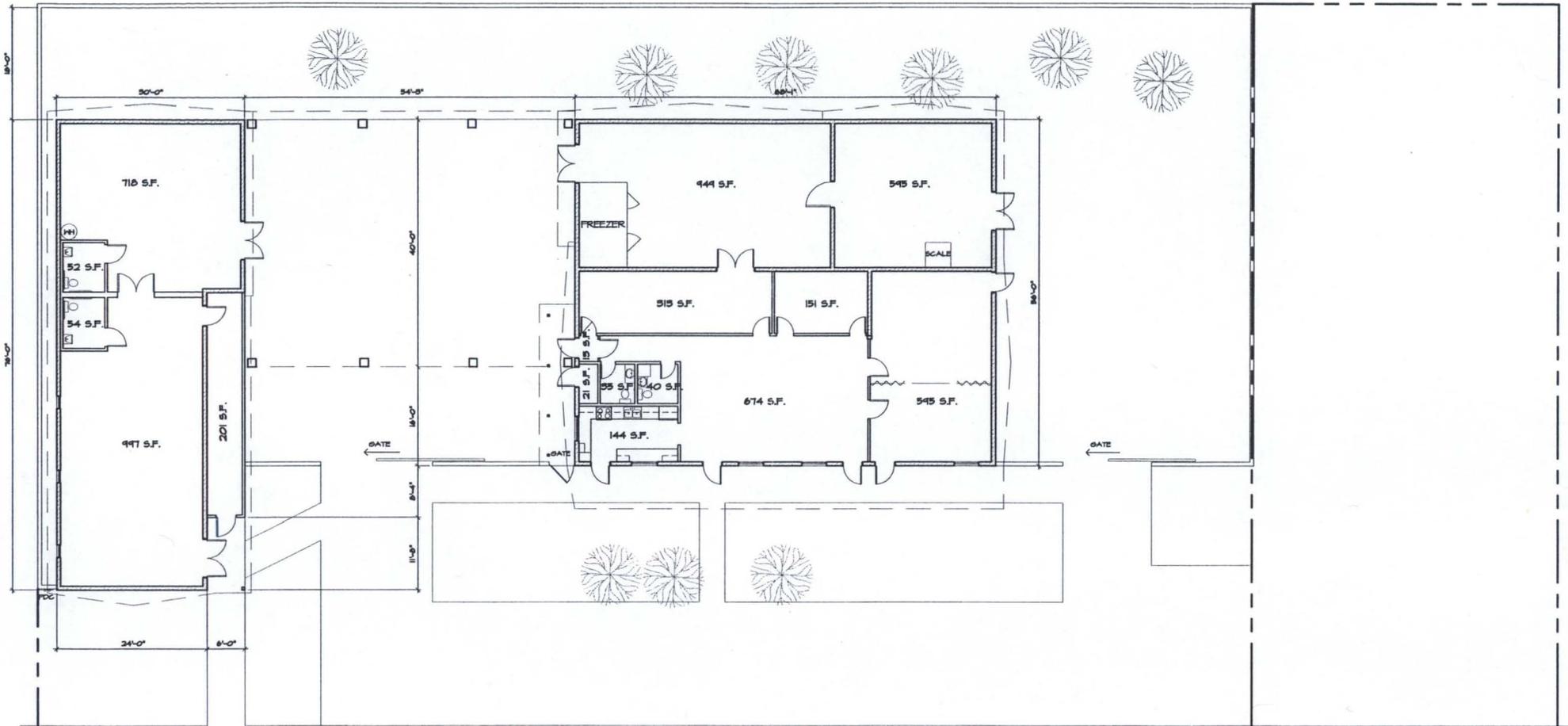
CITY OF CHANDLER 7/18/2011



## Vicinity Map

 DVR11-0026

**Chandler Christian  
Community Church**



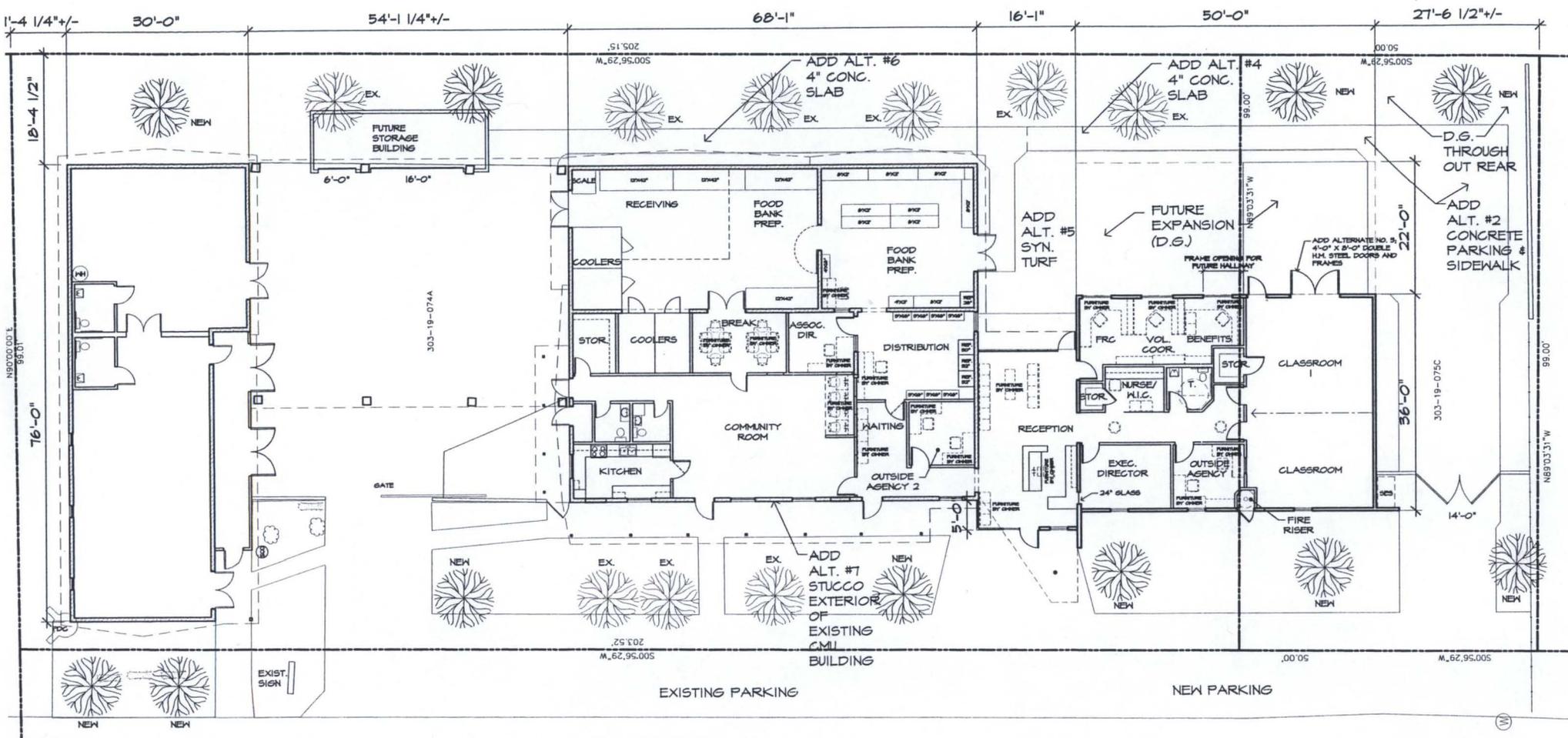
CALIFORNIA STREET



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

CHANDLER CHRISTIAN COMMUNITY CENTER  
 345 SOUTH CALIFORNIA STREET, CHANDLER, AZ 85225



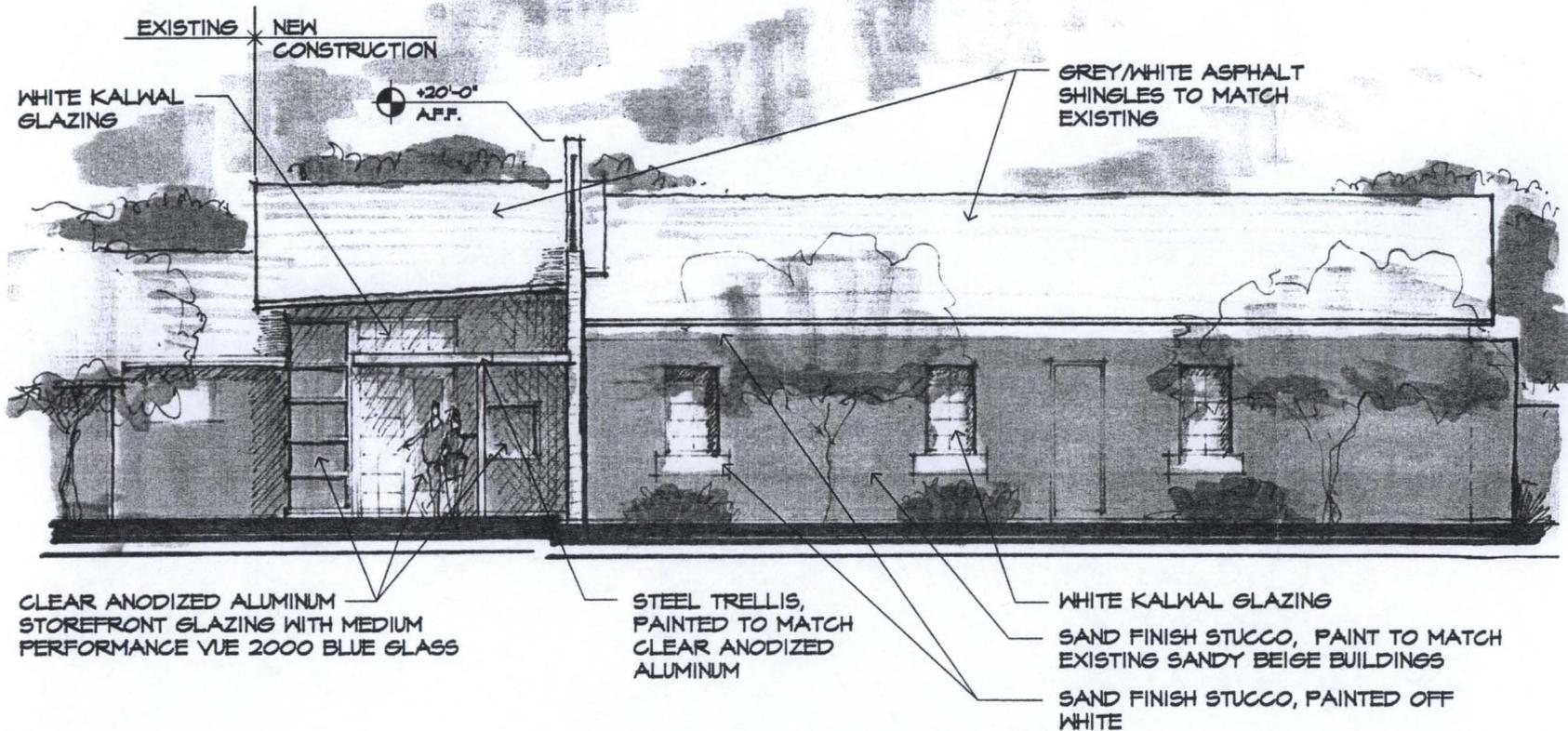
CALIFORNIA STREET



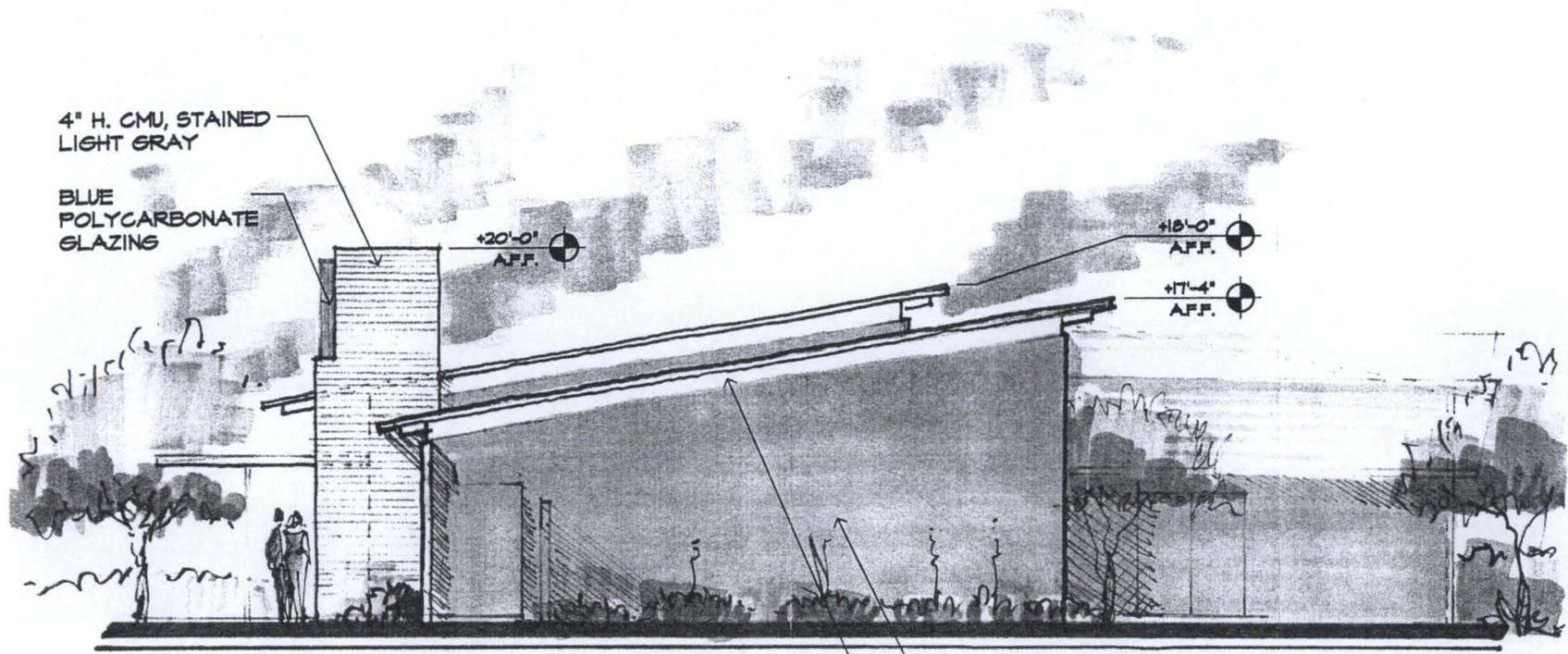
**PRELIMINARY SITE PLAN**

SCALE: 1/16" = 1'-0"

**CHANDLER CHRISTIAN COMMUNITY CENTER**  
 345 SOUTH CALIFORNIA STREET, CHANDLER, AZ 85225



WEST ELEVATION



4" H. CMU, STAINED  
LIGHT GRAY

BLUE  
POLYCARBONATE  
GLAZING

+20'-0"  
A.F.F.

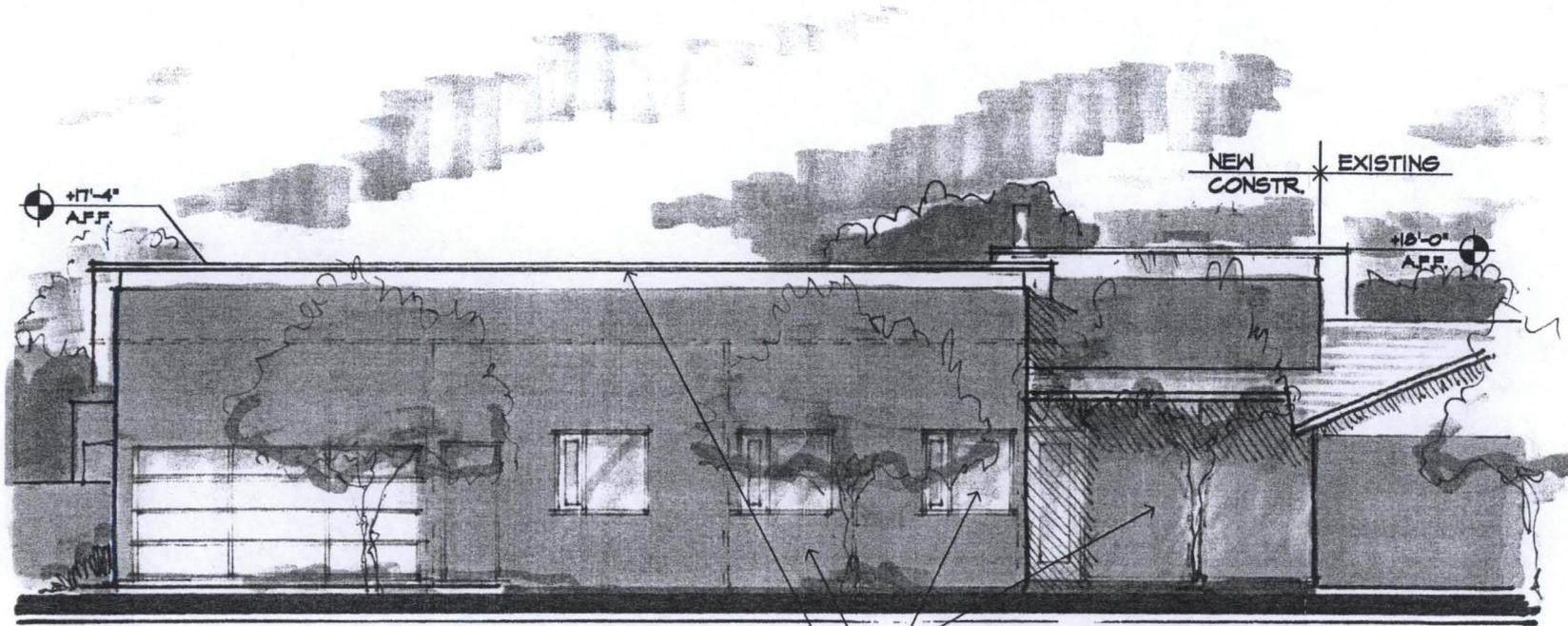
+18'-0"  
A.F.F.

+17'-4"  
A.F.F.

SAND FINISH STUCCO, PAINT TO MATCH  
EXISTING SANDY BEIGE BUILDINGS

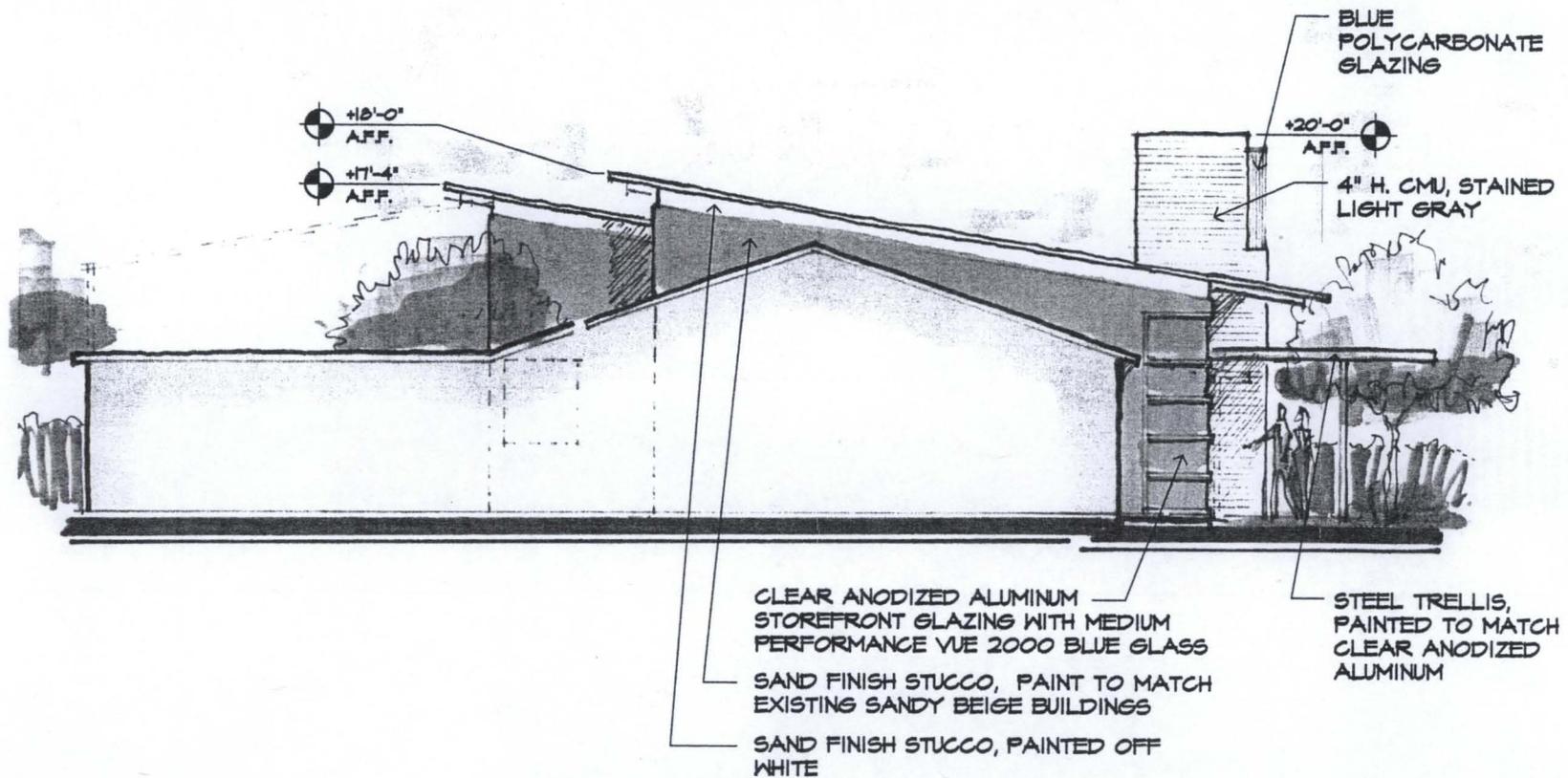
SAND FINISH STUCCO, PAINTED OFF  
WHITE

## SOUTH ELEVATION

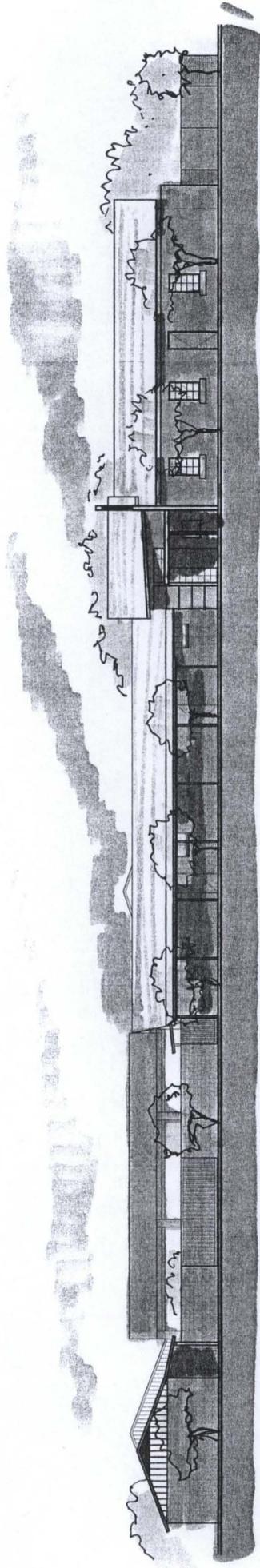


- CLEAR ANODIZED ALUMINUM STOREFRONT GLAZING WITH MEDIUM PERFORMANCE VUE 2000 BLUE GLASS
- SAND FINISH STUCCO, PAINT TO MATCH EXISTING SANDY BEIGE BUILDINGS
- SAND FINISH STUCCO, PAINTED OFF WHITE

EAST ELEVATION



NORTH ELEVATION



**Chandler Christian Community Center Overall West Elevation**

345 SOUTH CALIFORNIA STREET, CHANDLER, AZ 85228

1/16" = 1'-0"

**DESIGN NARRATIVE**  
FOR  
**CHANDLER CHRISTIAN COMMUNITY CENTER EXPANSION**  
Chandler, AZ.

**Background:**

Chandler Christian Community Center, in operation since 1966, is a non-sectarian, non-profit hunger relief agency offering multiple services to improve food security and individual and family well-being in the greater Chandler area. Services include emergency and supplemental food for individuals and families experiencing financial crisis and food insecurity, nutrition classes, 12-step recovery groups, legal assistance, parenting classes and English as a Second Language instruction. CCCC also conducts Back-to-School Supplies and Operation Santa projects for children from low-income families and provides space for other organizations to provide services such as the Women, Infants and Children (WIC) nutrition program, Chandler Community Action Program, vision and dental screening, and tax preparation services. Today, CCCC is the City of Chandler's largest hunger relief agency offering this range of services to move people from poverty to self-sufficiency. In FY 2010/2011, CCCC estimates that it will fill approximately 15,000 food box requests with food enough to feed over 50,000 people.

**Goal of This Project:**

The goal of this project is to expand the capacity of the facility and to increase the functionality of the facility, which will in turn serve more people in need.

**Scope of Project:**

The existing facilities are a compilation of four significant expansions over the years. Each of these expansions improved the functionality of a single element of the service provided.

In the recent years, an adjacent property has been acquired to the south. Now with an opportunity to make a significant expansion/improvement, the Board of CCCC desires the facility be "master planned" with the future of the total program in mind. This allows them to take the next significant step in expanding the physical capacity and capabilities of the facility.

### **Design Challenges:**

The location of CCCC is very advantageous. The neighborhood fully embraces it's presence . To the point that very little vandalism or resistance to their operation is experienced. Therefore the desire to remain in this location seems positive and certainly cost effective.

To remain at this location begs the question as to how the site can be utilized to its fullest potential. A large rectangular building would be the obvious solution. However, to be more practical in the immediate term the facility needs to remain operational while expansion is ongoing. Limited immediate funding always plays a key role in Master Planning as well. Therefore the design team, will utilize the existing structures to create the most function for the funding available.

Secondly, the existing facilities are aging and need improvements to maintain today's standards of safety, energy efficiency, and service ability.

Thirdly, there is a desire to evaluate the functionality and effectiveness of the facilities to provide the highest level of efficiency in providing service to their clients.

Finally, the facility will have difficulty working within the City's newer development standards to achieve a practical solution for expansion. Few of the current development layout standards would be practical in this scenario. Therefore we desire to work with the City, utilizing common sense, to develop a practical solution which will enhance the neighborhood as well as provide a greater level of service to the citizens of Chandler and beyond.

### **Design Solution:**

We distributed the available funding into all of the development categories and determined we have the capacity to remodel approximately 3,000 of the existing 8,500 square feet of existing structures and to create approximately 2,300 square feet of new structure.

A team comprised of the CCCC staff and architectural designers have studied the functions performed in the existing facility. They also spent time refining the purpose and goals of CCCC in a "visioning charrette". From there we identified two main points of focus which the architecture needs to enhance.

1. The first was to improve the internal values of CCCC by making the facility even more, welcoming, empowering to the patrons, while providing an obvious culture in which the volunteers would continue to love to serve here.
2. Secondly our solution was to enhance the facilities ability to reach out to the community. We want this facility to be the nucleus of neighborhood connection and collaboration with other agencies to provide a diversity of services for neighborhood residents.

Three general schematic designs were presented to achieve these goals. With the warmth and insight from the staff, a functional floor plan was decided upon. We maximized the efficiency of the

flow of materials to and from the facility, improved the processing of the food within the facility, and enhanced the patron and volunteers experience while visiting facility.

Goals achieved by the new layout:

- We created a common entry, for access to all of the CCCC services.
- A more obvious entry would enhance our effort for the facility to be welcoming.
- The subtle blue architectural light feature (blue polycarbonate glazing on the elevation drawings), that is located above the entry, would resemble the blue safety light typically found above security phones in public places. This symbolizes CCCC as a “beacon of hope” to many in our community.
- The northern, less-connected building, would become the bulk storage for palletized food.
- All of the receiving would come through one gate (the north gate) as removed as possible from the daily pedestrian traffic.
- The majority of the food distribution, on a daily basis, would exit the building just off the lobby entry point keeping the distribution system friendly and convenient yet minimizing congestion.
- The Family Resource Center functions should be located in the more modern and architecturally pleasing spaces resulting in their placement within the expansion building area.
- Additional expansion of the Family Resource Center is one of the more likely future needs. Therefore the future expansion opportunities are designed near this end of the building. It is also more practical to expand in the direction of the newly acquired expansion lot.
- The neighborhood meeting room remains in it’s current location, on the front and center of the main building, providing patrons with some consistency and friendliness.
- The newer meeting rooms to have higher ceilings. This drives the height of the newer structure. However the entry shade makes a natural transitional break to the higher eave line to the south.
- The less friendly window guards on the existing west elevation windows will be removed as will the windows themselves. The windows will be replaced with a light diffusing polymer sandwich panel (common trade name is Kalwall) for safety as well as light and energy efficiency. The durability of the sandwich panel improves security. See attachment for additional sandwich panel window information.
- No new mechanical units will be installed on the roof or visible from the west elevation or street side.
- The roofing on the new structure will match the existing composite shingle roofing.
- The new building will have a stucco exterior finish painted to match the color of the existing building. The west elevation of the existing buildings is desired to receive a stucco finish as well. However we are not confident the project can afford this improvement and therefore will include the re-facing stucco as an “add alternate” in the projects’ bid documents. The alternate improvement will be included as part of the contract documents if it is affordable.

- The colors on the new structure will match the existing facade. Areas on the existing façade that need to be “freshened up” will be repainted. All of the trim elements on all buildings will receive new paint.
- New doors will be installed in all exterior openings for safety, enhanced exiting as well as for aesthetics.
- The parking will expand in the existing fashion as head-in parking across the entire width of the lot. Open pedestrian pathways will exist to maintain that welcoming identity.
- The facility operates Monday through Friday 7AM until 4PM. After 4 PM, there is a significant amount of pavement which serves the immediate community as off-street play area. CCCC has been granted funding to create a “Born Learning Trail”, for pre-school age kids to exercise and learn in this public accessible area after business hours. The Born Learning Trail consists of painted elements on the parking and sidewalk areas such as “Hopscotch”. Simple pole supported signage, in the planters, will describe the activities and what is to be learned.
- Landscaping is intentionally kept to a minimum. The heavy pedestrian traffic around the structures is detrimental to shrubs and ground cover growth. Desert trees provide much needed shade without the maintenance associated with certain irrigation systems.
- The design and material selections very intentionally weighs initial construction cost with ongoing maintenance costs. Our goal is to direct as much funding as possible to providing food and basic services to Chandler's low-income residents.

**Continued Development:**

This site design effort has taken into consideration the likely future development options for this parcel. The southern expansion building is intended to be expandable to the rear/east. The rearward sloping roof will complete the eastern half of what will now be a larger gable style roof. The structure will be of similar construction type and finish as the structure being added on to. The overall expansion dimensions and general shape is identified on the elevation drawings and will remain within the current setbacks and building heights.

There is also a potential for a minor shed roof type structure along the eastern edge of the existing high bay canopy. This 10’ high structure will serve as additional secure storage for functions which occur under this open air canopy.

These additional structures as well as the un-affordable “add alternates” (such as the stucco facing of the existing buildings) are likely to be acquired in the next 5 years.

**Requested Deviations from Development Standards:**

To achieve the goals of the project and maximize the potential for this parcel we respectfully request the following deviations form Chandler’s Development Standards;

- Maintain the existing building setbacks, which do not meet current development standards on the north side and rear yards as well as the front of the existing north building. The new

structure will meet the south side yard setback and be in alignment with the exiting main structures front yard setback.

- The existing front yard parking will remain and be extended south in a similar manor. Potentially 4 or 5 additional onsite spaces may be added. However, there will not be enough off street parking to accommodate the peak need during those few hours per week when Friday morning open food distribution occurs.
- Landscaping will remain very simple and limited to native trees to minimize water usage and maintenance costs. The landscape areas are also susceptible to frequent foot traffic which is detrimental to the successful growth of shrubs and ground cover.

**ORDINANCE NO. 4322**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM MULTI-FAMILY (MF-1) TO PLANNED AREA DEVELOPMENT IN CASE DVR11-0026 (CHANDLER CHRISTIAN COMMUNITY CENTER) 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 Multi-Family (MF-1) to Planned Area Development (PAD), subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

2. Development shall be in substantial conformance with the attached exhibits kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0026 CHANDLER CHRISTIAN COMMUNITY CENTER; except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.
4. Preliminary Development Plan (PDP) 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 PDP shall apply.
5. 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.
6. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
7. The applicant shall work with Staff to incorporate additional landscaping materials in the area between the face of the building and the California Street right-of-way where feasible.

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 Planning & 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

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CITY CLERK

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MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4322 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2011, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

EAB

PUBLISHED: