

Industries in the County. The northwest and southwest corners of the Arizona Avenue and Riggs Road intersection are developed in the County with a gas station and storage facility on the northwest corner and a fast-food restaurant and vacant retail strip center on the southwest corner. The subject parcel is in the annexation process with initial City zoning of C-1 and I-2. The proposed development requests rezoning to Planned Area Development (PAD) to allow an approximate 4,450 square foot retail convenience store, gas service with 8 fuel pumps, and a 4,648 square foot canopy cover over the gas service area. A Preliminary Development Plan (PDP) includes the site and building design component.

The convenience store and fuel dispensing uses are placed behind a landscaped intersection corner. The convenience store is located on the easternmost property line with the gas dispensing area in the site's middle. Building locations allow for required ingress/egress, right-of-way dedications/improvements, internal vehicular access, and streetscape landscaping while maintaining an aesthetic presence at the intersection. The site provides sufficient parking with 18 parking spaces.

Pedestrian routes from the intersection corner and within the site provide convenient access to the store. Future vehicular and pedestrian cross access with land to the south is also proposed. There are no median breaks proposed with this development instead two right-in and right-out only driveways from each street frontage.

The intersection corner is decorated with several Date Palm trees as well as shade trees highlighting a pedestrian pathway. Landscaping is provided through a palette that features Desert Museum, Chilean Mesquite, Sonoran Palo Verde, and Texas Ebony along the street frontages including north and south of the retail store. Decorative screen walls border the interior edge of streetscape landscaping with materials and colors matching building architecture.

The project's architecture incorporates various building materials, southwest earth-tone paint colors, varied rooflines and plane changes, and vertical and horizontal wall plane elements. The retail store features split face brick CMU veneer, stucco, concrete roof tile, and stone veneer. The fuel canopy carries over the convenience store architecture through similar stepped parapet forms, southwest and earth-tone paint color schemes on the stucco exterior, and stone veneer on columns.

The application proposes monument, building, and fuel canopy signage that meets the Commercial Design Standards for signage. Two, 6'-high, single-tenant panel monument signs are proposed, one along each street frontage. The signs include an aluminum parapet cap and CMU base with brick veneer that mimics the convenience store parapet. The signs feature internal illumination with routed out letters, digital numbers for the fuel prices, and product display.

Building signage is located on the north and west elevations and consists of a 5 foot high logo wall sign. The gas canopy includes three logos at 3'6" high on the west, south, and north façades. The signage is internally illuminated.

The application requests relief from the Zoning Code requirement that the landscape intersection setback be 50 feet deep x 250 feet in length along both street frontages. The request is to reduce the depth along Arizona Avenue due to the site's limited depth. Instead, additional landscaping is provided along both street frontages. Planning Staff supports this request for relief.

Due to the parcel's small size and location at an arterial street intersection, integration of site design, landscaping, and development code standards typical for a larger commercial retail development is not necessary. The application meets the intent of the Commercial Design Standards. Due to the site's small size, not all required and optional items are met. An itemized list of the accomplished Commercial Design Standards can be found in the Development Booklet.

GENERAL PLAN CONFORMANCE

The property is designated on the General Plan's Land Use Plan as employment and a commercial node. The General Plan also designates this property as part of the more specific Southeast Chandler Area Plan, which designates this site for the same uses. The proposed commercial uses are consistent with Southeast Chandler Area Plan and General Plan.

DISCUSSION

The application represents a well-designed development that is compatible with the surrounding area. The rezoning to allow a fuel station and convenience store uses does not negatively affect the surrounding properties, which remain under County jurisdiction with industrial and commercial zoning. Annexing and developing the subject site in Chandler allows for greater design implementation and streetscape appearance.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held July 11, 2012. Only one person attended the meeting in addition to the applicant. An employee of Stewart Electric on County property to the east attended inquiring about the building's east elevation design and fencing along east property line.
- Staff received correspondence from a property owner of a newly constructed gas station with a convenience store and car wash at the southwest corner of Arizona Avenue and Chandler Heights Road, an ARCO AM/PM development. This owner does not want another gas station built within one mile of his site. As of the date of this memo, Staff is not aware of any other opposition or concern with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Veitch)

RECOMMENDATIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CIRCLE K STORE", kept on file in the City of Chandler Planning Division, in File No. DVR11-0037, except as modified by condition herein.
2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
8. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape

tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Circle K development shall use treated effluent to maintain open space, common areas, and landscape tracts.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CIRCLE K STORE", kept on file in the City of Chandler Planning Services Division, in File No. DVR11-0037, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
4. The site shall be maintained in a clean and orderly manner.
5. 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.
6. Raceway signage shall be prohibited within the development.

7. Fuel tank venting shall be fully screened in a manner to be architecturally integrated with the development as represented in the Development Booklet.

PROPOSED MOTIONS

Rezoning

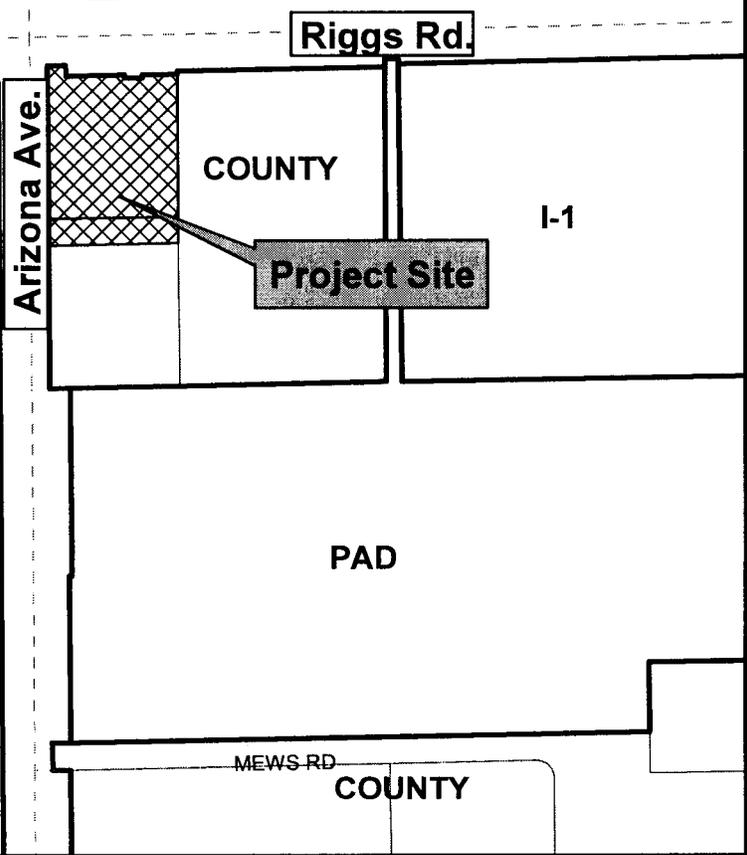
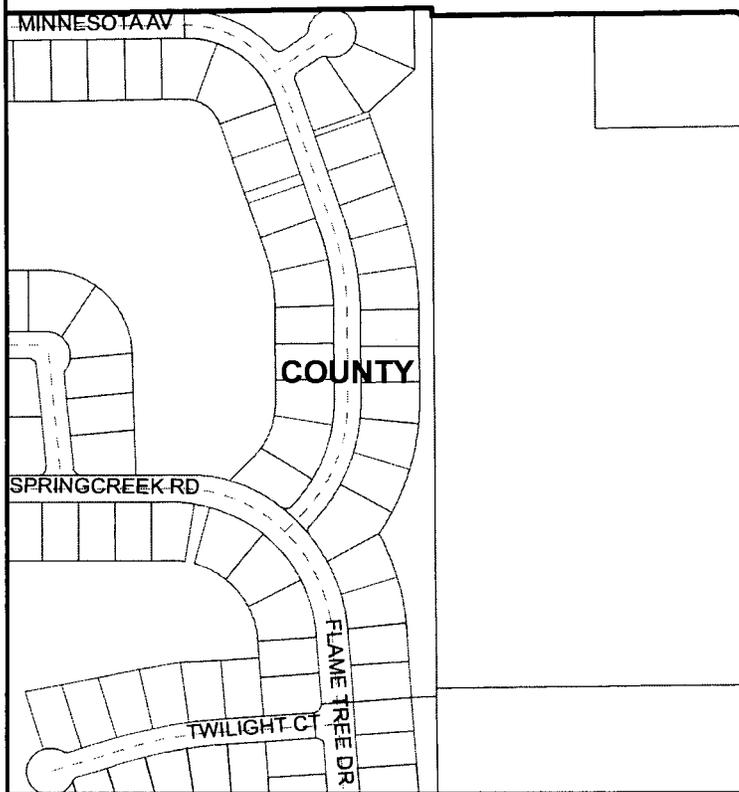
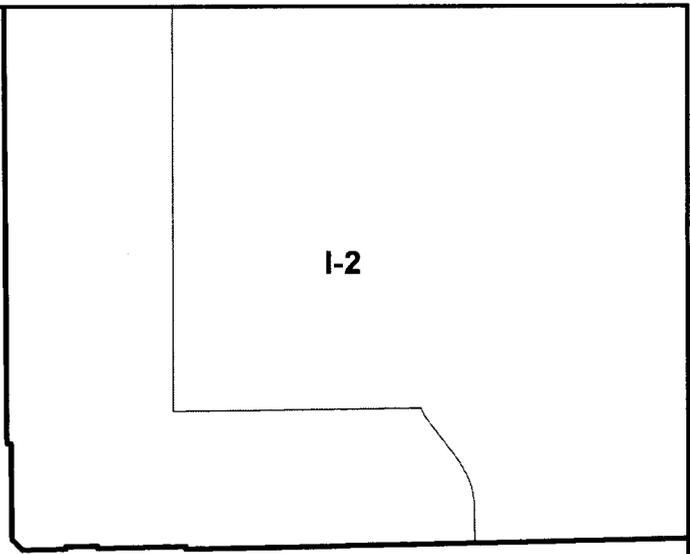
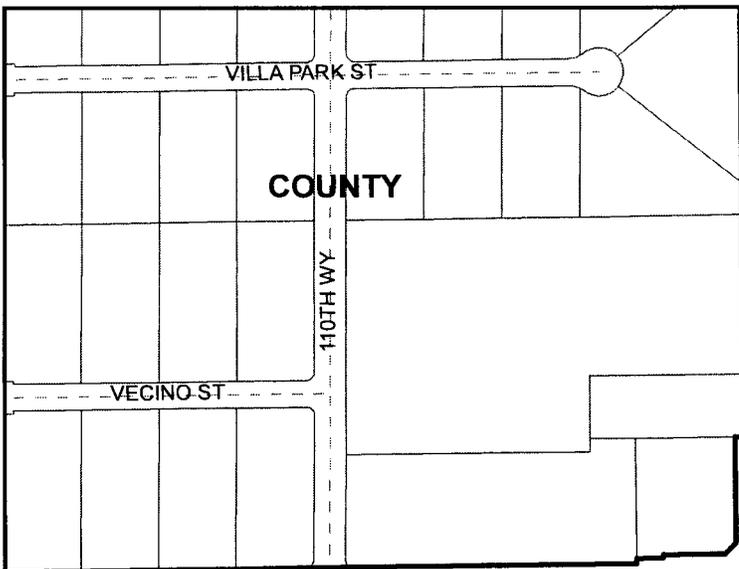
Move to introduce and tentatively adopt Ordinance No. 4426 approving rezoning request DVR11-0037 CIRCLE K (ARIZONA AVE. & RIGGS RD.) from C-1 and I-2 to PAD subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

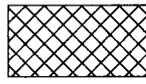
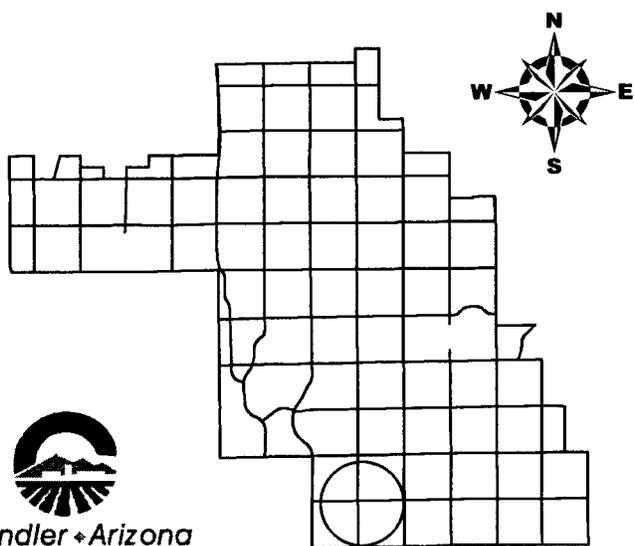
Move to approve Preliminary Development Plan request DVR11-0037 CIRCLE K (ARIZONA AVE. & RIGGS RD.) for the commercial development subject to the conditions as recommended by Planning Commissions and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Monument Sign Elevation
6. Southeast Chandler Area Plan
7. Opposition email
8. Ordinance No. 4426
9. Development Booklet, Exhibit A



Vicinity Map



DVR11-0037

**Circle K
(SEC Arizona Ave. & Riggs Rd.)**





Arizona Ave.

Riggs Rd.

Project Site

PAD

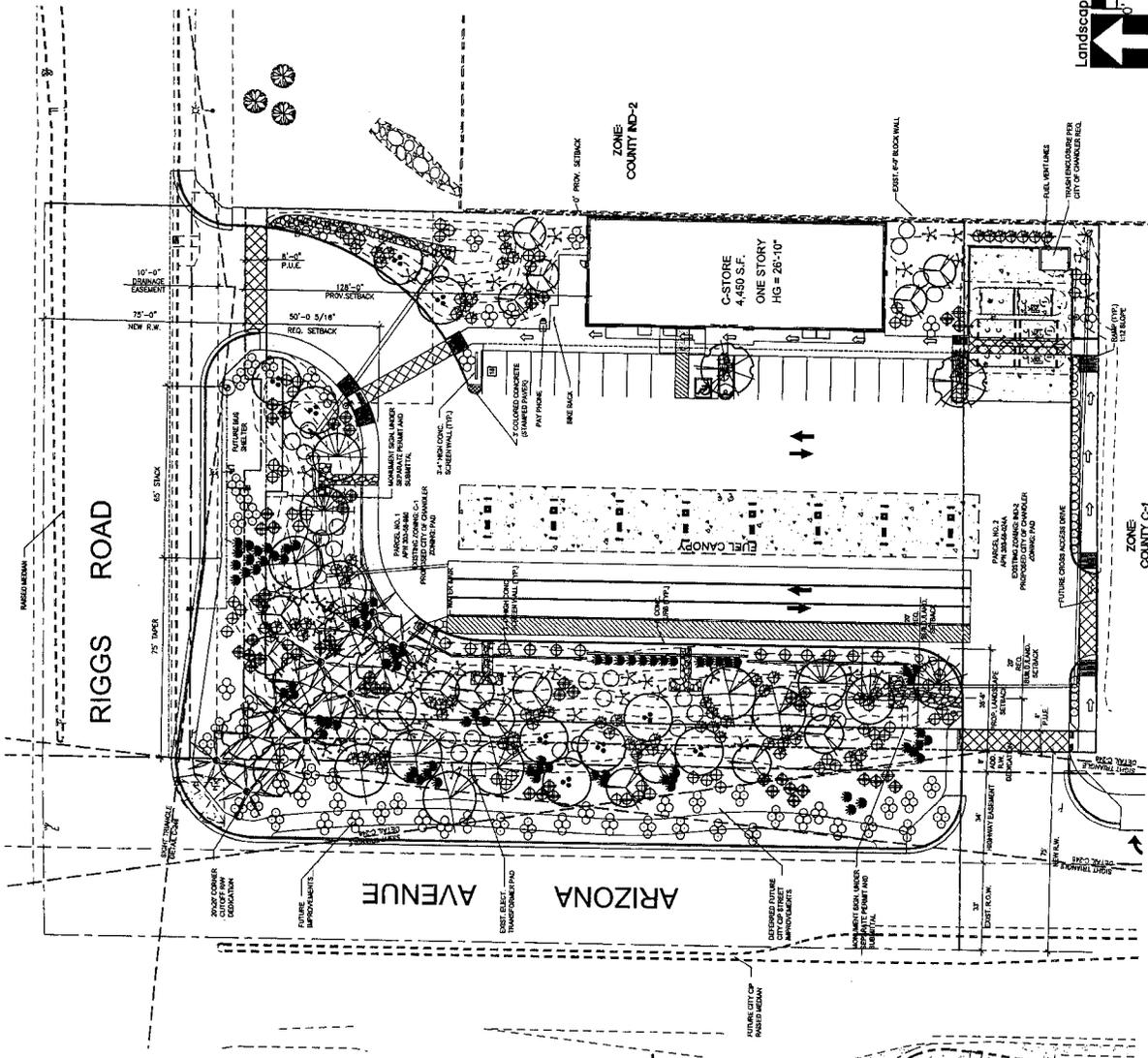
Vicinity Map



DVR11-0037

**Circle K
(SEC Arizona Ave. & Riggs Rd.)**





LANDSCAPE LEGEND

SYMBOL	HEIGHT	QUANTITY
	7.50	8
	8.00	8
	12.0	5
	10.0	10
	7.00	16
	7.9	79
	4.7	47
	7.4	74
	5.3	53
	7.8	78
	104	104
	108	108
	32	32

SITE PLAN PLANTING DATA

REQUIRE	REQUIRED
1.3	33
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1.9	33
2.0	33
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CIRCLE K STORES INC.
 1130 WEST WARDEN ROAD
 BUILDING B
 TEMPE, AZ 85284

CIRCLE K
 S.E.C. ARIZONA AVE & RIGGS RD.
 CHANDLER, ARIZONA
 ADG PROJECT NO. A1611

DATE: _____ REVISIONS: _____
 1 of TWO

Landscape Plan

COLOR SCHEDULE	
1.	SPRINT FACE GUM VENEER, ANCHOR PER IRC
2.	NOT USED
3.	STUCCO SYSTEM FOR EGS-HOT WITH ACTYLIC FINISH, OVER RIGID INSULATION
4.	MECHANICAL UNITS & EQUIP. BEYOND
5.	ROOF/UNDERLUM SKAN
6.	WALL MOUNTED LIGHT FIXTURE
7.	STUCCO W/ ASCENT COLOR
8.	CONCRETE ROOF PANELS IN HOLLOW METAL FRAME, DARK BROWN FINISH
9.	ALUMINUM STONEPOINT SYSTEM, DARK BROWN FINISH
10.	CONCRETE ROOF PANEL
11.	EGS LOCATION, PAINT TO MATCH BUILDING
12.	12" HIGH ADDRESS SIGNAGE, PAINT TO MATCH BUILDING, HALF-ILLUMINATED METAL LETTERS PAINT TO MATCH NUMERICAL COLOR OF NUMERAL "BLACK"
13.	CONCRETE ROOF PANELS IN HOLLOW METAL FRAME, MOUNTED LIGHT FIXTURE, PAINT TO MATCH BUILDING
14.	STONE VENEER, INSTALL PER MANUFACTURER SPEC
15.	W/6 TRILLER, E28
16.	NOT USED
17.	1/2" SCORE LINE
18.	ROOF LINE BEYOND
19.	INTERNALLY ILLUMINATED SIGN (UNDER SIGNATURE POINT)
20.	DECORATIVE STUCCO POP-OUT
21.	EXISTING BLOCK WALL 8' HIGH

CITY OF CHANDLER SITE AND BUILDING ELEVATION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER ZONING ORDINANCE, CHAPTER 18.00, AND THE CITY OF CHANDLER SUBDIVISION MAPS AND RECORDS. THE CITY ENGINEER SHALL BE CONTACTED FOR ANY CHANGES TO THE ZONING ORDINANCE OR RECORDS.

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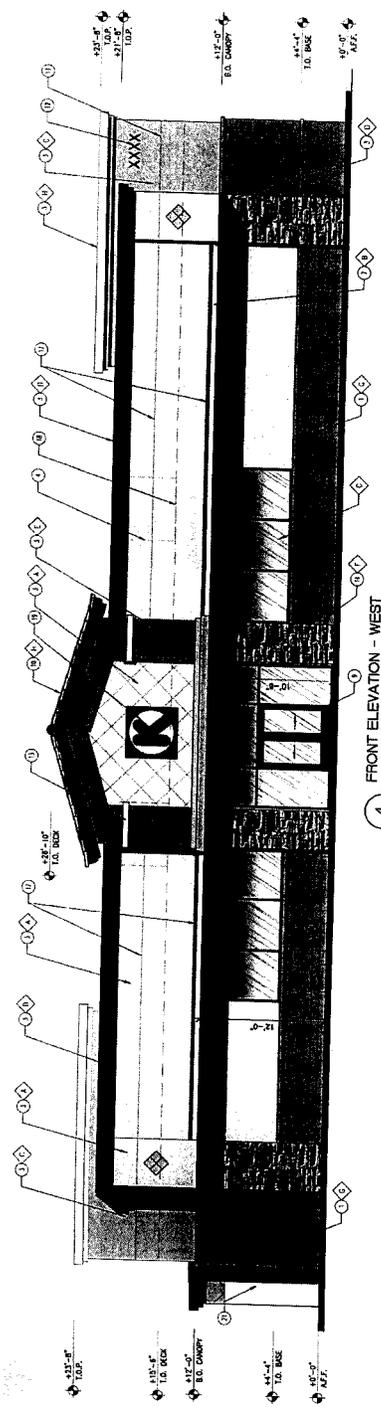
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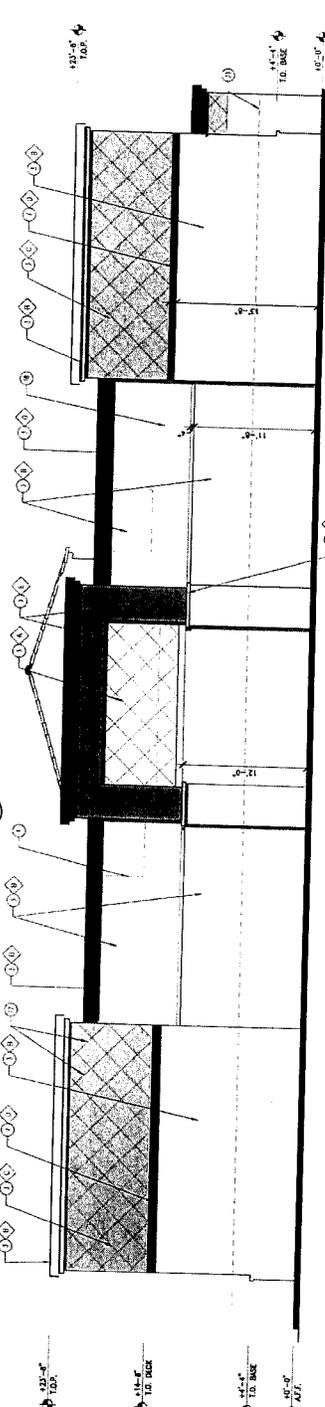
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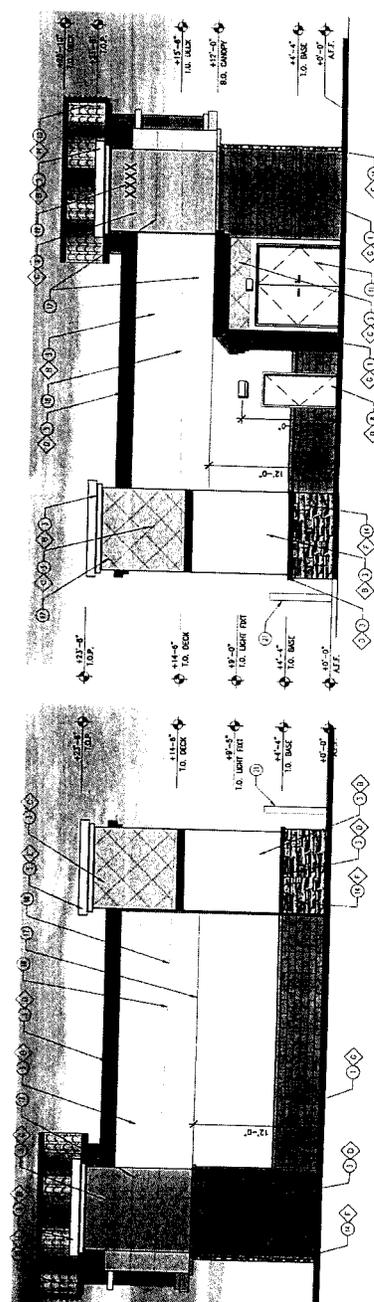
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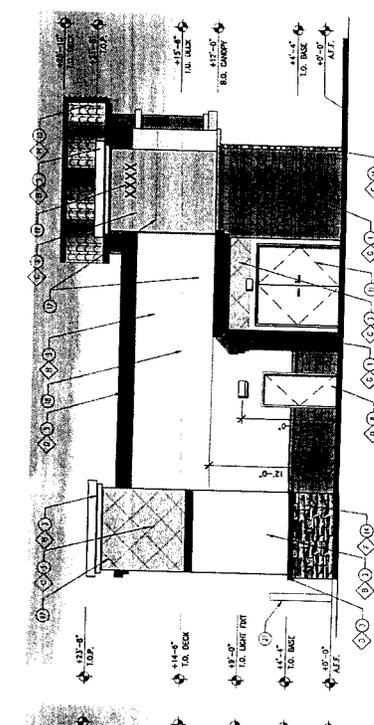
4 FRONT ELEVATION - WEST
SCALE: 3/16" = 1'-0"



3 BACK ELEVATION - EAST
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



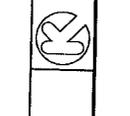
1 SIDE ELEVATION - NORTH
SCALE: 3/16" = 1'-0"

FINISH SCHEDULE	
1	BRICK EDWARDS #84206
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CASE # PRE11-0011 ZONING CASE # DV111-0037
 CIRCLE K
 S.E.C. ARIZONA AVE & RIGGS RD.
 CHANDLER, ARIZONA
 ADDG PROJECT NO. A1611

BUILDING ELEVATIONS
 SCALE: 3/16" = 1'-0"

CIRCLE K STORES INC.
 115 W. WILSON ROAD
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 TEMPE, AZ 85284



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4834 N. CIVIC CENTER PLAZA SUITE 101 SCOTTSDALE, AZ 85258 FAX: (602) 884-9478

Andrews Design Group, Inc.
 ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

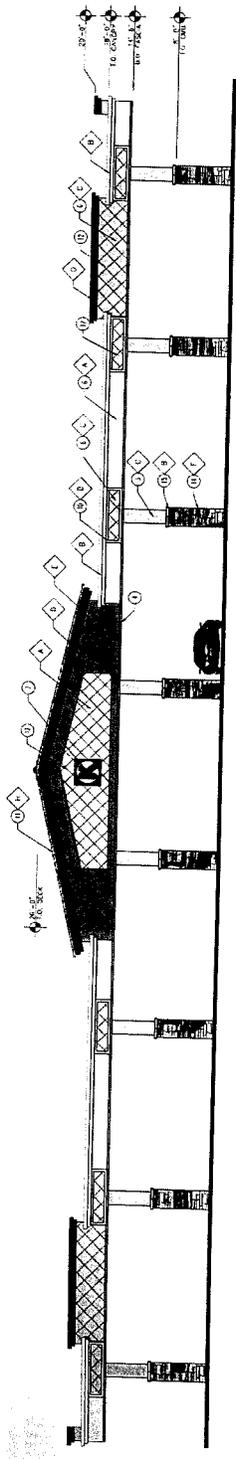
Store elevations

KEY NOTES

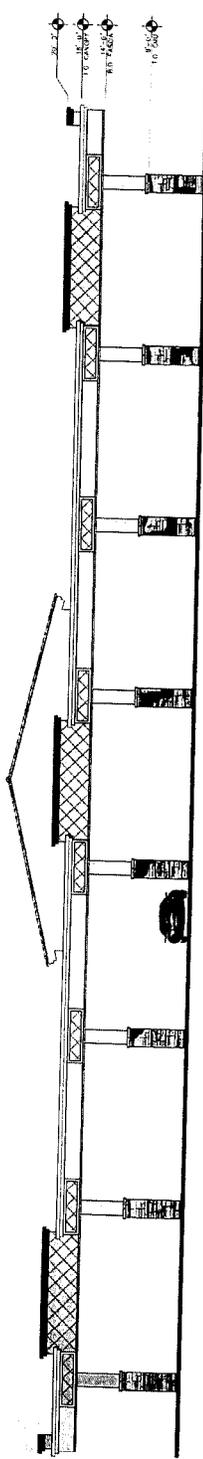
1. NOT USED
2. GALVALUME 50/7 FACE CUI
3. STEEL CANOPY COLUMN FRAMED 4" STUCCO FINISH
4. UPCL DECK STRIP
5. 40M PANEL "TEX-DOT" WITH STUCCO FINISH
6. INTERNALLY ILLUMINATED SIGN (UNLESS SEPARATE SCHEDULE)
7. STUCCO FINISH SHALL BE INCLUDED TO BE PAINTED "DARK GRAY" UNLESS NOTED OTHERWISE
8. FUEL PUMP
9. STUCCO W/ ACENT COLOR
10. CONCRETE ROOF TILT
11. 1/2" SCORE LINE
12. DECORATIVE STUCCO POP-OUT
13. STUCCO SYSTEM PER ESP-1667 WITH ACRYLIC FINISH, OVER INSULATION
14. STONE VENEER, INSTALL PER MANUFACTURER SPEC.
15. OTHER NOTATIONS

FINISH SCHEDULE

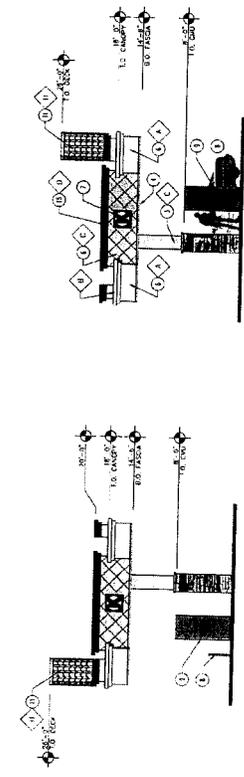
- | | |
|----|---|
| 1 | DOWN EDWARDS #32826 |
| 2 | DANN EDWARDS #24212 |
| 3 | CRSP MUSEN |
| 4 | DANN EDWARDS #26123 |
| 5 | TRAIL DIST |
| 6 | DANN EDWARDS #26015 |
| 7 | DANN EDWARDS #26228 |
| 8 | BURNI ALMOND |
| 9 | CORONADO STONE |
| 10 | CARREL MOUNTAIN |
| 11 | NOT USED |
| 12 | NUMBER REFERS TO SPEC RESPERT BRIDGE, AUSTIN, TX FILE |



4 WEST ELEVATION - (STREET VIEW)
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - (C-STORE VIEW)
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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

gas canopy elevations



ADG ARCHITECTURE

Andrews Design Group, Inc.

PLANNING

INTERIORS

PROJECT MANAGEMENT

CASE # PRE11-0011 ZONING CASE # DVR11-0037

CIRCLE K
S.E.C. ARIZONA AVE & RIGGS RD.
CHANDLER, ARIZONA
ADD. PROJECT NO. A1611

CANOPY ELEVATIONS

4004 N. CINC CENTER PLAZA, SUITE 101 SCOTTSDALE, AZ 85251 (480) 994-3478 FAX: (480) 994-4032

NO.	DATE	REVISION

DR3

DATE: 9/29/2011

JOB INFO	
CUSTOMER:	Circle K Stores
LOCATION:	Arthur & Riggs Rd. Chandler, AZ
WORK ORDER:	000
FILE NAME:	12-0057
REVISION #:	
DATE:	07/12/2012
SALESMAN:	Chris Carlson
DESIGNER:	JGreen

JOB DETAILS	

COLORS	
A - RED	PMS #485
B - BLUE	PMS #294C
C - WHITE	#230-20
D - VIVID GREEN	PMS #355C

All sign designs and concepts shown here are confidential and are the property of Peacocks Sign Co. They are not to be duplicated, exhibited, copied or otherwise used without written permission from Peacocks Sign Co.



FABRICATED ALUMINUM CAP
 PAINTED DUNN EDWARDS
 #DE 6035 LYNX

FABRICATED ALUMINUM CABINET
 AND RETAINERS PAINTED DUNN
 EDWARDS #DE 6206 DESERT SUEDE

1 1/2" DEPTH PAN

NOTE: REFER TO SHEET 2 OF 6
 FOR ELECTRONIC PRICE UNIT
 DIMENSIONS & SPECIFICATIONS.

4"X8"X16" SPLIT FACE CMU
 VENEER, WESTERN BLOCK
 PRICKLEY PEAR PLUM.

(2) TWO D/F MONUMENT SIGNS

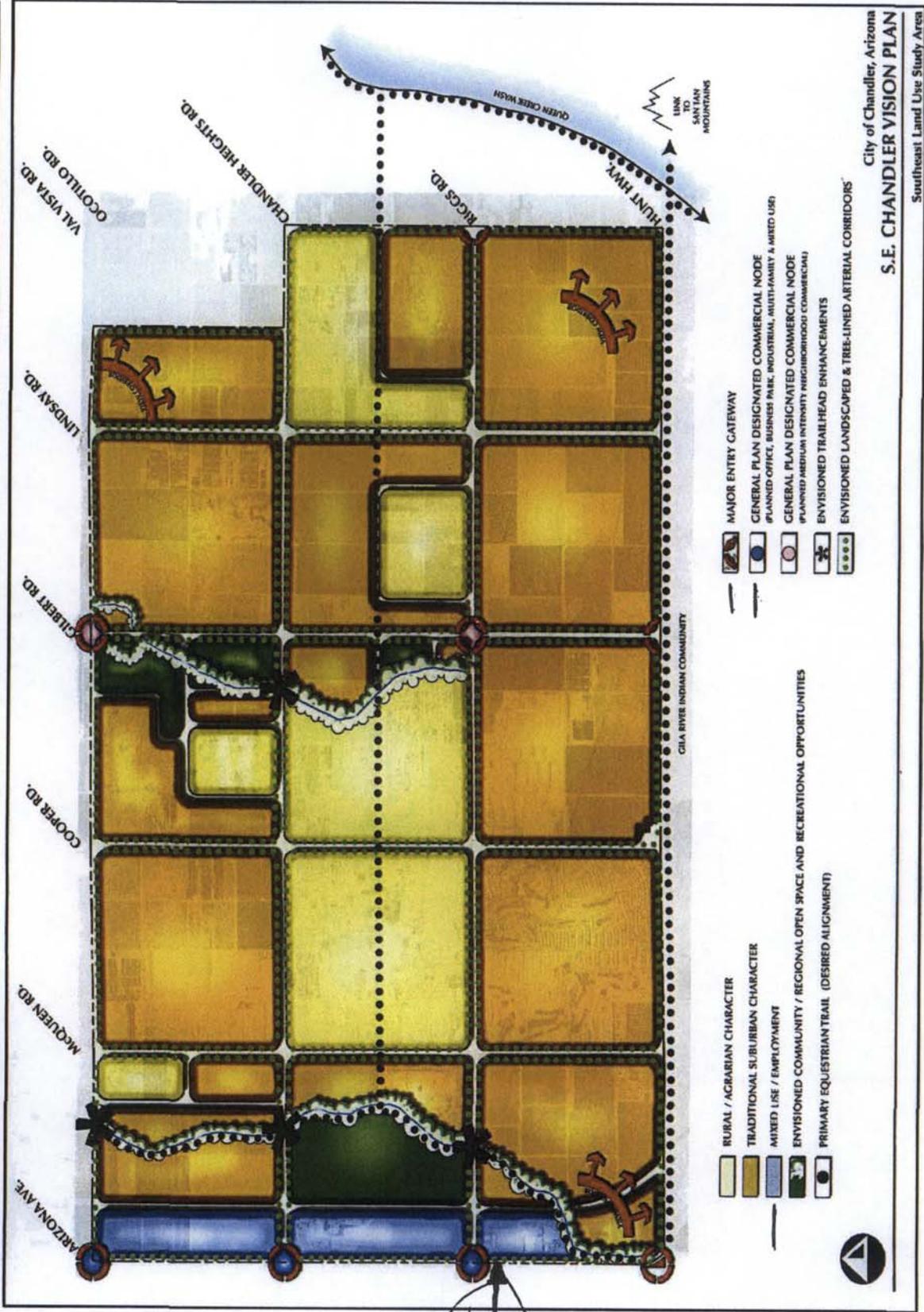
SCALE: 1/2" = 1'-0"

END VIEW

Monument Sign

Southeast Chandler Area Plan

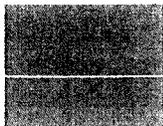
CHAPTER I - THE COMMUNITY VISION FOR SOUTHEAST CHANDLER



City of Chandler, Arizona
S.E. CHANDLER VISION PLAN
 Southeast Land Use Study Area

SUBJECT SITE

SOUTHEAST CHANDLER AREA PLAN



Fw: (no subject)

Susan Moore to: Jodie Novak

12/31/2012 02:01 PM

Cc: David Bigos, Melanie Sala-Friedrichs, Erik Swanson, Robert Zeder

From: Susan Moore/COC
To: Jodie Novak/COC@chandleraz.gov
Cc: David Bigos/COC@chandleraz.gov, Melanie Sala-Friedrichs/COC@chandleraz.gov, Erik Swanson/COC@chandleraz.gov, Robert Zeder/COC@chandleraz.gov

Susan Moore
City of Chandler
Office of the Mayor & Council
MS 603
PO Box 4008
Chandler, AZ 85244-4008
480-782-2242

----- Forwarded by Susan Moore/COC on 12/31/2012 01:57 PM -----

From: A1145Q@aol.com
To: jack.sellers@chandleraz.gov
Cc: kevin.hartke@chandleraz.gov, trinity.donovan@chandleraz.gov, rick.heumann@chandleraz.gov, matt.orlando@chandleraz.gov, jeff.weninger@chandleraz.gov, jay.tibshraeny@chandleraz.gov
Date: 12/30/2012 03:36 PM
Subject: (no subject)

Mr sellers

My name is Joe Al Haig the owner of ARCO AM/PM I need to draw your attention to the SWC of Arizona Ave. and Regis were circle K trying to build a gas station less than half mile from my gas station on Arizona ave. and chandler height , as you know we spend close to 5 million dollars and build the most beautiful station in the state every body complement us on it, in the same time we force the price of gas to go down in the whole area which make people even love us more , and what make it even more special its owns by family live in chandler for last sixteen years . Please help me by voting no on that project

Thank you

Joe Al Haig

Email, opposed

ORDINANCE NO. 4426

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM C-1 and I-2 TO PAD (DVR11-0037 CIRCLE K - ARIZONA AVE. & RIGGS RD.) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CIRCLE K STORE", kept on file in the City of Chandler Planning Division, in File No. DVR11-0037, except as modified by condition herein.
2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. 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.
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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
8. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED:

Legal Description
Annexation
EXHIBIT "A"

A portion of land situated in the Northwest Quarter of Section 34, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at a Found Brass Cap Flush at the Northwest Corner of said Section 34, from which a Found Brass Cap Flush at the North Quarter Corner of said Section 34 bears North 88 degrees 54 minutes 46 seconds East, a distance of 2647.13 feet;

Thence North 88 degrees 54 minutes 46 seconds East, along the North line of the Northwest Quarter of said Section 34, a distance of 33.00 feet, to the Northwest corner of that property described in City of Chandler Annexation #4220;

Thence along the Westerly and Southerly perimeter of said Annexation, the following eight courses:

Thence South 00 degrees 17 minutes 15 seconds East, parallel with and 33.00 feet East of the West line of the Northwest Quarter of said Section 34, a distance of 55.01 feet;

Thence North 88 degrees 54 minutes 46 seconds East, parallel with and 55.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 34.01 feet;

Thence South 00 degrees 17 minutes 15 seconds East, a distance of 20.00 feet;

Thence North 88 degrees 54 minutes 46 seconds East, parallel with and 75.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 108.66 feet;

Thence South 01 degrees 05 minutes 14 seconds East, a distance of 6.00 feet;

Thence North 88 degrees 54 minutes 46 seconds East, parallel with and 81.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 34.00 feet;

Thence North 01 degrees 05 minutes 14 seconds West, a distance of 6.00 feet;

Thence North 88 degrees 54 minutes 46 seconds East, parallel with and 75.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 65.34 feet;

Thence South 00 degrees 17 minutes 15 seconds East, parallel with and 275.00 feet East of the West line of the Northwest Quarter of said Section 34, a distance of 318.03 feet;

Thence South 88 degrees 54 minutes 46 seconds West, parallel with and 393.00 feet South of the North line of the Northwest Quarter of said Section 34, a distance of 275.02 feet, to a point on the West line of the Northwest Quarter of said Section 34;

Thence North 00 degrees 17 minutes 15 seconds West, along said West line, a distance of 393.04 feet, to the **POINT OF BEGINNING**.

Encompassing 90,409 square feet or 2.076 acres, more or less.