



MEMORANDUM Transportation & Development - CC Memo No. 13-131

DATE: OCTOBER 24, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR13-0039/PDP13-0008 THE GROVE – PHASE 2
Introduction and Tentative Adoption of Ordinance No. 4506

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) for church related uses, along with Preliminary Development Plan (PDP) approval for a church campus and building architecture

Location: North and east of the northeast corner of Gilbert and Queen Creek roads

Applicant: Jack DeBartolo III; DeBartolo Architects

RECOMMENDATION

The request is for Rezoning from AG-1 to PAD for church related uses, along with Preliminary Development Plan approval for a church campus and building architecture. Upon finding consistency with the General Plan, Section 7 Area Plan, and PAD zoning, Planning Commission and Planning Staff recommend approval with conditions.

BACKGROUND

The subject site is located north and east of the northeast corner of Gilbert and Queen Creek roads and roughly incorporates 20 acres. The Paseo Trail single-family residential subdivision is adjacent to the site’s northern and eastern boundaries. South of the subject site are single-family residences within the jurisdiction of the county and designated as agrarian. At the intersection

corner of Gilbert and Queen Creek roads is vacant land that was recently annexed into the jurisdiction of the City of Chandler. West of the site is Gilbert Road.

There are two portions of the church campus. The main portion of the campus is roughly 18 acres and is currently zoned PAD for church related uses; this area includes the existing buildings, parking areas, and pistachio grove. The second portion is a 2.3 acre sliver adjacent to Queen Creek Road that is currently zoned AG-1. The 18-acre church campus was built while the site was in the jurisdiction of the county; however in 2008 the 18-acre portion was annexed into the City of Chandler and granted an AG-1 designation. Based on signage needs, the church requested rezoning to PAD in 2009, to allow for a comprehensive sign package. The 2.3 acre sliver was annexed in 2012, and granted an AG-1 zoning designation. The request is to Rezone the 2.3 acre sliver to PAD for church related uses, and Preliminary Development Plan approval for the entire 20-acre campus.

The General Plan designates the site as supporting residential development with additional language supporting institutional uses when adjacent to arterial street frontages. Furthermore, the site is within the Section 7 Area Plan and designated as supporting low-density residential; the request is consistent with the area plan. The area plan is bounded by Gilbert, Queen Creek, Germann, and Lindsay roads. The northern and eastern portions of the area plan are within the jurisdiction of the Town of Gilbert; the area plan was created in partnership with the Town of Gilbert.

SITE LAYOUT

As is typical with other institutional uses, master plans are created to assist in the development of the site over a long period of time. Existing on the site are three structures that includes the current worship center (eastern building) that was designed as a multi-purpose gymnasium, a classroom building (northern building), and a small coffee shop building (central building). Three additional structures are proposed that includes a sanctuary and two classroom buildings. Upon completion of the new sanctuary, the existing sanctuary will be converted back to a gymnasium. In addition to the new buildings, additional parking will be provided, an open sports field will be built, and a loop drive allowing for circulation through the site and connecting to Queen Creek Road will be constructed. While the request is designated as Phase 2, there are two components to the phase. The first component will include all the buildings, the loop road, and a majority of the parking. The second component will include an additional 49 parking stalls. It is anticipated that as construction occurs additional funds will be generated to complete all of the phases.

Design of the buildings is very unique and gathers architectural influence from the surrounding pistachio grove. The sanctuary is recessed, providing an amphitheater style seating arrangement and speaking platform. The speaking area is central to the amphitheater allowing for congregants to be seated around the platform. The levels around the platform are designed in sections creating various seating places and arrangements. Typical church seating arrangements tend to be in a linear fashion with pews or row seating in an effort to maximize seating. The proposed layout seeks to create an environment akin to a living room or coffee house style engagement. Seating will consist of pews, individual chairs, chairs arranged around small tables,

and couches; this is done to create a comfortable environment. Since the grove of trees is a predominant aspect of the site, the buildings have been situated within the grove in an effort to blend the structures in among the trees.

The two classroom buildings are programmed to be used for children's classes, and based on the layout creates a central courtyard that will serve as a children's play area. The northern elevation of the northern building and the southern elevation of the southern building are designed in a saw-tooth fashion in an effort to allow natural lighting to be utilized.

In addition to the buildings, additional parking will be provided to accommodate the anticipated number of congregants that the new worship center is proposing. The new worship center, in the seating arrangement as designed, allows for 1,300 congregants requiring 325 parking stalls. With the completion of the buildings, the parking lot, and the loop road, 331 stalls will be provided. With the second aspect of the phase an additional 49 stalls will be provided.

Lastly, located along the access point off of Queen Creek Road is an outdoor area that is currently in the process of being planted to serve as a community garden. The garden area will continue in operation as it relates to the church's outreach programs.

ARCHITECTURE

As discussed above, the pistachio grove is an integral component to the church campus, and as such; the design team has taken into consideration the importance of the grove and has tried to minimize the impact of additional structures. As construction occurs, the church will be looking to relocate the trees within the construction areas to continue to preserve the environment of the site. Both the sanctuary and classroom buildings will be integrated into the grove by reducing the heights of the structures from what typical religious structures seek to do. As mentioned above, the sanctuary will be recessed in the grove. While building heights will be above the tops of the trees, the design team has tried to minimize this by having portions of massing elements extend from the interior of the church through the roof in an effort to prevent a single, continuous parapet height; the massing also serves to screen any mechanical units.

A predominant feature of the exterior design is to incorporate natural lighting and glass into the exterior design. The intention is to not hide the inside of the sanctuary from the grove, but rather to make it visible while being in the sanctuary. Clerestory windows surround the central portion of the sanctuary, allowing for natural lighting to occur. Building overhangs area purposefully exaggerated to provide walking and gathering areas outside of the worship building. Exterior materials include the incorporation of rested steel siding, glass, and concrete.

The two classrooms utilize the same materials as the sanctuary building for the elevations adjacent to the courtyard, whereas the exterior elevations (northern and southern most) utilize smooth stucco. The primary intention of the design is to provide cohesiveness to the main worship building, while not drawing too much attention to the education buildings.

DISCUSSION

Planning Commission and Planning Staff support the Rezoning and PDP requests. While it is uncommon to have separate Rezoning and PDP applications at the same time for a project, modifications were made to the PDP submittal at a late date prompting Planning Staff to recommend a Rezoning application in order to streamline future processes; this resulted in both a Rezoning and PDP number being assigned to the case. Planning Staff is pleased with the design concepts and appreciates the strong architectural integration of the campus.

Two deviations from standard development requirements are requested. The first request is to allow the continued use of flood irrigation to water the grove. Historically, as development of a site occurs, a requirement is made to have all exposed canals to be tiled and to convert water needs to the City's water system. In this case, Planning Staff has spoken with the Municipal Utilities Department (MUD) and explained the request to continue using flood irrigation for the grove; MUD responded that they were comfortable with the continued use of flood irrigation for the grove; all other landscaping requirements (perimeter landscaping, parking lot, etc.) will use city water.

The second request is to leave the existing canal along the site's eastern boundary as is (i.e. above-ground). Standard requirements specify that once improvements on a site occur, any canals that continue to be utilized need to be undergrounded so as to not create a hazard. The church has requested that the canal be left above ground. The church has agreed to incorporate safety measures and requests the ability to work with Planning Staff for a final design.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held Tuesday, August 27, 2013. Three neighbors attended and were in support of the proposal; however two minor requests were made. Two of the neighbors (a husband and wife) live north, adjacent to the site roughly where the edge of the existing field is located. The neighbors requested that as trees are planted as part of the dissimilar land use buffer requirements that consideration be made for the species and dropping leaves, and the location of the trees, to prevent views from being blocked; this will result in shifting the tree 5-10 feet. The third neighbor lives south of the site within the county island and requested that a barrier be put in place to prevent wanderers from entering his property. Historically, a six-foot wall would be required; however Planning Staff, the church, and the concerned neighbor believe a landscape hedge will present a better option. Details for the landscape materials will be worked out with Planning Staff.

At the time of this writing, Planning Staff has not received any phone calls or letters opposed to the applications.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

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

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommends approval of DVR13-0039 THE GROVE – PHASE 2, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “THE GROVE” and kept on file in the City of Chandler Planning Division, in File No. DVR13-0039, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners’ association.
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, with the exception that the canal located on the site’s east side may remain in its current location and may continue to convey water with review and approval by the City Engineer and the Transportation & Development Director. 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. 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.

9. 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.

Preliminary Development Plan

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommends approval of PDP13-0008 THE GROVE – PHASE 2, Preliminary Development Plan for a church campus and building architecture, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled “THE GROVE”, and kept on file in the City of Chandler Planning Division, in File No. DVR13-0039, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners’ association.
5. Preliminary Development Plan 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 Preliminary Development Plan shall apply.

PROPOSED MOTIONS

Rezoning

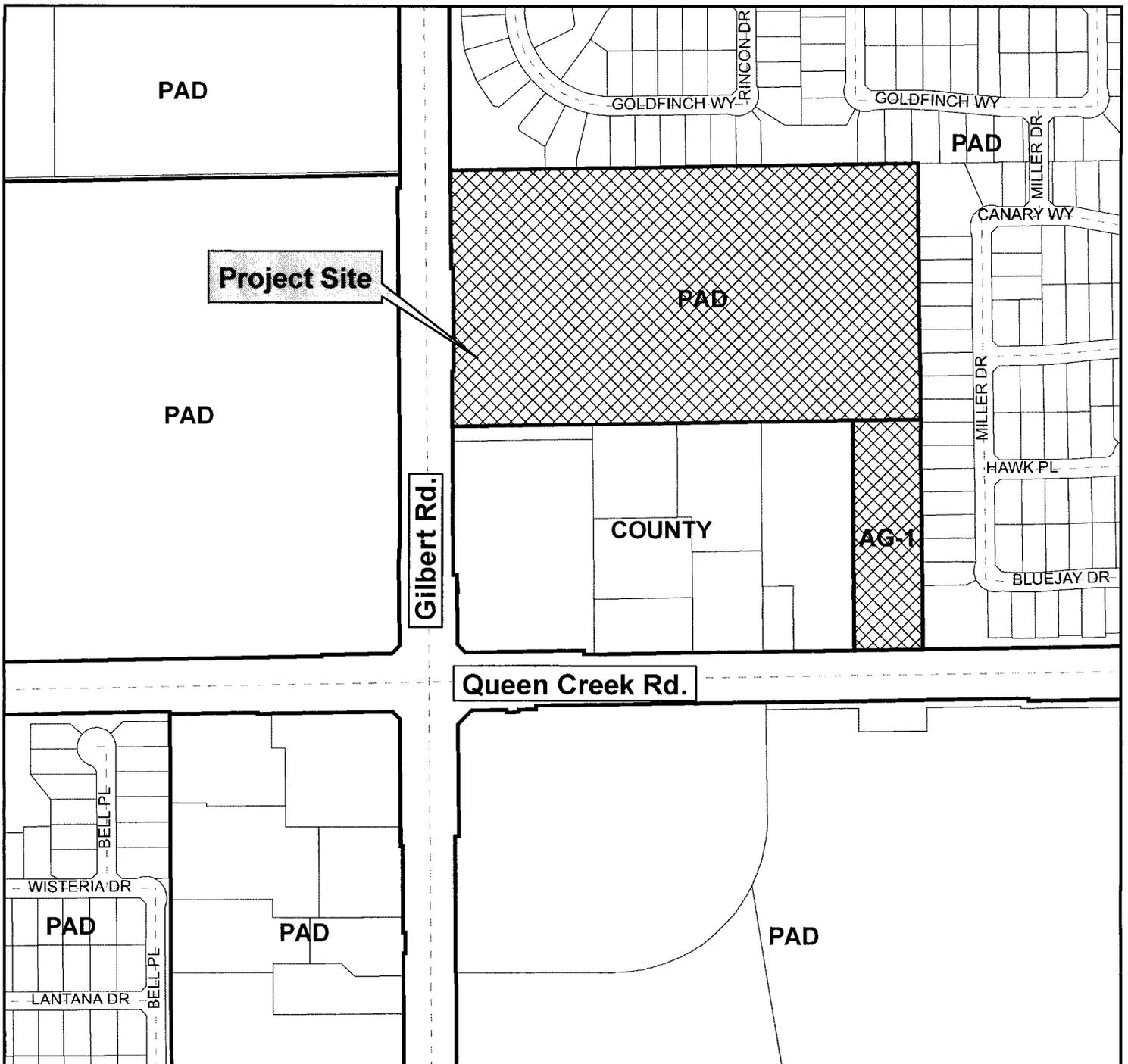
Move to introduce and tentatively adopt Ordinance No. 4506 approving DVR13-0039 THE GROVE – PHASE 2, Rezoning from AG-1 to PAD for church related uses, subject to conditions recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

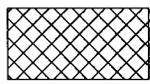
Move to approve PDP13-0008 THE GROVE – PHASE 2, PDP approval for a church campus and building architecture, subject to conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Existing Site Plan
3. Proposed Site Plan
4. Floor plans
5. Elevations
6. Narrative
7. Development Booklet
8. Ordinance No. 4506

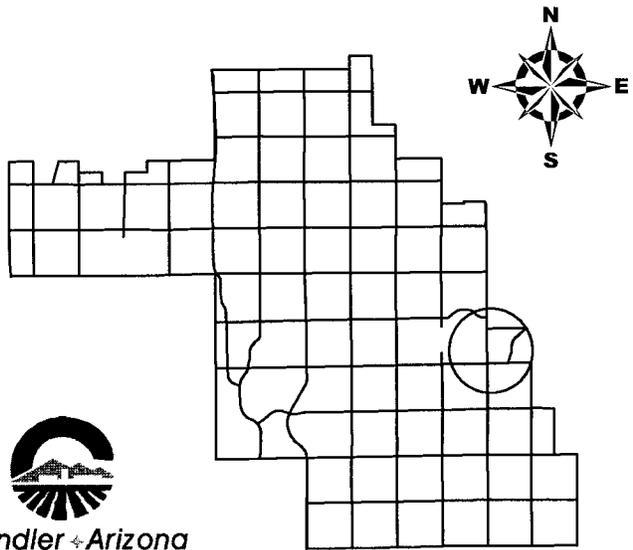


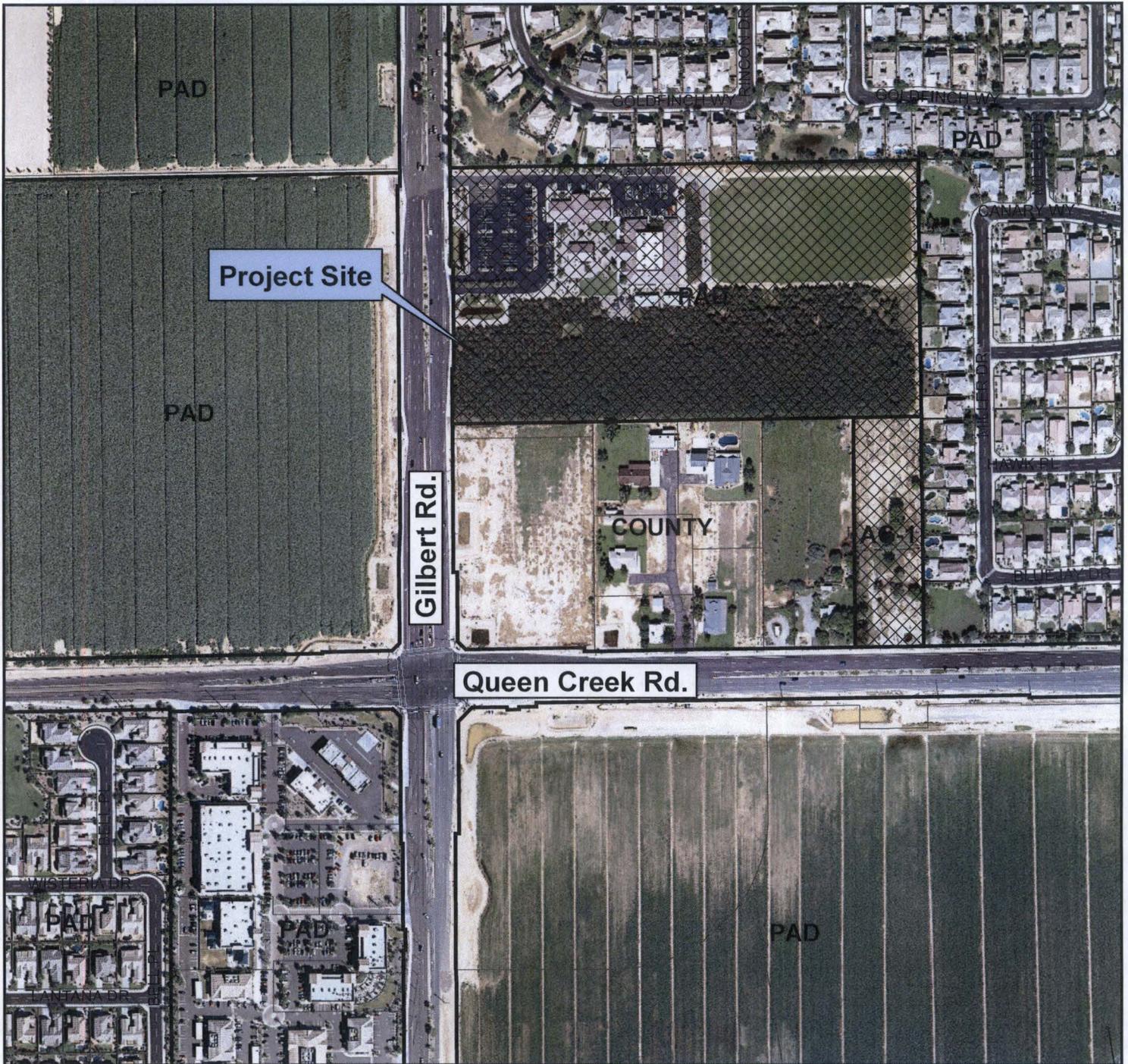
Vicinity Map



DVR13-0039

The Grove-Phase 2



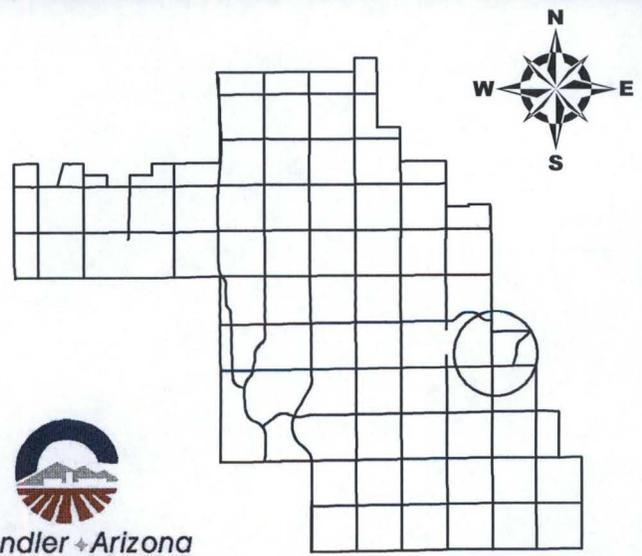


Project Site

Gilbert Rd.

Queen Creek Rd.

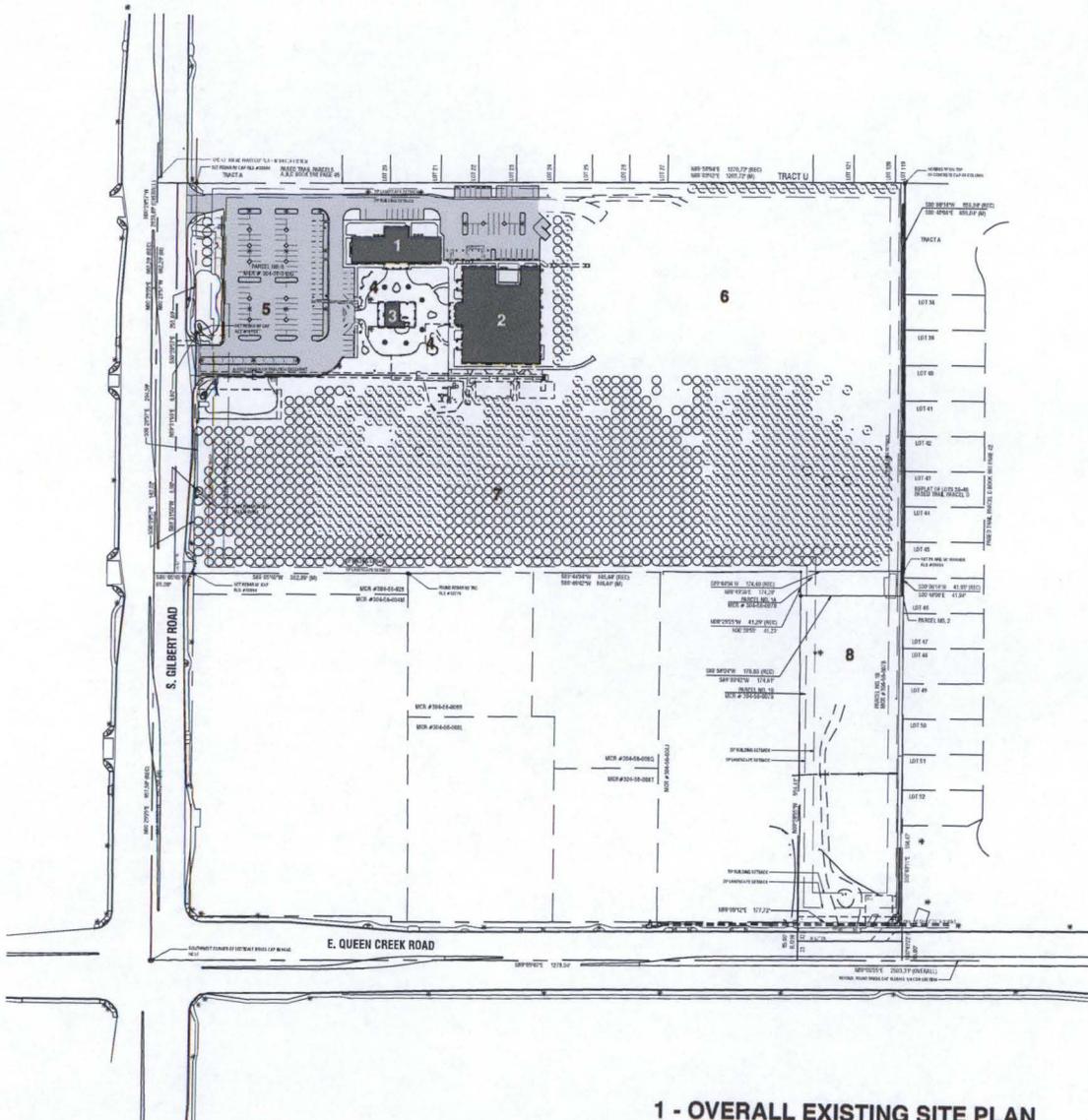
Vicinity Map



DVR13-0039

The Grove-Phase 2





1 - OVERALL EXISTING SITE PLAN

SHEET NOTES

- A. THESE SHEETS [A1.1.0 - OVERALL SITE EXISTING CONDITIONS CONTEXT PHOTO AND A1.1.1 - OVERALL SITE EXISTING CONDITIONS PLAN] ARE SHOWN FOR UNDERSTANDING THE CONTEXT OF EXISTING SITE CONDITIONS PRIOR TO IMPLEMENTATION OF THE WORK DESCRIBED IN THIS DOCUMENT.
- B. ALL EXISTING CONDITIONS [EXISTING-TO-REMAIN BUILDINGS AND EXISTING-TO-REMAIN SITE WORK] IS REFERRED TO AS PHASE 1.
- C. REFER TO SHEET A1.2.0 - OVERALL PHASE 2 SITE PLAN FOR REFERENCES TO THE CORRESPONDING ENLARGED SITE PLAN SHEETS A1.2.1, A1.2.2, AND A1.2.3, WHICH TOGETHER GRAPHICALLY INDICATE THE OVERALL AREA/SCOPE OF WORK IN THIS PROPOSED PHASE 2 PROJECT.
- D. EXISTING CONDITIONS SHOWN (THAT ARE TO REMAIN AND BE DEMOLISHED) ARE FROM AVAILABLE RECORD DRAWINGS, CIVIL SURVEYS AND VISUAL FIELD SURVEYS. THE CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT THE SITE PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

KEY NOTES

- 1. EXISTING CLASSROOM BUILDING.
- 2. EXISTING MULTI-PURPOSE BUILDING.
- 3. EXISTING COFFEE SHOP BUILDING.
- 4. EXISTING CAMPUS COURTYARD AREA.
- 5. EXISTING LANDSCAPED VEHICULAR PARKING LOT AREA.
- 6. EXISTING TURF RETENTION AREA. RETENTION EASEMENT AND SIZE WILL BE MODIFIED IN NEW WORK TO ACCOMMODATE CHANGES TO THE RETENTION BASIN REQUIRED BY THE NEW SITE DESIGN AND BUILDING LOADS.
- 7. EXISTING PISTACHIO GROVE IRRIGATION BASIN AREA. PORTIONS OF THE GROVE [TREES AND IRRIGATION BASIN] WILL BE MODIFIED [I.E. TREES REMOVED AND/OR REPLANTED ELSEWHERE, SELECTIVE AREAS FOR GRADES TO BE MODIFIED TO ACCOMMODATE BUILDINGS, ETC] BY THE NEW SITE DESIGN IMPLEMENTATION.
- 8. CONNECTION PARCEL [ALLOWS CONNECTION OF MAIN PROPERTY TO QUEEN CREEK ROAD].

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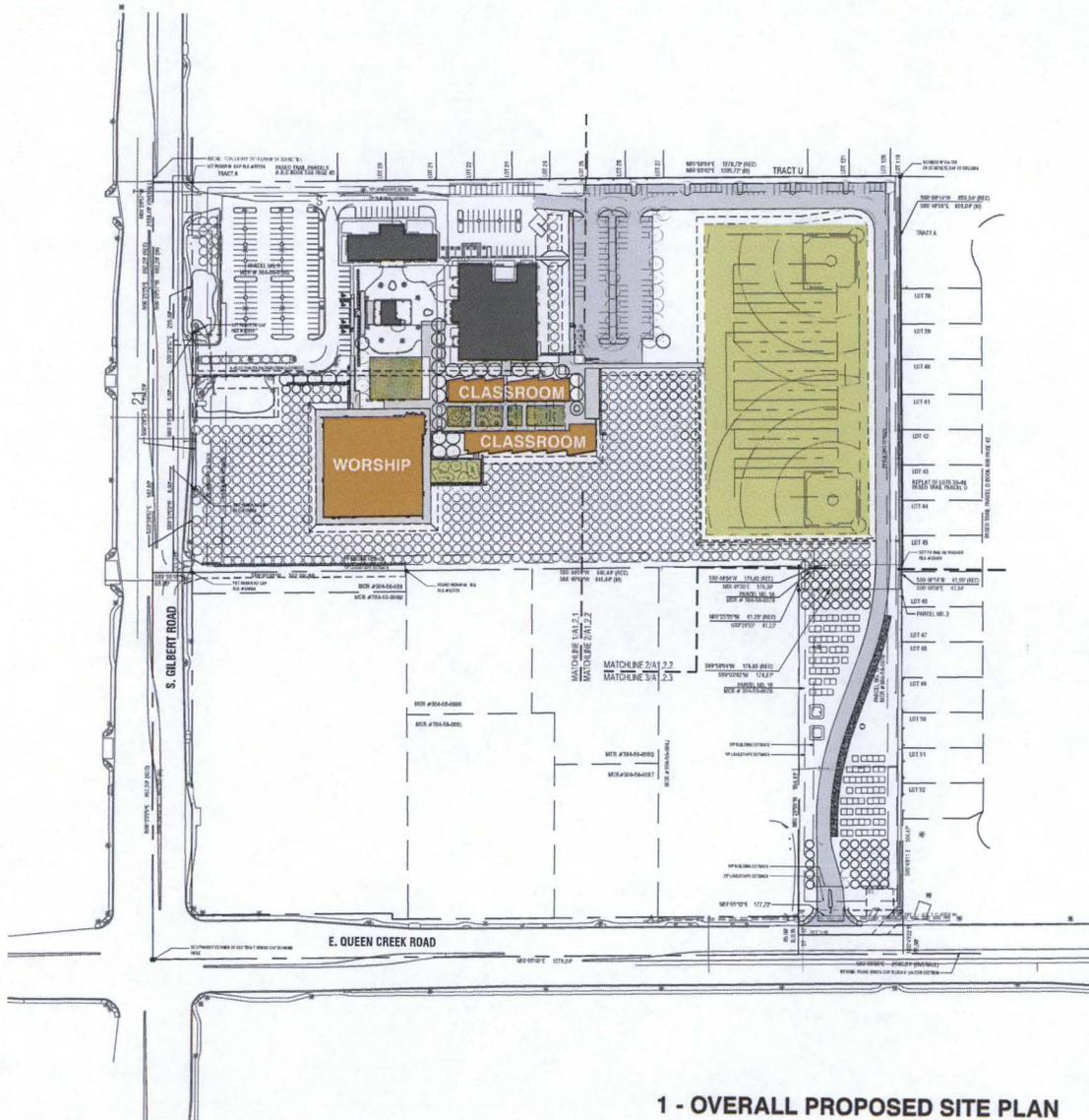
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scale: 1" = 200'-0"
0' 50' 100' 200'

OVERALL SITE
EXISTING CONDITIONS

A1.1.1



EXISTING SITE DATA:

[REFER TO A1.1.0 AND A1.1.1 FOR EXISTING SITE AND BUILDING DATA]

TOTAL EXISTING CAMPUS BUILDINGS AREA UNDER ROOF: 32,830 GSF
 TOTAL EXISTING CAMPUS BUILDINGS INTERIOR CONDITIONED AREA: 28,685 GSF

PROPOSED PHASE 2 BUILDINGS:

WORSHIP BUILDING AREA UNDER ROOF: 38,416 GSF
 WORSHIP BUILDING INTERIOR CONDITIONED AREA: 28,777 GSF

CHILDREN'S EDUCATION BUILDING AREA UNDER ROOF: 15,425 GSF
 CHILDREN'S EDUCATION BUILDING INTERIOR CONDITIONED AREA: 14,441 GSF

TOTAL PROPOSED BUILDING AREA UNDER ROOF: 53,841 GSF
 TOTAL PROPOSED BUILDING INTERIOR CONDITIONED AREA: 43,218 GSF

TOTAL EXISTING CAMPUS BUILDINGS AREA UNDER ROOF: 32,830 GSF
 TOTAL EXISTING CAMPUS BUILDINGS INTERIOR CONDITIONED AREA: 28,685 GSF

TOTAL [EXISTING AND PROPOSED] BUILDING AREA UNDER ROOF: 86,671 GSF
 TOTAL [EXISTING AND PROPOSED] BUILDING INTERIOR CONDITIONED AREA: 71,903 GSF

TOTAL SITE F.A.R.:
 TOTAL BUILDING AREA UNDER ROOF / TOTAL GROSS SITE AREA = F.A.R.
 86,671 GSF / 958,040 GSF = .0905 [9.05%]

ON SITE PARKING:

EXISTING TO REMAIN PARKING: 186 SPACES [INCLUDING 10 ACCESSIBLE]
 PROPOSED PHASE 2 PARKING: 145 SPACES [INCLUDING 4 ACCESSIBLE]
 TOTAL PARKING PROVIDED: 331 SPACES [INCLUDING 14 ACCESSIBLE]

[NOTE THAT PARKING IS TIED TO THE SELF-IMPOSED OCCUPANT LOAD OF THE MAIN WORSHIP ROOM: LIMITING PHASE 2 WORSHIP ROOM OCCUPANT LOAD TO 1,324 OCCUPANTS]

[IN A FUTURE UNDETERMINED PHASE, AN ADDITIONAL 'BAY' OF 49 PARKING SPACES CAN BE ADDED TO THE PHASE 2 PARKING SHOWN IN THIS PROJECT, BRINGING THE TOTAL SITE PARKING TO 380 SPACES [WITH CAPABILITY OF SUPPORTING A WORSHIP ROOM WITH AN OCCUPANT LOAD OF 1,520 OCCUPANTS].

SHEETS NOTES

A. FOR THE PURPOSE OF DISTINGUISHING THE SCOPE OF THIS PROJECT [AND ANY OTHER FUTURE WORK, AS MAY OCCUR], ALL EXISTING TO REMAIN BUILDINGS ON CAMPUS ARE GENERALLY UNDERSTOOD/REFERRED TO AS 'PHASE 1' WORK. PHASE 1 IS COMPLETE AND IS NOT A PART OF THIS SCOPE OF WORK.

B. THIS SHEET IS SPECIFICALLY SHOWN FOR OVERALL CONTEXT OF NEW WORK THAT IS A PART OF PHASE 2 [CURRENT SCOPE OF WORK].

C. ON THIS SHEET, REFER TO REFERENCES TO THE CORRESPONDING ENLARGED SITE PLAN SHEETS A1.2.1, A1.2.2, AND A1.2.3, WHICH TOGETHER GRAPHICALLY INDICATE THE OVERALL AREA/SCOPE OF WORK IN THIS PROPOSED PHASE 2 PROJECT.

D. TYPICALLY ALL NEW/FUTURE WORK IS SHOWN IN DARK/BLACK LINE-WORK; EXISTING-TO-REMAIN WORK IS SHOWN IN HALF-TONED GRAY LINE-WORK.

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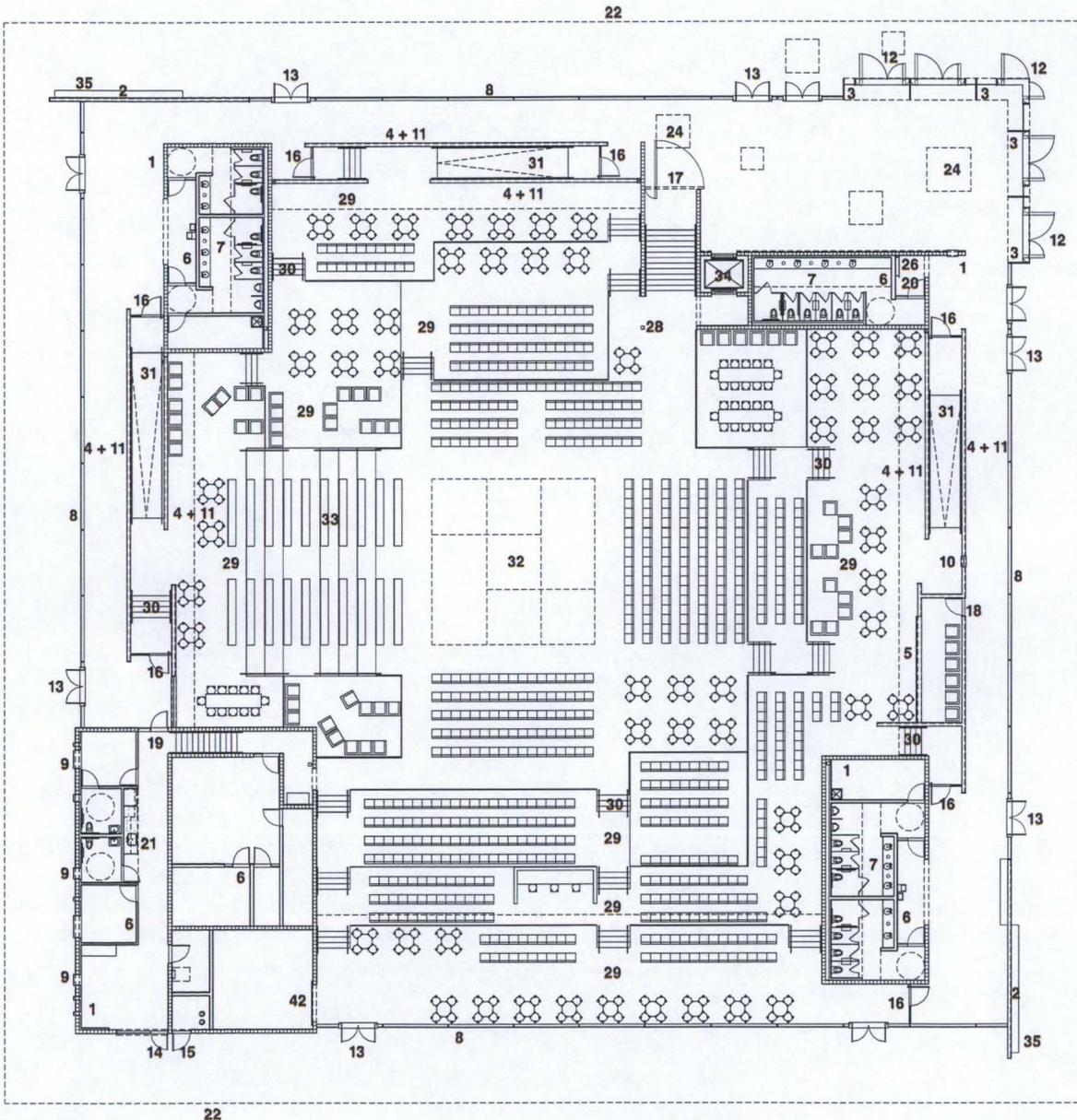
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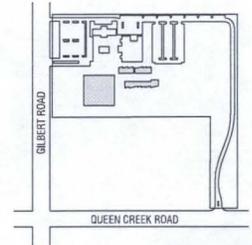
OVERALL SITE
 PROPOSED SITE PHASE 2

A1.2.0



SHEET NOTES

A. REFER TO SHEET N.2.W (TYPICAL NOTES - WORSHIP BUILDING) FOR NOTATION RELATING TO KEYNOTE REFERENCES ON THIS SHEET.



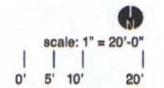
VICINITY MAP

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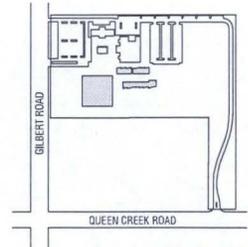
1 - FLOOR PLAN - WORSHIP

ARCHITECTURAL
FLOOR PLAN - WORSHIP

A2.1.0

SHEET NOTES

A. REFER TO SHEET N.2.C (TYPICAL NOTES - CLASSROOM BUILDING) FOR NOTATION RELATING TO KEYNOTE REFERENCES ON THIS SHEET.



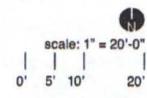
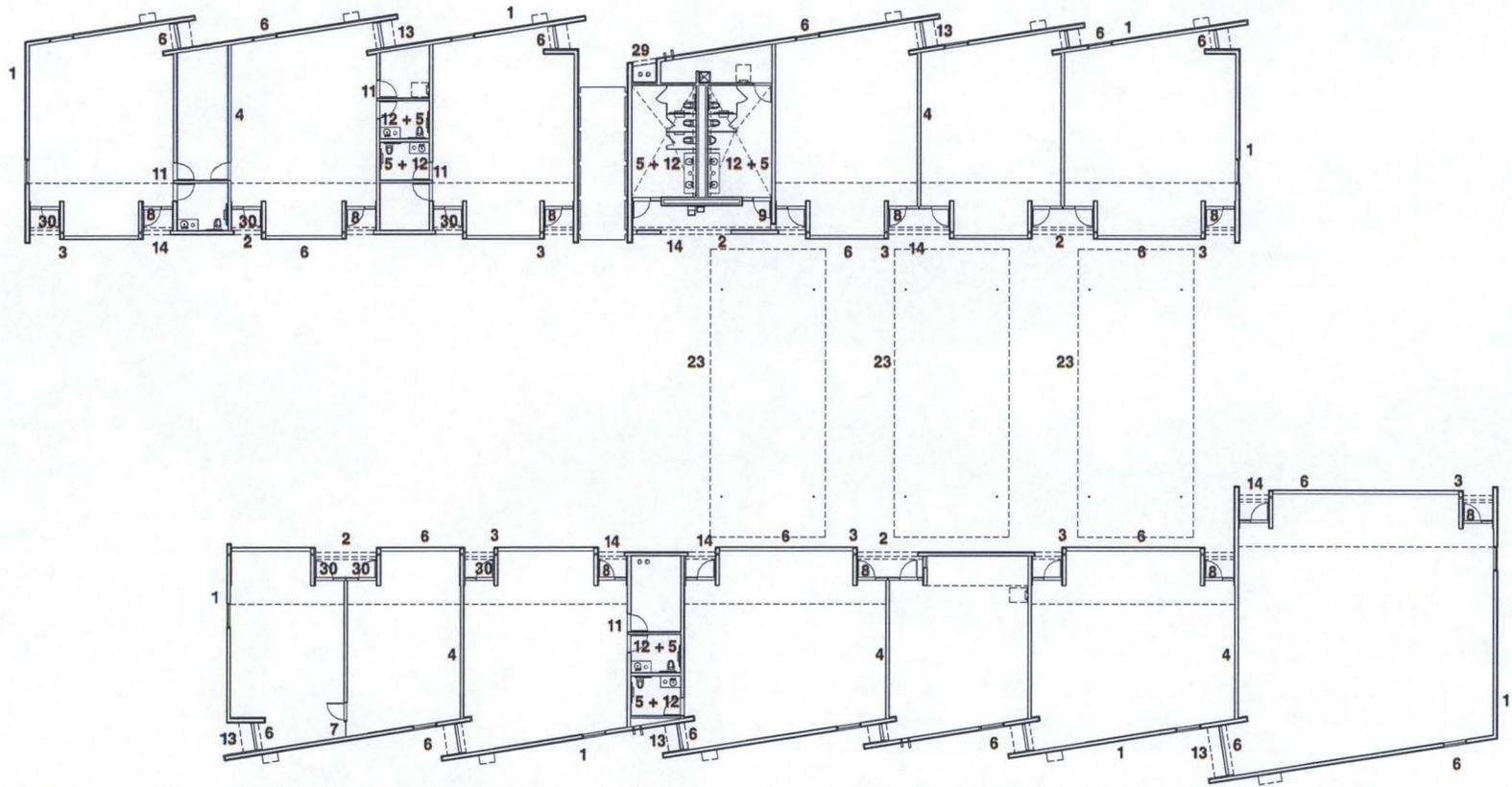
VICINITY MAP

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1 - FLOOR PLAN - CLASSROOM

ARCHITECTURAL
FLOOR PLAN - CLASSROOM
A2.2.0



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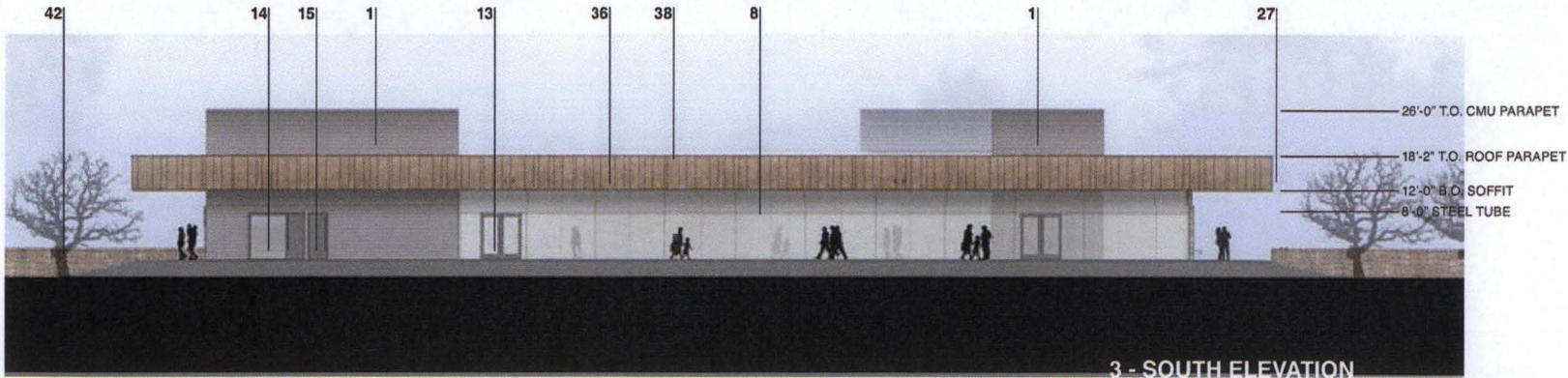


SHEET NOTES

A. REFER TO SHEET N.2.W (TYPICAL NOTES - WORSHIP BUILDING) FOR NOTATION RELATING TO KEYNOTE REFERENCES ON THIS SHEET.

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ARCHITECTURAL
ELEVATIONS - WORSHIP
A3.1.0



3 - SOUTH ELEVATION

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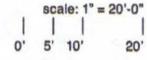
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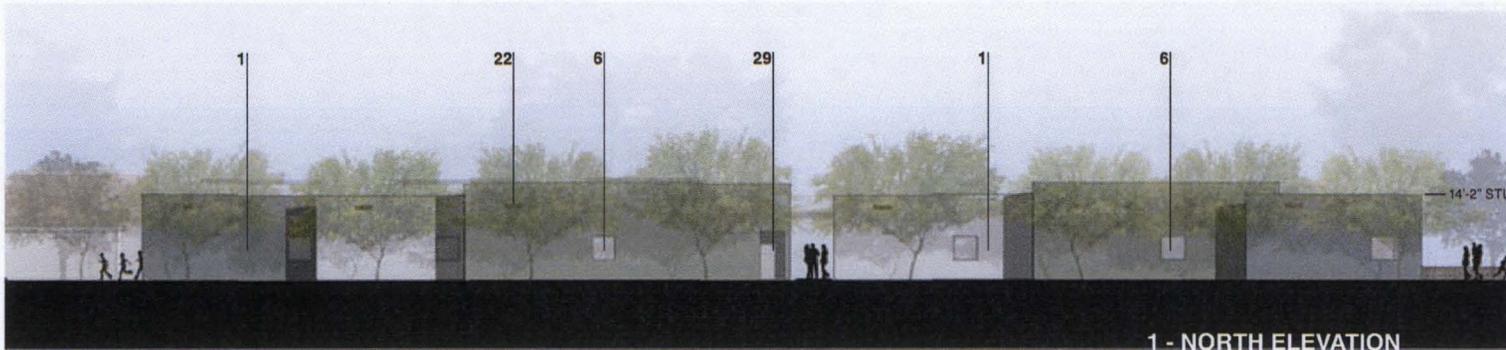


4 - EAST ELEVATION

SHEET NOTES
A. REFER TO SHEET N.2.W (TYPICAL NOTES -
WORSHIP BUILDING) FOR NOTATION RELATING
TO KEYNOTE REFERENCES ON THIS SHEET.



ARCHITECTURAL
ELEVATIONS - WORSHIP
A3.1.1



1 - NORTH ELEVATION



2 - SOUTH ELEVATION



3 - WEST ELEVATION

SHEET NOTES

A. REFER TO SHEET N.2.C (TYPICAL NOTES - CLASSROOM BUILDING) FOR NOTATION RELATING TO KEYNOTE REFERENCES ON THIS SHEET.

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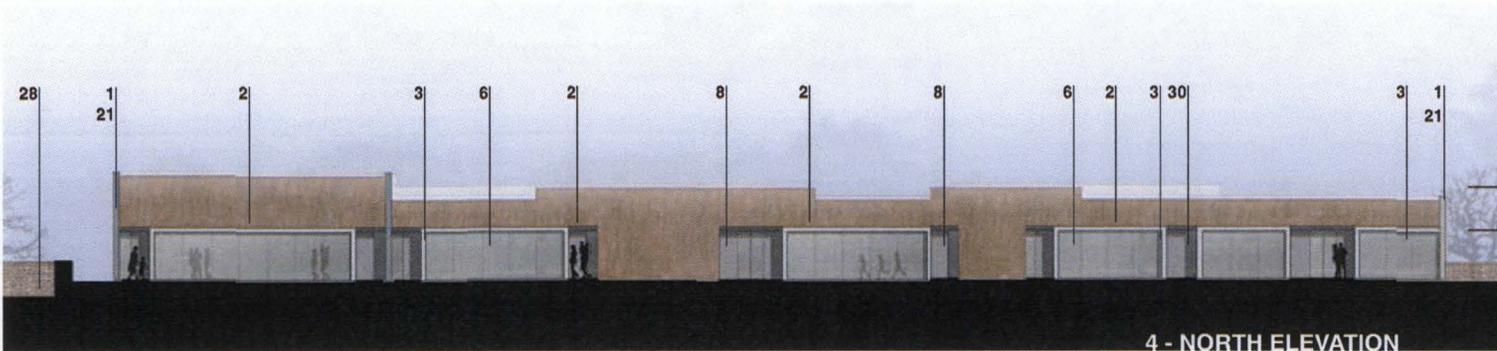
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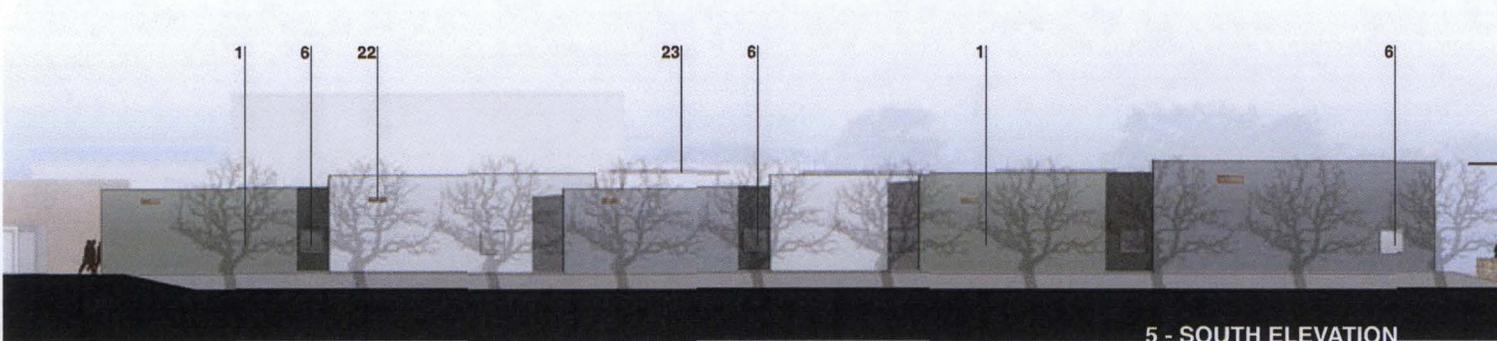


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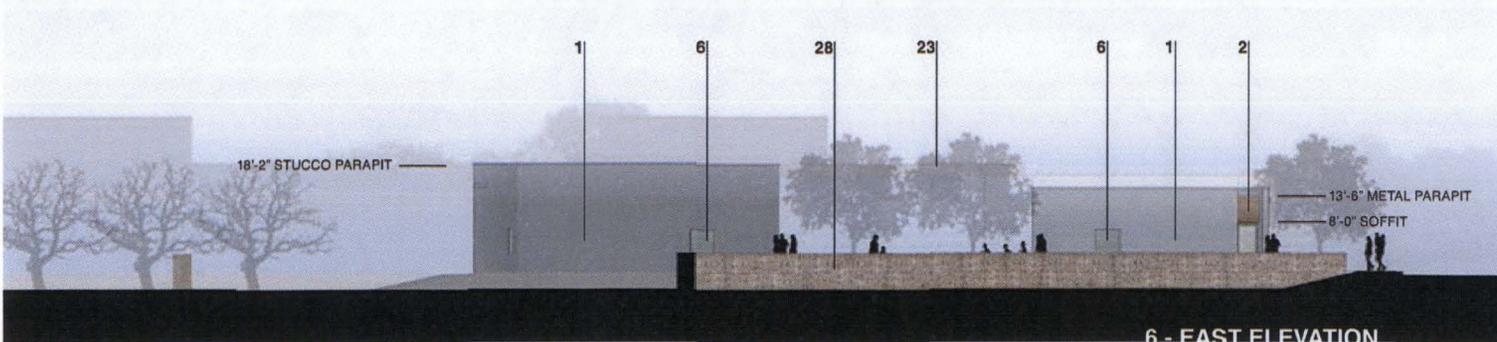
ARCHITECTURAL
ELEVATIONS - CLASSROOM
A3.2.0



4 - NORTH ELEVATION



5 - SOUTH ELEVATION



6 - EAST ELEVATION

SHEET NOTES

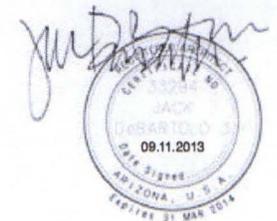
A. REFER TO SHEET N.2.C (TYPICAL NOTES - CLASSROOM BUILDING) FOR NOTATION RELATING TO KEYNOTE REFERENCES ON THIS SHEET.

PDP/ REZONING
SUBMITTAL
PDP13-0008 / DVR13-0039

G2
thegrove - phase2
2777 south gilbert road
chandler, arizona 85286

september 2013
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11112

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scale: 1" = 20'-0"
0' 5' 10' 20'

ARCHITECTURAL
ELEVATIONS - CLASSROOM

A3.2.1

ORDINANCE NO. 4506

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT FOR CHURCH RELATED USES (DVR13-0039 THE GROVE – PHASE 2) 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 the Development Booklet, entitled "THE GROVE" and kept on file in the City of Chandler Planning Division, in File No. DVR13-0039, except as modified by condition herein.
2. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or homeowners' association.

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, with the exception that the canal located on the site's east side may remain in its current location and may continue to convey water with review and approval by the City Engineer and the Transportation & Development Director. 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. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. 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.
8. 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.
9. 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.

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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2013.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4506 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2013, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

GDB

PUBLISHED:

EXHIBIT 'A'

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1A: [PART OF CONNECTOR STRIP LEADING FROM MAIN PROPERTY TO QUEEN CREEK ROAD]

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, BEING MARKED BY A BRASS CAP IN HAND HOLE; THENCE EAST (BASIS OF BEARING) ALONG THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 1100.00 FEET;

THENCE NORTH 0 DEGREES 25 MINUTES 25 SECONDS EAST., BEING PARALLEL WITH THE WESTERLY LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 619.37 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHERLY 701.01 FEET OF LOT 4, OF SAID SECTION 7, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 0 DEGREES 25 MINUTES 25 SECONDS EAST., A DISTANCE OF 41.25;

THENCE NORTH 89 DEGREES 44 MINUTES 04 SECONDS EAST, A DISTANCE OF 174.40 FEET TO A POINT ON THE WESTERLY LINE OF PASEO TRAIL PARCEL D AS RECORDED IN BOOK 600 OF MAPS, PAGE 42 THEREOF, MARICOPA COUNTY, RECORDS;

THENCE SOUTH 0 DEGREES 06 MINUTES 14 SECONDS WEST, ALONG THE SAID WESTERLY LINE OF PASEO TRAIL PARCEL D, A DISTANCE OF 41.95 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 04 SECONDS WEST, BEING PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 4, SECTION 7, A DISTANCE OF 176.63 FEET TO THE TRUE POINT OF BEGINNING;

PARCEL NO. 1B: [PART OF CONNECTOR STRIP LEADING FROM MAIN PROPERTY TO QUEEN CREEK ROAD]

GOVERNMENT LOT 4 AND THE WEST 77.22 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH 701.01 FEET; AND

EXCEPT THE WEST 1100.00 FEET OF SAID LOT 4; AND

EXCEPT THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER, BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, BEING MONUMENTED WITH A BRASS CAP IN HAND HOLE, FROM WHICH THE WEST QUARTER CORNER OF SECTION 7 BEARS NORTH 00 DEGREES 28 MINUTES 59 SECONDS WEST, A DISTANCE OF 2639.50 FEET, SAID LINE BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7 AND THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89 DEGREES 05 MINUTES 35 SECONDS EAST A DISTANCE OF 1278.04 FEET;

THENCE NORTH 00 DEGREES 48 MINUTES 11 SECONDS WEST A DISTANCE OF 33.00 FEET TO A POINT FALLING IN THE EXISTING NORTH RIGHT OF WAY LINE OF QUEEN CREEK ROAD AND THE EAST DEED LINE

AS DESCRIBED PER RECORDING NO. 2005-0117202, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID EXISTING RIGHT OF WAY LINE, SOUTH 89 DEGREES 05 MINUTES 35 SECONDS WEST A DISTANCE OF 177.86 FEET TO THE WEST DEED LINE AS DESCRIBED PER RECORDING NO. 2005-0117202, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID DEED LINE, NORTH 00 DEGREES 28 MINUTES 59 SECONDS WEST A DISTANCE OF 32.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 65.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID PARALLEL LINE, NORTH 89 DEGREES 05 MINUTES 35 SECONDS EAST A DISTANCE OF 177.68 FEET TO THE EAST DEED LINE AS DESCRIBED PER RECORDING NO. 2005-0117202, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG SAID DEED LINE, SOUTH 00 DEGREES 48 MINUTES 11 SECONDS EAST A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION LYING WITHIN PASEO TRAIL, PARCEL D, ACCORDING TO BOOK 600 OF MAPS, PAGE 42, RECORDS OF MARICOPA COUNTY, ARIZONA AND RE-PLAT OF LOTS 39-46, PASEO TRAIL, PARCEL D, ACCORDING TO BOOK 633 OF MAPS, PAGE 41, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: [PART OF CONNECTOR STRIP LEADING FROM MAIN PROPERTY TO QUEEN CREEK ROAD]

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND IRON PIPE AT THE SOUTH QUARTER CORNER OF SAID SECTION 7, FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 7, MARKED BY A FOUND IRON PIPE, BEARS SOUTH 89 DEGREES 05 MINUTES 25 SECONDS WEST (AN ASSUMED BEARING) FOR A DISTANCE OF 2503.25 FEET;

THENCE SOUTH 89 DEGREES 05 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 7, FOR A DISTANCE OF 1225.21 FEET TO THE SOUTHWEST CORNER OF SAID PASEO TRAIL PARCEL D;

THENCE NORTH 00 DEGREES 48 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID PASEO TRAIL PARCEL D, FOR A DISTANCE OF 602.27 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 48 MINUTES 11 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, FOR A DISTANCE OF 17.23 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 701.01 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 7;

THENCE NORTH 89 DEGREES 03 MINUTES 27 SECONDS EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 0.42 FEET;

THENCE SOUTH 00 DEGREES 35 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 17.24 FEET, TO THE POINT OF BEGINNING.