#14

DEC 08 2014

Chandler

All-America City

2010

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Where Values Make The Difference

MEMORANDUM **Planning Division – CC Memo No. 14-132**

DATE: DECEMBER 8, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: DVR14-0036 SWC OF GILBERT AND OCOTILLO ROADS
Introduce and Tentative Adoption Ordinance No. 4595

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) for Community Commercial with a gas station and Preliminary Development Plan (PDP) for site layout and building design

Location: Southwest corner of Gilbert and Ocotillo roads

Applicant: Mike Withey, Withey Morris PLC

Project Info: Approximately 29 acres; 212,000 square feet of building area; grocery store, gas station, retail shops, and freestanding pads

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Southeast Chandler Area Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

GENERAL PLAN CONFORMANCE / AREA PLAN BACKGROUND

The General Plan designates this property as Recreation/Open Space, a Commercial Node, and as a part of the Southeast Chandler Area Plan (SECAP). The SECAP designates this property as a Commercial Node, Major Entry Gateway, and Envisioned Open Space/Recreational Opportunities in accordance with the General Plan. The proposed commercial retail center is in conformance with the General Plan and the Southeast Chandler Area Plan.

BACKGROUND

The approximately 29-acre subject site is an undeveloped property located at the southwest corner Gilbert and Ocotillo roads. This property was originally intended to be a City utilities

treatment facility; however, it has been determined that there are properties more suitable to accommodate this function. Therefore, the City determined this property could be available for sale and in March 2014, Council authorized the sale of the property for development as a mix of commercial and residential uses.

The property is bordered on the west by a partially developed collector street, Norman Way, and the Fonte Al Sole single-family residential subdivision. South of the property are the Intel Brine Ponds which are part of a groundwater recharge facility. To the east is Gilbert Road and property zoned PAD for commercial. To the north is Ocotillo Road and Maracay Homes' La Esquina single-family residential subdivision. The northeast corner of Gilbert and Ocotillo roads is Layton Lakes single-family residential subdivision.

The request is to rezone from Agricultural District (AG-1) to Planned Area Development (PAD) for Community Commercial with a gas station and Preliminary Development Plan (PDP) for site layout and building design for a commercial retail center. At the southwest corner of the property, a planned four lot residential subdivision is proposed which will be processed through a separate zoning application. The Development Booklet includes information and exhibits for this subdivision representing the intended connectivity with the commercial center.

PRELIMINARY DEVELOPMENT PLAN

The proposed development includes an approximately 123,000 square foot grocery store with a drive-up pharmacy, a gas station with nine fuel dispensers and a 6,880 square foot canopy with a customer service kiosk, and approximately 82,000 square feet of freestanding pads and inline retail shops.

The commercial center's site layout is designed in conjunction with major entrances off of Gilbert and Ocotillo roads, providing access to the main anchor and perimeter pads. The main anchor is oriented facing Ocotillo Road. Buildings are setback from right-of-ways at least 50 feet and greater adjacent to residential zoning. Single freestanding pads and multi-user pads are situated to provide the main anchor view corridors and appropriate parking for each pad.

The development proposes seven pads including drive-through restaurants, retail shops, a bank, and a gas station. The number of pads exceeds the maximum number of one pad per street frontage. The corner pad counts as one of the street frontage pads. The increase in the number of pads is appropriate for a 29-acre commercial center. Existing and approved commercial centers typically range from 10-20 acres and include two to eight pads. The site design provides clustering of pads sharing common architectural detail, materials, and pedestrian connections where possible. All drive-through pads will be required to comply with site development standards for screening and queuing lane design.

A dissimilar landscape buffer and a screen wall is provided along Norman Way adjacent to existing single-family residential. Norman Way will be widened to a full collector street right-of-way of 60 feet. In addition, the buffer includes an 80 to 140-foot building setback and landscaping with a double row of trees and a 6-foot high screen wall. The landscaping and wall

continues south to the future residential lots bordering the north and east sides. This creates another buffer from the rear of the shopping center.

Building architecture reflects a southwestern contemporary design with colonnades, sloping roofs, columns, concrete roof tiles, stucco, block, and light earth tone paint colors. The architectural style, materials, features, paint colors, and the like will be consistent for all buildings and pads including gas station canopy. Building mass is broken up by a functional open space with a seating area between buildings and outdoor patio seating areas. Buildings provide covered entries, varied wall planes and rooflines, interior roof access ladders, and interior roof drains.

The development includes freestanding monument signage and building mounted signage. There are three freestanding monument signs along each arterial street frontage for a total of six signs. An intersection corner center identification sign is also proposed; however, it is not included in the exhibits and will be reviewed administratively by Planning Staff. One freestanding monument sign per street frontage is permitted and additional signs may occur for each additional 300 feet of street frontage, not to exceed two detached signs per street. The request is to allow two additional signs and locate signs less than the required 300 feet apart. The Development Booklet includes a comprehensive sign package representing the sign locations and designs.

The application requests the Commercial Design Standards be further designed for Zoning Code compliance with Planning Staff at an administrative review and approval process due to the reduced time frame for zoning entitlements associated with the property's land sale with the City.

Planning Staff is recommending conditions related to site and building design. Through an administrative review process, the applicant will work with Staff to further incorporate site development and Commercial Design Standards such as, but not limited to, building architecture to provide four-sided design with the use of building materials, forms, and paint colors including building design for all freestanding pads; provide building elevations for the gas canopy and kiosk; integrate the gas canopy design with building architecture and providing integral/screened gas tank vent piping; pad clustering with common architectural detail, materials, and pedestrian connections; enhance entrance drives with common elements associating pads; pedestrian connection from collector street; providing public artwork; and an intersection corner center identification sign. In addition, incorporate a rural character through architectural design and building materials in accordance with the SECAP.

DISCUSSION

Planning Commission and Planning Staff support the request finding the commercial development meets the intent of commercial design standards; however, needs additional attention to detail and site improvements to further enhance the development. The request for additional freestanding pads and Sign Code waivers, including signage separated less than 300 feet, is appropriate given the site's 29-acre size which has greater street frontage than typically sized 10-15 acres commercial retail centers. The architectural character complements the

adjacent single-family residential subdivision. The applicant has worked with adjacent residential neighbors and Fonte Al Sole Homeowners Association (HOA) for many months to address their concerns and design comments. A primary request was to eliminate vehicular access to the shopping center from Norman Way. The site plan was changed to eliminate this access and provide a substantial landscaping with screen wall buffer. The planned residential component was reduced from numerous lots to four lots one of which is a recreational lot intended for use by the adjacent HOA. A determination whether to keep the recreational lot or develop a home on it is still being discussed with the adjacent HOA as well as whether or not to provide a pedestrian connection from Norman Way. The applicant continues to work with the adjacent neighbors and HOA.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the City of Chandler Zoning Code.

- A neighborhood meeting was held on November 5, 2014. Twenty-four people attended. Questions were asked regarding direct pedestrian access from Fonte Al Sole, architectural design, the shopping center name, buffer from residential, the gas station, and plans for the residential lots. Most of the attendees were in favor of the project. Others conveyed they were not in favor of the architectural design, concerns for hazards related to a gas station, concerns with pedestrian access to and from the neighborhood, and the residential component's recreational lot being noisy and creating problems. The applicant continues to work with representatives of the HOA. The applicant is determining if a pedestrian access will be provided off of Norman Way and if the recreational lot will instead become a home lot pending further discussion with the HOA.

- The applicant met with representatives of the Fonte Al Sole subdivision on five different occasions (5/19, 8/11, 9/15, 9/19, 10/17) in addition to phone calls prior to the November neighborhood meeting.

- Planning Staff has received a few phone calls from area homeowners in the Fonte Al Sole and Arizona Country residential subdivisions to the west wanting information about the proposed commercial center. Questions were asked regarding who the grocery store company is, if there was a gas station, what road improvements would be occurring, timing of development, pedestrian access from Fonte Al Sole into the shopping center, and type of screening and landscaping adjacent to Fonte Al Sole.

- At the time of this memo, Planning Staff is not aware of any neighborhood opposition with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 5 Opposed: 0 Abstain: 1 (Ryan) Absent: 1 (Foley)

Planning Commission reviewed a recommendation to replace PDP Condition No. 16 with a new condition. Condition No. 16 read, "Incorporate a pedestrian connection from the adjacent Norman Way collector street." However, the Fonte Al Sole HOA no longer wants pedestrian access for their residents. In response, this condition was being replaced with a request from residents for the grocery store to provide at least two rows of parking shade canopies in the parking lot. The grocery store representative did not support having this zoning condition and further spoke with the Fonte Al Sole HOA representative at the Commission hearing. They determined a condition was not warranted and requested it be removed. PDP Condition No. 16 is recommended for deletion.

Two people spoke on this item. One area resident conveyed they were initially opposed to this development request at the time of a Request For Proposal (RFP); however, they have had on-going communication with the development team and have had a positive experience. They continue a dialogue with the development team and support this project. The other speaker requested Commission adopt a sustainability checklist and request developments submit an itemized list of what is sustainable within the project.

RECOMMENDED ACTIONS

Rezoning

Upon finding consistency with the General Plan and Southeast Chandler Area Plan, Planning Commission and Planning Staff recommend approval of the rezoning from AG-1 to PAD (Community Commercial) with a gas station subject to the following conditions:

1. Development shall be in substantial conformance Exhibit A, Development Booklet, entitled "SWC GILBERT AND OCOTILLO ROADS", kept on file in the City of Chandler Planning Division, in File No. DVR14-0036, 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. 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.

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 Exhibit A, Development Booklet, entitled "SWC GILBERT AND OCOTILLO ROADS", kept on file in the City of Chandler Planning Division, in File No. DVR14-0036, except as modified by condition herein.

2. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.

3. Landscaping shall be in compliance with current Commercial Design Standards.

4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

6. The site shall be maintained in a clean and orderly manner.

7. 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.

8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

9. Raceway and animated signs shall be prohibited within the development.

10. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.

11. The applicant shall work with Planning Staff to further incorporate site development and Commercial Design Standards such as, but not limited to, building architecture to provide four-sided design with the use of building materials, forms, and paint colors including building design for all freestanding pads.

12. All buildings shall incorporate a rural character through architectural design and building materials in accordance with the Southeast Chandler Area Plan.

13. All pads and free-standing shops buildings will be designed to meet site development standards related to clustering of pads through sharing of common architectural detail, materials, and pedestrian connections including, but not limited to, the use of a combination of common landscape, hardscape, paint colors, materials, and/or architectural elements.

14. The applicant shall work with Planning Staff to enhance entrance drives with common elements associating pads.

15. The applicant shall work with Planning Staff to provide building elevations for the gas canopy and kiosk, integrate the gas canopy design with building architecture, and provide integral/screened gas tank vent piping within the canopy columns.

16. Delete

17. An intersection corner center identification sign shall comply with Sign Code and be architecturally integrated with the commercial center.

18. The applicant shall work with Planning Staff to incorporate public artwork within the development.

19. All drive-through pads shall meet site development standards for screening and queuing lane design.

20. The residential component shall be reviewed and approved through a separate Rezoning with Preliminary Development Plan application.

PROPOSED MOTIONS

Rezoning

Move to introduce and tentatively adopt Ordinance No. 4595 approving rezoning request DVR14-0036 SWC OF GILBERT AND OCOTILLO ROADS rezoning from AG-1 to PAD (Community Commercial) with a gas station for a commercial retail center, subject the conditions as recommended by Planning Commission and Planning Staff.

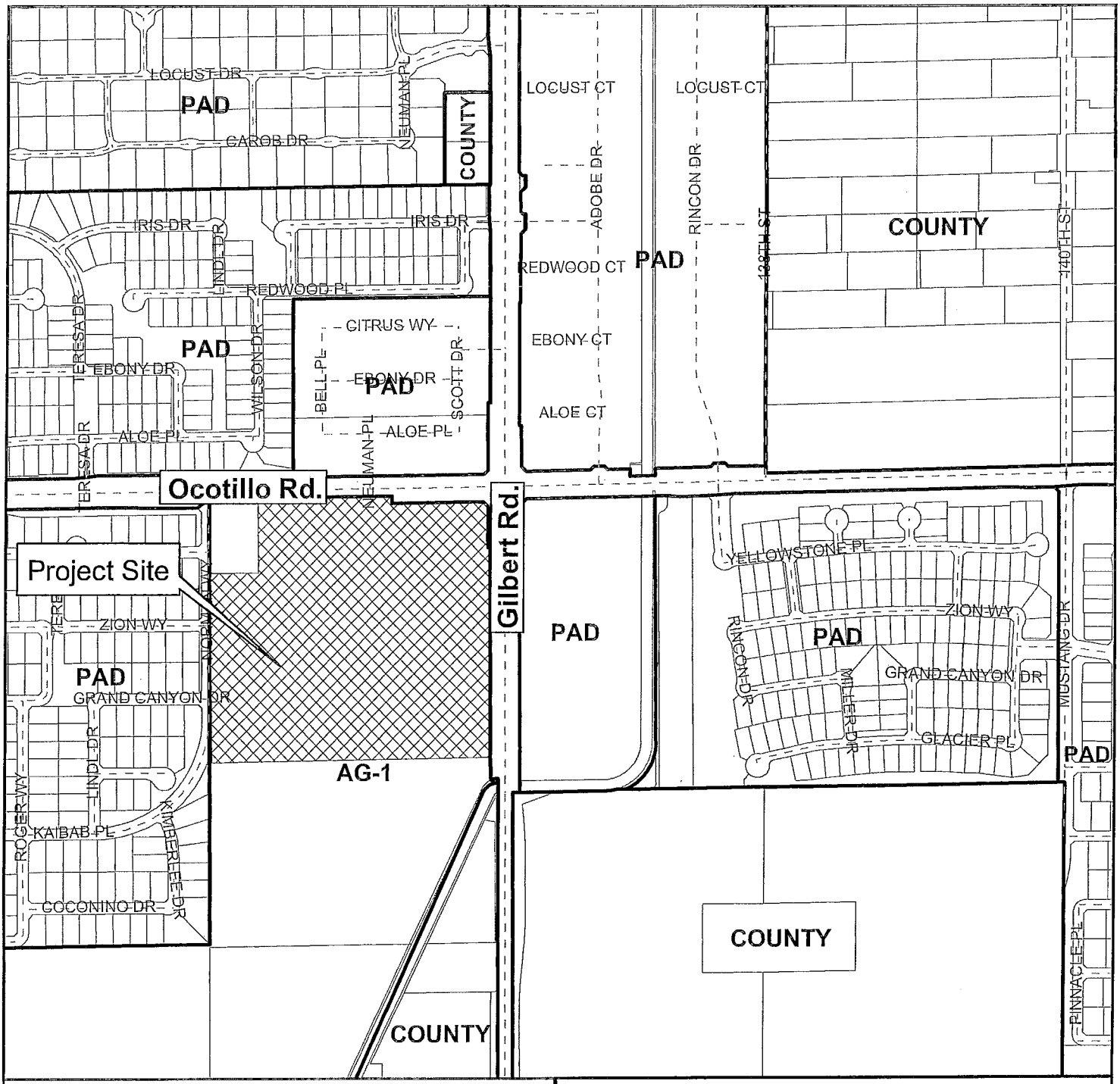
Preliminary Development Plan

Move to approve Preliminary Development Plan request DVR14-0036 SWC OF GILBERT AND OCOTILLO ROADS for site design and building architecture for a commercial center

with a gas station, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Sign Site Plan and monument signs
6. Ordinance No. 4595
7. Development Booklet, Exhibit A



Vicinity Map

DVR14-0036

SWC of Gilbert and Ocotillo Roads

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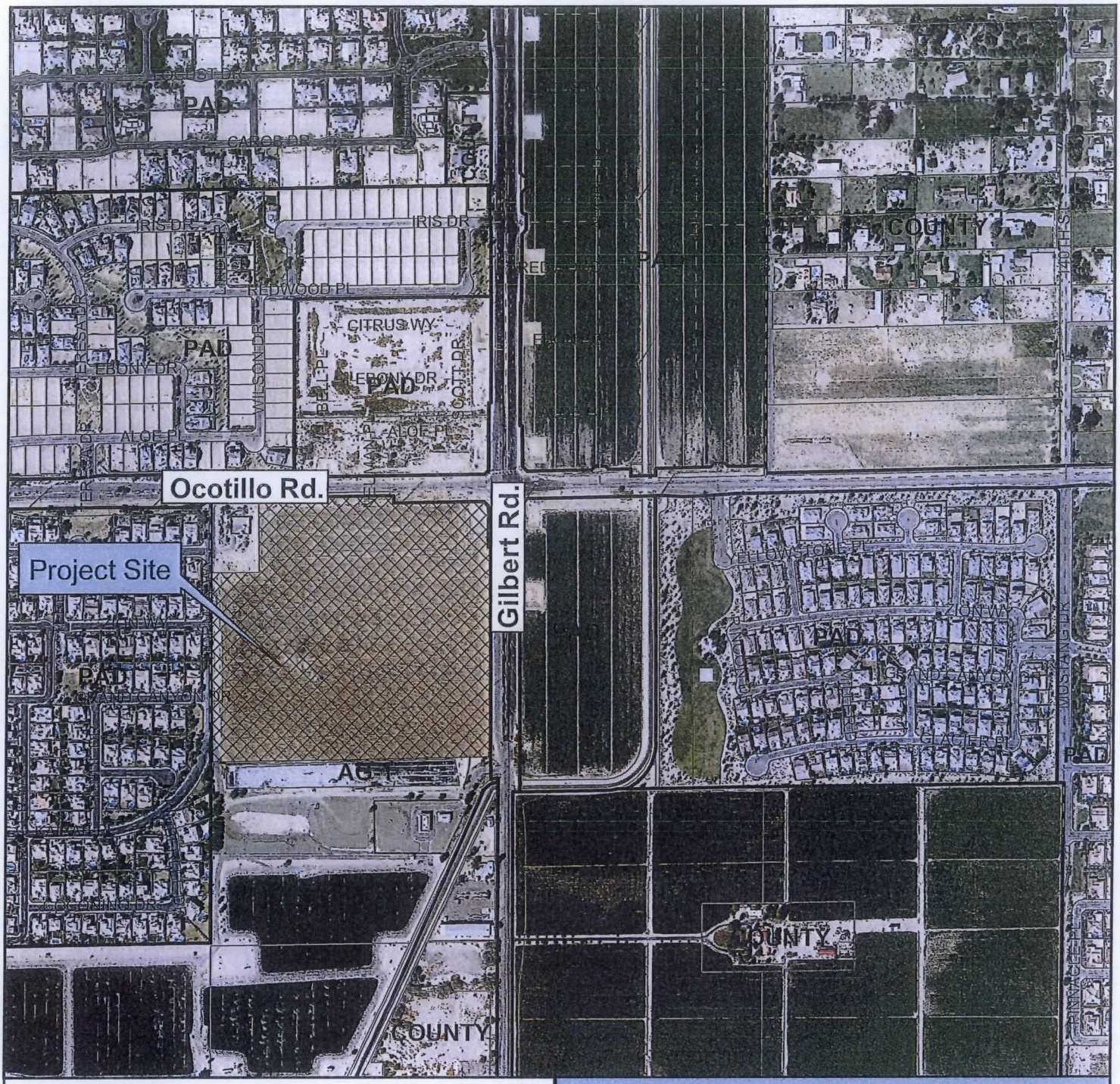
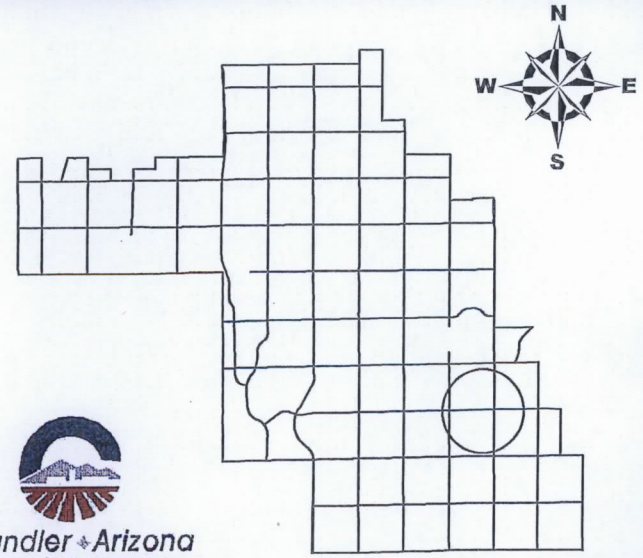
CITY OF CHANDLER 10/13/2014



Vicinity Map



DVR14-0036

SWC of Gilbert and Ocotillo Roads

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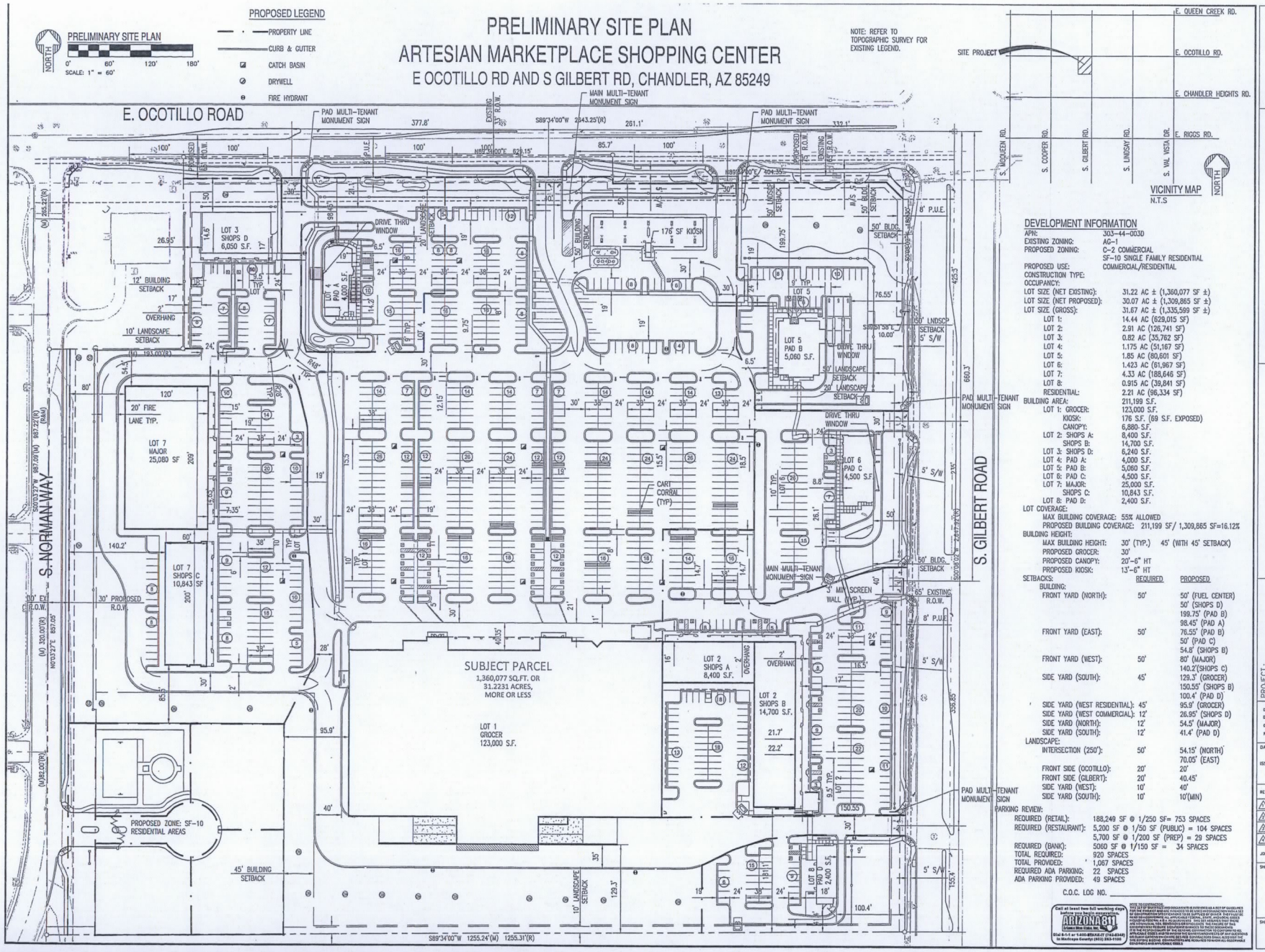
CITY OF CHANDLER 10/13/2014

PRELIMINARY SITE PLAN
ARTESIAN MARKETPLACE SHOPPING CENTER
E OCOTILLO RD AND S GILBERT RD, CHANDLER, AZ 85249



NOTE: REFER TO TOPOGRAPHIC SURVEY FOR EXISTING LEGEND.

VICINITY MAP
N.T.S

DEVELOPMENT INFORMATION

APN:	303-44-0030
EXISTING ZONING:	AG-1
PROPOSED ZONING:	C-2 COMMERCIAL SF-10 SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	COMMERCIAL/RESIDENTIAL
CONSTRUCTION TYPE:	
OCCUPANCY:	
LOT SIZE (NET EXISTING):	31.22 AC ± (1,360,077 SF ±)
LOT SIZE (NET PROPOSED):	30.07 AC ± (1,309,865 SF ±)
LOT SIZE (GROSS):	31.67 AC ± (1,335,599 SF ±)
LOT 1:	14.44 AC (629,015 SF)
LOT 2:	2.91 AC (126,741 SF)
LOT 3:	0.82 AC (35,762 SF)
LOT 4:	1.175 AC (51,167 SF)
LOT 5:	1.85 AC (80,601 SF)
LOT 6:	1.423 AC (61,967 SF)
LOT 7:	4.33 AC (188,646 SF)
LOT 8:	0.915 AC (39,841 SF)
RESIDENTIAL:	2.21 AC (96,334 SF)
BUILDING AREA:	211,199 S.F.
LOT 1: GROCER:	123,000 S.F.
KIOSK:	176 S.F. (69 S.F. EXPOSED)
CANOPY:	6,880 S.F.
LOT 2: SHOPS A:	8,400 S.F.
SHOPS B:	14,700 S.F.
LOT 3: SHOPS D:	6,240 S.F.
LOT 4: PAD A:	4,000 S.F.
LOT 5: PAD B:	5,060 S.F.
LOT 6: PAD C:	4,500 S.F.
LOT 7: MAJOR:	25,000 S.F.
SHOPS C:	10,843 S.F.
LOT 8: PAD D:	2,400 S.F.
LOT COVERAGE:	
MAX BUILDING COVERAGE:	55% ALLOWED
PROPOSED BUILDING COVERAGE:	211,199 SF/ 1,309,865 SF=16.12%
BUILDING HEIGHT:	
MAX BUILDING HEIGHT:	30' (TYP.) 45' (WITH 45' SETBACK)
PROPOSED GROCER:	30'
PROPOSED CANOPY:	20'-6" HT
PROPOSED KIOSK:	13'-6" HT

SETBACKS:	REQUIRED	PROPOSED
BUILDING:		
FRONT YARD (NORTH):	50'	50' (FUEL CENTER) 50' (SHOPS D) 199.75' (PAD B) 98.45' (PAD A)
FRONT YARD (EAST):	50'	76.55' (PAD B) 50' (PAD C) 54.8' (SHOPS B)
FRONT YARD (WEST):	50'	80' (MAJOR) 140.2'(SHOPS C)
SIDE YARD (SOUTH):	45'	129.3' (GROCER) 150.55' (SHOPS B) 100.4' (PAD D)
SIDE YARD (WEST RESIDENTIAL):	45'	95.9' (GROCER)
SIDE YARD (WEST COMMERCIAL):	12'	26.95' (SHOPS D)
SIDE YARD (NORTH):	12'	54.5' (MAJOR)
SIDE YARD (SOUTH):	12'	41.4' (PAD D)
LANDSCAPE:		
INTERSECTION (250'):	50'	54.15' (NORTH) 70.05' (EAST)
FRONT SIDE (OCOTILLO):	20'	20'
FRONT SIDE (GILBERT):	20'	40.45'
SIDE YARD (WEST):	10'	40'
SIDE YARD (SOUTH):	10'	10'(MIN)

PARKING REVIEW:
REQUIRED (RETAIL): 188,249 SF @ 1/250 SF= 753 SPACES
REQUIRED (RESTAURANT): 5,200 SF @ 1/50 SF (PUBLIC) = 104 SPACES
5,700 SF @ 1/200 SF (PREP) = 29 SPACES
REQUIRED (BANK): 5060 SF @ 1/150 SF = 34 SPACES
TOTAL REQUIRED: 920 SPACES
TOTAL PROVIDED: 1,067 SPACES
REQUIRED ADA PARKING: 22 SPACES
ADA PARKING PROVIDED: 49 SPACES

C.O.C. LOG NO. _____

Call at least two full working days before you begin excavation. ARIZONA811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-602-263-1100 (In Maricopa County (602) 263-1100)

BLUE STAKE REQUIREMENTS
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE APPROXIMATE AND ARE CALCULATED TO BE IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE LOCATION OF ALL UTILITIES, INCLUDING THOSE NOT SHOWN ON THESE PLANS, BEFORE COMMENCING ANY WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES WHICH OCCUR AS A RESULT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONTACT BLUE STAKE, INC. AT 602-263-1100 OR 1-800-STAKE-IT (1-800-782-5348) AT LEAST TWO FULL WORKING DAYS BEFORE COMMENCING WORK.

SEAL
ARIZONA REGISTERED PROFESSIONAL ENGINEER
45621
ALI SAMIH FAKIH
EXPIRES 12-31-15
PREPARED UNDER THE DIRECT SUPERVISION OF ALI FAKIH, RPE, AZ REGISTRATION NO. 45621 FOR AND ON BEHALF OF SUSTAINABILITY ENGINEERING GROUP, LLC

SUSTAINABILITY ENGINEERING GROUP
SEG
8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL: 480.588.7226

DERITO PARTNERS DEVELOPMENT, INC.
ARIZONA'S RETAIL EXPERTS
3200 EAST CAMELBACK ROAD, SUITE 175
PHOENIX, ARIZONA 85018
480-834-8500

PROJECT: ARTESIAN MARKETPLACE SHOPPING CENTER
LOCATION: SOUTH WEST CORNER OF E OCOTILLO ROAD AND S GILBERT ROAD

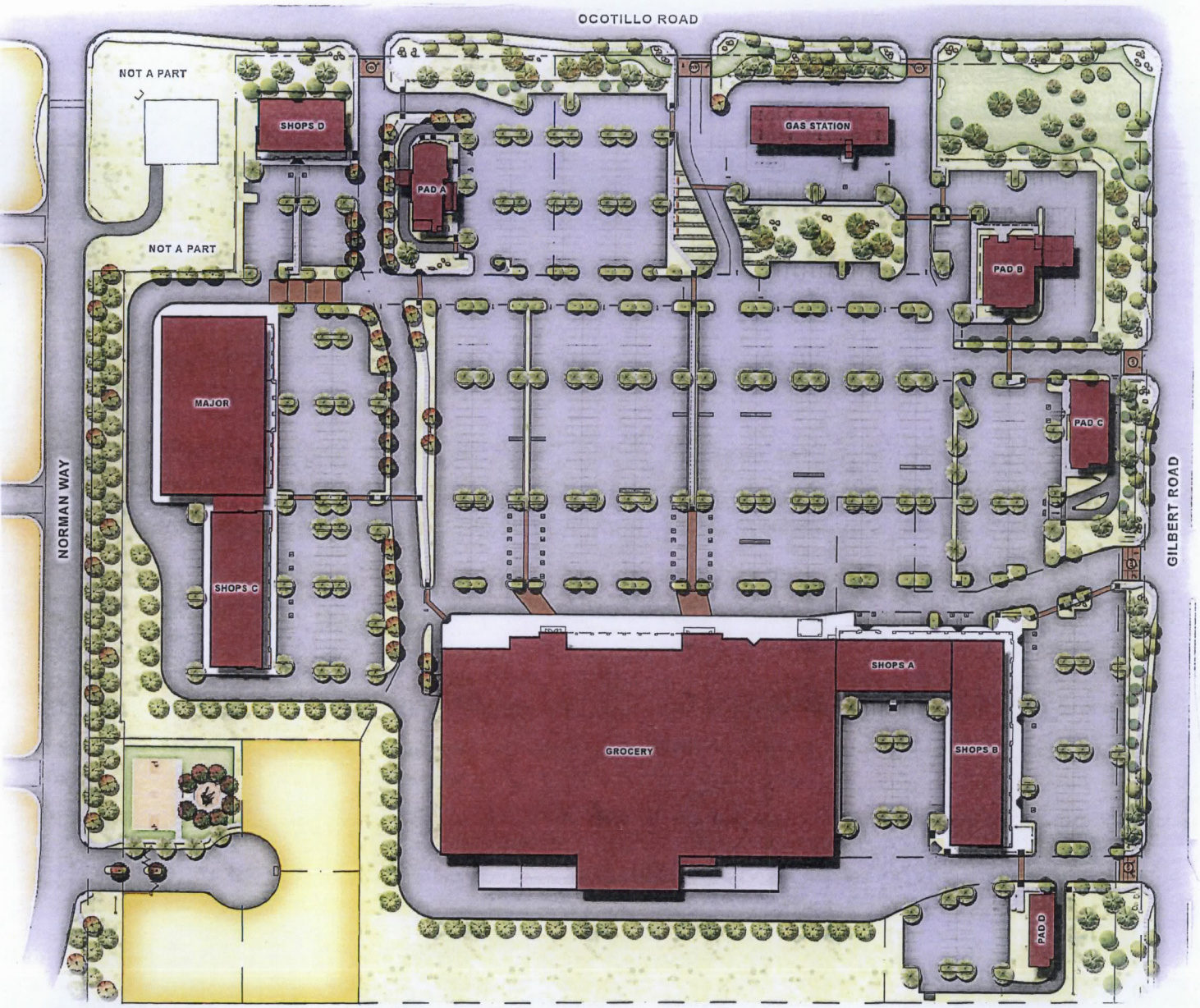
DRAWN ——— MILES
DESIGNED ——— MILES
CHECKED ——— COUNSELL
PROJ. MGR. ——— FAKIH

DATE: 11-10-2014
ISSUED FOR: REZONING/GPA

REVISION NO.:	DATE:
1	
2	
3	
4	

JOB NO.: 140681
SHEET TITLE: PRELIMINARY SITE PLAN
SHEET NO.: SP-2

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF SUSTAINABILITY ENGINEERING GROUP, AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.



Plant Materials Legend

Trees	Size	Quantity
Acacia smalla Sweet Acacia	24" Box	5
Acacia wilhadiana Pale Blanco	24" Box	48
Bauhinia blakeana Hong Kong Orchid	24" Box	10
Bauhinia congesta Anacacho Orchid Tree	24" Box	5
Caesalpinia cucullaca Cascabele	24" Box	93
Chilopsis linearis Desert Willow	24" Box	18
Chitaya lesola Ironwood	24" Box	34
Pistacia chinensis Chinese Pistache	24" Box	44
Pithecellobium flexicaule Texas Ebony	24" Box	7
Prosopis hybrid Thornless Mesquite	24" Box Multi-trunk	84
Quercus virginiana "Cathedral" Oak	24" Box	126
Sophora secundiflora Texas Mountain Laurel	24" Box	24

Extra Large Shrubs	Size	Quantity
Bougainvillea 'Rosenka' Bougainvillea	5 gal	81
Caesalpinia pulcherrima Red Bird of Paradise	5 gal	111
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal	82
Vaquelina californica Arizona Rosewood	5 gal	288

Large Shrubs	Size	Quantity
Justicia californica Red Chuparosa	5 gal	118
Larrea tridentata Creosote	5 gal	150
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal	328
Simmondsia Chinensis Jojoba	5 gal	9
Viguiera deltoidea Goldeneye	1 gal	155

Medium Shrubs	Size	Quantity
Eremophila corneosa Winter Blaze	5 gal	60
Eremophila glabra Winter Blaze	5 gal	104
Encamoria laevifolia Turpentine Bush	5 gal	468
Leucophyllum frutescens 'compacta' Compact Texas Sage	5 gal	228
Leucophyllum sp. 'Heavenly Cloud' Heavenly Cloud Sage	5 gal	133
Nerium oleander 'Petite Pink' Oleander 'Petite Pink'	5 gal	272
Ruellia brittoniana Ruellia	5 gal	99
Ruellia peninsularis Desert Ruellia	5 gal	25
Tecoma x 'Sparkleffe' Sparkleffe	5 gal	162

Groundcovers	Size	Quantity
Eremophila prostrata 'Outback Sunrise' Outback Sunrise Eremophila	1 gal	2179
Lantana sp. "New Gold" Lantana	1 gal	904
Melampodium leucanthum Blackfoot Daisy	1 gal	5

Accents	Size	Quantity
Agave parrys 'truncata' Parry's Agave	5 gal	38
Agave salmiana x ferox Large Leaf Agave	5 gal	40
Anclepias subulata Desert Milkweed	5 gal	7
Bouteloua gracilis Blond Ambition	1 gal	285
Echinocereus grusoni Golden Barrel	5 gal	151
Fouquieria splendens Ocotillo	6 cane min	44
Hesperaloe funifera Giant Hesperaloe	5 gal	73
Hesperaloe parviflora Red Yucca	3 gal	383
Hesperaloe parviflora Yellow Yucca	5 gal	594
Opuntia basilaris Beavertail Prickly Pear	5 gal	106
Opuntia ficus indica Indian Fig Prickly Pear	8 Pad Min	31
Opuntia violacea 'Santa Rita' Purple Prickly Pear	5 gal	54
Yucca pallida Pale Leaf Yucca	5 gal	137

Inerts	
Decomposed Granite 1/2" Minus	Color: Apache Brown
Mexican River Rock	Color: Black
Turf	Hybrid Bermuda Midiron
Concrete Header 6"	Standard Grey Concrete

NOTES:

All trees shall comply with the latest amended edition of the "Arizona Nursery Association - Recommended Tree Specifications." See Section 1903(6) (a) Zoning Code.

Tree sizes to be calculated per location specification:
- -Roadways: 24" Box (50%), 36" Box (25%), 48" Box (25%)
- -Interior Commercial Development: 15 Gallon (50%), 24" Box (50%)

DE RITO PARTNERS, INC.
Arizona's Retail Experts

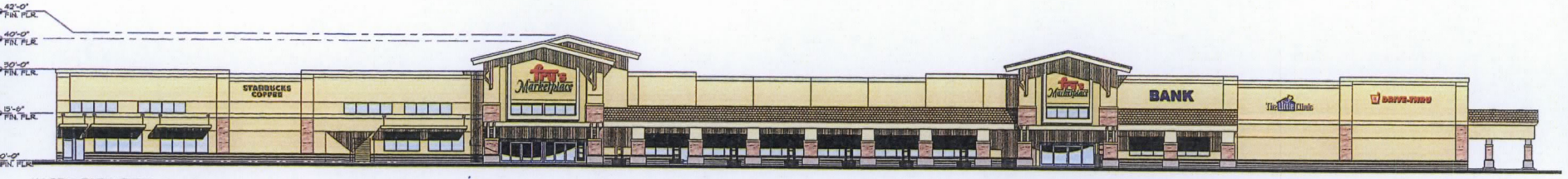
GILBERT AND OCOTILLO

LANDSCAPE PLAN

120' 240'

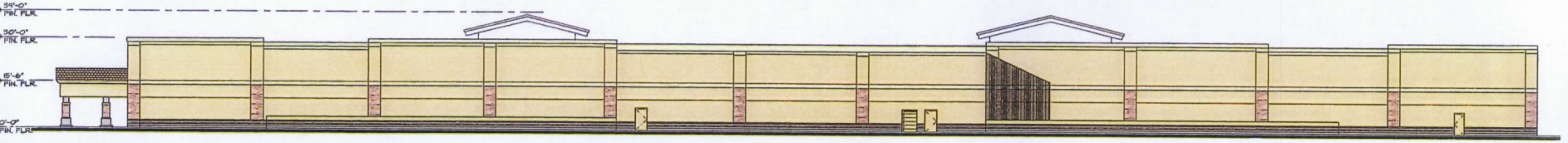
plan scale: 1:120' date: 11.13.14

andersonbaron
plan · design · achieve
50 n. mcclintock dr, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986



NORTH ELEVATION

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



SOUTH ELEVATION

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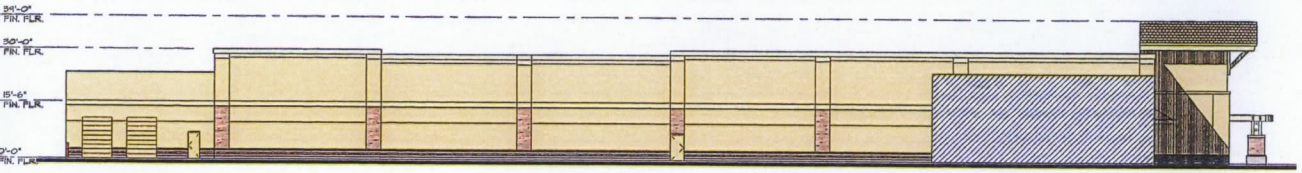

EAST ELEVATION

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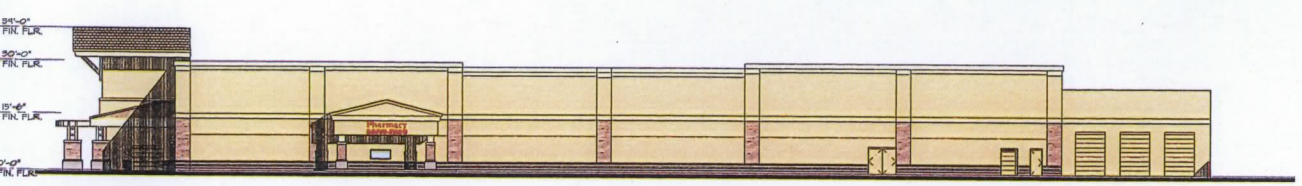


WEST ELEVATION

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

FRY'S GROCERY STORE

PRELIMINARY NOT FOR CONSTRUCTION

FRY'S ELEVATIONS

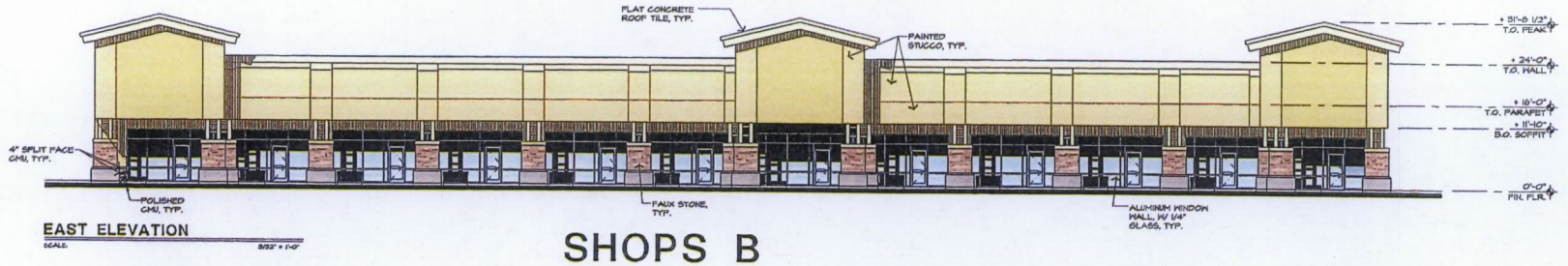
215054

11-06-2014

DP

IRWIN G. PASTERNACK AIA, P.C.

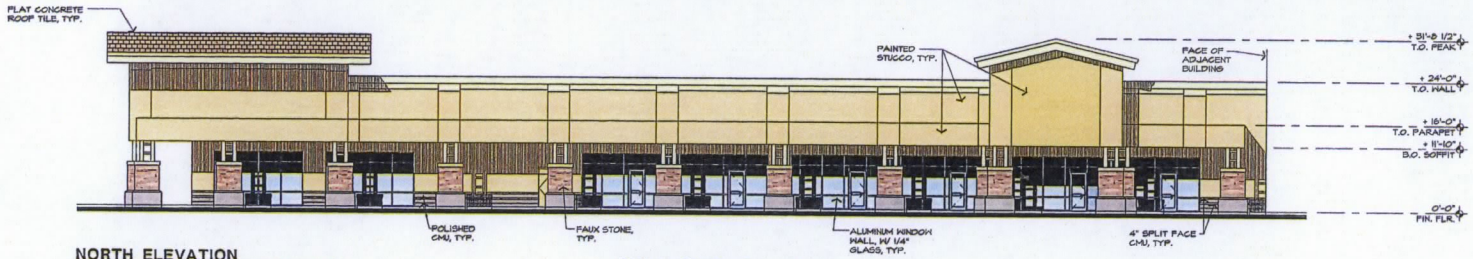
ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS



EAST ELEVATION

SCALE: 3/32" = 1'-0"

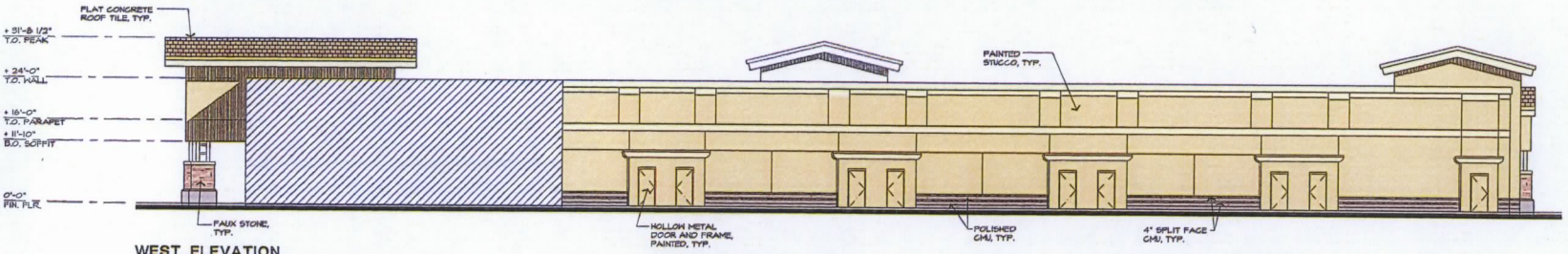
SHOPS B



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

SHOPS A



WEST ELEVATION

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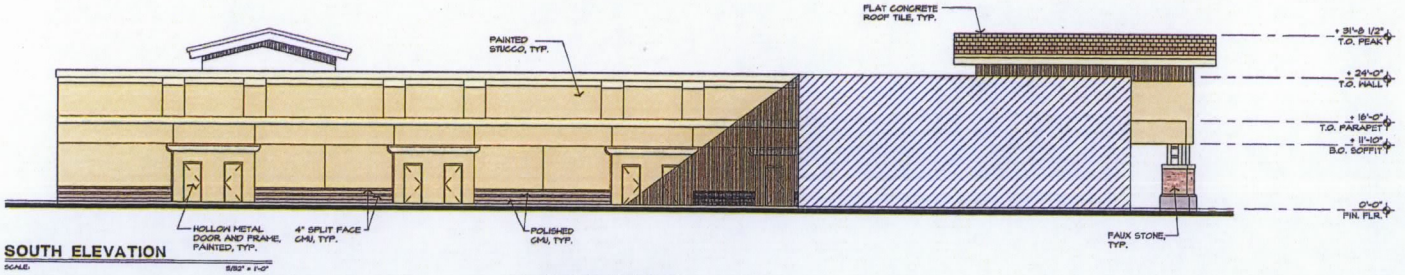
SHOPS B



SOUTH ELEVATION

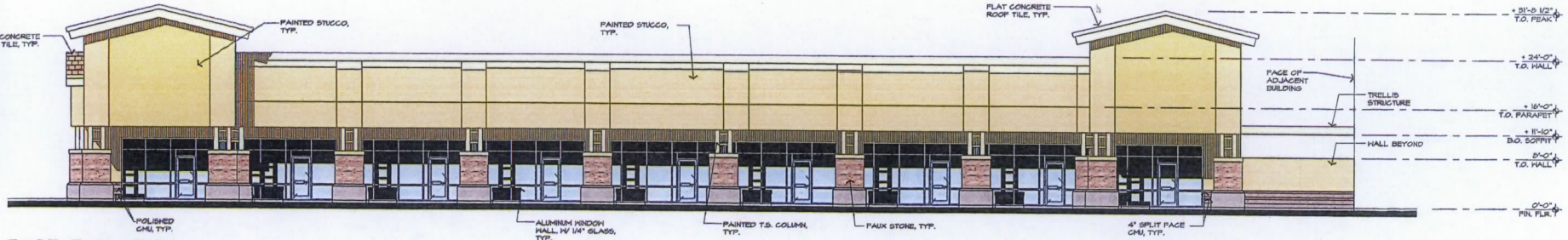
SCALE: 3/32" = 1'-0"

SHOPS A

PRELIMINARY NOT FOR CONSTRUCTION

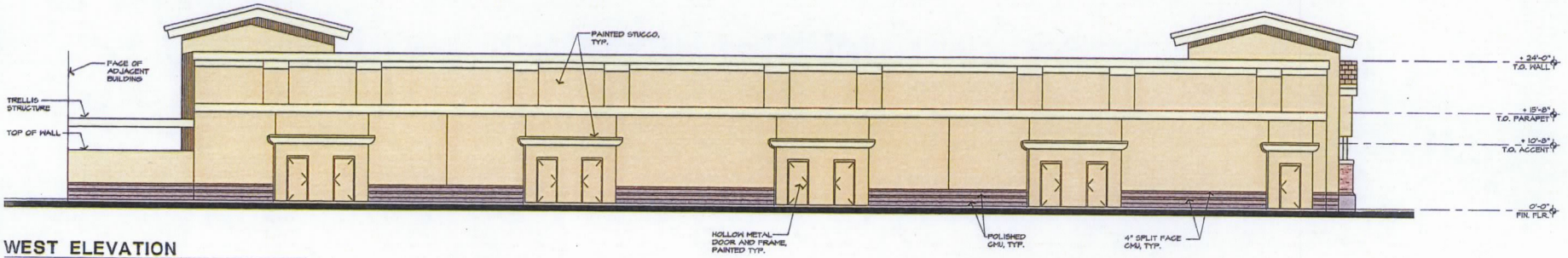
SHOPS A & B
EXTERIOR ELEVATIONS
215084
11-06-2014
DP

IRWIN G. PASTERNACK AIA, P.C.
ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS



EAST ELEVATION

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



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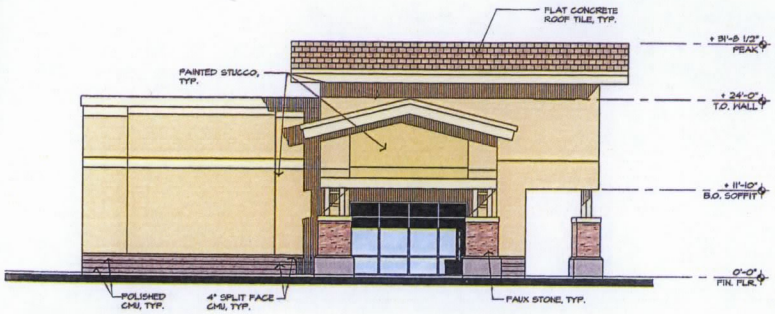
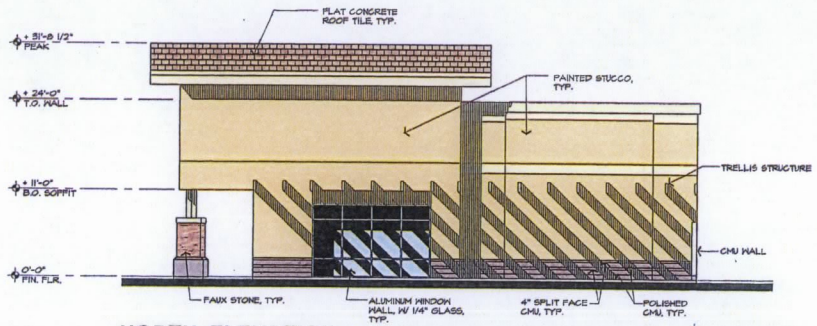


SOUTH ELEVATION

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



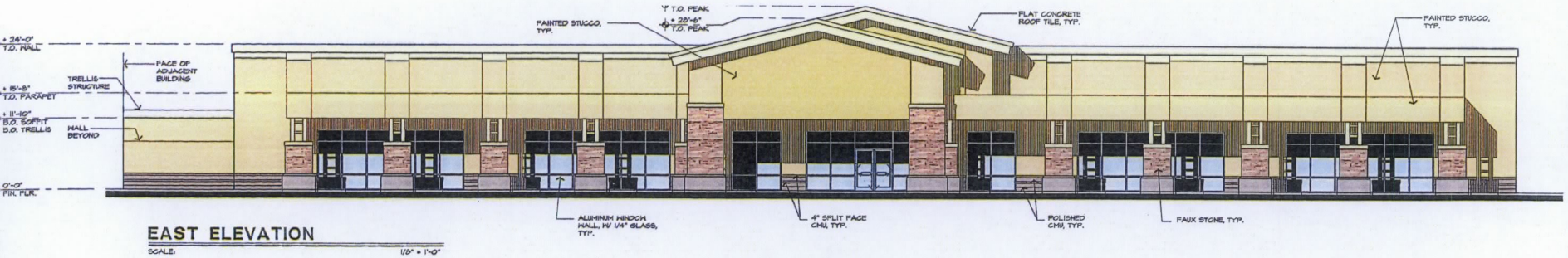
NORTH ELEVATION

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

SHOPS C

SHOPS C
EXTERIOR ELEVATIONS
215084
11-06-2014
DP

IRWIN G. PASTERNACK AIA, P.C.
ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS



EAST ELEVATION

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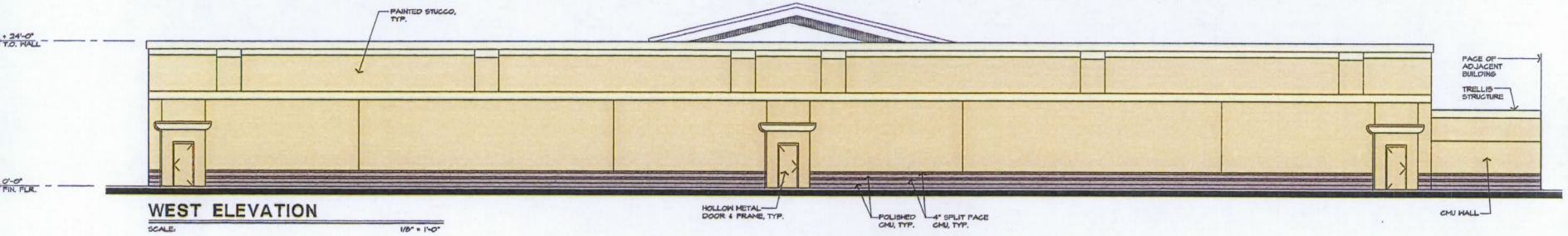
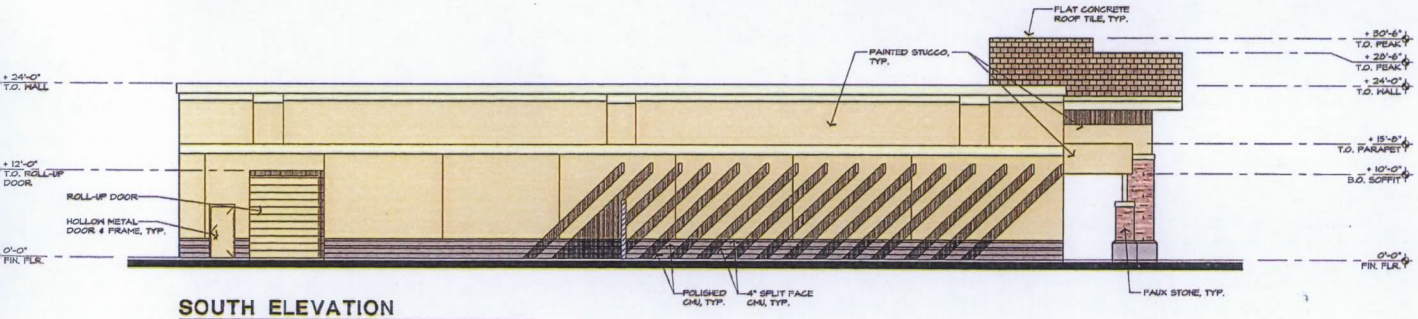


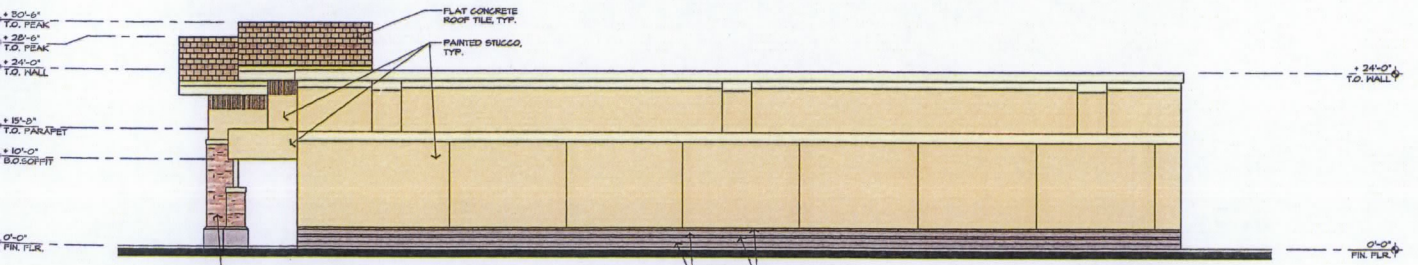
WEST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

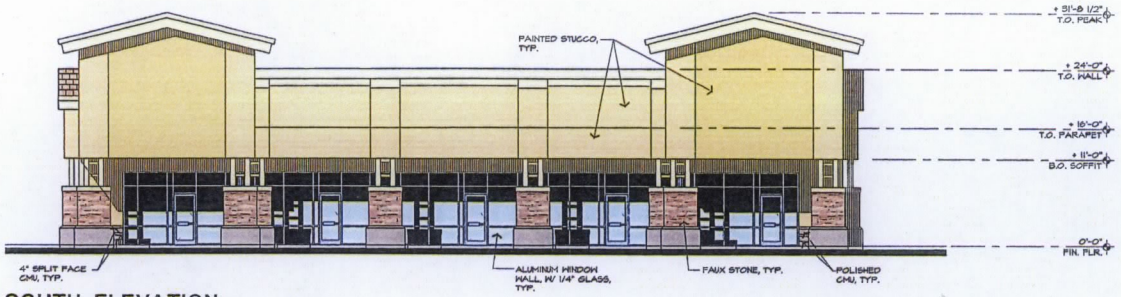
SCALE: 1/8" = 1'-0"

MAJOR

PRELIMINARY NOT FOR CONSTRUCTION

MAJOR
EXTERIOR ELEVATIONS
218094
11-06-2014
DP

IRWIN G. PASTERNACK AIA, P.C.
ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS

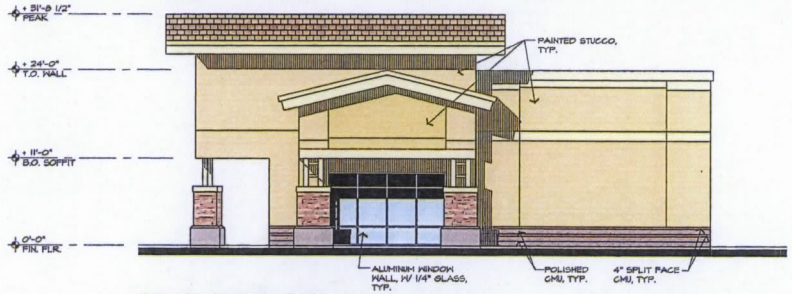


SOUTH ELEVATION

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

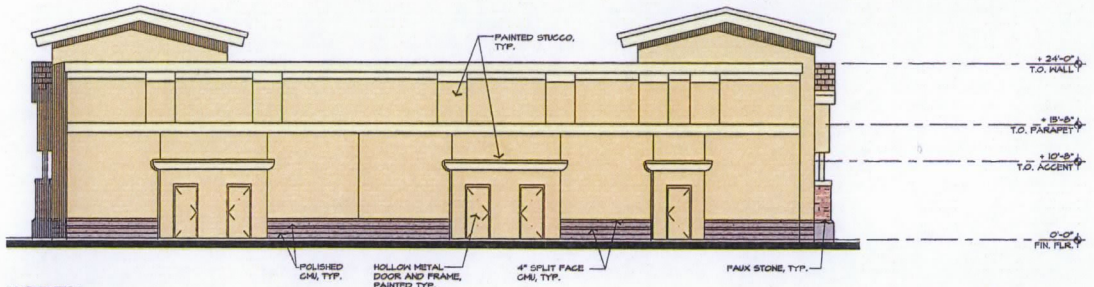
WEST ELEVATION

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



EAST ELEVATION

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



NORTH

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

PRELIMINARY NOT FOR CONSTRUCTION

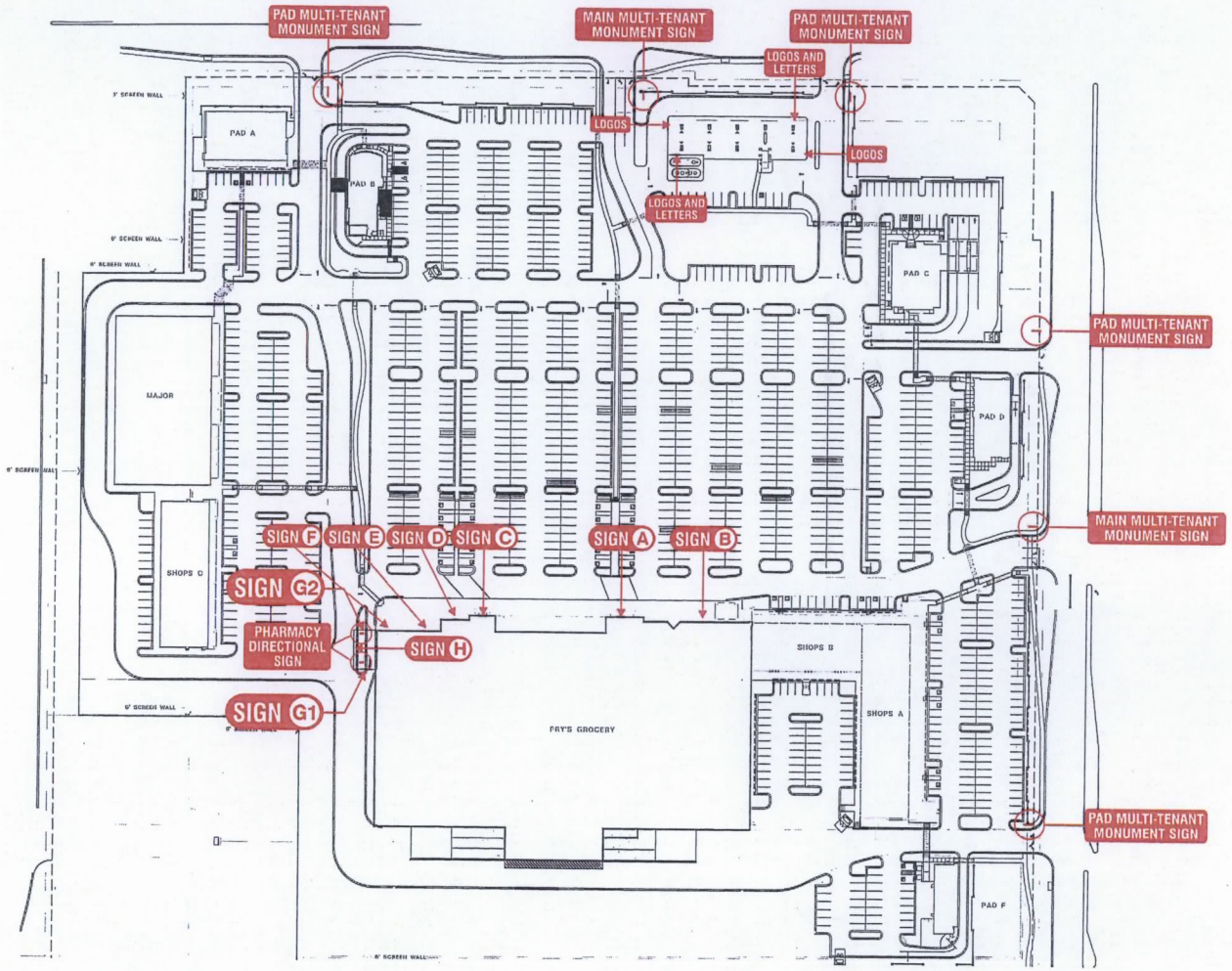
SHOPS D
EXTERIOR ELEVATIONS
215094
11-06-2014
DP

SHOPS D

IRWIN G. PASTERNACK AIA, P.C
ARCHITECTURE - PLANNING - LANDSCAPE - INTERIORS
ph. 480.699.7950 f.480.699.7986

PRELIMINARY SITE PLAN

PRELIMINARY SITE PLAN
FRY'S 681 GROCERY STORE AND SHOPPING CENTER
E OCOTILLO RD AND S GILBERT RD, CHANDLER, AZ 85249



SCOPE OF WORK: SCALE: 3/8" = 1'-0"

MANUFACTURE AND INSTALL TWO(2) INTERNALLY ILLUMINATED MONUMENT SIGN

CONSTRUCTION:
- ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
- 3/16" WHITE ACRYLIC WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO BACK UP ROUTED PANELS
- ½" PUSH THRU CLEAR ACRYLIC LETTERS WITH FIRST SURFACE APPLIED 3M BLOCK-OUT FILM #3635-22B TO CREATE HALO ILLUMINATION EFFECT BACKED UP WITH 3/16" WHITE ACRYLIC

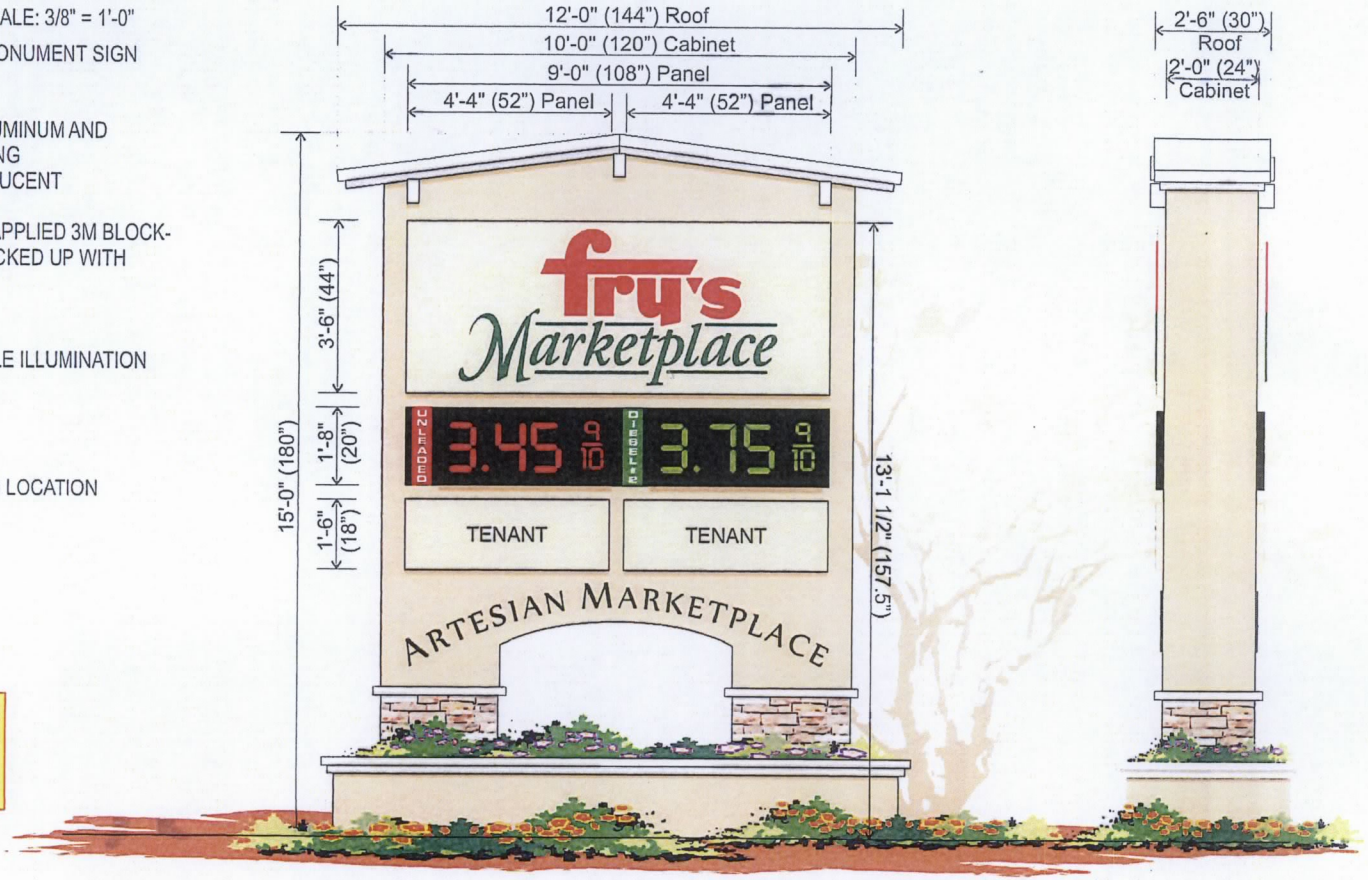
ILLUMINATION:
- CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY
- DAKTRONICS FUELITE DISPLAYS FL-3000-16-R/G-DI

INSTALLATION:
- ON ASA APPROVED PIPE AND FOOTING AT CUSTOMER SPECIFIED LOCATION

PAINT COLORS	
	PALE PEARL DE 5322
	PASTA DE 5331
	OLIVE HINT DE 5500
	COUNTRY RUBBLE: BORDEAUX

SQUARE FOOTAGE	
FRY'S	35.00
FUEL	17.50
TENANT PANELS	15.50
TOTAL	68.00

ALL PAINT AND STONE ON SIGN TO MATCH BUILDING COLORS, STONE AND ACCENTS



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	All Signs Fabricated as per 2011 N.E.C. Specifications

SCOPE OF WORK:

SCALE: 3/8" = 1'-0"

MANUFACTURE AND INSTALL TWO(2) INTERNALLY ILLUMINATED MONUMENT SIGN

CONSTRUCTION:

ALUMINUM ANGLE FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM AND .125" ROUTED PANELS TEXTURE AND PAINTED TO MATCH BUILDING
3/16" WHITE ACRYLIC WITH FIRST SURFACE APPLIED 3M TRANSLUCENT VINYL TO BACK UP ROUTED PANELS

LLUMINATION:

CWHO FLUORESCENT LAMPS SPACED AS NECESSARY FOR AMPLE ILLUMINATION WITH BALLASTS MOUNTED INTERNALLY

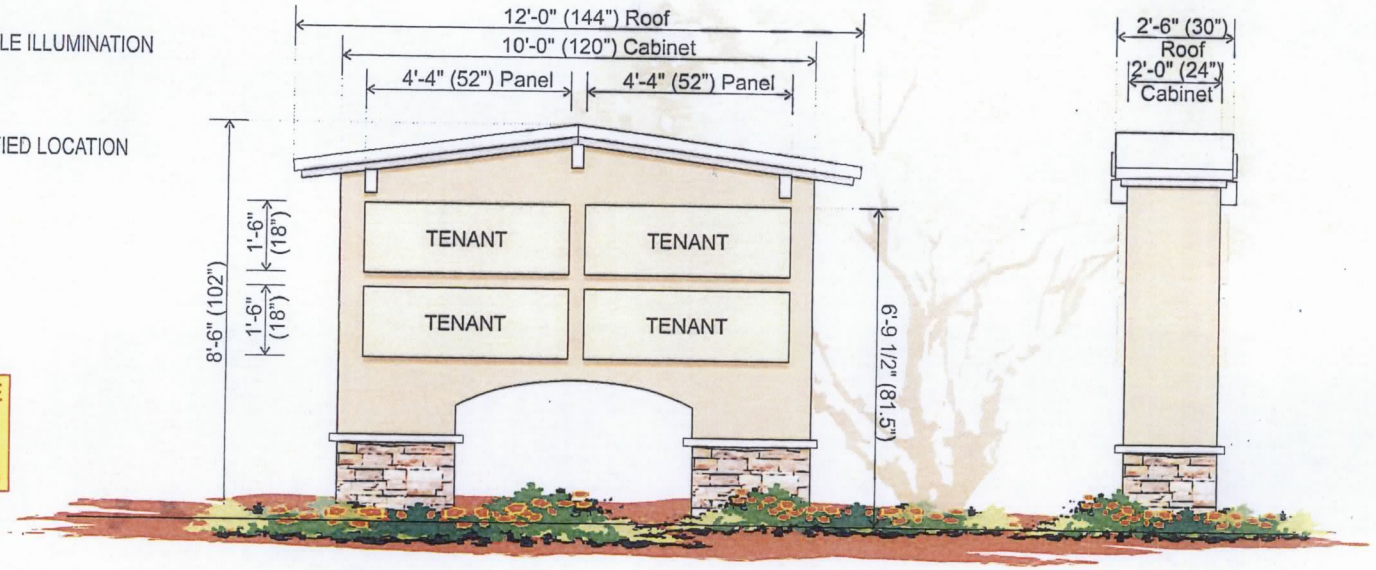
NSTALLATION:

ON ASA APPROVED PIPES AND FOOTINGS AT CUSTOMER SPECIFIED LOCATION

PAINT COLORS	
	PALE PEARL DE 5322
	PASTA DE 5331
	OLIVE HINT DE 5500
	COUNTRY RUBBLE: BORDEAUX

SQUARE FOOTAGE	
TENANT PANELS	31.00
TOTAL	31.00

ALL PAINT AND STONE ON SIGN TO MATCH BUILDING COLORS, STONE AND ACCENTS



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	All Signs Fabricated as per 2011 N.E.C. Specifications

ORDINANCE NO. 4595

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 (PAD) FOR COMMUNITY COMMERCIAL AND A GAS STATION IN CASE (DVR14-0036 SWC GILBERT AND OCOTILLO ROADS) 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 Agricultural District (AG-1) to PAD (Community Commercial with a gas station), subject to the following conditions:

1. Development shall be in substantial conformance Exhibit A, Development Booklet, entitled "SWC GILBERT AND OCOTILLO ROADS", kept on file in the City of Chandler Planning Division, in File No. DVR14-0036, 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. 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.

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 Division 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 _____, 2014.

ATTEST:

_____ _____

CITY CLERK MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this _____ day of _____, 2015.

ATTEST:

_____ _____
CITY CLERK MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4595 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2015, and that a quorum was present thereat.

_____
CITY CLERK

APPROVED AS TO FORM:

_____
CITY ATTORNEY KSN

PUBLISHED:

Bowman
CONSULTING

Attachment 'A'
Ord. No. 4595

November 13, 2014
PROJECT # 050017-01-001

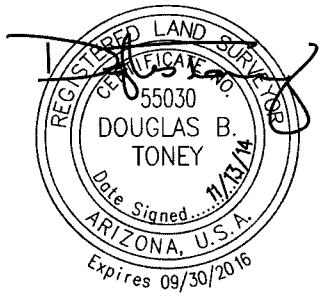


EXHIBIT 'A'

LEGAL DESCRIPTION
COMMERCIAL PARCEL

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 2006-0585055, MARICOPA COUNTY RECORDS, LOCATED IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, BEING A CITY OF CHANDLER BRASS CAP IN A HANDHOLE, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 24 BEARS SOUTH 00° 08' 02" WEST, A DISTANCE OF 2647.92 FEET;

THENCE SOUTH 89° 34' 00" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 1129.15 FEET;

THENCE SOUTH 00° 26' 00" EAST, DEPARTING SAID NORTH LINE, A DISTANCE OF 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OCOTILLO ROAD AND THE **POINT OF BEGINNING**;

THENCE NORTH 89° 34' 00" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 629.15 FEET TO THE NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN QUIT CLAIM DEED OF DEDICATION, RECORDED AS DOCUMENT NO. 2012-0043778, MARICOPA COUNTY RECORDS;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID QUIT CLAIM DEED OF DEDICATION, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF OCOTILLO ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF GILBERT ROAD, THE FOLLOWING SIX (6) COURSES:

1) **THENCE** SOUTH 00° 26' 00" EAST, A DISTANCE OF 32.00 FEET;
2) **THENCE** NORTH 89° 34' 00" EAST, A DISTANCE OF 404.35 FEET;
3) **THENCE** SOUTH 45° 08' 59" EAST, A DISTANCE OF 28.14 FEET;
4) **THENCE** SOUTH 00° 08' 02" WEST, A DISTANCE OF 180.30 FEET;
5) **THENCE** SOUTH 89° 51' 58" EAST, A DISTANCE OF 10.00 FEET;
6) **THENCE** SOUTH 00° 08' 02" WEST, A DISTANCE OF 906.66 FEET;

THENCE SOUTH 89° 34' 00" WEST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 912.05 FEET;

THENCE NORTH 90°00'00" EAST, A DISTANCE OF 306.28 FEET;

Bowman Consulting Group, Ltd. • 1295 W Washington, Suite 108 • Tempe, Arizona 85281 • P: 480.629.8830

Attachment 'A'
Ord. No. 4595

EXHIBIT 'A'

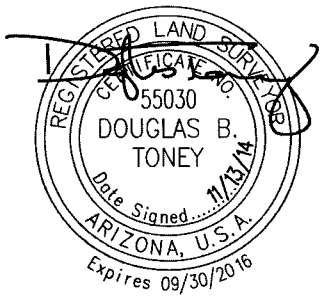
THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 342.87 FEET TO A POINT ON THE EAST LINE OF THE FINAL PLAT OF "FONTE AL SOLE", RECORDED IN BOOK 574 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS;

THENCE NORTH 00° 03' 27" EAST, ALONG SAID EAST LINE, A DISTANCE OF 548.17 FEET;

THENCE NORTH 89° 34' 00" EAST, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 192.94 FEET;

THENCE NORTH 00° 03' 27" EAST, PARALLEL WITH THE EAST LINE OF SAID FINAL PLAT OF "FONTE AL SOLE", A DISTANCE OF 282.00 FEET TO THE **POINT OF BEGINNING**.

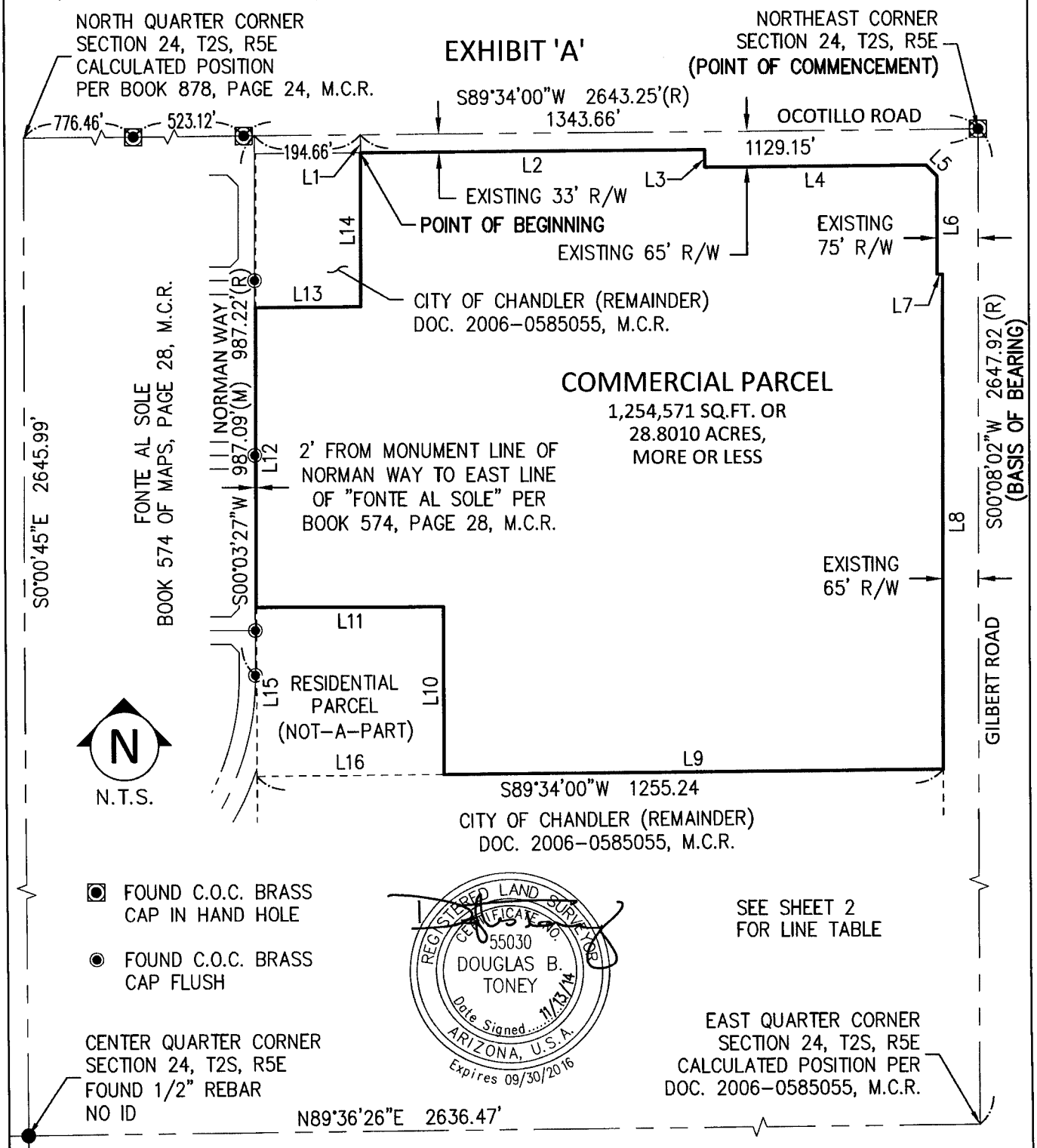
SAID PARCEL CONTAINS 1,254,571 SQUARE FEET OR 28.8010 ACRES, MORE OR LESS.



Attachment 'A' ord-No.4595

File: P:\050017 – SWC Ocotillo & Gilbert Roads\050017-01-001 (SUR)\Survey_Dwg\050017-LEGAL-COMMERCIAL.dwg Plot: 2014, Nov 13

EXHIBIT 'A'



FOUND C.O.C. BRASS CAP IN HAND HOLE

FOUND C.O.C. BRASS CAP FLUSH

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B. TONEY
Date Signed 11/13/14
ARIZONA, U.S.A.
Expires 09/30/2016

SEE SHEET 2
FOR LINE TABLE

CENTER QUARTER CORNER
SECTION 24, T2S, R5E
FOUND 1/2" REBAR
NO ID

N89°36'26"E 2636.47'

EAST QUARTER CORNER
SECTION 24, T2S, R5E
CALCULATED POSITION PER
DOC. 2006-0585055, M.C.R.

NOTE: THIS EXHIBIT IS MEANT SOLELY AS A REFERENCE TO THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED. IT IS NOT TO BE CONSIDERED A STAND ALONE DOCUMENT, NOR THE RESULT OF A FIELD SURVEY.

SHEET 1 OF 2 | DATE: 11/13/14

ARTESIAN MARKETPLACE
COMMERCIAL PARCEL

BY: DT | CHK: DT | QC: DT

BCG PROJECT NO: 050017-01 TASK: 001
CLIENT REF NO:

Bowman CONSULTING
1295 W Washington St, #108
Tempe, AZ 85281
Phone: (480) 629-8830
Fax: (480) 629-8841
www.bowmanconsulting.com

Attachment 'A' ord. NO. 4595

File: P:\050017 - SWC Ocotillo & Gilbert Roads\050017-01-001 (SUR)\Survey_Dwg\050017-LEGAL-COMMERCIAL.dwg Plot: 2014, Nov 13

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	33.00'	S00°26'00"E
L2	629.15'	N89°34'00"E
L3	32.00'	S00°26'00"E
L4	404.35'	N89°34'00"E
L5	28.14'	S45°08'59"E
L6	180.30'	S00°08'02"W
L7	10.00'	S89°51'58"E
L8	906.66'	S00°08'02"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	912.05'	S89°34'00"W
L10	306.28'	N00°00'00"E
L11	342.87'	S90°00'00"W
L12	548.17'	N00°03'27"E
L13	192.94'	N89°34'00"E
L14	282.00'	N00°03'27"E
L15	308.87'	N00°03'27"E
L16	343.19'	S89°34'00"W

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
55030
DOUGLAS B.
TONEY
Date Signed 11/13/14
ARIZONA, U.S.A.
Expires 09/30/2016

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SHEET 2 OF 2 | DATE: 11/13/14

ARTESIAN MARKETPLACE
COMMERCIAL PARCEL

BY: DT | CHK: DT | QC: DT

BCG PROJECT NO: 050017-01 TASK: 001
CLIENT REF NO:

Bowman CONSULTING
1295 W Washington St, #108
Tempe, AZ 85281
Phone: (480) 629-8830
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www.bowmanconsulting.com