Repl. pg #17

APR 16 2015

Chandler · Arizona
Where Values Make The Difference

Chandler
All-America City
2010

MEMORANDUM **Planning Division – CC Memo No. 15-057a**

DATE: APRIL 16, 2015

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 JMN

SUBJECT: PDP14-0018 CHANDLER EXPRESS CAR WASH

Request: Preliminary Development Plan (PDP) approval for site and building design of a new car wash facility

Location: South of the southwest corner of Arizona Avenue and Germann Road

Applicant: Jesse Macias, PM Design Group, Inc.

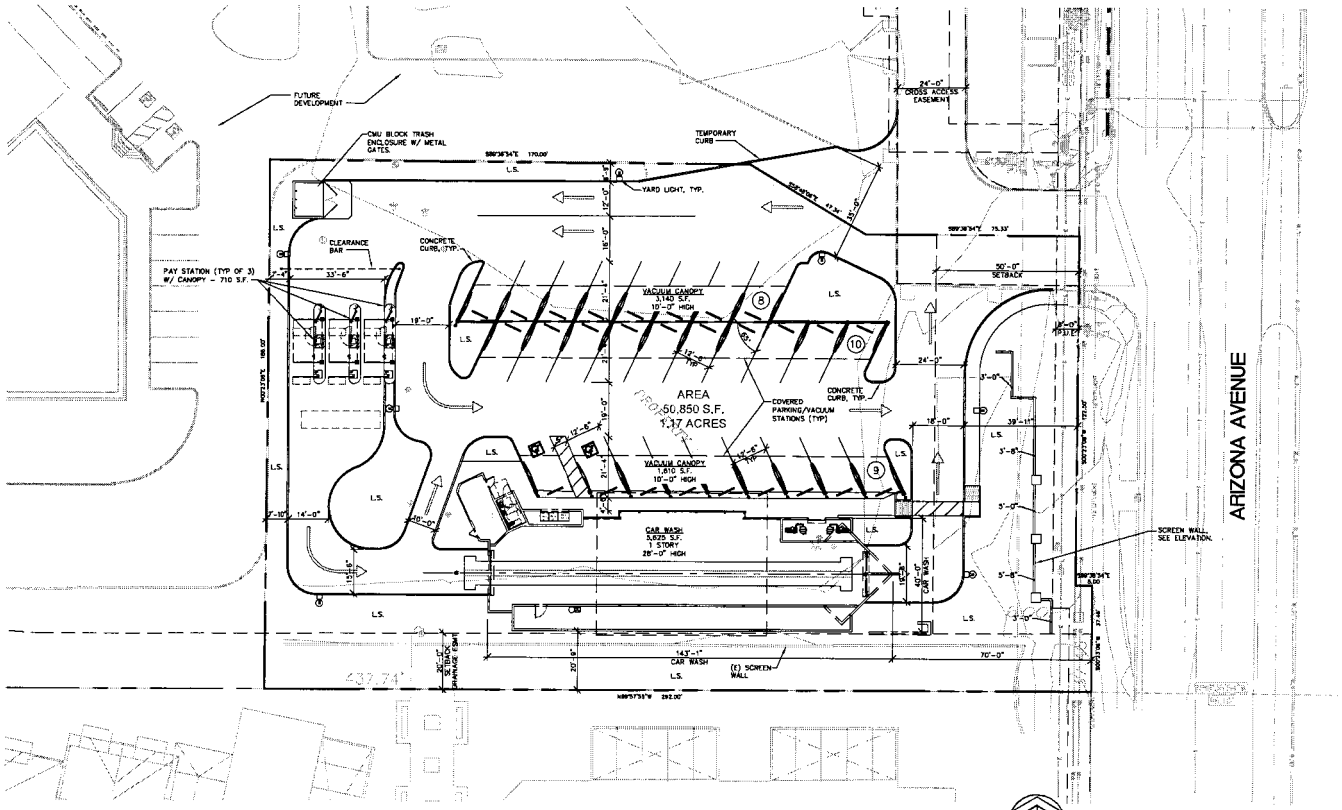
Project Info: Approximately 1-acre site with a 5,600 square foot car wash facility

In response to discussion at Council Study Session to further screen the car wash exit, Planning Staff has worked with the applicant to revise exhibits. Plan changes include the relocation of a 48-inch box Swan Hill Olive tree, the addition of a 36-inch box Swan Hill Olive tree, and wall height staggering from 5'8" to 3 feet which screens the car wash exit's view. In addition, brick to match the building has been added to the wall. Staff recommends the replacement of Condition No. 9, regarding wall heights, to read:

9. The development shall be in substantial conformance with the revised exhibits: Exhibit B Site Plan/Wall, Exhibit C Landscape Plan, Exhibit D Enlarged Landscape Plan, and Exhibit E Streetscape View.

Attachments

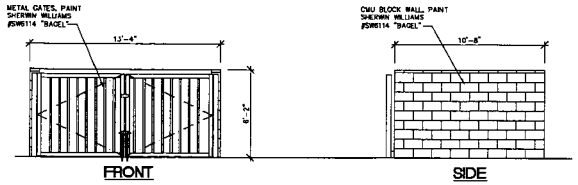
1. Exhibit B, Site Plan/Wall
2. Exhibit C, Landscape Plan
3. Exhibit D, Enlarged Landscape Plan
4. Exhibit E, Streetscape View



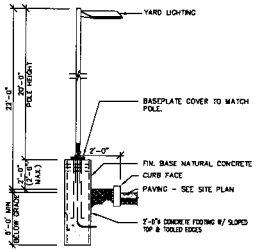
PRELIMINARY SITE PLAN

0 10 20 40 60 80
1"=20'-0" FEET

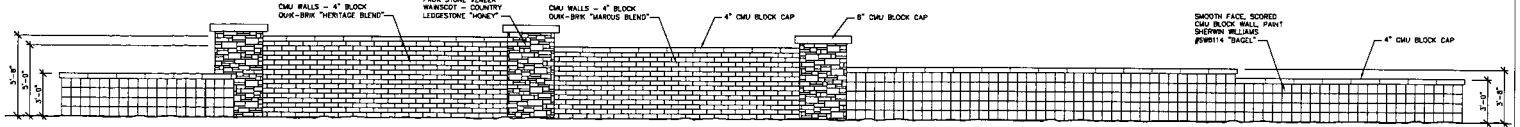
NORTH



TRASH ENCLOSURE



YARD LIGHT



SCREEN WALL

PROJECT NAME:	CHANDLER EXPRESS CAR WASH S. ARIZONA AVENUE CHANDLER, ARIZONA 85286
PROPOSED USE:	EXPRESS CAR WASH FACILITY W/ SELF-SERVE VACUUM STATIONS.
OWNER:	EXPRESS 22, LLC 3738 EAST BELL ROAD PHOENIX, AZ 85032 (602)787-0808 OFFICE (602)787-0400 FAX CONTACT: TUCK BETTIN
ARCHITECT:	PM DESIGN GROUP, INC. 1425 N FIRST STREET, SUITE 100 PHOENIX, AZ 85004 (602)457-5757 OFFICE (602)457-5755 FAX CONTACT: JESSE MACIAS
ADDRESS:	S. ARIZONA AVENUE SOUTH OF GERMANN ROAD CHANDLER, AZ 85286
APN:	PORTION OF 303-36-901
ZONING:	PAD
SITE AREA:	61,945 S.F. (GROSS) - 1.42 ACRES 50,850 S.F. (NET) - 1.17 ACRES
BLDG AREA:	CARWASH 5,625 S.F.
CANOPY AREA:	PARKING/VACUUMS 4,750 S.F. PAY STATION 700 S.F. TOTAL 5,450 S.F.
LOT COVERAGE:	BUILDING: 5,625 / 50,850 = 11.1% BUILDING & CANOPIES: 11,075 / 50,850 = 21.8% LANDSCAPE: 17,300 / 50,850 = 34.0%
PARKING:	REQUIRED: CAR WASH: 1 PER 250 S.F. 5,625 / 250 = 23 SPACES PROVIDED: 25 STANDARD STALLS (12'-6" X 19'-0") 2 ACCESSIBLE STALLS (12'-6" X 19'-0" w/ 5' AISLE) 27 TOTAL STALLS

PROJECT DESCRIPTION

NEW EXPRESS CAR WASH WITH 3 CANOPY COVERED PAY POINTS AND 27 COVERED VACUUM STATIONS.

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN A PORTION OF LOT 2, AS SHOWN ON THE MINOR LAND DIVISION MAP, RECORDED IN BOOK 1145, PAGE 20 OF MARICOPA COUNTY RECORDS, BEING WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (BRASS CAP IN HANDHOLE) OF SAID SECTION 9, FROM WHICH THE NORTH QUARTER CORNER (BRASS CAP FOUND FLUSH) BEARS SOUTH 89°49'02" WEST, 2603.34 FEET;

THENCE SOUTH 00°23'06" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 9, 731.21 FEET;

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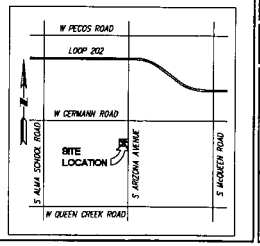
VICINITY MAP



PM design group Architects
1425 N. First Street, Suite 100
Phoenix, AZ 85004
Ph. 602-457-5757
Fax: 602-457-5755
Roy Pedro, Architect
Ken McDonald, Architect
Jesse Macias, Vice President

REGISTERED ARCHITECT CERTIFICATE NO. 49777 ROY W. PEDRO DATE SIGNED 12-19-14 ARIZONA, U.S.A. EXP 6-30-15

Seal

MARK	DATE	REVISION
	12/19/14	PRELIMINARY DEVELOPMENT PLAN REVIEW

CHANDLER EXPRESS CAR WASH

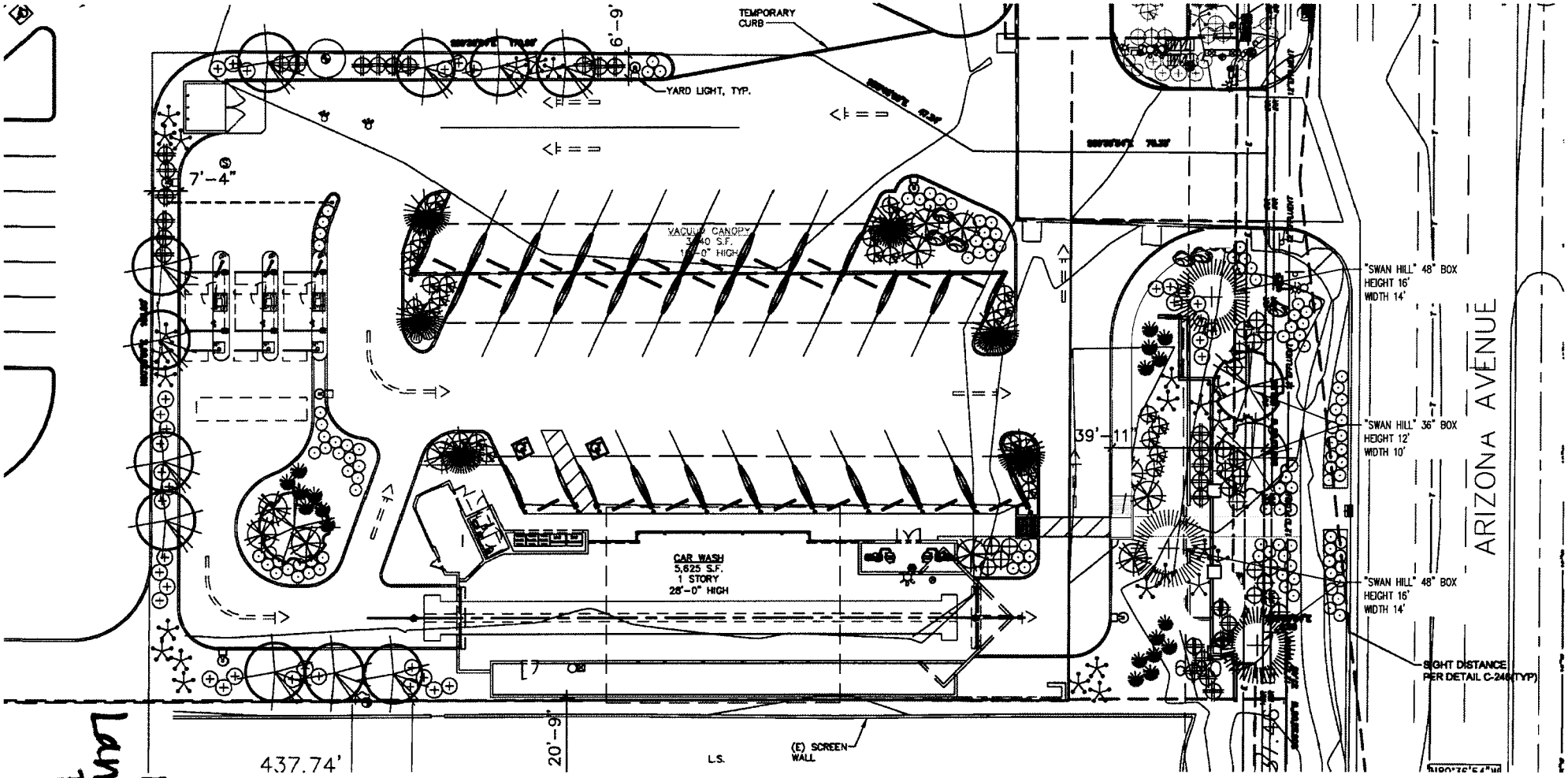
SWC ARIZONA AVENUE and GERMANN ROAD
CHANDLER, ARIZONA

Project Number
CBL13003

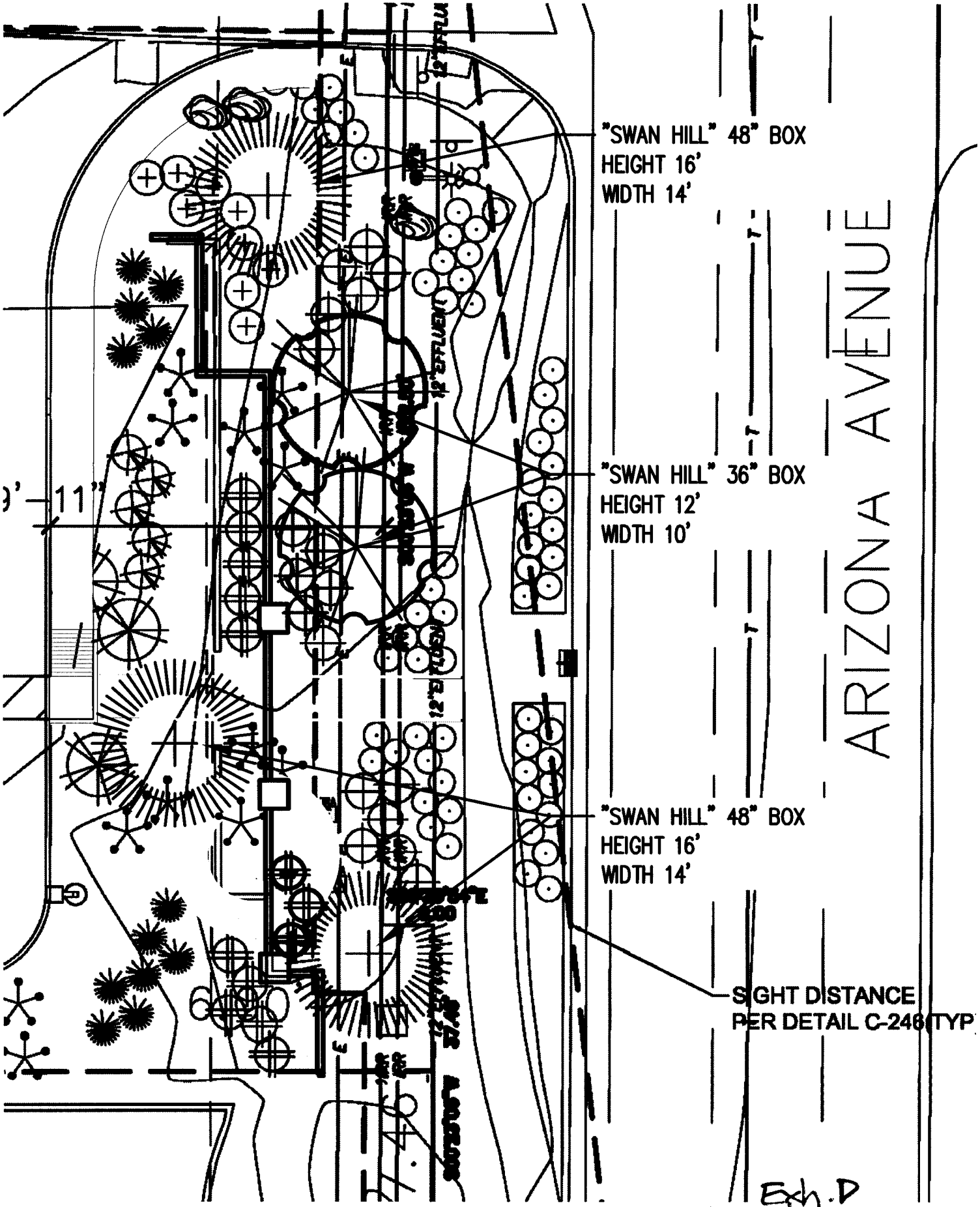
Sheet Name
PRELIMINARY SITE PLAN

Sheet Number
1

Exh. B Site Plan/Wall



Exh. C
Landscape Plan



Exh. D
Enlarged landscape plan

SITE WALL - STREET VIEW
CHANDLER EXPRESS
CAR WASH
4.15.15

Ex. E
Streetscape View

#17

APR 16 2015

Chandler

All-America City

2010

Chandler · Arizona

Where Values Make The Difference

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Applicant: Jesse Macias, PM Design Group, Inc.

Project Info: Approximately 1-acre site with a 5,600 square foot car wash facility

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the Preliminary Development Plan (PDP) request to be consistent with the General Plan and Planned Area Development (PAD) zoning, recommend approval subject to conditions.

BACKGROUND

The subject site is an undeveloped property located south of the southwest corner of Arizona Avenue and Germann Road. The property is part of a larger commercial center, Olive Tree Plaza, which has not fully developed. The parcel is just over 1 acre and located south of two existing freestanding pads; Sonic Restaurant and QuikTrip gas and convenience store along Arizona Avenue. The parcel is bordered on the south by an existing multi-family residential development, a restaurant to the north, vacant land to the west, and Arizona Avenue to the east.

The request is to allow a third freestanding pad along Arizona Avenue as part of the larger commercial center. The development was approved in accordance with Zoning Code allowing one freestanding pad per arterial street frontage. QuikTrip constitutes the pad along Germann Road and Sonic restaurant is the Arizona Avenue pad. The prior commercial center site plan included an inline retail shops building of approximately 8,125 square feet in the location proposed for the car wash.

In 1999, Olive Tree Plaza was zoned PAD along with a multi-family residential parcel. The commercial center was approved for Community Commercial District (C-2) land uses. The apartments received PDP approval and developed. A PDP was approved in 2004 for a shopping center with approximately 83,700 square feet of retail space and two freestanding pads. In 2005, a rezoning case approved a gas station with convenience store use at the intersection corner replacing a retail shops pad. In 2009, the gas station pad received a zoning time extension and approval to construct the gas station pad prior to any other development in the commercial center. A second pad in the center was represented as a bank with a single-lane drive-through which did not develop. In 2011, Planning Staff administratively approved this pad for a C-2 use, a Sonic restaurant with a drive-in and drive-through.

The car wash facility provides a car wash tunnel, small administrative office, restroom, small vending area, and equipment room. The site includes twenty-seven covered, self-serve vacuum stations. The site is designed with a one-way circulation pattern to access the car wash and vacuum area. Landscaping is in accordance with the center's existing landscape palette.

Building architecture reflects the materials and forms of the adjacent restaurant and convenience store with gas station developments. The car wash building also incorporates modern elements to further enhance the appearance of the commercial corner. There is a main tower in the center of the car wash tunnel with glazing providing customers views from the tunnel. This element is enhanced with steel framework that creates an architectural projection above the main roofline. The proposal includes building mounted signage which will conform to the sign standards set forth in the Olive Tree Plaza zoning case; reverse pan channel, 24-inch letters, and Sign Code requirements for PAD zoning.

DISCUSSION

Planning Staff finds the proposed car wash facility to be complementary with existing buildings and providing four-sided architectural design and character in conformance with Commercial Design Standards. The added modern elements and use of materials enhance the streetscape. The addition of a third pad is not unusual for a 10-acre commercial center. The building is setback approximately 70 feet from Arizona Avenue in alignment with the existing Sonic pad. The car wash facility is designed in conjunction with existing PDP entitlements for the remaining undeveloped parcel.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on February 11, 2015. No area property owners attended.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.
In Favor: 5 Opposed: 0 Absent: 2 (Baron, Wastchak)

Commission requested the addition of Condition 9 to ensure screening of the car wash exit.

RECOMMENDED ACTION

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CHANDLER EXPRESS CAR WASH FACILITY", kept on file in the City of Chandler Planning Division, in File No. PDP14-0018, except as modified by condition herein.

2. Compliance with original conditions adopted by the City Council as Ordinance No. 2980 in case PL98-173 Olive Grove Apartments, except as modified by condition herein.

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

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

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

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. The canvas shade structures shall be maintained in a manner similar to that at the time of installation.

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

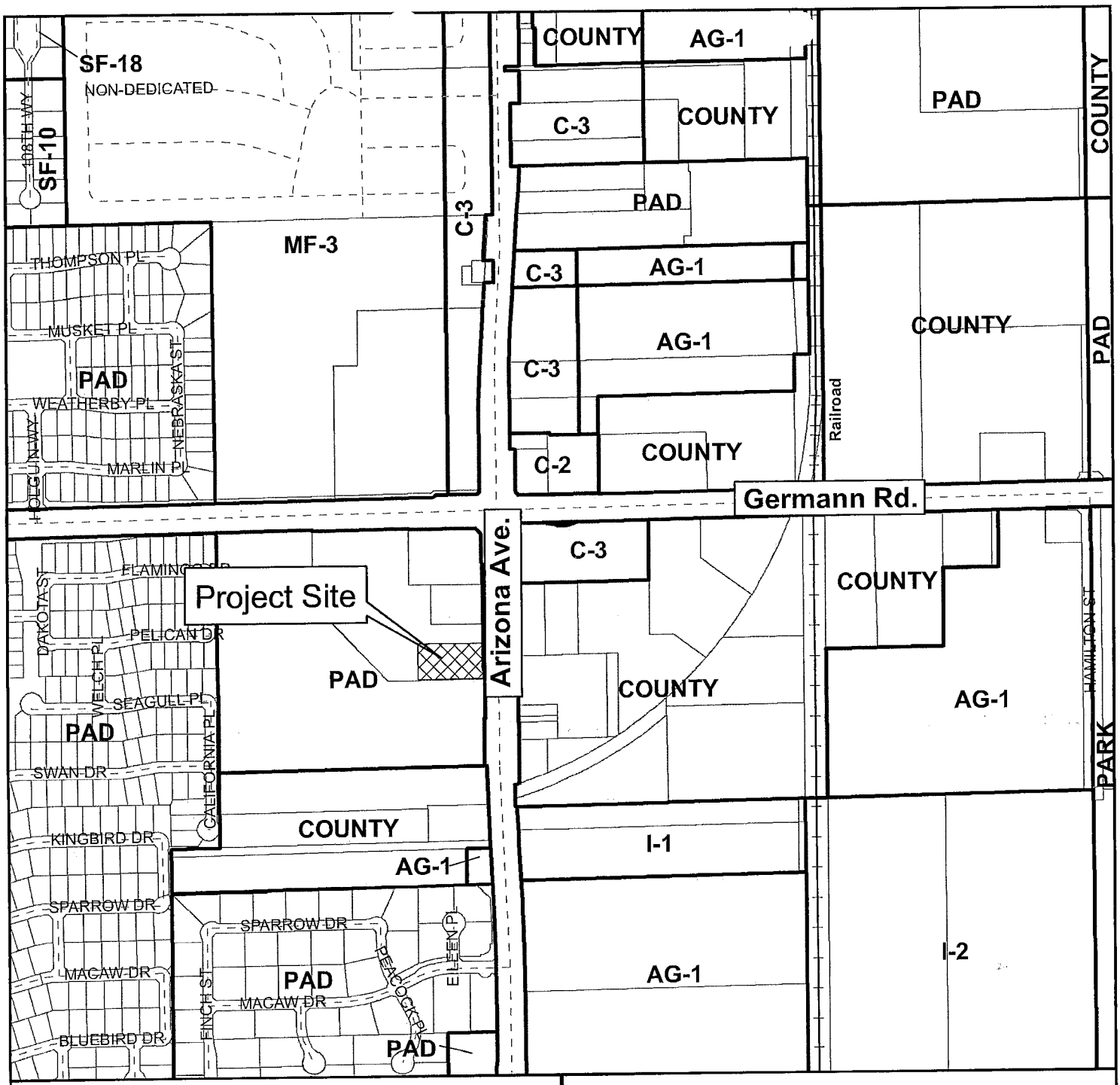
9. The applicant shall work with Staff to increase the screen wall height along Arizona Avenue to screen the car wash exit.

PROPOSED MOTION

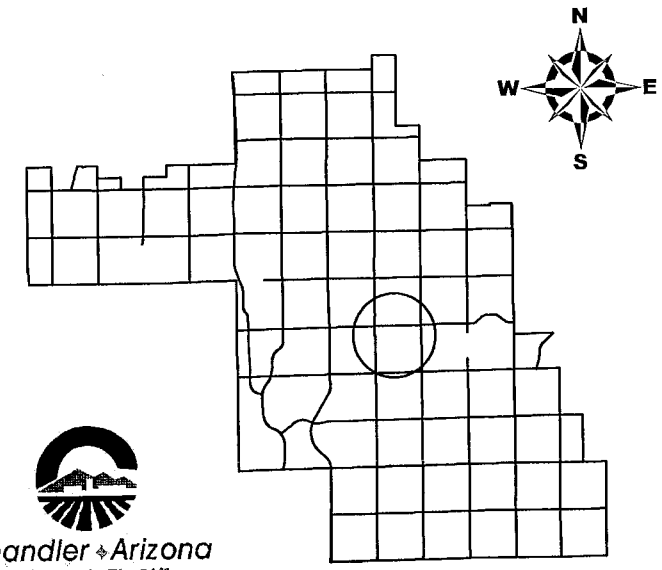
Move to approve Preliminary Development Plan PDP14-0018 CHANDLER EXPRESS CAR WASH for a car wash facility, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plans
3. Landscape Plan
4. Building Elevations
5. Floor Plan/Vacuum Stanchion Elevations
6. Original Plan, PDP04-0016 Olive Tree Plaza
7. Updated Plan, PDP12-0022 Sonic
8. Ordinance No. 2980 Olive Grove Apartments
9. Photos of Sonic and QuikTrip buildings
10. Development Booklet, Exhibit A



Vicinity Map

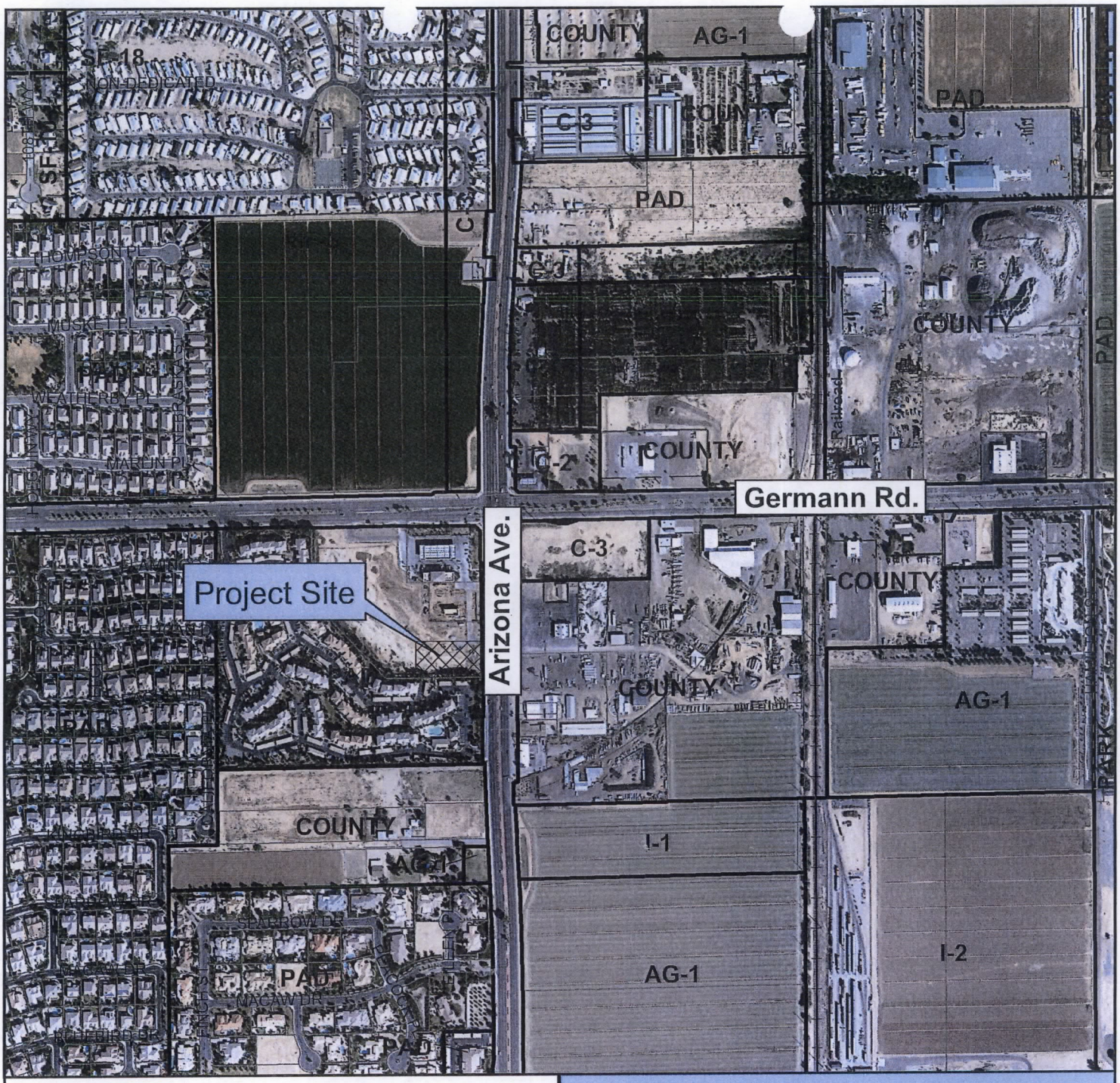


PDP14-0018

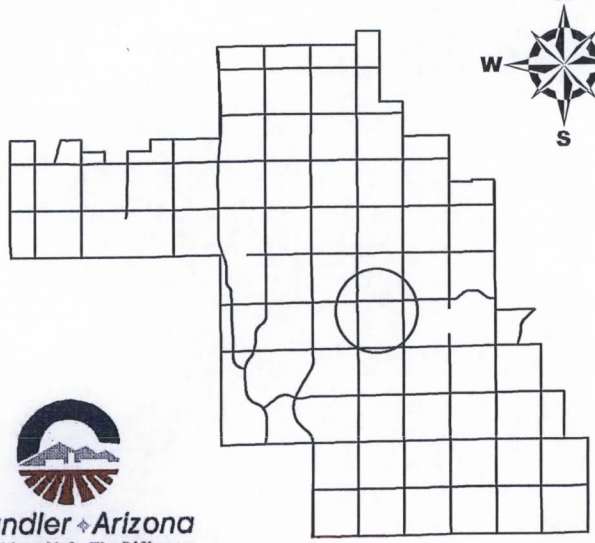
Chandler Express Car Wash

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/29/2014



Vicinity Map

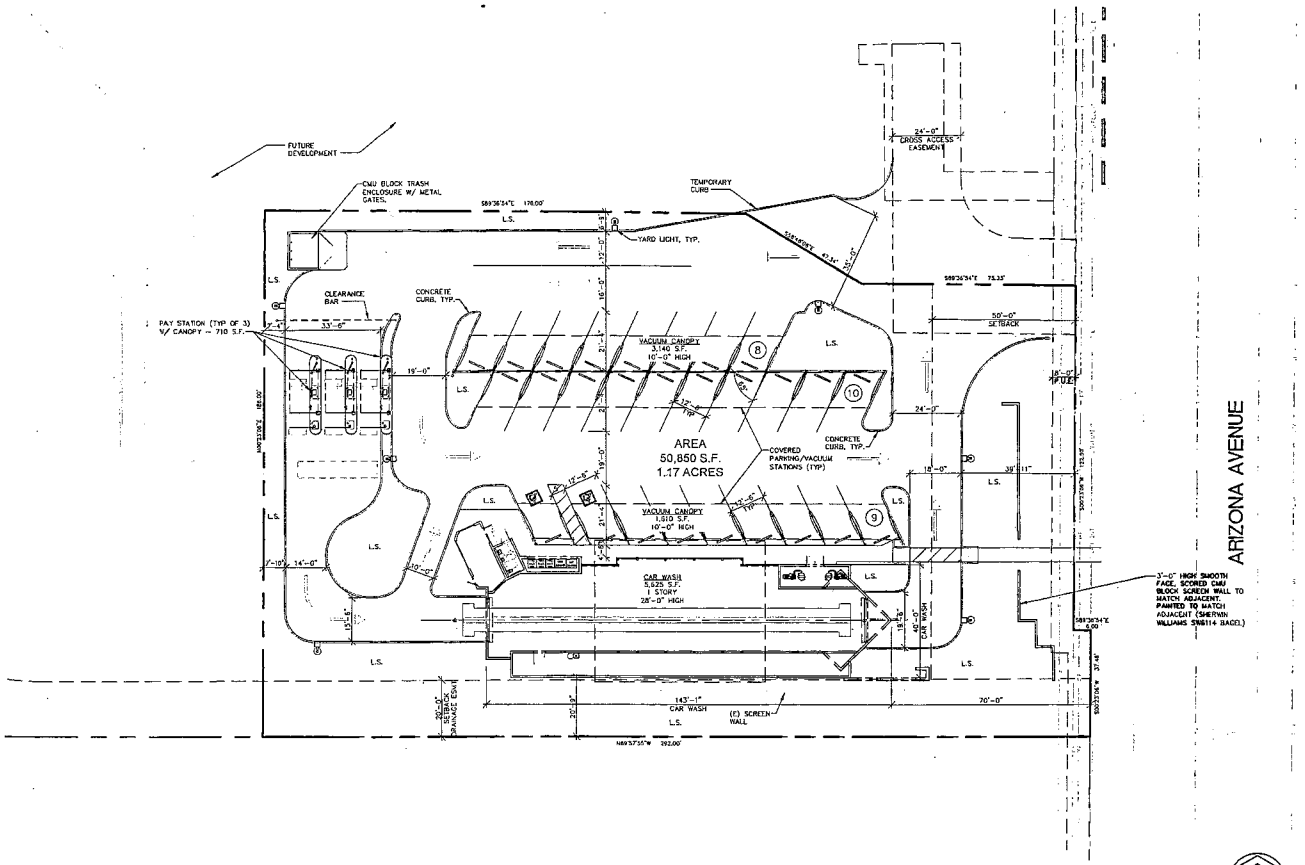


PDP14-0018

Chandler Express Car Wash

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/29/2014

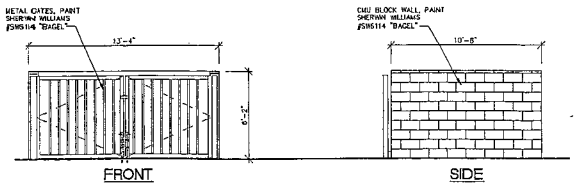


PRELIMINARY SITE PLAN

0 10 20 40 60 80
1"=20'-0" FEET

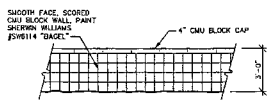
NORTH

Site Plan

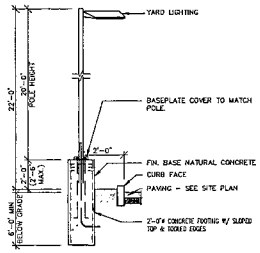


FRONT SIDE

TRASH ENCLOSURE



SCREEN WALL



YARD LIGHT

PROJECT NAME:	CHANDLER EXPRESS CAR WASH S. ARIZONA AVENUE CHANDLER, ARIZONA 85286
PROPOSED USE:	EXPRESS CAR WASH FACILITY W/ SELF-SERVE VACUUM STATIONS.
OWNER:	EXPRESS 22, LLC 3739 EAST BELL ROAD PHOENIX, AZ 85032 (602)787-0808 OFFICE (602)787-0400 FAX CONTACT: TUCK BETTIN
ARCHITECT:	PM DESIGN GROUP, INC. 1425 N FIRST STREET, SUITE 100 PHOENIX, AZ 85004 (602)457-5757 OFFICE (602)457-5755 FAX CONTACT: JESSE MACIAS
ADDRESS:	S. ARIZONA AVENUE SOUTH OF GERMANN ROAD CHANDLER, AZ 85286
APN:	PORTION OF 303-36-901
ZONING:	PAD
SITE AREA:	61,945 S.F. (GROSS) - 1.42 ACRES 50,850 S.F. (NET) - 1.17 ACRES
BLDG AREA:	CARWASH 5,625 S.F.
CANOPY AREA:	PARKING/VACUUMS 4,750 S.F. PAY STATION 700 S.F. TOTAL 5,450 S.F.
LOT COVERAGE:	BUILDING: 5,625 / 50,850 = 11.1% BUILDING & CANOPIES: 11,075 / 50,850 = 21.8% LANDSCAPE: 17,300 / 50,850 = 34.0%
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LEGAL DESCRIPTION

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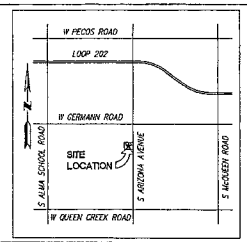
VICINITY MAP



PM design group Architects

1425 N. First Street, Suite 100
Phoenix, AZ 85004

Ph. 602-457-5757
Fax: 602-457-5755

Roy Pedro, Architect
Ken McCracken, Architect
Jesse Macias, Vice President

REGISTERED ARCHITECT CERTIFICATE NO. 49777 ROY W. PEDRO DATE SIGNED 12.19.14 ARIZONA, U.S.A. EXP 6-30-15

Seal

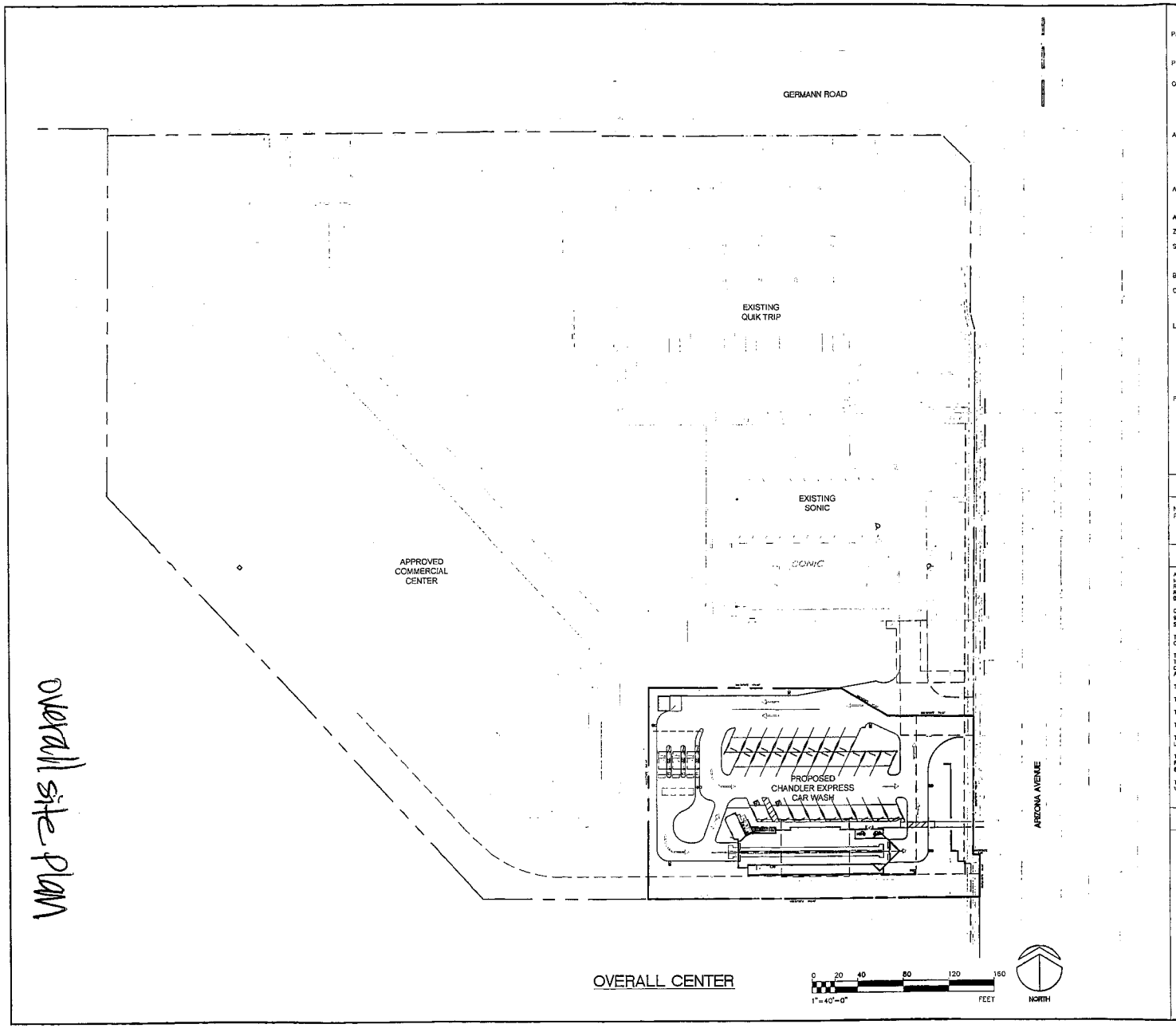
MARK	DATE	REVISION
	12/19/14	PRELIMINARY DEVELOPMENT PLAN REVIEW

CHANDLER EXPRESS
CAR WASH
SWC ARIZONA AVENUE and GERMANN ROAD
CHANDLER, ARIZONA

Project Number
CBL13003

Sheet Name
PRELIMINARY SITE PLAN

Sheet Number
1



OVERALL CENTER

0 20 40 80 120 160
1"=40'-0" FEET

Overall site plan

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A PORTION OF LAND BEING SITUATED WITHIN A PORTION OF LOT 2, AS SHOWN ON THE MINOR LAND DIVISION MAP, RECORDED IN BOOK 145, PAGE 29 OF MARICOPA COUNTY RECORDS, BEING WITHIN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (BRASS CAP IN HANDHOLE) OF SAID SECTION 9, FROM WHICH THE NORTH QUARTER CORNER (BRASS CAP FOUND FLUSH) BEARS SOUTH 89°49'02" WEST, 2603.54 FEET;

THENCE SOUTH 00°23'06" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 9, 731.21 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°36'54" WEST , 96.10 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF ARIZONA AVENUE, AS DEFINED IN BOOK 520, PAGE 21 OF MARICOPA COUNTY RECORDS, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2 AS DESCRIBED ABOVE, THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, NORTH 89°57'55" WEST, 292.00 FEET;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°23'06" EAST, 186.00 FEET;

THENCE SOUTH 89°36'54" EAST, 170.00 FEET;

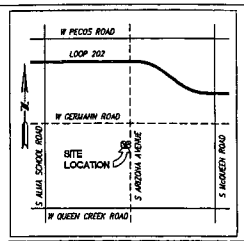
THENCE SOUTH 58°48'06" EAST, 47.34 FEET;

THENCE SOUTH 89°36'54" EAST, 75.33 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, ALSO BEING THE WEST RIGHT-OF-WAY OF SAID ARIZONA AVENUE;

THENCE ALONG SAID EAST LINE AND RIGHT-OF-WAY SOUTH 00°23'06" WEST, 122.50 FEET; THENCE CONTINUING ALONG SAID EAST LINE AND RIGHT-OF-WAY, SOUTH 89°36'54" EAST, 8.00 FEET;

THENCE CONTINUING ALONG SAID EAST LINE AND RIGHT-OF-WAY, SOUTH 00°23'06" WEST, 37.46 FEET TO THE POINT OF BEGINNING.

VICINITY MAP



PM design group Architects
1425 N. First Street, Suite 100
Phoenix, AZ 85004
Ph. 602-457-5757
Fax: 602-457-5755
Ray Pedro, Architect
Ken McCracken, Architect
Jesse Macias, Vice President

REGISTERED ARCHITECT CERTIFICATE NO. 40777 ROY W. PEDRO DATE SIGNED 10-15-14 ARIZONA, U.S.A.
EXP 6-30-15
Seal

MARK	DATE	REVISION
	10/15/14	PRELIMINARY DEVELOPMENT PLAN REVIEW

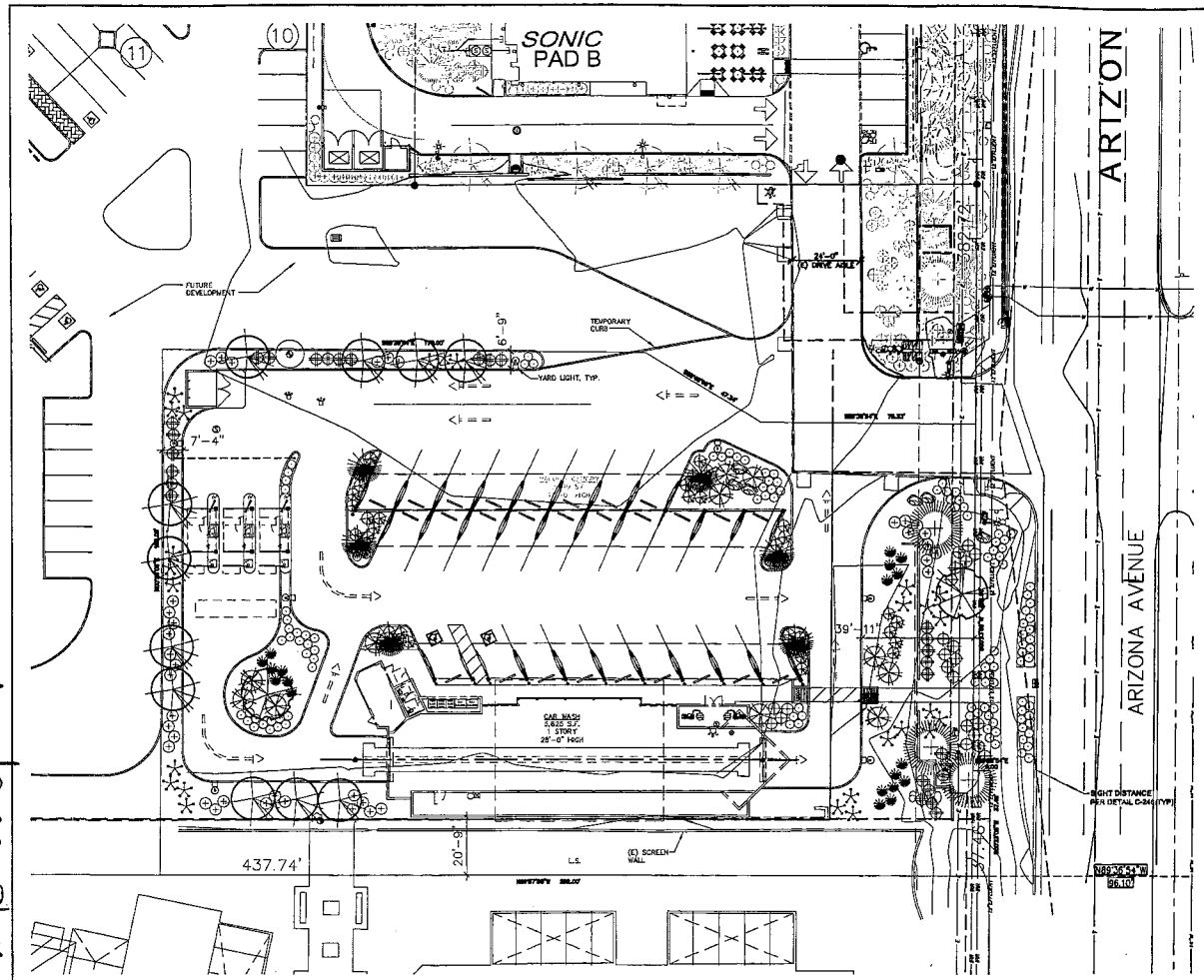
CHANDLER EXPRESS
CAR WASH
SWC ARIZONA AVENUE and GERMANN ROAD
CHANDLER, ARIZONA

Project Number
CBL13003

Sheet Name
OVERALL COMMERCIAL CENTER

Sheet Number
1.1

landscape Plan



PARKING LOT TREES MUST HAVE A MIN. CLEAR CANOPY DISTANCE OF 5' SEE SECTION [1903 (6) (c) (4) ZONING CODE

TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A F.H INDICATES HYDRATE LOCATIONS.

ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH IS NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROMT THE DATE REPLACED.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR

CONTRACTOR MUST SUBMIT A DECOMPOSED GRANITE SAMPLE T CITY LANDSCAPE ARCHITECT PRIOR TO ORDERING.

PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR/DEVELOPER SHALL NOTIFY THE CITY LANDSCAPE ARCHITECT AT 480-782-3428 AT LEAST 48 HOURS IN ADVANCE OF INSTALLATION WORK.

ALL ROCK GROUNDCOVER AREAS SHALL BE SPRAYED WITH PRE-EMERGANT HERBICIDE BY A LICENSED APPLICATOR AS PART OF INSTALLATION AS FOLLOWS (MINIMUM OF THREE (3) APPLICATIONS ARE REQUIRED):

- PRIOR TO THE APPLICATION OF GRANITE: ½ GALLON PER ACRE
- AFTER GRANITE APPLICATION: ½ GALLON PER ACRE
- PRIOR TO FINAL ACCEPTANCE: 1 GALLON PER ACRE

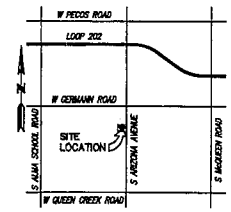
I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

02.02.15

REGISTERED LANDSCAPE ARCHITECT DATE

PROPOSED LANDSCAPE LEGEND

	HEIGHT	WIDTH	CALIPER	QTY
OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE 48" BOX	16.0	14.0	4.00	3
PROSOPIS ALBA 'COOPER' MESQUITE 24" BOX	8.0	4.0	1.50	11
OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE 36" BOX	12.0	10.0	3.00	2
NERIUM OLEANDER WHITE OLEANDER TREE 24" BOX	9.0	4.0	1.25	6
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON - 26				
HESPERALOE PARVIFLORA RED YUCCA 5 GALLON - 22				
LEUCOPHYLLUM LANGMANIAE RIO BRAVO SAGE 5 GALLON - 37				
RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON - 35				
LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON - 121				
3/4" SCREEN DESERT GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS				
3'x3'x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH - 6				
HESPERALOE PARVIFLORA YELLOW YUCCA 5 GALLON - 19				
NERIUM OLEANDER DWARF 'PINK' OLDEANDER 5 GALLON - 28				
CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM 15 GALLON - 11				



VICINITY MAP

PRELIMINARY LANDSCAPE PLAN

0 10 20 40 60 80
1"=20'-0" FEET

NORTH

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA:	50,850	SQ.FT.	1.17	AC
TOTAL BUILDING AREA:	5,625	SQ.FT.	11	% OF SITE AREA
TOTAL LANDSCAPE AREA:	12,265	SQ.FT.	24	% OF SITE AREA
TOTAL PARKING AREA:	9,190	SQ.FT.	18	% OF SITE AREA
LANDSCAPE IN PARKING AREA:	2,230	SQ.FT.	24	%, 10% MIN.OF PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED
TOTAL TURF AREA:	0	SQ.FT.	0	% OF LS AREA
SHRUBS\GROUNDCOVERS:	9,812	SQ.FT.	80	% OF LS AREA
INORANGIC\GRANITE:	2,453	SQ.FT.	20	% OF LS AREA

CITY OF CHANDLER LANDSCAPE NOTES:

THE LANDSCAPE WILL BE MAINTAINED BY THE DEVELOPER OR CONTRACTOR FOR A PERIOD OF NINETY (90) DAYS FOLLOWING A PRELIMINARY INSPECTION AND ACCEPTANCE BY THE CITY. IF NOT HEALTHY AT THE END OF THE MAINTENANCE PERIOD, THE MAINTENANCE SHALL BE CONTINUED UNTIL THE PLANT MATERIAL IS APPROVED BY THE CITY.

CONTRACTOR MUST SUBMIT A DECOMPOSED GRANITE SAMPLE TO THE CITY LANDSCAPE ARCHITECT PRIOR TO ORDERING.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.

ALL TREES WITHIN VEHICULAR SIGHT DISTANCE/ VISIBILITY CLEAR ZONES SHALL HAVE A MINUMUM 6' CLEARANCE / CLEAR TRUNK TO 6' ABOVE THE NEAREST CURB.

PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET.

THE FINISH GRADE TOP OF GRANITE IS IS TO BE 1 1/2" BELOW THE TOP OF SIDEWALKS OR ANY OTHER PAVED SURFACE.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE..

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6) (A) ZONING CODE..

TREES MUST MAINTAIN A MINIMUM 6' SETBACK FROM THE FACE OF CURB (IN AREAS EFFECTED BY FUTURE TURN LANES, TREES MAY BE PLACED NO LESS THAN 4' FROM FACE OF CURB.

THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL AND THAT SUCH MUST BE RELOCATED\CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT\PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT

DOUBLE ROW PLANTERS ISLANDS [9' X 38'] MUST CONTAIN A MIN. OF 2 TREES AND 10 [5 GALLON] SHRUBS AND 1 ADDITIONAL SHRUB FOR EVERY 25 FEET

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 255-0320 F. (602) 255-6619
EMAIL: timmcqueen@tjmla.net
TJ&M ASSOCIATES

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1425 N. First Street, Suite 100
Phoenix, AZ 85004
Ph. 602-457-5757
Fax: 602-457-5758
Roy Pedro, Architect
Ken McCracken, ArchPart
Jesse Medina, Vice President

Seal

MARK	DATE	REVISION

CHANDLER EXPRESS
CAR WASH
SWC ARIZONA AVENUE and GERMANN ROAD
CHANDLER, ARIZONA

Project Number
CBL13003

Sheet Name
PRELIMINARY LANDSCAPE PLAN

Sheet Number
La.01

EAST elevation

Color Legend:

NORTH elevation

PM design group Architects

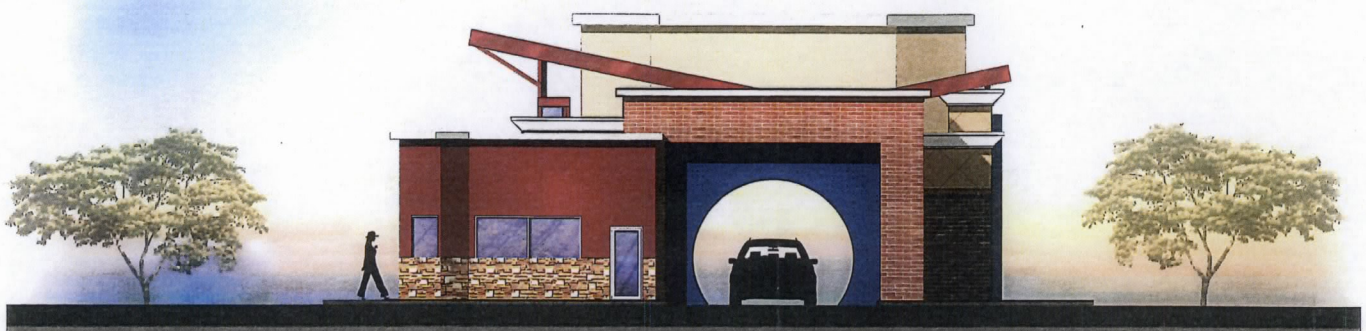
CHANDLER EXPRESS

SWC Arizona Ave + Germann Rd
Chandler, AZ

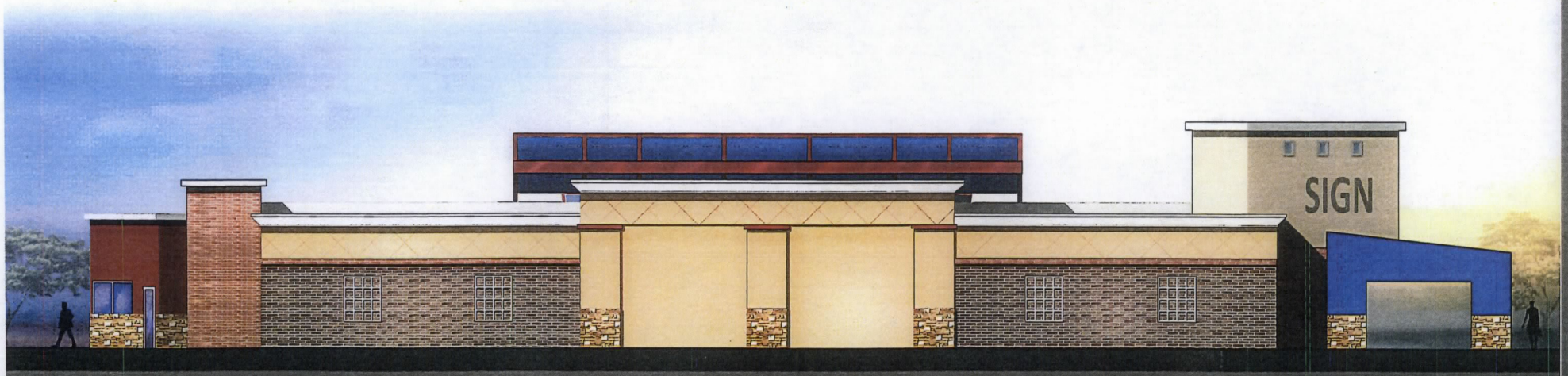
2.17.15

Color Legend:

- Sherwin Williams SW7591 "Red Barn"
- Quik-Brik Heritage Blend
- Painted Wall Finish "Cobblestone Blue"
- Quik-Brik Marous Blend
- Sherwin Williams SW6114 "Bagel"
- Gale Pacific Fabric "Aquatic Blue"
- Sherwin Williams SW6113 "Interactive Cream"
- Country Ledgestone "Honey"



WEST elevation



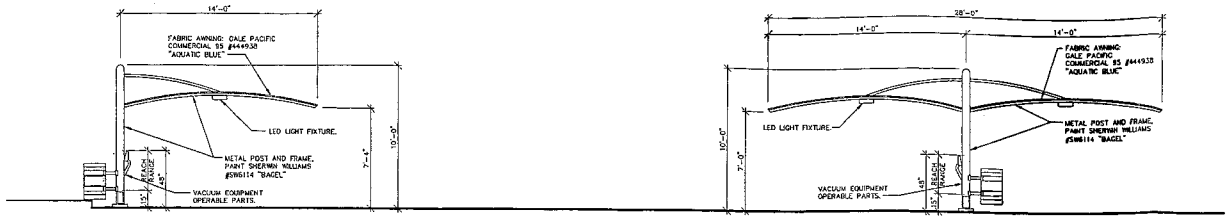
SOUTH elevation

PM design group Architects

CHANDLER EXPRESS

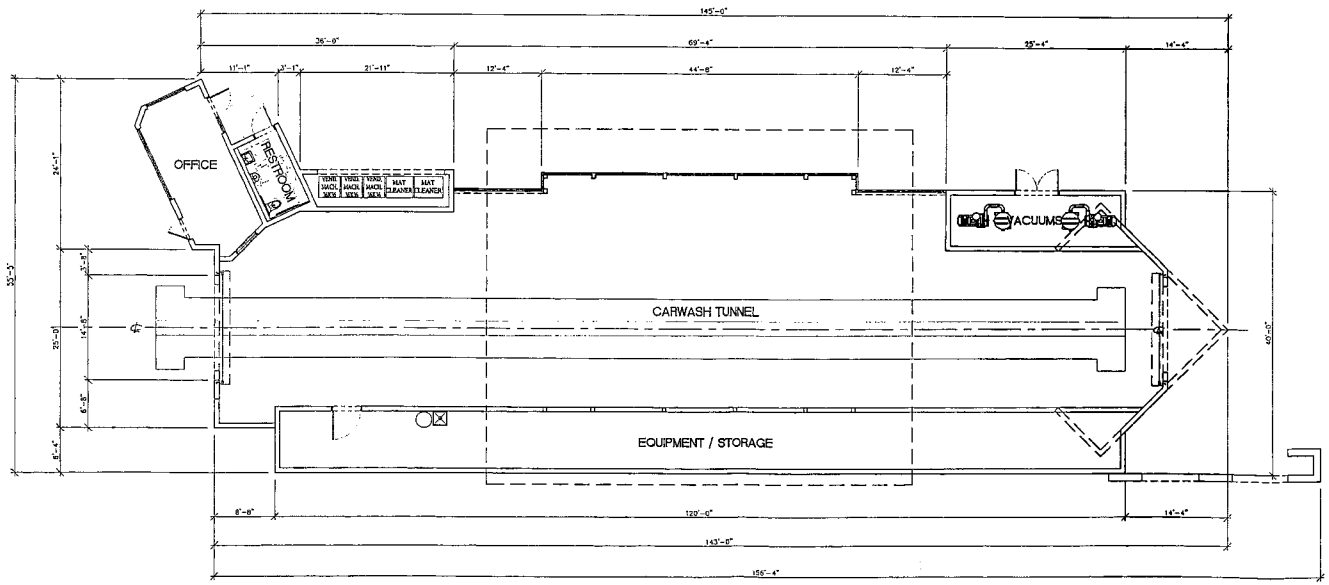
SWC Arizona Ave + Germann Rd
Chandler, AZ

2.17.15



VACUUM STANCHION ELEVATIONS

SCALE: 1/4"=1'-0"



FLOOR PLAN

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

0 4 8 16 24 32 FEET

1/8"=1'-0"

NORTH

PM design group Architects

1425 N. First Street, Suite 100
Phoenix, AZ 85004

Ph: 602-457-5757
Fax: 602-457-5755

Roy Pedro, Architect
Ken McCracken, Architect
Jesse Medina, Vice President

REGISTERED ARCHITECT
CERTIFICATE NO. 49777
ROY W. PEDRO
DATE SIGNED 12-19-14
ARIZONA, U.S.A.
EXP 6-30-15

Seal

MARK	DATE	REVISION
	12/19/14	PRELIMINARY DEVELOPMENT PLAN REVIEW

CHANDLER EXPRESS
CAR WASH
SWC ARIZONA AVENUE and GERMANN ROAD
CHANDLER, ARIZONA

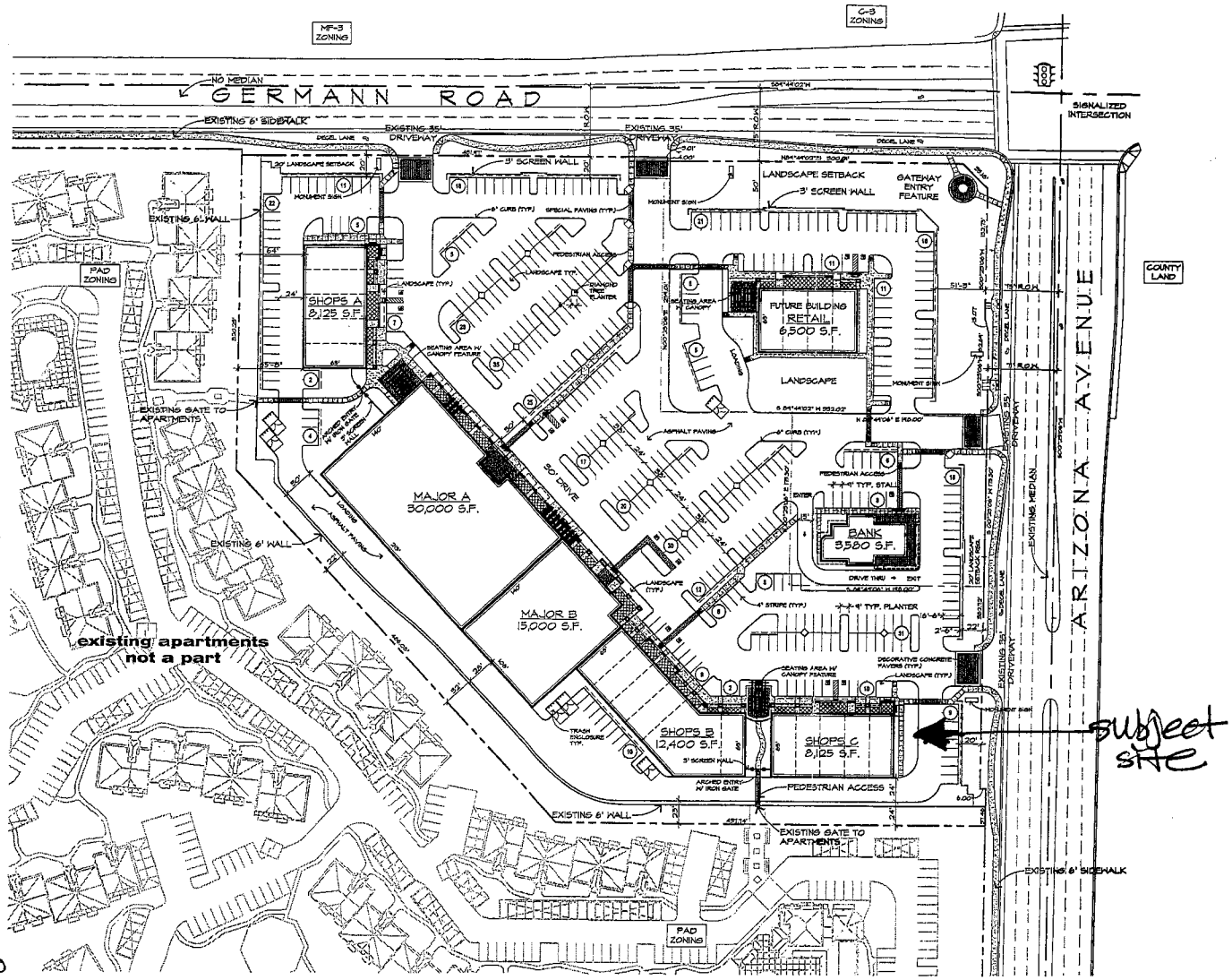
Project Number
CBL13003

Sheet Name
FLOOR PLAN
& VACUUM
STANCHIONS

Sheet Number
3

Floor plan/
Vacuum stanchion elevations

original plan: PDP04-0016 Olive Tree Plaza



preliminary site plan

scale: 1" = 50'-0"

0 50' 100' 150'

north

project directory

APPLICANT:
AMERICAN PROPERTY DEVELOPMENT SOUTHWEST
11333 NORTH SCOTTSDALE ROAD SUITE 240
SCOTTSDALE, ARIZONA 85254
CONTACT: ROBERT KVAMME
PHONE: (480) 214-6980
FAX: (480) 214-7613

OWNER:
CYPRESS POINTE, LLC
A WASHINGTON LIMITED LIABILITY CO.
110 110TH AVE. N.E. SUITE 550
BELLEVUE, WA 98004

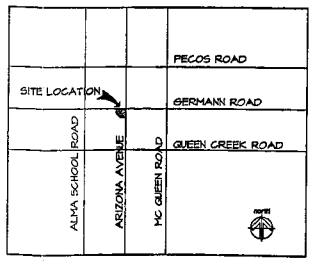
ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: KEVIN D. KERPAN
PHONE: (602) 955-3400
FAX: (602) 955-0486
EMAIL kkerpan@rkaa.com

legal description

LOT ONE (1), OLIVE GROVE APARTMENTS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 520 OF MAPS, PAGE 21.

site data

ZONING:	P.A.D.
PROPOSED USE:	NEIGHBORHOOD RETAIL
GROSS SITE AREA:	(566,583 S.F.) 13.01 ACRES
NET SITE AREA:	(456,836 S.F.) 10.44 ACRES
BUILDING AREA:	
MAJOR A:	30,000 S.F.
MAJOR B:	15,000 S.F.
SHOPS A:	8,125 S.F.
SHOPS B:	12,400 S.F.
SHOPS C:	8,125 S.F.
RETAIL:	6,500 S.F.
BANK:	3,580 S.F.
TOTAL BUILDING AREA:	83,730 S.F.
SITE COVERAGE:	18.3 %
OCCUPANCY:	MERCHANTILE
CONSTRUCTION TYPE:	V-N, FIRE SPRINKLERED
TOTAL PARKING REQUIRED (4.0/1000):	335 SPACES
TOTAL PARKING PROVIDED (5.0/1000):	423 SPACES
ACCESSIBLE SPACES REQUIRED:	9 SPACES
ACCESSIBLE SPACES PROVIDED:	13 SPACES



vicinity map

scale: n.t.s.

AMERICAN PROPERTY DEVELOPMENT, INC.
110 110th Ave. N.E. Suite 550 (425) 455-5433
BELLEVUE, WA 98004 fax (425) 637-7678

ROBERT KUBICEK Architects And Associates, Inc.
2233 East Thomas Road
Phoenix, Az. 85016-5474
(602) 955-3900 Phone
(602) 955-0486 Fax
www.rkaa.com

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING
date 11-09-04

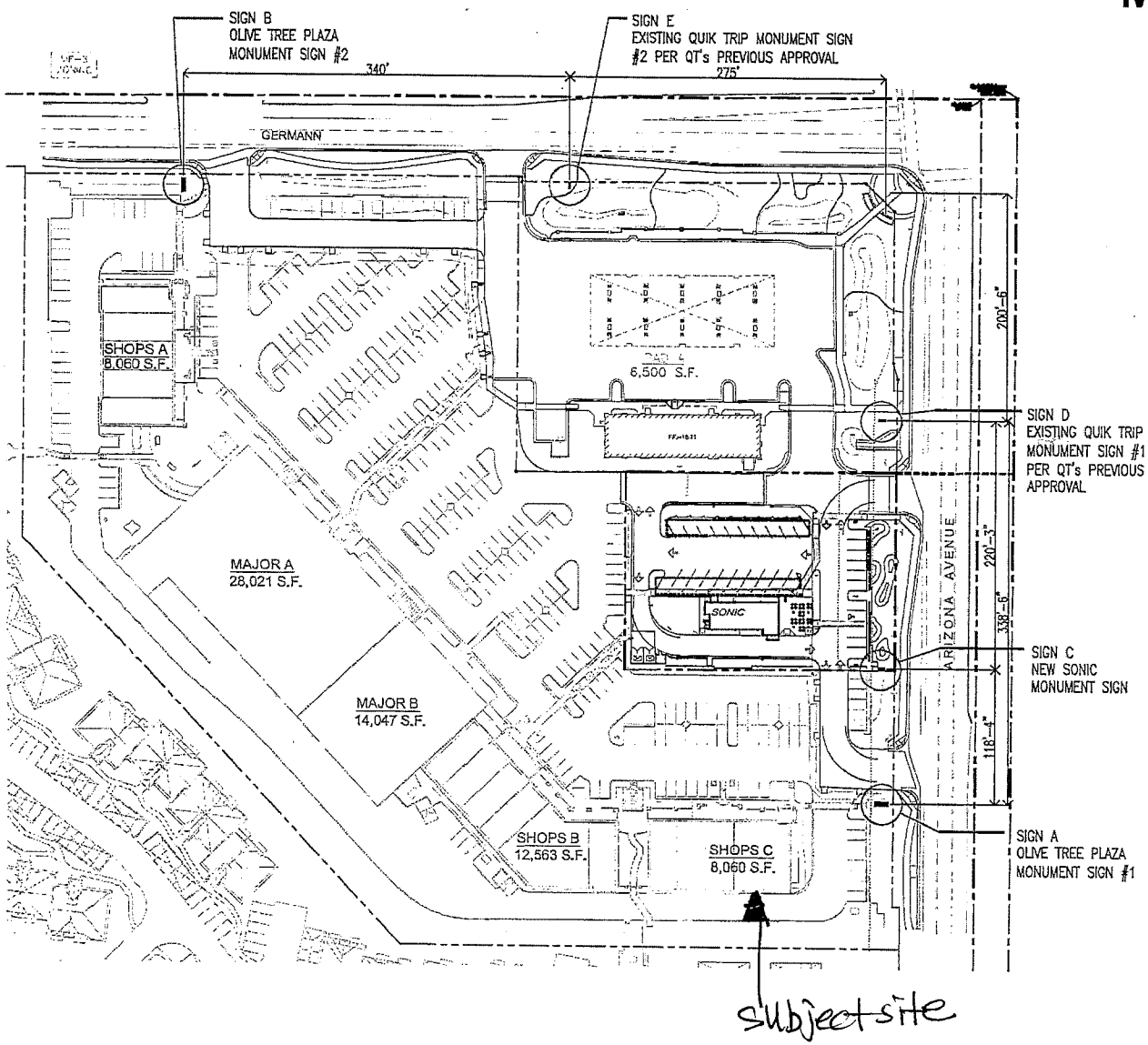
Olive Tree Plaza

American Property Development, Inc.
SWC Arizona Ave. & Germann Road
Chandler, Arizona

design KDK
drawn KDK
check HU

sheet SP-1 of
job 03109

Olive Tree Plaza
Monument Sign Location Plan
Exhibit 2



subject site

SIGN LEGEND:

SIGN A	OLIVE TREE PLAZA MONUMNET SIGN #1 14' HEIGHT, 5 TENANT PANELS
SIGN B	OLIVE TREE PLAZA MONUMENT SIGN #2 8' HEIGHT, 4 TENANT PANELS
SIGN C	SONIC MONUMENT SIGN 6' HEIGHT
SIGN D	EXISITNG QUIK TRIP MONUMENT SIGN #1 BY OTHERS PER QT'S PREVIOUS APPROVAL, 6' HEIGHT
SIGN E	EXISTING QUIK TRIP MONUMENT SIGN #2 BY OTHERS PER QT'S PREVIOUS APPROVAL, 6' HEIGHT

OLIVE TREE PLAZA
MONUMENT SIGN
LOCATION PLAN

0 50' 100' 200'

SCALE: 1"=100'-0"

PDP12-0022 Sonic - updated site plan with Sonic and Quiktrip pads 5/2013

City Clerk
Official File Copy

ORDINANCE NO. 2980

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD (PL98-173 OLIVE GROVE APARTMENTS) 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:

That part of the East Half of the Northeast Quarter of Section 9, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northeast Corner of said Northeast Quarter of Section 9;
Thence South 89 degrees 51 minutes 40 seconds West along the North line of said Northeast Quarter, a distance of 1301.57 feet;
Thence South 00 degrees 31 minutes 40 seconds West, a distance of 40.00 feet to the true point of beginning;

Thence North 89 degrees 51 minutes 40 seconds East, a distance of 954.89 feet;
Thence South 85 degrees 33 minutes 53 seconds East, a distance of 125.40 feet;
Thence North 89 degrees 51 minutes 40 seconds East, a distance of 38.72 feet;
Thence South 00 degrees 23 minutes 06 seconds West, a distance of 133.03 feet;
Thence North 89 degrees 51 minutes 40 seconds East, a distance of 75.92 feet;
Thence South 00 degrees 22 minutes 03 seconds West, a distance of 46.83 feet;
Thence South 15 degrees 00 minutes 32 seconds East, a distance of 41.48 feet;
Thence South 00 degrees 22 minutes 03 seconds West, a distance of 735.51 feet to a point on a tangent curve to the left, concave easterly, whose radius bears South 89 degrees 37 minutes 57 seconds East, a distance of 77044.44 feet;
Thence Southerly along said curve through a central angle of 00 degrees 58 minutes 51 seconds, an arc length of 131.89 feet;
Thence North 89 degrees 57 minutes 55 seconds West, a distance of 1209.74 feet;
Thence North 00 degrees 31 minutes 40 seconds East, a distance of 1093.72 feet to the true point of beginning.

Said parcel is hereby rezoned from AG-1 to PAD subject to the following conditions:

1. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

2. Right-of-way dedications to achieve full half widths for Germann Road and Arizona Avenue, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan

3. Construction shall commence above foundation walls within two (2) 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.

4. Undergrounding, if applicable, of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.

5. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

7. Development shall be in substantial conformance with Exhibit A, Development Booklet, except as modified by condition herein.

8. The tot lots shall have a minimum of 20 play stations.

9. The commercial site plan is conceptual only. The representation in Exhibit A is specifically not approved.

10. Zoning and Preliminary Development Plan approval do not constitute Final Site Development Plan approval. Site Development Plan approval shall be subject to all requirements of code and/or condition.

11. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner.

12. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way), perimeter walls and retention basin designs.

13. All dwelling units shall have copper plumbing supply lines.

14. Due to the impact of the development, a development agreement in the form approved by the City as required to provide necessary public infrastructure.

15. Approval by the City Engineer and Director of Planning and Development with regard to the details of all submittals required by code or condition.

16. Effluent – The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (a. k. a. effluent). If reclaimed water is not available at the time of construction, 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. The open space, common areas, and landscape tracts may be irrigated and supplied with water on an emergency basis only as determined by the effluent supplier for these needs. The developer will be responsible for all internal system costs for effluent and emergency water sources. The developer will also be responsible for all potable water costs as determined by the City.

17. 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.

18. 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.

19. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Olive grove Apartments development shall use treated effluent to maintain open space, common areas, and landscape tracts.

20. The front yard setback from the future right-of-way along Germann Road should be fifty (50) feet.

21. The spacing of trees on the south side shall be 11 feet on center and the spacing of trees on the west side shall be 17 feet on center.

22. The tree sizes along Arizona Avenue and Germann Road shall be one size larger than that required by code.

23. Roof tile colors will be two different types as approved by Staff, unless four different roof types can be designed which are closer in shape color.

24. The windows on the rear elevations will be changed as follows: Three of the six upper floor four-panel windows will be changed to a taller window as depicted on the front elevations.

25. The three-story element on Building F will be moved to Building K.

26. One roof section of buildings B, F, L, M, P, U, six of the 16 unit two-story buildings will be raised 2 feet above the plate line and these roof sections and roof lines shall be approved by Staff.

27. The landscaping in the joint easement between the commercial and residential portions of the property shall be installed in Phase I.

28. Full right-of-way improvements for both phases shall be installed along Arizona Avenue and Germann Road during Phase I subject to the approval of the City Engineer.

29. The tree plantings along the south and west sides shall be upgraded one size from the City standards (one-half 24 inch box and one-half 36 inch box), and the trees along the south side shall be planted 11 feet on center, and along the west side 17 feet on center upon the approval of the City's Landscape Architect as to the tree spacing and planting size.

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

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

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 13 day of May, 1999.

ATTEST:

CITY OF CHANDLER INCORPORATED SEAL ARIZONA

CITY CLERK

MAYOR

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 2980 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27 day of May, 1999, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED: 6-3-99
6-9-99

STREETSCAPE OF EXISTING QUIKTRIP AND SONIC BUILDINGS

East Elevation view along Arizona Avenue