



MEMORANDUM Transportation & Development – BA Memo No. 13-005

DATE: APRIL 26, 2013
TO: BOARD OF ADJUSTMENT
THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
FROM: JEFF KURTZ, PLANNING ADMINISTRATOR
SUBJECT: VAR13-0002 CHANDLER FORUM

Request: Appeal of the Zoning Administrators Decision
Applicant: Jason Morris: Withey Morris PLC
Location: 1975 S. Price Road
Existing Use: Three-story office building
Zoning: Planned Area Development (PAD)

This item was continued from the April 10, 2013 Board of Adjustment meeting. Staff is forwarding the previously transmitted Staff report for use by the Board.

The Board of Adjustment has the Powers and Duties as enacted by the Chandler Zoning Code to:

(2) Hear and decide all appeals that may be taken by any person or any Officer, Department, Board or Division of the City when there is an alleged error in any such order, requirement or decision made by the Zoning Administrator in the enforcement of the provisions of this Code.

This appeal pertains to the enforcement and administration of a 2002 zoning case for a building and site constructed at the northeast corner of Price and Germann Roads. The zoning case, DVR02-0024 and Ordinance 3385, was known as and titled Americredit Chandler. The zoning case requested rezoning from AG-1 to Planned Area Development (PAD) together with a Preliminary Development Plan (PDP) to construct an Industrial Call Center building on approximately 14 acres. The application sought zoning approval proposing to develop a build-to-suit facility for AmeriCredit Corp., a freestanding 150,000 net square foot three-story office

building. The application was recommended for approval by Staff and Planning Commission and approved by Mayor and Council as per the representations that the use was a single-user corporate office in an integrated campus-like setting thus was consistent with the Chandler General Plan. The building and site improvements were constructed and have been in continuous use since completion.

The City of Chandler Zoning Code includes a Zoning District named Planned Area Development (PAD). The PAD Zoning District purpose is as follows:

35-1700. Purpose.

The Planned Area Development (PAD) zoning designation is intended to accommodate, encourage and promote innovatively designed developments involving residential and nonresidential land uses, which together form an attractive and harmonious unit of the community. Such a planned development may be designed as a large-scale separate entity, able to function as an individual community, neighborhood, or mixed-use development; as a small-scale project which requires flexibility because of unique circumstances or design characteristics; or as a transitional area between dis-similar land uses (interface zone). Thus it can be used either as an overlay district to provide flexibility in an otherwise established land use district, or it can be used as an independent district.

This zoning designation recognizes that adherence to a rigid set of space, bulk and use specifications contained elsewhere in this Code would preclude the application of the PAD concept. Therefore, where PAD zoning is deemed appropriate or necessary, traditional rigid zoning regulations are replaced by performance considerations to fulfill the objectives of the Chandler General Plan. The PAD zoning designation may be tailored to meet the specific development representations of an applicant, relative to permitted uses, design standards, and other details. Hence one PAD designation may vary considerably from another designation.

The property, known at the time as the Americredit property, sought and received PAD zoning for a specific development request. The PAD zoning application included specific information and intuitive information which characterized the request. The approved request was found to be consistent with the General Plan. The Americredit PAD Zoning District was a unique and individual zoning district based solely on the zoning request's unique and individual specifics. The Americredit PAD Zoning District included performance considerations inherent in the request. The Americredit PAD Zoning District is not the same as any other PAD Zoning District and thus enjoys rights or restrictions specific to that and only that Americredit PAD Zoning District evidenced by representations that may or may not have been restated by stipulation but none the less part of the record being considered by the approving authority.

This appeal's focus is whether or not the property enjoys the right to have a building that contains an unrestricted number of multiple tenants in any size or configuration of commercial office uses. Staff portends that the Americredit PAD Zoning District, by representations made as part of the zoning request, limited the building's use to being in substantial conformance with the representations that the building would be occupied by a single tenant (Americredit). Staff is administratively charged to enforce the zoning requirements.

Ordinance 3385 which rezoned the property included a stipulation (No.1) requiring that the property's development be in substantial conformance with the Development Booklet, Exhibit A. The Development Booklet was transmitted as part of a staff report and contained background information and specifics of the development request, together with the Planning Commission and Staff recommendation, all used by Mayor and Council in consideration of the request. The nature of the request sought approval to build a single tenant commercial office building and as such the Americredit PAD Zoning District, applicable to only this property, was approved.

Over the years, since 2002, a minor zoning administrative decision was made altering the building's zoning performance in a manner deemed to be in substantial conformance with the Americredit PAD Zoning District. Specifically, a second commercial office tenant (Orbital Sciences) was authorized to occupy a minor portion of the entire building with the Zoning Administrator's finding that substantially, the property's zoning maintained conformity due to the alteration being proposed was (1) an allowed use and (2) that the square footage it comprised was less than a majority portion of the building. This Zoning Administrator's determination did not create any new or additional zoning entitlements for the property, nor alter the zoning rights otherwise permitted considering the specific attributes of the Orbital Sciences occupancy. This determination rather simply allowed the Americredit PAD Zoning District authority to remain in substantial conformance with that zoning previously enacted by legislative authority under Ordinance 3385. Orbital Sciences occupied the building for several years and has since vacated the previously occupied space within the building.

Recently, the property owner sought a written Zoning Administrator opinion if a new tenant (On-Trac) could occupy a portion of the building. The Zoning Administrator opined, consistent with past opinions and not in an arbitrary or capricious manner that the On-Trac tenancy would be permitted as long as the building performance maintained the substantial conformity with the Americredit PAD Zoning District. The specific and consistent performance measure was that there must be one major tenancy, as demonstrated by amount of square footage utilized by the major tenant, being greater (more than) that amount of tenancy square footage utilized by the additional tenant in any configuration of tenancy. Attached are documents that contain the property owner's appeal of the opinion.

FINDING

The Zoning Administrator's opinion is valid and just as it applies to the specific Americredit PAD Zoning District. Many persons, correctly so, understand zoning regulations and the administration of those regulations in a manner that is applied broadly to traditional rigid zoning districts that can by their codification operate in a less restrictive manner than can be regulated by a unique and specific PAD Zoning District tailored to meet specific development representations of an applicant, relative to permitted uses, design standards, or other details. PAD Zoning Districts use performance considerations to replace the traditional rigid zoning regulations to fulfill the objective of the Chandler General Plan. A building on this property, regulated by the property's specific and unique zoning, that has commercial office uses in an unrestricted number of multiple tenants in any size or configuration, would violate the Americredit PAD Zoning District adopted under Ordinance 3385.

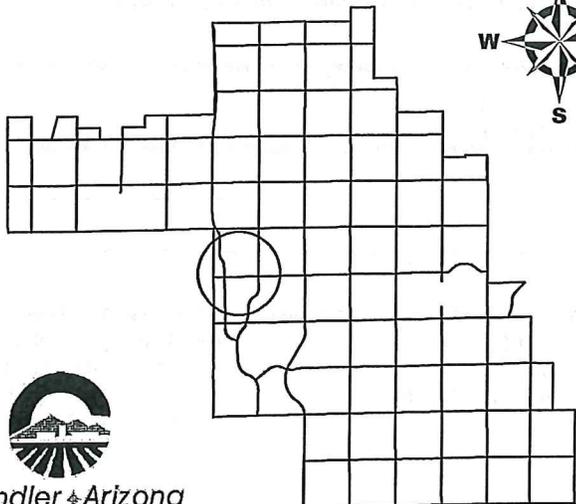
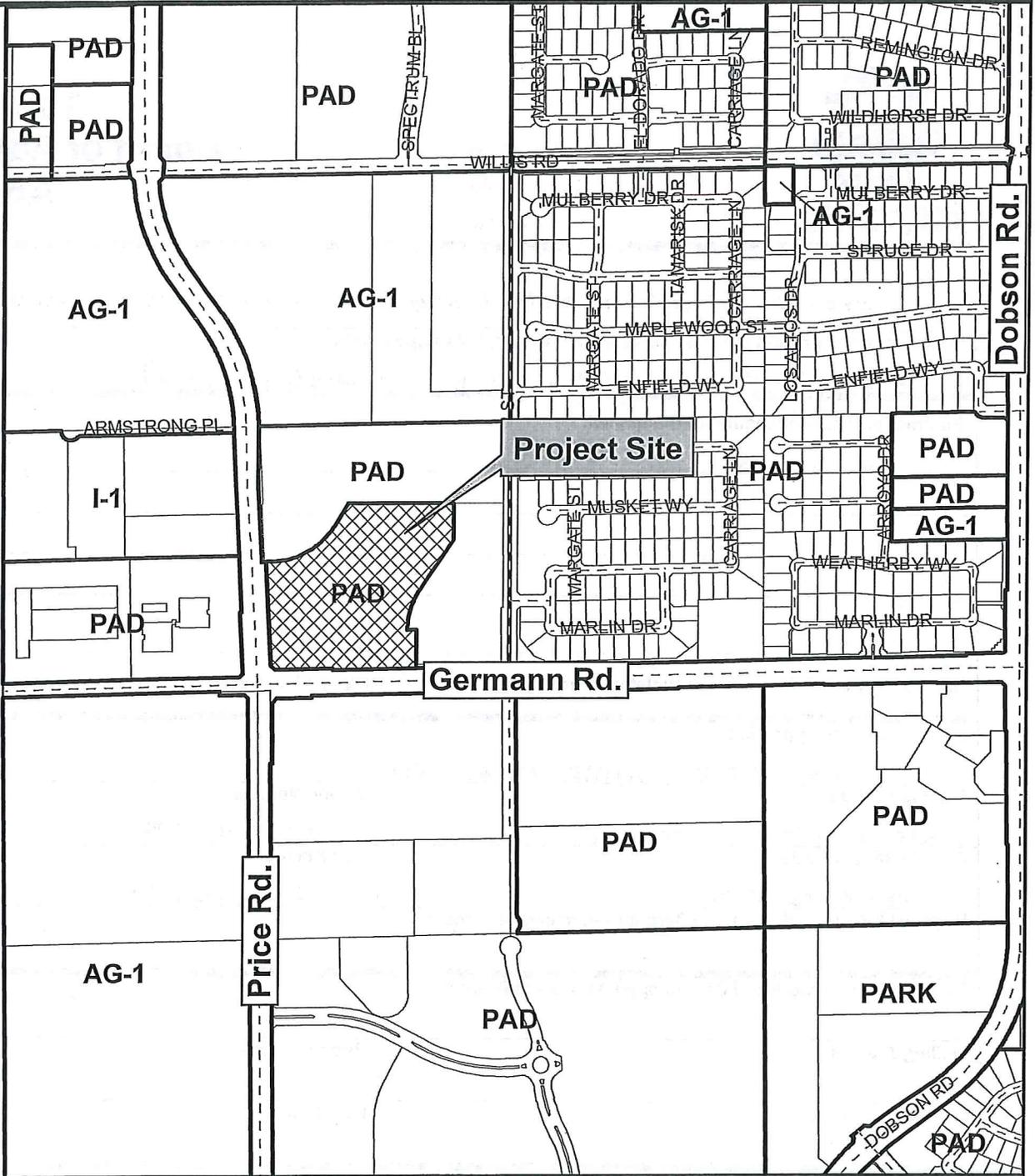
PROPOSED MOTION

Move to deny the appeal and uphold the Zoning Administrator's decision in the case of VAR13-0002 Chandler Forum.

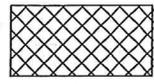
ATTACHMENTS

Vicinity Map
Appeal Application
Appeal Letter with attachments
Rezoning application
Rezoning memorandum
Ordinance 3385
Development Booklet, Exhibit A, excerpts

Gila River Indian Community



Vicinity Map

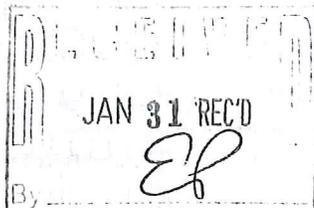


VAR13-0002

Chandler Forum



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Appeal to the Board of Adjustment Application

Please complete and attach Form No. 133, Board of Adjustment Appeal Supplementary Questionnaire.

Location of the property that is the subject of the appeal (if applicable)		
1975. S. Price Rd. / Chandler Forum (AmeriCredit Center)		
Summation and explanation of the appeal:		
SEE ATTACHED		
Has the City issued a Notice of Violation? Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/> If yes, please attach a copy of the notice/letter.		
Name of person appealing		
JASON MORRIS / WITNEY MORRIS P/L		
Mailing Address	Phone Number	
2525 E. Arizona Biltmore Cr, A-212	602 230 0600	
City, State, Zip Code	Fax Number	
Phoenix AZ 85016	602 212 1787	
Physical location/address (if different than mailing address):		
Name of representative of person appealing (if applicable)		
Mailing Address	Phone Number	
City, State, Zip Code	Fax Number	
<p><i>As provided in the City of Chandler Zoning Ordinance, I appeal the action of the Zoning Administrator. In making this appeal, I understand that the mere filing of this appeal and payment of fees does not entitle me to the relief requested.</i></p>		
Signature of person/person's representative appealing	Date	Fee
<i>A. AbuRanga</i>	1/28/12	
For City Use		
Date Filed	Development No.	Case Planner
1-31-13	VAR-13-0602	

Mailing Address:
P.O. Box 4008, MS 401
Chandler, Arizona 85244-4008

Transportation and Development Department
Planning Division
215 E. Buffalo St., Chandler Arizona 85225

Telephone: (480) 782-3000
Fax: (480) 782-3010
www.chandleraz.gov
Form No: UDM-134/Planning
Rev: 5-16-11



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Board of Adjustment Appeal of Administrative Decision/Interpretation Supplemental Questionnaire

Section 35-2503 of the Chandler City Code provides that an appeal to the Board of Adjustment may be taken by any person aggrieved or by officials, departments, boards or divisions of the City affected by any decision of the Zoning Administrator by filing a notice of appeal with the Zoning Administrator and the Board of Adjustment within 30 days of the date of such decision. As used in Section 35-2503 and Arizona Revised Statutes Section 9-462.06(D), "aggrieved person" means a person who has suffered an economic or other injury that is peculiar to that person or at least is more substantial than that suffered by the community at large.

1. Identify the decision or interpretation you wish to appeal and the date it was issued.

This application appeals the decision of the Zoning Administrator in a letter dated January 2, 2013 regarding the multi-tenant use of the property at 1775 E. Price Road.

2. Explain how you are aggrieved by the decision of the Zoning Administrator you wish to appeal.

SEE ATTACHED LETTER TO THE BOARD OF ADJUSTMENT

3. Identify the Ordinance sections under which you feel that your interpretation would be justified.

SEE ATTACHED LETTER

4. Provide any additional comments regarding your request that you would like to submit (additional pages may be attached).

SEE ATTACHED LETTER

5. List and attach any documents you wish to submit in support of your appeal.



PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

January 30, 2013

Planning & Development Department
City of Chandler
215 E. Buffalo Street
Chandler, AZ 85225

Re: Appeal to the Board of Adjustment / Chandler Forum (formerly known as AmeriCredit Center) / 1975 S. Price Road, Chandler

To Whom it May Concern:

This firm represents Piedmont Office Realty Trust, Inc., and its wholly owned subsidiary Piedmont Operating Partnership, LP ("Piedmont"), the owner of the property located at 1975 S. Price Road in Chandler (the "Property") as shown on the enclosed aerial map at **Tab 1**. Piedmont appeals the decisions by the Zoning Administrator dated January 2, 2013, and January 24, 2013 regarding the multi-tenant use of the Property to the Board of Adjustment, City of Chandler. This appeal of a decision made by the Zoning Administrator ("ZA") is filed pursuant to the Chandler City Ordinance 35-2300 and A.R.S 9-462.05(C).

Background

In 2002, the 14.35 acre Property was rezoned PAD for commercial office uses, and subsequently, a 158,450 sf building was eventually built for AmeriCredit. Although the intended initial tenant was AmeriCredit, there was never a warrant, covenant, or stipulation mandating a single-tenant occupancy nor was there any prohibition against multi-tenant use of the building. A review of the adopted rezoning Ordinance, the application materials, staff report and public record are completely devoid of restrictions mandating a single tenant.

Since the zoning approval in 2002, AmeriCredit's needs and utility of the building have shifted and there is 80,000 – 90,000 sf of vacant and available office space within the building which AmeriCredit is unable to occupy. Piedmont intends to lease the unoccupied space to other tenants in addition to AmeriCredit consistent with the approved PAD zoning.

Unfortunately, the City had incorrectly portrayed to the brokerage community and potential tenants that the Property was limited to a single-tenant, which portrayal severely hampered Piedmont's ongoing leasing efforts. Piedmont was concerned about the City's characterization of the Property, and through its legal counsel, submitted a letter to the City on November 18, 2012, providing notice of intent for multi-tenant occupancy and requesting that the City accurately portray the status of the Property. See letter at **Tab 2**.

City Correspondence

On January 2, 2013, the ZA replied in writing that the PAD was for a "single user commercial office use" but provided no specific reference to any limiting provision. The ZA indicated that development of the site should be in "substantial conformance with Exhibit A, Development Booklet," however, the development booklet contains no restriction against multi-tenant uses. The development booklet requested "PAD zoning for commercial office be approved."

The ZA letter acknowledged that prior multi-tenant uses have been permitted in other instances, and ultimately concluded that a second tenant (OnTrac) would be allowed under the theory that such second tenancy would be in substantial compliance with the approved ordinance and may be permitted in the building. See ZA letter at **Tab 3**.

A subsequent letter by the ZA on January 24, 2013 reaffirmed a dual tenant use of the Property but was silent on multi-tenant occupancy. See second ZA letter at **Tab 4**.

Legal Position

The City cannot legally restrict the multi-tenant use of the Property and the ZA decision must be overturned by the Board of Adjustment.

Zoning Ordinance

In 2002, the City of Chandler zoned the Property to a Planned Area Development (PAD) zoning district and identified the intended use as commercial office. The Preliminary Development Plan accompanying the PAD did not limit the use to single or dual tenant.

The approved zoning and adopted ordinance are the controlling legal documents that govern the building's use. A review of the adopted rezoning Ordinance, the application materials, staff report and public record are completely devoid of restrictions mandating a single tenant. Furthermore, the Chandler Zoning Ordinance does not limit uses at this site.

The City can only regulate the use of land through the applicable zoning district or adopted overlay. There is no existing overlay which precludes multi-tenant commercial offices. There is no prohibition in the zoning ordinance or the approved PAD which limits multi-tenant uses. Piedmont's intention to lease the Property to multiple tenants is entirely within their legal rights and the commercial office uses permitted by the Chandler Zoning Ordinance and the approved PAD.

General Plan

It appears the ZA's decision is unduly influenced by the vision in the Chandler General Plan, South Price Road Employment Corridor, which recommends single employment users on parcels of 15 acres or more. Reliance on the South Price Road Employment Corridor is misplaced.

Where a property enjoys existing zoning, the General Plan language is superseded by the dictates of the zoning ordinance. In this case, the zoning of the Property contains no such preclusion. Further, the Property in question does not meet the minimum acre requirement for a single employment user as envisioned by the General Plan, even if it were applicable. The ZA is trying to invoke the General Plan goal and limit land uses, regardless of the actual applicable zoning. However, the Chandler Zoning Ordinance does not limit uses at this site and the General Plan does not and cannot amend existing zoning.

Although the South Price Road Employment Corridor goal is not applicable or restrictive to this site, the inclusion of additional tenants in this instance will, however, assist the City to achieve its goals envisioned for the area. It will attract desirable, well-paying jobs to Chandler's growth area. Furthermore, the shape of the site and the location of the shared driveways still allow for integration with future office buildings on the larger 40 acre site to achieve a campus-like setting.

Uniformity

The ZA's determination violates state law and the uniformity clause. Per A.R.S. 9-462.01(C), "All zoning regulations shall be uniform for each class or kind of building or use of land throughout each zone." This requires that all property zoned for commercial office uses must be treated equally. The purpose of the statutory uniformity requirement is to assure property owners that there shall be no improper discrimination and that all owners of the same class and in the same zone being treated alike. *Jachimek v. Superior Court In and For County of Maricopa*, 819 P.2d 487, 169 Ariz. 317 (Ariz., 1991).

The approved PAD requested "zoning for commercial office" without any specific restriction otherwise. This zoning district must be consistent and uniform with other commercial office zoned properties in Chandler.

Arbitrary and Capricious

The ZA's decision against multi-tenant uses is inconsistent with prior City action which, at one point, encouraged AmeriCredit to sub-lease part of its space to Orbital Sciences. The City was aware of the multi-tenancy and issued building permits for improvements to the common areas so that the building could function and accommodate multi-tenant leasing.

The ZA's determinations in both January letters appear to be arbitrary and capricious. The January letters affirm that dual-tenant occupancy is allowed. However, if two tenants are permitted by the ZA, what restriction is there against three or more? By permitting dual tenants, the ZA is acknowledging that there is no legal restriction to prohibit multi-tenant uses. The ZA's decision is at odds with the City's prior action and current rationale against multi-tenant uses. The ZA's decision is arbitrary and capricious.

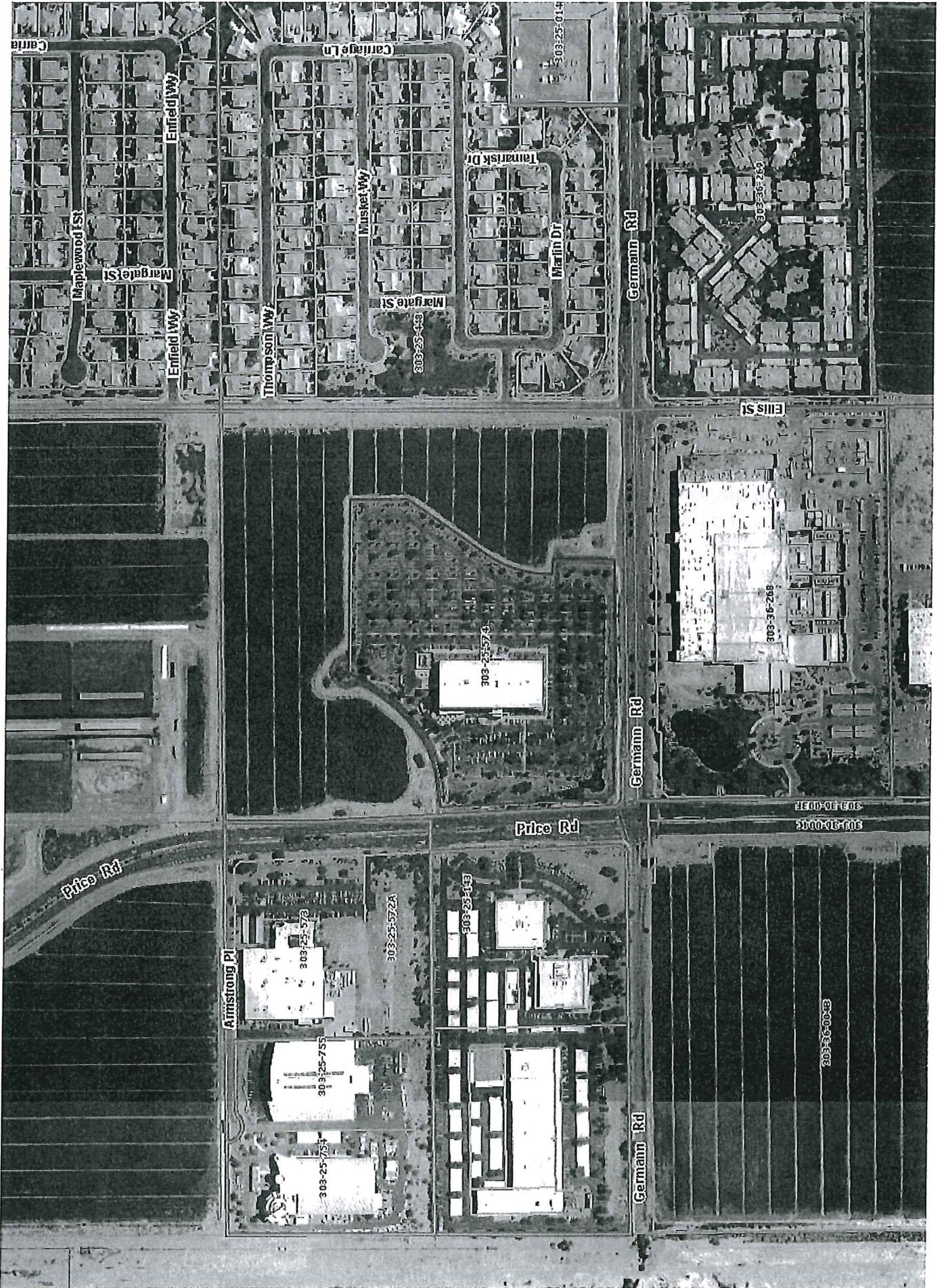
Conclusion

We respectfully request the Board of Adjustment overturn the decision of the ZA. There is no legal basis for the decision in the Chandler Zoning Ordinance or the adopted PAD Ordinance. The determination is in violation of the Arizona Revised Statutes and case law and the ZA decision is arbitrary, capricious, and without authority of law. Finally, by the ZA's own admission permitting dual tenant uses, the City cannot legally restrict multi-tenant uses on the Property.

We urge the Board to reverse the ZA's decision and find that the Property may be used for multiple tenants.

Respectfully submitted,

Jason B. Morris
WITHEY MORRIS P.L.C.





PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

November 8, 2012

Jeff Kurtz
Planning & Development Department
City of Chandler
215 E. Buffalo Street
Chandler, AZ 85225

Re: Chandler Forum (formerly known as AmeriCredit Center) / 1975 S. Price Road,
Chandler

Dear Jeff:

As you are aware from our previous meetings, this firm represents Piedmont Office Realty Trust, the owners of the property located at 1975 S. Price Road in Chandler (the "Property") as shown on the enclosed aerial map. In 2002, the 14.35 acre Property was rezoned PAD for commercial office uses, and subsequently, a 158,450 sf building was eventually built for AmeriCredit. Since that time AmeriCredit's needs and utility of the building have shifted. As a result, there is 80,000 – 90,000 sf of vacant and available office space within the building which AmeriCredit is unable to occupy.

The purpose of this correspondence is to address the current status of the Property and advise the City as to the ownership's intentions relating to utilization of the vacant space. Specifically, Piedmont is concerned about the City's characterization of the Property to the brokerage community and potential tenants making inquiries as to the allowed uses on-site.

While we applaud the City of Chandler's vision and efforts to create premier employment opportunities within this area by implementing the South Price Road Employment Corridor, not every property is governed by comparable zoning restrictions. The subject Property, for example, was zoned PAD in 2002 and requested "**PAD zoning for commercial office be approved.**" (See *Carter Burgess PAD Booklet at P.2*). Though clearly AmeriCredit was the intended user at that time, there was never a stipulation or restriction on additional tenants. A review of the adopted ordinance, the case stipulation and the project narrative reveals no support for restrictions against multiple tenants. Moreover, the City subsequently assisted in the location of another tenant within the AmeriCredit building when Orbital Sciences required additional space.

As you know, the General Plan's Employment Corridor recommends single employment users on parcels of 15 acres or more. Where a property enjoys existing zoning, however, the General Plan language is superseded by the dictates of the zoning ordinance. As discussed

above, the zoning of the Property contains no such preclusion. Further, the Property in question does not meet the minimum acre requirement for a single employment user as envisioned by the General Plan, even if it were applicable. The inclusion of additional tenants in this instance will however assist the City to achieve its goals envisioned for the area. It will attract desirable, well-paying jobs to Chandler's growth area. Furthermore, the shape of the site and the location of the shared driveways still allow for integration with future office buildings on the larger 40 acre site to achieve a campus-like setting.

Any improvements necessary to occupy this building in conformance with the existing zoning will primarily be internal and will therefore have no impact on the underlying entitlements. The only likely planning and development applications would be a minor review of internal tenant improvements and the division of space. Accordingly, we must insist the City accurately portray the status of the Property when questioned about the viability of addition tenants. The City's response carries significant weight and can completely negate our client's ability to market and tenant the Property.

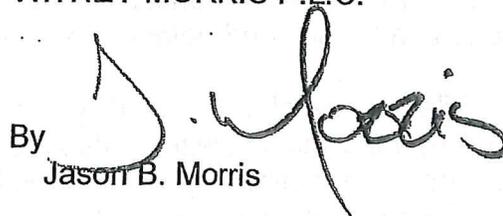
The Chandler Forum building is uniquely positioned for additional corporate office tenants. No new building construction is proposed and the building will still retain its large office development feeling and character. However, additional tenants will bring more jobs for the area, create greater vibrancy and demand for other employment office space in the Corridor, and will help preserve the building in its premier condition for the benefit of the City and the Employment Corridor. We are hopeful the City shares our vision with this approach and supports the complete utilization of this Property.

Sincerely yours,

WITHEY MORRIS P.L.C.

By

Jason B. Morris

A handwritten signature in black ink, appearing to read "J. Morris", is written over the typed name "Jason B. Morris". The signature is fluid and cursive.

cc: Christine Mackay, Economic Development Director
Mary Wade, City Attorney

January 02, 2013



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Jason Morris
Withey Morris
2525 E. Arizona Biltmore Circle
Suite A-212
Phoenix, AZ 85016

RE: November 8, 2012 letter
Chandler Forum (AmeriCredit Center) / 1975 S. Price Road, Chandler

Dear Mr. Morris,

The November 8, 2012 demand letter (enclosed) is a misrepresentation of the property's zoning. As you are aware from our previous meetings, the property is zoned PAD (Planned Area Development) specifically in accord with the adopted rezoning Ordinance and representations (warrants) made that comprised the rezoning request. Any zoning stipulation limiting the occupancy to a single tenant would have been superfluous to the PAD zoning request, the representations, and the subsequent approval based upon the application.

I have reviewed the history of the zoning case, the specific zoning request, and the past administrative decisions surrounding the property's zoning. The rezoning ordinance requires that the "Development be in substantial conformance with Exhibit A, Development Booklet...." in all matters related to the property use. The unique PAD zoning request and approval for the approximate 160,000 square foot building was for a single user commercial office use with no representations of a different composition of tenants intended or approved. The PAD zoning was not stipulated to modify the request including a limitation on the number of tenants. Past administrative zoning decisions have held that multiple tenant occupancy was permitted based upon the conditions and circumstances present in those matters.

It is my understanding that there is a desire to lease an approximate 51,000 square feet portion of the building to a second tenant. The occupancy clearance and related tenant improvements in the specific request for OnTrac will be allowed as being in substantial conformance with the adopted rezoning Ordinance and representations as part of the property's PAD zoning.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey A. Kurtz".

Jeffrey A. Kurtz
Zoning Administrator

JAK/jr

Enc. Jason Morris letter dated November 8, 2012



Mailing Address
Mail Stop 105
PO Box 4008
Chandler, Arizona 85244-4008

Transportation & Development Department
Planning Division
Telephone (480) 782-3051
Fax (480) 782-3075
Web www.chandleraz.gov

Location
215 East Buffalo Street
Chandler, Arizona 85225



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January 24, 2013

Jason Morris
Withey Morris
2525 E. Arizona Biltmore Circle
Suite A-212
Phoenix, AZ 85016

Re: November 8, 2012 letter
Chandler Forum (AmeriCredit Center)/ 1975 S. Price Road

Dear Mr. Morris,

Based on your November 8, 2012 letter, I understand that Piedmont Office Realty Trust wants to lease the unused portion of the above-referenced building to a second tenant. The occupancy clearance and related tenant improvements for a second tenant will be allowed premised on one tenant occupying more square footage and being the primary use, whether the current one or OnTrac, and the other tenant as the secondary user.

Sincerely,

Jeffrey A. Kurtz
Zoning Administrator

JAK/jr



Mailing Address
Mail Stop 105
PO Box 4008
Chandler, Arizona 85244-4008

Transportation & Development Department
Planning Division
Telephone (480) 782-3051
Fax (480) 782-3075
Web www.chandleraz.gov

Location
215 East Buffalo Street
Chandler, Arizona 85225

ORIGINAL

REZONING/PDP INFORMATION SHEET

If the property owner(s) is not filing the application, please fill out the attached letter authorizing an applicant or project representative to file and pay the fees required for this application. You may write 'See Attached' on this form if needed.

DO NOT WRITE HERE - For City Use Only

DATE FILED _____

CASE PLANNER _____

DEVELOPMENT NO. DVRO2-0024

1. PROJECT NAME: AMERICREDIT CHANDLER

2. PROPERTY LOCATION/ ADDRESS: NEC GERMANN / PRICE

3. IF REZONING, ZONING DISTRICT TO BE CHANGED FROM: AG TO: PAD

4. FOR A PDP ONLY, THE CURRENT ZONING IS: _____

5. PROPOSED USE: Industrial Call Center
(i.e. Single-family, multi-family, retail, office, commercial)

6. LEGAL DESCRIPTION: _____

7. TAX PARCEL NUMBERS: _____

8. GROSS ACREAGE: _____

9. APPLICANT / FIRM NAME: CARTER & BURGESS David Kraxberger

CONTACT PERSON: DONNIE BYRD (see info on Business Card)

MAILING ADDRESS: 3003 N. Central Ave #1700

CITY, STATE, ZIP CODE: PHX AZ 85012 PHONE: (602) 263 5309

FAX: (602) 263 9373

10. DEVELOPER: ADEVCO CONTACT PERSON: David Kraxberger

MAILING ADDRESS: 3867 Holcomb Bridge Road #800

CITY, STATE, ZIP CODE: Norcross, GA 30092 PHONE: (770) 441 7600

FAX: (770) 441 - 7611

11. PROPERTY OWNER(S): Price & Germann Roads, LLC

MAILING ADDRESS: 8800 N. Gainey Center Drive #255

CITY, STATE, ZIP CODE: Scotts, AZ 85258 PHONE: (480) 609-1200

12. SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE (Rep. must fill out attached form):

X _____

#6

CC MEMO 02-128

JUL 25 2002
APPROVED BY
CHANDLER CITY COUNCIL

JUL 25 2002

CITY CLERK'S OFFICE

DATE: JULY 18, 2002

TO: MAYOR AND CITY COUNCIL

THRU: DONNA M. DRESKA, CITY MANAGER *DD*
 DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR *DB*
 JEFF KURTZ, CURRENT PLANNING MANAGER *JK*

FROM: DAVID DE LA TORRE, PLANNER II *DDT*

SUBJECT: DVR02-0024 AMERICREDIT CHANDLER
 Introduction of Ordinance No. 3385

Request: Rezone from Agricultural District (AG-1) to Planned Area Development (PAD) and Preliminary Development Plan (PDP) approval

Location: Northeast corner of Price Road and Germann Road

Developer: Dave Kraxberger, ADEVCO

Designing Firm: Carter & Burgess, Inc.

Project Info: 14.35-acre parcel; 158,450 square foot three-story building

RECOMMENDATION

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

BACKGROUND

The subject 14.35-acre site is part of a larger ±40-acre property located on the northeast corner of Price Road and Germann Road. The site is located within the South Price Road Employment Corridor, which the General Plan defines as reserved for users such as high-tech manufacturing, research and development, and corporate offices in integrated campus-like settings.

The proposed Preliminary Development Plan is for a three-story office building to be used by AmeriCredit, an auto finance company. The building totals 158,450 square feet with 56,800 square feet on the first floor, 51,200 square feet on the second floor, and 50,450 square feet on the third floor. The site will be accessed by shared private drives from Price and Germann Roads. The shape of the site and the location of the shared driveways allow for the integration with future office buildings on the 40-acre site in a campus-like setting. The main Price Road driveway leads to a circular drive which features a landscaped island in the center.

The building is set back 225 feet from Germann Road and 305 feet from Price Road. The landscaping along the street frontages varies from 87 to 114 feet wide along Price Road and 30 to 70 feet wide along Germann Road. The landscaped area along the street frontage will not be used for retention and will include substantial berming and landscaping to screen the parking. All of the storm water retention will be stored underground under the parking areas.

The parking spaces provided (1,026) exceeds the amount required (792) by 234 spaces. The amount of parking is dictated by the nature of the business, which will have a total building capacity of 988 employees. The proposed site includes 38 additional parking spaces for applicants, visitors and out of town staff.

A stabilized decomposed granite pedestrian path is provided along the site's perimeter. Benches are placed along the path and a continuous canopy of trees provides shade. The path can be used for access to the site as well as exercise for the tenants of the building. An outdoor seating area is provided that integrates with the landscaping at the building's northwest side. A service area and an enclosed mechanical yard are located at the northeast side of the building. A drop-off car lane is provided on the east side of the building next to the employee entry. The building is surrounded by landscaping that is approximately 40 feet wide on the west and east sides.

The building architecture is a corporate, high-tech style that will complement the Price Road Corridor. The building is constructed of concrete tilt wall panels that will be painted in multiple shades of soft warm colors. An aluminum framed window wall system with blue tinted windows provides contrast against the concrete tilt wall panels. The entrances to the building are highlighted with a combination of feature walls and aluminum window wall systems.

Freestanding directional signs will be placed throughout the site. Directional signs will be 2-feet and 8-inches high and will be constructed of the same materials and colors as the main building. One "AmeriCredit" sign will be placed on a low wall next to the water feature facing Price Road. The sign will be a reversed pan channel with brushed aluminum letters. The west side of the building will contain one "AmeriCredit" sign with aluminum lettering. The building sign will not be illuminated.

NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A Notice was sent to all property owners located within 300 feet of the 40-acre site.
- Property was posted with a 4'X8' public hearing sign perpendicular to each arterial street.
- A neighborhood meeting was held on June 26, 2002 that was attended by the Vice President of the Brittany Heights HOA. Brittany Heights is located directly east of the 40-acre property. The V.P. of the HOA stated that he was ecstatic with the proposal and believed that the rest of the home owners in the subdivision would be also.
- Staff has not received any letters or telephone calls in opposition to the rezoning and PDP request.

PLANNING COMMISSION VOTE REPORT:

Motion to approve.

In favor: 5 Opposed: 0

Planning Commission added stipulations 13 – 15 requiring compliance with the City's landscaping requirements and adding decorative paving at the driveway entrances to the site.

RECOMMENDED ACTION

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AmeriCredit Corp, Customer Care Center" kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0024, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths for Price Road and Germann Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. A Traffic Impact Analysis shall be approved prior to the recordation of a Final Plat to address access points and median breaks for the project.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4) or shall be subject to justification by an approved Traffic Impact Study.
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 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.

9. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

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

10. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.
11. The exhibits and representations submitted herein are found to be in compliance with the requirements for Preliminary Development Plan approval for the project. However, this does not constitute approval of the PAD Final Development Plan (Site Development Plan) by the Zoning Administrator.
12. Grading and Drainage plans shall comply with City storm water retention requirements.

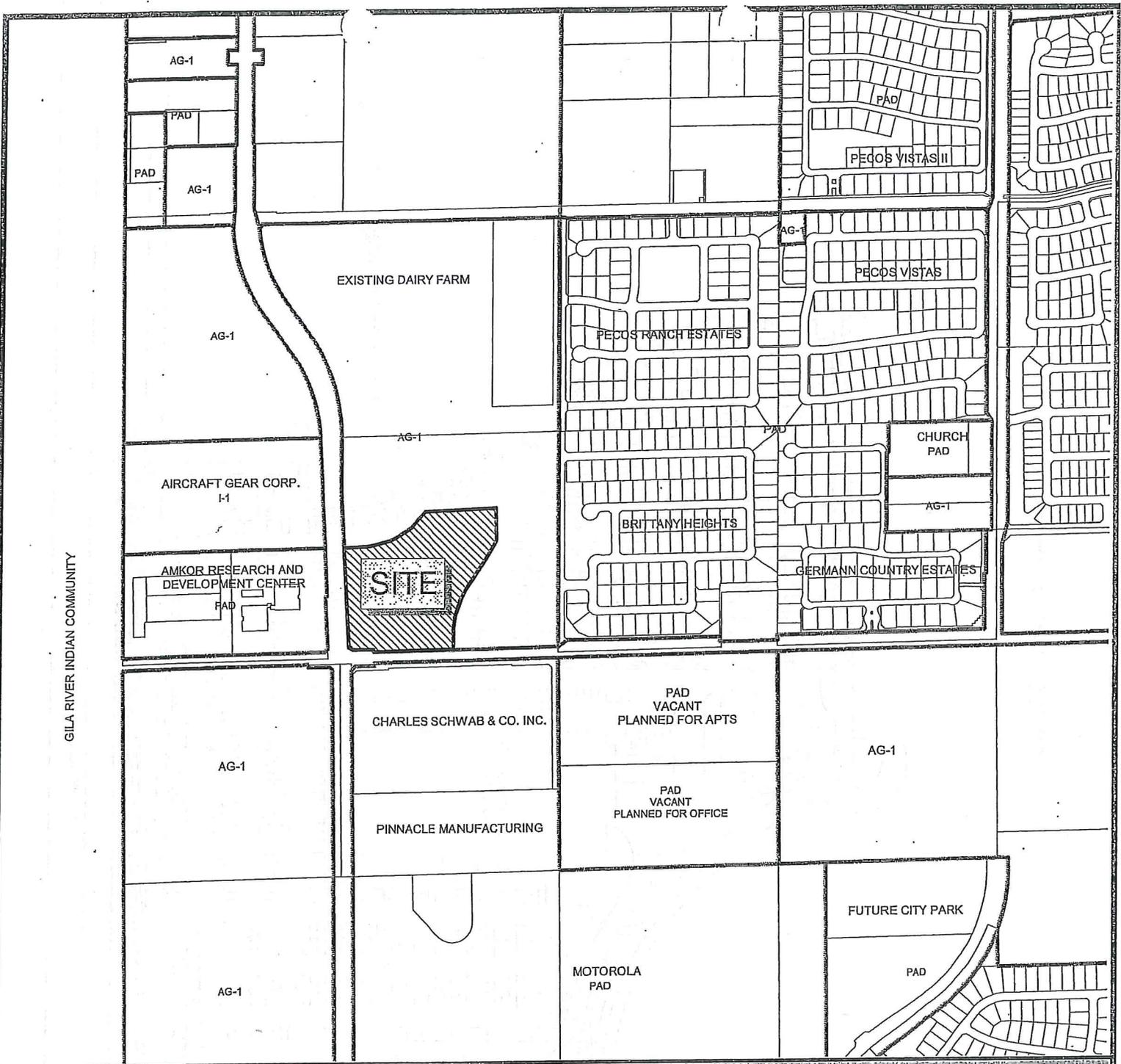
13. All arterial street landscaping and on-site landscaping shall meet City Code requirements.
14. The applicant shall work with Staff to create decorative paving (stamped colored concrete or bominite) at the driveway entrances off Price and Germann Roads.
15. Date Palm trees shall be added in accordance with the building elevations.

PROPOSED MOTION

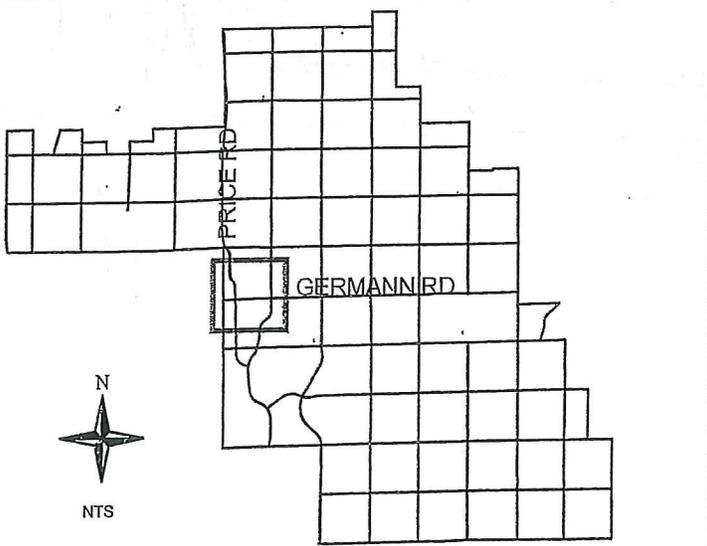
Move to introduce and tentatively adopt Ordinance No. 3385 approving the PAD zoning and Preliminary Development Plan as presented in case DVR02-0024 AMERICREDIT CHANDLER, subject to the conditions recommended by Planning Commission and Staff.

ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Ordinance No. 3385
5. Development Booklet



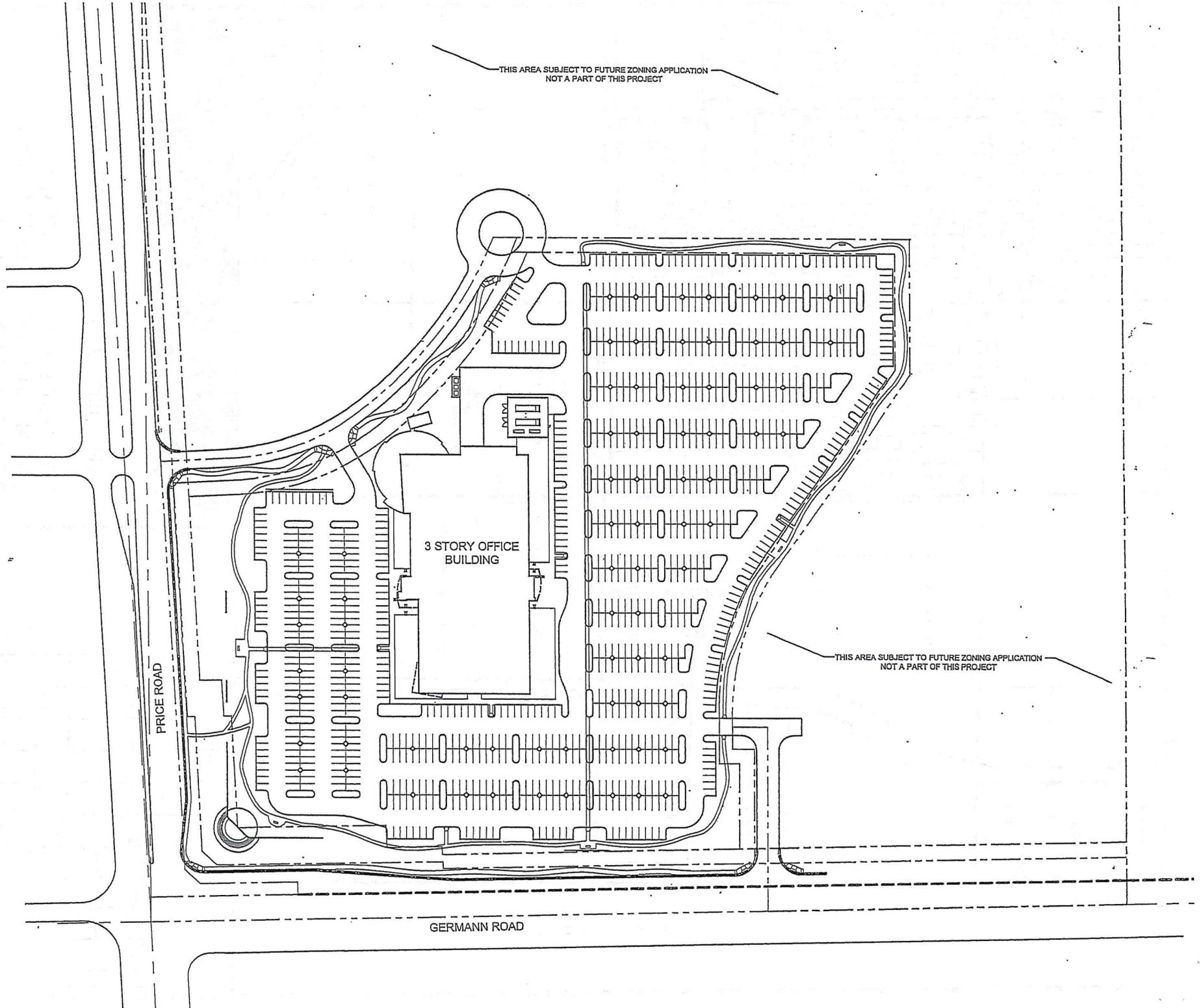
GILA RIVER INDIAN COMMUNITY



VICINITY MAP

DVR02-0024 AMERICREDIT CHANDLER
 REQUEST TO REZONE FROM AG-1
 TO PAD AND PDP APPROVAL FOR A
 3-STORY OFFICE BUILDING

THIS AREA SUBJECT TO FUTURE ZONING APPLICATION
NOT A PART OF THIS PROJECT

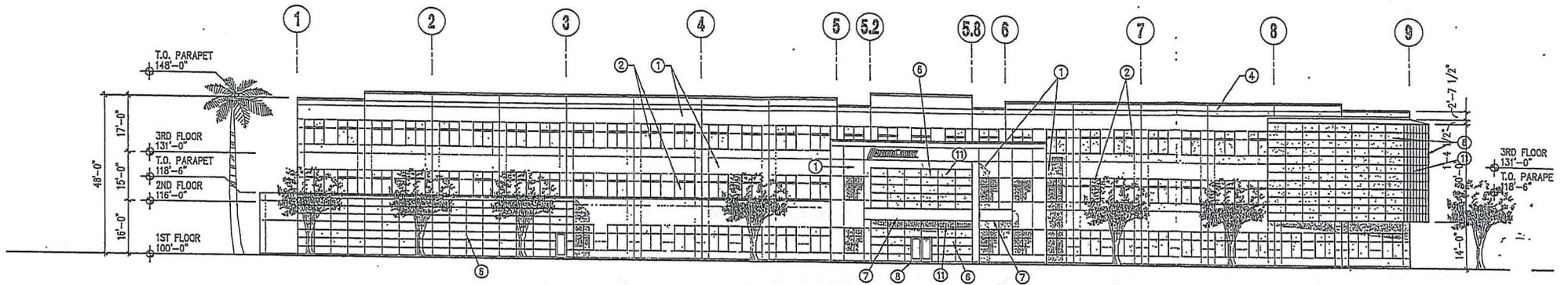


PRICE ROAD

3 STORY OFFICE BUILDING

GERMANN ROAD

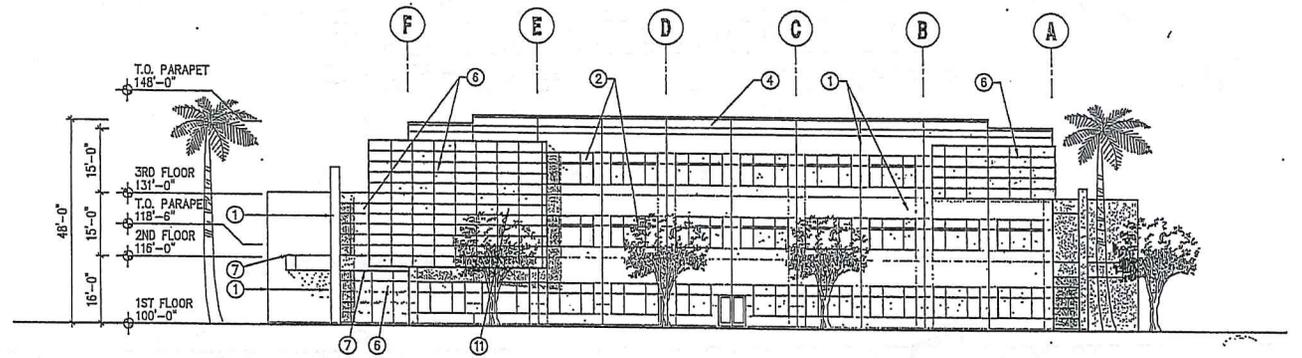
THIS AREA SUBJECT TO FUTURE ZONING APPLICATION
NOT A PART OF THIS PROJECT



WEST ELEVATION

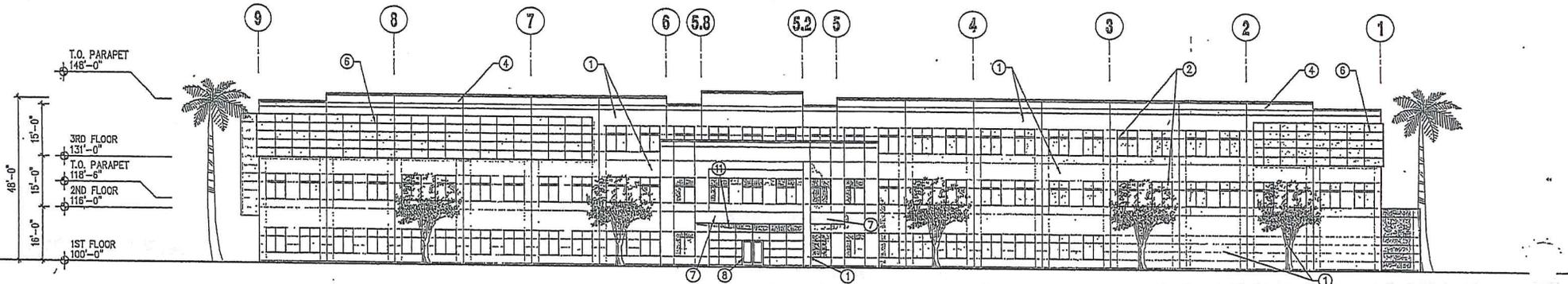
NOTES BY SYMBOL ○ ○ ○

1. TILT-UP PRECAST CONCRETE PANELS WITH CEMENTITIOUS COATING
2. ALUMINUM STOREFRONT WINDOWS WITH GLASS TYPE IG-A
3. PREFINISHED METAL PANELS
4. SLOPE TOP OF TILT-UP PANEL
5. NOT USED
6. ALUMINUM CURTAIN WALL SYSTEM WITH GLASS TYPES IG-A AND IG-B
7. PREFINISHED ALUMINUM CANOPY FASCIA WITH CLEAR ANODIZED FINISH
8. PREFINISHED ALUMINUM DOOR FRAME WITH CLEAR ANODIZED FINISH
9. OVERHEAD COILING DOOR
10. DOCK LEVELER
11. SPANDREL GLASS TYPE-B



SOUTH ELEVATION

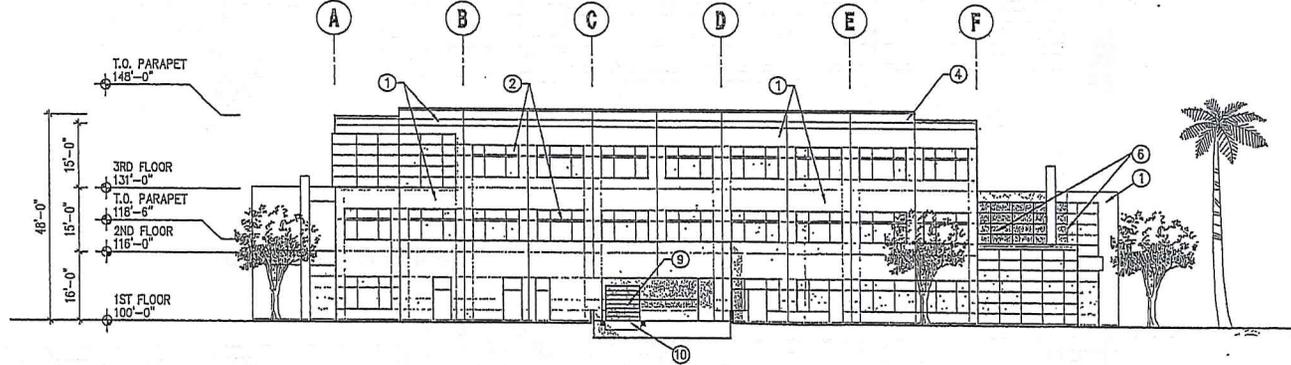
0 16 32 48
 GRAPHIC SCALE: 1/16" = 1'-0"



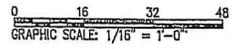
EAST ELEVATION

NOTES BY SYMBOL

- 1. TILT-UP PRECAST CONCRETE PANELS WITH CEMENTITIOUS COATING
- 2. ALUMINUM STOREFRONT WINDOWS WITH GLASS TYPE IG-A
- 3. PREFINISHED METAL PANELS
- 4. SLOPE TOP OF TILT-UP PANEL.
- 5. NOT USED
- 6. ALUMINUM CURTAIN WALL SYSTEM WITH GLASS TYPES IG-A AND IG-B
- 7. PREFINISHED ALUMINUM CANOPY FASICA WITH CLEAR ANODIZED FINISH
- 8. PREFINISHED ALUMINUM DOOR FRAME WITH CLEAR ANODIZED FINISH
- 9. OVERHEAD COILING DOOR
- 10. DOCK LEVELER
- 11. SPANDREL GLASS TYPE-B



NORTH ELEVATION



APPROVED BY
CHANDLER CITY COUNCIL

#6
AUG 08 2002

AUG 08 2002

CITY CLERK'S OFFICE

ORDINANCE NO. 3385

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 (DVR02-0024 AMERICREDIT CHANDLER) 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 AG-1 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AmeriCredit Corp, Customer Care Center" kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0024, except as modified by condition herein.

2. Right-of-way dedications to achieve full half widths for Price Road and Germann Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. A Traffic Impact Analysis shall be approved prior to the recordation of a Final Plat to address access points and median breaks for the project.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4) or shall be subject to justification by an approved Traffic Impact Study.
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 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.
9. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal

water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

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

10. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.
11. The exhibits and representations submitted herein are found to be in compliance with the requirements for Preliminary Development Plan approval for the project. However, this does not constitute approval of the PAD Final Development Plan (Site Development Plan) by the Zoning Administrator.
12. Grading and Drainage plans shall comply with City storm water retention requirements.
13. All arterial street landscaping and on-site landscaping shall meet City Code requirements.
14. The applicant shall work with Staff to create decorative paving (stamped colored concrete or bominite) at the driveway entrances off Price and Germann Roads.
15. Date Palm trees shall be added in accordance with the building elevations.

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.

Carter & Burgess

APPROVED BY
CHANDLER CITY COUNCIL

777 Main Street
P.O. Box 901058
Fort Worth, Texas 76101-2058
Phone: 817.735.6000
Fax: 817.735.6148
www.c-b.com

JUL 25 2002

July 1, 2002

CITY CLERK'S OFFICE
FILE COPY
CASE #: DYRD2-0024
PLANNER: DDL

Mr. David De La Torre
Planner
City of Chandler
Planning Department
215 East Buffalo Street
Chandler, Arizona 85244

RE: Preliminary Development Plan
AmeriCredit Customer Care Center
Price Road and Germann Road NEC

Dear David:

We are very proud to present to you and the City of Chandler our innovative design for AmeriCredit Corp. Customer Care Center. This commercial office building and site amenities will be a positive addition to the City of Chandler. We respectfully request approval of the Preliminary Development Plan for the project and the rezoning of the property from Agriculture to Commercial zone. This development booklet contains the necessary information to describe these requests.

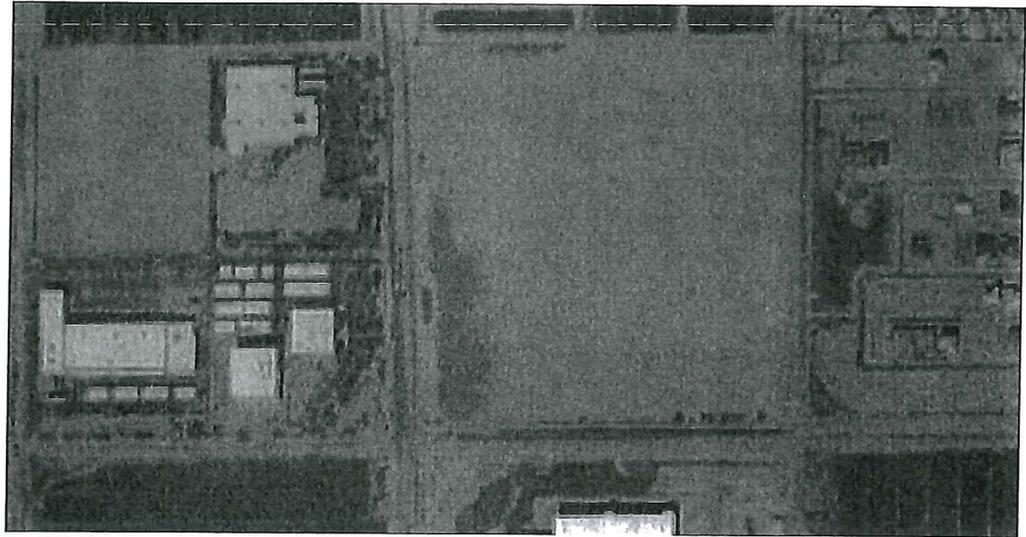
Please contact us if we can answer any questions or provide any additional information.

Sincerely,
CARTER & BURGESS, INC.



C. H. Byrd, AIA
Associate Principal

PROJECT OVERVIEW



Introduction

The AmeriCredit Center development team proudly submits this proposal that will define a new progressive approach to employment based commercial office campuses at the arterial intersections. This proposal is consistent with the City of Chandler Master Plan for the Price Road Corridor.

AmeriCredit is the largest independent middle market auto finance company in North America, specializing in making auto loans to consumers who are typically unable to obtain financing from traditional sources. Since 1993 Carter & Burgess has provided AmeriCredit a broad spectrum of services.

The approximate 40-acre site located at the northeast corner of S. Price Road and W. Germann Road in the City of Chandler is a Master Planned Commercial Office Campus with three similar office buildings. The buildings to the north and east of the intersection of S. Price Road will be the subject of a future zoning application. Access to the campus from Price Road will be from a three way turning intersection to a private road that terminates into a heavily landscaped turnaround. Access from Germann will be a private drive connecting each building on the east.

AmeriCredit Corp. has 5,000 employees in the United

States and Canada and a Fortune 500 company with corporate commitments to be both the "employer of choice" but also "the neighbor of choice". AmeriCredit has a Community Investment Department that allows each team member in the company to have 32 community service houses per year. AmeriCredit is a national leader in the March of Dimes and Susan G. Komen fund raising each year and donates \$2 million to communities each year.

The AmeriCredit Center is a 14.35-acre site located at the southwest corner of the 40-acre site and the southeast corner of S. Price Road and W. Germann Road. ADEVCO Corporation proposes to develop as a build-to-suit facility for AmeriCredit Corp., a freestanding 150,000 net square foot three-story office building. The existing site is vacant and is bounded by S. Price Road to the west, W. Germann Road to the south, Ellis Street to the east and unsubdivided property to the north. The property is currently zoned for agriculture use. We request Preliminary Development Plan Approval for our specific site and the PAD zoning for all commercial office be approved. The intent of the site layout design is to complement the planned area development of the Price Road Corridor with an employee based commercial development campus. The AmeriCredit site will be the cornerstone of a

PROJECT OVERVIEW



master planned employee center of corporate companies to enhance the neighboring corporations such as Schwab, Motorola and potentially Wells Fargo. The site provides adequate space for all of the corporate amenities associated with a development of this type, including landscaping retention, parking and pedestrian area will provide significant buffer and screening to the adjacent properties and streets.

The planned offsite improvements will include a three way turning intersection at the eighth mile marker on Price Road. The intersection will have a left turn into the property; a right turn into the property and a right turn out of the property. A left turn out of the property will not be requested due to the short distance to the arterial intersection. There will be a deceleration lane adjacent to the property to allow right turns into the private road. Space is provided for a future bus stop on Price Road. The corner of the property will have a low monument sign integrated into a water feature identifying the development.

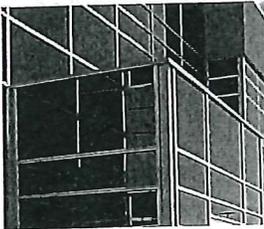
There will be a deceleration lane provided on W. Germann Road to allow right turns onto Price Road.

The parking space allotment for the commercial/ office building is exceeded based on a ratio of 5.5 spaces per 1,000-square feet of inhabited building area required by the Chandler Zoning Code. There are 1,040 spaces provided at a ratio of 6.9 spaces per 1,000-square feet. Parking islands are included often, containing at least a single tree and are nine feet wide minimum.

A walking trail is being provided around the perimeter of the property with periodic bench rest nodes allowing pedestrian activity through the tree lined boulevards. There will be shaded pedestrian links between the parking area and walkways to the building entrances.

A traffic study has been requested by the city staff in order to study the impact of this development on the intersection of Price Road and Germann Road. The planned esplanade cut on Price Road will also be studied to determine impact and justification. The results of this traffic study will be available to the city staff prior to the public hearings.

PROJECT OVERVIEW



Quality Architectural Design:

The architecture has been articulated to represent a corporate, advanced technology style theme to complement the area with generous amounts of soft site pedestrian scale site amenities. The building has been integrated into the landscape and incorporates unique screen wall architecture and façade design that creates a visual cohesion between other neighboring projects.

The exterior façade will incorporate warm textured paint in multiple shades over concrete tilt wall panels with accent rustreation joints subdividing the various shades. The windows are a rich blue tinted glass product framed and divided by clear anodized aluminum frames.

Special areas of the building will contrast the typical exterior with aluminum framed window wall system with spanned glass.

The entrances highlight feature walls combining contrasting textured walls with aluminum window wall systems to create entrance canopies and two story lobby spaces. Pedestrian seating areas and drop off spaces are adjacent to the entrances.

The lower window wall spaces on the northwest corner of the building, which provides the cafeteria seating, opens out into an outdoor seating area with tables, umbrellas and feature paving. An outdoor smoker's pavilion is provided adjacent to the patio with covered standing and seating facilities for employees who require smoking breaks.



PROJECT OVERVIEW

Pedestrian Friendly Development:

The overall landscape development of the site will be to benefit the pedestrian once they enter the campus. The streetscape will be lined with several trees in an effort to lend scale and definition to the vehicular areas as well as transition to a pedestrian scale. The entries from Price and Germann Roads will have accent plantings with the most significant being on Price Road. A small palm stand will delineate the main campus entry with seasonal plantings beneath. Adjacent to the main entry drive from Price Road will be a sidewalk and stabilized decomposed granite-walking trail that can be used for access to the site and exercise for the tenants within the building. A continuous canopy of trees will envelope the exercise trail that runs along the perimeter of the site. Several benches will be placed along the path to provide a rest stop and an alternative for conversations and lunch breaks. A path and bench will be placed adjacent to the corner water/signage feature as well.

There are many opportunities highlighted on the conceptual landscape plan that will reinforce the campus development. The availability of reclaimed water at this site will allow for the use of extensive amounts of turf grass. This landscape treatment will provide an oasis like feeling to the campus and provide a unique setting for the building occupants.



Attention to the streetscape was of special importance in an effort to minimize the cloistering effect of walls along the perimeter to the property. A series of berms and screen walls will be used to screen the parking and provide an interesting streetscape appearance from Germann and Price Roads. The landscape treatment will extend toward and surround the building.

Site Lighting

Onsite:

Onsite lighting will include both parking and building lighting. Parking lighting will use architecturally finished poles and luminaires to achieve the maximum brightness in the parking area as allowed by code. Color and finish of the poles will be coordinated with the finishes on the building. Parking lighting will meet the foot-candle requirements at the street right-of-way.

The building walls will be washed by area luminaires mounted on the parking lighting poles around the perimeter of the building.

A site photometric study will be performed for this site.

PROJECT OVERVIEW



Offsite:

Offsite lighting will conform the City of Chandler standards.

Price Road:

Existing median lighting on Price will remain.

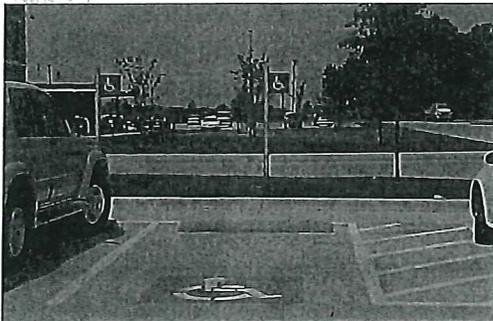
Germann Road:

Lighting on the north side of Germann will be consistent with the newly installed City lighting on the south side. This new street lighting will be installed from the intersection of Price and Germann to the new driveway on Germann.



Signage

The signage structures representing AmeriCredit Center will be constructed of the same materials and colors intended for the building. One free standing monument sign will be placed at the corner of Price Road and Germann Road. The sign will be facing Price Road and Germann Road and will be approximately 30 feet long and 4 feet high with a water feature integrated into the sign. The sign will have "AmeriCredit" in brushed aluminum, back lighted with neon halo tubes to outline the letters. The letters will be reverse pan channel letters. The main building sign will be similar, but not illuminated.



There will be free standing direction signage directing visitors, vendors and delivery vehicles throughout the drives. They will be low 2'8" high and 2'8" wide aluminum standards with vinyl die cut letters. The material is similar to the aluminum window frames and façade.

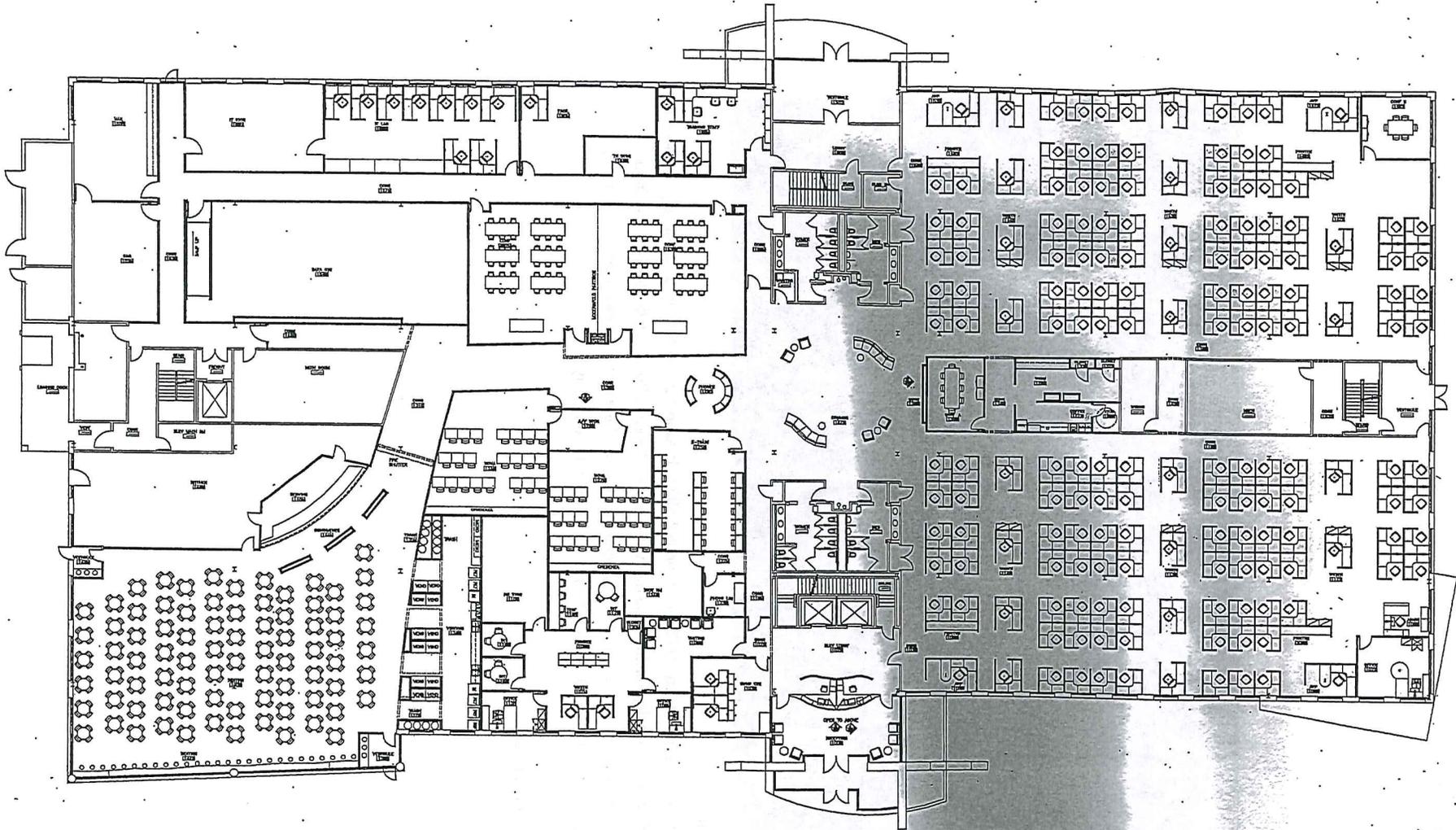
CONCLUSION



Conclusion

AmeriCredit Center represents an exciting commercial office development with pedestrian friendly landscaped setting and advanced technology style theme that will enhance the Price Road corridor for now and in the future. Once approved and completed, it will provide the citizens of the city of Chandler with new employment opportunities in a state-of-the-art technologically advanced office building.

We request your approval.

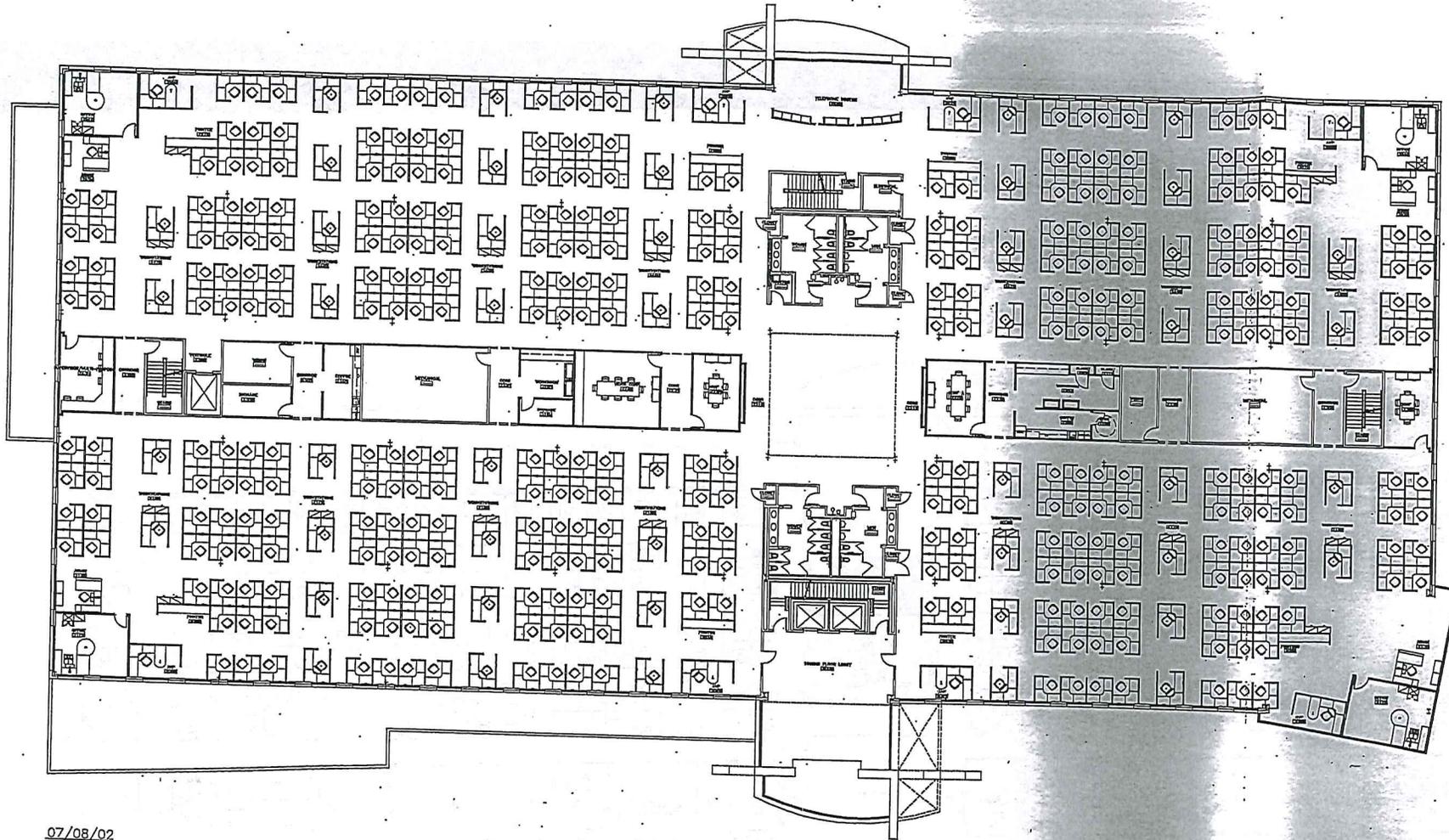


07/08/02

	THIS FLOOR	TOTAL
AVP	4	20
TL/SUPER.	22	118
COLLECTORS	144	832



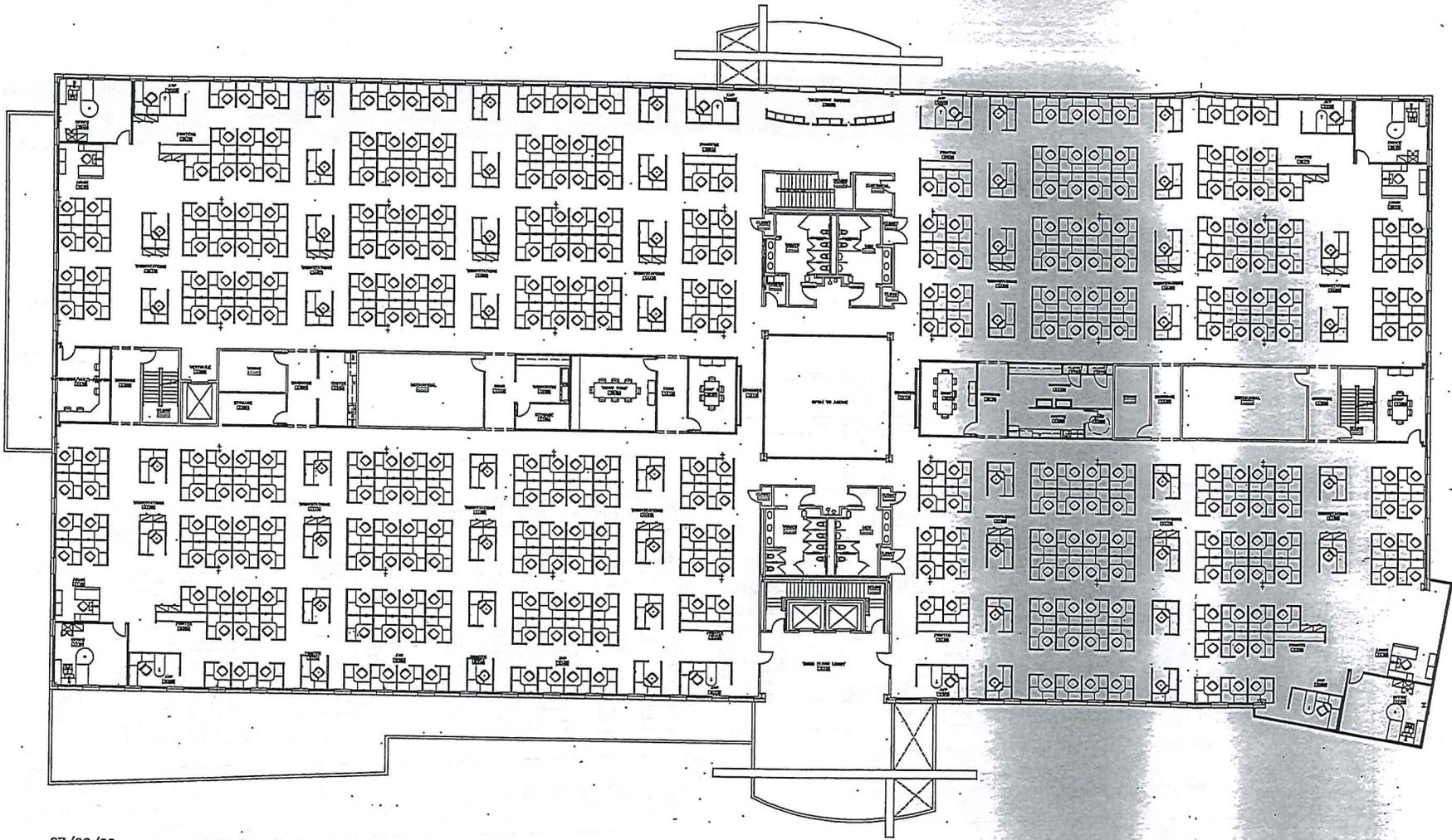
FIRST FLOOR



07/08/02

AVP	2ND FLOOR
T.L./SUPER.	48
COLLECTORS	344


 SECOND FLOOR
 0 10 20 30 FEET



07/08/02

AVP	THIS FLOOR
TTL/SUPER	8
COLLECTORS	48
	344

← THIRD FLOOR
0 10 20 30 40 50 FEET