

Final Repl # 20
JAN 11 2007



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 06-321b

DATE: JANUARY 11, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PDP06-0040 COOPER CROSSING PHASE II

Request: Request Preliminary Development Plan (PDP) approval for Phase II of the Cooper Crossing development. The request is for an office and retail center with a bank and restaurant. Phase II is approximately 6 acres of a 14-acre site, located at the northwest corner of Ray and Cooper Roads.

Location: Northwest corner of Ray and Cooper Roads

Applicant: PHArchitecture, Paul Schmidt

RECOMMENDATION

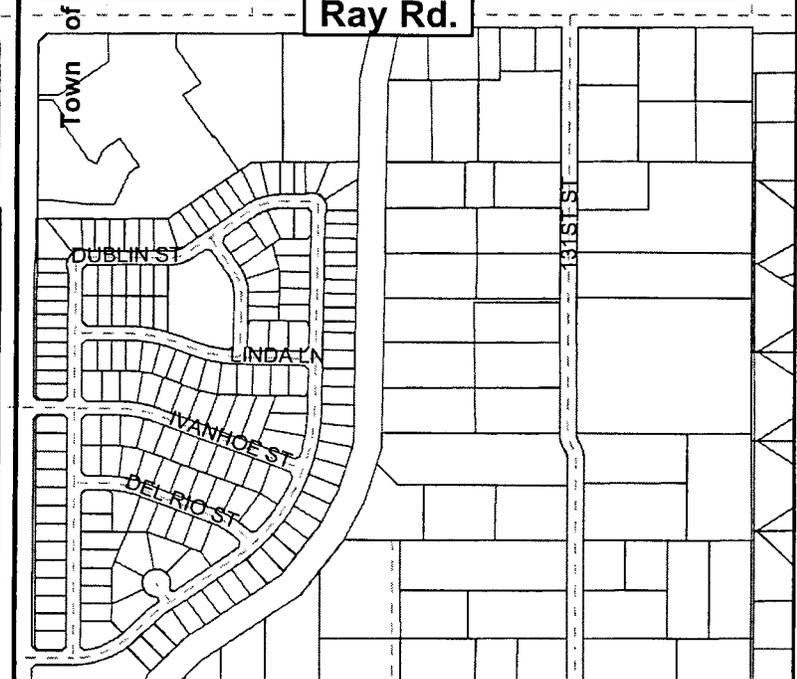
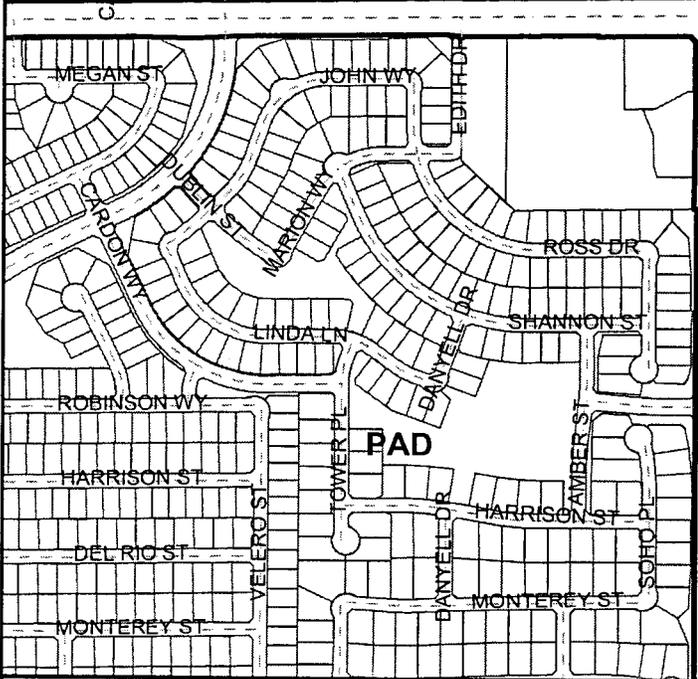
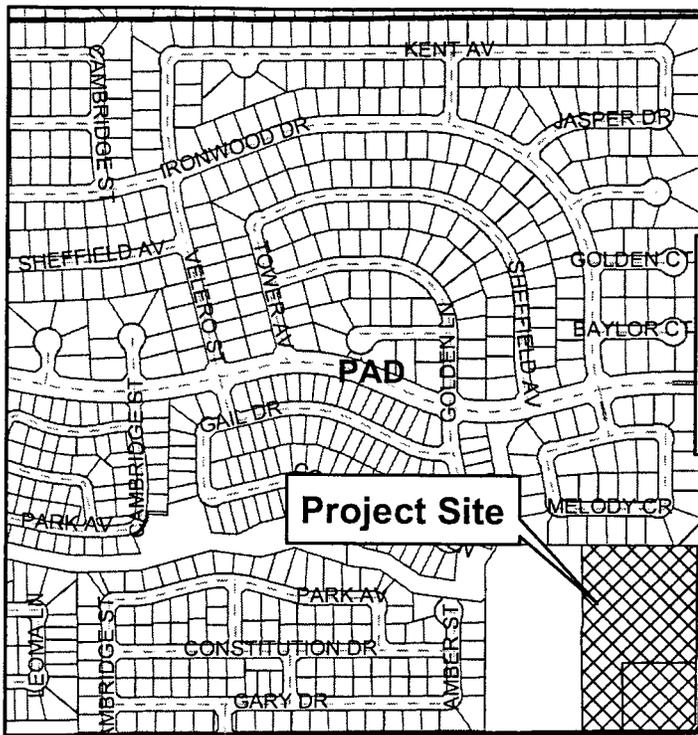
At the January 8, 2007 City Council study session, Staff recommended the request be continued to the January 25, 2007 City Council hearing in order to provide the applicant time to review, as well as, provide Staff a signed "Consent to Conditions" waiver. The applicant has submitted the necessary "Consent to Conditions" waiver, and requests the case to be approved. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development zoning recommend approval with conditions.

PROPOSED MOTION

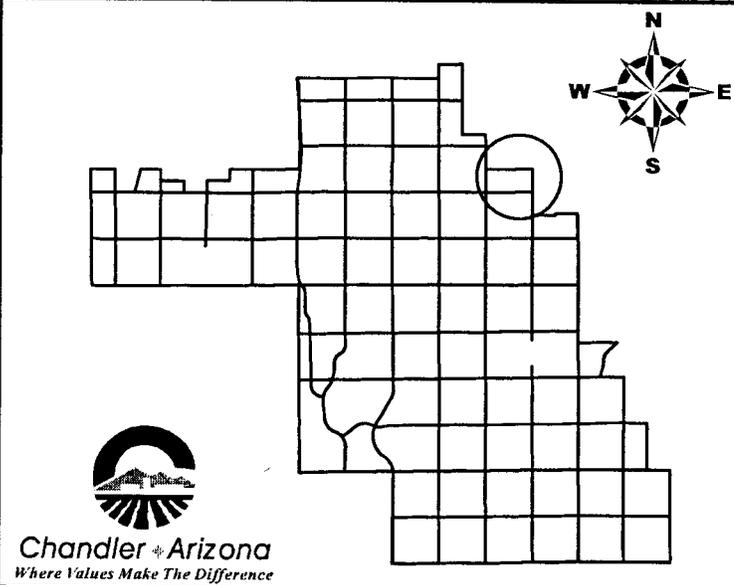
Move to approve case PDP06-0040 COOPER CROSSING PHASE II, subject to conditions recommended by Planning Commission and Staff.

Attachment

1. Vicinity Map



Ray Rd.



Vicinity Map



PDP06-0040

Cooper Crossing Phase II

Repl #20

JAN 11 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 06-321a

DATE: JANUARY 8, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP by memo*
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER *[Signature]*

FROM: ERIK SWANSON, CITY PLANNER *[Signature]*

SUBJECT: PDP06-0040 COOPER CROSSING PHASE II

Request: Request Preliminary Development Plan (PDP) approval for Phase II of the Cooper Crossing development. The request is for an office and retail center with a bank and restaurant. Phase II is approximately 6 acres of a 14-acre site, located at the northwest corner of Ray and Cooper Roads.

Location: Northwest corner of Ray and Cooper Roads

Applicant: PHArchitecture, Paul Schmidt

RECOMMENDATION

Planning Commission and Staff recommend a continuance to the January 25, 2007 City Council hearing to allow the applicant time to provide the necessary "Consent to Conditions" document.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

PROPOSED MOTION

Move to continue case PDP06-0040 COOPER CROSSING PHASE II, to the January 25, 2007 City Council hearing as recommended by Planning Commission and Staff.

Attachment

1. Vicinity Map



Chandler • Arizona
Where Values Make The Difference

#20

JAN 11 2007

MEMORANDUM

Planning & Development - CC Memo No. 06-321

DATE: DECEMBER 21, 2006

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: ERIK SWANSON, CITY PLANNER

SUBJECT: PDP06-0040 COOPER CROSSING PHASE II

Request: Request Preliminary Development Plan (PDP) approval for Phase II of the Cooper Crossing development. The request is for an office and retail center with a bank and restaurant. Phase II is approximately 6 acres of a 14-acre site, located at the northwest corner of Ray and Cooper Roads.

Location: Northwest corner of Ray and Cooper Roads

Applicant: PHArchitecture, Paul Schmidt

Project Info: 6 acre site including:
15,702 square feet office,
9,332 square feet retail,
3,577 square feet restaurant,
4,433 square feet bank,

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development (PAD), recommend approval.

BACKGROUND

The approximate 6-acre site is Phase II of an overall 14-acre site located at the northwest corner of Ray and Cooper Roads, and is part of the overall Provinces Master Plan area. The office buildings as part of Phase I are currently under construction. Cooper Crossing is bounded by single-family residential to the north and west. Directly to the east across Cooper Road at the intersection corner is an Arco gas station, located in the Town of Gilbert. Directly south across Ray Road is a Basha's anchored retail center with a Chevron gas station located directly at the corner. Located southeast of the site is a vacant Albertson's grocery store and fuel center. This site serves as a gateway entrance to the City.

The subject site was zoned PAD for commercial C-1 type uses as part of the 1984 Provinces Master Plan. A conceptual site plan was originally represented as a grocery anchored center with freestanding pads but never developed. A Preliminary Development Plan (PDP) was approved in 2000 that included a retail and office development. In January of 2005, Council approved a PDP that changed the site layout to include two, 2-story office buildings and five, 1-story garden offices on the site's west side. Phase II of the approved PDP included a major anchor with shops and a pad located at the intersection corner. The proposed amended PDP site layout is for Phase II.

SITE LAYOUT

The Cooper Crossing Phase II site layout includes a total of seven buildings. The commercial uses include garden office, retail shops, a restaurant with drive-thru, and a bank pad.

Buildings F, G, and H are garden office buildings. These buildings will be located on the western portion of Phase II, within close proximity to the offices of Phase I, and act as satellite office buildings from the main office complex. The buildings are connected through the use of pedestrian sidewalks and meandering waterways. A meandering water feature between Buildings F and G, and pond between Buildings G and H, visually and physically link the offices of Phase II to Phase I.

Buildings J1 and J2 will be utilized for retail boutique, providing a unique opportunity for small-scale retail specialty stores. Anticipated users would be clothing stores, jewelers and other specialty stores. Ponds are located at each end with a pedestrian sidewalk in between the two buildings. In addition, the pedestrian sidewalk between the buildings will be covered through the use of a metal canopy.

Building K, the restaurant pad, provides office and business users a local option for eating. Vehicular access to the drive-thru is centrally located on the site from the main interior drive, and allows for quick patron turnover.

Building G, located at the intersection corner, is being developed as a TCF Bank. The bank building is oriented diagonally with the intersection, with the drive-thru lanes located in the rear, away from the street view. Landscaping and a pedestrian walkway extend from Cooper Road into the center and will connect the bank site and restaurant site. A pergola is located at the pedestrian entryway to the site between the bank and restaurant pads.

There are four entrances into the Cooper Crossing center, two along Ray Road and two along Cooper Road. The western entrance on Ray Road terminates into the offices of Phase I. The eastern entrance along Ray Road and the southern entrance along Cooper Road terminate at a site feature that includes a Mesquite tree-lined landscape strip, pond and pergola. Textured paving will be utilized at all entrances, and at the connections between buildings.

An integrated architectural theme is carried throughout Phase II with the application of similar building materials, forms, and colors as found in Phase I. There is a consistent use of repetitive columns and pilaster, horizontal banding, and a combination of flat parapet and pitched roof elements. Materials include integral colored CMU, metal accents and railing, EIFS, and standing seam metal roofs. Buildings E and F feature a roof canopy with extended overhangs that connect the buildings and provide additional shading.

The TCF Bank includes the integrated architectural theme that is carried throughout the site. In addition, the bank will be incorporating cultured stone on its columns with some banding around the building. In addition, the stone will be continued to the top portion of the building surrounding the bank signage. The stone will be used to create uniformity with the Province's Master Plan community.

Date Palm, Palo Verde, Thornless Mesquite, and Southern Live Oak trees will highlight the landscaping for Phase II. Perimeter landscaping along Ray and Cooper Roads was established at the time of PDP approval for Phase I.

SIGNAGE

Included in the application is a request for approval of the Comprehensive Sign Package. Monument signs are proposed at the southern entrance of Cooper Road and at the eastern entrance of Ray Road. In addition, there will be a site identification sign located along the perimeter wall at the street intersection. Tenant signage will utilize aluminum reverse pan channel halo-illuminated lettering and numbering. Building addresses will be reverse pan channel non-illuminated.

The monument signage will include the use of masonry that will match the material of the buildings, a river rock base, and a metal railing design feature. Lettering for the sign will be brushed, flat-cut aluminum, and will not be illuminated. The Comprehensive Sign Package is requesting a deviation from the 2000 approved monument sign. The request is to eliminate the Provinces logo from the monument signs. Staff supports the request to eliminate the logo.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the request was advertised in the newspaper.
- An orange 4' x 8' sign was posted on the property.
- A neighborhood meeting was held on Thursday, November 30, 2006. Three neighbors were in attendance.

- A meeting was held with the Providence's Architectural Review Board on December 21, 2006. The Architectural Review Board supports the project.

At the November 30, 2006 neighborhood meeting neighbors expressed concerns regarding perimeter wall height, late night/early morning construction noise, and vehicular traffic throughout the site.

The residents also expressed concerns about the restaurant tenant and drive-thru. It was expressed that one of the conditions of approval by the Province's Architectural Review Board in 2000 was that the restaurant tenant would not be a fast-food tenant. The owners' representative stated that the restaurant tenant desired would be a more up-scale user such as a Schlotzsky's Deli or Starbucks. Attached is a memo expressing the intent of the property owner in locating an up-scale user for the restaurant.

Access throughout the site was another concern of the residents. The residents were concerned that with the current site layout traffic could exit Cooper Road, drive along the interior drive and exit onto Ray Road. The applicant will look at applying traffic calming devices to the rear drive to address circulation concerns.

PLANNING COMMISSION VOTE REPORT

Motion to Approve: In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP06-0040 COOPER CROSSING PHASE II, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "COOPER CROSSING PHASE II", kept on file in the City of Chandler Planning Services Division, in File No. PDP06-0040 COOPER CROSSING PHASE II, except as modified by condition herein.
2. All conditions kept on file in the City of Chandler Planning Services Division, in File No. PDP04-0017 COOPER CROSSING shall apply, except as modified by condition herein.
3. All raceway signage shall be prohibited within the development.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
5. The applicant shall work with Staff to implement traffic calming measures at the rear service drive.

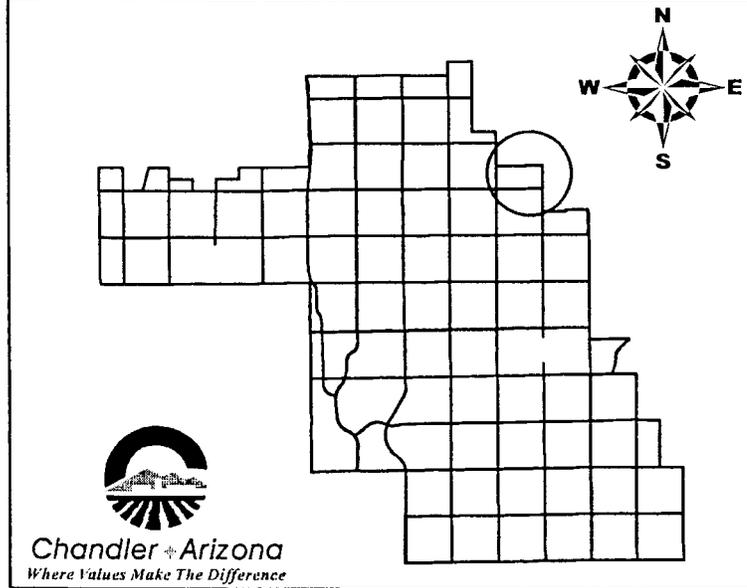
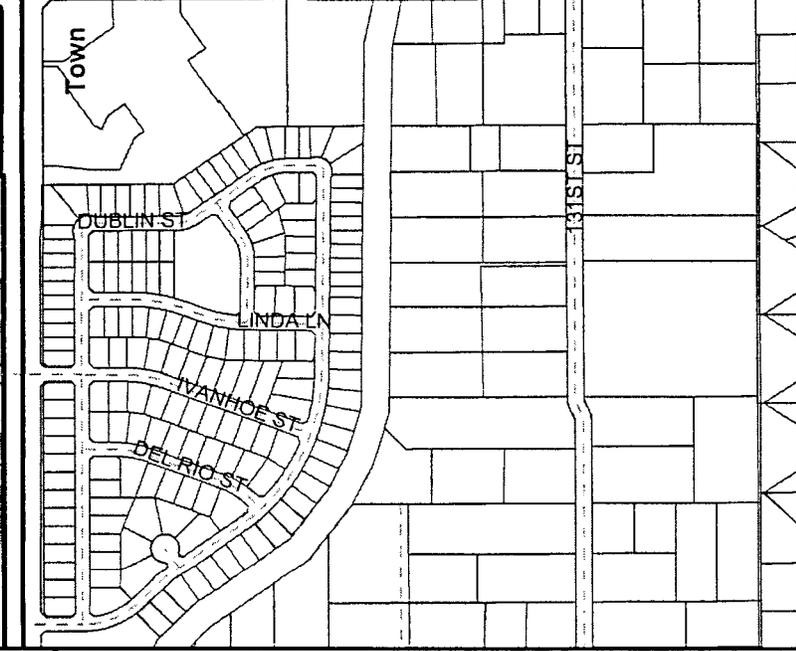
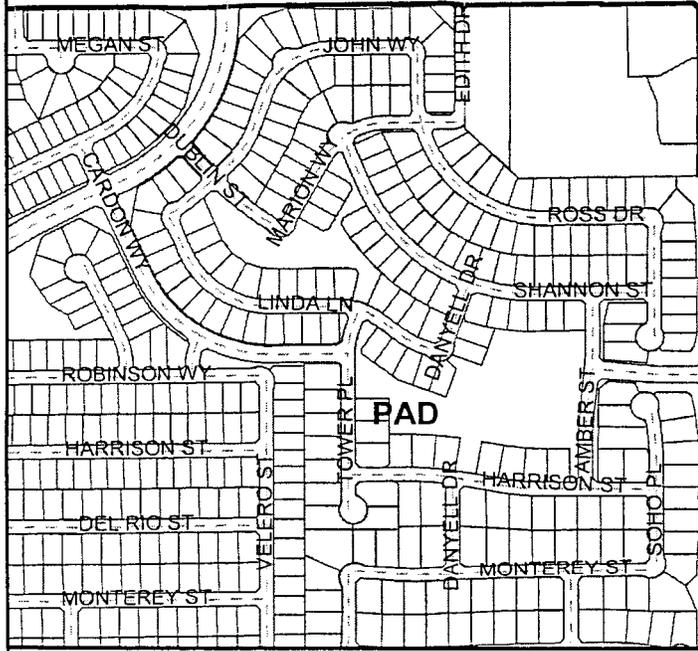
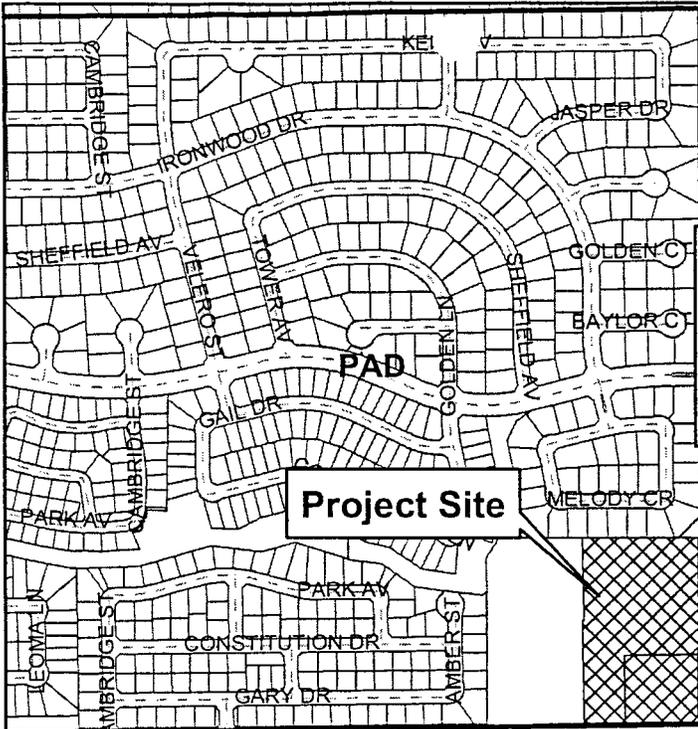
6. The applicant shall work with Staff in order to provide for an outdoor eating area for Building K.
7. The applicant shall work with Staff to provide landscaping around the bank foundation.

PROPOSED MOTION

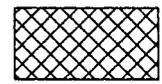
Move to approve PDP06-0040 COOPER CROSSING PHASE II, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. 2004 Approved Site Plan
4. Letter of Intent for restaurant user
5. Conditions of case PDP04-0017 COOPER CROSSING
6. Development Booklet, Exhibit 'A'

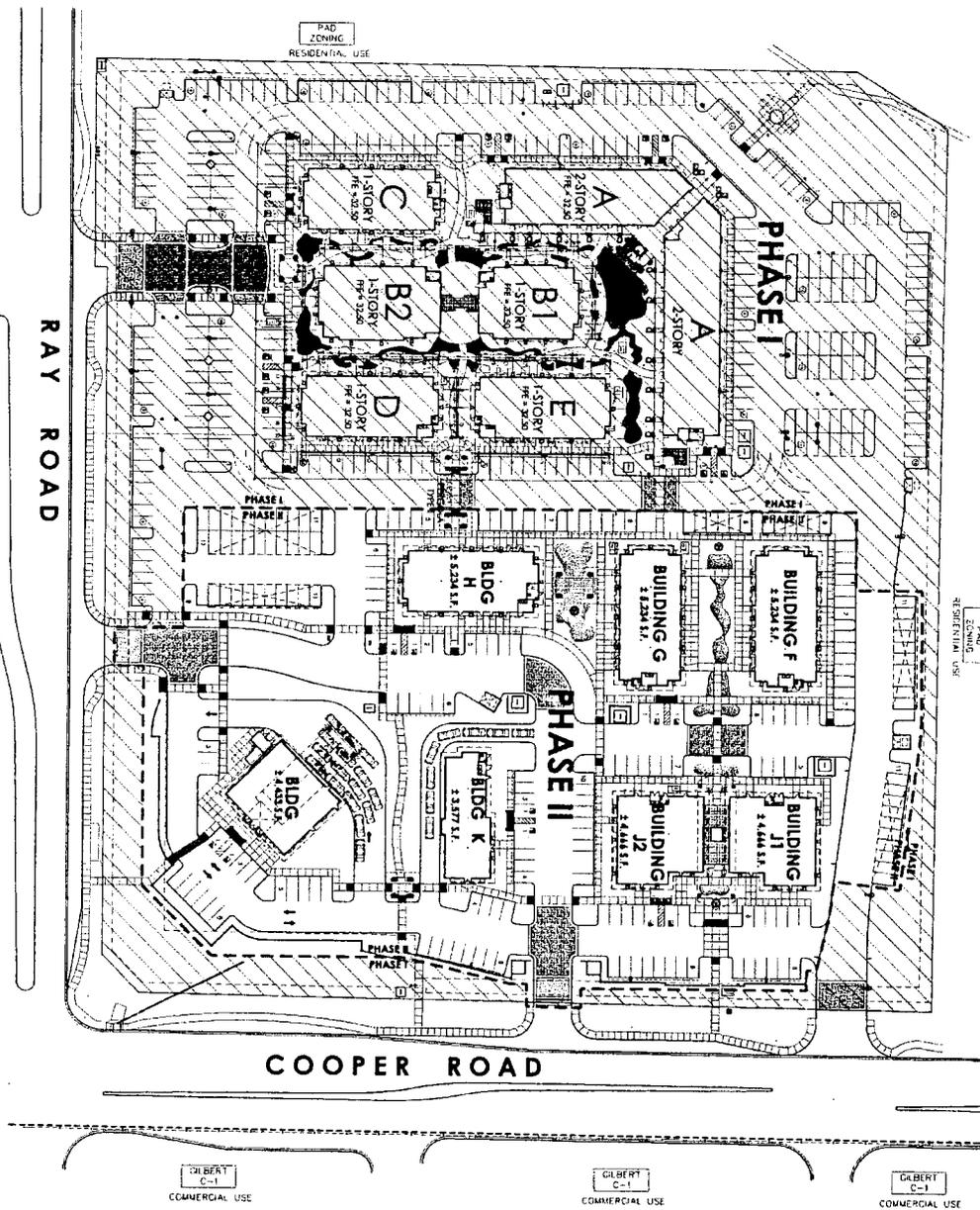


Vicinity Map



PDP06-0040

Cooper Crossing Phase II



PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 302-37-011C
 EXISTING ZONING: C-2 PAD
 PROPOSED ZONING: GENERAL OFFICE AND RETAIL

PHASE II, III, IV, SITE DATA:
 PARCEL II AREA: ± 110,870 S.F. (± 2.55 ACRES)
 PARCEL III AREA: ± 42,464 S.F. (± 1.43 ACRES)
 PARCEL IV AREA: ± 16,909 S.F. (± 2.22 ACRES)

OFFICE:
 BUILDING F: ± 5,234 S.F.
 BUILDING G: ± 5,234 S.F.
 BUILDING H: ± 5,234 S.F.
 TOTAL: ± 15,702 S.F.
 PARKING REQUIRED: ± 79 SPACES @ 1:200 PER ORDINANCE
 PARKING PROVIDED: ± 112 SPACES
 PARKING RATIO: ± 7.1 SPACES PER 1,000 S.F.

RETAIL:
 BUILDING C: ± 3,577 S.F.
 BUILDING D: ± 4,666 S.F.
 BUILDING E: ± 4,666 S.F.
 TOTAL: ± 12,909 S.F.
 PARKING REQUIRED: ± 52 SPACES @ 1:250 PER ORDINANCE
 PARKING PROVIDED: ± 87 SPACES
 PARKING RATIO: ± 6.7 SPACES PER 1,000 S.F.

RETAIL:
 BUILDING G: ± 4,433 S.F.
 TOTAL: ± 4,433 S.F.
 PARKING REQUIRED: ± 30 SPACES @ 1:150 PER ORDINANCE
 PARKING PROVIDED: ± 43 SPACES
 PARKING RATIO: ± 4.3 SPACES PER 1,000 S.F.

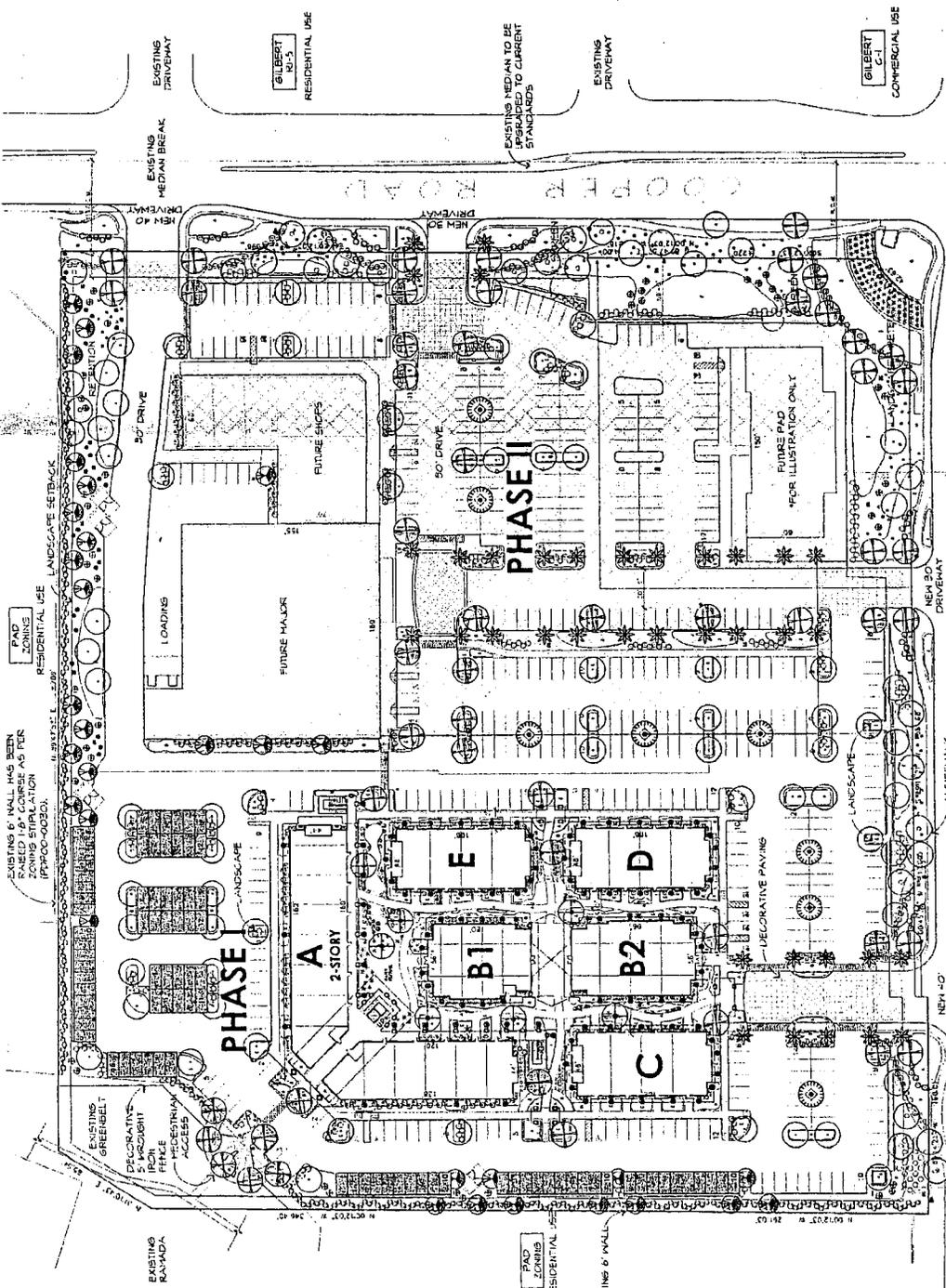


PHArchitecture
 Patrick Hayes Architecture

Site Plan - Cooper Crossing
 A.3

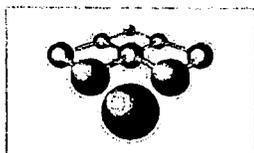
Cooper Crossing
hardison/downey
 construction, inc.

CONCEPTUAL PLANT PALETTE	
TREES	COMMENTS/SIZE
DATE PALM	75' CLEAR TRUNK, MATCHED
SPECIFIC TREE	38" BOL. LOW BREAK
WESMITH STICKS	36" BOL. LOW BREAK
SPECIFIC TREE	24" BOL. LOW BREAK
PALMFRONT SPECIES	24" BOL. LOW BREAK
SHEET ACACIA / MATHIE MESQUITE	24" BOL. LOW BREAK
JACARANDA	24" BOL. MULTI-TRUNK MATCHED
DESERT MASCAGONIA PALMVERDE	24" BOL. LOW BREAKER MATCHED
SHOUSTING ACACIA / DALBERGIA	24" BOL. MULTI-TRUNK
SHRUBS	
WEDDERBURN FAN PALM	15 GAL
BOXWOOD BEAUTY	5 GAL
BEULIA SPECIES, VALENTINE BUSH	5 GAL
TEXAS RANGER	5 GAL
JORDA	5 GAL
SAGE SPECIES	5 GAL
SAGE SPECIES	5 GAL
LART'S SUPPLE	5 GAL
BEULIA SPECIES	5 GAL
MEXICAN BIRD/CASUA	5 GAL
ACACIA/AZE SPECIES	5 GAL
"MASHWILT" GRASS	5 GAL
OCTOPUS MAWE	15 GAL
BALBINE	5 GAL
TURPENTINE BUSH	5 GAL
GROUNDCOVER	
LANTANA	1 GAL-3' O.C.
ROSEMARY	1 GAL-3' O.C.
BEULIA "KATE/MEDUSA SPECIES"	1 GAL-3' O.C.
DAPHNODIA/HIGH MORNING GLORY	1 GAL-3' O.C.
DUMMERT	1 GAL-3' O.C.
DESERT CACTI/TUJANO ACACIA	1 GAL-3' O.C.
WICKI MAJOR	1 GAL-3' O.C.
ORDER CACTI/TUJANO ACACIA	1 GAL-3' O.C.
CHAMPAGNE/MATHIE SPECIES	1 GAL-3' O.C.
TURPENTINE/BALBINE	1 GAL-3' O.C.



CONCEPTUAL SITE PLAN
 SCHEME SITE-14
 1" = 10' (PLAN)
 1" = 10' (SECTION)
 1" = 10' (ELEVATION)

PRE-03-0075 Urban Realty Partners
 Cooper Crossing
 NWC Roy Road & Cooper Road
 Chandler, Arizona
 04-002_Site-14
 2004 APPROVED SITE PLAN



PHONE JOCKEY

TO: City of Chandler
Re: Cooper Crossing Phase 2 Development
Neighborhood Concerns

1 December 2006

In an effort to address neighborhood concerns regarding the proposed drive through restaurant for Cooper Crossing Phase 2, we wish to state that our present intentions for the restaurant site do NOT include such users as a McDonalds, Burger King, Jack-in-the-Box, etc...

We are actively seeking such restaurant types as: Chipotle, Schlotzsky's, Paradise Bakery, Miracle Mile or Native New Yorker Delicatessens, Starbucks, etc...

We absolutely understand the neighborhood concerns and wish to assure the neighborhood that we have taken great care to control the traffic flow for the restaurant site as well as throughout the property and minimize any negative effects that may be associated with a drive through restaurant.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark A. DeMichele', written in a cursive style.

Mark A. DeMichele
Owner's Representative
PhoneJockey Investors #2, LLC

RECOMMENDED ACTION

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "COOPER CROSSING" kept on file in the City of Chandler Planning Services Division, in File No. PDP04-0017 except as modified by condition herein.
2. 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.
3. The developer shall be required to install landscaping in the arterial street median 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.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. All trees planted along the west and north property wall adjacent to the residential development shall be 12' tall at the time of planting and spaced at 20' on center.
6. All perimeter and arterial street landscaping shall be installed during the first phase of construction.
7. River rock elements shall be incorporated in the enhanced paving treatments, parking screen walls, monument signage, and intersection wall treatment.
8. The Provinces logo shall be included on all monument signs.
9. All site lighting fixtures shall be designed to be compatible with the Provinces character theme.
10. The applicant shall work with Staff to provide additional pedestrian amenities such as seating areas and pergolas at the pedestrian entrances to the office and retail developments.

PROPOSED MOTION

Move to approve Preliminary Development Plan in case PDP04-0017 COOPER CROSSING subject to the conditions recommended by Planning Commission and Staff.

COUNCIL APPROVED CONDITIONS OF CASE
PDP04-0017 COOPER CROSSING