

11
JAN 25 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-017**

DATE: JANUARY 18, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: KEVIN MAYO, SENIOR CITY PLANNER 

SUBJECT: PDP06-0048 LA PETITE ACADEMY AT CARMEL VILLAGE PLAZA

Request: Preliminary Development Plan (PDP) approval for site layout and building architecture for a child care center

Location: Southwest corner of Gilbert and Queen Creek Roads

Applicant: B. J. Peters
The Peters Design Group

Project Info: 1.41-acre site, 10,005 square-foot building, 14,957 square-foot outdoor play area

RECOMMENDATION

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

BACKGROUND

The approximate 1.41-acre site lies within the approximate 19.51-acre Carmel Village commercial development located at the southwest corner of Queen Creek and Gilbert Roads. The Carmel Village development received zoning approval in April 2006, including approximately 12.48-acres for retail uses and 7.03-acres for medical/general office uses. The subject 1.41-acre site is the Future Major 'B' as shown within the original Development Booklet.

The subject site is surrounded to the west by the residential subdivision Abralee Meadow, currently under construction. The site is bordered to the north by Queen Creek Road. Vacant land zoned AG-1, planned for light industrial and office uses under the Airpark Area Plan, is located north of Queen Creek Road. Gilbert Road is located on the site's east side. East of Gilbert Road is the future Layton Lakes development. Markwood Drive is located on the site's south side, with the Santana Ridge Apartments development, currently under construction, located south of Markwood Drive.

The request includes an approximate 10,005 square-foot child care facility, with an approximate 14,957 square-foot outdoor play area. The La Petite Academy will be open Monday through Friday from 6 a.m. to 7 p.m. Peak drop-off time will be between the hours of 6 a.m. and 8:30 a.m., with peak pick-up time between the hours of 4 p.m. and 6 p.m. At capacity, the child care center is anticipated to have a maximum enrollment of 200 children, and employ 25 persons.

The building is located adjacent to the Major 'A' Fitness Works facility. The development will complete the prominent pedestrian walkway along the fronts of Shops 'A', the Fitness Works facility, and building '1' of the medical office buildings. The overall development already includes the dissimilar land use buffer along the property's west side, however the child care facility will include a second layer of screen trees at the subject site's west side adjacent to the play area. Additionally, a 6-foot high block wall is added at the play area's west side adjacent to the western parking spaces for safety and screening. The proposed play area is located approximately 75-feet away from any residential property line. The subject site includes extensive landscaping which softens the 'hardscape' intensive development. The landscaping chosen matches the palette previously established in the Carmel Village Plaza.

The building architecture continues the modern rural-theme established by the Carmel Village Plaza. Architectural features include elements such as decorative accent lights, steel shade canopies with exposed structural steel, clerestory windows with faux shutters, scored stucco, brick and stone accent materials, exposed wood beams, and tiled sloped-roof elements. Building massing has been broken up by the use of vertical and horizontal plane changes, as well as a combination of flat-roof and sloped-roof elements.

Staff supports the proposal finding it to represent a quality compatible addition to the Carmel Village Plaza. Additional exhibits and development details can be found in the attached Development Booklets.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a 600' radius and all registered neighborhoods within ¼ mile radius.
- A legal notice was advertised in the newspaper.
- A double-sided orange 4' x 8' public hearing sign was posted on the property.

- A neighborhood meeting was held on November 21, 2006. No neighbors were in attendance.

At the time of this writing, Staff has not received any calls or letters in opposition of this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 5 Opposed: 0 Absent: 2 (Anderson, Irby)

RECOMMENDED ACTION

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

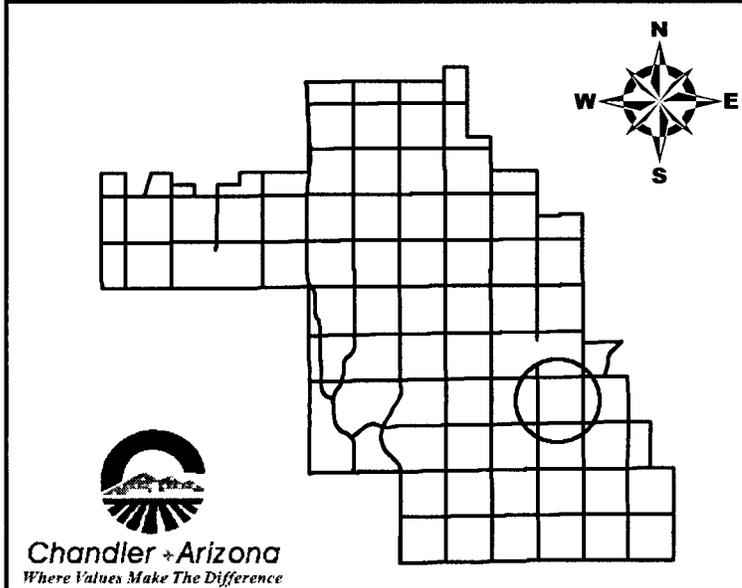
1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3788, in case DVR05-0052 CARMEL VILLAGE PLAZA.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "La Petite Academy" kept on file in the City of Chandler Current Planning Division, in file number PDP06-0048 LA PETITE ACADEMY AT CARMEL VILLAGE PLAZA, except as modified by condition herein.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. 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.
6. The applicant shall work with Staff to break-up the stucco wall planes through additional colors, scoring and/or architectural features. Details to be worked out with Staff.
7. 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.
8. All raceway signage shall be prohibited within the development.
9. All future building mounted signage shall be limited to internally lit pan-channel or individual reverse pan-channel, halo illuminated lettering.

PROPOSED MOTION

Move to approve the Preliminary Development Plan in case PDP06-0048 LA PETITE ACADEMY AT CARMEL VILLAGE PLAZA subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Approved Building Elevations
6. Development Booklet, Exhibit A



Vicinity Map



PDP06-0048

**La Petite Academy at
Carmel Village Plaza**

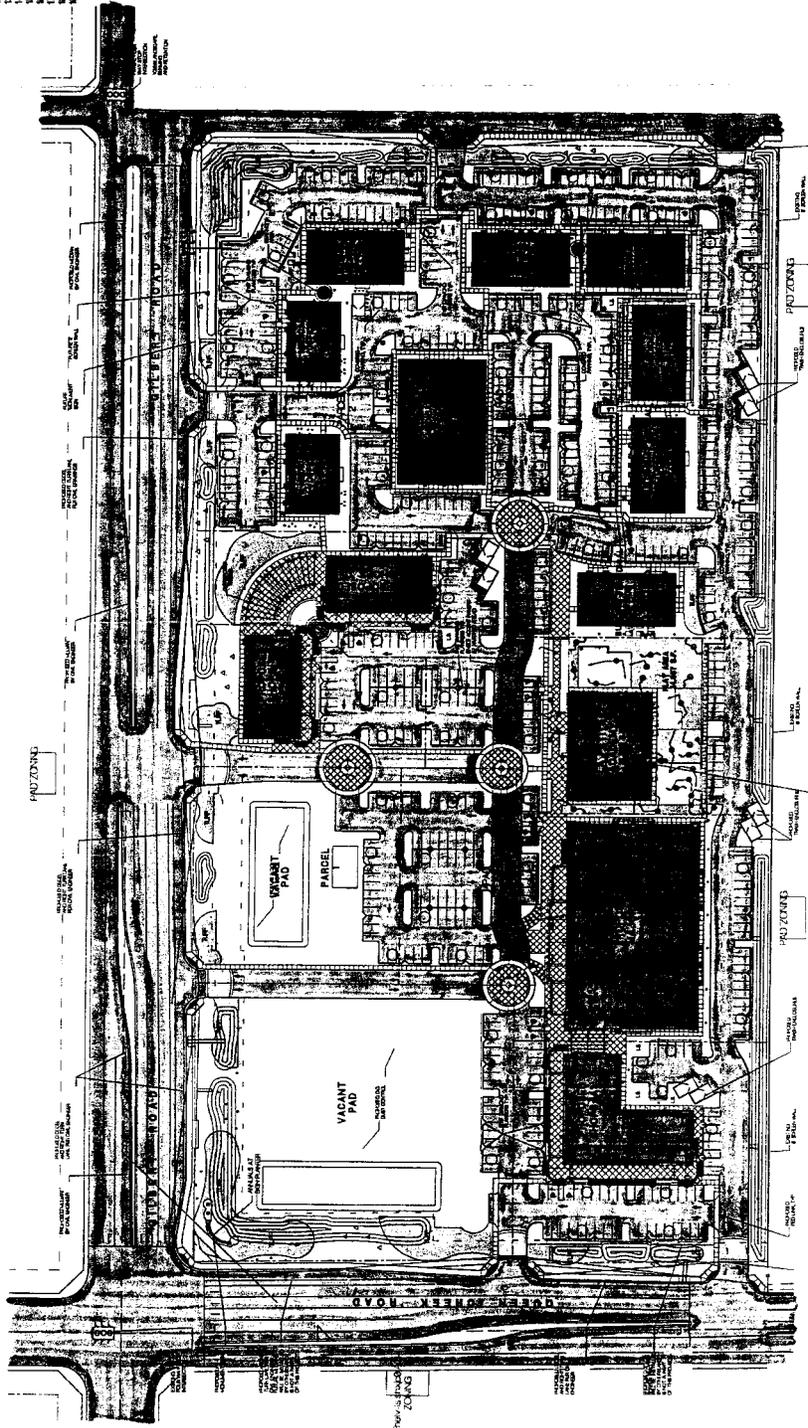


Chandler • Arizona
Where Values Make The Difference

CITY OF CHANDLER 10/4/2006

KEY NOTES

1. EXISTING PARKING AREA
2. NEW SIDEWALK
3. NEW HARDSCAPE TO MATCH EXISTING
4. NEW DECORATIVE WROUGHT IRON FENCE
5. NEW LIGHT FIXTURES
6. NEW FABRIC SHADE AWNING
7. VINYL COATED CHAIN LINK FENCE
8. ASBESTOS ABATEMENT
9. LANDSCAPE PLANTER
10. MASONRY COLUMNS
11. EXISTING SIDEWALK
12. EXISTING DRIVEWAY
13. EXISTING DRIVEWAY
14. EXISTING DRIVEWAY
15. EXISTING ACCESSIBLE PARKING
16. LAWN
17. NEW WINE ENCLOSE
18. EXISTING WINE ENCLOSE
19. EXISTING SCREEN WALL



THIS PROJECT

OVERALL PRELIMINARY SITE PLAN
 T=60
 NORTH

A-2

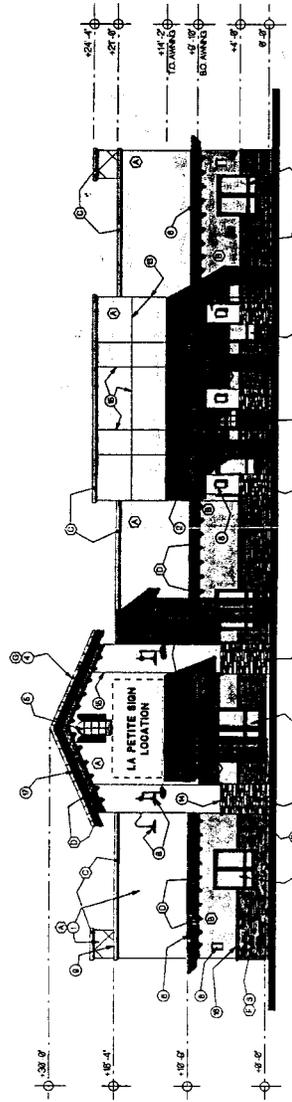
<p>Drawn: [] Checked: [] Date: 08/27/08 Scale: 1"=60' Job No: 08084</p>	<p>LA PETITE ACADEMY AT CARMEL VILLAGE S.W.C. GILBERT RD. & QUEEN CREEK RD. CHANDLER, ARIZONA DEVELOPED BY GLENWOOD DEVELOPMENT</p>	<p>PRELIMINARY CONSULTATION</p>	<p>The Peters Design Group 4320 East Everitt Drive Phoenix, Arizona 85026 (602)785-4400</p>	<p>P.D.G.</p>	<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20</p>
---	---	--	--	---------------	--

KEY NOTES

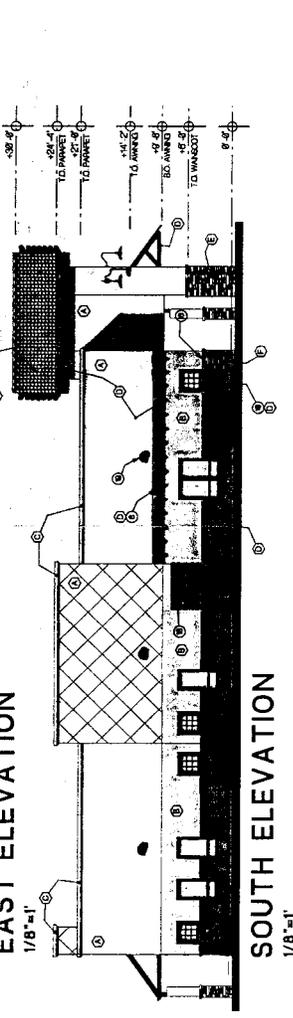
1. STUCCO ON FRAME OR CMU
2. COFFERED METAL AWNING ROOFING
3. 1/2" POLYURETHANE INSULATION
4. CONCRETE TILE ROOF
5. FALSE WINDOW OVER STUCCO
6. ALUMINUM CLASS SKEWER SYSTEM
7. ORNAMENTAL LIGHT FIXTURE
8. METAL PANEL CARPORTS
9. 1/2" POLYURETHANE INSULATION w/ GLAZING
10. 4" COLURED STUCCO VENEER
11. 4" COLURED STUCCO CAR COURSE
12. STUCCO CONTROL JOINT
13. ORNAMENTAL WOOD FRAMING
14. 2" POP-OUT & STUCCO WANDSCOT
15. WALL-PACK LIGHT FIXTURE

BUILDING COLORS

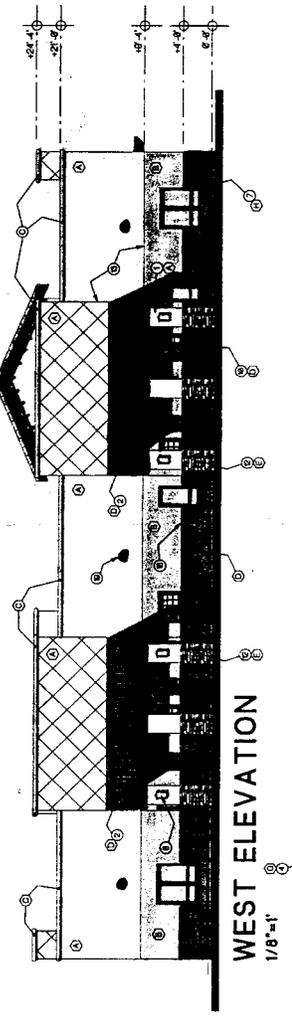
- (A) PRIMER: UNLINED BEIGE; 8028H
FIELD COLOR
- (B) COFFERED STUCCO; #72
ACCENT COLOR #1
- (C) STAINLESS STEEL; #28
ACCENT COLOR #2
- (D) QUALITY BRONZE; #18
ACCENT COLOR #3
- (E) COLURED STUCCO QUALITY; 6528/50
ORNAMENTAL STUCCO; 6528/50
CALIFORNIA SUNSET; 6528/50
- (F) COLURED STUCCO; 6528/50
CALIFORNIA SUNSET; 6528/50
- (G) UNFINISHED WOOD; #18
ACCENT COLOR #4
- (H) UNFINISHED WOOD; #18
ACCENT COLOR #5



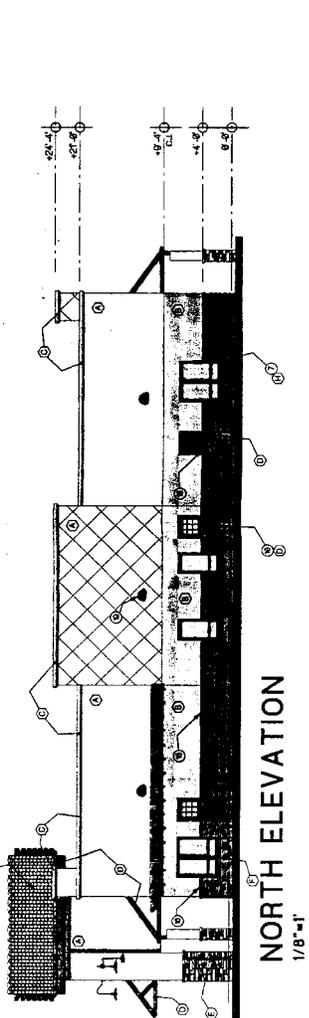
EAST ELEVATION
1/8"=1'



SOUTH ELEVATION
1/8"=1'



WEST ELEVATION
1/8"=1'



NORTH ELEVATION
1/8"=1'

Date By	
Drawn	
Checked	
Desk	
Scale	
Sheet	
Job No.	
File	

4525 East Everard Drive
Phoenix, Arizona 85032
Phone: 754-6446

P.D.G.
The Peters Architects
Design Group



LA PETITE ACADEMY
AT CARMEL VILLAGE PLAZA
S.W.C. GILBERT RD. & QUEEN CREEK RD.
CHANDLER, ARIZONA
DEVELOPED BY GLENWOOD DEVELOPMENT

Drawn	D.P.
Checked	D.P.
Desk	8/27/78
Scale	1/8"=1'
Sheet	0004
Job No.	0004
File	

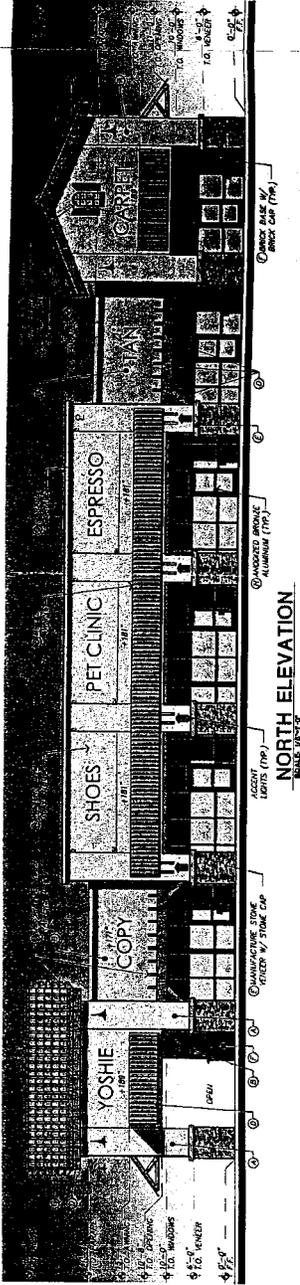
A-4

OWNER ACCEPTANCE _____ DATE _____

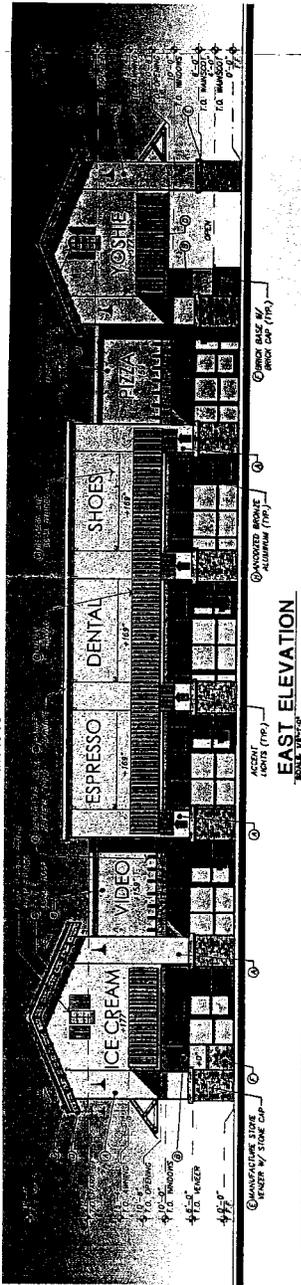
COLOR & MATERIALS

- ① FIELD COLOR
- ② BRUSH VULLEDED BRICK
- ③ 48" PORTLAND STONE
- ④ ACCENT COLOR #1
- ⑤ ACCENT COLOR #2
- ⑥ ACCENT COLOR #3
- ⑦ STONE MASON
- ⑧ STONE MASON
- ⑨ STONE TILE
- ⑩ STONE MASON
- ⑪ STONE MASON
- ⑫ STONE MASON
- ⑬ STONE MASON
- ⑭ STONE MASON
- ⑮ STONE MASON
- ⑯ STONE MASON
- ⑰ STONE MASON
- ⑱ STONE MASON
- ⑲ STONE MASON
- ⑳ STONE MASON
- ㉑ STONE MASON
- ㉒ STONE MASON
- ㉓ STONE MASON
- ㉔ STONE MASON
- ㉕ STONE MASON
- ㉖ STONE MASON
- ㉗ STONE MASON
- ㉘ STONE MASON
- ㉙ STONE MASON
- ㉚ STONE MASON
- ㉛ STONE MASON
- ㉜ STONE MASON
- ㉝ STONE MASON
- ㉞ STONE MASON
- ㉟ STONE MASON
- ㊱ STONE MASON
- ㊲ STONE MASON
- ㊳ STONE MASON
- ㊴ STONE MASON
- ㊵ STONE MASON
- ㊶ STONE MASON
- ㊷ STONE MASON
- ㊸ STONE MASON
- ㊹ STONE MASON
- ㊺ STONE MASON
- ㊻ STONE MASON
- ㊼ STONE MASON
- ㊽ STONE MASON
- ㊾ STONE MASON
- ㊿ STONE MASON

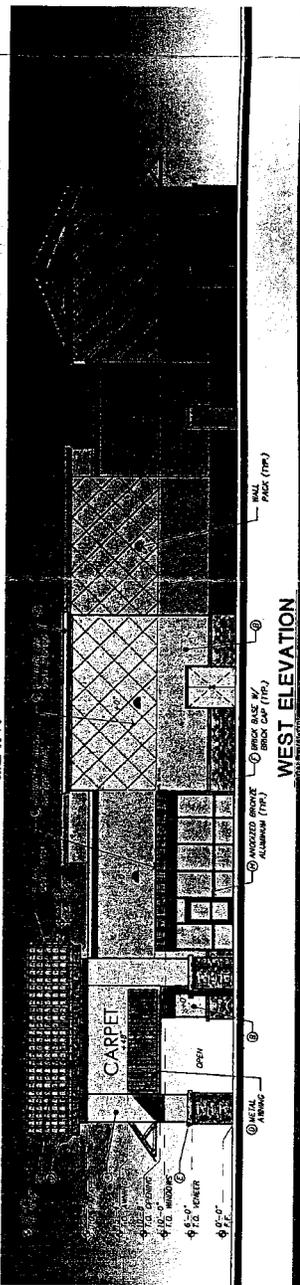
NOTE: ARCHITECTS AND OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS.



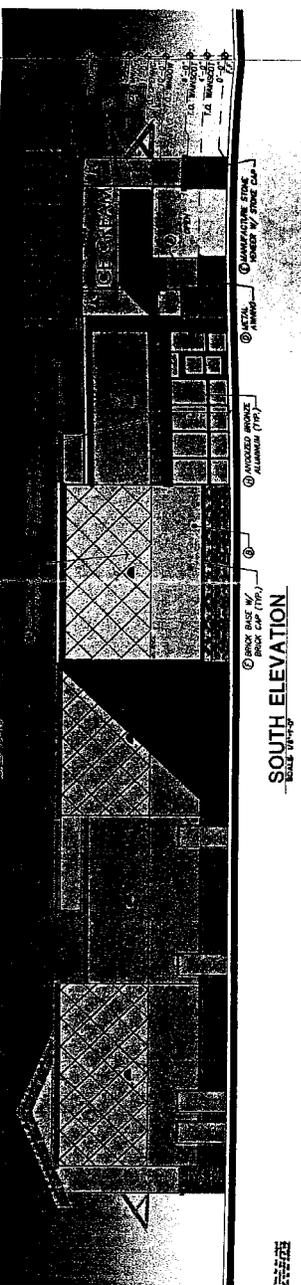
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PRELIMINARY - Not for Construction or Recording

PROJECT NAME
CARMEL VILLAGE PLAZA @ GILBERT QUEEN CREEK RETAIL CENTER
 8 W.C. OF GILBERT ROAD & QUEEN CREEK ROAD
 GARDEN ARIZONA



Bollinger + Cordance Architects, Inc.
 Architects Planning Interiors
 3428 E. Indian School Road
 Phoenix, Arizona 85018-5113
 Tel: (602) 857-8000 Fax: (602) 854-8577

SHOPS 'A' ELEVATIONS
 DATE: 01/09/00
 JOB #: 103305

SHEET:
A-33
 OF SHEETS

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS OF DOCUMENTS SHALL BE IN FEET AND INCHES.