

# 18  
MAR 05 2007



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**                      **Planning and Development – CC Memo No. 07-039**

**DATE:**            FEBRUARY 22, 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:**            JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

**SUBJECT:**        PDP06-0053 AMTRUST BANK AT RAINTREE RANCH CENTER

**Request:**            Preliminary Development Plan (PDP) approval for building architecture for a freestanding bank pad

**Location:**           Southeast corner of Ray and Price Roads

**Applicant:**           Ethos, Paul Rogers

**Owner:**             Weingarten Realty Investors

**Project Info:**       Freestanding bank pad with a drive-through, approximately 4,234 square feet in size

**RECOMMENDATION**

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

**BACKGROUND**

The application requests Preliminary Development Plan (PDP) approval for building architecture on a freestanding bank pad with a drive-through. The bank pad is a part of a larger planned commercial center, Raintree Ranch Center, which received PDP approval in December 2005. At the time of the original PDP approval, architectural building elevations were not provided for three freestanding pads. The approval included a condition stating, "Freestanding pads A, B, and C shall be reviewed and approved through a separate Preliminary Development Plan. The freestanding pads shall carry an architectural level of detail similar to front facades of main buildings within the commercial center, architectural designs set forth in the Development Booklet, and in accordance with the Commercial Design Standards."

This application includes architectural building elevations for the bank pad, Pad C, which is located east of the sewer lift station at the southeast corner of Ray and Price Roads. The building's size is approximately 4,234 square feet. The drive-through includes three lanes and a pass-through lane.

The building includes four-sided architecture and an overall character theme to match the main center. Building architecture incorporates Traditional Southwest styles. Building mass is broken up by use of vertical and horizontal plane changes with varied rooflines. Building materials include concrete tile roofs with rafter tails exposed at eaves, stacked stone veneer, tapered cornices and column capitals, metal trellises "green screens", metal canopies, and splitface c.m.u.

Building signage is proposed for all sides of the building. The signs are 24-inch, halo-illuminated reverse pan channel letters. All signage will be in compliance with the center's approved comprehensive sign package.

Through the initial zoning case, Staff worked with the developer to enhance landscaping around the City's sewer lift station. The sewer lift station is at the northwest corner of the proposed development, southeast corner of the Price Road and Ray Road intersection. The developer is installing additional shrubs around the sides of the facility along with three Mexican Fan Palm trees at the intersection corner. The additional landscaping will enhance this corner and be similar to other corners at this intersection.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice letter was sent out in early January.
- At the time of this writing, Staff has received no correspondence in opposition to this request.

#### **PLANNING COMMISSION VOTE REPORT**

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

Commission recommended the addition of Conditions 3 and 4 regarding landscape maintenance and raceway signs. The applicant clarified that the block wall beyond the front entrance will be higher to accommodate the mounting of the business name sign. The sign is not located on top of the wall as the exhibit represents.

#### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan and PAD zoning, Staff recommends approval of the Preliminary Development Plan PDP06-0053 AMTRUST BANK AT RAINTREE RANCH CENTER, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "AmTrust Bank at Raintree Ranch Center", kept on file in the City of Chandler Planning Services Division, in File No. PDP06-0053, except as modified by condition herein.

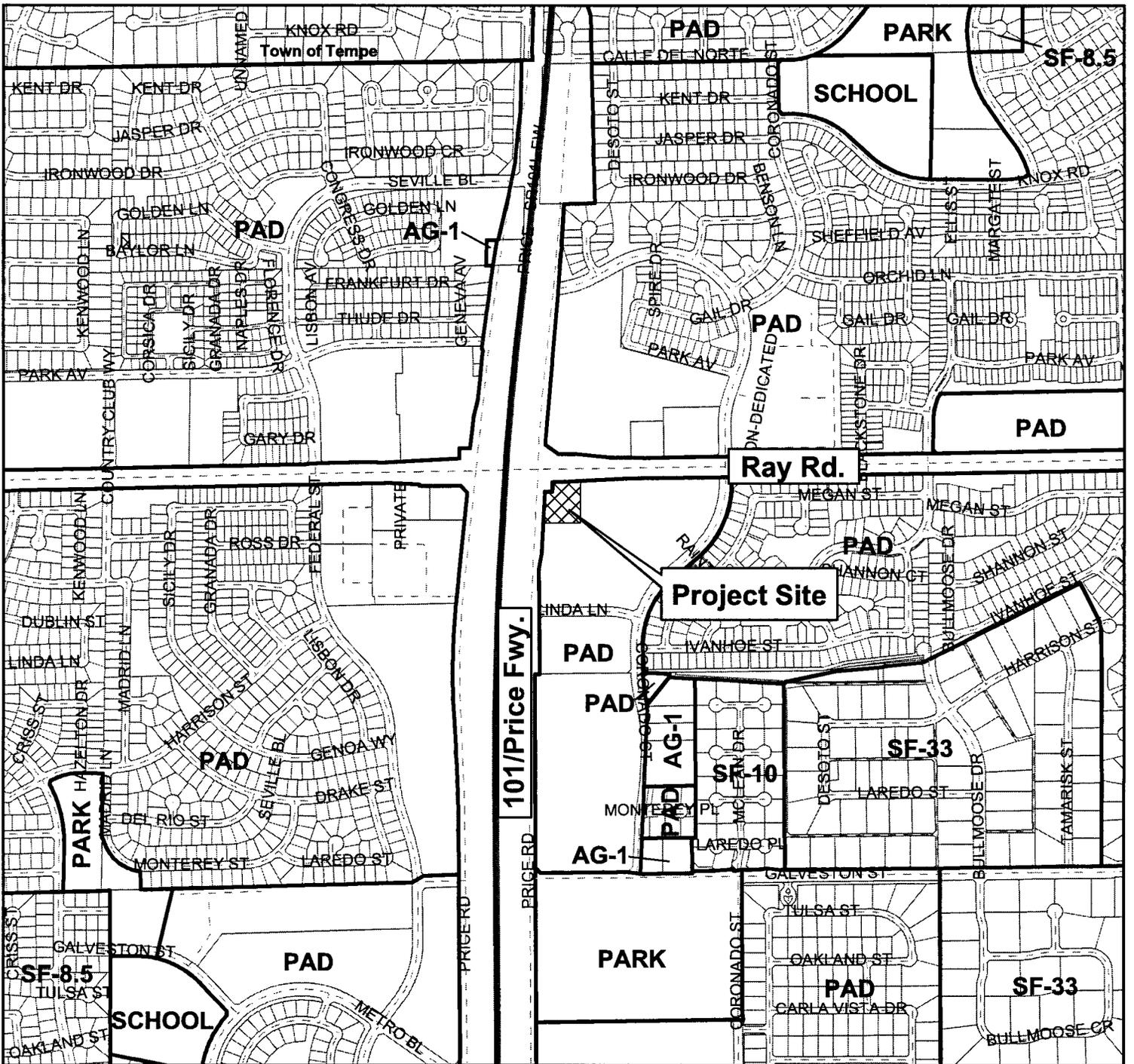
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3744, case DVR05-0041, except as modified in condition herein.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
4. No raceways allowed for signage.

**PROPOSED MOTION**

Move to approve the Preliminary Development Plan request PDP06-0053 AMTRUST BANK AT RAINTREE RANCH CENTER, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Development Booklet, Exhibit A
3. Site Plans
4. Landscape Plans
5. Building Elevations
6. Original Stipulations



## Vicinity Map



**PDP06-0053**

**AmTrust Bank  
at Raintree Ranch Center**



**Chandler, Arizona**  
Where Values Make The Difference



Ray Rd.

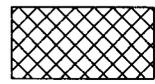
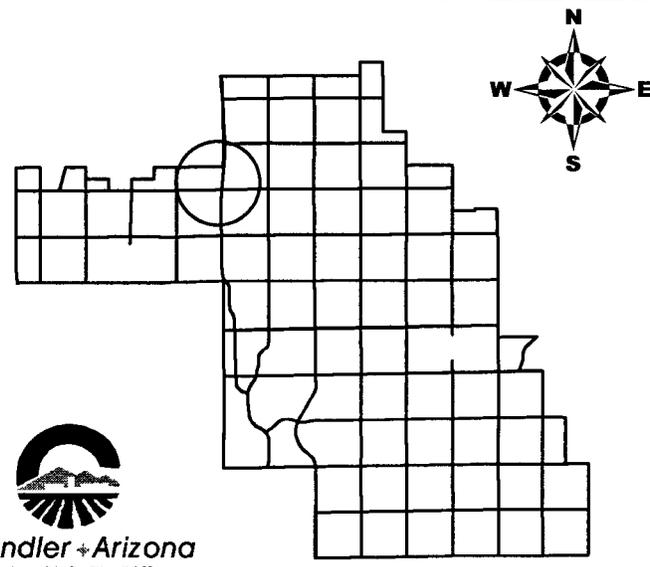
Project Site

101/Price Fwy.

PARK

CHOO

# Vicinity Map



PDP06-0053

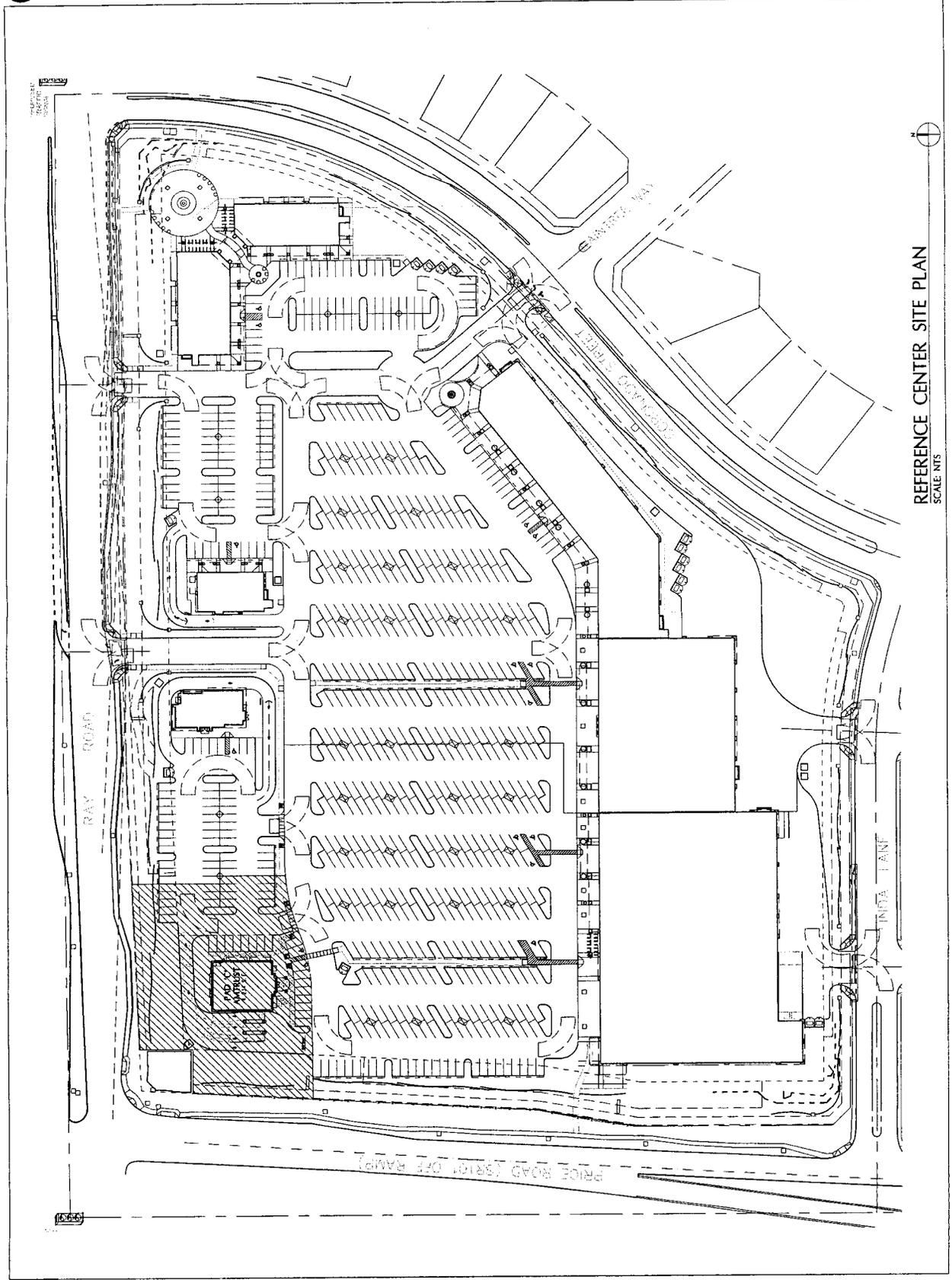
**AmTrust Bank  
at Raintree Ranch Center**



**Chandler + Arizona**  
*Where Values Make The Difference*

Sheet No.	A-0
Proj. No.	20003390
Date	12/27/06
Project Description	BRANCH BANK - RAINBOW RANCH CENTER
Scale	As Shown
Drawn By	PWB
Date Drawn	AR
Checked By	AR
Revisions	
Date	
Description	

ethos  
A General Partnership of  
Ramirez Architects and Mary Butzke Associates



REFERENCE CENTER SITE PLAN  
SCALE: NTS



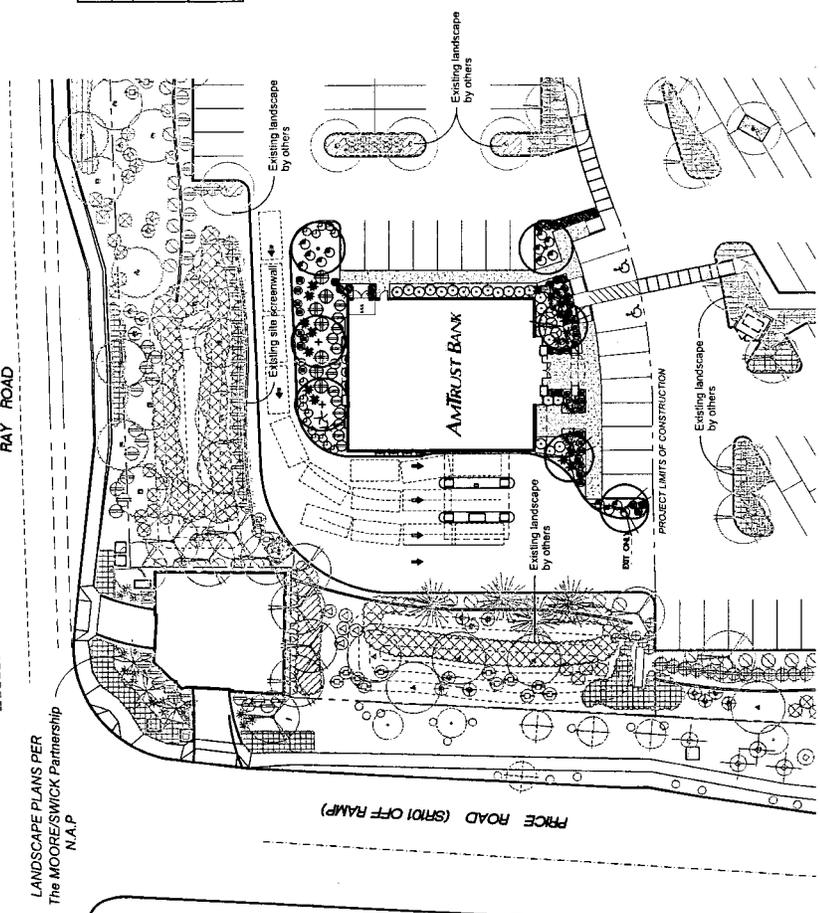


**AMTRUST BANK**  
S.E. Ray Road and Loop 101  
Chandler, Arizona  
Conceptual Landscape Plan

DATE: 7/18/07  
DRAWN BY: TJB  
CHECKED BY: HAL  
PROJECT NO.: 11-207  
DATE: 6-16-06  
SCALE: 1"=20'  
DATE: 1-16-07

LA.01

- Existing Landscape & Irrigation Notes:**
1. Site verify all existing conditions prior to bidding. Any above ground utilities are to be brought to the surface and marked.
  2. All plant material designated as "existing to remain" shall be protected during all phases of construction. All existing plants shall be inspected for root, soil, trunk, and branch damage. If any damage is observed, the plant shall be replaced by a like type tree, shrub, or groundcover. The size of the replacement shall be the same as the existing plant. All shrubs and groundcover shall be replaced with 5 gallon plants.
  3. All existing trees to be removed shall be removed with a minimum of 2' depth except turf and fripple areas. Surface select boulders 30,000 lbs. min.
  4. All existing trees to be removed shall be removed with a minimum of 2' depth except turf and fripple areas. Surface select boulders 30,000 lbs. min.
  5. The existing irrigation system shall be removed during all phases of construction. The entire system shall be replaced with a new system. The new system shall be installed in accordance with all applicable codes and standards. The existing system shall be removed and replaced with a new system. The new system shall be installed in accordance with all applicable codes and standards.
  6. Provide new schedule 40 sleeves at all new construction. The sleeves shall be installed in accordance with all applicable codes and standards. The sleeves shall be installed in accordance with all applicable codes and standards.
  7. All existing trees to remain shall be selectively pruned per International Pruning Standard.
  8. All existing trees to remain shall be selectively pruned to a maximum height of 30'.
  9. All trees shall be filled to clear height of 7'.



**LANDSCAPE LEGEND**  
(ALL PLANTING MATERIALS TO HAVE A 5' MINIMUM HEAD HEIGHT AT PLANTING)

TREES	SHRUBS	Site
	Caesalpinia pulcherrima	24" box standard
	Red Bird of Paradise	24" box standard
	Leucosiphium candelum	24" box standard
	Thunder Cloud Sage	24" box standard
	Leucosiphium holosericeum	24" box standard
	Green Cloud Texas Ranger	24" box standard
	Leucosiphium longitum	24" box standard
	Chihuahuan Sage	24" box standard
	Nerium oleander 'Frotte Pink'	24" box standard
	Petite Pink Oleander	24" box standard
	Ruellia peninsularis	24" box standard
	Desert Ruellia	24" box standard
	Tecoma stans 'Gold Star'	24" box standard
	Gold Star Orange Jubilee	24" box standard
	Agave desertiana	24" box standard
	Bougainvillea 'Barbare Kerst'	24" box standard
	Barbare Kerst Bougainvillea	24" box standard
	Hesperaloe parviflora	24" box standard
	Red Yucca	24" box standard
	Lantana sp. Mixed	24" box standard
	Purple Gold Trailing Lantana Mix 60/50 30" o.c.	24" box standard
	Trailing Rosemary	24" box standard
	Rosmarinus officinalis 'Prostratus'	24" box standard
	Convolvulus oenoneum	24" box standard
	Bush Morning Glory	24" box standard
	3/4" minus 'Madison Gold' decomposed granite. All areas to receive a minimum of 2" depth except turf and fripple areas.	24" box standard
	Surface select boulders 30,000 lbs. min.	24" box standard

conceptual landscape plan





**ORDINANCE NO. 3744**

**AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR05-0041 RAINTREE RANCH CENTER) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Raintree Ranch Center", kept on file in the City of Chandler Planning Services Division, in File No. DVR05-0041, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. The developer shall be required to design and construct a traffic signal at the intersection of Ray Road and Coronado Street. The developer shall contribute 92% of the total cost for this traffic signal.
5. Compliance with Ray Road Streetscape Standards to include landscaping, streetscape, provision of staggered and decorative walls and planters.
6. 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.

7. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. 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.
10. 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.
11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
12. Landscaping shall be in compliance with current Commercial Design Standards and Zoning Codes including all quantity and size restrictions.
13. 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.
14. Freestanding pads A, B, and C shall be reviewed and approved through a separate Preliminary Development Plan. The freestanding pads shall carry an architectural level of detail similar to front facades of main buildings within the commercial center, architectural designs set forth in the Development Booklet, and in accordance with the Commercial Design Standards.
15. Freestanding tenant identification monument signs shall be at least 150 feet from the street corner.
16. Freestanding tenant identification monument signs are not permitted along Linda Lane and Coronado Street.
17. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
18. The applicant shall work with Staff on Anchor A west elevation to incorporate a trellis and other architectural features found on north elevation main entrance with the addition of green screens to break up wall plane. For Shops A southeast elevation, raise the wall height at certain locations to provide a varied roofline.
19. Provide landscape areas including planters or planter pots with trees to provide vertical relief along Anchor A and Major A's north side.

- 20. Provide a six-foot screen wall within the landscape median between the two drives along Linda Lane.
- 21. Relocate some shade trees on perimeter of the Ray Road and Coronado Street pedestrian plaza area to the plaza's interior.

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

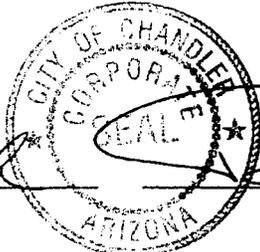
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 15<sup>th</sup> day of December 2005.

ATTEST:

  
CITY CLERK

  
MAYOR



PASSED AND ADOPTED by the City Council this 12<sup>th</sup> day of January 2006.

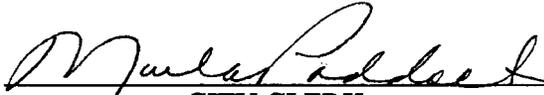
ATTEST:

  
CITY CLERK

  
MAYOR

  
CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 3744 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 12<sup>th</sup> day of January 2006, and that a quorum was present thereat.

  
CITY CLERK

APPROVED AS TO FORM:

  
CITY ATTORNEY

Published in the Republic on February 1 & 8, 2006

Ord. 3744  
Attachment 'A'

LEGAL DESCRIPTION

A PORTION OF LOT 1, RAINTREE RANCH, ACCORDING TO BOOK 313 OF MAPS, PAGE 40, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; THENCE ALONG THE NORTH LINE OF SAID SECTION 30, NORTH 89° 22' 57" EAST 686.93 FEET; THENCE SOUTH 00° 57' 48" EAST 65.00 FEET TO THE POINT OF BEGINNING ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF RAY ROAD;

THENCE ALONG SAID SOUTH RIGHT OF WAY SOUTH 87° 32' 09" WEST 497.81 FEET;

THENCE LEAVING SAID SOUTH RIGHT OF WAY SOUTH 00° 20' 45" WEST 60.19 FEET;

THENCE NORTH 89° 30' 35" WEST 49.56 FEET TO THE EAST RIGHT OF WAY OF STATE ROUTE 101;

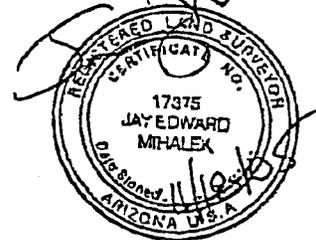
THENCE ALONG SAID EAST RIGHT OF WAY SOUTH 03° 05' 21" WEST 300.00 FEET;

THENCE LEAVING SAID EAST RIGHT OF WAY NORTH 80° 00' 00" EAST 244.52 FEET TO A POINT OF TANGENT CURVATURE TO THE LEFT;

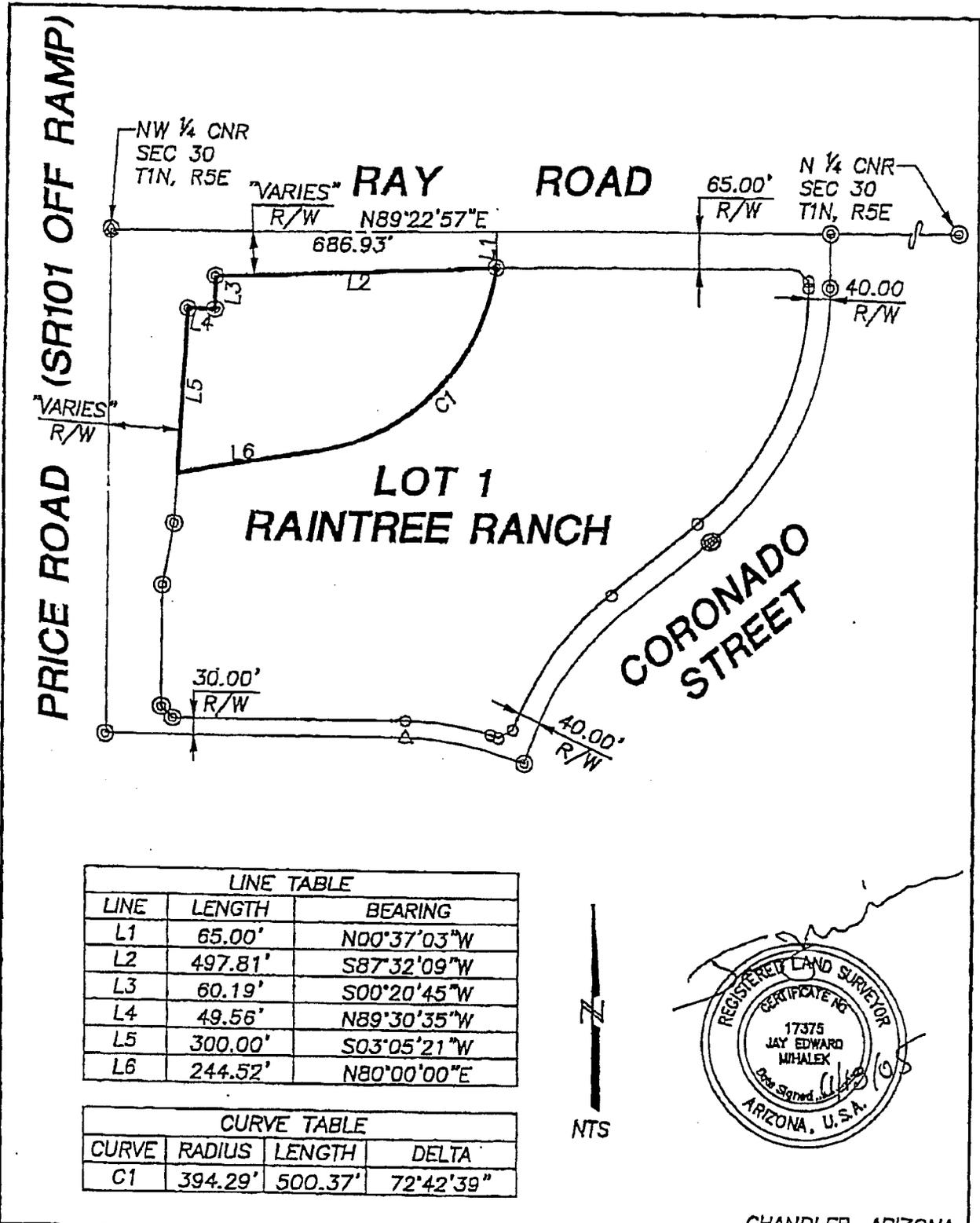
THENCE ALONG SAID CURVE, BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 394.29 FEET, THROUGH A CENTRAL ANGLE OF 72° 42' 39", ALONG AN ARC LENGTH OF 500.37 TO A POINT OF NON-TANGENCY, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING:

SAID PARCEL CONTAINING 152,456 SQUARE FEET OR 3.4999 ACRES OF LAND, MORE OR LESS.

0527.11d1

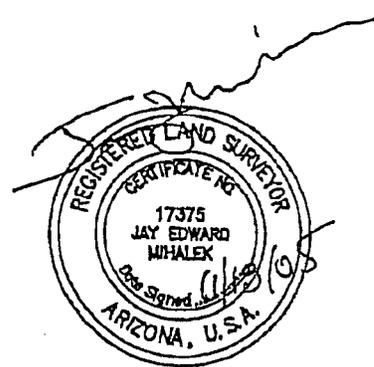


Ord. 3744  
Attachment A



LINE TABLE		
LINE	LENGTH	BEARING
L1	65.00'	N00°37'03"W
L2	497.81'	S87°32'09"W
L3	60.19'	S00°20'45"W
L4	49.56'	N89°30'35"W
L5	300.00'	S03°05'21"W
L6	244.52'	N80°00'00"E

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	394.29'	500.37'	72°42'39"



CHANDLER, ARIZONA

**JMA**  
JMA ENGINEERING CORPORATION  
531 E. Bethany Home Road, Garden Suite  
Phoenix, Arizona 85012

**EXHIBIT A**  
SEC RAY RD AND PRICE RD (SR101)