



Chandler • Arizona
Where Values Make The Difference

#9
APR 12 2007

MEMORANDUM Planning and Development – CC Memo No. 07-061

DATE: MARCH 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, PLANNING MANAGER

FROM: KEVIN MAYO, SENIOR CITY PLANNER

SUBJECT: DVR06-0049 CIRCLE K @ CARMEL VILLAGE PLAZA
 Introduction and Tentative Adoption of Ordinance No. 3906

Request: Rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to allow the sale of gasoline, with Preliminary Development Plan (PDP) approval for the construction of a gasoline station

Location: Southwest corner of Gilbert and Queen Creek Roads

Project Info: Approximately 2-acres of a 12.48-acre site, 4,400 square-foot convenience store, 10-pump 6,511 square-foot fuel canopy

Applicant: Philip Schanberger
 RHL Design Group

RECOMMENDATION

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

BACKGROUND

The request is for rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to allow the sale of gasoline, with Preliminary Development Plan (PDP) approval for the construction of a gasoline station on approximately 2-acres of a 12.48-acre site located at the southwest corner of Gilbert and Queen Creek Roads. The Airpark Area

Plan designates this site for Community Commercial. The request is consistent with the Airpark Area Plan.

The subject site received PAD zoning for commercial uses in April 2006, as part of the larger Carmel Village development. The sale of gasoline was not specified as a permitted use at that time, thus requiring the requested zoning amendment. Additionally, the approved zoning and PDP identified the subject site as a future vacant Pad requiring a separate PDP approval as well.

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 the convenience store and fuel canopy set at a 45-degree angle to the intersection. This not only provides for an attractive street scene, but more effectively integrates the proposed gas station into the existing center as well. The intersection landscaping has been enhanced to include clusters of 36-inch box and 48-inch box Swan Hill Olive trees as well as large areas of turf. The proposed plant palette is consistent with, and compliments, the existing palette approved for the Carmel Village development. Finally, the proposed gas station includes additional Date Palm trees lining the two adjacent entry drives completing the boulevard appearance. Staff has added a condition requiring the applicant to work with Staff to investigate an alternative location for the trash enclosure in lieu of the current location off the main drive isle.

The convenience store and fuel canopy's design continues the architectural theme established by the Carmel Village development. The modern rural-themed architecture features 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. The 10-pump fuel canopy has been implicitly broken into three elements that include similar architectural treatments as the various buildings throughout the development. The fuel canopy complies with Code in regards to the maximum under canopy height of 14-feet 6-inches. The fuel canopy averages 19-feet high at the parapet, and is 26-feet high at the peak of the architectural embellishment. Decorative stone has been added to the canopy support columns, further enhancing the appearance.

A comprehensive sign package was approved with the Carmel Village development. The proposed building mounted signage is consistent with the approved sign package and is shown as internally lit pan-channel lettering. Additionally, multi-tenant freestanding monument signs were previously approved for the subject site as well, allowing for the proposed gas station identification. Monument sign exhibits are attached to this memo for reference.

Staff supports the proposal finding it to represent a quality compatible addition to the Carmel Village Plaza. It is important to note that there are no existing gas stations located within two miles of the subject site. Additional exhibits and development details can be found in the attached Development Booklets.

AIRPORT RECOMMENDATION

The Airport Commission reviewed the zoning request in accordance with the Airport Conflicts Evaluation Process. The Airport Manager has issued a conflicts evaluation report indicating that the Airport Commission found that no airport conflicts exist with this application.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on 01/24/07 at the Chandler Municipal Airport. Approximately four neighbors attended the meeting. All neighbors were complimentary of the proposed project and offered no opposition.

Staff has received no phone calls or letters from residents opposing this proposal.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 4 Opposed: 0 Absent: 3 (Anderson, Creedon, Gulsvig)

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended to allow the sale of gasoline, with Preliminary Development Plan (PDP) approval for the construction of a gasoline station on approximately 2-acres of a 12.48-acre site, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CIRCLE K @ CARMEL VILLAGE PLAZA" kept on file in the City of Chandler Current Planning Division, in file number DVR06-0049, except as modified by condition herein.
2. Right-of-way dedications to achieve full half width for Gilbert Road and Queen Creek Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. 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.
7. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. 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.
9. 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.
10. 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 CARMEL VILLAGE development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
12. All raceway signage shall be prohibited within the development.
13. 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.
14. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.
15. Gasoline tank vent piping shall be screened from street view.
16. The applicant shall work with Staff to consider an alternative trash enclosure location.
17. The applicant shall work with Staff to provide a finished edge to the fuel canopy bottom, such as a cornice. Details to be worked out with Staff.
18. The applicant shall work with Staff to break-up the stucco wall planes through additional colors, scoring, and/or architectural features.

PROPOSED MOTIONS

Move to introduce and tentatively adopt Ordinance No. 3906 approving DVR06-0049 CIRCLE K @ CARMEL VILLAGE PLAZA rezoning, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 3906
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Approved Building Exhibits
7. Monument Sign Exhibits
8. Airport Commission Conflicts Evaluation Report
9. Development Booklet, Exhibit 'A'

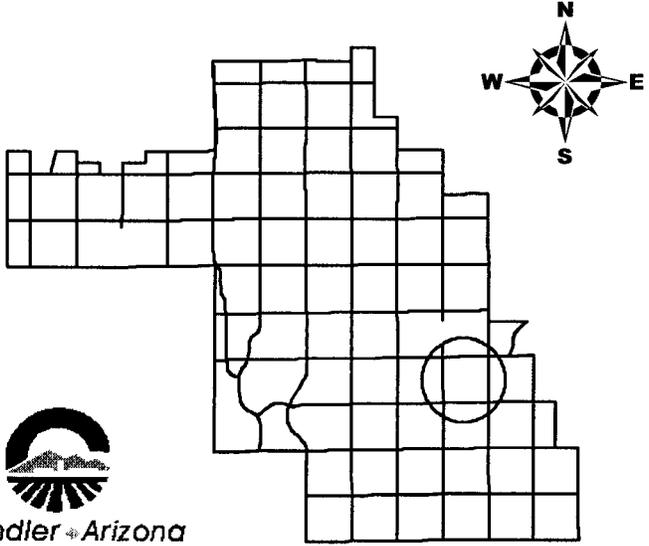


Queen Creek Rd.

Project Site

Gilbert Rd.

Vicinity Map



DVR06-0049

Circle K at Carmel Village Plaza

ORDINANCE NO. 3906

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED TO ALLOW THE SALE OF GASOLINE (DVR06-0049 CIRCLE K @ CARMEL VILLAGE PLAZA) 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 Planned Area Development (PAD) to Planned Area Development (PAD) Amended to allow the sale of Gasoline, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "CIRCLE K @ CARMEL VILLAGE PLAZA" kept on file in the City of Chandler Current Planning Division, in file number DVR06-0049, except as modified by condition herein.

2. Right-of-way dedications to achieve full half width for Gilbert Road and Queen Creek Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. 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.
7. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. 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.
9. 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.
10. 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 CARMEL VILLAGE development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
12. All raceway signage shall be prohibited within the development.
13. 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.
14. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.
15. Gasoline tank vent piping shall be screened from street view.

- 16. The applicant shall work with Staff to consider an alternative trash enclosure location.
- 17. The applicant shall work with Staff to provide a finished edge to the fuel canopy bottom, such as a cornice. Details to be worked out with Staff.
- 18. The applicant shall work with Staff to break-up the stucco wall planes through additional colors, scoring, and/or architectural features.

SECTION II. Except where provided, nothing contained herein shall be construed to be an 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 ____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2007.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3906 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

 GAB
CITY ATTORNEY

PUBLISHED:

ORDINANCE NO. 3906

Attachment 'A'

A portion of the Northeast quarter of Section 13, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Beginning at the Northeast corner of said Section 13;

Thence South along the East line of said Section 13 a distance of 95.95 feet;

Thence East a distance of 75.00 feet to the POINT OF BEGINNING;

Thence North 45 degrees 21 minutes 37 seconds West a distance of 28.11 feet;

Thence South 89 degrees 16 minutes 46 seconds West a distance of 312.38 feet to a point on a line;

Thence South 00 degrees 02 minutes 18 seconds West, a distance of 89.33 feet to a point on a line;

Thence South 89 degrees 59 minutes 06 seconds East a distance of 34.49 feet to a point on a line;

Thence South 00 degrees 00 minutes 54 seconds West a distance of 144.95 feet to a point on a line;

Thence South 00 degrees 00 minutes 54 seconds West a distance of 59.77 feet to a point on a line;

Thence North 89 degrees 59 minutes 49 seconds East a distance of 85.65 feet to a point on a line;

Thence North 89 degrees 59 minutes 49 seconds East a distance of 212.32 feet to a point on a line;

Thence North 00 degrees 00 minutes 00 seconds East a distance of 278.23 feet to the POINT OF BEGINNING.

PROJECT DATA

PROJECT NAME: THE CIRCLE K COMPANY
 PROJECT NO: 180 WEST WARNER ROAD
 OWNER: THE CIRCLE K COMPANY
 ADDRESS: 180 WEST WARNER ROAD
 TULSA, OKLAHOMA 74103
 PHONE: (918) 438-1111
 FAX: (918) 438-1112

PROJECT DESCRIPTION: A PORTION OF THE EXISTING QUARTERS OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 WEST, OKLAHOMA COUNTY, OKLAHOMA.

LEGAL DESCRIPTION: A PORTION OF THE EXISTING QUARTERS OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 WEST, OKLAHOMA COUNTY, OKLAHOMA.

PROJECT INSTITUTE: THE CIRCLE K COMPANY
 ADDRESS: 180 WEST WARNER ROAD
 TULSA, OKLAHOMA 74103
 PHONE: (918) 438-1111
 FAX: (918) 438-1112

SITE DATA

ZONE: PAD ZONING (PROPOSED)
 ASSessor'S MAP: 201-14-001
 BUILDING AREA: 1,400,000 SQ. FT.
 CONCRETE: 100,000 YD.
 BRICK: 1,000,000
 BLOCK: 1,000,000
 COARSE: 100,000 YD.
 FINE: 1,000,000 YD.
 FINISH: 1,000,000 YD.
 PAINT: 100,000 GALS.
 ROOFING: 1,000,000 SQ. FT.
 MECHANICAL: 1,000,000 SQ. FT.
 ELECTRICAL: 1,000,000 SQ. FT.
 PLUMBING: 1,000,000 SQ. FT.
 HEATING: 1,000,000 SQ. FT.
 AIR CONDITIONING: 1,000,000 SQ. FT.
 ELEVATOR: 1,000,000 SQ. FT.
 STAIRS: 1,000,000 SQ. FT.
 CORE: 1,000,000 SQ. FT.
 CORE: 1,000,000 SQ. FT.
 CORE: 1,000,000 SQ. FT.

VICINITY MAP



CARMEL VILLAGE PLAZA OVERALL SITE PLAN

8000 S GILBERT RD.
 CHANDLER, AZ

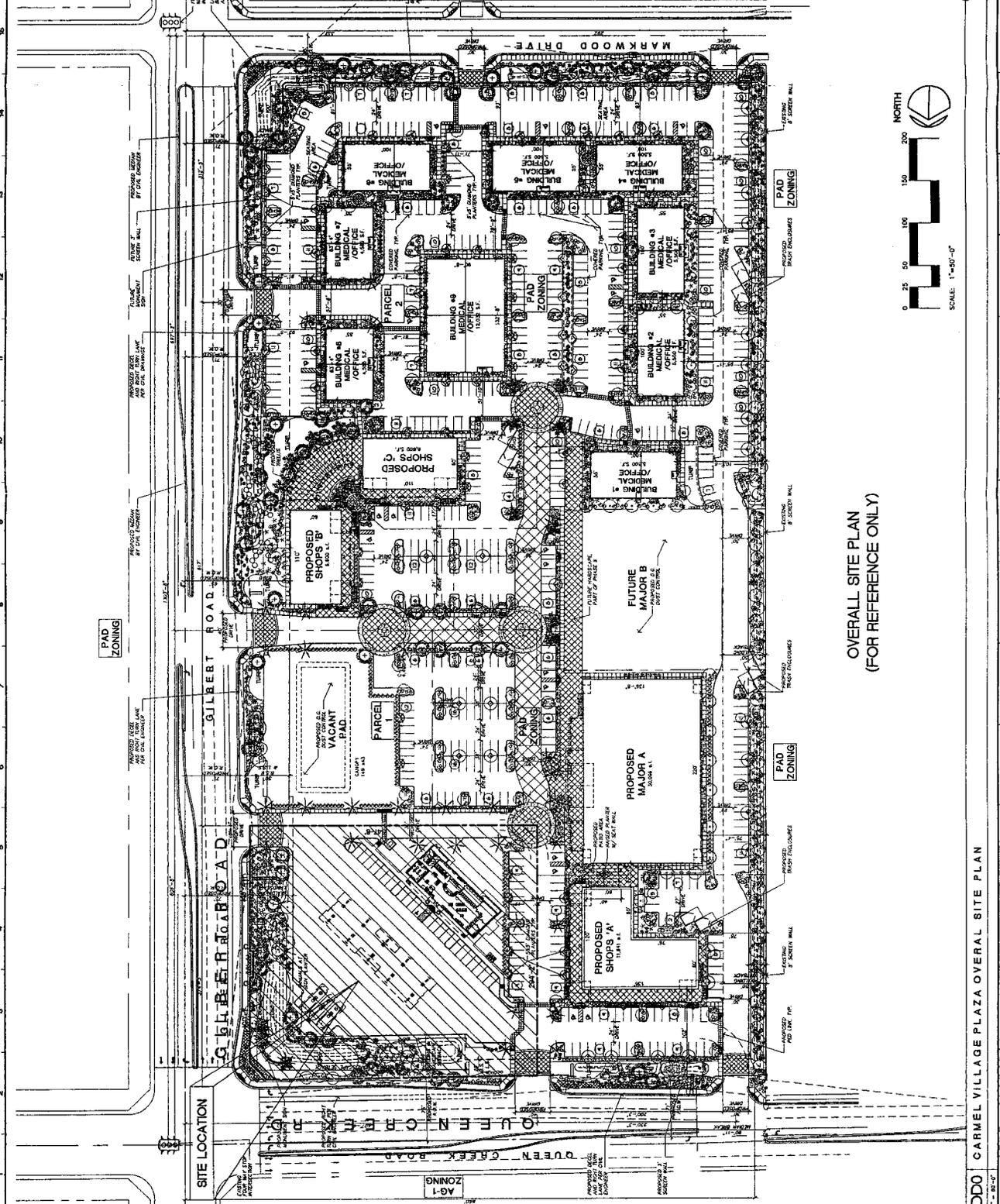
THE CIRCLE K COMPANY
 180 WEST WARNER ROAD
 TULSA, OKLAHOMA 74103
 PHONE: (918) 438-1111
 FAX: (918) 438-1112

DO NOT USE FOR CONSTRUCTION UNLESS INITIALED AND DATED

PH. JOB NUMBER: CRO00000

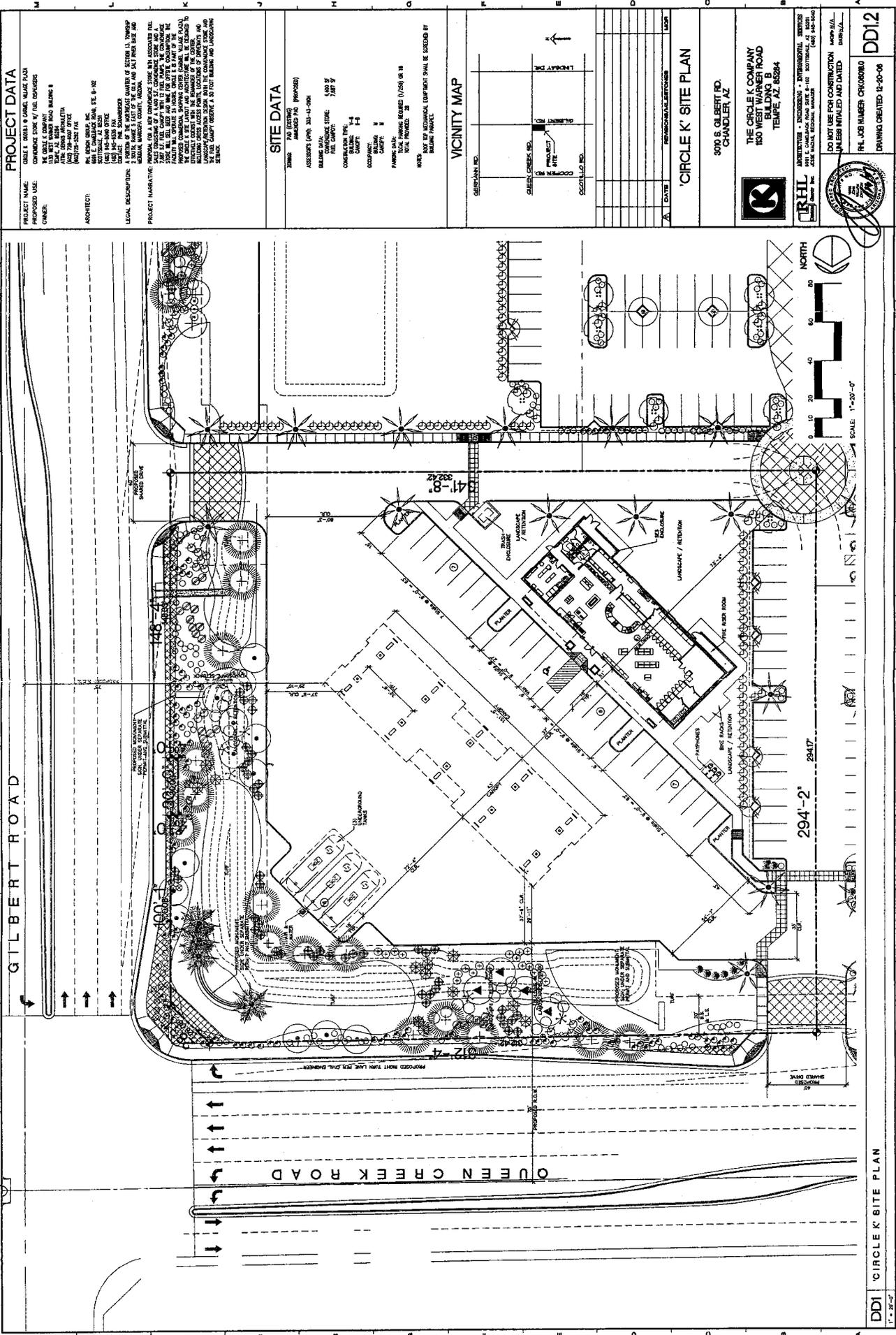
DD111

DRAWING CREATED: 12-20-06



OVERALL SITE PLAN
 (FOR REFERENCE ONLY)

DDO CARMEL VILLAGE PLAZA OVERALL SITE PLAN



PROJECT DATA

PROJECT NAME: CIRCLE K STORE # 0067 VALLEY FLOOR
 PROPOSED USE: CONVENIENCE STORE #7 (FUEL EQUIPMENT)
 OWNER: THE CIRCLE K COMPANY
 ARCHITECT: THE CIRCLE K COMPANY
 LEGAL DESCRIPTION: A PORTION OF THE WESTWIND QUARTER OF SECTION 13, TOWNSHIP 14N, RANGE 10E, COUNTY OF MARICOPA, ARIZONA, MARICOPA COUNTY, ARIZONA.
 PROJECT NARRATIVE: PERSONAL FOR ANY CONFORMANCE STORE WITH ASSOCIATED FUEL EQUIPMENT. THE CIRCLE K COMPANY HAS BEEN AWARDED THE CONSTRUCTION CONTRACT FOR THE CONSTRUCTION OF THE CONVENIENCE STORE AND FUEL EQUIPMENT. THE CIRCLE K COMPANY HAS BEEN AWARDED THE CONSTRUCTION CONTRACT FOR THE CONSTRUCTION OF THE CONVENIENCE STORE AND FUEL EQUIPMENT. THE CIRCLE K COMPANY HAS BEEN AWARDED THE CONSTRUCTION CONTRACT FOR THE CONSTRUCTION OF THE CONVENIENCE STORE AND FUEL EQUIPMENT.

SITE DATA

TAX MAP: 100-000000-0000
 ACCESSORY (APN): 303-13-001
 PLANNING DATE: 1/11/11
 CONFORMANCE STORE: 1/11/11
 CONSTRUCTION PERMIT: 1/11/11
 OCCUPANCY PERMIT: 1/11/11
 PARKING DATE: 1/11/11
 TOTAL PERMITS: 30

VICINITY MAP

GILBERT RD.
 QUEEN CREEK RD.
 CIRCLE K STORE # 0067

'CIRCLE K' SITE PLAN

3010 S GILBERT RD.
 CHANDLER, AZ

THE CIRCLE K COMPANY
 150 WEST WARNER ROAD
 TEMPE, AZ 85284

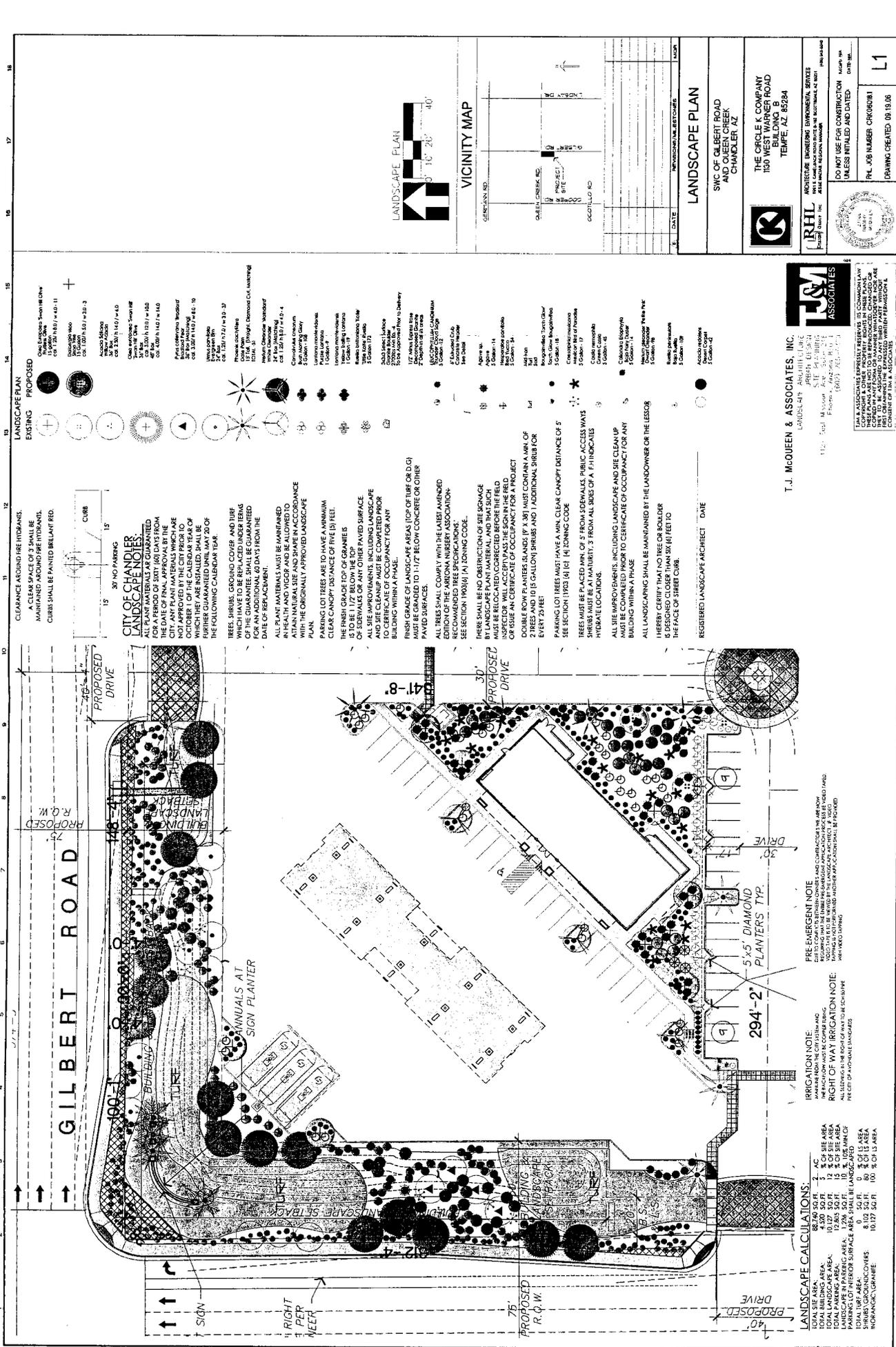
ARCHITECTURE & ENGINEERING & ENVIRONMENTAL SERVICES
 150 WEST WARNER ROAD, SUITE 100
 TEMPE, ARIZONA 85284
 PHONE: (480) 840-1000
 FAX: (480) 840-1001
 WWW: WWW.CIRCLEK.COM

DO NOT USE FOR CONSTRUCTION UNLESS INTIMATED AND DATED

PH. JOB NUMBER: CH000000
 DRAWING CREATED: 12-20-08

DDI 'CIRCLE K' SITE PLAN
 1" = 20'-0"

DD12



EXISTING	PROPOSED

COLOR LEGEND



FRAZEE
#232W LULLED BEIGE



ICI PAINT
#472 FORTRESS STONE



ICI PAINT
#20 TANTALIZING TAN



ICI PAINT
#410 BUTTY BROWN



CULTURED STONE
CS-400 HARBORWAY
COUNTRY LEDGESTONE



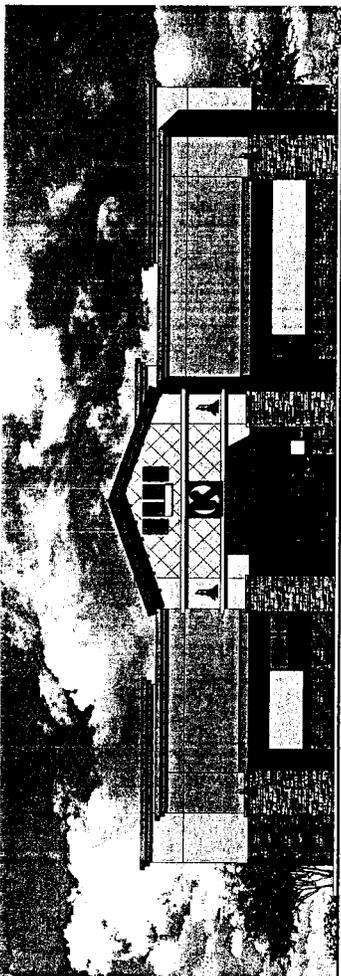
CULTURED BRICK
CS-4075
CALIFORNIA DRIFT



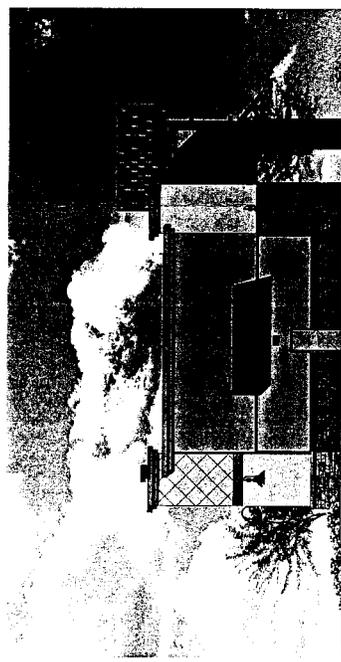
QUARRY TILE CO.
BURGUNDY



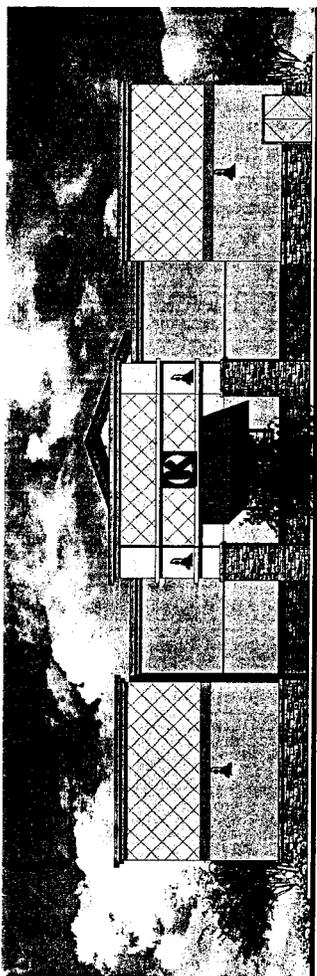
MONIER LIFETILE
#3946 NEW BARK
ESPANA



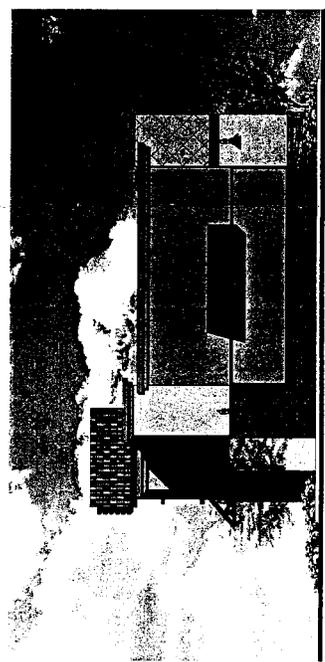
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



S.W.C. GILBERT ROAD & QUEEN CREEK ROAD
CHANDLER, ARIZONA

COLOR LEGEND



#8233W LULLED BEIGE
FRAZEE



#72 FORTRESS STONE
ICI PAINT



#420 TANTALIZING TAN
ICI PAINT



#410 NUTTY BROWN
ICI PAINT



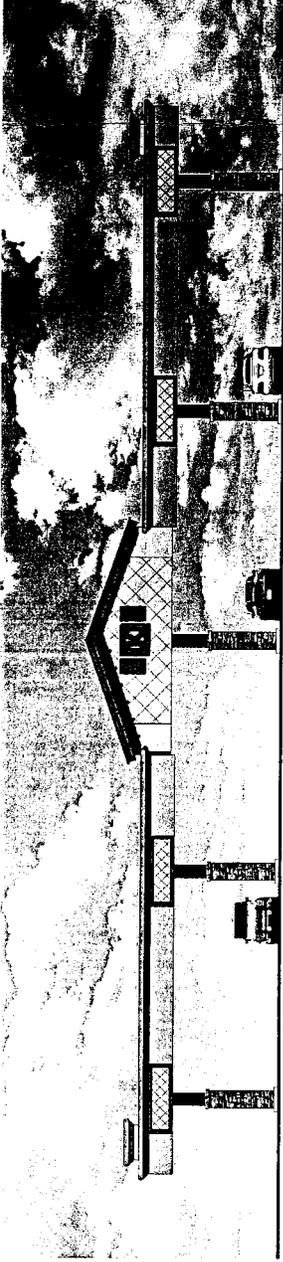
CULTURED STONE
CSV-20006 CHARDONNAY
COUNTRY LEDGESTONE



CULTURED BRICK
CB-4075
CALIFORNIA DRIFT



MONIER LIFETILE
#3946 NEW BARK
ESPANA



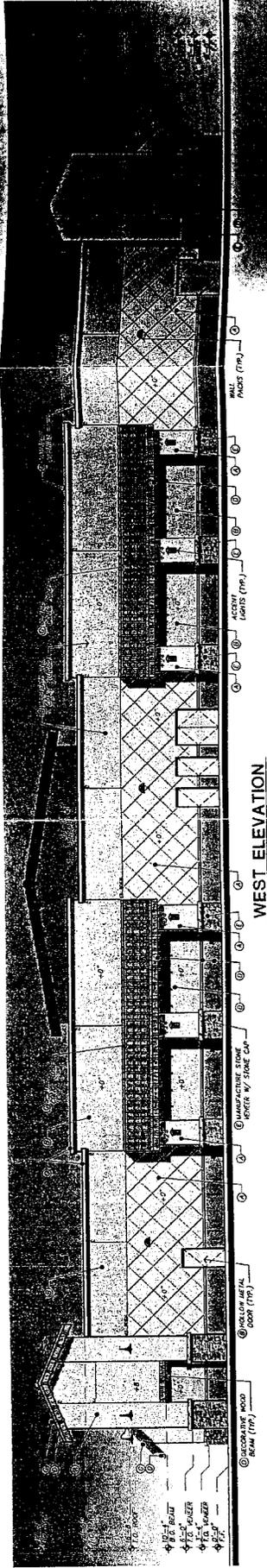
NORTH/SOUTH ELEVATION



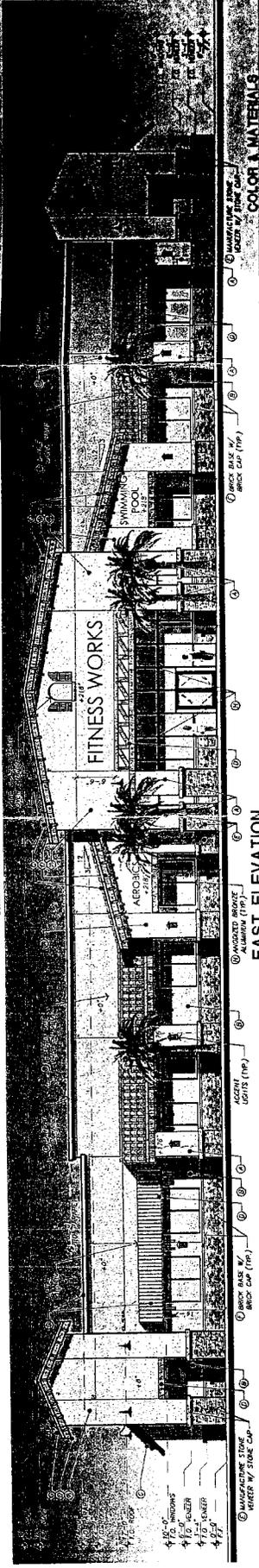
EAST/WEST ELEVATION

S.W.C. GILBERT ROAD & QUEEN CREEK ROAD
CHANDLER, ARIZONA

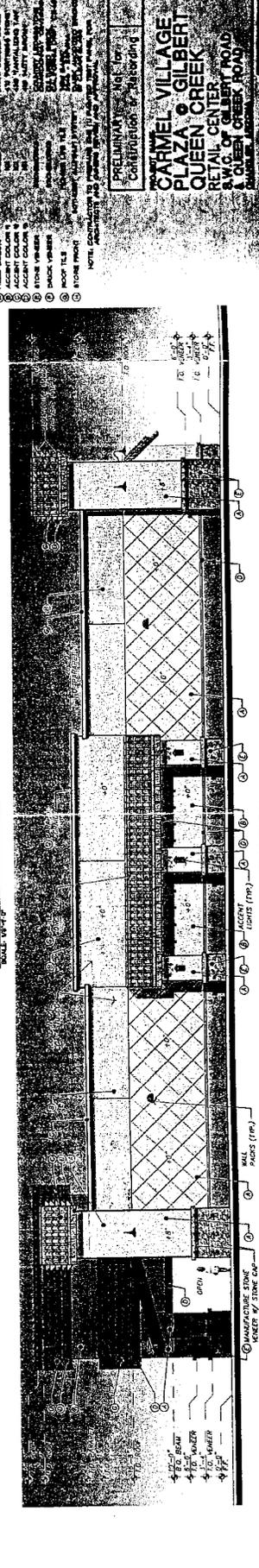




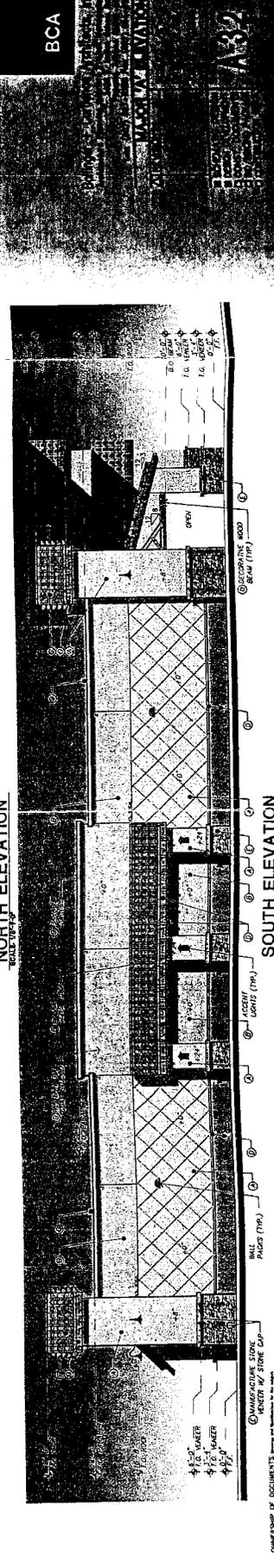
WEST ELEVATION
SCALE 1/8"=1'-0"



EAST ELEVATION
SCALE 1/8"=1'-0"



NORTH ELEVATION
SCALE 1/8"=1'-0"



SOUTH ELEVATION
SCALE 1/8"=1'-0"

COLOR & MATERIALS

PAINTS INCLUDED IN THIS SCHEDULE ARE:
 1. ACCENT COLOR - [Symbol]
 2. BRICK - [Symbol]
 3. STONE - [Symbol]
 4. STONE VENEER - [Symbol]
 5. BRICK VENEER - [Symbol]
 6. BRICK - [Symbol]
 7. STONE - [Symbol]
 8. STONE VENEER - [Symbol]

NOTE: CONSULT WITH CONTRACTOR FOR COLOR MATCHING AND FINISHES.

PRELIMINARY MATERIAL CONTRIBUTION SCHEDULE

CAMEL VILLAGE PLAZA & GILBERT QUEEN CREEK RETAIL CENTER
 S.W.C. OF GILBERT ROAD & QUEEN CREEK ROAD

BCA

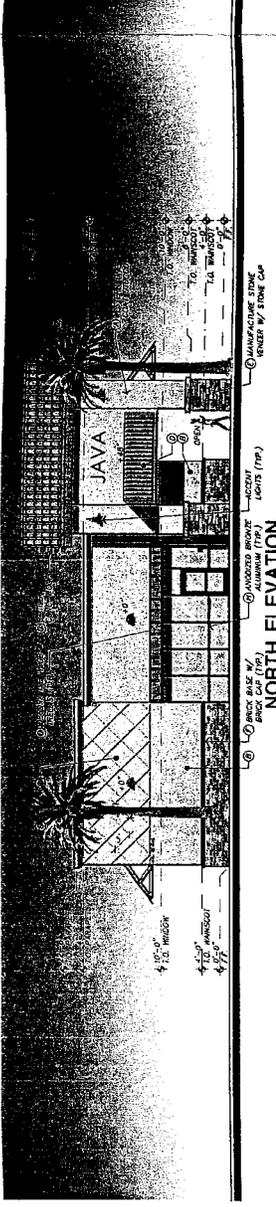
1/3/92

COMPANIES OF SECURITY...
 10000 N. CENTRAL EXPRESSWAY, SUITE 1000
 DALLAS, TEXAS 75243

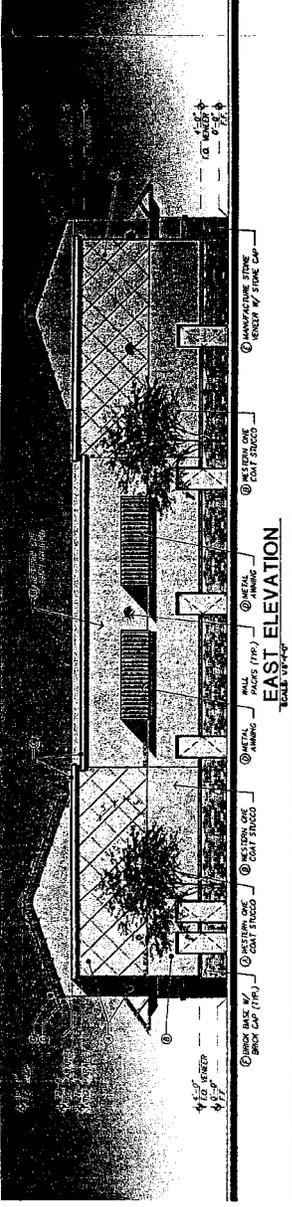
COLOR & MATERIALS

- ① FIELD COLOR
- ② FLOOR FINISH
- ③ ACCENT COLOR 1
- ④ ACCENT COLOR 2
- ⑤ ACCENT COLOR 3
- ⑥ ACCENT COLOR 4
- ⑦ ACCENT COLOR 5
- ⑧ ACCENT COLOR 6
- ⑨ ACCENT COLOR 7
- ⑩ ACCENT COLOR 8
- ⑪ ACCENT COLOR 9
- ⑫ ACCENT COLOR 10
- ⑬ ACCENT COLOR 11
- ⑭ ACCENT COLOR 12
- ⑮ ACCENT COLOR 13
- ⑯ ACCENT COLOR 14
- ⑰ ACCENT COLOR 15
- ⑱ ACCENT COLOR 16
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- ㊾ ACCENT COLOR 47
- ㊿ ACCENT COLOR 48

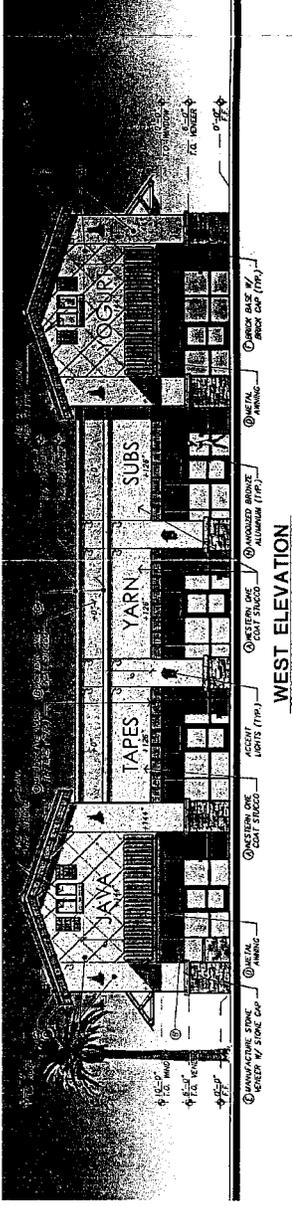
NOTE: ARCHITECT AND OWNER TO SELECT MATERIALS AND FINISHES FOR CONSTRUCTION.



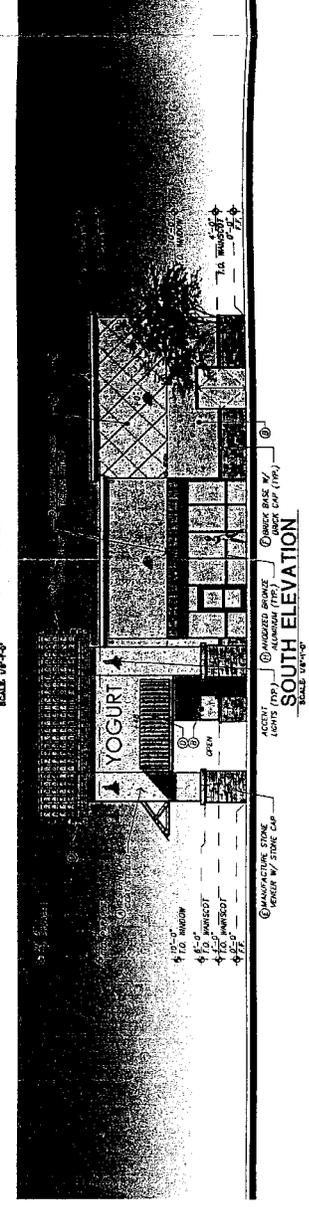
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

DATE: 02/17/08
JOB #: 103305

PRELIMINARY - Not for Construction or Recording

CARMEL VILLAGE PLAZA @ GILBERT QUEEN CREEK
RETAIL CENTER
S.W.C. OF GILBERT ROAD & QUEEN CREEK ROAD
SHARADER, ARIZONA



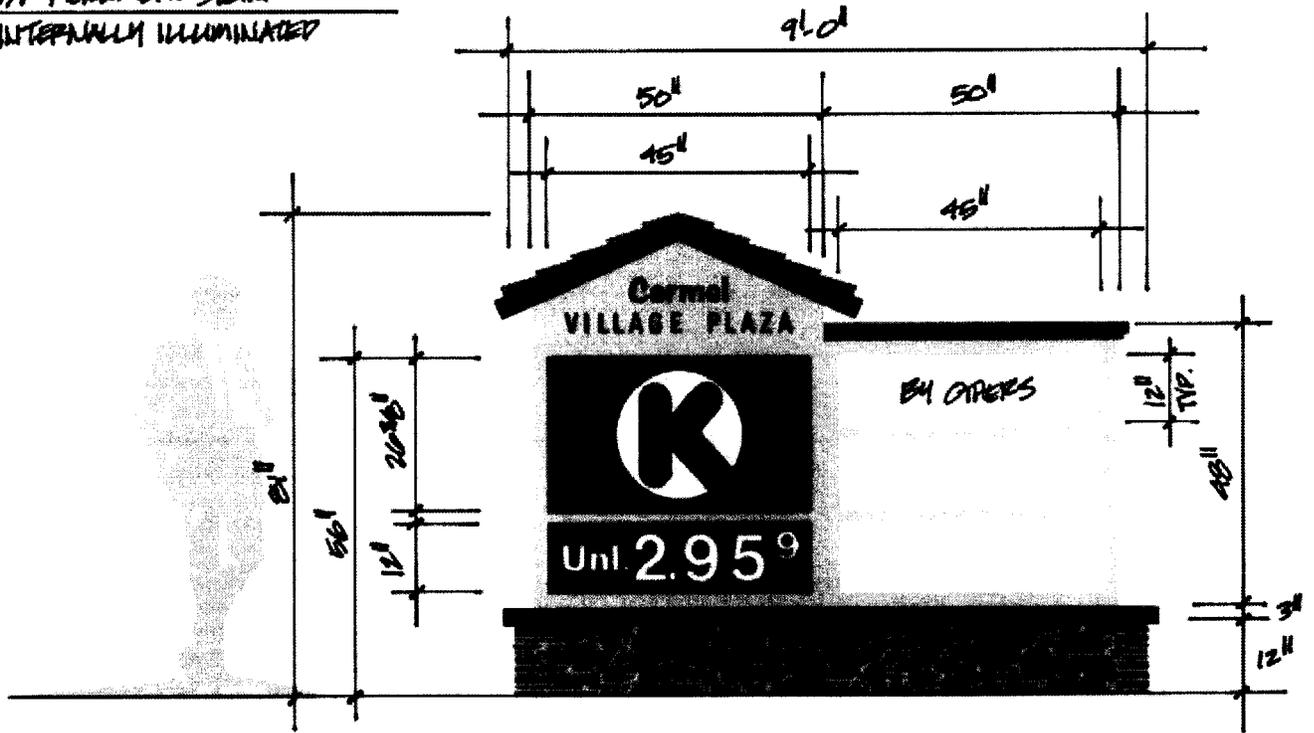
Bollinger + Cardenas Architects, Inc.
Architecture Planning
3428 E. Indian School Road
Phoenix, Arizona 85018-8113
Tel: (602) 827-3225 Fax: (602) 827-3277

SHOPS 'B' ELEVATIONS
SCALE: 1/8" = 1'-0"
DATE: 02/17/08
JOB #: 103305

SHEET: **A-30**
OF SHEETS

- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- CONSTRUCTION ISSUE

DF MONUMENT SIGN
INTERIALLY ILLUMINATED



1884 NORTH BLACK CANYON
 PHOENIX, ARIZONA 85008
 (602) 272-9461 FAX (602) 272-7863

CLIENT: B. HUBERT PO/QUEEN CREEK CHANDEL W.O.
 SCALE: 1/2" = 1' SALESMAN: ALYS CARLSON DRAWING NO: 04/01/06
 DATE: 9/9/06 DRAWN BY: [Signature]

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Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Public Works – Airport, Staff Memo No. AP07-060

DATE: FEBRUARY 15, 2006

TO: JEFF KURTZ, PLANNING MANAGER

FROM: GREG CHENOWETH, AIRPORT MANAGER *gc*

SUBJECT: Airport Conflicts Evaluation –Airport Commission finding for the proposed Circle K at Carmel Village development

The Airport Commission discussed the proposed Circle K at Carmel Village development at their regular meeting of February 14, 2007.

Finding: The Commission determined that the proposed Circle K at Carmel Village development does not constitute a conflict with existing or planned airport uses.

Conflict(s) Cited: None.

Conflict Resolution(s): None.

Commission Members in Attendance: Jim Fordemwalt, Mike Wigfield, Stan Olivier, Les Bartlett, David Church, and Gary DeHoff. This attendance represented a quorum.

In compliance with the Airport Conflicts Evaluation Process, the Commission voted 5-0 to forward a report to the Planning Administrator and City Council indicating the findings noted above.

cc: Kevin Mayo, Sr. City Planner