



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

# 20  
JUN 28 2007

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-140**

**DATE:** JUNE 8, 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:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

**SUBJECT:** PDP07-0006 ADVANTAGE BUSINESS PARK

**Request:** Preliminary Development Plan approval for an office and retail development

**Location:** Southeast corner of Alma School and Pecos Roads

**Applicant/  
Owner:** Phone Jockey Land Partners #1, LLC – Mark De Michele

**Project Info:** 12.7 net acre (15.5 gross acre) site including approximately:  
113,000 square feet of office space  
15,000 square feet of retail space  
Project does not include immediate corner parcel, which is under separate ownership by Exxon Mobil Corporation

**RECOMMENDATION**

Planning Commission voted to continue this request to their July 18, 2007 meeting. This case was heard at the June 6, 2007 Planning Commission meeting and forwarded to the Design Review Committee (DRC). Planning Commission has concerns with the building architecture stating the buildings need to create more of a statement at the intersection.

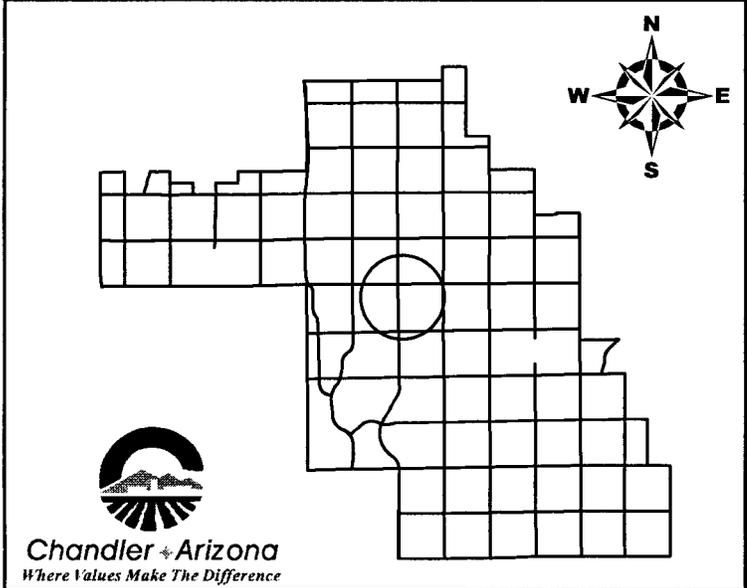
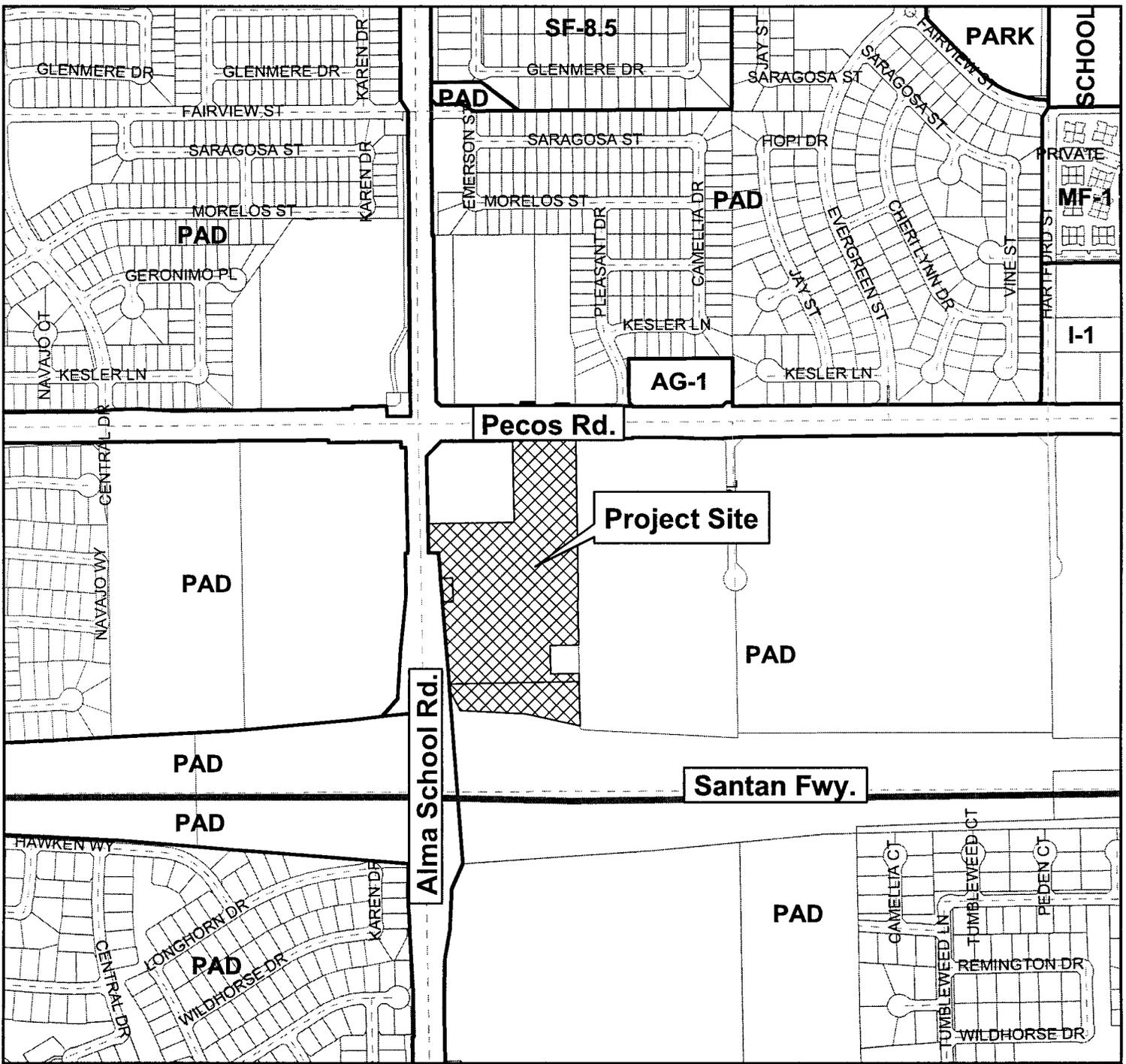
Staff recommends continuing case PDP07-0006 ADVANTAGE BUSINESS PARK to the August 9, 2007 City Council meeting.

**PROPOSED MOTION**

Move to continue case PDP07-0006 ADVANTAGE BUSINESS PARK, to the August 9, 2007 City Council meeting as recommended by Staff.

**Attachments**

- 1. Vicinity Map



**Vicinity Map**


**PDP07-0006**  
**Advantage Business Park**

CITY OF CHANDLER 3/2/2007

