

Add Info # 5

AUG 23 2007



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MEMORANDUM

Planning and Development – CC Memo No. 07-177c

DATE: AUGUST 23, 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, PLANNING MANAGER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: DVR07-0020/PPT07-0022 SAN TAN MARKETPLACE
Introduction and tentative adoption of Ordinance No. 3916

In response to a request from a Councilmember, Staff has generated two alternative conditions regarding late hour businesses for the Council's consideration:

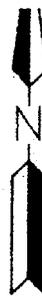
(Modified by Use)

13. Any grocery store, fuel station, or fast-food restaurant with a drive-through within the areas identified by the Late Hour Business Policy is prohibited from acting as a Late Hour Business as defined by the policy unless and until a Use Permit allowing such late hour business has been issued upon approval of the City Council and upon recommendation of the Planning Commission.

(Modified by Hours)

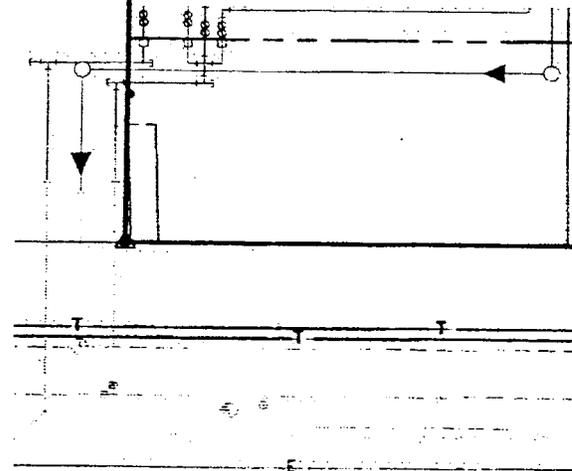
13. Any "late hour business" that opens its doors to the public between the hours of 12:00 a.m. and 4:00 a.m. but otherwise meets the definition for a "late hour business" set forth by the Late Hour Businesses Compatibility Policy (Resolution No. 3801), is prohibited within the areas identified by the Policy at the time the business lawfully commences operation unless and until a Use Permit allowing such late hour business has been issued upon approval of the City Council and upon recommendation of the Planning Commission.

IE APPROVED OR
T IS EXECUTED BY



Add. Info #5

AJG 23 2007



LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTHEAST CORNER OF SAID SECTION FROM WHICH A BRASS CAP IN A HAND HOLE FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST A DISTANCE OF 2841.30 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST A DISTANCE OF 509.16 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00 DEGREES 37 MINUTES 53 SECONDS EAST A DISTANCE OF 496.43 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE ALONG SAID NORTH LINE, SOUTH 89 DEGREES 51 MINUTES 20 SECONDS EAST A DISTANCE OF 511.12 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE ALONG SAID EAST LINE, SOUTH 00 DEGREES 51 MINUTES 29 SECONDS WEST A DISTANCE OF 496.40 FEET TO THE **POINT OF BEGINNING.**

Add Into # 5

AUG 23 2007



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MEMORANDUM

Planning and Development – CC Memo No. 07-177b

DATE: AUGUST 23, 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, PLANNING MANAGER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: DVR07-0020/PPT07-0022 SAN TAN MARKETPLACE
Introduction and tentative adoption of Ordinance No. 3916

In response to discussion during Monday's study session, the following condition is offered for the Council's consideration:

13. Any "late hour business", as defined by the Late Hour Businesses Compatibility Policy (Resolution No. 3801), is prohibited within the areas identified by the Policy at the time the business lawfully commences operation unless and until a Use Permit allowing such late hour business has been issued upon approval of the City Council and upon recommendation of the Planning Commission.

The applicant is not in agreement with this additional condition.

Staff has asked the applicant whether they would be willing to forego Late Hour Business approval for certain types of businesses, including any grocery store, fuel station, or fast-food restaurant. There has been no response (at the time of this writing) from the applicant as to whether this approach would be acceptable.

The Late Hour Business Compatibility Policy would apply to businesses within 300 linear feet of the residentially zoned properties to the north and west of the subject site. For the proposed site plan, it appears that all buildings and suites fall within that 300-foot distance.

Attachments

1. Late Hour Business Policy



Late Hour Business Compatibility Policy

The City of Chandler recognizes the need for certain commercial businesses to operate during late hours, even 24 hours a day, in response to customer needs, business competition, and other considerations. However, the City also recognizes the substantial right of residents whose properties immediately adjoin such commercial uses to be assured the safe, quiet enjoyment of their residences. Hence the purpose of this policy is to set forth some guidelines and considerations for determining, and ultimately achieving, land use compatibility when late hour businesses seek occupancy in close proximity to residential development.

Definition

For the purpose of this policy, a “late hour business” is defined as follows:

Any retail store, restaurant, bar, convenience store, gas station, commercial service, entertainment, or drive-thru use that customarily opens its doors to the public, either in whole or in part, one or more hours between midnight and 6:00 AM, one or more days each week.¹ This category shall not include hospitals and medical care facilities, hotels, self-storage uses, offices, industrial uses, transportation services, day care, group homes, construction activities, or utility companies, nor shall this category include any business licensed to sell or serve liquor under the provisions and requirements of the Arizona Revised Statutes Title IV, that close their doors to the public at 2:00 AM and no longer serve their patrons in any manner after 2:30 AM, and is otherwise in conformance with all requirements of the Chandler City Code.

Applicability

The Compatibility Policy for Late Hour Businesses is triggered when consideration is being given to any of the following types of applications by Planning Commission, and subsequently City Council, to allow new commercial uses that may include late hour businesses as defined herein, within 300 ft. ² of existing residential zoning:

- New zoning; or
- Amending an existing commercial zoning designation; or
- New use permit.

The specific zoning districts to which this policy is applied are applications pertaining to any Planned Area Development (PAD) designation for commercial (late hour) uses.

¹ State statutes enable liquor businesses as licensed to sell liquor for on-site or off-site consumption until 2 AM; hence the City cannot impose stipulations or other regulations in conflict with these provisions.

² The 300 ft. distance is measured on a straight line from the boundary of the nearest parcel zoned for residential use, to the nearest exterior building wall of the commercial use, where the commercial building is not separated or buffered by an arterial street, freeway, railroad, or other nonresidential building.

Mailing Address:
P.O. Box 4008, MS 105
Chandler, Arizona 85244-4008

Planning and Development Department
Long Range Planning Division
215 E. Buffalo St., Chandler Arizona 85224

Telephone: (480) 782-3000
Fax: (480) 782-3075
www.chandleraz.gov

This policy does not apply to any existing late hour business already operating prior to the effective date of this policy, nor does it apply to any zoning approval or Use Permit approval as may have been granted for commercial use(s) prior to the effective date of this policy. However, in the event that an existing commercial site would seek a zoning amendment or a new Use Permit to allow new use(s), then this policy may be applied for the purpose of affecting **subsequent** late hour businesses locating within that center.

This policy is not applicable to Use Permit requests or other zoning applications as may be submitted for sites located within, or immediately adjoining, the CCD (City Center District). The purpose of the CCD as set forth in Section 35-3200 of the Zoning Code is to promote a special character and visual identity distinct from any other area of the City, and limited to accommodate specialty retail, cultural dining, entertainment, and other storefront businesses traditional to a downtown setting. Achieving this type of unique character and limited mix of commercial uses may require considerations in support of extended, and even 24 hour, land uses.

Required Declaration and Notice

An applicant requesting zoning or Use Permit approval for any commercial use(s) must declare, at the time of filing such application, the intent to allow or not allow late hour business occupancies.

- An application as may be approved for which late hour business occupancies **are not** requested shall be stipulated, “Late hour business occupancies as defined by policy (Resolution No. 3801) shall be prohibited; any future request to allow a late hour business shall be subject to Use Permit approval by Council, upon recommendation by Planning Commission, in accordance with the considerations set forth in this policy.”
- An application as may be approved by Council for which late hour business occupancies **are** requested, may be stipulated to allow any and all such occupancies, irrespective of when such use(s) would actually take occupancy and begin operation, or such approval may be limited to certain specified late hour occupancies not to exceed a certain threshold of intensity (e.g., a maximum allowable square footage, parking intensity, occupant load, or other measure as may be determined by the Zoning Administrator). Those uses not approved by right upon the initial application would require subsequent Use Permit approval by Council, upon recommendation by the Planning Commission, all in accordance with the considerations set forth in this policy.

When applicable, notice to adjoining property owners as required by the City Zoning Code for zoning and Use Permit applications, shall indicate that late hour occupancies are being requested.

Compatibility Considerations

The following compatibility considerations are intended to be **guidelines**, rather than absolute design standards or a “punch-list” of minimum requirements that necessarily guarantees approval by Planning Commission and City Council. Specific design standards would be inappropriate in a policy such as this, to the extent that a design solution that works in one situation may be unacceptable or inadvisable in another. Hence the following list of considerations are to be applied on a case-by-case evaluation of the late hour uses proposed, and the physical characteristics of the commercial site vis-à-vis the adjoining residential property(ies). The intent is that the developer and affected neighbors work through a process that achieves mutually acceptable design solutions or other agreements in the interests of land use compatibility, in direct response to specific issues/concerns.

- **Noise:** Consider noise as may be generated from the late hour use(s) themselves, such as from patrons, mechanical equipment, entertainment (whether indoor or outdoor), loud speakers, etc., or from accessory activities such as car start-ups by employees or patrons, car radios, trash pick-up, delivery vehicles, site maintenance/parking lot sweepers, etc. Consideration might be given to noise containment/attenuation for exterior building walls, relocation or removal of noise sources, muffling devices, or other noise buffering techniques, or possibly rescheduling the noise generating activities to daytime (non-sleeping) hours that are less sensitive.
- **Traffic:** Consider the various forms of traffic to be generated or attracted by the specific use(s), including pedestrian as well as vehicular, and what volumes might be generated during the late hours. Is a drive-thru or take-out service associated with the occupancy(ies), either as primary or accessory uses? Is such traffic confined to the interior of the building or to the property lines of the site, or is there potential for spill-over traffic resulting in off-site parking, pedestrian shortcuts and trespasses? Will vehicles entering/exiting the commercial site cast headlights upon adjoining residences? Are there door locations in the building, or outdoor seating/gathering places for patrons or employees that might impact adjoining residences? Are there potential conflicts between vehicular traffic, pedestrian movements, and other activities related to the building, such as deliveries/unloading, outdoor storage, mechanical equipment, etc., that may affect the quiet and safety of adjoining residences?
- **Light:** Identify the appropriate types of exterior lighting and foot candle level of illumination, to insure adequate visibility of the building exteriors, entrance/exit doors, parking, pedestrian walks, and outdoor seating as appropriate, to insure security without light spilling over to adjoining residences. Consider the height and location of the light sources, whether fixtures are mounted on building(s) or on poles, their orientation and the means of shielding the point source from direct view of residences.
- **Odor:** Identify the sources of odor that may be associated with the use(s), whether primary (emitted from the building through exhaust vents) or incidental (exhaust fumes from vehicles queuing in line at a drive-thru, delivery vehicles idling while unloading, or odors from trash receptacles). Particular attention should be given to restaurants and the degree to which odors exhausted from the kitchen (and/or designated smoking areas) can be scrubbed effectively. Determine the time periods for which odor emissions may be strongest, and the most effective means of containment.
- **Litter:** Consider the byproducts associated with the particular use, such as paper cups, wrappers, containers from a restaurant drive-thru or outdoor dining area; plastic bags from a convenience store, drug or grocery store, etc. Is the nature of the products being retailed such that the customer prior to leaving the premises often discards wrappers or containers? What is the management plan to deal with litter control, such as staffing whose duties include policing the premises on a regular daily basis? Besides aesthetic impacts, will windblown trash likely affect adjoining residential properties (means of confinement on-site)? Is the means of trash containment and capacity adequate to prevent spillovers? If retail uses are being considered, how are shopping carts managed/contained in the parking lot?
- **Site Maintenance:** Consider the times of day designated for trash pick-up, parking lot sweeping, landscape maintenance, etc., vis-à-vis what may be traditional sleeping hours for adjoining residences. What are the noise levels and air exhausts associated with these activities (e.g., dust, air-blown litter, trash, debris, mechanical blowers/vacuums, etc.), and can such effects be fully confined to the site? Is the program for site maintenance consistent with the trash/litter to be generated by certain uses, particularly restaurants, drive-thrus, grocery and convenience stores?

- **Security Issues:** Does the nature of the late hour occupancies prompt security concerns, and if so, is there a security program proposed to handle such concerns (e.g., on-site supervision/surveillance by store personnel, video cameras, effective on-site lighting for parking lots and other outdoor activity areas, secured entries/exits, etc.)? Do the uses proposed create the likelihood of loitering outside? Are there concerns identified by the Police Department with respect to fights, vandalism, and other crime/nuisance potential associated with either the late hour occupancies, or with the physical design of the premises?

Potential Solutions

There could be any number of physical design techniques, stipulations and agreements to achieve land use compatibility, depending in large part upon the circumstances of the particular situation. Potential solutions include, although not necessarily limited to, fence wall heights; the number type, location, and planting size of landscape materials; setbacks that might be increased by virtue of incorporating retention basins and the width of service drives; the location, orientation, and method of screening loading docks and bay doors; building orientations and features, including the location of exterior doors, windows, exterior lighting, loudspeakers, etc.; noise attenuation in exterior building walls; grade differential between finished floor elevations; site plan orientations relative to points of vehicular access, building placement(s), and the location of the more disruptive functions, such as loading, vehicle repair, employee parking, outdoor serving areas, materials storage, etc.

Other solutions that are not necessarily related to design might involve restricting certain hours of operation for those uses not otherwise enabled by state statutes (or restricting the hours of using a service drive for other than public safety access); specifying certain maximum square foot floor areas or occupant loads for late hour uses, beyond which another Use Permit or zoning amendment would be required for approval by Council; relocation of certain use(s) to another portion of the site that produces a lesser impact upon adjoining residences; identifying a contact person representing site management to whom residents are enabled to bring subsequent compatibility issues; writing restrictive covenants to be recorded with the commercial site designed to insure compatibility with adjoining residences in response to specific concerns identified.

There may be certain types of late hour occupancies for which the only effective means of achieving land use compatibility are through distance separations. For example, concerns may be greatest for drive-thru and other high turnover/convenience uses located less than 300 ft. from residential zoning, and in particular, the location of such elements as the primary customer entrances/exits, on-site parking for customers and employees, queuing lanes, order boards, intercom speakers, light poles, etc.

Again, as stated elsewhere in this policy, the purpose here is to achieve compatibility between late hour uses and adjoining residences through a process, on a case-by-case basis, that enables affected neighbors to receive notice and express concerns, if any, and to resolve them through techniques that are mutually agreed upon by the parties involved.

Adopted by City Council 12-16-04
Resolution No. 3801

5

AUG 23 2007



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MEMORANDUM

Planning and Development – CC Memo No. 07-177a

DATE: AUGUST 7, 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, PLANNING MANAGER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: DVR07-0020/PPT07-0022 SAN TAN MARKETPLACE
Introduction and tentative adoption of Ordinance No. 3916

Request: Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) and Preliminary Plat approval for a new retail/office center that may include late hour businesses

Location: Northwest corner of Lindsay and Chandler Heights Roads

Applicant: Burch & Cracchiolo, P.A.

Project Info: Approximately 32,000 square feet of bank, office, and retail uses on 5.4 acres in two phases

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan and the Southeast Chandler Area Plan, recommend approval subject to conditions.

BACKGROUND

The application requests rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) and Preliminary Plat approval for a new retail/office center that may include late hour businesses. The subject site, which contains two vacant homes, is surrounded by agricultural uses. To the north is a dairy zoned AG-1 and proposed for eventual development of Phase II of Montage by Charlevoix Homes. To

the west is approximately 8.4 acres of unincorporated land used for agriculture, and farther west is the approved Old Stone Ranch residential subdivision. The intersection's southwest corner includes a vacant 10.5-acre parcel surrounded by the approved Valencia II residential subdivision. The intersection's southeast corner is approved for the Whispering Heights subdivision. The intersection's northeast corner is planned for a city water recharge facility and park space.

The subject site is designated by the Southeast Chandler Area Plan for Traditional Suburban Character, which allows for non-residential uses at arterial street intersections such as the intersection of Lindsay and Chandler Heights Roads. The Area Plan prescribes that development convey a rural/agrarian theme and be developed with transitions and compatibility in mind. The proposal conforms to the Southeast Chandler Area Plan.

The approximate 5.4-acre site features 23,975 square feet of retail shops at the corner with an office/retail pad to the north along Lindsay Road and a bank pad to the west along Chandler Heights Road. The shops and pads are placed in landscaped settings along the roads with parking interior to the site. The retail shops are split by a courtyard that allows direct pedestrian access from the intersection corner to the parking lot. Generous textured paving contributes to a pedestrian-friendly design.

The bank drive-through is located west of the pad building so as to provide natural screening from Chandler Heights Road. Also, an extended stacking area is located north of the bank that averts bank traffic disruptions to the parking lot traffic flow. If the property to the west develops with office or retail uses, the west property wall and landscaping could be punched through north of the bank to allow vehicular cross-access without removing any parking spaces.

The site provides adequate parking with 201 spaces compared to the code requirement of 178 spaces. In contrast to information provided in the Development Booklet, the project will be phased. Phase I will consist of the retail shops and the office/retail building along Lindsay Road, plus all landscaping and parking site improvements. The bank pad will be Phase II. This phasing is a minor change from what Planning Commission reviewed—at that time, Phase I was the retail shops and bank pad, while the office/retail building was Phase II.

The buildings feature highly stylized, rural themed architecture including stone veneer, faux cedar batten board, and textured stucco facades; chinked mission tile and faux rusted metal roofs; faux rusted metal and smooth metal awnings; and second story, mill-style windows. The project extends the mill theme through use of windmill features adjacent to the retail shops and windmill imagery on the signage.

The landscape plan includes clusters of Brazilian Pepper, Colonial Oak, and Date Palm trees along the street frontages with generous turf and colorful ground cover. The site's interior features Pennsylvania Ash trees and the north and west perimeter's utilize Mondel Pines as buffers from the adjacent residential and agricultural uses.

The proposal features reverse pan-channel halo-illuminated wall signage facing the streets, unlighted aluminum wall signage facing the site's interior and the site's northern and western neighbors, blade signage along the sidewalks, and two, 10'-high, three-panel aluminum cabinet monument signs placed near the site entrances. Also, there are two 30"-high project identification theme walls located near the intersection corner that feature indirectly lighted, pin-mounted letters.

The developer has relayed that they anticipate commencing construction of Phase I in December 2007.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code
- A neighborhood meeting was held on May 29, 2007 at Weinberg Elementary. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 5 Opposed: 0 Abstained: 1 (Irby) Absent: 1 (Cason)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and the Southeast Chandler Area Plan, recommend approval of DVR07-0020/PPT07-0022 SAN TAN MARKETPLACE subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. 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.

5. 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.
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. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "San Tan Marketplace", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0020, except as modified by condition herein.
8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. 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.
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 above referenced development shall use treated effluent to maintain open space, common areas, and landscape tracts.

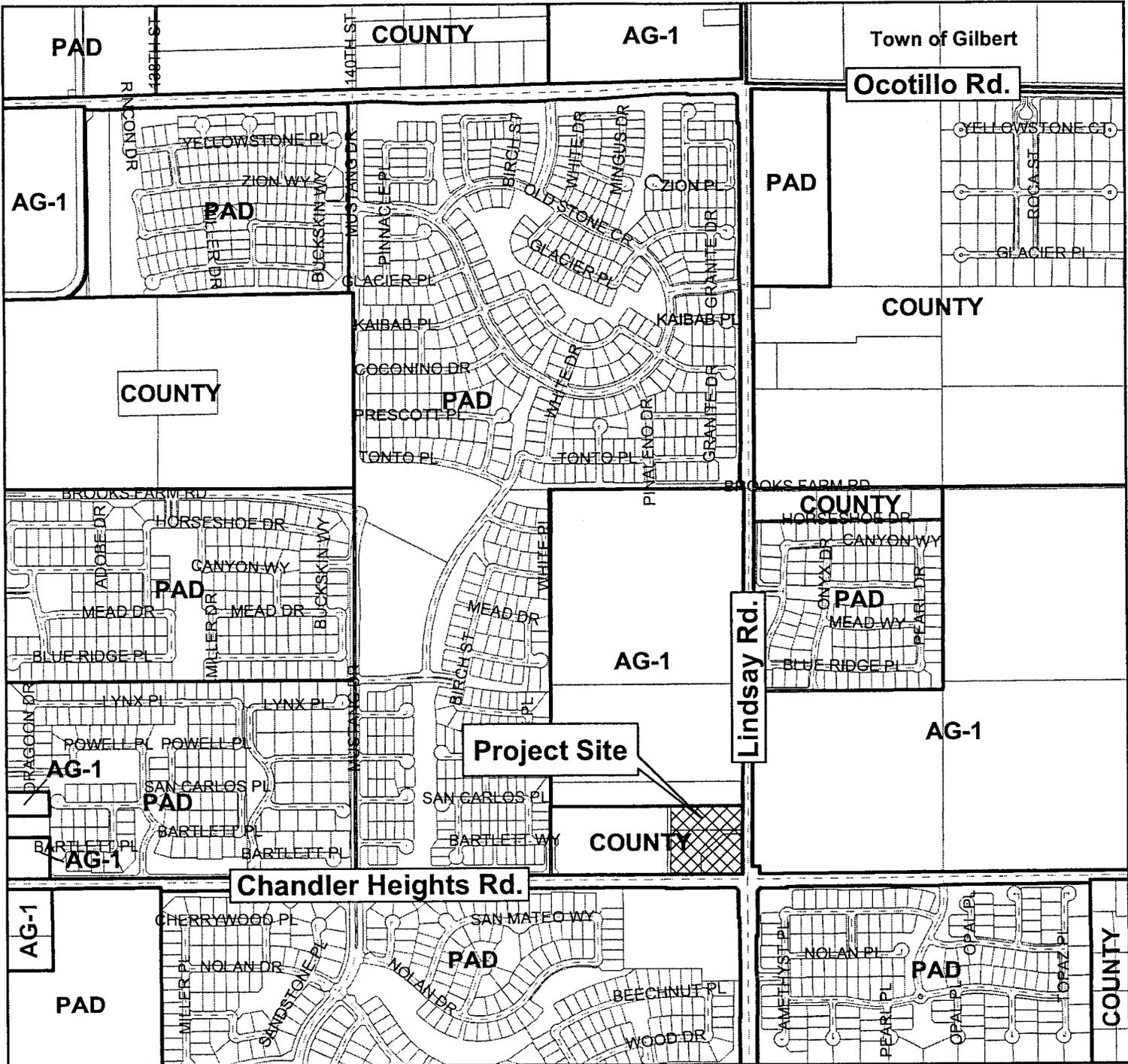
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

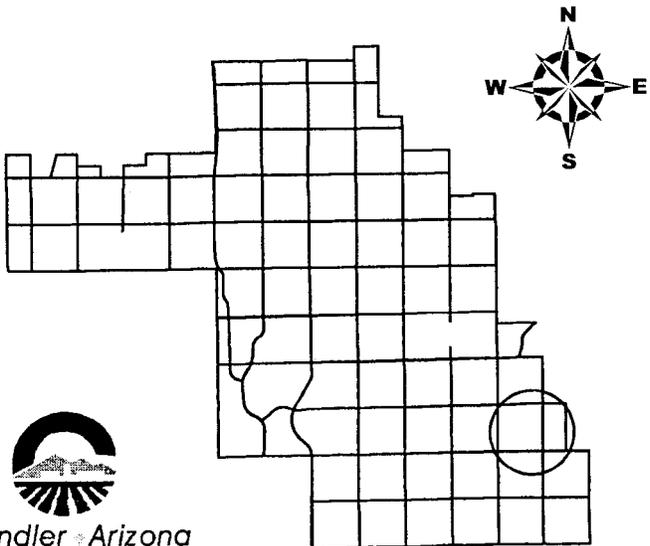
Move to introduce and tentatively adopt Ordinance No. 3916 approving Planned Area Development zoning, Preliminary Development Plan, and Preliminary Plat in case DVR07-0020/PPT07-0022 SAN TAN MARKETPLACE subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Development Booklet
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Sign Exhibits
7. Preliminary Plat



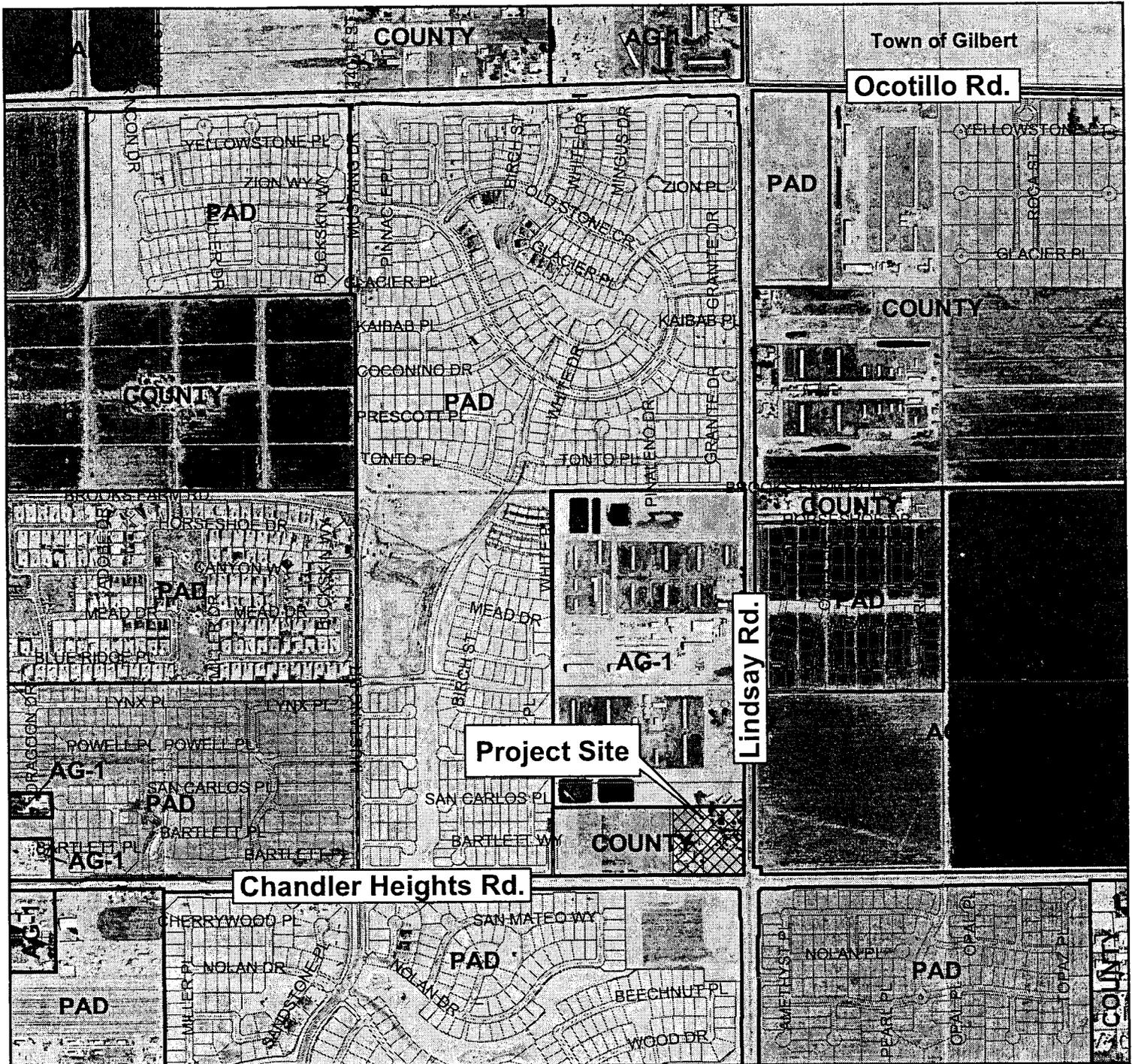
Vicinity Map



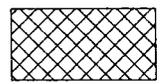
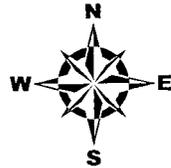
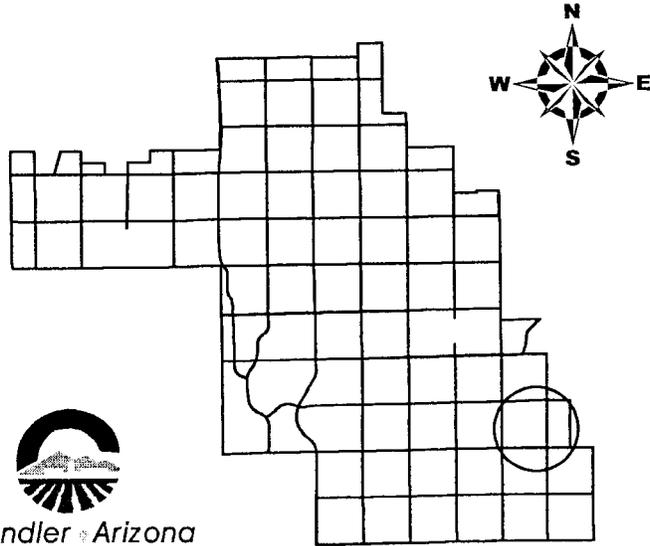
DVR07-0020

San Tan Marketplace



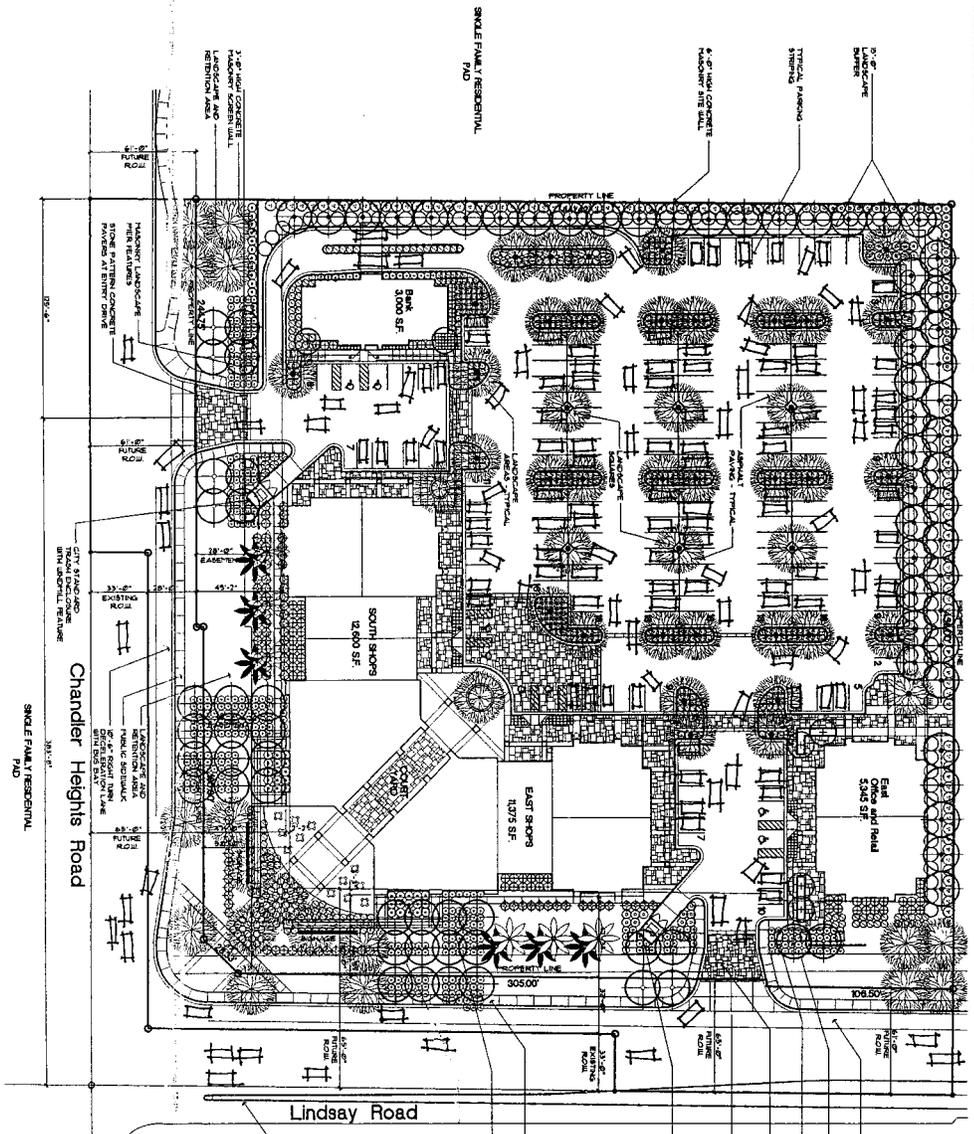


Vicinity Map



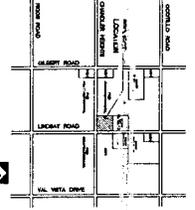
DVR07-0020

San Tan Marketplace



PROJECT DATA

OWNER	Land Address
PROJECT ADDRESS	Operations
PROPOSED ZONING	3700 North Scottsdale Road, Suite 2000
OWNER'S NAME	MHC of Chandler - Heights and Lindsay Blvd
OWNER'S PHONE	480-848-8888
OWNER'S FAX	480-848-8888
OWNER'S EMAIL	chandler@chandleraz.gov
OWNER'S WEBSITE	www.chandleraz.gov
PROJECT NUMBER	2008-001
PROJECT DATE	01/15/2008
PROJECT TYPE	RETAIL
PROJECT AREA	1.5 ACRES
PROJECT PERMITS	2008-001
PROJECT STATUS	2008-001
PROJECT PHASE	2008-001
PROJECT TYPE	RETAIL
PROJECT AREA	1.5 ACRES
PROJECT PERMITS	2008-001
PROJECT STATUS	2008-001
PROJECT PHASE	2008-001

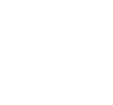
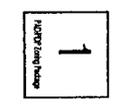


Conceptual Architectural Site Plan 09
San Tan Marketplace

Irby Studios
Architects and Planners
605 South Main Avenue, Tempe, Arizona 85281 (480) 834-6380

Chandler, Arizona

Schematic
NOT FOR CONSTRUCTION
SCALE 1" = 30'-0"
PROJECT / CASE #
DEVELOPMENT REVIEW SUBMITTAL - CITY OF CHANDLER





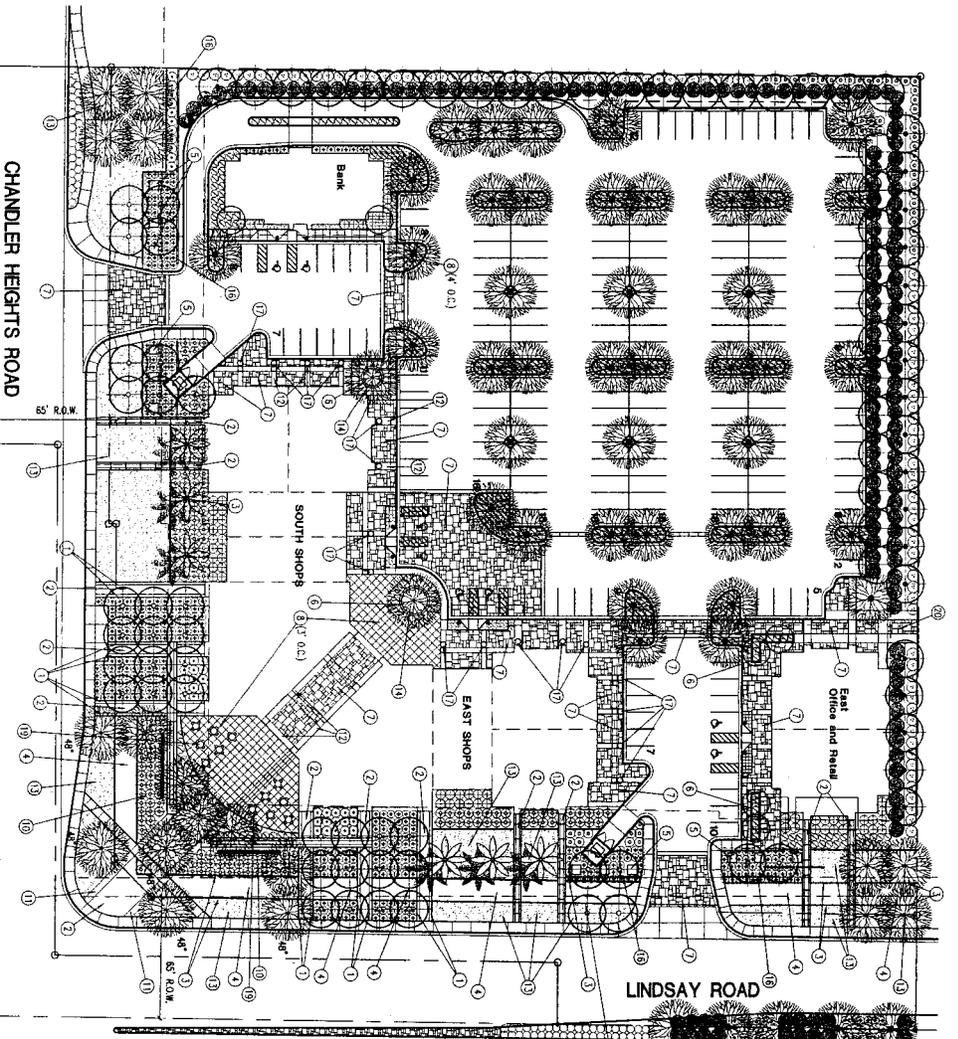
Irby Studios
Architects and Planners

605 south ash avenue, tempe, arizona 85281 (480) 894-8380

Phillip I. Ryan
Landscape Architect P.C.
Landscape Architecture & Planning
575 W. Chandler Blvd., Suite 225
Chandler, AZ 85226
(480) 898-8911 or (480) 963-3374

San Tan Marketplace

Chandler, Arizona



Preliminary Landscape Plan
Scale 1:30
GRAPHIC SCALE
NORTH

PLAN KEY NOTES:

- 1) 5" x 10" WPC CONCRETE HEAVY
- 2) 2" x 4" WPC STABILIZED DECOMPOSED GRANITE
- 3) 3" x 6" WPC CONCRETE HEAVY
- 4) 12" WPC EXISTING TRAIL (1" DEEP, 1/2" WPC STABILIZED DECOMPOSED GRANITE)
- 5) COLUMNS (ARCHITECTURAL FEATURES)
- 6) CAST-IN-PLACE BRICK CONCRETE SKIN WALL W/ STONE VENEER
- 7) PRE-CAST CONCRETE PAVERS
- 8) INTERIOR COLOR CONCRETE W/ 1/8" SAND LINES & 4" O.C. OR 3" O.C. (A, W/ (SEE DRAWING))
- 9) CAST-IN-PLACE CONCRETE BENCH W/ STONE VENEER
- 10) PROJECT SIGN WALL
- 11) 6" x 6" WPC CONCRETE BAND (INTERIOR COLOR)
- 12) 3" x 6" WPC CONCRETE BAND (INTERIOR COLOR)
- 13) SMOOTH LAMIN
- 14) ANNUALS ROW 4' POSTS @ 5' O.C.
- 15) 6" x 12" WPC CONCRETE HEAVY
- 16) 36" HIGHT DECOMPOSED SCREEN WALL
- 17) FOUNDATIONAL CONCRETE FOOT W/ WINE AND ANNUALS
- 18) FOUNDATIONAL CONCRETE FOOT W/ WHITE OLIVARIER TREE AND ANNUALS
- 19) VISIBLE CONDOOR DRINK
- 20) WESTERN CONNECTION TO FORMER RESIDENTIAL

PLANT SCHEDULE: (FOR THIS SHEET ONLY)

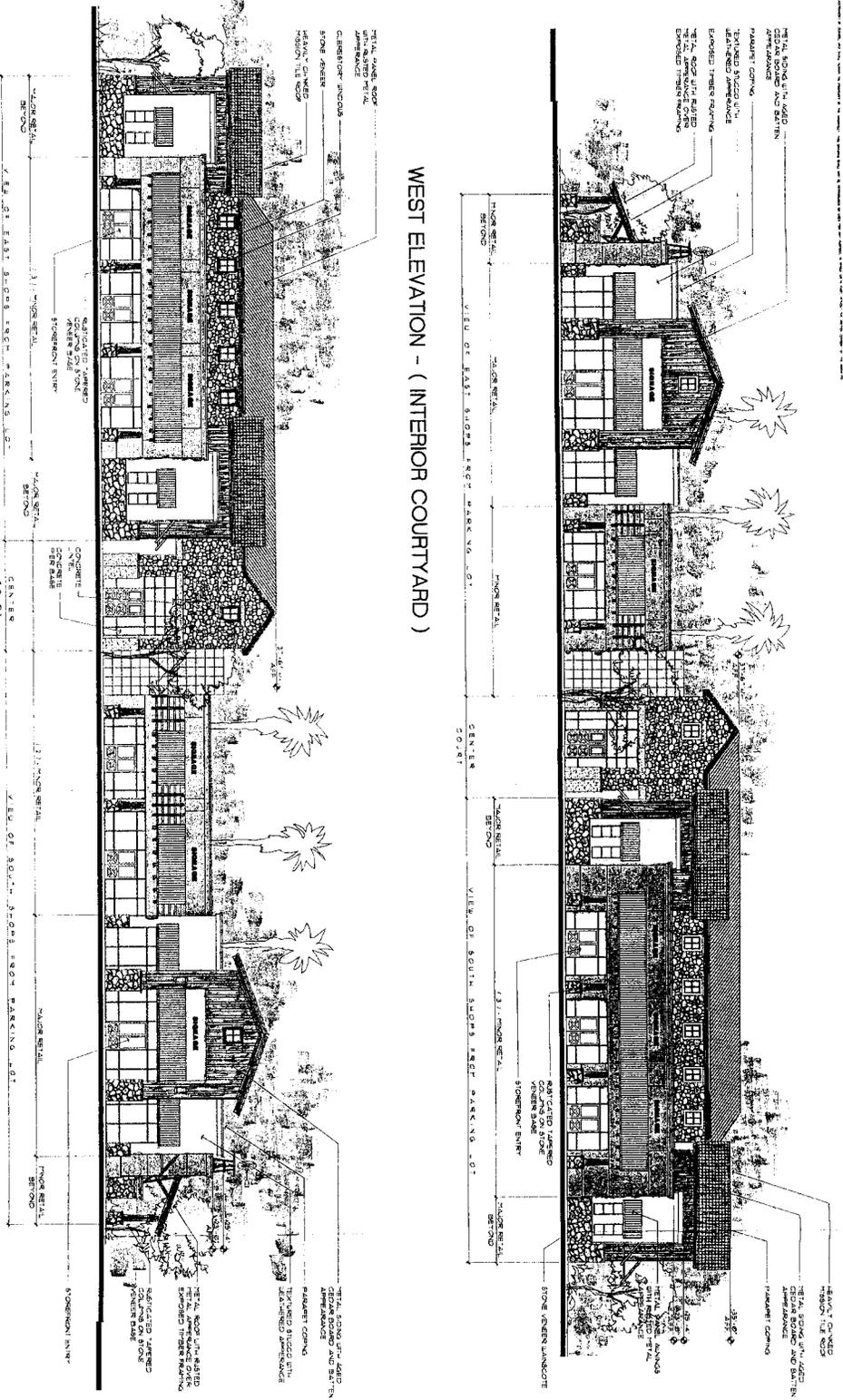
PLANT NAME	QUANTITY	TOTAL SF.
36" TRUNK W/ 1/4" DBH	8	8
STUMPED (DAMPED CUT TRUNKS)	15	15
36" BOX LINDA W/ 1/4" DBH	15	15
12" Ht. 6" Sp. 2 1/2" Cal.	5	5
48" BOX LINDA	5	5
15" Ht. 10" Sp. 4" Cal.	46	46
24" BOX LINDA	39	39
10" Ht. 4.5" Sp. 2" Cal.	49	49
36" BOX LINDA	39	39
12" Ht. 5" Sp. 3" Cal.	49	49
36" BOX LINDA	49	49
9" Ht. 4" Sp. 2" Cal.	6	6
36" BOX LINDA	100	100
12" Ht. 6" Sp. 2 1/2" Cal.	5	5
5 GALLON	527	527
GREEN BERRY OLIVE	5	5
5 GALLON	51	51
GREEN OLIVE	5	5
5 GALLON	57	57
NO BRAD SIZE	82	82
5 GALLON	48	48
5 GALLON	188	188
5 GALLON	144	144
5 GALLON	170	170
5 GALLON	160	160
5 GALLON	1425	1425
5 GALLON	4880	4880

Schematic
NOT FOR CONSTRUCTION

DATE: 06/20/2007
PROJECT: 06/18/2007
DEVELOPMENT REVIEW SUBMITTAL CITY OF CHANDLER



WEST ELEVATION - (INTERIOR COURTYARD)



NORTH ELEVATION - (INTERIOR COURTYARD)

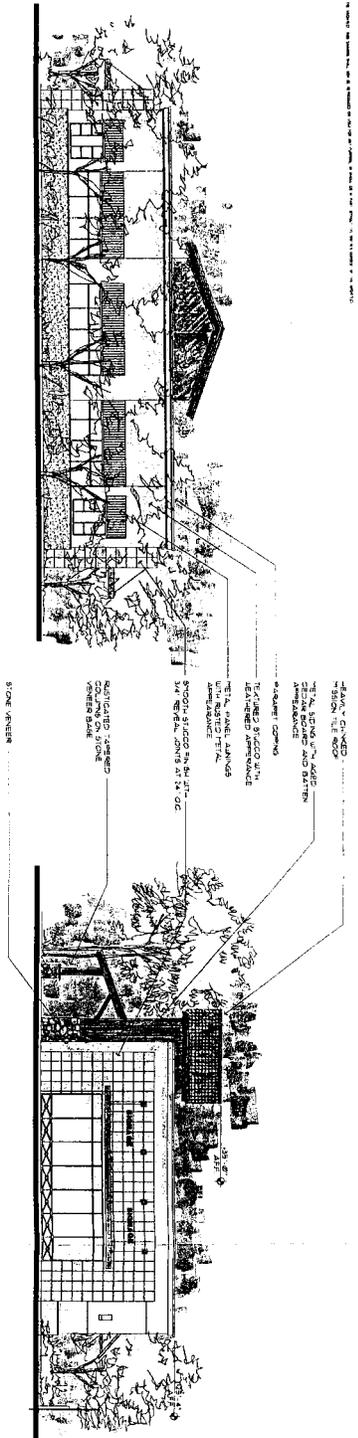
Conceptual **Exterior Elevations 04**
San Tan Marketplace

Irby Studios
 Architects and Planners
 605 South Main Avenue, Tempe, Arizona, 85281 (480) 894-8390

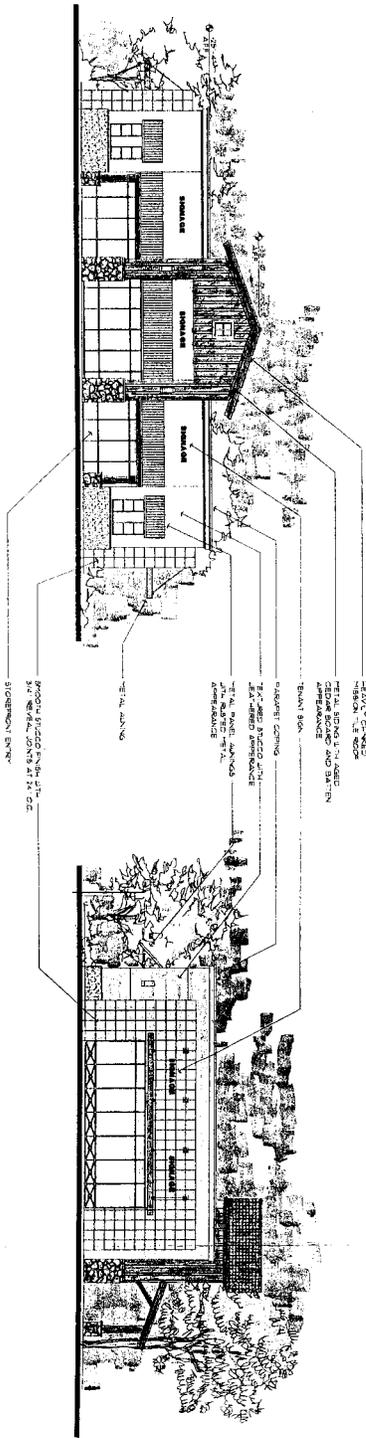
Chandler, Arizona
 Schematic
 NOT FOR CONSTRUCTION
 PROJECT CODE #
 DEVELOPMENT REVIEW SUBMITTAL -
 CITY OF CHANDLER

SCALE 3/32" = 1'-0"

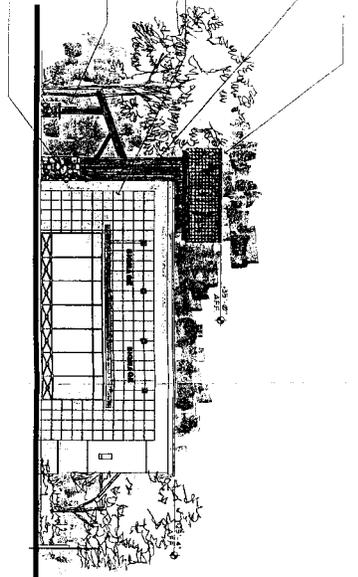
22
 The Official Stamp



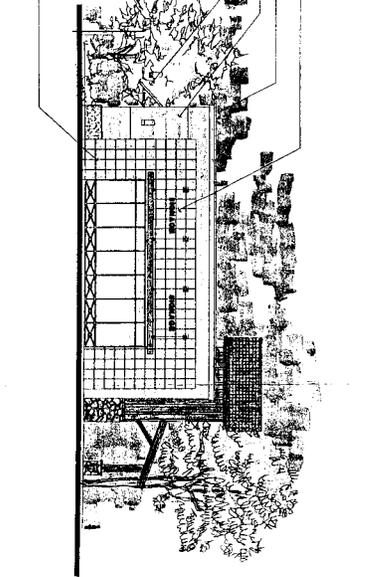
NORTH ELEVATION - OFFICE / RETAIL



SOUTH ELEVATION - OFFICE / RETAIL



EAST ELEVATION - OFFICE / RETAIL - (LINDSAY ROAD)



WEST ELEVATION - OFFICE RETAIL

Conceptual Exterior Elevations 04 San Tan Marketplace

I r b y Studios
Architects and Planners

6035 south eash avenue, tempe, arizona 85281 (480) 894-8390

Chandler, Arizona

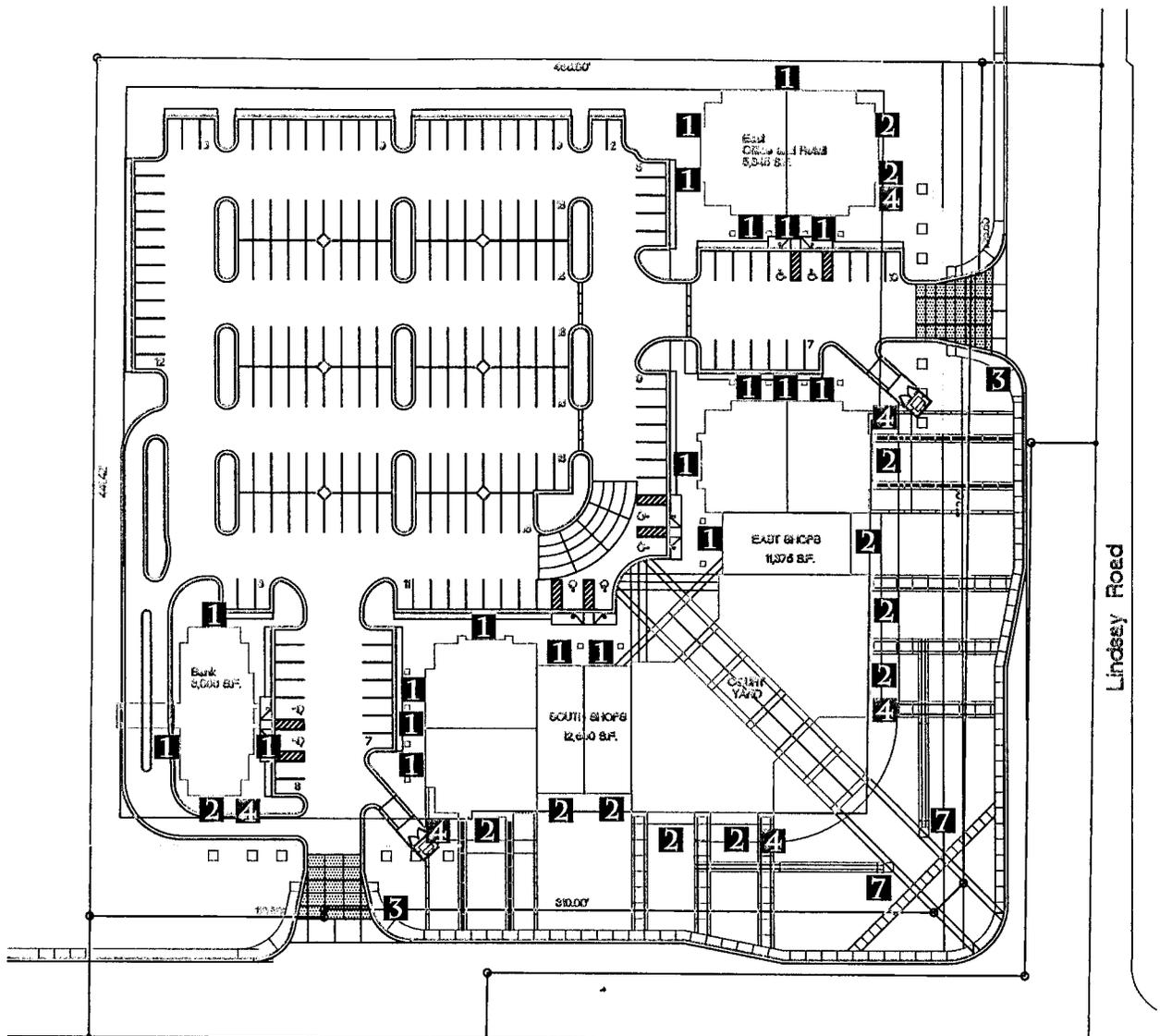
Schematic
NOT FOR CONSTRUCTION

PROJECT CASE #
DEVELOPMENT REVIEW SUBMITTAL

SCALE 3/32" = 1'-0"
CITY OF CHANDLER

PROJECT CASE #
DEVELOPMENT REVIEW SUBMITTAL

2.3
Pre-Technical Review



Chandler Heights Road

Lindsey Road

1	Non-Illuminated Tenant Signs	Qty: 20
2	Illuminated Tenant Signs	Qty: 12
3	Monuments Signs	Qty: 2
4	Address Numbers	Qty: 6
5	Blade/Hanging Tenant Signs (Placement not shown)	Qty: TBD
6	Tenant Window Vinyl (Placement not shown)	Qty: TBD
7	Site Identity FCO's	Qty: 2



Tenant Suite Wall Mounted ID Signs

Corporate letter style and logos permitted per Landlord/Property Manager approval. Where non existant, the font *Futura Medium* is to be used.

A. Reverse pan channel letters. Sheet metal construction with 3" returns painted to match MAP Dark Bronze 41-313.

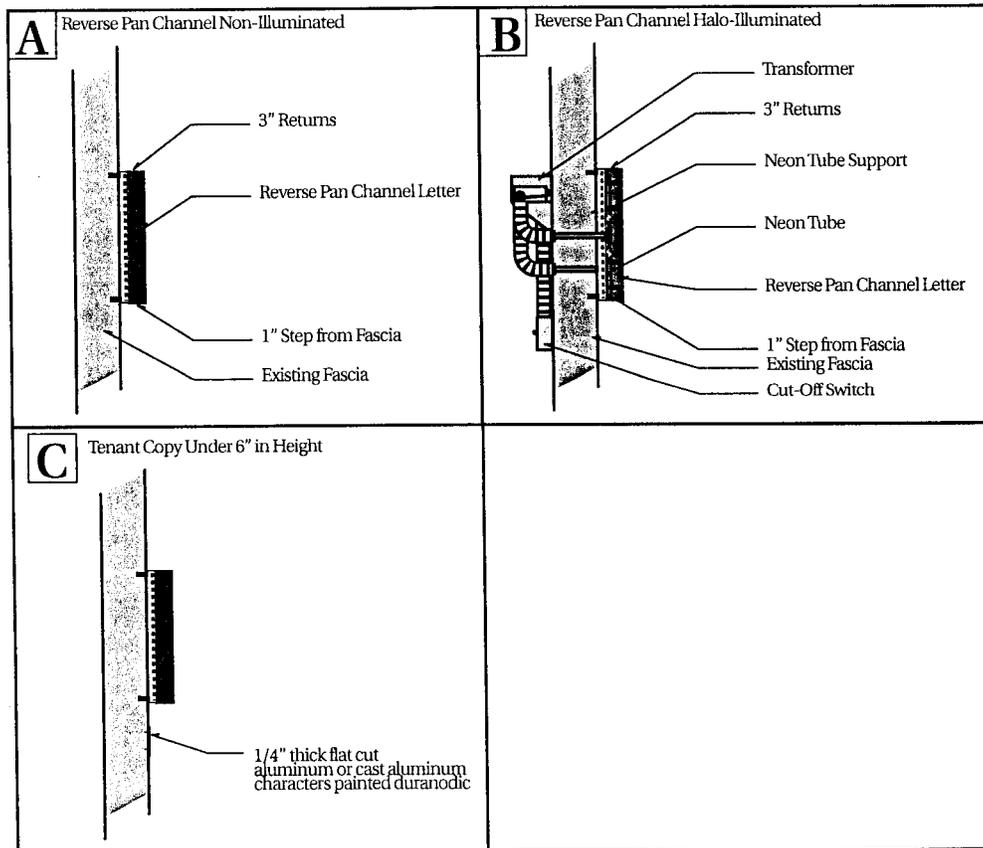
Stud mounted with 1" step from fascia.

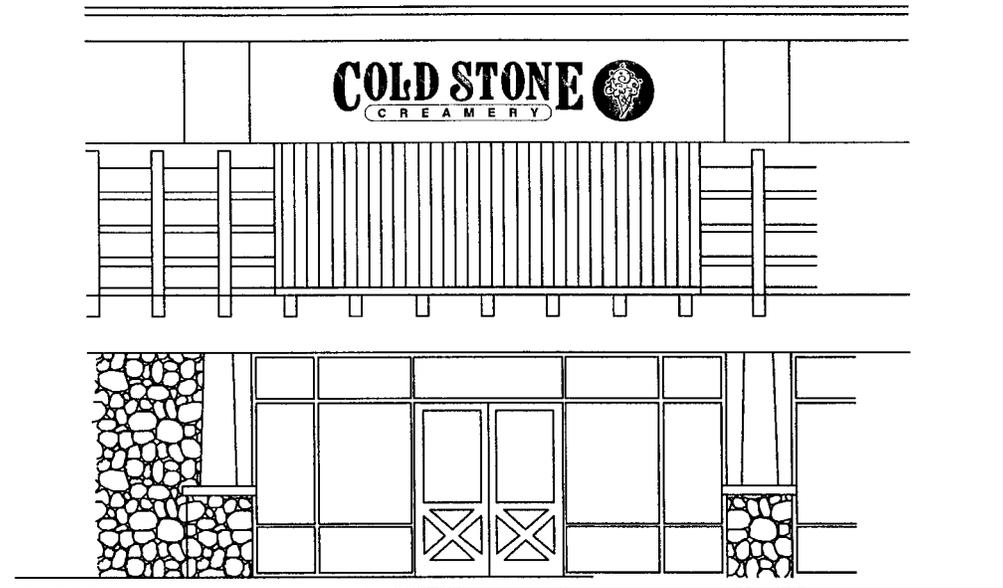
B. Letters may be halo-illuminated with white neon.

C. Tenant copy 6" or less in height to be flat cut out or cast aluminum painted to match MAP Dark Bronze 41-313.

Note: Corporate logos limited to 10% of total allowed sign size.

All signs are to be reviewed for conformance with the sign criteria of this package.
Approval or disapproval shall be the sole right of the Landlord/Property Manager.
All designs must be approved in writing by the Landlord/Property Manager prior to submitting to the City of Chandler for a sign permit.





Typical Placement
Scale: 1/8"=1'-0"

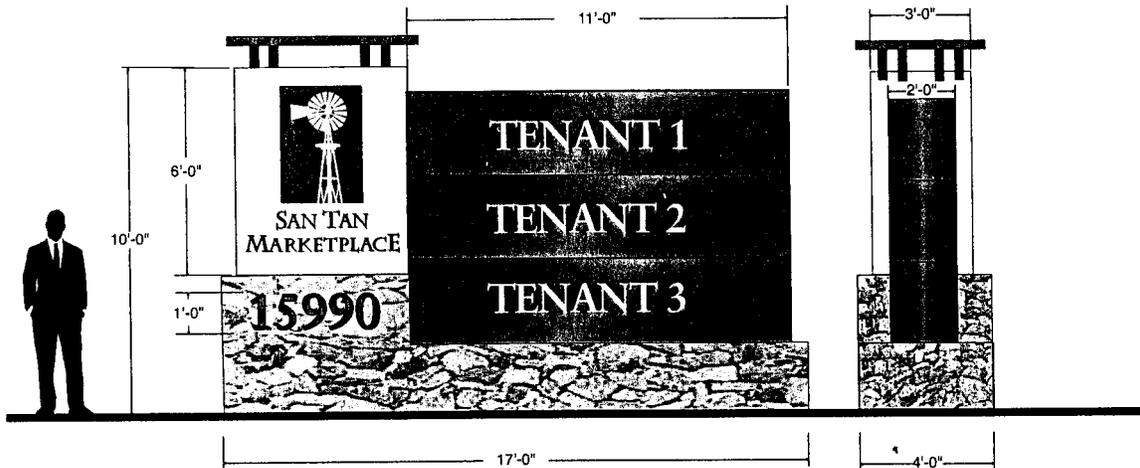
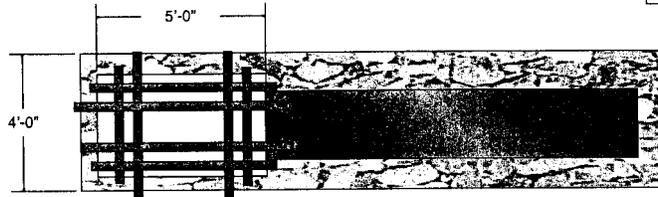
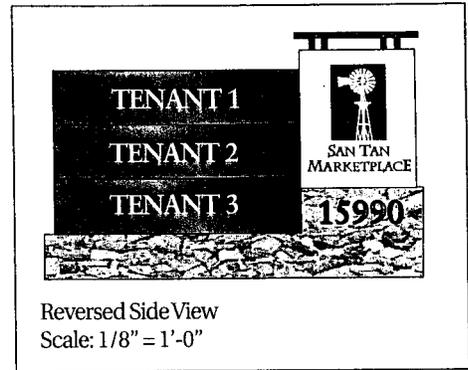


A B C

Non-Illuminated Tenant Signs
Precision cut FCO letters. Thickness TBD.
Illumination, if required, to be provided by external light fixtures.

Note: Corporate logos limited to 10% of total allowed sign size.

Note: Tenant for example only.



Monument Signage

Scale: 3/16" = 1'-0"

Tenant Cabinet & Panels:

Fabricated Alluminum Cabinet with routed tenant panel faces backed with acrylic.
Cabinet painted to match MAP Dark Bronze 41-313 with satin finish.
Typestyle: Sabon Bold

Project ID Cabinet:

Fabricated Aluminum Cabinet with routed face backed with acrylic.
Cabinet painted to match MAP Beige 42-207 with satin finish.

Tellis:

3" x 3" square tube aluminum painted to match MAP Dark Bronze 41-313 with satin finish.

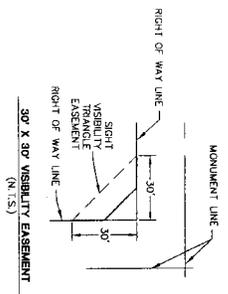
Address Numbers:

1/2" Aluminum FCO numbers painted to match MAP Dark Bronze 41-313 with satin finish.
Flush pin mounted to Masonry base.

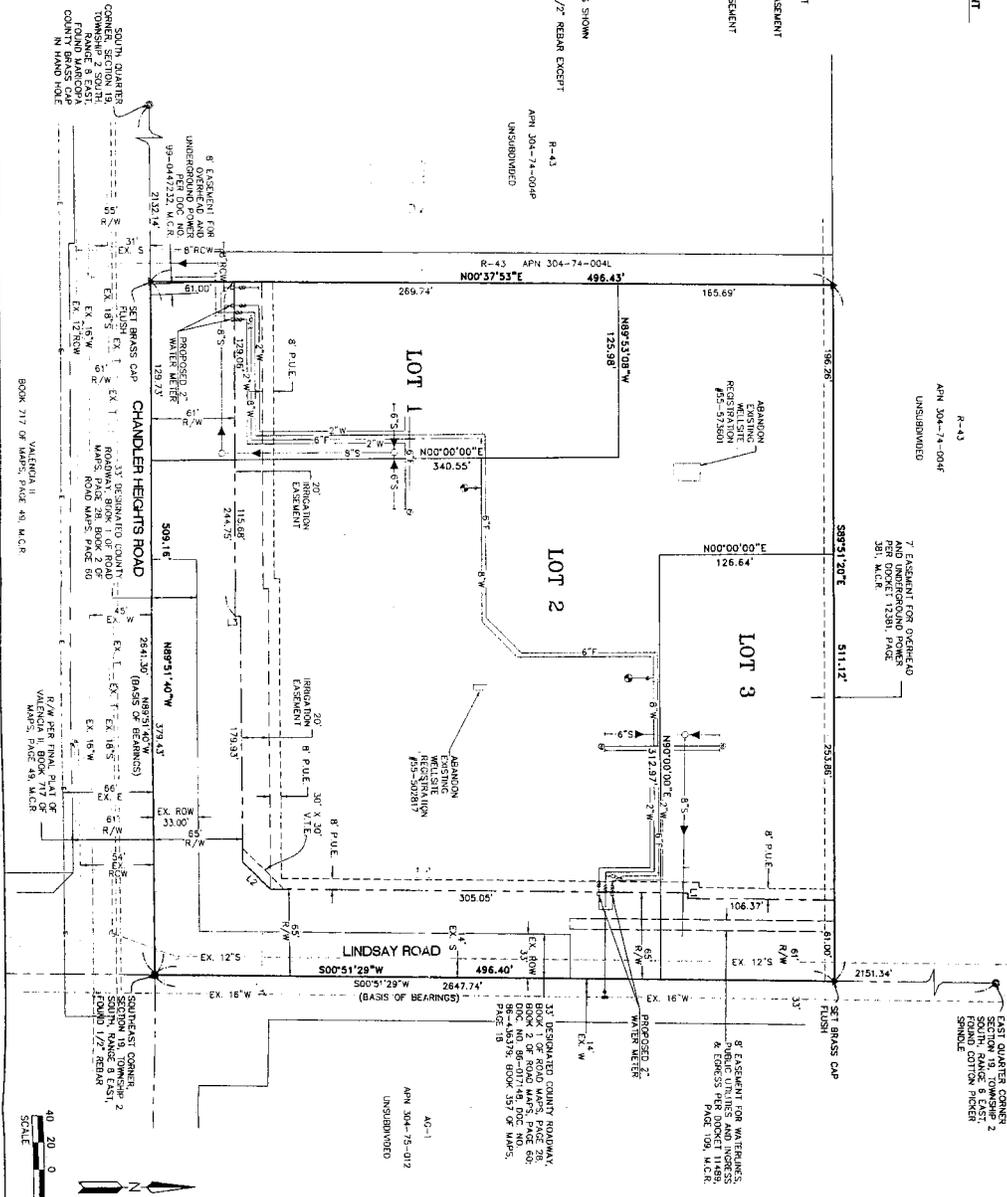
River Rock Masonry Base by Others.

PRELIMINARY PLAT OF SAN TAN MARKETPLACE

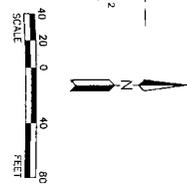
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH,
RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY,
ARIZONA



- LEGEND**
- V.T.E. VISIBILITY THRUWAY EASEMENT
 - (SEE DETAIL ABOVE)
 - W.A.L.E. WATER AND STREET LIGHT EASEMENT
 - P.U.L.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.A.L.E. VEHICULAR NON-ACCESS EASEMENT
 - R/W. RIGHT OF WAY
 - L2. LINE TABLE NUMBER
 - BOUNDARY LINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE
 - SECTION LINE
 - GRADE BREAK
 - EXISTING RIGHT OF WAY
 - SECTION CORNER - TYPE AS SHOWN
 - ▲ SURVEYOR CORNER (SET 1/2" REBAR EXCEPT WHERE OTHERWISE NOTED)



LINE	BEARING	LENGTH
L1	S89°29'31\"/>	
L2	S50°57'29\"/>	
L3	S80°09'29\"/>	



C.O.C. LOG No. PPT 07-0022

DWG. NO.	CMX PROJ. 7451	DATE: JUNE 2007	SCALE: 1" = 40'
DESIGNED:	CMX	DRAWN:	CMX
REV.		APPROVED:	JLW
SHT.	2 OF 2		

SAN TAN MARKETPLACE
NWC CHANDLER HEIGHTS ROAD & LINDSAY ROAD
CHANDLER, ARIZONA

PRELIMINARY PLAT

MESA OFFICE
4135 SOUTH POWER ROAD, SUITE 103
MESA, ARIZONA 85212
PH (480) 656-5500
FAX (480) 656-5501
www.cmxinc.com

CIVIL ENGINEERING • CONSTRUCTION MANAGEMENT • PLANNING • SURVEY • SPORTS • WATER RESOURCES

ORDINANCE NO. 3916

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR07-0020 SAN TAN MARKETPLACE) 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 Agricultural (AG-1) to Planned Area Development (PAD) subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. 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.

3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. 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.
5. 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.
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. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "San Tan Marketplace", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0020, except as modified by condition herein.
8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. 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.
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 Able Engineering development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. 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.

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. 3916 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:

CITY ATTORNEY *GAS*

PUBLISHED: