

#19

SEP 20 2007



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

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-208**

**DATE:** SEPTEMBER 6, 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:  
96,096 square feet of office space  
26,251 square feet of retail/restaurant space  
Total building square footage 122,347 square feet  
Project does not include immediate corner parcel, which is under separate ownership by Exxon Mobil Corporation

**RECOMMENDATION**

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

**BACKGROUND**

This case went before the Design Review Committee on June 18, 2007 to address building and site design. Planning Commission had concerns with the building architecture stating the buildings need to create more of a statement at the intersection. Planning Commission requested additional shade and seating areas in interior areas. The application has been revised to address comments from both the initial Planning and Zoning Commission meeting and the Design Review Committee meeting. The revised development plan was presented to Planning Commission at their September 5, 2007 meeting.

The application requests PDP approval to allow an office and retail development. Uses for the office building are general office only, no medical or dental offices. The retail shops will provide uses appropriate to the office development such as hair stylists, deli/sandwich shops, and insurance offices. The subject property is located at the southeast corner of Alma School and Pecos Roads. The subject site is part of a specific Area Plan, which designated this site for commercial uses. This site was originally zoned PAD for conceptual commercial in 1998 as part of a larger 30-acre development. The development included rezoning and a PDP specifically for a multi-family apartment project directly east of the subject site. The subject site's conceptual commercial zoning included a cluster of retail shops on the southern portion and a typical retail center with a major tenant and retail shops on the northern portion.

A 2.5-acre parcel, owned by ADOT located at the commercial site's south side, was not included with this zoning approval. A zoning amendment and PDP was approved in 2001 that included a "Big K-Mart" store anchored retail center including shops, a gas station, car wash, and a convenience store. The 2001 zoning action zoned the 2.5-acre southern parcel from AG-1 to PAD conceptual commercial. Construction did not commence for the retail development. In 2002, a zoning amendment and PDP application was filed for the corner gas station; however, this request was withdrawn prior to the public hearings.

The site's commercial zoning was extended in 2003 for three years and was again extended in 2006 for an additional three years following a PDP approval. A PDP was approved in August 2006 for an office and retail development. This plan did not include a gas station with a convenience store and car wash on the corner.

The current PDP application requests approval of a new planned office and retail development. Again, the corner parcel owned by Exxon Mobil Corporation is not included with this request and is shown only in concept on the landscape plan. This application seeks PDP approval in accordance with the Development Booklet submitted.

The Late Hour Business Policy is not applicable to this site due to the site receiving zoning approval prior to the adoption of the Late Hour Business Policy in December 2004.

#### **SITE DEVELOPMENT**

The development includes approximately 96,096 square feet of office space including 10 buildings and approximately 26,251 square feet of retail/restaurant space including retail tenant buildings and a restaurant building. The proposed development has similar square footages to the previous PDP approval for an office and retail development, which included 104,000 square feet of office space and 26,250 square feet of retail space.

The main entrance to the development is off of Alma School Road. The entrance is emphasized with textured paving, Date Palm trees on both sides of the drive, and an art feature located in the main entry roundabout. Buildings are sited in a manner creating a view corridor through pedestrian shade canopies that span between buildings. The development is uniquely designed with water features including streams that extend along sidewalks and underneath sidewalks to ponds and a central lake. The water features create a pleasant streetscape with view corridors in

between buildings and interior views from office and retail spaces. The buildings are varied in orientation and footprints. Most buildings are one-story in height along street frontages and within the middle of the office complex. The most southern office buildings H, J, and K are two-stories in height.

The development complies with the City's Commercial Design Standards including site design, landscaping, and parking requirements. The development request includes a comprehensive sign package, which also meets the City's design standards. The development provides four-sided architecture with an architectural design theme consistent throughout the site. The site is designed with groupings of smaller buildings in a garden setting, creating functional and pedestrian-oriented areas between buildings. Buildings are designed with varied building materials ensuring a single material does not occupy more than 65% of any façade. Wall planes are broken up with masonry pilasters and vertical elements. Rooflines are varied and tenant entries are covered with integral awnings. Common seating areas are provided throughout the site with benches, seat walls, and shade trees.

A common design theme is provided with the use of building materials, paint colors, design features, and common amenities. Building materials include masonry block in smooth face, center scored, and split face types. Other materials include integrally colored EIFS, anodized aluminum storefront systems, painted architectural accent canopies and trim, and metal roofing. Planters at the site's entrance are designed with stone accents.

The site includes raised planter pots, decorative building lighting, and shade canopies in a common landscaped garden setting. There are five large-scale art sculptures throughout the site locating in hardscape and landscape settings as well as within water features as a focal point. Decorative parking shade canopies are provided and will be designed to match the materials, paint colors, and design of the buildings.

Landscaping is designed with low water usage plants in accordance with the Commercial Design Standards. A landscape buffer adjacent to the existing multi-family apartment to the east is provided. Shade trees and seating areas are located within interior courtyard areas providing additional shade.

The comprehensive sign package includes standards for building-mounted signage and monument signage. The development incorporates individual reverse pan-channel halo-illuminated lettering for all buildings and monument signage throughout the site. The development includes three monument signs for center identification, which are at 6 feet height. Two signs are along Alma School Road and one sign is along Pecos Road. The signs will not have tenant/business names, only the project name and address. There are no monument signs proposed for retail tenants. Any future monument signs for retail tenants will need to be in compliance with Sign Code and in conformance with the represented quality of this development.

Landscape planters will be provided at the base of all freestanding monument signage. Each monument sign is constructed with c.m.u to match buildings, smooth face stucco over masonry block, and metal accent elements.

An example of building sign locations is represented in the Development Booklet. The actual locations and sizes of individual signs are determined by future sign permits, in which the sign standards in the Development Booklet and Sign Code requirements will be applied. Retail buildings include an architectural metal screen above storefronts for tenant signage.

The site provides for future cross-access to the corner intersection parcel. Staff will require the corner parcel to provide cross-access to the larger development and have architecturally compatible buildings.

The project intends to commence construction in June 2008 pending approval of construction plan reviews with the City.

### **DISCUSSION**

Staff is of the opinion that the development request meets the intent of the original PAD zoning and complies with the City's Commercial Design Standards. The site is attractively designed and incorporates a unique water feature system. The office development incorporates one- and two-story buildings with varied building footprints and orientations. The retail shops buildings are clustered and also incorporate water elements. Staff recommends approval of the PDP request with conditions including those approved in the original PAD zoning approval.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 3, 2007. No one attended other than the applicants.
- As of the date of this memo, Staff and the applicant are not aware of any opposition or concerns with this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve. In Favor: 4 Opposed: 0 Absent: 3 (Creedon, Cason, Anderson)

Planning Commission conveyed the project does create a statement at the intersection corner, and the applicant responded well to their design comments.

### **RECOMMENDED ACTION**

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

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3260 in case DVR00-0005 Pecos Plaza, except as modified by condition herein.

2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Advantage Business Park – Preliminary Development Plan 8-22-07" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0006, except as modified by condition herein.
3. No medical or dental office uses will be permitted unless a revised parking analysis is provided demonstrating that the center contains adequate parking per the Zoning Code requirements to accommodate the proposed uses.
4. The development shall be in conformance with the City's Commercial Design Standards including landscaping.
5. The design and construction of the upgraded perimeter theme wall along the southern property line shall be coordinated with ADOT.
6. A separate Preliminary Development Plan is required for the corner parcel planned for a gas station with a convenience store and carwash.
7. At the time of gas station PDP, the car wash's entrance and exit shall be oriented away from view of the arterial streets to provide further screening.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. This stipulation shall apply to all phases of the site including the future gas station pad.
9. The entire site shall be maintained in a manner free of weeds, trash, and debris. This stipulation shall apply to all phases of this site including the gas station.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
11. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
12. The future pad at the intersection corner shall carry an architectural level of detail similar to architectural design theme for the larger surrounding development.
13. Any future monument sign's for retail shops shall be in compliance with Sign Code and in conformance with the represented quality of this development. Sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
14. 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.
15. All raceway signage shall be prohibited within the development.
16. Building mounted signage for all office buildings shall occur on each façade in an orderly manner.

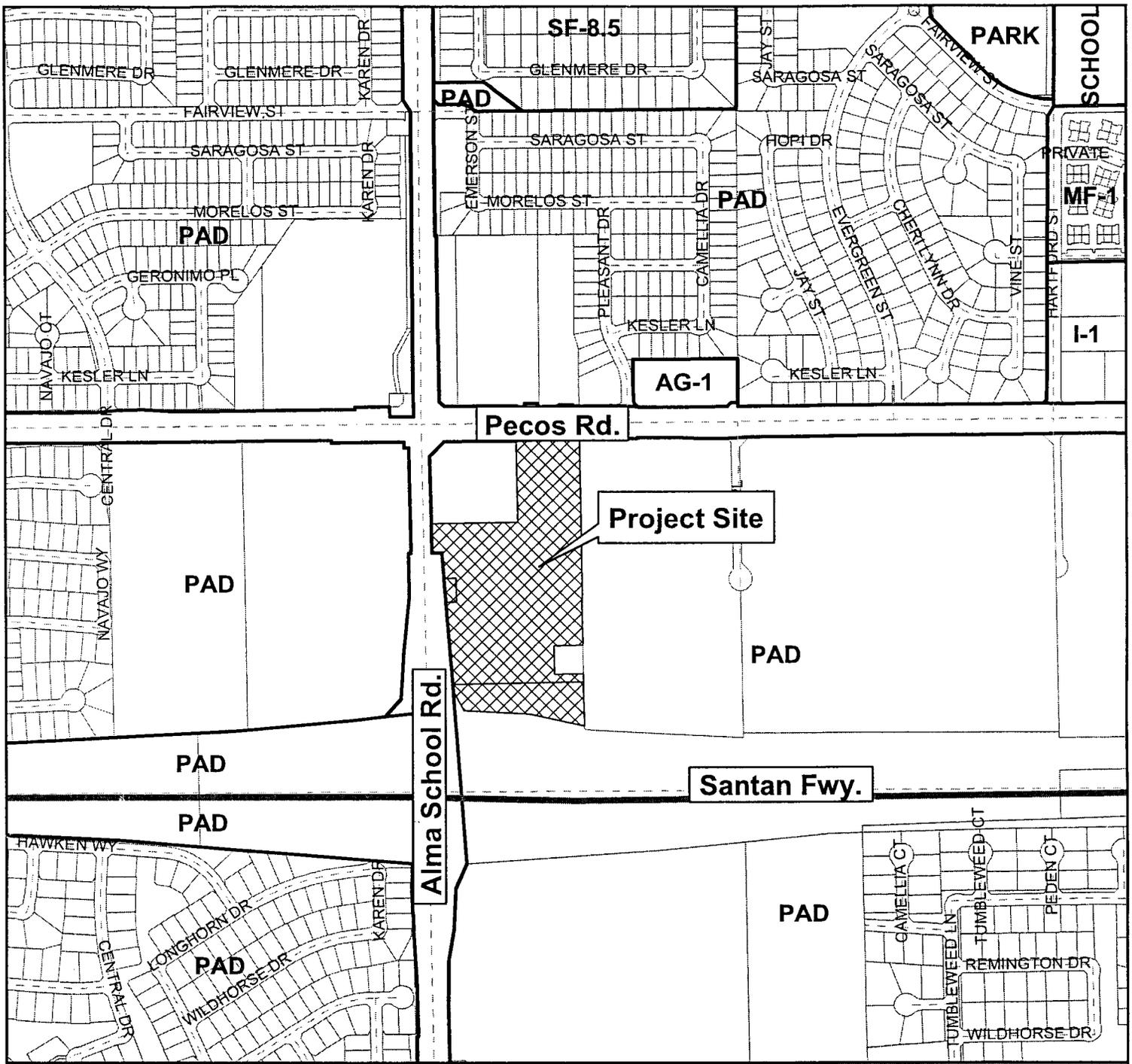
17. Landscape planters shall be provided at the base of all freestanding monument signage.

**PROPOSED MOTION**

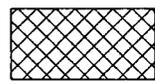
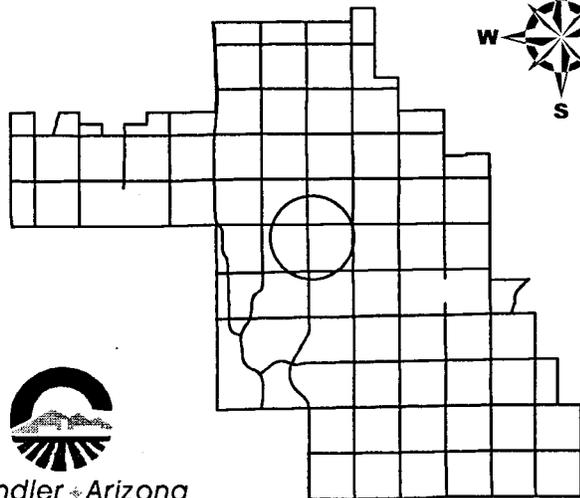
Move to approve Preliminary Development Plan case PDP07-0006 ADVANTAGE BUSINESS PARK, subject to the conditions as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations of some buildings
5. Original conditions in Ordinance No. 3260
6. Development Booklet, Exhibit A



## Vicinity Map



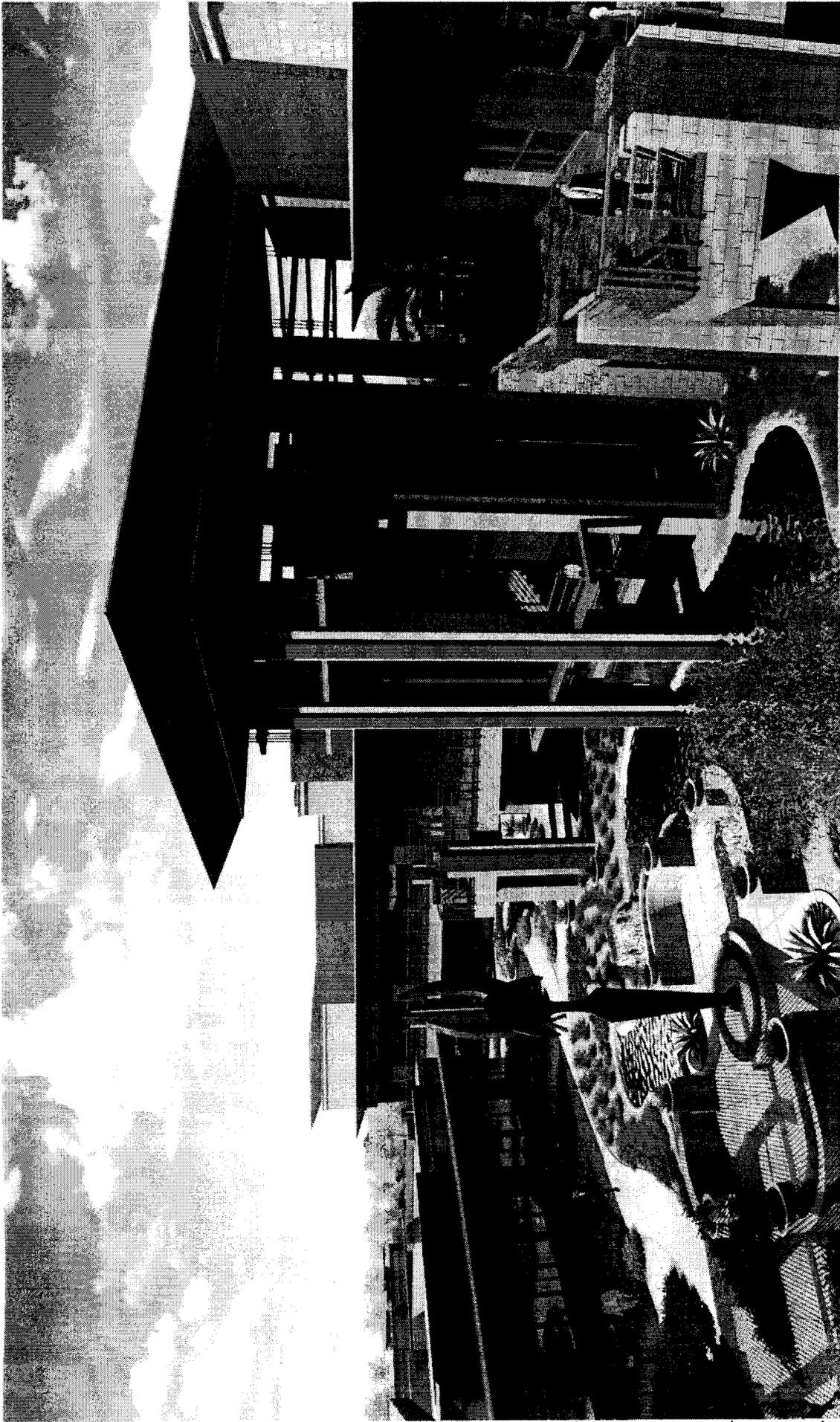
PDP07-0006

Advantage Business Park









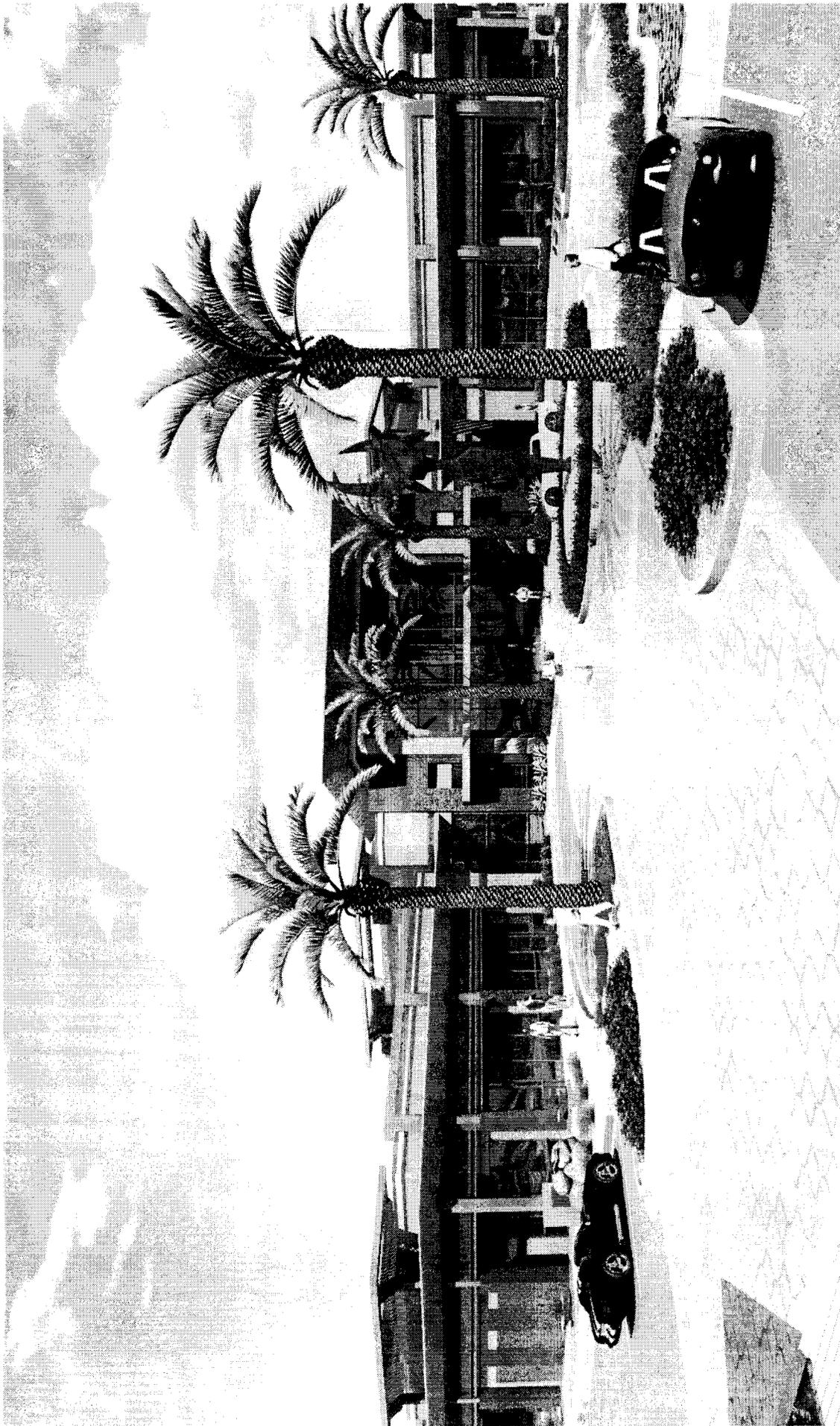
PHA  
A7

PHA Architecture Architectural Perspectives Architecture Business Park  
10000 Woodloch Forest Drive, Suite 100, Houston, TX 77055  
713.865.1100

revised elevation of  
9507 PZ

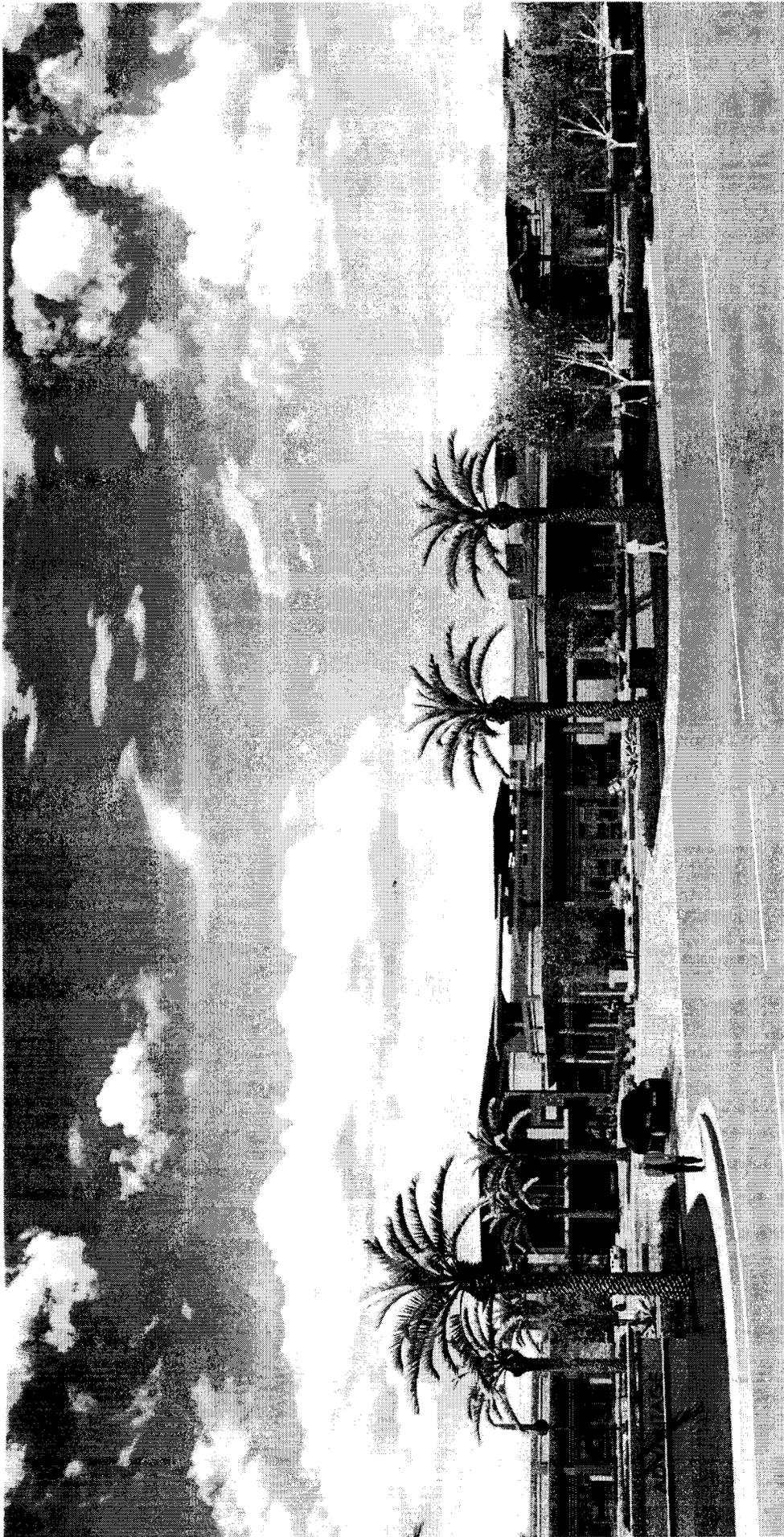


Revised elevation for  
9-502PZ



PHIArchitecture Architectural Perspectives, Inc. 4000 University Blvd. #1000  
Baltimore, MD 21204  
Tel: 410.528.1000 Fax: 410.528.1001  
www.phiaarchitecture.com

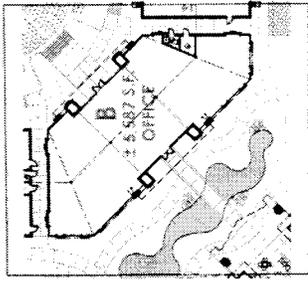
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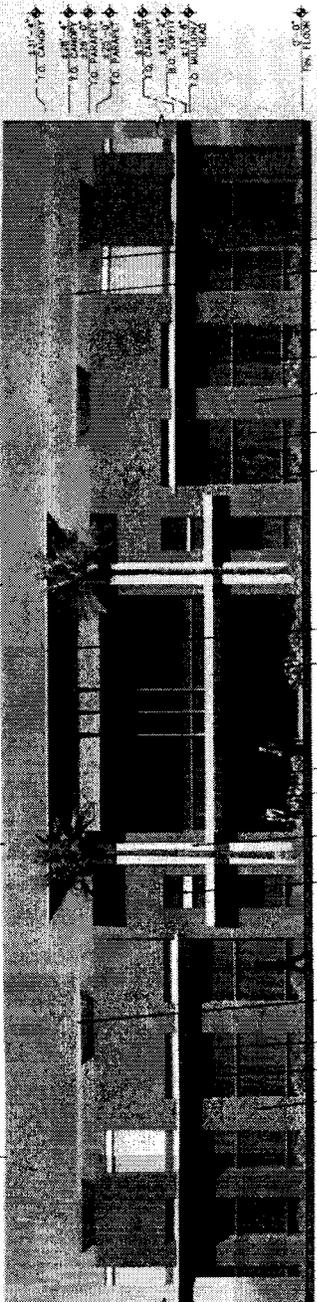
PHIArchitecture  
Architectural Firm  
4444 14th Avenue  
Miami, FL 33134  
Tel: 305.555.1234  
Fax: 305.555.1234  
www.phiaarchitecture.com

A7  
Page 23

revised elevation A  
9-5-07 PZ

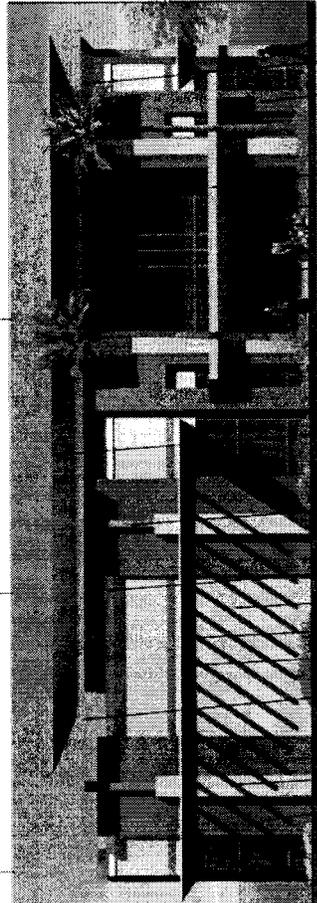


**KEYPLAN**



**CONCEPTUAL SOUTHEAST ELEVATION - BUILDING 'B'**

1/8" = 1'-0"



**CONCEPTUAL NORTH ELEVATION - BUILDING 'B'**

1/8" = 1'-0"

**FINISH SCHEDULE**

- EIFS:**  
**A** TYPE: PER SPECIFICATIONS  
 COLOR: INTERIOR COLOR  
 MEDIUM SAND FINISH  
 TO MATCH FAZIE COLOR
- B** TYPE: MASONRY  
 COLOR: MASONRY STONE
- C** TYPE: MASONRY  
 COLOR: MASONRY STONE
- D** TYPE: MASONRY  
 COLOR: MASONRY STONE
- E** TYPE: MASONRY  
 COLOR: MASONRY STONE
- F** TYPE: MASONRY  
 COLOR: MASONRY STONE
- G** TYPE: MASONRY  
 COLOR: MASONRY STONE
- H** TYPE: MASONRY  
 COLOR: MASONRY STONE
- PAINT:**  
**A** TYPE: PER SPECIFICATIONS  
 COLOR: TO MATCH FAZIE COLOR  
 (EXTERIOR)  
 TO MATCH FAZIE COLOR  
 (INTERIOR)
- B** TYPE: PER SPECIFICATIONS  
 COLOR: TO MATCH FAZIE COLOR  
 (EXTERIOR)  
 TO MATCH FAZIE COLOR  
 (INTERIOR)
- C** TYPE: PER SPECIFICATIONS  
 COLOR: TO MATCH FAZIE COLOR  
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- D** TYPE: PER SPECIFICATIONS  
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- H** TYPE: PER SPECIFICATIONS  
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- MASONRY:**  
**A** TYPE: MASONRY  
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- B** TYPE: MASONRY  
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- H** TYPE: MASONRY  
 COLOR: MASONRY STONE
- ALUMINUM STOREFRONT:**  
**A** TYPE: ANODIZED ALUMINUM  
 COLOR: AS-FINISHED
- B** TYPE: ANODIZED ALUMINUM  
 COLOR: AS-FINISHED
- C** TYPE: ANODIZED ALUMINUM  
 COLOR: AS-FINISHED
- D** TYPE: ANODIZED ALUMINUM  
 COLOR: AS-FINISHED
- E** TYPE: ANODIZED ALUMINUM  
 COLOR: AS-FINISHED
- F** TYPE: ANODIZED ALUMINUM  
 COLOR: AS-FINISHED
- G** TYPE: ANODIZED ALUMINUM  
 COLOR: AS-FINISHED
- H** TYPE: ANODIZED ALUMINUM  
 COLOR: AS-FINISHED
- GLAZING:**  
**A** TYPE: 1" INSUL. HIGH-PURE  
 COLOR: CLEAR
- B** TYPE: 1" INSUL. HIGH-PURE  
 COLOR: CLEAR
- C** TYPE: 1" INSUL. HIGH-PURE  
 COLOR: CLEAR
- D** TYPE: 1" INSUL. HIGH-PURE  
 COLOR: CLEAR
- E** TYPE: 1" INSUL. HIGH-PURE  
 COLOR: CLEAR
- F** TYPE: 1" INSUL. HIGH-PURE  
 COLOR: CLEAR
- G** TYPE: 1" INSUL. HIGH-PURE  
 COLOR: CLEAR
- H** TYPE: 1" INSUL. HIGH-PURE  
 COLOR: CLEAR
- SHADE SCREEN:**  
**A** TYPE: PER METAL FABRICS (OR EQUAL)  
 COLOR: STAINLESS STEEL
- B** TYPE: PER METAL FABRICS (OR EQUAL)  
 COLOR: STAINLESS STEEL
- C** TYPE: PER METAL FABRICS (OR EQUAL)  
 COLOR: STAINLESS STEEL
- D** TYPE: PER METAL FABRICS (OR EQUAL)  
 COLOR: STAINLESS STEEL
- E** TYPE: PER METAL FABRICS (OR EQUAL)  
 COLOR: STAINLESS STEEL
- F** TYPE: PER METAL FABRICS (OR EQUAL)  
 COLOR: STAINLESS STEEL
- G** TYPE: PER METAL FABRICS (OR EQUAL)  
 COLOR: STAINLESS STEEL
- H** TYPE: PER METAL FABRICS (OR EQUAL)  
 COLOR: STAINLESS STEEL

Revised elevation for 9.5.07 PZ







# FINISH SCHEDULE

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- 3. TYPE: INTERIOR COLOR
- 4. TYPE: INTERIOR COLOR
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## WALL

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## FLOOR

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## ROOFING

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## MASSWALL

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## ALUMINUM STOREFRONT

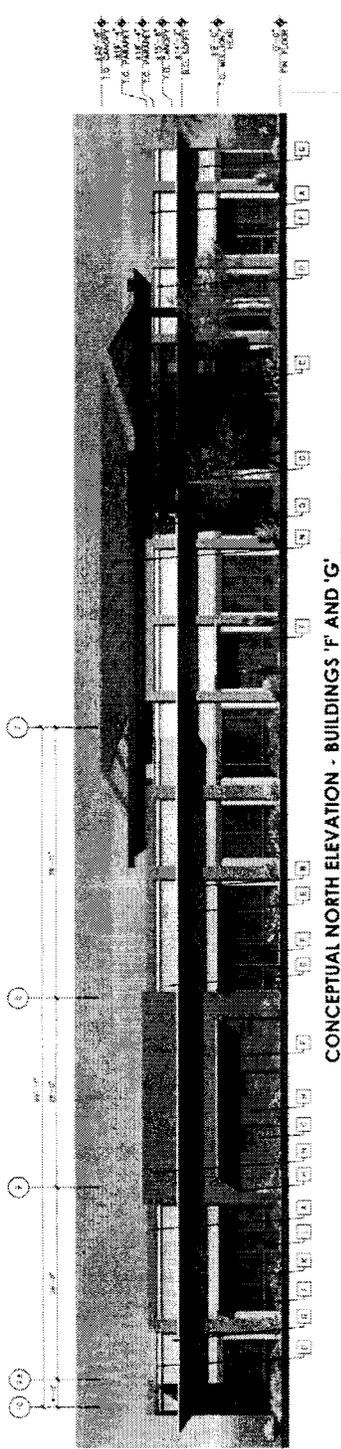
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## GLAZING

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## SHAKE SCREEN

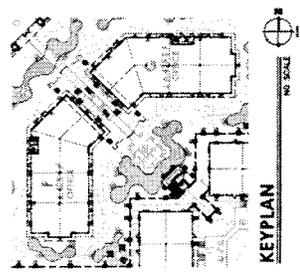
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CONCEPTUAL NORTH ELEVATION - BUILDINGS 'F' AND 'G'

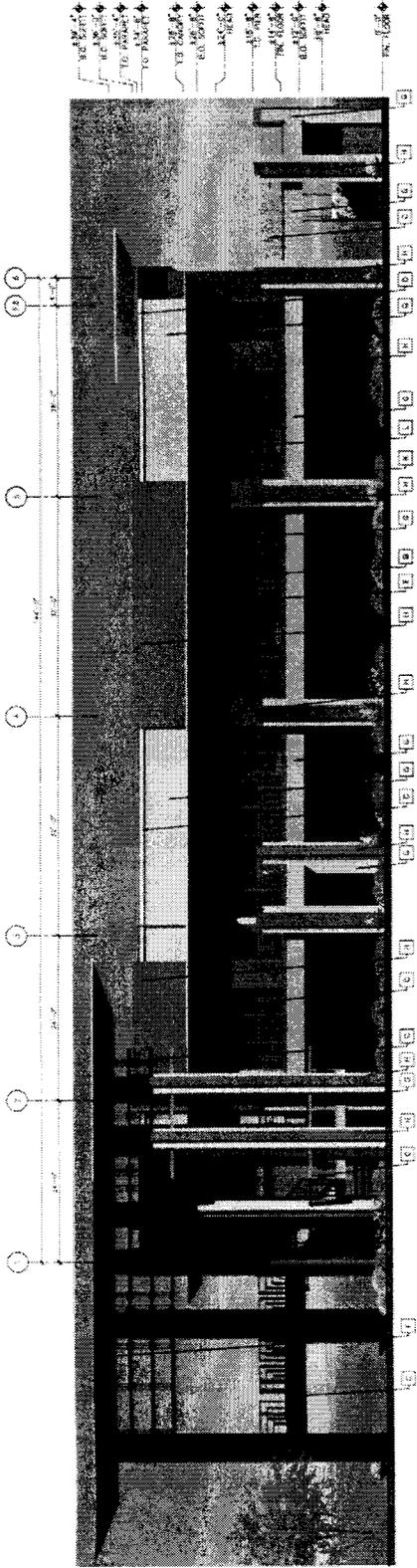


CONCEPTUAL SOUTH ELEVATION - BUILDINGS 'F' AND 'G'



KEYPLAN

Revised elevation at 9-5-07 PZ

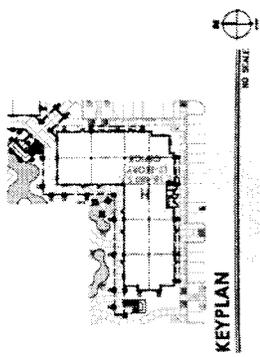


CONCEPTUAL NORTH ELEVATION - BUILDING 'H' (BUILDING 'J' SIM.)

CONCEPTUAL WEST ELEVATION - BUILDING 'H' (BUILDING 'J' SIM.)

### FINISH SCHEDULE

FINISH	DESCRIPTION
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GLAZING	TYPE: ANODIZED ALUMINUM, METAL ROOFING: METAL PANELS, METAL ROOFING: METAL PANELS, METAL ROOFING: METAL PANELS
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PAINT	TYPE: METAL PANELS, METAL ROOFING: METAL PANELS, METAL ROOFING: METAL PANELS, METAL ROOFING: METAL PANELS
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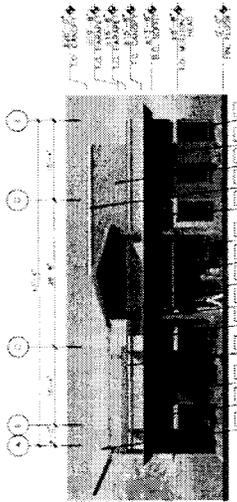
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 www.phiaarchitecture.com

Revised elevation of 9.5.07 PZ

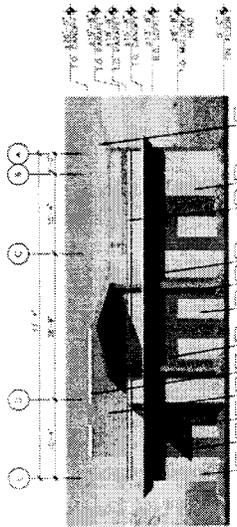




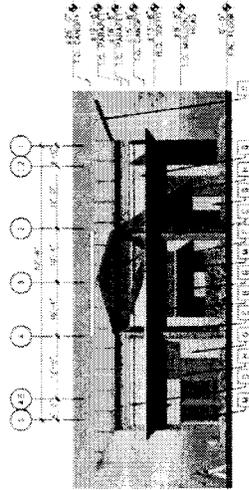




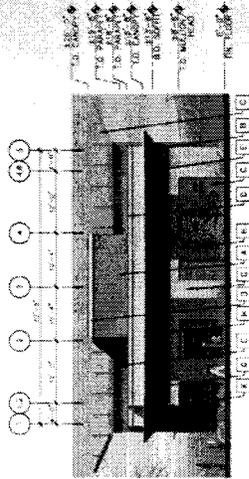
CONCEPTUAL SOUTH ELEVATION - BUILDING 'R'



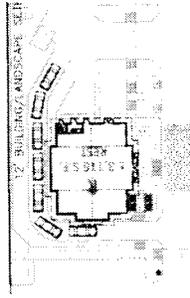
CONCEPTUAL NORTH ELEVATION - BUILDING 'R'



CONCEPTUAL WEST ELEVATION - BUILDING 'R'



CONCEPTUAL EAST ELEVATION - BUILDING 'R'



KEYPLAN

FINISH SCHEDULE

ITEM	DESCRIPTION
1	CONCRETE
2	PAINT
3	GLASS
4	ALUMINUM
5	STEEL
6	WOOD
7	ROOFING
8	MECHANICAL
9	ELECTRICAL
10	PLUMBING
11	MECHANICAL
12	ELECTRICAL
13	PLUMBING
14	MECHANICAL
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45	ELECTRICAL
46	PLUMBING
47	MECHANICAL
48	ELECTRICAL
49	PLUMBING
50	MECHANICAL

New Restaurant Elevation

ORDINANCE NO. 3260

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM PAD TO PAD AMENDED AND FROM AG-1 TO PAD (DVR00-0005 PECOS 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 'Exhibit A'

Said Parcels 1-4 are hereby rezoned from PAD to PAD Amended and Parcel 5 is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Pecos Road and Alma School Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
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 adjoining this project. In the event that the landscaping already exists within such

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median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

6. Construction shall commence above foundation walls on the major tenant within two (2) 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. Prior to the issuance of the first construction permit for this project, a bond must be posted to cover the developer's proportional share of the cost of the traffic signal.
8. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Pecos Plaza" kept on file in the City of Chandler Planning Services Division, in File No. DVR00-0005, except as modified by condition herein.
9. A separate Preliminary Development Plan for the freestanding pads on the southern 2.5-acre parcel shall be approved by City Council.
10. 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.
11. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.
12. Electrical service entrance section (SES) shall be located inside the building or may be located outside the building provided that it is completely screened from view.
13. Any roof access ladders shall be located inside the building.
14. All roof drains shall be interior roof drains, except those on the K-Mart building which shall be constructed in the manner identified in Exhibit A, Development Booklet.
15. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
16. All transformer boxes, meter panels and electric equipment, back-flow valves and any other utility equipment shall be painted to match the building color.
17. The lighting utilized on the gas station canopy shall be recessed.

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18. A representative of K-Mart shall be appointed and shall respond to neighborhood inquiries during construction and post-construction operations to ensure neighborhood concerns are addressed and any variations from these stipulations are remedied.
19. At the time of Preliminary Development Plan for the southern 2.52-acres, the development shall provide sound attenuation measures in accordance with ADOT standard details and requirements. Any required noise mitigation, as identified in an approved sound attenuation study, is the responsibility of the development and shall be constructed as part of the development of the southern 2.52-acre parcel.
20. 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.
21. 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 development shall use treated effluent to maintain open space, common areas, and landscape tracts.
22. The major anchor center shall be constructed as the first phase of the development before or simultaneous with the development of any freestanding pads.
23. No storage shall be allowed outside of the outdoor garden center.
24. The 2.52 acre parcel shall include adequate parking to be determined at the time of Preliminary Development Plan.

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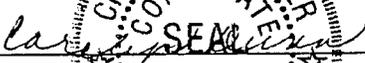
25. Some traffic calming technique, such as additional textured and decorative paving or other traffic calming measure approved by the Director of Planning and Development, shall be added to the north-south driveway located east of Shops C (Parcel 2).

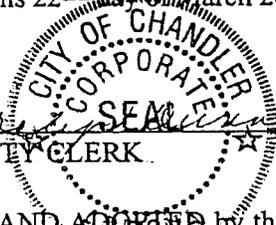
SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

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 of the City of Chandler, Arizona, this 22<sup>nd</sup> day of March 2001.

ATTEST:

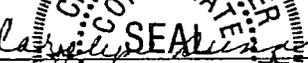
  
\_\_\_\_\_  
CITY CLERK



  
\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 9<sup>th</sup> day of April 2001.

ATTEST:

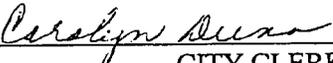
  
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CITY CLERK



  
\_\_\_\_\_  
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3260 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 9<sup>th</sup> day of April 2001, and that a quorum was present thereat.

  
\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

  
\_\_\_\_\_  
CITY ATTORNEY

PUBLISHED:

4/19/01  
4/20/01

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