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OCT 25 2007



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

**MEMORANDUM                      Planning and Development – CC Memo No. 07-248**

**DATE:**            OCTOBER 4, 2007

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER *WMP*  
                         DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR *DB*  
                         JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR *J*  
                         BOB WEWORSKI, PLANNING MANAGER *KM for BW*

**FROM:**            KEVIN MAYO, PRINCIPAL PLANNER *KM*

**SUBJECT:**        PDP07-0002 VILLAGE AT THE SPRINGS PLAZA

**Request:**            Preliminary Development Plan (PDP) approval for site layout and building architecture for a commercial retail development

**Location:**            West of the southwest corner of Chandler Boulevard and Cooper Road

**Project Info:**        Approximately 4-acres of a 10-acre center, Shops A, B, C and D totaling approximately 35,300 square-feet

**Applicant:**            Kirt Barr  
                         Ellermann, Schick & Bruno, Architects

**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) subject to conditions.

**BACKGROUND**

The request is for Preliminary Development Plan (PDP) approval for site layout and building architecture for a commercial retail development on approximately 4-acres of a 10-acre commercial center located west of the southwest corner of Chandler Boulevard and Cooper Road. The subject site is bordered by Chandler Boulevard to the north and Cooper Road to the east. Adjacent to the south is the existing 'Springs' residential subdivision. East of Chandler Boulevard is an existing Chevron fuel station. West of the subject site is vacant land zoned for commercial office uses,

however an application has been filed for this property requesting a zoning amendment to commercial retail uses. North of Chandler Boulevard is vacant land recently approved for a grocery anchored shopping center.

The subject site received PAD zoning for conceptual Community Commercial District (C-2) uses as part of the larger commercial corner that included Walgreen's. Subsequently the Blockbuster shops building was constructed. The existing zoning does permit by-right 'late hour businesses' as defined within the Chandler Compatibility Policy for Late Hour Businesses, approved by Resolution No. 3801 in December 2004. However, the policy is not applicable to this site due to the site receiving zoning approval prior to the adoption of the Late Hour Business Policy. A final remaining vacant parcel along Cooper Road is not included with this PDP request.

The proposal includes four single-story shops buildings ranging in size from 5,525 square-feet to 12,973 square-feet. The four shops buildings total approximately 35,300 square-feet. The buildings have been arranged to focus towards the site's center in an effort to create a cohesive development. The site's design allows for a substantial retention basin to be located at the southwest corner providing additional separation from the rear of the shops building and the adjacent residential homes. Additionally, the design includes a 10-foot wide graveled equestrian trail along the southern property line in conjunction with the required 10-foot dissimilar land use buffer. The proposed site plan provides vehicular, pedestrian and equestrian cross access to the future commercial development adjacent to the west. Finally, the landscape palette and design utilizes species found within the previous phases and is consistent with the Commercial Design Standards.

The various shops buildings are constructed with a combination of split-faced and smooth-faced concrete block featuring stucco, stone and metal accents. The buildings include sloped tiled-roof elements as found upon the existing Walgreen's and Blockbuster buildings. Covered pedestrian colonnades are provided on all buildings that combined with an extensive sidewalk system provides a strong pedestrian system not only throughout the proposed development, but to the existing buildings as well. Finally, a pedestrian feature, located at the Shops A and B intersection, is provided that includes a raised planter, four seating benches and planter pots atop decorative pavers that serves as a focal point for the retail development.

The request includes a comprehensive sign package. It is important to note that no additional freestanding monument signs along Chandler Boulevard and Cooper Road are included with this proposal. All building mounted signage is proposed as either individual mounted internally lit pan-channel lettering or individual mounted halo-illuminated reverse pan-channel letter or any combination thereof. Additionally, the sign package includes the potential for double-sided hanging under canopy signs identifying the individual tenant's entryways. Staff supports the proposed sign package finding it to represent a quality sign package that compliments the proposed development as well as the existing retail uses.

The applicant has represented to Staff the intention to immediately proceed forward with the submittal of construction drawings for building permits following Council's approval.

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

- This request was noticed according to the provisions of the City of Chandler Zoning Code.

- A neighborhood meeting was held on 08/16/07 at the Chandler Community Center. Approximately 5 neighbors attended the meeting. Discussions occurred regarding specifics of the project. No neighbors offered opposition to the proposed development.

At the time of this writing, Staff has not received any letters or phone calls from citizens opposing this project.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 4    Opposed: 0    Absent: 2 (Creedon, Rivers)

### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan for site layout and building architecture for a commercial retail development subject to the following conditions:

1. Development shall be in substantial conformance with exhibits submitted as part of this application and shall be kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0002 VILLAGE AT THE SPRINGS PLAZA.
2. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
3. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
4. 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.
5. 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.
6. The development shall be in conformance with the City's Commercial Design Standards including landscaping.
7. All raceway signage shall be prohibited within the development.
8. The applicant shall work with Staff to ensure 4-sided architecture upon all architectural projections.

### **PROPOSED MOTION**

Move to approve the Preliminary Development Plan in case PDP07-0002 VILLAGE AT THE SPRINGS PLAZA subject to the conditions recommended by Planning Commission and Staff.

CC Memo No. 07-248

October 4, 2007

Page 4

**Attachments**

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Detail Exhibits
6. Development Booklet, Exhibit 'A'

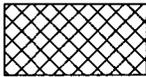


Chandler Blvd.

Cooper Rd.

Project Site

### Vicinity Map



PDP07-0002

Village at the Springs Plaza



Chandler • Arizona  
Where Values Make The Difference

CITY OF CHANDLER 1/22/2007

## Village at the Springs Plaza

8WC Chandler Blvd & Cooper Rd  
CHANDLER, ARIZONA

10th COOPER & CHANDLER PROPERTIES, LLC

### PROJECT DATA

#### SITE DATA

ZONING: PUD  
 ASSessor's PARCEL NUMBER: 303-09-028  
 PROJECT SITE AREA: 1,173,045 SF / 43.97 ACRES  
 COVERAGE: 120.4%  
 CONSTRUCTION TYPE (I.B.C.): V-N  
 OCCUPANCY (I.B.C.): MERCANTILE

#### BUILDING DATA

PHASE 1  
 SHOPS A: 412,873 SF  
 SHOPS B: 49,800 SF  
 SHOPS C: 43,525 SF  
 SUBTOTAL: 470,198 SF  
 PHASE 2  
 SHOPS D: 47,000 SF  
 TOTAL: 517,198 SF

#### PARKING DATA

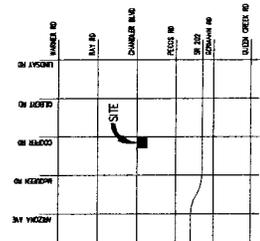
PHASE 1  
 REQUIRED (4 SPACES/1,000 SF): 113 SP  
 PROVIDED: 146 SP  
 PHASE 2  
 REQUIRED (4 SPACES/1,000 SF): 28 SP  
 PROVIDED: 19 SP  
 TOTAL REQUIRED (4 SPACES/1,000 SF): 141 SP  
 TOTAL PROVIDED: 165 SP  
 ACCESSIBLE REQUIRED: 3 SP  
 ACCESSIBLE PROVIDED: 6 SP

#### OVERALL SITE DATA

GROSS SITE AREA: 446,476 SF / 10.02 ACRES  
 NET SITE AREA: 346,577 SF / 8.03 ACRES  
 TOTAL BUILDING AREA: 463,311 SF  
 TOTAL COVERAGE: 141.1%  
 TOTAL PARKING REQUIRED (4 SPACES/1,000 SF): 233 SP  
 TOTAL PARKING PROVIDED: 312 SP



### conceptual site plan

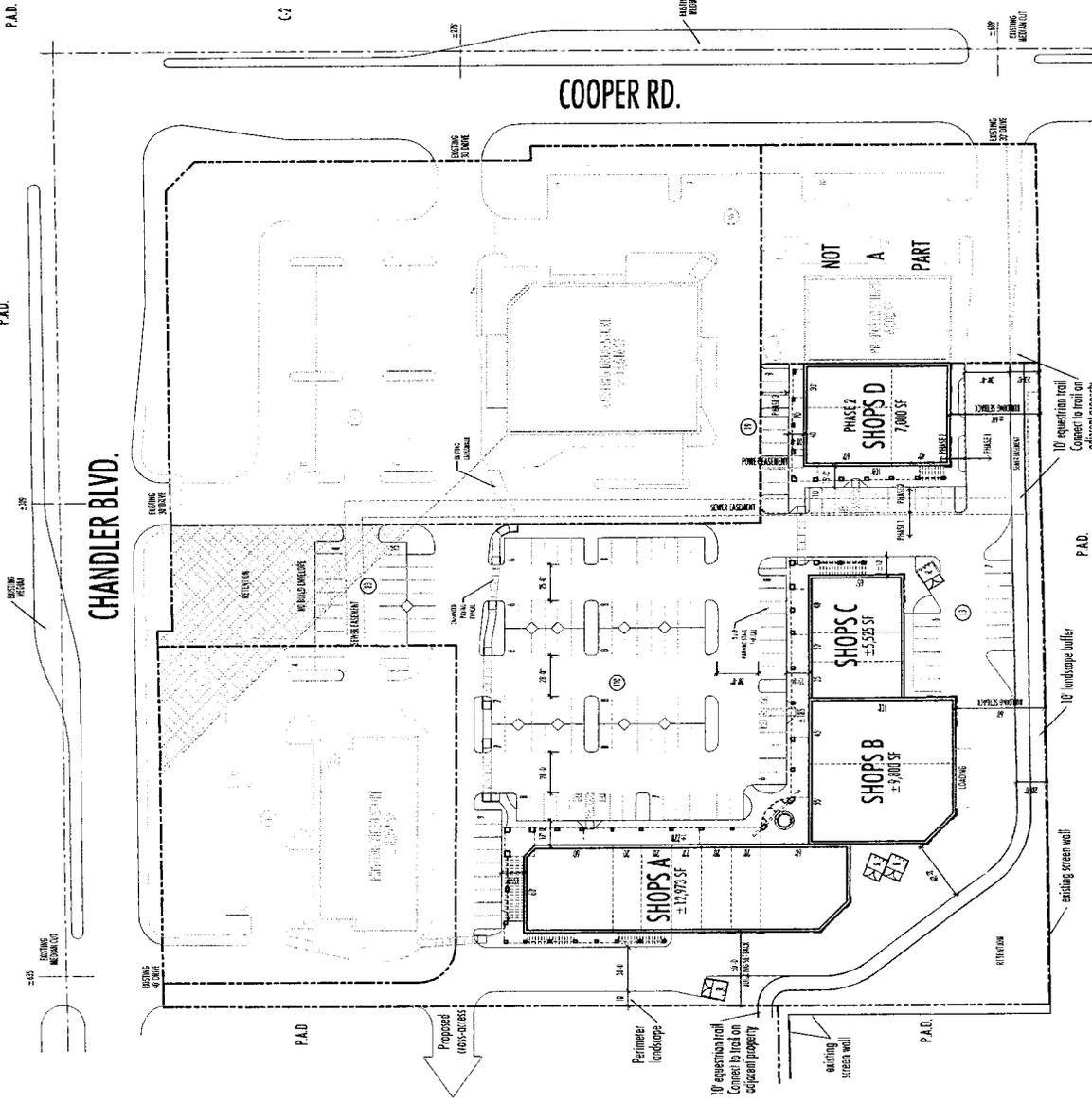


**CIVIL ENGINEER**  
 A.E.C. CONSULTANTS, INC.  
 1710 E. INDIAN SCHOOL RD., SUITE 100  
 PHOENIX, AZ 85016  
 (602) 264-1427  
 CONTACT: PAUL ROGERS

**OWNER/DEVELOPER**  
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 CONTACT: INC. TMG

**ARCHITECT**  
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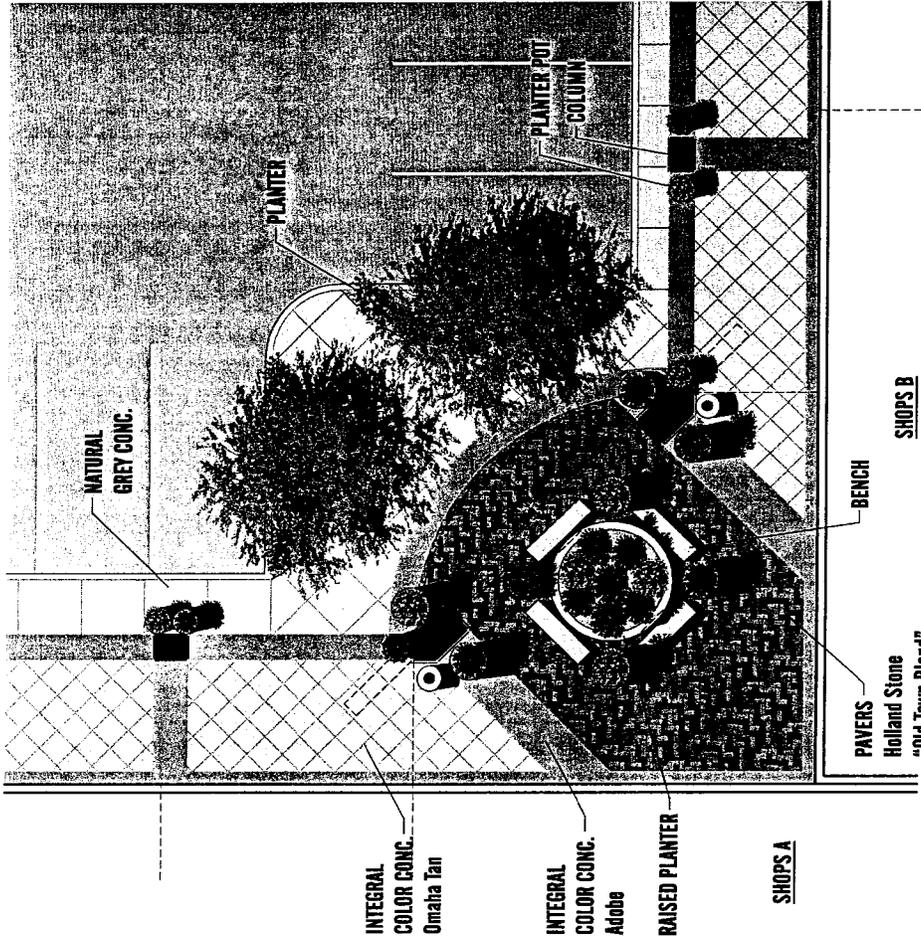
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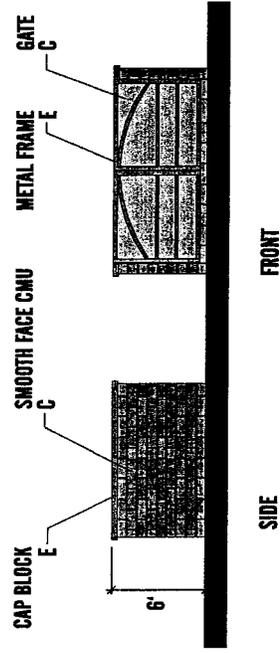




**Village at the Springs Plaza**  
 8WC Chandler Blvd & Cooper Rd  
 CHANDLER, ARIZONA  
 for COOPER & CHANDLER PROPERTIES, LLC



**Pedestrian Feature & Typical Hardscape Plan**



**Typical Refuse Enclosure**

**Conceptual Site Details**

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 25052  
 27 DECEMBER 2006  
 REVISED 17 MAY 2007

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