



**Chandler • Arizona**  
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# 15  
OCT 25 2007

**MEMORANDUM**

**Planning & Development - CC Memo No. 07-253**

**DATE:** OCTOBER 18, 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:** ERIK SWANSON, CITY PLANNER

**SUBJECT:** PDP07-0022 DESERT SUN CHILD DEVELOPMENT

**Request:** Preliminary Development Plan (PDP) approval for site layout and building architecture for two school-related buildings

**Location:** 1512 W. Elliot Road  
One-half mile east of the northeast corner of Dobson and Elliot Roads

**Applicant:** Robert Burgheimer  
Form 5 Architecture

**RECOMMENDATION**

The request is for Preliminary Development Plan (PDP) approval for site layout and building architecture for three school related buildings. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommend approval with conditions.

**BACKGROUND**

The subject site is located approximately one-half mile east of the northeast corner of Dobson and Elliot Roads. Directly north, and west of the subject site is the Woodglen single-family residential subdivision. East of the subject site is the Parkwood single-family residential neighborhood. South, across Elliot Road is the Knoell East single-family residential subdivision.

Desert Sun Child Development is a non-profit education facility that has been in operation since 1978, and has been located in various areas throughout the Phoenix metropolitan valley. Desert Sun Child Development has been permanently located in Chandler since 1995, when it received PAD zoning on the subject site. The subject site was originally one of the Dobson family ranch homes that was converted to suit the needs of the school facility.

The existing site consists of the main educational building that served as the residence, a garage, and a small brick building connected by a covered canopy. The garage and small brick building are used as classrooms and storage space. Desert Sun is open Monday thru Thursday from 8:30 a.m. to 3:30 p.m., and Fridays 8:30 a.m. to 1:30 p.m. There are approximately 125 students and 15 teachers. West of the main building is a large parking lot with 68 parking spaces and two handicap parking spaces.

The proposal is requesting the approval of three structures, two school related buildings, and an additional storage building. The two school related buildings will be approximately 1,914 square feet under roof, with the footprint being approximately 1,250 square feet. The two school-related buildings will have a main level and a basement. Of the two buildings one of the buildings will be utilized as a classroom, and the other as a library. In addition to the two school related buildings, the request includes an additional 300 square foot storage facility. At this point in time the only building that is scheduled to be constructed is the classroom building located on the northern portion of the site, behind one of the existing classroom buildings. The library and storage building will be built at a future point in time.

The proposed school buildings will be located on the eastern and northern portion of the subject site. The building located on the eastern portion of the subject site will be approximately 40 feet from the property line. There is a 16-foot alley that runs the length of the northern and eastern boundary of the site. The building located on the northern portion of the site will also be located 40 feet from the property line. The height of the buildings will be approximately 15 feet tall. The buildings will be constructed of T-111 siding to match some of the architectural elements found on the existing buildings, and will have a stucco wainscot. The roof will be asphalt shingle.

There are no provided exhibits for the design of the storage shed. Staff has added a condition requiring that the storage shed shall be architecturally integrated with the exhibits provided for the school related buildings.

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

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Wednesday August 22, 2007 at the Downtown Community Center. No neighbors were in attendance.

As of the writing of this memo Staff has received one phone call with general questions regarding the proposal. To date, Staff has received no phone calls or letters of opposition to the request.

**PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6                      Opposed: 0

Planning Commission had questions regarding the landscaping along Elliot Road, and whether or not it meets the requirements under the Commercial Design Standards. Condition No. 5 was added addressing the landscaping.

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of the PDP subject to the following conditions:

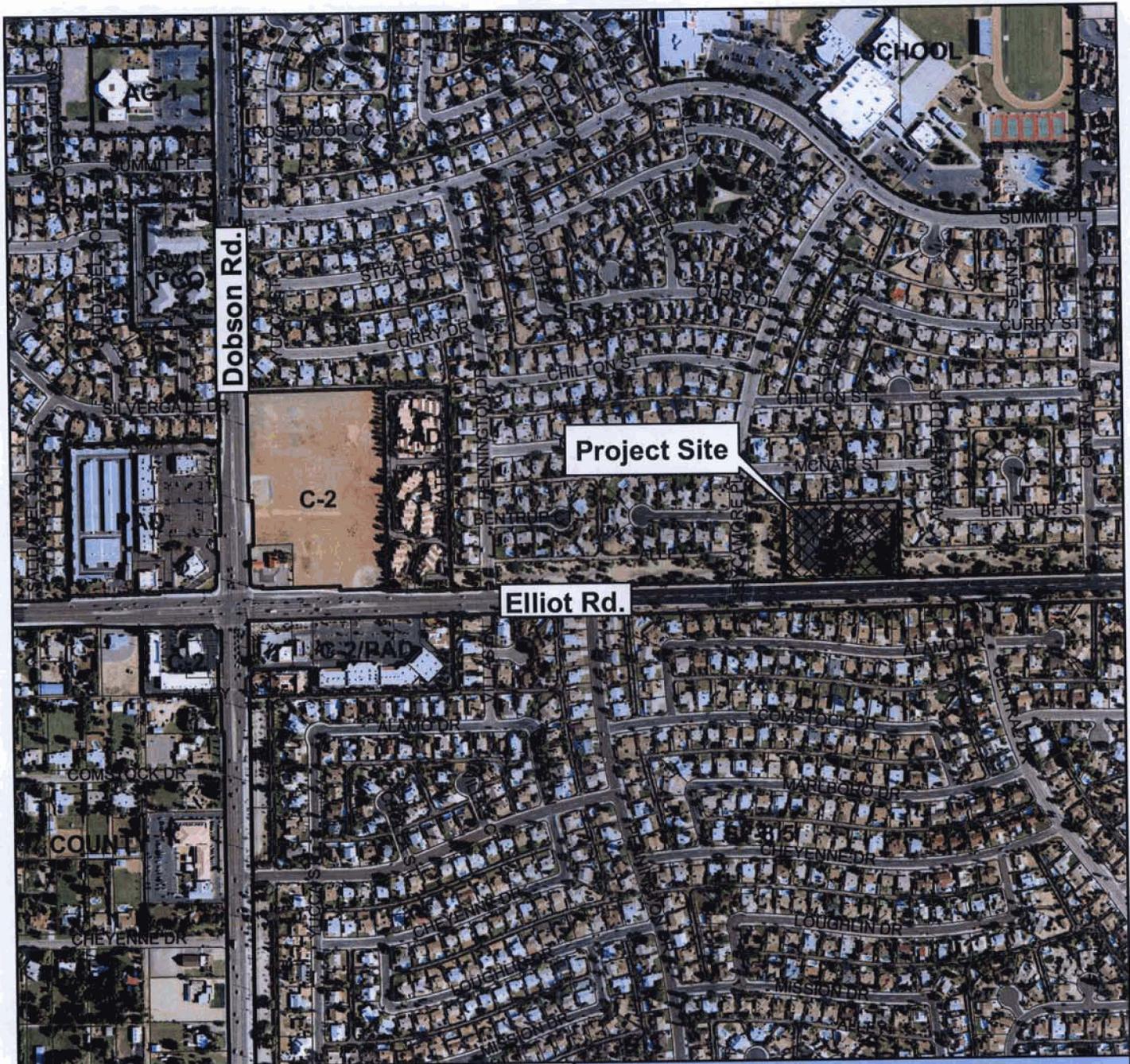
1. Development shall be in substantial conformance with the attached exhibits, and kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0022, except as modified by condition herein.
2. The storage shed shall be designed to be architecturally integrated with the exhibits provided for the school-related buildings.
3. The building colors shall match the existing building color palette.
4. The fire lane shall be maintained in a clean and orderly manner.
5. The landscaping for the subject site shall meet the commercial development standards for the street frontage along Elliot Road.

**PROPOSED MOTION**

Move to approve PDP07-0022 DESERT SUN CHILD DEVELOPMENT, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Existing Site Plan
3. Proposed Site Plan
4. Building Elevations



**Project Site**

**Dobson Rd.**

**Elliot Rd.**

## Vicinity Map



**PDP07-0022**

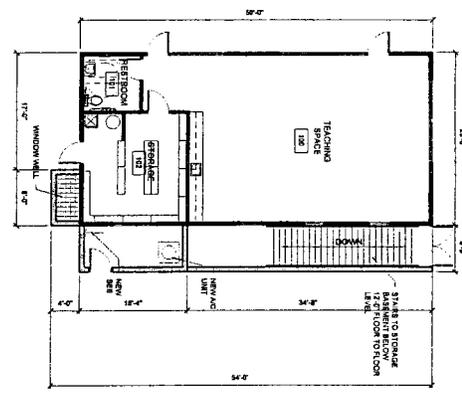
**Desert Sun Child Development**



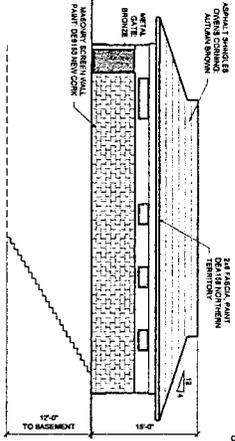
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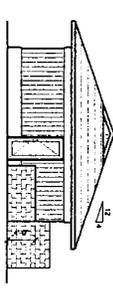




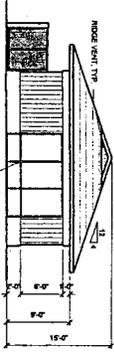
**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



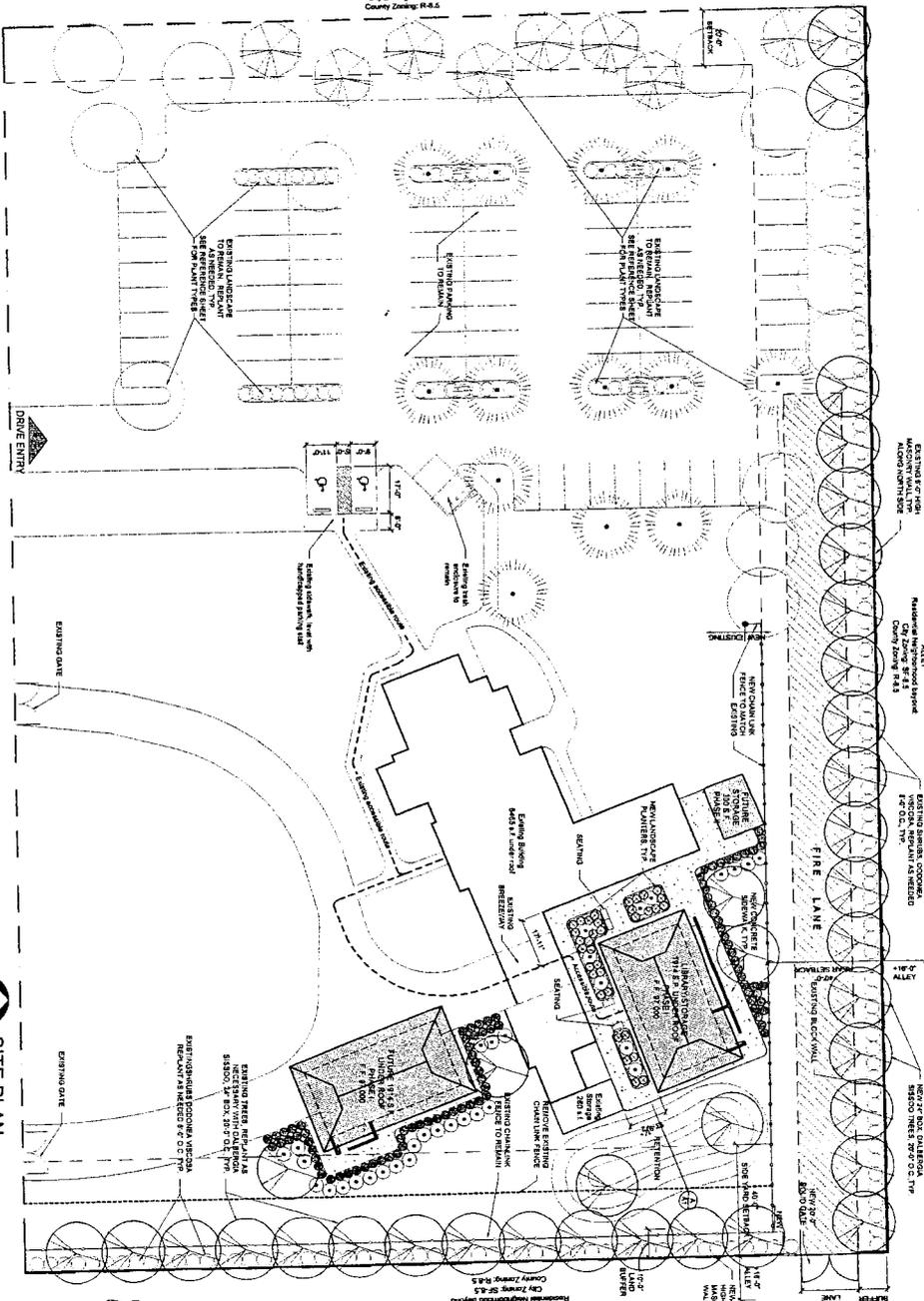
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



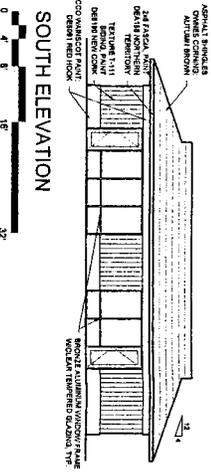
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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

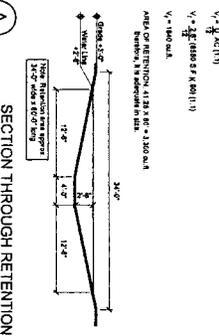


**LANDSCAPE**



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

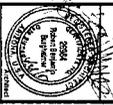
**RETENTION CALCULATION**



**SITE PLAN**  
SCALE: 1" = 20'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	06/22/07
2	REVISION	
3	REVISION	

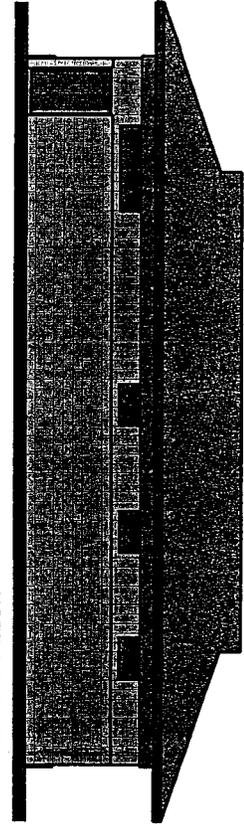
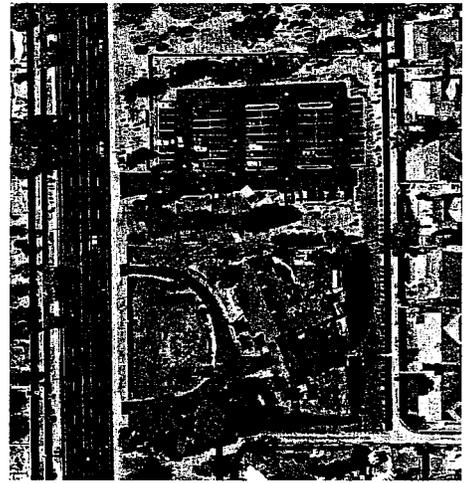


**DESERT SUN CHILD DEVELOPMENT CENTER**  
1512 W. Elliot Road Chandler, AZ  
PRE-TECH APPLICATION

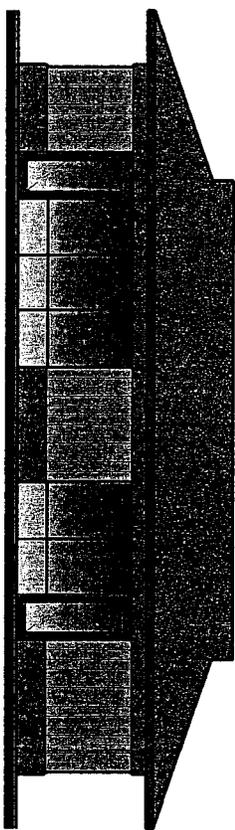


166 W. main street, suite 201  
Tucson, Arizona 85701  
tel: 480.649.3375  
fax: 480.649.1075

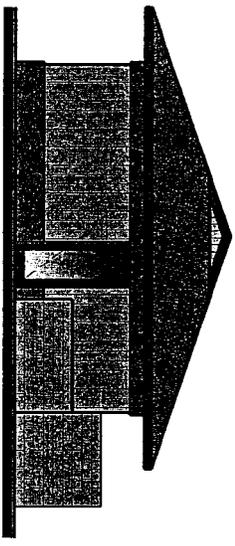
**PROPOSED SITE PLAN**



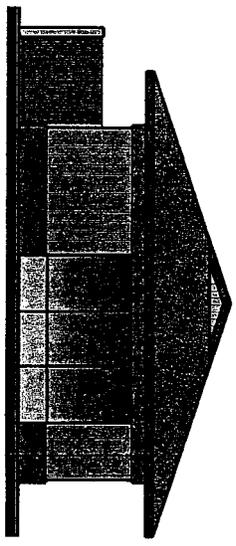
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



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

