

#8

NOV - 5 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 07-271**

DATE: OCTOBER 23, 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: KEVIN MAYO, PRINCIPAL PLANNER

SUBJECT: DVR07-0044 CHAPMAN BMW OF CHANDLER
 Introduction and Tentative Adoption of Ordinance No. 3985

Request: Rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with a Mid-Rise Overlay for additional building height. In addition, request Preliminary Development Plan (PDP) amendment approval for the building architecture of an automotive sales and service development

Location: West of the southwest corner or 54th Street and Orchid Lane (1/4 mile north of Ray Road)

Project Info: Approximately 6.5-acres, approximately 20,000 square-foot showroom/sales building, 71 bay service facility

Applicant: Barry Barcus
 Barry R. Barcus Architect, Inc.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval of the rezoning request subject to conditions.

BACKGROUND

The request is for rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with a Mid-Rise Overlay for additional building height, as well as Preliminary Development Plan (PDP) amendment approval for the building architecture of an

automotive sales and service development located in west Chandler. The subject site is bordered to the west by Interstate 10. Orchid Lane abuts the property's north side, with the Mercedes Benz, Lexus and Earnhardt Ford automobile dealerships located north of Orchid Lane. East of the subject site is the Chapman Chevrolet automobile dealership. South of the subject site is the existing Chandler Gateway West retail development.

The subject site received conceptual PAD zoning for automotive sales in May 1986. Construction of the Chapman Chevrolet automotive dealership began in 1998 on the eastern 10.5-acres of the 17-acre site, leaving the western 6.5-acres (subject site) for the future development of another dealership. The site recently received PDP approval in March of this year for the construction of the BMW dealership.

Following Council's approval, and during the final development of working drawings for permit submittal, the applicant elected to incorporate the corporate offices and employee support uses within the northern portion of the second and third floor of the parking garage, an area previously identified for vehicular display. The addition of the two office floors places the top-of-parapet at 52'-10" high. A Mid-Rise Overlay is required for buildings greater than 45-feet in height. The request is for zoning approval of a Mid-Rise Overlay and PDP amendment for the proposed revised BMW dealership. All other aspects of the previously approved PDP will remain in effect.

Staff supports the proposed Mid-Rise Overlay finding the site's freeway adjacency and minimal height encroachment meritorious. Additionally Staff finds the minor amendment to the building an improvement from the previous design. It has been represented to Staff the applicant intends to pull building permits immediately following Council approval.

APPROVED PDP INFORMATION

The previously approved PDP includes an approximate 20,000 square-foot triangular shaped sales building that fronts Interstate 10. East of the sales building is a four level parking structure that contains the service and parts departments within the ground floor, corporate offices at the north end of the second floor, with vehicle inventory and additional parking located on the second, third and fourth floors. The two buildings are connected via a covered breezeway that will function as the service drive drop-off and pick-up. A pedestrian patio with seating tables and a water feature is provided for patrons on the north side of the four-story structure. The buildings' site orientation provides for not only an attractive street scene from Interstate 10 and Orchid Lane, but efficient vehicular movement as well. Primary vehicular access is provided off Orchid Lane, with secondary access points provided at the west end of Orchid Lane and along 54th Street.

A Salt River Project (SRP) underground irrigation pipe previously bi-sected the site diagonally. The easement prohibited any building construction above the pipe. The applicant recently finished working with SRP to relocate the irrigation pipe and easement to the western side of the subject site. Portions of the site's landscaping have been previously installed during the construction of the Chapman Chevrolet development. The approved PDP will enhance the existing landscaping to include raised vehicular display pads along Orchid Lane flanked by clusters of Date Palm trees. Portions of the buildings with Interstate 10 frontage will include

substantial foundation landscaping to enhance the street scene and provide a 'sense-of-place' for the buildings.

The approved building architecture portrays a clean high-level of quality utilizing strong geometric forms. The triangular shaped sales building incorporates a multitude of angular wall planes. The sales building is clad in composite aluminum panels painted white, highlighted by aluminum columns and recessed glazing. The four level building is proposed as concrete tilt panels utilizing similar forms found upon the sales building. The northwest corner of the four level building is highlighted by a cylindrical element also clad in the composite aluminum panel system. Angular elements complimenting the sales building are provided at the four level building's corner facing Interstate 10. These enhancements, in addition to the first level utilized as the service and parts facility, help mitigate the typical 'parking garage' design while further integrating it into the development.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- Two neighborhood meetings were held on 10/01/07 and 10/04/07 at the Chandler Community Center. No neighboring business or property owners attended the meeting.

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: 6 Opposed: 0

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the rezoning from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with a Mid-Rise Overlay for additional building height, as well as Preliminary Development Plan (PDP) amendment approval for the building architecture of an automotive sales and service 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. DVR07-0044 CHAPMAN BMW OF CHANDLER.
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. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.
6. 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.
7. All raceway signage shall be prohibited within the development.
8. The landscaping shall comply with the Commercial Design Standards.

PROPOSED MOTION

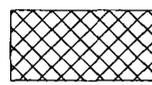
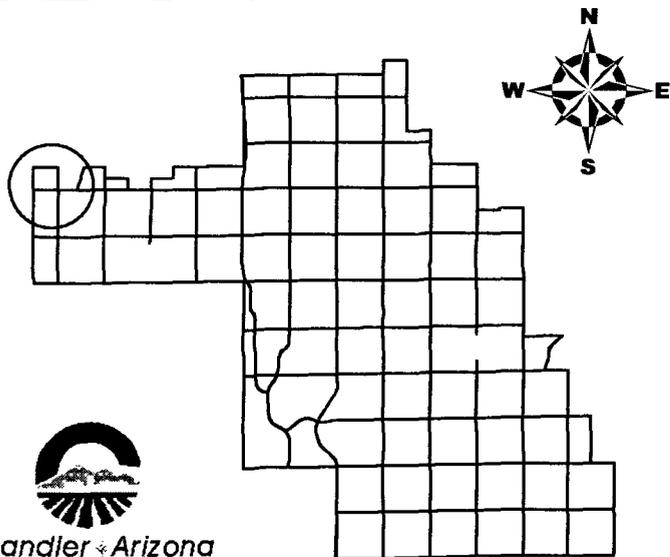
Move to introduce and tentatively adopt Ordinance No. 3985 approving DVR07-0044 CHAPMAN BMW OF CHANDLER rezoning, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 3985
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Development Booklet, Exhibit 'A'



Vicinity Map



DVR07-0044

Chapman BMW



Chandler, Arizona
Where Values Make The Difference

CITY OF CHANDLER 9/18/2007

ORDINANCE NO. 3985

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED WITH A MID-RISE OVERLAY (DVR07-0044 CHAPMAN BMW OF CHANDLER) 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:

A portion of Lot 5 of the Final Plat of 'Chandler Gateway West' per MCR Book 474 Page 02, and SRP Highline Canal exception area, Maricopa County, Arizona, APN 301-59-495.

Said parcel is hereby rezoned from Planned Area Development (PAD) to Planned Area Development (PAD) Amended with a Mid-Rise Overlay for the construction of an automotive sales and service 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. DVR07-0044 CHAPMAN BMW OF CHANDLER.

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. All future signage shall be consistent with the signage contained within the attached exhibits with regards to sign type and quality. Any deviations shall require separate Preliminary Development Plan approval.
6. 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.
7. All raceway signage shall be prohibited within the development.
8. The landscaping shall comply with the Commercial Design Standards.

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

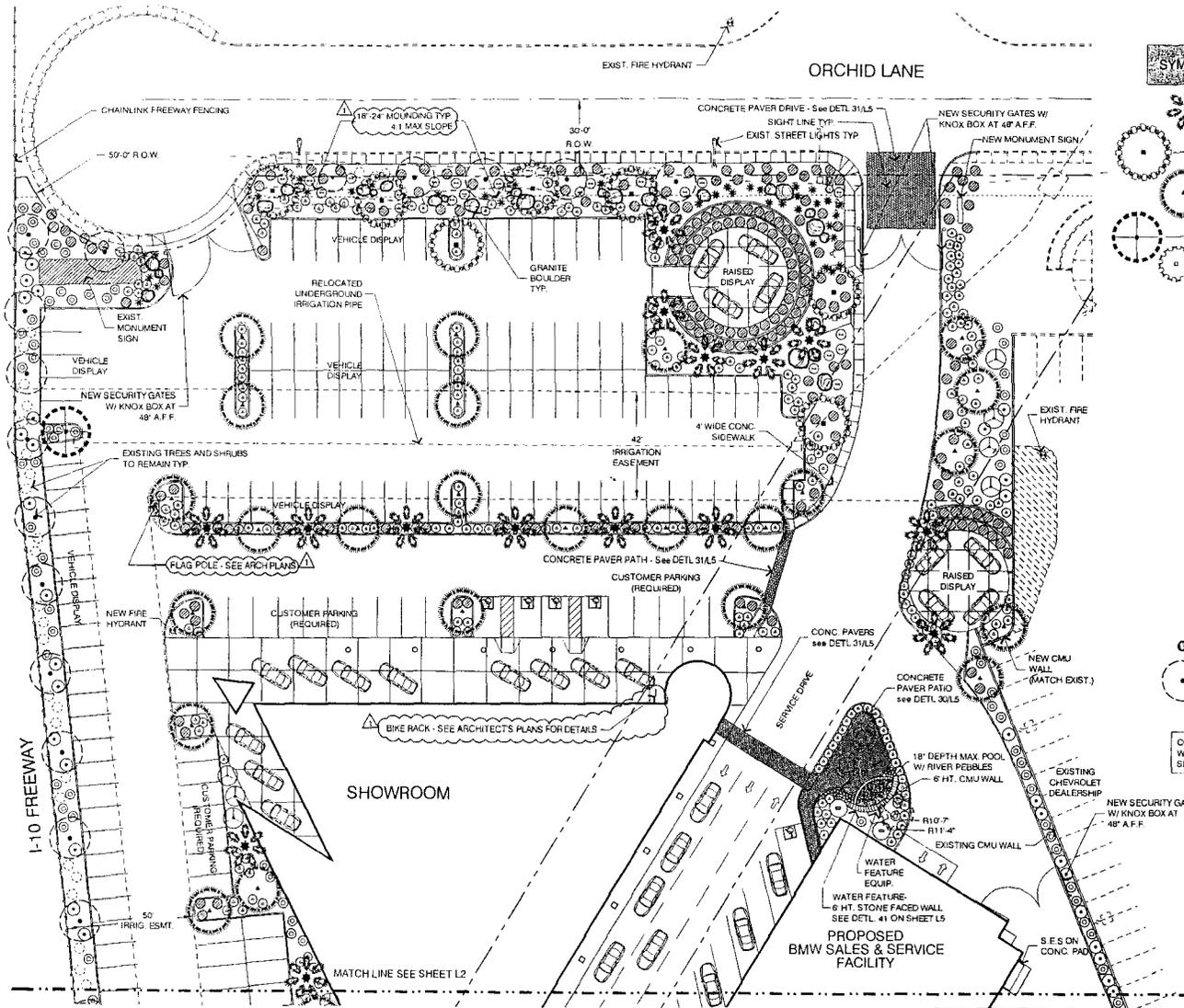
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3985 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2007, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *JAB*

PUBLISHED:



PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE QUAN.	REMARKS
☀	Phoenix dactylifera Date palm	15' ht. 18	△ Diamond cut trunks 15' ht. trunk
☀	Parkinsonia formosa Blue palo verde	38" box 7	12' ht., 6" sp., 3' cal.
☀	Dalbergia sissoo Sissoo tree	36" box 41	15' ht., 10" sp., 3' cal.
☀	Acacia salicina Willow acacia	30" box 24	10' ht., 5" sp., 2" cal.
☀	Bauhinia bakaiana Hong kong orchid tree	36" box 2	13' ht., 7" sp., 2 1/2" cal.
☀	Leucophyllum langmaniae 'no bravo' Rio bravo sage	5 gal. 235	△
☀	Sennea nemophylla Green cactile	5 gal. 119	
☀	Bougainvillea 'rosenka' Rosenka bougainvillea	5 gal. 22	
☀	Lantana x 'new gold' New gold lantana	1 gal. 232	
☀	Myrtus communis 'compacta' Dwarf myrtle	5 gal. 310	
☀	Acacia recutans 'desert carpet' Desert carpet acacia	5 gal. 10	
☀	Agave gemmifera Twin-flowered agave	5 gal. 37	△
☀	Ruellia brittoniana 'salii' Katie ruellia	1 gal. 29	
☀	Tecomaria capensis Cape honeysuckle	5 gal. 2	
☀	Sophora secundiflora Texas mountain laurel	15 gal. 11	

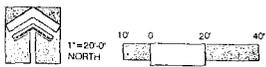
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS - DECOMPOSED GRANITE - 1/2" SCREENED, 2" DEPTH IN ALL AREAS OF PLANTING. Madison Gold COLOR

GRANITE BOULDERS - 2'-8" DIA. SURFACE SELECT. BURY 1/3 BELOW FINISH GRADE.

EXISTING TREES AND SHRUBS TO REMAIN

SEE SHEET L5 FOR PLANTING DETAILS

CONCRETE PAVERS - SUNSET COLOR, CITY STONE™ I HERRINGBONE PATTERN WITH #2 COLORED CONCRETE BANDING. BAYTERRIX ANTLER TAN. SEE DETL. 31/L5 FOR INSTALLATION DETAIL.

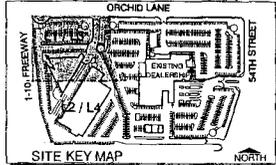


LANDSCAPE CALCULATIONS

TOTAL NET SITE AREA	286,097 S.F. (6.566 Acres)
BLDG. COVERAGE	93,808 S.F.
TOTAL LANDSCAPE	37,821 S.F.
% OF TOTAL SITE	13.1%
Struc./Groundcovts.	27,463 S.F. 73% of Landscape
Inorganic	10,158 S.F. 27% of Landscape

I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF PUBLIC STREET CURVE.

10-2-07
Registered Landscape Architect Date



BARRY R. BARCUS ARCHITECT, INC.

MLA Associates

LANDSCAPE ARCHITECTS
2101 East Broadway Road #35 Tempe, AZ 85282
OFFICE 480-777-0150 FAX 480-777-0152
MLA Associates Landscape Architects Incorporated



New Dealership for
Chapman BMW
Orchid Lane
Chandler, Arizona 85226

PROJECT # 2006-08
DATE June 28, 2007
REVISION August 17, 2007 October 2, 2007

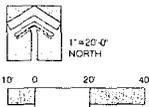
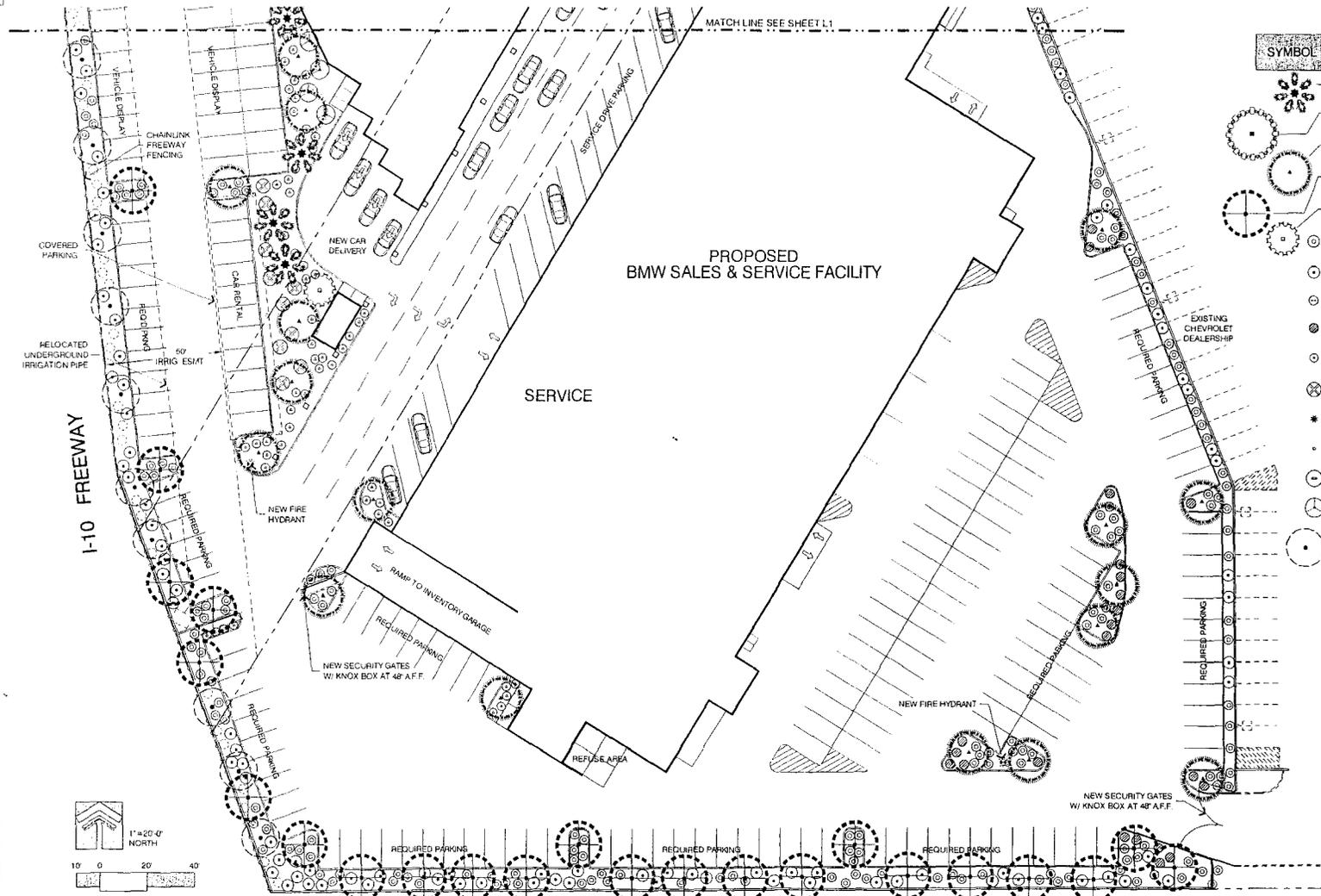
PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME
	<i>Phoenix dactyloides</i>	Date palm
	<i>Parkinsonia formosa</i>	Blue palo verde
	<i>Dalbergia sissoo</i>	Sissoo tree
	<i>Acacia salicina</i>	Willow acacia
	<i>Bauhinia blanda</i>	Hong kong orchid tree
	<i>Leucophyllum argenteum</i> 'to bravo'	Rio bravo sage
	<i>Santia nemophila</i>	Green cassia
	<i>Bougainvillea rosea</i>	Rosevine bougainvillea
	<i>Lantana x 'new gold'</i>	New gold lantana
	<i>Myrtus communis</i> 'compacta'	Dead myrtle
	<i>Acacia redolens</i> 'desert carpet'	Desert carpet acacia
	<i>Agave geminiflora</i>	Twin-flowered agave
	<i>Ruellia britaniana</i> 'katie'	Katie ruellia
	<i>Tecomaia capensis</i>	Cape honeysuckle
	<i>Sophora secundiflora</i>	Texas mountain leurest

EXISTING TREES AND SHRUBS TO REMAIN

SEE SHEET L1 FOR PLANT SIZES AND QUANTITIES

SEE SHEET L5 FOR PLANTING DETAILS



ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL ACCEPTANCE BY THE CITY. ANY PLANT MATERIALS WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCT. 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, VINES, GROUND COVERS AND TURF WHICH HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1922 (6)(4).

PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 9'. SEE SECTION 1922(6)(2)(i), ZONING CODE.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1922(6)(1), ZONING CODE.

TREES MUST BE PLACED A MIN. OF 9' FROM SIDEWALKS, PUBLIC ACCESS WAYS. SHRUBS MUST BE, AT MATURITY, 9' FROM ALL SIDES OF A FIRE-HYDRANT. SEE SECTION 1922(6)(1), ZONING CODE.

ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 1922(6), ZONING CODE.

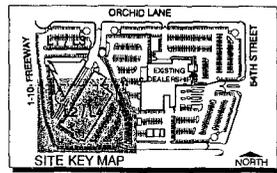
THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED/RECTIFIED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

All trees within vehicular sight distance in daily sleep zones shall have a vertical canopy clearance/clear trunk to 8' above nearest curb.

Trees must maintain a minimum 6' setback from the face of curb in areas affected by future turn lanes, trees may be placed no less than 4' from face of curb.

All site improvements, including landscape and site cleanup, MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

ANY EXISTING LANDSCAPING DESTROYED DURING CONSTRUCTION MUST BE REPLACED.



323
BARRY R. BARCUS ARCHITECT, INC.

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 LANDSCAPE ARCHITECTS
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 1987-1997-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024

New Dealership for
Chapman BMW
 Orchid Lane
 Chandler, Arizona 85226

PROJECT # 3006-24
 DATE: June 24, 2024
 REVISION: August 17, 2024 | October 3, 2024

- MATERIALS LEGEND**
- 1. EXTERIOR WALL FINISH: BRICK
 - 2. EXTERIOR WALL FINISH: STUCCO
 - 3. EXTERIOR WALL FINISH: CONCRETE
 - 4. EXTERIOR WALL FINISH: METAL PANEL
 - 5. EXTERIOR WALL FINISH: GLASS
 - 6. EXTERIOR WALL FINISH: ALUMINUM CLADDING
 - 7. EXTERIOR WALL FINISH: CERAMIC TILE
 - 8. EXTERIOR WALL FINISH: POLYMER CONCRETE
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 - 11. EXTERIOR WALL FINISH: MARBLE
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 - 15. EXTERIOR WALL FINISH: LIMESTONE
 - 16. EXTERIOR WALL FINISH: GYPSUM
 - 17. EXTERIOR WALL FINISH: PLASTER
 - 18. EXTERIOR WALL FINISH: GIPSUM BOARD
 - 19. EXTERIOR WALL FINISH: FIBERGLASS
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 - 132. EXTERIOR WALL FINISH: POLYURETHANE
 - 133. EXTERIOR WALL FINISH: POLYESTER
 - 134. EXTERIOR WALL FINISH: POLYPROPYLENE
 - 135. EXTERIOR WALL FINISH: POLYETHYLENE
 - 136. EXTERIOR WALL FINISH: POLYVINYL CHLORIDE
 - 137. EXTERIOR WALL FINISH: POLYIMIDE
 - 138. EXTERIOR WALL FINISH: POLYACRYLIC
 - 139. EXTERIOR WALL FINISH: POLYURETHANE
 - 140. EXTERIOR WALL FINISH: POLYESTER
 - 141. EXTERIOR WALL FINISH: POLYPROPYLENE
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 - 154. EXTERIOR WALL FINISH: POLYESTER
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 - 197. EXTERIOR WALL FINISH: POLYPROPYLENE
 - 198. EXTERIOR WALL FINISH: POLYETHYLENE
 - 199. EXTERIOR WALL FINISH: POLYVINYL CHLORIDE
 - 200. EXTERIOR WALL FINISH: POLYIMIDE

GENERAL NOTES

1. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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9. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. ALL FINISHES TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

