

# 25

DEC 13 2007



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

**MEMORANDUM**

**Planning and Development – CC Memo No. 07-292**

**DATE:** NOVEMBER 14, 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:** PDP07-0026 PECOS VILLAGE

**Request:** Preliminary Development Plan (PDP) approval for an office and commercial retail development

**Location:** Northwest corner of Pecos and Cooper Roads

**Applicant:** Sean Lake, Pew & Lake, PLC

**Project Info:** Approximately 14 net acres. Buildings - 100,000 square foot office building, 55,500 square feet of retail/restaurant shops

**RECOMMENDATION**

Upon finding consistency with the General Plan and Planned Area Development zoning, Planning Commission and Staff recommend approval.

**BACKGROUND**

The subject property was originally zoned Planned Area Development (PAD) in 1986 for neighborhood shopping center and medium density residential uses. The zoning was extended in 1988 and 1990, then expiring in 1992 due to the lack of development. In 1996, Council approved a proposal for a neighborhood shopping center development in conjunction with a City Park site to the east. This zoning was granted a time extension in 2001 for a period of 4 years. The zoning expired in December 2005.

In May 2006, Council approved a 3-year time extension maintaining the site's commercial zoning. The time extension request represented that through a Preliminary Development Plan (PDP) application the development would address its interface with the adjacent future City Park site. The original concept plan from the 1996 zoning case provided for pedestrian and vehicular linkages and access to the park area through shared driveways with cross-access agreements for

the driveways and parking areas. The City has acquired the park property, which connects with the canal as part of the Consolidated Paseo Canal project.

Pecos Village is an integrated office and retail/restaurant development at the arterial street intersection of Pecos and Cooper Roads. The development includes an office building for general office tenants and shops for retail and restaurant tenants. The project applies design concepts from earlier zoning cases including shared access to and from the City Park and commercial development, orienting buildings with views of the park area, providing services for both area residents and park visitors, and pedestrian amenities throughout the project.

The 3-story office building is approximately 100,000 square feet in size with a maximum height of 45 feet. There are 8 one-story retail/restaurant buildings ranging from 5,000 to 10,000 square feet in size. The buildings provide tenant spaces for a variety of commercial retailers and restaurants.

The project applies the Commercial Design Standards. All buildings compliment one another in site design and building design elements including building materials, paint colors, and building foundation landscaping. The development incorporates four-sided building architecture and pedestrian connections to and from the office and retail/restaurant buildings. Pedestrian access is provided to and from the park site as well as the adjacent arterial streets. With the office building's unique building footprint, retail/restaurant buildings have view corridors to the park.

Boulevard entry elements with landscaped medians are provided including an intersection corner feature that is pedestrian-oriented and includes a water feature area with granite boulder accents, project signage, and adjacent outdoor dining areas. Decorative pavement is provided at entry drives and pedestrian crossings. Plazas with private and/or common open spaces are located between the 6,500 square foot retail/restaurant buildings. The plazas include pedestrian walkways and seating areas. Restaurants may utilize these areas for outdoor dining.

There are two special features leading from the intersection to the office building which include shade trees, seating areas, landscape lighting, and unique paving. An outdoor seating area for the office building is located adjacent to the park, which provides pedestrian access to the park area.

The 3-story office building emulates a U-shaped design. The building is sited to face the arterial street intersection and the park site. Parking is provided on all four-sides of the office building. Building materials include CMU, stone, stucco, metal, and glass window treatments. The building includes various design features to minimize walls planes and building scale. Horizontal and vertical architectural elements include EIFS color bands, stone columns, angled shade awnings, and half-inch reveal lines. The second and third-story floors are defined by architectural treatment changes. Outdoor balconies are provided on the building's ends, front, and rear elevations.

Architectural design elements, colors, and materials for the office building are applied on the retail/restaurant buildings as well. Additional design features on the retail/restaurant buildings include shade canopies, decorative lighting fixtures, varied roof heights, and cornice details.

The site provides appropriate parking to accommodate the office building and the commercial retail/restaurant buildings. The total required parking spaces is 722, which includes 500 spaces for the general office use and 222 spaces for the commercial retail/restaurant buildings. The development provides 67 parking spaces over the required amount for a total of 789 parking spaces. The Development Booklet narrative indicates a waiver is requested to reduce parking by 14 spaces; however, this is no longer needed as the development meets parking code. The southwestern corner of the parking area connects with a planned parking area to the City's Park site. The park and the development will have shared parking for park visitors.

The development request does not include a comprehensive sign proposal. Signage will be reviewed and approved through a separate PDP application. A condition has been added.

The City is in the process of hiring a designer for the adjacent City Park. A park design will be determined after the first of the year. Construction is estimated to occur in late Fall 2008 or early 2009.

The development's construction timing is expected the first quarter of 2008.

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

- This request was noticed in accordance with the requirements in the Chandler Zoning Code.
- A neighborhood meeting was held in February 2006, which presented a mixed-use retail and high-density residential project. The project changed to include an office building instead of a residential use, thus another neighborhood meeting was held on June 27, 2007 to present the revised development plan for office and retail/restaurant uses. Two neighbors attended the meeting. The neighbors indicated they support the project.
- As of the writing of this memo, Staff has received no calls or letters of opposition to this request.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 7    Opposed: 0

Planning Commission recommended the addition of two conditions, numbers 7 and 8, regarding varying building footprints along Pecos Road and changing a building paint color. Planning Commission recommended the buildings along Pecos Road be staggered to avoid a lineal appearance, and changing a paint color from a reflective white to a beige tone.

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of the PDP request subject to conditions.

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Pecos Village", kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0026, except as modified by condition herein.

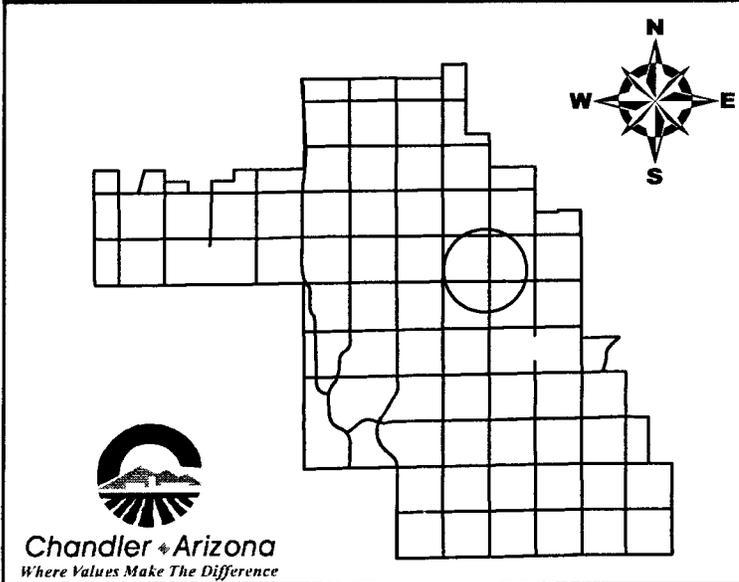
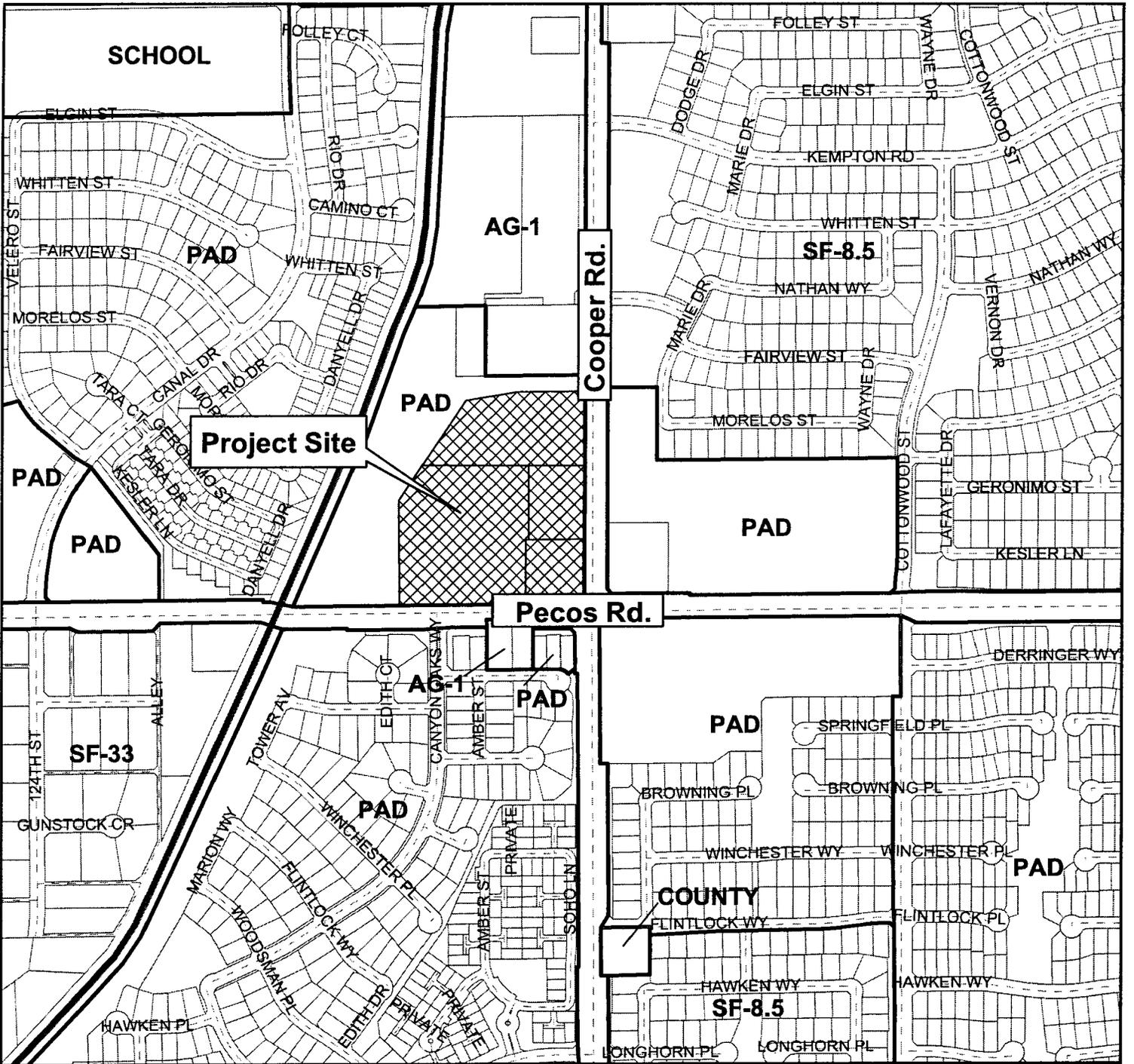
2. Compliance with original stipulations adopted by the City Council as Ordinance No's. 2694 in case PL96-081 Pecos and Cooper and 3292 in case DVR01-0013 Pecos and Cooper, except as modified by condition herein.
3. A comprehensive sign package is required to be reviewed and approved through a separate Preliminary Development Plan request.
4. Landscaping shall be in compliance with current Commercial Design Standards.
5. The site shall be maintained in a clean and orderly manner.
6. The parking space canopies shall incorporate building materials, forms, and colors to match the development.
7. The applicant shall work with Staff to vary the building footprints for buildings along the arterial streets, except for the two intersection corner buildings.
8. The paint color "milk mustache" shall be replaced with the paint color "cream wave" as submitted to Staff.

**PROPOSED MOTION**

Move to approve Preliminary Development Plan case PDP07-0026 PECOS VILLAGE, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Perspectives
5. Ordinance No. 2694 (PL96-081)
6. Ordinance No. 3292 (DVR01-0013)
7. Development Booklet



## Vicinity Map

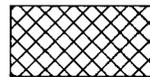
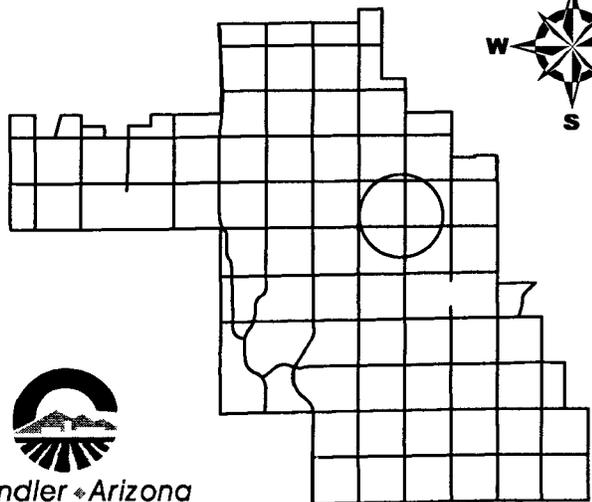


**PDP07-0026**

**Pecos Village**



## Vicinity Map

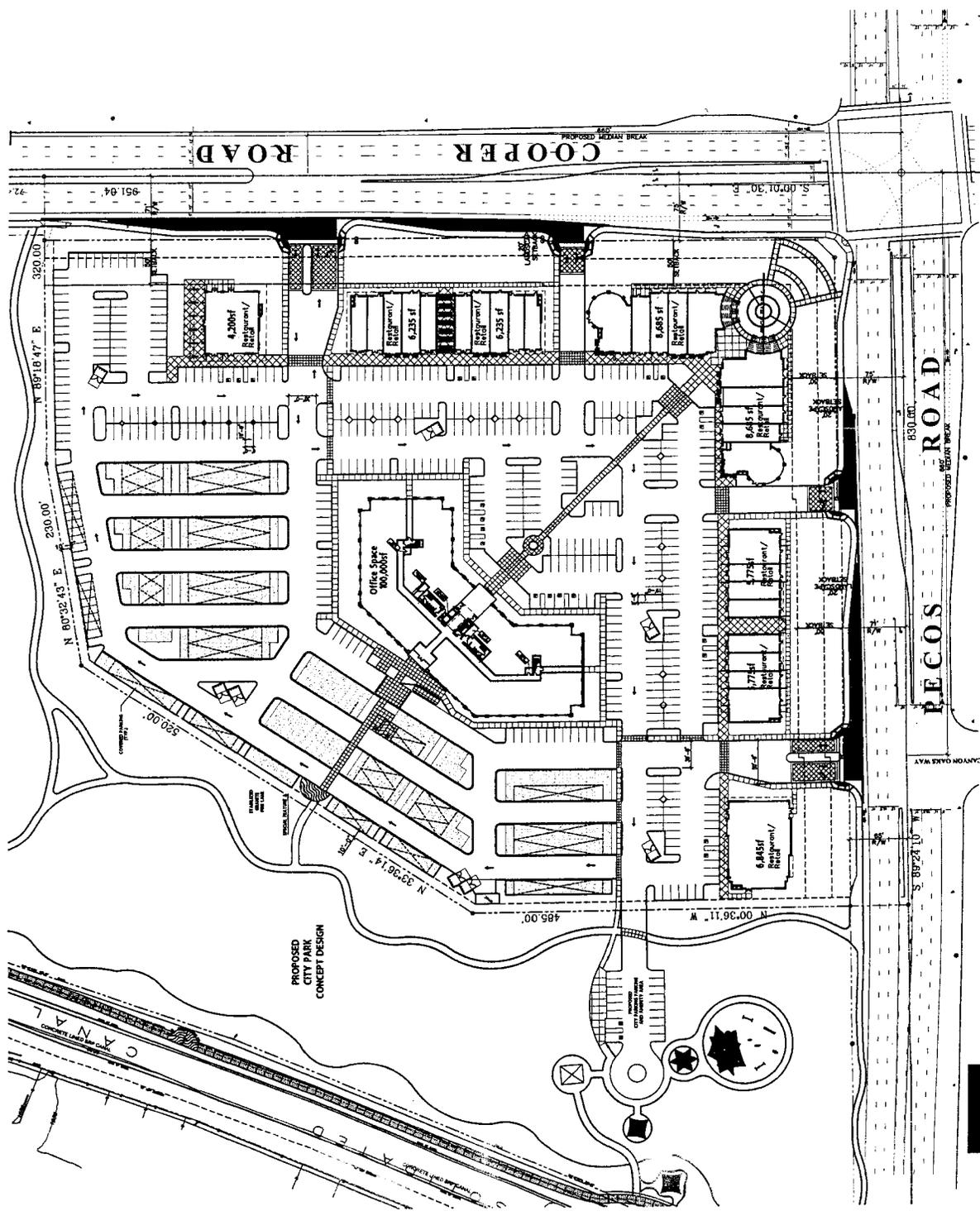


PDP07-0026

Pecos Village



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<b>SITE</b>	P40 (Commercial)	
Building Footing	P40 (Office/Professional/retail)	
Proposed Zoning	P40 (Office/Professional/retail)	
Total Building Area	135,500 sq ft	
Max Lot Coverage	105,500 sq ft	
<b>OFFICE</b>		
Building Use	Comdr. Office	
Gross Building Area	100,000 sq ft	
Building Height	Allowed: 35' with a 4.5 degree angle up to 45'	
	Provided: 45' with 4.5 degree angle	
<b>PARKING ALLOCATION - REQUIRED</b>		
Office Space	1 space per 250 sq. ft. for 100,000 sq. ft.	500
Total Required		500
Total Provided		500
<b>RETAIL</b>		
Gross Building Area	35,500 sq ft	
Building Height	Allowed: 45'	
	Provided: 35'	
<b>PARKING ALLOCATION - REQUIRED</b>		
Retail Space	1 space per 250 sq. ft. for 35,500 sq. ft.	222
Total Required		222
Total Provided		292
<b>PARKING SUMMARY - PROVIDED</b>		
Total Provided		792

**DEVELOPER:**  
 DMYTRO ARIZONA, LLC  
 CHRISTIAN BURKA  
 625 N. FOWLER BOULEVARD  
 CHANDLER, AZ 85226  
 (480) 588-7439

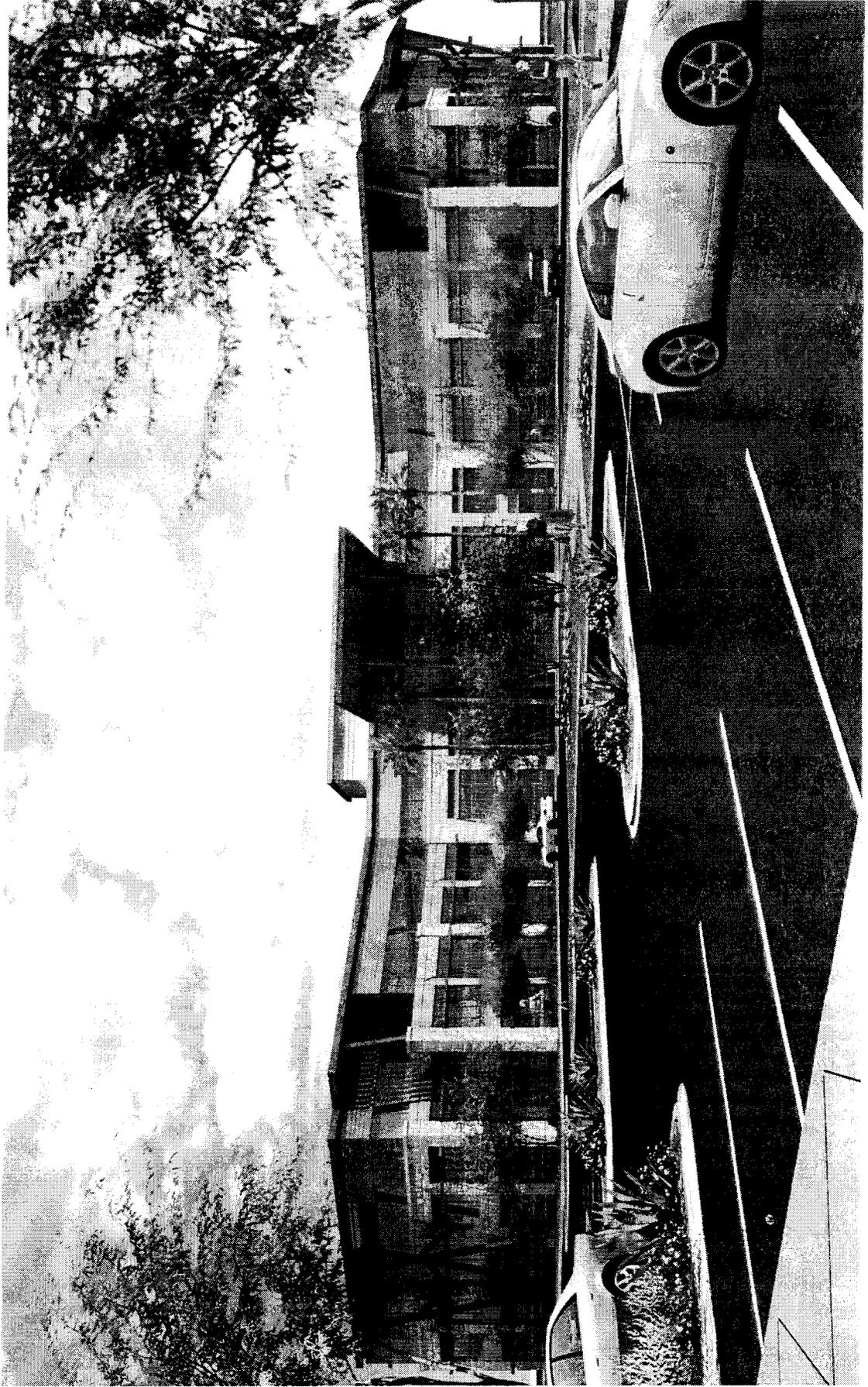
**ARCHITECT:**  
 DPD-CORNOTER HEDRICK  
 ERIC ZORRIST  
 REGISTRATION # 36579  
 2425 EAST CAMELBACK RD., #400  
 PHOENIX, AZ 85016  
 (602) 972-2562

**PECOS VILLAGE**  
 Chandler, Arizona

*shepan*

DDO CityMethodist  
 ARCHITECTURE  
 INTERIOR DESIGN  
 LANDSCAPE ARCHITECTURE  
 PLANNING  
 29.OCT.07





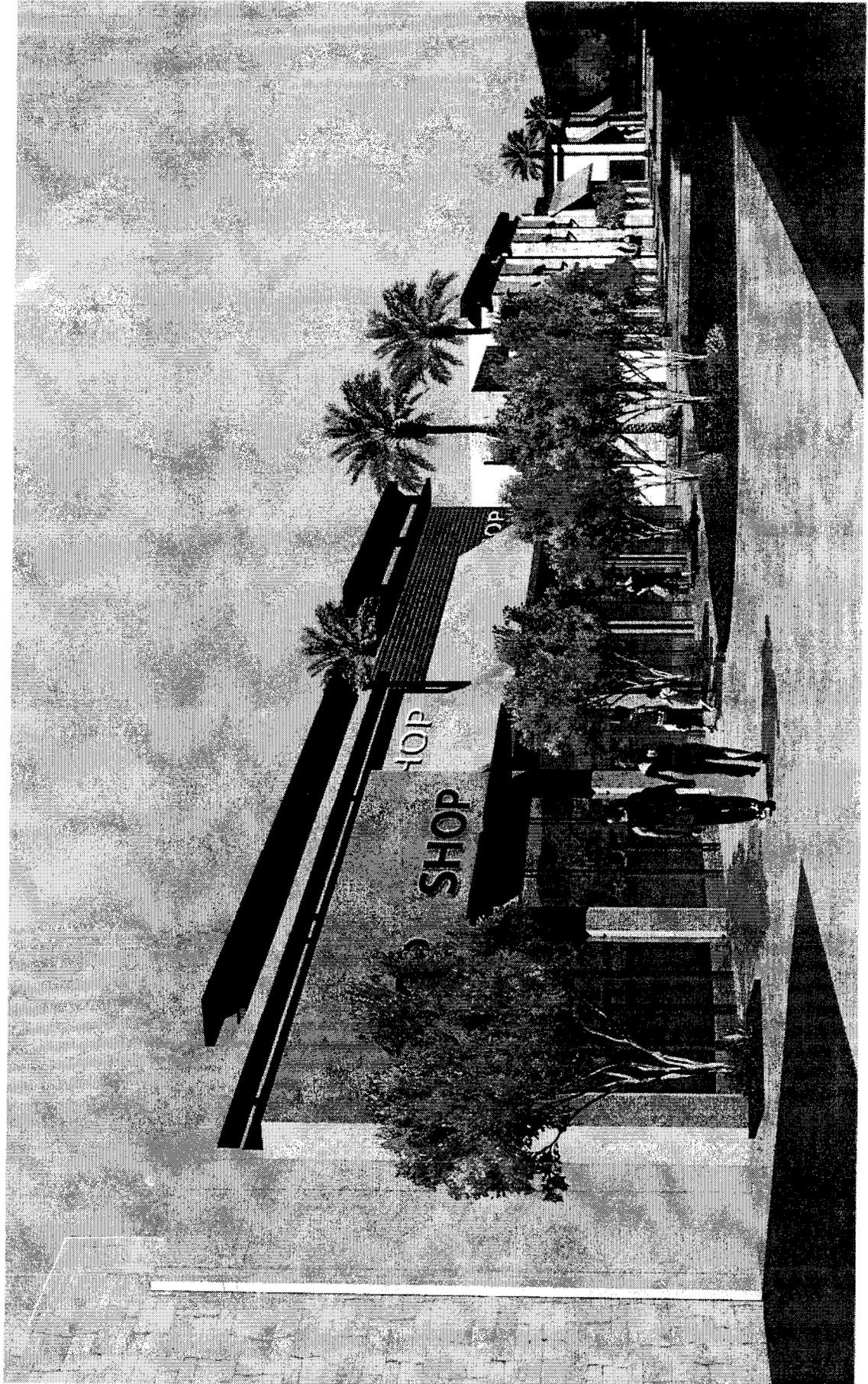
**PECOS VILLAGE**  
Chandler, Arizona  
06325

OFFICE PERSPECTIVE

OFFICE BUILDINGS

architect  
interior  
landscape  
planning  
urban  
design

BBDO.com/pv06325



**PECOS VILLAGE**  
 Chandler, Arizona  
 0625

RETAIL PERSPECTIVE

*retail buildings*

address  
 block structure  
 site plan  
 site plan  
 site plan  
 site plan  
 site plan



ORDINANCE NO. 2694

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL OF LAND FROM AG-1 TO PAD (PL96-081 PECOS AND COOPER) 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 properties 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 1.           Legal Description of Property:

All that part of the Southeast Quarter of Section 35, Township 1 South, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying east of the Consolidated Canal;

EXCEPT the east 590.01 feet of the North 306 feet, and  
EXCEPT that part thereof lying within the right-of-way of the  
Consolidated Canal.

Said Property is hereby rezoned from AG-1 to PAD, subject to the following:

1. Conformance with exhibits and project representations
2. Right of way dedications to achieve full, required half-widths including required turn lanes and deceleration lanes for Pecos and Cooper Roads as per the Chandler Transportation Plan.

ORD. 2694

3. Construction shall commence above foundation walls on the main part of the shopping center or development of the park site within four years of the effective date of the ordinance adopting this zoning or the zoning shall revert to AG-1.
4. Any Preliminary Development Plan submittal with the first or concurrent development phases shall trigger full Preliminary Development Plan submittal for the entire site.
5. Undergrounding, if applicable, of all overhead utility lines 12 KV and under and any open irrigation ditches or canals (excluding the Consolidated Canal) located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted engineering and design standards.
6. Completion of the construction, where applicable, 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.

SECTION 2. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION 3. The Planning and 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 19 day of December, 1996.

ATTEST:

Cecilia Serna  
CITY CLERK

John S. Johnson  
MAYOR

PASSED AND ADOPTED by the City Council this 9 day of January, 1997.

ATTEST:

*Christy Deane*  
CITY CLERK

*John S. Johnson*  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 2694 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 9 day of January, 1997, and that a quorum was present thereat.

APPROVED AS TO FORM:

*Dennis M. O'Neill*  
CITY ATTORNEY

*Christy Deane*  
CITY CLERK

PUBLISHED: January 16 & 22, 1997

**ORDINANCE NO. 3292**

**OFFICIAL FILE COPY**  
CITY OF CHANDLER  
CITY CLERK

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM CONCEPTUAL PAD TO CONCEPTUAL PAD (DVR01-0013 PECOS & COOPER) 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 Conceptual PAD to Conceptual PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Pecos and Cooper Rezoning Application", kept on file in the City of Chandler Planning Services Division, in File No. DVR01-0013, except as modified by condition herein.
2. Construction shall commence above foundation walls within four (4) 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.
3. 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.
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.

OND. 3292

5. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
6. 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.
7. 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.
8. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance, the applicant shall post a 4' x 8' sign for property zoned for commercial and/or multi-family use, conspicuous to the (existing or prospective) single-family subdivision that adjoins this site, advising the following: "This property has been zoned for other than single-family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, (480) 782-3000". Sign shall have white background and black lettering.
9. The zoning is for conceptual plan only and requires Preliminary Development Plan approval through a separate application.
10. Right-of-way dedications to achieve full half widths for Cooper Road and Pecos Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
11. The development shall incorporate uses and site design that create a pedestrian-oriented, entertainment, special commercial theme in which buildings are integrated with the Paseo Canal providing outdoor/people spaces interfaced between the commercial site, park, and Paseo Canal.

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 this 1<sup>st</sup> day of November 2001.

ATTEST:

 *Carolyn Beaman* CITY CLERK      *Jim Johnson* MAYOR

PASSED AND ADOPTED by the City Council this 15<sup>th</sup> day of November 2001.

ATTEST:

 *Carolyn Beaman* CITY CLERK      *Jim Johnson* MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3292 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 15<sup>th</sup> day of November 2001, and that a quorum was present thereat.

*Carolyn Beaman*  
CITY CLERK

APPROVED AS TO FORM:

*Dennis M. O'Neill*  
CITY ATTORNEY

PUBLISHED:

*11/28/01*  
*12/19/01*

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7978 N. 16th Street, Suite 200  
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Offices in Principal Cities Nationwide

**URS Greiner**

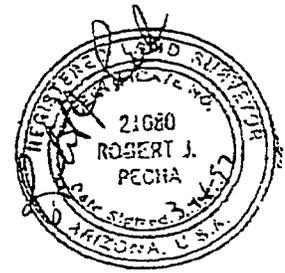
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EXHIBIT A

**LEGAL DESCRIPTION  
FOR  
COMMERCIAL PROPERTY — TOTAL AREA**

That portion of the Southeast quarter of the Southeast quarter of Section 35, Township 1 South, Range 5 East, of the Gila and Salt River Base and Meridian, County of Maricopa, State of Arizona, being more particularly described as follows:

Beginning at the Southeast corner of said Section 35;  
thence South 89°29'23" West, 830.00 feet along the South line of said Section 35;  
thence departing said South line of Section 35, North 00°30'37" West, 485.00 feet;  
thence North 33°41'27" East, 520.00 feet;  
thence North 80°37'56" East, 230.00 feet;  
thence North 89°24'00" East, 320.00 feet to the East line of said Section 35;  
thence South 00°03'54" West, 951.04 feet along said East line of Section 35 to the point of beginning.  
Said parcel contains 716,293 square feet or 16.4438 acres more or less.



ATTACHMENT 'A'  
Ordinance No 2797  
Ord. 3292