

# 10

JAN 31 2008



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

**MEMORANDUM**

**Planning and Development – CC Memo No. 08-017**

**DATE:** JANUARY 17, 2008

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
for 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:** DVR07-0051 RANCHO BERNARDO

**Request:** Action on the existing Planned Area Development (PAD) zoning to extend the conditional schedule for development, remove, or determine compliance with the three year schedule for development or to cause the property to revert to the former Agriculture District (AG-1) zoning

**Location:** Southwest corner of 56<sup>th</sup> Street and Chandler Boulevard

**Applicant:** Brennan Ray, Burch & Cracchiolo, P.A.

**Project Info:** The existing Planned Area Development (PAD) zoning is for a 4,250 square foot retail building on 0.7 net acres

**RECOMMENDATION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of extending the timing condition for an additional three (3) years.

**EXTENSION OF THE TIMING CONDITION**

This application requests a time extension for an approximately 0.7 net acre parcel at the southwest corner of 56<sup>th</sup> Street and Chandler Boulevard. The previous zoning time extension requested an extension of three years.

The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, or by legislative action revert the zoning to its former zoning

classification. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect.

### **BACKGROUND**

In May 2002, this 0.7 net acre parcel received Planned Area Development (PAD) zoning with approval of a Preliminary Development Plan (PDP) for the construction of an employment supported retail building. The retail use was intended to support future development of the I-1 zoned (Planned Industrial District) parcel surrounding the site.

The building was conditioned for retail use only; restaurant, office, and all high-turnover commercial uses are prohibited. To maintain compatibility with the future industrial uses, the building is designed with a high-tech industrial theme. The building is placed in a landscaped setting at the intersection. The site layout includes cross access to adjoining property.

This application does not seek to modify the previously approved land use, site or building design, but seeks to extend the timing condition for an additional 3 years. Bashas' Inc. purchased the subject parcel in 2003 along with owning the majority of the land surrounding the site. Bashas' Inc. is exploring their development options in the creation of an overall master plan, which would include the 0.7-acre corner parcel. There are no development plans at this time.

If any other alternative design or use is proposed, an amendment to the PAD zoning and/or PDP will be required. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect. Staff has no concerns with the conditions in the original approval. Attached is a copy of the approved ordinance including the conditions.

Staff is in support of the zoning extension request. Staff is of the opinion the retail land use as a support use to a larger industrial development is still appropriate for this site.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 12, 2007. No one attended other than the applicant.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 7      Opposed: 0

### **RECOMMENDED ACTION**

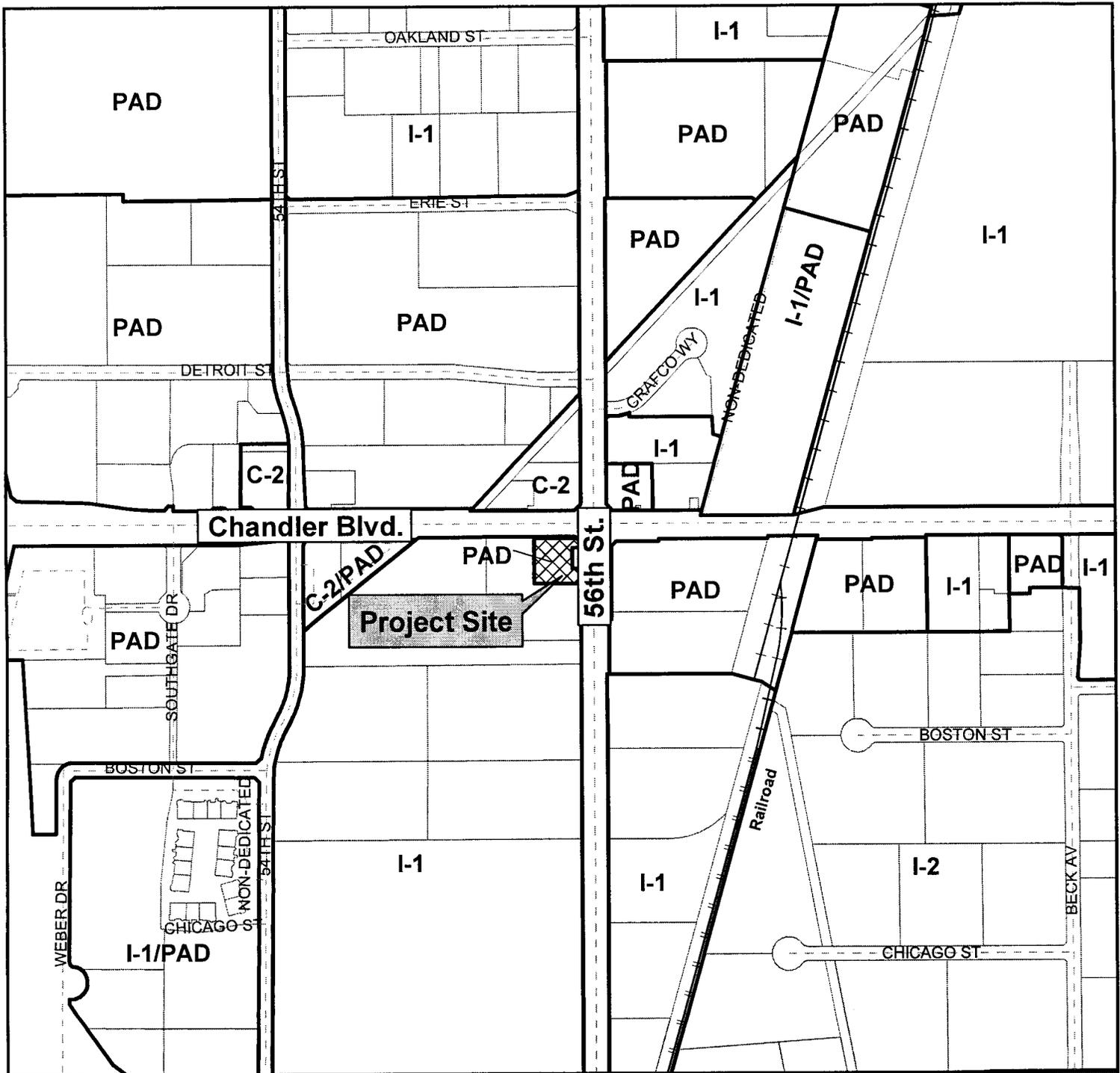
Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval to extend the timing condition for three (3) years with all of the conditions in the original approval remaining in effect.

**PROPOSED MOTION**

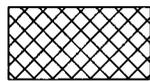
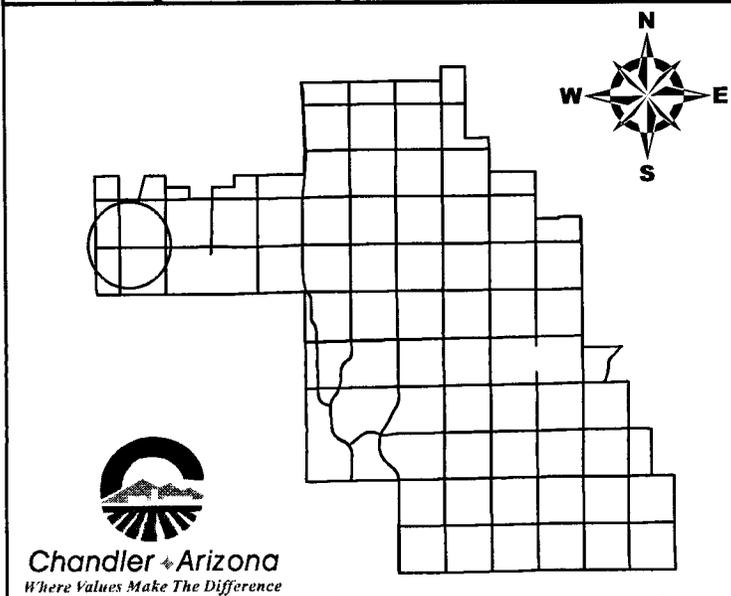
Move to approve the extension of the timing condition for case DVR07-0051 RANCHO BERNARDO for an additional three (3) years, as recommended by Planning Commission and Staff recommendation.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Ordinance No. 3366
4. Original Development Booklet



**Vicinity Map**



DVR07-0051

Rancho Bernardo



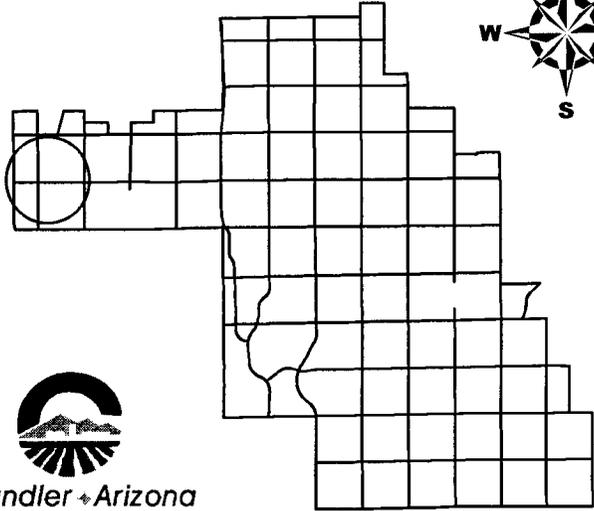
Chandler Blvd.

56th St.

Project Site

Railroad

Vicinity Map



DVR07-0051

Rancho Bernardo

## Bashas' Request for Time Extension

Addenda to Project Booklet for Rancho Bernardo located at the Southwest Corner of  
56<sup>th</sup> Street and Chandler Boulevard

The purpose of this Addenda is to request a time extension of the approved zoning for Rancho Bernardo (the "Site") located at the southwest corner of 56<sup>th</sup> Street and Chandler Boulevard (see Exhibit 1, Aerial Photograph). On May 23, 2002, the Chandler City Council adopted Ordinance No. 3366, which rezoned the Site from Agriculture (AG-1) to Planned Area Development ("AD") Retail with Preliminary Development Plan ("PDP") for Commercial Retail (see Exhibit 2, Ordinance No. 3366), subject to the following stipulation:

Construction shall commence above foundation walls within two (2) years of the effective date of the ordinance granting the 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.<sup>1</sup>

At the time the City Council approved the PAD/PDP zoning, the owners of the Site (Dr. Bernard and Faye Pipkin) anticipated developing a 4,250 s.f. retail center on the Site. Bashas' Inc. purchased the Site from the Pipkins in 2003 and is requesting that the current PAD/PDP zoning be extended for an additional three years. Unable to meet the original construction deadline, the City Council approved a three-year extension of the PAD/PDP zoning in October 2004 (see Exhibit 3, 10/28/04 City Council minutes). Construction of the retail center has not yet commenced. No changes are being made at this time to the land use or development plans that were approved by the Council.

Bashas' time extension request is consistent with the current circumstances on the Site and in the area, as well as with existing policy. Bashas' acquired the Site in July 2003 and, owning substantial holdings in the area (see Exhibit 4, Bashas' Ownership Map), may incorporate the Site into its overall master plan at some point in the future. Bashas' needs additional time to determine whether and how to best incorporate the site into its overall master plan.

Furthermore, a time extension is appropriate because the Site's existing zoning (PAD for Retail/PDP for Commercial Retail) still makes good land use sense. As Staff pointed out in their Staff Report dated April 27, 2002, "The Site is effectively unusable for agricultural uses at 0.7 [net] acres; and does not make good land use sense for it to remain in this zoning district. A rezone to PAD (Retail) will support the existing land uses and the future planned employment" (see Exhibit 5, Staff Report). This assessment is still the case today.

<sup>1</sup> See Exhibit 2, Ordinance No. 3366, Stipulation No. 3.

For these reasons, Bashas' respectfully requests that the time condition to begin construction be extended for three years. The April 17, 2002 project booklet for Rancho Bernardo is attached at Exhibit 6 for your convenience. If you have any questions or need additional information, please do not hesitate to call Mariane Owan at (480) 895-9350 or Brennan Ray at (602) 234-8794.

**ORDINANCE NO. 3366**

**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 AG-1 (AGRICULTURAL) to PAD (RETAIL) (DVR01-0031 RANCHO BERNARDO) 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 Exhibit "A" attached.

Said parcel is hereby rezoned from AG-1 (Agricultural) to PAD (Retail), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Rancho Bernardo" kept on file in the City of Chandler Planning Services Division, in File No. DVR01-0031, except as modified by condition herein.
2. Right-of-way dedications to achieve full half widths for Chandler Boulevard and 56<sup>th</sup> Street, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Construction shall commence above foundation walls 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.
4. 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.
5. 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.
6. 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 median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. 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.
8. 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.

- 9. The tree sizes along the arterial street shall include a minimum mix of 50%- 24" box, 25%- 36" box, and 25%- 48" box trees.
- 10. Restaurant, office and all high turnover commercial uses shall be prohibited on the subject site. Approval of any use, which cannot be readily determined as a retail use, shall be subject to a zoning amendment to be approved by Planning Commission and City Council.

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 9<sup>th</sup> day of May 2002.

ATTEST:

Carolyn Beaman  
CITY CLERK

Jay Zilberman  
MAYOR

PASSED AND ADOPTED by the City Council this 23<sup>rd</sup> day of May 2002.

ATTEST:

Carolyn Beaman  
CITY CLERK

Jay Zilberman  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3366 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 23<sup>rd</sup> day of May 2002, and that a quorum was present thereat.

Carolyn Beaman  
CITY CLERK

APPROVED AS TO FORM:

Ann G. Belton, Assistant City Attorney  
CITY ATTORNEY

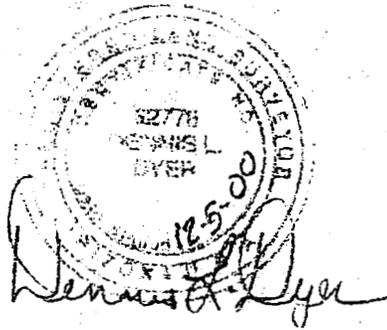
PUBLISHED:

5/29/02  
6/5/02

# LEGAL DESCRIPTION

NO. 226-948-1313724

The North 250 feet of the East 250 feet of the Northeast quarter of Section 32, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



**WECKERLY & ASSOCIATES**

**SURVEYORS---ENGINEERS**

337 N. ARIZONA AVENUE

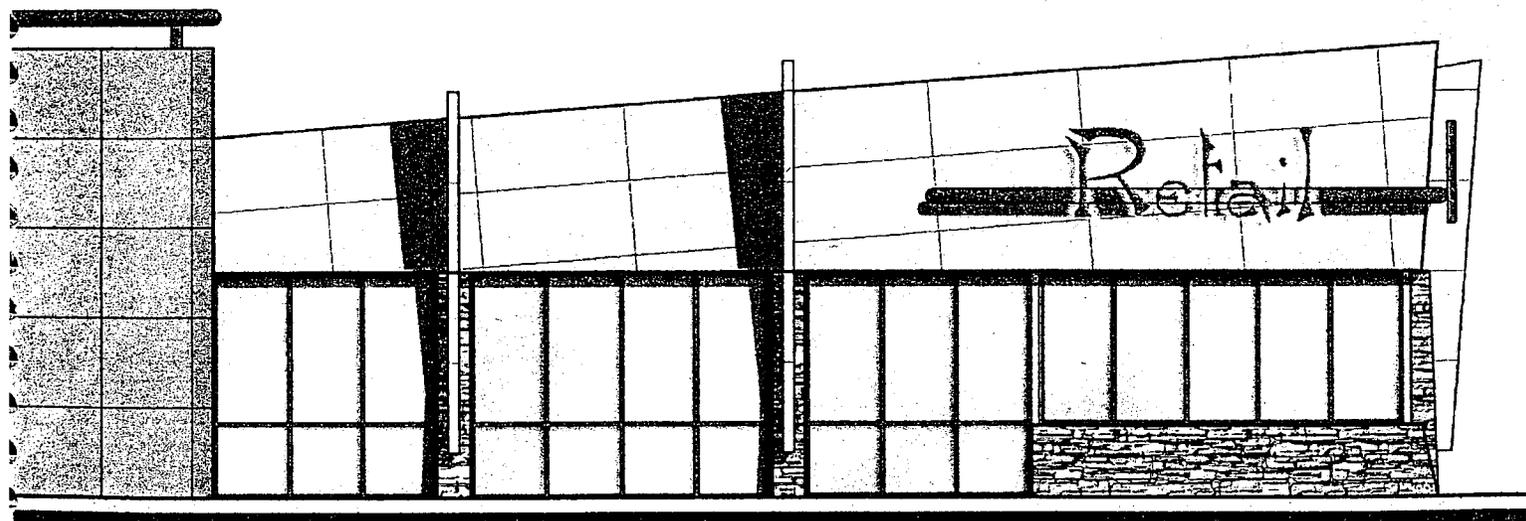
CHANDLER, ARIZONA

480-963-6481

APPROVED BY  
CHANDLER CITY COUNCIL  
MAY 09 2002  
MAY 09 2002  
CITY CLERK'S OFFICE

# RANCHO BERNARDO

SWC 56th Street & Chandler Boulevard  
CHANDLER, ARIZONA



PRELIMINARY DEVELOPMENT PLAN

April 17, 2002

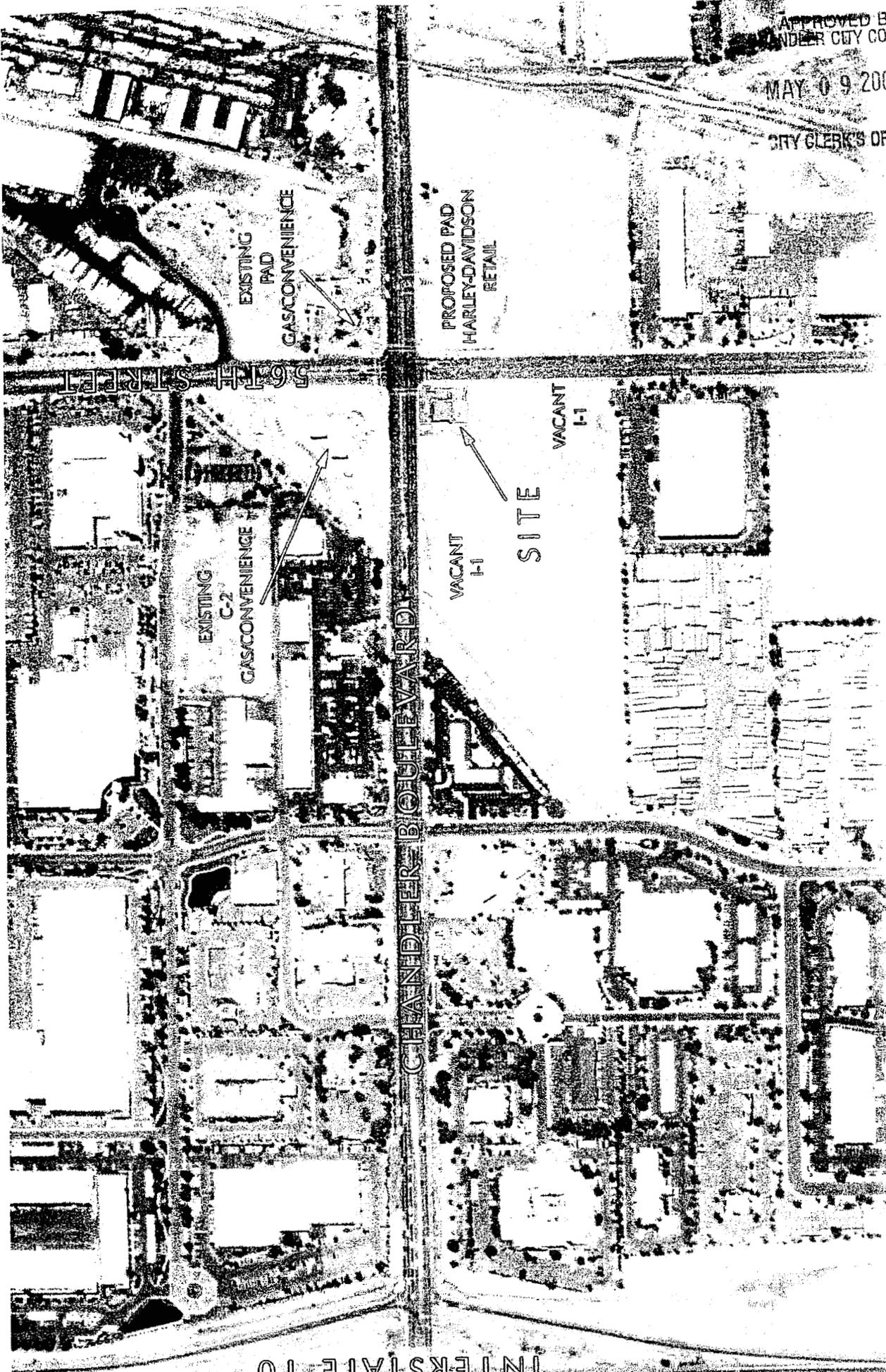
ARIZONA  
ENTITLEMENTS  
INC

original development  
booklet

APPROVED BY  
SANDLER CITY COUNCIL

MAY 09 2002

CITY CLERK'S OFFICE



EXISTING  
PAD  
GASCONVENIENCE

PROPOSED PAD  
HARLEY-DAVIDSON  
RETAIL

56TH STREET

EXISTING  
C-2  
GASCONVENIENCE

VACANT  
I-1

SITE

VACANT  
I-1

CHANDLER BOULEVARD

INTERSTATE 10

RANCHO BERNARDO  
SWC 66TH STREET &  
CHANDLER BOULEVARD  
CHANDLER, ARIZONA

ARIZONA  
ENTREPRENEURS

## PROJECT TEAM

### OWNER / DEVELOPER:

**Dr. Bernard & Faye Pipkin**  
Contact: Bernard Pipkin  
P.O. Box 2391  
Palo Verdes Pen, CA 90274  
Tel: 310-378-7564  
Email: BPipkin@aol.com

### APPLICANT:

**Arizona Entitlements, Inc.**  
Contact: Jamie Coverdale  
P.O. Box 9157  
Scottsdale, Arizona 85252  
Tel: 480-836-1880  
Fax: 480-836-2430  
Email: jamiecoverdale@qwest.net

### BROKER:

**Trinity Real Estate**  
Contact: Ray Chiang  
4217 E. Silverwood Drive  
Phoenix, Arizona 85048  
Tel: 480-759-3120  
Fax: 480-759-3018

### CIVIL ENGINEER:

**RA Civil Engineering**  
Contact: Mohammad Ardebili  
15023 N. 73<sup>rd</sup> Street, #203  
Scottsdale, Arizona 85260  
Tel: 480-367-8442  
Fax: 480-367-8582  
Email: RA\_Civil@msn.com

### LANDSCAPE ARCHITECT:

**T.J. McQueen & Associates, Inc.**  
Contact: Tim McQueen  
1121 E. Missouri Ave., #218  
Phoenix, Arizona 85014  
Tel: 602-265-0320  
Fax: 602-266-6619  
Email: mcqueen@mcleodusa.net

## I. INTRODUCTION

### Objectives

This Commercial Development Guide is designed to establish the parameters for the proposed development at the immediate southwest corner of 56<sup>th</sup> Street and Chandler Boulevard. This document, in accordance with the City of Chandler Zoning Ordinance requirements for PAD Commercial zoning, will establish the permitted land uses and intensity of development for the site. This development guide will also establish the development standards for the proposed PAD (Retail) property. The intent of this development guide is to provide the City of Chandler with documentation to approve the proposed zoning change, land use, site improvements, architectural character, and building square footage for the subject property.

The site being developed is approximately 1.43 gross acres and correspondingly 0.70 net acres in area. This application seeks Rezoning and Preliminary Development Plan approval for this site.

### General Plan Compatibility

The proposed commercial development is consistent with the Land Use Element of the City of Chandler General Plan, which identifies the southwest corner of 56<sup>th</sup> Street & Chandler Boulevard as an appropriate location for employment supportive retail development. This proposed development is consistent with the established land uses intent.

### PAD Zoning

The proposed development has been designed to be consistent with the conceptually approved master plan development in the area. The proposed commercial use is bound by the high intensity arterial thoroughfare to the north and an arterial road to the east.

## II. SITE

### Description

The proposed PAD (Retail) Development is designed to provide community retail services localized and commensurate with the demands of the surrounding community. The proposed location of these services will appropriately mitigate the long-trip commuter traffic problems inherent in an automobile oriented society. The proposed development will become an integral constituent land use element for both the surrounding automobile oriented community and the immediately surrounding future employment district. The proposed land use is for approximately 4,250 square feet of retail support services.

### History

This site has been in the Taylor family's possession since the turn of the century. The applicant is a third generation member of the Taylor family. Circa 1960 the City of Chandler encouraged the Taylor family to enter into a future annexation agreement with the City of Chandler, in order to preempt the City of Tempe from exercising their self-presumed annexation rights to the property. The Taylor family agreed to side with the City of Chandler and the City of Chandler subsequently supported the parcelization of the 'SUBJECT SITE'. Concurrently, the Taylor family gifted the City of Chandler the, then future right-of-way. Circa 1970, the Taylor family began marketing this 'SUBJECT PARCEL' and given its gradually lessening rural location over the past 30 years, it has finally fallen within a current marketplace demand area. Unfortunately, the City nor the applicant could have ever presumed to have the foresight to anticipate how extraordinarily the valley area would develop. Hence, the original future right-of-way that was gifted to the City has been antiquated. Now the Taylor family finds that the current City of Chandler development standards require extraction of right-of-way and setbacks, far in excess of what was represented by the municipality when subdivision of the 'SUBJECT PARCEL' was granted. Hence, the applicant is experiencing a cumulative generation after generation of burden now, far beyond the initially implied development rights. The adjacent property owner has been approached on numerous occasions for a mutually amicable cooperation, to no avail. Given the current market viability of the site, we, the applicants for this project are forced to propose the highest and best use for this property given these inflexible site

boundary constraints.

### **III. LAND USES**

#### **Site Plan**

The subject property is located ½ mile east of an interstate freeway access and approximately one mile northeast of a future freeway interchange and at the immediate southwest corner of an arterial intersection. The view of the project from the arterial intersection is of a high tech contemporary buildingscape set within a lush, topographic landscape setting. Entrances to the site have been designed with the intent of establishing strong thresholds into the site, via rich colored paving, dynamic screen walls and monument sign sentries. Pedestrian amenities are bound within an accessible and sensible walkway system, which provides logical linkage to the future employment district immediately beyond.

#### **Permitted Uses**

This commercial parcel shall be permitted the uses allowed in the current City of Chandler zoning ordinance for PAD-Commercial zoning districts. Those uses listed as conditional uses in the zoning ordinance for the PAD-Commercial district shall also require conditional use permits.

### **IV. TRAFFIC**

#### **Traffic impact**

Traffic impact to this site is minimal due to the available land use size and associated building area. A traffic impact analysis does not seem to be warranted, given the low intensity retail nature of the proposed retail development.

### **V. COMMERCIAL SITE DEVELOPMENT GUIDELINES AND DESIGN STANDARDS**

#### **Building Setbacks**

Perimeter setbacks for the P.A.D. will conform to Article XIII, C-2 community Commercial District, Sections 1303(2)(3)(4) and 1902.8a(1) of the current City of Chandler Zoning Code, except as modified by conditions of the P.A.D. approval.

#### **Height Regulations**

Building height requirements will be per the definition in Article II and regulations of Article XIII, C-2 Community Commercial District, Section 1303(1) of the current City of Chandler Zoning Code, except that the maximum building height shall be permitted to be 22 feet above finish floor level.

#### **Intensity of Lot Use**

Intensity requirements will be per the definitions in Article II and regulations of Article XIII, C-2 community Commercial District, Section 1303(5) of the current City of Chandler Zoning Code, except as modified by conditions of the P.A.D. approval.

#### **Parking & Loading Requirements**

Parking and Loading requirements will conform to Article XVIII Parking and Loading Regulations of the current City of Chandler Zoning Code for Retail at 1 stall per 250 square feet.

#### **Parking Lighting**

Exterior lighting will conform to Article XIX, Site Development Plan Design Standards, Section 1902.6(d) of the current City of Chandler Zoning Code

#### *Pedestrian Circulation*

Pedestrian circulation will conform to Article XIX, Site Development Plan Design Standards, Section 1902.4(c) and 1902.8(b) of the current City of Chandler Zoning code, the currently recognized issue of the Uniform Building Code, and the Current issue of the Americans with Disabilities Act.

#### *Screens & Buffers*

Screen walls shall be decorative and reflect color, material and design of the structure to which they prevail. Parking lot screen walls shall be 36 inches in height minimum above the immediately adjacent parking lot paving level to which they serve. Landscaping shall be integrally incorporated into this buffer screen wall system to provide the necessary aesthetic qualities and screening required by the city.

#### *Adjacency to Residential Development*

N/A

#### *Independent Buildings (Pads)*

The site plan identifies this site as an inherent building pad site as one of the requisite maximum allowed such "Pad site developments within the overall adjacent future employment campus beyond to the immediate south and west.

### **VI. COMMERCIAL ARCHITECTURAL DESIGN**

#### *Concept & Quality*

Given the "Employment" category established for this geographical location, the architectural character of the proposed retail development will be of a high-tech industrial theme, setting a unique and distinguished precedent architectural character for the future adjacent employment district beyond. It is anticipated that all future buildings in the adjacent future employment district beyond shall generally continue this architectural character on all four facades, while maintaining the hierarchy between facades that is necessary for a strong architectural design. Repetition and consistent use of common design elements, colors and textures, along with care in detailing and commitment to build a quality, low maintenance product will bind the overall development into a cohesive whole that the neighborhood and the City can take pride in.

#### *Building Mass*

A variety of building parapet heights and accentuated roof treatments, at key locations, shall provide a level of human scale and a strong arterial intersection /employment district gateway presence. By continuing these architectural design concepts along all four building facades, we will bind the building as a whole, emulating sensitivity to the surrounding community.

#### *Building Materials & Colors*

The major building materials for the proposed retail establishment will be copper tone Alucobond aluminum siding with radius corners and entry pavilion columns and dynamically composed painted stucco wall planes, accentuated with an angled grid of stucco reveals. Detailing will consist of rust color steel pipe accents, champagne tone Alucobond aluminum fins and cultured stone building base accents. Medium bronze-finish aluminum frames shall define bronze tinted storefronts. Light sand finish stucco angular walls shall be painted in a warm, rich, earth tone. Integral color concrete paving will be of a rich, desert, clay, earth tone. Harmony, appropriateness, longevity and ease of maintenance will be high priorities in selecting all materials and colors for this project.

### *Mechanical Equipment Screening*

All mechanical equipment will be roof mounted and fully screened by parapet walls in conformance with Article 1902, Section 5(c). of the current City of Chandler Zoning Ordinance.

1. Electrical service entrance section (SES) shall be located inside the building
2. Any roof access ladders shall be located inside the building.
3. All roof drainage shall be interior roof drains.
4. 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.
5. All transformer boxes, meter panels and electric equipment, back-flow valves and any other equipment shall be painted to match the building color.

### *Maintenance & Land Ownership*

Maintenance is to be managed by property owner or property management association and not the City of Chandler. The City of Chandler will not maintain landscaping.

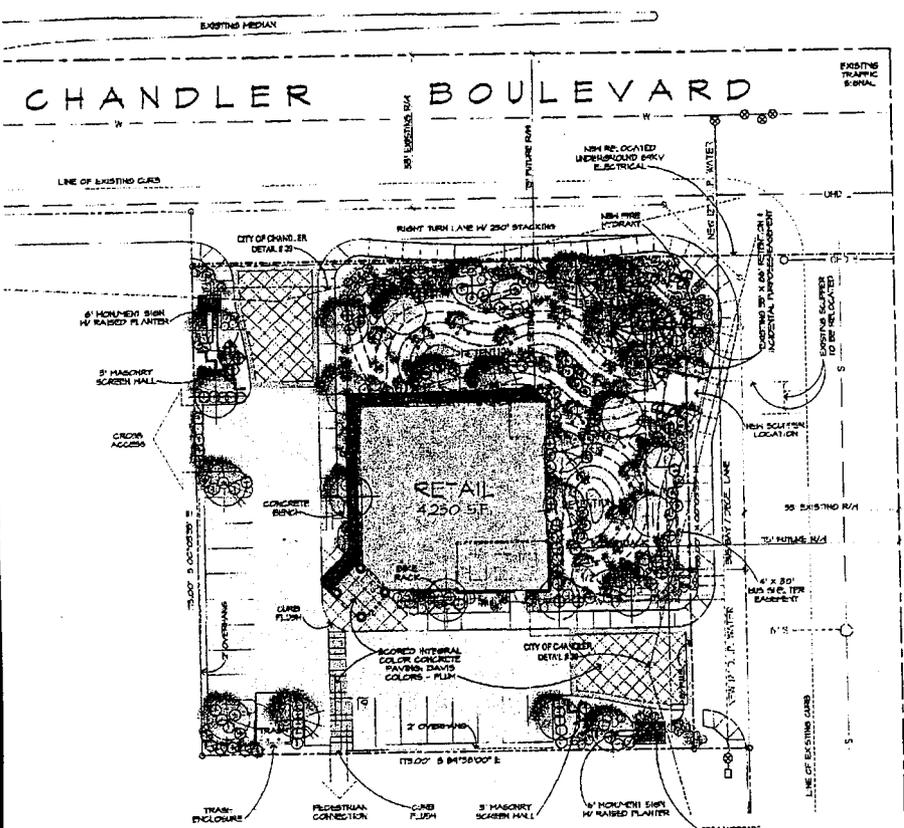
## APPLICANT NARRATIVE STATEMENT

*(Response to City's 10 designated questions)*

1. **What improvements and uses currently exist on the property?** The site is currently vacant and has never been developed. The only notable development is a recorded retention basin along the eastern boundary. After future right-of-way dedications have been made, approximately half of this basin parcel will fall within our site. It is our preliminary assumption that this basin services the current half street run off demand. Pursuant to City requirements, our development shall provide retention for our associated half street run-off from both arterial frontages and this existing basin will be integrated into our master retention system.
2. **What type of development is proposed by this zoning request?** The proposed development is for an approximately 4,250 square feet retail establishment, supporting both the future adjacent employment district and surrounding community.
3. **In what ways is this proposal consistent with the Land Use Map and/or meets other plan element goals, and any applicable development standards?** The current City general plan designates this parcel falling within an employment district. Employment districts provide for a variety of sub-categories within their make-up in order to provide a diverse, requisite and commensurate mix of uses. The objective is to provide complimentary land uses in a campus-type environment. Given the geographic local of the subject site, within this employment district, the proposed land use is most suited for retail support services within the campus. The adjacent land making up the remainder of the district is currently vacant and under separate ownership. The proposed development has been designed to become an integral component in the "campus employment land use mix" as well as proposes setting high quality aesthetics and planning for the future campus completion.
4. **Is the property located in a special designation area?** Employment category.
5. **In what ways is this proposal compatible with the surrounding land use zoning pattern?** The adjacent property to the west and south is vacant hard zoned I-1. The C-2 northwest and PAD northeast corners of the intersection have existing gas/convenience uses. The southeast corner of the intersection has an approved Harley Davidson dealership under construction on PAD zoning. Given this parcels immediate proximity to the arterial intersection, it provides for the most appropriate local for retail support services for the future employment campus. In addition its placement provides for a key buffer/transitional use from the arterial thoroughfare intersection. Surveying the overall 'designated employment district', this parcel's location makes it best suited for support retail use within the overall employment campus.

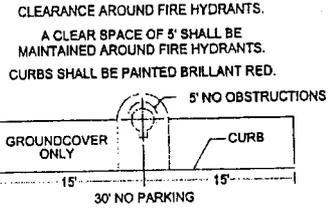
6. **Are there unique design considerations proposed, beyond Zoning Code requirements, that reduce development impacts or would further compatibility with adjacent properties?** What makes this proposed development most attractive from a design standpoint is in the site planning. The building is justified to the intersection setbacks. The vehicular access, in turn, is tucked behind the building. The end result is a handsome architectural statement within a lush, topographical, landscape setting, establishing an aesthetically compelling threshold for both the arterial intersection and the future employment district expansion beyond.
7. **If the subject property were not zoned/rezoned, why is it not suitable for the uses allowed under the current zoning?** This property is located at an arterial intersection, ½ mile east of an interstate freeway access and approximately one mile northeast of a future freeway interchange. The allowed uses under the current AG-1 district are extremely limited to uses that are not commensurate with this site's geographical location. In addition, the allowable uses (i.e. farming and single family residential) are not viable within this limited site size. Furthermore, the current allowable uses are not in conformance with the City's General Plan designation for this geographical area.
8. **Are there any unusual characteristics of the site that may restrict or affect development?** Yes, the site is very small. When the owner originally carved out this parcel, it was pursuant to antiquated future right-of-way dedication requirements. Given the unanticipated growth of the valley area by both the landowner and the City, the site now falls under extremely burdensome right-of-way dedication requirements. The adjacent property owner has been approached on numerous occasions for a mutually amicable cooperation, to no avail. We, the applicants for this project are forced to propose the highest and best use for this property given these inflexible site boundary constraints.
9. **Most proposals require development review by the Planning and Development Department. Have you met with them regarding this proposal?** Yes, we attended a pre-application meeting with City Planning Staff on March 5, 2001 and received cursory comments back from staff approximately one month later. Since then we have been in contact with staff to discuss miscellaneous issues as they have arisen. City staff has been very accommodating.
10. **Other than zoning and development review approval by the Department of Planning and Development Services, what other approval processes are required to accomplish the development proposal, i.e. abandonment, variances, use permit, design review, State or County licensing or permits, etc.?** None other is sought at this time.





**LANDSCAPE LEGEND**

HEIGHT	WIDTH	CALIPER	QTY	QTY	QTY			
	CERCORUM FRAXEDOX SCOTCH PALM VERDE 24" BOX (WATCHING)	7.0	4.0	1.50	5		LEUCOPHYLLUM FRUTESCENS GREEN CLOUD 5 GALLON	32
	ACACIA SALICINA WILLOW ACACIA 24" BOX	8.0	4.0	1.50	8		CASSIA PHYTOIDES DESERT CASSIA 5 GALLON	47
	ULMUS PARVIFLORA EVERGREEN ELM 24" BOX	8.0	3.0	1.25	10		RUPELLIA PENINSULARIS BAJA RUELLIA 5 GALLON	28
	PROSOPIS CHILENSIS CHILEAN MESQUITE (THORNLESS) 15 GALLON	6.0	2.0	0.75	7		CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON	15
							HESPERALOE PARVIFLORA RED YUCCA 5 GALLON	25
							MIMULUS LEWISII DESERT GRASS 5 GALLON	81
							ADACIA RESINOSA DESERT CARPET 1 GALLON	12
							ROSMARINUS OFFICINALIS ROSEMARY 1 GALLON 7 O.C IN RAISED PLANTERS @ SIGNAGE	18
							LANтана MONTEVIDENSIS GOLD MOUND & PURPLE TRAILING 1 GALLON (50% MIX)	29
							GAZANIA ROGERSII SUN GOLD™ 1 GALLON	52
							DASYLIRION WHEELERI DESERT EPICHA 5 GALLON	28
							12" MADSON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS	
							3x3" SURFACE SELECT GRANITE BOULDER MINORUM 2000# EACH	



**LANDSCAPE NOTES:**

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

TREES, SHRUBS, GROUND COVER AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 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.

PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET.

THE FINISH GRADE TOP OF GRANITE IS TO BE 1 1/2" BELOW THE TOP OF SIDEWALKS OR ANY OTHER PAVED SURFACE.

ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

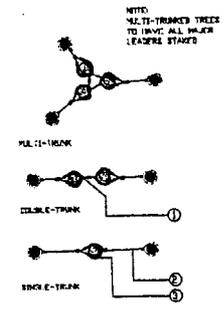
ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION-RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(B) (A) ZONING CODE.

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

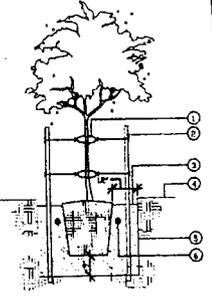
I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

3/15/02  
REGISTERED LANDSCAPE ARCHITECT DATE

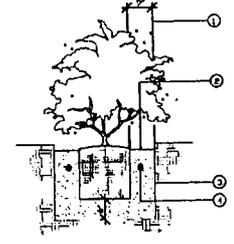
**LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"



**TREE GUYING DETAIL**



**DOUBLE STAKING DETAIL**



**SHRUB PLANTING DETAIL**

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 265-0530  
(FAX) 266-6619 (E-MAIL) TJM@MCMQEN.COM

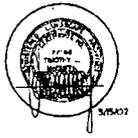


Date: 3-15-02  
Scale: 1" = 20'-0"  
Sheet: L-1  
Job: AD101

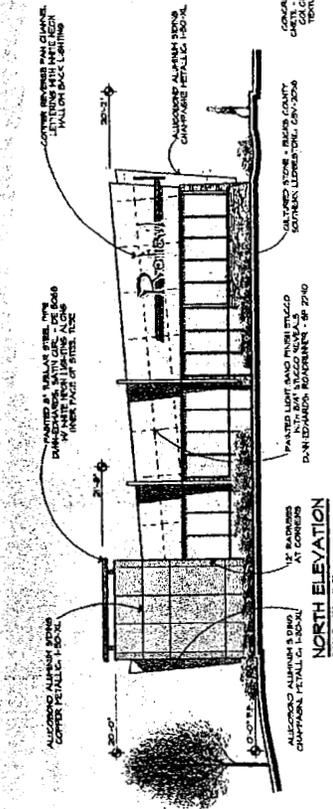
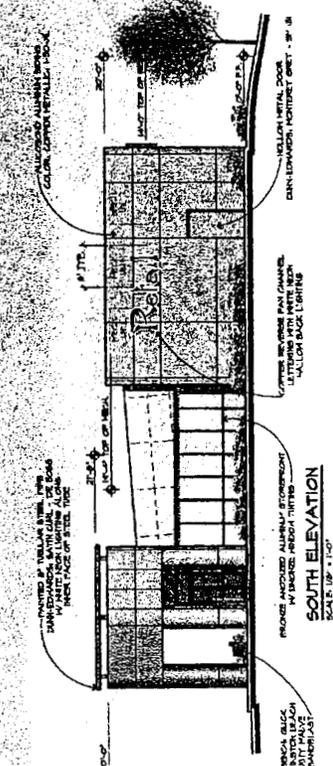
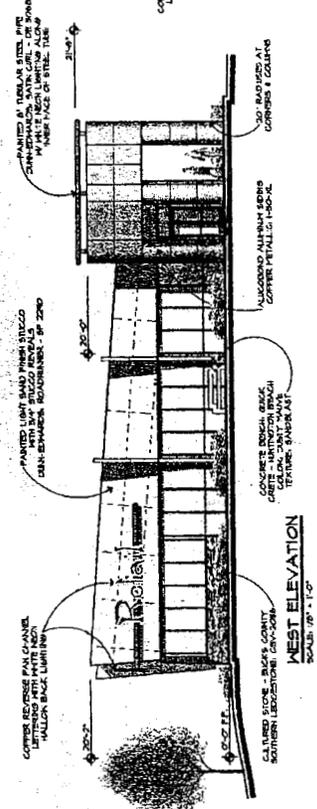
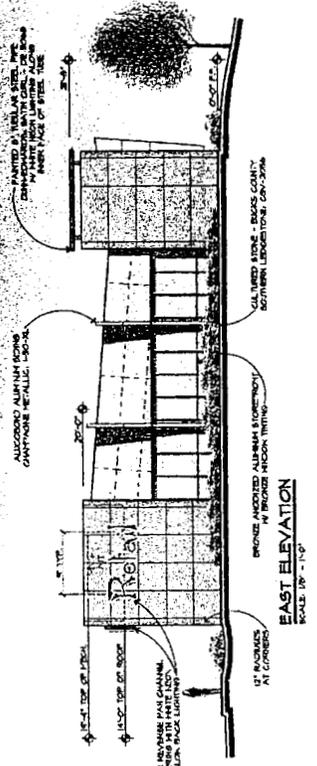
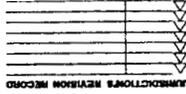


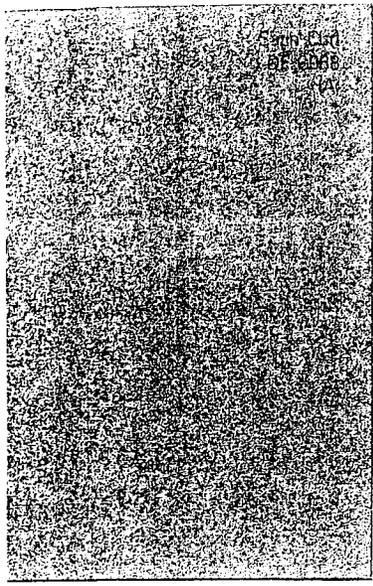
Commercial Real Estate  
Planning, Design of  
Entitlements Services

P.O. Box 9157  
Scottsdale, AZ 85252  
Tel: 480-836-1880  
Fax: 480-836-2430  
Cell: 480-720-3000  
E-mail: jamiecoverdale@qwest.net



**RANCHO BERNARDO**  
**56TH STREET &**  
**CHANDLER BOULEVARD**  
**CHANDLER, ARIZONA**





Painted 8 inch Tubular Steel Pipe  
Dunn-Edwards: DE 3068

**PAINTED 8" TUBULAR STEEL PIPE**  
DUNN-EDWARDS: SATIN CURL - DE 3068



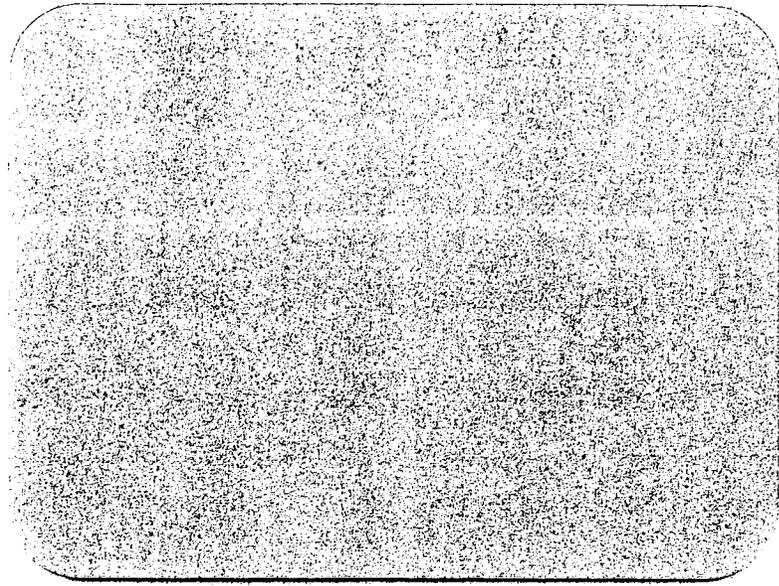
Roadrunner  
SP 2290

**PAINTED LIGHT SAND FINISH STUCCO**  
DUNN-EDWARDS: ROADRUNNER - SP 2290

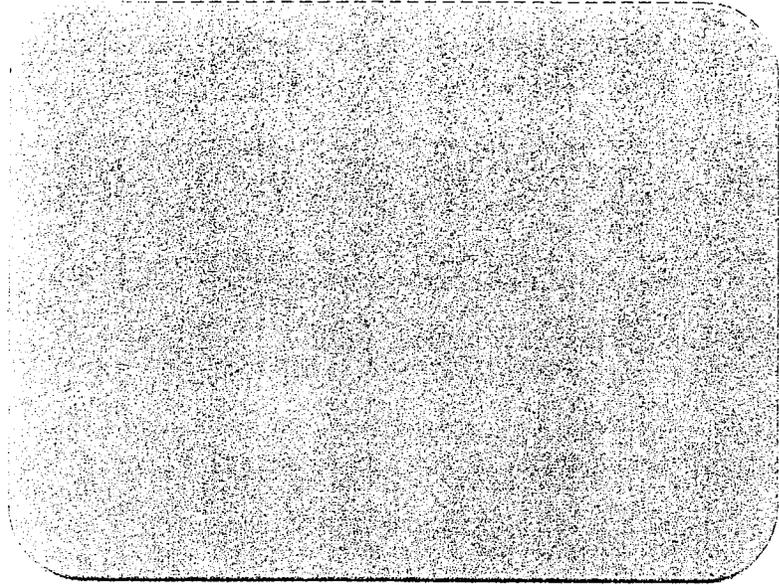


Monterey Grey  
SP 131

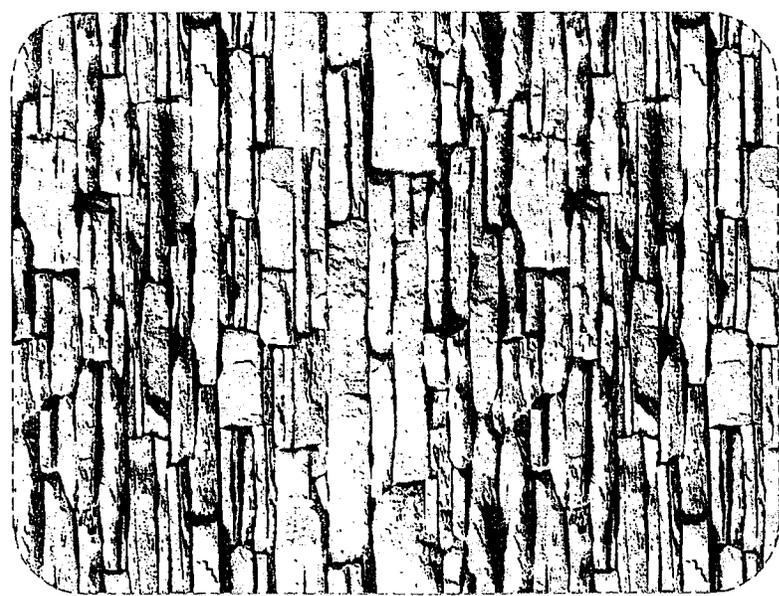
**PAINTED HOLLOW METAL DOOR**  
DUNN-EDWARDS: MONTEREY GREY - SP 131



ALUCOBOND ALUMINUM SIDING  
CHAMPAGNE METALLIC: I-30-XL



ALUCOBOND ALUMINUM SIDING  
COPPER METALLIC: I-30-XL



CULTURED STONE - BUCKS COUNTY  
SOUTHERN LEDGESTONE: CSV-2056

# MATERIALS BOARD



## RANCHO BENA RDO



PRELIMIN  
NOT FOR  
CONSTRUCT

GRADING & DRAINAGE PLAN  
RANCHO BERNARDO  
15023 N. 73rd ST., Suite 203

FLA CIVIL ENGINEERING  
15023 N. 73rd ST., Suite 203

REVISIONS	DATE	JOB NUMBER	DRAWN BY	CHECKED BY	DATE

C.O.C. LOG NO. CM 01-

RETENTION CALCULATIONS

AREA PROJECT SITE = 10,175 S.F.  
CHANDLER BLVD = 11,775 S.F.  
TOTAL = 21,950 S.F.  
V = 0.712 (AC)  
VOLUME REQUIRED = 13,359 CU. FT.  
ADDITIONAL VOLUME REQUIRED = 13,359 X 1.10 = 14,695 CU. FT.  
AREA 1 = 1,934 CU. FT. BOT. EL. = DEPTH = 2.0'  
AREA 2 = 541 CU. FT. BOT. EL. = DEPTH = 2.0'  
AREA 3 = 12,237 CU. FT. 8" PIPES (318 L.F. @ 38.48 CF./L.F.)  
VOLUME PROVIDED = 14,712 CU. FT.

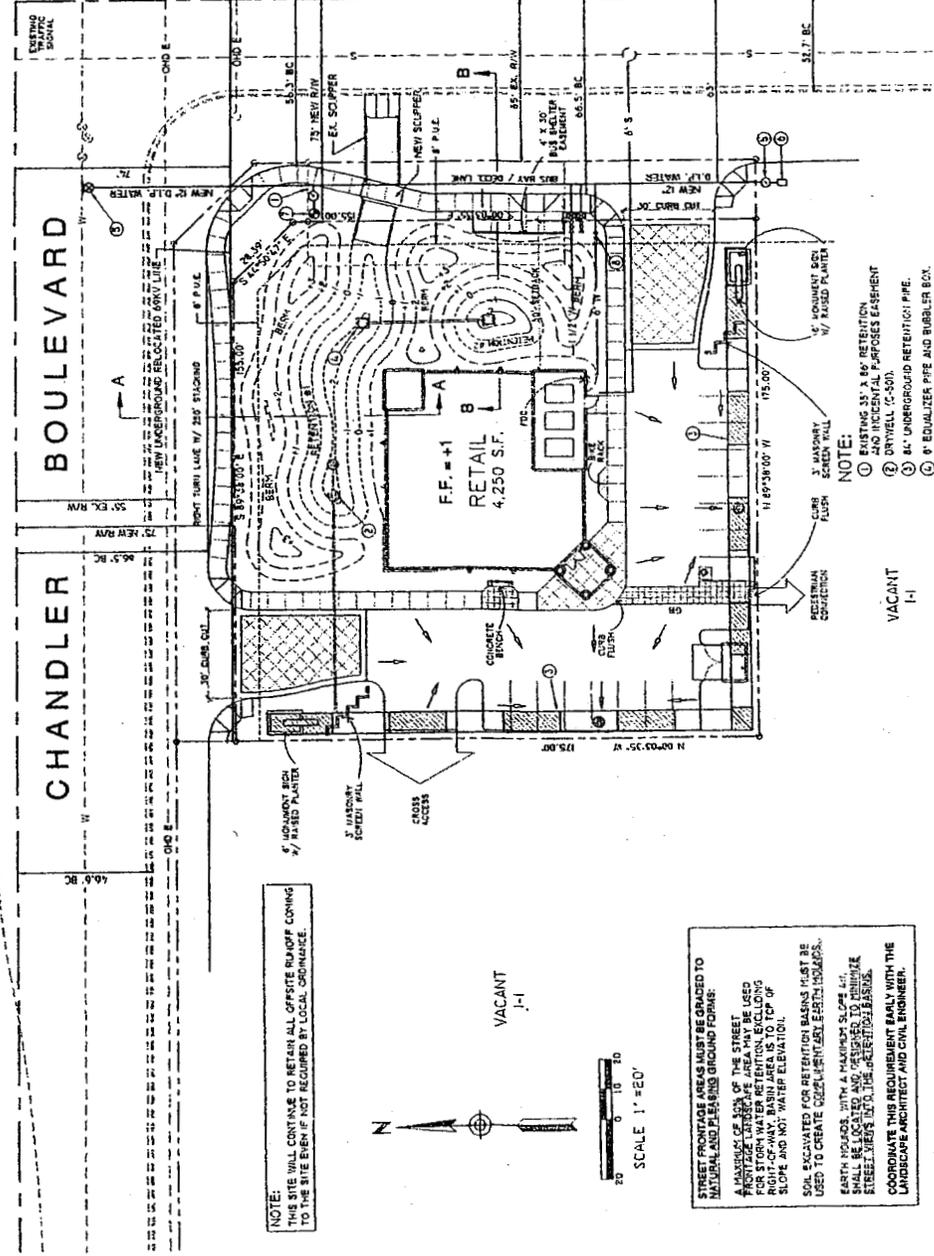
NOTE:  
STREET LIGHTS SHALL BE PROVIDED ON 65TH STREET AND CHANDLER BLVD. PER CITY REQUIREMENTS AT THE TIME OF DEVELOPMENT.

- LEGEND/ABBREVIATIONS
- TC TOP OF CURB
  - CO CONCRETE
  - OR ORDN
  - ST STOREY GRADE
  - FF FINISHED FLOOR ELEVATION
  - FL FINISHED LEVEL
  - CE CENTERLINE
  - EX EXIST.
  - NEW NEW
  - CON CONCRETE PIPE
  - SM SANITARY MANHOLE
  - EX EXISTING CURB & GUTTER
  - NEW NEW CURB
  - WATER LINE
  - TEL TELEPHONE BOX
  - HT HIGH POINT FINISHED GRADE
  - PA PAVEMENT
  - PRO PROPOSED ELEVATION
  - EX EXISTING ELEVATION
  - NEW NEW HYDRANT
  - EX EXISTING GROUND ELEVATIONS
  - EX EXISTING DRIVEWELL
  - W WATER LINE EASTMENT
  - S SLOPE
  - EL ELEVATION
  - D DRAIN
  - OV OVERHEAD ELECTRIC
  - W WATER METER
  - EX EXISTING
  - NEW NEW BACKFLOW PREVENTOR
  - NEW NEW BACKFLOW PREVENTOR
  - IR IRRIGATION CONTROL BOX
  - TR TRAFFIC SIGNAL BOX
  - GR GRADE BREAK
  - NEW NEW VALVE
  - POST POST INDICATING VALVE

EXISTING  
PAD  
GAS/CONVENIENCE

CHANDLER BOULEVARD

56TH STREET

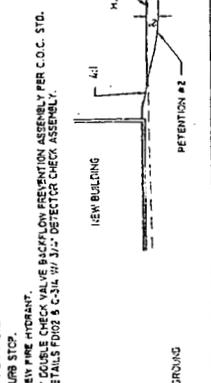
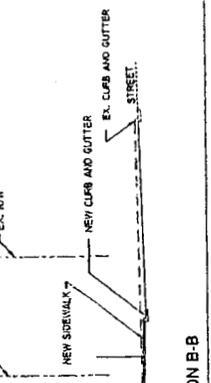


NOTE:  
THIS SITE WILL CONTINUE TO RETAIN ALL OFFSITE RUNOFF CORING TO THE SITE WHEN IF NOT REQUIRED BY LOCAL ORDINANCE.

STREET FRONTAGE AREAS MUST BE GRACED TO NATURAL AND EXISTING GROUND PROFILE.  
A HANGING SIGN OF THE STREET FRONTAGE LANDSCAPE AREA MAY BE USED TO IDENTIFY THE BUSINESS TO THE RIGHT OF WAY. BASKIN AREA IS TO TOP OF SLOPE AND NOT WATER ELEVATION.  
SOIL ACCUMULATED FOR RETENTION BASINS MUST BE USED TO CREATE COEQUENTIAL EARTH ISLANDS.  
EARTH ISLANDS WITH A MAXIMUM SLOPE OF 1:1 SHALL BE USED TO IDENTIFY THE BUSINESS TO THE RIGHT OF WAY.  
COORDINATE THIS REQUIREMENT EARLY WITH THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.



NOTE:  
1 EXISTING 36" X 60" RETENTION AND INCIDENTAL PURPOSES EASEMENT  
2 DRIVEWELL (C-500)  
3 8" UNDERGROUND RETENTION PIPE  
4 EQUALIZER PIPE AND BUBBLER BOX  
5 WATER VALVE  
6 CURB STOP  
7 NEW FINE HYDRANT  
8 DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER C.O.C. STD.  
9 DETAILS FOR 202 & C-316 W/ 3/4" DETECTOR CHECK ASSEMBLY.



SECTION B-B

SECTION A-A





Commercial Real Estate  
Planning, Design &  
Construction Services

P.O. Box 9157  
Scottsdale, AZ 85252  
Tel: 480-836-1880  
Fax: 480-836-2430  
Cell: 480-720-3000  
E-mail:  
jamiecoverdale@jcwast.net

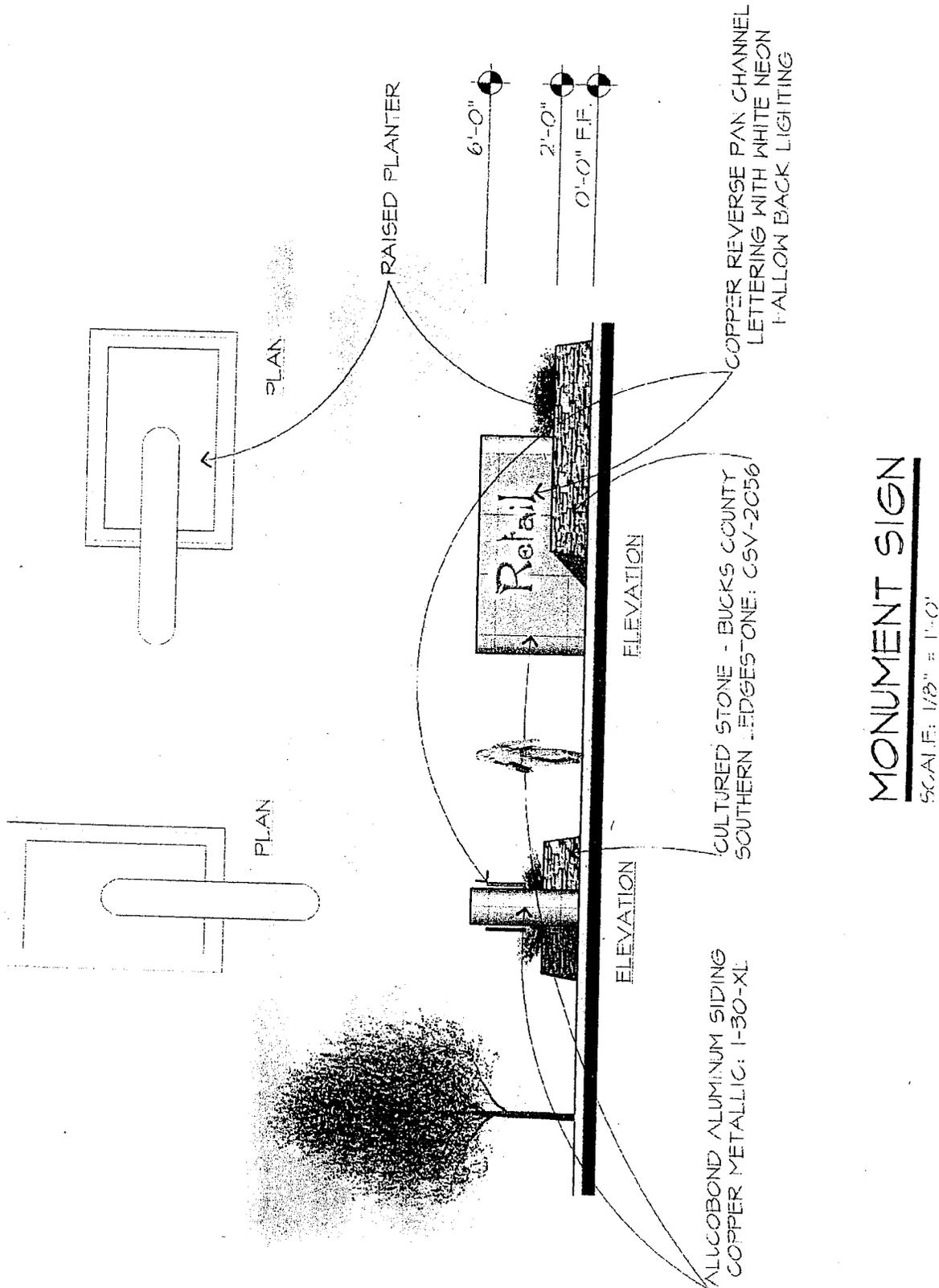
JURISDICTIONS REVISION RECORD

NO.	DATE	DESCRIPTION



DANCHO BROTHERS  
SVC BOTH OFFICE &  
CHANDLER BOULEVARD  
CHANDLER, ARIZONA

Date:	3-12-02
Scale:	1/8" = 1'-0"
Sheet:	SIGN
Job:	A0001

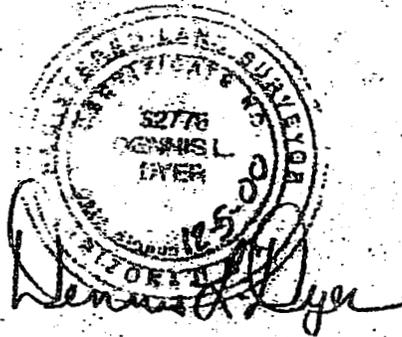


**MONUMENT SIGN**  
SCALE: 1/8" = 1'-0"

# LEGAL DESCRIPTION

NO. 226-948-1313724

The North 250 feet of the East 250 feet of the Northeast quarter of Section 32, Township 1 South, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.



**WECKERLY & ASSOCIATES**  
**SURVEYORS—ENGINEERS**

337 N. ARIZONA AVENUE  
CHANDLER, ARIZONA  
480-963-6481