

#12  
FEB 14 2008



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

**MEMORANDUM                      Planning and Development – CC Memo No. 08-010**

**DATE:**            JANUARY 15, 2008

**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:**            BILL DERMODY, SENIOR CITY PLANNER

**SUBJECT:**        DVR07-0040 SSB PRICE ROAD  
                     Introduction and tentative adoption of Ordinance No. 4015

**Request:**           Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) zoning with Preliminary Development Plan (PDP) approval for two office/light industrial buildings

**Location:**           North and east of the northeast corner of Germann and Price Roads, surrounding the Americredit property

**Applicant:**           Balmer Architectural Group

**Owner:**            Sun State Builders

**Project Info:**       Two, two-story buildings totaling approximately 255,000 square feet on 22 acres

**RECOMMENDATION**

Planning Commission and Staff, finding consistency with the General Plan, recommend approval of the Preliminary Development Plan subject to conditions.

**BACKGROUND**

The application requests Rezoning and Preliminary Development Plan (PDP) approval for two, two-story office/light industrial buildings and associated site improvements. The property is located near the northeast corner of Price and Germann Roads within the South Price Road Campus Employment Corridor as designated in the General Plan. The subject site completes the

approximately 40-acre contiguous development that commenced with the Americredit project on the corner of Price and Germann Roads approved in 2002.

The adjacent Americredit project established the general site layout and circulation patterns, including a dramatic curved driveway from Price Road that terminates at a landscaped island in front of the subject request's Building One. Building Two, located in the southeastern portion of the site, completes the campus and is adjacent to the driveway from Germann Road. Ancillary site access is also provided through three driveways from Ellis Street to the east, each offset from existing streets across Ellis Street, and a new driveway along the northern end of the Price Road frontage. Pedestrian connections via textured crosswalks are provided from the buildings out to the sidewalks along Price and Germann Roads. The site meets Commercial Design Standards for site features and landscaping, including several pedestrian seating areas adjacent to the buildings.

Building One is 136,193 square feet and Building Two is 118,879 square feet in size. Both buildings are intended for single-tenant research and development uses that will primarily occupy office spaces, but will also utilize some amount of light industrial space as market demand warrants. The flex nature of the uses is accounted for in the site plan with certain portions of the parking fields adjacent to the buildings designated for potential conversion to truck docking.

The project exceeds Code parking requirements with 1,292 spaces provided compared to a requirement of 1,274 spaces, assuming that the buildings are occupied as 100% office. Any change of office to light industrial uses would result in both a loss of spaces to accommodate truck docks and an associated reduction in parking need.

Both buildings utilize multi-colored concrete tilt-panel construction with generous glass and steel elements to create a modern professional appearance. Bold vertical elements, in the form of darker colored tilt-panels that protrude from and tower above the main façade, provide substantial visual interest. Horizontal and vertical variation are further provided through curved and stepped façades and through varied material masses, including glass-heavy main entries.

The project provides Code-required landscaping throughout the site that draws on the neighboring development's existing landscape palette featuring Sissoo and Chinese Pistache along the street frontages. The project also utilizes Palo Verde throughout the site and a cluster of three Date Palms at the main Price Road entrance to mirror an existing pattern south of the driveway. A generous 100' bermed landscape buffer is provided along the Price Road frontage that continues the established pattern in the South Price Road Campus Employment Corridor and contributes to the desired employment campus atmosphere. The project also provides an attractive bermed landscape area near the site's northeastern end, adjacent to the neighboring single-family neighborhood.

The application requests building signage approval as part of this development in the form of individually mounted, internally lit pan-channel letters in specified envelopes as shown in the

Development Booklet. No monument signage is requested. A recommended condition would prohibit building signage on the western face of Building One.

The applicant will apply for building permits after securing tenants. The applicant is actively marketing the property to potential tenants at this time.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 4, 2007 at the Downtown Community Center. Four neighbors attended with several concerns: truck traffic/noise, light glare (currently an issue with Americredit), and building height. The neighbors were told that light fixtures would be shielded and that the buildings are two-story (not three-story as feared). Also, the developer agreed to enhance the landscaping east of Building Two along Ellis Street—enhanced landscaping is reflected in the Development Booklet.
- At the time of this writing, Staff is not aware of any opposition to the request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

Planning Commission added Conditions Nos. 12, 13, 14, and 15 to improve the corporate campus look by eliminating certain signage, to improve screening from the adjacent neighborhood, to improve the safety of internal traffic flow, and to add art features to the project in the spirit of the anticipated Council action regarding art in commercial developments.

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR07-0040 SSB PRICE ROAD subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled “SSB Price Road”, kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0040, except as modified by condition herein.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City’s adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).

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(s) 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. Construction shall commence above foundation walls within three (3) 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.
8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. 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.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to

provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the subject development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. 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.
12. There shall be no building signage on the western face of Building One.
13. Landscaping and/or decorative walls shall be added east of the Building Two trucking area to provide adequate screening from the adjacent neighborhood.
14. Pending Fire Marshall approval, Building Two shall be moved south to further offset the cross aisles along the main drive.
15. The applicant shall work with Staff to incorporate art features within the development.

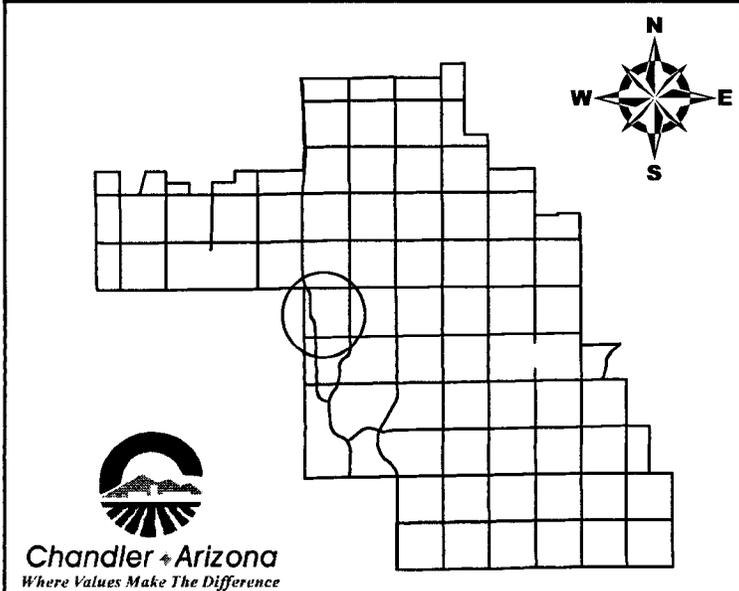
**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4015 approving Planned Area Development zoning and Preliminary Development Plan in case DVR07-0040 SSB PRICE ROAD subject to the conditions recommended by Planning Commission and Staff.

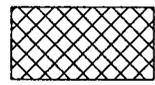
**Attachments**

1. Vicinity Map
2. Development Booklet
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Sign Plan
7. Ordinance No. 4015





**Vicinity Map**



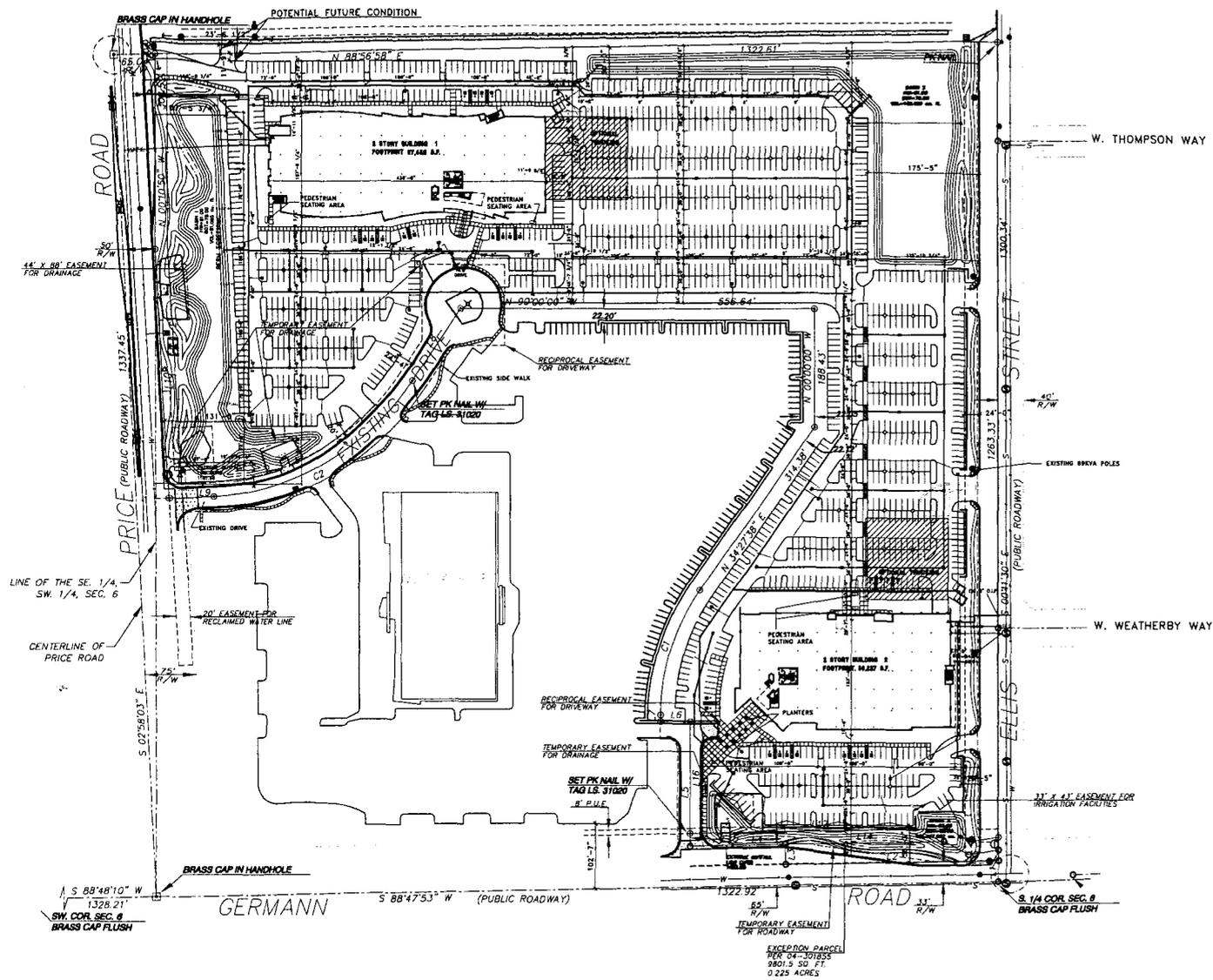
**DVR07-0040**

**SSB Price Road**



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

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**MASTER SITE PLAN**  
SCALE: 1" = 80'-0"

**LEGAL DESCRIPTION**

TRACK A, PRICE AND GERMANN PROFESSIONAL CENTER, ACCORDING TO PLAT RECORDED AT BOOK 719 OF MAPS, PAGE 47, OFFICE OF THE MARICOPA COUNTY RECORDER, ARIZONA:

EXCEPTING THEREFROM ANY PART THEREOF CONVEYED TO THE UNITED STATES OF AMERICA BY GENERAL WARRANTY DEED DATED AUGUST 15, 2003 AND RECORDED MARCH 24, 2004 AS DOCUMENT NO. 2004-0301855, OFFICE OF THE MARICOPA COUNTY RECORDER, ARIZONA.

ASSESSORS PARCEL NUMBER: 303-25-575-A

**MASTER PROJECT DATA:**

|                      |                           |
|----------------------|---------------------------|
| SITE AREA:           | 953,125 S.F. -- 21.88 AC. |
| BUILDING 1           |                           |
| GROSS BUILDING AREA: | 135,792 S.F.              |
| NET BUILDING AREA:   | 134,577 S.F.              |
| BUILDING 2           |                           |
| GROSS BUILDING AREA: | 118,965 S.F.              |
| NET BUILDING AREA:   | 118,454 S.F.              |
| PARKING REQUIRED:    |                           |
| BUILDING 1           |                           |
| REQUIRED:            | 135,782 @ (5/1000)        |
| PROVIDED:            | 679 SPACES                |
| BUILDING 2           |                           |
| REQUIRED:            | 118,965 @ (5/1000)        |
| PROVIDED:            | 595 SPACES                |
| TOTAL:               |                           |
| REQUIRED:            | 1274 SPACES               |
| PROVIDED:            | 1292 SPACES               |
| ACCESSIBLE:          | 1305 x .02 = 27 SPACES    |
| LOT COVERAGE:        | 255,072/953,125 = 27%     |

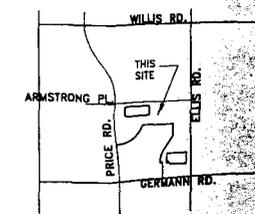
**PROJECT TEAM:**

**DEVELOPER:**  
SUN STATE BUILDERS  
MICHAEL FORST  
1150 W WASHINGTON ST., SUITE 120  
TEMPE, AZ. 85281  
(480) 894-1286

**ARCHITECT**  
BALMER ARCHITECTURAL GROUP  
WESLEY R. BALMER 11903  
2425 E. CAMELBACK RD. SUITE 775  
PHOENIX, AZ 85016  
TEL: 602-954-8718  
FAX: 602-468-9680

**LANDSCAPE ARCHITECT:**  
T.J. MCDUJEN & ASSOC.  
ANNE FLANNIGAN  
1121 E. MISSOURI AVE  
PHOENIX, AZ 85014  
(602) 265-0320  
(602) 266-6619  
REGISTRATION (AZ) 27116

**CIVIL ENGINEER**  
COTTRELL ENGINEERING GROUP, INC.  
NATE COTTRELL  
2001 North 3rd Street, Suite 206  
PHOENIX, AZ 85004  
TEL: 602-307-5281  
FAX: 602-307-5361



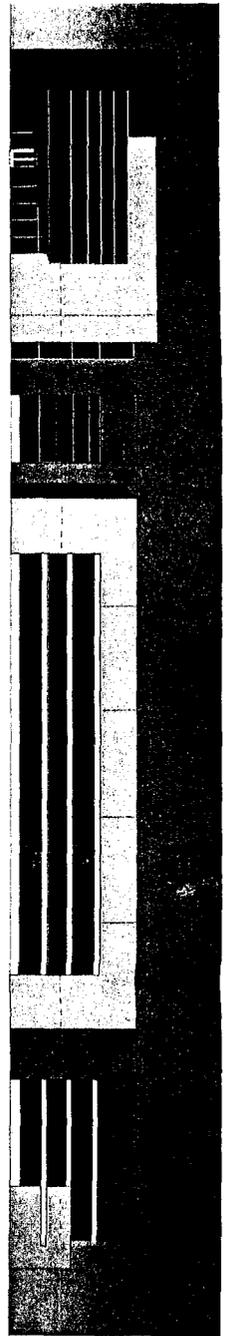
**VICINITY MAP**

**SSB PRICE ROAD  
PRICE ROAD & GERMANN ROAD  
SITE PLAN**

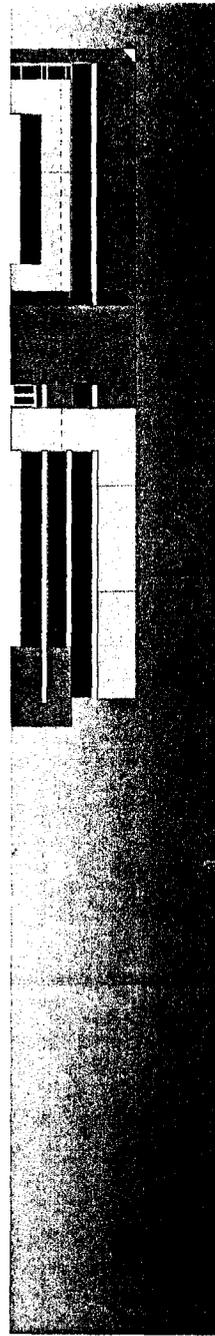
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**balmer  
architectural  
group**

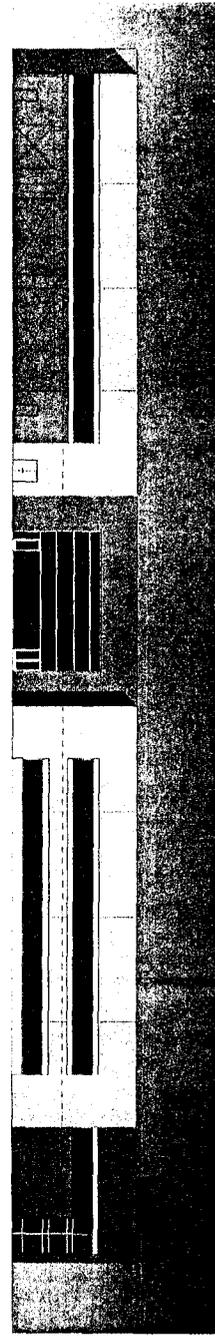




SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

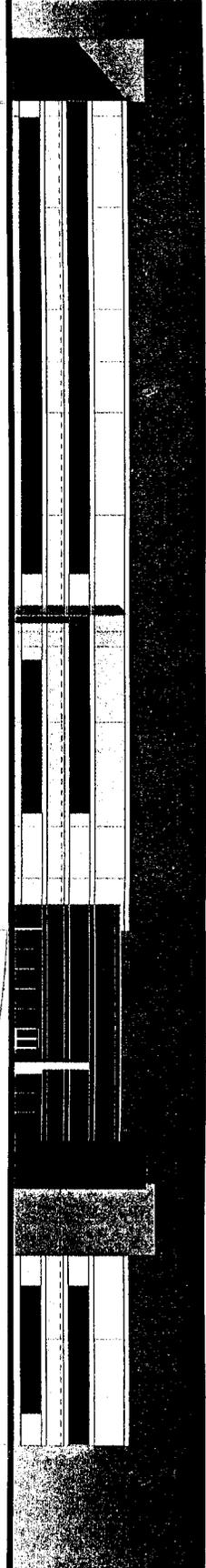
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SSB PRICE ROAD  
BUILDING 2 - ELEVATIONS

A201  
280022  
01/MARCH/07



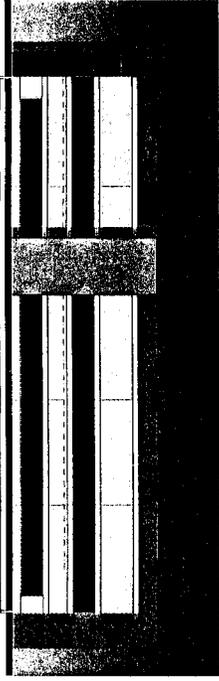
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Project: SSB Price Road  
Drawing: ELEVATIONS  
Scale: 1/8" = 1'-0"  
Author: [illegible]  
Checked: [illegible]  
Date: 10/15/2011



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

PARTIAL PLAN



EAST ELEVATION

SCALE: 1/8" = 1'-0"

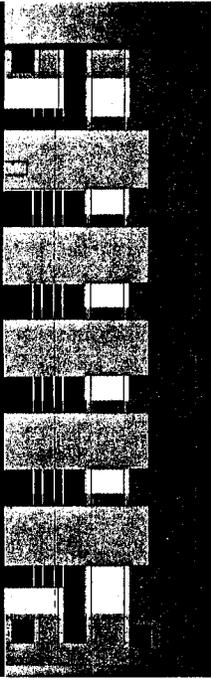
PARTIAL PLAN



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PARTIAL PLAN



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PARTIAL PLAN

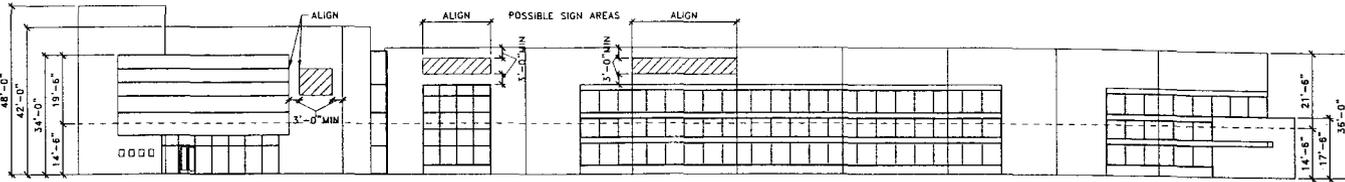
# SSB PRICE ROAD

BUILDING 1 - ELEVATIONS

A201  
REVISED  
07/14/2011

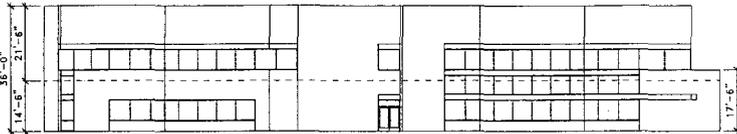


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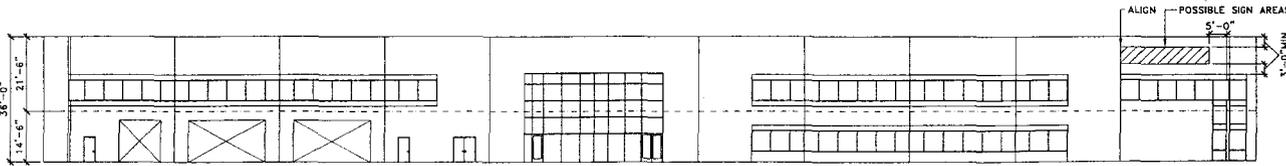
**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"



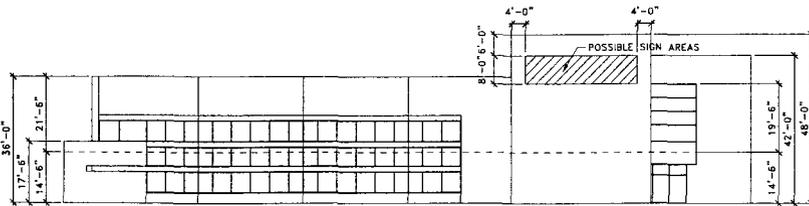
**EAST ELEVATION**

SCALE: 1/16" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**WEST ELEVATION**

SCALE: 1/16" = 1'-0"

**SINAGE NOTES**

1. ALL SIGNS SHALL MEET CITY CODES
2. ALL SIGNS SHALL BE REVERSE PAN CHANNEL LETTERS
3. LETTERS SHALL BE A MAXIMUM OF 6" DEEP
4. LIGHTING MAY BE INTERNAL ILLUMINATED OR NON-ILLUMINATED
5. NO CABINET SIGNAGE ALLOWED
6. MATERIALS MAY BE ALUMINUM AND/OR PLASTIC
7. COLORS MAY BE CORPORATE COLORS
8. LOGOS ALLOWED BUT SHALL NOT EXCEED 25% OF SIGN AREAS
9. NO RACEWAYS ALLOWED
10. NO FLASHING SIGNAGE ALLOWED

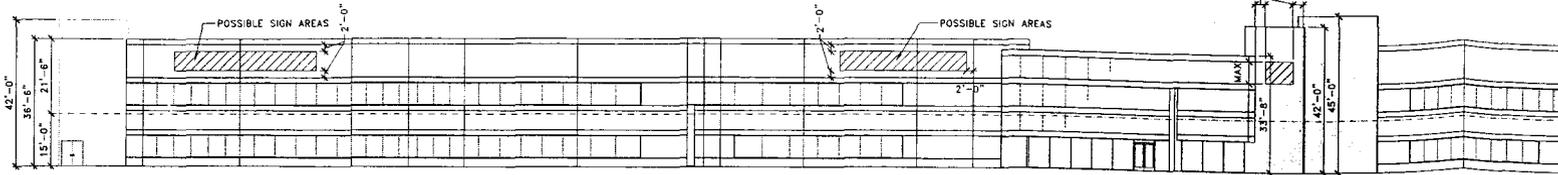
**SSB PRICE ROAD**  
**PRICE RD. & GERMANN RD., CHANDLER, AZ**  
 BUILDING 2 - SIGN SPECIFICATIONS

**A202**  
 28022  
 15OCT07



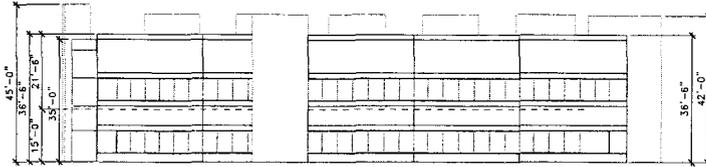
# Sign Plan

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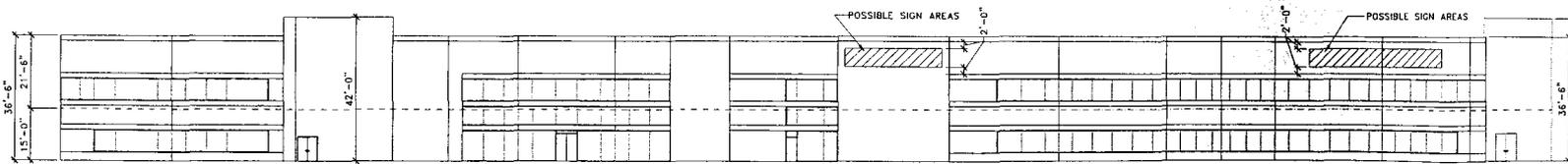
## SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



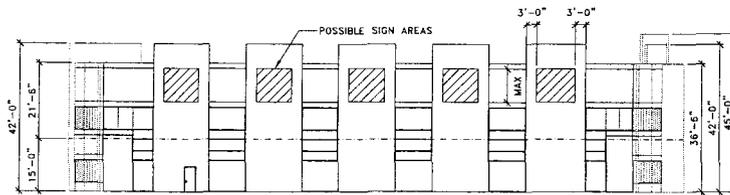
## EAST ELEVATION

SCALE: 1/16" = 1'-0"



## NORTH ELEVATION

SCALE: 1/16" = 1'-0"



## WEST ELEVATION

SCALE: 1/16" = 1'-0"

### SINAGE NOTES

1. ALL SIGNS SHALL MEET CITY CODES
2. ALL SIGNS SHALL BE REVERSE PAN CHANNEL LETTERS
3. LETTERS SHALL BE A MAXIMUM OF 6" DEEP
4. LIGHTING MAY BE INTERNAL ILLUMINATED OR NON-ILLUMINATED
5. NO CABINET SIGNAGE ALLOWED
6. MATERIALS MAY BE ALUMINUM AND/OR PLASTIC
7. COLORS MAY BE CORPORATE COLORS
8. LOGOS ALLOWED BUT SHALL NOT EXCEED 25% OF SIGN AREAS
9. NO RACEWAYS ALLOWED
10. NO FLASHING SIGNAGE ALLOWED

SSB PRICE ROAD  
PRICE RD. & GERMAN RD., CHANDLER, AZ  
BUILDING 1 - SIGN SPECIFICATIONS

A202  
200202  
15OCT07

palmer  
architectural  
group  
inc

**ORDINANCE NO. 4015**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL DISTRICT (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR07-0040 SSB PRICE ROAD) 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 Agricultural District (AG-1) to Planned Area Development (PAD) subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "SSB Price Road", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0040, except as modified by condition herein.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
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(s) 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. Construction shall commence above foundation walls within three (3) 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.
8. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
9. 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.
10. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made

against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the subject development shall use treated effluent to maintain open space, common areas, and landscape tracts.

11. 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.
12. There shall be no building signage on the western face of Building One.
13. Landscaping and/or decorative walls shall be added east of the Building Two trucking area to provide adequate screening from the adjacent neighborhood.
14. Pending Fire Marshall approval, Building Two shall be moved south to further offset the cross aisles along the main drive.
15. The applicant shall work with Staff to incorporate art features within the development.

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 \_\_\_\_\_, 2008.

ATTEST:

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CITY CLERK

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MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_,  
2008.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4015 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2008, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *ZAB*

PUBLISHED:

## LEGAL DESCRIPTION

TRACK A, PRICE AND GERMANN PROFESSIONAL CENTER, ACCORDING TO PLAT RECORDED AT BOOK 719 OF MAPS, PAGE 47, OFFICE OF THE MARICOPA COUNTY RECORDER, ARIZONA:

EXCEPTING THEREFROM ANY PART THEREOF CONVEYED TO THE UNITED STATES OF AMERICA BY GENERAL WARRANTY DEED DATED AUGUST 15, 2003 AND RECORDED MARCH 24, 2004 AS DOCUMENT NO. 2004-0301855, OFFICE OF THE MARICOPA COUNTY RECORDER, ARIZONA

APN:

303-25-575-A