

#21  
FEB 28 2008



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

**MEMORANDUM                      Planning and Development – CC Memo No. 08-037**

**DATE:**                      FEBRUARY 11, 2008

**TO:**                              MAYOR AND CITY COUNCIL

**THRU:**                      W. MARK PENTZ, CITY MANAGER *WMP*  
   DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR *DB*  
   JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR  
   BOB WEWORSKI, PLANNING MANAGER *BW*

**FROM:**                      KEVIN MAYO, PRINCIPAL PLANNER *KM*

**SUBJECT:**                  PDP07-0032 POLLACK CHABAD CENTER

**Request:**                  Preliminary Development Plan (PDP) Amendment approval for site layout and building architecture for a Synagogue facility

**Location:**                South of the southeast corner of Ray and McClintock Roads

**Applicant:**              Nate Rogers  
   REA Architects

**Project Info:**          Approximately 2.3-acre site, 13,000 square-foot building area, 3,500 square-foot sanctuary

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and the approved Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) Amendment subject to conditions.

**BACKGROUND**

The subject site is located south of the southeast corner of Ray and McClintock Roads, adjacent to and part of the McRay Plaza. The site received conceptual PAD zoning for commercial uses in 1987, as Phase II of the entire corner shopping center. The development of Phase II never occurred. The property is bordered to the north by the rear of the shopping center and a recently constructed day-care facility (Tutor Time), and to the south and east by the existing residential

neighborhood, Golden Keys East. West of Ray Road is the residential neighborhood Park Promenade.

The subject site received PDP approval for a Synagogue facility in February 2006. The approval included a building with a very stylized modernistic architectural theme consisting of varying geometric angular building forms constructed primarily of integral color split-face concrete block. Following Council's approval, the owner, through space planning, determined the approved design was not practical or efficient for the intended use. The PDP amendment request seeks to revise the building design to a Mediterranean architectural style that more closely relates to the adjacent residential homes, as well as provides a more efficient use of the interior space. For all intents and purposes, the site plan remains the same.

The proposal includes a single-story Jewish Synagogue building. The synagogue will be used as a place of worship and a religious institution. The applicant anticipates the center utilizing a small portion for day care, with adult education classes occurring in the evening. The building is located within a landscape setting along McClintock Drive at the site's northwest corner. This provides the maximum separation between the proposed building and the existing residential homes. The proposed development provides the required dissimilar land-use buffer consisting of 24-inch box screen trees planted every 20-feet on-center.

The 99 provided parking spaces comply with Code and are located surrounding the building's south and east sides. A single point of access is provided along McClintock Drive, with a secondary access point provided at the site's northeast corner that connects to a drive isle provided by the Tutor Time facility.

The Mediterranean styled building includes stucco walls accented by a split-faced block wainscot. Decorative cast-concrete columns highlight the covered shade canopy adjacent to the sanctuary. Multiple sloped tiled-roof elements are utilized throughout that significantly break up the building massing while providing a complimentary residential scale. Finally, multiple outdoor pedestrian patio areas are provided that include trellis elements and shade trees. Building mounted signage is proposed as individual mounted reverse pan-channel halo-illuminated lettering. A single freestanding monument sign is proposed. The sign includes materials and architectural elements found upon the building, and utilizes routed push-through acrylic lettering.

Staff supports the requested PDP Amendment finding the proposed architectural style continuing to represent a quality design. The site plan has remained basically unchanged and provides the maximum separation from the adjacent residential homes as well as an attractive street scene from McClintock Drive. While Staff supported the previous design, Staff finds the proposed amendment more closely relates to the adjacent residential neighborhood. The applicant has represented to Staff the intention to submit working drawings immediately following Council approval.

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

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

- Notices were mailed to all property owners within a 600' radius and all registered neighborhoods within ¼ mile radius.
- A legal notice was advertised in the newspaper.
- A double-sided orange 4' x 8' public hearing sign was posted on the property.
- A neighborhood meeting was held on January 8, 2008. One neighbor attended the meeting. No opposition to the request was received.

At the time of this writing, Staff has received no phone calls or letter from residents opposed to this application.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 6    Opposed: 0    Conflict: 1 (Flanders)

### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan Amendment subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 1909, in case Z87-156 RAY & MCCLINTOCK.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Pollack Chabad Center for Jewish Life" kept on file in the City of Chandler Current Planning Division, in file number PDP07-0032 POLLACK CHABAD CENTER, except as modified by condition herein.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. 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.
6. The landscaping along McClintock Drive shall comply with the Commercial Design Standards.
7. 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.

8. The applicant shall work with Staff to architecturally integrate the monument sign with the building, as well as provide space for community event information.
9. Building mounted signage shall be indirectly illuminated.

**PROPOSED MOTION**

Move to approve the Preliminary Development Plan Amendment in case PDP07-0032 POLLACK CHABAD CENTER subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Location Map
2. Site Plan/Landscape Plan
3. Building Elevations
4. Ordinance No. 1909
5. Development Booklet, Exhibit A

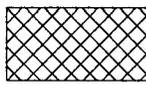
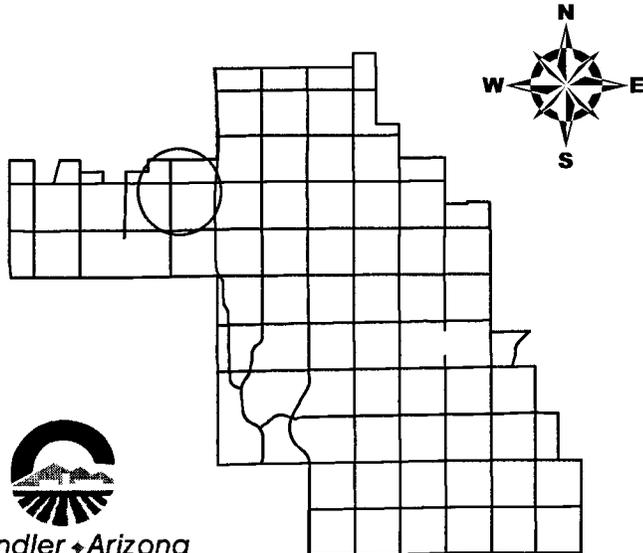


Ray Rd.

McClintock Dr.

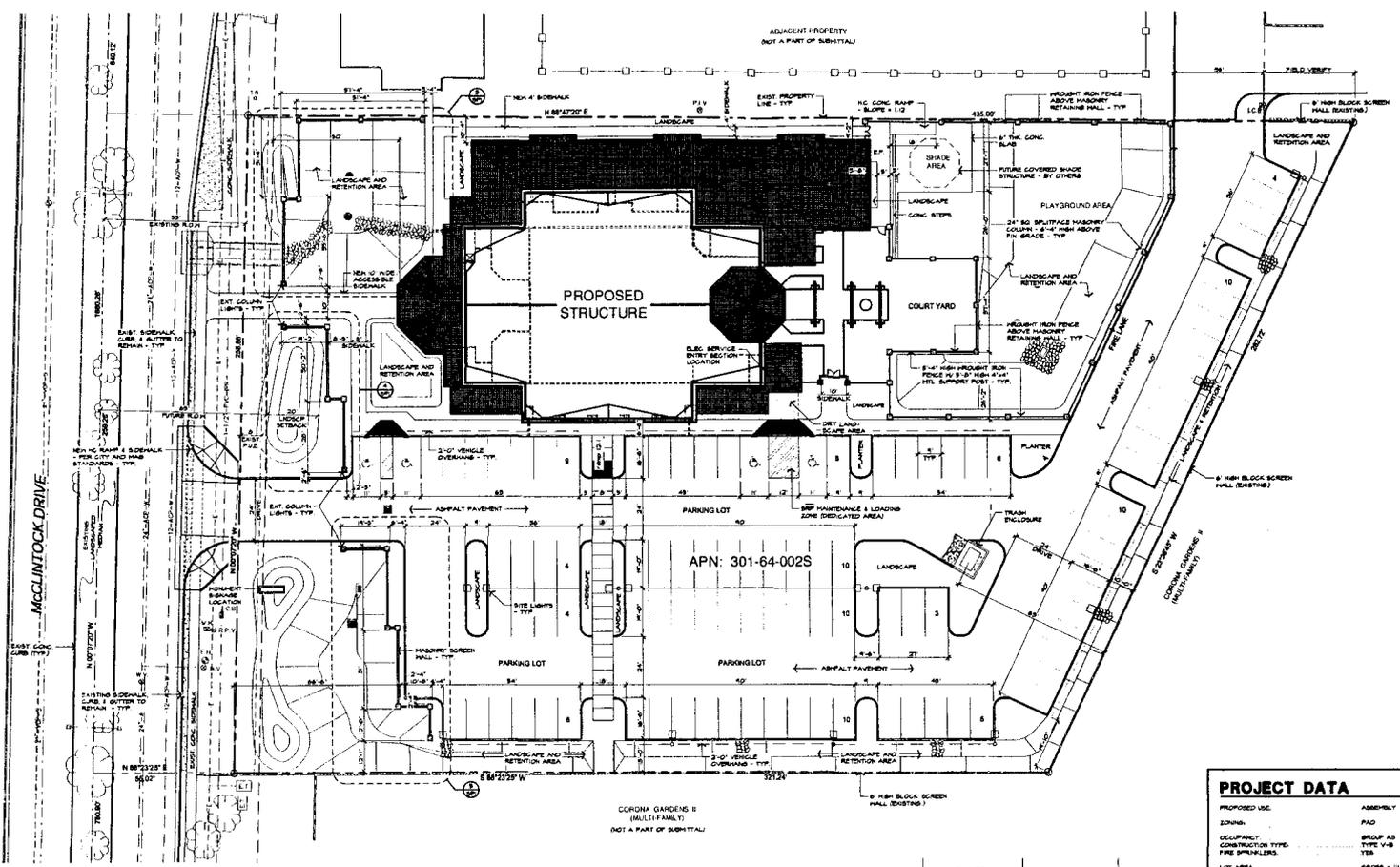
Project Site

**Vicinity Map**



PDP07-0032

**Pollack Chabad Center**



**PROPOSED SITE PLAN**

SCALE: 1" = 20'



**VICINITY MAP**

PROJECT DATA	
PROPOSED USE:	ASSEMBLY
ZONING:	PAD
OCCUPANCY:	GROUP AS
CONSTRUCTION TYPE:	TYPE V-B
FIRE SPRAWLING:	YES
LOT AREA:	68066 ± 11381 SF / 236 ACRES NET ± 44124 SF / 1318 ACRES
<b>BUILDING AREA (ALL Categories)</b>	
BUILDING:	52000 SF
NET BUILDING AREA:	52000 SF
BUILDING HEIGHT:	30' HIGH / ONE STORY
<b>LOT COVERAGE CALCULATIONS (20.0% AREA / LOT AREA)</b>	
LOT COVERAGE:	52000 / 44124 = 118%
<b>CITY OF CHANDLER PARKING CALCULATIONS</b>	
SANCTUARY AREA:	8340 SF (8340 Area)
SANCTUARY AREA:	2488 SF (2488 Area)
NET SANCTUARY AREA / OCC. LOAD:	2488 SF / 71 = 35 (OCC. Load)
OCC. LOAD / (1) CAR PER (4) SEATS:	35 / 4 = 8.75 (Required)
TOTAL PARKING REQUIRED:	87 SPACES
TOTAL COVERAGE PROVIDED:	16 SPACES
NET PARKING PROVIDED:	2 SPACES
BIKE RACK:	1 RACK / 18 BIKES
ACCESSIBLE PARKING REQ.:	16 OF TOTAL 24 x 84' ± 4.0 HC SPACES

CORONA GARDENS B  
(MULTI-FAMILY)  
(NOT A PART OF SUBMITTAL)

PROFESSIONAL LANDSCAPE ARCHITECTURE, PLANNING, DEVELOPMENT AND IRRIGATION SERVICES  
 MICHAEL A. POLLACK & ASSOCIATES  
 3114 N. Central Avenue, Suite 200  
 Phoenix, AZ 85018  
 Phone: 602.954.1111  
 Fax: 602.954.1111  
 Website: www.mpa.com



**Michael A. Pollack**  
 REAL ESTATE INVESTMENTS  
 POLLACK CHANDLER CENTER  
 875 N. McClintonck Drive  
 Chandler, Arizona

REVISIONS	
▲	01.24.08
▲	01.24.08
▲	01.24.08
▲	01.24.08

CAO DWG.:	CHECKED:
NR	FILE
SUBMITTAL:	
POP 3.0-064	
DATE:	01.24.08
SHEET TITLE:	Site Plan
JOB NUMBER:	07-22
SHEET:	SP.0



**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/27/07	ISSUED FOR PERMITS
2		
3		
4		
5		

**DATE:** 11/27/07  
**SHEET TITLE:** Exterior Elevations  
**JOB NUMBER:** 07-22  
**SHEET:** A2.0

**Michael & Pollack**  
**REAL ESTATE INVESTMENTS**  
 POLLOCK CHABAD CENTER  
 875 N. McMillan Drive  
 Chandler, Arizona

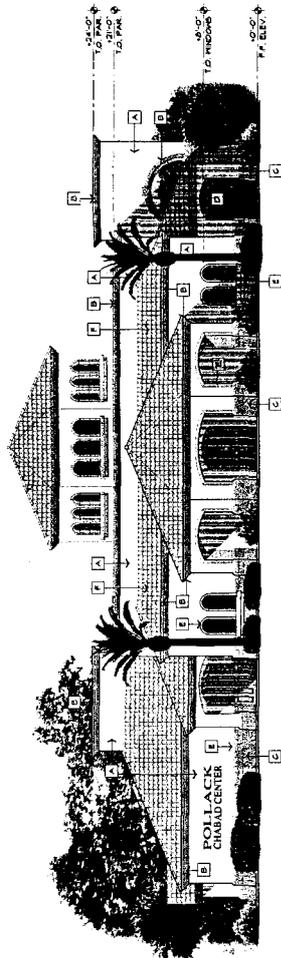
**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/27/07	ISSUED FOR PERMITS
2		
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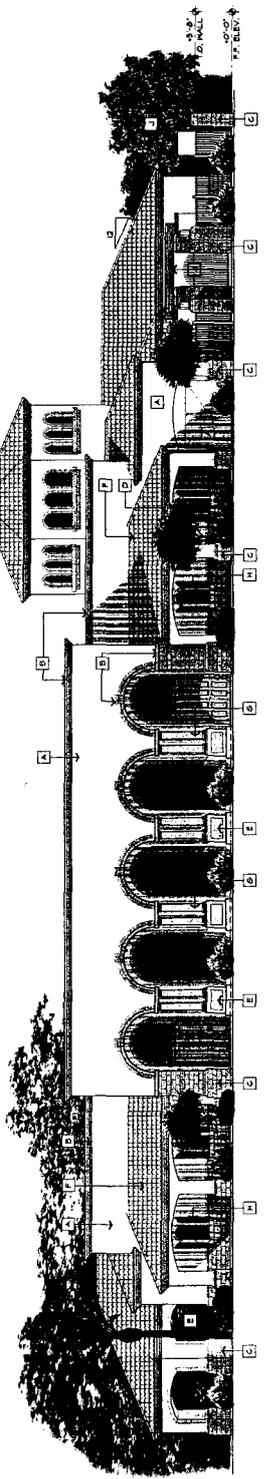
**DATE:** 11/27/07  
**SHEET TITLE:** Exterior Elevations  
**JOB NUMBER:** 07-22  
**SHEET:** A2.0

**EXTERIOR FINISH SCHEDULE**

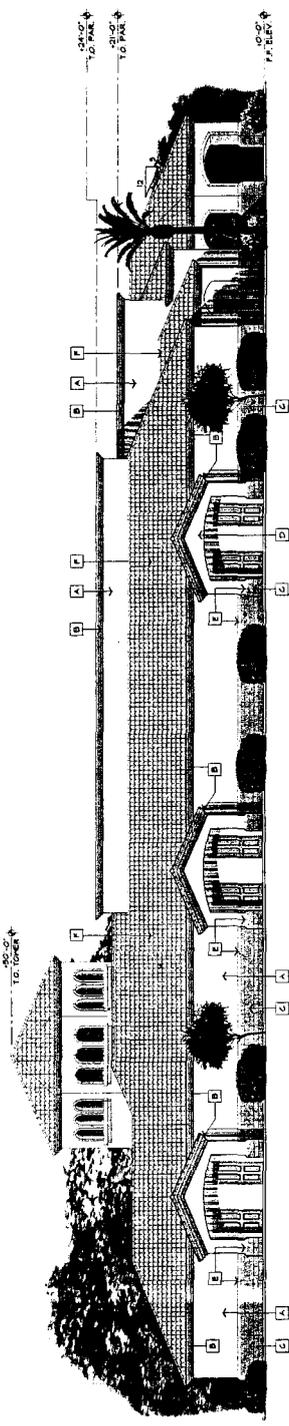
NO.	MATERIAL / REMARKS	COLOR / FINISH
A	STUCCO BODY COLOR	DAN EDWARDS
B	STUCCO TRIM COLOR ON FORM DETAILING	VANILLA BLUSH DE BOH
C	MULTI-PHASE MAJORITY PLUMB & HANGCOB	DAN EDWARDS
D	STUCCO FINISH ON WOOD FRAME ARCH	ROSE BRIDE DE BOH
E	PRE-CAST CONCRETE TRIM	DAN EDWARDS
F	CONC. TILE ROOFING	ARTISONE DESIGN
G	PRE-CAST COLUMN	ARTISONE DESIGN
H	WOOD WINDOW SHUTTERS	ROSE BRIDE DE BOH
I	ROUGH SAWN BEAM	ROSE BRIDE DE BOH



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

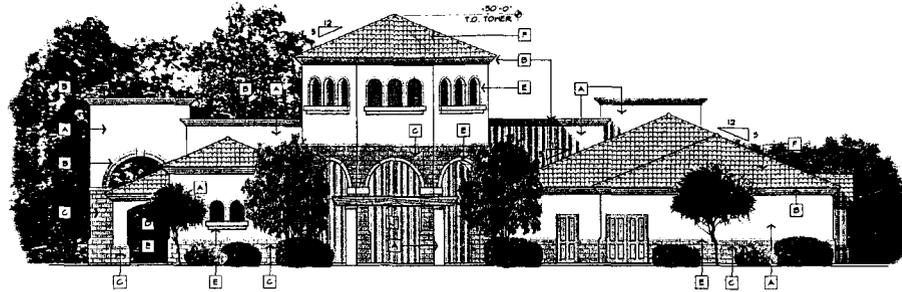


**SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



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

Pollock Chabad Center  
 Chandler, Arizona  
 REA ASSOCIATES - PHOENIX, AZ



REAR ELEVATION

SCALE

1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		
NO.	MATERIAL / REMARKS	COLOR / REMARKS
A	STUCCO BODY COLOR	DUNN EDWARDS "VANILLA BLUSH" DE 6049
B	STUCCO TRIM COLOR ON FOAM DETAILING	DUNN EDWARDS "ROSE BISQUE" DE 6081
C	SPLITFACE MASONRY PLINTH & HAIRSCOT	DUNN EDWARDS "ROSE BISQUE" DE 6081
D	STUCCO FINISH ON WOOD FRAME ARCH	DUNN EDWARDS "VANILLA BLUSH" DE 6049
E	PRE-CAST CONCRETE TRIM	ARTISTONE DESIGN "GRAY"
F	CONG. TILE ROOFING	WESTILE - SIERRA MISSION "ADOBE BLEND"
G	PRE-CAST COLUMN	ARTISTONE DESIGN TUSCAN STYLE CT-10-B "GRAY"
H	WOOD WINDOW SHUTTERS	DUNN EDWARDS "ROSE BISQUE" DE 6081
J	ROUGH SAWN BEAM	DUNN EDWARDS "ROSE BISQUE" DE 6081

MATERIAL AND COLOR BOARD					
COLOR / MATERIAL	NO.	COLOR / MATERIAL	NO.	COLOR / MATERIAL	NO.
	A	STUCCO BODY COLOR	DUNN EDWARDS "VANILLA BLUSH" DE 6049		F
	B	STUCCO TRIM COLOR ON FOAM DETAILING	DUNN EDWARDS "ROSE BISQUE" DE 6081		G
	C	SPLITFACE MASONRY PLINTH & HAIRSCOT	DUNN EDWARDS "ROSE BISQUE" DE 6081		H
	D	STUCCO FINISH ON WOOD FRAME ARCH	DUNN EDWARDS "VANILLA BLUSH" DE 6049		J
	E	PRE-CAST CONCRETE TRIM CONG.	ARTISTONE DESIGN "GRAY"		



*Michael A. Pollack*  
 REAL ESTATE INVESTMENTS  
 POLLACK CHABAD CENTER  
 875 N. MICHAEL DR  
 Chandler, Arizona

REVISIONS:	
△	08 04 2009
△	08 04 2009
△	08 04 2009
△	08 04 2009
CAD DWG. NR	CHECKED: REA
SUBMITTAL: FOR SELECTION	
DATE 11.27.07	
SHEET TITLE Exterior Elevations	
JOB NUMBER 07-22	
SHEET A2.1	

Pollack Chabad Center  
 875 N. MICHAEL DR  
 Chandler, Arizona

REA ASSOCIATES - PHOENIX, AZ

ORDINANCE NO. 1909

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 (Z87-156 RAY AND MCCLINTOCK) 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, public hearings were held by the Planning and Zoning Commission and the City Council 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:

That part of the N/W 1/4 Section 25, T-1-S; R-4-E, G&SRB&M, Maricopa County, Arizona, described as follows:

Beginning at a point on the West line of the NW 1/4 said Section 25, from which the NW corner of said Section 25 bears N0°07'20"W, a distance of 640.12 feet; run thence S0°07'20"E, along the West line of the NW 1/4 said Section 25, a distance of 259.26 feet; run thence N88°23'25"E, a distance of 376.26 feet; run thence N23°36'45"E, a distance of 282.72 feet; run thence S88°47'20"W, a distance of 490.01 feet to the point of beginning; and,

That part of the NW 1/4 Section 25, T-1-S; R-4-E, G&SRB&M, Maricopa County, Arizona, described as follows:

Beginning at the NW corner of said Section 25, run thence N88°47'20"E, along the North line of the NW 1/4 said Section 25, a distance of 1326.92 feet to the NE corner of the NW 1/4 NW 1/4 said Section 25; run thence S0°09'30"E, along the East line of the NW 1/4 NW 1/4 said Section 25, a distance of 425.07

feet; run thence S88°47'20"W, a distance of 413.39 feet; run thence S11°20'30"W, a distance of 220.27 feet; run thence S88°47'20"W, a distance of 870.01 feet to a point on the West line of the NW 1/4 said Section 25; run thence N0°07'20"W, along the West line of the NW 1/4 said Section 25, a distance of 640.12 feet to the point of beginning.

Said parcel is hereby rezoned from AG-1 to PAD subject to conditions set forth as follows:

1. Rights-of-way dedications for Ray Road, McClintock Drive, and the collector street bordering the east side of the property to achieve half-widths of 65', 55', and 30' respectively.
2. Construction of two major tenants to commence above foundation walls within two years of the ordinance effective date adopting this zoning or the zoning shall revert to AG-1.
3. Compliance with the Site Access Study recommendations.
4. Conformance with exhibits and representations for the Conceptual Plan; the gas station structure and canopy shall reflect the architecture and details of the center; the site plan shall conform to the highest quality standards.
5. Compliance with the provisions of the "Ray Road Streetscape Plan" including but not limited to tree planting and specie schedule, incorporation of low wall signage, entryway features, and earth mounding along the thoroughfare streetscape.
6. Buildings "1" and "2" on the Phase "1A" pad shall carry an equal level of architectural detail on all sides to reflect the architecture and theme of the center; all pads shall be landscaped with flora and hardscape treatments as per the Development Plan.

(Z87-156 Ray and McClintock)

NOTE: Above mentioned exhibits are on file in the Department of Planning and Development.

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

SECTION 3. The Department of Planning and Development 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 19th day of November, 1987.

ATTEST:

Carolyn Duxon DEPUTY CITY CLERK [Signature] MAYOR

PASSED AND ADOPTED by the City Council this 3rd day of December, 1987.

ATTEST:

Carolyn Duxon DEPUTY CITY CLERK [Signature] MAYOR

C E R T I F I C A T I O N

I HEREBY CERTIFY that the above and foregoing Ordinance No. 1909 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 3rd day of December, 1987, and that a quorum was present thereat.

Carolyn Duxon  
DEPUTY CITY CLERK

APPROVED AS TO FORM:

[Signature]  
CITY ATTORNEY

PUBLISHED: 12/10 & 12/17/87