



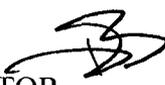
Chandler • Arizona
Where Values Make The Difference

10
MAR 13 2008

MEMORANDUM **Planning & Development - CC Memo No. 08-032b**

DATE: FEBRUARY 26, 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: ERIK SWANSON, CITY PLANNER 

SUBJECT: DVR07-0014 CHANDLER HEIGHTS RETAIL
Introduction and Tentative Adoption of Ordinance No. 4008

Request: Rezoning from Planned Area Development (PAD) to PAD Amended to allow for a fuel station and carwash, along with Preliminary Development Plan (PDP) approval for a commercial shopping center on approximately 19.5 acres

Location: Northeast corner of Chandler Heights Road and Arizona Avenue

Applicant: Paul Gilbert,
Beus Gilbert, PLLC

Project Info: Approximately 19.5 acres of retail commercial development
108,102 square feet of retail and daycare
6,340 square feet of convenience store and carwash

The request was continued from the February 14th City Council hearing to allow the applicant time to address design concerns, and to be heard by Planning Commission.

RECOMMENDATION

The request is for rezoning from PAD to PAD Amended to allow for a fuel station and carwash, along with PDP approval for a commercial shopping center on approximately 19.5 acres. Planning Commission and Staff, upon finding consistency with the General Plan, Southeast

Chandler Area Plan, Southshore Area Plan, and PAD zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the northeast corner of Chandler Heights Road and Arizona Avenue. North and east of the subject site is the approved Southshore Village single-family residential neighborhood. South, across Chandler Heights Road is vacant land zoned for commercial and multi-family residential development. West, across Arizona Avenue is the Fulton Ranch Marketplace, with a CVS Pharmacy currently being constructed at the intersection corner.

The subject site is located within the Southeast Chandler Area Plan (SECAP), and more specifically within the Southshore Area Plan. The SECAP designates the subject site as a commercial node, and major entry gateway into the City of Chandler. The SECAP is bounded by Ocotillo Road, Arizona Avenue, Hunt Highway, and Val Vista Road. Furthermore, the subject site is part of the Southshore Area Plan. The Southshore Area Plan is a more concentrated area plan and is bounded by Arizona Avenue, Ocotillo Road, Chandler Heights Road, and the Consolidated Canal. The Southshore Area Plan was approved and received PAD zoning in March 1988. Subsequently, many extensions and modifications have been provided to the area plan, with the most recent modification occurring in 2005.

In 2005, the Southshore Village development proposed an amendment to the Southshore Area Plan, changing approximately 62-acres, of which the subject site is a portion of, from multi-family residential, light industrial and commercial, to medium-density single-family residential and commercial. The commercial portion was approximately 14.6 acres, and as a result of the Area Plan amendment was increased to its current size of approximately 19.5 acres.

SITE LAYOUT

The proposal provides a variety of commercial retail uses including; approximately 38,000 square feet of general retail space, 35,326 square feet for a fitness center, 18,252 square feet for a daycare, 4,800 for a bank with a drive-thru, 10,768 square feet of restaurant space, including a drive-thru, and 6,340 for a carwash and convenience store.

The site is bounded by Chandler Heights Road and Arizona Avenue on the south and west. Substantial landscaping is provided along both frontages, with an average depth of 50-feet along Arizona Avenue, and 40-feet along Chandler Heights Road. The proposal is requesting deviation from the required 50' by 250' landscaped intersection corner by reducing the landscaping along Chandler Heights Road to an approximate depth of 40' rather than the required 50' to allow for parallel parking spaces. The applicant justifies the request by providing additional landscaping along the remainder of the frontages. Planning Commission and Staff are in support of the request of the setback deviation finding that deviation is offset with considerable landscaping along the Arizona Avenue frontage.

Access to the site is provided by a full-access drive and a right-in right-out drive along Chandler Heights Road, and a full-access drive and two right-in right-out drives along Arizona Avenue. The main drive along Arizona Avenue will provide a boulevard entry with a mixture of Desert

Museum Palo Verde trees and Date Palms flanking either side of the drive. Desert Museum Palo Verde trees will be provided within the landscape island. The boulevard drive terminates at a circular drive that provides three Date Palms as a focal point.

Five pedestrian amenity areas are provided throughout the site. The amenity areas provide a variety of seating and planter areas in landscaped settings (see page A1-2 for more details).

The northern portion of the site will include two combined retail buildings (Retail 'B' and 'C'), an inline shop space (Retail 'A'), and a proposed daycare. The inline shops and the daycare meet the required separation standards from residential zoned property. In addition, a minimum 14-foot landscape buffer is provided along the northern and eastern property lines. The central portion of the site includes a proposed fitness center (Retail 'F') with an attached retail shops space (Retail 'D'), a drive-thru along Arizona Avenue, and a restaurant pad (Retail 'J'). While the architectural detail has been provided with the PDP, no elevations are provided for the drive-thru (Retail 'K'). Since the architecture of the site been established, Retail 'K' will be reviewed administratively. A pedestrian amenity area consisting of benches and four Desert Museum Palo Verde trees is located in the parking lot between the restaurant and Retail 'F'. The southern portion of the site consists of a fuel station and carwash at the intersection corner, and two retail buildings (Retail 'G' and 'H'), with Retail 'H' being located within a landscape setting.

A large center identification sign along with a water feature is provided at the intersection corner. The height of the signage is approximately 9'-6" and approximately 58'-3" wide. The water troughs are approximately 24" inches tall and the basin approximately 15" tall. A comprehensive sign package is not included in the application and will be submitted at a later date.

The architecture is rural in character. The proposal will include a number of paint colors. Founder's Finish CMU block, smooth face CMU block, stucco, corrugated roofs, and a large color palette will provide various architectural details to the site. Additionally, eight-inch concrete lap siding, and exposed wood beams are provided on various portions of the buildings and walkways to provide an additional "rural" look. Varying parapet heights, columns, and covered walkways provide for some architectural relief. Planning Commission added a condition requiring that the building architecture include more stone to enhance the "rural" character.

DISCUSSION

The case was continued from the February 14th City Council hearing to allow the applicant time to address design concerns of the Planning Commission. Since the February 14th Council hearing the applicant has addressed the concerns of the Planning Commission, and has provided an updated development booklet with all issues addressed.

Retail 'F' does not meet the required commercial building separation from residential zoned property. The standard requires that commercial buildings be 25-feet plus one foot for every foot of building height from residential zoned property. Retail 'F' is approximately 36'-8" tall and approximately 43' from the eastern property line, in order to meet the requirement Retail 'F'

would need to be approximately 61'-8" from the eastern property line. Staff is in support for the request for deviation finding that the residential subdivision to the east of the development is providing a large landscaped area, and that no homes will be along the western property boundary where Retail 'F' is located.

In addition, Retail 'G' does not meet the intent of the Commercial Design Standard requiring that 50 percent of all individual pads be located within a landscape setting. Planning Commission and Staff are in support of the location finding that the current location and design of the Retail 'G' building provides visual interest along the Chandler Heights Road frontage, as well as provides two outdoor patio areas for future tenants.

The intersection corner does not provide the required 50 x 250 landscape setback requirement along the frontage of Chandler Heights Road. The request is to deviate by approximately 10 feet to allow for parallel parking of vehicles. Planning Commission and Staff are in support of the request finding that the proposal will be providing increased landscaping along Chandler Heights Road, and substantial landscape screening through the use of screen walls and green screens.

Planning Commission and Staff are in support of the development proposal, finding it to represent a quality addition to the southeast Chandler area.

Anticipated start of construction will be by the end of 2008.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the request was advertised in the newspaper.
- Two orange 4' by 8' public hearing signs were posted on the property.
- A neighborhood meeting was held on Thursday, June 12, 2007. No neighbors were in attendance.

At the time of this writing, Planning Commission Staff has received no telephone calls or letters of opposition to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (Gulsvig, Kelley)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, SECAP, and Southshore Area Plan recommend approval of DVR07-0014 CHANDLER HEIGHTS RETAIL, 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. 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.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. The median at the boulevard entry along Arizona Avenue shall be expanded to provide additional landscaping to the right-of-way line.
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. Development shall be in substantial conformance with Exhibit 'G', Development Booklet, entitled "THE SHOPPES AT CHANDLER HEIGHTS", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0014, except as modified by condition herein.
9. The commercial development standards shall be in accordance with the requirements of the Southeast Chandler Area Plan.
10. Landscaping shall be in compliance with current Commercial Design Standards
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The site shall be maintained in a clean and orderly manner.
13. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

14. 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.
15. 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 SHOPPES AT CHANDLER HEIGHTS development shall use treated effluent to maintain open space, common areas, and landscape tracts.

16. The parking spaces located along Chandler Heights Road, south of the gas canopy, to be parallel parking stalls, with the additional area to be landscaping.
17. Retail 'J' is approved conceptually and shall be required to be reviewed administratively.
18. Retail 'K' is approved conceptually and shall be required to be reviewed administratively.
19. Signage shall be prohibited on the northwest and southeast sides of the daycare building.
20. The applicant shall provide additional screening of on-site activities and driveway exit stacking at the drives into the carwash.

21. The applicant shall work with Staff to provide full screening of the auto lube, carwash tunnels, and drive-thru activities from arterial street view.
22. The applicant shall work with Staff to provide additional stone material on all buildings to reduce the amount of stucco.
23. The parapet cap profile of the gas canopy and fuel station to match the details found throughout the remainder of the site.
24. The convenience store entry feature utilizing a stucco and trellis feature to be clap-board siding, as found throughout the remainder of the site.
25. The truss feature found on the gas canopy and carwash canopy is to be open.
26. The truss feature found on the gas canopy and carwash canopy banding to be removed and replaced with various color features.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4008 approving DVR07-0014 CHANDLER HEIGHTS RETAIL, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Southeast Chandler Area Plan
4. Southshore Area Plan
5. Pedestrian Amenity Areas
6. Building Elevations
7. Ordinance No. 4008
8. Development Booklet, Exhibit 'H'



Chandler Heights Rd.

Arizona Ave.

Project Site

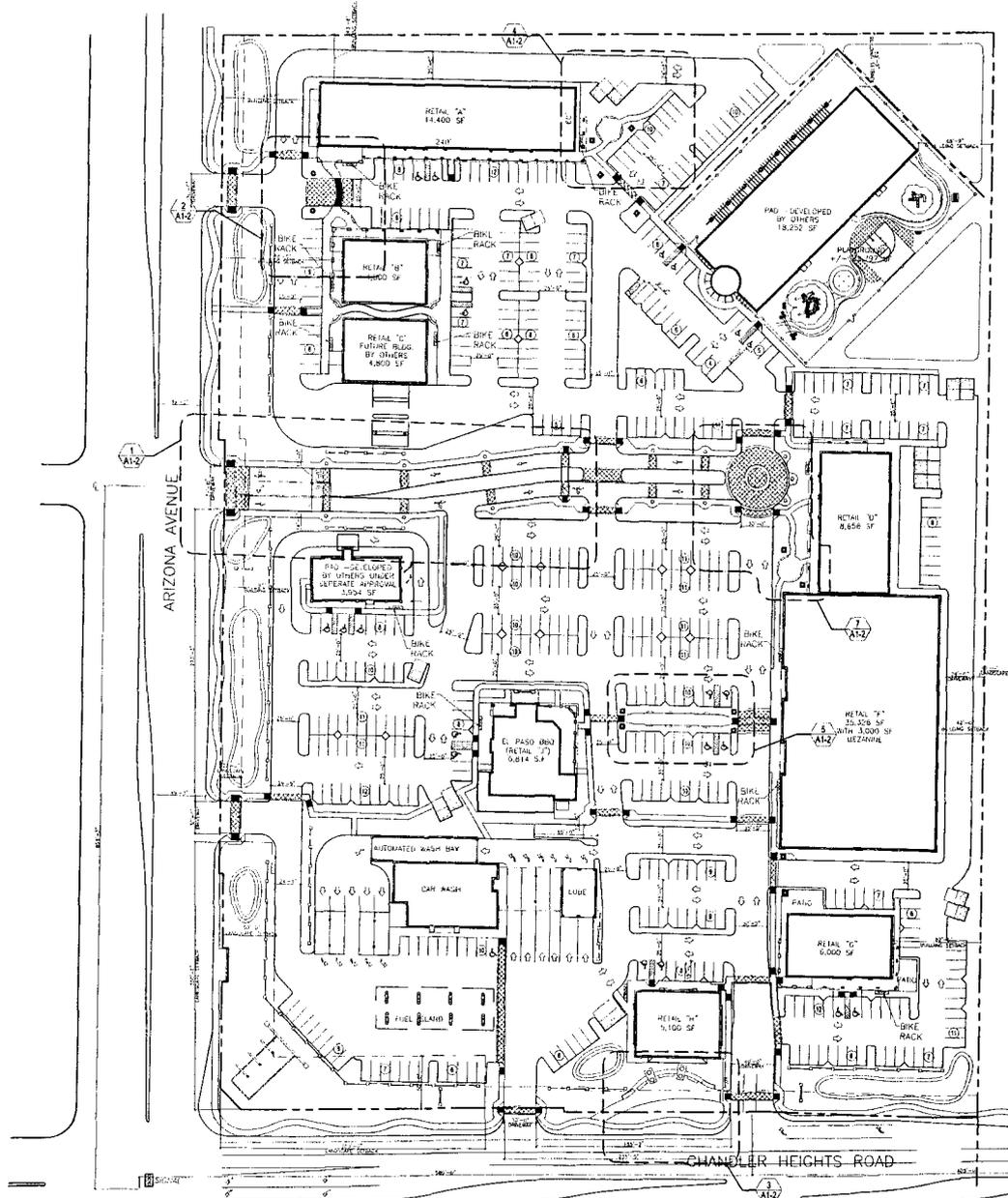
Vicinity Map



 DVR07-0014

Chandler Heights Retail





CONTACT INFO.

DEVELOPER:
GILMORE VENTURES SOUTHWEST
7025 N. SCOTTSDALE ROAD, SUITE 303
SCOTTSDALE, AZ 85253
VOICE: 602-806-0966

ARCHITECT:
T2 ARCHITECTURE GROUP, LLC
7227 N. 16TH STREET, SUITE 125
PHOENIX, AZ 85020
VOICE: 602-674-3250
REGISTRATION NO.: 30786

CIVIL:
NCL DESIGN GROUP, PLLC
11022 S. 51ST STREET, SUITE 102
PHOENIX, AZ 85044
VOICE: 480-598-0270
REGISTRATION NO.: 41809

LANDSCAPE:
GILMORE PARSONS LAND DESIGN GROUP
2211 N. 7TH STREET
PHOENIX, AZ 85006
VOICE: 602-266-5622
REGISTRATION NO.: 34188

PROJECT CALCS.

PARCEL NO.: 303-46-001-C

SITE:
GROSS ACRES: 19.57 ac
GROSS SQUARE FEET: 852,473 S.F.
NET ACRES: 16.99 ac
NET SQUARE FEET: 740,439 S.F.

CURRENT ZONING: PAD
REQUIRED ZONING: PAD WITH C-2
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: RETAIL & CARWASH

GROUP "M"
DAYCARE: GROUP I-4

BUILDING GROSS AREAS:
RETAIL "A": 14,400 S.F.
RETAIL "B": 4,800 S.F.
RETAIL "C": 4,800 S.F.
RETAIL "D": 8,656 S.F.
RETAIL "E": 35,326 S.F.
RETAIL "G": 6,000 S.F.
RETAIL "H": 5,100 S.F.
RETAIL "J": 6,814 S.F.
RETAIL "K": 3,254 S.F.
DAYCARE: 18,252 S.F.

TOTAL RETAIL & DAYCARE: 108,102 S.F.
CARWASH: 6,340 S.F.
TOTAL NET AREA COVERAGE: 114,442 S.F.

TOTAL NET AREA COVERAGE: 114,442 S.F.
LOT COVERAGE CALCULATION:
MAXIMUM: 50%
PROVIDED (108,102 / 740,439): 15.45%

LANDSCAPE COVERAGE:
PROVIDED (191,407 / 740,439): 25.8%

PARKING CALCULATION:
RETAIL & DAYCARE:
PARKING RATIO 1 PER 250 S.F. (RETAIL & DAYCARE)
108,102 S.F. / 250 = 433 SP
TOTAL PARKING REQUIRED = 433 SPACES
TOTAL PARKING PROVIDED = 467 SPACES

PARKING:
6,340 S.F. / 250 = 26 SP
TOTAL PARKING REQUIRED = 459 SPACES
SPACES PROVIDED = 38 SPACES
STACKING PROVIDED = 33 SPACES
TOTAL PARKING PROVIDED = 71 SPACES



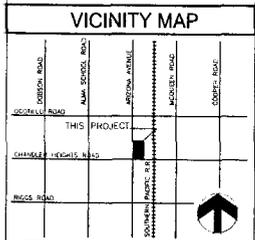
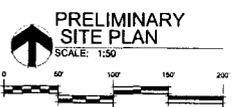
T2 ARCHITECTURE
GROUP, LLC
7227 N. 16TH STREET,
SUITE 125
PHOENIX, AZ 85020
(602) 674-3250
(602) 674-3256 FAX

CITY NE-SUBMITAL - 1/23/08

PAZ COMMENTS - 2/20/08

NO LONGER APPLICABLE
SENATE BILL 1514
BILLING CYCLE: 30 DAYS
APPROVAL AND CERTIFICATION:
30 DAYS PAYMENT PERIOD: 7
DAYS

**THE SHOPPES AT
CHANDLER HEIGHTS**
 NEC ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD
 CHANDLER, ARIZONA



PROJECT NUMBER: 07105
DRAWN BY: BK
CHECKED BY: BK
DATE: NOVEMBER 28, 2007

TITLE:
PRELIMINARY
SITE PLAN

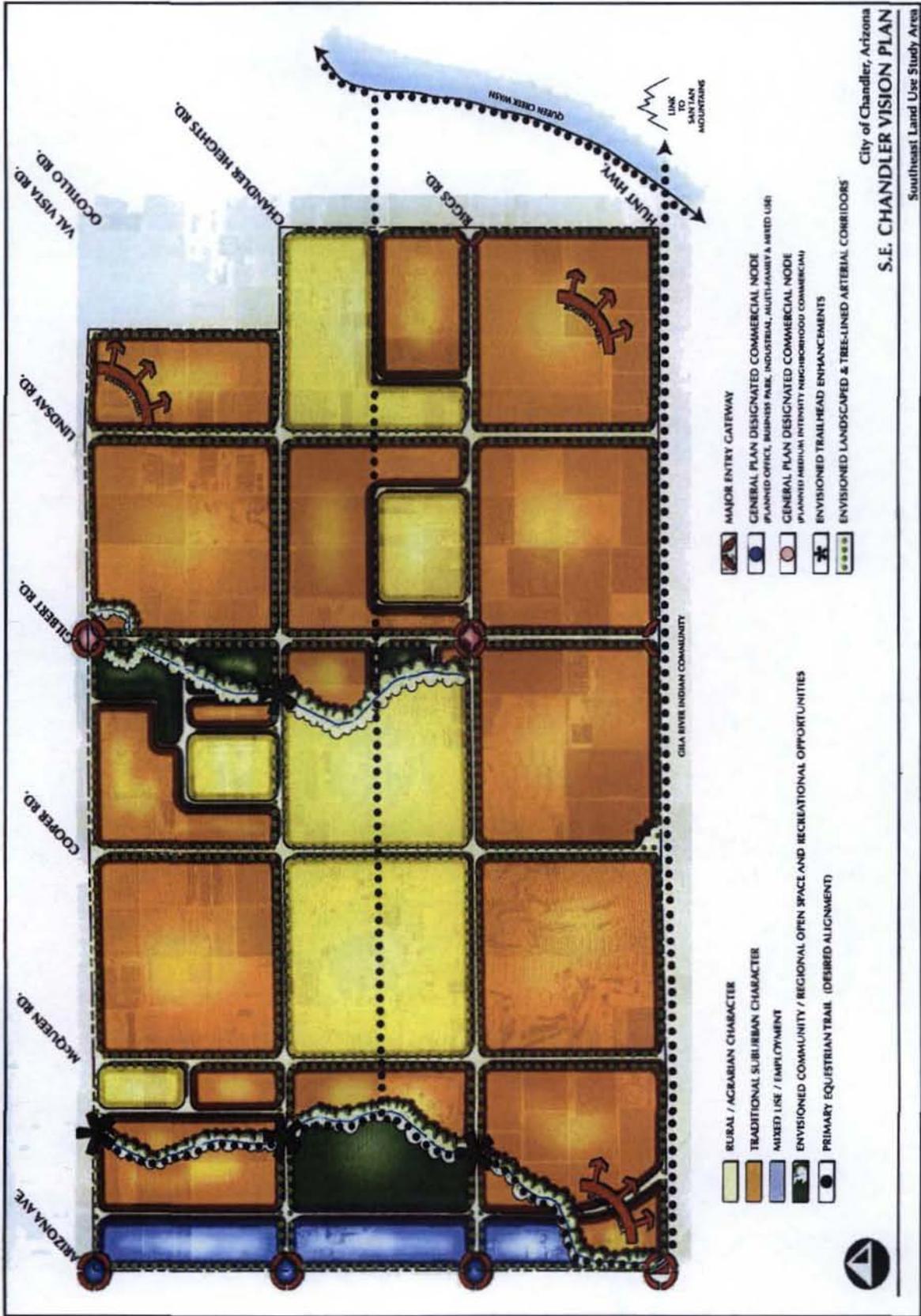
A1-1

CHANDLER HEIGHTS RETAIL JOB #07105, CITY PAZ SUBMITAL 11-26-07

SITE PLAN

Southeast Chandler Area Plan

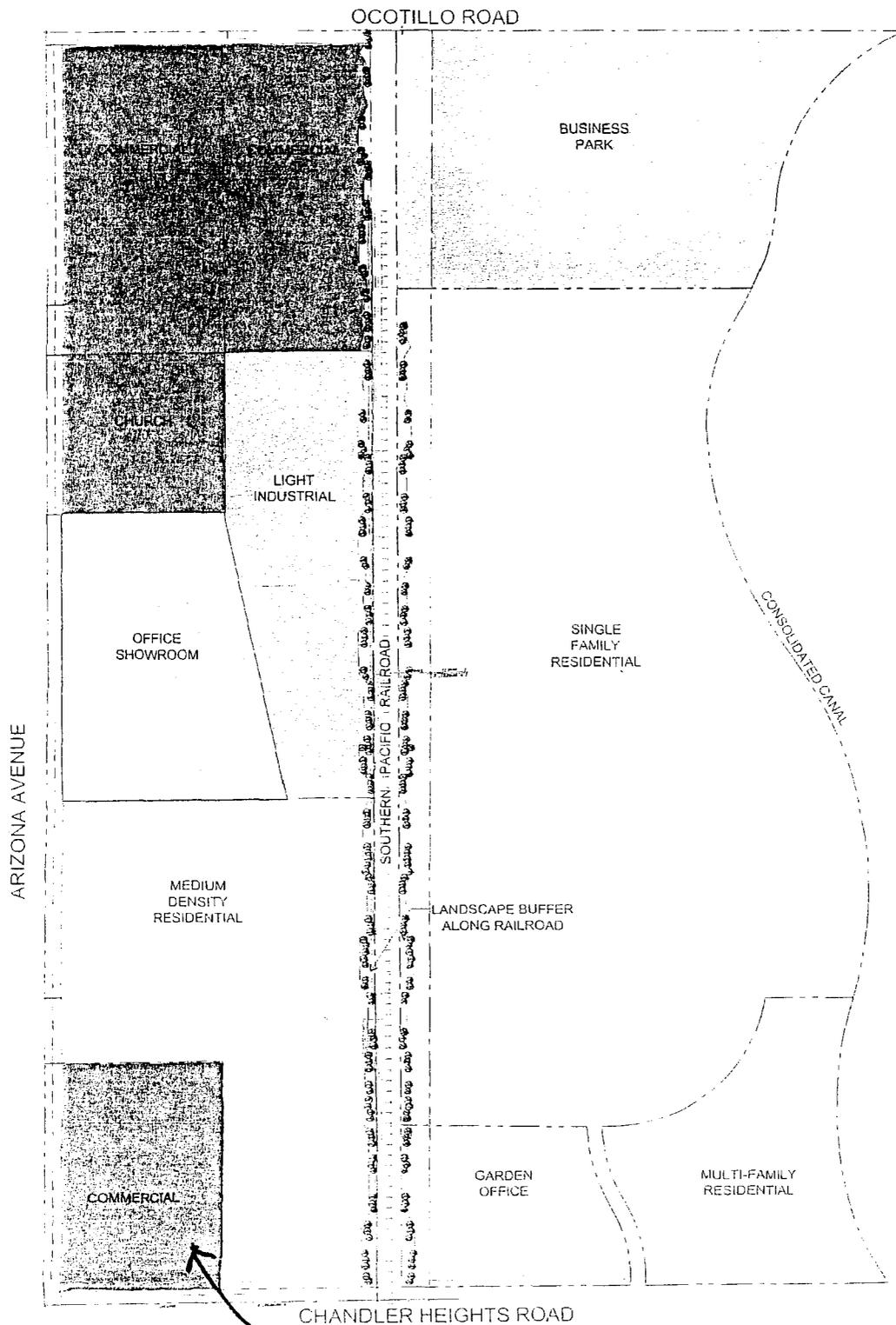
CHAPTER I - THE COMMUNITY VISION FOR SOUTHEAST CHANDLER



- RURAL / AGRARIAN CHARACTER
- TRADITIONAL SUBURBAN CHARACTER
- MIXED USE / EMPLOYMENT
- ENVISIONED COMMUNITY / REGIONAL OPEN SPACE AND RECREATIONAL OPPORTUNITIES
- PRIMARY EQUESTRIAN TRAIL (DESIRED ALIGNMENT)
- MAJOR ENTRY GATEWAY
- GENERAL PLAN DESIGNATED COMMERCIAL NODE
- PLANNED OFFICE, BUSINESS PARK, INDUSTRIAL, MULTI-FAMILY & MIXED USE
- GENERAL PLAN DESIGNATED COMMERCIAL NODE
- PLANNED HIGH-INTENSITY NEIGHBORHOOD COMMERCIAL
- ENVISIONED TRAIL HEAD ENHANCEMENTS
- ENVISIONED LANDSCAPED & TREE-LINED ARTERIAL CORRIDORS



City of Chandler, Arizona
S.E. CHANDLER VISION PLAN
 Southeast Land Use Study Area



PROPOSED LAND USE
SOUTHSHORE VILLAGE

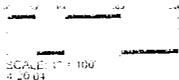
COMMERCIAL	17.0 ACRES
MEDIUM DENSITY RESIDENTIAL	44.8 ACRES
61.8 ACRES	

SUBJECT SITE

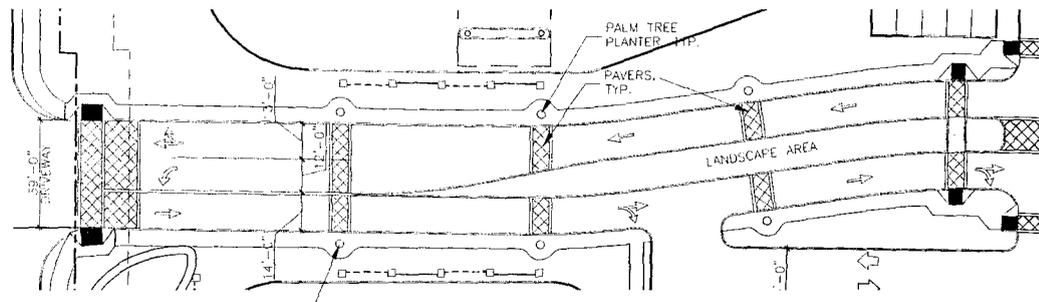
SOUTHSHORE VILLAGE
CHANDLER, AZ

PREPARED FOR: MARACAY HOMES

PROPOSED LAND USE

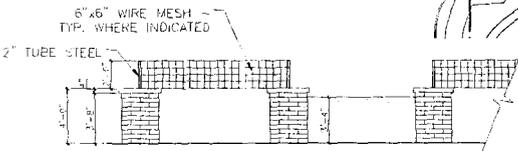


GILMORE PARSONS
15010 25th Street, Suite 100
Chandler, AZ 85226
Tel: 480.948.1234 Fax: 480.948.1235
www.gilmoreparsons.com

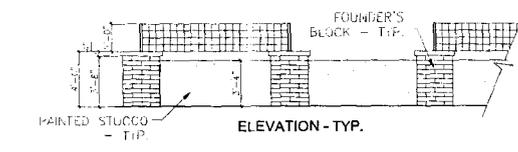


1 ENLARGED DRIVEWAY
SCALE: 1" = 20'-0"

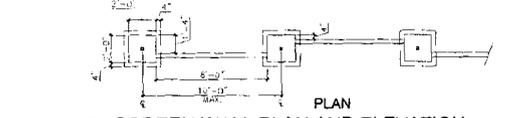
GENERAL NOTES	
1. PLEASE REFER TO PARK FEATURE INFORMATION SHEETS INCLUDED WITH THIS PACKAGE	
2. FOR FURNITURE INFORMATION, REFER TO CUTSHEETS PROVIDED WITH THIS SUBMITTAL	
FURNITURE LEGEND	
DESCRIPTION	MODEL
A BACKLESS METAL BENCH WITH THERMOPLASTIC COATING	HP4WS
B METAL BENCH WITH THERMOPLASTIC COATING	HP4WBS
C 4' CONCRETE PLANTER - COLON TERRAZOTA	CCRP4
D GEMINI-BEL' BICYCLE RACK	UP52W
E TRASH RECEPTACLE WITH THERMOPLASTIC COATING	



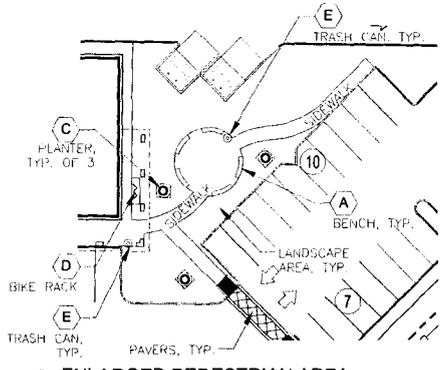
ELEVATION AT CARWASH TUNNEL EXIT



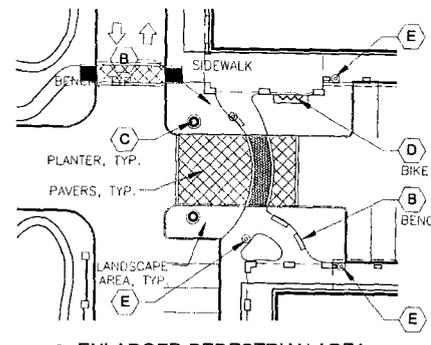
ELEVATION - TYP.



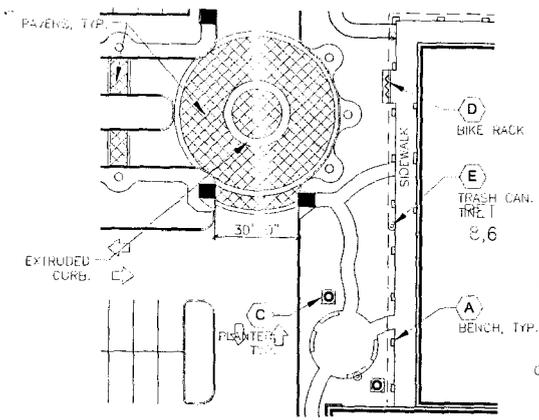
6 SCREEN WALL PLAN AND ELEVATION
SCALE: 1/4" = 1'-0"



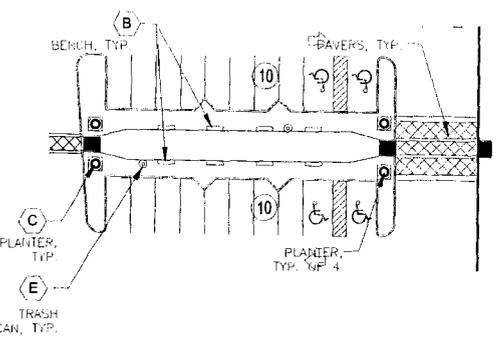
4 ENLARGED PEDESTRIAN AREA
SCALE: 1" = 20'-0"



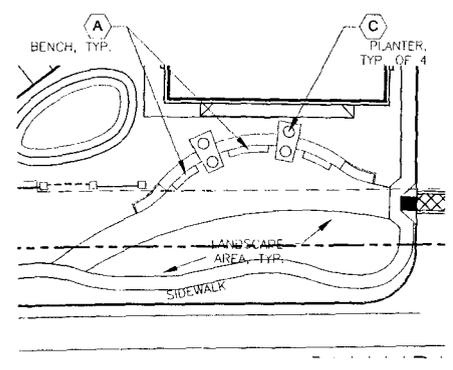
2 ENLARGED PEDESTRIAN AREA
SCALE: 1" = 20'-0"



7 ENLARGED PEDESTRIAN AREA
SCALE: 1" = 20'-0"



5 ENLARGED PEDESTRIAN AREA
SCALE: 1" = 20'-0"



3 ENLARGED PEDESTRIAN AREA
SCALE: 1" = 20'-0"



T² ARCHITECTURE GROUP, LLC
2227 N. TAVEN STREET
SUITE 125
PHOENIX, AZ 85020
(602) 444-3200
(602) 674-3244 FAX

CITY RE-SUBMITTAL - 1/24/08
PREZ COMMENTS - 2/20/08

ROLLUP CYCLE FREE
SHEET DELIVERY
BILLING CYCLE: 30 DAYS
APPROVAL AND CERTIFICATION:
30 DAYS PAYMENT PERIOD: 7
DAYS

THE SHOPPES AT
CHANDLER HEIGHTS
NEC ARIZONA AVENUE AND CHANDLER HEIGHTS ROAD
CHANDLER, ARIZONA



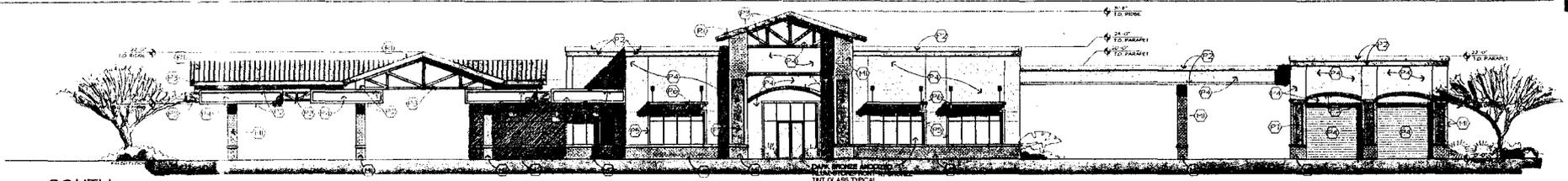
PROJECT NUMBER: 07105
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: NOVEMBER 16, 2007

TITLE
ENLARGED PLAN
AND ELEVATIONS

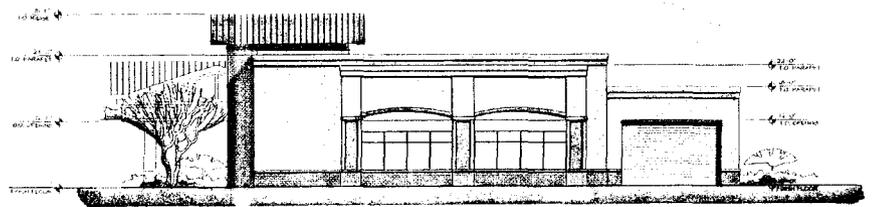
A1-2

CHANDLER HEIGHTS RETAIL, JOB #07105, CITY, PREZ SUBMITTAL 11-26-07

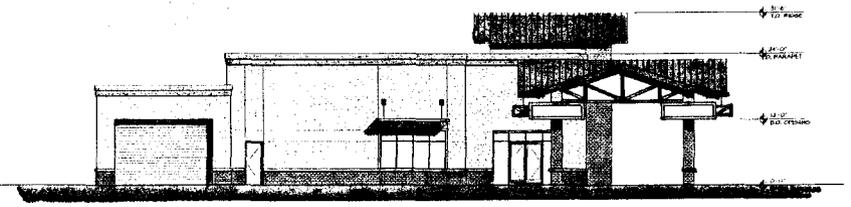
PEDESTRIAN AMENITIES



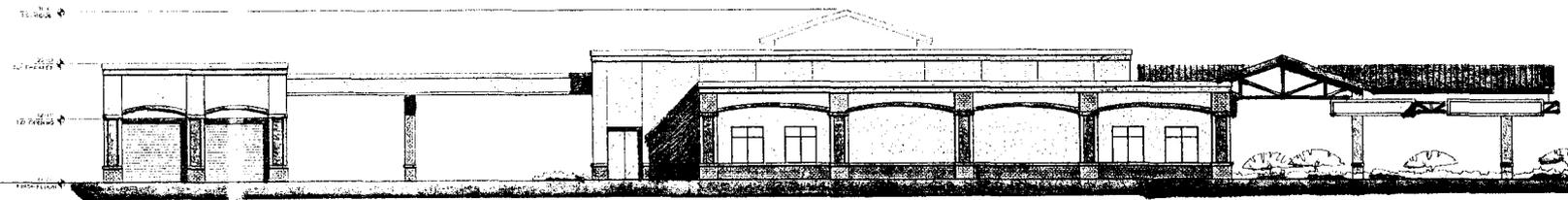
SOUTH



WEST



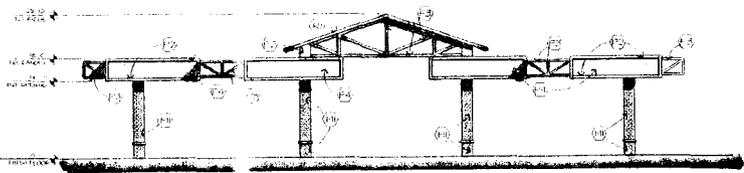
EAST



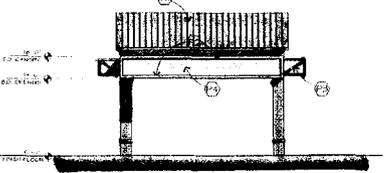
NORTH

CONCEPTUAL BUILDING ELEVATIONS

1" = 10'-0"



SOUTH



EAST/WEST

CONCEPTUAL CANOPY ELEVATION

1" = 10'-0"

FINISH LEGEND	
(1) EXTERIOR PAINT - BODY PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ROOF FRASER PAINT BODY - BRUSH ON
(2) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(3) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(4) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(5) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(6) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(7) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(8) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(9) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(10) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(11) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(12) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(13) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(14) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(15) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(16) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(17) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(18) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(19) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON
(20) EXTERIOR PAINT - MATERIAL PAINT ACCELR. COLOR: BROWN	EXTERIOR PAINT - ACCENT/TRIM FRASER PAINT BODY - BRUSH ON

Francis and Sons Carwash
Chandler Heights Retail
Chandler, Arizona

John Reddell Architects, Inc.
Architecture Interiors Land Planning
2501 North Hayden Road, Scottsdale, Arizona 85257
Office: (480) 946-0242 Fax: (480) 946-0182 Email: reddellarchitects@eschelon.com



Date: _____
Revised: _____

C

FUEL STATION/CARWASH ELEVATION

FINISH LEGEND

- 1. EXTERIOR PAINT
- 2. EXTERIOR PAINT
- 3. EXTERIOR PAINT
- 4. EXTERIOR PAINT
- 5. EXTERIOR PAINT
- 6. EXTERIOR PAINT
- 7. EXTERIOR PAINT
- 8. EXTERIOR STAIN
- 9. MASONRY
- 10. MASONRY
- 11. STANDING SEAM METAL ROOFING



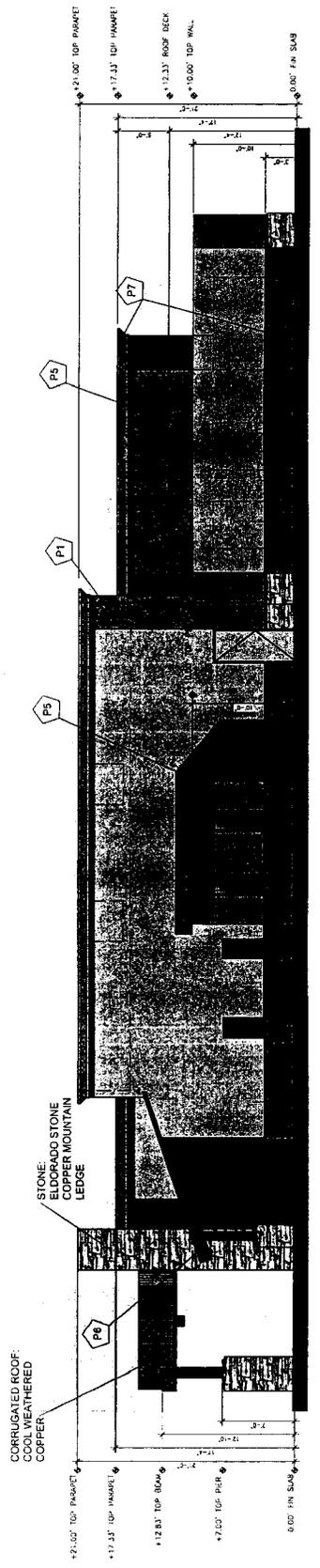
15754 N. 77th STREET
SCOTTSDALE, AZ 85260
602.277.8873

EL PASO BAR-B-QUE
THE SHOPS AT CHANDLER HEIGHTS
CHANDLER, AZ 00000
EXTERIOR ELEVATIONS

EL PASO
BAR-B-QUE COMPANY



A-3.1
PROJECT: EL PASO BAR-B-QUE
DATE: 06/20/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN



1 WEST EXTERIOR ELEVATION

RETAIL 'J' ELEVATION

ORDINANCE NO. 4008

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR07-0014 CHANDLER HEIGHTS RETAIL) 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 PAD to PAD Amended, 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. 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.

3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. The median at the boulevard entry along Arizona Avenue shall be expanded to provide additional landscaping to the right-of-way line.
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. Development shall be in substantial conformance with Exhibit 'G', Development Booklet, entitled "THE SHOPPES AT CHANDLER HEIGHTS", kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0014, except as modified by condition herein.
9. The commercial development standards shall be in accordance with the requirements of the Southeast Chandler Area Plan.
10. Landscaping shall be in compliance with current Commercial Design Standards
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The site shall be maintained in a clean and orderly manner.
13. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

14. 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.
15. 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 SHOPPES AT CHANDLER HEIGHTS development shall use treated effluent to maintain open space, common areas, and landscape tracts.

16. The parking spaces located along Chandler Heights Road, south of the gas canopy, to be parallel parking stalls, with the additional area to be landscaping.
17. Retail 'J' is approved conceptually and shall be required to be reviewed administratively.
18. Retail 'K' is approved conceptually and shall be required to be reviewed administratively.
19. Signage shall be prohibited on the northwest and southeast sides of the daycare building.

- 20. The applicant shall provide additional screening of on-site activities and driveway exit stacking at the drives into the carwash.
- 21. The applicant shall work with Staff to provide full screening of the auto lube, carwash tunnels, and drive-thru activities from arterial street view.
- 22. The applicant shall work with Staff to provide additional stone material on all buildings to reduce the amount of stucco.
- 23. The parapet cap profile of the gas canopy and fuel station to match the details found throughout the remainder of the site.
- 24. The convenience store entry feature utilizing a stucco and trellis feature to be clap-board siding, as found throughout the remainder of the site.
- 25. The truss feature found on the gas canopy and carwash canopy is to be open.
- 26. The truss feature found on the gas canopy and carwash canopy banding to be removed and replaced with various color features.

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:

_____	_____
CITY CLERK	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. 4008 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 *GAB*

PUBLISHED:

DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP IN HANDHOLE IN THE INTERSECTION OF CHANDLER HEIGHTS ROAD AND ARIZONA AVENUE MARKING THE SOUTHWEST CORNER OF SAID SECTION 22, FROM WHICH THE BRASS CAP IN HANDHOLE MARKING THE WEST QUARTER CORNER OF SAID SECTION 22 BEARS NORTH 00 DEGREES 46 MINUTES 00 SECONDS EAST 2625.57 FEET, SAID LINE BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 46 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 1078.35 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 08 SECONDS EAST 790.65 FEET ALONG A LINE WHICH IS PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 46 MINUTES 00 SECONDS WEST 1078.35 FEET ALONG A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 25 MINUTES 08 SECONDS WEST 790.65 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

AREA

GROSS = 19.570 ACRES 852,473 SQ. FT.

NET = 16.998 ACRES 740,439 SQ. FT.

NOTE: NET AREA IS GROSS AREA
LESS ANY EASEMENTS FOR ROADWAY