

#15

MAY 08 2008



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 08-089

DATE: APRIL 17, 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: DVR07-0062 INMAN GARDEN OFFICES
Introduction and Tentative adoption of Ordinance No. 4062

Request: Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval to allow for a general and medical office development consisting of seven garden office buildings on an approximate 10-acre site

Location: Southeast corner of Cooper and Chandler Heights Roads

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

Project Info: Seven 8,240 square feet garden offices
Approximately 57,680 square feet of office development

RECOMMENDATION

The request is for Rezoning from AG-1 to PAD along with PDP approval to allow for a general and medical office development consisting of seven garden office buildings on an approximate 10-acre site. Planning Commission and Staff, upon finding consistency with the General Plan, and the Southeast Chandler Area Plan (SECAP), recommend approval with the conditions.

BACKGROUND

The subject site was recently annexed, and subsequently was granted City initial zoning of AG-1. The subject site is located at the southeast corner of Cooper and Chandler Heights Roads. North, across Chandler Heights Road is the Countryside Estates single-family neighborhood.

Surrounding the site to the east, south, and west are homes within the County. Directly south, along a portion of the subject site is a pottery manufacturer, also located in the County.

The subject site is located within the Southeast Chandler Area Plan (SECAP). The SECAP designates the site as Rural/Agrarian. The Rural/Agrarian designation is the lowest density designation in the SECAP, and promotes the rural/agrarian lifestyle. However, the SECAP does provide provision to allow for non-residential development, but that any non-residential development should occur in a low-intensity manner, and be based on input received from the neighborhood residents. Staff believes the request meets the requirements of the SECAP.

SITE LAYOUT

The subject site is designed in a manner to be sensitive to the surrounding residential properties. The site layout places five of the seven buildings along the frontages of Cooper and Chandler Heights Roads. The remaining two buildings (Buildings 'F' and 'G') are located interior to the site. The applicant and architect have worked extensively with the neighbors to the east of the subject site to provide a layout sensitive to the homes.

Zoning Code requires that commercial buildings be separated 25 feet, plus one-foot for every foot of building height from surrounding residential boundaries. The applicant is requesting deviation from this requirement for Buildings 'E', 'F' and 'G' for a deviation of approximately 25 feet. The architect has met numerous times with the property owner north of Buildings 'F' and 'G', and the homeowner is in support of the request for the deviation. The property south of Building 'E' is being utilized as a pottery business, and is located in the County.

Three access points are provided for the subject site: one along Chandler Heights Road, and two along Cooper Road. All access drives will be right-in right-out only. The architect is working with the property owners to the east of the subject site to provide a shared drive. All entry drives and internal drive intersections will have enhanced pavement treatment.

Three site wall styles are provided throughout the site. A four-foot rail fence will be the dominant fencing material along the street frontages, with a three-foot 4-inch low-wall in areas where vehicle parking areas are provided. A six-foot concrete masonry wall with stucco finish and stone columns will be provided primarily on the south side of the property. An approximate five-foot existing fence is located on the east side of the property where the residential homes are located. The existing fence will be removed and replaced with a new eight-foot fence.

Generous landscaping is provided throughout the site. Turf is provided along the frontages, and around the individual buildings. Twenty-foot tall date palms will flank the two entrances along Cooper Road. Staggered 12-foot Mondel Pines are provided along the eastern and southern property walls. A deviation from the required 50' x 250' landscaping setting is requested at the intersection corner. The deviation is to allow for approximate five-foot by five-foot covered building entrance to encroach into the setback along the Chandler Heights Road frontage. Staff supports the deviation finding that the request is minor, and that by allowing for the entryway to remain the overall architecture of the building is enhanced.

BUILDING ARCHITECTURE

The buildings are designed in a pinwheel manner allowing for access on each side of the building. The building layout allows for four individual suites, or the ability to combine them for a larger suite. As a result of the building design and layout, four-sided architecture is provided. The buildings are contemporary in design, but provide elements contributing to the rural nature of the area.

The buildings provide a variety of angles, rooflines, and entry pop-outs. Clerestory windows, concrete lap siding, stucco, corrugated metal roofing, and two types of stone will further enhance the rural nature. Each suite provides a covered entryway. Low-walls are provided at various locations along the buildings. Metal “eyebrows” provide additional interest to the buildings.

DISCUSSION

The development requests deviation from two site development standards. The first request is for deviation from the required 25-foot plus one-foot of building height requirement for the separation of commercial and residential development for three of the seven buildings (Buildings ‘E’, ‘F’ and ‘G’). The deviation is for approximately 25-feet. The second request is for deviation of the required 50’ x 250’ landscape setback along the intersection corner. The deviation is for approximately five-feet to allow for a covered entryway. Staff is in support of both requests. Staff supports the request for deviation from the 25-foot plus one-foot separation for Buildings ‘F’ and ‘G’, due to the fact that the architect has worked extensively with the residential property owner, and the property owner has no concerns with the separation. Staff is in support of the request for Building ‘E’ since the residential property to the south is currently being utilized as a business. Staff is also in support of the request for deviation from the required 50’ x 250’ landscape setback along the intersection corner finding that the request and impact are minor.

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 Rezoning/PDP request was advertised in the newspaper.
- Two orange 4’ X 8’ public hearing signs were posted on the property.
- A neighborhood meeting was held on Wednesday, February 13, 2008. Approximately 10 neighbors were in attendance. No neighbors were opposed to the request.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 4 Opposed: 0 Absent: 2 (Creedon, Kelley) Abstain: 1 (Irby)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, and Southeast Chandler Area Plan, recommend approval of DVR07-0062 INMAN GARDEN OFFICES, 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. 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.
5. 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.
6. Development shall be in substantial conformance with Exhibit H, Development Booklet, entitled "INMAN GARDEN OFFICES", kept on file in the City of Chandler Planning Services Division, in File No.DVR07-0062, except as modified by condition herein.
7. The commercial development standards shall be in accordance with the requirements of the Southeast Chandler Area Plan.
8. Landscaping shall be in compliance with current Commercial Design Standards.
9. Raceway signage shall be prohibited within the development.
10. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
11. The site shall be maintained in a clean and orderly manner.

12. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
13. 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.
14. All future signage shall be in compliance with City of Chandler Sign Code for commercial development.
15. 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.
16. 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 INMAN GARDEN OFFICES development shall use treated effluent to maintain open space, common areas, and landscape tracts.

17. No illuminated signage shall face existing adjacent residential properties.
18. The building mounted signage along arterials shall be reverse pan-channel lettering.

PROPOSED MOTION

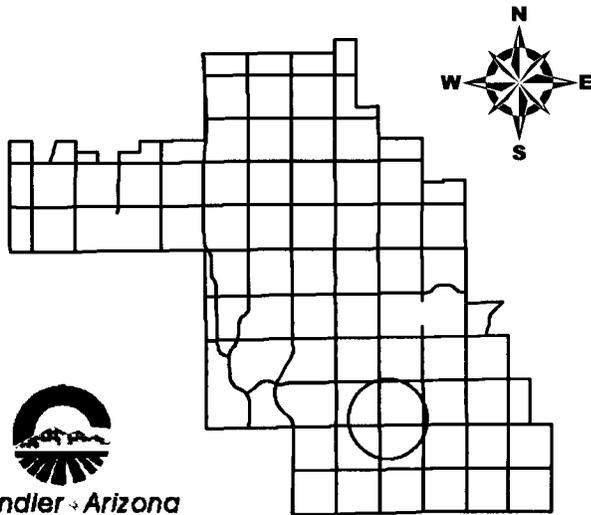
Move to introduce and tentatively adopt Ordinance No. 4062 approving DVR07-0062 INMAN GARDEN OFFICES, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Wall Details
6. Applicant Narrative
7. Ordinance No. 4062
8. Development Booklet, Exhibit 'H'



Vicinity Map



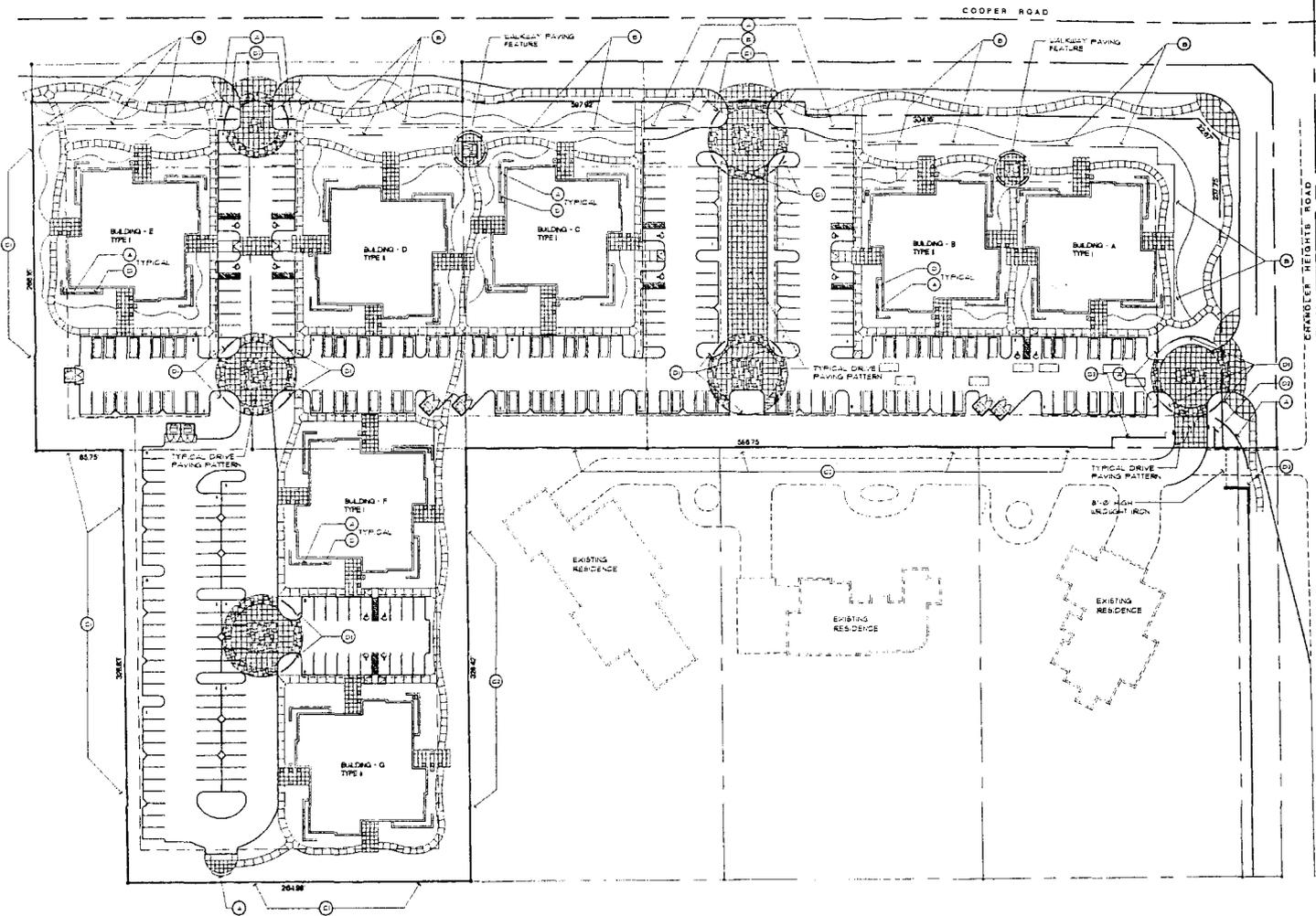
DVR08-0007

**Southeast Corner of Cooper Road
and Chandler Heights Road-
City Initiative**

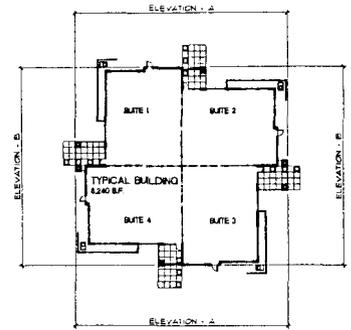
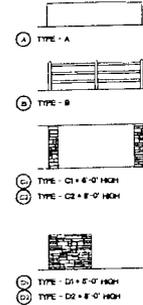


Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 2/18/2008



WALL TYPES



BUILDING KEY PLAN

Conceptual Building Type and Site Feature Wall Layout Plan 11

Inman Garden Offices - Cooper and Chandler Heights Roads

Chandler, Arizona

l r b y Studios
Architects and Planners
605 south ash avenue, tempe, arizona 85281 (480) 894-8380

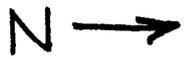
Schematic
NOT FOR CONSTRUCTION

SCALE 1" = 40'-0"
TRUE NORTH BUILDING NORTH

DEVELOPMENT REVIEW SUBMITTAL - CITY OF CHANDLER

4
PDF Zoning Frame

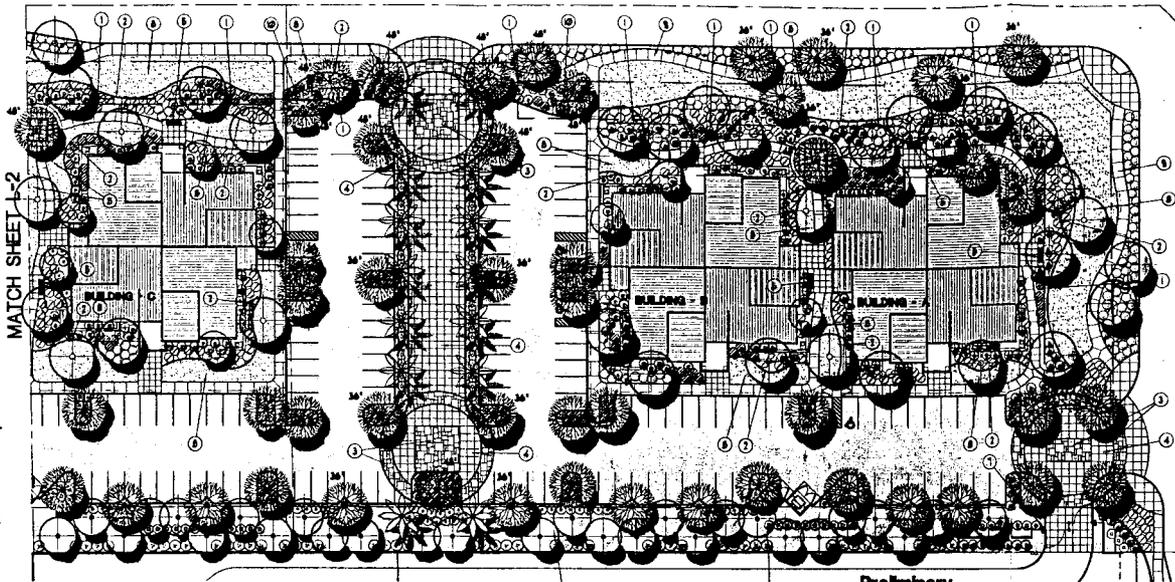
SITE PLAN



PLANT SCHEDULE: (FOR THIS SHEET ONLY)

PHOENIX DACTYLOPIA DATE PALM	30' TRUNK HT. PALM STRAIGHT DIAMOND CUT TRUNK	14 TOTAL
SOHIAE TREBANTHOLUS BRADLEIAN PEPPER TREE	36" BOX PERIMETER MULTI-TRUNK 2' HT. 6" SP. 2 1/2" GAL.	4 TOTAL
SOHIAE TREBANTHOLUS BRADLEIAN PEPPER TREE	48" BOX PERIMETER 3' HT. 10" SP. 4" GAL.	8 TOTAL
FRAXELUS VELUTINA "PENNSYLVANIA" PENNSYLVANIA ASH	24" BOX PERIMETER 30" HT. 48" SP. 3" GAL.	13 TOTAL
FRAXELUS VELUTINA "PENNSYLVANIA" PENNSYLVANIA ASH	36" BOX PERIMETER 30" HT. 6" SP. 3" GAL.	8 TOTAL
LELIS PARVIFLOA HYDRANGEA BILT	24" BOX PERIMETER 5' HT. 48" SP. 1 1/2" GAL.	21 TOTAL
PIUS BILBERGA PINKEL PINE	30" BOX PERIMETER 2' HT. 6" SP. 1 1/2" GAL.	18 TOTAL
NEROLI OLIVANDER "WHITE" WHITE OLIVANDER TREE	36" BOX PERIMETER 2' HT. 6" SP. 1 1/2" GAL.	8 TOTAL
CAMMA BURTI GREEN ORNAMENT CAMMA	8 GALLON PALL PAST CAN.	83 TOTAL
CARINIA GRANDIFLORA "ICE" GREEN CARPET	8 GALLON PALL PAST CAN.	148 TOTAL
LEUCOPHYLLUM LANGSHANSE "ICE" ICE BLAUO BAGE	8 GALLON PALL PAST CAN.	222 TOTAL
NEROLI OLIVANDER "DIP" DUARF PINK OLIVANDER	8 GALLON PALL PAST CAN.	163 TOTAL
PHILODENDRON INDICA "PIL" PINK BALLERINA REDA HANTHORNE	8 GALLON PALL PAST CAN.	26 TOTAL
BOUGANVILLEA "LA JOLLA" RED BUSH BOUGANVILLEA	8 GALLON PALL PAST CAN.	46 TOTAL
PITTOCORPUS TORBILA "SHELERS DUARF" SHELERS DUARF PITTOCORPUS	8 GALLON PALL PAST CAN.	21 TOTAL
REBELLIA PENNABULARIS ORNAMENT REBELLIA	8 GALLON PALL PAST CAN.	138 TOTAL
LANTANA MONTIVIDENSIS "GOLD" NEW GOLD LANTANA	1 GALLON PALL PAST CAN.	506 TOTAL
REBELLIA BRITTONIANA "KATE" KATE REBELLIA "PINK"	1 GALLON PALL PAST CAN.	184 TOTAL
BOCCED LAWN - "TEK-TURP" SP		19,859 SF
DISCOMPOSED GRANITE		48,448 SF

COOPER ROAD

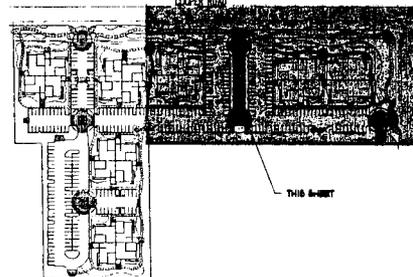


MATCH SHEET 2

CHANDLER HEIGHTS ROAD

PLAN KEY NOTES:

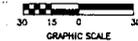
- ① 36" METAL RAIL FENCE / (SEE ARCH. DRAW.)
- ② 6" x 6" WIDE CONCRETE HEADER
- ③ PRE-CAST CONCRETE PAVERS
- ④ INTEGRAL COLOR CONCRETE W/ 1/2" SANDLOT LINES
- ⑤ CAST-IN-PLACE CONCRETE BENCH
- ⑥ PROJECT BASH WALL
- ⑦ GATED ACCESS
- ⑧ BOCCED LAWN
- ⑨ 6" WIDE SIDEWALK
- ⑩ 36" HIGH DECORATIVE SCREEN WALL
- ⑪ ORNAMENTAL CONCRETE POT W/ WHITE OLIVANDER TREE AND ANANAS



Key Map

ALL NON-LAWN PLANTING AREAS TO RECEIVE 2" TRUNK 1/2" SCREENED "SANTA FE BROWN" DISCOMPOSED GRANITE - TYP.

Preliminary Landscape Plan
Scale 1:30



Cooper and Chandler Heights Roads - Mixed Use

Irby Studios
Architects and Planners

805 south ash avenue, tempe, arizona 85281 (480) 894-8380

Chandler, Arizona

Schematic
NOT FOR CONSTRUCTION

L-1

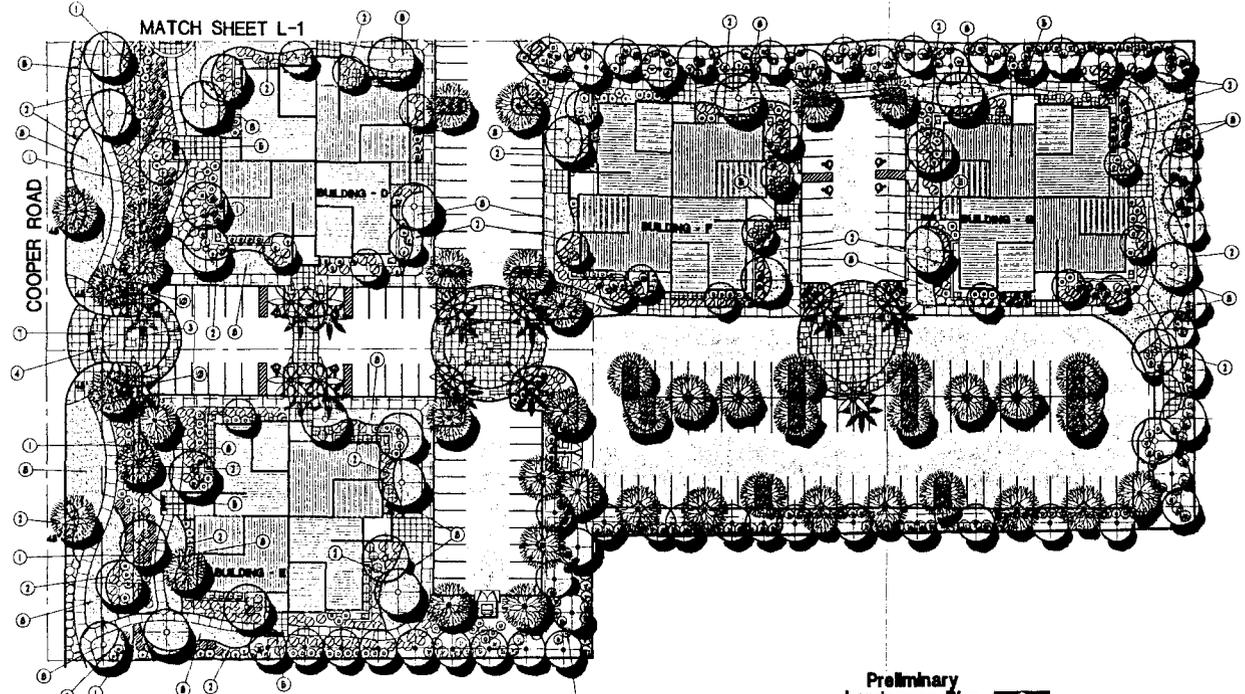


March 2008 PROJECT / CASE # DEVELOPMENT REVIEW SUBMITTAL CITY OF CHANDLER Project Job Number 8887

LANDSCAPE PLAN N →

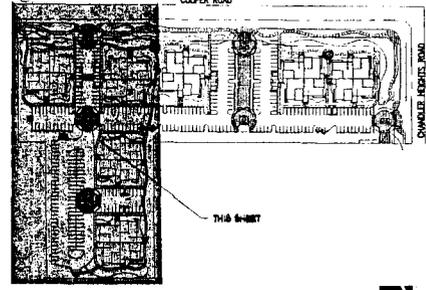
PLANT SCHEDULE: (FOR THIS SHEET ONLY)

	PACHIRA AQUATICA DATE PALM	30' TRUNK HT. MIN. STRAIGHT, DIAMOND CUT TRUNK	10 TOTAL
	SCHINUS MOLLE BRAZILIAN PEPPER TREE	36" BOX MINIMUM 2' HT., 8" SP., 1 1/2" CAL.	5 TOTAL
	SCHINUS MOLLE BRAZILIAN PEPPER TREE	48" BOX MINIMUM 2' HT., 8" SP., 4" CAL.	4 TOTAL
	FRAXINUS VELUTINA PENNSYLVANIA AMH	24" BOX MINIMUM 2' HT., 48" SP., 3" CAL.	30 TOTAL
	FRAXINUS VELUTINA PENNSYLVANIA AMH	36" BOX MINIMUM 2' HT., 48" SP., 3" CAL.	9 TOTAL
	LILIUM PARDALINUM S-MARGARIT BELM	24" BOX MINIMUM 2' HT., 48" SP., 1 1/2" CAL.	31 TOTAL
	PINUS STROBUS POUND PINE	36" BOX MINIMUM 2' HT., 8" SP., 2 1/2" CAL.	50 TOTAL
	NERIUM OLEANDER 'WHITE' WHITE OLEANDER TREE	36" BOX MINIMUM 2' HT., 8" SP., 2 1/2" CAL.	20 TOTAL
	CANNA GREEN DWARF CANNA	5 GALLON FULL PAST CAN	50 TOTAL
	CANNA GREEN DWARF CANNA	5 GALLON FULL PAST CAN	320 TOTAL
	LECYTHIS RIO BRAVO BAGI	5 GALLON FULL PAST CAN	73 TOTAL
	NERIUM OLEANDER 'DIP' DWARF PINK OLEANDER	5 GALLON FULL PAST CAN	231 TOTAL
	RUPELLIA PINK BALLERINA INDIA HAWTHORNE	5 GALLON FULL PAST CAN	74 TOTAL
	BOUGAINVILLEA RED BUSH BOUGAINVILLEA	5 GALLON FULL PAST CAN	9 TOTAL
	PITTOSPORUM SHIMMERING DWARF PITTOSPORUM	5 GALLON FULL PAST CAN	10 TOTAL
	RUPELLIA DWARF RUPELLIA	5 GALLON FULL PAST CAN	144 TOTAL
	LANTANA NEW GOLD LANTANA	1 GALLON FULL PAST CAN	80 TOTAL
	RUPELLIA KATIE RUPELLIA 'PINK'	1 GALLON FULL PAST CAN	46 TOTAL
	SCOOBED LAWN - 'TEXTURE 10'		6300 SQ.
	DECOMPOSED GRANITE		4150 SQ.



PLAN KEY NOTES:

- ① 3/4" METAL RAIL FENCE (SEE ARCH. DRAWG)
- ② 6" WIDE CONCRETE HEADER
- ③ PRE-CAST CONCRETE PAVING
- ④ INTEGRAL COLOR CONCRETE W/ 1/2" BAGGIE LINES
- ⑤ CAST-IN-PLACE CONCRETE BENCH
- ⑥ PROJECT BUSH WALL
- ⑦ GATED ACCESS
- ⑧ SCOOBED LAWN
- ⑨ 6" WIDE SIDEWALK
- ⑩ 36" HIGH DECORATIVE SCREEN WALL
- ⑪ ORNAMENTAL CONCRETE POT W/ WHITE OLEANDER TREE AND ANNUALS



Key Map



Preliminary Landscape Plan
Scale 1:30

GRAPHIC SCALE

NORTH

ALL NON-LAWN PLANTING AREAS TO RECEIVE 2" DEEP 1/2" SCREENED 'SANTA FE BROWN' DECOMPOSED GRANITE-TYP.

Cooper and Chandler Heights Roads - Mixed Use

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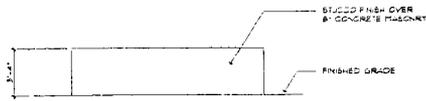
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L-2

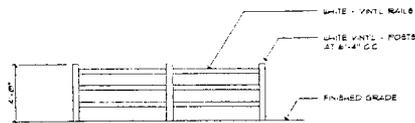


March 2006 PROJECT / CASE # DEVELOPMENT REVIEW SUBMITTAL CITY OF CHANDLER Project Job Number 2827

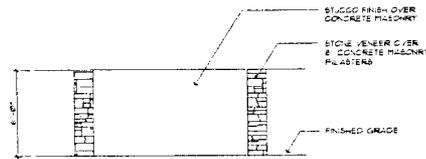
LANDSCAPE PLAN N →



TYPE - A (Low Screen Wall)



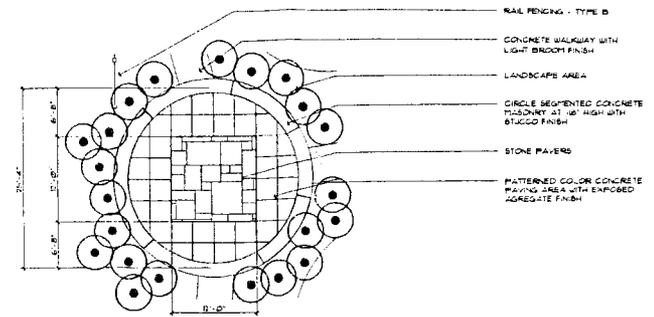
TYPE - B (Rail Fence)



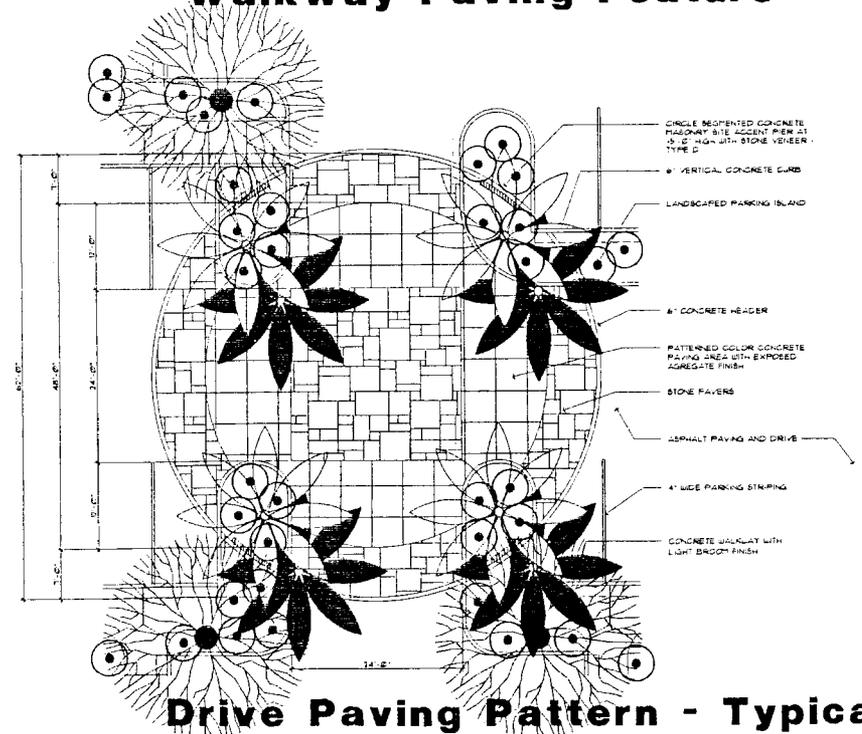
TYPE - C (Perimeter Wall)



TYPE - D (Accent Piers)



Walkway Paving Feature



Drive Paving Pattern - Typical Chandler, Arizona

Site Walls and Rail Fencing

SCALE 1/4" = 1'-0"

Inman Garden Offices - Cooper and Chandler Heights Roads



Irby Studios
Architects and Planners

605 south ash avenue, tempe, arizona 85281 (480) 894-8380

Schematic
NOT FOR CONSTRUCTION

November 2007 PROJECT / CASE # DEVELOPMENT REVIEW SUBMITTAL -

SCALE 1/8" = 1'-0"

Project Job Number 2627 CITY OF CHANDLER

3
PDP Zoning Process

WALL DETAILS

Inman Garden Offices

I. INTRODUCTION

Thomas Inman ("Inman") owns 7.97± net acres at the southeast corner of Cooper Road and Chandler Heights Road (the "Site"). The Site is planned as Inman Garden Offices, a neighborhood garden office development with a residential feel. Inman Garden Offices will provide additional opportunities for people to work and live in the same area, will be a good use on this irregularly-shaped site, and be compatible with the adjacent neighbors. Inman is requesting the Site be zoned Planned Area Development ("PAD") for office uses, Preliminary Development Plan ("PDP"), and Preliminary Plat to develop a quality neighborhood garden office development that will be integrated through architecture, circulation, and landscaping.

II. SITE AND SURROUNDING AREA

The Site is located at the southeast corner of Chandler Heights Road and Cooper Road. A Vicinity Map and an Aerial of the Site is attached as Exhibits 1 and 2, respectively. The Site is in the process of being annexed into the City of Chandler. The majority of the Site is currently undeveloped and any existing structures will be removed before development of the Site.

The Site is surrounded by residential communities, some of which are located in the City and others within the County. North and northwest of the Site are two residential communities, Countryside Estates and Creekwood Ranch that are within the City. The south, west, and east borders of the Site are single-family homes located in unincorporated Maricopa County.

III. GENERAL PLAN AND EXISTING ZONING

The Site is designated Rural under the City's General Plan and is located within the Southeast Chandler Area Plan ("SECAP"). The Site is designated under SECAP as Rural/Agrarian Character, which allows non-residential development to occur in a low-intensity manner. SECAP encourages quality commercial development consistent with the rural/agrarian character of the area. Inman Garden Offices is a low-intensity development with neighborhood garden offices that will be consistent with the residential nature and rural/agrarian character of the area.

The Site is zoned Rural-43 in the County. The northwest and northeast corners of the intersection are zoned PAD for residential uses. The properties to the south, west, and east of the Site are zoned Rural-43 in the County.

IV. PROPOSED PAD AND PDP

Inman requests the Site be zoned PAD for neighborhood garden office uses. Attached as Exhibit 3 is a copy of the Site Plan. Inman Garden Offices will provide support services to the adjacent and surrounding area. Permitted office uses include professional, business, administrative, and executive uses.

Inman Garden Offices consists of single-story buildings linked together through landscaping, architecture, and pedestrian circulation. Generous amounts of landscaping will be provided along the Chandler Heights and Cooper Road frontages and throughout the development. See Exhibit 3. Distinguishable roof pitches and altering stone and slate veneers give the impression that each office condo is a separate building. Landscaped walkways will connect the buildings, tie to adjacent streets, and help encourage pedestrian activity within the

development. Circular paving features located along the pathways will provide opportunities for visitors and employees to stop and relax. Together, these characteristics create a unique experience for users and customers of the Site and help preserve the residential and rural character of the area.

A. Architecture

Inman Garden Offices consists of seven individual buildings that are designed to complement the size and scale of a rural neighborhood.¹ Attached as Exhibit 4 is the Typical Building Elevation. Each building is comprised of a pinwheel plan design that has the ability to be utilized as a single office suite or as four individual office suites. The pinwheel plan also provides for unique and exciting four-sided architectural massing, while using simple, yet distinguishing roof pitches and shapes. The architectural character suggests a rustic rural architecture while maintaining a residential feel with the use of blended colors and corrugated metal roofing. A color palette of four subtle earth tone colors, along with cultured stone and slate tile veneers, used in an alternating fashion, provides a distinct and individual identify to the front and side elevations of each building. Attached as Exhibit 5 is the Colors and Materials Palate.

B. Site Development and Design Standards

Except as provided for in Section G below, Inman Garden Office shall conform to all applicable City of Chandler Codes, Ordinances, and Regulations, as permitted and outlined for a PAD (Planned Area Development) zoning.

The R.O.W. from Chandler Heights and Cooper Roads will be increased from 38 feet to 75 feet, to establish a new property line from which the building setback will be determined. Building setbacks will be 50 feet facing Cooper Road for a distance of 250 feet and reduce to 40 feet for the remainder of property frontage. Building setbacks will also be 50 feet facing Chandler Heights Road for the property frontage distance.

C. Landscaping

The landscaping for Inman Garden Offices has been developed to complement the architectural character, provide visual interest, enhanced entries and other significant features, and blend with the surrounding areas along Cooper and Chandler Heights Roads. See Exhibit 6. In accordance with City of Chandler requirements, a 40'-50' setback of landscaped area is being provided along Cooper and Chandler Heights Roads. This wide setback allows Inman Garden Offices to provide lush green landscaping through the use of turf, plants, and trees.

The proposed landscape design consists of trees, shrubs, ground covers, accent plantings, and turf that provide a lush appearance with a hierarchy of sizes, textural interest, and seasonal color and variety. Plant materials used along Cooper Road and Chandler Height Road frontages are a combination of turf areas and arid region plant varieties from the Arizona Department of Water Resources Low Water Use List approved for use along public right of ways. Plant materials will be selected and arranged to maximize visual enhancement of the project while being conscious of safety criteria, climate mitigation, and user needs. Ease of maintenance and long term performance are also key considerations.

¹ The actual maximum building height is 29' 4" above finish floor elevation.

The landscape areas shall be irrigated by means of a fully automated system consisting of a drip system for planting areas and turf sprays for lawn. The irrigation system will utilize reclaimed water from the municipal reclaimed water line servicing this development.

D. Theme Walls and Entry Monumentation

Theme walls will be finished with stucco, stone, or slate tile veneer and utilize the same color palette that will be used on the buildings. Attached as Exhibit 7 is a copy of the Site Walls and Rail Fencing Elevations and Wall Location Plan. Vinyl rail fencing will be used in random sections to suggest that the rural history of the area is being maintained. Walls for screening of parking and vehicular circulation areas shall be a minimum of 3 feet in height, curved or circle segmented feature walls at 5 feet in height, and site perimeter walls along the south at 6 feet in height. The perimeter wall height along the Site's east and north property line (adjacent to the three county island residences) will be 8 feet in height.

At the pedestrian circular walkway areas there will be circle segmented, thickened masonry walls at seating height, with stucco finish. Entry paving and some vehicular circulation intersections will incorporate colored concrete with exposed aggregate finish and simulated stone fences within a circular pattern. See Exhibit 7, Drive Paving Pattern. These areas will provide points of interest and identification to this development, as well as break down long expanses of asphalt within the vehicular circulation.

E. Circulation

Inman Garden Offices is located at the intersection of two arterial streets and provides two access points along Cooper Road and one access point along Chandler Heights Road. The Site is surrounded by meandering sidewalks. Internal drive aisles provide vehicular access to each of the buildings. Easily identifiable pedestrian walkways provide direct access to all of the office condos and link the buildings together; thus helping to reduce the number of trips, trip lengths, and the amount of vehicular traffic within the development.

F. Parking

Accessible parking is located throughout the campus allowing convenient access to each of the office buildings. To the extent possible, parking is located behind the offices and away from the Chandler Heights and Cooper Road frontages. A mixture of abundant landscaping and screening walls provide buffer between the parking and the surrounding area.

Parking requirements for the Inman Garden Offices shall conform to Article VXIII, Parking and Loading Regulations of the current City of Chandler Code, with no exceptions anticipated. Parking shall be provided for office use at the parking ration of 1:200 sq. ft., which requires 330 parking spaces. The Site Plan provides 337 parking spaces with a Code required amount of handicapped accessible spaces. Parking lot lighting shall conform to Article XIX, Site Development Plan Standards Section 1902.6(d) of the current City's Code.

G. Deviations

Inman is requesting a deviation from Section Section 35-1902(8)(a)(1) for buildings "E", "F", and "G" due to site design constraints. The average building setback for building "E" is 25 feet and for buildings "F" and "G" along the north property line is 36 feet and along the east

property line ranges from 35'-10" to 46'-4". Because of the residential feel, look, and design of the buildings the adjacent properties will not be negatively impacted by Inman Garden Offices.

V. GRADING AND DRAINAGE

At the time of final design, all finish floor elevations will be set at a minimum elevation of 14 inches above the sites ultimate outfall, at the low adjacent top of curb elevation. Furthermore, all finish floors will be adequately elevated to protect them from a 100-year storm event. The Maricopa County and Incorporated Areas Flood Insurance Rate Map (FIRM) panel number 04013 C3035 H, dated July 19, 2001 indicates the Site falls within Flood Zone "X". The Site is not within a flood prone area. Attached as Exhibit 8 is the Preliminary Grading and Drainage Plan.

VI. PROJECT TEAM

Owner/Developer:

Tom Inman
1225 E. Warner Road, #2
Tempe, Arizona 85284
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Architect:

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605 S. Ash Avenue
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Phone: (480) 894-8380
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Landscape Architect:

Ryan and Associates
Attn: Phil Ryan
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Phone: (480) 963-6268
Fax: (480) 963-3674

Engineer:

M2 Group, Inc.
Attn: Michael Hreha
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Zoning:

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VII. CONCLUSION

Inman Garden Offices is a cohesive, quality neighborhood garden office development, consistent with the City's adopted plans and compatible with the surrounding area. The garden offices will have a residential feel and appearance through the architecture, massing, and theming. Inman Garden Offices reflects the rural/agrarian heritage of Southeast Chandler through its architecture and landscaping. Inman Garden Offices will also provide additional employment opportunities within the area and needed support services for nearby residents. We request approval.

Thomas Inman

ORDINANCE NO. 4062

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) (DVR07-0062 INMAN GARDEN OFFICES) 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:

Parcel No. 1

The west half of the northwest quarter of the northwest quarter of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 2

The north half of the north half of the west half of the southwest quarter of the northwest quarter of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 3

The south half of the north half of the west half of the southwest quarter of the northwest quarter of the northwest quarter of Section 25, Township 2 south, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 4

The northeast quarter of the southwest quarter of the northwest quarter of the northwest quarter of Section 25, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Said parcel is hereby rezoned from AG-1 to 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. 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. 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.

5. 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.
6. Development shall be in substantial conformance with Exhibit H, Development Booklet, entitled "INMAN GARDEN OFFICES", kept on file in the City of Chandler Planning Services Division, in File No.DVR07-0062, except as modified by condition herein.
7. The commercial development standards shall be in accordance with the requirements of the Southeast Chandler Area Plan.
8. Landscaping shall be in compliance with current Commercial Design Standards.
9. Raceway signage shall be prohibited within the development.
10. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
11. The site shall be maintained in a clean and orderly manner.
12. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
13. 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.
14. All future signage shall be in compliance with City of Chandler Sign Code for commercial development.
15. 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.
16. 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 INMAN GARDEN OFFICES development shall use treated effluent to maintain open space, common areas, and landscape tracts.

17. No illuminated signage shall face existing adjacent residential properties.

18. The building mounted signage along arterials shall be reverse pan-channel lettering.

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:

