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Where Values Make The Difference

#16
JUL 31 2008

MEMORANDUM

Planning & Development - CC Memo No. 08-139

DATE: JULY 17, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: PDP08-0005 ADVANTAGE BUSINESS PARK

Request: Preliminary Development Plan (PDP) approval to construct an office and retail development on an approximate 13-acre site

Location: South and east of the southeast corner of Alma School and Pecos Roads

**Applicant/
Owner:** Phone Jockey Land Partners #1, LLC – Mark De Michele

Project Info: 12.7 net acre (15.5 gross acre) site including Phase One 132,000 square feet and Phase Two 9,650 up to 15,108 square feet of building area, totaling over 140,000 square feet. Approximate square footages:

- Building A - 10,300 sq. ft. 1-story Retail/Restaurant
- Building B - 12,000 sq. ft. 1-story Retail/Restaurant
- Building C - 8,000 sq. ft. 1-story Retail/Restaurant
- Building D - 101,000 sq. ft. 3-story Office
- Phase Two – Two 15,108 sq. ft. 1-story Office buildings or one, one-story 9,650 sq. ft. Retail/Restaurant building
- Project does not include immediate corner parcel, which is under separate ownership by Exxon Mobil Corporation

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) for an office and retail development subject to conditions.

BACKGROUND

The application requests PDP approval to allow an office and retail development on approximately 13 net acres. The subject property is located south and east of the southeast corner of Alma School and Pecos Roads, surrounding the immediate corner parcel, which is under separate ownership by

Exxon Mobil Corporation. The development includes a total of approximately 140,000 square feet of building area. Phase One has 132,000 square feet of building area and Phase Two has 9,650 up to 15,108 square feet of building area.

Approximate building square footages are Building A 10,300 sq. ft. 1-story retail/restaurant, Building B 12,000 sq. ft. 1-story retail/restaurant, Building C 8,000 sq. ft. 1-story retail/restaurant, and Building D - 101,000 sq. ft. 3-story office. Phase Two will develop with either office or retail buildings. A few alternatives are proposed which include a single 1-story office building or two 1-story buildings clustered together totaling 15,108 sq. ft. or one, 1-story 9,650 sq. ft. retail/restaurant building. The project does not include the immediate corner parcel, which is under separate ownership by Exxon Mobil Corporation.

Uses for the 3-story office building are general office only, no medical or dental offices. The retail shops will provide uses appropriate to the office development such as hair stylists, deli/sandwich shops, insurance offices, and other retail/restaurant tenants. Any offices in Phase Two will be general office. This property is zoned for commercial development and has previously approved PDP's for retail and office/retail developments.

The subject site is part of a specific Area Plan, which designated this site for commercial uses. This site was originally zoned PAD for conceptual commercial in 1998 as part of a larger 30-acre development. The development included rezoning and a PDP specifically for a multi-family apartment project directly east of the subject site. The subject site's conceptual commercial zoning included a cluster of retail shops on the southern portion and a typical retail center with a major tenant and retail shops on the northern portion. A 2.5-acre parcel, owned by ADOT located at the commercial site's south side, was not included with this zoning approval.

A zoning amendment and PDP was approved in 2001 that included a "Big K-Mart" store anchored retail center including shops, a gas station, car wash, and a convenience store. The 2001 zoning action zoned the 2.5-acre ADOT southern parcel from AG-1 to PAD conceptual commercial. Construction did not commence for the retail development. In 2002, a zoning amendment and PDP application was filed for the corner gas station; however, this request was withdrawn prior to the public hearings. The site's commercial zoning was extended in 2003 for three years and was again extended in 2006 for an additional three years following a PDP approval. A PDP was approved in August 2006 for an office and retail development. This plan did not include a gas station with a convenience store and car wash on the corner.

In September 2007, City Council approved a PDP for an office and retail development. The development request included 96,096 square feet of office space and 26,251 square feet of retail/restaurant space totaling approximately 122,347 square feet of building area. The development included 16 buildings with a mix of one- and two-story heights designed around interior courtyards and water features. Due to changes in the office market, the property owner has re-designed the project and requests approval for a new office and retail development proposal. The corner parcel owned by Exxon Mobil Corporation is not included with this request and is shown only in concept only.

This application seeks PDP approval in accordance with the Development Booklet, Exhibit A. The Late Hour Business Policy is not applicable to this site due to the site receiving zoning approval prior to the adoption of the Late Hour Business Policy in December 2004.

During the previous PDP request, the development proposal went before the Design Review Committee before returning to Planning & Zoning Commission to address concerns with building architecture, specifically the buildings needing to create more of a statement at the intersection. Planning Commission (DRC) requested additional shade and seating areas in interior areas and additional building colors.

The current development request consists of a 3-story general office building with two adjacent 1-story retail shops buildings oriented toward Alma School Road. A freestanding retail/restaurant pad is located along Alma School Road too. Phase One includes the office, retail shops buildings, and freestanding retail/restaurant building. Phase Two is along Pecos Road and includes the option to have general office buildings or a retail shops building. Building architecture is similar to the previous development plan approval maintaining a modern/contemporary building style with structural and decorative forms creating an innovative design. The site layout is different from the previous plan; however, maintains compliance with City design standards and quality of development expectations.

SITE DEVELOPMENT / BUILDING ARCHITECTURE

The development complies with the City's Commercial Design Standards including site design, landscaping, and parking requirements. The development request includes a comprehensive sign package, which also meets the City's design standards.

The main entrance to the development is off of Alma School Road. The entrance is emphasized with textured paving, Date Palm trees on both sides of the drive, and decorative-designed round-about features. Buildings are sited in a manner creating a unique visual presence with stepped building heights along Alma School Road and the Loop 202 Santan Freeway.

A pedestrian-oriented environment extends from Alma School Road through the development in between buildings to the rear of the office building. Pedestrian corridors are designed with decorative pavement, shade canopies, Date Palm trees, ground and raised water features, seating, decorative bollard lights, and landscape planters. Water features extend between buildings creating a pleasing environment for pedestrians and common seating areas. The water features create a pleasant streetscape with view corridors in between buildings and interior views from office and retail spaces.

The transition from one-story buildings to a three-story building is accentuated with the use of horizontal and vertical building elements including wire cloth and stainless steel shade screens, extended aluminum awnings, and broad alucobond and EFIS tower supports. Art sculptures located at the edge of building pads enhance the two entrance drives along each building.

The development provides four-sided architecture with an architectural design theme consistent throughout the site. Buildings are designed with varied building materials ensuring a single material does not occupy more than 65% of any façade. Wall planes are broken up with masonry pilasters

and vertical elements. Rooflines are varied and tenant entries are covered with integral awnings. Common seating areas are provided throughout the site with benches, seat walls/planters, and shaded areas.

A common design theme is provided with the use of building materials, paint colors, design features, and common amenities. Building materials include smooth face and center-scored masonry block, integrally colored EIFS walls, cornices, piers, and shading elements, anodized aluminum storefront in a dark bronze color with blue glazing, painted architectural accent canopies and trim, aluminum composite material panel accent piers and shade elements, and stainless steel mesh accent features and sign band backdrops. Building colors and materials are a light sand/stone color with dark bronze metal accent. Split-face masonry is a light and dark grey with burgundy, black, and sand colored accents.

The site includes raised planter pots and decorative building lighting in common pedestrian areas, between buildings, and along building and site perimeters. Large-scale art sculptures are provided in both hardscape and landscape areas. Decorative parking shade canopies are provided and will be designed to match the materials, paint colors, and design of the buildings. The Development Booklet includes an exhibit on page 52 of the parking canopy.

Landscaping is designed with low water usage plants in accordance with the Commercial Design Standards. A landscape buffer adjacent to the existing multi-family apartment to the east is provided. Shade trees and seating areas are located within interior courtyard areas providing additional shade. Date Palm trees enhance main entrances, pedestrian corridors, and parking drive aisles. Low column/pillars with decorative planter pots are provided near walkways, entrance areas, and along the streetscape. Landscape planters and pots are an integral feature for the parking area screen wall design.

The development provides appropriate parking for office and retail use. The development is required to provide 628 parking spaces and is providing 699 parking spaces.

The comprehensive sign package includes standards for building-mounted signage and monument signage. The development incorporates individual reverse pan-channel halo-illuminated or non-illuminated lettering and logos for all buildings and monument signage throughout the site. The development includes four monument signs, which include three 6-foot high center identification sign with no tenant panels and one 30-foot high freeway center identification sign with no tenant panels. Two 6-foot signs are located along Alma School Road and one 6-foot sign is located along Pecos Road. The 30-foot high freeway sign is located on the site's southwest corner parallel to the Loop 202 Santan Freeway and perpendicular to Alma School Road. An office tenant directory sign 6 feet 4 inches in height will be located within the site's interior.

Each monument sign is constructed with c.m.u to match buildings, smooth face stucco over masonry block, and metal accent elements. The monument signs do not include tenant panels for retail or office signage, only the development's name. Any future monument signs for retail or office tenants will require application and approval of a Preliminary Development Plan and be in conformance with the represented quality of this development. The Development Booklet represents landscape planters are provided at the base of each monument sign; however, the

landscape plan does not represent this design standard. A zoning condition is included requiring the planters at the base of monument signs.

Retail tenant and office tenant building-mounted signage are reverse pan channel halo-illuminated or non-illuminated lettering and logos constructed of sheet metal with brushed aluminum sides. Letters and logos are a metallic pewter paint color. Specific sign band areas are provided for business name and logos. Signage is located either on wire cloth and stainless steel shade screens or to the building wall itself.

The site provides for future cross-access to the corner intersection parcel. The ultimate location of the corner parcel's driveways will be determined at that parcel's time of development. Staff will require the corner parcel to provide cross-access to the larger development and have architecturally compatible buildings.

The project intends to commence construction in early November 2008 with an anticipated completion in Summer 2009.

DISCUSSION

Staff is of the opinion that the development request meets the intent of the original PAD zoning and complies with the City's Commercial Design Standards. The site is attractively designed and incorporates a unique water feature system. The office development incorporates a one-story building with a three-story office building providing stepped rooflines, architectural features, and unique pedestrian areas. The retail shops buildings are clustered and designed as part of a larger courtyard for pedestrian and vehicular access to the office building.

The project has similar components from the previous PDP approval including water features, unique architectural design and pedestrian amenities. While the previous project included more than one dozen one- and two-story buildings with angled building orientations and designed with many interior courtyards highlighted with water features, the proposed development plan replicates many of the architectural quality and site design features, unique pedestrian amenities, water features, and attractive vehicular entrances and streetscape from the previous plan.

The development requests approval for a 30-foot high freeway monument sign solely for the project name's identification. There are no other freeway monument signs approved for properties at the Loop 202 and Alma School Road intersection. This sign would be the first freeway monument sign; however, this sign does not include any tenant/business name panels as typically located on retail shopping center freeway monument signs.

This office and retail development provides a statement at this intersection off the Loop 202 Santan Freeway and is compatible with the adjacent multi-family apartment development to the east and west as well as single-family residential in the area. Staff recommends approval of the PDP request with conditions including those approved in the original PAD zoning approval.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 12, 2008. No one attended other than the applicants.

- As of the date of this memo, Staff and the applicant are not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1 (Creedon)

Commission recommended the addition of one zoning condition, no. 19, to address additional landscaping and shade.

RECOMMENDED ACTION

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

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 3260 in case DVR00-0005 Pecos Plaza, except as modified by condition herein.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Advantage Business Park – Preliminary Development Plan 5-27-08 " kept on file in the City of Chandler Current Planning Division, in file number PDP08-0005, except as modified by condition herein.
3. No medical or dental office uses will be permitted unless a revised parking analysis is provided demonstrating that the center contains adequate parking per the Zoning Code requirements to accommodate the proposed uses.
4. The development shall be in conformance with the City's Commercial Design Standards including landscaping.
5. The design and construction of the upgraded perimeter theme wall along the southern property line shall be coordinated with ADOT.
6. A separate Preliminary Development Plan is required for the corner parcel planned for a gas station with a convenience store and carwash.
7. The future pad at the intersection corner shall carry an architectural level of detail similar to architectural design theme for the larger surrounding development.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
9. The entire site shall be maintained in a manner free of weeds, trash, and debris.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
11. The parking space canopies shall incorporate building materials, forms, and colors to match the development as exhibited in the Development Booklet.
12. Any future freestanding monument sign's for retail or office tenant signage shall require application and approval of a Preliminary Development Plan.

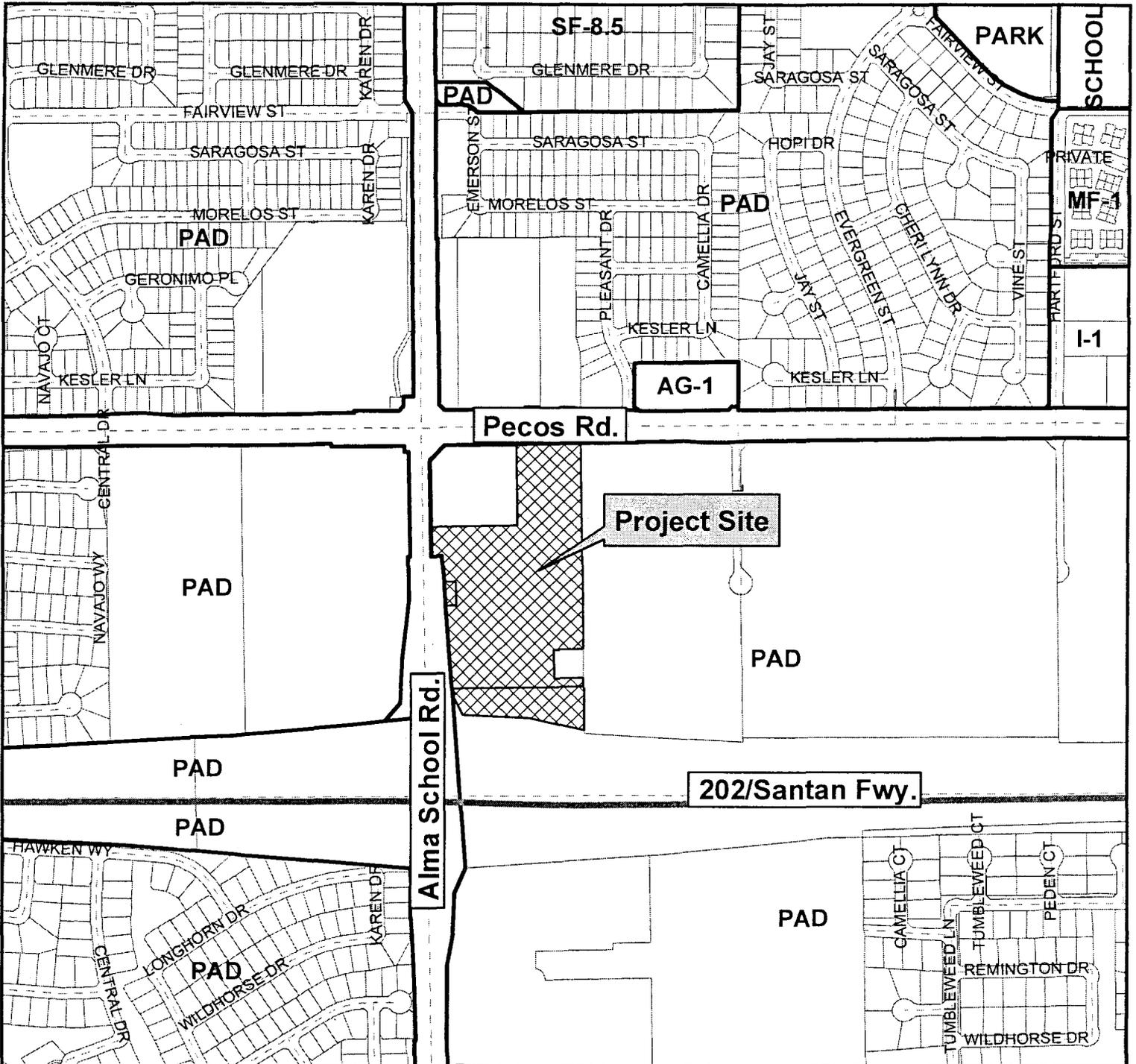
13. Monument sign panels shall have an integrated or decorative cover panel until the project's identification name is added to the sign.
14. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
15. All raceway signage shall be prohibited within the development.
16. All building-mounted and freestanding monument sign lettering and logos shall be reverse pan channel halo-illuminated or non-illuminated as represented in the Development Booklet.
17. Building mounted signage for all office buildings shall occur on each façade in an orderly manner.
18. Landscape planters shall be provided at the base of all freestanding monument signage.
19. The applicant shall work with Staff to provide additional landscape areas and shade within the parking court area between Buildings A, B, and D, and within pedestrian areas.

PROPOSED MOTION

Move to approve Preliminary Development Plan case PDP08-0005 ADVANTAGE BUSINESS PARK, subject to the conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Previously approved Site Plan
4. Landscape Plan
5. Previously approved Landscape Plan
6. Building Elevations
7. Previously approved Building Elevations
8. Original conditions in Ordinance No. 3260
9. Development Booklet, Exhibit A



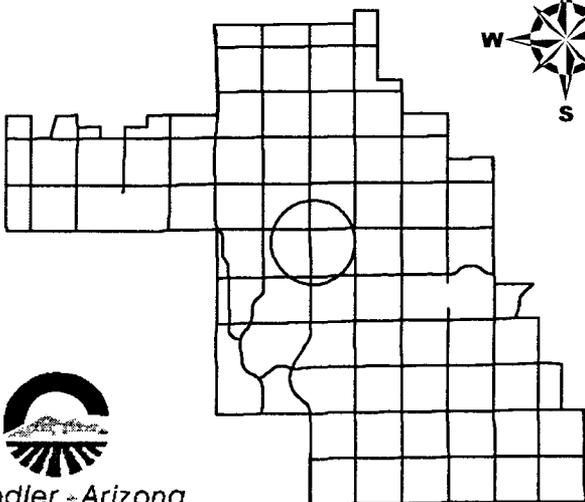
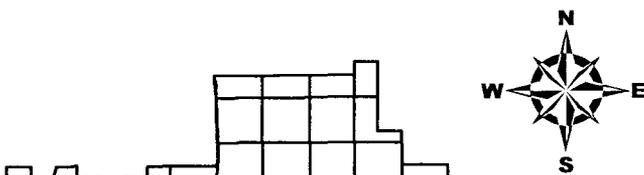
Project Site

Vicinity Map



PDP08-0005

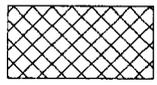
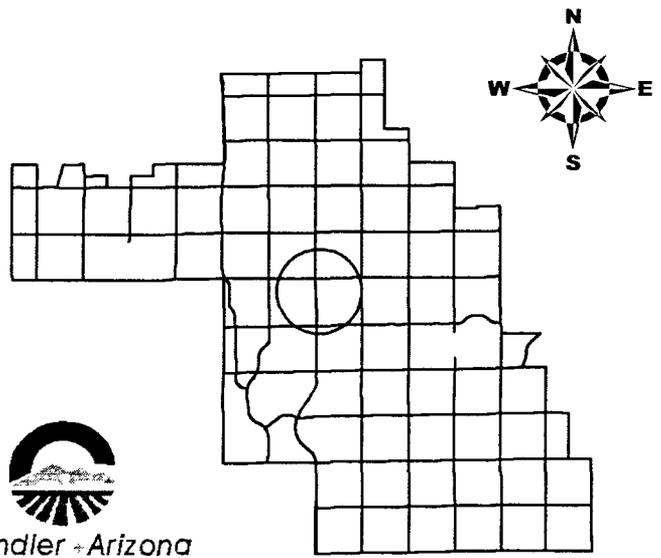
Advantage Business Park



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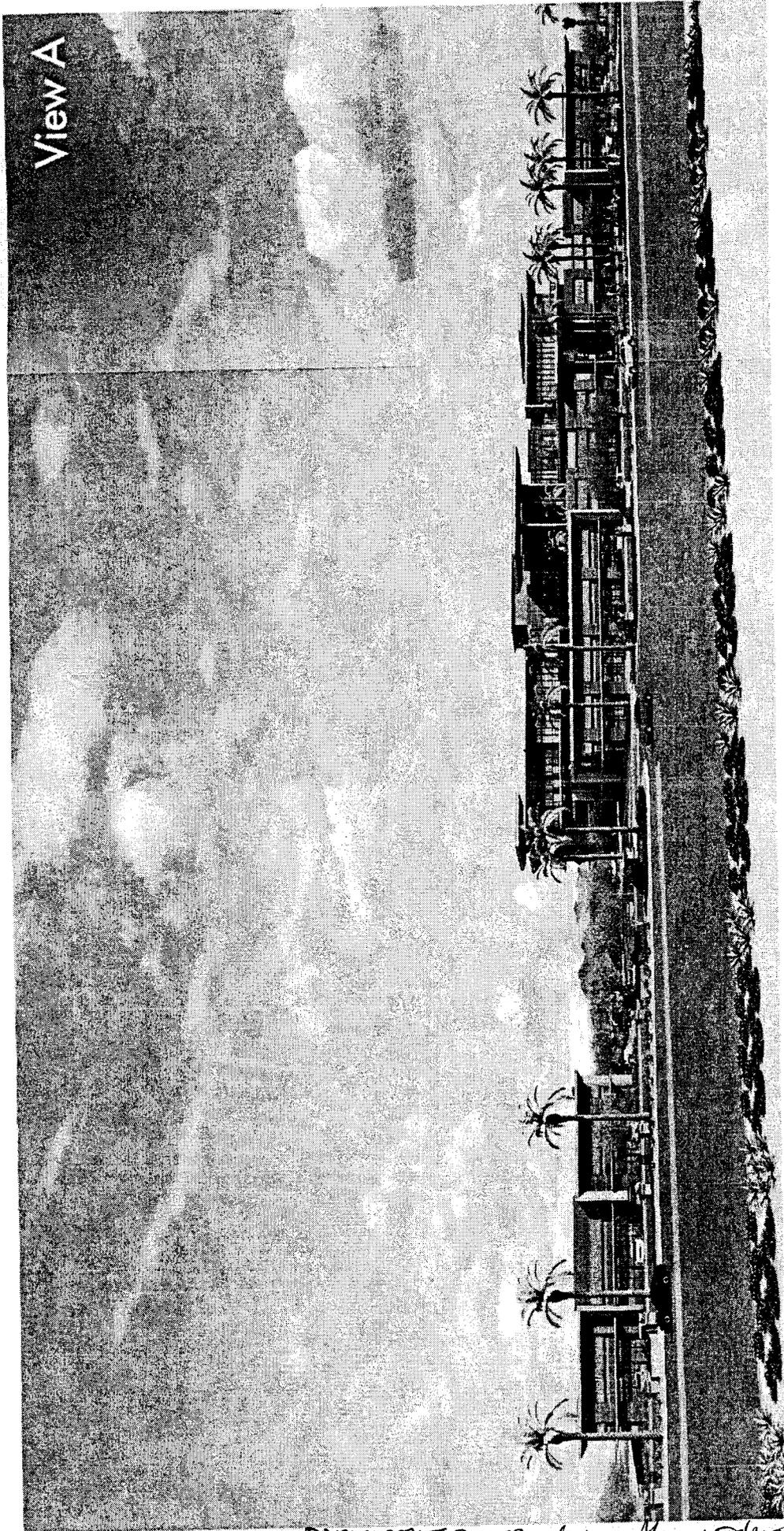


Vicinity Map

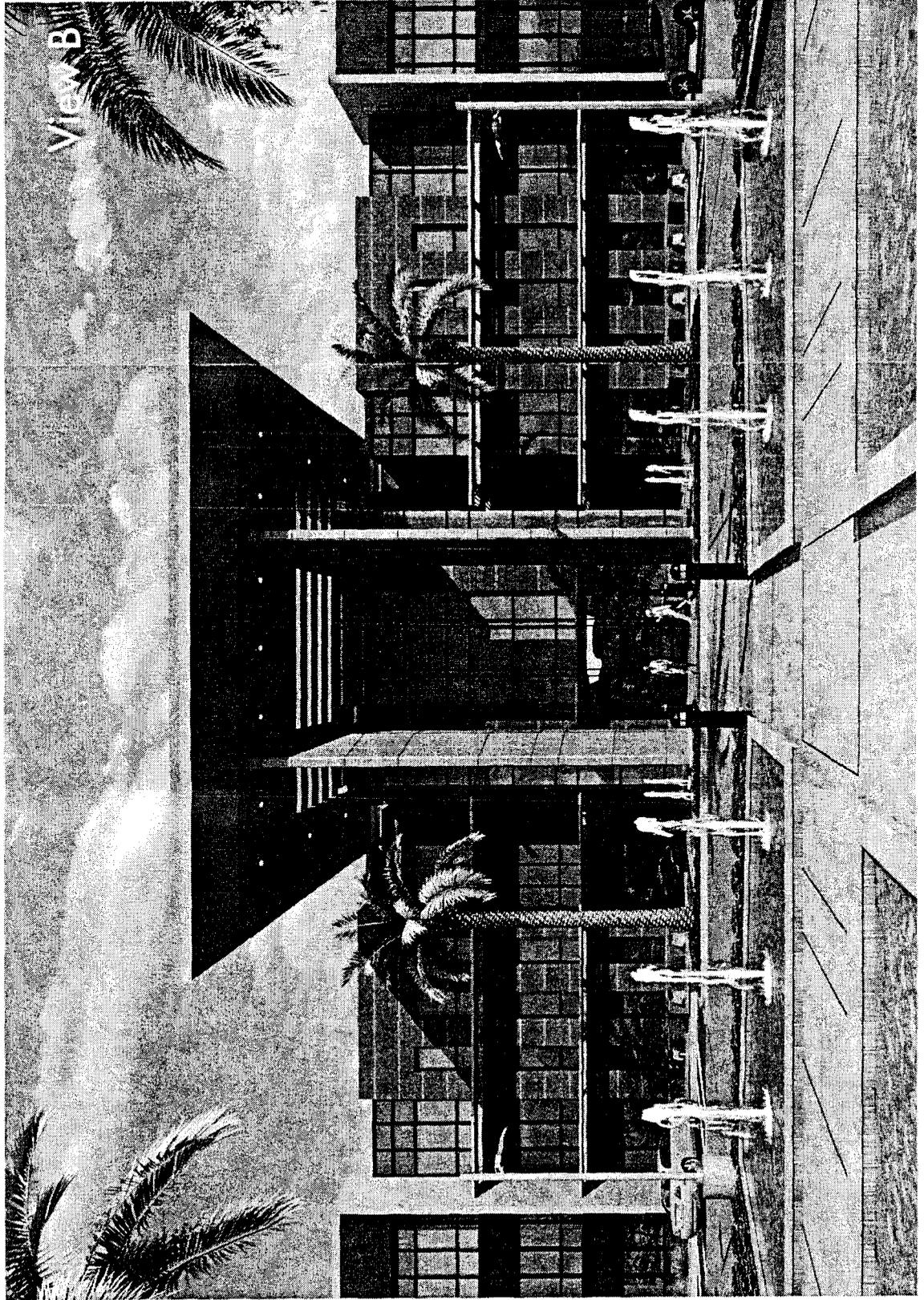


PDP08-0005

Advantage Business Park



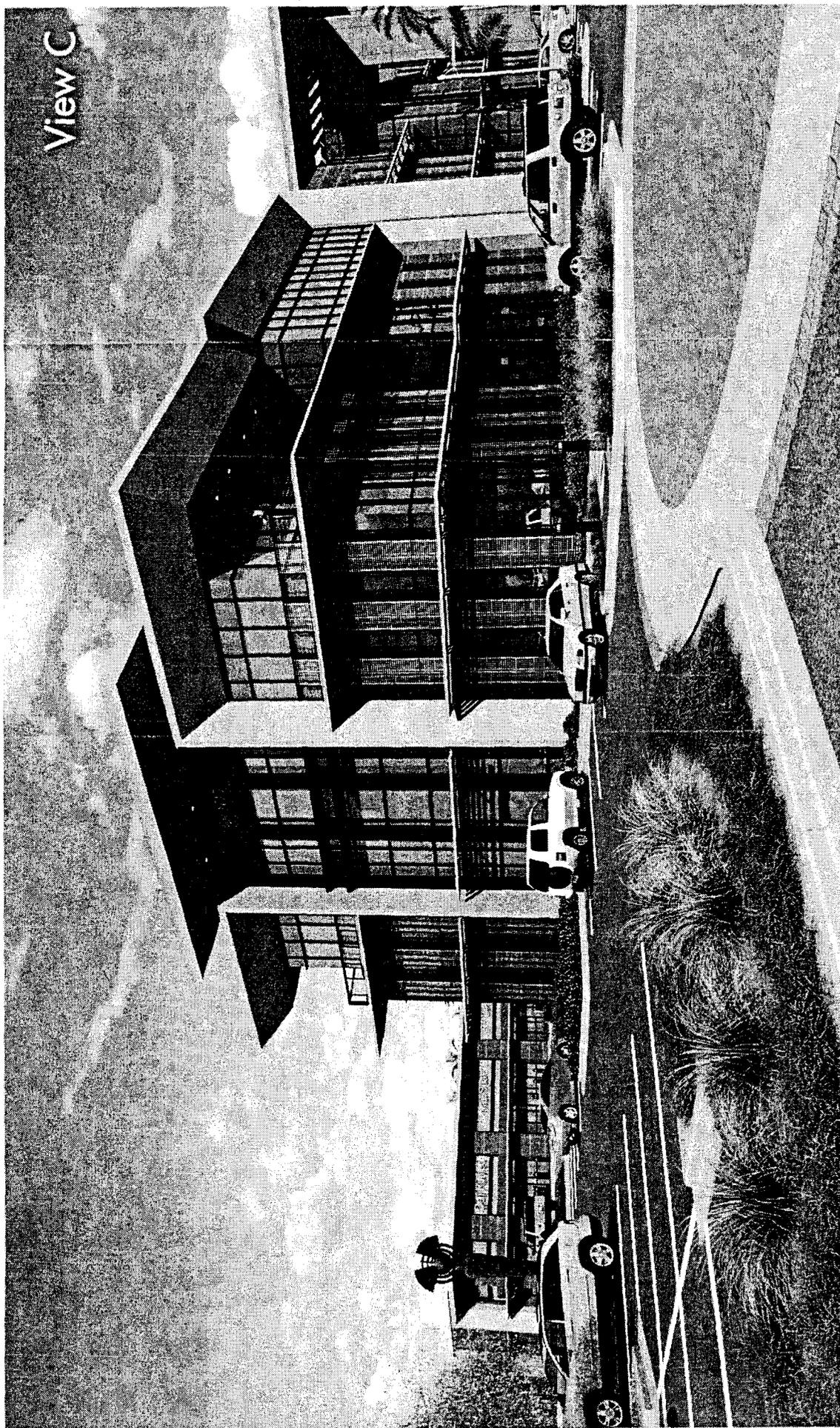
PD08-005 Perspective Almaden School Road



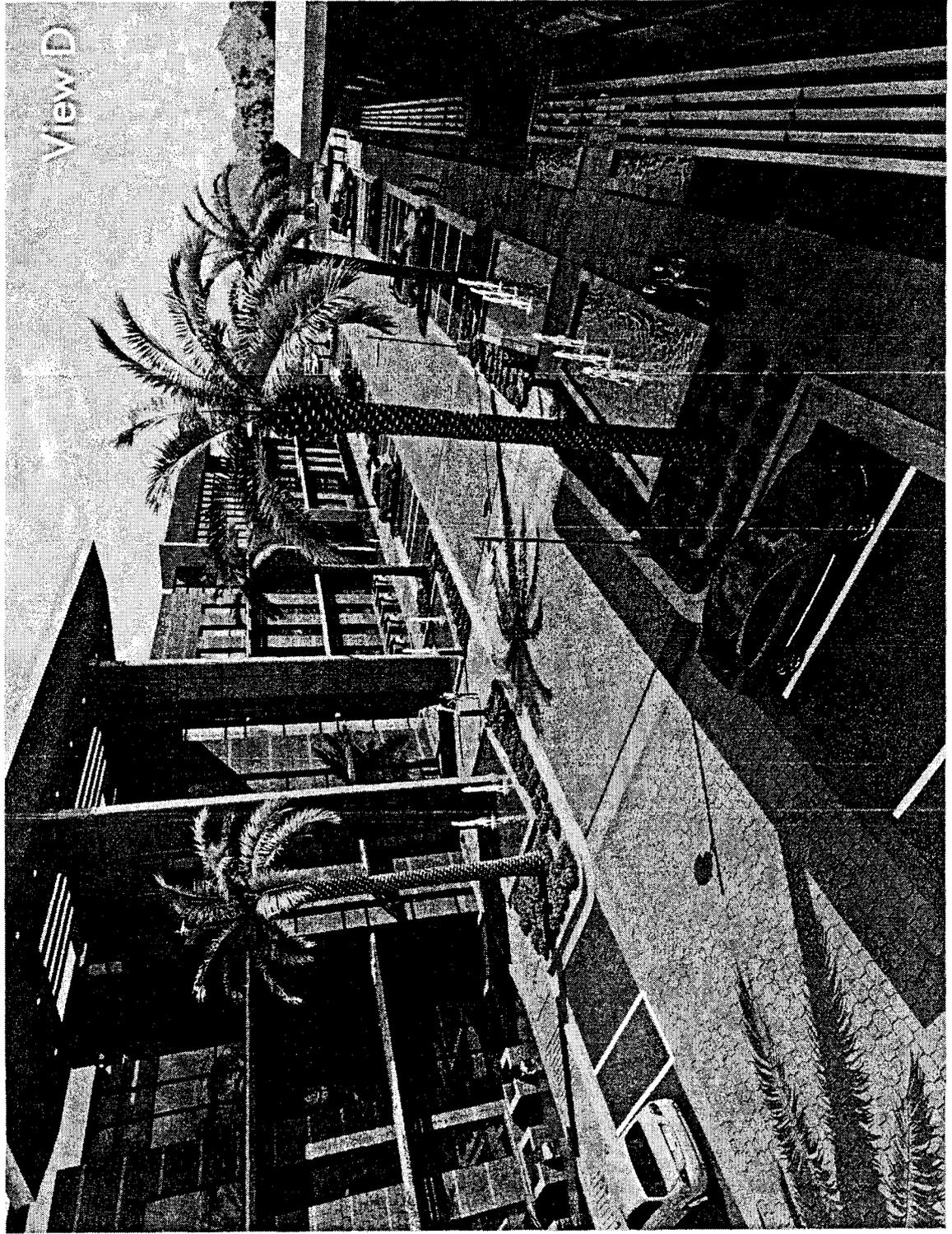
VIEW B

PHOTO © 2005
BUILDING ELEVATIONS

View C

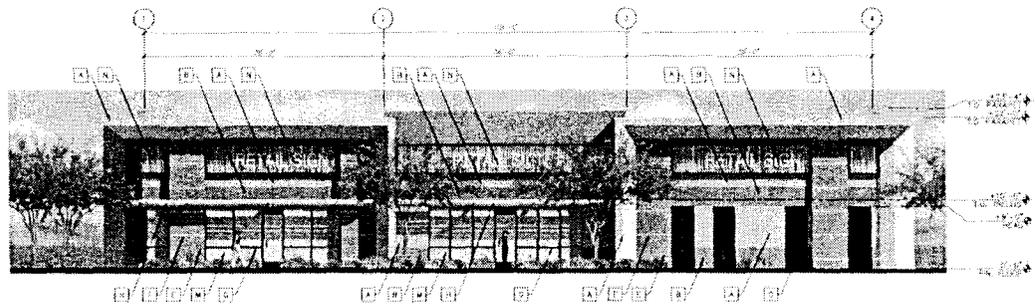


PROPOSED BUILDING ELEVATIONS

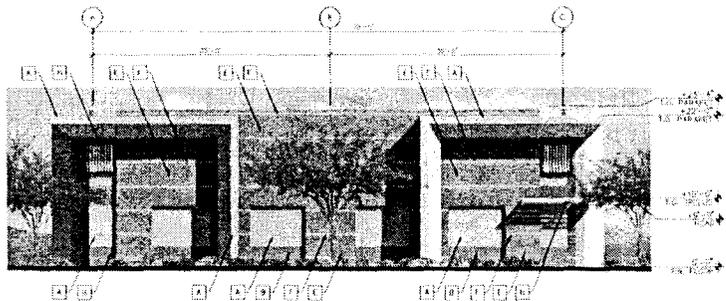


View D

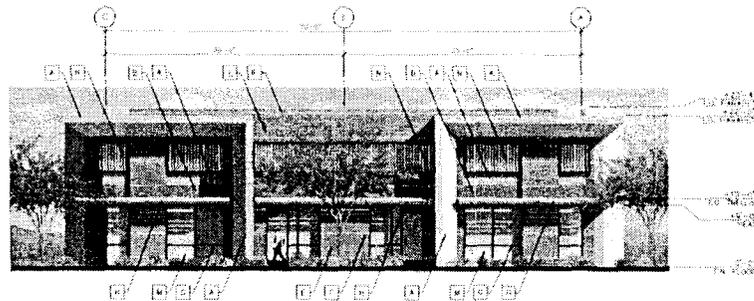
PD180005 BUILDING ELEVATIONS



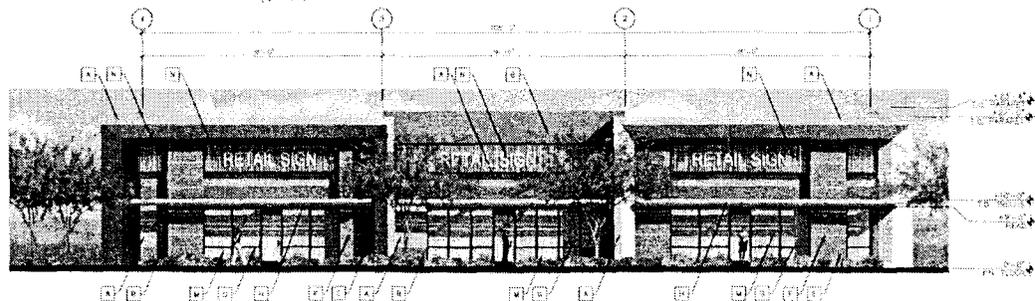
**BUILDING 'C' -
CONCEPTUAL WEST ELEVATION**
1/8" = 1'-0"



**BUILDING 'C' -
CONCEPTUAL SOUTH ELEVATION**
1/8" = 1'-0"



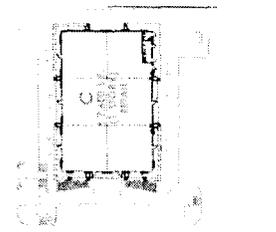
**BUILDING 'C' -
CONCEPTUAL NORTH ELEVATION**
1/8" = 1'-0"



**BUILDING 'C' -
CONCEPTUAL EAST ELEVATION**
1/8" = 1'-0"

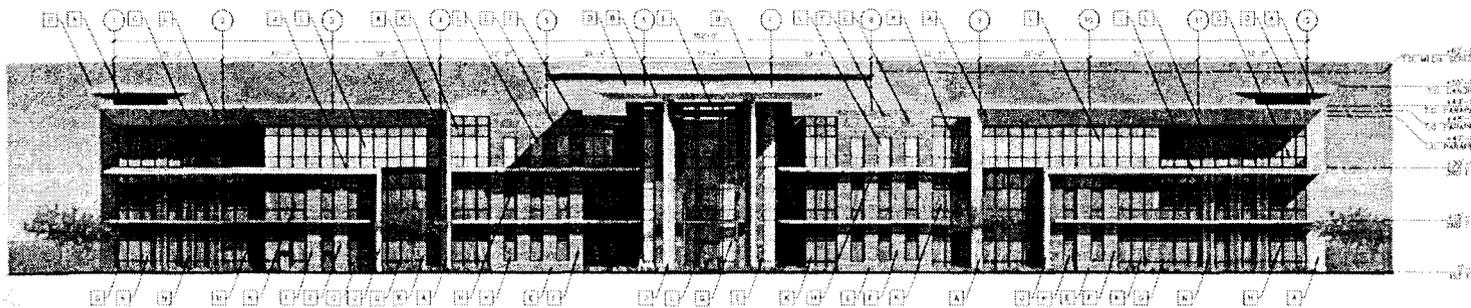
FINISH SCHEDULE

- ELEVS:**
- 1. FIN SPECIFICATIONS
 - 2. EXTERIOR ELEVATION
 - 3. MEDIUM TONE PAINTS
 - 4. TO MATCH EXTERIOR ELEVATION
 - 5. EXTERIOR "WOODS BLEND"
- INT:**
- 1. FIN SPECIFICATIONS
 - 2. EXTERIOR ELEVATION
 - 3. MEDIUM TONE PAINTS
 - 4. TO MATCH EXTERIOR ELEVATION
 - 5. EXTERIOR "WOODS BLEND"
- PAINT:**
- 1. FIN SPECIFICATIONS
 - 2. EXTERIOR ELEVATION
 - 3. MEDIUM TONE PAINTS
 - 4. TO MATCH EXTERIOR ELEVATION
 - 5. EXTERIOR "WOODS BLEND"
- ROOFING:**
- 1. FIN SPECIFICATIONS
 - 2. EXTERIOR ELEVATION
 - 3. MEDIUM TONE PAINTS
 - 4. TO MATCH EXTERIOR ELEVATION
 - 5. EXTERIOR "WOODS BLEND"
- MASONRY:**
- 1. FIN SPECIFICATIONS
 - 2. EXTERIOR ELEVATION
 - 3. MEDIUM TONE PAINTS
 - 4. TO MATCH EXTERIOR ELEVATION
 - 5. EXTERIOR "WOODS BLEND"
- GLAZING:**
- 1. FIN SPECIFICATIONS
 - 2. EXTERIOR ELEVATION
 - 3. MEDIUM TONE PAINTS
 - 4. TO MATCH EXTERIOR ELEVATION
 - 5. EXTERIOR "WOODS BLEND"
- SCREENS:**
- 1. FIN SPECIFICATIONS
 - 2. EXTERIOR ELEVATION
 - 3. MEDIUM TONE PAINTS
 - 4. TO MATCH EXTERIOR ELEVATION
 - 5. EXTERIOR "WOODS BLEND"



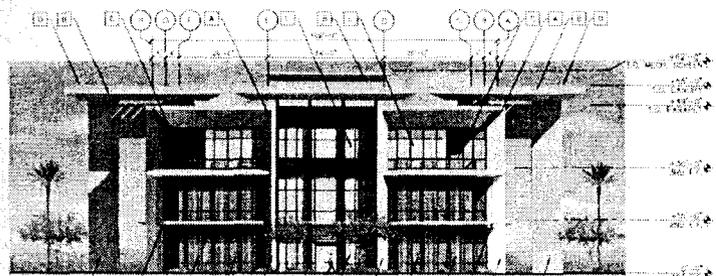
KEYPLAN
NO SCALE

PAPER OVER BUILDING ELEVATIONS



**BUILDING 'D' -
CONCEPTUAL EAST ELEVATION**

1/8" = 1'-0"



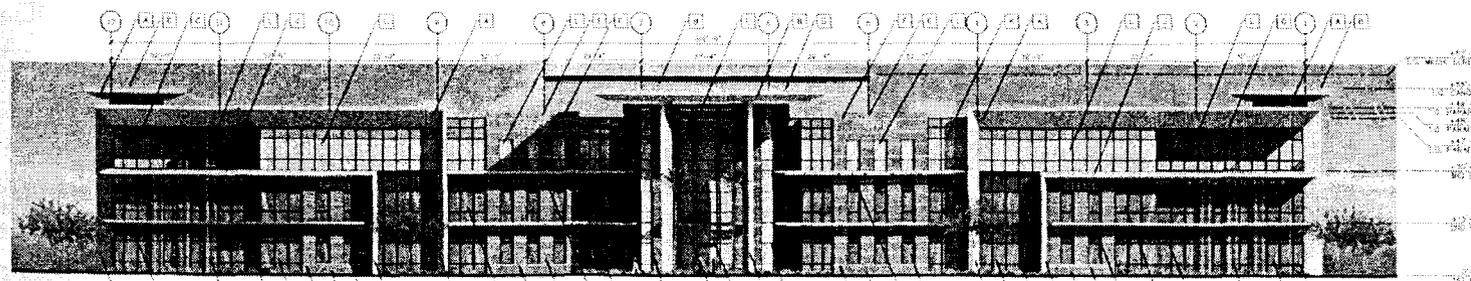
**BUILDING 'D' -
CONCEPTUAL NORTH ELEVATION**

1/8" = 1'-0"



**BUILDING 'D' -
CONCEPTUAL SOUTH ELEVATION**

1/8" = 1'-0"

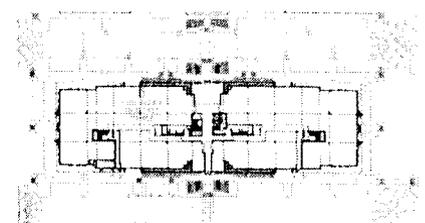


**BUILDING 'D' -
CONCEPTUAL WEST ELEVATION**

1/8" = 1'-0"

FINISH SCHEDULE

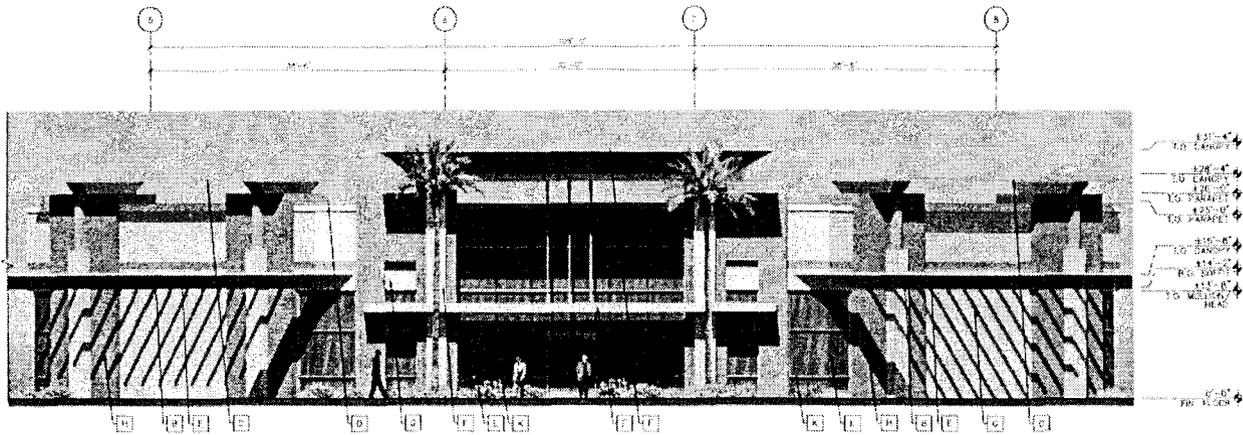
- C.I.F.S.:**
- A** MET. TYPE: PER SPECIFICATIONS
INTERNAL COLOR: METAL MATCH FINISH
EXTER. TO MATCH QUAN. EDWARDS COLOR
INTERNAL "PINKISH" STAIN*
 - B** MET. TYPE: PER SPECIFICATIONS
INTERNAL COLOR: METAL MATCH FINISH
EXTER. TO MATCH QUAN. EDWARDS COLOR
INTERNAL "PINKISH" STAIN*
- PANEL:**
- C** MET. TYPE: PER SPECIFICATIONS
INTERNAL COLOR: TO MATCH INTERIOR COLOR
EXTER. "SLASH ROOF" / CARBON STEEL METAL WORK
- SCOFFING:**
- D** MET. TYPE: METAL SLATES (SEE DETAILS)
INTERNAL COLOR: STAINLESS STEEL METAL ROOFING
EXTER. COLOR: STAINLESS STEEL METAL ROOFING
STOPS IN TANK FLASHING
- MASONRY:**
- E** MET. TYPE: BRICKWORK
INTERNAL COLOR: BRICKWORK
EXTER. COLOR: BRICKWORK
 - F** MET. TYPE: BRICKWORK
INTERNAL COLOR: BRICKWORK
EXTER. COLOR: BRICKWORK
- ALUMINUM:**
- G** MET. TYPE: ANODIZED ALUMINUM
INTERNAL COLOR: ANODIZED ALUMINUM
EXTER. COLOR: ANODIZED ALUMINUM
 - H** MET. TYPE: ANODIZED ALUMINUM
INTERNAL COLOR: ANODIZED ALUMINUM
EXTER. COLOR: ANODIZED ALUMINUM
 - I** MET. TYPE: ANODIZED ALUMINUM
INTERNAL COLOR: ANODIZED ALUMINUM
EXTER. COLOR: ANODIZED ALUMINUM
- GLAZING:**
- J** MET. TYPE: 1/2" GLASS
INTERNAL COLOR: 1/2" GLASS
EXTER. COLOR: 1/2" GLASS
 - K** MET. TYPE: 1/2" GLASS
INTERNAL COLOR: 1/2" GLASS
EXTER. COLOR: 1/2" GLASS
 - L** MET. TYPE: 1/2" GLASS
INTERNAL COLOR: 1/2" GLASS
EXTER. COLOR: 1/2" GLASS
- SHADE SCREEN:**
- M** MET. TYPE: 1/2" METAL FINISH
INTERNAL COLOR: 1/2" METAL FINISH
EXTER. COLOR: 1/2" METAL FINISH



KEY PLAN

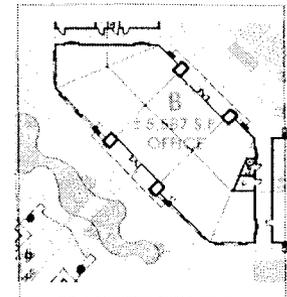
1/8" = 1'-0"

PAPERWORK BUILDING DEVIATIONS



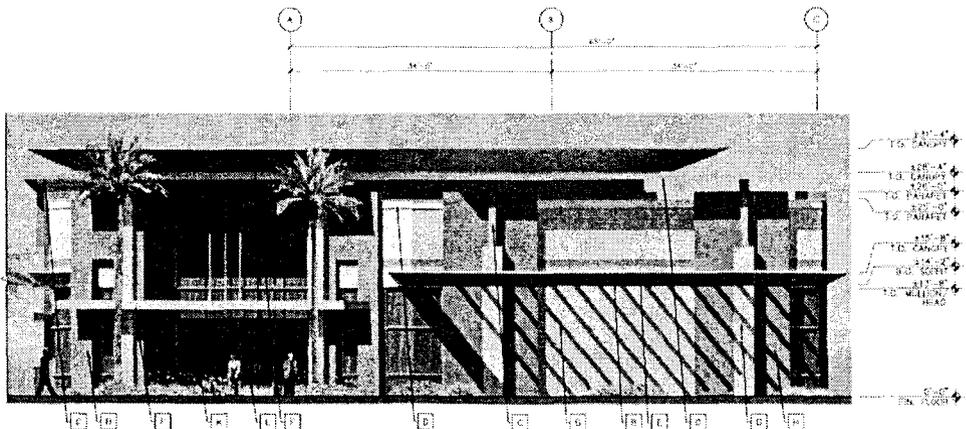
CONCEPTUAL NORTHWEST ELEVATION - BUILDING 'B'

1/8"=1'-0"



KEYPLAN

NO SCALE



CONCEPTUAL WEST ELEVATION - BUILDING 'B'

1/8"=1'-0"

FINISH SCHEDULE

C.I.F.S.

- [A] MFR. TYPE: PER SPECIFICATIONS
INTERIOR COLOR: MEDIUM SAND FINISH
TO MATCH FRAZEE COLOR
BRAND: "TOMORROW'S TAPE"
- [B] MFR. TYPE: SENECHO
METALLIC COLOR: COAT
FEATHER

PAINT:

- [C] MFR. TYPE: PER SPECIFICATIONS
TO MATCH FRAZEE COLOR
BRAND: "TOMORROW'S TAPE"
CONSPICUOUS METAL
MARK & HOLLOW METAL (DOORS)
- [D] MFR. TYPE: PER SPECIFICATIONS
TO MATCH FRAZEE COLOR
BRAND: "TOMORROW'S TAPE"
CONSPICUOUS METAL WORKS

ROOFING:

- [E] MFR. TYPE: METAL PANELS (ON EQUALS)
STANDING SEAM METAL ROOFING
COLOR: SLATE GREY
EFFECTS OF LEAK FEATURES
- [F] MFR. TYPE: ALUMINUM (ON EQUALS)
CUSTOM COLOR: SILVER METALLIC
(GRADE SAMPLES AS NOTED)

MASONRY:

- [G] MFR. TYPE: SUPERITE
COLOR: "MOUNTAIN STONE"
- [H] MFR. TYPE: SUPERITE
MASONRY (OPEN JOINTS)
COLOR: "ALUMINUM"
- [I] MFR. TYPE: DUBBED STONE
WEATHERSTONE EDGE LEDGESTONE
COLOR: SILVERADO (CSP-2003)
BRAND: PLANTERS AT DRIVE ENTRANCE

ALUMINUM SIOBTRON:

- [J] MFR. TYPE: KRAGDA
ANODIZED ALUMINUM
COLOR: 4011 "LIGHT CHAMPAGNE"

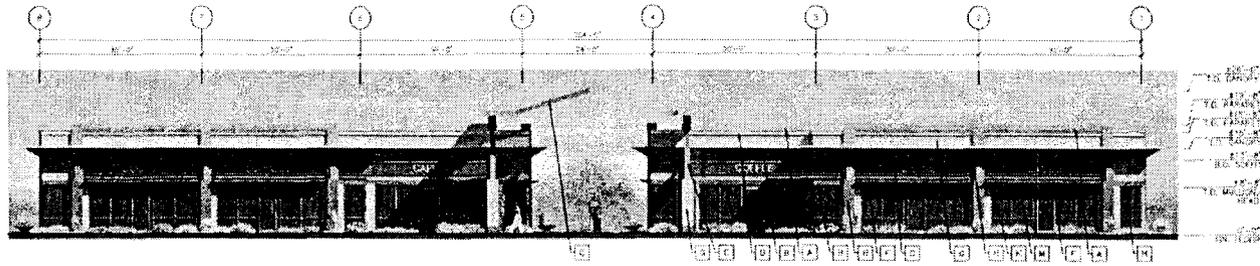
GLAZING:

- [K] MFR. TYPE: 1" INSUL. HIGH-IMP.
COLOR: BLUE 2002 R
- [L] MFR. TYPE: 1" INSUL.
COLOR: BLUE 2002 R

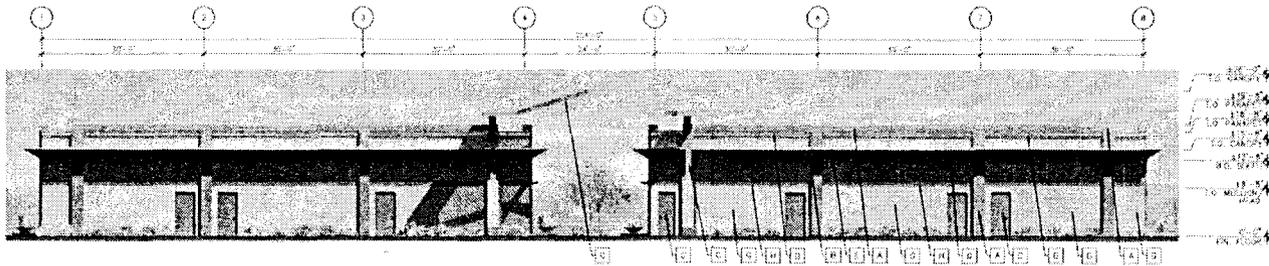
SHADE SCREEN:

- [M] MFR. TYPE: 1/2" METAL FINNED (ON EQUALS)
ELLIPSE 52 (ON EQUALS)
EIA 041 (40% OPEN)
COLOR: STAINLESS STEEL

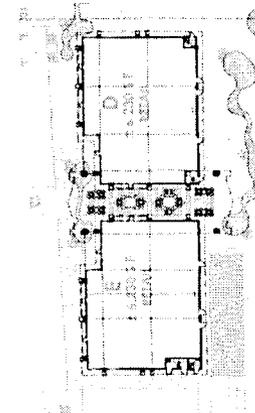
PPPT-0002 Building Elevations
Previous Approval



CONCEPTUAL WEST ELEVATION - BUILDINGS 'D' AND 'E'



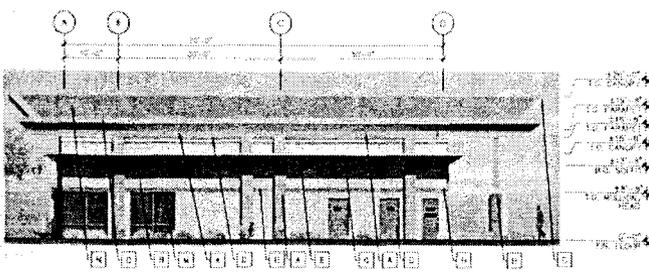
CONCEPTUAL EAST ELEVATION - BUILDINGS 'D' AND 'E'



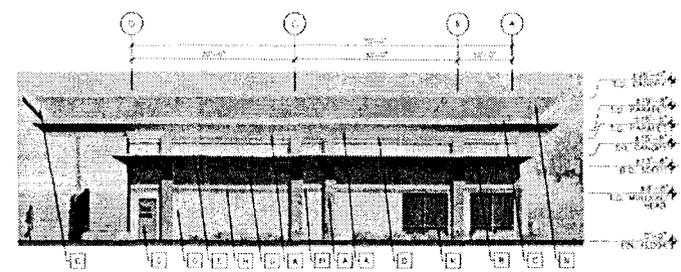
KEYPLAN

FINISH SCHEDULE

EXTERIOR		MASONRY	
[A] MFR. TYPE	PER SPECIFICATIONS EXTERNAL CEILING MEDIUM SAND FINISH TO MATCH FINISH COLOR FINISH: CONCRETE/PAINT	[B] MFR. TYPE	CONCRETE MASONRY "UNFINISHED STONE"
[B] MFR. TYPE	ENERGY METALLIC COLOR COAT FINISH	[C] MFR. TYPE	CONCRETE MASONRY (EXTERIOR SURFACES) "ALUMINUM"
PAINT		[D] MFR. TYPE	COLORFUL STONE WEATHERSTONE EDGE LEGGERSTONE SILVERADO (CONCRETE) CONCRETE FINISHES AT GROUND ENTRIES
[A] MFR. COLOR	PER SPECIFICATIONS TO MATCH FINISH COLOR RITCAL TOPFINISH CONCRETE/PAINT METAL (HOLLOW METAL SURFACES)	ALUMINUM STOREFRONTS	
[B] MFR. COLOR	PER SPECIFICATIONS TO MATCH FINISH COLOR RITCAL TOPFINISH CONCRETE/PAINT METAL (HOLLOW METAL SURFACES)	[A] MFR. TYPE	ARCHITECTURAL ALUMINUM RITCAL TOPFINISH
ROOFING		GLAZING	
[A] MFR. TYPE	PER SPECIFICATIONS STANDING SEAM METAL ROOFING CLATE GREY FINISH OF LEAFY TREES	[A] MFR. TYPE	PRG 27 DOUBLE HUNG (PRG) RITCAL TOPFINISH
[B] MFR. TYPE	ALUMINUM (OR ESAL) CUSTOM COLOR COVER METAL ROOF (SHADE SAMPLES AS APPLIED)	[B] MFR. TYPE	PRG 27 INSUL RITCAL TOPFINISH
		SHADE SCREENS	
		[A] MFR. TYPE	PRG METAL FINISHES (FOR EDGES) CONCRETE (FOR ESAL) CLATE GREY (FOR ESAL) COLOR: STAINLESS STEEL

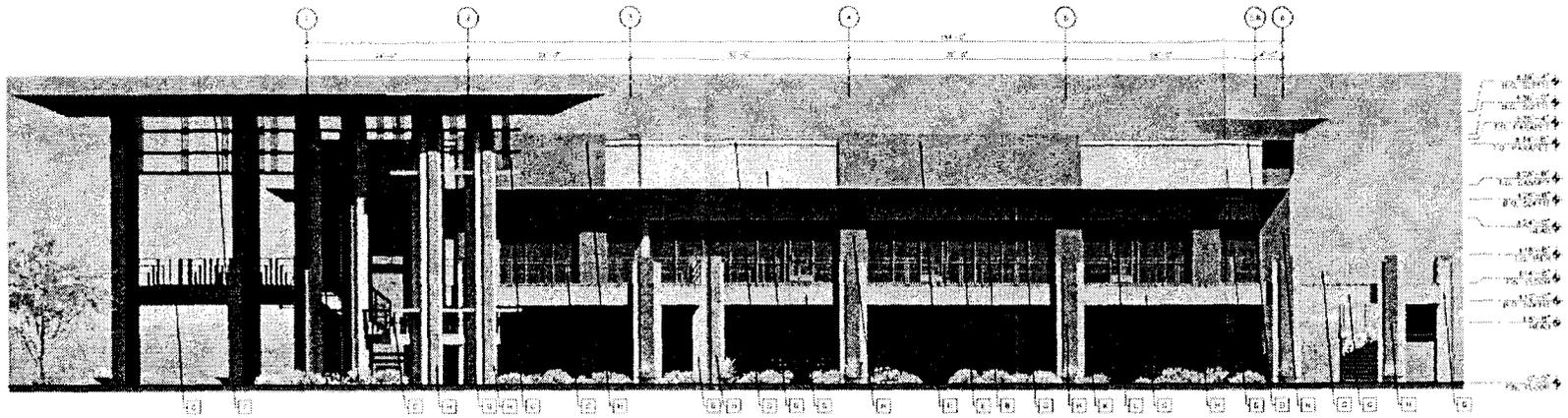


CONCEPTUAL SOUTH ELEVATION - BUILDING 'D'



CONCEPTUAL NORTH ELEVATION - BUILDING 'E'

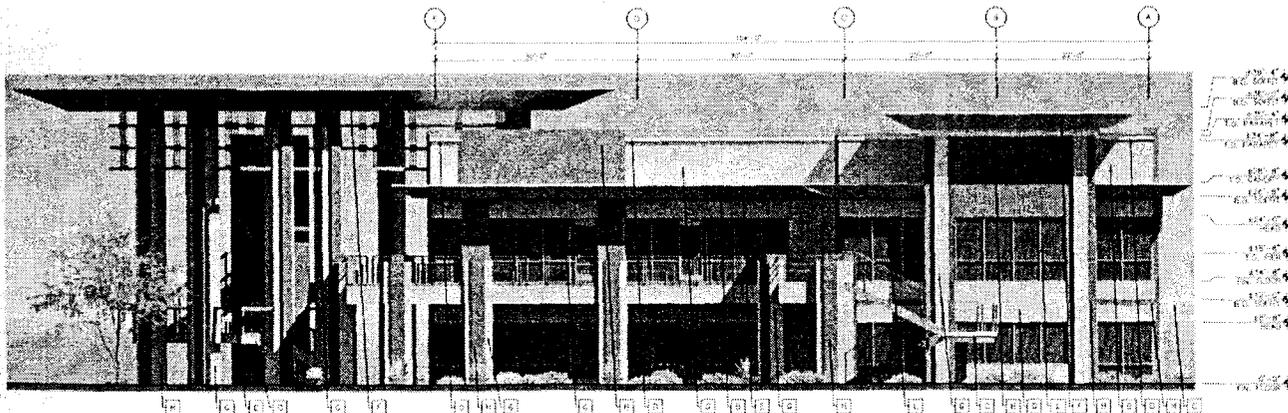
PHOTOCOPY BUILDING ELEVATIONS
 PREVIOUS APPROVAL



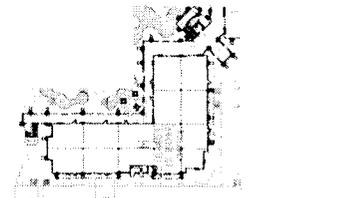
CONCEPTUAL NORTH ELEVATION - BUILDING 'H' (BUILDING 'J' SIM.)
1/8" = 1'-0"

FINISH SCHEDULE

E.I.F.S.:	MASONRY:
[A] MFR: POP SPECIFICATIONS TYPE: IN FINAL COLOR COLOR: MEDIUM SAND FINISH TO MATCH TRADES COLOR NOTE: "TRAILBLAZER" TAINT*	[1] MFR: SAPPHIRE TYPE: METASTONE COLOR: "MODERNE SCENT"
[B] MFR: ZEPH TYPE: METALLIC COLOR COAT EXTER: POWDER	[2] MFR: SPARKLE TYPE: METASTONE (EXTERIOR SMOKE) COLOR: "AUSTRIAN"
PANEL:	[3] MFR: COLLECTED STONE TYPE: WEATHERSTONE EDGE (LEAKPROOF) COLOR: (MATCH TRADES COLOR) (SEE TRADES)
[C] MFR: KEY SPECIFICATIONS TYPE: 3/4" MASON BRICK, COLOR BTDA, "PRESENT" FINISH: METAL, METAL HOLE & HOLLOW METAL (SOUND)	ALUMINUM STOREFRONT:
[D] MFR: KEY SPECIFICATIONS TYPE: TO MATCH TRADES COLOR FINISH: "COGNAC BRONZE" ARCHITECTURAL, METAL WORKS	[4] MFR: ANODIA TYPE: ANODIZED ALUMINUM COLOR: "DOLBY CHAMPAGNE"
ROOFING:	GLAZING:
[E] MFR: METAL PANELS OR PANELS TYPE: STANDING SEAM METAL, ROOFING COLOR: SLATE GRAY TONGUE & GROOVE (REQUIRED)	[5] MFR: 1" INSUL. HIGH-PERF. TYPE: BLUE 2000 R COLOR: BLUE 2000 R
[F] MFR: ALUMINUM (SEE DETAILS) TYPE: CUSTOM COLOR COLOR: OLIVE METALLIC (SHADE CHANGES AS NECESS)	[6] MFR: 1" INSUL. TYPE: BLUE 2000 COLOR: BLUE 2000
	SHADE SCREEN:
	[7] MFR: 304 METAL FABRIC (SEE DETAILS) TYPE: (SHADE CHANGES AS NECESS) COLOR: STAINLESS STEEL



CONCEPTUAL WEST ELEVATION - BUILDING 'H' (BUILDING 'J' SIM.)
1/8" = 1'-0"



KEYPLAN
NO SCALE

POP-1000 BUILDING ELEVATIONS
 REVISED 10/20/11

ORDINANCE NO. 3260

OFFICIAL FILE COPY
CITY OF CHANDLER
CITY CLERK

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING PARCELS FROM PAD TO PAD AMENDED AND FROM AG-1 TO PAD (DVR00-0005 PECOS PLAZA) 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 'Exhibit A'

Said Parcels 1-4 are hereby rezoned from PAD to PAD Amended and Parcel 5 is hereby rezoned from AG-1 to PAD, subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Pecos Road and Alma School Road, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
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. The developer shall be required to install landscaping in the arterial street median adjoining this project. In the event that the landscaping already exists within such

original ordinance
P 10/14

median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

6. Construction shall commence above foundation walls on the major tenant within two (2) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. Prior to the issuance of the first construction permit for this project, a bond must be posted to cover the developer's proportional share of the cost of the traffic signal.
8. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Pecos Plaza" kept on file in the City of Chandler Planning Services Division, in File No. DVR00-0005, except as modified by condition herein.
9. A separate Preliminary Development Plan for the freestanding pads on the southern 2.5-acre parcel shall be approved by City Council.
10. 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.
11. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4 foot by 8 foot sign identifying what is being built and the estimated date of completion for the specified project. This information may be incorporated with the contractor's sign or the "Coming Soon" sign on the subject site.
12. Electrical service entrance section (SES) shall be located inside the building or may be located outside the building provided that it is completely screened from view.
13. Any roof access ladders shall be located inside the building.
14. All roof drains shall be interior roof drains, except those on the K-Mart building which shall be constructed in the manner identified in Exhibit A, Development Booklet.
15. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
16. All transformer boxes, meter panels and electric equipment, back-flow valves and any other utility equipment shall be painted to match the building color.
17. The lighting utilized on the gas station canopy shall be recessed.

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p 2 of 4*

18. A representative of K-Mart shall be appointed and shall respond to neighborhood inquiries during construction and post-construction operations to ensure neighborhood concerns are addressed and any variations from these stipulations are remedied.
19. At the time of Preliminary Development Plan for the southern 2.52-acres, the development shall provide sound attenuation measures in accordance with ADOT standard details and requirements. Any required noise mitigation, as identified in an approved sound attenuation study, is the responsibility of the development and shall be constructed as part of the development of the southern 2.52-acre parcel.
20. 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.
21. 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 development shall use treated effluent to maintain open space, common areas, and landscape tracts.
22. The major anchor center shall be constructed as the first phase of the development before or simultaneous with the development of any freestanding pads.
23. No storage shall be allowed outside of the outdoor garden center.
24. The 2.52 acre parcel shall include adequate parking to be determined at the time of Preliminary Development Plan.

*original ordinance
p. 3 of 4*

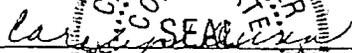
25. Some traffic calming technique, such as additional textured and decorative paving or other traffic calming measure approved by the Director of Planning and Development, shall be added to the north-south driveway located east of Shops C (Parcel 2).

SECTION II. Except where provided, nothing contained herein shall be construed to be and 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 of the City of Chandler, Arizona, this 22nd day of March 2001.

ATTEST:

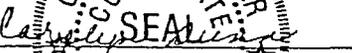

CITY CLERK.



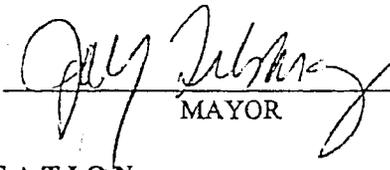

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 9th day of April 2001.

ATTEST:

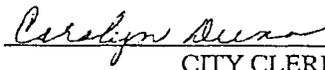

CITY CLERK




MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3260 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 9th day of April 2001, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED:

4/19/01
4/20/01

original ordinance
p. 404