

Add info #9

AUG 14 2008



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MEMORANDUM **Planning & Development - CC Memo No. 08-143a**

DATE: AUGUST 14, 2008

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: DVR07-0028 RIGGS GATEWAY
 Introduction and Tentative Adoption of Ordinance No. 4091

Request: Rezoning from General Industrial District (I-2) to Planned Area Development (PAD) for a commercial retail center with Preliminary Development Plan (PDP) approval on approximately 30 acres

Location: Northeast corner of Arizona Avenue and Riggs Road

Applicant: CTW – Riggs Gateway, LLC

Project Info: Site size is approximately 30 acres, 253,337 square feet of commercial retail space

Staff recommends the addition of zoning conditions 28, 29, and 30 addressing landscaping, shade, and pedestrian connectivity within the commercial retail development. The conditions are aimed at providing a more lush, thick landscape design with increased pedestrian walkway shading and increased pedestrian connectivity from freestanding buildings to the main center. The conditions are as follows:

28. Development of the “Anchor A Expansion Area” shall be in substantial conformance with the plans and building elevations as represented in the Development Booklet. If this ‘expansion area’ changes beyond what is represented and approved in anyway, the change shall come back as a separate Preliminary Development Plan request for review and approval.
29. The pedestrian colonnade on the main center’s west side adjacent to the Anchor, expansion area, major, minor, and shops buildings shall be further enhanced by landscaping with shade trees and plantings to provide a lush, shaded pedestrian walkway from the north to the south end of the main center.

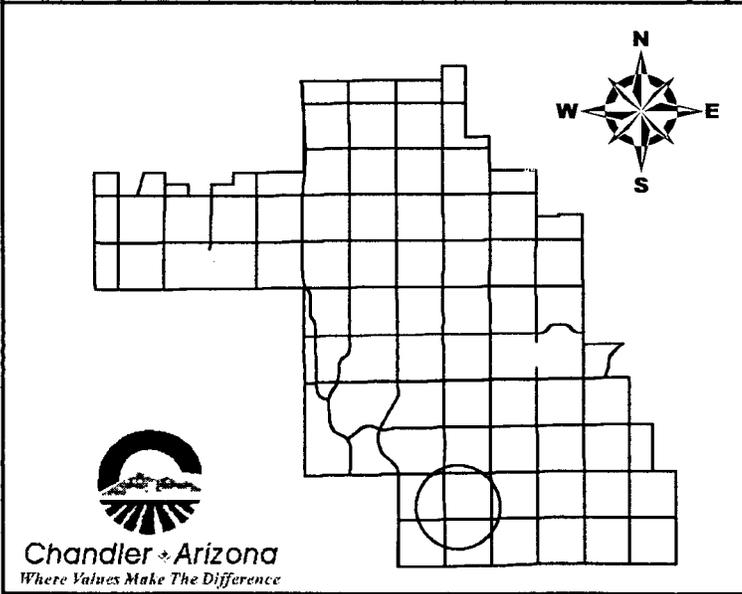
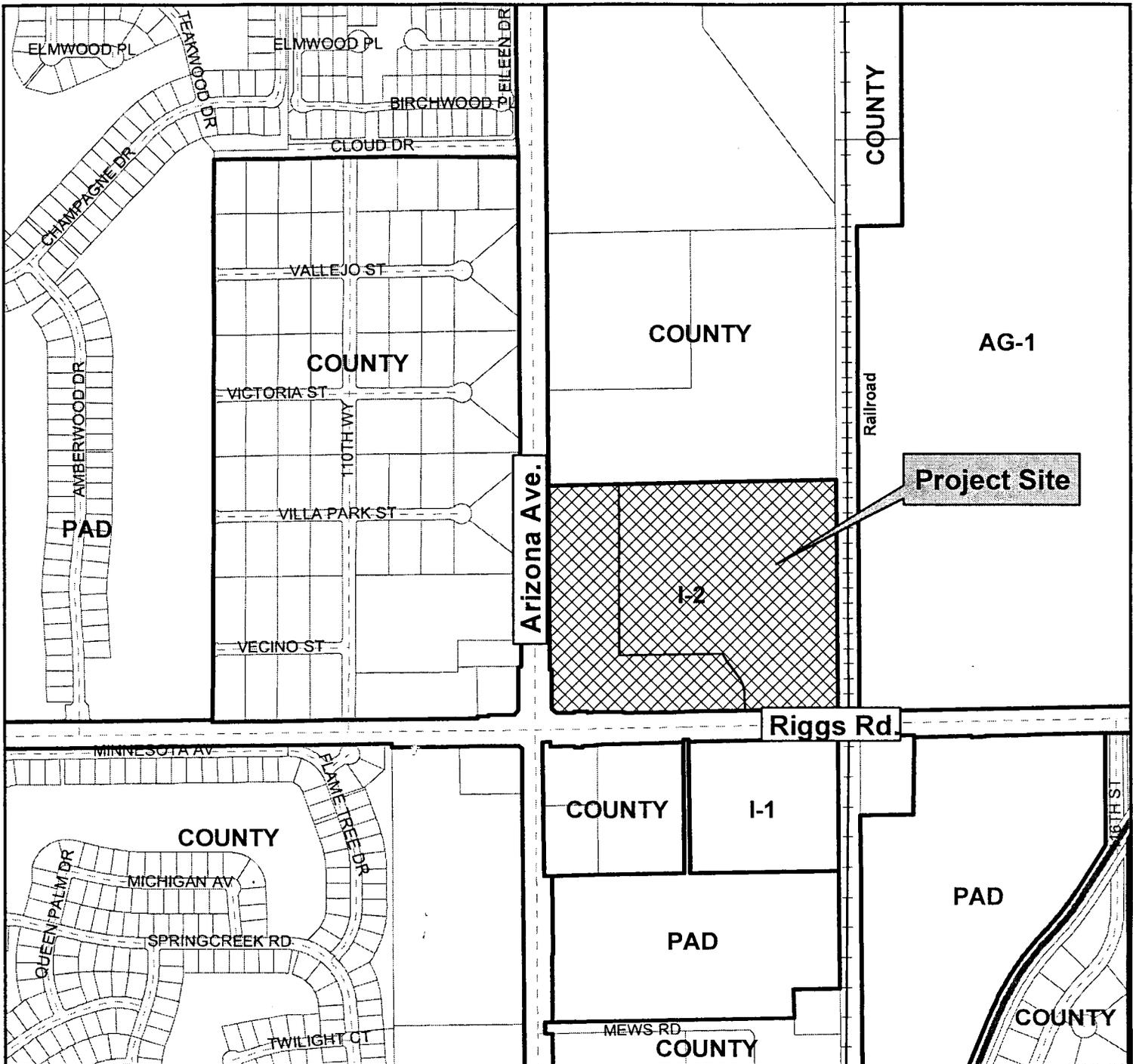
30. Parking spaces shall be reduced to provide additional landscaping and pedestrian connections that create a lush, thick landscape design with significant amounts of shaded pedestrian pathways from the freestanding shops and pads to the main center. In addition, widen and increase the amount of trees and shading along the boulevard entry drive aisles from arterial streets to the main center and parking areas, and along the drive aisle immediately west of the main center.

PROPOSED MOTION

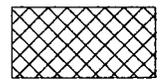
Move to approve the introduction and tentative adoption of Ordinance No. 4091 in case DVR07-0028 RIGGS GATEWAY rezoning from I-2 to PAD with Preliminary Development Plan approval, subject to conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Ordinance No. 4091



Vicinity Map



DVR07-0028

Riggs Gateway

ORDINANCE NO. 4091

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM I-2 TO PAD (DVR07-0028 RIGGS GATEWAY) 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 I-2 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Riggs Gateway," kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0028, except as modified by condition herein.
2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. The developer shall coordinate with Public Works for the future traffic signal at the proposed median break along Arizona Avenue.
5. 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.
6. 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.
7. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
8. 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.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a property owners' association.
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. 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.
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. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
16. The site's address shall be provided at the top of freestanding monument signs.
17. Raceway signage shall be prohibited within the development.
18. The freestanding pads along the perimeter of the development shall carry an equal architectural level of detail on all four sides as the main center as represented in the Development Booklet.
19. 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 Riggs Gateway development shall use treated effluent to maintain open space, common areas, and landscape tracts.

20. The applicant shall work with Staff to provide additional shade trees within special feature areas 4 and 5 as exhibited in the Development Booklet.
21. The applicant shall work with Staff to replace the Foothills Palo Verde tree in special feature and pedestrian common areas with a hybrid thornless Palo Verde tree species.
22. The 6-foot high perimeter screen walls on the north and east sides of the development shall match the parking screen wall design as exhibited in the Development Booklet.
23. The applicant shall work with Staff to incorporate Palm tree varieties within the development to emulate the crossed-palm theme logo.
24. Add shade trees in between Date Palm trees along both boulevard entrances.
25. Relocate the special feature in front of Anchor A southward to serve as a focal point at the terminus of the boulevard entrance drive.
26. Add Date Palm trees along Anchor A to emphasize the entrance area.
27. Add a “green screen” feature to match the center’s screen to the freestanding monument signs.
28. Development of the “Anchor A Expansion Area” shall be in substantial conformance with the plans and building elevations as represented in the Development Booklet. If this ‘expansion area’ changes beyond what is represented and approved in anyway, the change shall come back as a separate Preliminary Development Plan request for review and approval.
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30. Parking spaces shall be reduced to provide additional landscaping and pedestrian connections that create a lush, thick landscape design with significant amounts of shaded pedestrian pathways from the freestanding shops and pads to the main center. In addition, widen and increase the amount of trees and shading along the boulevard entry drive aisles from arterial streets to the main center and parking areas, and along the drive aisle immediately west of the main center.

Legal Description

A Parcel of land located in the Southwest quarter of Section 27, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Section 27, Township 2 South, Range 5 East;

Thence N00°02'00"W 1103.64 feet, along the West line of said Section, to a point;

Thence N89°08'56"E 376.04 feet, parallel with the South line of said Section, to the **Point of Beginning**;

Thence continuing N89°08'56"E 978.94 feet, parallel with said South line, to a point on the West right-of-way line of the Southern Pacific Railroad;

Thence S00°00'27"E 1033.64 feet, along said West right-of-way line, to a point 70.00 feet North of said South line;

Thence S89°08'56"W 418.57 feet, parallel with said South line, to a point;

Thence N00°51'04" 67.35 feet, to the beginning of a 150.00 foot radius curve to the left;

Thence along said curve 94.63 feet, through a central angle of 36°08'40", to a point;

Thence N36°59'44"W 88.30 feet, to the beginning of a 135.00 foot radius curve to the right;

Thence along said curve 31.61 feet, through a central angle of 13°25'02", to a point;

Thence S89°08'56"W 459.81 feet, parallel with said South line, to a point;

Thence N00°02'00"W 779.01 feet, parallel with the West line of said Section, to the **Point of Beginning**.

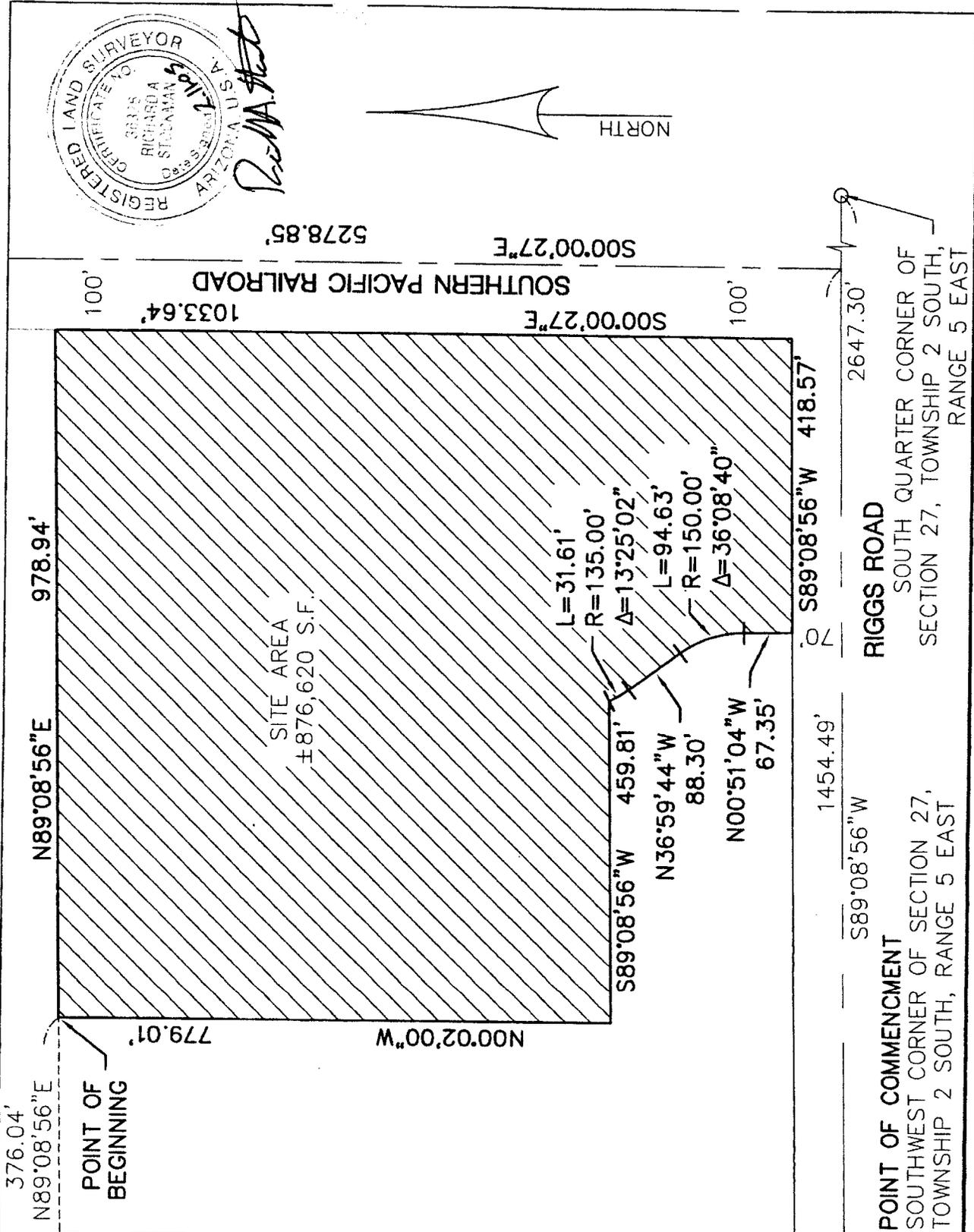
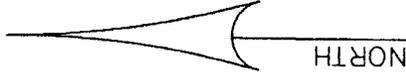
Containing 876,620 square feet or 20.1244 acres, more or less.

See attached exhibit "A".





Richard A. Stearns



PROJECT NO. DIV4072.00
 DATE: 02-11-05
 BY: BK2
 SCALE: 1" = 200'
 SHEET NO. 1 OF 1

EXHIBIT "A"
 CTW RETAIL PARTNERS INC.
 ARIZONA AVENUE AND RIGGS ROAD

W R G
D E S I G N I N G
 9177 N. 90th Street Suite 4350 Scottsdale, AZ 85258
 Tel: 482.977.0000 Fax: 482.977.0099
 PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE • SURVEYING

Legal Description

A Parcel of land located in the Southwest quarter of Section 27, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Section 27, Township 2 South, Range 5 East;

Thence N00°02'00"W 1103.64 feet, along the West line of said Section, to a point;

Thence N89°08'56"E 67.01 feet, parallel with the South line of said Section 27, to the **Point of Beginning**;

Thence continuing N89°08'56"E 309.03 feet, parallel with said South line, to a point;

Thence S00°02'00"E 779.01 feet, parallel with said West line, to a point;

Thence N89°08'56"E 459.81 feet, parallel with said South line, to the beginning of a 135.00 foot radius non-tangent curve to the left, having a radial bearing of N66°25'18"E;

Thence along said curve 31.61 feet through a central angle of 13°25'02", to a point;

Thence S36°59'44"E 88.30 feet, to the beginning of a 150.00 foot radius curve to the right;

Thence along said curve 94.63 feet, through a central angle of 36°08'40", to a point;

Thence S00°51'04"E 67.35 feet, to a point, 70.00 feet North of said South line;

Thence S89°08'56"W 868.93 feet, parallel with said South line, to a point 67.00 feet East of said West line;

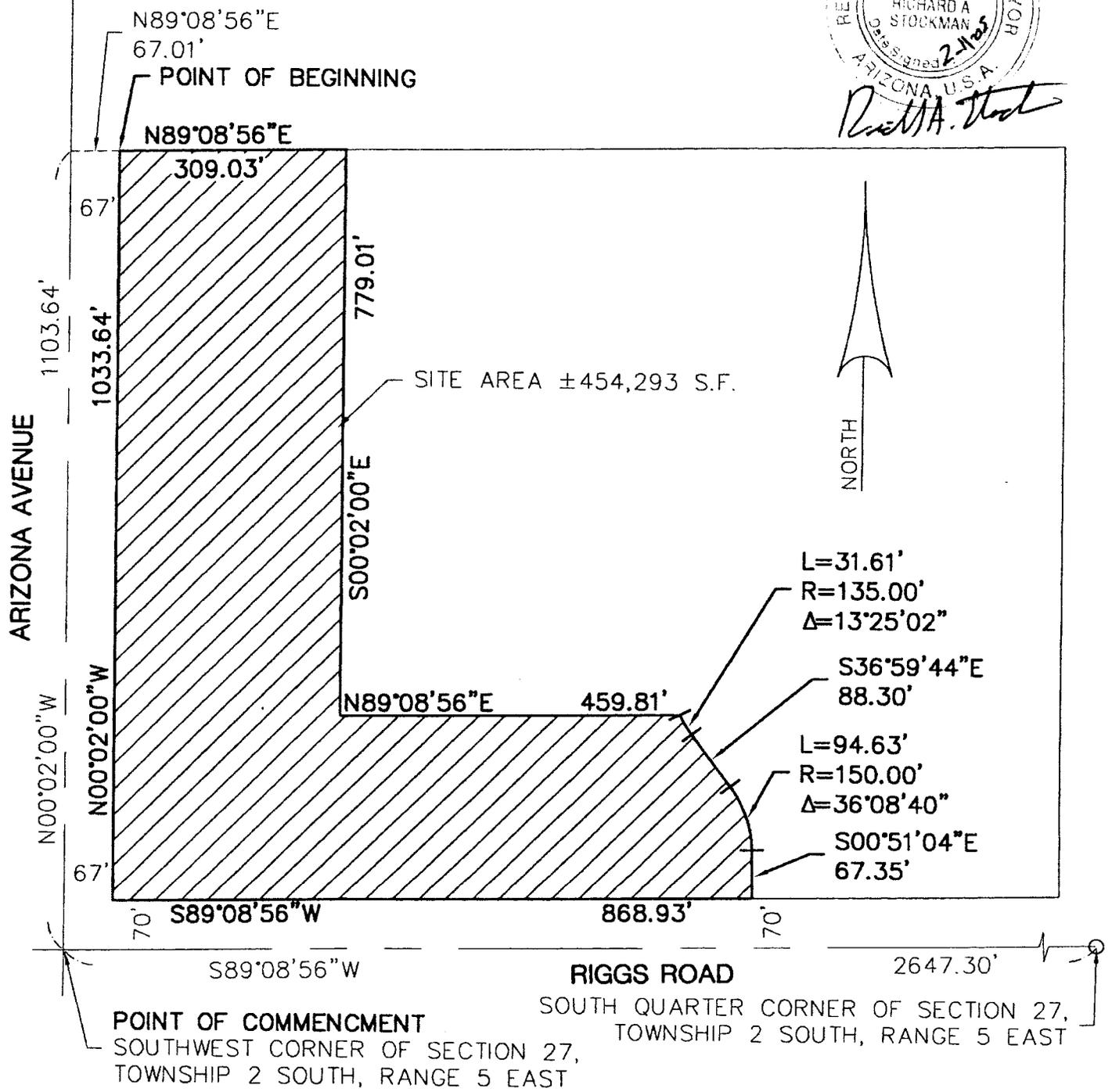
Thence N00°02'00"W 1033.64 feet, parallel with said West line, to the **Point of Beginning**.

Containing 454,293 square feet or 10.4291 acres, more or less.

See attached exhibit "A".



Richard A. Stockman



W R G
DESIGN INC.
 9877 N. 90th Street Suite #350 Scottsdale, AZ 85258
 Tel. 602.977.8000 Fax. 602.977.8099
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

EXHIBIT "A"
CTW RETAIL PARTNERS INC.
RIGGS ROAD AND ARIZONA AVENUE

PROJECT NO. DIV407200
 DATE: 02-11-05
 BY: BK2
 SCALE: 1" = 200'
 SHEET NO. 1 OF 1

Susan Moore/COC
08/14/2008 02:21 PM

To CityClerkDivision
cc
bcc
Subject Fw: concering the Riggs Gateway development DVR07-0028

----- Forwarded by Susan Moore/COC on 08/14/2008 02:21 PM -----



"Kirk Sibley"
<k.sibley1@cox.net>
08/13/2008 08:54 PM

To <Mayor&Council@chandleraz.gov>
cc "Tammy Powers" <tpowers@bofh.com>, <lmbaer@cox.net>
Subject concering the Riggs Gateway development DVR07-0028

Good Evening

I am writing you regarding the Riggs Gateway development that is on the city council agenda tomorrow. As many of you remember this site was the center of controversy in 2004 when a big box zoning and Wal-Mart supercenter were proposed at this site. At the time the residents here felt that that type of development was not appropriate for the city given the intense presence of the same company in other parts of the city, including the Gilbert/202 location, the Pecos/Arizona location, and the soon-to-be expanded location at Alma School and Warner.

The primary reason that I am calling this to your attention is that we, and the city have been kept in the dark on this new project proposal for the last few months INTENTIONALLY. In our community meeting several months ago at Chandler Christian Church, the developer met with us as residents, but refused to disclose the anchor tenant, pretending to not know what was going to be landed there.

The city required that the developer meet with stakeholder residents prior to approval with the specific intent and purpose of INFORMING the residents in an effort to get concerns from the residents regarding the project heard **prior** to approval, especially in light of the controversy surround the project in 2004. The spirit and nature of this requirement is subverted if the developer meets with the residents and withholds information, as the residents are not fully informed. The extreme contrast between the overwhelming reaction to this project in 2004 vs. the quiet public reaction we are getting now, further demonstrates that the public HAS NOT been FULLY informed and though the process was run, did not serve its intended purpose. I expressed this to the mayor in a meeting in his office following this community meeting and told him that I believed that the meeting was not handled in the manner befitting to the purpose of informing if the developer refused disclosure, thus subverting the spirit and intent of the meeting.

Based on the past history with this developer on this project and its already-established business relationship with Wal-Mart at Arizona/Pecos, it was not a far stretch to conclude that the developer still maintains this company on his short list of potential anchor-tenants. Yet without any confirmation from the developer, the public and residents are not informed of the potential scenario.

This week have received tangible information that, that this very location is indeed a Wal-Mart. This information has caused my phone to ring off the hook today. While 3 years has passed, the issue is alive and well.

The bottom line here is that the conversation about this project is about to hit fever pitch. Once the residents in this area are made aware that the project is indeed a Wal-Mart they will voice their concerns loudly. To date, the developer's tactic has served its purpose of not disclosing anchor tenancy prior to approval to ward off any controversy prior to your vote. Yet the controversy will still be there, whether or not it comes before your vote or after, the city and its council members and residents will be having to deal with this situation.

Tomorrow night I will be attending the city council meeting and proposing that this item be continued for one month to allow the residents in this area to be fully informed of what is about to land in their neighborhood and to let them communicate to you as one voice our opinion of how we feel about this new information. The city council is doing business with a developer who intentionally has hid his full agenda to subvert the concerns of the residents, yet the city council serves its residents and the city's best interest. In the best interests of the city and its residents the council would be serving the public process better by allowing additional time to for the residents to be heard and to work with the city as they did in the past to do what's best for the city and the community in this area. This will be much harder to do if the city votes on this measure, and the developer's tactics of landing this project by navigating the legal loopholes are served, and the city council will have become an unwilling partner
I will be speaking on this specifically tomorrow.

Sincerely,
Kirk Sibley
CEO Riggs Residents for Retail Diversity

Notes from the upcoming general plan that are relevant to this discussion:

Per the terms of the general plan, the general plan specifically calls out the following criteria, which I am quoting from the final copy draft from David De La Torre, entitled Final Draft6_26_08.pdf. In this plan there are two general areas which conflict with this type of project going forward.

GOAL: SELECT USES THAT ENHANCE THE CHANDLER ECONOMY.

Objective: Seek well-paying job opportunities for the local workforce.

Objective: Encourage revenue-generating businesses.

Objective: Evaluate the costs-benefits of prospective industrial and commercial developments to determine highest contributions to sustainable employment and net municipal revenues.

GOAL: CREATE A FISCALLY SUSTAINABLE CITY

Objective: Seek revenue-generating land uses for fiscal balance. Seek revenue-generating land uses for fiscal balance.

In the above I wanted to call out specifically the third objective in the goal that states to select uses that enhance the Chandler economy and the first objective of seeking revenue generating land uses for fiscal balance.

We firmly believe that we are currently in a period of economic downturn. In the last two months, retail development has been hit hard in Chandler, with the negative impact of causing many businesses to close. What this spells to the city is a time of retail growth retraction, where the city's growth has slowed and its resident-consumers are not spending their money in the economy in the same way they did 2-5 years ago.

To further complicate this scenario this voting on this measure only further expands our retail development in a time where we are in a high-risk situation when it comes to sustaining the retail we already have. In this the city needs to consider the objective per the general plan that evaluates the cost benefits of prospective industrial and commercial business developments and ask does voting this development in really give the city and its residents the highest contributions to sustainable employment and net municipal revenues, where 'NET' implies the end result of monies generated as one business comes up and others go down as a result.

On the Goal of creating a fiscally sustainable city, the objective seeking land uses for fiscal balance implies land-use balance, yet there is a very real possibility that this land will be used to land a company that is already represented several times over, and especially intense already within a 3 mile radius of this locale.

In my closing point on the general plan, I wanted to point out the following:

Southeast Chandler Area Plan The Southeast Chandler Area Plan ([weblink](#)) covers a 14.5 square mile area located south of Ocotillo Road and east of Arizona Avenue. As stated in the Plan document, a primary intention of the Plan is to maintain connections to Chandler's agricultural heritage, rural lifestyles and natural environment as the area develops. This is accomplished primarily through very low residential densities, a rural arterial street look and rural-styled architectural design.

The Area Plan includes chapters addressing: the Community Vision, Single-Family Residential Development Standards, Commercial Design Guidelines and Implementation. Unique to the Southeast Chandler Area Plan is its "Partnering Charter" that identifies stakeholders (government, citizens, developers, and property owners) and their roles in fostering well-managed growth and development.

This section was amended with the specific purpose of calling out the unique nature of this south east area of the city, in large part due to the city's belief of what this area should look like and in some part because of the dealings with this previous projects such as this one.

#9
AUG 14 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development - CC Memo No. 08-143**

DATE: JULY 17, 2008

TO: MAYOR AND CITY COUNCIL

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

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

SUBJECT: DVR07-0028 RIGGS GATEWAY
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Location: Northeast corner of Arizona Avenue and Riggs Road

Applicant: CTW – Riggs Gateway, LLC

Project Info: Site size is approximately 30 acres, 253,337 square feet of commercial retail space

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Southeast Chandler Area Plan, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

This application requests rezoning from General Industrial District (I-2) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) for a commercial retail center located at the northeast corner of Arizona Avenue and Riggs Road. The site is bounded by two arterial streets, Arizona Avenue and Riggs Road, and the Union Pacific Railroad to the east. Surrounding development includes County property with industrial zoning to the north, commercial and single-family residential zoning west of Arizona Avenue, and commercial and industrial zoning to the south. The Bear Creek golf course is located east of the railroad track, which abuts the east side of the development. Beyond the golf course to the east is a single-family residential subdivision.

Property at the southeast corner of Riggs Road and Arizona Avenue is County zoned industrial IND-2 and City zoned industrial I-1 property. The Gold Canyon Candle company is zoned PAD for light industrial use and located south of the intersection. The southwest corner of the intersection is County property zoned commercial C-2 adjacent to existing single-family residential.

The request to rezone to PAD includes Preliminary Development Plan for site layout and building architecture. The PAD zoning request proposes uses permitted in the Community Commercial District (C-2). The development does not include a large single-use retailer and is allowed late hour businesses as permitted under the late hour business compatibility policy.

The proposed development is in conformance with the General Plan's Land Use Element and Southeast Chandler Area Plan. Both plans designate this property as a Commercial Node. Commercial Nodes enable consideration of neighborhood or community shopping facilities, commercial offices, commercial services, and institutional uses. In addition, the corridor between Arizona Avenue and the railroad tracks is designated for Employment and a Major Entry Gateway. Employment is intended to accommodate a variety of light industrial/business parks in campus-like settings, including a compatible mix of higher density housing, commercial support uses, corporate offices, and high-tech uses. The intersection of Arizona Avenue and Riggs Road is a Major Entry Gateway intended to create a sense of arrival using specialized treatments at the corner such as landscaping, signage, and high quality developments.

The Southeast Chandler Area Plan reinforces the General Plan's Land Use Element by specifically designating the intersection of Arizona Avenue and Riggs Road as a Commercial Node. A community shopping facility is typically sized with a building area between 130,000 and 300,000 square feet that provides everyday goods and services for a number of neighborhoods. The Southeast Chandler Area Plan identifies the Arizona Avenue corridor, west of the Union Pacific Railroad and east of Arizona Avenue, for the most intense land use in Southeast Chandler thereby reserving the planning area east of the railroad tracks for less intense neighborhood oriented commercial uses.

The site is approximately 30 acres with a maximum building area of approximately 253,337 square feet. The main center's buildings on the site range in size from approximately 21,709 square feet to 131,000 square feet. The site includes several freestanding pads ranging in size from approximately 2,300 square feet to 14,200 square feet. Pads may include uses such as fast food restaurants, banks, and in-line retail shops.

The development anticipates commencing construction in the 4th quarter 2009 or 1st quarter 2010.

DEVELOPMENT STANDARDS

The Southeast Chandler Area Plan does not have commercial design standards for development west of the Union Pacific Railroad and east of Arizona Avenue; however, the development meets the Zoning Code's Commercial Design Standards including architecture, site development, landscape, and signage requirements.

The site plan establishes building locations for the main center and pad buildings. The Anchor tenant and main center is located on the site's eastern side. Retail shop buildings are situated at the intersection of Arizona Avenue and Riggs Road and at the north end along Arizona Avenue. There are three freestanding pads for a bank with a drive-through, restaurant with a drive-through, and a retail building. The development has a variety of building sizes and orientations and an enhanced landscape design.

The Development Booklet exhibits include elevation drawings, site plan, landscape plan, detail vignettes, building materials, and paint color specifications. Buildings, including the main anchor, major and minor tenants, pads, and in-line shops, have architectural finishes including cultured stone veneer, concrete roof tile, a varied color palette, split-face and smooth face block, and EFIS, stucco, green screen panels, suspended metal canopies/trellises, and tube steel columns. Buildings are designed with varied rooflines, colonnades, and entry elements.

The buildings are designed to promote consistent architectural character and detail on all sides of the buildings including the use of materials and paint colors. There are a variety of paint colors and materials. Building mass is broken up on corner shop buildings by providing pedestrian oriented areas between each building. The building's use of stucco does not exceed the maximum 65% of the total area of each building façade. Stone veneer is applied to columns as an accent element. Vertical relief is achieved by projecting columns and colonnade features, pop-outs, covered entries, and decorative walls screening rear of shops at the intersection, arch elements, and horizontal banding with color variations. Rooflines are varied in height, form, and materials with pitched and parapet roof elements.

The development includes pedestrian plazas, intersection features, boulevard entries, covered entrances, decorative pavement surfaces, seating areas, and accent lighting. Special features include a water feature, low seat walls, trellises, and planter pots. A character theme is provided throughout the development, which is the center's theme logo, a window to a retail oasis. The logo is a window with two crossed palm trees located on building façades, incorporated into wall designs, on signage, and embossed in pedestrian walkway areas.

This development request was filed prior to artwork being required, therefore, artwork is not provided. However, the character theme logo is a unique, one-of-kind symbol for this development meeting the required Commercial Design Standards to provide an overall character theme for the development. This design element is applied to ground surfaces, buildings, and walls, which offers a special detail for the project.

Decorative screen walls occur along Arizona Avenue and Riggs Road and within the development. A 6-foot high perimeter wall on the north and east sides of the property include stone veneer columns, stucco, paint, foam cap, and horizontal accent bands. The perimeter wall is designed to match the decorative parking screen walls along street frontages. Split-face block walls are located within the development to screen truck docks, loading areas, and service bay doors. Drive-through or drive-up pads will also be screened with decorative walls.

A 50' x 250' landscape intersection setback at the intersection of Arizona Avenue and Riggs Road includes a two-sided water feature and pedestrian-oriented area that provides a sense of entry to Southeast Chandler. The development's entrances are designed with decorative paving, tree-lined with Date Palms, and one entrance includes a landscape median. Landscape planter islands and diamond planters are located throughout the parking area, which includes a tree-lined boulevard entry leading to the main center. Building foundation landscaping and landscape along colonnades is provided for in accordance with the Commercial Design Standards.

The PDP includes a comprehensive sign package for building-mounted signage and freestanding monument signs. There are four freestanding monument signs for tenant names. There are two center identification/project entry signs. The development requests a second 14-foot high monument sign and two additional tenant name panels for the two 14-foot high signs in lieu of only using one tenant panel on the two 6-foot high signs. Sign Code permits one 14-foot high sign and one 6-foot high sign along one arterial street, and two 6-foot high signs along the other arterial street. Each street frontage includes one 14-foot and one 6-foot high sign.

The center identification sign located at the intersection of Riggs Road and Arizona Avenue includes the development's name on a two-sided water feature that leads to a special feature/pedestrian seating area. The project entry sign is located on the north side of the Arizona Avenue main entrance, which includes a decorative wall element leading to a special feature seating area.

Signage meets the minimum additional quality standards for shopping centers. Lettering for tenant name signs and monument signs are halo-illuminated by means of individual reverse pan channel letters. Corporate logos are limited to a maximum of 10% of the total allowable sign area. The center identification sign will have reverse pan channel halo illuminated lettering. Tenant names on monument signs are routed out letters with Plexiglas for the tenant panels

The proposed increase in monument sign height and number of tenant panels is consistent with monument signs approved for other commercial retail centers similar in property size and overall building square footage. Staff supports the reduction of one tenant name panel on each of the 6-foot high signs to allow for additional tenant name panels on the 14-foot high signs.

The development is planned in a single-phase including perimeter landscaping and off-site improvements to Arizona Avenue and Riggs Road. A future traffic signal is planned along Arizona Avenue. The timing of the traffic signal is contingent upon further traffic warrant analysis and demand as approved by the City of Chandler. Improvements for right-of-way, right-turn deceleration lanes, and left turn lanes associated with median breaks occur with this development.

DISCUSSION

Staff is of the opinion that the commercial retail center meets the City's Commercial Design Standards and quality of development expectations for commercial developments. The development has meritorious features including the site design, landscape intersection setback features, boulevard entrance designs, character theme throughout the project, and the

architectural quality, pedestrian-friendly scale including special features and plazas. The proposed development is consistent with the area planning and design guidelines established for Chandler. The development is designed with building orientations, special features, architecture, and a character theme that creates a sense of arrival at one of Chandler's Major Entry Gateways and Commercial Node intersections.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- Notification is in accordance with City of Chandler Zoning Code requirements.
- A neighborhood meeting was held September 10, 2007. There were two (2) area residents that attended this meeting. There were approximately 32 notices mailed. The applicant noticed all property owners within a 600-foot radius of the property. There were no City Registered Neighborhood Organizations within a ¼ mile (1320-foot radius) of the property to notice. Attendees asked questions regarding timing of development, road improvements, traffic, and on-site landscaping and screening. The applicant received one phone call from a nearby County property owner who wanted information on the annexation process and road improvements to Arizona Avenue.
- During the annexation process in February 2008, the Staff was advised by City Council to ensure all required property owners are notified of this zoning case including any other property owners, neighborhood contacts, and neighborhood groups who were involved in the previous zoning case processed for this site in 2005. City staff coordinated with the applicant to ensure an expanded notification list was utilized to have a second neighborhood meeting and City notice of scheduled public hearings. City Registered Neighborhood Organizations, individual neighborhood contacts, and property owners outside of the standard 600-foot notice and 1320-foot notice areas were notified.
- One resident spoke at the February 14, 2008 Council meeting regarding the annexation of the property. The resident conveyed his neighborhood was not opposed to the commercial development of the site but wanted to make sure they were notified of the zoning process so they could be involved. Following this meeting, the applicant spoke with a resident of the Paseo Crossings HOA and a member of Riggs Residents for Retail Diversity. Both individuals conveyed they are not opposed to the latest commercial development plan. The individuals conveyed they just want to be in contact with the applicant/developer as the project moves forward to the zoning process.
- A second neighborhood meeting was held on March 31, 2008. There were 16 area residents in attendance. There were approximately 48 notices mailed. The applicant noticed all property owners within a 600-foot radius of the property including individuals outside of the notice area such as City Registered Neighborhood Organizations, property owners, neighborhood contacts, and neighborhood groups who were involved in the previous zoning case processed for this site in 2005. The expanded notification included residents and RNO's in Paseo Crossings, Lagos Vistoso, Pinelake Estates, Pinelake Community Association, Ironwood Vistas, Rockwood Estates, and Fieldstone Estates HOA. Attendees asked questions regarding timing of development, improvements to Arizona Avenue, traffic lights, tenants,

marketability/current economy, on-site landscaping and screening, and zoning process. There was no opposition to the proposed commercial development only a concern for tenants not being known yet.

- Staff received a phone call from the Sun Lakes Fire Chief who wanted information on the site's annexation to City of Chandler.
- As of the date of this memo, Staff has not received any other phone calls or correspondence regarding this development.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 5 Opposed: 0 Abstain: 1 (Flanders) Absent: 1 (Creedon)

Planning Commission recommended the addition of Conditions 20 through 27 addressing landscaping, shading, a special feature, monument signs, and perimeter screen walls. The conditions will further enhance the development.

RECOMMENDED ACTION

Planning Commission and Staff, finding consistency with the General Plan and Southeast Chandler Area Plan, recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Riggs Gateway," kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0028, except as modified by condition herein.
2. 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.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. The developer shall coordinate with Public Works for the future traffic signal at the proposed median break along Arizona Avenue.
5. 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.

6. 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.
7. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
8. 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.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a property owners' association.
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. 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.
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. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
16. The site's address shall be provided at the top of freestanding monument signs.
17. Raceway signage shall be prohibited within the development.
18. The freestanding pads along the perimeter of the development shall carry an equal architectural level of detail on all four sides as the main center as represented in the Development Booklet.
19. 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 Riggs Gateway development shall use treated effluent to maintain open space, common areas, and landscape tracts.

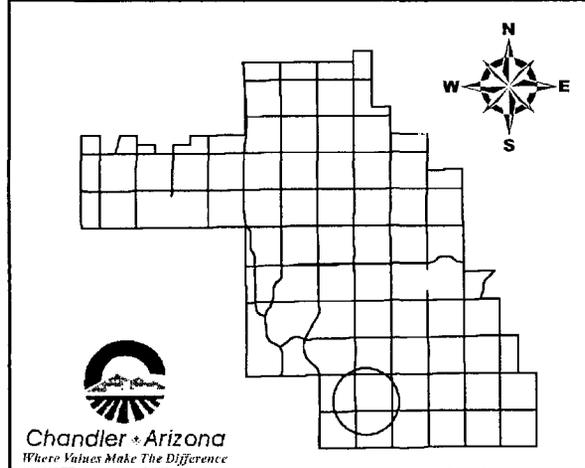
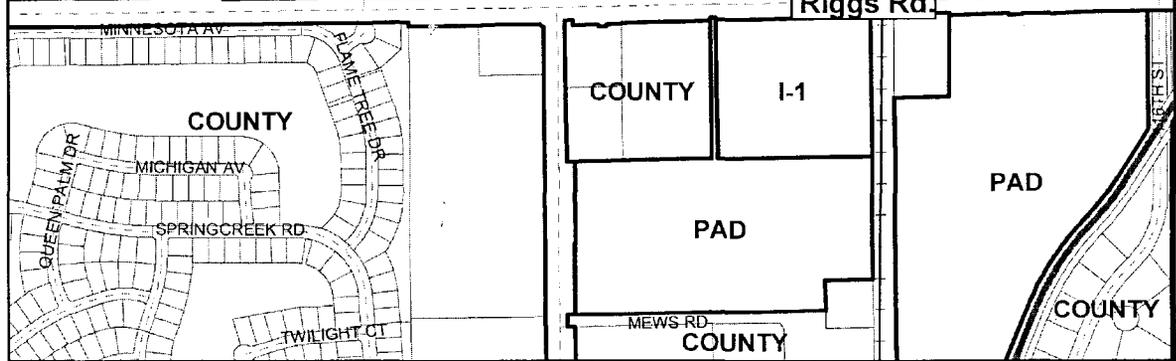
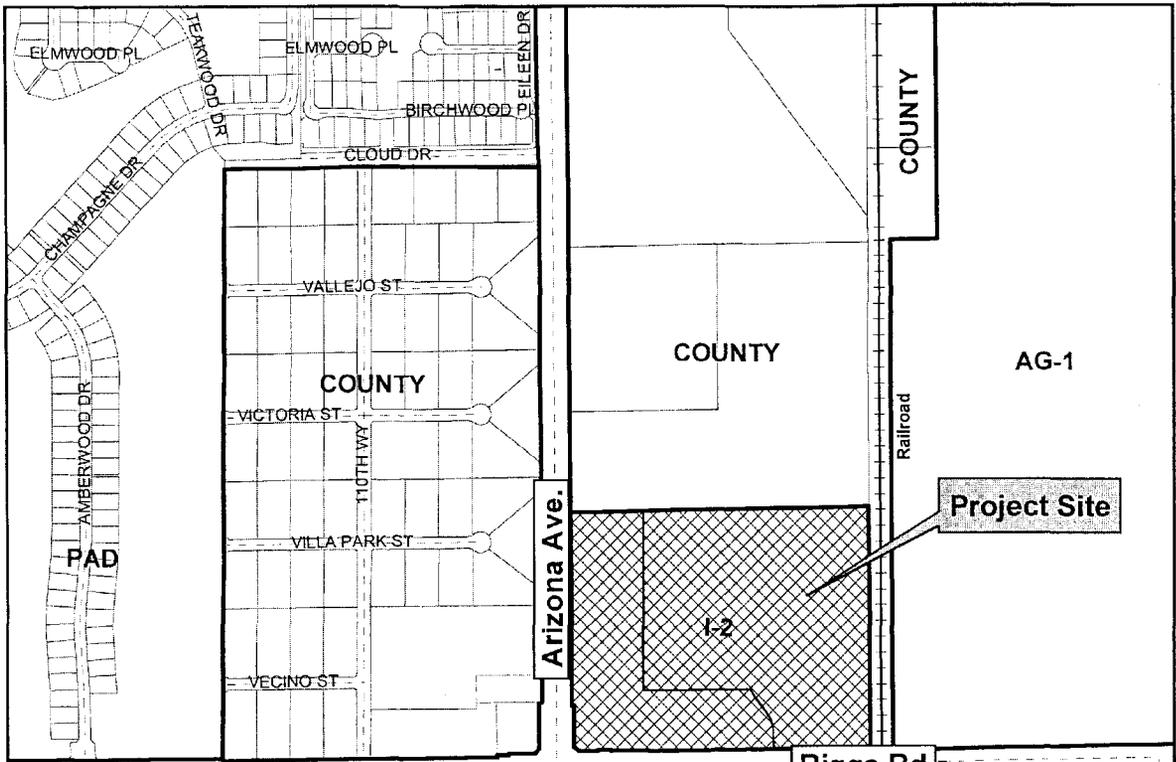
20. The applicant shall work with Staff to provide additional shade trees within special feature areas 4 and 5 as exhibited in the Development Booklet.
21. The applicant shall work with Staff to replace the Foothills Palo Verde tree in special feature and pedestrian common areas with a hybrid thornless Palo Verde tree species.
22. The 6-foot high perimeter screen walls on the north and east sides of the development shall match the parking screen wall design as exhibited in the Development Booklet.
23. The applicant shall work with Staff to incorporate Palm tree varieties within the development to emulate the crossed-palm theme logo.
24. Add shade trees in between Date Palm trees along both boulevard entrances.
25. Relocate the special feature in front of Anchor A southward to serve as a focal point at the terminus of the boulevard entrance drive.
26. Add Date Palm trees along Anchor A to emphasize the entrance area.
27. Add a "green screen" feature to match the center's screen to the freestanding monument signs.

PROPOSED MOTION

Move to approve the introduction and tentative adoption of Ordinance No. 4091 in case DVR07-0028 RIGGS GATEWAY rezoning from 1-2 to PAD with Preliminary Development Plan approval, subject to conditions as recommended by Planning Commission and Staff.

Attachments

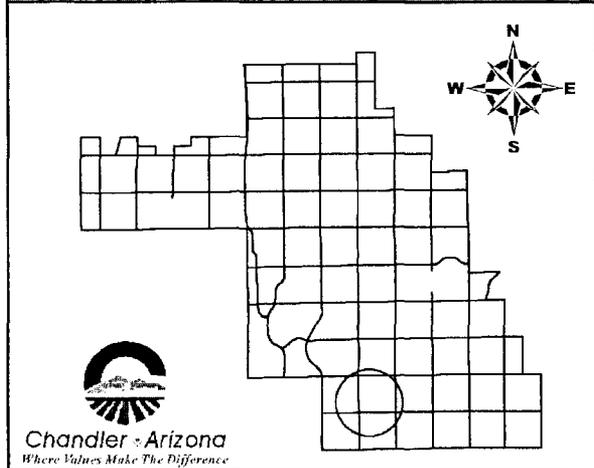
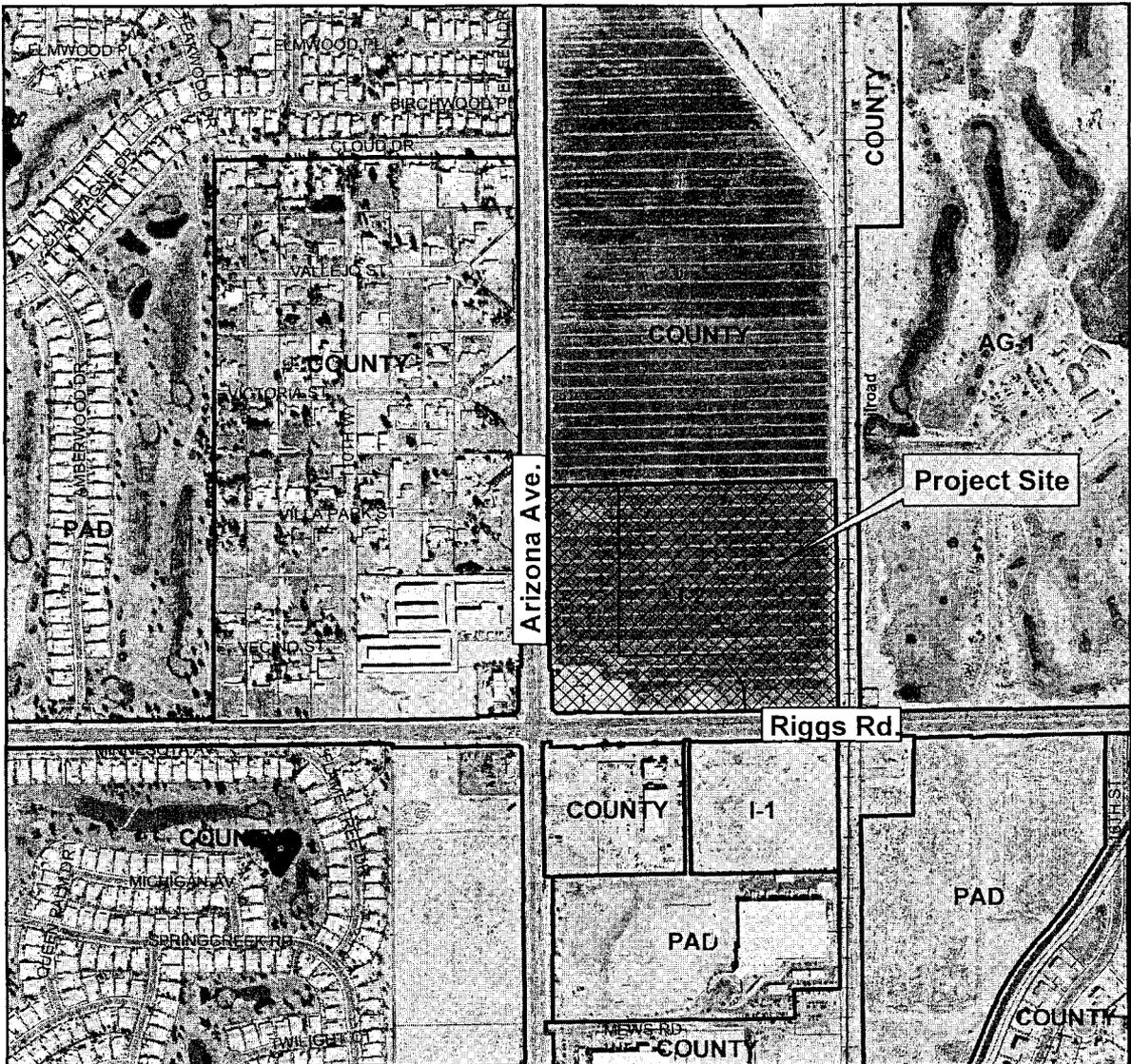
1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Southeast Chandler Area Plan
6. Ordinance No. 4091
7. Development Booklet, Exhibit A



Vicinity Map

 DVR07-0028
Riggs Gateway

CITY OF CHANDLER 6/16/2008



Vicinity Map

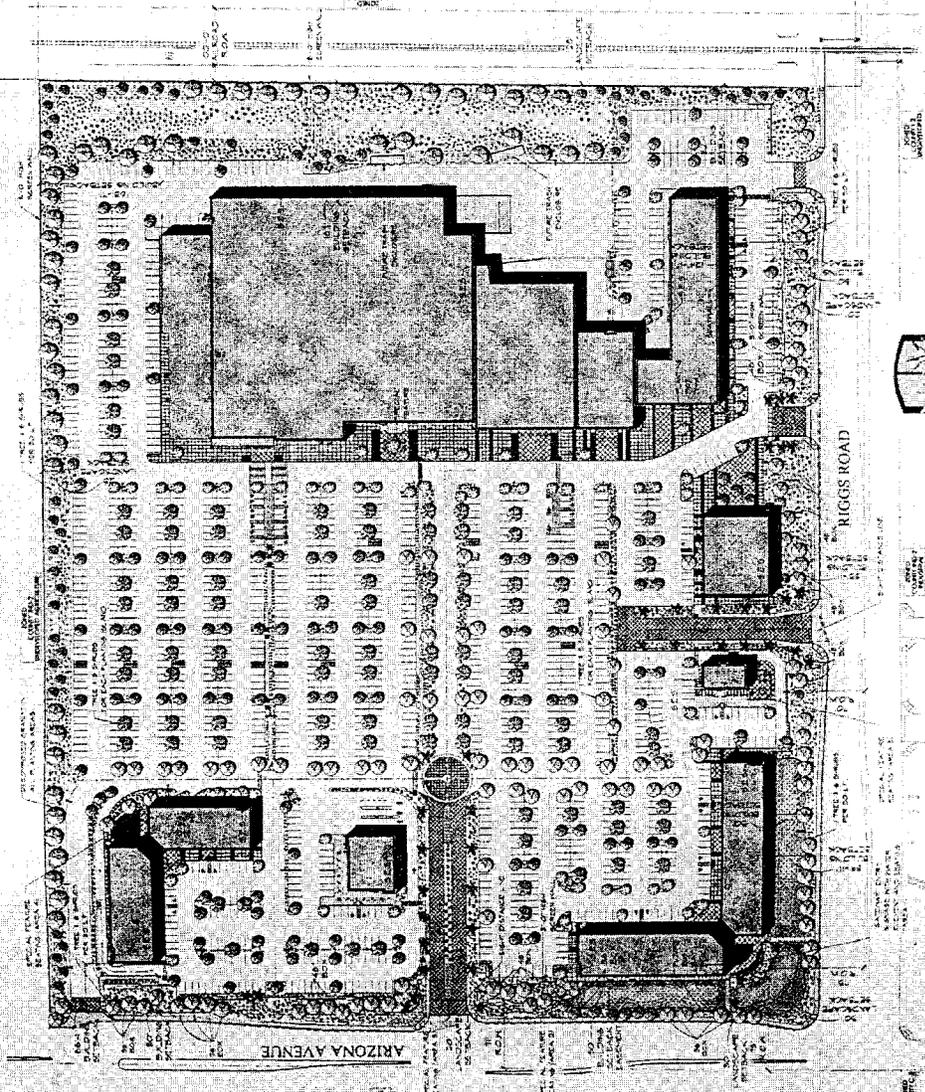
DVR07-0028

Riggs Gateway

CITY OF CHANDLER 6/16/2008

PLANT LEGEND

SYMBOL	PLANT SPECIES	SCALE
	AGAVE PLANT	1" = 1'-0"
	PALM TREE	1" = 1'-0"
	SHRUB	1" = 1'-0"
	TREE	1" = 1'-0"
	FLOWERING SHRUB	1" = 1'-0"
	FLOWERING TREE	1" = 1'-0"
	GROUND COVER	1" = 1'-0"
	LAWN	1" = 1'-0"
	WATER FEATURE	1" = 1'-0"
	PATH	1" = 1'-0"
	WALL	1" = 1'-0"
	FENCE	1" = 1'-0"
	GATE	1" = 1'-0"
	LIGHT FIXTURE	1" = 1'-0"
	BENCH	1" = 1'-0"
	FIRE PIT	1" = 1'-0"
	UTILITY MARKER	1" = 1'-0"
	SURVEY POINT	1" = 1'-0"
	ELEVATION MARKER	1" = 1'-0"
	SPOT HEIGHT MARKER	1" = 1'-0"
	PROPOSED STRUCTURE	1" = 1'-0"
	EXISTING STRUCTURE	1" = 1'-0"
	PROPOSED DRIVEWAY	1" = 1'-0"
	EXISTING DRIVEWAY	1" = 1'-0"
	PROPOSED PARKING SPACE	1" = 1'-0"
	EXISTING PARKING SPACE	1" = 1'-0"
	PROPOSED ROAD	1" = 1'-0"
	EXISTING ROAD	1" = 1'-0"
	PROPOSED UTILITY LINE	1" = 1'-0"
	EXISTING UTILITY LINE	1" = 1'-0"
	PROPOSED FENCE LINE	1" = 1'-0"
	EXISTING FENCE LINE	1" = 1'-0"
	PROPOSED GATE LOCATION	1" = 1'-0"
	EXISTING GATE LOCATION	1" = 1'-0"
	PROPOSED LIGHT POLE LOCATION	1" = 1'-0"
	EXISTING LIGHT POLE LOCATION	1" = 1'-0"
	PROPOSED BENCH LOCATION	1" = 1'-0"
	EXISTING BENCH LOCATION	1" = 1'-0"
	PROPOSED FIRE PIT LOCATION	1" = 1'-0"
	EXISTING FIRE PIT LOCATION	1" = 1'-0"



Landscape Plan

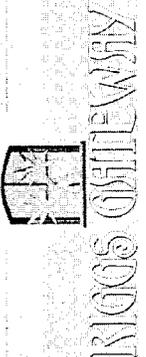


DIVISION 6000
VICINITY MAP:
SITE

PINNAACLE
DESIGN, INC.
1111 E. Camelback Road, Suite 100
Phoenix, Arizona 85014
Phone: (602) 998-1111
Fax: (602) 998-1112

LANDSCAPE EXHIBIT

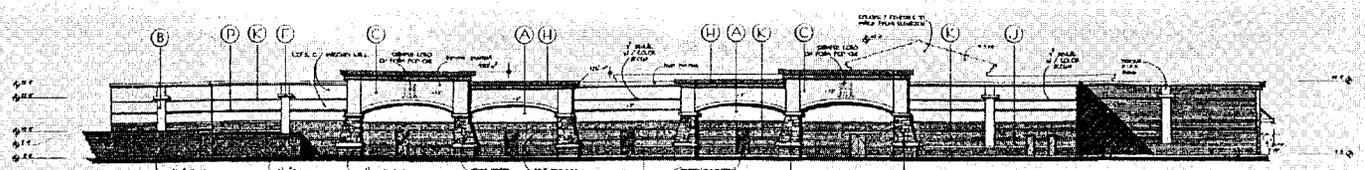
PIGGS GATEWAY
NEC ARIZONA AVE & RIGGS ROAD
Chandler, Arizona
June 24, 2008
Exhibit 24



DIVERSIFIED PARTNERS
1111 E. Camelback Road, Suite 100
Phoenix, Arizona 85014
Phone: (602) 998-1111
Fax: (602) 998-1112

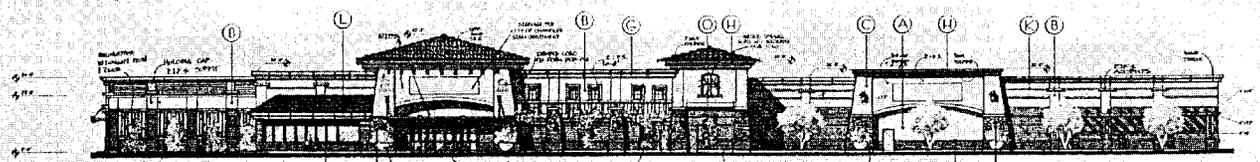
KDRA
KIDDER, DENNETT & ASSOCIATES, INC.
1111 E. Camelback Road, Suite 100
Phoenix, Arizona 85014
Phone: (602) 998-1111
Fax: (602) 998-1112

Building Elevations



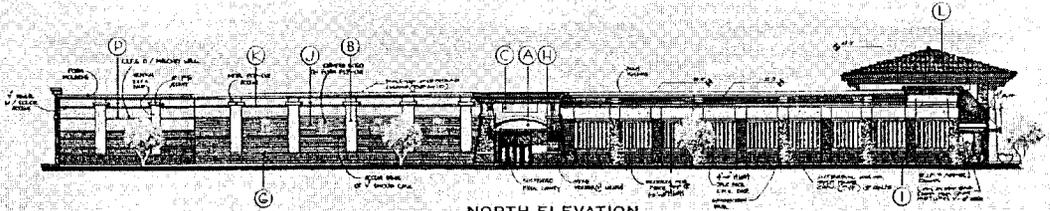
EAST ELEVATION
ANCHOR "A" SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES
PAINTED METAL = 2%
S.I.F.M. = 81%
C.M.U. = 92%
STONE VENEER = 5%



WEST ELEVATION
ANCHOR "A" SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES
CONCRETE BLOCK TILE = 8%
STONEFRONT GLASS & ALUM. = 8%
PAINTED METAL = 8%
S.I.F.M. = 80%
C.M.U. = 23%
STONE VENEER = 5%



NORTH ELEVATION
ANCHOR "A" SCALE: 1/8" = 1'-0"

BUILDING MATERIAL PERCENTAGES
CONCRETE BLOCK TILE = 3%
STONEFRONT GLASS & ALUM. = 1%
PAINTED METAL = 12%
S.I.F.M. = 51%
C.M.U. = 50%
STONE VENEER = 8%

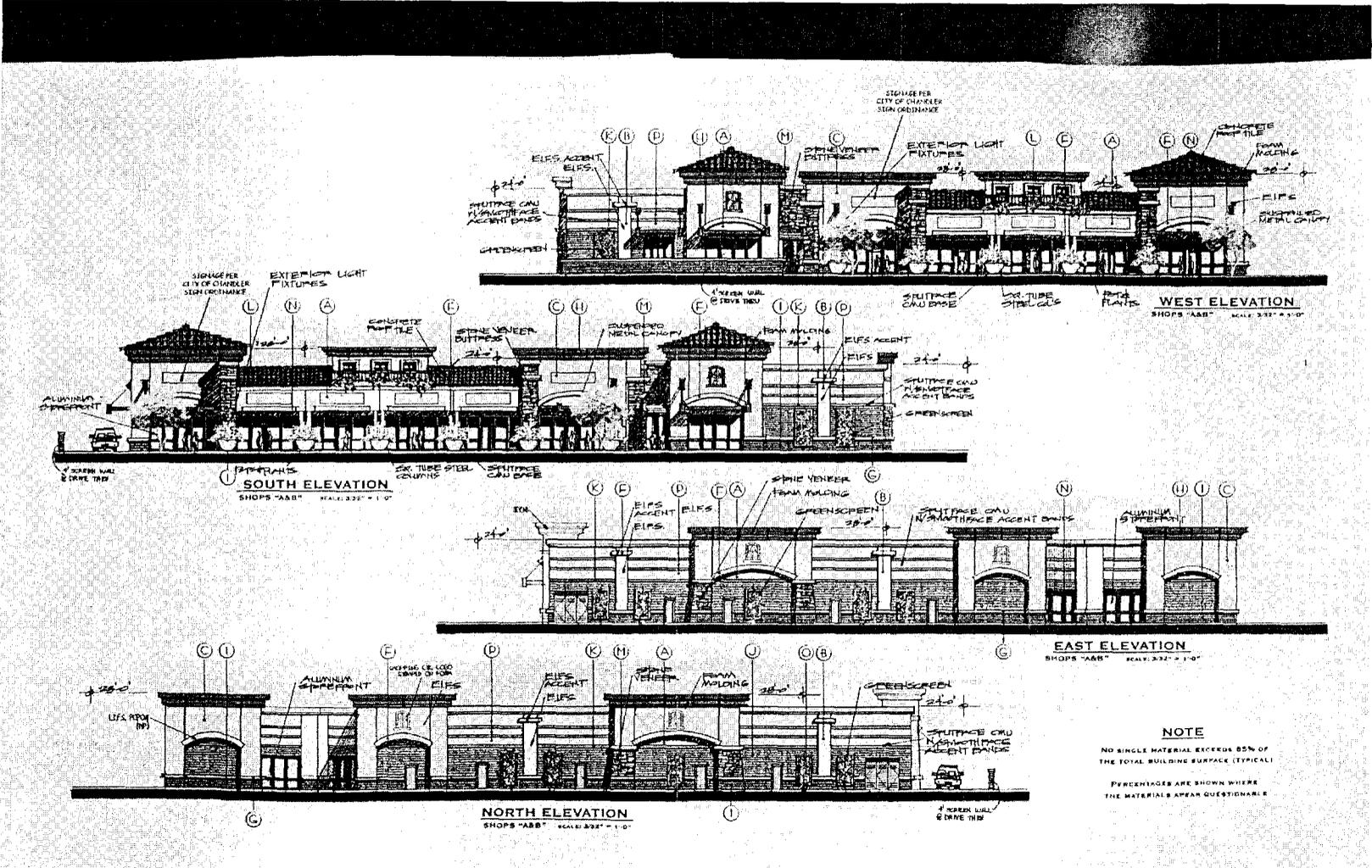
PAINT TO MATCH SW #7036 "Accented Beige"	PAINT TO MATCH SW #6162 "Accented Maroon"	PAINT TO MATCH SW #7715 "Tusany Light"	PAINT TO MATCH SW #3134 "Tricolor"	PAINT TO MATCH SW #6113 "Thru-the-Canopy"	PAINT TO MATCH SW #9122 "Carnation"	PAINT TO MATCH SW #6116 "Tusany Sky"	PAINT TO MATCH SW #7863 "TICKWOOD/SLATE Brown"	SPLIT FACE SPLIT FACE BLOCK "Tusny" 8" X 8" X 16"	SPLIT FACE SPLIT FACE BLOCK "Tusny Haze" 8" X 8" X 16"	SMOOTH FACE SMOOTH FACE BLOCK "Tusny" 4" X 8" X 16"	W/STE SERVA MASON 011180	STONE TO MATCH CLEARLED STONE SERVA MASON RIVA RAINC SOUTHERN LEADERSHIP/20% Kandynia & Ernest Fleckstone	ALUMINUM SPRINKLER BRASSFACE "Terra Cotta"	GREEN/CONCRETE PANELS Sanded Finish "Silver"	PAINT TO MATCH SW #7716 "Garden Sage"

KORA
KORAN DEVELOPMENT CORP.
1000 N. CENTRAL AVENUE
SUITE 100
DENVER, CO 80202
303.733.1111

DIVERSIFIED PARTNERS
Multi-Sector Real Estate Services
1440 N. Scottsdale Road, Suite 100 Scottsdale, AZ 85210
Phone 480.461.6800 Fax 480.222.2214

RIGGS GATEWAY

EXTERIOR ELEVATIONS - Anchor "A"
RIGGS GATEWAY
NEC ARIZONA AVE & RIGGS ROAD
June 26, 2008
Exhibit 12

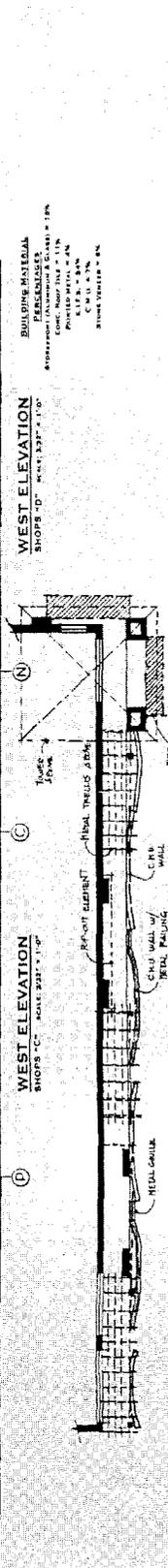
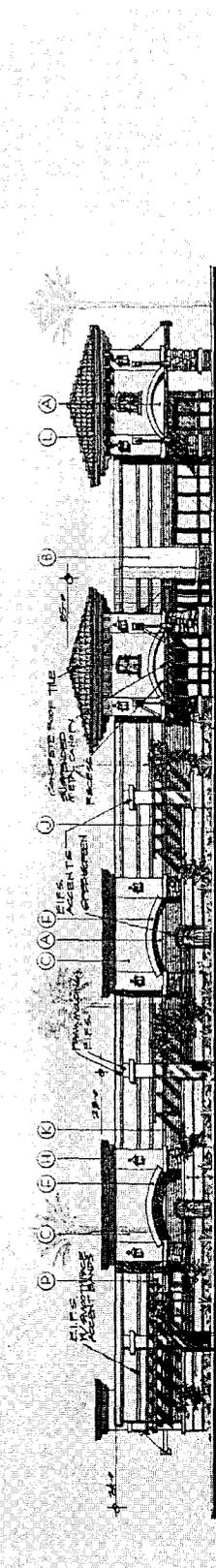
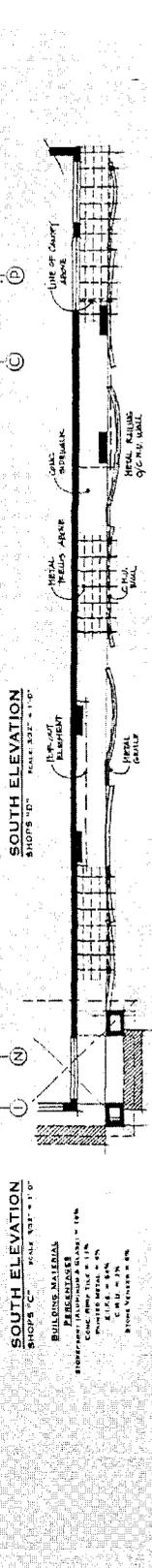
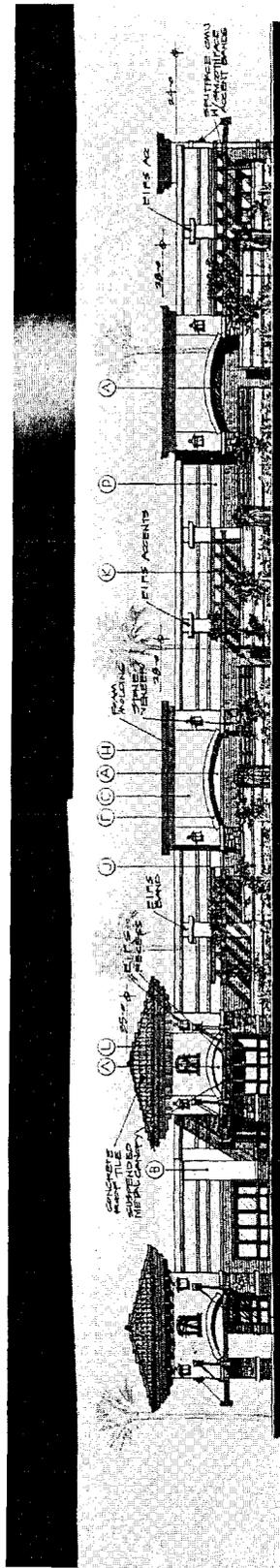


NOTE
 NO SINGLE MATERIAL EXCEEDS 85% OF THE TOTAL BUILDING SURFACE (TYPICAL)
 PERCENTAGES ARE SHOWN WHERE THE MATERIALS APPEAR QUESTIONABLE



(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)	(M)	(N)	(O)	(P)	(Q)
SPRIT PAINT																

EXTERIOR ELEVATIONS - Shops "A & B"
 NEC ARIZONA AVE & RIGGS ROAD
 Chandler, Arizona
 June 26, 2008
 Exhibit 15



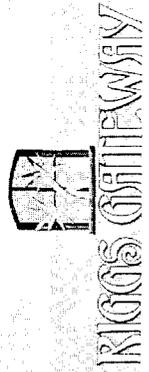
BUILDING MATERIALS
REFERENCES
 ROBERTSON, J. & GIBSON, S. CHART # 128
 CONSTRUCTION FOR THE
 DESIGN OF THE
 RIGGS GATEWAY
 PROJECT, 2008

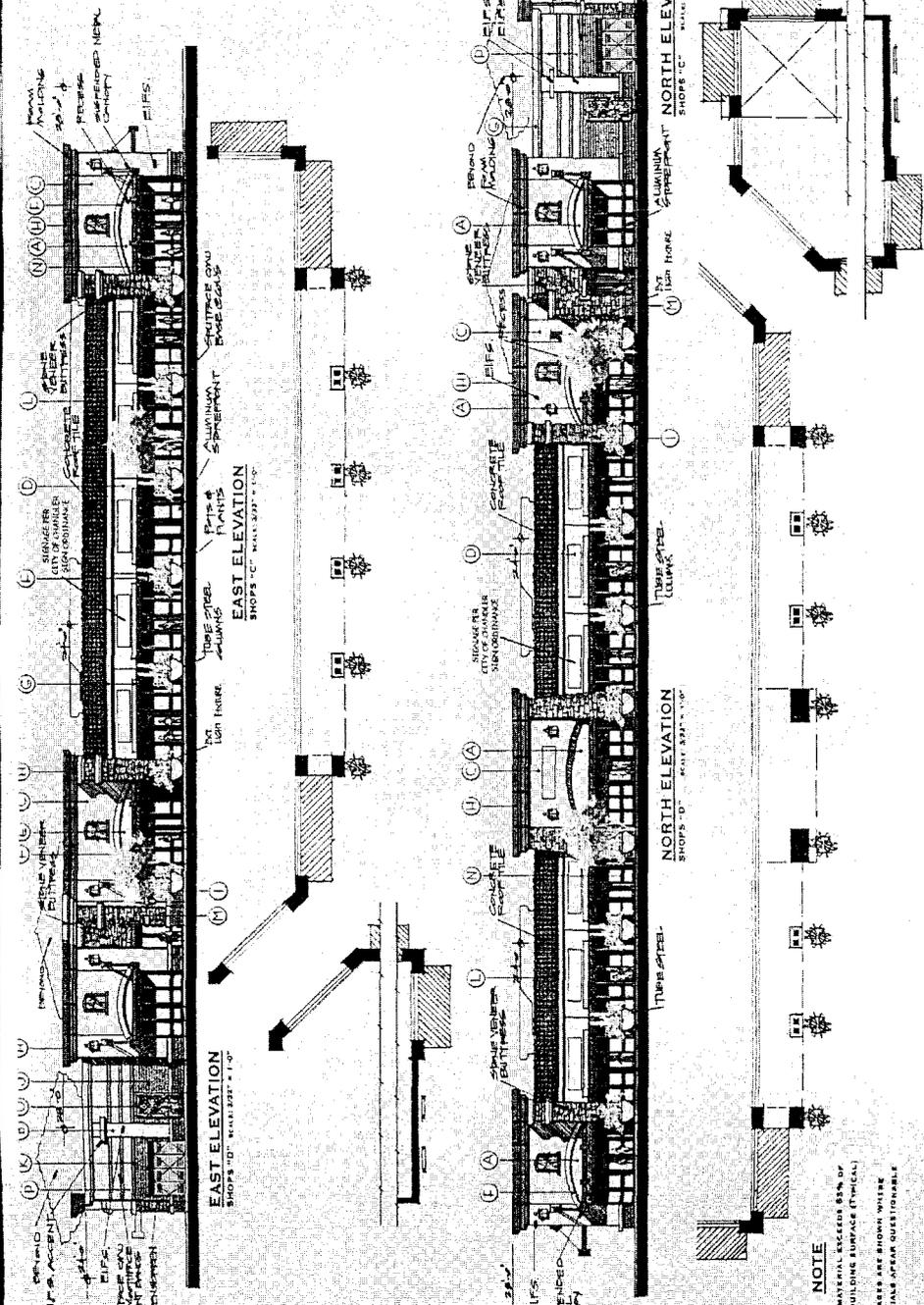
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(B)	PAINT TO MATCH SW 4315 "Navy Blue"
(C)	PAINT TO MATCH SW 4317 "Navy Blue"
(D)	PAINT TO MATCH SW 4318 "Navy Blue"
(E)	PAINT TO MATCH SW 4319 "Navy Blue"
(F)	PAINT TO MATCH SW 4320 "Navy Blue"
(G)	PAINT TO MATCH SW 4321 "Navy Blue"
(H)	PAINT TO MATCH SW 4322 "Navy Blue"
(I)	PAINT TO MATCH SW 4323 "Navy Blue"
(J)	PAINT TO MATCH SW 4324 "Navy Blue"
(K)	PAINT TO MATCH SW 4325 "Navy Blue"
(L)	PAINT TO MATCH SW 4326 "Navy Blue"
(M)	PAINT TO MATCH SW 4327 "Navy Blue"
(N)	PAINT TO MATCH SW 4328 "Navy Blue"
(O)	PAINT TO MATCH SW 4329 "Navy Blue"
(P)	PAINT TO MATCH SW 4330 "Navy Blue"
(Q)	PAINT TO MATCH SW 4331 "Navy Blue"
(R)	PAINT TO MATCH SW 4332 "Navy Blue"
(S)	PAINT TO MATCH SW 4333 "Navy Blue"
(T)	PAINT TO MATCH SW 4334 "Navy Blue"
(U)	PAINT TO MATCH SW 4335 "Navy Blue"

EXTERIOR ELEVATIONS - SHOPS "C" & "D"
 RIGGS GATEWAY
 NEC ARIZONA AVE & RIGGS ROAD
 Chandler, Arizona
 June 26, 2008
 EXHIBIT 16

KDRA
 ARCHITECTS
 6500 N. Scottsdale Road, Suite 100, Scottsdale, AZ 85250
 Phone: 480.342.4000 Fax: 480.342.7700

DIVERSIFIED PARTNERS
 6500 N. Scottsdale Road, Suite 100, Scottsdale, AZ 85250
 Phone: 480.342.4000 Fax: 480.342.7700



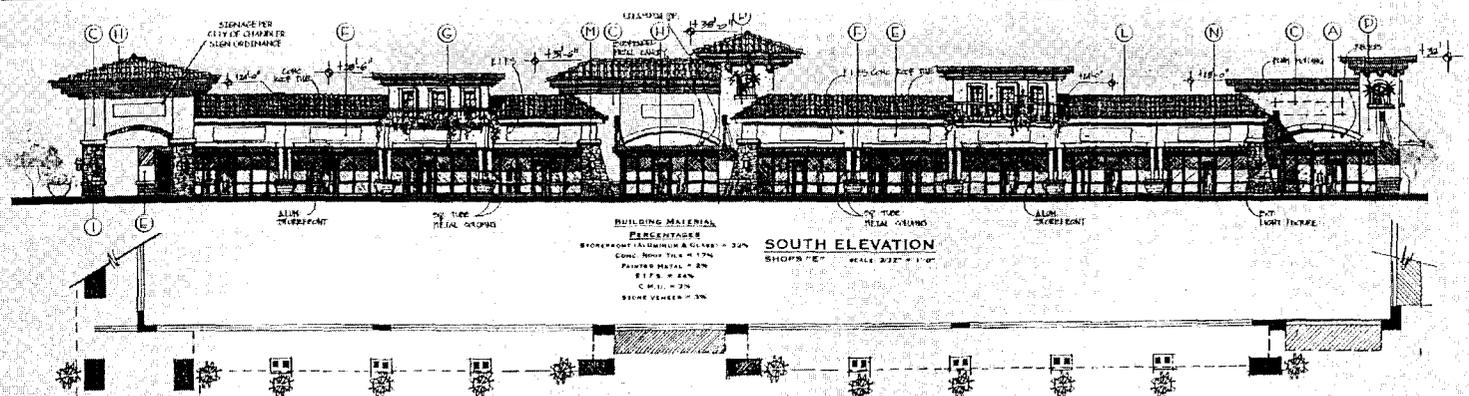


EXTERIOR ELEVATIONS - SHOPS 'C' & 'D'
 RIGGS GATEWAY
 NEC ARIZONA AVE & RIGGS ROAD
 Chandler, Arizona
 June 26, 2008

Material	Percentage
Aluminum	15%
Steel	10%
Stone	10%
Concrete	10%
Other	55%

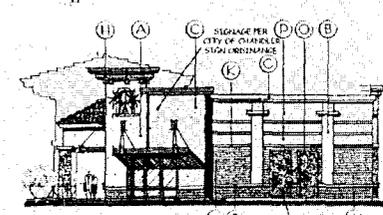
CDRA
 CHANDLER DESIGN & RENDERING ARCHITECTS
 10000 N. RIGGS ROAD, SUITE 100, CHANDLER, AZ 85226
 PH: 480.948.1100 FAX: 480.948.1101
 WWW.CDRA.COM

DIVERSIFIED PARTNERS
 A Multi-Sector Real Estate Strategy
 1425 N. AGUAYA ROAD, SUITE 100, CHANDLER, AZ 85226
 PH: 480.948.1100 FAX: 480.948.1101
 WWW.DIVERSIFIEDPARTNERS.COM

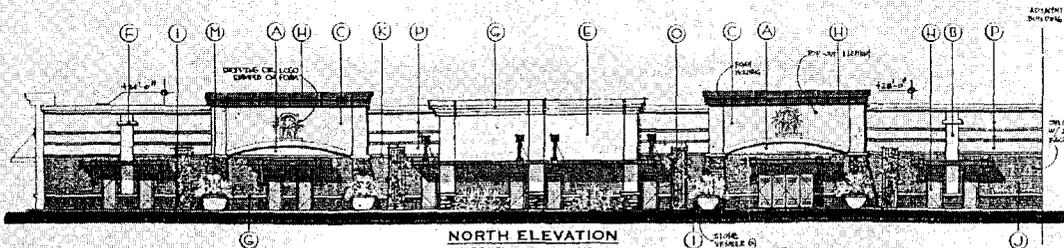


SOUTH ELEVATION
SHOPS "E" SCALE 3/32" = 1'-0"

SOUTH CANOPY PLAN
SHOPS "E" SCALE 3/32" = 1'-0"



EAST ELEVATION
SHOPS "E" SCALE 3/32" = 1'-0"



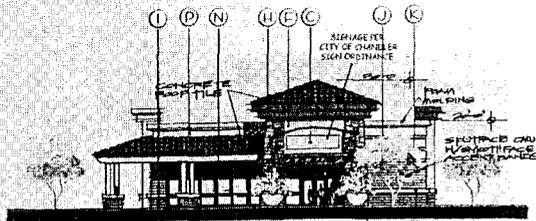
NORTH ELEVATION
SHOPS "E" SCALE 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
STONE/FACED ALUMINUM & GLASS = 7%
CONC. RIBBY TILE = 2%
PAINTED METAL = 2%
B.I.F.S. = 5%
C.M.U. = 20%
STONE VENEER = 2%

- | | | | | | | | | | | | | | |
|--|--|---|--------------------------------------|---|---------------------------------------|---|--|--|--|--|---|---|--|
| | | | | | | | | | | | | | |
| A) PAINT TO MATCH SW #7030 "Accommodate beige" | B) PAINT TO MATCH SW #6182 "Armani Mosaic" | C) PAINT TO MATCH SW #7715 "Tulney LHT" | D) PAINT TO MATCH SW #6135 "Nelsuke" | E) PAINT TO MATCH SW #6113 "Intriguing Cream" | F) PAINT TO MATCH SW #6322 "Comeback" | G) PAINT TO MATCH SW #6116 "Tulane Ivy" | H) PAINT TO MATCH SW #6108 "Woodcock Dove Brown" | I) SIB FACE SUPPLY/RECK "Plum" 8" x 8" x 10" | J) SIB FACE SUPPLY/RECK "Purple Ink" 8" x 8" x 10" | K) SIB FACE SUPPLY/RECK "Plum" 4" x 8" x 10" | L) METAL SEDONA MASONRY "Sedona Mason" ATLS, Rustic Southern Ledgerstone/Tile, European Distinct Fieldstone | M) STONE GRANITE SLABBERE "Serris Cortis" | N) PAINT TO MATCH SW #7730 "Golden Soap" |

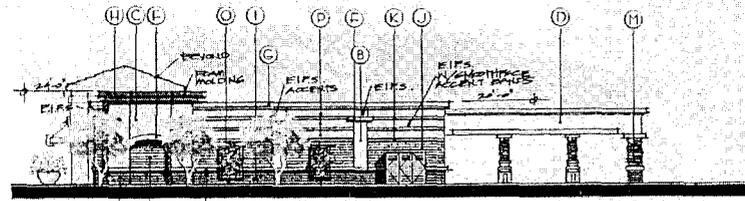


EXTERIOR ELEVATIONS - Shops "E"
NEC ARIZONA AVE & RIGGS ROAD
Chandler, Arizona
June 26, 2008
Exhibit 1a



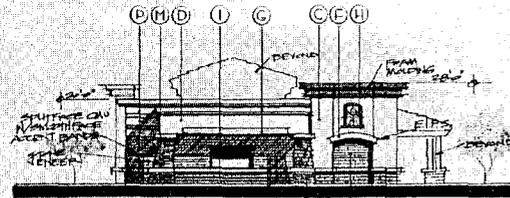
WEST ELEVATION
PAD "A"
SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
 STOREFRONT (ALUMINUM & GLASS) = 21%
 CONC. ROOF TILE = 14%
 PAINTED METAL = 3%
 E.I.F.S. = 24%
 C.M.U. = 50%
 STONE VENEER = 8%



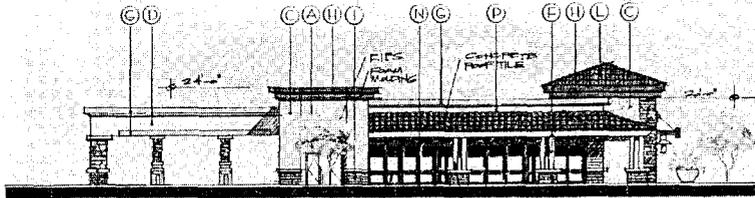
SOUTH ELEVATION
PAD "A"
SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
 PAINTED METAL = 6%
 E.I.F.S. = 55%
 C.M.U. = 36%
 STONE VENEER = 3%



EAST ELEVATION
PAD "A"
SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
 STOREFRONT (ALUMINUM & GLASS) = 4%
 E.I.F.S. = 56%
 C.M.U. = 36%
 STONE VENEER = 5%



NORTH ELEVATION
PAD "A"
SCALE: 3/32" = 1'-0"

BUILDING MATERIAL PERCENTAGES
 STOREFRONT (ALUMINUM & GLASS) = 21%
 CONC. ROOF TILE = 14%
 PAINTED METAL = 6%
 E.I.F.S. = 43%
 C.M.U. = 10%
 STONE VENEER = 6%

- | | | | | | | | | | | | | | | | |
|---|--|--------------------------------------|-----------------------------------|---|--------------------------------------|--------------------------------------|--|--|--|--|---|---|--|------------------------------|---------------------------------------|
| | | | | | | | | | | | | | | | |
| PAINT TO MATCH SW #703a "Acetone Beige" | PAINT TO MATCH SW #6162 "Arctic Mistral" | PAINT TO MATCH SW #7115 "Tulip Leaf" | PAINT TO MATCH SW #6134 "Hershey" | PAINT TO MATCH SW #6133 "Interactive Cream" | PAINT TO MATCH SW #6122 "Candy Rock" | PAINT TO MATCH SW #2116 "Tahiti Red" | PAINT TO MATCH SW #2008 "Thickwood Dark Brown" | SPIT FACE SUPER BLUE BLOCK "Flint" 8" x 8" x 16" | SPIT FACE SUPER BLUE BLOCK "Purple Haze" 8" x 8" x 16" | SPIT FACE SUPER BLUE BLOCK "Flint" 4" x 8" x 16" | WESTLE DENZA MASONRY "Spoking Blend" 1 1/2" x 8" x 16" Random Blend | STONE TO MATCH CLUSTERED STONE "Spoking Blend" 1 1/2" x 8" x 16" Random Blend | ALUMINUM STOREFRONT BEVERAGE "Tango Coast" | GREENISH BROWN PANELS "Sage" | PAINT TO MATCH SW #7130 "Cotton Sage" |



EXTERIOR ELEVATIONS - PAD "A"
 RIGGS GATEWAY
 NEC ARIZONA AVE & RIGGS ROAD
 Chandler, Arizona
 June 25, 2008
 FPH/MLD

ORDINANCE NO. 4091

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM I-2 TO PAD (DVR07-0028 RIGGS GATEWAY) 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 I-2 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Riggs Gateway," kept on file in the City of Chandler Planning Services Division, in File No. DVR07-0028, except as modified by condition herein.
2. 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.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. The developer shall coordinate with Public Works for the future traffic signal at the proposed median break along Arizona Avenue.
5. 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.
6. 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.
7. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
8. 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.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or a property owners' association.
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. 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.
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. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
16. The site's address shall be provided at the top of freestanding monument signs.
17. Raceway signage shall be prohibited within the development.
18. The freestanding pads along the perimeter of the development shall carry an equal architectural level of detail on all four sides as the main center as represented in the Development Booklet.
19. 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 Riggs Gateway development shall use treated effluent to maintain open space, common areas, and landscape tracts.

- 20. The applicant shall work with Staff to provide additional shade trees within special feature areas 4 and 5 as exhibited in the Development Booklet.
- 21. The applicant shall work with Staff to replace the Foothills Palo Verde tree in special feature and pedestrian common areas with a hybrid thornless Palo Verde tree species.
- 22. The 6-foot high perimeter screen walls on the north and east sides of the development shall match the parking screen wall design as exhibited in the Development Booklet.
- 23. The applicant shall work with Staff to incorporate Palm tree varieties within the development to emulate the crossed-palm theme logo.
- 24. Add shade trees in between Date Palm trees along both boulevard entrances.
- 25. Relocate the special feature in front of Anchor A southward to serve as a focal point at the terminus of the boulevard entrance drive.
- 26. Add Date Palm trees along Anchor A to emphasize the entrance area.
- 27. Add a "green screen" feature to match the center's screen to the freestanding monument signs.

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. 4091 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.

APPROVED AS TO FORM:

CITY CLERK

CITY ATTORNEY *EAB*

PUBLISHED:

Legal Description

A Parcel of land located in the Southwest quarter of Section 27, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Section 27, Township 2 South, Range 5 East;

Thence N00°02'00"W 1103.64 feet, along the West line of said Section, to a point;

Thence N89°08'56"E 376.04 feet, parallel with the South line of said Section, to the **Point of Beginning**;

Thence continuing N89°08'56"E 978.94 feet, parallel with said South line, to a point on the West right-of-way line of the Southern Pacific Railroad;

Thence S00°00'27"E 1033.64 feet, along said West right-of-way line, to a point 70.00 feet North of said South line;

Thence S89°08'56"W 418.57 feet, parallel with said South line, to a point;

Thence N00°51'04" 67.35 feet, to the beginning of a 150.00 foot radius curve to the left;

Thence along said curve 94.63 feet, through a central angle of 36°08'40", to a point;

Thence N36°59'44"W 88.30 feet, to the beginning of a 135.00 foot radius curve to the right;

Thence along said curve 31.61 feet, through a central angle of 13°25'02", to a point;

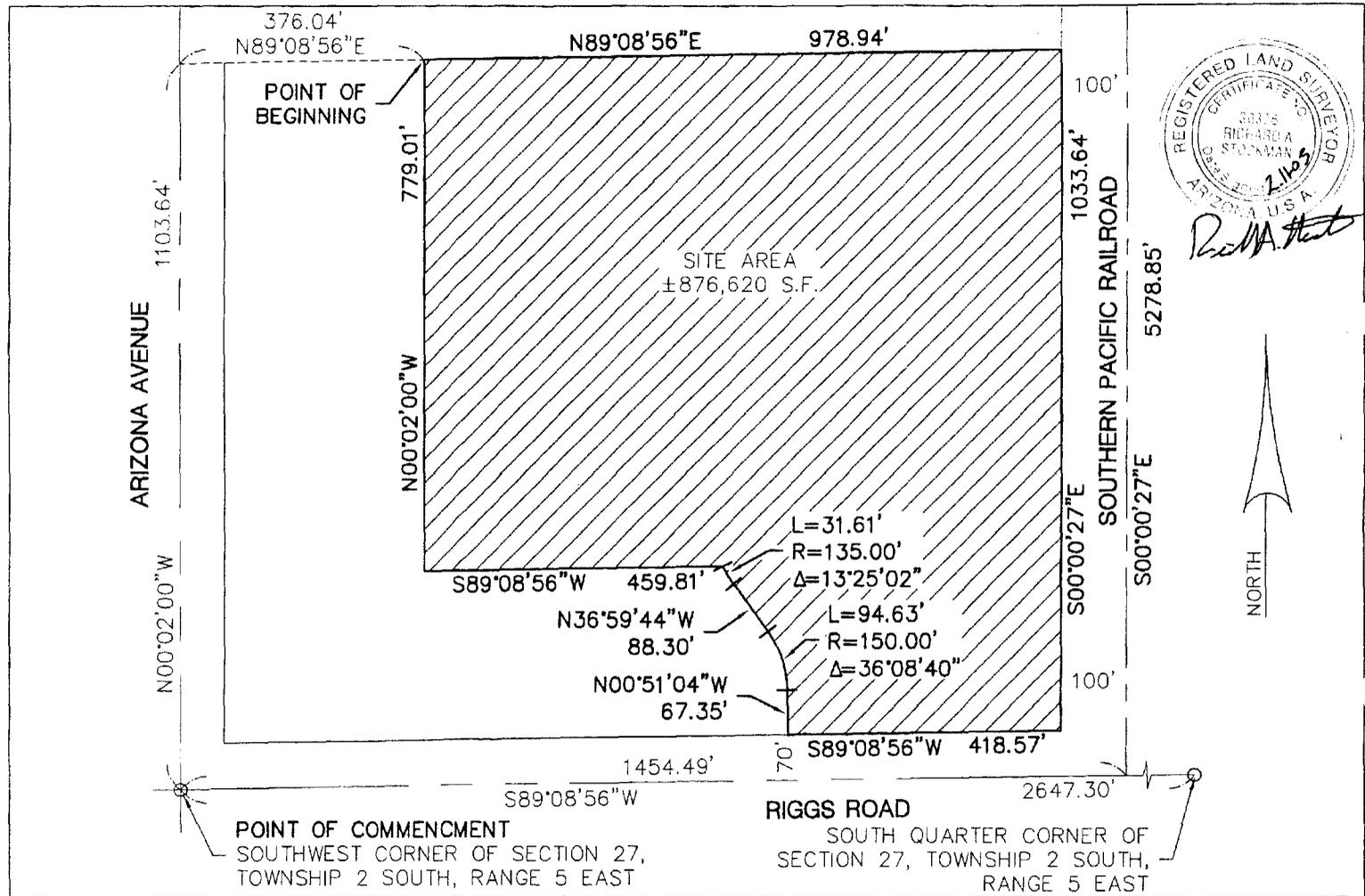
Thence S89°08'56"W 459.81 feet, parallel with said South line, to a point;

Thence N00°02'00"W 779.01 feet, parallel with the West line of said Section, to the **Point of Beginning**.

Containing 876,620 square feet or 20.1244 acres, more or less.

See attached exhibit "A".





W R G
DESIGN INC.

9877 N 90th Street Suite #350 Scottsdale, AZ 85258
Tel. 602.977.9000 Fax. 602.977.9099

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

EXHIBIT "A"

CTW RETAIL PARTNERS INC.
ARIZONA AVENUE AND RIGGS ROAD

PROJECT NO. DIV4072.00
DATE: 02-11-05
BY: BK2
SCALE: 1" = 200'
SHEET NO. 1 OF 1

Legal Description

A Parcel of land located in the Southwest quarter of Section 27, Township 2 South, Range 5 East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Southwest corner of Section 27, Township 2 South, Range 5 East;

Thence N00°02'00"W 1103.64 feet, along the West line of said Section, to a point;

Thence N89°08'56"E 67.01 feet, parallel with the South line of said Section 27, to the **Point of Beginning**;

Thence continuing N89°08'56"E 309.03 feet, parallel with said South line, to a point;

Thence S00°02'00"E 779.01 feet, parallel with said West line, to a point;

Thence N89°08'56"E 459.81 feet, parallel with said South line, to the beginning of a 135.00 foot radius non-tangent curve to the left, having a radial bearing of N66°25'18"E;

Thence along said curve 31.61 feet through a central angle of 13°25'02", to a point;

Thence S36°59'44"E 88.30 feet, to the beginning of a 150.00 foot radius curve to the right;

Thence along said curve 94.63 feet, through a central angle of 36°08'40", to a point;

Thence S00°51'04"E 67.35 feet, to a point, 70.00 feet North of said South line;

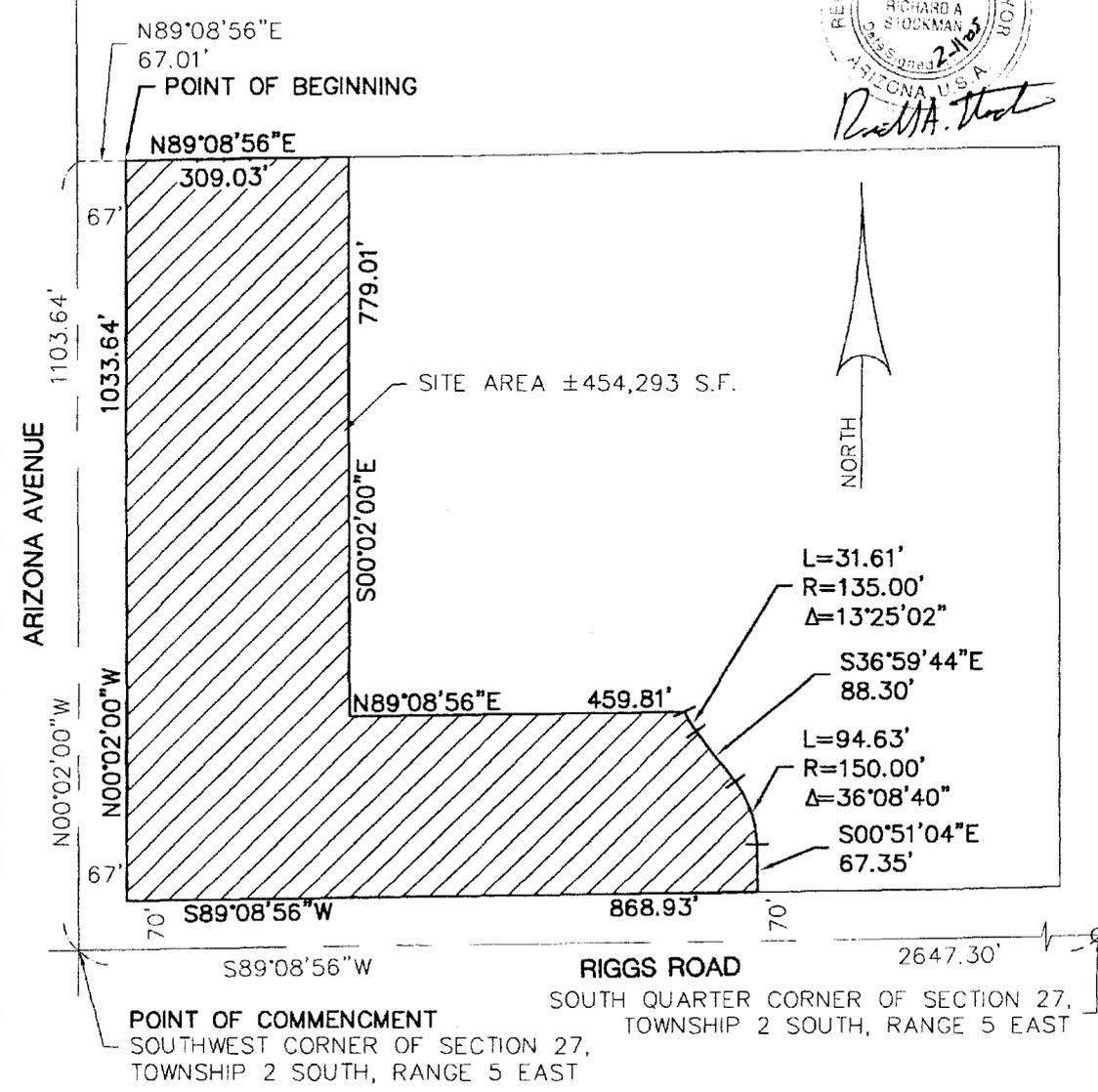
Thence S89°08'56"W 868.93 feet, parallel with said South line, to a point 67.00 feet East of said West line;

Thence N00°02'00"W 1033.64 feet, parallel with said West line, to the **Point of Beginning**.

Containing 454,293 square feet or 10.4291 acres, more or less.

See attached exhibit "A".





W R G
DESIGN INC.
 9877 N 90th Street Suite #350 Scottsdale, AZ 85258
 Tel. 602.977.9000 Fax. 602.977.9099
 PLANNING • DESIGN • LANDSCAPE ARCHITECTURE • SURVEYING

EXHIBIT "A"
CTW RETAIL PARTNERS INC.
RIGGS ROAD AND ARIZONA AVENUE

PROJECT NO. DIV4072.00
 DATE: 02-11-05
 BY: BK2
 SCALE: 1" = 200'
 SHEET NO. 1 OF 1