

#5

AUG 28 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning and Development – CC Memo No. 08-151**

DATE: AUGUST 7, 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: DVR08-0021 THE GODDARD SCHOOL AT SAN MARCOS SQUARE
 Introduction and Tentative Adoption of Ordinance No. 4093

Request: Rezoning from Planned Area Development (PAD) for a restaurant to PAD for a childcare/pre-school use with Preliminary Development Plan (PDP) for a parcel within San Marcos Square

Location: East and south of the southeast corner of Dobson Road and Chandler Boulevard

Applicant: Level 4 Studio

Project Info: Approx. 1.44 acres; 8,000 square foot preschool/daycare center with playgrounds including an 8,707 square foot toddler's playground and 3,510 square foot infant playground

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Staff recommend approval of the request with conditions.

BACKGROUND

The property is located within an existing commercial subdivision, San Marcos Square, located at the southeast corner of Chandler Boulevard and Dobson Road. This property is currently vacant and zoned Planned Area Development (PAD) for a restaurant use. This application requests rezoning from PAD (Restaurant) to PAD to allow a childcare/preschool use.

San Marcos Square is a commercial subdivision approved PAD zoning in 1987. The development's approval included a master plan designating uses for each lot and design guidelines including project theme and building design elements. San Marcos Square is

developed with a Mobil gas station/convenience store at the intersection corner, Walgreens and attached retail/restaurant shops, Brake Masters and automotive repair businesses, Chino Bandido restaurant, a credit union bank branch, and an office building. Most of the lots in this commercial subdivision have developed with the planned uses. There are three vacant lots including the subject site. The adjacent lot to the south was planned for office use and received approval to amend the use to restaurant/retail in 2003. One lot west and across the private drive from the subject site is planned for a pre-school/daycare use but has never developed. The subject property backs to Pennington Drive and a medical office to the east, and multi-family residential to the south.

The childcare/pre-school is a new The Goddard School for Early Childhood Development which is a childcare facility caring for infants to children up to 6 years old. The school intends to care for a maximum of 140 children. The facility will operate Monday through Friday 7 a.m. to 6 p.m., open year-round except for holidays. The school has a part-time program that ends at 1 p.m. There are two exterior playgrounds that include various play structures and turf areas.

The building is approximately 8,000 square feet in size. The building includes 9 classroom/childcare rooms to serve infants and toddlers and office space. The outdoor playgrounds include an 8,707 square foot playground for toddler's and a 3,510 square foot toddler's playground for infants.

The development meets the Commercial Design Standards and design guidelines for San Marcos Square. The school building is one-story in height and designed to match existing adjacent buildings. Architectural forms, details, and materials present on the existing buildings are incorporated on the Goddard School building.

The building incorporates matching paint colors, roof cornices, concrete roof tiles, ceramic tile accents, score-line pattern accents, columns, wainscot, and light fixtures that are consistent with the architectural theme established for San Marcos Square. The main entrance is articulated with a covered entrance area and tower feature. The playground areas are shaded with steel-framed, fabric shade canopies.

A 6-foot high wrought-iron fence with gate is provided on around the north, south, and east sides including around the playground areas. Building foundation and perimeter landscaping is consistent with existing landscaping within the development. Landscape improvements include upgrading landscaping in the existing parking space planter islands along the adjacent private drive.

The site provides appropriate parking for the childcare/pre-school use. Staff has recently reviewed a parking analysis for the school locating near Chandler Boulevard and Kyrene Road to ensure compatibility and adequate parking. The west Chandler site is very similar to the proposed site at Chandler Boulevard and Dobson Road. Goddard Schools represents a need for 30 to 35 parking spaces for schools at full capacity with 140 children. It is required for all children to be signed-in and signed-out in person requiring parking spaces for drop-off and pick-up as well as employees. The parking analysis provided a good overview of the type of parking

demand that a typical Goddard School generates. Staff is of the opinion the pre-school/daycare use provides adequate parking and does not affect parking needed for adjacent businesses.

Provided parking exceeds Code requirements. The site includes 35 parking spaces on-site and 10 parking spaces along the private drive. Typical drop-off and pick-up times for the full-day program are 7 to 9:30 a.m. and 4 to 6 p.m. The part-time program's peak times are 7 to 9:30 a.m. and 12 to 1:30 p.m. Peak times when the highest number of parking spaces are needed for the school is between 8:30 a.m. and 3:30 p.m., where the maximum number of parking spaces needed is 27. Less than 18 parking spaces are needed before and after these times.

Building-mounted signage will be installed in accordance with Sign Code requirements and consistent with existing signage in the larger development. One sign is proposed on the west elevation of the building.

DISCUSSION

Staff is of the opinion the proposed childcare/pre-school use is compatible with the existing and undeveloped lots within San Marcos Square. The site is designed as a part of the "village" concept for a commercial subdivision. The school has designed the building to match the development's design theme and architectural character. A childcare/pre-school use will complement the existing uses.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held June 23, 2008. In addition to project representatives, three members of a nearby Elks Lodge expressed concern that the childcare/pre-school use would affect having liquor on their site. The liquor license for the Elks Lodge is an existing issued license that is not affected by new development of a childcare/pre-school use. State Statute exempts the separation requirement from schools for existing validly issued liquor licenses.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

Commission added condition no. 4 requiring additional shade awnings on the sides and rear of the building to provide more shade and further four-sided architecture.

RECOMMENDED ACTION

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Goddard School, A new childcare center at San Marcos Square", kept on file in

the City of Chandler Planning Services Division, in File No. DVR08-0021, except as modified by condition herein.

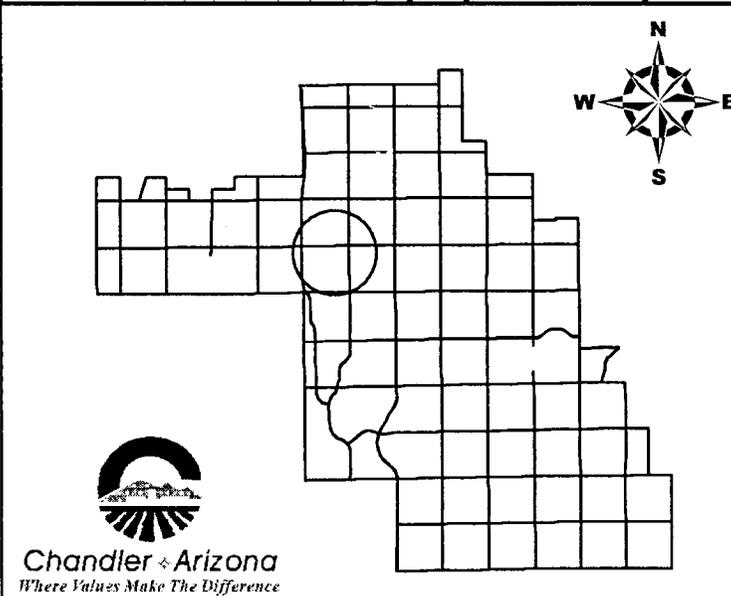
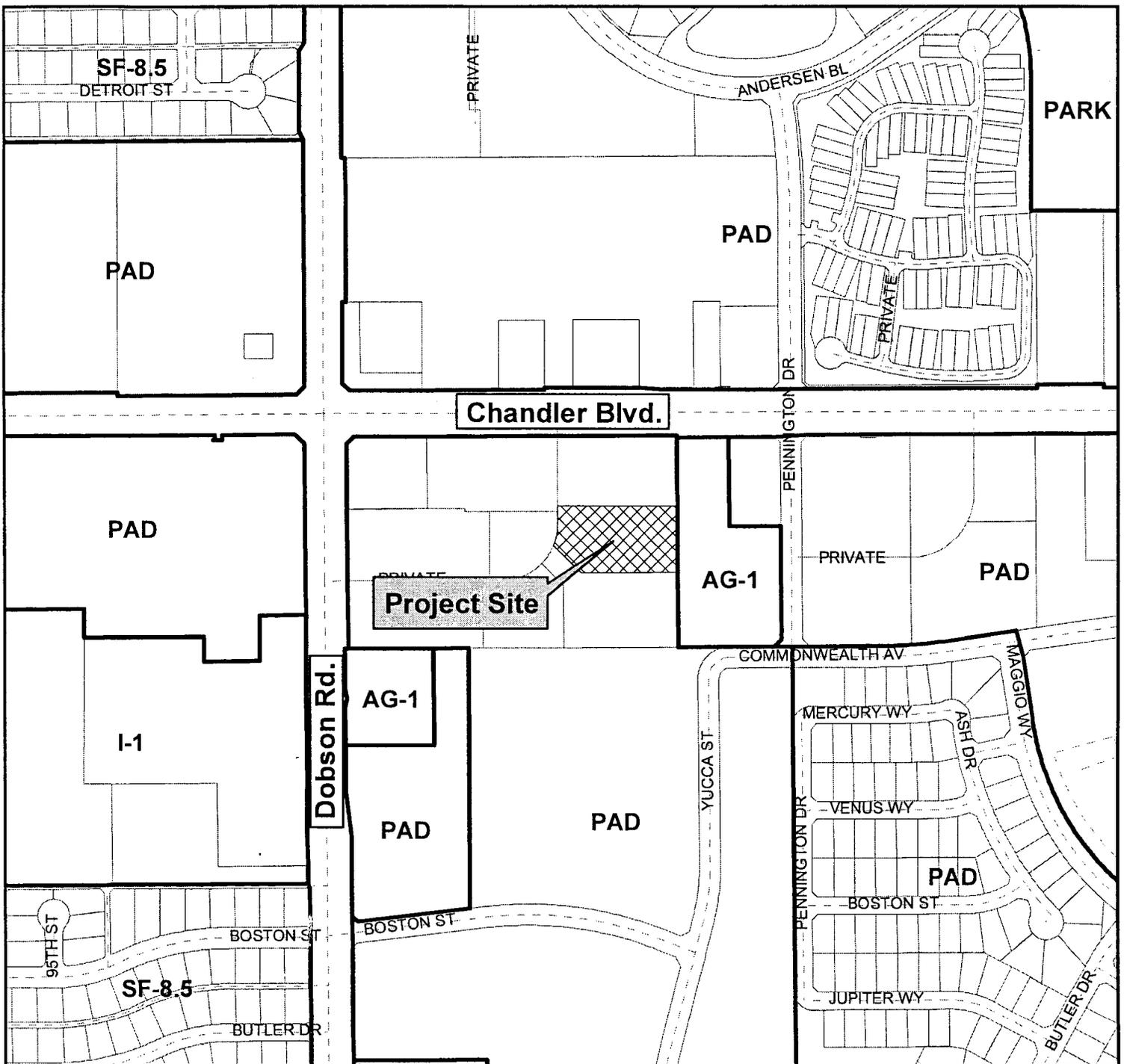
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting, and the site shall be maintained in a clean and orderly manner.
4. Provide tile roof shade awnings on side and rear building elevations.

PROPOSED MOTION

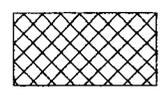
Move to introduce and tentatively adopt Ordinance No. 4093 approving DVR08-0021 THE GODDARD SCHOOL AT SAN MARCOS SQUARE Rezoning from PAD (restaurant) to PAD (childcare/pre-school) subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Floor Plan
6. San Marcos Square master plan
7. Ordinance No. 4093
8. Exhibit A, Development Booklet



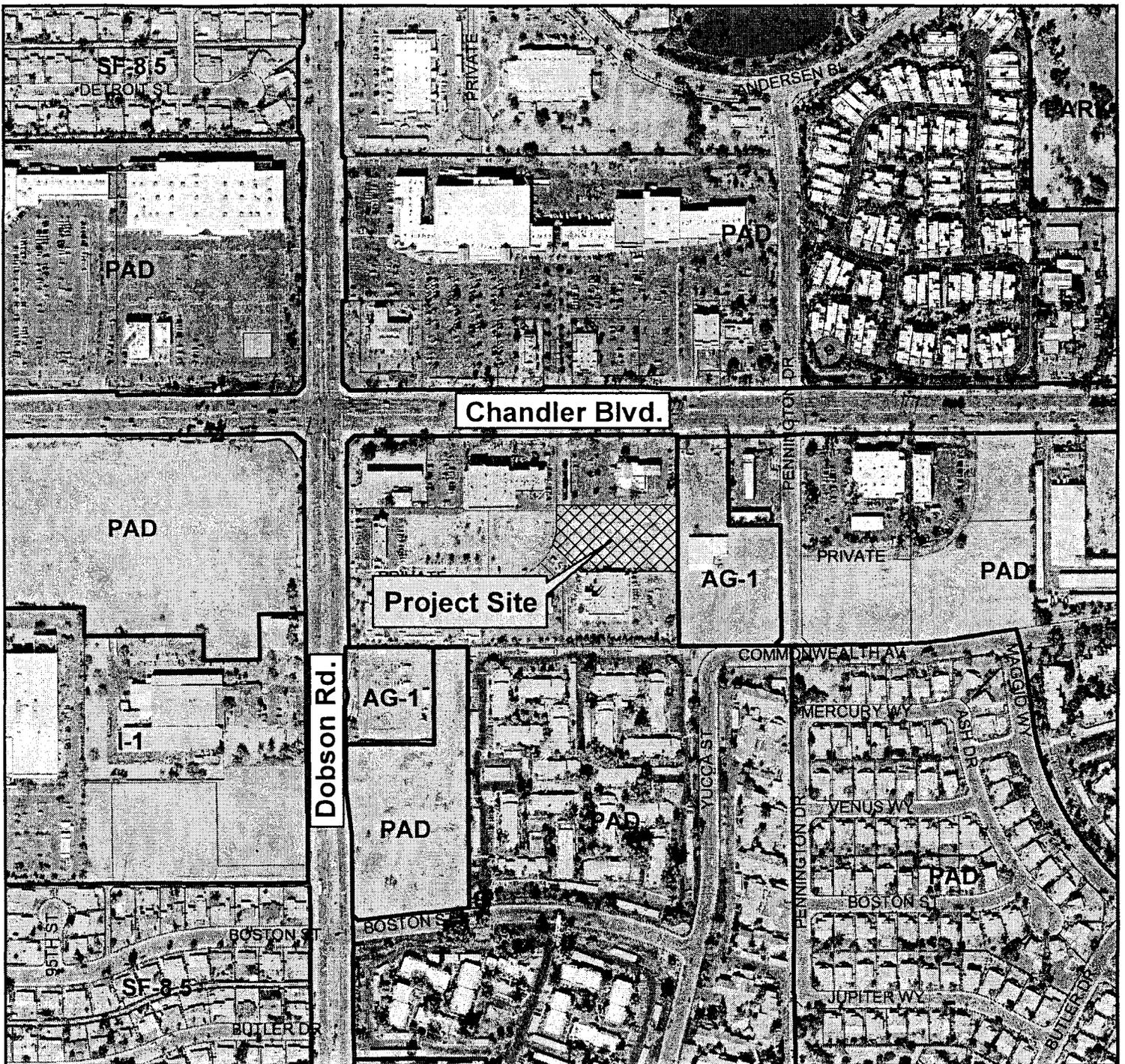
Vicinity Map



DVR08-0021

**The Goddard School at
San Marcos Square**



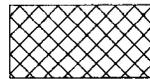
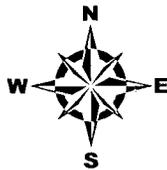
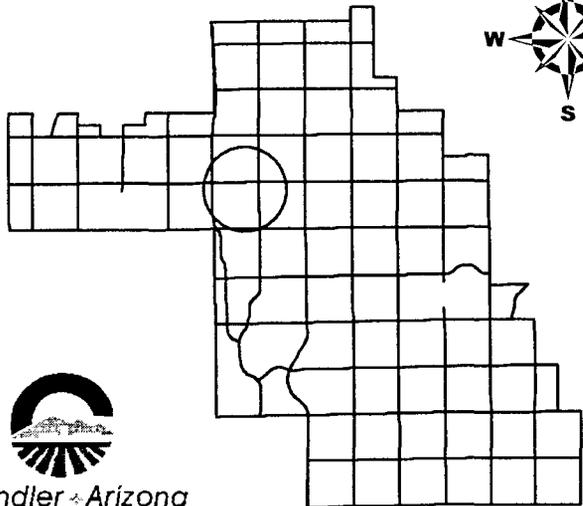


Chandler Blvd.

Project Site

Dobson Rd.

Vicinity Map



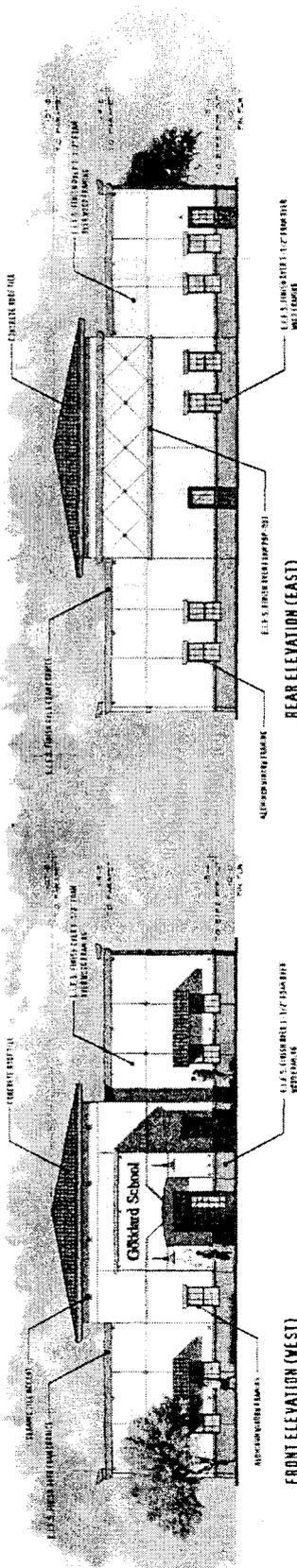
DVR08-0021

The Goddard School at
San Marcos Square

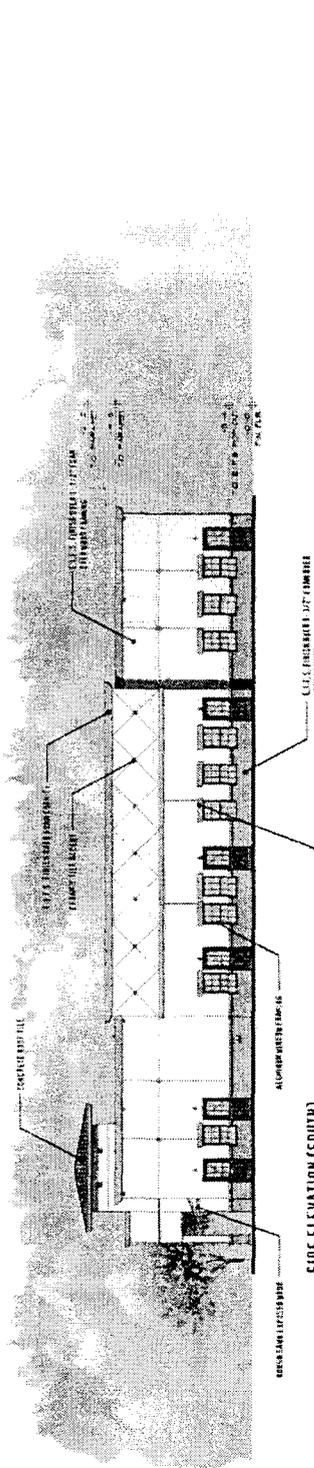


Chandler - Arizona
Where Values Make The Difference

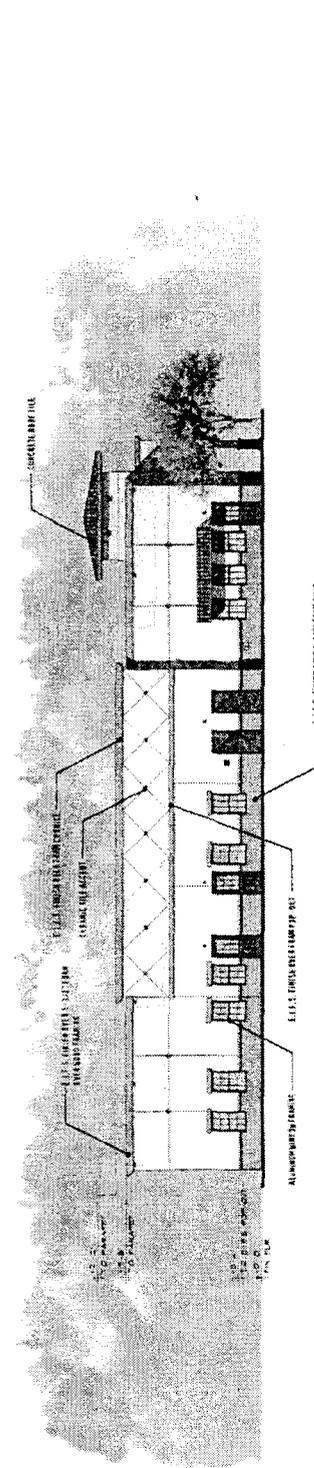
CITY OF CHANDLER 5/1/2008



FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



SIDE ELEVATION (NORTH)

REAR ELEVATION (EAST)

FINISH KEY

-  COLOR TO WATER - 5830K - ANTIKRAVITEL
-  FRAME PAINT - 5830K - ANTIKRAVITEL
-  COLOR TO WATER - 5835K - KEYTARSD
-  FRAME PAINT - 5835K - KEYTARSD
-  ACCENT TILE TO WATER - DUAL TILE COMP. (DUAL SPECTRA ACCENTS)
-  DUAL TILE COMP. (DUAL SPECTRA ACCENTS) 7" X 3" GRID 12" - 200 400 - 205 "JADE"
-  BRICK SAWKER APPLIED 9020 - STAIN TO MATCH - "BEIGE GRANT" 919 BY SLYMATIC
-  ALUMINUM ENTRANCE WINDOW FRAMING COLOR - "BRNZE" GLAZING - "THIRDS" "GRAY"
-  ROOF TILE TO WATER - MISCELLANEOUS "CRATERCRAFT BRICK CO." "BURELS BLEND"

Building Elevations

PROPOSED CONCEPTUAL PLAN FOR
SAN MARCOS SQUARE
 CHANDLER, ARIZONA

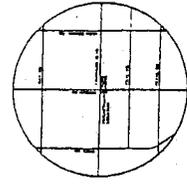


PROJECT NUMBER: 0112
 DRAWN BY: C.A.
 CHECKED BY: C.A.
 DATE: 01/12/01

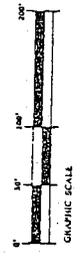


PROJECT DATA

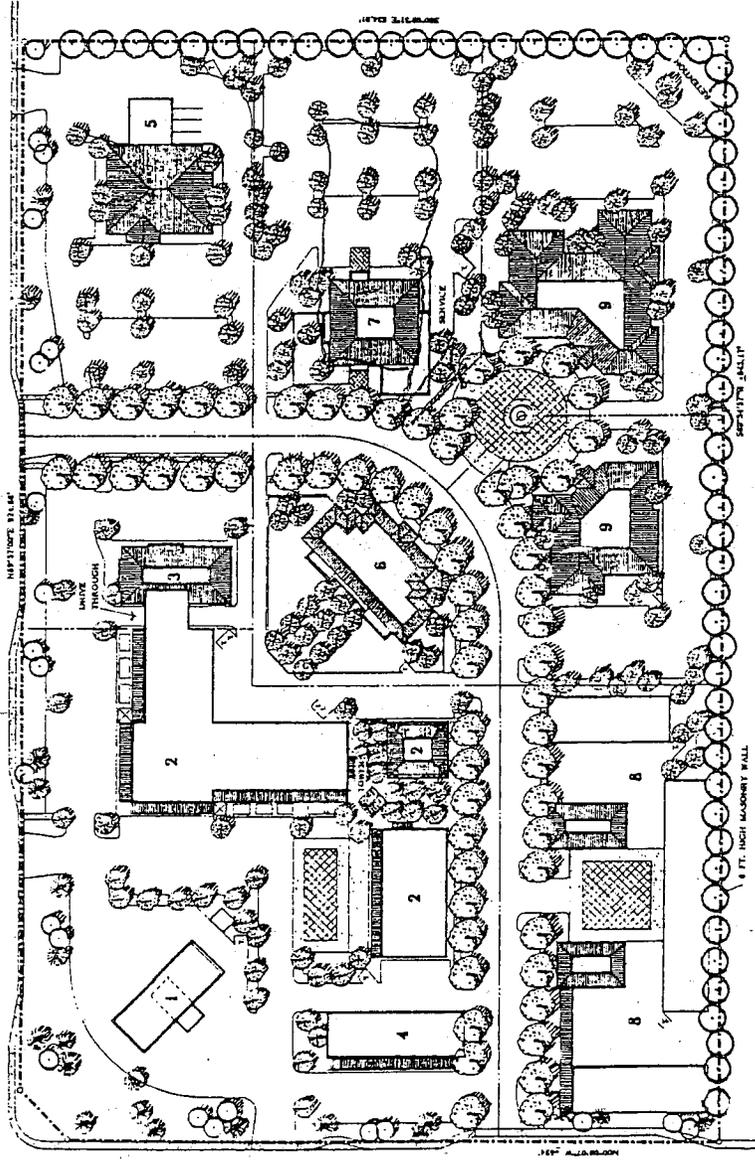
ZONING:	P.A.U. C-2 OVERLAY
SITE AREA:	11.1 ACRES (NET)
USE:	COMMERCIAL
BUILDING USE:	AREA
1. GASOLINE STATION	4,371 S.F.
2. RESTAURANT	12,000
3. RETAIL SHOP	12,000
4. AUTO RELATED RETAIL/REPAIR	12,000
5. PRE-SCHOOL / DAY CARE	12,000
6. RESTAURANT	12,000
7. RETAIL SHOP	12,000
8. RESTAURANT	12,000
9. OFFICE	12,000
SITE COVERAGE:	100,000 S.F.
PARKING PROVIDED:	331 SP.
SPACING PROVIDED:	331 SP.
PACIFIC SCENE DEVELOPMENT COMP.	443 SOUTH EDWARDS DRIVE, SUITE 1, TEMPE, AZ 85281



SITE LOCATION MAP



CHANDLER BOULEVARD



SITE PLAN

SCALE 1" = 50'

DOBSON ROAD

San Marcos Square Master Plan

ORDINANCE NO. 4093

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR08-0021 THE GODDARD SCHOOL AT SAN MARCOS SQUARE) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Goddard School, A new childcare center at San Marcos Square", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0021, 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. The landscaping shall be maintained at a level consistent with or better than at the time of planting, and the site shall be maintained in a clean and orderly manner.
- 4. Provide tile roof shade awnings on side and rear building elevations.

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. 4093 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED:

**DESCRIPTION
OF A
1.44 ACRE PARCEL**

LOT 2, SAN MARCOS SQUARE, ACCORDING TO BOOK 321 OF MAPS, PAGE 37,
RECORDS OF MARICOPA COUNTY, ARIZONA.

CONTAINING 62,671 SQUARE FEET OR 1.44 ACRES OF LAND, MORE OR LESS.

PREPARED BY:

DRW ENGINEERING
10320 W. McDOWELL RD., STE. K-1136
AVONDALE, AZ 85392
JOB NO. 08011
AUGUST 6, 2008

