

# 7  
OCT 30 2008



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM                      Planning & Development - CC Memo No. 08-198**

**DATE:**            OCTOBER 16, 2008

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            ERIK SWANSON, CITY PLANNER

**SUBJECT:**        DVR08-0029 THE GATES  
                          Introduction and Tentative Adoption of Ordinance No. 4107

**Request:**        Rezoning from Agricultural (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval for a commercial retail development on approximately 18-acres

**Location:**       Southeast corner of Gilbert and Ocotillo Roads

**Applicant:**      Brennan Ray, Burch & Cracchiolo

**Project Info:**   Approximately 121,582 square feet retail commercial including:  
                          54,000 square foot anchor space  
                          18,600 square feet of restaurant space  
                          40,382 square feet of commercial retail

**RECOMMENDATION**

The request is for Rezoning from Agricultural District (AG-1) to Planned Area Development (PAD) along with Preliminary Development Plan (PDP) approval for a commercial retail development on approximately 18-acres. Planning Commission and Staff, upon finding consistency with the General Plan, and the Southeast Chandler Area Plan (SECAP) recommend approval with conditions.

**BACKGROUND**

The subject site is located at the southeast corner of Gilbert and Ocotillo Roads. North, across Ocotillo Road is the Layton Lakes residential development. Bordering the east and south

property boundaries is the RWCD (Roosevelt Water Conservation District) canal. East, beyond the canal is the Quail Springs single-family residential neighborhood. South, beyond the canal is a county island currently being utilized as farmland. West, across Gilbert Road is vacant land. The subject site lies within the SECAP and is designated as a major entry gateway and commercial node. The request is consistent with the SECAP.

### **SITE LAYOUT**

The subject site is approximately 18-acres in size and provides a total of 121,582 square feet of commercial retail space. Three main vehicular access points are provided, with a fourth service drive that wraps around the east and southern portion of the site. A full-access movement is provided along Gilbert Road. The main driveway along Ocotillo Road will provide textured pavement for the length of the site, terminating at the Anchor 'A' building. This boulevard entrance is fully tree-lined that evokes a sense of arrival. The right-in right-out entry drive along Gilbert Road will also be fully textured. In addition, the drive will provide a roundabout with a raised landscape median. Within the landscaped roundabout will be a pedestrian seating area as well as tensile shade structures. Flanking the roundabout will be two restaurant pads with large outdoor dining areas. A staggering screen wall will be provided along the arterial frontages, and will use wood railings and CMU columns, encouraged design elements found within the SECAP. In between the staggering portions of the wall, landscaping and rockwork will be used to provide the necessary screening.

Located at the intersection corner is a strong pedestrian element. Care has been taken by the design team to integrate a number of elements to enhance the pedestrian experience. A water feature is provided at the intersection corner that serves as the required art feature. The water feature will shoot water into a small pond. The feature will utilize the cultured stone found elsewhere on the site. Also located at the intersection corner are two restaurant pads and an inline shops building located within a landscape setting. Along the street side of the buildings various tensile shade structures are provided, along with a number of pedestrian seating blocks and a decomposed granite walking path that runs the length of the development along Gilbert Road. A large outdoor pedestrian area is provided in between the two restaurant buildings to provide the potential for outdoor eating areas. On the site plan details are also provided for the potential of outdoor patios along the street frontages. The outdoor patios would encroach into the required landscape setback, however due to the nature of the encroachment Staff supports the request to provide the ability for the unique outdoor pedestrian amenities.

Located central to the site are the two restaurant pads that flank the roundabout. The restaurants are placed at an angle, and surrounded by landscaping and tensile shade structures, further enhancing visual interest to the site. A proposed drive-thru pad is located just south and west of the restaurant pads. A landscape strip helps to create the sense that the drive-thru pad is connected with the restaurants. At the southern portion of the site a 54,000 square foot anchor and drive-thru bank pad are located. A trellis feature serving as a covering for the drive-thru lanes connects the bank pad to the Anchor 'A' building.

Rather than providing a large expanse of asphalt for the parking stalls, care has been taken by the design team to limit the parking area sizes by providing parking in close proximity to the various

buildings. Where larger areas of asphalt are located, pedestrian connections with landscape shading as well as the use of the tensile shade structures are provided. In addition, along the interior frontages of the various inline shops large covered pedestrian walkways are provided. Although green building certification is not be pursued, the development incorporates a number of green “strategies” including; reduced asphalt areas, shading/screening of the southern and western exposure of buildings, and the use of tensile structures in pedestrian areas throughout the site.

### **BUILDING ARCHITECTURE**

Since the site is located within the SECAP special care has been taken to integrate various rural/agrarian architectural details into the design of the buildings. Four-sided architecture is provided throughout the site to enhance the pedestrian scale of the buildings. The primary building material used will be EIFS with a variety of paint colors. However, strong corrugated metal, wood siding, split face CMU, rough sawn timber, and cultured stone elements are all utilized throughout the site. Two types of brick pavers and colored concrete are also provided throughout the site. Large massings of the various elements further complement the rural/agrarian theme. Various plane changes are provided by hip and gable roof elements. Where long expanses of wall planes are provided wall stepping will occur to provide a visual break. To further envelop the rural/agrarian nature deep pedestrian walkways and large outdoor areas are provided.

### **SIGNAGE**

The request includes a Comprehensive Sign Package. The proposal requests a total of three monument signs; one along Ocotillo Road and two along Gilbert Road. Two monument sign designs are proposed. The primary monument sign will be approximately 14’ in height and will provide four tenant panels. The secondary monument sign is approximately 7’ in height with an additional three-foot architectural embellishment, and will provide two tenant panels. The monument signs will utilize a number of the materials found upon the buildings including; rough sawn timber, corrugated metal, and cultured stone. Both monument sign types will include planter boxes at the bases. The monument sign tenant panels will be reverse pan-channel halo illuminated. The Comprehensive Sign Package requests deviation from two Sign Code requirements; 1) the number of tenant panels allowed per monument sign, 2) the location of a sign at the intersection corner exceeding six-feet in height. The primary monument sign exceeds the number of tenant panels allowed by Code by two panels, however Staff is in support of the request for the additional tenant panels due to the monument signs level of design. Staff is also in support of the sign located at the intersection corner finding the uniqueness of the design meritorious.

### **DISCUSSION**

Staff supports the request finding it represents a quality addition to southeast Chandler. The level of design and consideration that has been integrated into the site is evident in the development’s highly pedestrian amenitized site plan that is further enhanced with the architecture. In addition, this development provides some unique amenities with the use of the tensile shade structures, various seating blocks, decomposed granite walking path, shaded pedestrian connections throughout the site, potential for numerous outdoor patios in landscape

settings, and the water feature located at the intersection corner. With the unique amenities there is some deviation from code requirements. Both the tensile shade structures and outdoor patio areas located along the arterial intersection encroach into the required building and landscape setbacks. While the practice in the past has been to discourage encroachment in these setbacks Staff is in support of the deviation due to the nature of the request, finding that these are unique attractive alternatives that merit the encroachment consideration.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the request was advertised in the newspaper.
- Two orange 4' X 8' signs public hearing signs were posted on the property.
- A neighborhood meeting was held on Wednesday, August 27, 2008. Three neighbors were in attendance. All three had general questions about the project, but were in support

At the time of this writing, Staff has received one telephone call with general questions. Staff has received no phone calls or letters opposed to this application.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

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

#### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, and Southeast Chandler Area Plan, recommend approval of DVR08-0029 THE GATES, subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.

5. 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.
6. 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.
7. Development shall be in substantial conformance with Exhibit 'G', Development Booklet, entitled "THE GATES", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0029, except as modified by condition herein.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. Raceway signage shall be prohibited within the development.
11. The canvas shade structures shall be maintained in a manner similar to that of the time of installation.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
13. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
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. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
16. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape

tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that "The Gates" development shall use treated effluent to maintain open space, common areas, and landscape tracts.

17. The building mounted signage for the buildings located at the intersection corner shall be limited to reverse pan-channel halo-illuminated lettering.

### **PROPOSED MOTION**

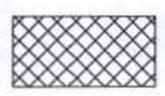
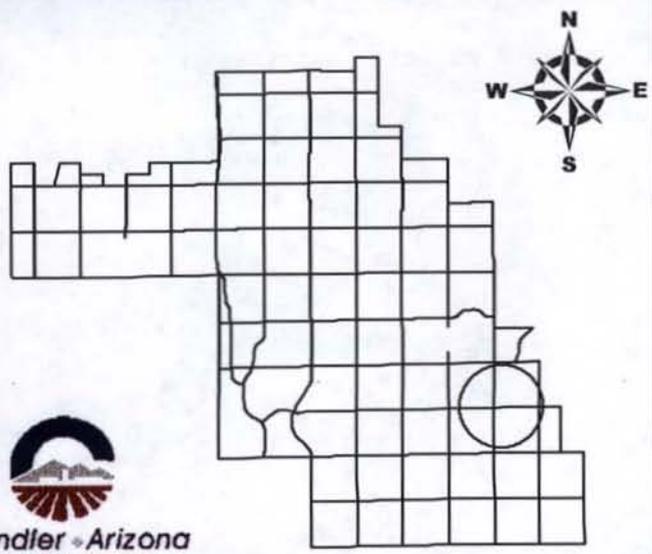
Move to introduce and tentatively adopt Ordinance No. 4107 approving DVR08-0029 THE GATES, request for Rezoning and Preliminary Development Plan approval with conditions as recommended by Planning Commission and Staff.

### **Attachments**

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Intersection Corner and Screen Wall Detail
5. Comprehensive Sign Package
6. Ordinance No. 4107
7. Exhibit 'G', Development Booklet



## Vicinity Map

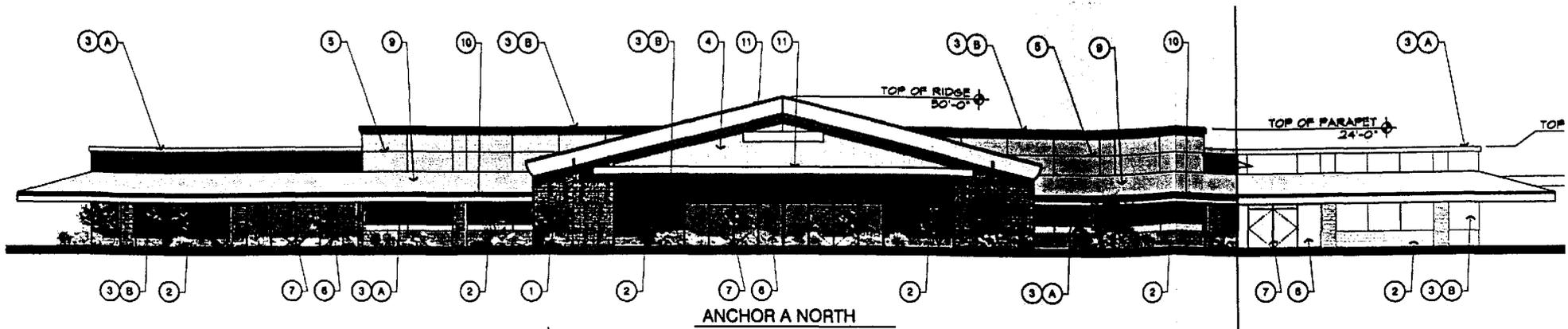


DVR08-0029

The Gates

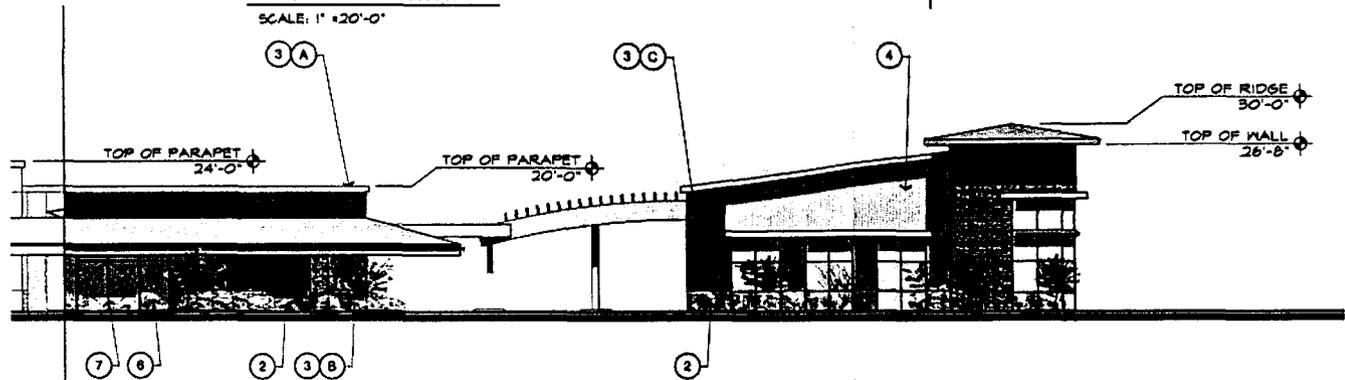






**ANCHOR A NORTH**

SCALE: 1" = 20'-0"



**ANCHOR A NORTH**

SCALE: 1" = 20'-0"

**BANK NORTH**

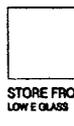
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**4**  
CORRUGATED METAL ROOF  
CLEAR GALVANIZED



**6**  
STORE FRONT GLAZING  
SPANDREL



**6**  
STORE FRONT GLAZING  
LOW E GLASS



**6**  
STORE FRONT FRAME  
CLEAR ANODIZED ALUMINUM



**2**  
SPLIT FACE CMU  
BUFF  
SUPERLUTE BLOCK INC



**1**  
CULTURED STONE  
COUNTRY LEDGESTONE, ASPEN



**3**  
INTEGRAL COLORED  
CONCRETE  
CANYON  
DAYS COLORS



**3**  
INTEGRAL COLORED  
CONCRETE  
OUTBACK  
DAYS COLORS



**14**  
TENSILE FABRIC  
XXXX  
SHERWIN WILLIAMS



**3**  
EFS A  
GOLDEN FLEECE (PRIMARY COLOR)  
#6388 SHERWIN WILLIAMS



**3**  
EFS B  
PROTEASE BRONZE (ACCENT COLOR)  
#6388 SHERWIN WILLIAMS



**3**  
EFS C  
PENNYWISE (ACCENT COLOR)  
#6348 SHERWIN WILLIAMS



**10 11 12 13**  
WOOD BEAMS,  
COLUMNS, FASCIA  
GLUSTEN YELLOW  
#8812 SHERWIN WILLIAMS



**4**  
WOOD SIDING  
GLUSTEN YELLOW  
#8812 SHERWIN WILLIAMS



**1**  
BRICK PAVERS 1  
CLEAR GALVANIZED



**1**  
BRICK PAVERS 2  
CLEAR GALVANIZED

**Elevation Keynotes**

- |                                     |                            |
|-------------------------------------|----------------------------|
| 1 CULTURED STONE                    | 8 SPANDREL GLASS           |
| 2 SPLITFACE CMU                     | 9 CORRUGATED METAL ROOFING |
| 3 EFS, STEEL TROWEL FINISH          | 10 ROUGH SAWN WOOD FASCIA  |
| 4 WOOD SIDING PANELS                | 11 ROUGH SAWN WOOD BEAMS   |
| 5 CONTROL JOINTS                    | 12 ROUGH SAWN WOOD COLUMNS |
| 6 CLEAR ANODIZED STORE FRONT SYSTEM | 13 ROUGH SAWN WOOD CANOPY  |
| 7 WOOD DOOR FRAME                   | 14 TENSILE FABRIC CANOPY   |

**ELEVATIONS 1**

**KK&A**  
architects

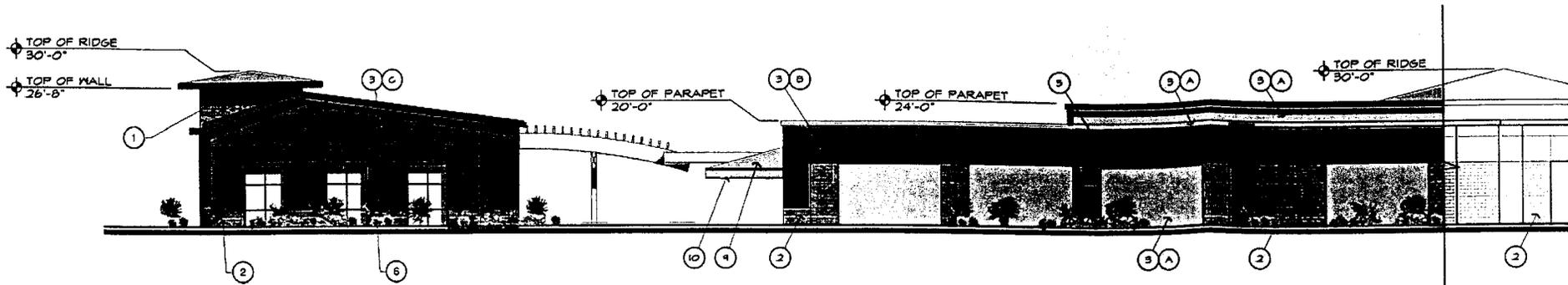
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BUILDING ELEVATIONS 1

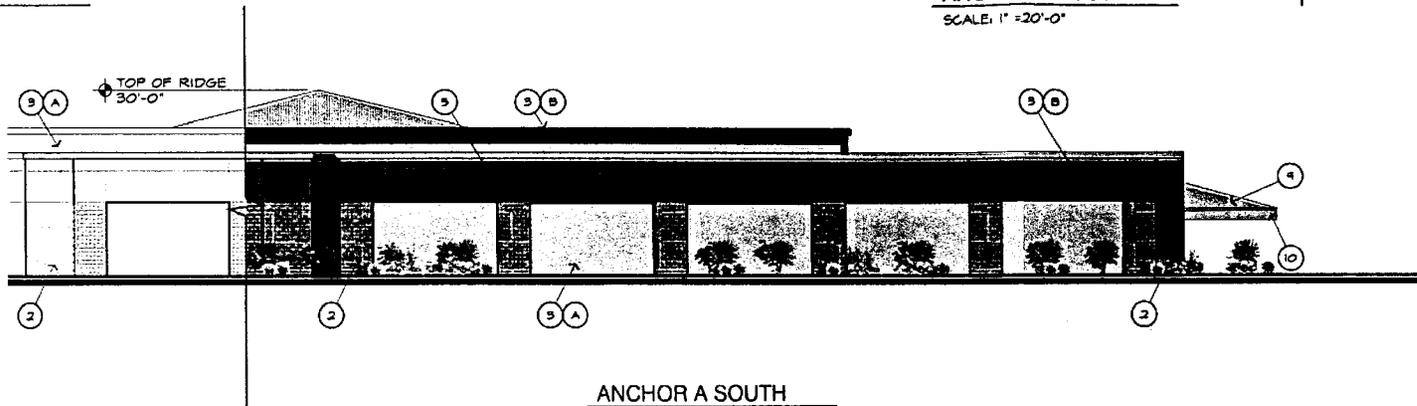


**BANK SOUTH**

SCALE: 1" = 20'-0"

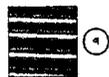
**ANCHOR A SOUTH**

SCALE: 1" = 20'-0"



**ANCHOR A SOUTH**

SCALE: 1" = 20'-0"



**4**  
CORRUGATED METAL ROOF  
CLEAR GALVANIZED



**5**  
STORE FRONT GLAZING SPANDREL



**6**  
STORE FRONT GLAZING LOW E GLASS



**7**  
STORE FRONT FRAME CLEAR ANODIZED ALUMINUM



**8**  
SPLIT FACE CMU BLUFF SUPERLUTE BLOCK INC



**9**  
CULTURED STONE COUNTRY LEDGERSTONE ASPEN



**10**  
INTEGRAL COLORED CONCRETE CANYON DAVIS COLORS



**11**  
INTEGRAL COLORED CONCRETE OUTBACK DAVIS COLORS



**12**  
TENSILE FABRIC 300X SHERWIN WILLIAMS



**13**  
EIFS A GOLDEN FLEECE (PRIMARY COLOR) #6398 SHERWIN WILLIAMS



**14**  
EIFS B PROTESE BRONZE (ACCENT COLOR) #6398 SHERWIN WILLIAMS



**15**  
EIFS C PENNYWISE (ACCENT COLOR) 6349 SHERWIN WILLIAMS



**16**  
WOOD BEAMS, COLUMNS, FASCIA GUSTEN YELLOW #9912 SHERWIN WILLIAMS



**17**  
WOOD SIDING GUSTEN YELLOW #9912 SHERWIN WILLIAMS



**18**  
BRICK PAVERS 1 CLEAR GALVANIZED



**19**  
BRICK PAVERS 2 CLEAR GALVANIZED

**Elevation Keynotes**

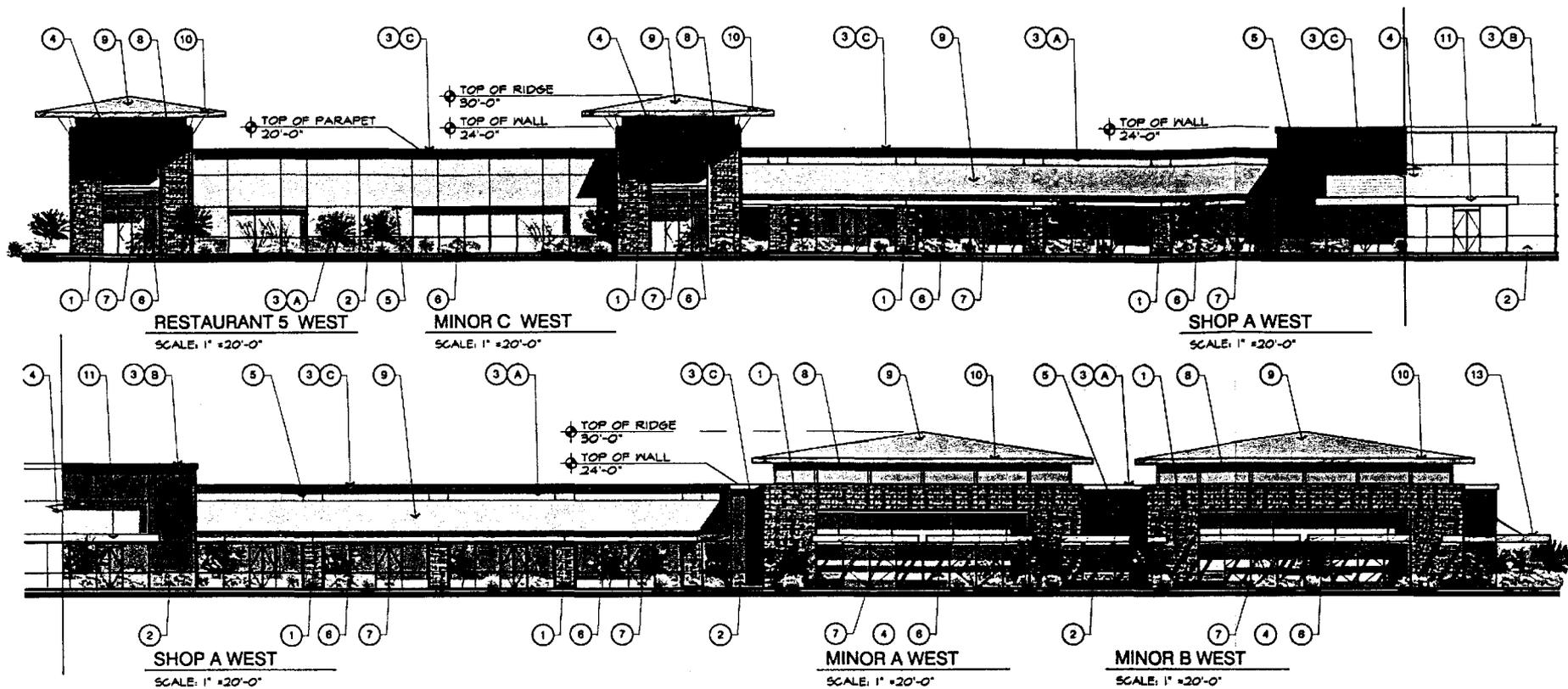
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|--|-----------------------------------|
| <b>1</b> CULTURED STONE                    | <b>8</b> SPANDREL GLASS           |
| <b>2</b> SPLITFACE CMU                     | <b>4</b> CORRUGATED METAL ROOFING |
| <b>3</b> EIFS STEEL TROWEL FINISH          | <b>10</b> ROUGH SAWN WOOD FASCIA  |
| <b>4</b> WOOD SIDING PANELS                | <b>11</b> ROUGH SAWN WOOD BEAMS   |
| <b>5</b> CONTROL JOINTS                    | <b>12</b> ROUGH SAWN WOOD COLUMNS |
| <b>6</b> CLEAR ANODIZED STORE FRONT SYSTEM | <b>13</b> ROUGH SAWN WOOD CANOPY  |
| <b>7</b> WOOD DOOR FRAME                   | <b>14</b> TENSILE FABRIC CANOPY   |

**ELEVATIONS 2**



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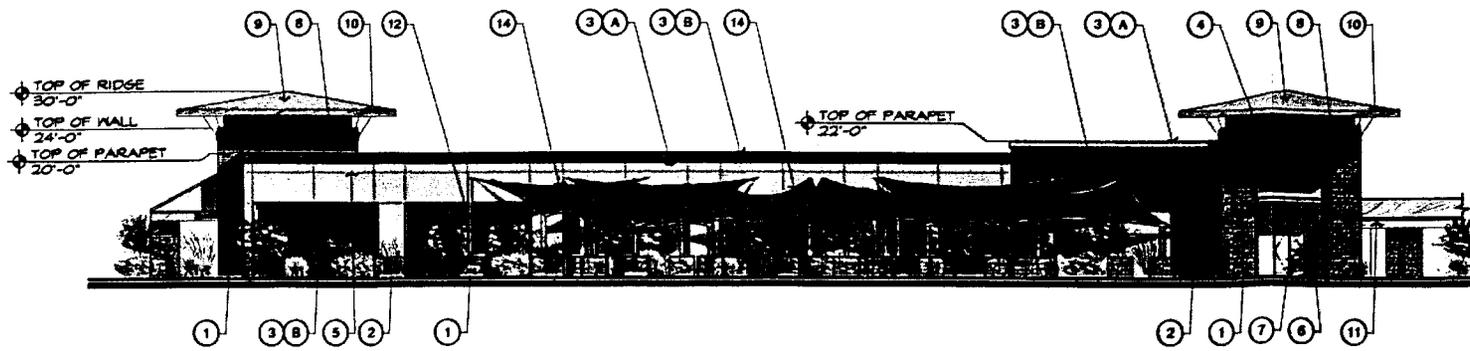
							
<b>CORRUGATED METAL ROOF</b> CLEAR GALVANIZED	<b>STORE FRONT GLAZING SPANREL</b>	<b>STORE FRONT GLAZING LOW E GLASS</b>	<b>STORE FRONT FRAME CLEAR ANODIZED ALUMINUM</b>	<b>SPLIT FACE CMU</b> BLUF SUPERLITE BLOCK INC	<b>CULTURED STONE</b> COUNTRY LEDGESTONE ASPEN	<b>INTEGRAL COLORED CONCRETE</b> CANYON DAVIS COLORS	<b>INTEGRAL COLORED CONCRETE</b> OUTBACK DAVIS COLORS
							
<b>TENSILE FABRIC</b> XXXX SHERWIN WILLIAMS	<b>EIFS A</b> GOLDEN FLEECE (PRIMARY COLOR) #6388 SHERWIN WILLIAMS	<b>EIFS B</b> PROTERSE BRONZE (ACCENT COLOR) #6388 SHERWIN WILLIAMS	<b>EIFS C</b> PENNYWISE (ACCENT COLOR) 6349 SHERWIN WILLIAMS	<b>WOOD BEAMS, COLUMNS, FASCIA</b> GUSTEN YELLOW #9812 SHERWIN WILLIAMS	<b>WOOD SIDING</b> GUSTEN YELLOW #9812 SHERWIN WILLIAMS	<b>BRICK PAVERS 1</b> CLEAR GALVANIZED	<b>BRICK PAVERS 2</b> CLEAR GALVANIZED

### Elevation Keynotes

1 CULTURED STONE	8 SPANREL GLASS
2 SPLITFACE CMU	9 CORRUGATED METAL ROOFING
3 EIFS, STEEL TROWEL FINISH	10 ROUGH SAWN WOOD FACSA
4 WOOD SIDING PANELS	11 ROUGH SAWN WOOD BEAMS
5 CONTROL JOINTS	12 ROUGH SAWN WOOD COLUMNS
6 CLEAR ANODIZED STORE FRONT SYSTEM	13 ROUGH SAWN WOOD CANOPY
7 WOOD DOOR FRAME	14 TENSILE FABRIC CANOPY

# ELEVATIONS 4

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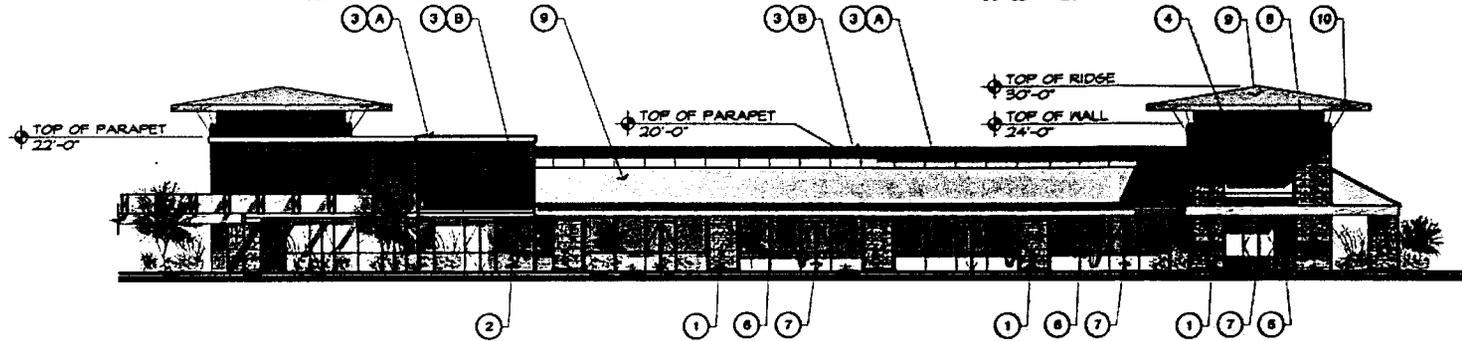


**SHOP B NORTH**

SCALE: 1" = 20'-0"

**RESTAURANT 1 NORTH**

SCALE: 1" = 20'-0"



**RESTAURANT 1 SOUTH**

SCALE: 1" = 20'-0"

**SHOP B SOUTH**

SCALE: 1" = 20'-0"



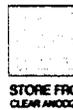
**1**  
CORRUGATED METAL ROOF  
CLEAR GALVANIZED



**2**  
STORE FRONT GLAZING  
SPANDEL



**3**  
STORE FRONT GLAZING  
LOW E GLASS



**4**  
STORE FRONT FRAME  
CLEAR ANODIZED ALUMINUM



**5**  
SPLIT FACE CMU  
BLUFF SUPERLITE BLOCK INC.



**6**  
CULTURED STONE  
COUNTRY LEDGERSTONE ASPEN



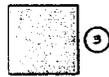
**7**  
INTEGRAL COLORED  
CONCRETE  
CANYON DRAB COLORS



**8**  
INTEGRAL COLORED  
CONCRETE  
OUTBACK DRAB COLORS



**9**  
TENSILE FABRIC  
XXXX  
SHERWIN WILLIAMS



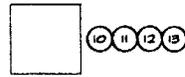
**10**  
EFS A  
GOLDEN FLEECE (PRIMARY COLOR)  
A638 SHERWIN WILLIAMS



**11**  
EFS B  
PROTEGE BRONZE (ACCENT COLOR)  
A638 SHERWIN WILLIAMS



**12**  
EFS C  
PEWEE BLUE (ACCENT COLOR)  
6049 SHERWIN WILLIAMS



**13**  
WOOD BEAMS,  
COLUMNS, FASCIA  
CUSTOM YELLOW  
#812 SHERWIN WILLIAMS



**14**  
WOOD SIDING  
GLISTEN YELLOW  
#812 SHERWIN WILLIAMS



**15**  
BRICK PAVERS 1  
CLEAR GALVANIZED



**16**  
BRICK PAVERS 2  
CLEAR GALVANIZED

**Elevation Keynotes**

- |  |                                   |
|--|-----------------------------------|
| <b>1</b> CULTURED STONE                    | <b>9</b> SPANDEL GLASS            |
| <b>2</b> SPLITFACE CMU                     | <b>4</b> CORRUGATED METAL ROOFING |
| <b>3</b> EFS, STEEL TROWEL FINISH          | <b>10</b> ROUGH SAWN WOOD FACIA   |
| <b>4</b> WOOD SIDING PANELS                | <b>11</b> ROUGH SAWN WOOD BEAMS   |
| <b>5</b> CONTROL JOINTS                    | <b>12</b> ROUGH SAWN WOOD COLUMNS |
| <b>6</b> CLEAR ANODIZED STORE FRONT SYSTEM | <b>13</b> ROUGH SAWN WOOD CANOPY  |
| <b>7</b> WOOD DOOR FRAME                   | <b>14</b> TENSILE FABRIC CANOPY   |

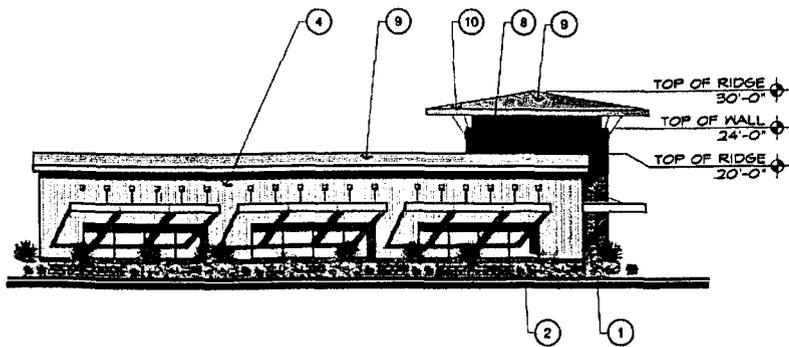
**ELEVATIONS 7**



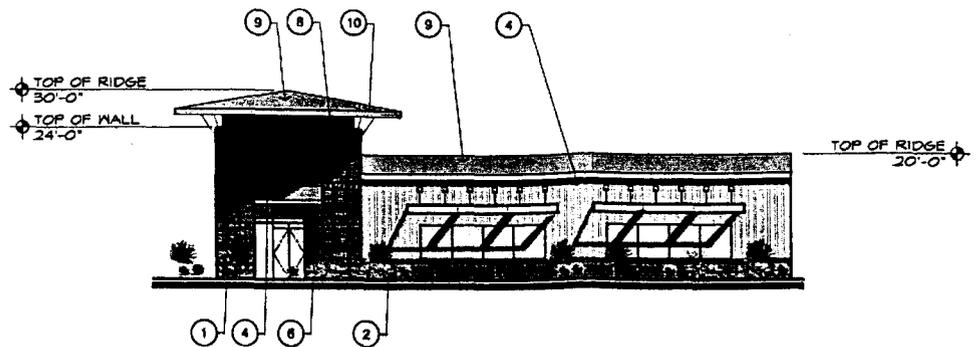
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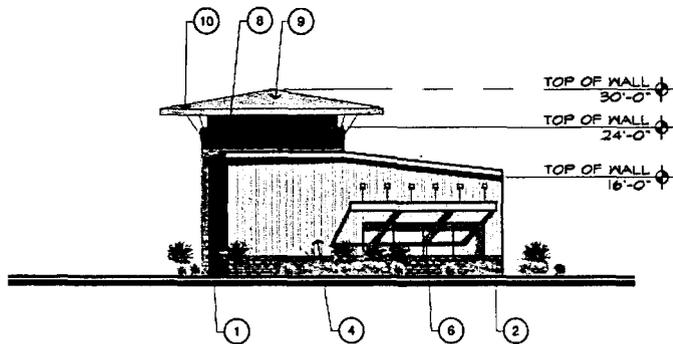




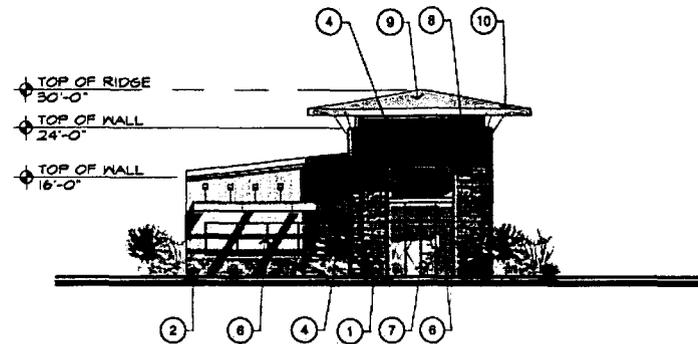
**RESTAURANT 3 NORTH**  
SCALE: 1" = 20'-0"



**RESTAURANT 3 SOUTH**  
SCALE: 1" = 20'-0"



**RESTAURANT 3 EAST**  
SCALE: 1" = 20'-0"



**RESTAURANT 3 WEST**  
SCALE: 1" = 20'-0"



**4**  
CORRUGATED METAL ROOF  
CLEAR GALVANIZED



**6**  
STORE FRONT GLAZING  
SPANDEL



**6**  
STORE FRONT GLAZING  
LOW E GLASS



**6**  
STORE FRONT FRAME  
CLEAR ANODIZED ALUMINUM



**2**  
SPLIT FACE CMU  
BUFF SUPERLITE BLOCK INC



**1**  
CULTURED STONE  
COUNTRY LEDGERSTONE ASPEN



**6**  
INTEGRAL COLORED  
CONCRETE  
CANYON  
DAVIS COLORS



**6**  
INTEGRAL COLORED  
CONCRETE  
OUTBACK  
DAVIS COLORS



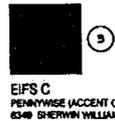
**14**  
TENSILE FABRIC  
1000X  
SHERWIN WILLIAMS



**5**  
EIFS A  
GOLDEN FLEECE (PRIMARY COLOR)  
#6388 SHERWIN WILLIAMS



**5**  
EIFS B  
PROTEASE BRONZE (ACCENT COLOR)  
#6388 SHERWIN WILLIAMS



**5**  
EIFS C  
PENNYWISE (ACCENT COLOR)  
#6349 SHERWIN WILLIAMS



**4**  
WOOD BEAMS,  
COLUMNS, FASCIA  
GLUSTEN YELLOW  
#8612 SHERWIN WILLIAMS



**4**  
WOOD SIDING  
GLUSTEN YELLOW  
#8612 SHERWIN WILLIAMS



**6**  
BRICK PAVERS 1  
CLEAR GALVANIZED



**6**  
BRICK PAVERS 2  
CLEAR GALVANIZED

**Elevation Keynotes**

- |                                     |                            |
|-------------------------------------|----------------------------|
| 1 CULTURED STONE                    | 9 SPANDREL GLASS           |
| 2 SPLITFACE CMU                     | 4 CORRUGATED METAL ROOFING |
| 5 EIFS, STEEL TROWEL FINISH         | 10 ROUGH SAWN WOOD FASCIA  |
| 4 WOOD SIDING PANELS                | 11 ROUGH SAWN WOOD BEAMS   |
| 9 CONTROL JOINTS                    | 12 ROUGH SAWN WOOD COLUMNS |
| 6 CLEAR ANODIZED STORE FRONT SYSTEM | 13 ROUGH SAWN WOOD CANOPY  |
| 7 WOOD DOOR FRAME                   | 14 TENSILE FABRIC CANOPY   |

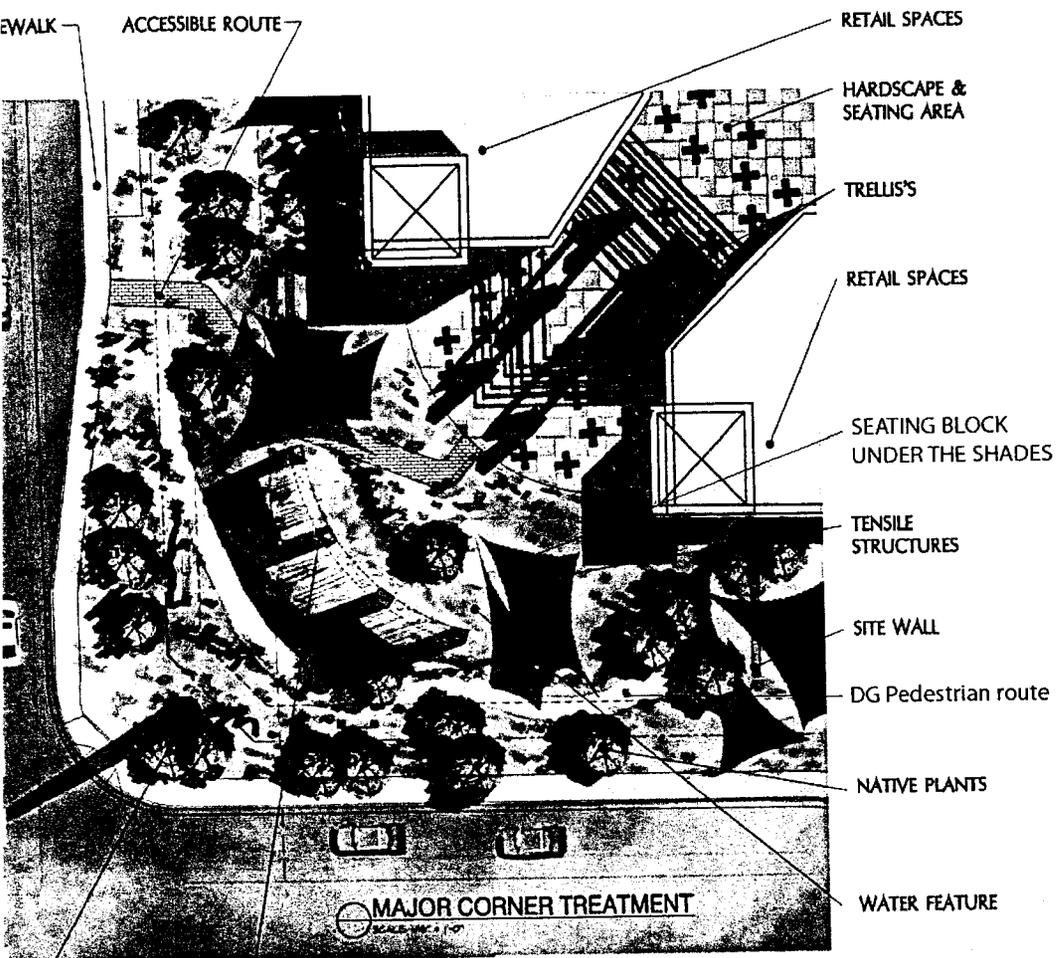
**ELEVATIONS 9**



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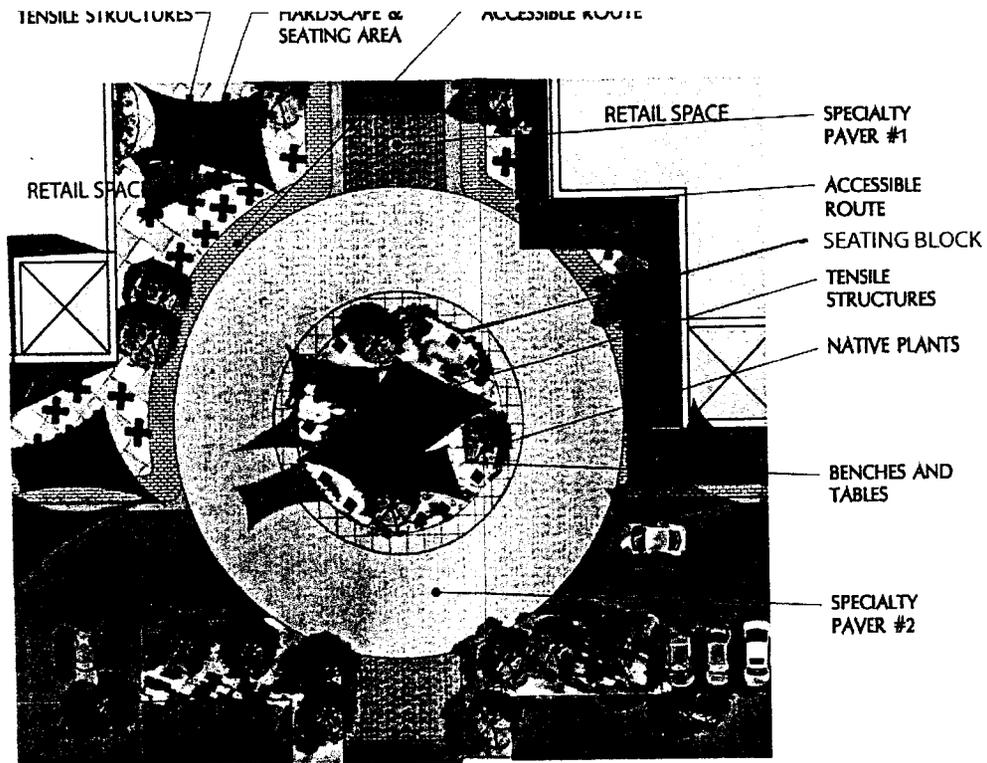
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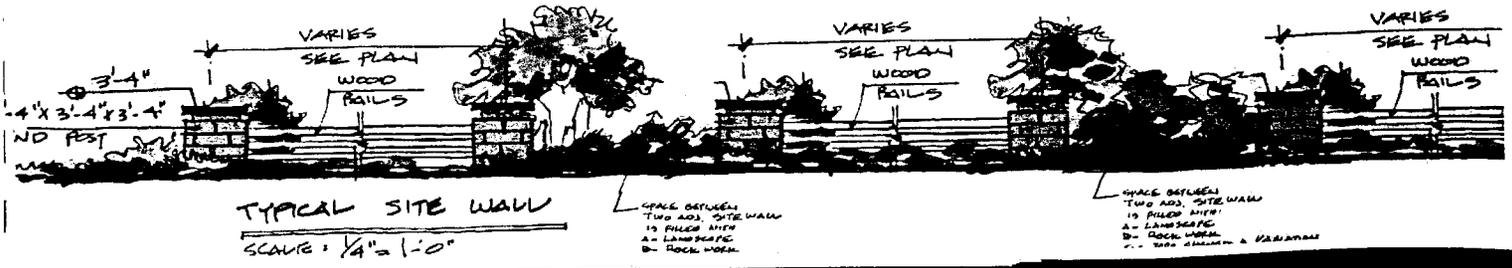
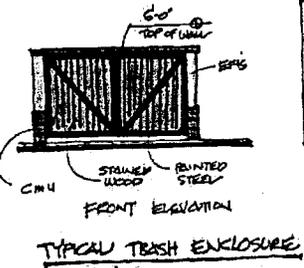
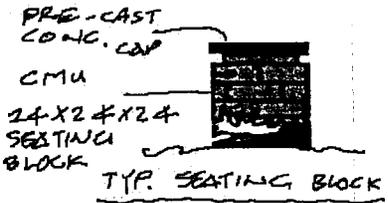
EXISTING LIGHT POLE

CORNER GATEWAY FEATURE, MONUMENT SIGN

MAJOR CORNER TREATMENT  
SCALE: 1/4" = 1'-0"



PEDESTRIAN NODE  
SCALE: 1/8" = 1'-0"



TYPICAL SITE WALL  
SCALE: 1/4" = 1'-0"

SPACE BETWEEN TWO ADS. SITE WALL IS FILLED WITH LANDSCAPE  
A = LANDSCAPE  
B = ROCK WALL  
C = TREE PLANTING & VARIANTS

SPACE BETWEEN TWO ADS. SITE WALL IS FILLED WITH LANDSCAPE  
A = LANDSCAPE  
B = ROCK WALL  
C = TREE PLANTING & VARIANTS

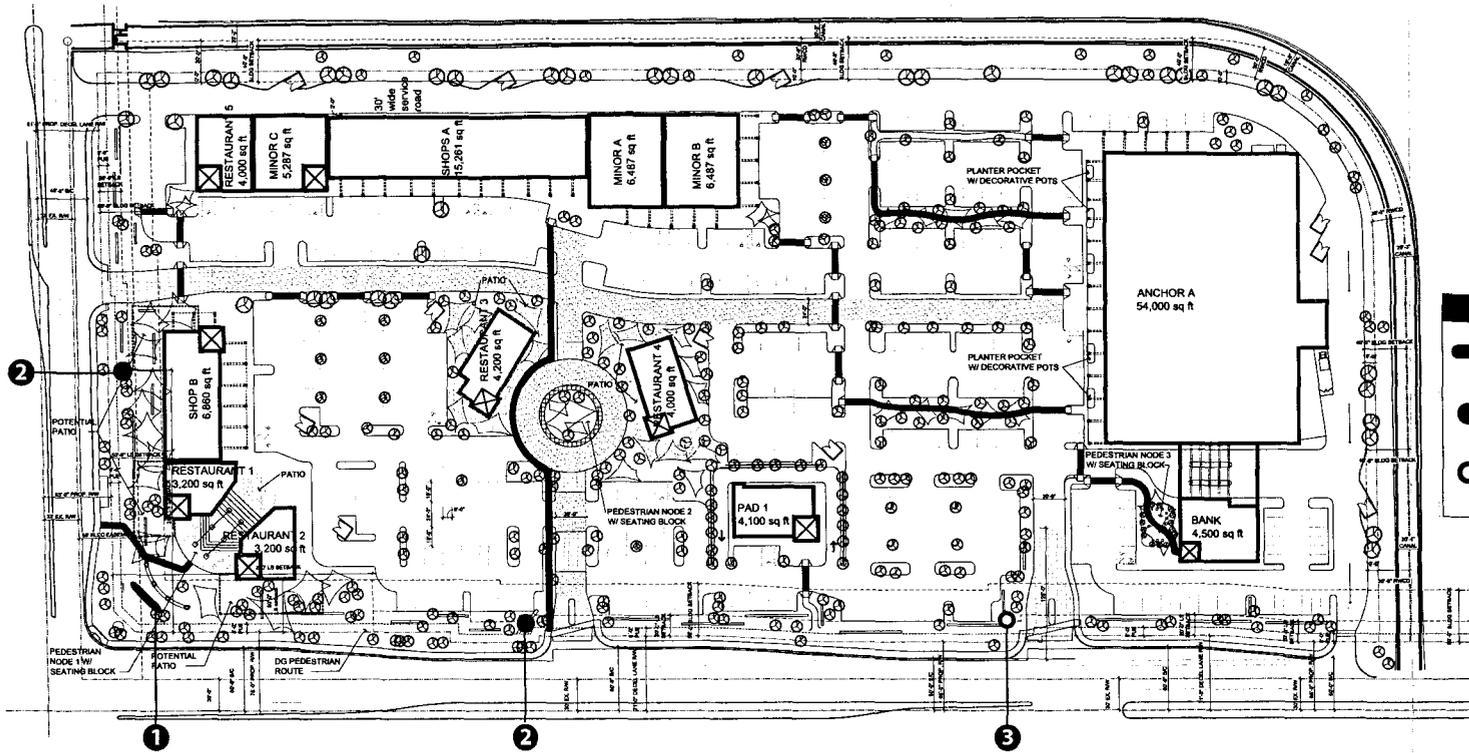


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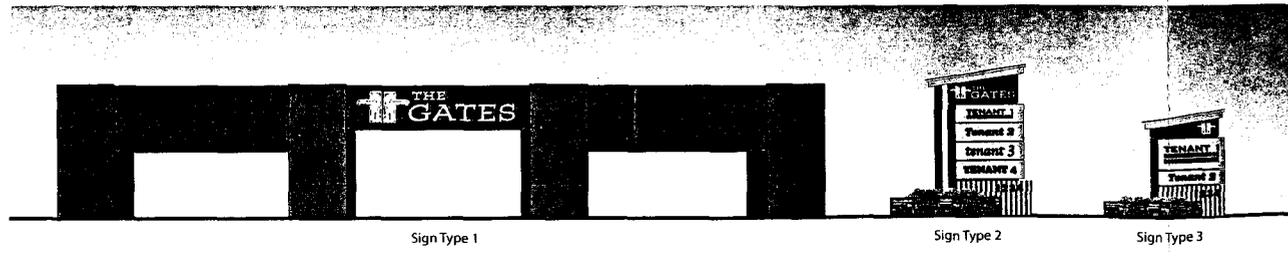
INTERSECTION CORNER + SCREEN WALL

Sign Location Plan



**SIGNAGE HIERARCHY KEY**

- Sign Type 1  
Project ID / Corner Feature
- Sign Type 2  
Primary Multi-Tenant Monument
- Sign Type 3  
Secondary Multi-Tenant Monument



Sign Type 1

Sign Type 2

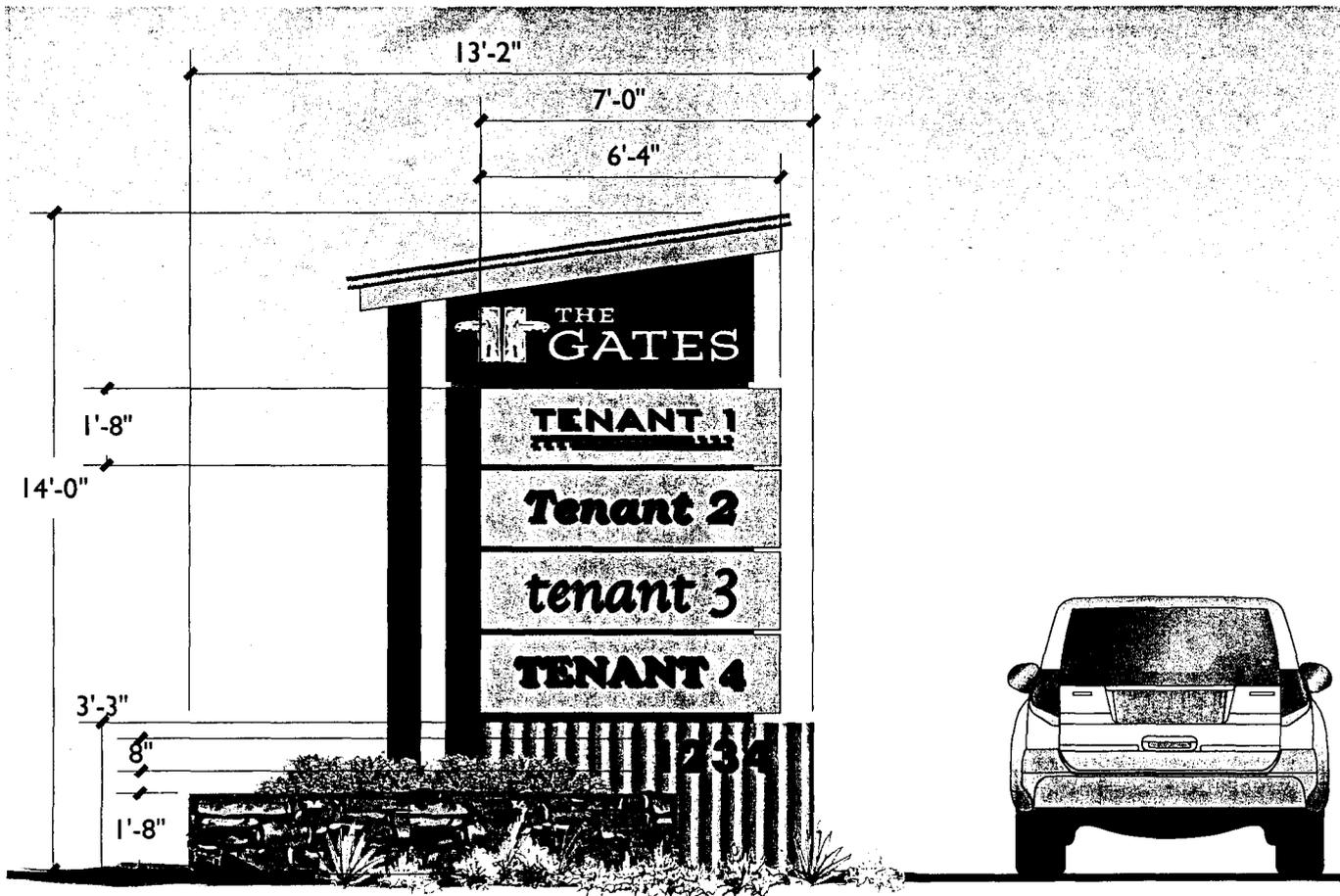
Sign Type 3

## [2] Primary Multi-Tenant Monument

There shall be two (2) primary multi-tenant monuments located near the entries along Gilbert and Ocotillo Roads. Per code, this sign is at a maximum height of 14'-0", and will display up to four (4) tenants.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	2
<b>Function</b>	Development identification with four (4) commercial tenant identification panels.
<b>Height</b>	14'-0" to top of sign
<b>Sq. Ft.</b>	Project ID - 14.5 s.f. Tenants - 4 at 10.5 s.f. each Total 56.5 s.f.
<b>Quantity</b>	Two (2)
<b>illum.</b>	PC plex face-lit, RVPC halo
<b>Materials</b>	Structure: <i>Aluminum/Wood</i> Base: <i>Corrugated Metal Sheeting</i> Planter: <i>Masonry w/Stone veneer</i> Tenant ID: <i>Corporate Standards</i> Project ID: <i>RVPC Brushed Aluminum</i>
<b>Colors</b>	Structure: <i>Pulled from the architectural palette</i> Base: <i>Corrugated Metal Sheeting</i> Planter: <i>Cultured Stone</i> Tenant ID: <i>Corporate Standards</i> Project ID: <i>Brushed aluminum</i>



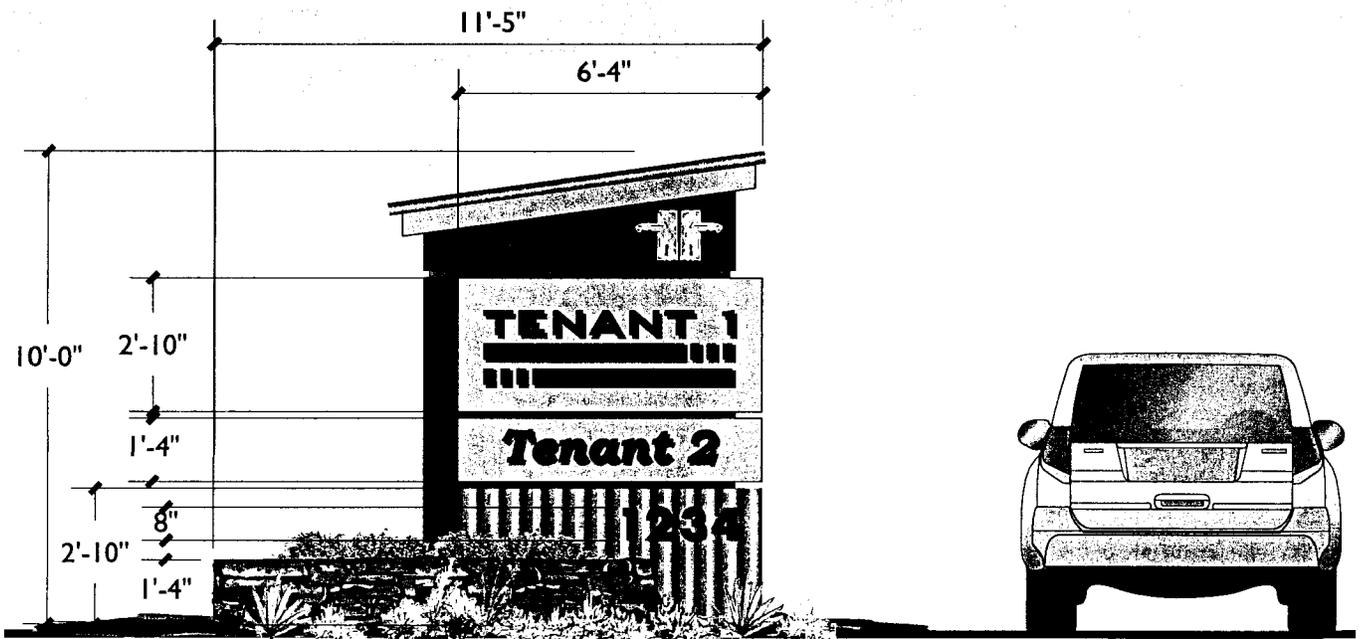
11  
12

### [3] Secondary Multi-Tenant Monument

One (1) secondary multi-tenant monument shall be located along Gilbert Road, near the southernmost entrance to the site. Per code, this sign is at a maximum height of 10'-0". There will be no project identification on this sign. However, project addressing and up to two (2) tenants will be displayed.

This sign pulls elements from the architecture and will be incorporated into the surrounding landscaping.

<b>Sign Type</b>	3
<b>Function</b>	Two (2) commercial tenant identification panels.
<b>Height</b>	10'-0" to top of sign
<b>Sq. Ft.</b>	Tenant 1 - 18 s.f. Tenant 2 - 8.4 s.f. Total 26.4 s.f.
<b>Quantity</b>	One (1)
<b>Illum.</b>	PC plex face-lit, RVPC halo
<b>Materials</b>	Structure: <i>Aluminum</i> Base: <i>Corrugated Metal Sheeting</i> Planter: <i>Masonry w/Stone veneer</i> Tenant ID: <i>Corporate Standards</i> Icon: <i>RVPC Brushed Aluminum</i>
<b>Colors</b>	Structure: <i>Pulled from the architectural palette</i> Base: <i>Corrugated Metal Sheeting</i> Planter: <i>Cultured Stone</i> Tenant ID: <i>Corporate Standards</i> Icon: <i>Brushed aluminum</i>



**ORDINANCE NO. 4107**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR08-0029 THE GATES) 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 Agricultural (AG-1) to Planned Area Development (PAD), subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The

aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
4. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. 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.
6. 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.
7. Development shall be in substantial conformance with Exhibit 'G', Development Booklet, entitled "THE GATES", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0029, except as modified by condition herein.
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. Raceway signage shall be prohibited within the development.
11. The canvas shade structures shall be maintained in a manner similar to that of the time of installation.
12. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
13. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

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. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Public Works for arterial street median landscaping.
16. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.

In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that "The Gates" development shall use treated effluent to maintain open space, common areas, and landscape tracts.

17. The building mounted signage for the buildings located at the intersection corner shall be limited to reverse pan-channel halo-illuminated lettering.



**"EXHIBIT A"  
LEGAL DESCRIPTION**

**THAT PORTION OF GOVERNMENT LOT 1 (NORTHWEST QUARTER OF THE NORTHWEST QUARTER), Section 19, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, lying North and West of the centerline of Roosevelt Water Conservation District Canal, as described in Book 191 of Deeds, page 377, records of Maricopa County, Arizona.**