

#9

APR 23 2009



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

**MEMORANDUM**

**Planning & Development - CC Memo No. 08-229d**

**DATE:** APRIL 2, 2009

**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:** DVR08-0023 MCCLINTOCK VILLAGE  
Move to Introduce and Tentatively Adopt Ordinance No. 4151

**Request:** Rezoning from Planned Area Development for Office and Commercial Retail to PAD Commercial Retail, along with Preliminary Development Plan approval for a commercial shopping center, and hotel on an approximate 26.4-acre site

**Location:** North and west of the northwest corner of Chandler Boulevard and McClintock Drive

**Applicant:** Mike Withey  
Withey Morris, PC

**Project Info:** 26.4-acre site;  
147,102 square feet of commercial retail,  
62,400 square feet of hotel

The request has been continued a number of times to allow the applicant to make design adjustments to the site layout and building architecture based on concerns expressed by the Planning Commission. The current proposal reflects the design adjustments.

**RECOMMENDATION**

The request is for rezoning from Planned Area Development (PAD) for Office and Commercial Retail to PAD Commercial Retail, along with Preliminary Development Plan approval for a

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval with conditions.

### **BACKGROUND**

The subject site is located north and west of the northwest corner of Chandler Boulevard and McClintock Drive, within the Chandler Corporate Center. At the immediate northwest corner of the intersection is an existing Mobil fuel-station, which is not a part of this application. Directly north of the subject site is the corporate headquarters for Creative Leather. Surrounding the site to the northwest and west is vacant land zoned for industrial/office/warehouse type uses. South, across Chandler Boulevard is Stellar Airport and Stellar Business Park.

The subject site has a long history of zoning actions with the most recent, and current operating Preliminary Development Plan being established in 2000. The 2000 PDP was based upon zoning that was entitled in 1988. This rezoning seeks to modify the approved 1988 zoning and 2000 PDP by making minor modifications to both the 1988 and 2000 approvals. In 1988, the zoning on the subject site designated the northern portion of the subject site for office uses only. The office uses were also represented in the approved 2000 PDP. This request seeks to modify the approved zoning of 1988 by rezoning the northern portion of the site by replacing office uses for commercial retail, and to amend the approved 2000 PDP for a new site layout and building architecture.

### **SITE LAYOUT**

The subject site is approximately 26.4-acres, and provides 209,502 square feet of building area. The site plan includes two major buildings (A and B), four 'shops' buildings, nine pad buildings (three of which have drive-thrus; 1 bank and 2 restaurants), and a hotel. Nine entrances are provided to the site: three along McClintock Drive; three along Chandler Boulevard; two along Juniper Drive; and one along Erie Street. Full-access movement will be provided along both McClintock Drive and Chandler Boulevard at approximately 660-feet from the intersection.

Main access into the site will be along McClintock Drive. A curved tree-lined entry boulevard off of McClintock Drive provides the main entry point into the site. Located central to the site is a large retention area which acts as an open space green belt and integrates the surrounding buildings, outdoor features, and pedestrian circulation. Various pedestrian amenities are provided along the edge of the basin including a walking path, various outdoor seating areas, and opportunities for outdoor restaurant patios. The pathway provides a continuous pedestrian connection from the north portion of the site to the southern portion, allowing for safe pedestrian circulation. Pedestrian walkways are also provided along the building frontages, with enhanced details including stamped concrete, color concrete bands, and landscaping (details can be found on pages 38-40 of the development booklet). At all entrances to the site textured paving is provided, as well as at locations where interior drives intersect.

While the 26.4-acre site is large in size, care has been taken to provide various architectural interests, and to encourage a pedestrian scale. Site circulation, whether vehicular or pedestrian, is also well addressed. At the intersection of Erie Street and McClintock Drive shops 'C' and 'D' are located in a landscape setting with the parking area internal to the site. A large seating

area and art feature is located central to the area between the shops buildings. With the design of the shops buildings visual interest is drawn into the site. Pads 'G' and 'H' are designed in an angle fashion, reducing flat wall planes and providing increased potential for outdoor patios. Stationed between pads 'G' and 'H' are two pedestrian amenity features; one located near the frontage of the buildings, and the second more internal to the open space element.

A hotel is proposed at the northwest portion of the site. The hotel has been integrated in design, with the outdoor amenity area located interior to the open space. Representative elevations are provided, however no users for the hotel have been determined at this point in time. South of the hotel building is Pad 'I'. A large open space area is shown northeast of Pad 'I'. The applicant has indicated the potential for this site to develop as a daycare facility. In the event the daycare facility is pursued, the space would be the outdoor play area. Details would be worked out with Staff on an administrative level. In the event that a daycare facility does not locate at pad 'I' the area will be developed as additional parking. Details would be worked out with Staff.

Major 'B' has been relocated from the previous site plan to just north of Chandler Boulevard and west of the existing fuel-station. Four-sided architecture was a concern at the Planning Commission, and based on this the footprint has flipped and the recessed docking bay that was dominant, being located off of the main spine, is now less prevalent and opens to the interior of the site. Care has been taken to provide an enhanced decorative gate that matches the design of the screen walls located at shops 'C' and 'D' (details can be found on pages 28 and 29 of the development booklet). Due to the relocation of the Major 'B' the drive-thru pad (Pad 'E') and Pad 'F' have moved north.

At the southwest end of the subject site is the Major 'A' building, Shops 'A' and 'B', and Pads 'A', 'B', and 'C'. Main entry into this portion of the site is off of Juniper Drive where a full-access movement will be provided by way of a traffic signal. Shops 'A' and 'B', and Major 'A' are angled from the street view of Chandler Boulevard. Pad 'A' is a proposed bank, while Pad 'C' is a traditional drive-thru. Enhanced screening will be provided to screen the drive-thru lane from street view.

Various pedestrian amenities are provided throughout ranging in scope from large outdoor restaurant patios, to multiple seating benches, to seating provided around art features and landscape planters. Seating areas with shade structures are also provided. A schematic of the pedestrian areas are provided on page 36 of the development booklet, additional details are provided on pages 42 and 43 of the development booklet.

### **BUILDING ARCHITECTURE**

As part of the 2005 Chandler Corporate Center PDP approval (adjacent and surrounding the subject site), architectural guidelines were established for the entire center, excluding the subject site. However, even though the approved PDP did not include this site a number of steps have been taken by the design team to incorporate a number of the architectural features found in the Chandler Corporate Center. While the architectural examples provided in the Chandler Corporate Center were more descriptive in nature rather than prescriptive this proposal meets a number of those standards. Some of the elements in the architecture of the subject site include:

the use of metal accenting at building entrances, metal awnings, glass frontages, various material banding, and varying parapet features.

The dominant building material is E.F.I.S. with a stucco finish. Split-face and smooth-face CMU are also predominant materials, providing break up along long wall massings. Various CMU horizontal banding elements are also found throughout the site. Green screens, pop-outs, and colonnades are also provided. Slate veneer is found throughout the site, predominantly where columns and pilasters are provided. At a number of the columns and pilasters potted plants are provided. Rooflines have been broken-up with various parapet heights.

### **SIGNAGE**

The proposal also includes a Comprehensive Sign Package. It requests a total of four monument signs, two along each arterial. There are two deviations from the Sign Code. The deviations include increasing the allowed number of tenant panels from two per monument sign to four tenant panels per sign; and request the second location of a 14-foot monument sign. Current Sign Code allows for monument signs to have two tenant panels per sign face. The current request is proposing a four tenant panels per monument sign face. The second request is for the additional location of a 14-foot monument sign. Current Sign Code only allows the location of one 14-foot monument sign per shopping center. Staff is in support of the additional tenant panels, as well as the additional 14-foot monument sign. Staff supports the requests finding the monument signs design meritorious of the additional tenant panels. Furthermore, Staff supports the additional location of the 14-foot monument sign largely in part due to the relatively large size of the subject site, and the amount of street frontage for the site. Typical commercial shopping centers have two street frontages, whether major or minor arterial, however, the subject site is completely surrounded by streets. The sign design integrates a number of the design features found throughout the site architecture including the metal framing, slate veneer, cornice details, green screen, and planted pots. Both the building mounted and monument signs shall provide halo-illuminated lettering on the center identification and individual tenant panels.

### **DISCUSSION**

The request was originally heard at the December 17, 2008 Planning Commission hearing at which the applicant requested a continuance to be able to address a number of design concerns the Planning Commission expressed. Planning Commission expressed concerns with screening around the existing fuel station, architecture of the Major 'B' building, additional parking in front of the Shops 'A' building, and construction phasing. The design team has made adjustments based on the Planning Commission's concerns.

Staff supports this request, finding the site design and building architecture to compliment the adjacent Chandler Corporate Center through the use of similar design strategies, while maintaining a design identity on its own. With such a large site, potential for large expanses of asphalt is mitigated by breaking-up the various parking areas to serve the individual buildings. Additionally, with such large sites, details to the pedestrian scale are often lost, but in this instance care has been taken to provide integrated, interesting, and safe pedestrian connections that will allow users to move throughout the site without necessarily having to move their vehicle. Furthermore, the uniqueness of this site is also increased due to the fact that vehicular

circulation is provided around the entire site, whereas the traditional shopping center is located adjacent to a residential component, screening at least one if not two sides from visibility. Access to multiple sides of buildings has been successfully incorporated by integrating various access points, architectural interest, and four-sided architecture to provide interest regardless of what access point is used to enter the site. Additionally, Staff supports the request for deviation from the Sign Code, finding the design to be meritorious.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

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

- Two orange 4' X 8' public hearing signs were posted on the property.
- A neighborhood meeting was held on Thursday, September 4, 2008. One neighbor attended the meeting, and was in general support.

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

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 7      Opposed: 0

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR08-0023 MCCLINTOCK VILLAGE, Rezoning and Preliminary Development Plan, 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. The developer shall be required to design and construct a traffic signal at the intersection of Chandler Boulevard and Juniper Drive.
3. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.

6. 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.
7. 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.
8. Development shall be in substantial conformance with Exhibit 'I', Development Booklet, entitled "MCCLINTOCK VILLAGE", kept on file in the City of Chandler Planning Services Division, in File No.DVR08-0023, except as modified by condition herein.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
12. The freestanding pads shall carry an architectural level of detail similar to front facades of the Major 'A', Shops 'A', and Shops 'B' buildings.
13. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
14. 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.
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. Raceway signage shall be prohibited within the development.
17. The shade structures shall be maintained in a manner similar to that at the time of installation.

18. Date Palms shall flank the entry drive off of McClintock Drive as shown on the entry drive perspective found on page 35 of the development booklet.
19. In the event that the site layout for Pads 'A' and 'B' is modified, the developer shall work with Staff to incorporate additional parking appropriate for the potential uses.
20. The outdoor cart storage located on the south side of Major 'B' shall be screened by a masonry wall designed to match the remainder of the building.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance no. 4151 approving case DVR08-0023 MCCLINTOCK VILLAGE, request for Rezoning and Preliminary Development Plan approval, as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Building Elevations
4. Hardscape Details
5. Screen Wall Details
6. Pedestrian Amenity Vignette
7. Pedestrian Amenity
8. Comprehensive Sign Package
9. Development Booklet
10. Ordinance No. 4151



Project Site

McClintock Dr.

Chandler Blvd.

Vicinity Map



DVR08-0023

McClintock Village







\*NOTE: All roof mounted mechanical equipment shall be fully screened by parapet walls equal in, or greater than, the highest point on the roof.  
 All ground mounted mechanical equipment shall be screened by solid masonry walls and pipes equal to or greater than, the highest point on the mechanical equipment.

- A** PAINT TO MATCH FRAZEE 8231W "Sawtooth Edge"
- B** PAINT TO MATCH FRAZEE 8234M "Doplin"
- C** PAINT TO MATCH FRAZEE 8231W "Crisp White"
- D** PAINT TO MATCH FRAZEE 8231W "3M Vinyl"
- E** PAINT TO MATCH FRAZEE 8315D "Ravenwood"
- F** PAINT TO MATCH FRAZEE 8244D "Copper Springs"
- G** SLATE VENEER
- H** SUPER LITE BLOCK SMOOTH FACE Autumn
- I** SUPER LITE BLOCK SPLIT FACE Autumn

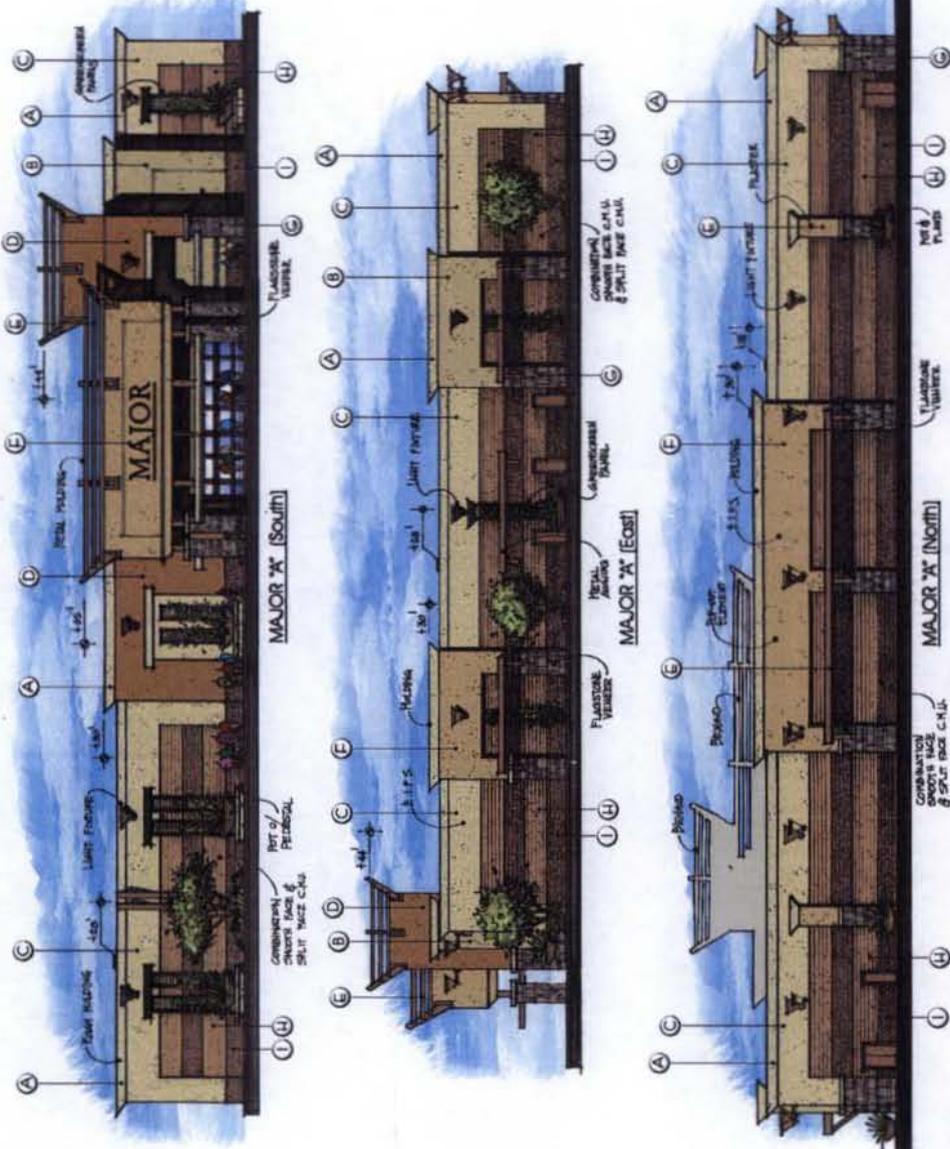
## Conceptual Color Elevations - Hotel

NWC Chandler Blvd & McClintock Dr  
 Chandler, Arizona  
 March 4, 2009



SOONER LAND OF CHANDLER L.L.C.

912 NW 57th St  
 Oklahoma City, OK 73118  
 405-842-0456 Fax 405-840-2356  
 www.soonerinvestment.com



\*NOTE: All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment. All ground mounted mechanical equipment shall be screened by solid masonry walls and gates equal to or greater than, the highest point on the mechanical equipment.

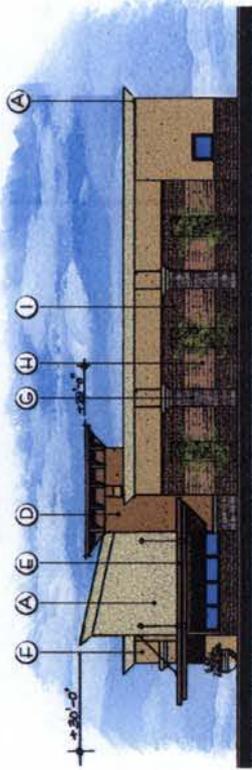
- A** PAINT TO MATCH PRALIZE 8231M "Sawyer's Fence"
- B** PAINT TO MATCH PRALIZE 8234M "Daplin"
- C** PAINT TO MATCH PRALIZE 8233M "Crisp Knoll"
- D** PAINT TO MATCH PRALIZE 8256M "Sweet Earth"
- E** PAINT TO MATCH PRALIZE 8315D "Ravenwood"
- F** PAINT TO MATCH PRALIZE 8214ED "Copper Springs"
- G** SLATE VINNEER
- H** SUPER LITE BLOCK SMOOTH FACE Autumn
- I** SUPER LITE BLOCK SPLIT FACE Autumn

## Conceptual Color Elevations - Major "A"

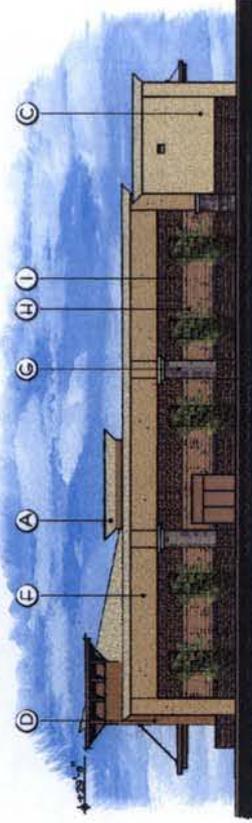
SOONER LAND OF CHANDLER L.L.C.  
 913 NW 57th St  
 Oklahoma City, OK 73116  
 405-842-0456 Fax: 405-840-2366  
 www.soonerwashart.com



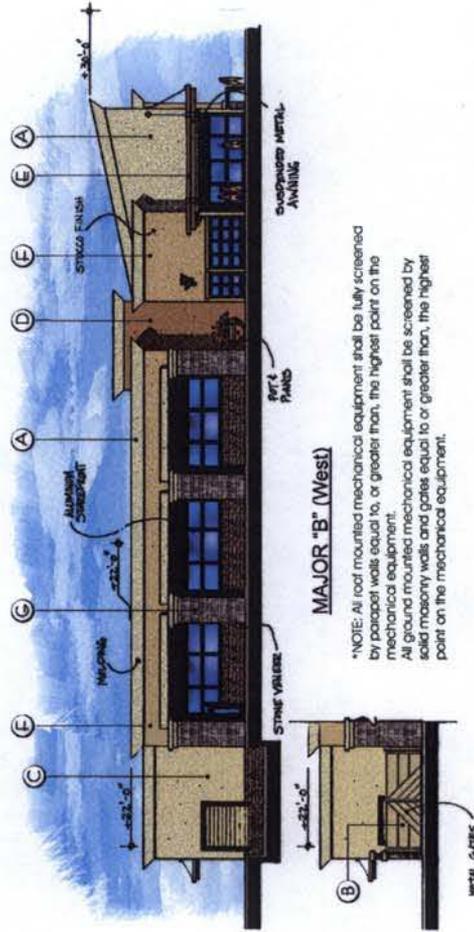
NWC Chandler Blvd & McClintock Dr  
 Chandler, Arizona  
 March 4, 2009



MAJOR "B" (South)

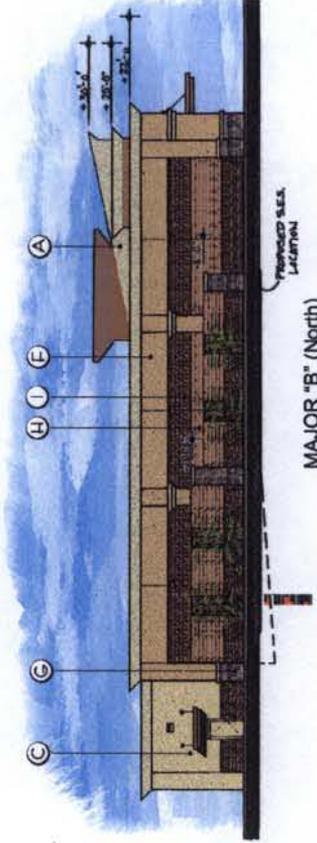


MAJOR "B" (East)



MAJOR "B" (West)

\*NOTE: All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.  
 All ground mounted mechanical equipment shall be screened by solid masonry walls and gates equal to or greater than, the highest point on the mechanical equipment.



MAJOR "B" (North)

- A** PAINT TO MATCH FRAZEE 8231W "Sawyer's Fence"
- B** PAINT TO MATCH FRAZEE 8234M "Doplin"
- C** PAINT TO MATCH FRAZEE 8233M "Crisp Khaki"
- D** PAINT TO MATCH FRAZEE 8256N "Sweet Earth"
- E** PAINT TO MATCH FRAZEE 8315D "Ravenwood"
- F** PAINT TO MATCH FRAZEE 8244D "Copper Springs"
- G** SLATE VENEER
- H** SUPER LITE BLOCK SMOOTH FACE Autumn
- I** SUPER LITE BLOCK SPLIT FACE Autumn

## Conceptual Color Elevations - Major "B"

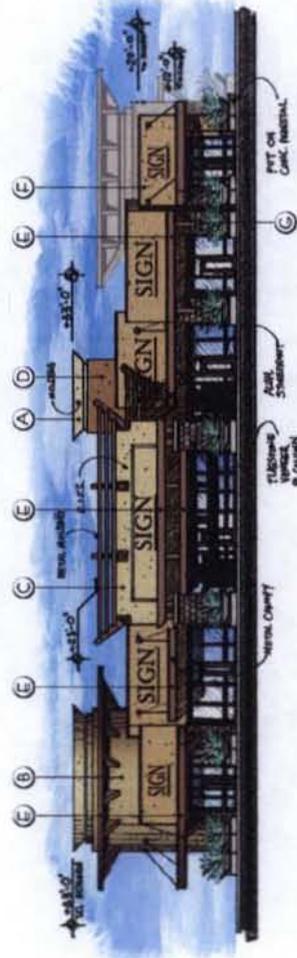
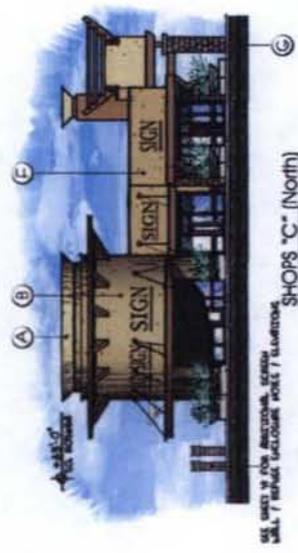
SOONER LAND OF CHANDLER L.L.C.

912 NW 57th St  
 Oklahoma City, OK 73118  
 405-842-0456 Fax: 405-840-2366  
 www.soonerinvestment.com



NWC Chandler Blvd & McClintock Dr  
 Chandler, Arizona  
 March 4, 2009





**A** PAINT TO MATCH  
FENCE  
8231W  
"Sawyer's Fence"

**B** PAINT TO MATCH  
FENCE  
8234H  
"Dopart"

**C** PAINT TO MATCH  
FENCE  
8233E  
"Crisp Khair"

**D** PAINT TO MATCH  
FENCE  
8234A  
"Sweet Earth"

**E** PAINT TO MATCH  
FENCE  
8315D  
"Ravenwood"

**F** PAINT TO MATCH  
FENCE  
8244B  
"Copper Springs"

**G** SLATE VENEER

**H** SUPER LITE BLOCK  
SMOOTH FACE  
Autumn

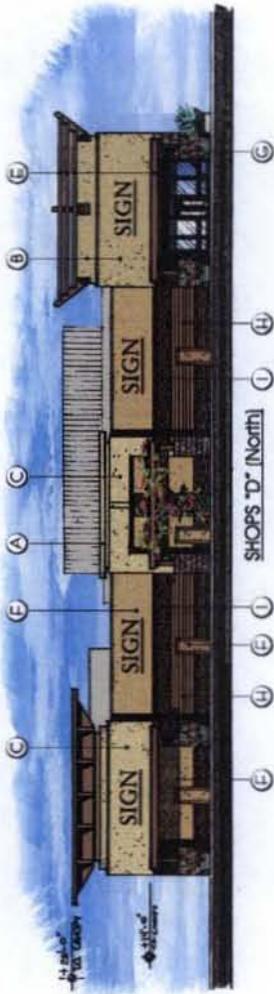
**I** SUPER LITE BLOCK  
SPILL FACE  
Autumn

SOONER LAND OF CHANDLER L.L.C.  
912 NW 87th St  
Oklahoma City, OK 73116  
405-842-0450 fax 405-840-2366  
www.soonerlandllc.com



# Conceptual Color Elevations - Shops "C"

NWC Chandler Blvd & McClintock Dr  
Chandler, Arizona  
March 4, 2009



SHOPS "D" (North)

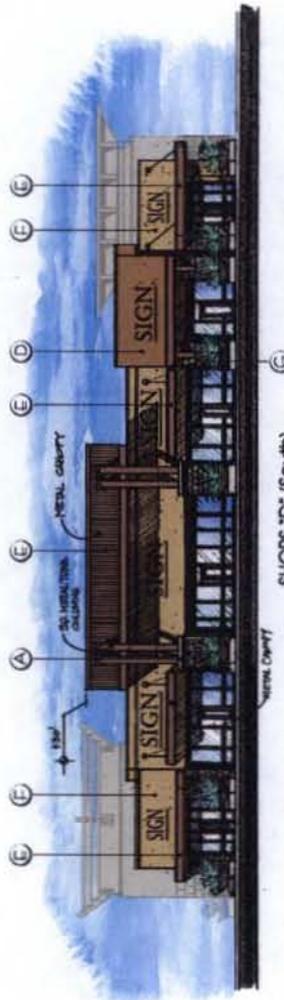


SHOPS "D" (North)

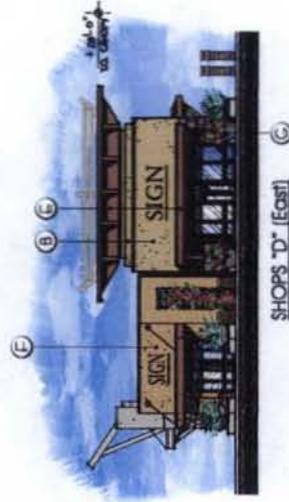


SHOPS "D" (West)

\*NOTE: All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment. All ground mounted mechanical equipment shall be screened by solid masonry walls and gables equal to or greater than, the highest point on the mechanical equipment.



SHOPS "D" (South)



SHOPS "D" (East)

- A** PAINT TO MATCH FRAZEE 8231W "Sawyer's Fence"
- B** PAINT TO MATCH FRAZEE 8234M "Dopitt"
- C** PAINT TO MATCH FRAZEE 8233N "Clap Knair"
- D** PAINT TO MATCH FRAZEE 8256N "Sweet Earth"
- E** PAINT TO MATCH FRAZEE 8318D "Ravenwood"
- F** PAINT TO MATCH FRAZEE 8244D "Copper Springs"

- G** SLATE VENEER
- H** SUPER LITE BLOCK SMOOTH FACE Autumn
- I** SUPER LITE BLOCK SPLIT FACE Autumn

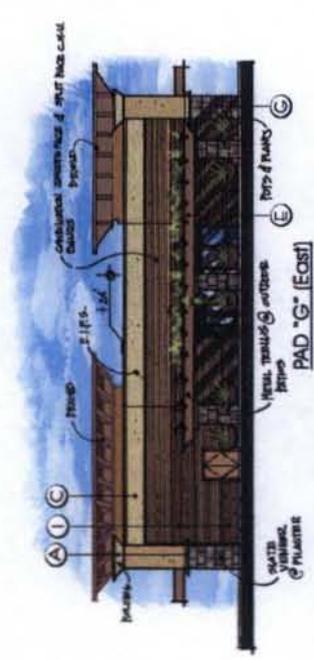
## Conceptual Color Elevations - Shops "D"

SOONER LAND OF CHANDLER L.L.C.

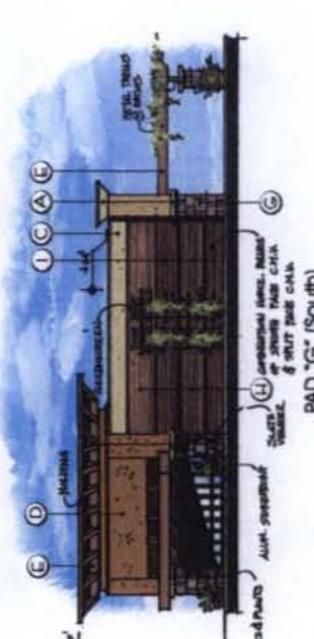
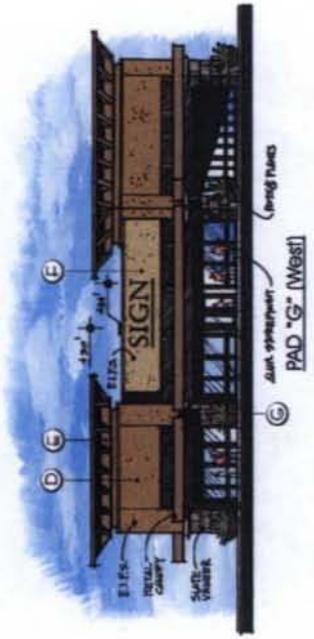
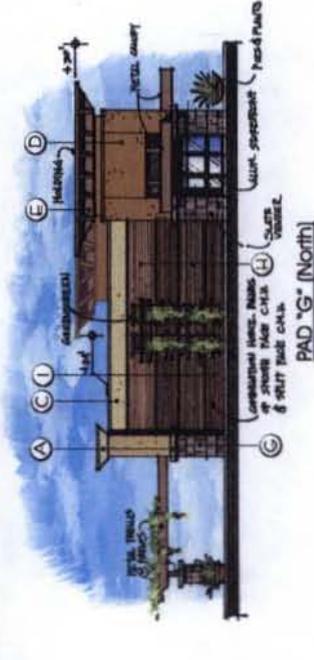
912 NW 67th St  
 Okemuncie, OK, 73118  
 405-942-0456 Fax: 405-940-3366  
 www.soonerwestville.com



NWC Chandler Blvd & McClintock Dr  
 Chandler, Arizona  
 March 4, 2009



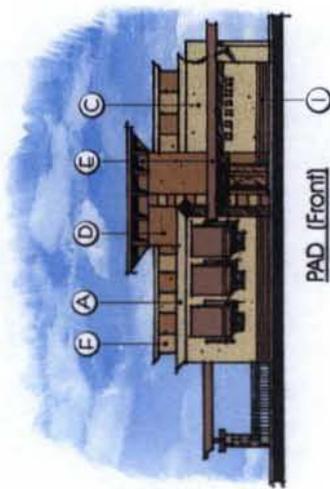
\*NOTE:  
 All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.  
 All ground mounted mechanical equipment shall be screened by solid masonry walls and gates equal to or greater than, the highest point on the mechanical equipment.



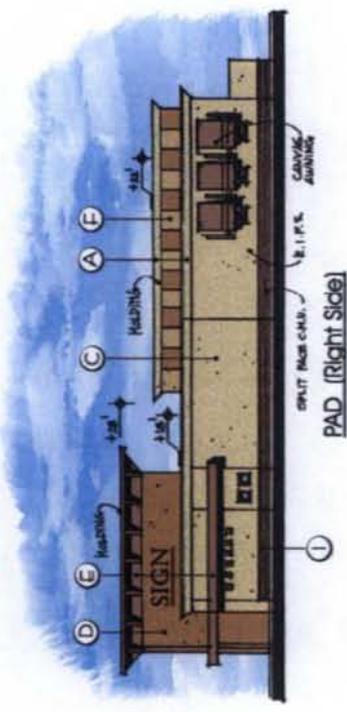
- A** PAINT TO MATCH FRAZEE 8231W "Sawyer's Fence"
- B** PAINT TO MATCH FRAZEE 8233M "Doplin"
- C** PAINT TO MATCH FRAZEE 8233M "Crisp Knoll"
- D** PAINT TO MATCH FRAZEE 8256N "Sweet Earth"
- E** PAINT TO MATCH FRAZEE 8315D "Ravenwood"
- F** PAINT TO MATCH FRAZEE 8244D "Copper Springs"
- G** SLATE VENEER
- H** SUPER LITE BLOCK SMOOTH FACE Autumn
- I** SUPER LITE BLOCK SPLIT FACE Autumn

## Conceptual Color Elevations - Pad "G" (Typical Pad)

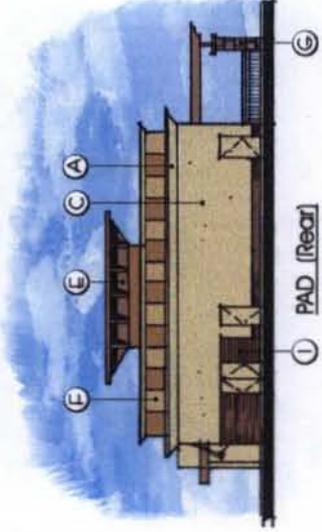




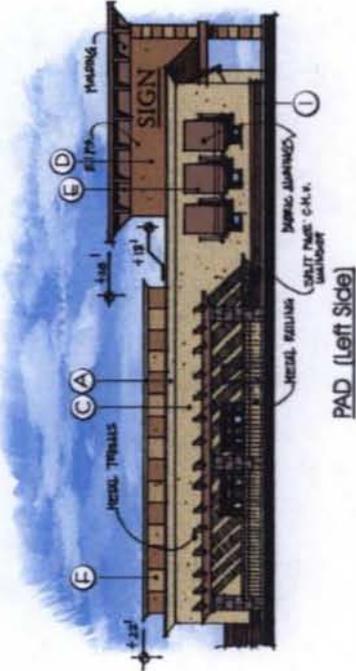
PAD (Front)



PAD (Right Side)



PAD (Rear)



PAD (Left Side)

\*NOTE: All roof mounted mechanical equipment shall be fully screened by parapet walls equal to, or greater than, the highest point on the mechanical equipment.  
 All ground mounted mechanical equipment shall be screened by solid masonry walls and gates equal to or greater than, the highest point on the mechanical equipment.

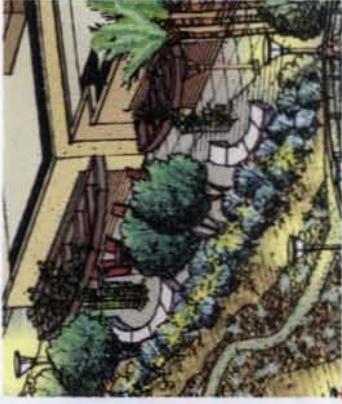
- A** PAINT TO MATCH FRAZEE 8231W "Sawyer's Fence"
- B** PAINT TO MATCH FRAZEE 8234M "Doplin"
- C** PAINT TO MATCH FRAZEE 8233M "Crisp Khaki"
- D** PAINT TO MATCH FRAZEE 8256N "Sweet Earth"
- E** PAINT TO MATCH FRAZEE 8316D "Ravenwood"
- F** PAINT TO MATCH FRAZEE 8244D "Copper Springs"
- G** SLATE VENEER
- H** SUPER LITE BLOCK SMOOTH FACE Autumn
- I** SUPER LITE BLOCK SPLIT FACE Autumn

## Conceptual Color Elevations - Pad "B"

SOONER LAND OF CHANDLER L.L.C.  
 915 NW 67th St  
 Oklahoma City, OK 73118  
 405-842-0456 Fax 405-849-2346  
 www.soonerwest.net



NWC Chandler Blvd & McClintock Dr  
 Chandler, Arizona  
 March 4, 2009

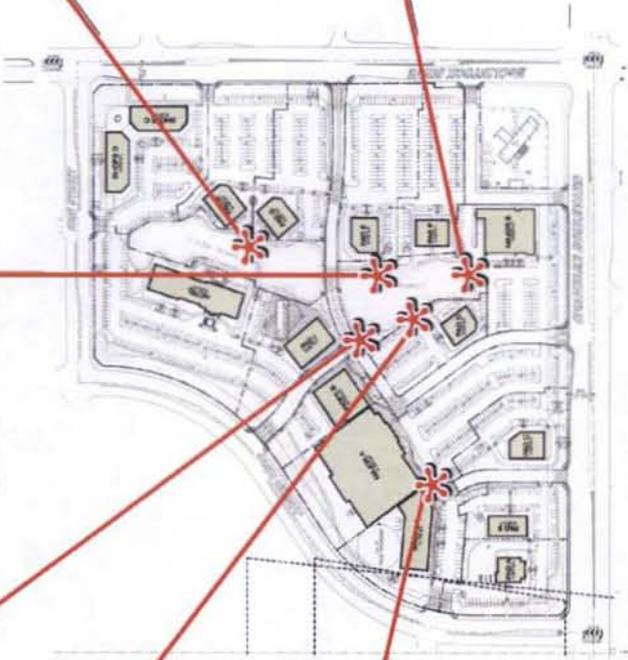


\*4

\*3

\*2

1



SEE PAGE 42 FOR SECTION OF FEATURE 1

5



SEE PAGE 43 FOR SECTION OF FEAT 6

6

\*NOTE: BUILDINGS SHOWN ON EXHIBITS 2-3 & 4 ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN TO BE SUBMITTED UNDER SEPARATE APPLICATION.

# Vignette Exhibit

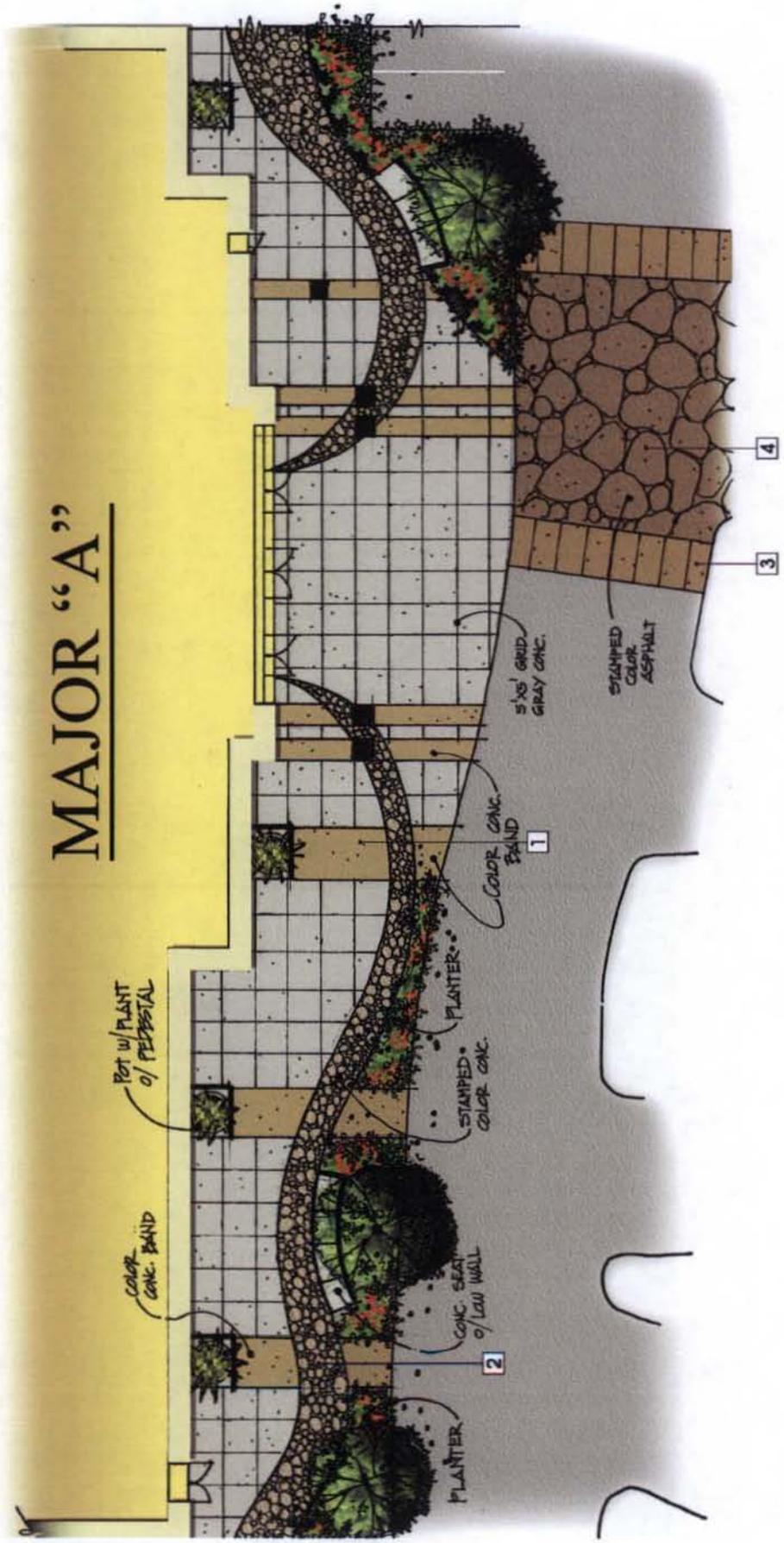
NWC Chandler Blvd & McClintock Dr  
Chandler, Arizona  
March 4, 2009



SOONER LAND OF CHANDLER L.L.C.

912 NW 57th St  
Oklahoma City, OK 73116  
405-842-0455 Fax: 405-840-2366  
www.soonerinvestment.com

# MAJOR "A"



- 1** COLORED CONCRETE: DAVIS COLORS "Harvest Gold"
- 2** COLORED CONCRETE: DAVIS COLORS "Canyon"
- 3** STAMPED ASPHALT: STREETPRINT "Fawn"
- 4** STAMPED ASPHALT: STREETPRINT "Brown Suede"

## Conceptual Hardscape Plan - Major "A"

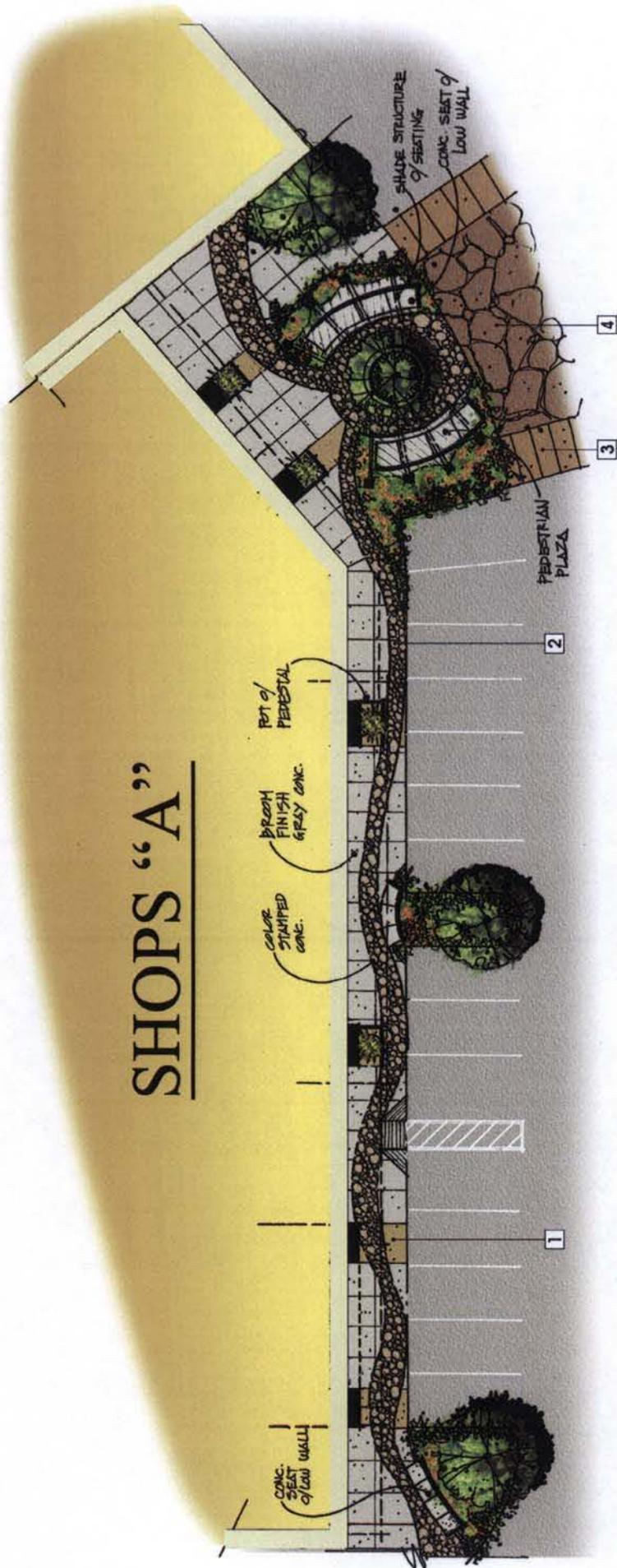
NWC Chandler Blvd & McClintock Dr  
Chandler, Arizona  
March 4, 2009



SOONER LAND OF CHANDLER L.L.C.

912 NW 57th St.  
Chandler, AZ 85226  
402-842-0456 Fax: 402-842-2556  
www.soonerwest.com

# SHOPS "A"

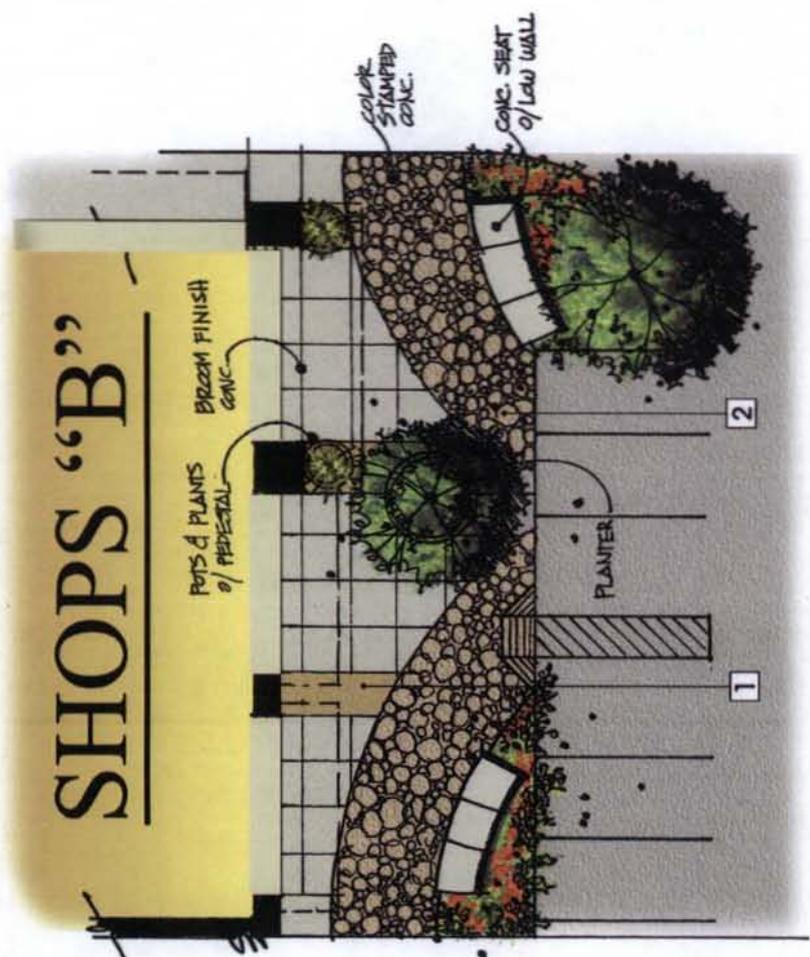


- 1 COLORED CONCRETE: DAVIS COLORS "Harvest Gold"
- 2 COLORED CONCRETE: DAVIS COLORS "Canyon"
- 3 STAMPED ASPHALT: STREETPRINT "Flower"
- 4 STAMPED ASPHALT: STREETPRINT "Brown Suede"



## Conceptual Hardscape Plan - Shops "A"

# SHOPS "B"



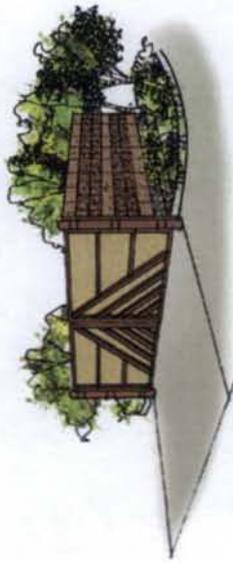
- 1** COLORED CONCRETE: DAVIS COLORS "Harvest Gold"
- 2** COLORED CONCRETE: DAVIS COLORS "Canyon"
- 3** STAMPED ASPHALT: STREETPRINT "Fawn"
- 4** STAMPED ASPHALT: STREETPRINT "Brown Suede"

## Conceptual Hardscape Plan - Shops "B"

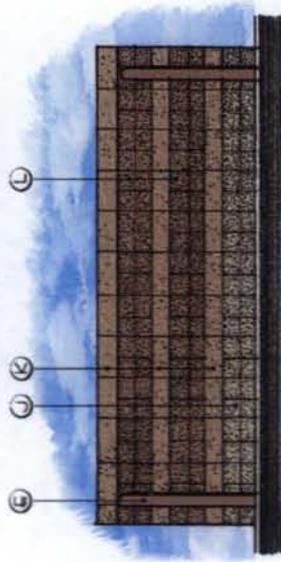
SOONER LAND OF CHANDLER L.L.C.  
 912 NW 67th St.  
 Oklahoma City, OK 73118  
 405-942-0456 Fax 405-840-2366  
 www.soonerwest.com



NWC Chandler Blvd & McClintock Dr  
 Chandler, Arizona  
 March 4, 2009



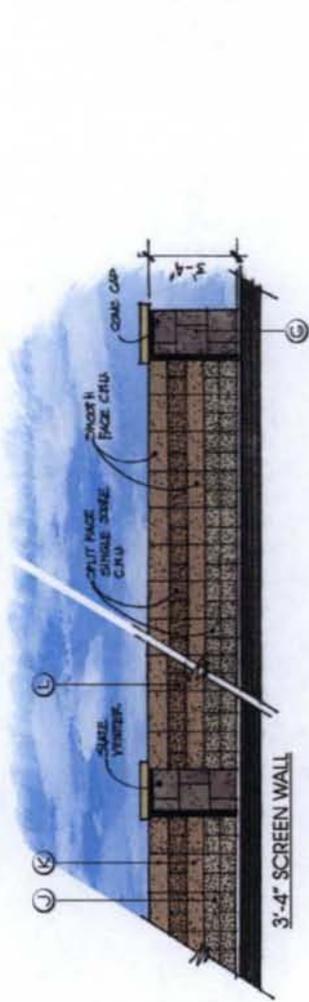
REFUSE ENCLOSURE (Perspective)



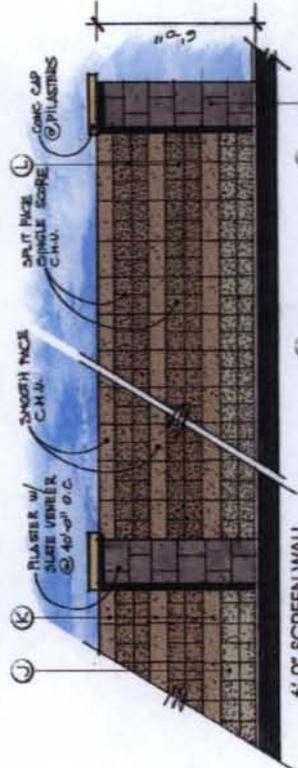
REFUSE ENCLOSURE (Rear)



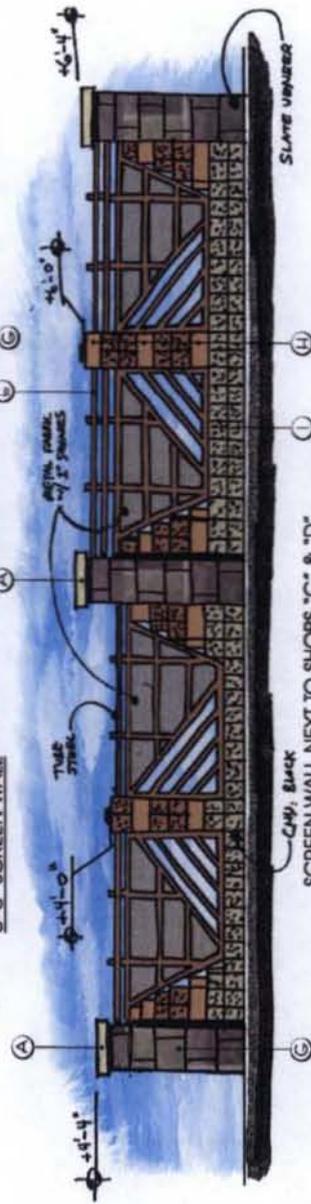
REFUSE ENCLOSURE (Front)  
LOADING DOCK ENCLOSURE GATE



3'-4" SCREEN WALL



6'-0" SCREEN WALL



SCREEN WALL NEXT TO SHOPS "C" & "D"

- A** PAINT TO MATCH FRAZEE 8231W "Sawyer's Fence"
- B** PAINT TO MATCH FRAZEE 8234M "Daplin"
- C** PAINT TO MATCH FRAZEE 8233M "Clasp Knaki"
- D** PAINT TO MATCH FRAZEE 8256N "Sweet Earth"
- E** PAINT TO MATCH FRAZEE 8315D "Roverwood"
- F** PAINT TO MATCH FRAZEE 8244D "Copper Springs"
- G** SLATE VENEER
- H** SUPER LITE BLOCK SMOOTH FACE Autumn
- I** SUPER LITE BLOCK SPLIT FACE Autumn

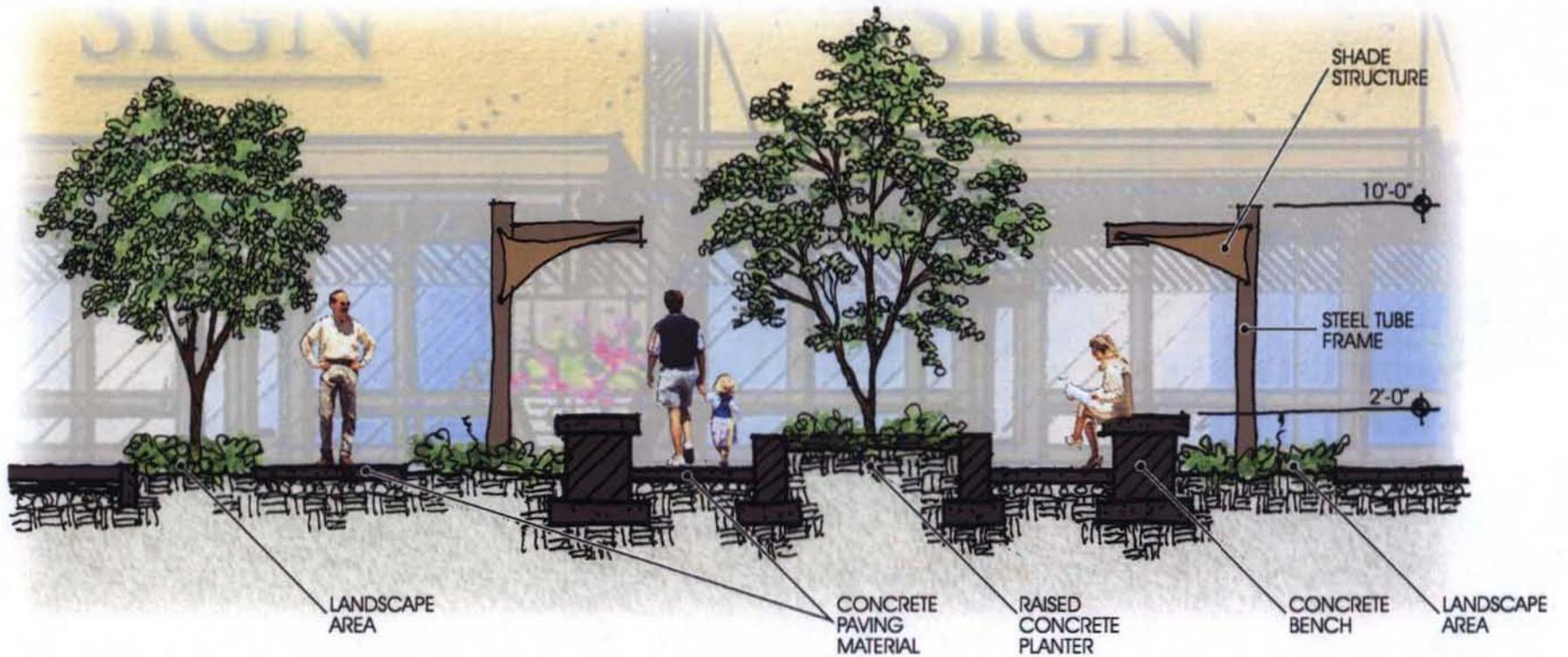
## Conceptual Screen Walls & Refuse Enclosure

SOONER LAND OF CHANDLER L.L.C.

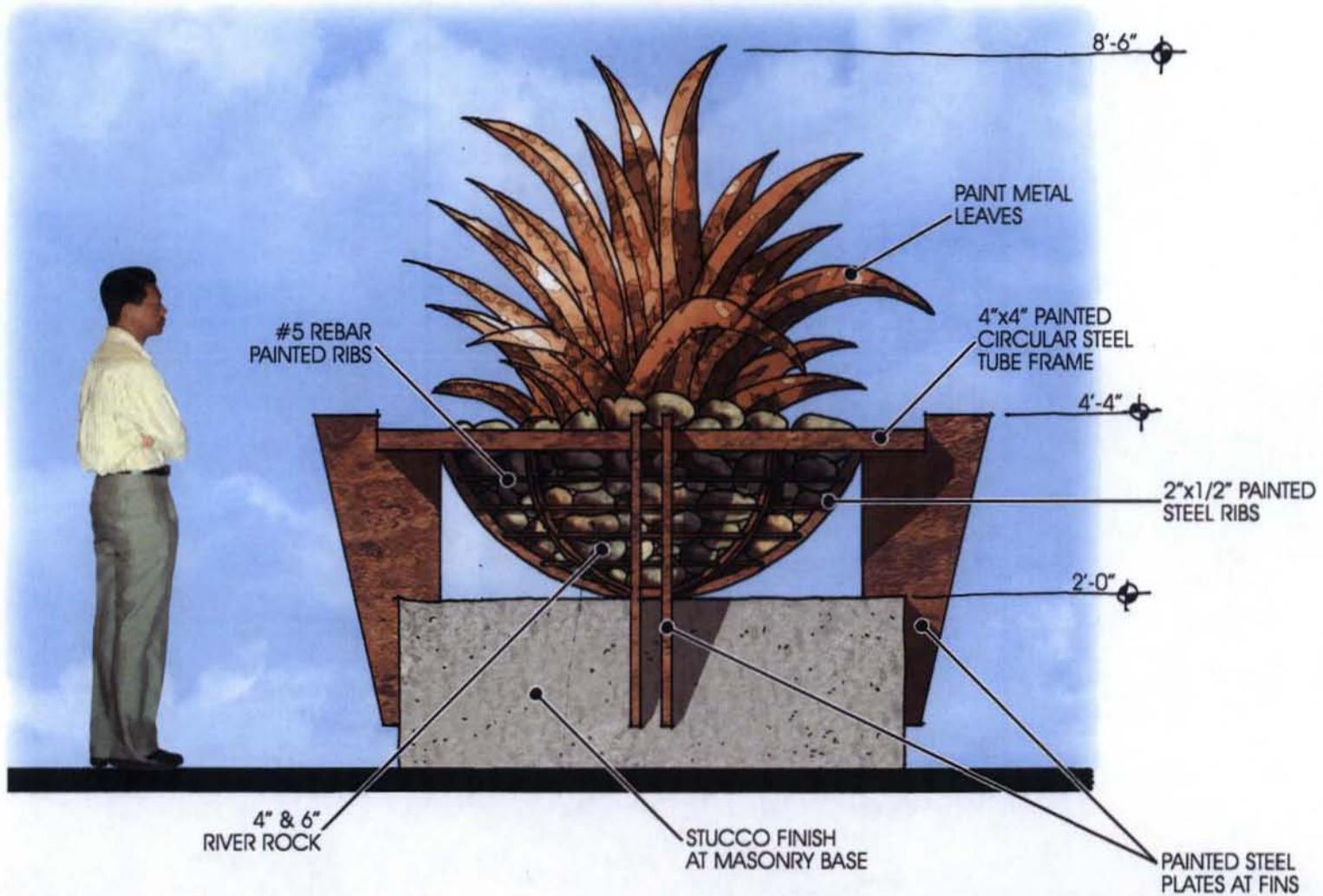
912 NW 57th St  
Oklahoma City, OK 73118  
405-947-0456 Fax 405-840-7366  
www.soonerdevelopment.com



NWC Chandler Blvd & McClintock Dr  
Chandler, Arizona  
March 4, 2009



Section of Pedestrian Seating Area (Shops "A")



Sections of Art Feature

SOONER LAND OF CHANDLER L.L.C.

912 NW 57th St  
 Oklahoma City, OK 73118  
 405-842-0456 Fax 405-840-2356  
 www.soonerinvestment.com



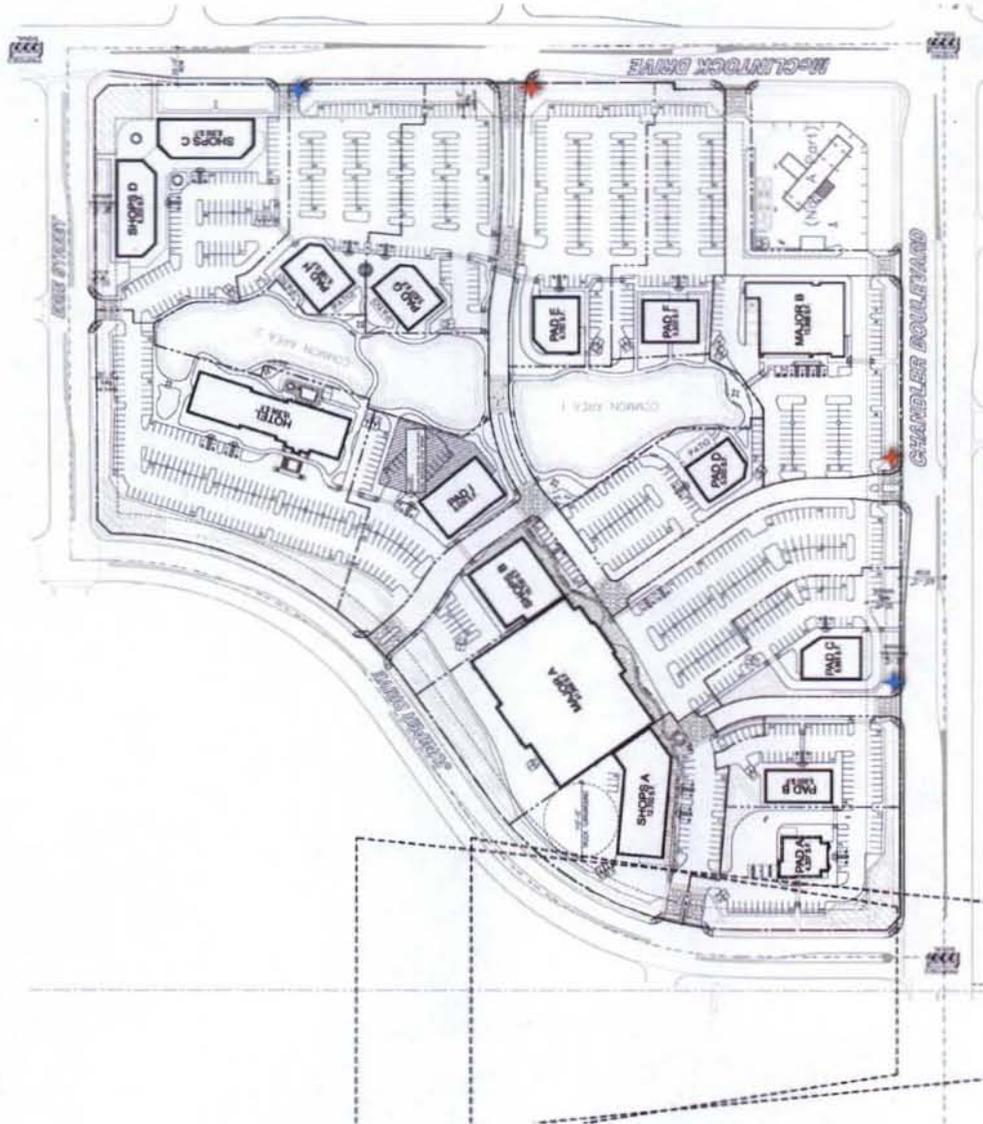
NWC Chandler Blvd & McClintock Dr  
 Chandler, Arizona  
 March 4, 2009

# LEGEND



TENANT SIGN

MONUMENT SIGN



## Signage Location Plan

NWC Chandler Blvd & McClintock Dr  
Chandler, Arizona  
March 4, 2009



SOONER LAND OF CHANDLER L.L.C.

912 NW 57th St  
Oklahoma City, OK 73118  
405.842.0456 Fax 405.840.2346  
www.soonerdevelopment.com



- "Copper Springs" Finish Medium Mortar
- "Trio Walnut" Finish Medium Mortar
- "Sweet Earth" Finish Medium Mortar
- Slate Veneer
- "Honeywood" Finish Slate Finish
- "GreenScreen" Landscaping Screen

**A** **TWO(2) DOUBLE FACE ILLUMINATED MONUMENT DISPLAYS**  
 Scale: 1/8" = 1'-0"  
 ILLUMINATED MONUMENT DISPLAY CONSTRUCTED FROM .125 ALUMINUM & STEEL ANGLE FRAME WITH FLUORESCENT LAMP ILLUMINATION  
 STELLAR VILLAGE LETTERS TO BE ROUTED OUT OF .125 ALUMINUM BACKED WITH 3/4" CLEAR PUSH THRU LETTER WITH OPAQUE BURGUNDY VINYL OVERLAPPING OPAQUE FRACES WITH EDGE LIGHTING OF LETTERS

**TENANT PANELS:** .125 ALUMINUM PANELS - TENANTS TO BE ROUTED OUT & BACKED UP W/ 1/8" ACRYLIC PER TENANTS COLORS.  
**BASE:** SLATE VENEER BY OTHERS  
 Emancipation Specifications  
 All Signs Fabricated as per A.S.A. Specifications & 2006 I.B.C.  
 Historical Specifications  
 All Signs Fabricated as per 2005 N.E.C. Specifications

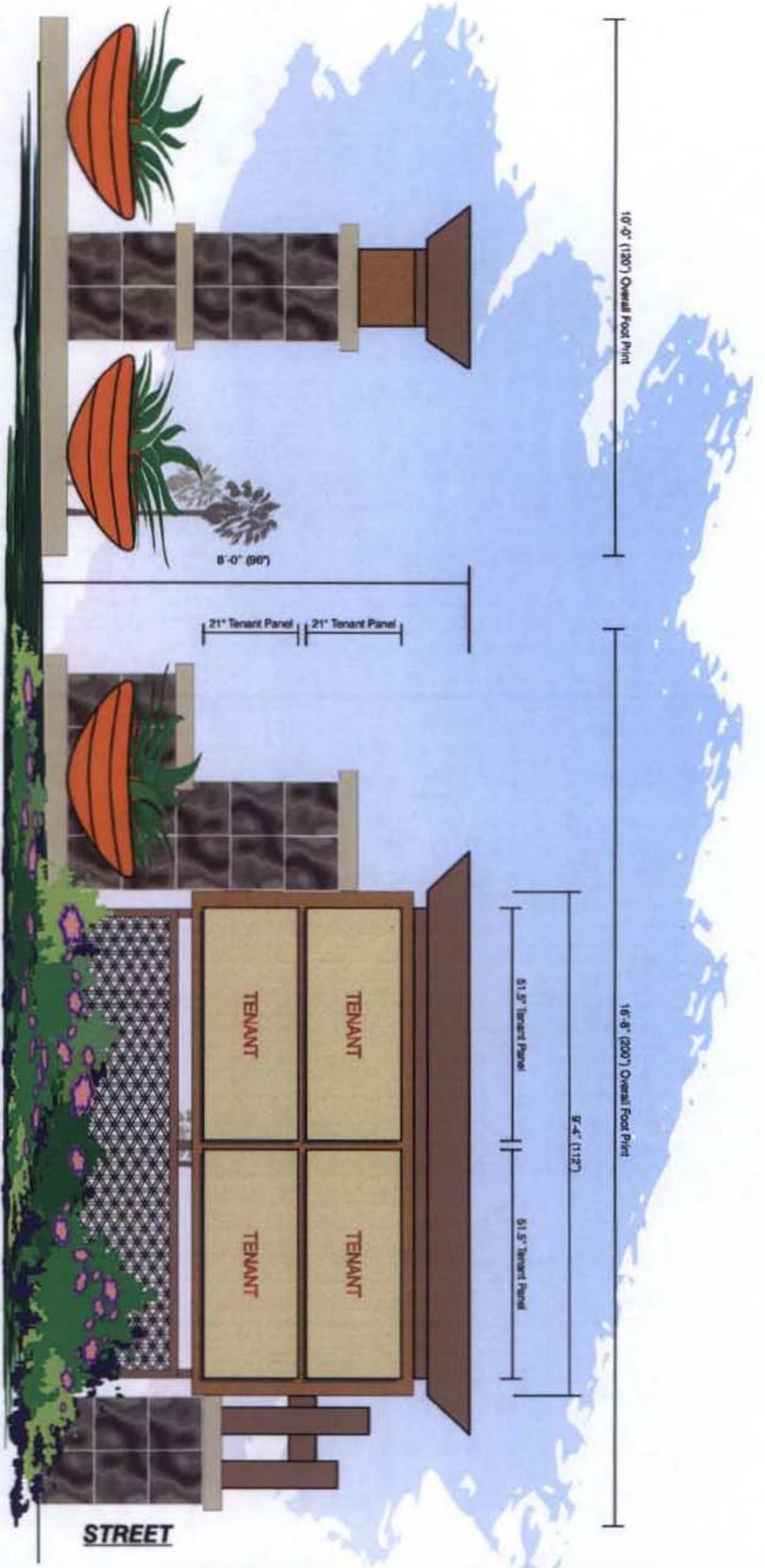
CLIENT: <b>Stellar Village</b>	RESPONSE
ADDRESS: <b>NWC of McClintock &amp; Chandler Blvd</b>	
SALESMAN: <b>Steve Nelsen</b>	
DESIGNER: <b>AVMorales II</b>	DESIGN #: <b>A-1092-08 R2</b>
DATE: <b>10-08-2008</b>	SCALE: <b>AS NOTED</b> PAGE:

ADDRESS: 4028 W. WHITTON PKW. AZ. 85019  
 PHONE: ( 602 )-272-9356  
 FAX: ( 602 )-272-4808  
 E-MAIL: [www.bootzandduke.com](http://www.bootzandduke.com)

ALL SIGNAGE IS TO BE MANUFACTURED BY BOOTZ & DUKE SIGNS. ALL SIGNAGE IS TO BE MANUFACTURED BY BOOTZ & DUKE SIGNS. ALL SIGNAGE IS TO BE MANUFACTURED BY BOOTZ & DUKE SIGNS. ALL SIGNAGE IS TO BE MANUFACTURED BY BOOTZ & DUKE SIGNS.



**NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING**



	Color: "Sage" / Finish: "BRND" / Medium: "Medium" / Material: "Medium"		Color: "Sage" / Finish: "BRND" / Medium: "Medium" / Material: "Medium"		Color: "Sage" / Finish: "BRND" / Medium: "Medium" / Material: "Medium"		Color: "Sage" / Finish: "BRND" / Medium: "Medium" / Material: "Medium"		Color: "Sage" / Finish: "BRND" / Medium: "Medium" / Material: "Medium"		Color: "Sage" / Finish: "BRND" / Medium: "Medium" / Material: "Medium"
--	--	--	--	--	--	--	--	--	--	--	--

**B TWO(2) DOUBLE FACE ILLUMINATED MONUMENT DISPLAYS**  
Scale: 1/4" = 1'-0"

ILLUMINATED MONUMENT DISPLAY  
CONSTRUCTED FROM 125 / 5003 & 003 ALUMINUM & STEEL ANGLE FRAME  
WITH FLUORESCENT LAMP ILLUMINATION  
STELLAR VILLAGE LETTERS TO BE ROUTED OUT OF 125 ALUMINUM  
BACKED WITH 3/4" CLEAR PUSH THRU LETTER WITH OPACQUE BURGUNDY VINYL OVERLAY  
PROMING OPACQUE FRACES WITH EDGE LIGHTING OF LETTERS  
TENANT PANELS - 125 ALUMINUM PANELS, TENANTS TO BE  
ROUTED OUT & BACKED UP W/ 1/8" ACRYLIC PEN TENANTS COLOMS.  
BASE: SLATE VINICER BY OTHERS

*Handwritten Specifications*  
All Signs Fabricated as per  
A.S.A. Specifications & 2000 I.B.C.

*Handwritten Specifications*  
All Signs Fabricated as per  
2005 N.E.C. Specifications

CLIENT: <b>Stellar Village</b>	ADDRESS: 4028 W. WHITTON PKW, AZ. 85019	
ADDRESS: NWC of McClintock & Chandler Blvd	PHONE: (602)-272-9356	
SALESMAN: Steve Nelson	FAX: (602)-272-4608	<b>Signs</b>
DESIGNER: <b>AVMorales II</b>	E-MAIL: <a href="http://www.bootzandduke.com">www.bootzandduke.com</a>	
DATE: 10-08-2008	SCALE: AS NOTED	

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT  
ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING

## **ORDINANCE NO. 4151**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED (DVR08-0023 MCCLINTOCK VILLAGE) 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 Planned Area Development (PAD) to Planned Area Development (PAD) Amended, 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. The developer shall be required to design and construct a traffic signal at the intersection of Chandler Boulevard and Juniper Drive.

3. 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.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
6. 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.
7. 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.
8. Development shall be in substantial conformance with Exhibit 'I', Development Booklet, entitled "MCCLINTOCK VILLAGE", kept on file in the City of Chandler Planning Services Division, in File No.DVR08-0023, except as modified by condition herein.
9. Landscaping shall be in compliance with current Commercial Design Standards.
10. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
11. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
12. The freestanding pads shall carry an architectural level of detail similar to front facades of the Major 'A', Shops 'A', and Shops 'B' buildings.

13. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
14. 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.
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. Raceway signage shall be prohibited within the development.
17. The shade structures shall be maintained in a manner similar to that at the time of installation.
18. Date Palms shall flank the entry drive off of McClintock Drive as shown on the entry drive perspective found on page 35 of the development booklet.
19. In the event that the site layout for Pads 'A' and 'B' is modified, the developer shall work with Staff to incorporate additional parking appropriate for the potential uses.
20. The outdoor cart storage located on the south side of Major 'B' shall be screened by a masonry wall designed to match the remainder of the building

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 \_\_\_\_\_, 2009.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_,  
2009.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4150 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2009, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *GAB*

PUBLISHED:



**LEGAL DESCRIPTION  
NWC CHANDLER BOULEVARD AND  
MCCLINTOCK DRIVE  
CHANDLER, ARIZONA**

April 15, 2008  
Job No. 2007-172  
Page 1 of 2

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A BRASS CAP IN HANDHOLE AT THE SOUTHEAST CORNER OF SAID SECTION 26;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE SOUTH MONUMENT LINE OF SAID SECTION 26, A DISTANCE OF 307.06 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, LEAVING SAID SOUTH MONUMENT LINE. A DISTANCE OF 65.00 FEET, TO A POINT ON THE NORTH RIGHT OF WAY OF CHANDLER BOULEVARD, SAID POINT BEING THE **POINT OF BEGINNING** OF THE **PARCEL** HEREIN DESCRIBED;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 994.65 FEET;

THENCE NORTH 44 DEGREES 59 MINUTES 49 SECONDS WEST, LEAVING SAID NORTH RIGHT OF WAY, A DISTANCE OF 28.28 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF JUNIPER DRIVE;

THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 214.72 FEET, TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55 DEGREES 00 MINUTES 01 SECONDS, A DISTANCE OF 441.57 FEET;

THENCE NORTH 55 DEGREES 00 MINUTES 22 SECONDS EAST, A DISTANCE OF 199.43 FEET, TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54 DEGREES 59 MINUTES 59 SECONDS, A DISTANCE OF 518.36 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS EAST, A DISTANCE OF 1.17 FEET;

THENCE NORTH 44 DEGREES 47 MINUTES 40 SECONDS EAST, LEAVING SAID EAST RIGHT OF WAY, A DISTANCE OF 28.39 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF ERIE STREET;

THENCE NORTH 89 DEGREES 34 MINUTES 57 SECONDS EAST, ALONG SAID SOUTH RIGHT OF WAY A DISTANCE OF 627.67 FEET;

THENCE SOUTH 45 DEGREES 24 MINUTES 59 SECONDS EAST, LEAVING SAID SOUTH RIGHT OF WAY, A DISTANCE OF 28.28 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF MCCLINTOCK DRIVE;

THENCE SOUTH 00 DEGREES 24 MINUTES 56 SECONDS EAST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 839.25 FEET;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 10.00 FEET;

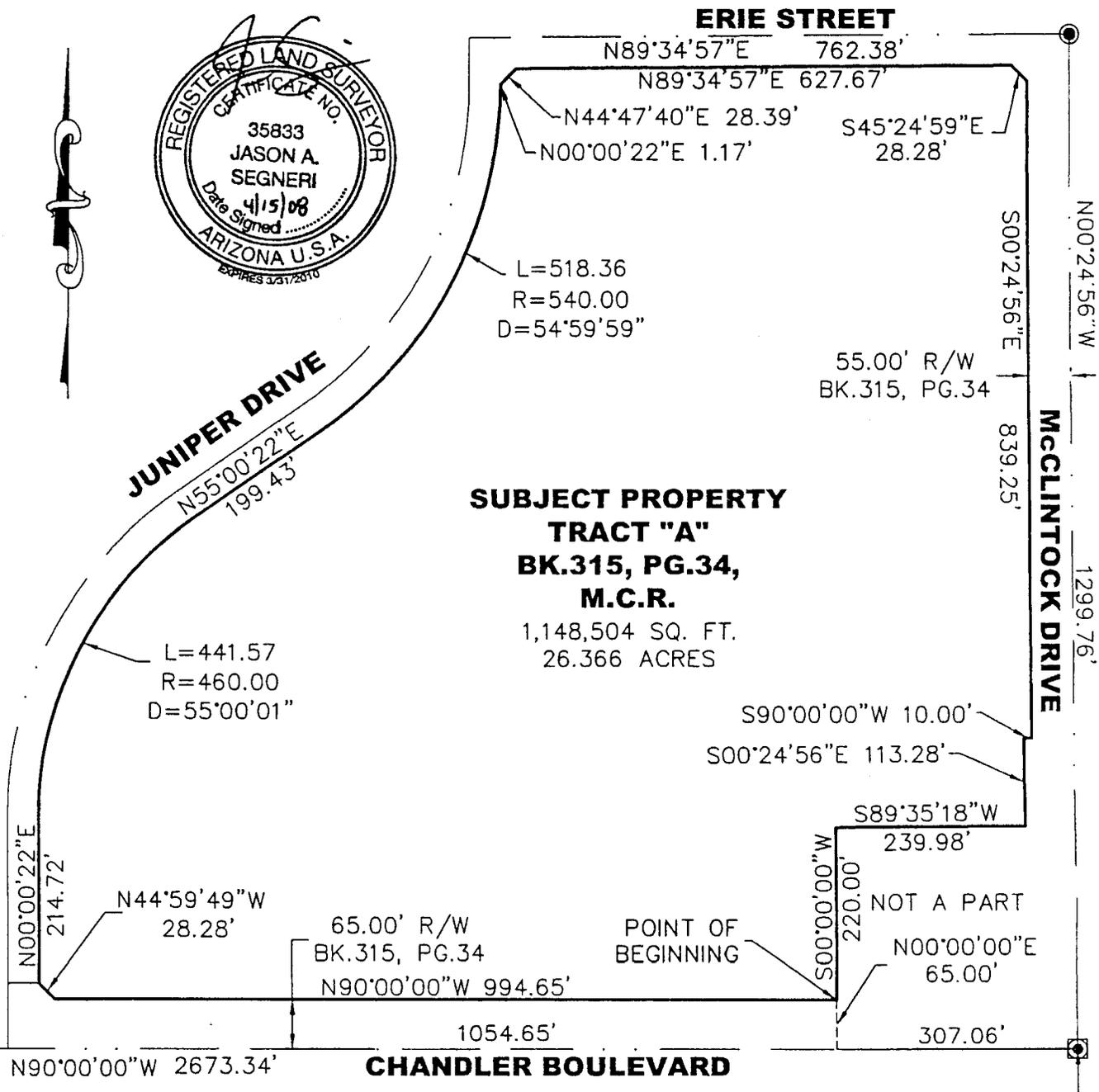
THENCE SOUTH 00 DEGREES 24 MINUTES 56 SECONDS EAST, A DISTANCE OF 113.28 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 18 SECONDS WEST, LEAVING SAID WEST RIGHT OF WAY, A DISTANCE OF 239.98 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 220.00 FEET, TO THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINS 1,148,504 SQUARE FEET, OR 26.366 ACRES MORE OR LESS.





BRASS CAP IN HANDHOLE  
 SOUTH QUARTER CORNER SECTION 26,  
 TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
 GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

POINT OF COMMENCEMENT  
 BRASS CAP IN HANDHOLE  
 SOUTHEAST CORNER SECTION 26,  
 TOWNSHIP 1 SOUTH, RANGE 4 EAST,  
 GILA AND SALT RIVER BASE AND MERIDIAN,  
 MARICOPA COUNTY, ARIZONA

**SIG**  
**SURVEY INNOVATION**  
**GROUP, INC**

**BOUNDARY EXHIBIT**  
**NWC CHANDLER BOULEVARD AND**  
**McCLINTOCK DRIVE**  
**CHANDLER, ARIZONA**

Ph (480) 922 0780 *Land Surveying Services* Fx (480) 922 0781  
 16414 N. 91st STREET, STE #102, SCOTTSDALE, AZ 85260

JOB#2007-172	DWG: 7172 BNDY EXBT	DATE 4-15-08
SCALE: NTS	DRAWN: ECP	CHK: JAS
		SHEET 1 OF 1