

#18

JUN 11 2009



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

**MEMORANDUM**

**Planning and Development – CC Memo No. 09-057**

**DATE:** MAY 26, 2009

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER  
PAT MCDERMOTT, ASSISTANT CITY MANAGER  
JEFF KURTZ, ACTING PLANNING AND DEVELOPMENT DIRECTOR

**FROM:** KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**SUBJECT:** DVR08-0004 THE CROSSROADS  
Adoption of Resolution No. 4304  
Introduction and Tentative Adoption of Ordinance No. 4161

**Request:** Amendment to the Santan Freeway Corridor Area Plan, re-designating an approximate 3-acre parcel from Public/Semi-Public Facilities to Commercial/Office/Business Park

In addition request rezoning from Planned Area Development (PAD) for church uses, to PAD Amended along with Preliminary Development Plan (PDP) approval for the construction of a general/medical office development

**Location:** West of the northwest corner of Dobson Road and the Loop 202 Santan Freeway

**Applicant:** Michael Gustafson  
VP Commercial, LLC

**Project Info:** 3-acre site, 3-story general/medical office building, 48,000 square-foot

### **RECOMMENDATION**

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

### **AREA PLAN AMENDMENT**

The existing Santan Freeway Corridor Area Plan designates the 3-acre subject site as Public/Semi-Public Facilities. The application requests amendment to the Santan Freeway Corridor Area Plan to re-designate the subject site to Commercial/Office/Business Park. Two maps outlining the proposed amendment are attached to this memo.

The Santan Freeway Corridor Area Plan, adopted in October 1999, previously designated the subject site as Commercial/Office/Business Park, along with the adjacent parcels to the north and east. The Commercial/Office/Business Park designation denotes areas for office and business complexes that promote a campus environment. An Area Plan amendment was approved in July 2002 re-designating an 11.5-acre parcel (of which the 3-acre subject site is a part) to Public/Semi-Public Facilities subsequently permitting the Wellspring Church rezoning approval.

The Wellspring Church master plan originally identified the subject 3-acre site for future outdoor recreational fields. The church has since elected to not develop the outdoor fields. The proposed Area Plan Amendment seeks to re-designate the 3-acre site back to the original Commercial/Office/Business Park category to allow for an expansion of the adjacent office campus. Staff supports the proposed Area Plan Amendment finding the land use to represent a logical completion of the adjacent general/medical office campus. In addition, the proposed land uses have proven compatible with the existing church.

### **BACKGROUND**

The request is for rezoning from Planned Area Development (PAD) for church uses, to PAD Amended along with Preliminary Development Plan (PDP) approval for the construction of a 48,000 square-foot general/medical office development on an approximate 3-acre site. The subject site is bordered to the south by the Loop 202 Santan Freeway. To the west is an existing apartment complex. The balance of the 11.5-acre Wellspring Church campus is adjacent to the east. The subject is bordered to the north by the industrial/office Santan Dobson Business Park Phases I and II and the Presidio general/medical office development, all three of which were developed by the current applicant.

The subject 3-acres are a remnant undeveloped piece of the original church campus. Through the development of the three previously mentioned office developments, the applicant has established a strong working relationship with the church. In fact, through a shared parking model and cross parking agreements, The Presidio general/medical office development utilizes a portion of the churches parking for daytime parking needs, while the church has the ability to utilize the office parking for night and weekend parking needs. That same cross-parking concept is proposed for the subject site. The 48,000 square-foot 3-story office building will accommodate a 50-percent medical office build out based upon the 232 on-site parking spaces as well as the 51 off-site spaces on the adjacent church property. The church will have access to the office parking for their night and weekend needs. As bonus, the office developer has offered to

construct the balance of the western parking field for the church including the pedestrian sidewalk.

Access to the subject site from Dobson Road will be provided through The Presidio's full-access movement that aligns with Springfield Way. Traffic will then travel through The Presidio site and ultimately through the church property via the drive labeled Fire Lane located north of the church buildings. A secondary fire access will be provided along the south side of the remaining church property through an all-weather fire lane. Additionally, the northern church driveway cut access on Dobson will be removed with additional parking spaces provided. This driveway cut removal is required to maintain safe traffic movements on Dobson Road.

Architecturally, the proposed 3-story building continues the strong visual presence found in the Architectural Excellence Award winning The Presidio office development. The 'exaggerated V' building will consist of concrete tilt-wall construction, with integral color split-face and honed masonry accents highlighted with stainless steel elements. The main entry tower element is highlighted with full-height tinted reflective glazing. The parapet cornice details feature increased angularity and depth providing further visual interest. Details for the proposed parking shade canopies were not provided. Staff has added a condition requiring the canopies to utilize materials and elements found upon the building.

The site design provides extensive open space and foundation landscaping immediately adjacent to the building considering the site's small size. A pedestrian outdoor patio is provided at the building's northern side that includes two arched pedestrian-scaled water features, tables and chairs, and a free standing steel shade trellis element supported by two dominant architectural columns. Finally, Date Palm trees highlight the building's main entry tower on the north and south facades.

The proposal includes a comprehensive sign package. The building mounted signage is proposed to reflect the signage at The Presidio. The building mounted signage will consist of pin-mounted, halo-illuminated metal lettering. Due to the site's limited street visibility, a single two-tenant freestanding monument sign is proposed along Dobson Road at the southern end of The Presidio's site. The sign includes architectural elements found upon the building including the split-face and honed concrete block, and angular cornice detailing. The center identification lettering is shown as individual mounted reverse pan-channel black lettering with 2-inch returns. The booklet indicates the tenant panels to include routed plex-backed lettering. Staff recommends the lettering utilize a routed push-through opaque-face design with halo illumination. This will relate the tenant panels back to the building mounted signage providing for consistency. Additionally, Staff recommends the sign utilize an exposed masonry base in lieu of the stucco masonry base. Conditions reflecting these recommendations have been added.

## **DISCUSSION**

Staff supports the proposed Area Plan amendment, Rezoning and Preliminary Development Plan finding the use to represent a compatible addition to the existing office campus while utilizing a remnant vacant parcel at the back of the church campus. The church and office campuses have proven compatible and mutually beneficial neighbors. The existing and proposed shared parking

agreements allow each use to maintain sufficient parking for their needs while not creating large unused fields of asphalt. The proposed site plan efficiently utilizes a 'buried' small site that provides for an attractive completion of the two campuses. Architecturally, the building utilizes elements and materials found elsewhere in the campus while providing for its own individuality. The monument sign's two tenant panels are justified based upon the site's location and lack of street visibility.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
  
- A neighborhood meeting was held on 05-08-08. Two neighboring unit owners within Santan Dobson Business Park Phase I attended the meeting voicing opposition to the proposed access north of the proposed building. A second neighborhood meeting was held as a follow up with additional unit owners voicing a similar concern. In response, the applicant removed the proposed access drive and maintained the access drive through the church property ultimately through the Presidio.

At the time of this writing, Staff has received correspondence from the neighboring unit owners voicing their opposition to the northern access drive. As stated, that proposed access has been eliminated. Just prior to the Planning Commission hearing, Staff received an email in opposition from a resident located south of the Loop 202 Santan Freeway. The resident is opposed to any further expansion of commercial uses in the area.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 7    Opposed: 0

### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of the Area Plan amendment, Rezoning and Preliminary Development Plan for a general/medical office development, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklets, entitled "THE CROSSROADS" kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0004, except as modified by condition herein.
  
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. 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.
4. 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.
5. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
6. 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.
7. 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 Crossroads development shall use treated effluent to maintain open space, common areas, and landscape tracts.

8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. All raceway signage shall be prohibited within the development.
10. The parking shade canopies shall utilize elements and material found upon the building.
11. The site shall be maintained in a clean and orderly manner.
12. The freestanding monument sign tenant panels shall utilize routed push-through opaque-face halo-illuminated lettering.
13. The freestanding monument sign shall utilize an exposed masonry base in lieu of a stucco masonry base.
14. The applicant shall work with Staff to provide additional shading for the third-floor south facing windows.

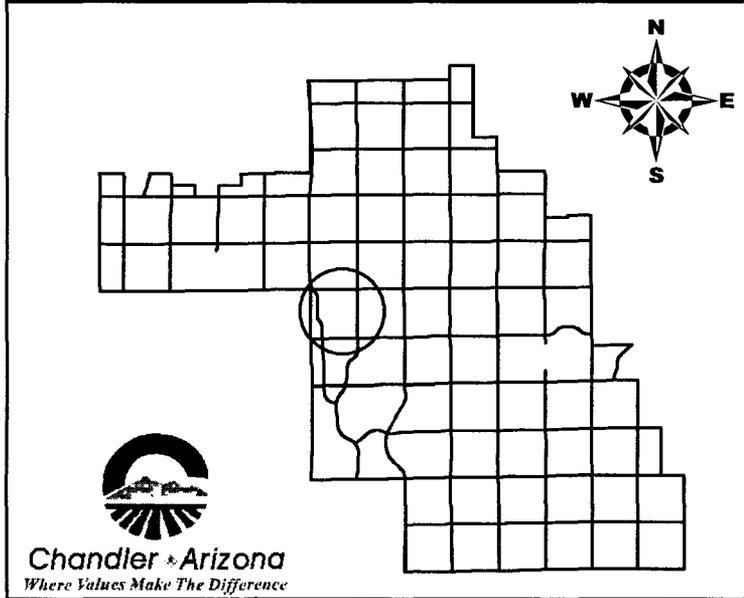
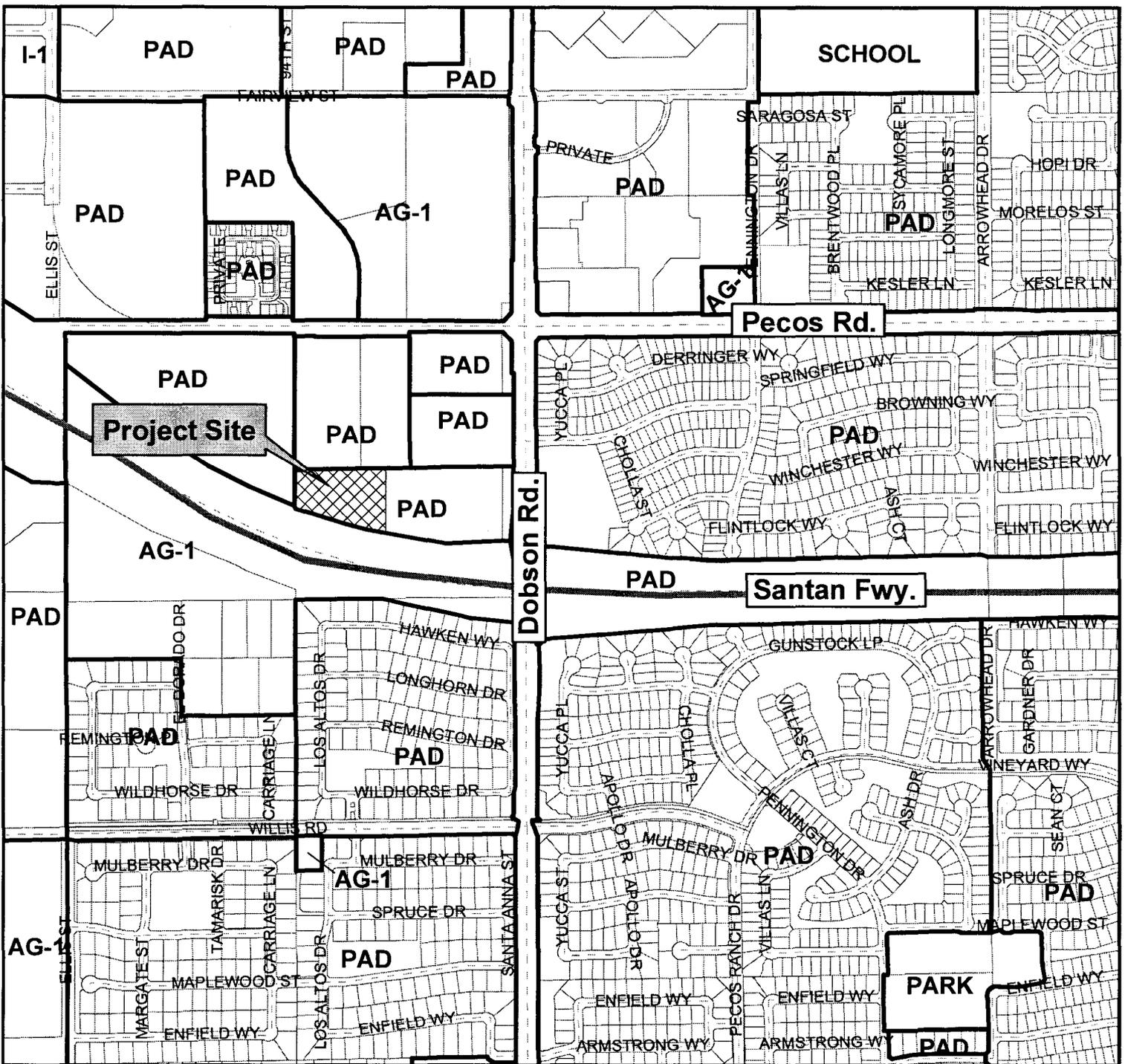
**PROPOSED MOTION**

Move to adopt Resolution No. 4304 requesting Area Plan Amendment to the Santan Freeway Corridor Area Plan, re-designating an approximate 3-acre parcel located west of the northwest corner of Dobson Road and the Loop 202 Santan Freeway from Public/Semi-Public Facilities to Commercial/Office/Business Park

Move to introduce and tentatively adopt Ordinance No. 4161 approving DVR08-0004 THE CROSSROADS, subject to the conditions as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Resolution No. 4304
3. Ordinance No. 4161
4. Area Plan Exhibits
5. Site Plan
6. Landscape Plan
7. Building Elevations, Details
8. Exhibit A, Development Booklets

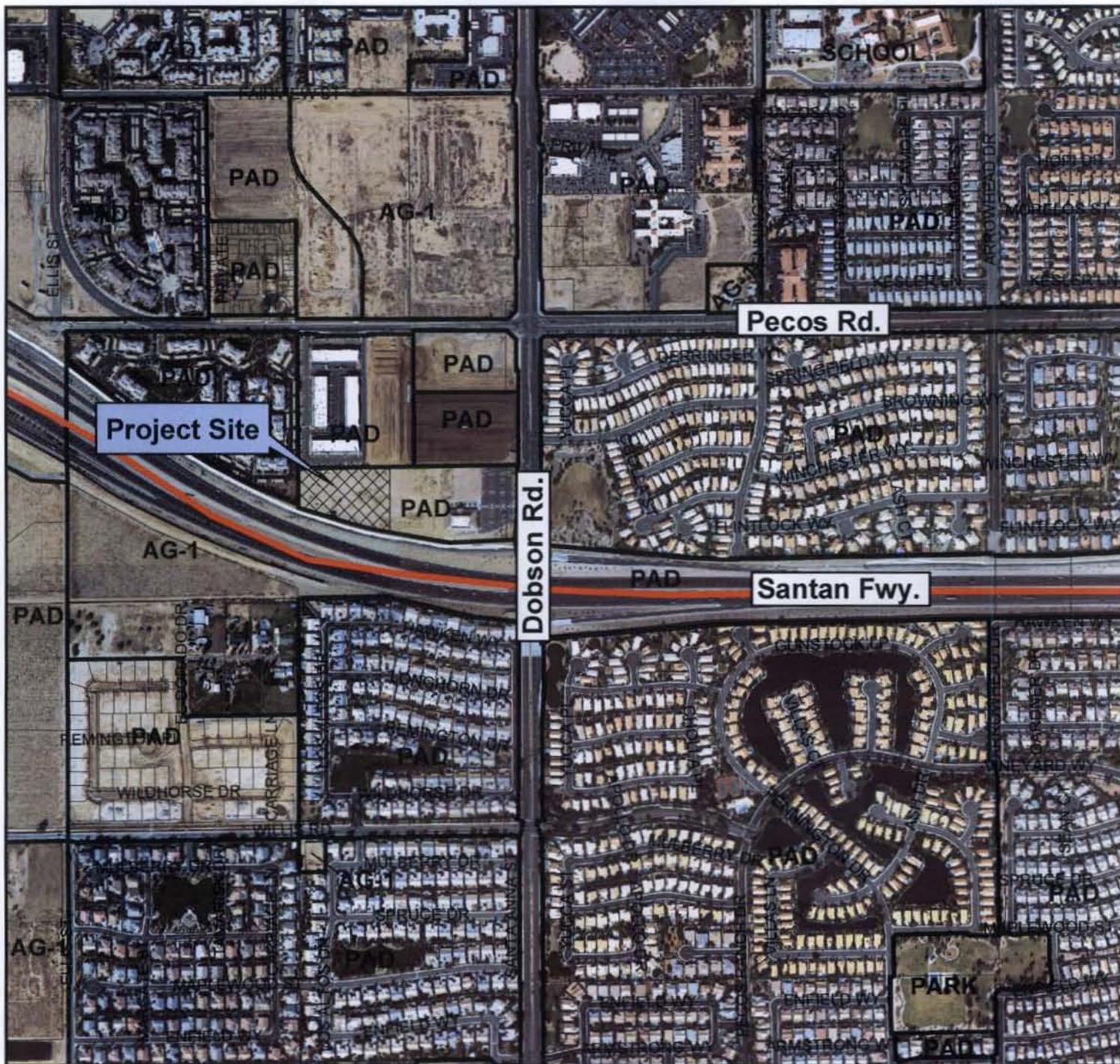


## Vicinity Map



DVR08-0004

The Crossroads



**Vicinity Map**



**DVR08-0004**

**The Crossroads**

**RESOLUTION NO. 4304**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AMENDMENT TO THE "SANTAN FREEWAY CORRIDOR AREA PLAN" AS A LAND USE GUIDELINE FOR FUTURE REZONING AND LAND DEVELOPMENT WITHIN A PORTION OF THE SQUARE MILE SECTION BOUNDED BY PECOS ROAD, DOBSON ROAD, GERMANN ROAD, AND PRICE ROAD. THE SPECIFIC PORTION OF THE SECTION AFFECTED BY THIS IS AMENDMENT IS BOUNDED BY THE LOOP 202 SANTAN FREEWAY, DOBSON ROAD, AND PECOS ROAD.

WHEREAS, an interest has been expressed in seeking approval of a rezoning request, pending approval of an Area Plan amendment, for a particular development proposal of property located west of the northwest corner of Dobson Road and the Loop 202 Santan Freeway; and

WHEREAS, the Land Use Element of the Chandler General Plan adopted by the City Council on June 26, 2008 requires the preparation of a neighborhood plan (Area Plan) for at least the entire square mile or larger within which a proposed rezoning has been submitted; and

WHEREAS, an existing area plan, the "Santan Freeway Corridor Area Plan" has been adopted for this square mile on October 28, 1999 by resolution 3138; and

WHEREAS, The applicant prepared this amendment to the existing "Santan Freeway Corridor Area Plan" ; and

WHEREAS, Such an amendment, covering a portion of the adopted Area Plan including a map and narrative has been prepared by the applicant for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at a previous public hearing;

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

SECTION I. That the attached map and narrative Exhibits, an Amendment to the Santan Freeway Corridor Area Plan, as presented to the Planning and Zoning Commission and approved at their public hearing held on May 20, 2009, is hereby adopted as the guideline for future rezoning and development for the area described within it.

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

RESOLUTION NO. 4304

Page 2

ATTEST:

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

\_\_\_\_\_  
MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 4304 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the \_\_\_\_\_ day of \_\_\_\_\_, 2009, and that a quorum was present thereat.

APPROVED AS TO FORM:

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

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

\_\_\_\_\_  
MAYOR

## **Narrative Exhibit**

### **AREA PLAN AMENDMENT**

The existing Santan Freeway Corridor Area Plan designates the 3-acre subject site as Public/Semi-Public Facilities. The application requests amendment to the Santan Freeway Corridor Area Plan to re-designate the subject site to Commercial/Office/Business Park. Two maps outlining the proposed amendment are attached.

The Santan Freeway Corridor Area Plan, adopted in October 1999, previously designated the subject site as Commercial/Office/Business Park, along with the adjacent parcels to the north and east. The Commercial/Office/Business Park designation denotes areas for office and business complexes that promote a campus environment. An Area Plan amendment was approved in July 2002 re-designating an 11.5-acre parcel (of which the 3-acre subject site is a part) to Public/Semi-Public Facilities subsequently permitting the Wellspring Church rezoning approval.

The Wellspring Church master plan originally identified the subject 3-acre site for future outdoor recreational fields. The church has since elected to not develop the outdoor fields. The proposed Area Plan Amendment seeks to re-designate the 3-acre site back to the original Commercial/Office/Business Park category to allow for an expansion of the adjacent office campus. Staff supports the proposed Area Plan Amendment finding the land use to represent a logical completion of the adjacent general/medical office campus. In addition, the proposed land uses have proven compatible with the existing church.

The property is currently zoned Planned Area Development (PAD) for church uses. The subject site is located west of the northwest corner of Dobson Road and the Loop 202 Santan Freeway



**Santan Freeway Corridor  
Area Plan**  
CITY OF CHANDLER

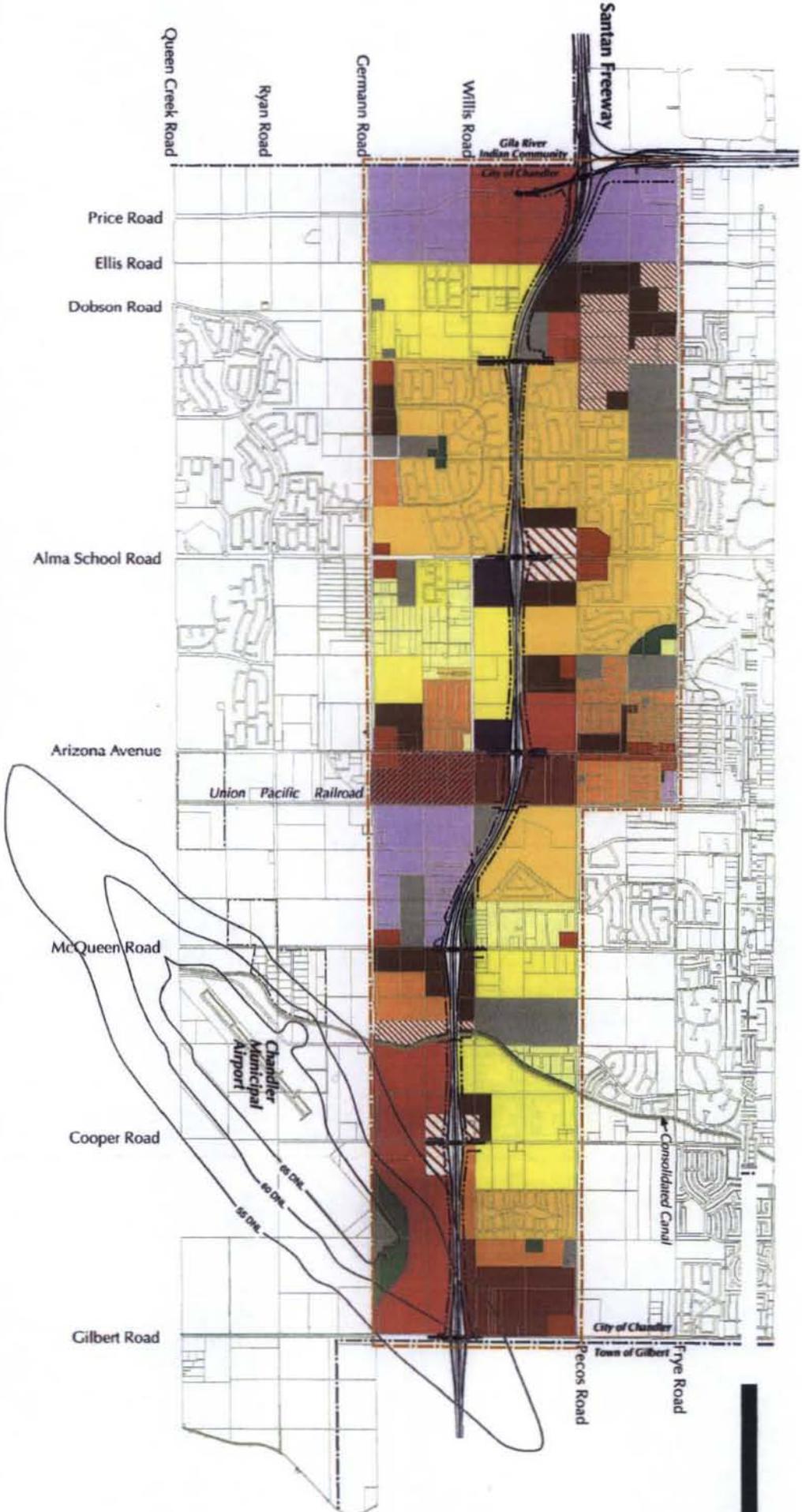
- Rural Residential (0.5-1.5 d.u./acre)
- Low Density Residential (1-4.0 d.u./acre)
- Medium Density Residential (2.0-6.0 d.u./acre)
- High Density Residential (6-12 d.u./acre)
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Special Use Commercial
- Community Office/Business Park
- Office
- Light Industrial
- Public/semi-public Facilities
- Parks & Open Space
- Light Rail Corridor Overlay (Potential Added Land)

- Freeway Right-of-Way
- Study Area Boundary
- Municipal Boundary
- 2000 Nodal Corridor



**BRW**  
A PLANNING & ENGINEERING COMPANY

Figure 2-1





**Santan Freeway Corridor  
Area Plan**  
CITY OF CHANDLER

- Rural Residential (0-1.5 units)
- Low Density Residential (1.5-3.5 units)
- Low/Medium Density Residential (3.5-8 units)
- Medium Density Residential (8-12 units)
- High Density Residential (12+ units)
- Neighborhood Commercial
- Community Commercial

- Regional Commercial
- Special Use Commercial
- Commercial/Business Park
- Office
- Light Industrial
- Professional/Service Facilities
- Parks & Open Space
- Light Rail Corridor Overlay (Preferred Mixed Use)

- Freeway Right-of-way
- Study Area Boundary
- Municipal Boundary
- 2010 Noise Contour



**Figure 2-1  
Land Use Plan  
PROPOSED**



2010B

## **ORDINANCE NO. 4161**

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) CHURCH TO PLANNED AREA DEVELOPMENT (PAD) GENERAL/MEDICAL OFFICE (DVR08-0004 THE CROSSROADS) 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) for Church uses to Planned Area Development (PAD) Amended for General/Medical Office uses, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklets, entitled "THE CROSSROADS" kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0004, except as modified by condition herein.
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. 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.
4. 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.
5. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
6. 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.
7. 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 Crossroads development shall use treated effluent to maintain open space, common areas, and landscape tracts.

8. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
9. All raceway signage shall be prohibited within the development.
10. The parking shade canopies shall utilize elements and material found upon the building.
11. The site shall be maintained in a clean and orderly manner.
12. The freestanding monument sign tenant panels shall utilize routed push-through opaque-face halo-illuminated lettering.
13. The freestanding monument sign shall utilize an exposed masonry base in lieu of a stucco masonry base.
14. The applicant shall work with Staff to provide additional shading for the third-floor south facing windows.

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. 4161 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:

JN 007-1848  
Crossroads Parcel

## LEGAL DESCRIPTION

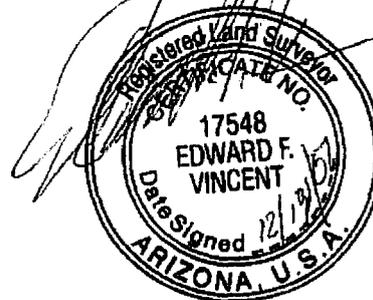
### SUBJECT PROPERTY

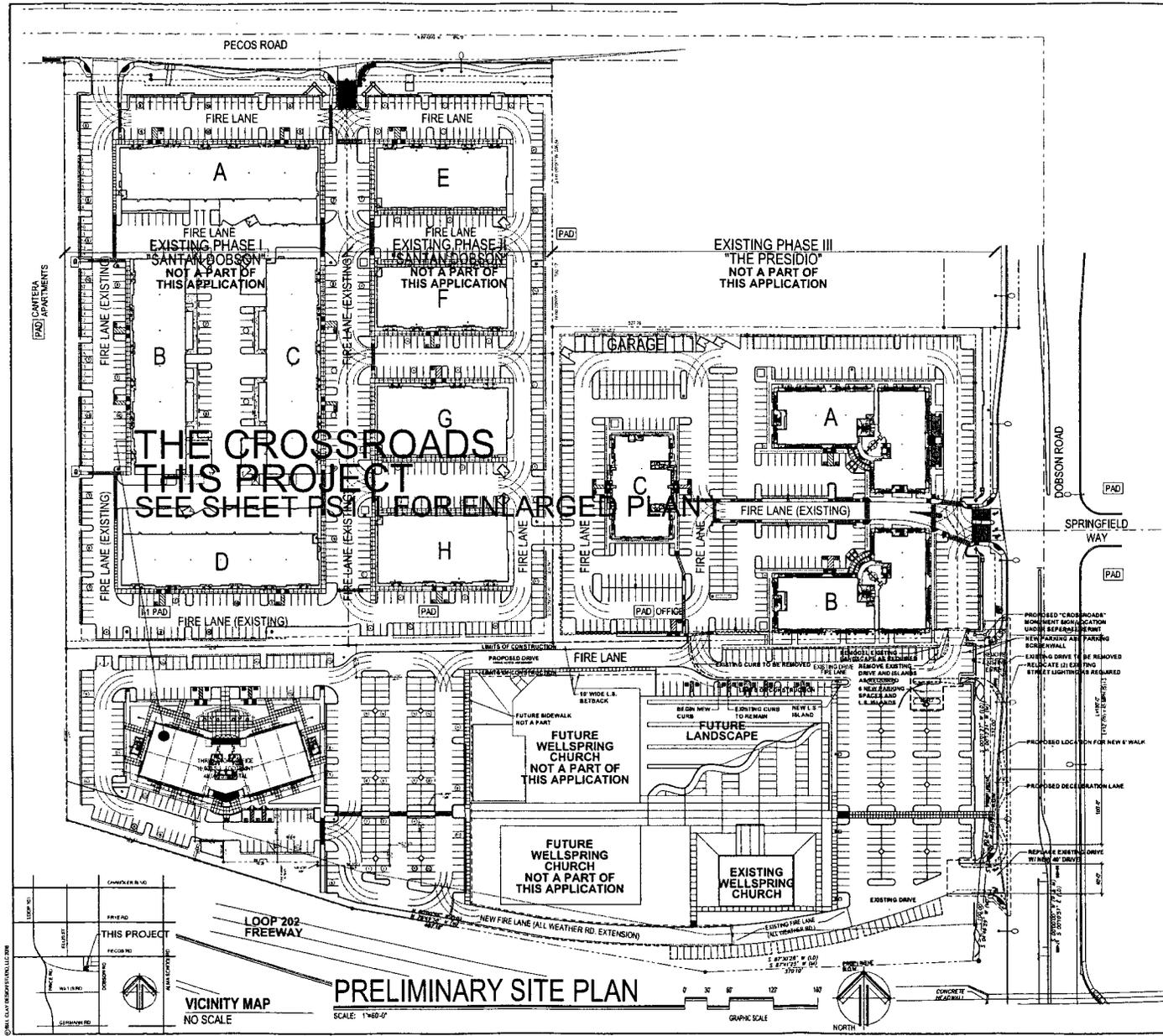
THAT PORTION OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6;  
THENCE S00°00'59"E, ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 802.86 FEET TO THE SOUTH LINE OF THE FINAL PLAT FOR "THE PRESIDIO" AS RECORDED IN BOOK 891, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE S89°20'42"W, ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE FINAL PLAT OF "SANTAN DOBSON BUSINESS PARK" AS RECORDED IN BOOK 756, PAGE 09, RECORDS OF MARICOPA COUNTY, ARIZONA, A DISTANCE OF 931.58 FEET TO THE POINT OF BEGINNING;  
THENCE S00°00'00"E, A DISTANCE OF 42.76 FEET;  
THENCE N90°00'00"E, A DISTANCE OF 106.61 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 171.50 FEET;  
THENCE N90°00'00"W, A DISTANCE OF 19.00 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 53.50 FEET;  
THENCE N90°00'00"W, A DISTANCE OF 43.00 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 27.00 FEET;  
THENCE N90°00'00"W, A DISTANCE OF 98.28 FEET;  
THENCE N00°00'00"E, A DISTANCE OF 4.80 FEET;  
THENCE N90°00'00"W, A DISTANCE OF 127.28 FEET;  
THENCE N01°02'15"E, A DISTANCE OF 27.90 FEET;  
THENCE S89°52'08"W, A DISTANCE OF 31.19 FEET;  
THENCE S17°03'36"W, A DISTANCE OF 25.73 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 202L (SANTAN FREEWAY) PER "FINAL ORDER OF CONDEMNATION" RECORDED IN INSTRUMENT NO. 2004-0069720, RECORDS OF MARICOPA COUNTY, ARIZONA;  
THENCE N72°56'24"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 178.86 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1;  
THENCE N00°00'00"E, ALONG SAID WEST LINE, A DISTANCE OF 229.80 FEET TO THE SOUTHWEST CORNER OF SAID FINAL PLAT OF "SANTAN DOBSON BUSINESS PARK";  
THENCE N89°20'42"E, ALONG THE SOUTH LINE OF SAID FINAL PLAT, A DISTANCE OF 390.19 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 130,680 SQUARE FEET OR 3.000 ACRES, MORE OR LESS.

OLSSON ASSOCIATES  
7250 N. 16<sup>TH</sup> STREET, SUITE 210  
PHOENIX, ARIZONA 85020  
(602) 748-1000





**THE CROSSROADS**  
**THIS PROJECT**  
**SEE SHEET PS1 FOR ENLARGED PLAN**

**PRELIMINARY SITE PLAN**

SCALE: 1"=60'-0"

VICINITY MAP  
 NO SCALE

**PROJECT NAME**  
**THE CROSSROADS**  
 NORTHWEST OF DOBSON ROAD AND 202 FREEWAY  
 CHANDLER, ARIZONA 85224

**OWNER**  
**WELLSPRING CHURCH**  
 1150 SOUTH DOBSON ROAD  
 CHANDLER, AZ 85248  
 CONTACT: PASTOR KELLY CARR  
 PHONE: 480.812.8500  
 \*VP ACQUISITION, LLC ARE IN ESCROW TO PURCHASE THE LAND FROM THE CHURCH

**DEVELOPER**  
**VP COMMERCIAL, LLC**  
 14362 N. FRANK LLOYD WRIGHT BLVD., SUITE 1000  
 SCOTTSDALE, AZ 85260  
 CONTACT: MICHAEL GUSTAFSON  
 PHONE: 480.477.8400  
 FAX: 480.859.6933

**APPLICANT**  
**BILL CLAY DESIGN STUDIO, LLC**  
 2021 W. HAZELWOOD STREET  
 PHOENIX, ARIZONA 85015  
 CONTACT: BILL CLAY  
 PHONE: 602.295.0644  
 FAX: 602.336.0168

**PROJECT DATA**

**CODES:**  
 2006 ICC WITH CITY AMENDMENTS  
 2005 IBC WITH CITY AMENDMENTS  
 2008 IFC WITH CITY AMENDMENTS  
 2006 IRC WITH CITY AMENDMENTS  
 2008 FPC WITH CITY AMENDMENTS  
 2006 IBC WITH CITY AMENDMENTS  
 ADAAG, ICC/ANSI A117.1 (2003)

**ADDRESS:** 1150 S DOBSON RD  
**ASSESSOR PARCEL NUMBER:** CHANDLER ARIZONA 85248  
 501-24-124-P  
**SECTION, TOWNSHIP, RANGE:** 6, 2S, 1E  
**EXISTING ZONING:** PAD - CHURCH  
**PROPOSED ZONING:** PAD - OFFICE/MEDICAL OFFICE  
**NET SITE AREA (APPROX.):** 130,680 S.F. (3.00 ACRES)  
**GROSS SITE AREA (APPROX.):** 130,680 S.F. (3.00 ACRES)

**BUILDING AREA:** 16,900 S.F.  
**FOOTPRINT:** 16,900 S.F.  
**FIRST FLOOR (APPROX.):** 16,900 S.F.  
**SECOND FLOOR (APPROX.):** 16,900 S.F.  
**THIRD FLOOR (APPROX.):** 16,900 S.F.  
**TOTAL:** 45,300 S.F.

**CONSTRUCTION TYPE:** #8 SPRINKLERED  
**COVERAGE:** 18,800 S.F. / 130,680 S.F. = 14.37%  
**FLOOR AREA RATIO (NET SITE):** 48,000 S.F. / 130,680 S.F. = 36.73%  
**OCCUPANCY:** 6-OFFICE/MEDICAL OFFICE

**PARKING REQUIRED:**  
 24,000 S.F. OFFICE @ 1:200 = 120 SPACES  
 24,000 S.F. MEDICAL OFFICE @ 1:150 = 160 SPACES  
**TOTAL:** 280 SPACES  
**PARKING PROVIDED (INCLUDES ACCESSIBLE):** 230 SPACES  
**ON-SITE:** 51 SPACES  
**OFF-SITE:** 179 SPACES  
**TOTAL:** 231 SPACES  
**ACCESSIBLE PARKING:**  
 REQUIRED (BASED ON ON-SITE PROVIDED): 7 SPACES  
 PROVIDED (OFF-SITE): 7 SPACES

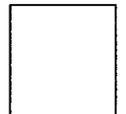
**PROJECT NARRATIVE**  
 THE CROSSROADS IS A PLANNED 3-STORY CLASS A CONDOMINIUM OFFICE BUILDING WHICH WILL SUPPORT GENERAL OFFICE AND MEDICAL USES. THE ARCHITECTURAL THEME OF THE FACADE WILL BLEND WITH BOTH THE WELLSRING CHURCH AND THE PRESIDIO WHICH BOUND THE PROPERTY TO THE EAST AND WILL INCLUDE AN ADDED VARIETY OF ARCHITECTURE APPROPRIATE FOR OFFICE DEVELOPMENT.

**MECHANICAL EQUIPMENT NOTE**  
 ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY ENCLOSED BY MASONRY WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE LOCATED BY SOLID MASONRY WALLS AND GATES EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

**LIGHTING NOTE**  
 ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.



2021 W. HAZELWOOD STREET  
 PHOENIX, ARIZONA 85015  
 PHONE: 602.295.0644  
 FAX: 602.336.0168  
 WWW.BILLCLAYDESIGNSTUDIO.COM  
 PBA REGISTRATION NUMBER 1336



**THE CROSSROADS**  
 NORTHWEST OF DOBSON RD. AND 202 FREEWAY  
 CHANDLER, ARIZONA



ISSUED FOR:  
 PDP SUBMITTAL: 02-01-08  
 PDP REVIEW: 02-20-08

DRAWN BY: SC  
 CHECKED BY: BCCB

PRELIMINARY  
 SITE PLAN

**PS1.0**

PROJECT NUMBER: 07045

City Log No. PRE07-0080







**THE CROSSROADS**  
NORTHWEST OF DOBSON RD. AND 202 FREEWAY  
CHANDLER, ARIZONA



ISSUED FOR:

POP SUBMITTAL	02-01-08
POP CITY COMMENTS	04-01-08

DRAWN BY: E.W.L.A.  
CHECKED BY:

PRELIMINARY  
LANDSCAPE PLAN  
**L-3**  
OF  
3  
PROJECT NUMBER: 07048

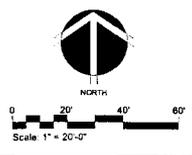
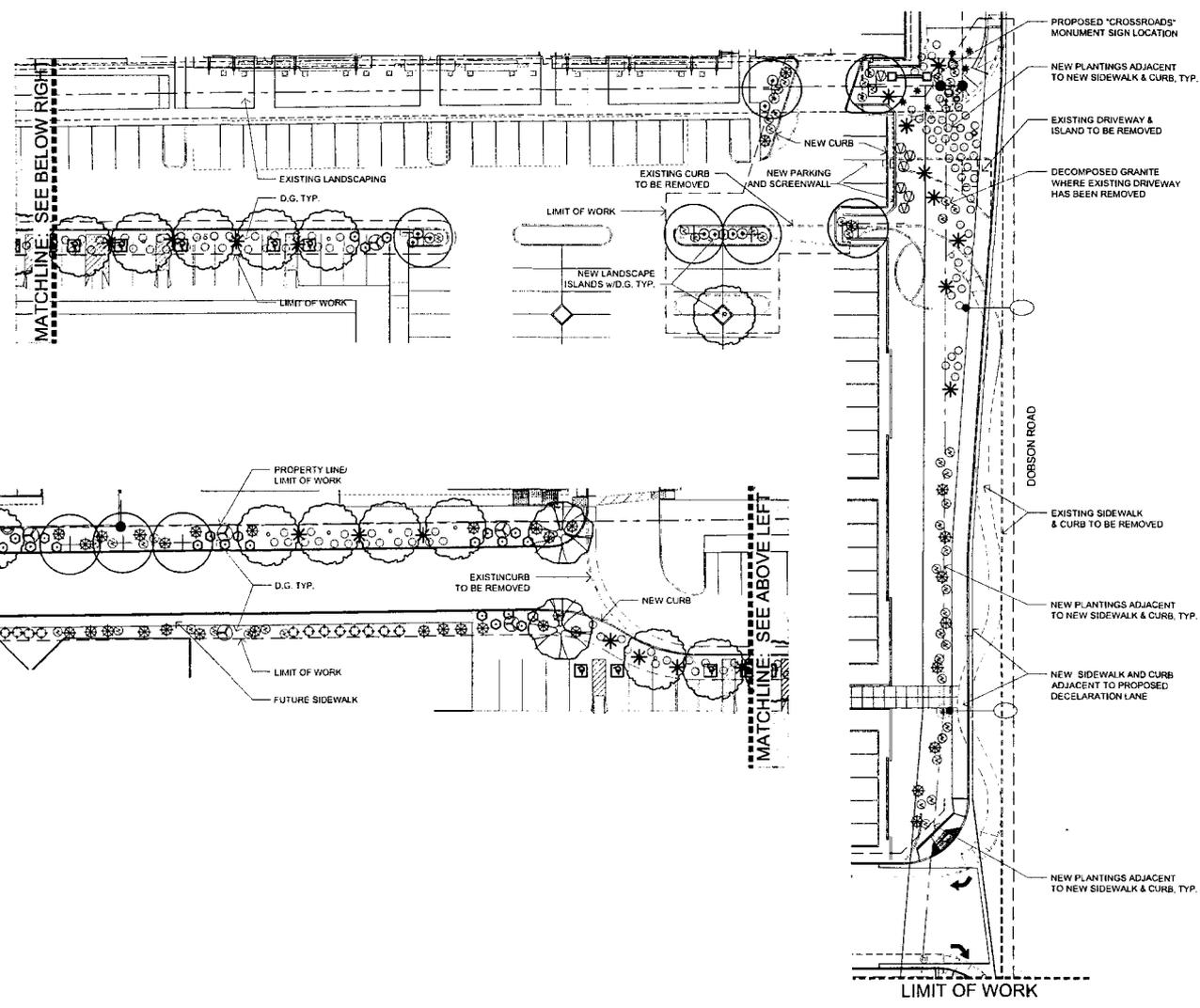
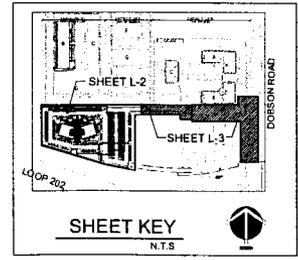
**PLANT LEGEND**

BOTANICAL NAME	COMMON NAME
<b>TREES</b>	
Acacia stenophylla	Shoestring Acacia
Acacia salicina	Weeping Acacia
Parkinsonia 'Desert Museum'	Thornless Palo Verde
Prosopis chilensis	Chilean Mesquite
Phoenix dactylifera	Date Palm
Caesalpinia mexicana	Mexican Bird of Paradise
<b>SHRUBS</b>	
Bougainvillea 'Barbara Karst'	B. Karst Bougainvillea
Caesalpinia pulcherrima	Red Bird of Paradise
Dalea verticillata 'Mountain Delight'	Mountain Delight Dalea
Leucophyllum zygophyllum 'Cinamon'	Cinamon Sage
Leucophyllum langmansii 'Rio Bravo'	Rio Bravo Sage
Corvusula coccinea	South Morning Glory
Eremophila sp.	Valeriana Bush
Ruellia penicillaris	Ruella
Justicia spicigera	Mexican Honeysuckle
Ruellia equisetiformis	Coral Fountain
<b>ACCENTS</b>	
Phoenix roebelenii	Pygmy Date Palm
Chamaecyparis humilis	Mediterranean Fan Palm
Agave americana	Twin Flowered Agave
Dasylistris wheeleri	Desert Spoon
Agave angustifolia marginata	Variiegated Agave
Hesperaloe parviflora	Red Yucca
Tetianeuria scabra	Angels Daisy
Munstebergia 'Regal Mist'	Regal Mist Deer Grass
<b>GROUND COVERS</b>	
Sphagnettilola trilobata	Yellow Dot
Lantana sp. 'New Gold' tm	Gold Lantana
Lantana montevideensis	Purple Lantana
Dalea capitata	Sierra Gold
Euphorbia rigida	Gopher Plant

**DECOMPOSED GRANITE & ROCK**

Planting areas: 1/2" Screened Mason Gold / 2" min. depth (match existing site d.g.)

Boulders: Surface Select Granite Boulders



MATCHLINE: SEE SHEET L-2

MATCHLINE: SEE BELOW RIGHT

MATCHLINE: SEE ABOVE LEFT

# THE CROSSROADS



Billy  
Clay  
DESIGN  
STUDIO  
WWW.BILLCLAYDESIGNSTUDIO.COM

PC  
COMMERCIAL

# THE CROSSROADS



Bill Glay  
**DESIGN**  
STUDIO  
WWW.BILLGLAYDESIGNSTUDIO.COM

**PD**  
COMMERCIAL

FW: Oppose DVR08-0004, Planning & Zoning Commission meeting May 20, 2009 @ 5:30PM

Ken Robbins

to:

Kevin.Mayo

05/20/2009 04:30 PM

Show Details

Hello Kevin,

I will be available tomorrow for a phone call at about 11:00 am.

**From:** Ken Robbins [mailto:KenRobbins@Cox.net]

**Sent:** Monday, May 18, 2009 9:44 PM

**To:** 'judy.ramos@chandleraz.gov'; 'stefanie.garcia@chandler.gov'

**Subject:** Oppose DVR08-0004, Planning & Zoning Commission meeting May 20, 2009 @ 5:30PM

Hello Judy,

I received a notice of public hearings on DVR08-0004 and tried to access the project via infomap.chandler.gov and was unable to see a map of the proposed amendment to the Santan Freeway Corridor Area Plan. I believe this is a parcel that adjoins a previous parcel that was re-zoned from residential to commercial and if so I was told that further rezoning requests would not occur so I oppose the project.

The notice mentioned the name of Kevin Mayo but did not have an email address. I would appreciate it if you could forward this email to Mr. Mayo.

Thank you,

**Ken Robbins**  
**(480) 899-0000**