

SEP 24 2009

**MEMORANDUM****Planning & Development - CC Memo No. 09-086b****DATE:** SEPTEMBER 4, 2009**TO:** MAYOR AND CITY COUNCIL**THRU:** W. MARK PENTZ, CITY MANAGER ^{WP}
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER ^{PM}
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR ^{JK}
KEVIN MAYO, ACTING PLANNING MANAGER ^{KM}**FROM:** ERIK SWANSON, CITY PLANNER ^{ES}**SUBJECT:** PDP08-0004 NOAH'S

Request: Preliminary Development Plan approval for a 12,490 square foot commercial multi-purpose building on an approximate 2.8-acre site

Location: East of the northeast corner of Cooper Road and Yeager Drive

Applicant: Alyson Pennington, Noah's Corporation

The request was continued at the August 5, 2009 Planning Commission hearing in order to be reviewed by the Design Review Committee (DRC). Concerns expressed at the Planning Commission and DRC meetings included building materials, vertical and horizontal relief of the building façade, landscaping and outdoor amenities. The current proposal includes changes based upon the comments from the Planning Commission and DRC meetings. Planning Commission and Staff recommend approval.

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for a 12,490 square foot commercial multi-purpose building on an approximate 2.8-acre site. Planning Commission and Staff, upon finding consistency with the General Plan, the Chandler Airpark Area Plan, and PAD zoning, recommend approval with conditions.

BACKGROUND

The request is for PDP approval for site layout and building architecture for a 12,490 square foot commercial multi-purpose building located east of the northeast corner of Cooper Road and

Yeager Drive. The subject site is part of a 245-acre master planned employment center, Chandler Airport Center (CAC). The CAC flanks both sides of Cooper Road extending to the east approximately one-half mile, and to the west to the Consolidated Canal. From the Loop 202 Freeway the CAC extends south to just past Germann Road. The CAC received zoning approval in 2005. The master plan established the subject site for service, retail, and hospitality. The request is consistent with the zoning. The request is one of several PDP's for individual parcels within the master plan.

Directly north is vacant land zoned for commercial support uses. East, adjacent to the site is vacant land zoned for office/showroom/industrial type uses. South, across Yeager Drive is the Panattoni office/showroom/industrial development. West, adjacent to the site is the recently approved Arco AmPm fuel station.

SITE LAYOUT

The subject site is approximately 2.8-acres, and is relatively square in shape. Due to the location and size of the site, there are a number of cross access easements on the property. The access easements connect the subject site to the surrounding sites. Two primary means of ingress/egress are provided off of Yeager Drive.

A large landscape area spanning the property frontage along Yeager Drive is provided. The landscape area will extend from the right-of-way line to the building providing a maximum depth of approximately 110-feet. The landscaped area will provide a majority of the site retention requirements. Additional retention is provided on the north side of the building. Large foundation landscaping areas are provided on the east and west sides of the building. The master developer installed landscaping along Yeager Drive as part of the off-site improvements.

The landscape palette features a number of tree species and various shrubs, ground covers, and annual flowers. Desert Museum Palo Verde trees have been incorporated into the landscape palette and will highlight the site entrances, flank the building entrances, and will also be located within the retention area. As discussed at the DRC meeting, a pathway connecting the parking areas is provided on the south side of the building, additional trees species have been incorporated into the landscape palette, and additional trees have been added to the retention area with a more informal design to provide a more natural appearance.

BUILDING ARCHITECTURE

The building is rectangular in shape and provides two entrances, one on the east and one on the west. The height of the building is approximately 24-feet to the top of parapet. Based on comments expressed at the DRC meeting a higher arched parapet is provided at both entrances located on the east and west sides of the buildings to a height of 31'. Flanking both sides of the arched entry parapet are columns that are two-feet deep by six-feet wide that provide a mid-height between the arched element and the remainder of the parapet. The columns flanking the entrance are approximately 26' feet tall. Additionally, the accent columns were modified by raising the height to the same level of the main parapet. The columns will be approximately three-feet wide by one-foot deep. Providing additional raised parapet elements on the north and south elevations provides additional articulation.

The entry doors are recessed two feet from the main wall plane. An entry trellis extends eight feet from the main wall plane. A stone veneer wainscot, similar in style to the Arco west of the subject site, is provided on all sides at a height of 72". However, based on comments provided at the DRC a 50/50 blend of stone will be utilized providing additional interest.

SIGNAGE

The Chandler Airport Center Comprehensive Sign Plan dictates the size, amount, and type of signage throughout the Chandler Airport Center, including that wall signage utilize individually mounted letters. The monument sign will be externally illuminated with routed lettering as specified by the Comprehensive Sign Plan.

DISCUSSION

Planning Commission and Staff believe that the concerns expressed by the Planning Commission and the DRC relating to the building materials, vertical and horizontal relief of the building façade, and landscaping and outdoor amenities have been successfully addressed. Additionally, Planning Commission and Staff find the request to represent a unique and quality project within the Chandler Airport Center.

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.
- An orange 4' x 8' public hearing sign was posted on the property.
- A neighborhood meeting was held at the Chandler Municipal Airport. No neighbors were in attendance.

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 PDP08-0004 NOAH'S, subject to the following conditions:

1. 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.

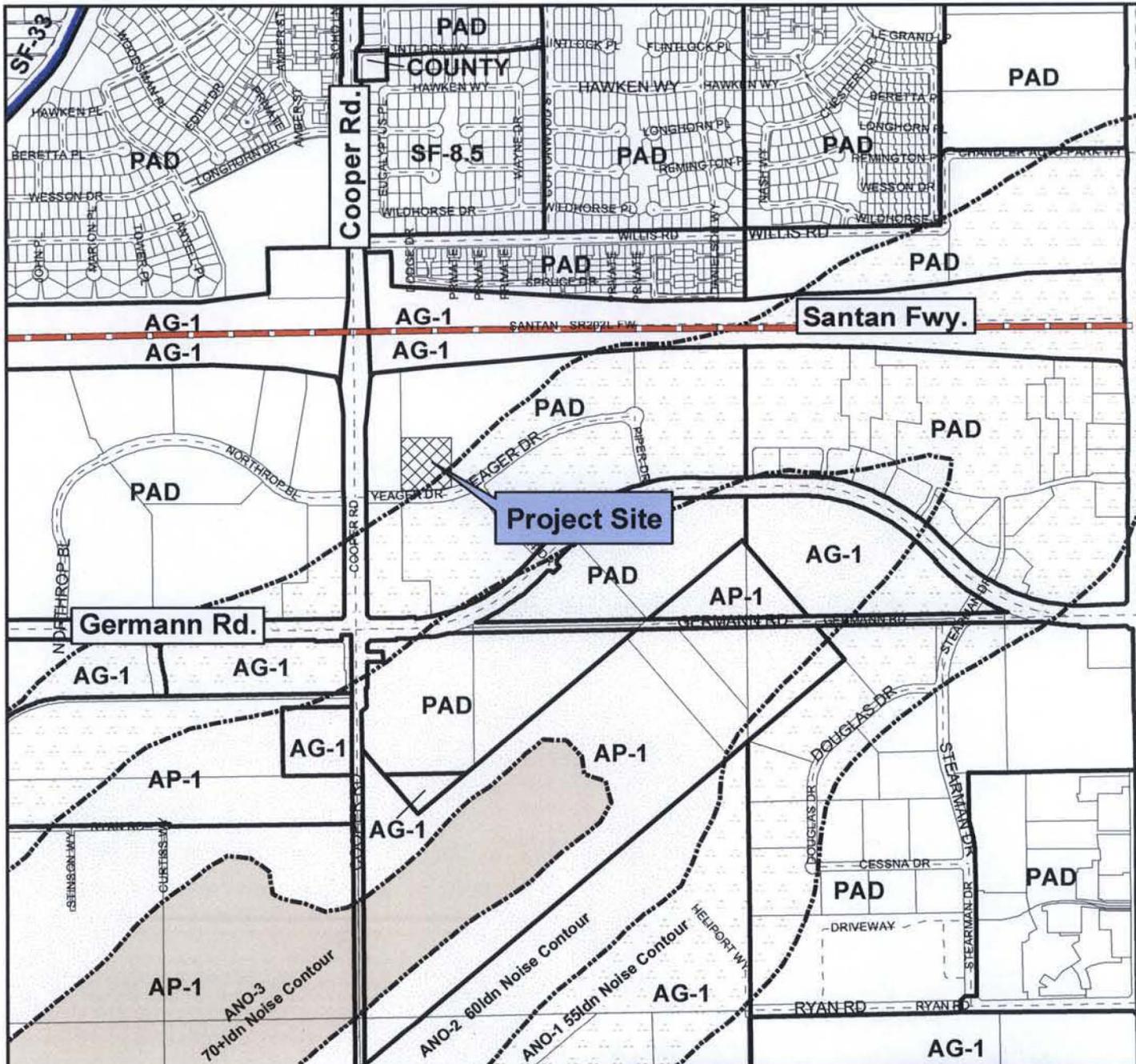
2. Development shall be in substantial conformance with Development Booklet, entitled "NOAH'S", kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0004, except as modified by condition herein.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. Raceway signage shall be prohibited within the development.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

PROPOSED MOTION

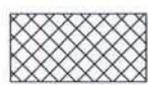
Move to approve PDP08-0004 NOAH'S, request for Preliminary Development Plan approval subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Floor Plan
5. Building Elevations
6. Development Booklet



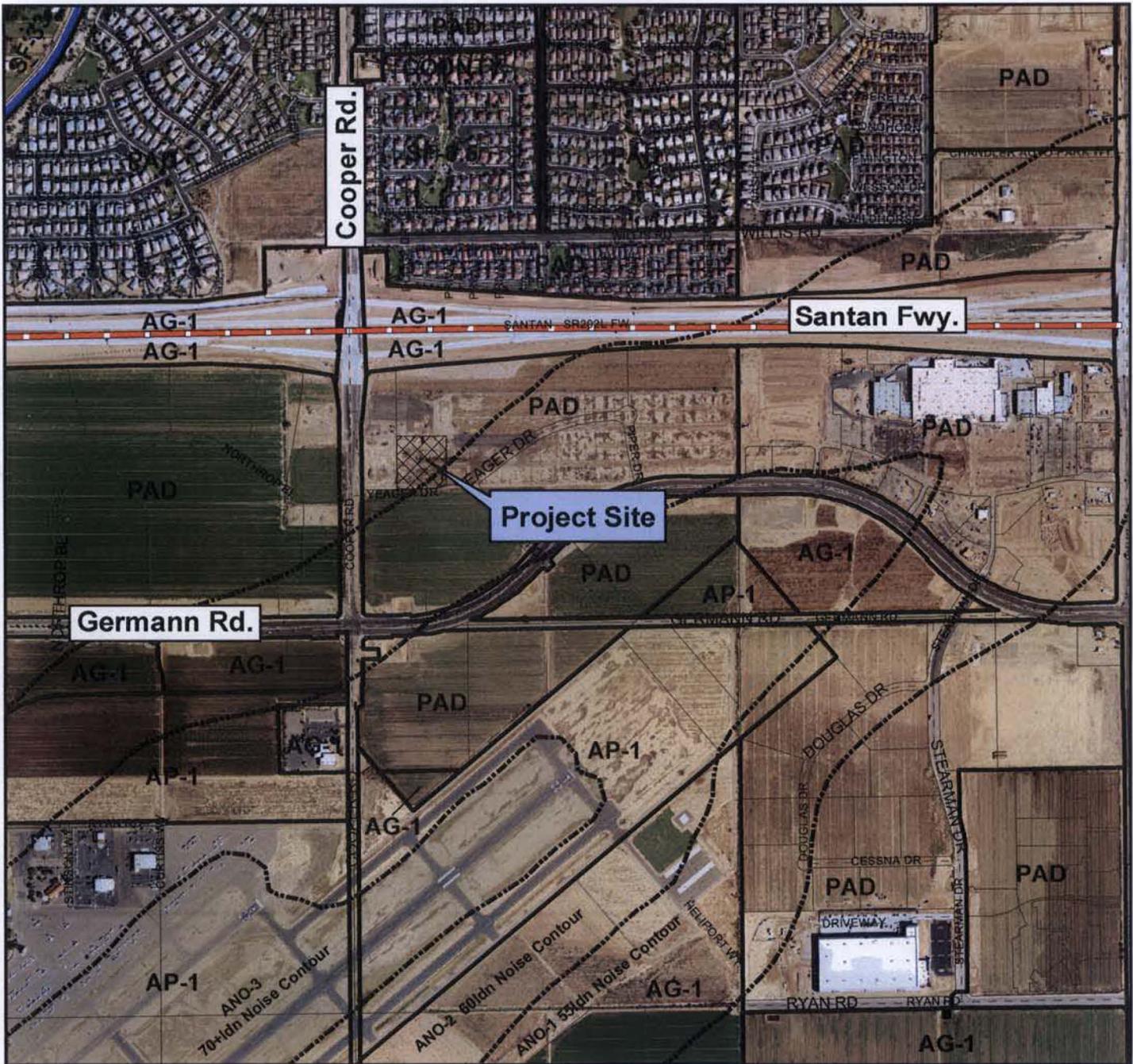
Vicinity Map



PDP08-0004

Noah's Center





Vicinity Map



PDP08-0004

Noah's Center



CITY OF CHANDLER NOTES

1. ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, SHALL BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 190 (10) (I), ZONING CODE.
3. FINISH GRADE OF LANDSCAPE AREAS (TOP OF CONCRETE OR OTHER PAVED SURFACES) SHALL BE MAINTAINED AT A MINIMUM OF 2" FROM THE BOTTOM OF THE ROOTS OF A TREE PLANTING. SEE SECTION 190 (10) (I), ZONING CODE.
4. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY SPECIFICATIONS. SEE SECTION 190 (10) (I), ZONING CODE.
5. TREES MUST BE PLACED A MINIMUM OF 9' FROM THE SIDEWALK OR DRIVE. TREES MUST BE AT LEAST 2" FROM THE BOTTOM OF A TREE PLANTING. SEE SECTION 190 (10) (I), ZONING CODE.
6. ALL TREES WITHIN LINE OF SITE SHALL MAINTAIN A CANOPY HEIGHT ABOVE IF ALL SHRUBS IN THIS AREA MAY NOT REACH A MATURE HEIGHT OVER 3'.
7. PARKING LOT TREES MUST HAVE A MINIMUM CLEARANCE HEIGHT OF 9'. SEE SECTION 190 (10) (I), ZONING CODE.



VICINITY MAP

**SITE PLAN FOR
NOAH'S CENTER
AT CHANDLER AIRPORT CENTER**

NOAH PROPERTIES CHANDLER AZ, LLC
1441 W. UTE BOULEVARD, SUITE 100
CHANDLER, AZ 85224
PHONE: (480) 472-2544

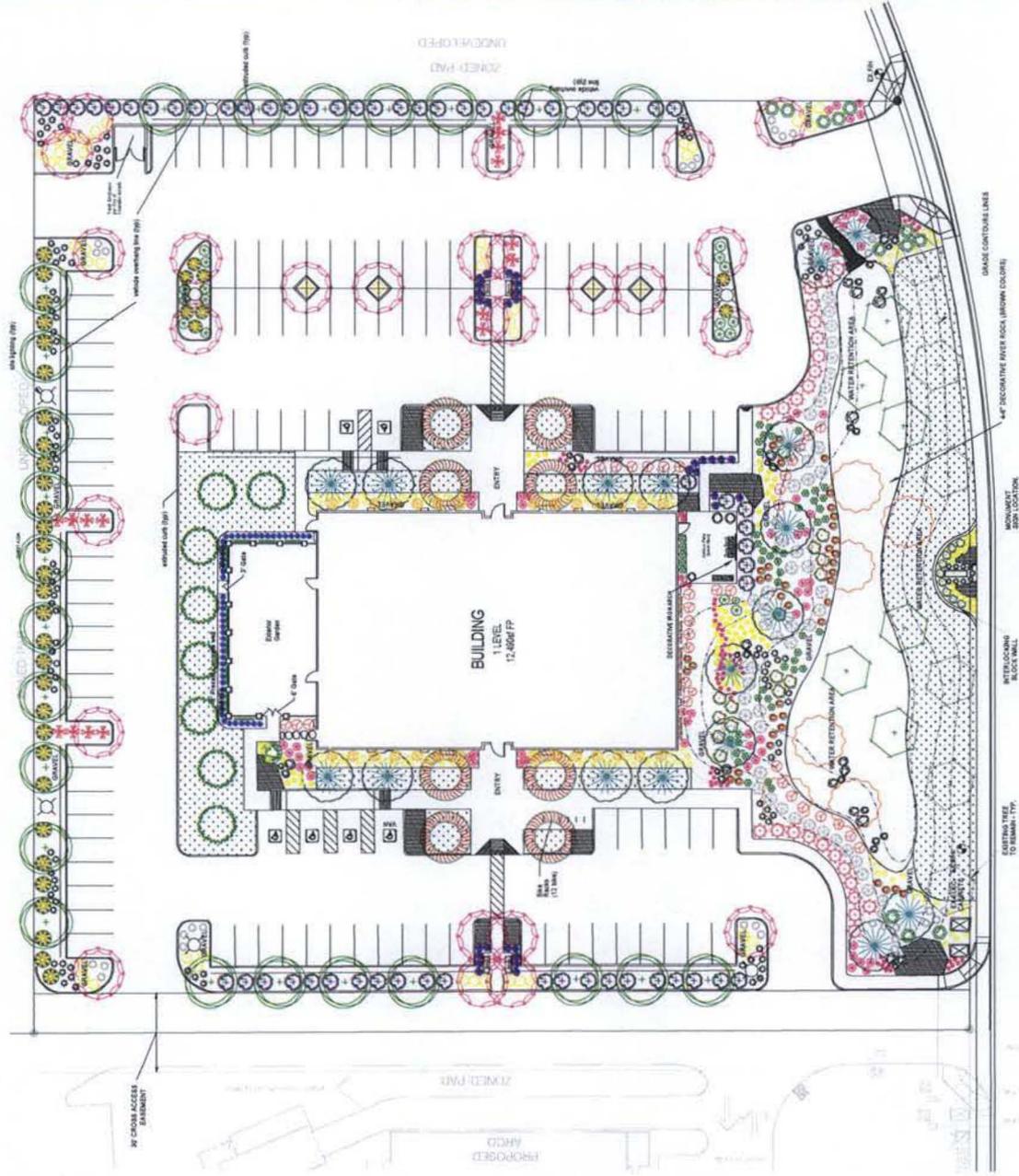
LANDSCAPE PLAN
DATE: 08/22/2011
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
SCALE: 1" = 20'

COMMON NAME	BOTANICAL NAME	SIZE	QTY
FLOWER, PERSONAL			
HERBIS MA VAGAE		5 GAL.	15
HERBIS, BLUE		1 GAL.	45
WHITE BELL		1 GAL.	20
MARGALA DESERT		1 GAL.	20
PORTULACON, FREDERICK		1 GAL.	22
VERBENA, GOODING		1 GAL.	95
FLOWER, VINE			
HERBA HELM, THORNDALE		1 GAL.	9
MISOGYNA LACIANA		5 GAL.	6
SHRUB, CACTI			
RED HESPERALDE		1 GAL.	95
SHRUB, DECIDUOUS			
MIXED LANTANA SHRUB		5 GAL.	12
OLANDER		5 GAL.	27
SHRUB, EVERGREEN BROADLEAF			
ELONIA, EBERALD, N'GOLD		5 GAL.	25
LABELL, TEXAS MOUNTAIN			
MORNING GLORY, BUSH			
NATAL PLUM		5 GAL.	30
RED BAC-O-PARADE		5 GAL.	22
RED FART DUSTER		5 GAL.	35
SHRUB, TEXAS RANGER		5 GAL.	35
SHRUB, TEXAS GREEN GLOD		5 GAL.	51
VAREGATED YUCCA		5 GAL.	2
VERBENA, SANDANVA		5 GAL.	16
TREE, DECIDUOUS			
TEXAS MOUNTAIN LAUREL, MESCAL		24" BOX	5
DRYBERRY, MUSEUM PALM VERDE		24" BOX	2
CASTLE TREE		15 GAL.	20
AGUA WATTLE		15 GAL.	24
ORCHID TREE		36" BOX	5
SHRUB, TREE		36" BOX	5
DALBERGA, 95550		24" BOX	5
IRISE, EVERGREEN			
P.F.E.		36" BOX	5

LEGEND

- LAWN: 305 SOD
- FLOWER: TO BE PLANTED ACCORDING TO SEASON
- ANNUAL
- DIAPYCNOIDEA GRANITE

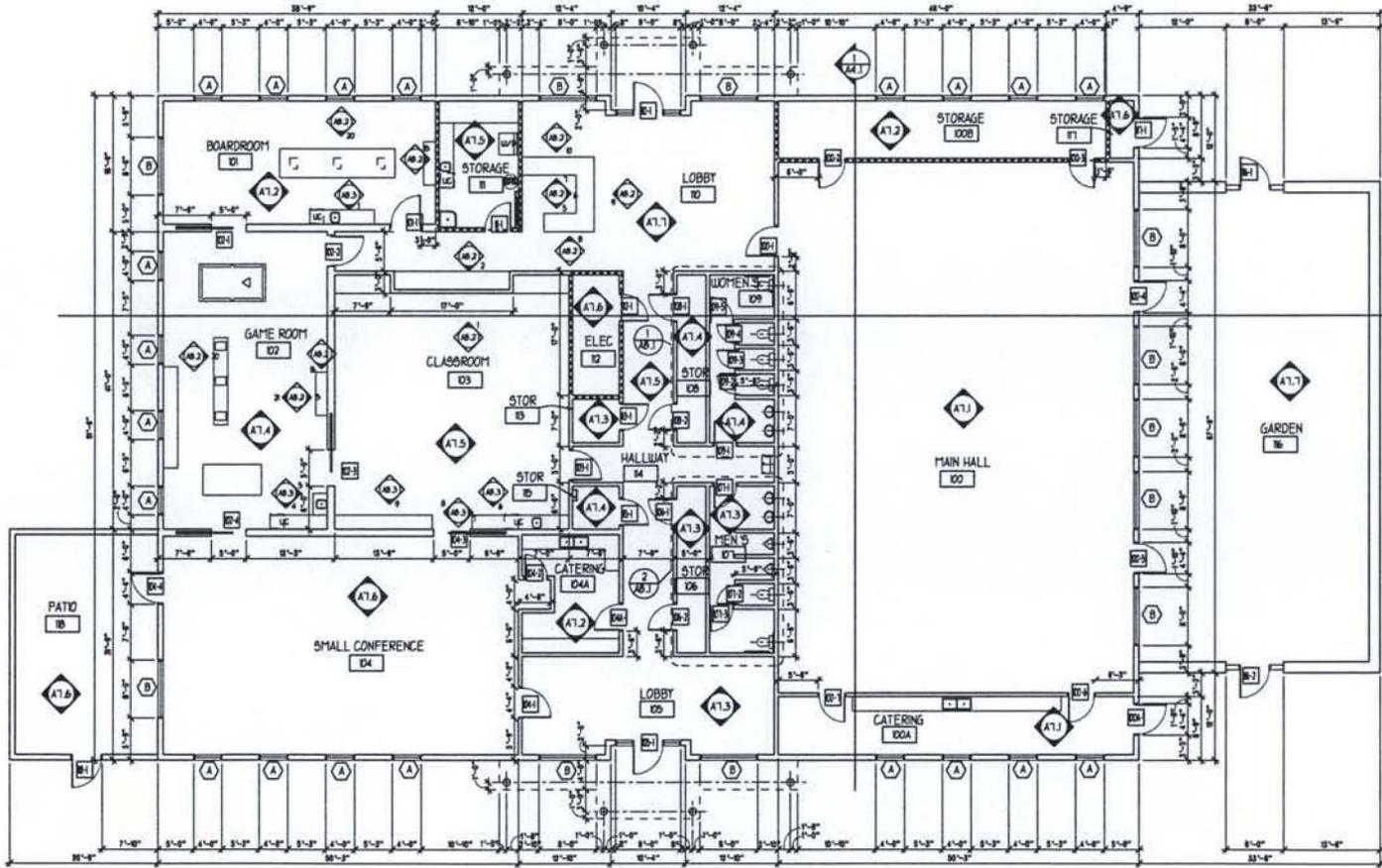
Attention: This landscape plan is not a construction document and should not be used as such. The purpose of this plan is to demonstrate overall concept to the owner and assist owner in obtaining competitive bids for installation of said landscaping.



YEAGER DRIVE

LANDSCAPE PLAN

NOTE: SEE A8.1 FOR BACKING REQUIREMENTS



FIRST FLOOR PLAN
1/8" = 1'-0"



DATE: 18 APRIL 2009
 JOB NO.: 0103
 DRAWN: JPL/DEK
 CHECKED:

MARK WILSON ARCHITECTS
 140 WEST WASHINGTON, LEXINGTON, ARIZONA 85943
 PH: 928-338-3300 FAX: 928-338-3301

NOAH'S OF CHANDLER
 CHANDLER, ARIZONA

Project No.

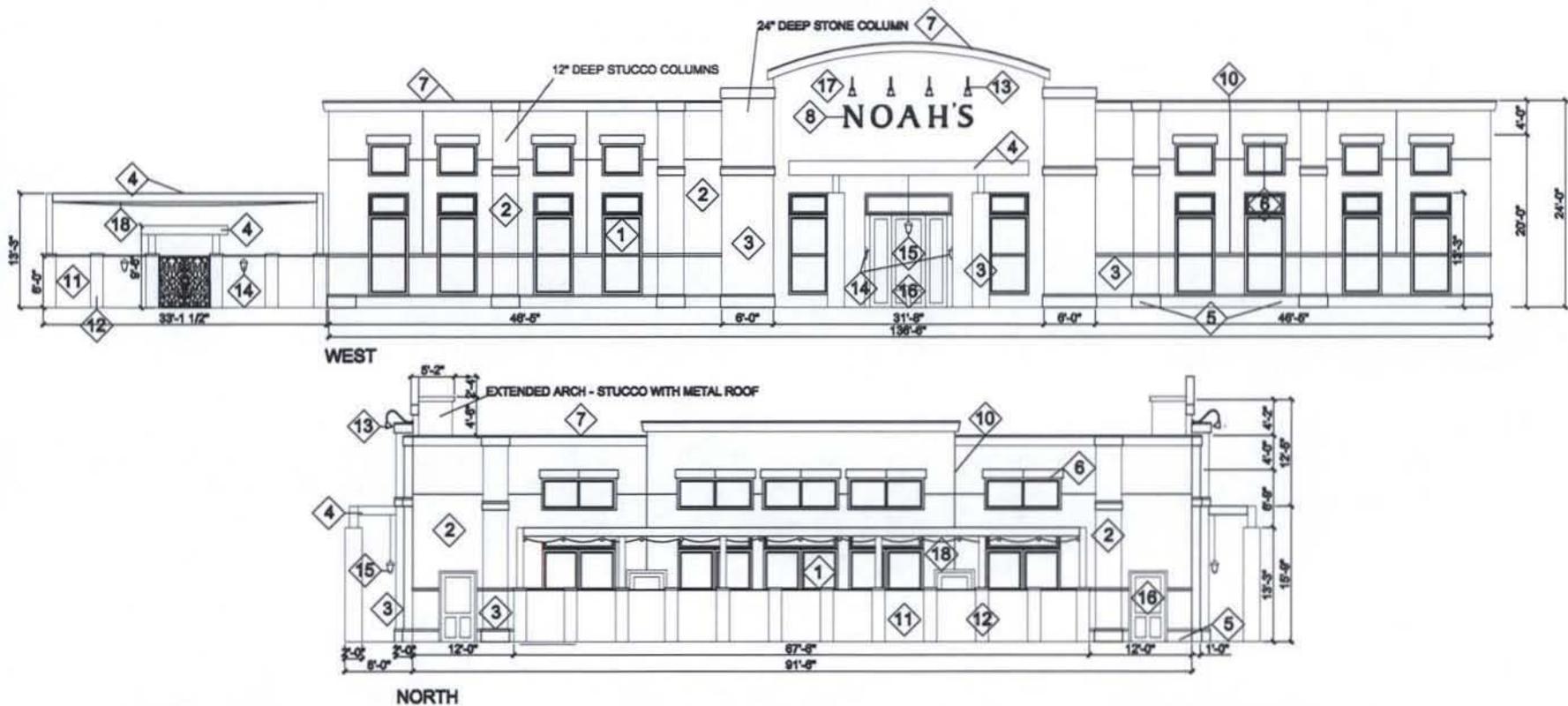
Sheet No.

FLOOR PLAN

Sheet No.
A2.1

FLOOR PLAN

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ELEVATION NOTES:

- | | | |
|---|---|--|
| <p>1- DOUBLE HUNG, CASEMENT STYLE, FIXED WINDOWS (WOOD CLAD-POLISHED MAHOGANY EXT)</p> <p>2- EFIS FINISH, SHERWIN WILLIAMS COLOR, SWxxxxx</p> <p>3- EL DORADO STONE, SHADOW ROCK, BRONZE</p> <p>4- STEEL ENTRY CANOPY WITH OPEN CANOPY, COLOR-POLISHED MAHOGANY</p> <p>5- 18" PRECAST CONC, COLOR - CREAM</p> | <p>6- PRECAST CONC LINTEL, COLOR - CREAM</p> <p>7- PRECAST CONC PARAPET CAP, COLOR - CREAM</p> <p>8- POWDER COATED METAL LETTERS: DARK BRONZE</p> <p>9- METAL GATE (POWDER COATED); COLOR-POLISHED MAHOGANY</p> <p>10- CONTROL JOINT</p> <p>11- PRECAST CONC WALL PANELS, COLOR - CREAM</p> | <p>12- PRECAST COLUMNS, COLOR - TO MATCH BUILDING EFIS</p> <p>13- METAL GOOSENECK LIGHTING: ANP, BRONZE FINISH</p> <p>14- METAL LIGHTING: SANTANGELO, LANTERN 8, SCONCE</p> <p>15- METAL LIGHTING: SANTANGELO, OD-GRANADA-R, PENDANT</p> <p>16- WOOD DOOR, MAHOGANY</p> <p>17- PRECAST CONCRETE TILE 18X24, COLOR - CREAM</p> <p>18- CANVAS SHADE CANOPY</p> |
|---|---|--|

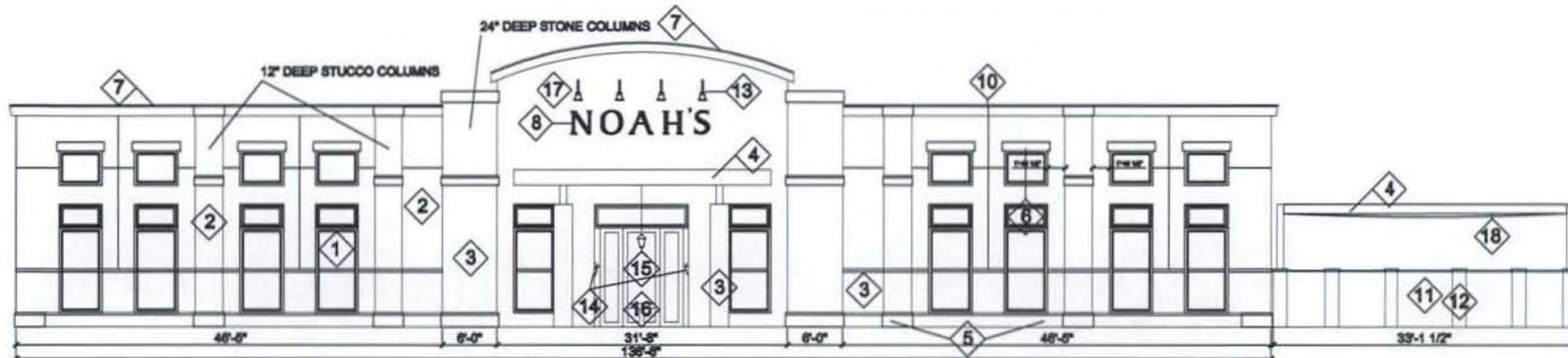
NOAH'S
GATHER · WORK · PLAY

Revisions	
DATE	BY
	DMB
	Doc #000

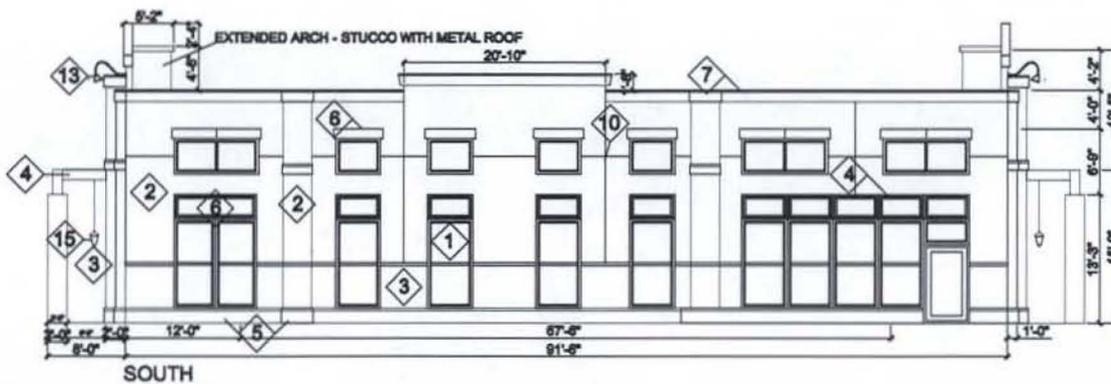
Scale:
NTS

NOAH'S of CHANDLER
EXTERIOR ELEVATIONS: WEST & NORTH

ELEVATIONS



EAST



SOUTH

ELEVATION NOTES:

- | | | |
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| | | 18- CANVAS SHADE CANOPY |

NOAH'S
GATHER · WORK · PLAY

Revisions

DATE

Drawn By: BAK

Date: 8/10/08

Scale:

NTS

NOAH'S of CHANDLER

EXTERIOR ELEVATIONS: WEST & NORTH

ELEVATIONS