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SEP 24 2009



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

**MEMORANDUM**

**Planning and Development – CC Memo No. 09-112**

**DATE:** SEPTEMBER 4, 2009

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER <sup>RP</sup>  
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER <sup>[Signature]</sup>  
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR <sup>[Signature]</sup>  
KEVIN MAYO, ACTING PLANNING MANAGER <sup>KM</sup>

**FROM:** BILL DERMODY, SENIOR CITY PLANNER <sup>BD</sup>

**SUBJECT:** DVR09-0015 ROCKEFELLER GROUP CHANDLER 101  
Introduction and tentative adoption of Ordinance No. 4186

**Request:** Rezoning from Planned Industrial District (I-1) to Planned Area Development (PAD) with a mid-rise overlay and Preliminary Development Plan (PDP) approval

**Location:** Southeast corner of Chandler Boulevard and the Loop 101 Price Freeway

**Applicant:** Snell & Wilmer LLP, Nick Wood

**Owner:** RG-101 LLC

**Project Info:** Option One – 300 room hotel, 65,000 square foot conference center, 725,000 square feet of office, and 24,400 square feet of retail and restaurant uses on approximately 22 acres to be constructed in multiple phases; Building heights up to 160’

Option Two – 820,000 square feet of office and 24,400 square feet of retail and restaurant uses on approximately 22 acres to be constructed in multiple phases; Building heights up to 148’

### **RECOMMENDATION**

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

### **BACKGROUND**

The request is for rezoning from Planned Industrial District (I-1) to Planned Area Development (PAD) with a mid-rise overlay and Preliminary Development Plan (PDP) approval for a new mixed-use project with two options for its development. The approximately 22-acre site is located at the southeast corner of Chandler Boulevard and the Loop 101 Price Freeway on vacant land formerly occupied by the Gould industrial facility. To the south are the Nikko industrial facility, the Isola industrial facility, and the Chandler Fire vehicle maintenance center. East of the subject site along Chandler Boulevard is a fuel station. South of the fuel station adjacent to the subject site are a personal storage facility and, farther south, a vacant 2-acre site designated by the General Plan for employment uses. To the north across Chandler Boulevard and the west across the Loop 101 Price Freeway are retail uses, including the Chandler Fashion Center mall. The nearest residential uses are an apartment complex and a single-family subdivision over 1000' to the north, beyond a retail shopping center.

The site has been cleared of the previous industrial building and most of its associated site improvements, excepting only a few trees along the street frontages. Coronado Street currently terminates at the north side of Chandler Boulevard, with a driveway directly across from it on the south side of Chandler Boulevard that services the adjacent fuel station and storage facility. Coronado Street is being extended southward as part of this development request. The subject site has a water conveyance easement in its northwest portion owned by ADOT that is currently filled with coarse rock rip rap—the easement will be redesigned and landscaped as part of this development. There are eight (8) large power poles along the eastern and southern site boundaries that will be relocated and/or eliminated as part of the Coronado Street construction.

The development request divides the site into two parcels: Parcel A, the northern three-quarters of the site; and Parcel B, the southeastern quarter that is located directly east of the Nikko facility.

The requested zoning would allow general office, medical office, retail, restaurant, and hotel uses throughout the site and also light industrial uses on Parcel B. The vision is a mixed-use campus with synergy and interaction between the uses. The site received its I-1 zoning in 1977 as part of a larger 50-acre rezoning, under which the Gould facility was constructed.

### **GENERAL PLAN CONFORMANCE**

The request is consistent with the General Plan, which designates the property as Employment and within a Growth Expansion Node east of the mall. The large office component of this project is consistent with the Employment designation. The General Plan specifically identifies high-end large office and mixed-use developments as consistent uses within the Growth Expansion Node.

### **MID-RISE DEVELOPMENT POLICY CONFORMANCE**

The application requests approval of a mid-rise overlay to construct buildings over 45' in height. The maximum requested height on the site is 160', excluding architectural ornamentation and penthouse equipment screening, for an 11-story hotel. The application's two development options also include 10-, 9-, and 8-story office buildings of 148' to 122' in height. The site is eligible for consideration under the policy because of its location adjacent to the Loop 101 Price Freeway, its status as infill at a vacant former industrial site, and its large-scale provision of employment.

The proposed mid-rise overlay enhances the sustainability of the site and the broader area by allowing for generous pedestrian provisions and infusing a major employment element adjacent to existing regional retail uses. The building heights make possible the amount of office square footage and the mix of uses in the project. The heights also enhance the ability to provide amenities expected of "Class A" office. The requested buildings are a prominent and positive addition to the city's skyline at a location where residential uses are not close enough to be negatively affected.

### **SITE LAYOUT AND PHASING**

The application proposes two development options, each with its own phasing and site plan. Both options feature nearly the same site layout, including access from the Price Frontage Road west of the parking garage, left-in and right-in/right-out access in the center of the site along Chandler Boulevard, and several points of access via an extension of Coronado Street that wraps around the east and south sides of the development, eventually connecting to the Price Frontage Road as it passes the Nikko and Chandler Fire properties to the southwest. Two L-shaped office buildings, of 10 or eight (8) stories in height, are located in the northwest and northeast portions of the site, each with potential first-floor retail. Two one-story restaurants are located to the interior of the office buildings along the Chandler Boulevard frontage, flanking the main entrance. A parking garage of four to five stories (one below ground in each case) is located in the site's center with vehicular access on both the east and west sides. First-floor retail fronts the northern façade of the parking garage. A two-story office/industrial building is located on Parcel B in the southern portion of the site at the curve of the Coronado Street extension. Limited surface parking is provided between the restaurants adjacent to Chandler Boulevard and along the internal driveways, as well as in a larger surface lot on Parcel B.

The primary site layout difference between the two development options exists in the site's center where either an 11-story hotel and 65,000 square foot conference center (Option One) or an additional office building of nine (9) stories (Option Two) will be built. Under Option One, the hotel is located at the terminus of the main entry drive from Chandler Boulevard, with the conference center to its south and the parking garage flanking it to the east and west. Under Option Two, a third Parcel A office building is located in approximately the same place as the hotel, with the parking garage to its south.

The development is phased and the phasing differs by development option. Option One's first phase includes the hotel/conference center, the northeastern office building, about 60% of the

parking garage, the Coronado Street extension, and the Chandler Boulevard and Price Road frontage landscaping. The second phase includes the northwestern office building and the rest of the parking garage. Parcel B is a future phase. The restaurant buildings will be constructed as demand warrants.

Option Two's first phase includes the central office building, the central portion of the parking garage, the Coronado Street extension, and the Chandler Boulevard and Price Road frontage landscaping. The second phase includes the northeastern building and the parking garage's eastern portion. The third phase includes the northwestern office building and the rest of the parking garage. As in Option One, Parcel B is a future phase and the restaurant buildings will be constructed as demand warrants.

The hotel/conference center and the restaurant buildings require separate PDPs for their architecture and building signage. The main entry drive from Chandler Boulevard and its accompanying landscaping are part of the first phase of both development options. The first phase of both development options presents a finished appearance for all buildings, including the parking garage.

#### **PEDESTRIAN AMENITIES AND ARTWORK**

The development provides generous pedestrian amenities, including broad sidewalks and several pedestrian-oriented plazas between the buildings. The plazas feature abundant seating and shade through numerous raised tree planters (21 in Option One and 16 in Option Two) that serve to enhance pedestrian comfort and encourage inter-building activity. Decorative tree and landscape planters are also strategically located along pedestrian routes within the site. Artwork is to be provided in the vicinity of the main building entrances of a scale and quality that is commensurate with the development, the details of which will be worked out with staff after the artist(s) are selected closer to the project's construction.

#### **PARKING**

The application requests relief from Zoning Code parking requirements for Parcel A. Under Option One, 3,159 parking spaces are provided compared to a requirement of 4,273 spaces, resulting in a deficit of 1,114 spaces. Under Option Two, 3,233 spaces are provided compared to a requirement of 4,024 spaces, resulting in a deficit of 789 spaces. The applicant's traffic consultant has provided a parking study to staff that justifies the parking shortages based on a combination of shared parking (differing periods of peak demand) and internal capture (e.g. office workers walking to retail). Staff has thoroughly reviewed and analyzed the parking study, finding it plausible and supportable for this project.

In the case that parking demand exceeds forecasts, the parking garage is designed so that additional floors could be added above or below ground to accommodate up to the full amount of spaces required by the Zoning Code. The applicant has agreed to a condition that requires additional parking be provided if determined necessary by the Zoning Administrator.

Parcel B provides the Code-required 325 parking spaces through a surface parking lot.

### **BUILDING ARCHITECTURE**

The 8- to 10-story office buildings present a striking, contemporary office architectural style that features glass façades with horizontal aluminum bands, horizontal tan-colored EIFS bands of a mottled appearance, and lower-story granite along with curved and staggered footprints, sloping parapets, curved walls, and balconies. The buildings display a variety of materials, colors, and forms, as well as depth and height variation from all angles. An undercut first floor allows for further visual interest in addition to providing shade to pedestrians.

The bulk of the parking garage presents a muted architectural style that features horizontal banding with vertical columns, intermittent solid ground-to-roof exterior panels, and exterior staircases. The color palette uses several related brown and tan tones. The parking garage's north side features a glass-dominated exterior along the first-floor retail and a mix of horizontally oriented EIFS, metal panels, and horizontal aluminum banding above the recessed first floor.

The two-story office building on Parcel B ("Office Three") presents a distinct architectural style from the Parcel A buildings that is appropriate for a stand-alone suburban office/light industrial structure in this location. Office Three uses a concrete tilt-panel or smooth-finish EIFS building style that achieves visual interest through staggered façades, metal canopies, color changes, variations in window size/location, and horizontal/vertical banding.

The project meets the Commercial Design Standards regarding architecture as detailed in the development booklets.

### **LANDSCAPING**

The landscaping features Palo Verde and Palo Brea trees along the Chandler Boulevard frontage and Mesquite trees along the Price Frontage Road and Coronado Street. Date Palm trees are used to highlight the outside corners and building entrances of the northwest and northeast offices, as well as to highlight and line the main vehicular entry drive from Chandler Boulevard. Purple Orchid, Palo Verde, and Live Oak trees provide shade in the pedestrian-oriented areas of Parcel A. The rock rip rap currently in the site's northwestern portion will be elongated and relocated in the bottom of the planned retention basins so that its visual effect is minimized below and behind proposed shrubs and ground cover. Enhanced landscaping in the form of dense accent shrubs and seasonal flowers is provided adjacent to screen walls and monument signage along Chandler Boulevard. The project meets the Commercial Design Standards regarding landscaping as detailed in the development booklets.

### **SIGNAGE**

The application requests approval for a comprehensive sign package that includes center identification signs, monument signs, building signs, and directional signs for both Parcel A and Parcel B. The project meets the Commercial Design Standards regarding signage as detailed in the development booklets. Highlights of the requested signage are below.

For Parcel A, both development options propose two center identification signs at the northwest and northeast corners of the site, an “entry monument sign” adjacent to the main entrance along Chandler Boulevard, two multi-tenant monument signs midway along the Chandler Boulevard frontage, and one multi-tenant monument sign near the parking garage along the Price Frontage Road. Option One also proposes a second “entry monument sign” adjacent to the main entry that incorporates the center name and the hotel name. The three multi-tenant monument signs are 14’ high, display six (6) tenant names each, utilize push-through acrylic letters upon an internally illuminated aluminum cabinet (for an individually lit, pan-channel appearance), and feature a curved-face design that draws from the building architecture. The 6’- to 8’-tall center identification and “entry monument” signs also feature curved faces and utilize push-through acrylic letters.

Parcel A’s office buildings are proposed to feature up to two (2) office tenant signs per outward façade, per building. The office tenant signs, located on the top floor across the highest horizontal EIFS band, utilize individually mounted reverse pan-channel, halo-illuminated letters of 4’ height. The offices’ ground floors are allowed retail tenant signs with internally illuminated pan-channel letters of 2’ height. The first floor of the parking garage is also allowed 2’-high signs with internally illuminated pan-channel letters along its north façade and wrapping just around the east and west façades. A recommended condition would add halo illumination to these building signs.

Parcel B, under both development options, is proposed to have two 10’-high monument signs of four (4) tenant names each. The signs present a multi-colored rectangular appearance that draws from the adjacent office building’s architecture. The center name is pin-mounted to the base and the tenant names are flat, applied vinyl copy. The signs are externally illuminated.

The Parcel B building signs are proposed to be on the first and second floors, and feature individually mounted reverse pan-channel, halo-illuminated letters of 2’ height.

## **DISCUSSION**

Planning Commission and Staff find the request to be a compatible infill use that capitalizes on a unique opportunity to provide high employment density at a key freeway interchange. The 8- to 11-story buildings provide striking architecture that present a positive impact on the city’s skyline in this area. The development’s quality and intensity will provide a vibrant, productive, and attractive use at this location.

The development booklets make reference to a “setback exception” on Page 9. The setback exception addresses the possibility that the Fire Marshall might at some point in the future require a fire lane south of the parking garage, and requests that a setback encroachment be granted along Chandler Boulevard of a distance equal to the fire lane width. The Fire Marshall is not currently requiring, and does not plan to require, a fire lane at this location because of alternate forms of access present. A change in the need for a fire lane is unlikely, though cannot be ruled out completely due to its tie to “life safety” considerations. Standard fire lane width is 20’. Staff does not recommend granting a setback deviation as requested carte blanche. Rather,

Staff recommends that flexibility be given for minor administrative site plan modifications subject to Zoning Administrator approval, just as all projects are given through the PDP process. Any setback or other site plan changes deemed major would be eligible for consideration only through a separate PDP public hearing process. This approach maintains consistency with other approvals throughout the city and encourages creative minor modifications in lieu of an automatic setback reduction.

In response to a Councilmember's concern, Staff has added recommended Condition No. 19 to ensure that the two restaurant buildings along Chandler Boulevard do not have drive-throughs. Though Planning Commission did not specifically address the issue, it is in-keeping with their direction on the project. Condition No. 18 was also added to allow the developer to view the final approved conditions before providing the city a completed Consent to Conditions waiver.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Two neighborhood meetings were conducted at the Chandler Fashion Center on July 23 and July 30, 2009. Three representatives of Nikko attended the first meeting to view the updated plans. The storage facility's attorney attended the second meeting to review the site plan. No other citizens attended.
- At the time of this writing, Staff is not aware of any opposition. Previously, there had been opposition to the Coronado Street extension loop road by the storage facility's ownership. The Coronado Street extension was approved by City Council in 2008.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

Planning Commission added Conditions No. 14, 15, 16, and 17 to address minor landscaping and parking garage modifications, as well as ensuring that any covered parking use materials, forms, and colors drawing from the main buildings' architecture.

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR09-0015 ROCKEFELLER GROUP CHANDLER 101 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. Development shall be in substantial conformance with Exhibit A and Exhibit B, Development Booklets, entitled "Rockefeller Group Chandler 101", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-0015, except as modified by conditions herein.

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. A Traffic Impact Analysis shall be approved by the City of Chandler Public Works Department prior to the recordation of a Final Plat or approval of building permits.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. Construction shall commence above foundation walls within five (5) 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. 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.
9. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
10. 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.
11. Raceway signage shall be prohibited within the development.
12. Under Option One, additional parking capacity shall be added to the parking garage in the course of developing Phase Two if existing or anticipated demand warrants, at the discretion of the Zoning Administrator as informed by an updated parking study provided by the Developer (if requested by the Planning Department) or other relevant information. Under Option Two, additional parking capacity shall be added to the parking garage in the course of developing Phase Two or Phase Three if existing or anticipated demand warrants, at the discretion of the Zoning Administrator as informed by an updated parking study provided by the Developer (if requested by the Planning Department) or other relevant information.

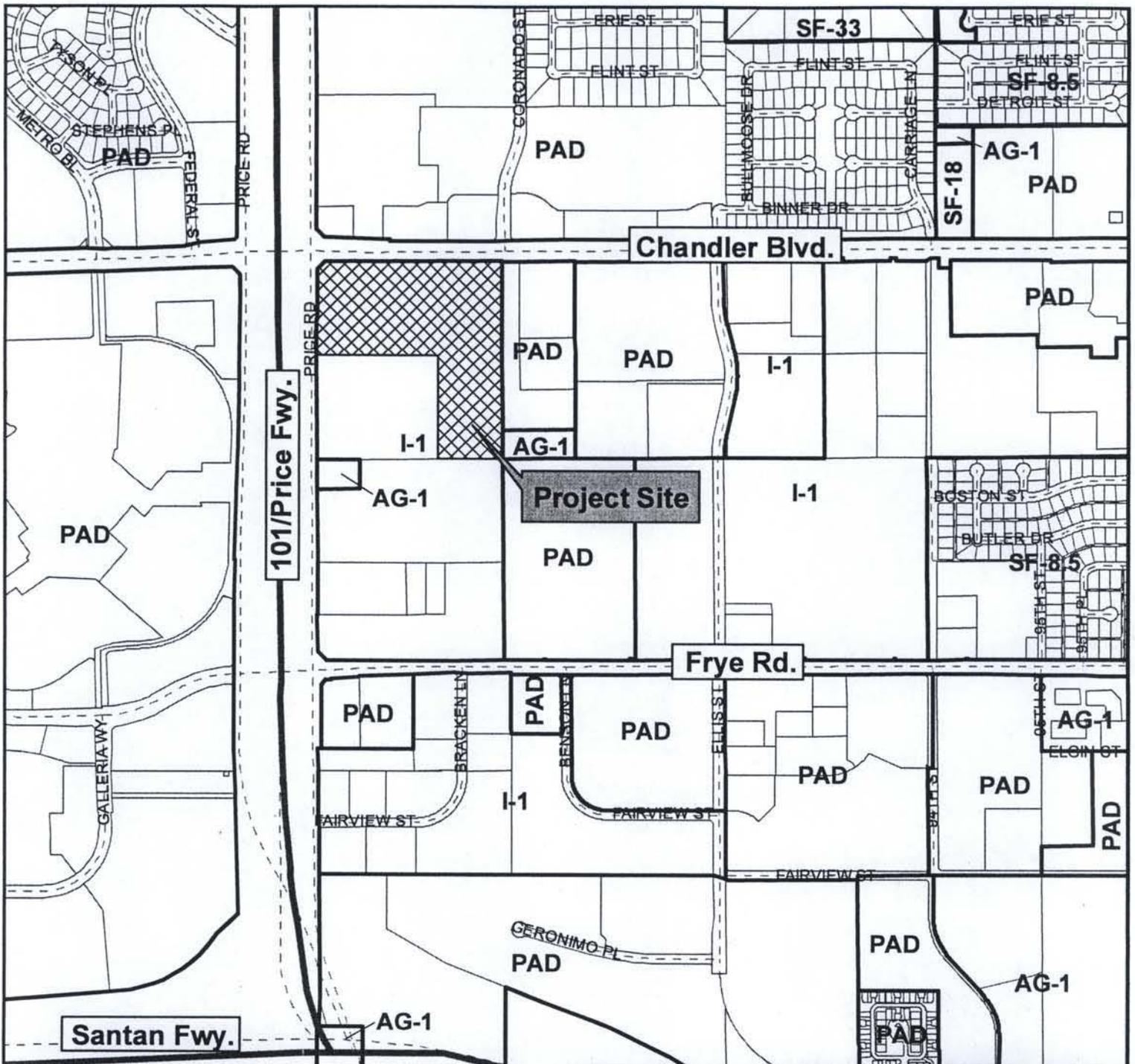
13. The retail (first floor) building signage shall be internally illuminated pan-channel letters with halo illumination.
14. The trees planted to the south, east, and west elevations of the parking garage shall be at least 12' high to top of canopy at planting.
15. The applicant shall work with staff to add additional shade trees (up to four total) to the south of the two restaurant buildings.
16. The applicant shall work with staff to provide architectural features and vertical relief above the exterior staircases on the parking garage.
17. Any covered parking will utilize materials, forms, and colors drawn from the main buildings' architecture.
18. A signed and notarized Consent to Conditions waiver shall be provided to Planning staff within three weeks of City Council approval of the rezoning and PDP in order for the approval to be valid.
19. Neither of the two restaurant buildings along Chandler Boulevard shall have a drive-through.

**PROPOSED MOTION**

Move to introduce and tentatively adopt Ordinance No. 4186 approving Planned Area Development zoning and Preliminary Development Plan in case DVR09-0015 ROCKEFELLER GROUP CHANDLER 101 subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Option One Site Plan
3. Option One Overall Landscape Plan
4. Option One Elevations
5. Option One Perspective Views
6. Option One Signage
7. Option Two Site Plan
8. Option Two Overall Landscape Plan
9. Option Two Elevations
10. Option Two Perspective Views
11. Option Two Signage
12. Ordinance No. 4186
13. Exhibit A, Development Booklets for Option One and Option Two

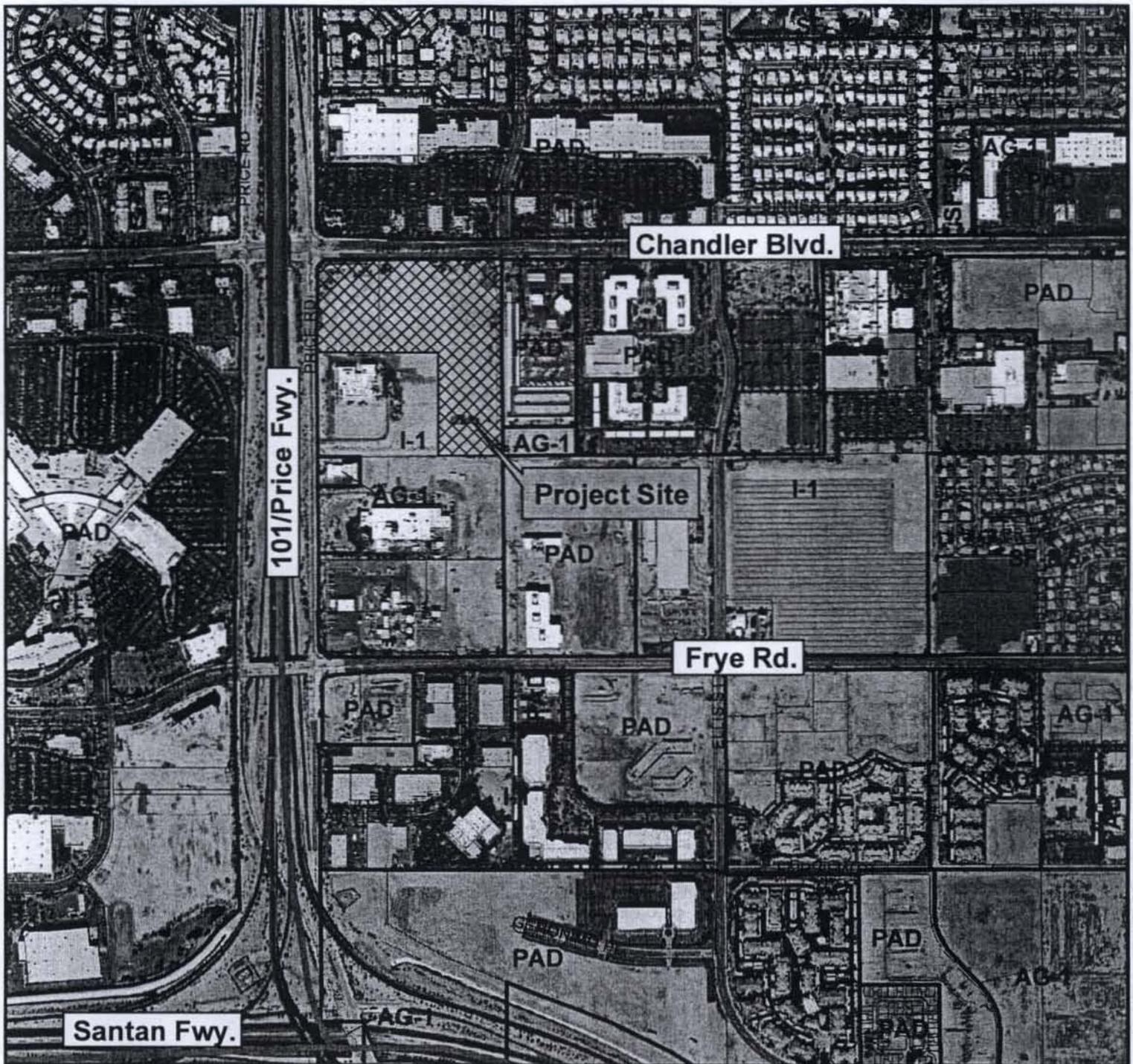


## Vicinity Map



DVR09-0015

Rockefeller Group  
Chandler 101



**Vicinity Map**



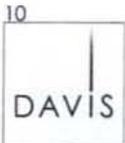
**DVR09-0015**

**Rockefeller Group  
Chandler 101**



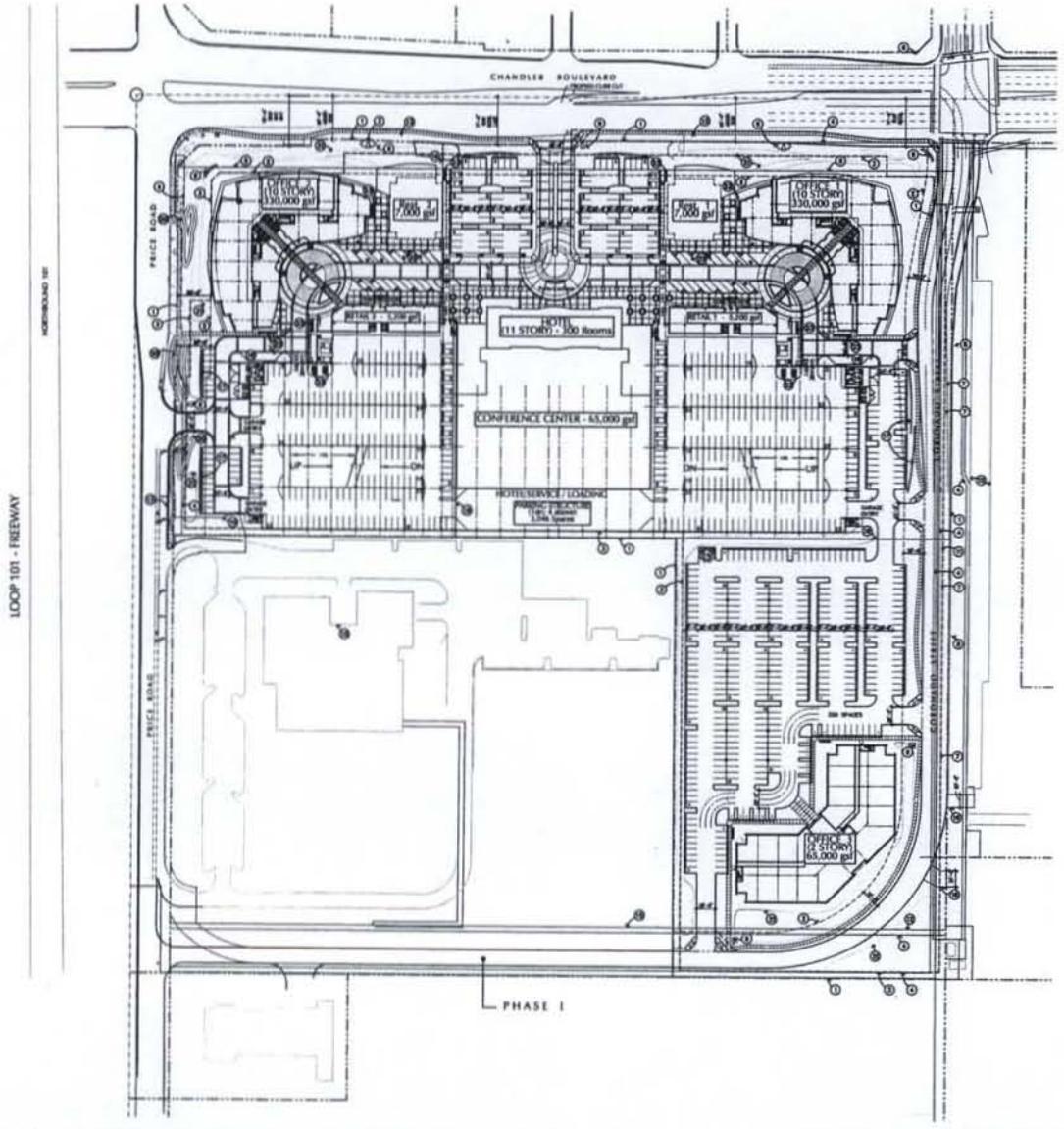
SITE MASTER PLAN

The northern portion of the property is planned for a mix of uses which would include two office buildings of up to ten stories in height, a hotel conference facility at the center of the complex, with restaurants flanking the main entrance off of Chandler Boulevard. The main entrance is designed as a grand "ceremonial" entrance into the heart of the project. Parking for the development will be located primarily within a multi-level above and below grade parking structure central to the complex, with an urban plaza experience connecting all the buildings. The northern facade of the parking structure and the ground floor of the office buildings are planned for retail uses to help energize the pedestrian plaza experience. The southern portion of the property is planned as a single two or three story office development of approximately 65,000 square feet, with surface parking for 325 cars.



Site plan

OPTION ONE



PROJECT DATA

**ZONING:**  
 ASSESSOR PARCEL NUMBER: 303-29-004  
 ZONING CATEGORY: I-1 PLANNED INDUSTRIAL  
 ZONING PROPOSED: PAD to be submitted with PDP  
**BUILDING TRACKS:** REQUIRED (0-1) PROVIDED  
 S. (CHANDLER BLVD) 50' 50'  
 E. (PRICE RD) 50' 50'  
 W. (CORONADO ST) 50' 50'

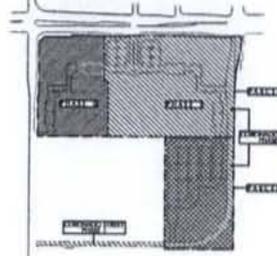
**SITE AREA:**  
 TOTAL SITE AREA: 873,272 SF = 20.043 AC

**BUILDING AREAS:**  
**PHASE 1 - PHASE 1**  
 OFFICE 1: 330,000 sq ft  
 RESTAURANT 1: 7,000 sq ft  
 RESTAURANT 2: 7,000 sq ft  
 RETAIL 1: 5,300 sq ft  
 HOTEL (100 rooms): 123,000 sq ft  
 CONFERENCE CENTER: 65,000 sq ft  
 TOTAL: 537,300 sq ft  
**PHASE 2 - PHASE 2**  
 OFFICE 2: 124,000 sq ft  
 RETAIL 2: 1,000 sq ft  
 TOTAL: 125,000 sq ft  
**PHASE 3 - FUTURE PHASE**  
 OFFICE 3: 8,000 sq ft  
 TOTAL BUILDING AREA: 670,300 sq ft

**COVERAGE:**  
 LOT COVERAGE ALLOWED: 30% (261,981 sq ft)  
 LOT COVERAGE PROVIDED: 49,908 (58,300 sq ft)

**PARKING DATA:**  
 PARKING FOR PHASE 1 PER PARKING ANALYSIS MAY 2008 PREPARED BY GUYTON  
 TOTAL PARKING PROVIDED: 3,333 SPACES  
 Surface - 187 Spaces  
 Structure - 3,146 Spaces  
**PHASE 2**  
 PARKING PROVIDED (1/200sqft): 125 SPACES  
 PARKING PROVIDED: 125 SPACES

PHASING PLAN



- LEGEND:**
- 1 Property Line
  - 2 Building Footprint
  - 3 Landscape Buffer
  - 4 Utility Easement
  - 5 SF Landscape Equipment
  - 6 Existing Power Pole to remain
  - 7 Existing Power Pole to be removed
  - 8 Proposed Power Pole
  - 9 Sign
  - 10 Ingress Easement
  - 11 Existing Unfinished Power Lines to be relocated
  - 12 Existing Unfinished Power Lines to be removed underground
  - 13 Existing Fire Hydrant
  - 14 Marker
  - 15 Adjacent Property Structure (not a part)
  - 16 Proposed Access ( easement)
  - 17 Proposed Access Wall
  - 18 Loading
  - 19 Flood Line
  - 20 Storm
  - 21
  - 22 Restaurant walk strip-off for use other office hours



PROJECT NARRATIVE

ROCKEFELLER GROUP CHANDLER 101 is located at the southeast corner of the Loop 101 and Chandler Boulevard and 24th grade curve. The applicant requests approval of Planned Area Development (PAD) zoning, a Site-Site Survey and Preliminary Development Plan (PDP) for the development of a multi-use employment, commercial/recreational complex. As shown in the conceptual site plan, the project is planned for a mix of uses including two 10-story/11-story office buildings, ground floor restaurants/retail, a grand entrance, the urban portion of the site includes a centrally-located 2-3 level parking structure accommodating parking for the office users with a secondary, underground pedestrian friendly connection to the buildings. A 2-story office building will be developed on the eastern portion of the site. The office building and parking garage are designed to reflect a contemporary theme using high quality materials with landscaping a landscape character that will define the Chandler skyline.

LEGAL DESCRIPTION

(AS PROVIDED BY TITLE COMMITMENT)  
 LOT 1 OF ANNE LAND TRUST FOR "GULLY", A SUBDIVISION AS SET FORTH IN BOOK 502 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.

PROJECT DIRECTORY

**OWNER / DEVELOPER**  
 RO-101 LLC  
 2215 E. CAMERON RD. #500  
 SUITE 500  
 PHOENIX, AZ 85016  
 ATTN: ARIAN DUNBAR  
 P: 602.967.5334  
 E: ARIAN@ROCKEFELLERGROUP.COM

**ARCHITECT**  
 DAVIS  
 80 EAST WIL SALADO PHOENIX  
 SUITE 118  
 TEMPE, AZ 85281  
 ATTN: ARIAN DUNBAR  
 P: 480.838.1100  
 E: MARIAN@DAVISARCHITECTURE.COM

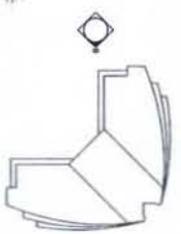
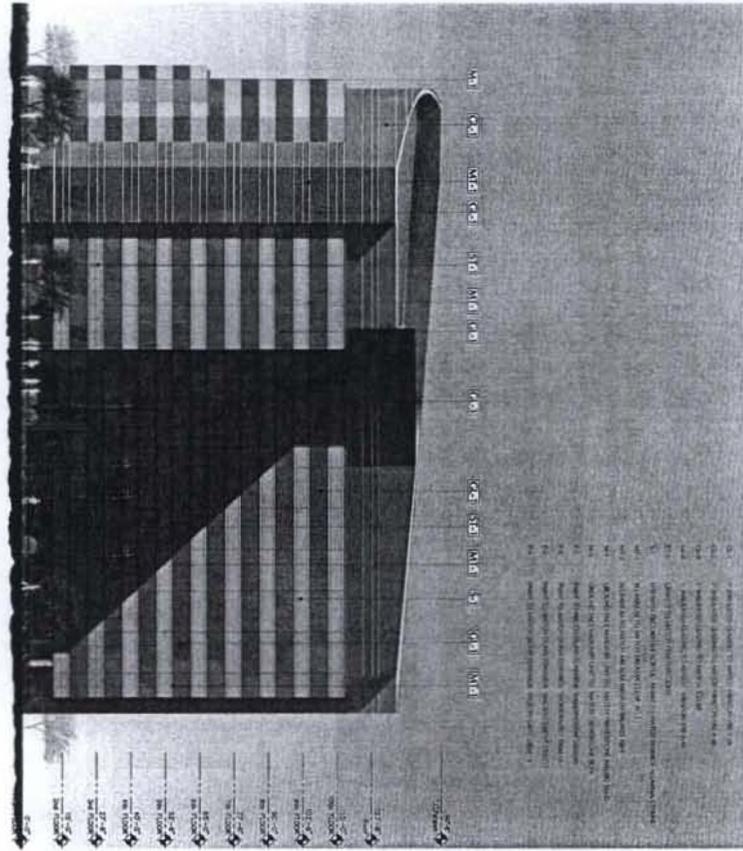
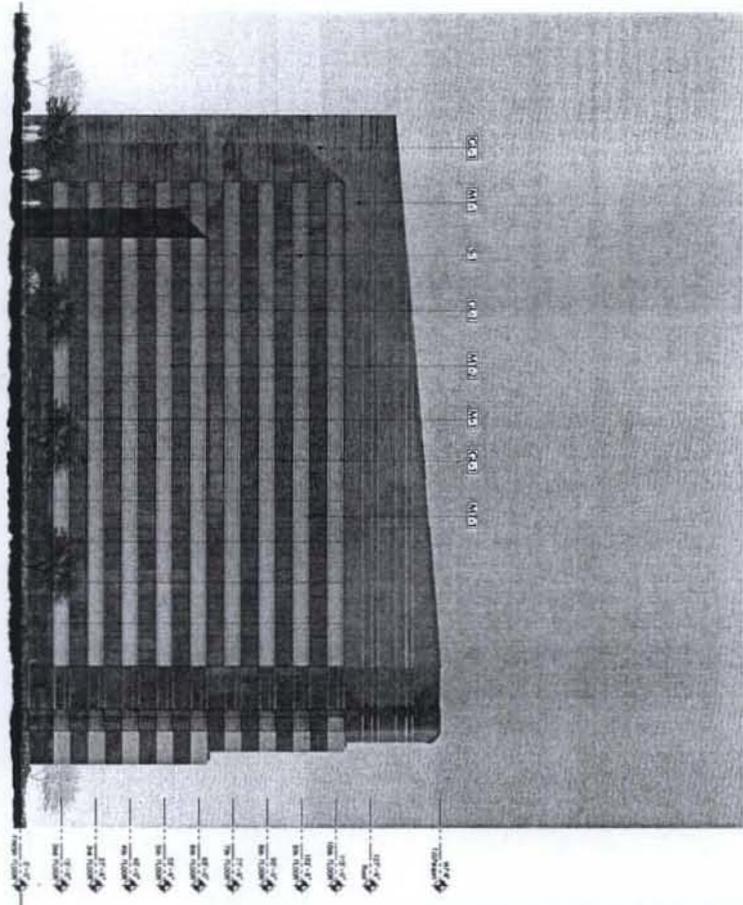
**ATTORNEY**  
 SWELL & HELMER  
 ONE ARIZONA CENTER  
 PHOENIX, AZ 85004  
 ATTN: NOEL URENBACH  
 P: 602.582.5200  
 E: NOEL@SWELLANDHELMER.COM

**CIVIL ENGINEER**  
 DAVID CHANG AND ASSOCIATES, INC.  
 2141 EAST IRVINGLAND AVE. STE 208  
 PHOENIX, AZ 85016  
 ATTN: BOBIE CHANG  
 P: 602.678-1515  
 E: BOBIE@CAAC.COM

**LANDSCAPE ARCHITECT**  
 BERENT ACQUETTE  
 LANDSCAPE ARCHITECTURE L.L.C.  
 3802 W. CHANDLER BLVD., #78-362  
 CHANDLER, AZ 85226  
 ATTN: DAVID ROEDERBERG  
 P: 602-963-1557  
 E: DAVID@BERENTACQUETTE.COM

0' 50' 100' 150' 200' 250' 300' 350' 400' 450' 500'

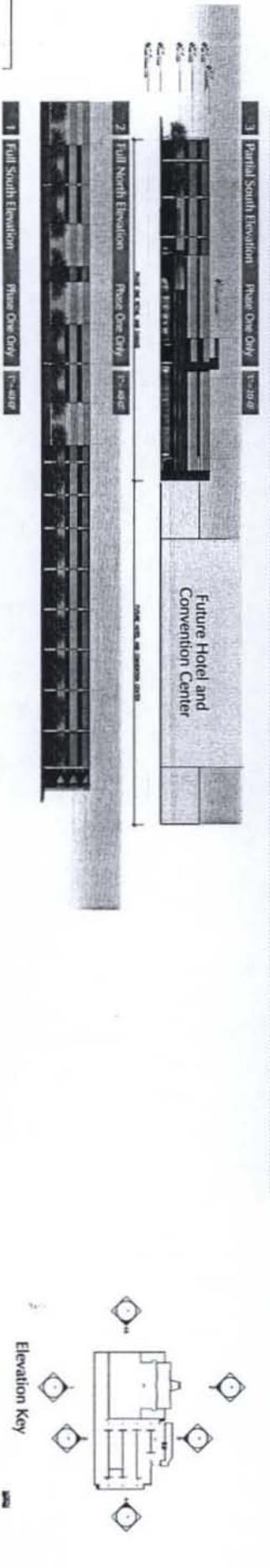
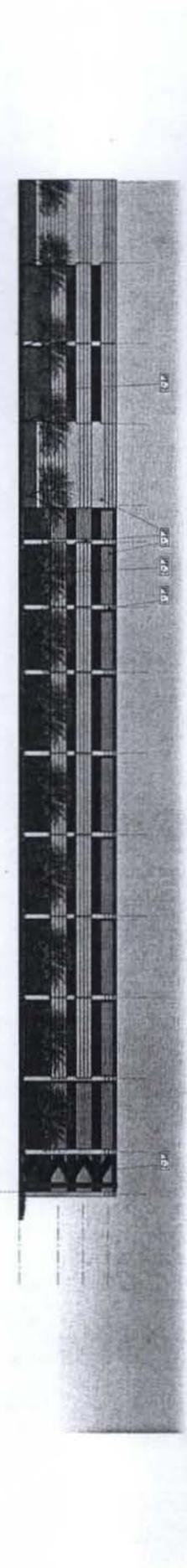
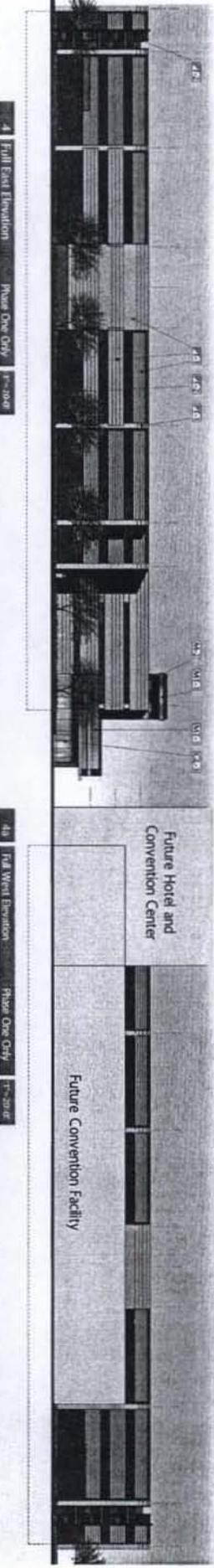
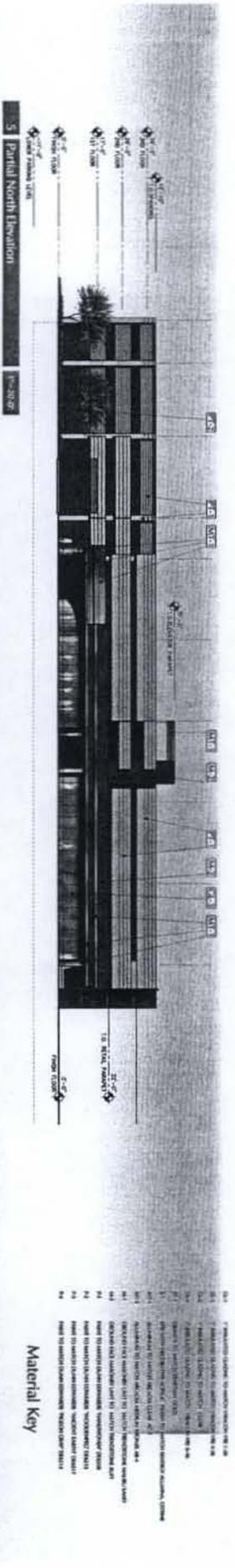




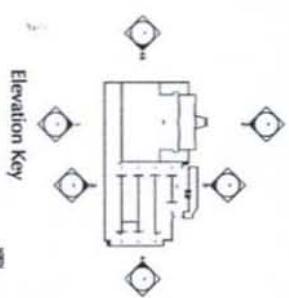
KEY PLAN

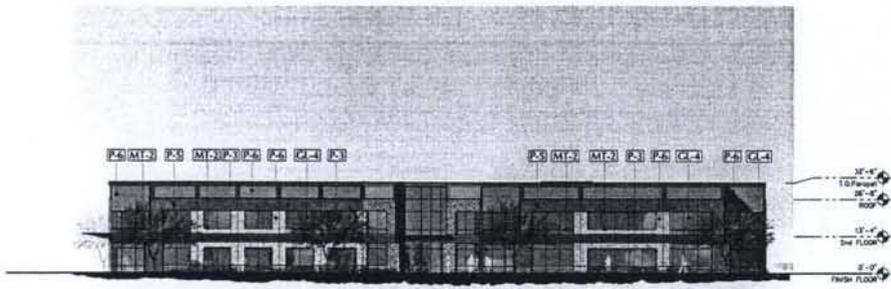
10 Story Office Building Elevations



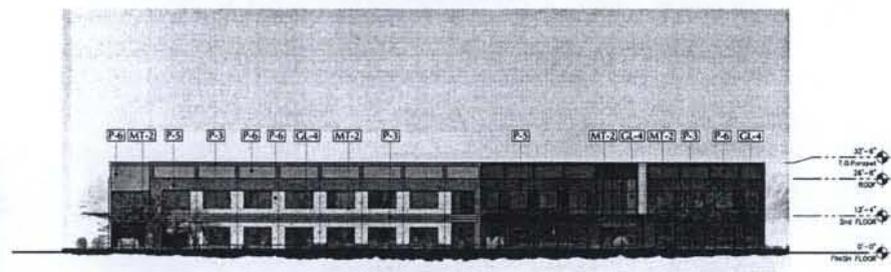


Phase One Retail and Garage Elevations

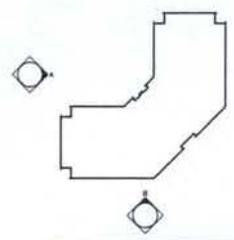




**A WEST ELEVATION** 1"=10'-0"

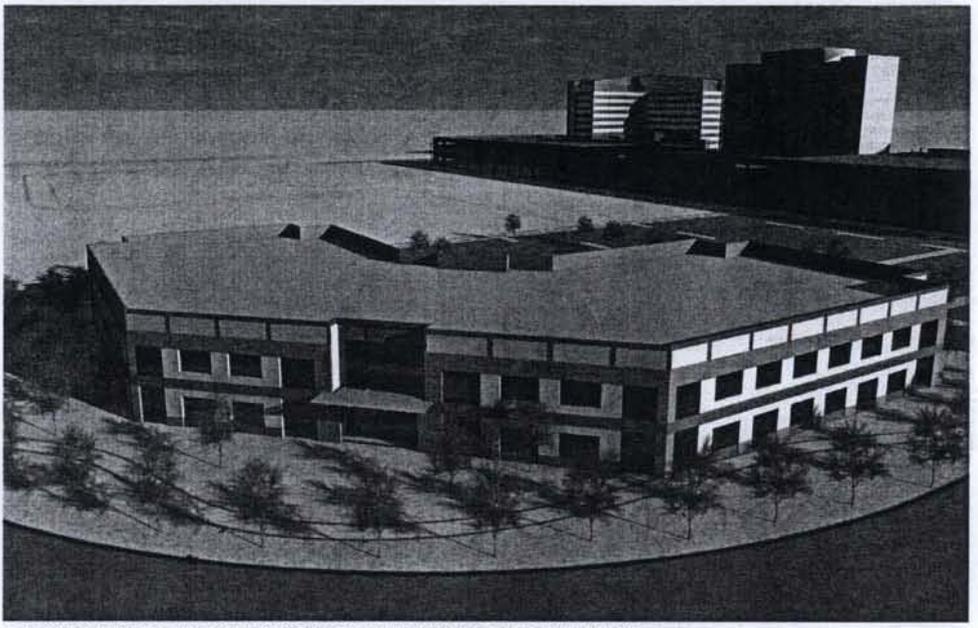


**B SOUTH ELEVATION** 1"=10'-0"

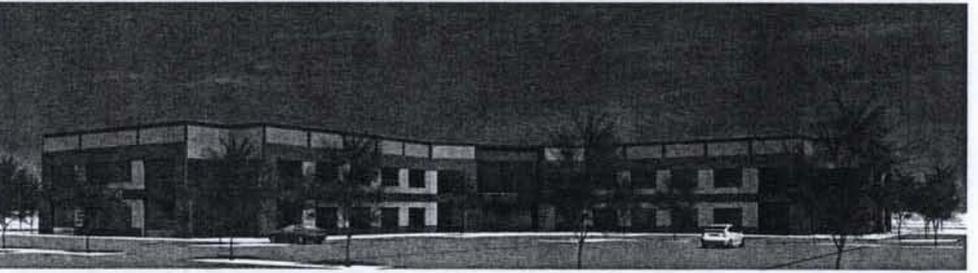


**KEY PLAN** N.T.S.

- CS-1 1" INDICATED GLAZING TO MATCH WINDOW VIE 1-16
- CS-2 1" INDICATED GLAZING TO MATCH WINDOW VIE 4-16
- CS-3 1" INDICATED GLAZING TO MATCH CS28
- CS-4 1" INDICATED GLAZING TO MATCH WINDOW VIE 6-16
- PS-1 GRANITE TO MATCH HINEMAN GOOD
- SI 1/8" VETS WITH ELECTRICITE ACETIC FINISH TO MATCH SS-1
- MS-1 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-2 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-3 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-4 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-5 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-6 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-7 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-8 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-9 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-10 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-11 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-12 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-13 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-14 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-15 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-16 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-17 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-18 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-19 ALUMINUM TO MATCH HAZEN C238 AC-1
- MS-20 ALUMINUM TO MATCH HAZEN C238 AC-1

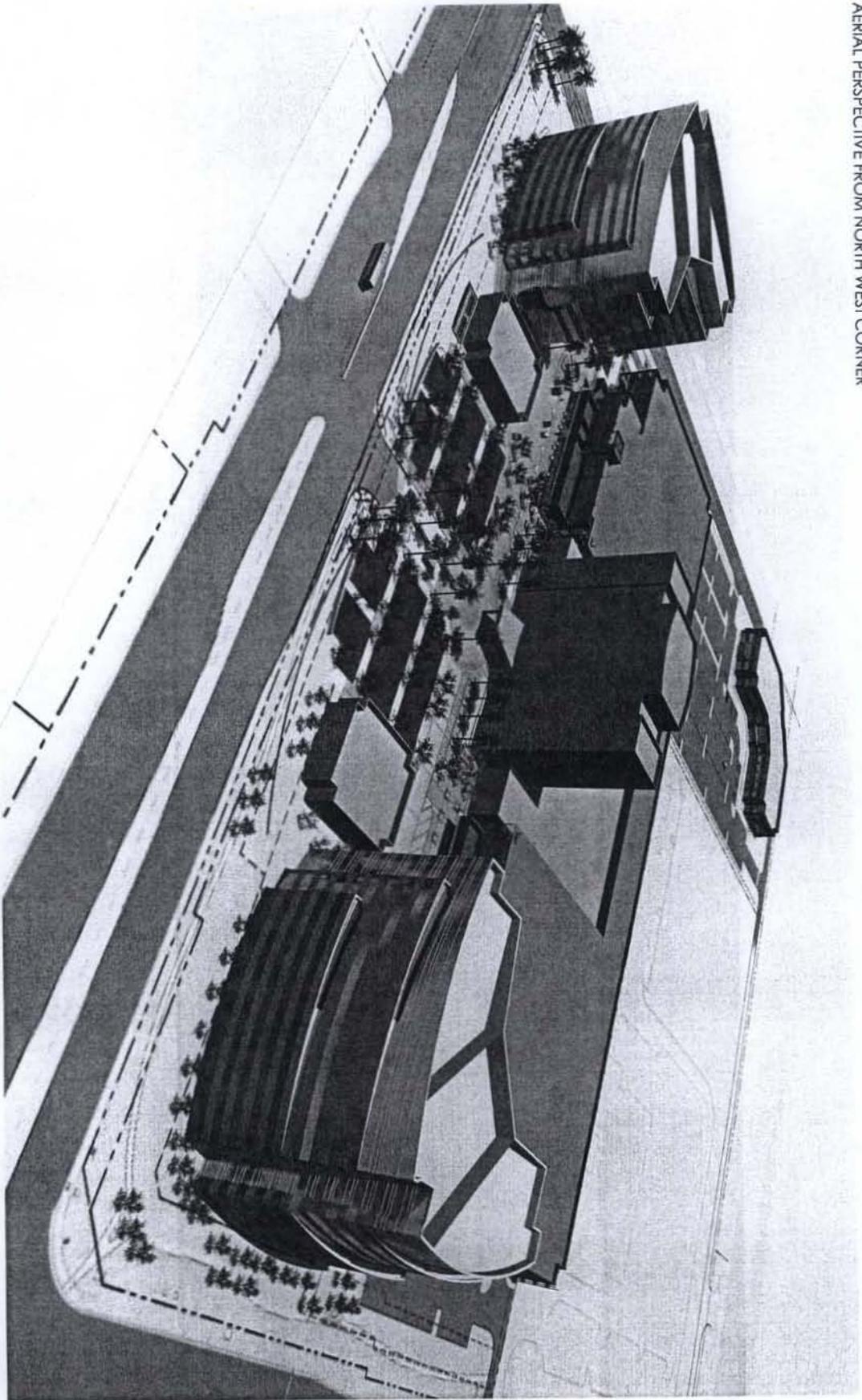


PERSPECTIVE OF TWO STROY OFFICE BUILDING FROM SOUTHEAST

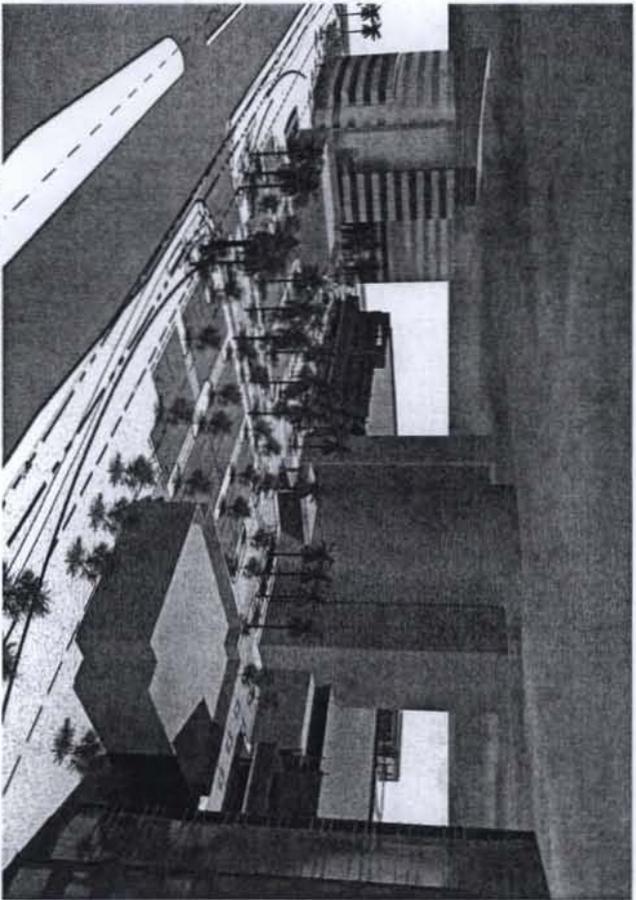


PERSPECTIVE OF TWO STROY OFFICE BUILDING ENTRY FROM NORTHWEST

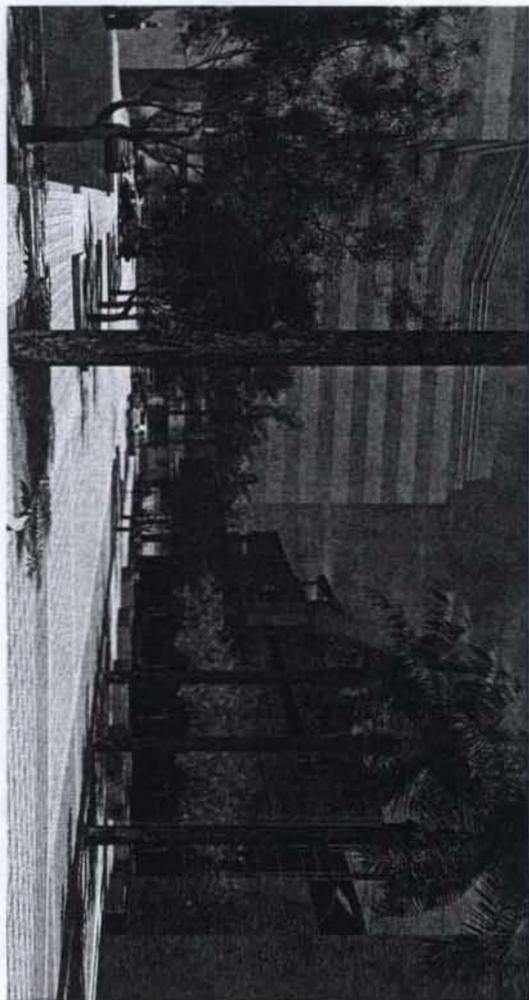
AERIAL PERSPECTIVE FROM NORTH WEST CORNER



Perspectives



AERIAL PERSPECTIVE FROM NORTHWEST

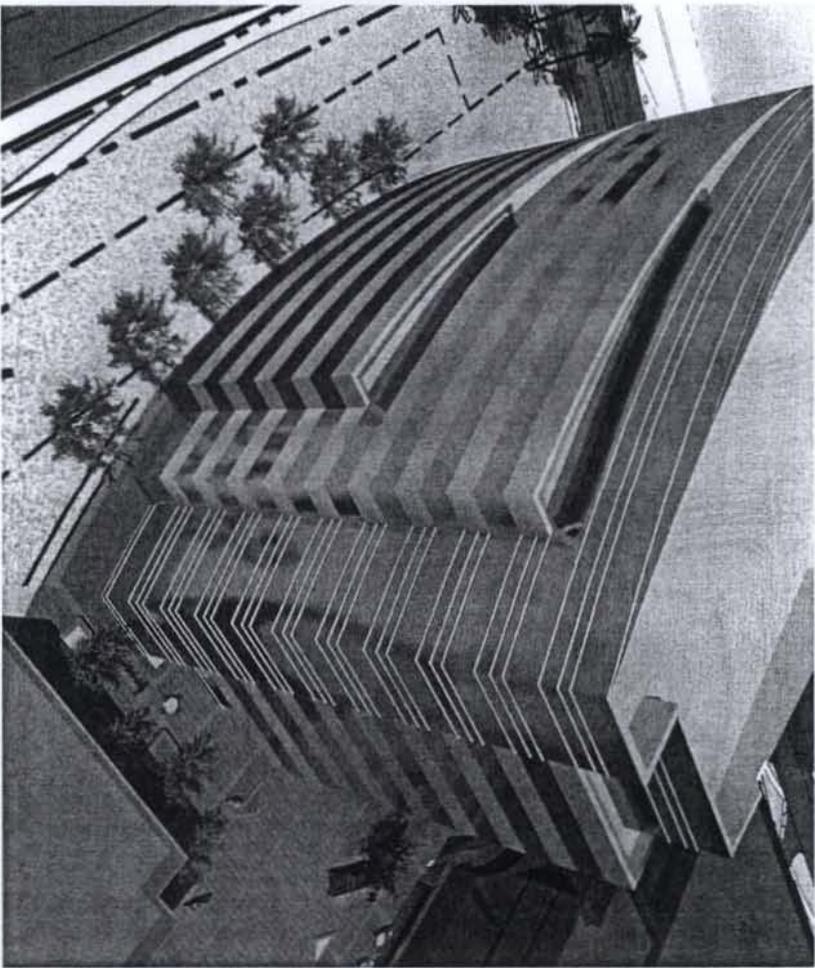


PERSPECTIVE OF PEDESTRIAN STREETScape

Perspectives



*Rockefeller Group*  
**CHANDLER 101**



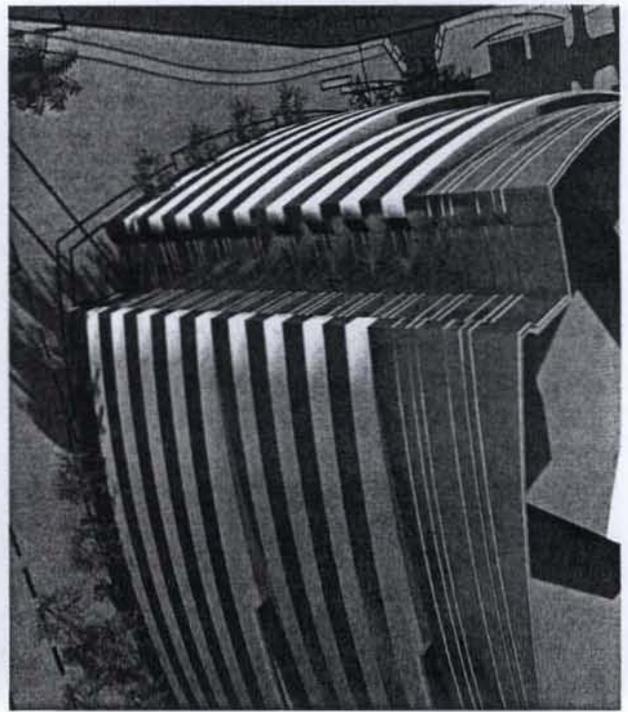
CURVED BALCONIES - CURTAIN WALL

28

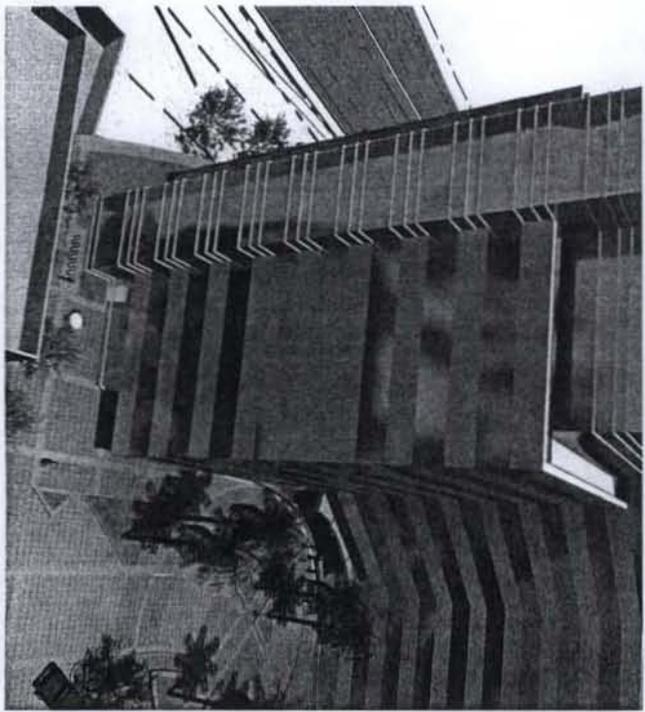


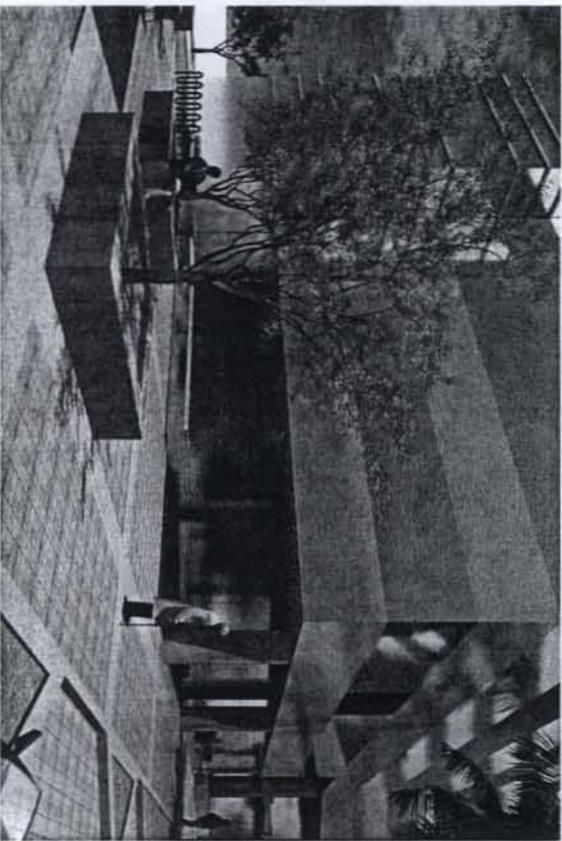
Architectural Details

**CORNER OF  
OFFICE  
BUILDINGS**

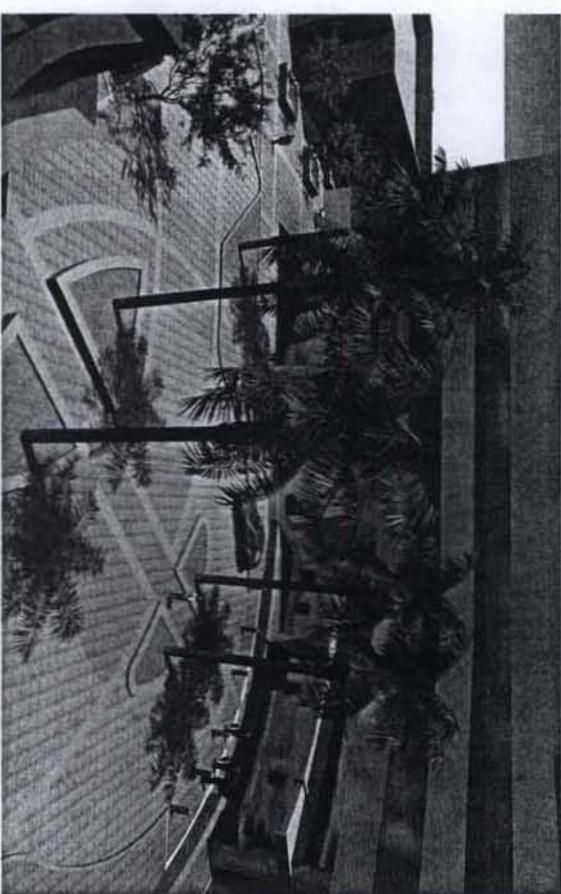


TENTH FLOOR  
BALCONY





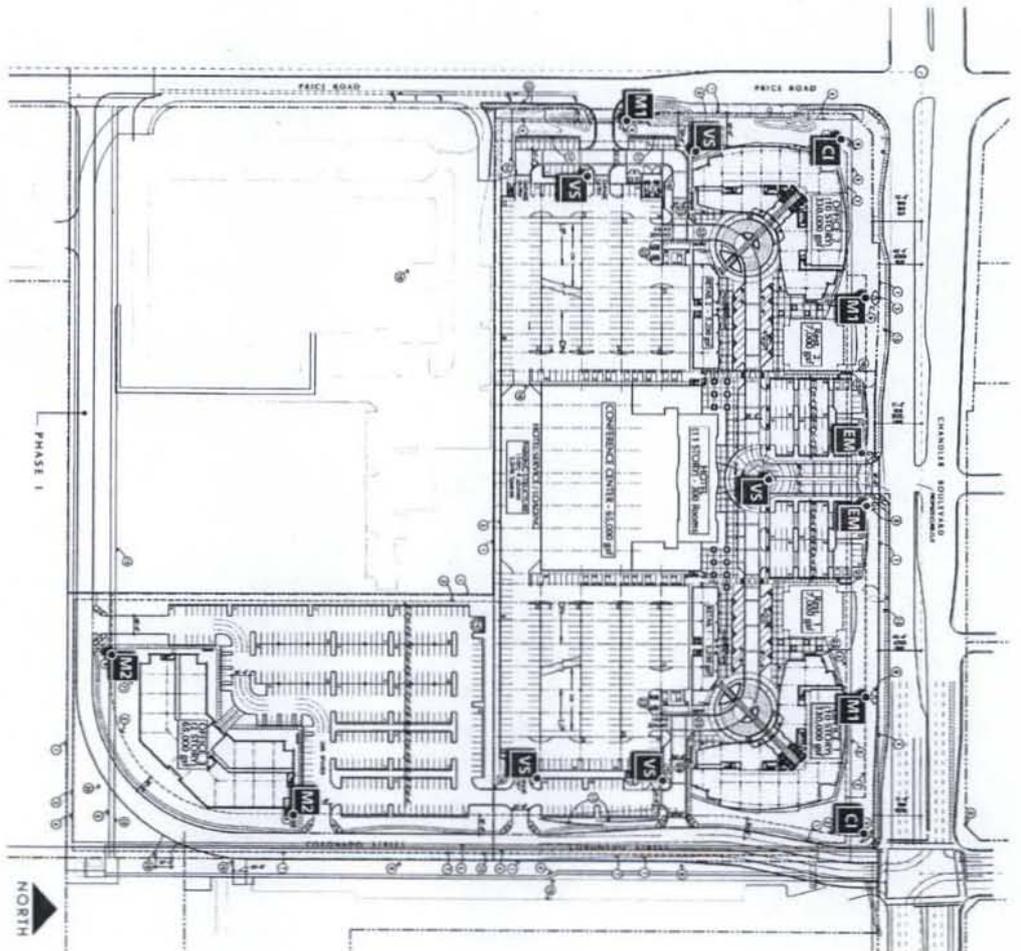
OFFICE BUILDING RETAIL PLAZA WITH PEDESTRIAN AMENITY SPACE



OFFICE BUILDING ENTRY PLAZA



SITE SIGNAGE	
<b>CI</b>	Center Identification Monument
<b>M1</b>	Multi-Tenant Monument - Type 1
<b>M2</b>	Multi-Tenant Monument - Type 2
<b>EM</b>	Entry Monument Sign
<b>VS</b>	Vehicular Directional Sign

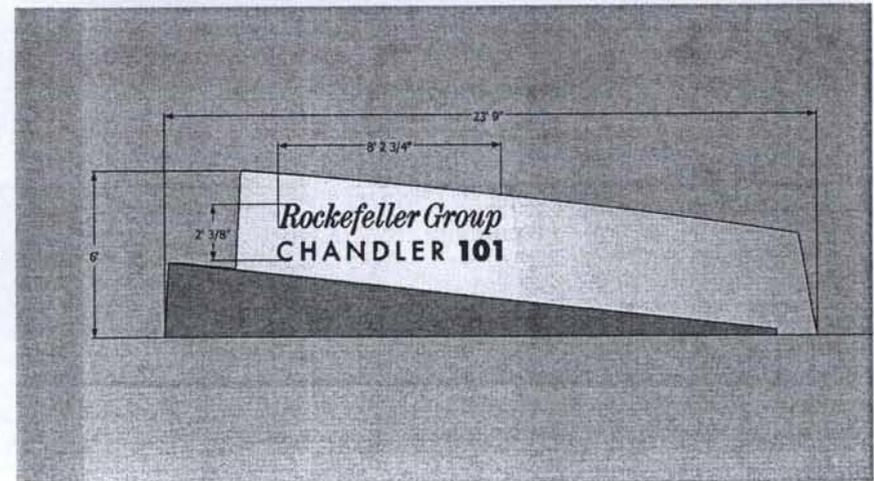
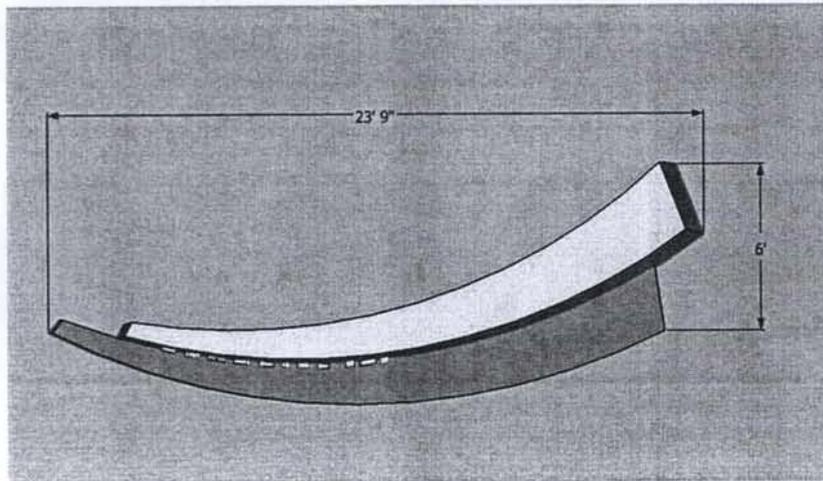
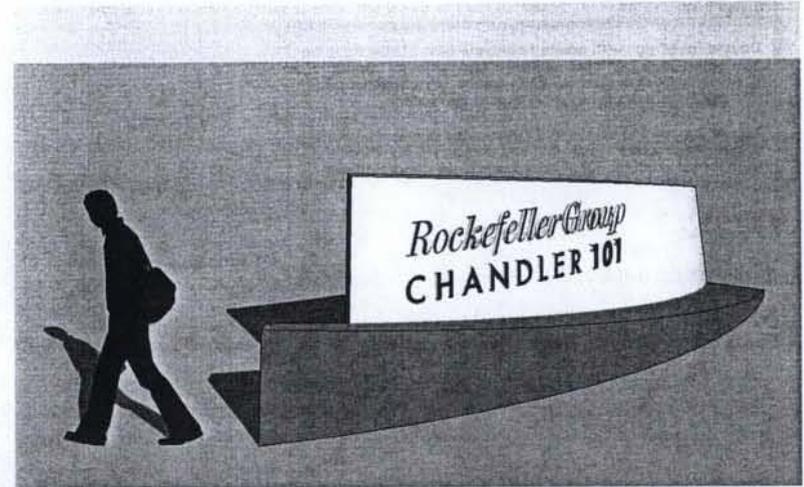


NOTES

Single-faced internally illuminated aluminum cabinet with push-thru lettering.

GENERAL NOTES

The Rockefeller Group Chandler 101 logo is subject to change.



CORNER MONUMENT SIGN (C1)



# Rockefeller Group CHANDLER 101

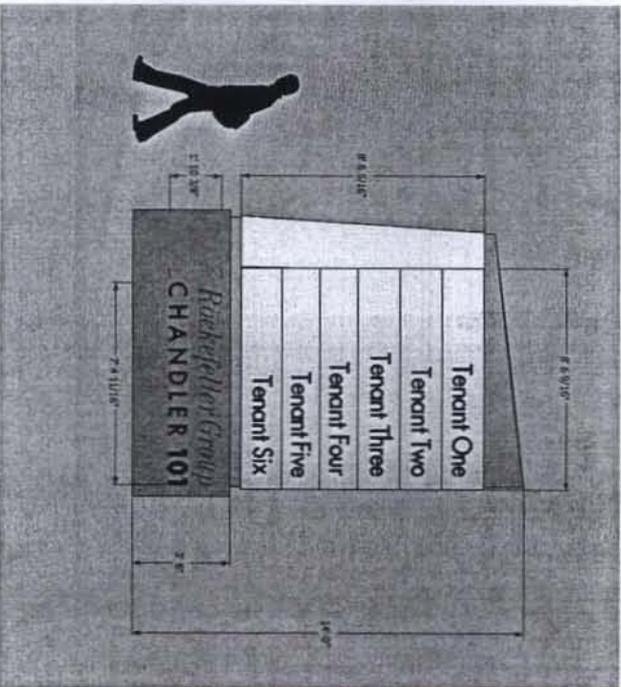
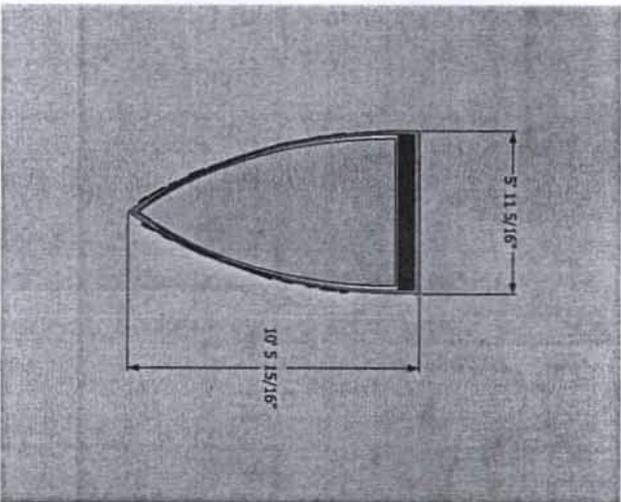
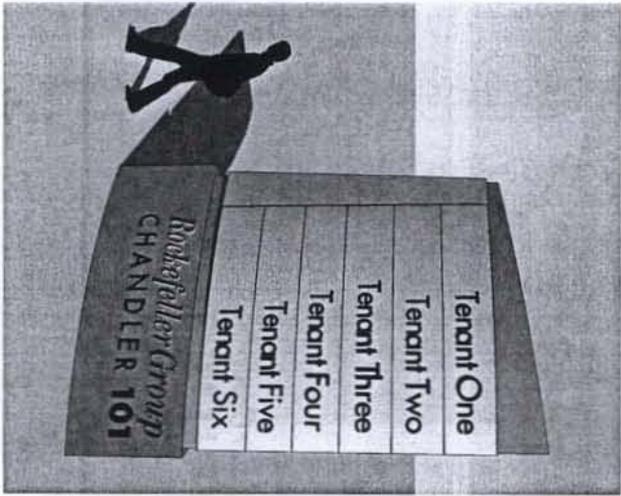
## NOTES

Double-faced sign with painted concrete base. Lettering to be fabricated using 1/8" thick aluminum backed with 1" acrylic adhered to back to increase letter depth. Layered letter forms to be painted and pin mounted flush to sign surface.

Tenant sign area to be internally illuminated aluminum cabinet with reverse routed faces backed with acrylic panels with push thru characters. Character faces to be decorated with dry/night film.

## GENERAL NOTES

The Rockefeller Group Chandler 101 logo is subject to change.



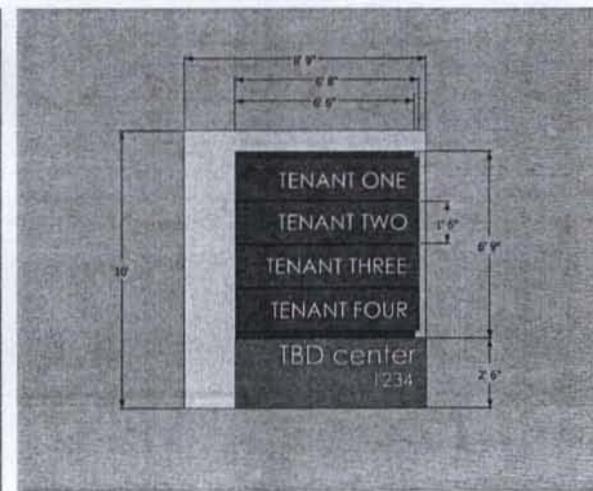
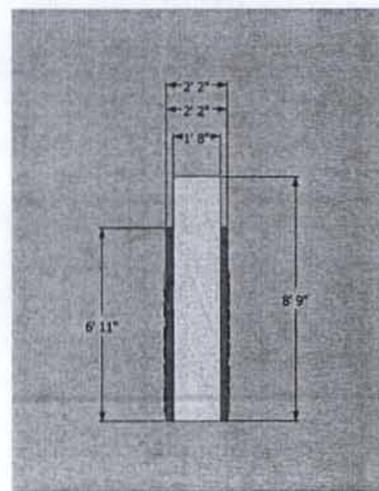
**NOTES**

Double-faced tilt concrete sign structure with flat cut out logo lettering pin mounted flush to surface of base.

Tenant sign panels to be aluminum panel with applied vinyl copy. Signs to be externally illuminated.

**GENERAL NOTES**

The project name and logo has not yet been determined.



MULTI-TENANT MONUMENT SIGN - 2 STORY OFFICE (M2)

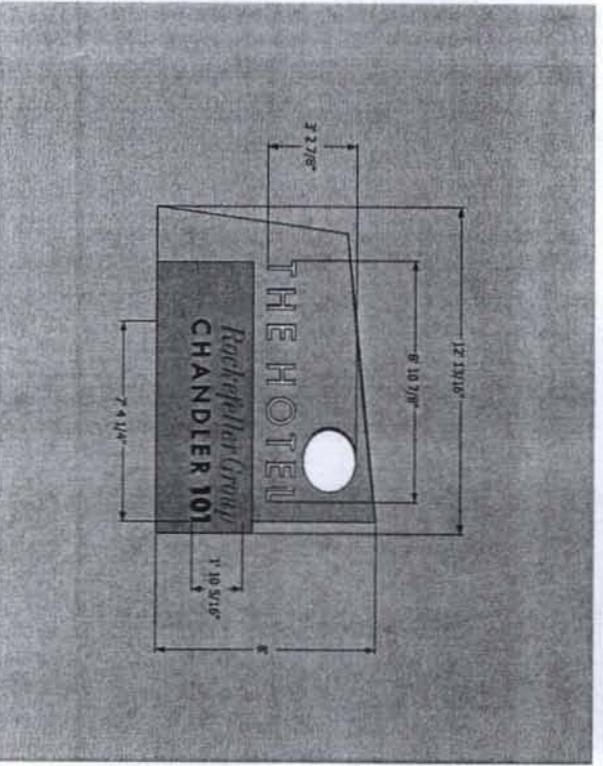
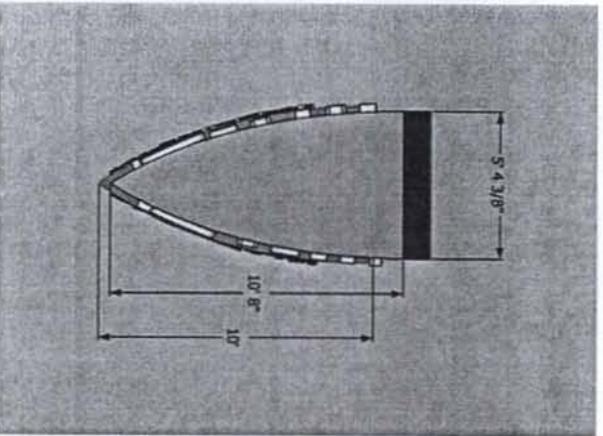
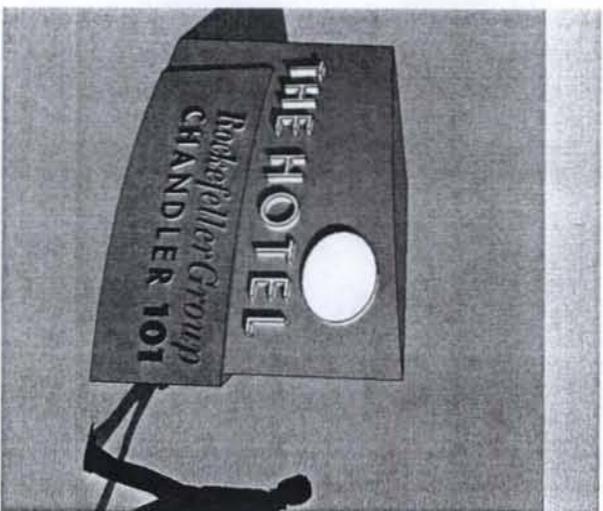
# Rockefeller Group CHANDLER 101

**NOTES**

Double-faced sign, with painted concrete base. Lettering to be fabricated using 1/8" thick aluminum backed with 1" acrylic adhered to back to increase letter depth. Carved letter forms to be painted and pin mounted flush to sign surface.  
Internally illuminated painted aluminum cabinet with push-thru lettering and hotel logo.

**GENERAL NOTES**  
The Rockefeller Group Chandler 101 logo is subject to change.

West side of driveway to have identical sign structure with property address range in place of the hotel identification as shown. 1234 - 5678 indicate place holder address. Final address numbers for the property are yet to be determined.

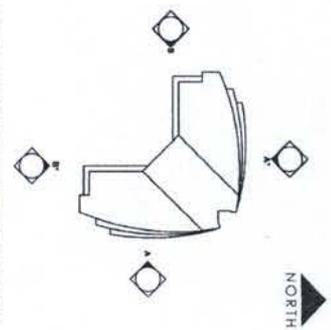


ENTRY MONUMENT SIGN - HOTEL (EM)

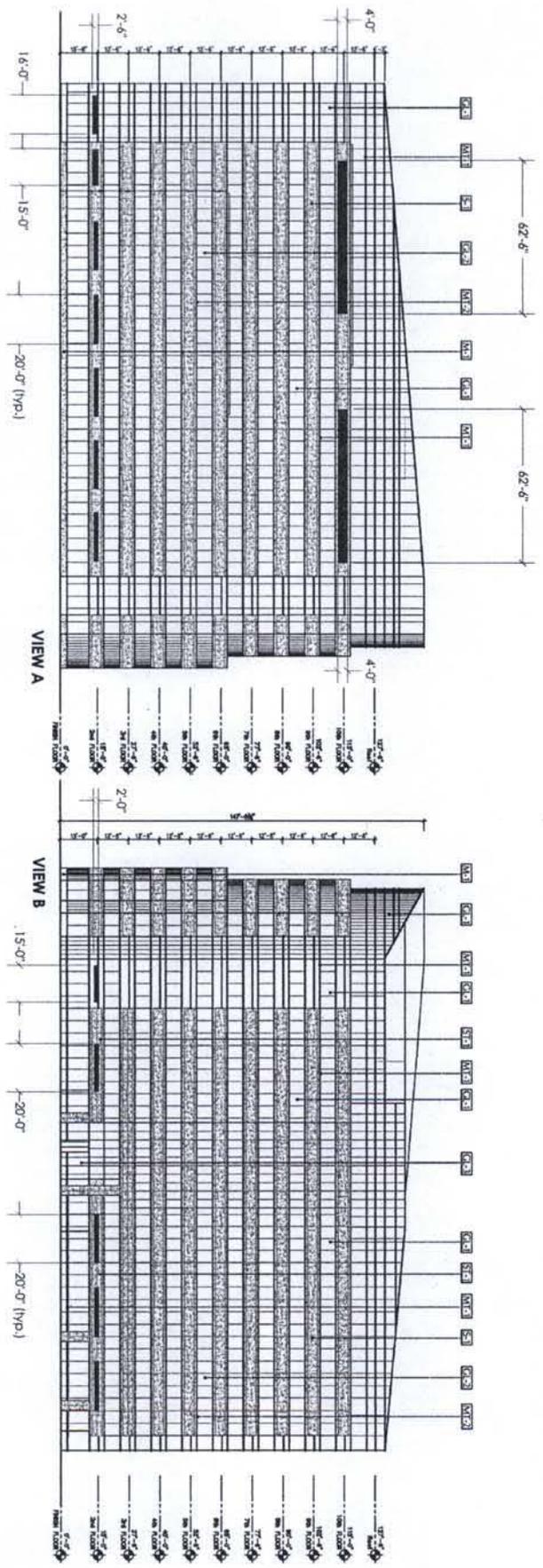


NOTES

All envelopes apply to mirrored opposite elevations as well.  
 ■ OFFICE - Halo illuminated reverse pan channel characters.  
 ■ RETAIL - Internally illuminated pan channel characters.  
 No tenant will be allowed more than one wall mounted sign per elevation.  
 The Owner / Managing Association reserves the right to combine, split, or extend envelopes beyond tenant's frontage, to accommodate unforeseen signage configurations. All such modifications will require staff approval from the City of Chandler.



\* Indicates opposite hand view of the elevations provided.



OFFICE BUILDING SIGN ENVELOPES

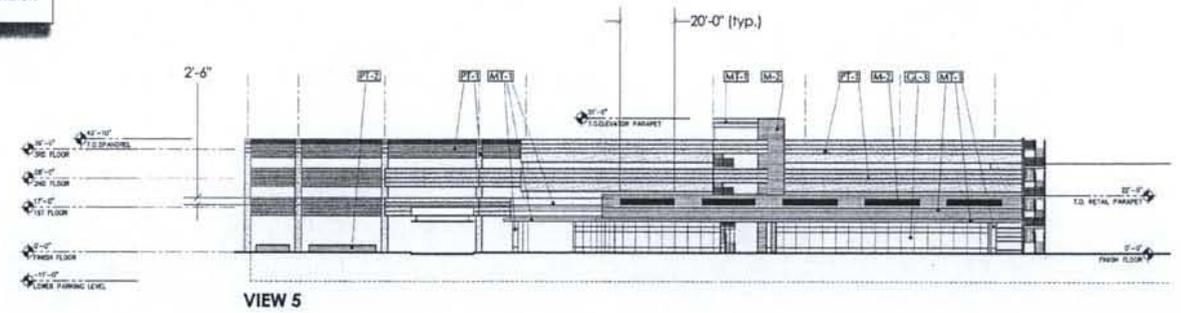
**NOTES**

All envelopes apply to mirrored opposite elevations as well.

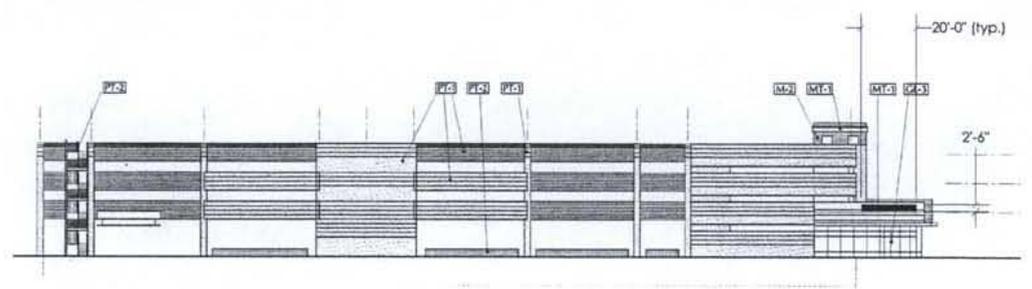
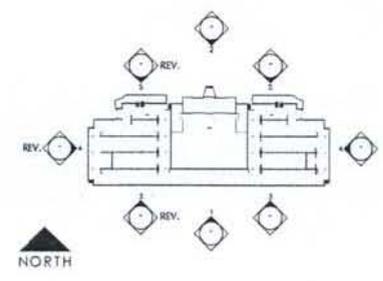
■ RETAIL (at parking structure) - Push through acrylic and internally illuminated pan channel lettering will be allowed.

No tenant will be allowed more than one wall mounted sign per elevation.

The Owner / Managing Association reserves the right to combine, split, or extend envelopes beyond tenant's frontage, to accommodate unforeseen signage configurations. All such modifications will require staff approval from the City of Chandler.



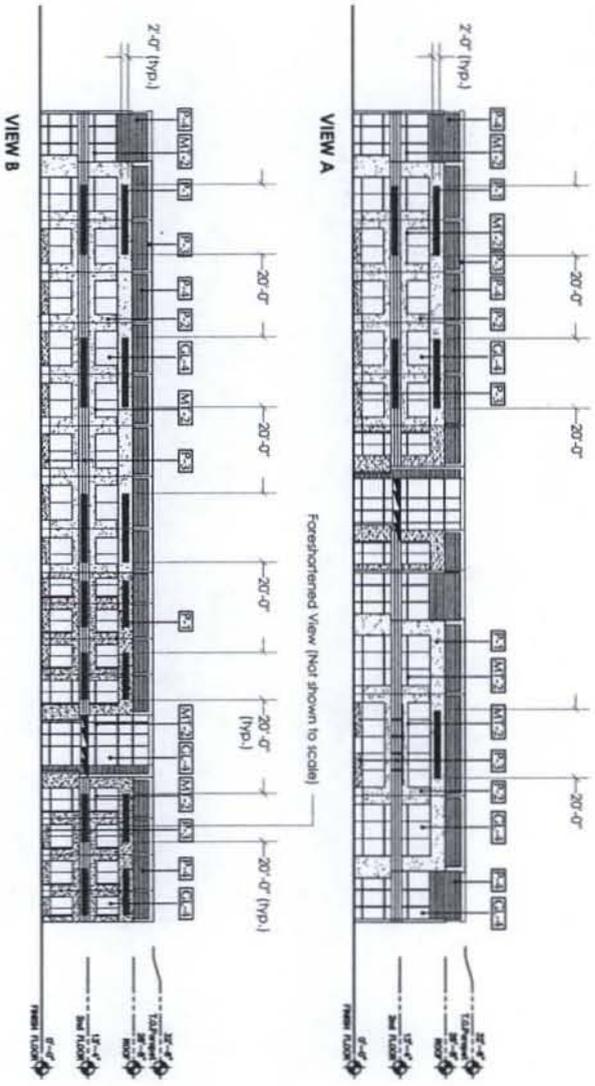
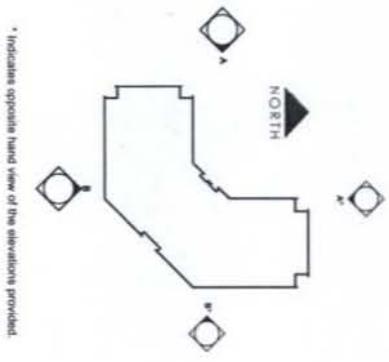
**VIEW 5**



**VIEW 4**

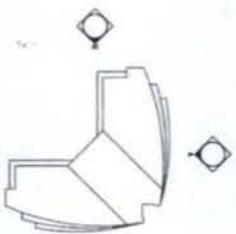
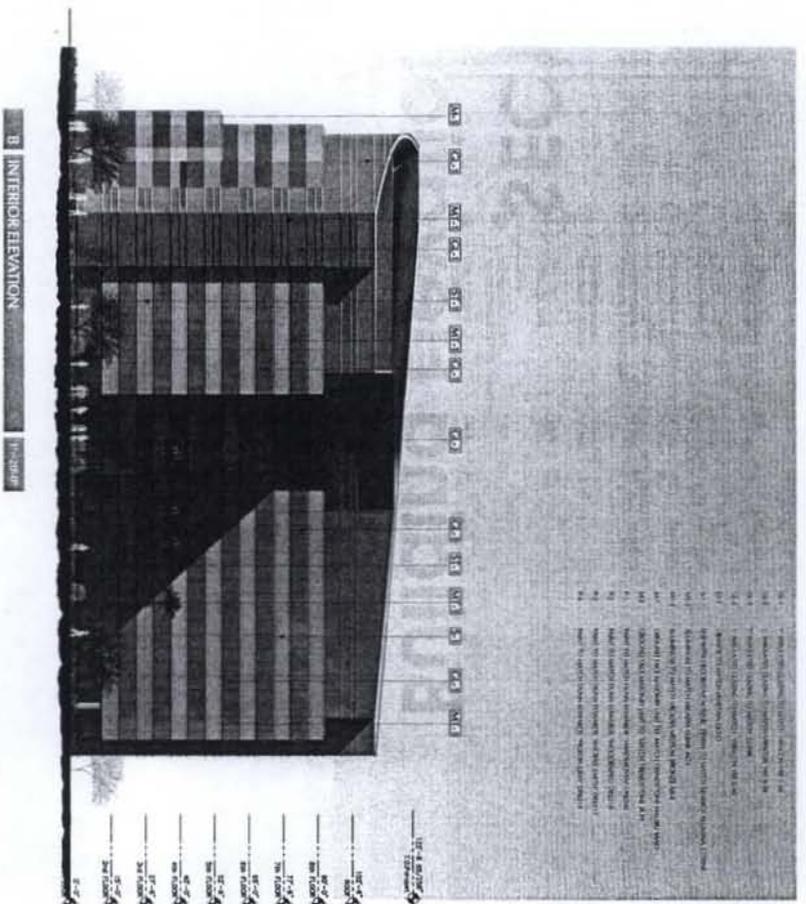
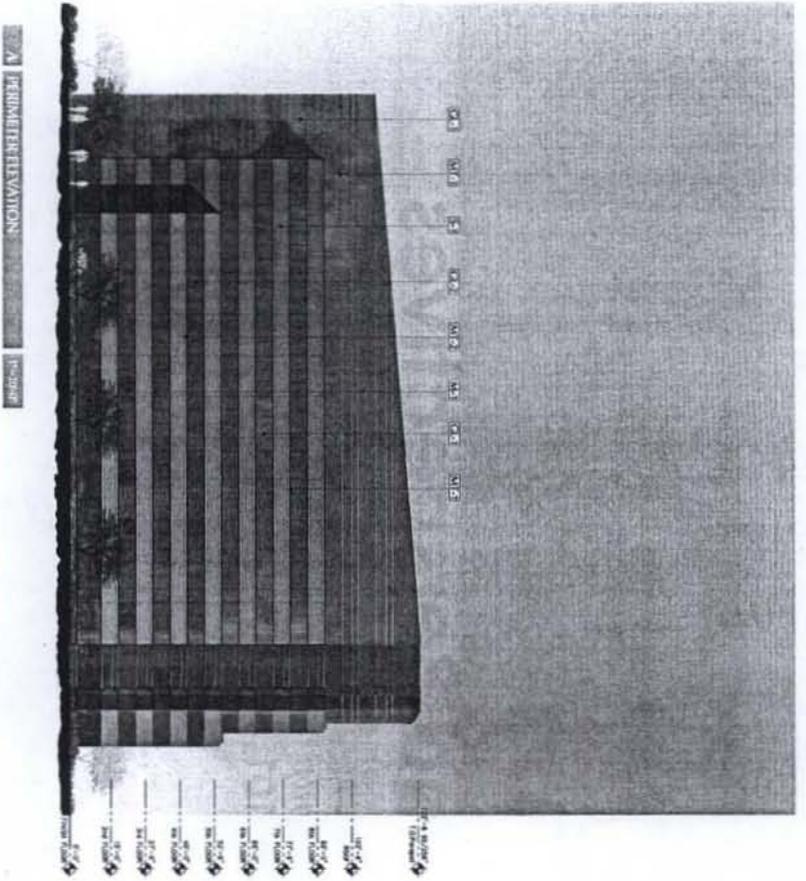
NOTES

All envelopes apply to mirrored opposite elevations as well.  
 ■ OFFICE - Hold illuminated reverse pan channel characters.  
 No tenant will be allowed more than one well incanted sign per elevation.  
 The Owner / Managing Association reserves the right to combine, split, or extend envelopes beyond tenant's frontage, to accommodate unforeseen signage configurations. All such modifications will require staff approval from the City of Chandler.



2 STORY OFFICE BUILDING SIGN ENVELOPES



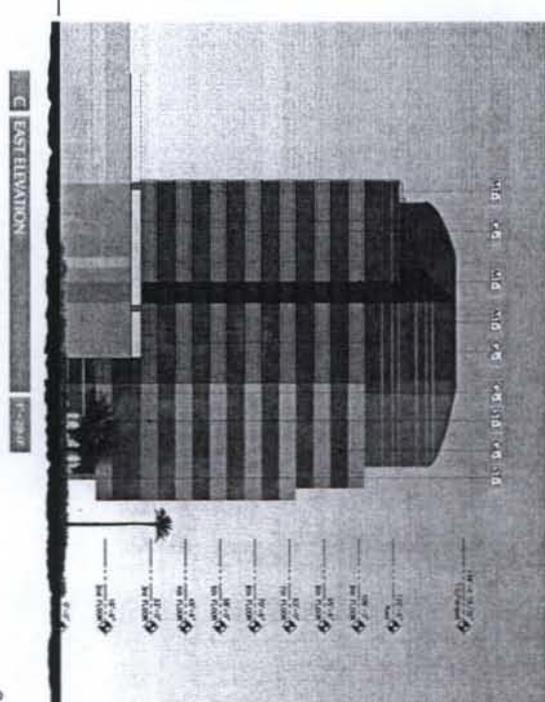
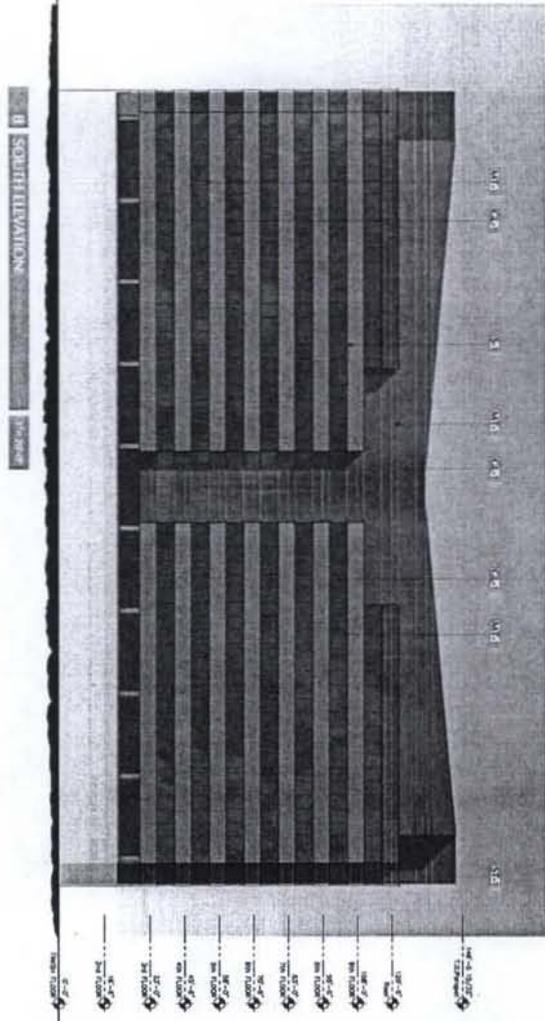
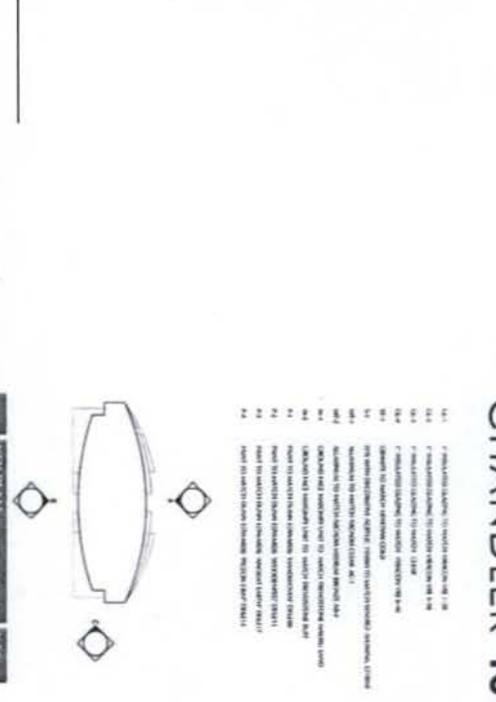
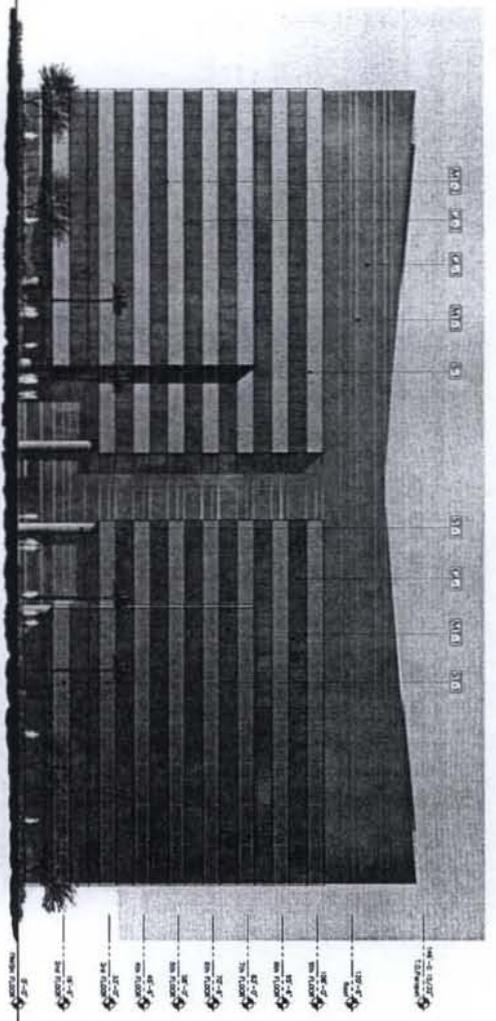


ADDITIONAL VIEWS

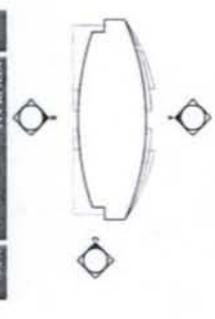
8 Story Office Building Elevations

DAVIS

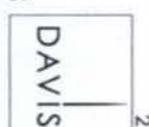
# Rockefeller Group CHANDLER 101

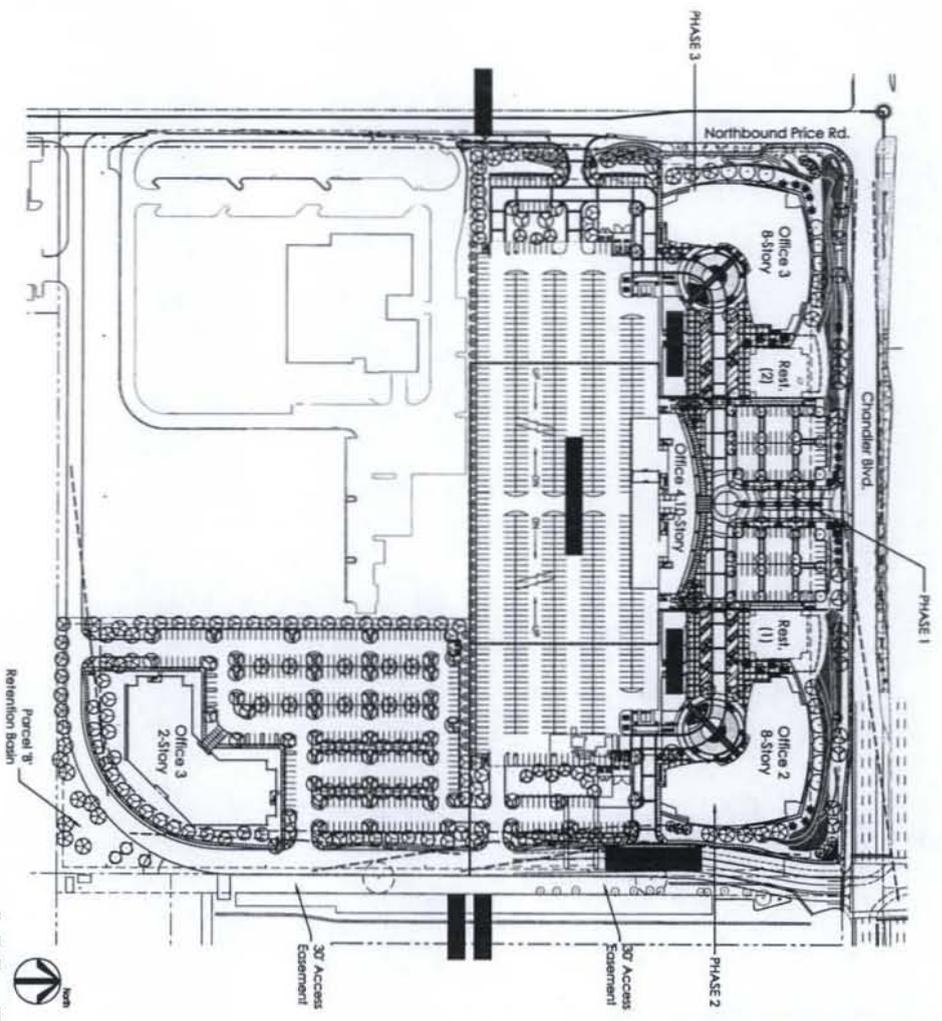


- 1.01 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.02 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.03 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.04 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.05 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.06 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.07 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.08 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.09 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.10 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.11 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.12 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.13 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.14 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.15 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.16 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.17 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.18 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.19 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.20 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT
- 1.21 FINISHES SHOWN TO MATCH ARCHITECT'S INTENT



## 9 Story Building Elevations





**PARCEL A TREE LEGEND**

SYMBOL	DESCRIPTION	DBH	QTY	ESPECIES
⊗	Arizona Sycamore	34" Dia	8	Sycamore
⊗	Arizona Sycamore	34" Dia	24	Multi-Spec
⊗	Arizona Sycamore	48" Dia	4	Multi-Spec
⊗	Arizona Sycamore	34" Dia	33	Multi-Spec
⊗	Arizona Sycamore	25" High	41	Cherry
⊗	Arizona Sycamore	34" Dia	42	Cherry
⊗	Arizona Sycamore	15" Dia	14	Cherry
⊗	Arizona Sycamore	34" Dia	7	Cherry
⊗	Arizona Sycamore	34" Dia	34	Cherry
⊗	Arizona Sycamore	6" or 8" Dia	10	Cherry
⊗	Arizona Sycamore	6" or 8" Dia	7	Cherry
⊗	Arizona Sycamore	34" Dia	11	Cherry
⊗	Arizona Sycamore	34" Dia	22	Cherry

**CHANDLER REQUIRED PLANTINGS**

DESCRIPTION	QTY	ESPECIES
Overall Site Area	972,275 sq. ft. (22,343 ac.)	
Planting Site Area	24,481 sq. ft. (0.56 ac.)	
Planting Site Area (10%)	2,448 sq. ft. (0.06 ac.)	
Planting Site Area (20%)	4,896 sq. ft. (0.11 ac.)	
Planting Site Area (30%)	7,344 sq. ft. (0.17 ac.)	
Planting Site Area (40%)	9,792 sq. ft. (0.22 ac.)	
Planting Site Area (50%)	12,240 sq. ft. (0.28 ac.)	
Planting Site Area (60%)	14,688 sq. ft. (0.34 ac.)	
Planting Site Area (70%)	17,136 sq. ft. (0.39 ac.)	
Planting Site Area (80%)	19,584 sq. ft. (0.45 ac.)	
Planting Site Area (90%)	22,032 sq. ft. (0.51 ac.)	
Planting Site Area (100%)	24,480 sq. ft. (0.56 ac.)	

**PARCEL B LANDSCAPE PLAN**

DESCRIPTION	QTY	ESPECIES
Overall Site Area	972,275 sq. ft. (22,343 ac.)	
Planting Site Area	24,481 sq. ft. (0.56 ac.)	
Planting Site Area (10%)	2,448 sq. ft. (0.06 ac.)	
Planting Site Area (20%)	4,896 sq. ft. (0.11 ac.)	
Planting Site Area (30%)	7,344 sq. ft. (0.17 ac.)	
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Planting Site Area (90%)	22,032 sq. ft. (0.51 ac.)	
Planting Site Area (100%)	24,480 sq. ft. (0.56 ac.)	



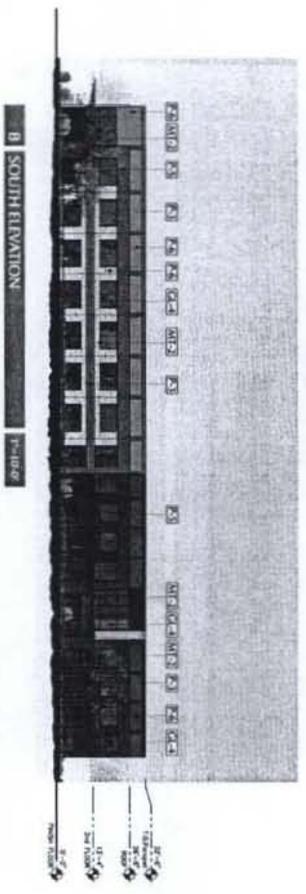
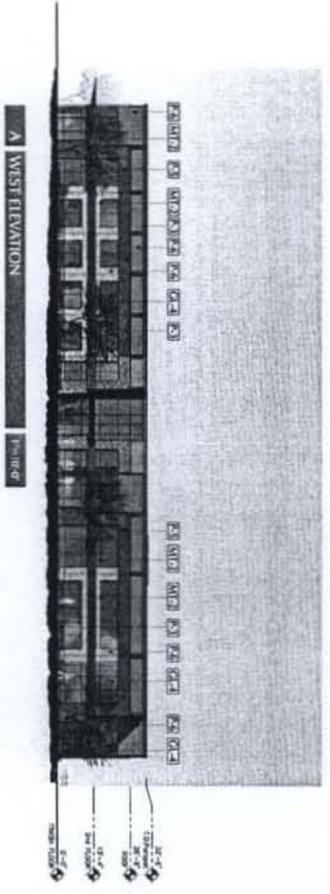
Rockefeller  
Chandler 101  
Chandler, Arizona

All information contained in this drawing is preliminary, and not for construction.

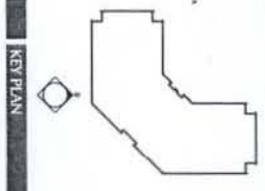
Option 2  
All Office  
Cover Sheet

Date: June 15, 2020  
2020 06 15 2020 (Sheet 1 of 1)

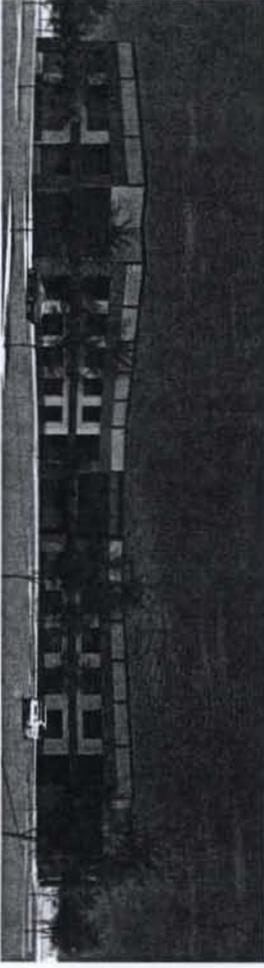
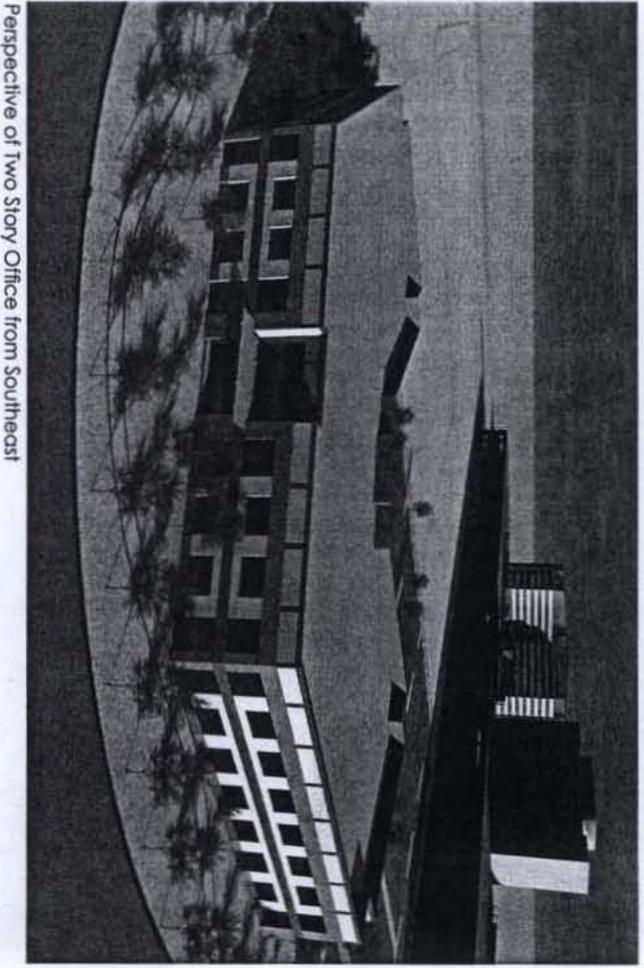




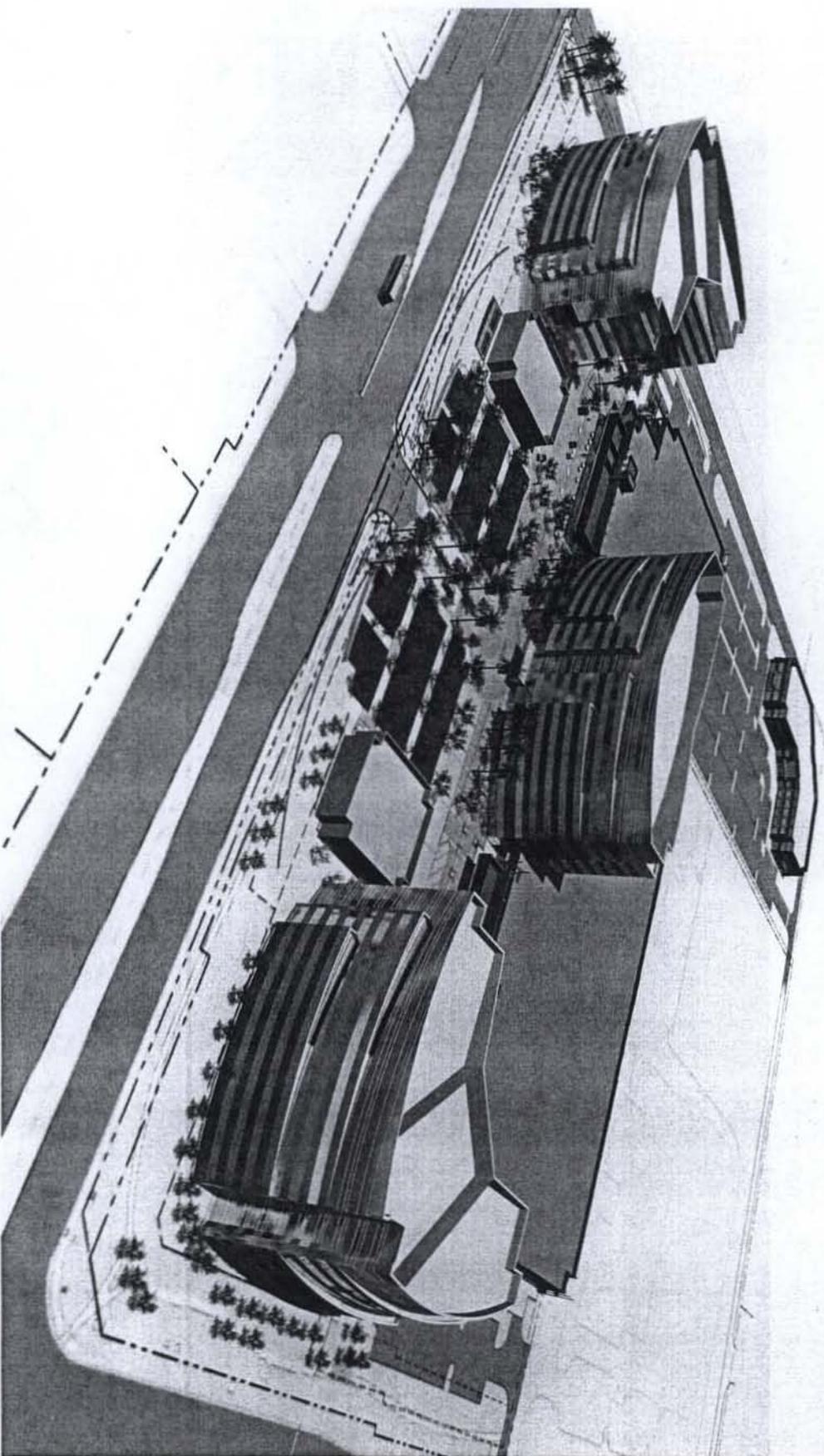
- 01.1 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.2 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.3 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.4 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.5 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.6 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.7 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.8 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.9 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.10 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.11 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.12 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.13 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.14 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.15 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.16 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.17 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.18 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.19 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4
- 01.20 FINISHES/CLADDING TO MATCH SPECIFICATIONS 1.1.4



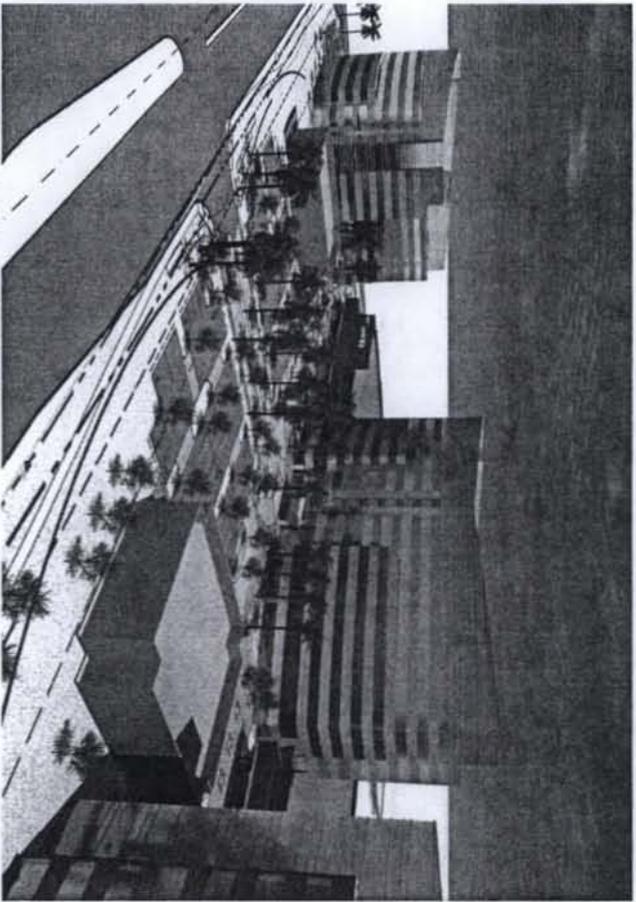
2 Story Building Elevations



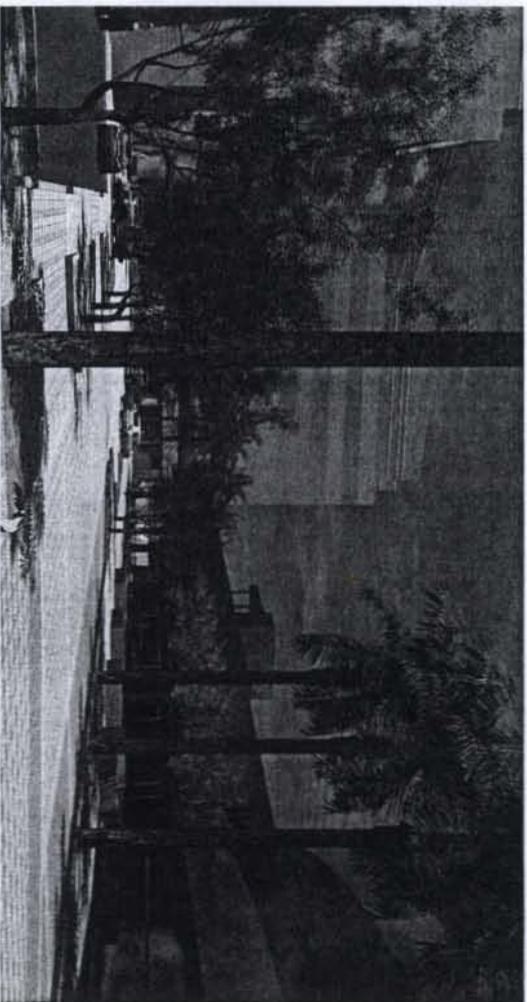
AERIAL PERSPECTIVE FROM NORTH WEST CORNER



Perspectives

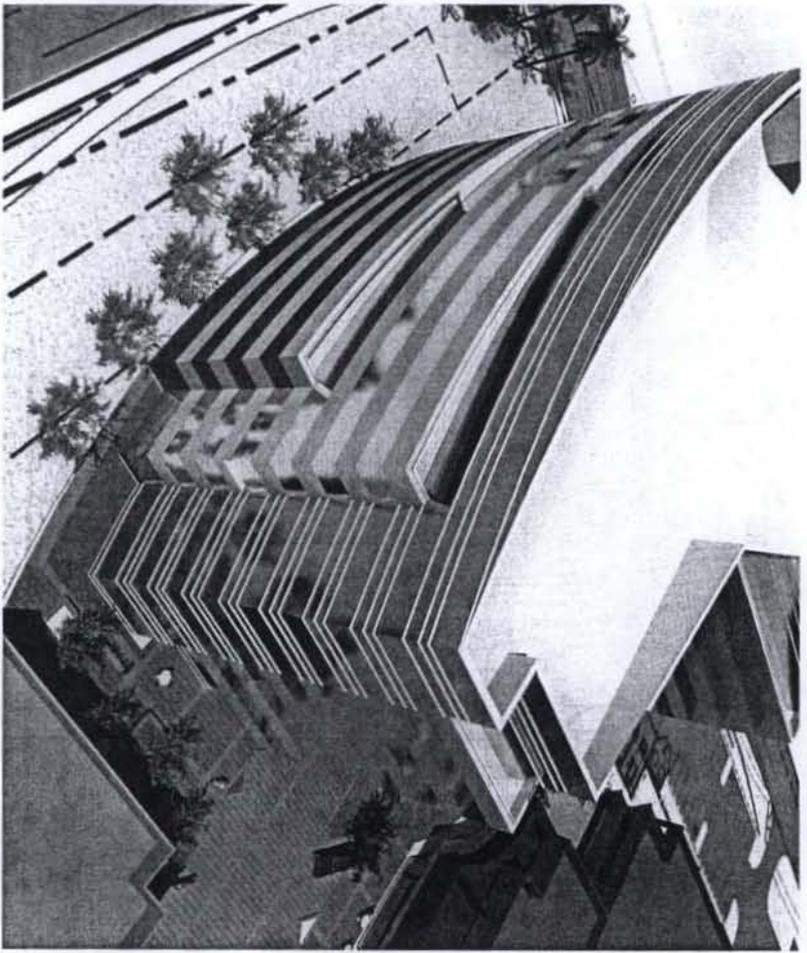


AERIAL PERSPECTIVE FROM NORTHWEST



PERSPECTIVE OF PEDESTRIAN STREETScape

*Rockefeller Group*  
**CHANDLER 101**



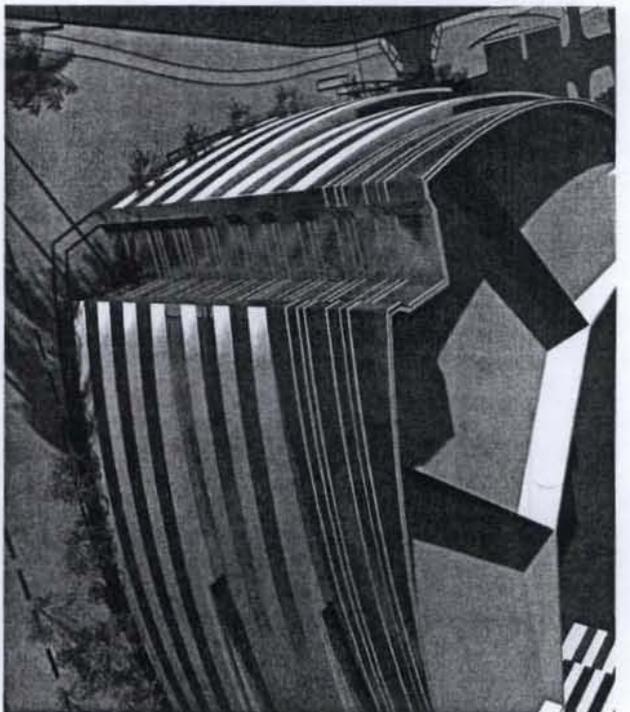
CURVED BALCONIES - CURTAIN WALL

30

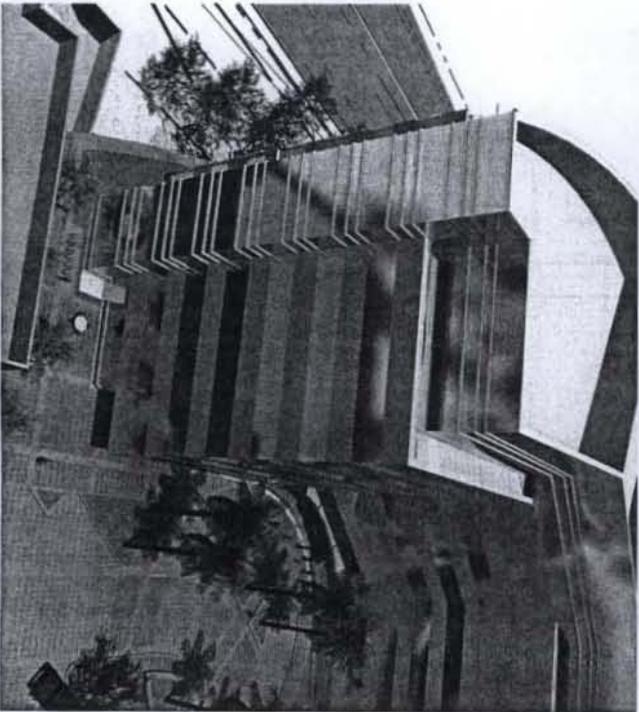


Architectural Details

CORNER OF  
OFFICE  
BUILDINGS



EIGHTH FLOOR  
BALCONY



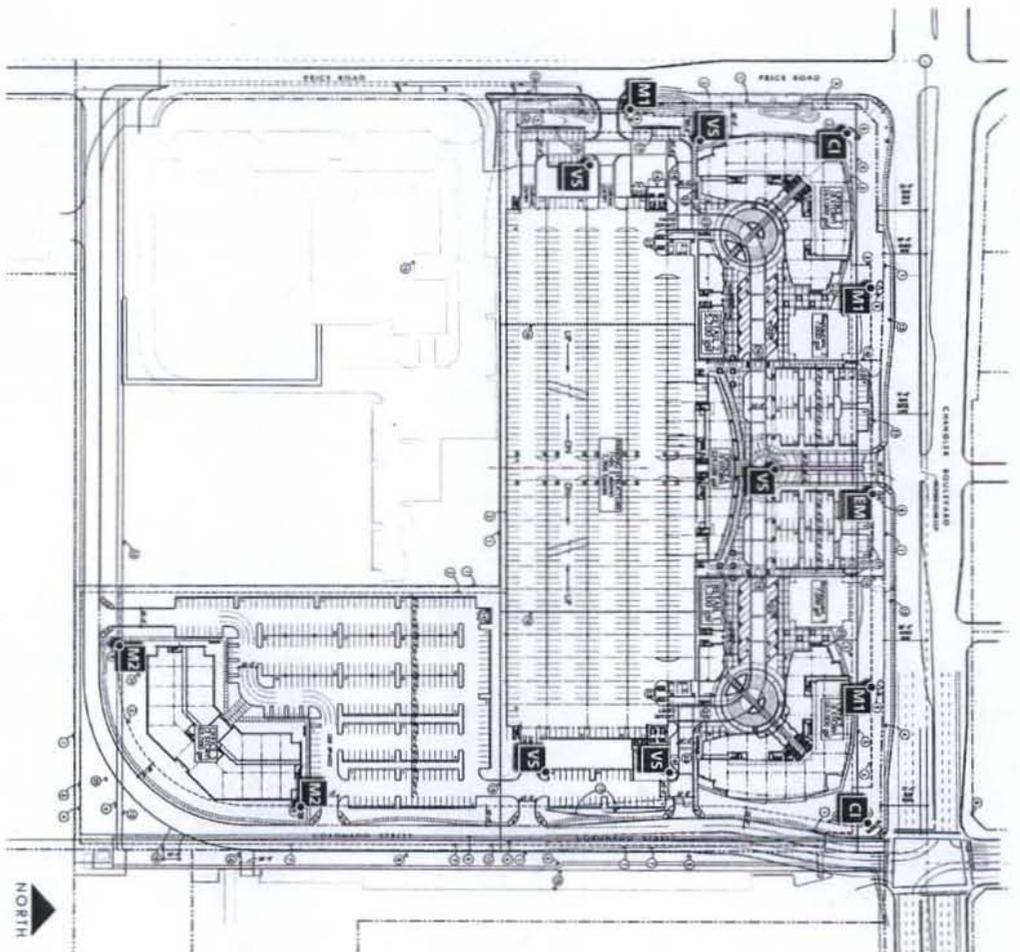


OFFICE BUILDING RETAIL PLAZA WITH PEDESTRIAN  
AMENITY SPACE



OFFICE BUILDING ENTRY PLAZA

SITE SIGNAGE	
D	Center Identification Monument
M1	Multi-Tenant Monument - Type 1
M2	Multi-Tenant Monument - Type 2
EM	Entry Monument Sign
VS	Vehicular Directional Sign

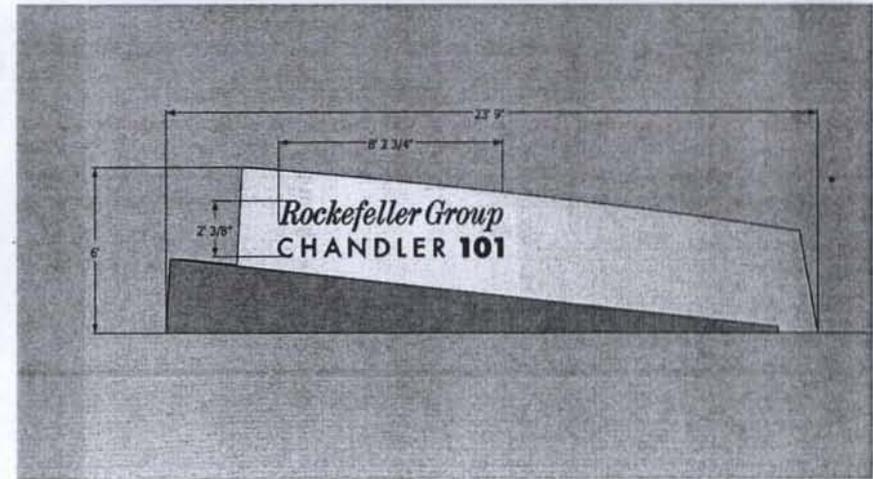
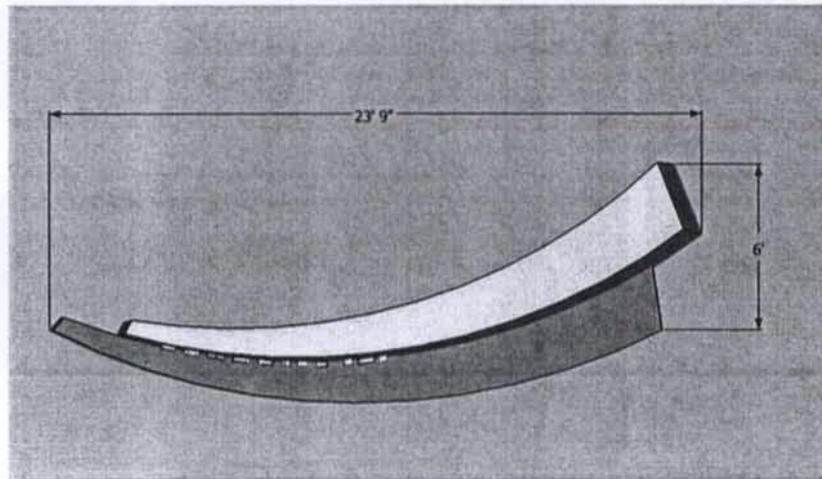
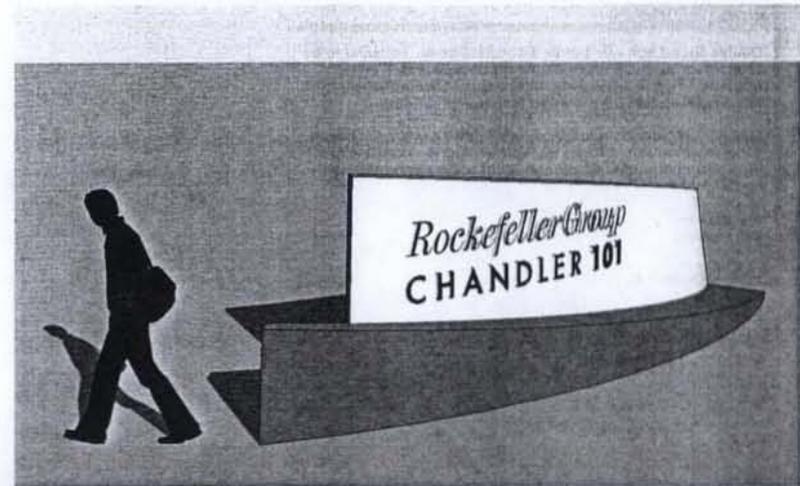


**NOTES**

Single-faced internally illuminated aluminum cabinet with push-thru lettering.

**GENERAL NOTES**

The Rockefeller Group Chandler 101 logo is subject to change.



CORNER MONUMENT SIGN (CI)

# Rockefeller Group CHANDLER 101

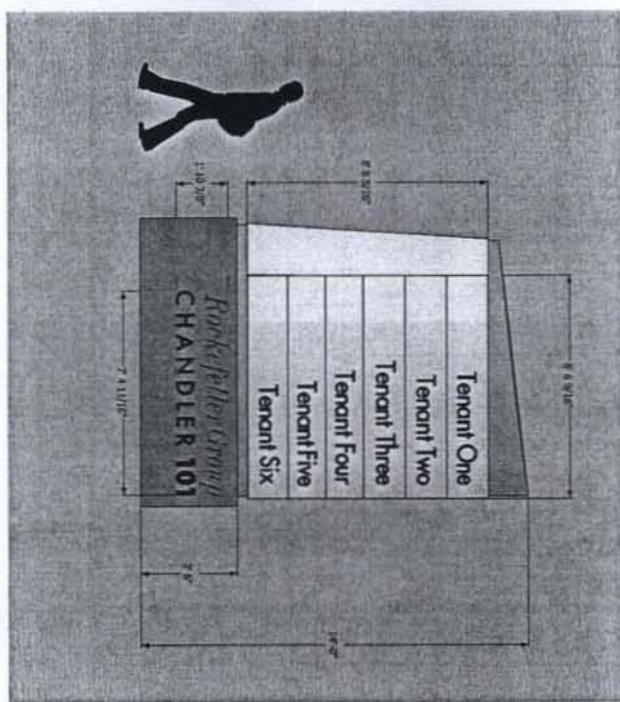
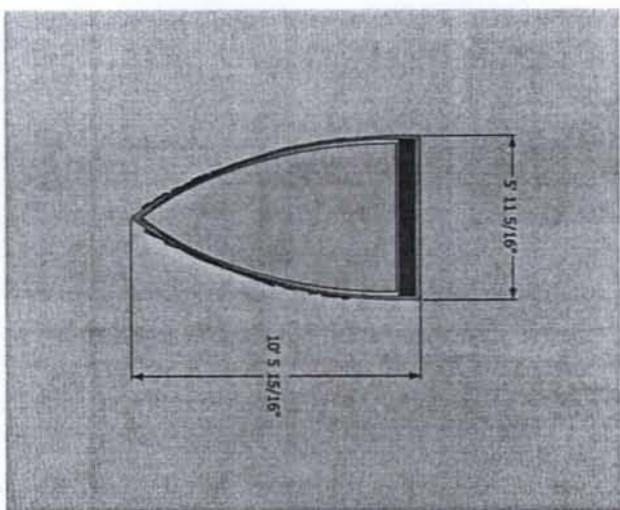
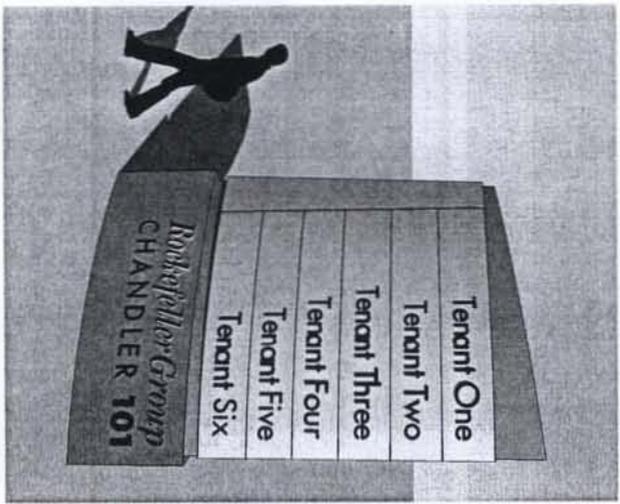
**NOTES**

Double-faced sign with painted concrete base. Lettering to be fabricated using 1/8" thick aluminum backed with 1" acrylic adhered to back to increase letter depth. Layered letter forms to be painted and pin mounted flush to sign surface.

Tenant sign area to be internally illuminated aluminum cabinet with reverse routed faces backed with acrylic panels with push thru characters. Character faces to be decorated with day/night film.

**GENERAL NOTES**

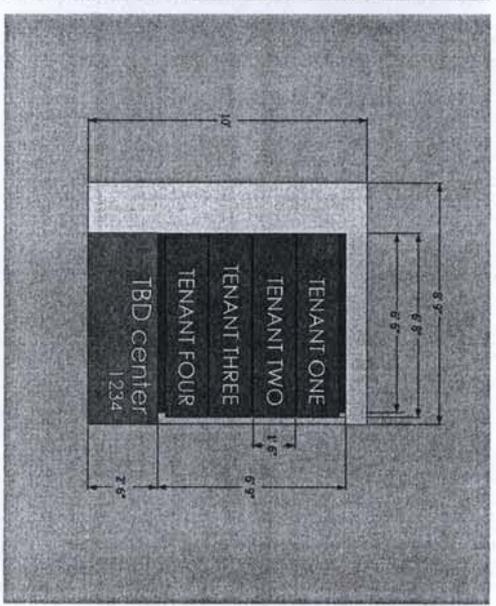
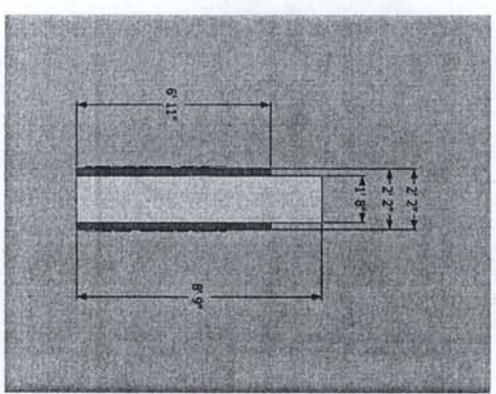
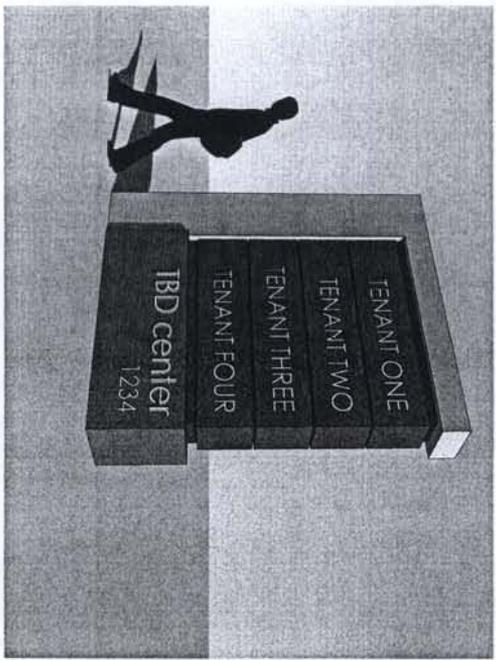
The Rockefeller Group Chandler 101 logo is subject to change.



MULTI-TENANT MONUMENT SIGN (M1)

**NOTES**

Double-faced 1/2" concrete sign structure with flat cut out logo lettering pin mounted flush to surface of base.  
 Tenant sign panels to be aluminum panel with applied vinyl copy. Signs to be externally illuminated.  
**GENERAL NOTES**  
 The project name and logo has not yet been determined.



MULTI-TENANT MONUMENT SIGN - 2 STORY OFFICE (M2)

# Rockefeller Group CHANDLER 101

**NOTES**

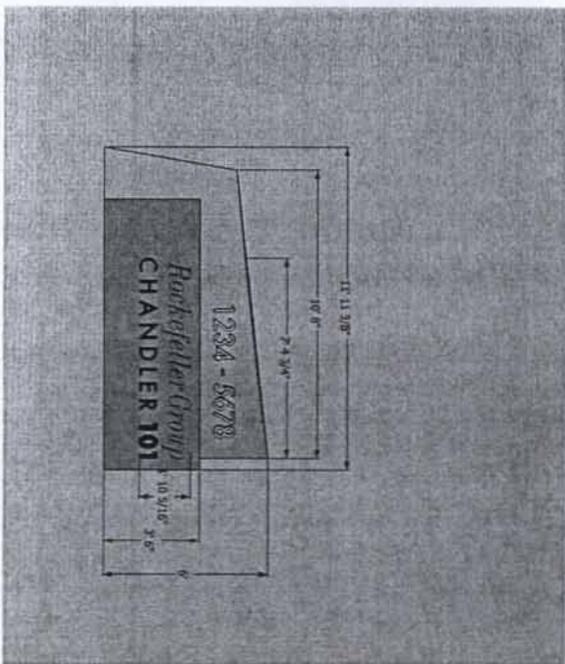
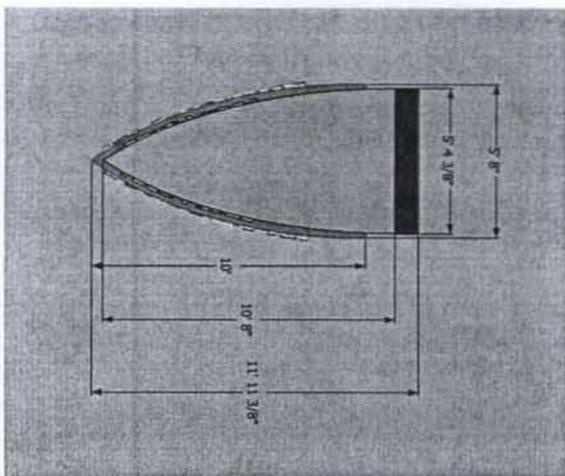
Double-faced sign with painted concrete base. Lettering to be fabricated using 1/8" thick aluminum backed with 1" acrylic adhered to back to increase letter depth. Layered letter forms to be painted and pin mounted flush to sign surface.

Internally illuminated painted aluminum cabinet with push-thru address numbering.

**GENERAL NOTES**

The Rockefeller Group Chandler 101 logo is subject to change.

1234 - 5678 indicate place holder address. Final address numbers for the property are yet to be determined.



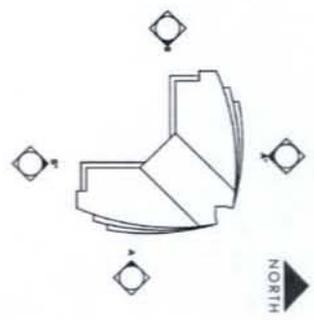
NOTES

All envelopes apply to mirrored opposite elevations as well.

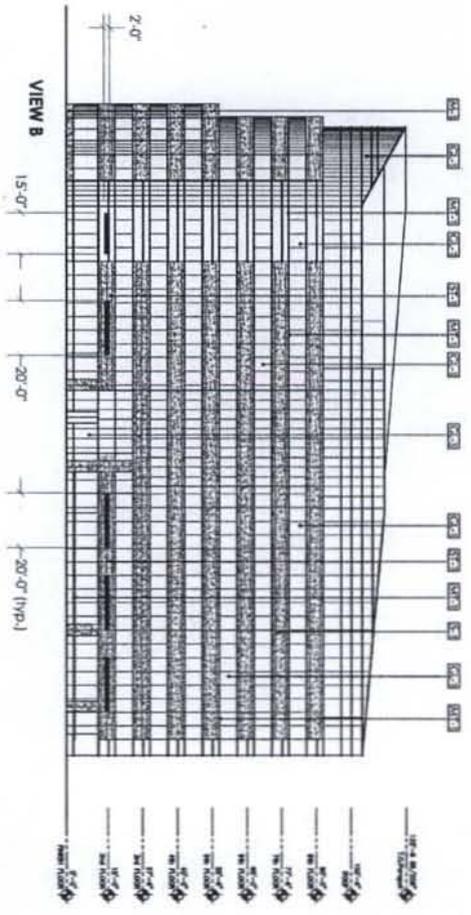
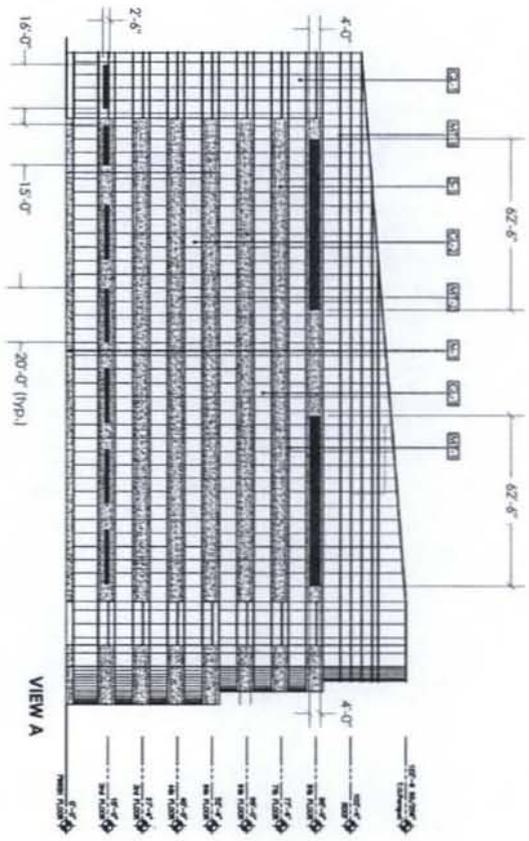
- OFFICE - Halo illuminated reverse pan channel characters.
- RETAIL - Internally illuminated pan channel characters.

No tenant will be allowed more than one wall mounted sign per elevation.

The Owner / Managing Association reserves the right to combine, split, or extend envelopes beyond tenant's frontage, to accommodate unforeseen signage configurations. All such modifications will require staff approval from the City of Chandler.



\* Indicates opposite hand view of the elevations provided.



OFFICE BUILDING SIGN ENVELOPES

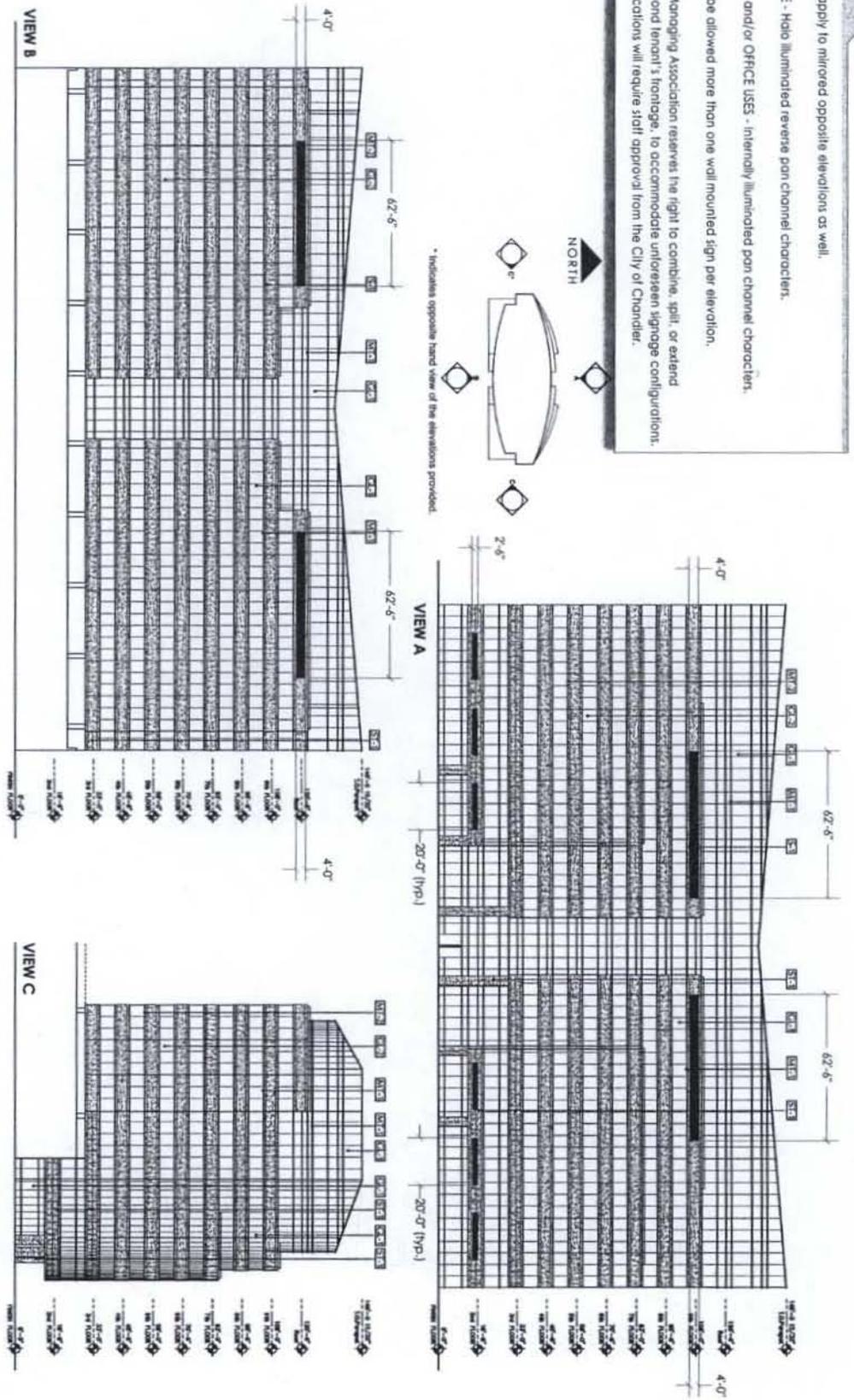
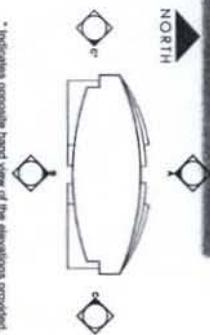
**NOTES**

All envelopes apply to mirrored opposite elevations as well.

- OFFICE - Hole illuminated reverse pan channel characters.
- RETAIL and/or OFFICE USES - Intensely illuminated pan channel characters.

No tenant will be allowed more than one wall mounted sign per elevation.

The Owner / Managing Association reserves the right to combine, split, or extend envelopes beyond tenant's frontage, to accommodate unforeseen signage configurations. All such modifications will require staff approval from the City of Chandler.



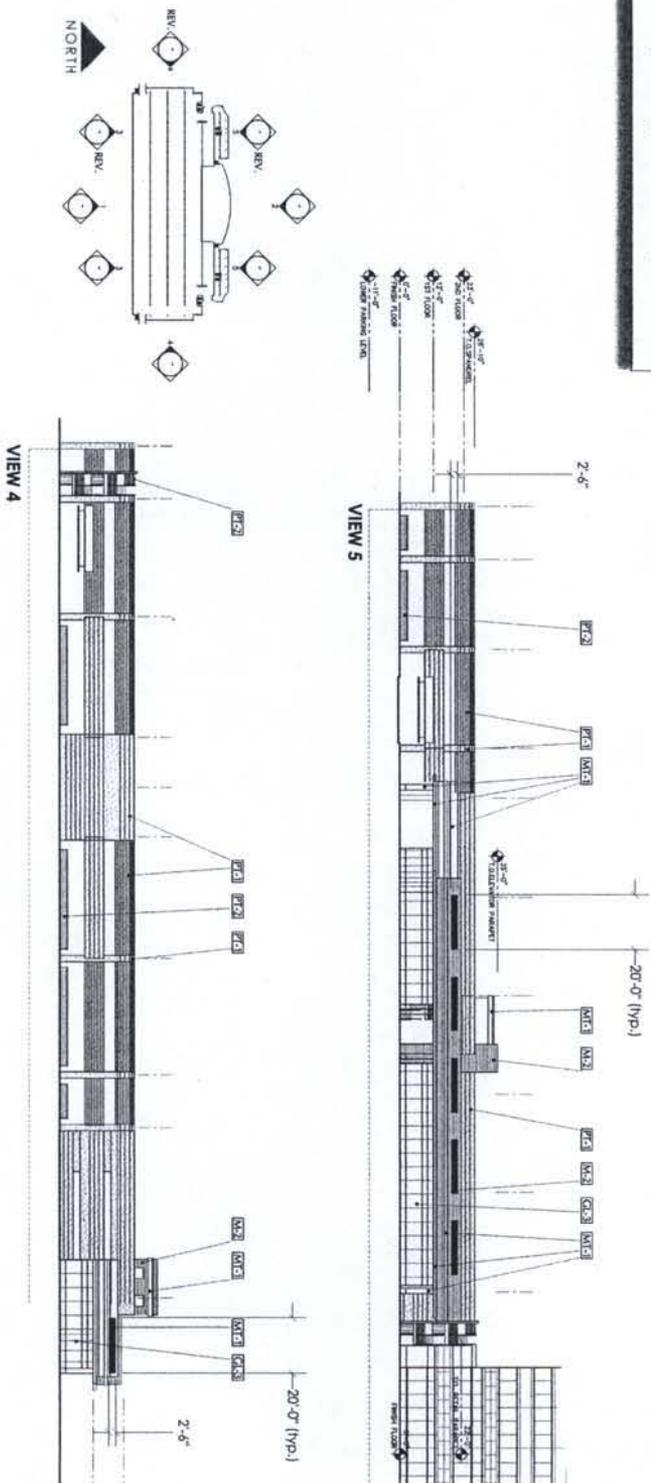
**NOTES**

All envelopes apply to mirrored opposite elevations as well.

- RETAIL (at parking structure) - Push through acrylic and internally illuminated pan channel lettering will be allowed.

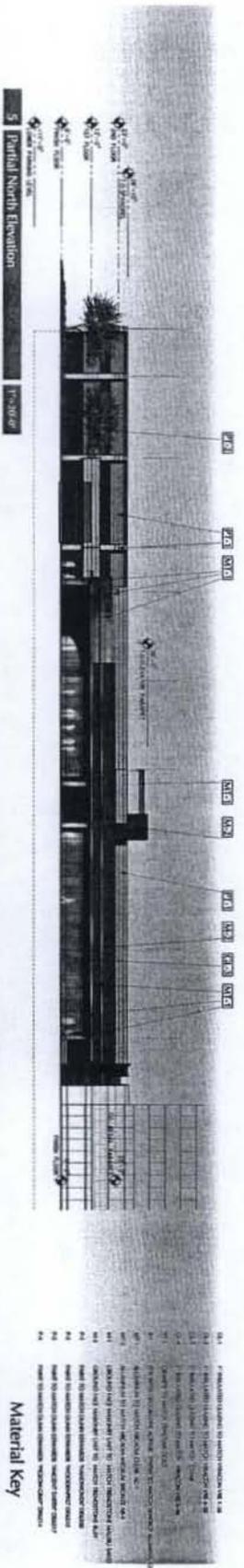
No tenant will be allowed more than one wall mounted sign per elevation.

The Owner / Managing Association reserves the right to combine, spill, or extend envelopes beyond tenant's frontage, to accommodate unforeseen signage configurations. All such modifications will require staff approval from the City of Chandler.



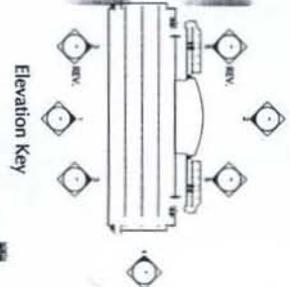
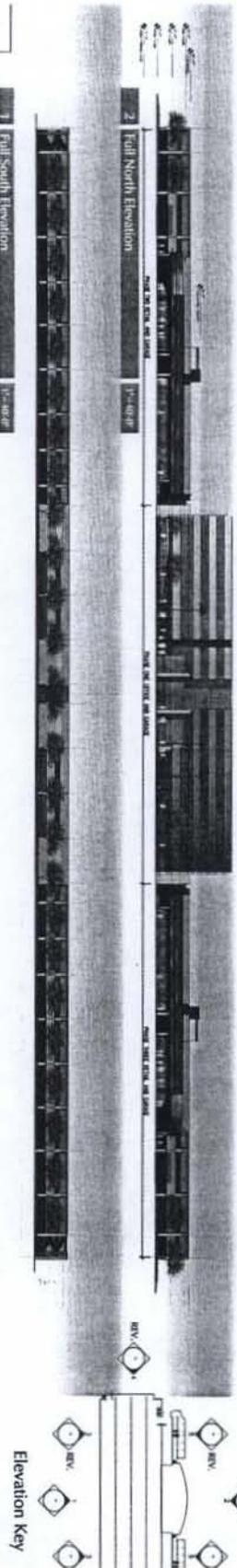
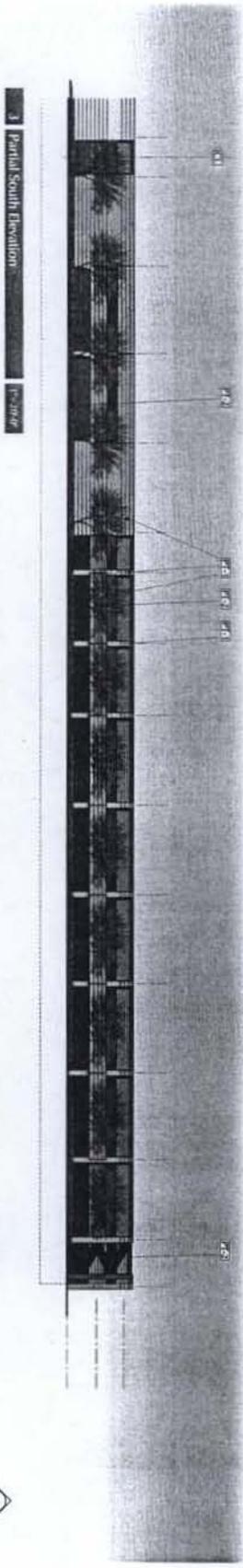
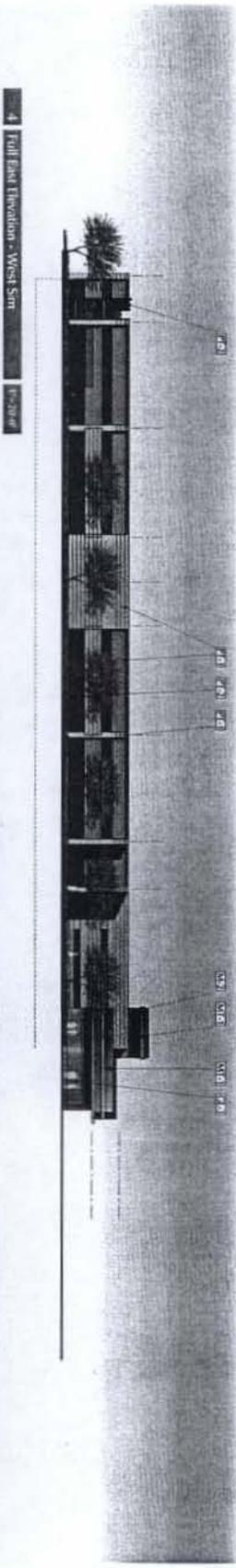
RETAIL BUILDING SIGN ENVELOPES





- 001 -
- 002 -
- 003 -
- 004 -
- 005 -
- 006 -
- 007 -
- 008 -
- 009 -
- 010 -
- 011 -
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- 044 -

**Material Key**



PN

Retail and Garage Elevations

**ORDINANCE NO. 4186**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED INDUSTRIAL DISTRICT (I-1) TO PLANNED AREA DEVELOPMENT (PAD) (DVR09-0015 ROCKEFELLER GROUP CHANDLER 101) 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 Industrial District (I-1) to Planned Area Development (PAD), subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A and Exhibit B, Development Booklets, entitled "Rockefeller Group Chandler 101", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-0015, except as modified by conditions herein.

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. A Traffic Impact Analysis shall be approved by the City of Chandler Public Works Department prior to the recordation of a Final Plat or approval of building permits.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. 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.
7. Construction shall commence above foundation walls within five (5) 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. 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.
9. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
10. 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.
11. Raceway signage shall be prohibited within the development.
12. Under Option One, additional parking capacity shall be added to the parking garage in the course of developing Phase Two if existing or anticipated demand warrants, at the discretion of the Zoning Administrator as informed by an updated parking study provided by the Developer (if requested by the Planning Department) or other relevant information. Under Option Two, additional parking capacity shall be added to the parking garage in the course of

developing Phase Two or Phase Three if existing or anticipated demand warrants, at the discretion of the Zoning Administrator as informed by an updated parking study provided by the Developer (if requested by the Planning Department) or other relevant information.

13. The retail (first floor) building signage shall be internally illuminated pan-channel letters with halo illumination.
14. The trees planted to the south, east, and west elevations of the parking garage shall be at least 12' high to top of canopy at planting.
15. The applicant shall work with staff to add additional shade trees (up to four total) to the south of the two restaurant buildings.
16. The applicant shall work with staff to provide architectural features and vertical relief above the exterior staircases on the parking garage.
17. Any covered parking will utilize materials, forms, and colors drawn from the main buildings' architecture.
18. A signed and notarized Consent to Conditions waiver shall be provided to Planning staff within three weeks of City Council approval of the rezoning and PDP in order for the approval to be valid.
19. Neither of the two restaurant buildings along Chandler Boulevard shall have a drive-through.

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.



A. LEGAL DESCRIPTION

(AS PROVIDED BY TITLE COMMITMENT)

LOT 1 OF MINOR LAND DIVISION FOR "GOULD", A SUBDIVISION AS SET FORTH IN BOOK 902 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.