

ORDINANCE NO. 3997

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING SUBSECTIONS 35-1902(8)(e) and (g) OF ARTICLE XIX, CHAPTER 35, CODE OF THE CITY OF CHANDLER, RELATING TO ARTWORK IN COMMERCIAL DEVELOPMENTS.

WHEREAS, in accordance with Section 35-2600 of the Chandler City Code, the City Council, upon recommendation of the Planning and Zoning Commission, may amend, supplement or change the regulations set forth in the zoning code; and,

WHEREAS, this amendment, including the draft text, has been published as an 1/8-page display ad in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, date and place of public hearing; and,

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code, on November 21, 2007;

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

Section 1. Subsection 35-1902(8)(e), Article XIX, Chapter 35, Chandler City Code, is hereby amended to read as follows:

(e)*Architectural Standards:* The intent of the following standards is to encourage creative and innovative design techniques, quality and merit.

1. Building features that are used for advertising or national image (corporate stylized architecture), shall be prohibited.
2. Building architecture shall promote consistent architectural character and detail on all sides of the structure, including the use of building materials, and not merely limited to color changes only.
3. Where applicable, building mass shall be broken by dividing into smaller components and creating functional open space and pedestrian oriented areas between buildings.
4. Any one (1) building material shall be limited to a maximum of sixty-five (65) percent of the total area of each building facade, unless dictated by an architectural style that prescribes a particular building material as the dominant feature (e.g., Pueblo, Santa Fe style, etc.).
5. Flat walls on buildings shall be minimized by incorporating such techniques as pop-outs or pilasters or recessed features or other vertical relief elements at a minimum interval of every twenty-four (24) feet.
6. Rooflines shall be varied in height, form, and materials. Parapet rooflines shall be varied by stepping up and down or incorporating pitched roof elements.

7. Covered canopies shall be provided at tenant entries.
8. At least one (1) common pedestrian seating area shall be provided in a landscape setting on-site for every seventy-five thousand (75,000) square feet of building area. Developments that have less than seventy-five thousand (75,000) square feet of building area shall provide at least one (1) common pedestrian seating area.
9. Drive-through menu boards shall be screened from street view, and architecturally integrated with building design through the use of common materials and colors.
10. Design of gas canopies shall be integrated with adjacent building architecture through the use of similar materials, colors and roof forms.
11. Gas canopy lights shall be flush with the bottom of canopy. Gas canopy bottom edge shall be a maximum of fourteen (14) feet six (6) inches above finish grade, unless canopy is integrated into convenience store building.
12. All gas tank vent piping shall be screened from arterial streets and public view.
13. Screening shall be architecturally integrated for the service entrance section (SES) and all utilities. All ground-mounted equipment shall be screened from public view by a concrete or masonry wall or landscaping, equal to or greater in height than the height of the mechanical equipment.
14. All transformer boxes, meter panels and electric equipment, back-flow devices and any other utility equipment, not able to be screened by landscaping or walls, shall be painted to match the building color.
15. Any roof access ladders shall be located inside the building. Roof drainage shall utilize interior roof drains or be architecturally integrated into the building design. Architecturally integrated roof drains shall require additional articulation beyond paint accents.

16. In connection with a rezoning, or in connection with a PAD amendment or an amendment to a Preliminary Development Plan where Council approval is required, relating to shopping centers, office and commercial complexes, provide unique exterior public artwork such as sculptures and murals, gates/fences/walls, benches, fountains, and walkways, etc.

Section 2. Subsection 35-1902(8)(g), Article XIX, Chapter 35, Chandler City Code, is hereby amended to read as follows:

(g)Additional quality standards: The intent of the following standards is to encourage creative and innovative design techniques, quality and merit. A minimum of six (6) of the following items shall be achieved for shopping centers, office and commercial centers.

1. Provide direct collector street access to commercial center.
2. Locate at least fifty (50) percent of freestanding PADs within a landscape setting along an arterial streetscape.

3. Provide angled building orientation to achieve varied alignment of building fronts and site design features, that in turn creates functional outdoor spaces, and/or enhanced intersection feature.
4. Provide tree lined "boulevard" at median break(s), with detached sidewalks and landscaping that lead directly into a pedestrian plaza or other amenity.
5. Stagger parking setback by at least ten (10) feet or vary orientation of parking lot along arterial streetscape, while maintaining a minimum twenty (20) foot setback from the right-of-way.
6. Incorporate unique planter and seating features, recurring in pedestrian areas throughout site, including areas along the front of buildings.
7. Develop an overall character theme that incorporates unique amenities (i.e., signage, light fixtures, screen walls/seat walls, etc.).
8. Provide ~~public artwork or other~~ pedestrian features in common landscape areas in addition to the required special features, such as seat wall planters, or other pedestrian oriented features.
9. Provide at least two (2) unique freestanding architectural site features that reflect the building architecture in addition to the required special features, such as entry arches, trellises, clock towers, rail fencing, etc.
10. Develop unique water features in a pedestrian setting internal to the site development, in addition to the required special features.
11. Any other design amenity, which is otherwise not required but which meets the general intent for design innovation, may be substituted for any of the above additional quality standards.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this ____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this ____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3997 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

PUBLISHED: