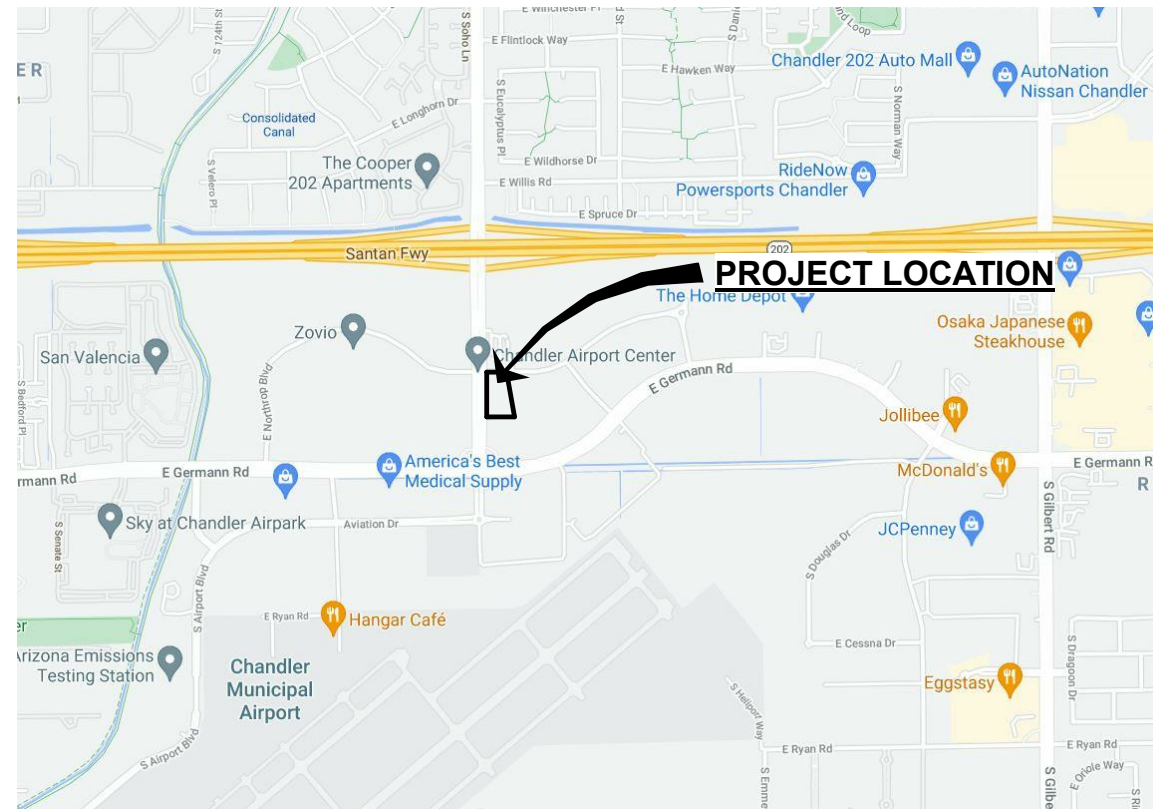


PLH21-0033

CRAVE DELIVERY

SEC COOPER RD. & YEAGER DR. CHANDLER, ARIZONA

VICINITY MAP
NOT TO SCALE



DESIGN TEAM

OWNER:

CRAVE DELIVERY INC.
2775 WEST NAVIGATOR DRIVE, SUITE 110
MERIDIAN, IDAHO 83642
(617) 877-2751
CONTACT: GARRY HAYS
EMAIL: ghays@lawgdh.com
WEBSITE: www.cravedelivery.com

ARCHITECT:

CSHQA
200 BROAD ST.
BOISE, IDAHO 83702
(208) 343-4635
CONTACT: JIM MARSH
EMAIL: james.marsh@cshqa.com
www.cshqa.com

SITE/CIVIL ENGINEER:

KIMLEY-HORN
1001 W. SOUTHERN AVE., STE 131
MESA, ARIZONA 85210
(480) 207-2666
CONTACT: BRYAN WRIGHT
EMAIL: bryan.wright@kimley-horn.com
www.kimley-horn.com

LANDSCAPE ARCHITECT:

KIMLEY-HORN
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
(602) 944-5500
CONTACT: ANDREW VALESTIN
EMAIL: andrew.valestin@kimley-horn.com
www.kimley-horn.com

Purpose of Request

This Preliminary Development Plan (“PDP”) requests approval for a parcel located in the Chandler Airport Center (“CAC”). This PDP is for Crave Delivery, Inc. (“Crave”) to develop an innovative single story kitchen, delivery service and café with indoor/outdoor seating. Crave has partnered with world renowned chefs to bring high quality food to this community by operating a delivery, pickup and sit down experience. Crave maintains control of the food from preparation through delivery with all delivery drivers employed by Crave. The use is in accordance with the approved Planned Area Development (“PAD”) for CAC as approved by the City Council in Ordinance #3673. This narrative describes the planned development and provides the background information necessary to approve this request.

Location

The approximately 2.17 acre property is located in Section 1, Township 2 South, Range 5 East in Chandler, Arizona, on the southeast corner of Cooper Road and Yeager Drive. The Assessor's Parcel No. for the Property is 303-31-222. This PDP is only covering a portion of the parcel. North of this property is a gas station, to the east is the Offerpad site, to the south is the remainder portion of the subject parcel that will be developed by an entity not affiliated with Crave, and to the west is property that is undeveloped.

Building; Architecture; Uses

The building elevations and site plan depict a single story 15,000 square foot building with overhangs (porte cocheres) on both sides. These overhangs will not be used by the general public nor as a drive-thru and will not have any pass through windows. The layout of the building is set up with multiple kitchens with a central conveyance system serving a central packaging and delivery area. Additionally, this will be a Crave flagship location which entails having a café with indoor and outdoor seating for customers who choose to pick up their food. The outdoor seating and adjacent landscaping will enhance the preexisting heavily landscaped corner of Cooper and Yeager.

The design for the Project will be based on construction types found in surrounding buildings. The building will be painted with the four colors depicted on the architectural detail exhibit and will be applied to accomplish the maximum visual interest. The colors are conducive to the context of the valley and provide an appropriate contrast to the metal panel and stone that are being used on the exterior of the building. The metal panel and stone will be used to provide additional variety and architectural interest. The goal is to reinforce both vertical and horizontal balances while avoiding monotonous or plain expanses of wall.

As mentioned above, Crave will be developing an innovative kitchen, delivery service and café that conforms to the previously approved PAD.

Building Height

Due to the proximity to the airport, building heights are always a concern. The approved PAD has a Mid-Rise overlay which allows building to be as tall as 70 feet. This is a single story building with a maximum height of 16 feet to the top of the parapet and 21 feet to the top of the mechanical screening.

Landscaping; Open Space

The landscaping will be designed to preserve the CAC aesthetics. This high quality landscaping will take into account the surrounding buildings and preexisting landscaped corners and integrate the look and feel as much as possible.

As depicted on the conceptual landscape plans included in this filing, the landscaping for this building utilizes a lush desert plant palette to create an attractive and colorful experience for the users. Plantings will be chosen to provide year-round color in flower and foliage, to soften building mass, to provide summer shade in the parking lot for autos and to buffer or screen views. Mature trees, as shown on the attached landscape plan, are placed in locations around the building and in the landscape to provide for immediate maturity in the landscape and to provide a human sense of scale to the building.

There is 42,776 square feet of the site devoted to landscape area which is 36.26% of the total project being developed. This site meets all landscape setbacks in accordance with Chandler City Code.

Drainage

Included in this submittal is a preliminary grading and drainage plan. This plan calls out for underground retention and will meet all applicable City of Chandler Code regarding retention and runoff.

Access

The Project will have two direct access points, one from Cooper Road and one from Yeager Drive. Both of those will be right in/right out only. Additionally, because this is a part of the CAC, the project will be connected with vehicular access to the parcels on the east and south boundaries. This connectivity provides vehicles the ability to use multiple access points throughout the entire development. Additionally, included in this submittal is a traffic impact statement. There will be

one ADA route from the right of way along Yeager Drive connecting to the main entry of the building.

Parking; Circulation; Screening

The site will meet the City of Chandler's standards for parking with 87 spaces of which 4 are ADA accessible where 76 and 4 are required by code.

Because all of the delivery drivers will be employed by Crave, the circulation on site for pickup of food for delivery will be controlled by Crave's operational team. The circulation for the delivery drivers is depicted on the site plan.

Through the use of screen walls, the design will comply with City of Chandler code as it relates to vehicle and parking screening requirements.

Signage

There will be a monument sign and directional signs on the property which will be in compliance with the Chandler City Code. This signage will ensure the general public understands the appropriate places to park for pick up as well as those utilizing the café. All signage will comply with the criteria described in DVR04-0037 Chandler Airport Center.

Utilities; Public Safety

The Property will be serviced by Salt River Project for electricity, Southwest Gas for natural gas, and the City of Chandler for water, reclaimed water and wastewater. A City of Chandler fire station is located at 124th Street and Pecos Road. The development will add two new fire hydrants for building coverage on addition

Design Standards

This project complies with the applicable sections of Chandler City Code 35-1902.

Conclusion

This application for Preliminary Development Plan requests that the PDP be approved. This PDP is in compliance with Ordinance #3673, Chandler City Code, Council policies and is complementary to the existing developments.



Scale:
21012

DRAWN:
JOG

CORNER PERSPECTIVE

PAD SUBMITTAL | SD52



DRAWN:
JB

Scale:
21012

STREET VIEW
PAD SUBMITTAL | SD53

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

KEYWORDS: XVF; XBM; XIB; XU; XSD; XBMZ



PROJECT DESCRIPTION

THE SCOPE OF THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 15,000 SQUARE FOOT CRAVE KITCHEN DELIVERY BUILDING AND ASSOCIATED SITE IMPROVEMENTS IN CHANDLER, ARIZONA. THE OVERALL SITE, 2.17± ACRES NET, IS BOUNDED BY YEAGER DRIVE AND AN EXISTING ARCO TO THE NORTH, OFFICE COMPLEX TO THE EAST, COOPER ROAD TO THE WEST AND UNDEVELOPED PAD TO THE SOUTH.

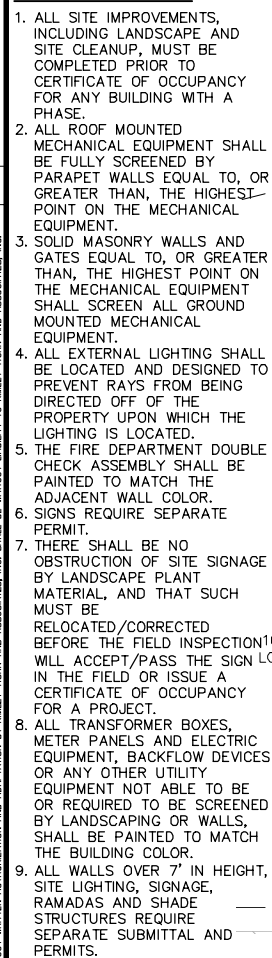
THE PROPOSED ESTABLISHMENT IS A CRAVE KITCHEN DELIVERY BUILDING. THE CURRENT ZONING FOR THE PROPOSED SITE IS PAD-C1. THE ZONING TO THE EAST IS PAD.

THE BASIS OF BEARING IS THE MONUMENT LINE OF COOPER ROAD, ALSO BEING THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 1, USING A BEARING OF NORTH 00 DEGREES 20 MINUTES 14 SECONDS WEST PER THE FINAL PLAT FOR "CHANDLER AIRPORT CENTER PHASE 1" BOOK 858 OF MAPS, PAGE 9 RECORDS OF MARICOPA COUNTY, ARIZONA.

THE BENCHMARK IS THE CITY OF CHANDLER
BENCHMARK 41A, BEING MARKED BY A 3" CITY OF
CHANDLER BRASS CAP FLUSH, LOCATED AT POINT
OF CURVATURE ON STEARMAN DRIVE, 300' SOUTH
OF GERMANN ROAD AND 1000' WEST OF GILBERT
ROAD, HAVING AN ELEVATION OF 1249.40 FEET,
(NAVD88)

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W SOUTHERN AVE. SUITE 131
MESA, ARIZONA 85210
TEL: (480) 207-2666
FAX: (602) 944-7423
CONTACT: BRYAN WRIGHT, PE

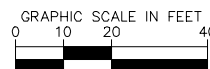
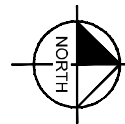
CAPITAL ELEVEN, LLC
2775 W NAVIGATOR DR. SUITE 110
MERIDIAN, ID 83642
TEL: (617) 877-2751
CONTACT: SHANNON@CRAVEDELIVERY.COM



ADDRESS:	SEC OF COOPER ROAD AND YEAGER DRIVE CHANDLER, ARIZONA 85286
APN:	A PORTION OF 303-31-222
EXISTING ZONING:	PAD-C1
PROPOSED ZONING:	PAD-C1
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	DELIVERY RESTAURANT
TOTAL SITE AREA:	117,969 SF (2.17 AC±)
TOTAL BUILDING AREA:	15,000 SF (12.72% OF TOTAL SITE AREA)
TOTAL LANDSCAPE AREA:	42,776 SF 36.26% OF TOTAL SITE AREA)
LANDSCAPE SETBACK AREA:	22,520 SF
BUILDING HEIGHT:	16.00' (TO PARAPET) 21.00' (TO MECH. SCREENING)

INDIVIDUAL PARKING:	REQUIRED	PROVIDED
STANDARD	72	87
ACCESSIBLE PER ADA	4	4
TOTAL PARKING	76	91

PARKING SPACE COUNT
RIGHT IN/RIGHT OUT
ACCESS DRIVEWAY
DESIGNATED CUSTOMER
PARKING FOR PICK-UP
FIRE TURNING RADIUS



ALTURAS AIRPORT CENTER LLC
APN: 303-31-340
ZONING: PAD



CHANDLER, ARIZONA 85286

PROJECT No.	XXXXXXXX
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SCALE (V):	NONE
DRAWN BY:	BTG
DESIGN BY:	BMW
CHECK BY:	BMW
DATE:	07/28/2021

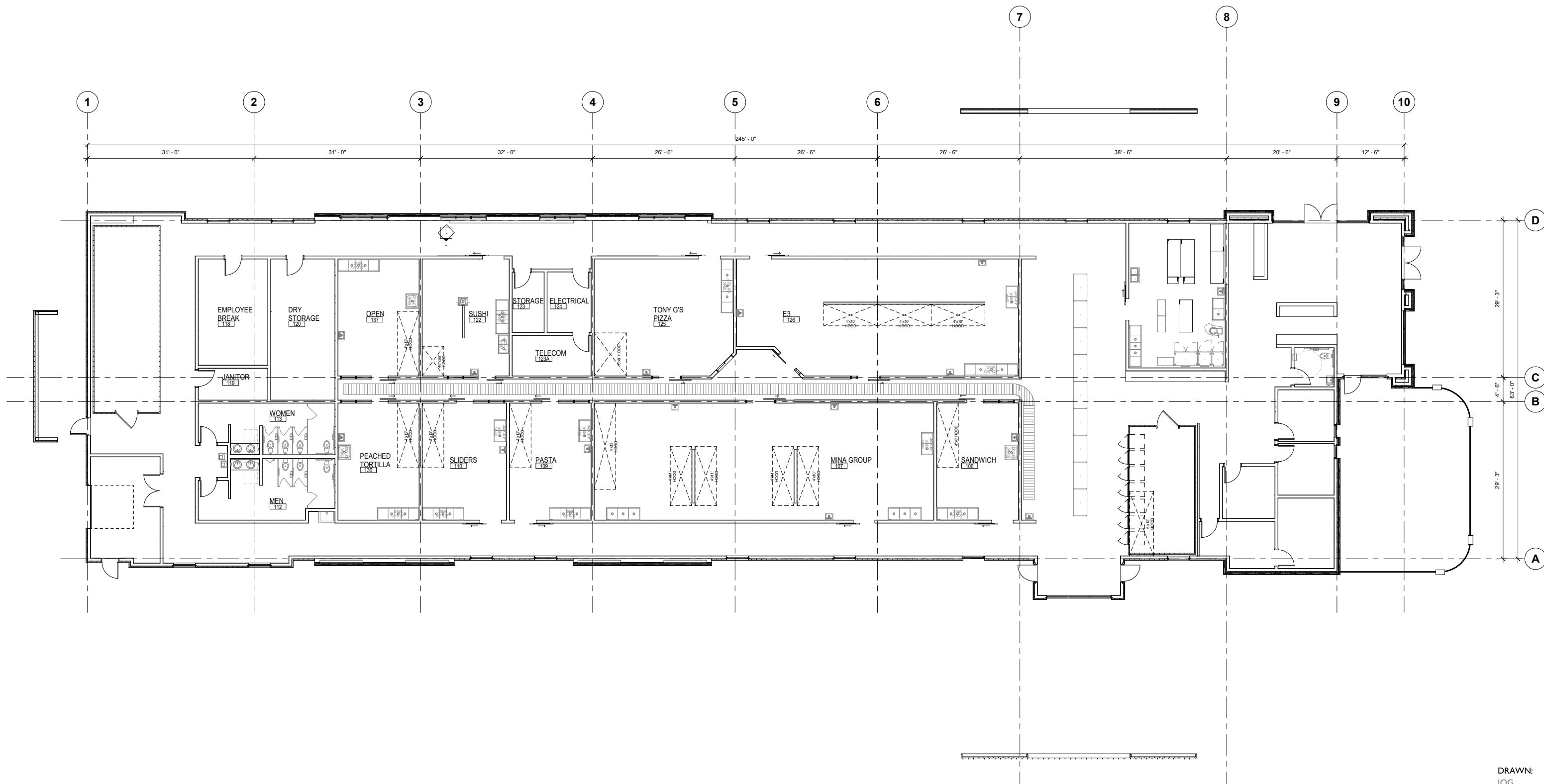


SP
1 OF 3 SHEETS

crave!
DELIVERY

Kimley»»Horn

1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480)207-2666



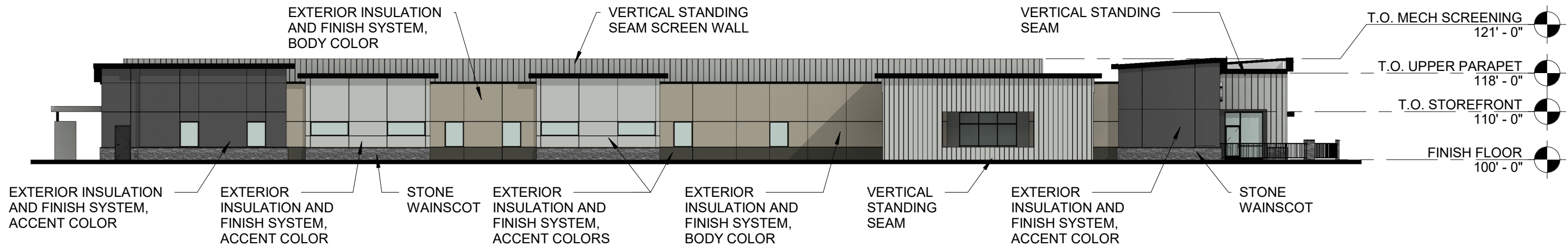
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21012

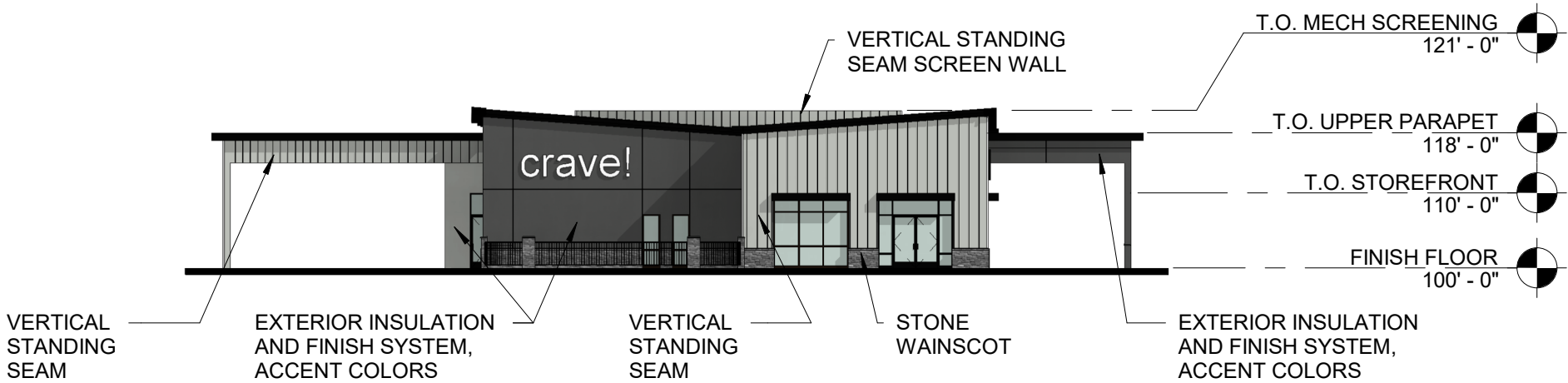
FLOOR PLAN

PAD SUBMITTAL | SD21

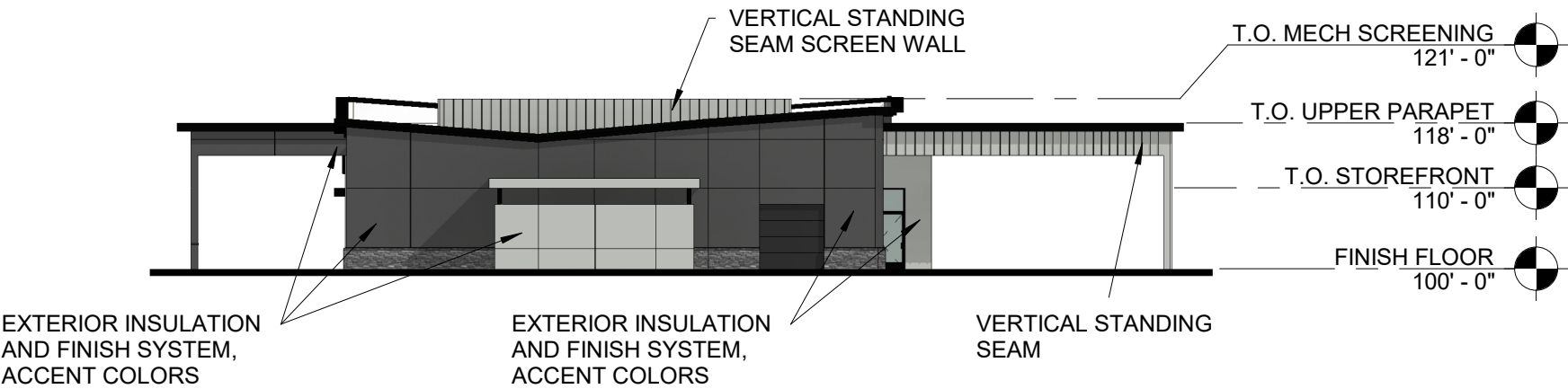
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JOG



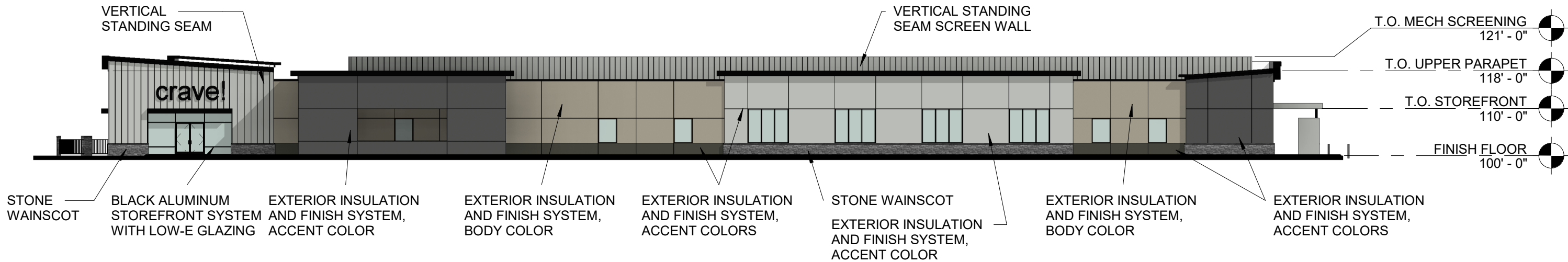
1 EAST ELEVATION
NTS



2 NORTH ELEVATION
NTS



1 SOUTH ELEVATION
NTS



2 WEST ELEVATION
NTS

DRAWN:
JB



ANGLED WALLS

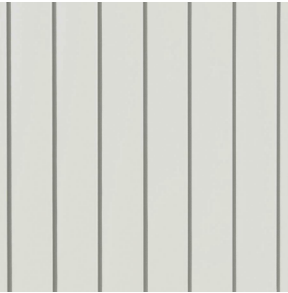
STANDING SEAM METAL SIDING

CANOPIES OVER STOREFRONTS

OUTDOOR PATIO AREA



STONE WAINSCOT



STANDING SEAM SIDING

WESTERN STATES
METAL - WESTERN LOCK
STANDING SEAM
VERTICAL, COLOR: REGAL
WHITE



STONE VENEER

ELDORADO STONE -
STACKED STONE, COLOR:
SILVER LINING

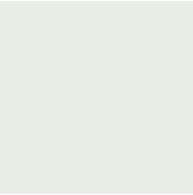
EIFS - PAINTED



SHERWIN WILLIAMS - COLOR:
SW 9563 - BEDROCK

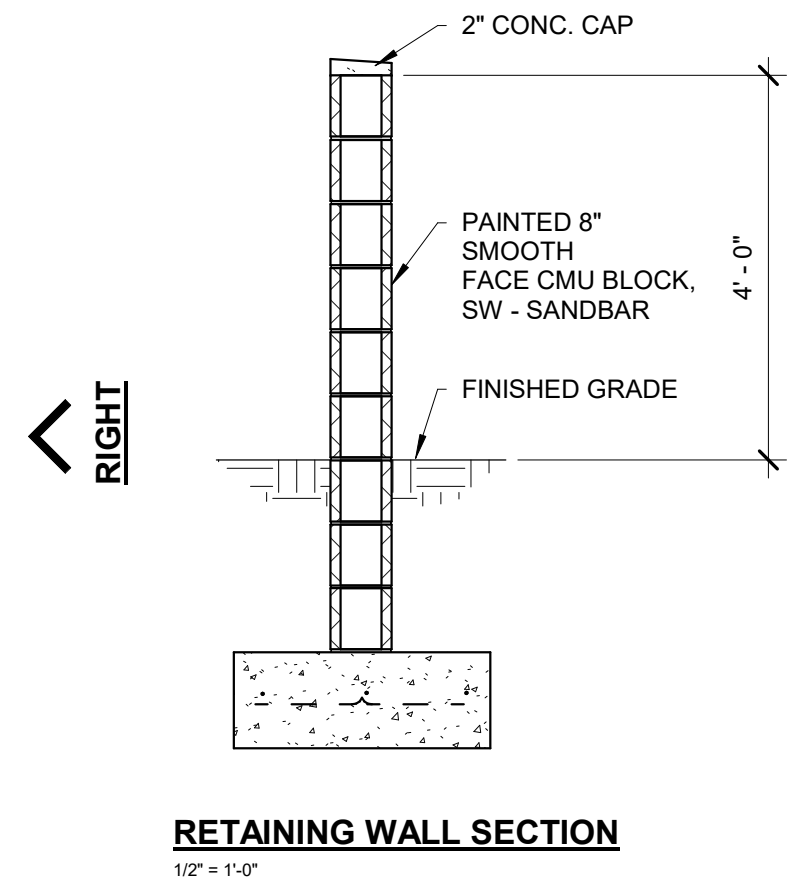
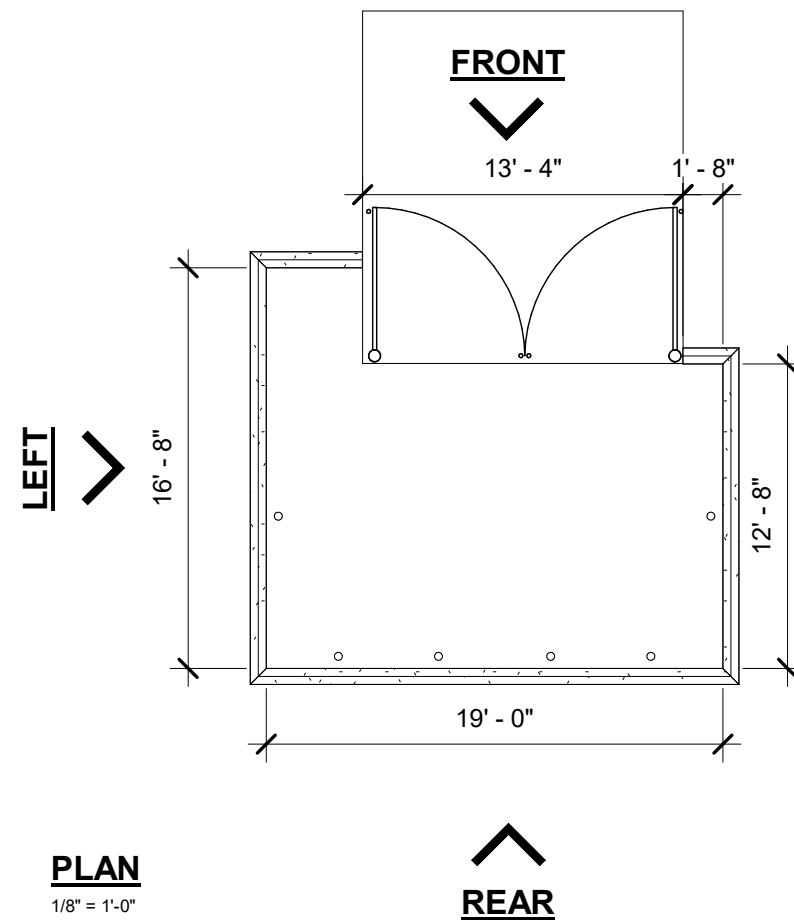
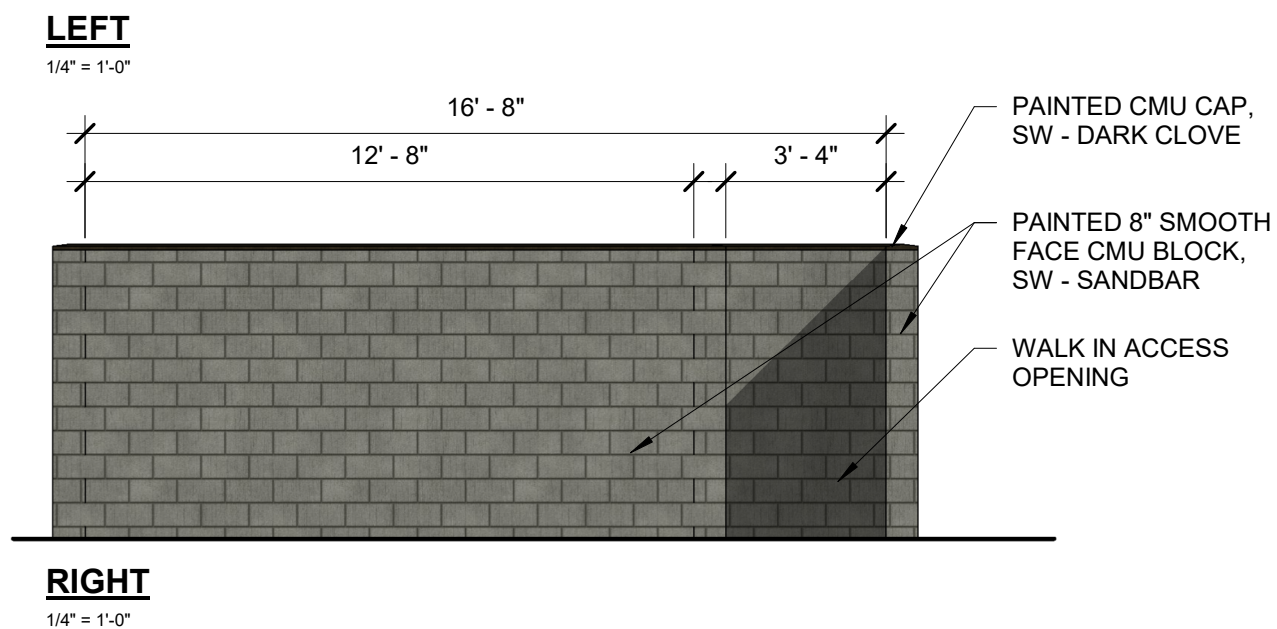
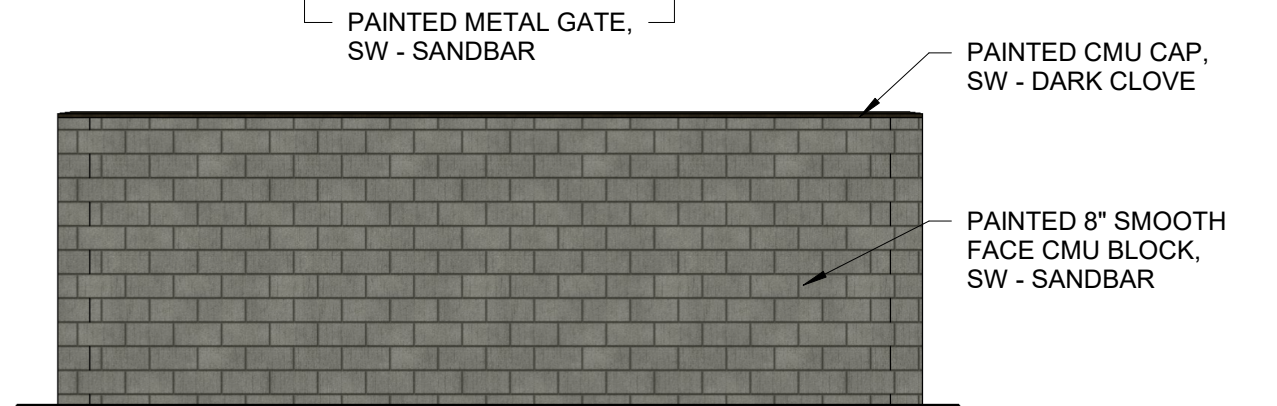
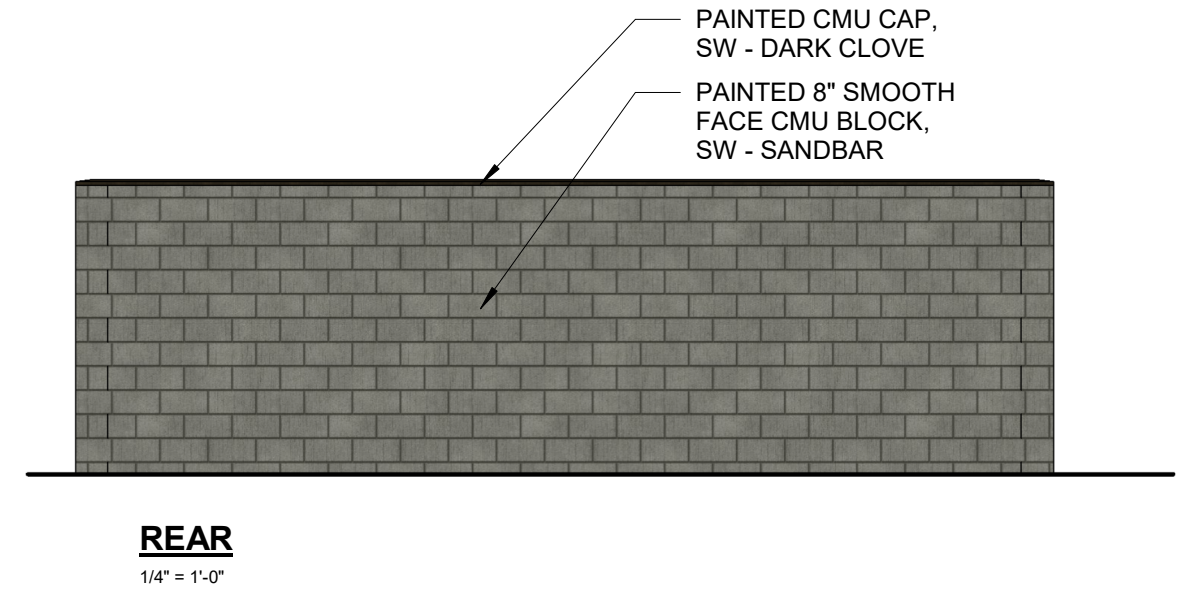
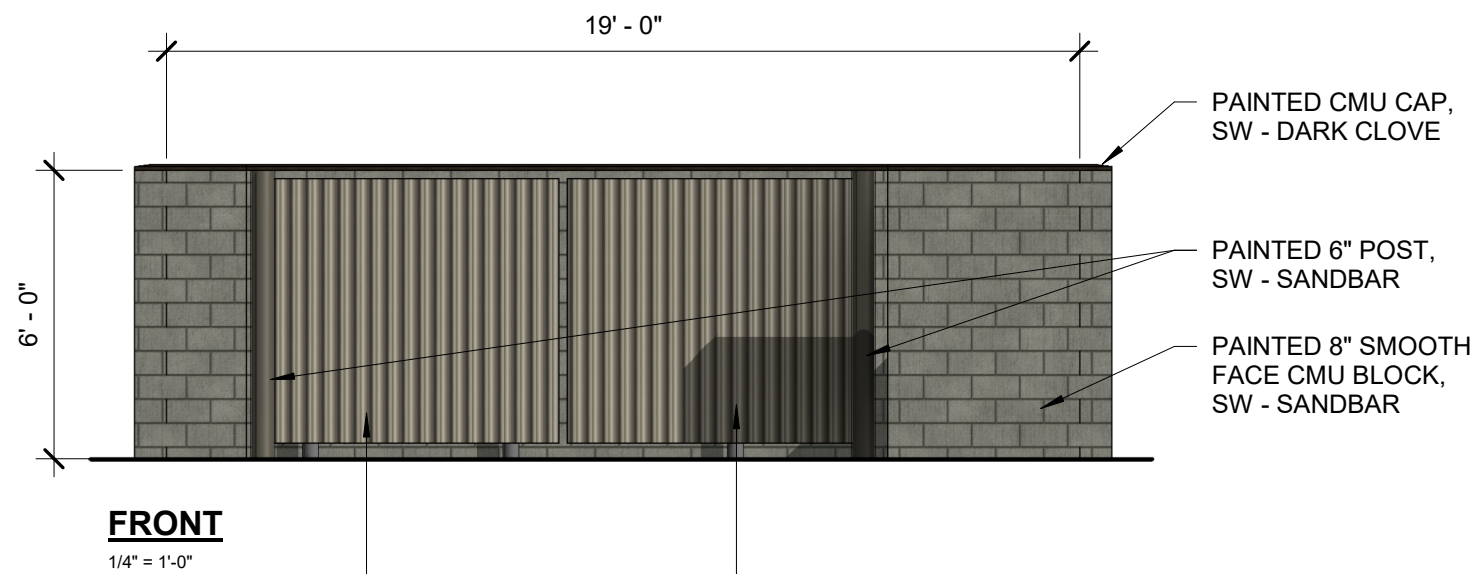


SHERWIN WILLIAMS - COLOR:
SW 7547 - SANDBAR



SHERWIN WILLIAMS - COLOR:
MATCH REGAL WHITE

DRAWN:
JOG



K:\EAV_Civil\Crave -- Chandler\CAD\US.dwg, Layout: L1 Jul 28, 2021 -- 3:29pm Jacob.Jurgens



SHRUBS AND GROUNDCOVERS			
	BOTANICAL NAME / COMMON NAME	SIZE	QTY
⊖	Leucophyllum frutescens 'Compacta' Compact Sage	5 Gal.	13
⊕	Muhlenbergia capillaris 'Lenca' Regal Mist Muhly	5 Gal.	145
+	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 Gal.	96
⊙	Tecoma stans Yellow Bells	5 Gal.	59
MATERIALS			
	DESCRIPTION		QTY
	Decomposed Granite		29,550 SF
	1/2" Screened, Gold, Color to Match Adjacent, 2" Depth Min.		

1. THE CONTRACTOR SHALL MAINTAIN THE SITE AND ADJACENT AREAS IN A NEAT AND ORDERLY CONDITION AT ALL TIMES, DAILY, AND MORE OFTEN IF NECESSARY, INSPECTING AND REMOVING ALL SCRAP, DEBRIS, AND WASTE MATERIAL.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING PLANT MATERIAL DURING CONSTRUCTION. ANY PLANT MATERIAL NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DESTROYED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPLACED IN-KIND AT NO COST TO THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE REGULARLY SCHEDULED WATER TO ALL EXISTING PLANT MATERIAL DURING CONSTRUCTION UNTIL IRRIGATION SYSTEM IS FULLY OPERATIONAL. ANY PLANT MATERIAL THAT DIES TO LACK OF WATER OR NEGLECT SHALL BE REPLACED IN-KIND AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL RESTORE ALL SURFACES AND LANDSCAPE AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT, INCLUDING ALL NEW LANDSCAPE AREAS CREATED AS A RESULT OF CONTRACTOR WORK OR OTHER IMPROVEMENTS. RESTORATION SHALL INCLUDE, BUT IS NOT LIMITED TO, RESTORATION OF IRRIGATION SYSTEM TO EXISTING PLANTS, PAVEMENTS, STRUCTURE, FINISH GRADING AND ROCK GROUND COVER OR TURF SURFACES TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS. LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK AREA NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS.

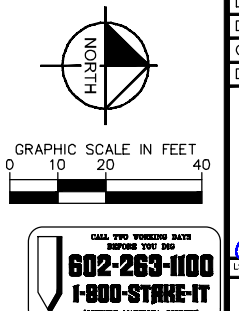
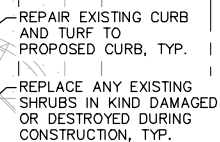
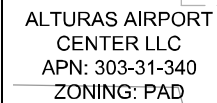
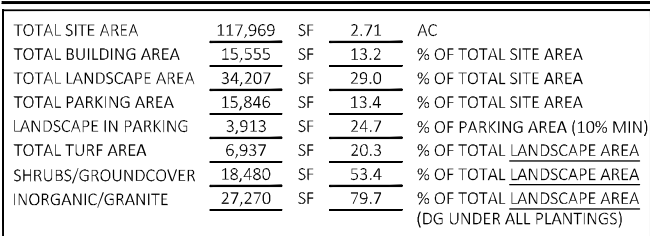
1. ALL LANDSCAPING AND LANDSCAPE MATERIALS ESTABLISHED IN CLOSE PROXIMITY TO A DRIVEWAY OR STREET INTERSECTION SHALL BE INSTALLED AND MAINTAINED IN COMPLIANCE WITH CHAPTER 30 OF THE CITY'S CODE OF ORDINANCES.
2. SHRUBS LOCATED WITHIN PARKING PLANTERS SHALL BE MAINTAINED AT NO MORE THAN 3FT IN HEIGHT. TREES WITHIN THE PLANTERS SHALL MAINTAIN A MINIMUM CLEARANCE OF 5FT FROM THE LOWEST BRANCH TO THE ADJACENT GRADE ELEVATION.

KIMLEY-HORN AND ASSOCIATES, INC.
1001 W. SOUTHERN AVE., SUITE 131
MESA, AZ 85210
PH: 480-207-2666
CONTACT: BRYAN WRIGHT, PE
EMAIL: BRYAN.WRIGHT@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PH: 602-906-1103
CONTACT: ANDREW VALESTIN, PLA
EMAIL: ANDREW.VALESTIN@KIMLEY-HORN.COM

CAPITAL ELEVEN, LLC
2775 W NAVIGATOR DR. SUITE 110
MERIDIAN, ID 83642
PH: 617-877-2751
CONTACT: SHANNON
EMAIL: SHANNON@CRAVEDELIVERY.COM



SEC COOPER ROAD & YEAGER DRIVE
PRELIMINARY LANDSCAPE PLAN
CHANDLER, ARIZONA 85286

PROJECT No.	XXXXXXXX
SCALE (H): 1"=20'	
SCALE (V): NONE	
DRAWN BY: JAJ	
DESIGNED BY: JAJ	
CHECK BY: AAV	
DATE: 07/28/2021	

LS1
OF 1 SHEETS

Kimley»»Horn
1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480)207-2666
© 2021



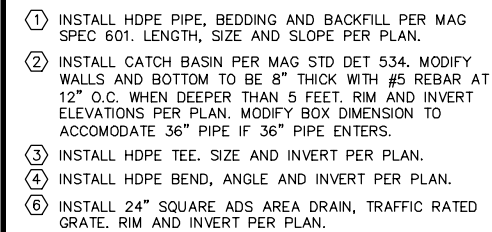
KEYS: xvf xbm2 xib xul2 xsuj2



HALF-STREET RUNOFF FROM COOPER ROAD AND YAEGER ROAD WILL BE ROUTED TO THE UNDERGROUND BASIN VIA EXISTING SCUPPERS AND CONCRETE CHANNELS IN THE ROW AS WELL AS PROPOSED AREA DRAINS AND STORM DRAIN PIPES.

THE MONUMENT LINE OF COPPER ROAD, ALSO BEING THE WEST LINE OF SOUTHWEST QUARTER OF SECTION 1, USING A BEARING OF NORTH 00 DEGREES 20 MINUTES 14 SECONDS WEST PER THE FINAL PLAT FOR "CHANDLER AIRPORT CENTER PHASE 1" BOOK 858 OF MAPS, PAGE 9 RECORDS OF MARICOPA COUNTY, ARIZONA.

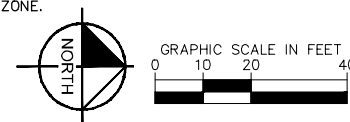
WEST 1/4 CORNER
SECTION 1, T-2S, R-5E
FOUND BRASS CAP IN
HANDHOLE STAMPED
"45760" 0.4 DOWN



- (7) INSTALL 10" DIAMETER, 14 GAUGE, 3" X 1" CORRUGATED ALUMINIZED CMP UNDERGROUND RETENTION TANK, BEDDING AND BACKFILL PER COC STD DET C-509, AND DET ON SHEET xx, LENGTH AND SLOPE PER PLAN. REF COC UNDERGROUND RETENTION REVIEW CHECKLIST FOR INSTALLATION REQUIREMENTS. ALL JOINTS SHALL BE WATER-TIGHT MANUFACTURED JOINTS.
- (8) INSTALL MAXWELL PLUS DRY WELL SYSTEM PER COC DET C-501.
- (9) INSTALL 12" CMP CONNECTOR PIPES BETWEEN UNDERGROUND RETENTION TANK AND DRYWELL BEDDING AND BACKFILL PER MANUFACTURER'S RECOMMENDATIONS, MIN SLOPE TO DRYWELL 0.5%.
- (10) STORM DRAIN CONNECTION TO UNDERGROUND RETENTION TANK. INVERT PER PLAN.

- 11 INSTALL SOLID COVER UNDERGROUND RETENTION ACCESS RISER PER CQC STD DET C-400. RIM ELEVATION PER PLAN. SOLID COVER SHALL BE SECURED WITH CHAIN AND LABELED "RETENTION TANK".
- 13 CONSTRUCT 2' DRAINAGE CHANNEL.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 040040, MAP NO. 0401322743M WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON FEMA WEBSITE (FEMA.GOV) BY FIRMETTE CREATED ON FEBRUARY 18, 2021 WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.



**CALL TWO WORKING DAYS
BEFORE YOU DIG**
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PROJECT No. XXXXXXXX	
SCALE (H): 1"=20'	
SCALE (V): NONE	
DRAWN BY:	BTG
DESIGN BY:	BMW
CHECK BY:	BMW
DATE: 07/28/2021	

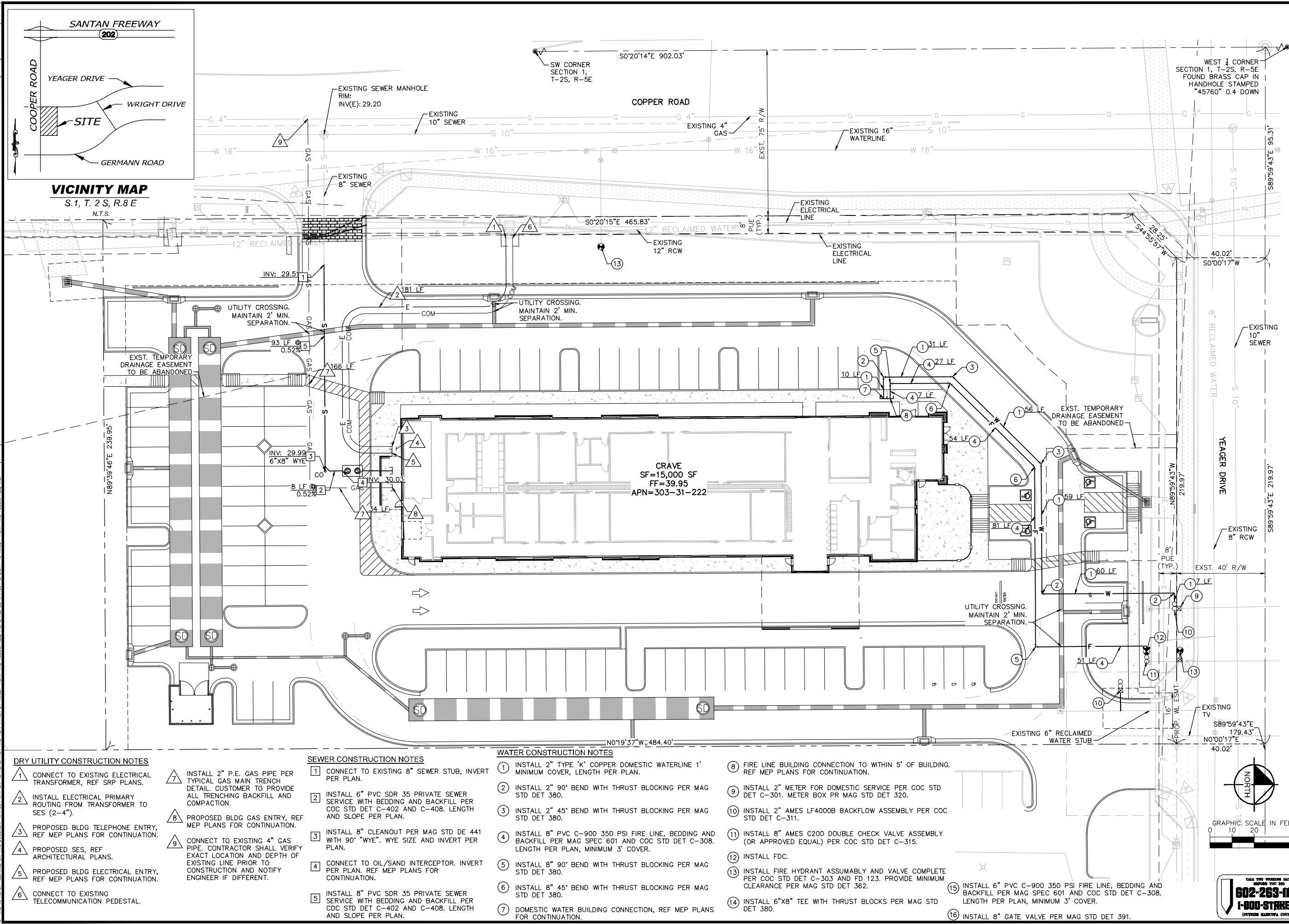


GD
2 OF 3 SHEETS

crave!
DELIVERY

Kimley»»Horn
1001 West Southern Avenue, Suite 131
Mesa, Arizona 85210 (480)207-2666

K:\EAV_Civil\Cove - Chandler\CA00\UT2.dwg, Layout:UT Jul 28, 2021 - 5:24pm bryon.wright



		© 2021 1001 West Southern Avenue, Suite 131 Mesa, Arizona 85210 (480)207-2666	
			
SEC COOPER ROAD & YEAGER DRIVE PRELIMINARY UTILITY PLAN CHANDLER, ARIZONA 85286			
PROJECT No. XXXXXXXXX			
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DRAWN BY: BTG DESIGN BY: BMW			
CHECK BY: BMW			
DATE: 07/28/2021			
			
UT2.dwg UT 3 OF 3 SHEETS			