

CHANDLER, AZ – E PECOS ROAD & S COOPER ROAD
KERRY'S CAR CARE



PRELIMINARY DEVELOPMENT PLAN NARRATIVE

APN: 303-30-006V

1st Submittal: September 9th, 2021

Prepared By:



A. Executive Summary

The proposed project is an automotive repair shop on approximately 1.5 acres of undeveloped land, south of the intersection of East Pecos Road and South Cooper Road in Chandler, AZ. To support the growth of the City of Chandler, we are proposing to add an additional service to the area that both we and our tenant see as a great fit for the community.

The zoning of our parcel is Planned Area Development (PAD) for Community Commercial (C-2) uses and a gas station and is part of the previously approved rezone from PAD for Community Commercial to PAD Community Commercial and gas service. We are proposing a different user than the originally proposed and approved 14,005 square foot retail shops user.

Per our pre-app comments with the City of Chandler, our proposed development does fall within the allowed uses of PAD C-2 zoning making our user an allowed use.

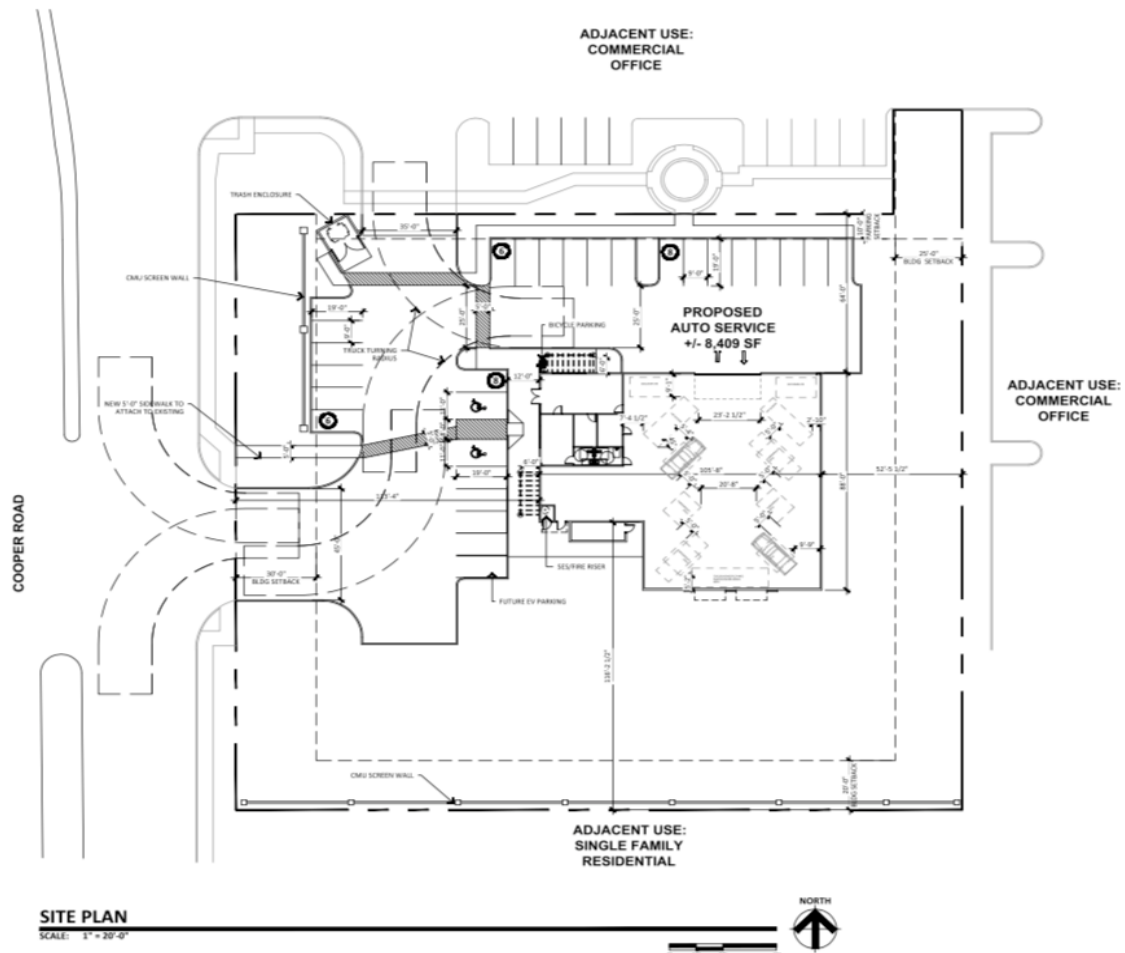


B. Site Plan Information

The proposed development will be approximately 8,409 square feet. There will 1 entrance to the repair area that will include 8 bays. As seen in the site plan below, ingress and egress to the repair area will be facing north towards E Pecos Road and away from all residential development.

The site will include 28 parking spaces which meets the code requirement for our use; 3.5 parking spaces per repair bay. Our architect has run an ingress and egress test to ensure that customers, fire, and garbage can navigate the site with ease. Some of the other features our site includes are two handicap stalls, electric vehicle charging, and bicycle parking.

We meet all setbacks per code with an emphasis on having the largest possible setback from the residential properties to our south. There is approximately 100 feet in distance between our southern wall and the existing CMU wall to the south. All of the area in between will be landscaped to provide screening. Included in the submittal is a landscape plan highlighting the heavy vegetation to the south.



C. Architectural Features

Similar to the Circle K located just north of our site, our development will include enhanced features such as raised parapets and modern materials to create a well-designed building. We realize that we are in an area of high design standards and we will do our best to ensure that we meet the design requirements of the City of Chandler.

Included in this submittal are colored elevations and a material and color board to clearly illustrate what we envision our development to look like. We are confident that we are going above and beyond in providing a structure that is visually appealing.



VIEW 1
SCALE: N.T.S.



VIEW 2
SCALE: N.T.S.



KERRY'S AUTO
SAN TAN VILLAGE CROSSING
CHANDLER, AZ
DATE: 09-09-2021 (PRELIMINARY)

P-1

RKAAB 21237.00

D. Operations

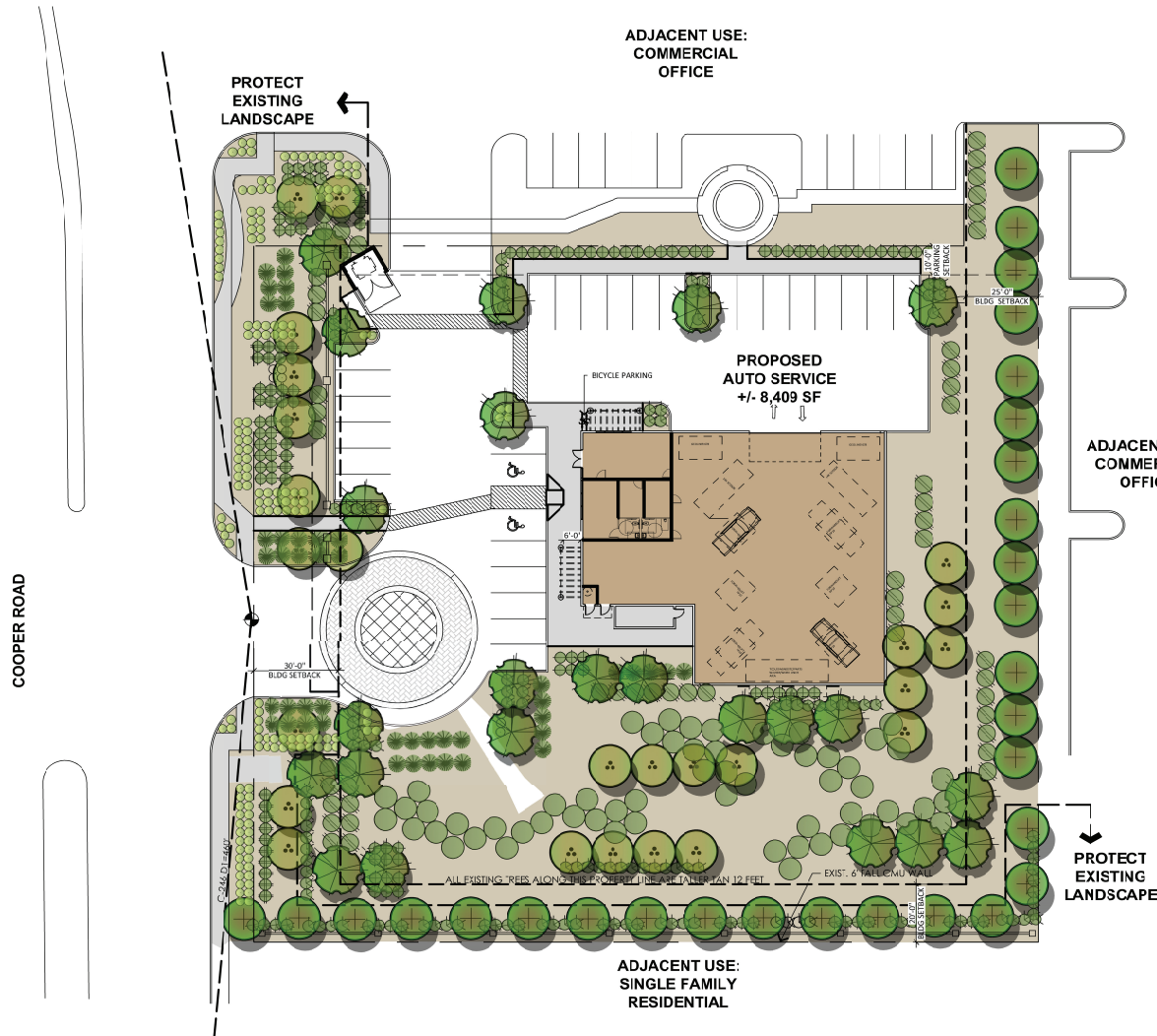
Kerry's Car Care operates from 7:00 AM to 7:00 PM Monday – Friday, 7:00 AM to 5:00 PM on Saturday, and it is closed on Sundays. They offer a wide variety of services including AC, brake, electrical, and battery services, diagnostics, tire services, and more. There will be about 8-10 employees at this location.



AERIAL PHOTO

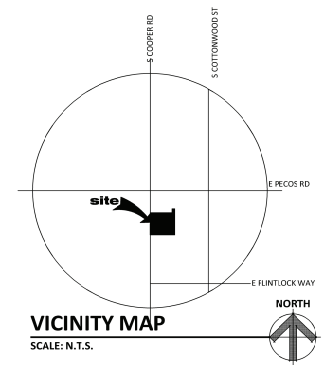
SCALE: N.T.S.





LANDSCAPE LEGEND

- FISTACHE RED PUSH
- RED PUSH FISTACHE
-
- PINUS ELДАРICA
- MONDEL PINE
-
- SCHINUS TEREBINTHIFOLIUS
- BRAZILIAN PEPPER
-
- LEUCOPHYLLUM FRUTESCENS
- GREEN CLOUD SAGE
- 5 GALLON (36)
- TECOMA 'ORANGE JUBILEE'
- ORANGE JUBILEE
- 5 GALLON (15)
- HESPERALOE PARVIFLORA
- RED YUCCA
- 5 GALLON (172)
- DACTYLOCTENIUM AEGYPTIUM
- DESERT SPARROW
- 5 GALLON (100)
- RUELLIA PENNSYLVANICA
- BAJA RUELLIA
- 5 GALLON (66)
- ANTENNARIA MONTEICOLA
- 'GOLD MOUND' / TRAILING PURPLE
- 1 GALLON (MIXED S3/S0) (527)
- AGAVE WEBBERII
- WEBBER'S AGAVE
- 5 GALLON (52)
- ACACIA REDOLENS
- 'DESERT CARPET' 1m
- 1 GALLON
-
- DECOMPOSED GRANITE
-



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P (602) 265-0320

EMAIL: timmcqueen@tjma.net



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 10' 20' 40'



KERRY'S AUTO

SEC PECOS & COOPER

1071 S COOPER RD, CHANDLER AZ

DATE: 09-08-2021 (PRELIMINARY)

SP-1

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PROJECT DIRECTORY

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PROJECT DESCRIPTION

NEW GROUND UP BUILDING FOR FUTURE AUTO SERVICE USE. WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND PLUMBING. SITE WORK INCLUDES NEW GRADING AND DRAINAGE, NEW PARKING STALLS, DRIVE THRU, HARDSCAPE, AND LANDSCAPE AREAS.

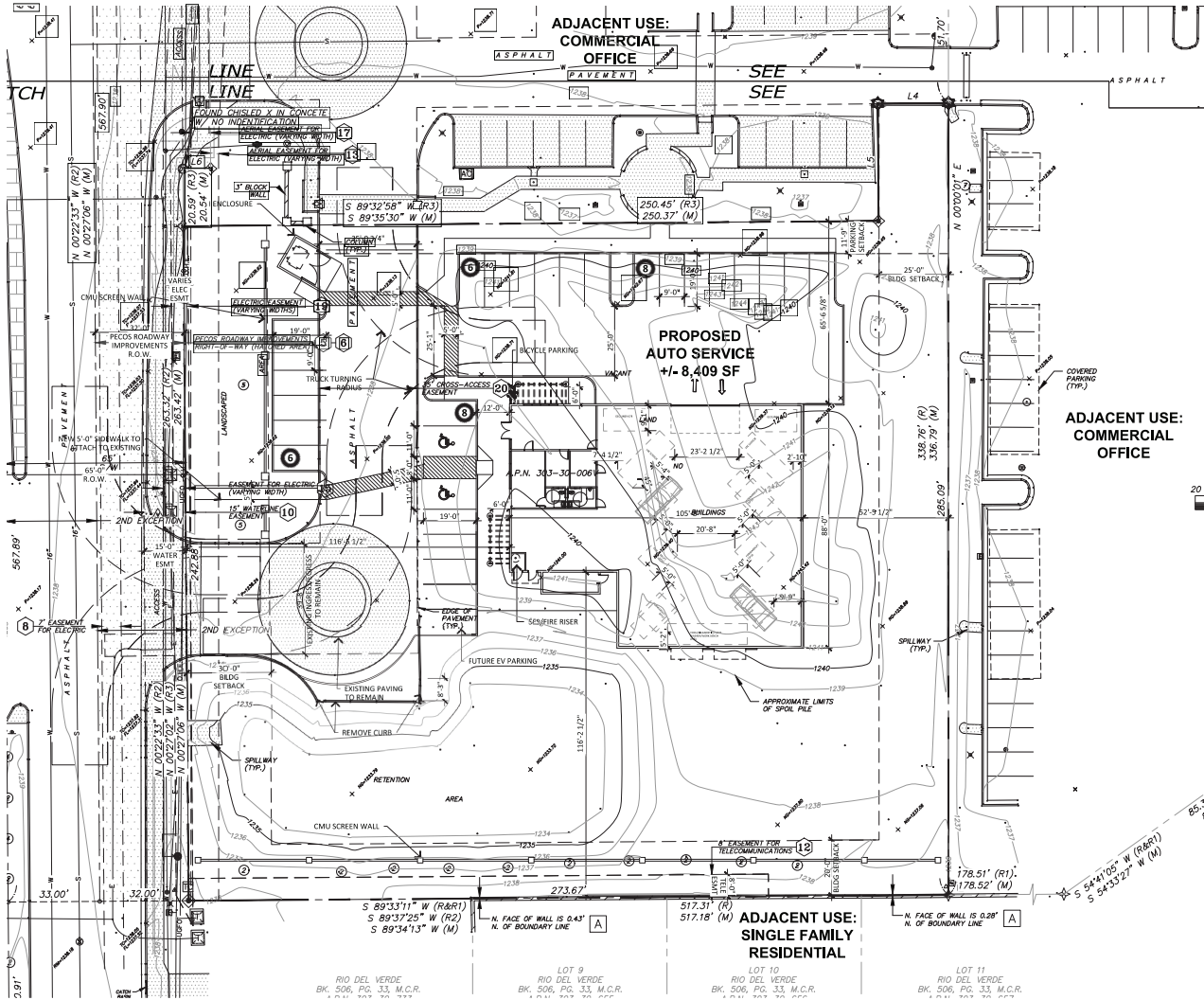
SITE DATA

ASSESSOR PARCEL NO:	203-20-0065
GROSS SITE AREA:	1.53 ACRES (66,470 S.F.)
NET SITE AREA:	1.05 ACRES (45,588 S.F.)
PROPERTY TYPE:	COMMERCIAL/COMMUNITY AUTOMOBILE
EXISTING ZONING:	PAD
PROPOSED ZONING:	(UNCHANGED)
PROPOSED FLOOR RATIO:	8,409 / 45,588 = 18.4%

NOTE: SUBJECT PARCELS ARE PART OF LARGER PROPERTY OWNED BY A SINGLE OWNER.

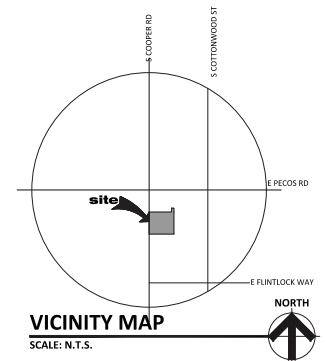
PARKING DATA

TOTAL PARKING REQUIRED:	28 SPACES
3.5 SPACES PER BAY (8 BAYS)	
TOTAL PARKING PROVIDED:	28 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED (VAN ACCESSIBLE):	2 SPACES
BICYCLE SPACES PROVIDED:	2 SPACES



SITE PLAN

SCALE: 1" = 20'-0"



VICINITY MAP

SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGAL BINDING DOCUMENTATION.



KERRY'S AUTO
SEC PECOS & COOPER
1071 S COOPER RD, CHANDLER AZ
DATE: 10-08-2021 (PRELIMINARY)

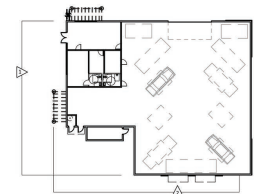
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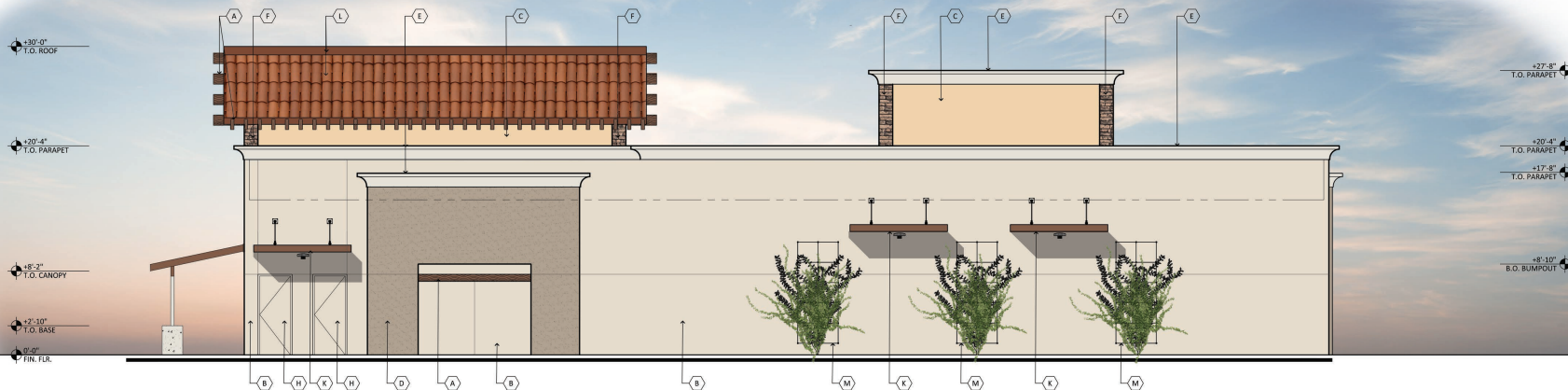
1 WEST ELEVATION
SCALE: 3/16" = 1'-0"



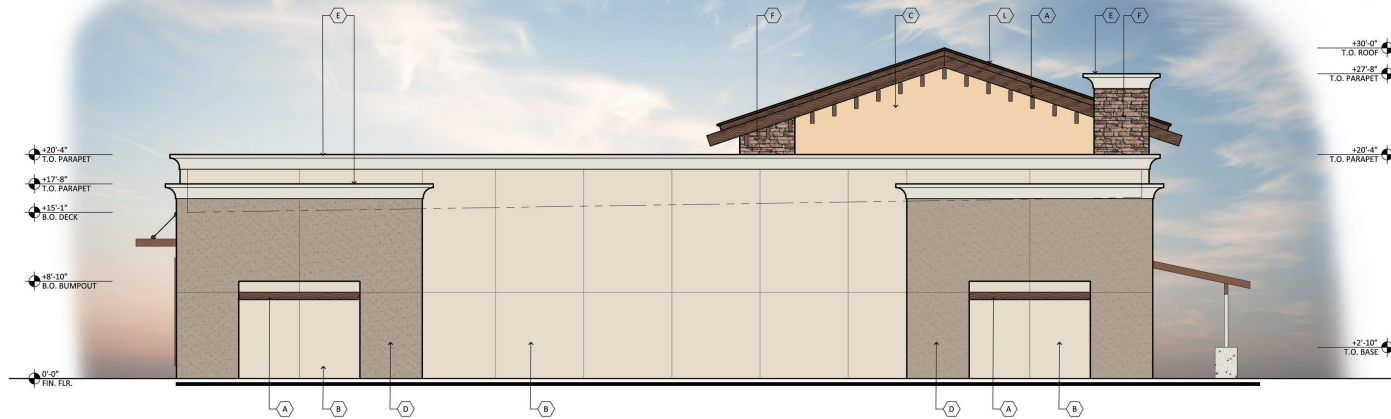
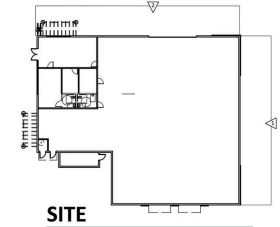
SITE

MATERIAL AND COLORS

A TYPE - WOOD FASCIA FINISH - PAINT MFG - BENJAMIN MOORE COLOR - BM2096 - GRANDFATHER CLOCK BROWN	I TYPE - ALUMINUM STOREFRONT FINISH - PRE-FINISHED MFG - KAMNEER OR EQUAL COLOR - DARK BRONZE
B TYPE - PAINTED STUCCO FINISH - FINE SAND MFG - SHERWIN WILLIAMS COLOR - SW6105 - DIVINE WHITE	K TYPE - STEEL TRELLIS / HEADER / CANOPY FINISH - PAINT MFG - BENJAMIN MOORE COLOR - BM2096 - GRANDFATHER CLOCK BROWN
C TYPE - PAINTED STUCCO FINISH - FINE SAND MFG - BENJAMIN MOORE COLOR - BM2160 - OKLAHOMA WHEAT	L TYPE - ROOF TILE FINISH - EAGLE ROOFING MFG - CAPSTRAND COLOR - #3124 - HILO SUNSET
D TYPE - PAINTED STUCCO FINISH - FINE SAND MFG - SHERWIN WILLIAMS COLOR - SW7038 - TONY TALPE	M TYPE - GREEN SCREEN FINISH - PAINT MFG - BENJAMIN MOORE COLOR - BM2096 - GRANDFATHER CLOCK BROWN
E TYPE - FOAM CORNICE / TRELLIS BASE & COLUMN FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW6070 - HERON PLUME	N TYPE - GLAZING FINISH - 1" INSULATED - SOLARBAN 60 OR EQUAL SPEC -
F TYPE - STONE VENER FINISH - CORONADO STONE MFG - TUSCAN VILLA SPEC - CHESTNUT COLOR -	P TYPE - GARAGE DOOR FINISH - SECTIONAL OVERHEAD SPEC - DARK BRONZE OR EQUAL
G TYPE - FIBER CEMENT WALL PANEL FINISH - NCHIA MFG - VINTAGE WOOD SERIES SPEC - CEDAR (PRE-FINISHED) COLOR -	H TYPE - SCREEN WALL FINISH - INTEGRAL COLOR CMU - SMOOTH FACE MFG - SUPRILITE SPEC - BONE COLOR -
H TYPE - HOLLOW METAL DOOR FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW6105 - DIVINE WHITE	S TYPE - SCREEN WALL CAP FINISH - INTEGRAL COLOR CAP BLOCK - SMOOTH FACE MFG - SUPERLITE SPEC - COCOA BROWN COLOR -
	T TYPE - TRASH ENCLOSURE GATE FINISH - TUBE STEEL W/ CEDAR INSERTS MFG - PAINT TO MATCH BM2096 SPEC -



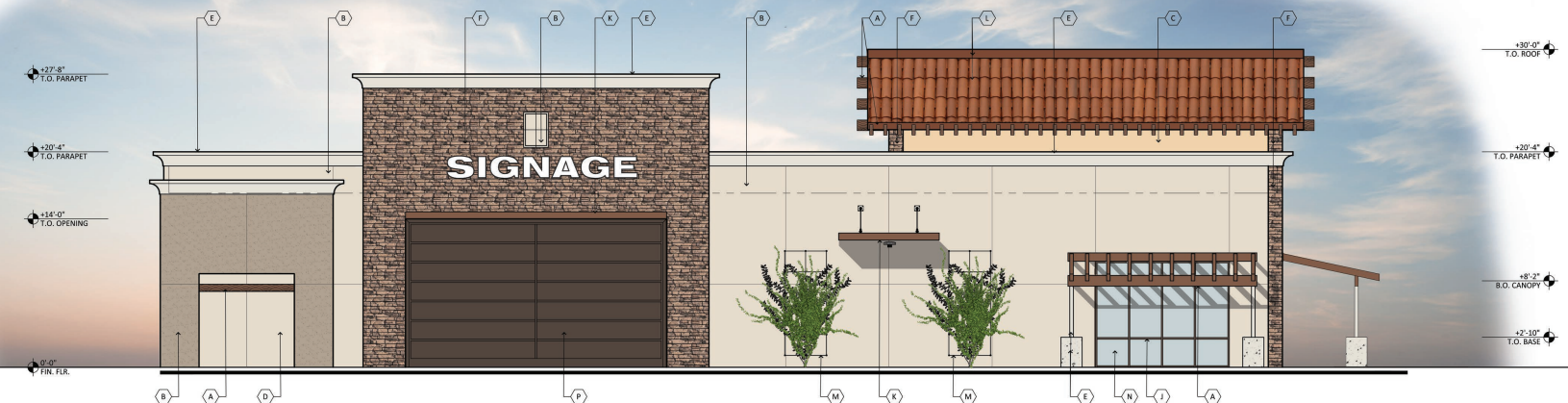
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



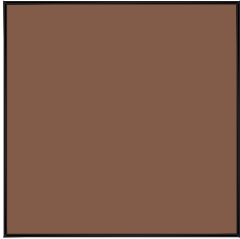
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

MATERIAL AND COLORS

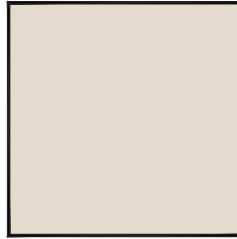
A TYPE - WOOD FASCIA FINISH - PAINT MFG - BENJAMIN MOORE COLOR - BM2096 - GRANDFATHER CLOCK BROWN	I TYPE - ALUMINUM STOREFRONT FINISH - PRE-FINISHED MFG - KANNEER OR EQUAL COLOR - DARK BRONZE
B TYPE - PAINTED STUCCO FINISH - FINE SAND MFG - SHERWIN WILLIAMS COLOR - SW6105 - DIVINE WHITE	K TYPE - STEEL TRELLIS / HEADER / CANOPY FINISH - PAINT MFG - BENJAMIN MOORE COLOR - BM2096 - GRANDFATHER CLOCK BROWN
C TYPE - PAINTED STUCCO FINISH - FINE SAND MFG - BENJAMIN MOORE COLOR - BM2160 - OKLAHOMA WHEAT	L TYPE - ROOF TILE FINISH - EAGLE ROOFING SPEC - #3124 - HELO SUNSET
D TYPE - PAINTED STUCCO FINISH - FINE SAND MFG - SHERWIN WILLIAMS COLOR - SW7038 - TONY TALUPE	M TYPE - GREEN SCREEN FINISH - PAINT MFG - BENJAMIN MOORE COLOR - BM2096 - GRANDFATHER CLOCK BROWN
E TYPE - FOAM CORNICE / TRELLIS BASE & COLUMN FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW6070 - HERON PLUME	N TYPE - GLAZING SPEC - 1" INSULATED - SOLARBAN 60 OR EQUAL
F TYPE - STONE VENER MFG - CORONADO STONE SPEC - TUSCAN VILLA CHESTNUT	P TYPE - GARAGE DOOR SPEC - SECTIONAL OVERHEAD FINISH - DARK BRONZE OR EQUAL
G TYPE - FIBER CEMENT WALL PANEL MFG - NICHIA SPEC - VINTAGE WOOD SERIES CEDAR (PRE-FINISHED)	H TYPE - SCREEN WALL FINISH - INTEGRAL COLOR CMU - SMOOTH FACE MFG - SUPERLITE COLOR - BONE
H TYPE - HOLLOW METAL DOOR FINISH - PAINT MFG - SHERWIN WILLIAMS COLOR - SW6105 - DIVINE WHITE	S TYPE - SCREEN WALL CAP FINISH - INTEGRAL COLOR CAP BLOCK - SMOOTH FACE MFG - SUPERLITE COLOR - COCOA BROWN
	T TYPE - TRASH ENCLOSURE GATE FINISH - TUBE STEEL W/ CEDAR INSERTS COLOR - PAINT TO MATCH BM2096



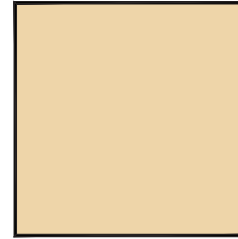
2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



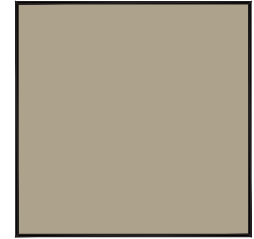
TYPE - WOOD FASCIA
FINISH - PAINT
MFG - BENJAMIN MOORE
COLOR - BM2096 - GRANDFATHER
CLOCK BROWN



TYPE - PAINTED STUCCO
FINISH - FINE SAND
MFG - SHERWIN WILLIAMS
COLOR - SW6105 - DIVINE WHITE



TYPE - PAINTED STUCCO
FINISH - FINE SAND
MFG - BENJAMIN MOORE
COLOR - BM2160 - OKLAHOMA WHEAT



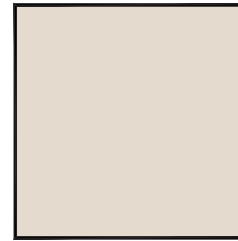
TYPE - PAINTED STUCCO
FINISH - FINE SAND
MFG - SHERWIN WILLIAMS
COLOR - SW7038 - TONY TAUPE



TYPE - STONE VENEER
MFG - CORONADO STONE
SPEC - TUSCAN VILLA
COLOR - CHESTNUT



TYPE - FIBER CEMENT WALL PANEL
MFG - NICHHA
SPEC - VINTAGE WOOD SERIES
COLOR - CEDAR (PRE-FINISHED)



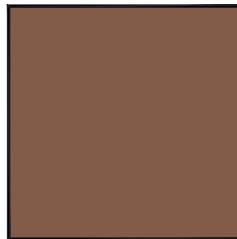
TYPE - HOLLOW METAL DOOR
FINISH - PAINT
MFG - SHERWIN WILLIAMS
COLOR - SW6105 - DIVINE WHITE



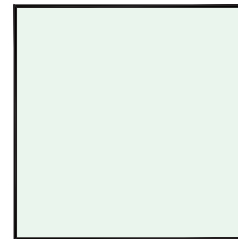
TYPE - ALUMINUM STOREFRONT
FINISH - PRE-FINISHED
MFG - KAWNEER OR EQUAL
COLOR - DARK BRONZE



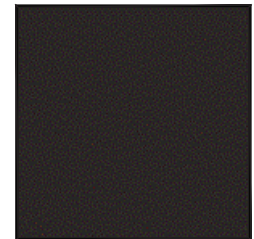
TYPE - ROOF TILE
MFG - EAGLE ROOFING
SPEC - CAPISTRANO
COLOR - #3124 - HILO SUNSET



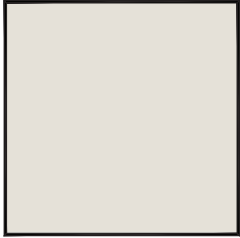
TYPE - GREEN SCREEN
FINISH - PAINT
MFG - BENJAMIN MOORE
COLOR - BM2096 - GRANDFATHER
CLOCK BROWN



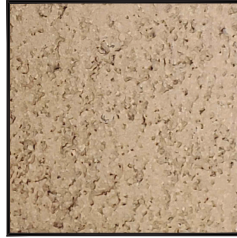
TYPE - GLAZING
SPEC - 1" INSULATED - SOLARBAN 60
OR EQUAL



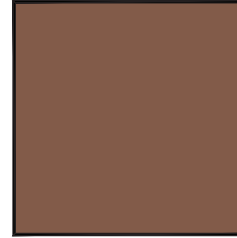
TYPE - GARAGE DOOR
SPEC - SECTIONAL OVERHEAD
FINISH - DARK BRONZE OR EQUAL



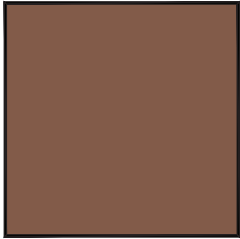
TYPE - FOAM CORNICE /
TRELLIS BASE & COLUMN
FINISH - PAINT
MFG - SHERWIN WILLIAMS
COLOR - SW6070 - HERON PLUME



TYPE - SCREEN WALL
FINISH - INTEGRAL COLOR CMU-SMOOTH FACE
MFG - SUPERLITE
COLOR - BONE



TYPE - TRASH ENCLOSURE GATE
FINISH - TUBE STEEL W/CEDAR INSERTS
COLOR - PAINT TO MATCH BM2906



TYPE - STEEL TRELLIS / HEADER / CANOPY
FINISH - PAINT
MFG - BENJAMIN MOORE
COLOR - BM2096 - GRANDFATHER
CLOCK BROWN



TYPE - SCREEN WALL CAP
FINISH - INTEGRAL COLOR CAP BLOCK-SMOOTH FACE
MFG - SUPERLITE
COLOR - COCOA BROWN