

Planning and Zoning Commission Study Session

January 19, 2022 | 4:30 p.m.

Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Commission Members

Chair Rick Heumann
Vice Chair David Rose
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Mike Quinn
Commissioner Jeffrey Velasquez

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. § 38-431.02, notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a STUDY SESSION open to the public on Wednesday, January 19, 2022, at 4:30 p.m., at City Council Chambers, 88 E. Chicago Street, Chandler, AZ. One or more members of the Commission may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

Planning and Zoning Commission

Study Session Agenda - January 19, 2022

Call to Order/Roll Call

Scheduled/Unscheduled Public Appearances

Members of the audience may address any item not on the agenda. State Statute prohibits the Board or Commission from discussing an item that is not on the agenda, but the Board or Commission does listen to your concerns and has staff follow up on any questions you raise.

Consent Agenda

Items listed on the Consent Agenda may be enacted by one motion and one vote. If a discussion is required by members of the Board or Commission, the item will be removed from the Consent Agenda for discussion and determination will be made if the item will be considered separately.

- 1. December 15, 2021, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of December 15, 2021, and Regular Meeting of December 15, 2021.
- 2. Preliminary Development Plan, PLH21-0071 Kerry's Car Care, located on 1.1-acre site, generally located south of the southeast corner of Cooper and Pecos Roads.**
Move Planning and Zoning Commission continue Preliminary Development Plan PLH21-0071, Kerry's Car Care to the March 2, 2022 Planning and Zoning Commission hearing, as requested by the applicant.
- 3. Preliminary Development Plan, PLH21-0028 Gold Medal Gym, 455 E. Warner Road, generally located east of the southeast corner of Warner Road and Arizona Avenue**
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0028 Gold Medal Gym increasing the maximum size permitted for exterior wall signs, subject to the conditions as recommended by Planning staff.
- 4. Preliminary Development Plan and Preliminary Plat, PLH21-0058/PLT21-0054 Germann & Hamilton Industrial Park, located at the northeast corner of Germann Road and Hamilton Street**
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0058 Germann & Hamilton Industrial Park for site layout and building architecture for three flex industrial buildings on approximately 16.3 acres, subject to the conditions as recommended by Planning staff.

Move Planning and Zoning Commission recommend approval of Preliminary

Plat PLT21-0054 Germann & Hamilton Industrial Park, subject to the condition as recommended by Planning staff.

5. **Use Permit, PLH21-0068 Sonrise Faith Community Church, 800 W Galveston Street, generally located east of the northeast corner of Galveston Street and Alma School Road**
Move Planning and Zoning Commission recommend approval of Use Permit PLH21-0068 Sonrise Faith Community Church to continue the utilization of an existing modular classroom building, subject to the conditions as recommended by Planning staff.
6. **Use Permit, PLH21-0092 Celoni Hospitality DBA Recreo, located at 28 S. San Marcos Place, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard.**
Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0092 Celoni Hospitality DBA Recreo to allow live entertainment and speakers inside and on an outdoor patio, subject to the conditions as recommended by Planning staff.
7. **Entertainment Use Permit, PLH21-0087 The Forum, located at 2301 S. Stearman Drive, generally located west of the northwest corner of Gilbert Road and Insight Way**
Move Planning and Zoning Commission recommend approval of PLH21-0087 The Forum Use Permit expansion of premises for a Series 6 Bar license and an Entertainment Use Permit for live music inside and on an outdoor patio located at 2301 S. Stearman Drive, subject to the conditions as recommended by Planning staff.
8. **Cancellation of the February 2, 2022, Planning and Zoning Commission Hearing**
Move Planning and Zoning Commission cancel February 2, 2022, Planning and Zoning Commission Hearing.

Calendar

9. The next study session will be held before the regular meeting on Wednesday, February 16, 2022, in the City of Chandler Council Chambers, 88 East Chicago Street.

Adjourn



Planning & Zoning Commission Development Services Memo No.

Date: 01/19/2022
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Sr Administrative Assistant
Subject: Study Session & Regular Meeting Minutes of December 15, 2021, Planning and Zoning Commission

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of December 15, 2021, and Regular Meeting of December 15, 2021.

Attachments

- December 15, 2021 Study Session Minutes
- December 15, 2021 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

December 15, 2021 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:00 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Michael Quinn

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Susan Fiala, Senior City Planner
Zachary Werdean, City Planner
Benjamin Cereceres, City Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk
Michelle Reeder, Clerk

Absent

Vice Chairman Rose

Consent Agenda and Discussion

1. November 17, 2021, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of November 17, 2021, and Regular Meeting of November 17, 2021.

CHAIRMAN HEUMANN confirmed there were no corrections or changes to the minutes.

2. PLH21-0032/PLT21-0034 Arizona Avenue Commerce Center

SUSAN FIALA, SENIOR CITY PLANNER presented details regarding request for rezoning from Agricultural District (AG-1), Regional Commercial (C-3), and Planned Area Development (PAD) To PAD for Commercial, Office, Business Park, and Light Industrial Uses, Preliminary Development Plan for site layout and building architecture, and Preliminary Plat approval on approximately 15.1 Acres. The property is located approximately ¼ mile north of the northeast corner of Arizona Avenue and Germann Road.

SUSAN FIALA, SENIOR CITY PLANNER clarified the square footage on the Building A.

CHAIRMAN HEUMANN requested that the metal wraps around the northwest side the same way it does on the southwest side.

SUSAN FIALA, SENIOR CITY PLANNER responded, "most definitely."

CHAIRMAN HEUMANN pointed out that the drawings for the landscaping do not reflect the correct height for the date palms.

SUSAN FIALA, SENIOR CITY PLANNER responded that the drawings would be updated to reflect the proper landscaping dimensions.

COMMISSIONER KOSHIOL asked staff to clarify the location of the entrance on the presentation. She thanked the staff for doing a great job with the pleasing elevations.

3. PLH21-0035 Verizon Pho Twelve Oaks

ZACHARY WERDEAN, CITY PLANNER presented details regarding the request Use Permit approval to modify and relocate an existing wireless facility located at 360 S. Twelve Oaks Blvd., approximately half a mile south of Chandler Boulevard at the Rural Road alignment.

CHAIRMAN HEUMANN thanked the Applicant for working with the Staff to make the appearance more pleasing and for adding the three date palms around the tower.

4. PLH21-0067 Improvmania Entertainment

BEN CERECERES, CITY PLANNER presented details regarding request to Use Permit Approval for a Series 7 Beer And Wine Bar License along with an Entertainment Use Permit for acoustic and amplified live bands, DJ, and speakers with background music indoors and on an outdoor patio.

The business is located at 51 E. Boston Street, generally located east of the southeast corner of Arizona Avenue and Boston Street.

CHAIRMAN HEUMANN asked if there was a time stipulation.

BEN CERECERES, CITY PLANNER replied there is not a time stipulation.

CHAIRMAN HEUMANN stated not having a time stipulation is appropriate due to the fact that there is no nearby residential area.

5. Cancellation of the January 5, 2022, Planning and Zoning Commission Meeting

Due to management of cases, Planning Staff is recommending cancellation of the January 5, 2022, Planning and Zoning Commission Hearing.

Calendar

The next regular meeting will be held on Wednesday, January 19, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:24 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

December 15, 2021 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago St., Chandler, AZ



Call to Order

The meeting was called to order by Chairman Heumann at 5:30 p.m.

Roll Call

Commission Attendance

Chairman Rick Heumann
Commissioner Erik Morgan
Commissioner Sherri Koshiol
Commissioner Michael Quinn

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Susan Fiala, Senior City Planner
Zachary Werdean, City Planner
Benjamin Cereceres, City Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk
Michelle Reeder, Clerk

Absent

Vice Chairman Rose

Pledge of Allegiance

The Pledge of Allegiance was led by Commissioner Koshiol.

Consent Agenda and Discussion

1. November 17, 2021, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of November 17, 2021, and Regular Meeting of November 17, 2021.

2. PLH21-0032/PLT21-0034 Arizona Avenue Commerce Center

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH21-0032 Arizona Avenue Commerce Center, from Agricultural District (AG-1), Regional Commercial (C-3), and Planned Area Development (PAD) to PAD for commercial, office, business park, and light industrial uses, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0032 Arizona Avenue Commerce Center, for site layout and building architecture, subject to the conditions as recommended by Planning staff. Preliminary Plat

Move Planning and Zoning Commission recommend approval of Preliminary Plat, PLT21-0034 Arizona Avenue Commerce Center, subject to the condition as recommended by Planning staff.

Planning Staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from Agricultural District (AG-1), Regional Commercial (C-3), and Planned Area

1. Development (PAD) to PAD for commercial, office, business park, and light industrial, subject to the following conditions: Development shall be in substantial conformance with the Development Booklet, entitled "Arizona Avenue Commerce Center" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Building height shall not exceed 45 feet as measured to the top of parapet.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
5. 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.
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such

median(s), the developer shall be required to upgrade such landscaping to meet current City standards.

7. The landscaping in all open-spaces shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.

Preliminary Development Plan

Planning Staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Arizona Avenue Commerce Center" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0032, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. 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.
5. Signage shall be in substantial conformance with the approved Development Booklet and shall follow all applicable criteria of the City of Chandler Sign Code.
6. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
8. Fifty percent of the trees planted along the arterial street shall be a minimum of 36-inch box and 12-feet in height at the time of planting.

9. Raceway signage shall be prohibited within the development.
10. The site shall be maintained in a clean and orderly manner.
11. The employee amenity canvas shade structures shall be maintained in a manner similar to that at the time of installation.

Preliminary Plat

Planning Staff recommends the Planning and Zoning Commission move to recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

3. PLH21-0035 Verizon Pho Twelve Oaks

Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0035 Verizon Pho Twelve Oaks to modify and relocate an existing wireless facility, subject to the conditions recommended by Planning staff.

Planning Staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification of the use beyond approved exhibits shall void the Use Permit and require new Use Permit application and approval.
2. A total of three date palm trees are to be planted and maintained on the site.
3. Use Permit does not constitute Final Development Plan approval. Compliance with the details required by all applicable codes and conditions of the City of Chandler and this Use Permit shall apply.

4. PLH21-0067 Improvmania Entertainment

Move Planning and Zoning Commission recommend Use Permit approval of PLH21-0067 Improvmania, requesting a Series 7 Beer and Wine Bar license along with an Entertainment Use Permit for acoustic and amplified live bands, DJ, and speakers with background music indoors and on an outdoor patio subject to the conditions as recommended by Planning staff.

Planning Staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The site shall be maintained in a clean and orderly manner.
4. This Use Permit approval is solely for a Series 7 Beer and Wine Bar license.
5. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
6. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
7. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.

5. Cancellation of the January 5, 2022, Planning and Zoning Commission Meeting

Due to management of cases, Planning staff is recommending cancellation of the January 5, 2022, Planning and Zoning Commission Hearing.

Consent Agenda Motion and Vote

Commissioner Quinn moved to approve the Consent Agenda of the December 15, 2021, Regular Planning and Zoning Commission Meeting; Seconded by Commissioner Morgan.

Motion carried unanimously (4-0).

Member Comments/Announcements

CHAIRMAN HUEMANN thanked Mr. Kimble for his many years of service due to Mr. Kimble stepping down. He wished everyone Merry Christmas and a happy and healthy New Year.

David de la Torre, Planning Manager, stated this was Zachary Werdean's last meeting with the Planning and Zoning Commission as he had accepted a position with a development company and thanked him for his service.

Calendar

The next regular meeting will be held on Wednesday, January 19, 2022, in the Chandler City Council Chambers, 88 E. Chicago Street.

Adjourn

The meeting was adjourned at 5:33 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chairman



**Planning & Zoning Commission
PZ22-004**

Development Services Memo No.

Date: 01/19/2022
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Kristine Gay, Senior Planner
Subject: PLH21-0071 Kerry's Car Care

Proposed Motion:

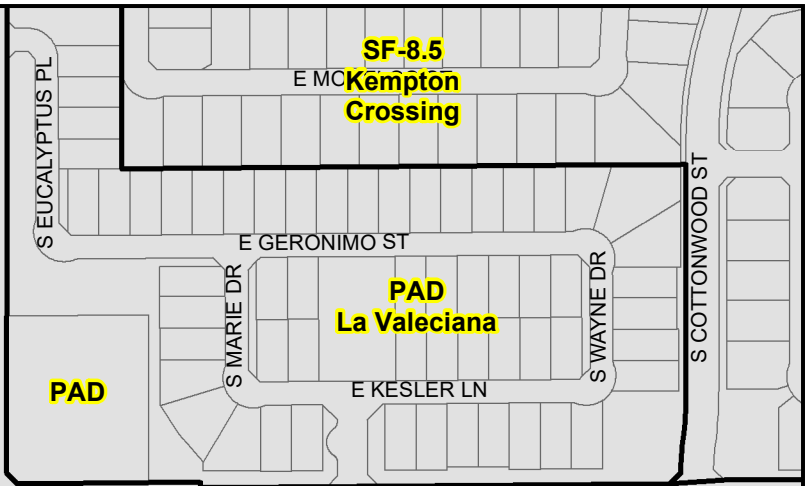
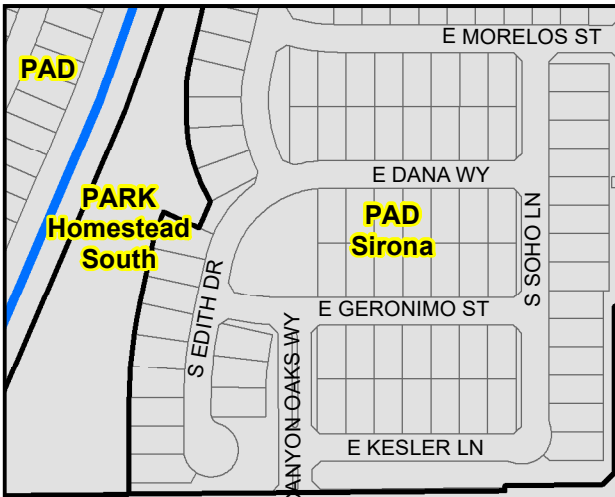
Move Planning and Zoning Commission continue Preliminary Development Plan PLH21-0071, Kerry's Car Care to the March 2, 2022 Planning and Zoning Commission hearing, as requested by the applicant.

Background/Discussion

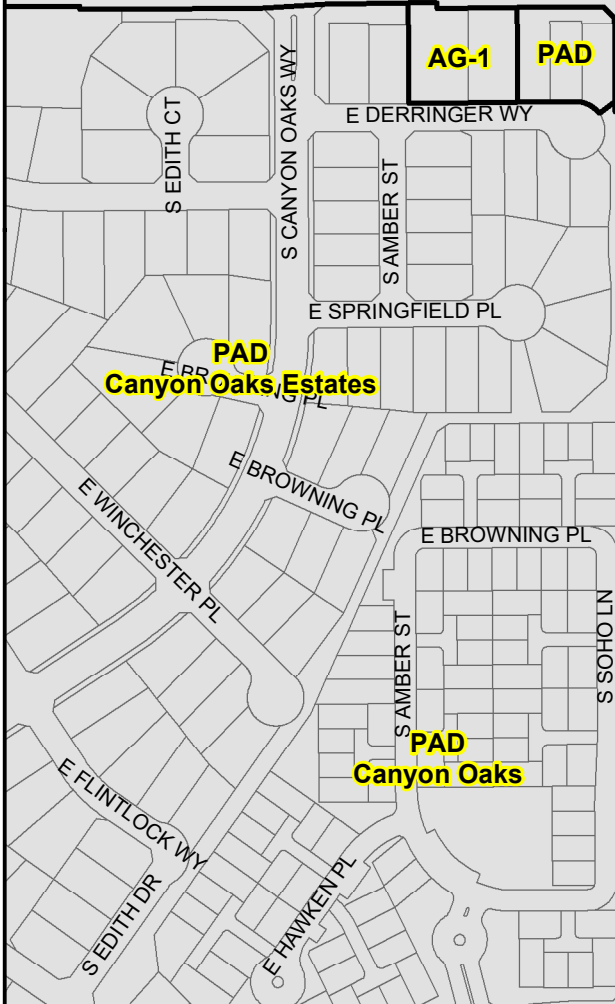
The applicant requests to defer this item to the March 2, 2022 Planning and Zoning Commission hearing to allow additional time to work with residents.

Attachments

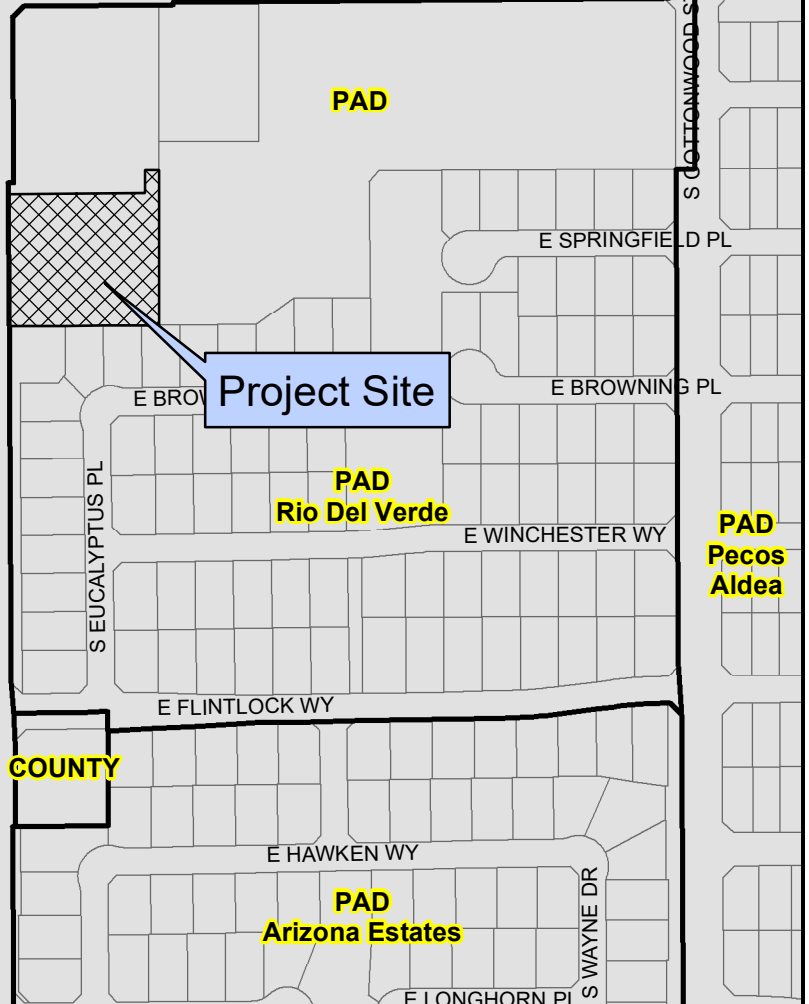
Vicinity Maps




Pecos Rd.

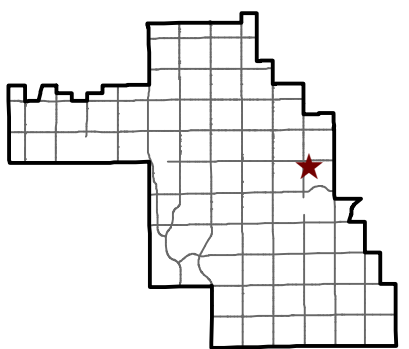


Cooper Rd.

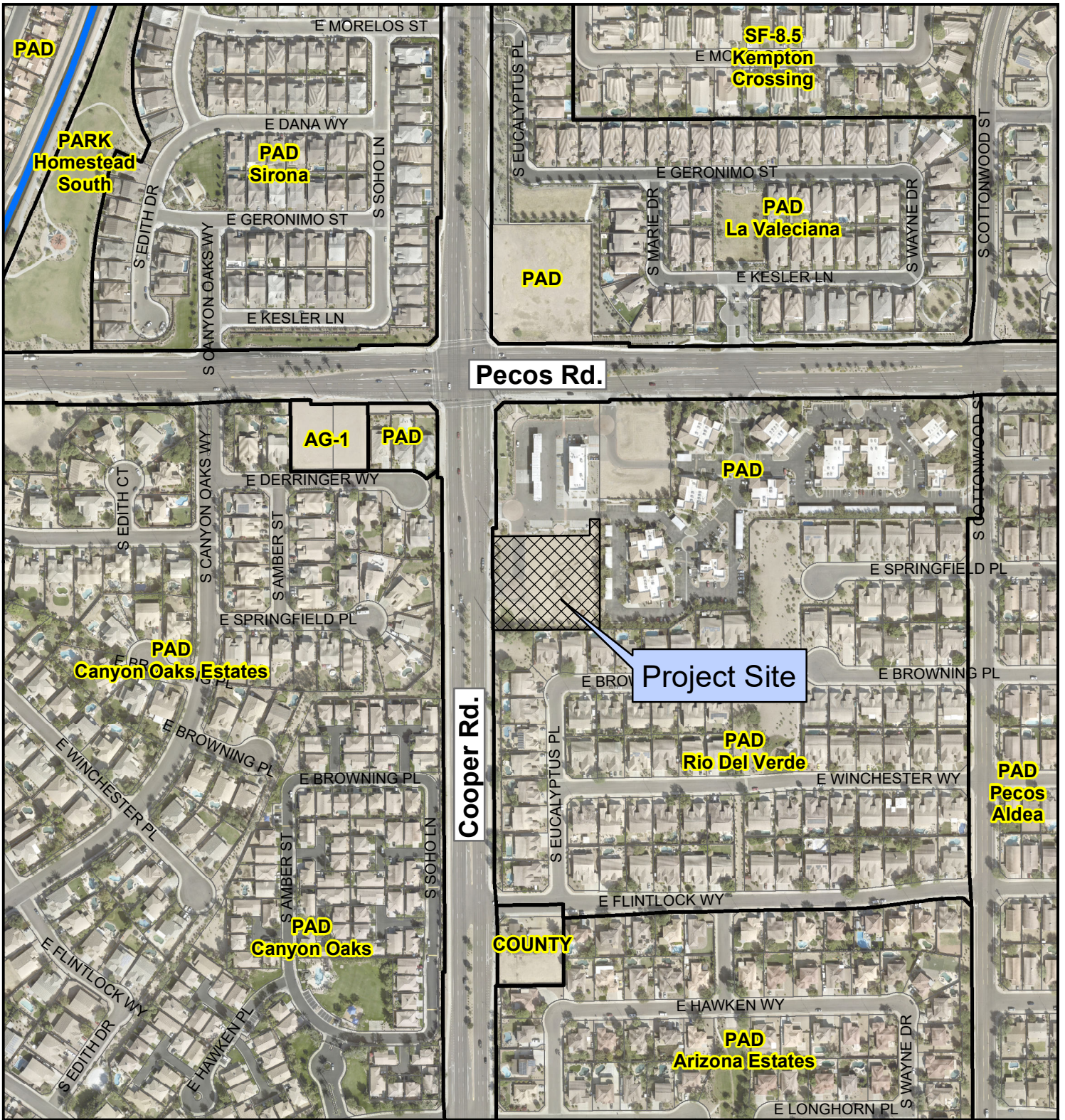


 PLH21-007612 Kerry's Car Care

Proposed Project Details
 Preliminary Development Plan for site layout and building design



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>

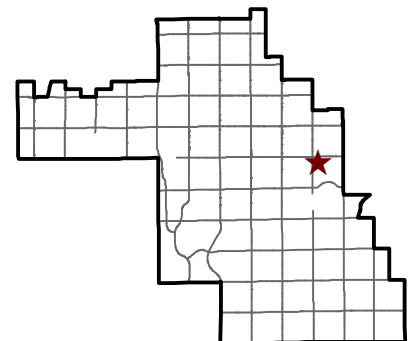


PLH21-007612 Kerry's Car Care

Proposed Project Details
Preliminary Development Plan for site
layout and building design



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>





Planning & Zoning Commission Memorandum Development Services
Memo No. 22-001

Date: 01/19/2022
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From:
Subject: PLH21-0028 Gold medal Gym
Request: Request preliminary development plan approval to increase the maximum size permitted for exterior wall signs.
Location: 455 E. Warner Road
Applicant: Ana Jones,

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0028 Gold Medal Gym increasing the maximum size permitted for exterior wall signs, subject to the conditions as recommended by Planning staff.

Background Data:

- Subject site zoned Planned Area Development (PAD) for light industrial (I-1), as well as office, showroom, and select commercial uses
- Original Rezoning and Preliminary Development Plan (DVR04-0036 Warner Commerce Park) was approved in 2005
- Comprehensive Sign Package approved with DVR04-0036 Warner Commerce Park in 2005
- Zoning amendment (DVR07-0025 Warner Commerce Park) for expanded list of permitted uses approved in 2007

Surrounding Land Use Data:

North	Warner Road & PAD for light industrial	South	PAD for industrial
East	PAD for industrial and select commercial uses	West	PAD for industrial and select commercial uses

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

	Signage Permitted by Current Comprehensive Sign Plan (CSP)	Proposed Sign Improvements	Conformance with current CSP
Sign Quantity	Up to 1 sign per façade per tenant space	North Façade: 1 West Façade: 1	Both signs conform
Sign Dimensions	Each sign is limited to be 5' x 16' and 80 sq. ft. or less	North Façade: Generally 16' 4" x 29' and 198.11 sq. ft in area West Façade: Generally 5' x 16' and 80 sq.ft in area	North Façade: Exceeds size criteria West Façade: Conforms
Sign Design	Reverse pan channel with acrylic or aluminum faces. Internally illuminated or non-illuminated. No raceways allowed.	North Façade: 1/8" Acrylic and Vinyl faces Aluminum returns West Façade: .125" Aluminum Halo illuminated	Both signs conform

Review and Recommendation:

The current approved comprehensive sign plan (CSP) allows for a maximum sign area of 80 square feet, with maximum dimensions of 5' in height and 16' in width, with said sign(s) being located on the facades which are adjacent to the interior tenant space. It was previously anticipated that two tenants would occupy the space adjacent to this north facade, which would have resulted in a maximum total of 160 square feet of signage being permitted between the two signs.

Today, the building is fully occupied by one tenant, who is proposing one larger sign, instead of two, on the north facade, fronting Warner Road. The proposed sign is 16'-4" in height and 28'10" in width for a total of 198.11 sq. ft. in area. Although the proposed sign exceeds the CSP permitted sign area, it meets the zoning code requirements which allows up to 250 square feet of sign area.

The sign which currently exists on the north facade will be relocated to the west facade. While it is important to consider as part of the overall signage that is proposed for the building, it complies with the dimensional, quantity, and size criteria of the current approved CSP.

Being that there is just one tenant occupying this building, the proposed signage will still result in less total sign area than what may have been achieved if two or more tenants filled the subject building. For that reason, and based on the proposed sign's compliance with the Zoning Code criteria, Planning staff finds the request to be consistent with the goals of the General Plan.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A virtual neighborhood meeting was held on September 28, 2021. No residents attended the meeting and the applicant received no calls in response to the neighborhood meeting invite.
- As of the writing of this memo, Planning staff is not aware of any further opposition to the proposed request for additional signage.

Recommended Conditions of Approval

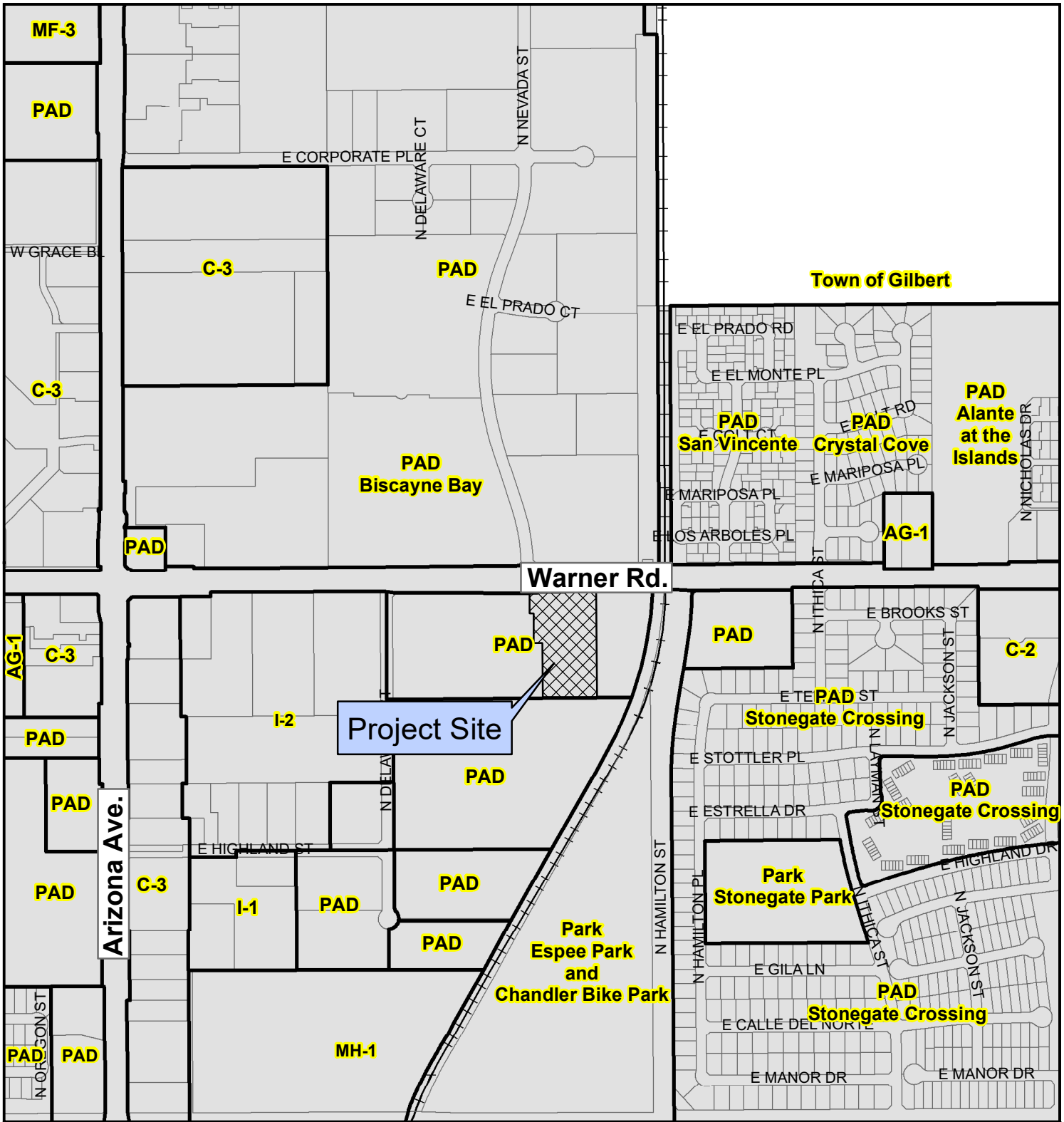
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:


1. The wall mounted signage for Building Seven shall be in substantial conformance with the Development Booklet, entitled "**PLH21-0028 Gold Medal Gym**" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0028, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

Attachments

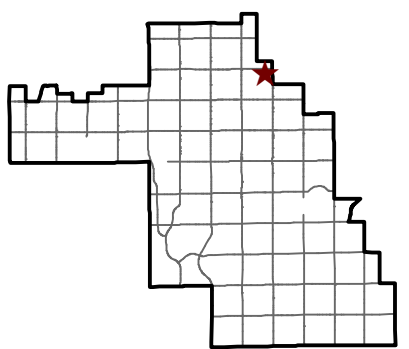
Vicinity Maps

Development Booklet

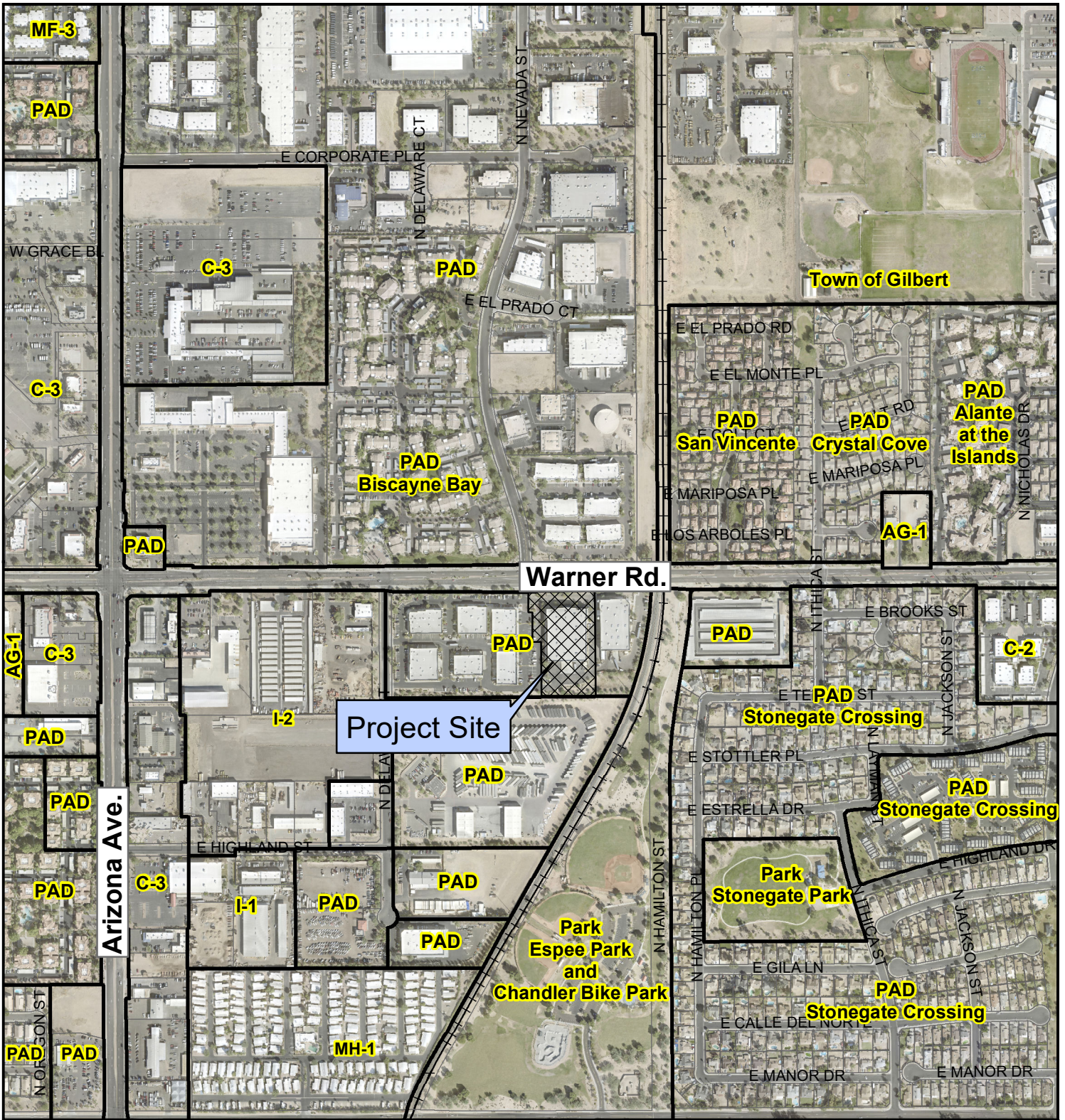


 **PLH21-0028 Gold Medal Gym**

Proposed Project Details
 455. E. Warner Rd.
 Request to amend Preliminary Development Plan to update comprehensive sign plan for the site to allow a maximum of 200 square feet of sign area



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



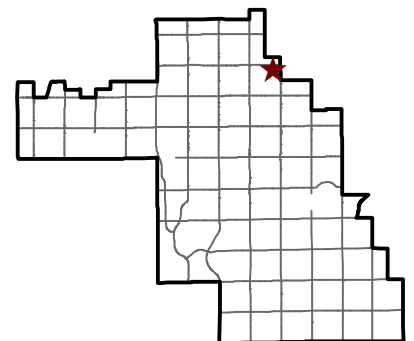
PLH21-0028 Gold Medal Gym



Proposed Project Details

455. E. Warner Rd.

Request to amend Preliminary Development Plan to update comprehensive sign plan for the site to allow a maximum of 200 square feet of sign area



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>

PLH21-0028 Gold Medal Gym
Preliminary Development Plan for
Building 7 Wall-Mounted Signage
Development Booklet



TRADEMARK

May 7th, 2021
City of Chandler
Development Services Dept. Planning Division
215 E. Buffalo St.,
Chandler, AZ 85225

DESIGN REVIEW NARRATIVE:

Our request is for an amendment at 3455 E Warner Rd Chandler, AZ 85225 to allow sign area to be increased to allow a maximum of 200 SF. The current tenant occupies the entire building and has a northern street frontage of 203 LF facing Warner Rd.

The proposed sign as submitted is 198.11 sq. ft. in area. The sign we are proposing will be face illuminated using white LED, constructed with 1/8" acrylic for the face, 3" deep returns, constructed from .040 aluminum painted to match the face color. The overall scale of the sign is 16'-4" H x 28'-10" W and includes 3' tall letter sets and a 8'-6"H x 9'-8"W star logo.

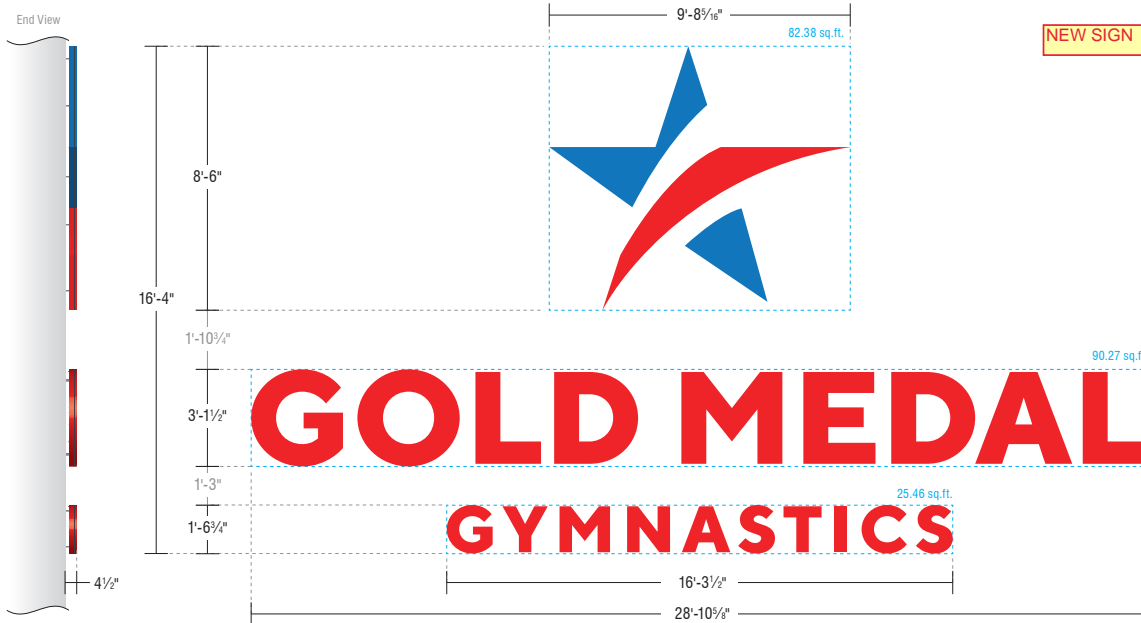
The sign as shown is scaled to fit proportionately with the 203 LF of frontage facing Warner Rd and is compliant with the City of Chandler Sign Code and will be compatible with the architecture of the surrounding properties and add additional style to the center.

Reference the submitted drawings, for further detail and visuals. Please contact Ana Jones at Trademark Visual, Inc. located at 3825 S. 36th Street Phoenix, AZ 85040 (602) 272-5055 with any other questions or required information.

Sincerely,

Ana Jones
(602)272-5055
ajones@trademarkvisual.com

1 Illuminated PC Wall Sign



NEW SIGN

ILLUMINATED PAN CHANNEL LETTERS/LOGO

FACES
 1/8" White Acrylic Vinyl Applied 1st Surface
 Translucent Red (■)
 Translucent Blue (■)

RETURNS
 3" Deep .040 Aluminum Painted; Satin Finish Crimson Red (MP 23966 ■) Blue (■)

TRIM CAP
 1" Trim Cap Painted; Satin Finish Crimson Red (MP 23966 ■) Blue (■)

BACKS
 .063 Aluminum Backs

ILLUMINATION
 White LED
 GE Tetra MAX 7100K

INSTALLATION
 Stud Mount to Wall w 1-1/2" Raw Aluminum Spacers as Required.

A Project Detail
 SCALE 1/4" = 1"

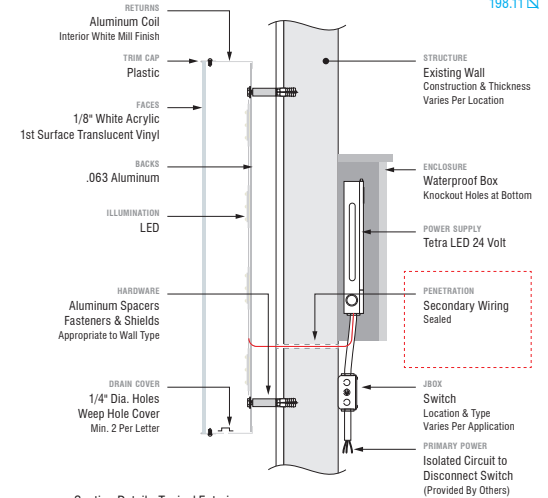
Qty: 1 / © Install
 198.11



B Installation Mock-Up - North Elevation
 APPROX. SCALE 1/16" = 1"



C Night Simulation
 NOT TO SCALE



D Section Detail - Typical Exterior
 Pan Channel / Front-Illuminated / Stud Mounted

TRADEMARK

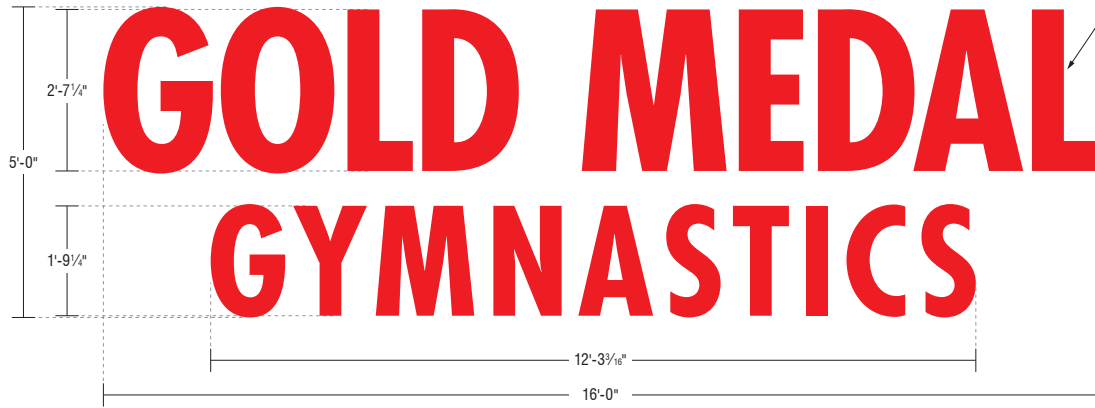
3825 S. 36th Street, Phoenix, AZ 85040 602 272 5055 trademarkvisual.com

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APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	106694
○			Gold Medal Gymnastics	BF	DRAWING	0103Id
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	PM	DATE	03/09/21
○			455 E Warner Rd	AFS	SHEET	1.10
			CITY STATE			
			Chandler, AZ 85225			

2 Existing Halo-Illuminated Wall Sign

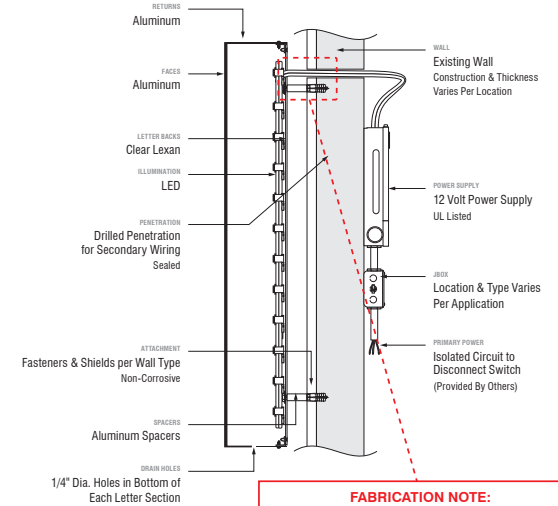
EXISTING SIGN BEING RELOCATED



EXISTING HALO-ILLUMINATED RPC LETTER

- FACES**
- .125" Aluminum Faces
- Painted: Satin Finish
- Crimson Red (MP23966 ■)
- RETURNS**
- 3" Deep .063 Aluminum Returns
- Painted: Satin Finish
- Crimson Red (MP23966 ■)
- BACKS**
- .150 Clear Lexan Backs
- No Diffuser
- ILLUMINATION**
- White LED
- GE Tetra MAX 7100K
- INSTALLATION**
- 1 1/2" Aluminum Spacers
- Mount To Wall As Required

FIELD SERVICES
Remove Existing Wall Sign on North Elevation and Re-Install on West Elevation as Required.



FABRICATION NOTE:
PENETRATIONS AT BOTTOM OF "GOLD MEDAL" & TOP OF "GYMNASTICS"

A Project Detail
SCALE 1/2" = 1'-0"

Qty: 1 / ☉ Install
80.00 ☐

B Section Detail - Typical
Reverse Pan Channel Letter / LED Halo-Illuminated



Existing - North Elevation



Mock-Up - Night Illumination

C Installation Mock-Up - West Elevation
APPROX. SCALE 3/8" = 1'-0"

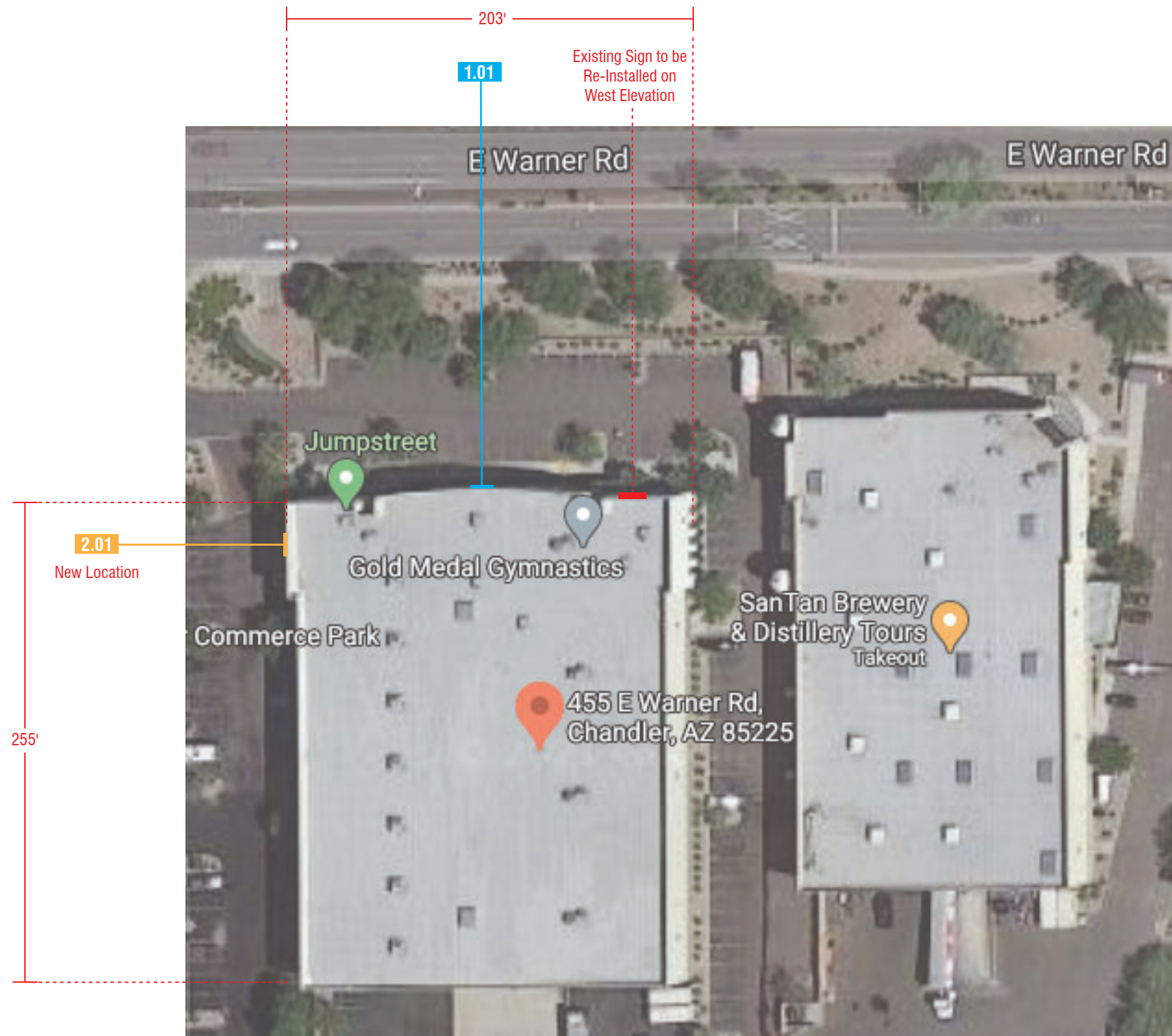
Frontage: 255' 00"

TRADEMARK

3825 S. 36th Street, Phoenix, AZ 85040 602.272.5055 trademarkvisual.com

© 2021 Trademark Visual, Inc. 800.254749

APPROVED ○	CLIENT SIGNATURE	DATE	COMPANY SUB LOCAL	Gold Medal Gymnastics	SR	JOB	106694
APPROVED ○	LANDLORD SIGNATURE	DATE	ADDRESS	455 E Warner Rd	BF	DRAWING	0201ld
			CITY STATE	Chandler, AZ 85225	PM	DATE	02/23/21
					AFS	SHEET	2.00



KEY

- 1.XX New PC Wall Sign
- 2.XX Existing Re-Located PC Wall Sign

A Site Map
NOT TO SCALE

TRADEMARK

APPROVED	CLIENT SIGNATURE	DATE	COMPANY	SR	JOB	106694
<input type="checkbox"/>			Gold Medal Gymnastics	BF	DRAWING	0001ld
APPROVED	LANDLORD SIGNATURE	DATE	ADDRESS	PM	DATE	02/23/21
<input type="checkbox"/>			455 E Warner Rd	AFS	SHEET	0.00
			CHANDLER, AZ 85225			



Planning & Zoning Commission Memorandum Development Services
Memo No. PZ22-005

Date: 01/19/2022
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Lauren Schumann, Senior Planner
Subject: PLH21-0058/ PLT21-0054 Germann & Hamilton Industrial Park
Request: Preliminary Development Plan (PDP) for site layout and building architecture for three flex industrial buildings

Preliminary Plat approval

Location: Northeast corner of Germann Road and Hamilton Street
Applicant: Charles Huellmantel; Huellmantel Affiliates

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH21-0058 Germann & Hamilton Industrial Park for site layout and building architecture for three flex industrial buildings on approximately 16.3 acres, subject to the conditions as recommended by Planning staff.

Move Planning and Zoning Commission recommend approval of Preliminary Plat PLT21-0054 Germann & Hamilton Industrial Park, subject to the condition as recommended by Planning staff.

Background Data:

- Approximately 16.3 acres
- Subject site zoned Planned Area Development (PAD) for light industrial (I-1) uses in 2001, case included parcel to east zoned for self-storage facility
- Separate PDP required for subject site
- Project consist of three flex industrial buildings allowing for a mix of light industrial uses and ancillary offices

Surrounding Land Use Data:

North	Future Armstrong Way; then unincorporated agricultural	South	Germann Road then City of Chandler's Tumbleweed Park
East	Self storage facility and City of Chandler facility	West	Unincorporated waste transfer facility

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Building Square Footage	301,994 total square feet Building A: 75,256 square feet Building B: 108,596 square feet Building C: 118,142 square feet
Building Height	Maximum Building Height 45 Feet; provided heights range from 45-42 feet
Number of Dock Doors	Approximately 28 doors per building (4 at grade and 23 dock); 81 total
Parking Spaces Required	343 spaces
Parking Spaces Provided	353 spaces; allowing for approximately 20% office

Review and Recommendation:

The three proposed flex industrial buildings allow for a mix of uses including manufacturing, research and development, and office. Generally ancillary uses such as office and retail showroom are limited to occupy ten percent of a building within industrial development unless noted; the proposal requests up to 20 percent office and/or retail showroom accordingly to comply with available parking.

The request was reviewed for compliance with the design standards established within the Chandler Airpark Area Plan (CAAP), which was recently updated and approved by the City Council in October 2021. A mix of materials are proposed including metal canopies with wood-like soffits, metal accents using

perforated panels or blades, variety of window shapes, and mix of colors were used to enhance the proposed architecture. All rears of buildings are internalized to the site to screen all dock doors from view of adjacent streets. A shaded outdoor seating area is provided for each building with landscaping and on-site pedestrian pathways connecting all buildings. In short, the proposed development complies with CAAP's design guidelines that aim for higher level of design and quality materials in industrial developments.

The development of this property will enhance the area by completing Armstrong Way from Hamilton Street east to McQueen Road. The landscaping, walls, entrances, and building elevations adjacent to future streets were thoroughly reviewed to align with goals from the CAAP. Hamilton Street is envisioned to be a collector street to reduce truck traffic along McQueen Road. A center identification sign will be located at the intersection of Germann Road and Hamilton Street with date palms.

Planning staff has reviewed the request and supports the proposal citing consistency with the General Plan and Chandler Airpark Area Plan, thus recommending Planning and Zoning Commission recommend approval subject to conditions.

Airport Commission Conflict Evaluation

Airport Commission meeting January 12, 2022

Move to find no conflict with existing or planned airport uses.

In Favor: 7 Opposed 0

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notice was sent in lieu of a neighborhood meeting due to lack of adjacent residential properties.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Recommended Conditions of Approval

Preliminary Development Plan

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Development Plan, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Germann & Hamilton Industrial Park" and kept on file in the City of Chandler Planning Division, in File No. PLH21-0058, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3229 in case DVR00-0028 Germann Commerce Center, except as modified by condition herein.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. 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.
5. Signage shall follow all applicable criteria of the City of Chandler Sign Code, unless noted within the Development Booklet.
6. Fifty percent of the trees planted along the arterial streets shall be a minimum of 36-inch box and 12-feet in height at the time of planting.
7. All mechanical equipment, including HVAC, utility meters, etc. shall be screened from view by material(s) that are architecturally integrated and consistent with the proposed buildings.
8. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.
9. A minimum of one electric vehicle charging station shall be provided at each

building.

Preliminary Plat

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Preliminary Plat, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

Attachments

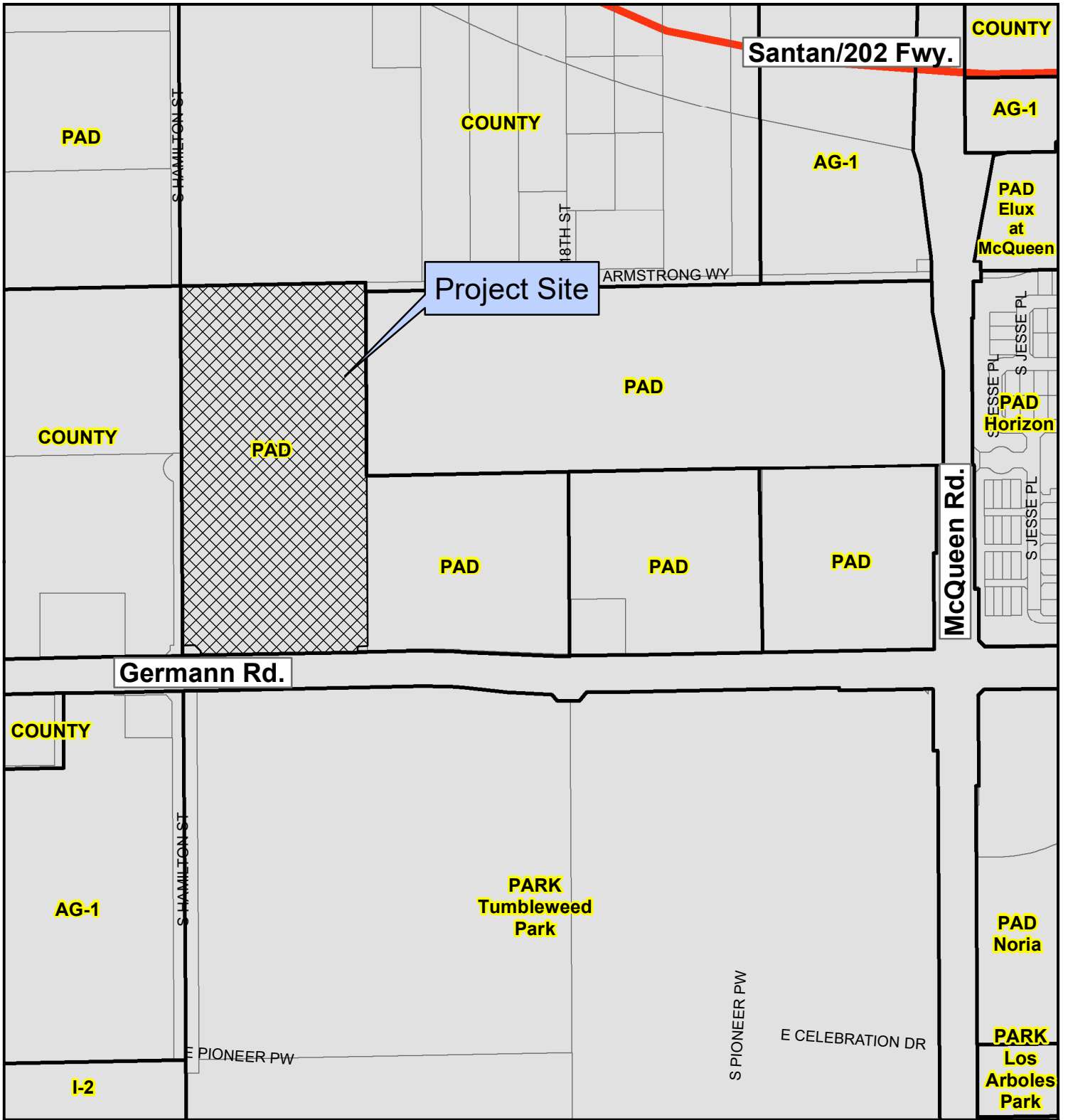
Vicinity Maps

Development Booklet

Preliminary Plat

Ordinance No. 3229

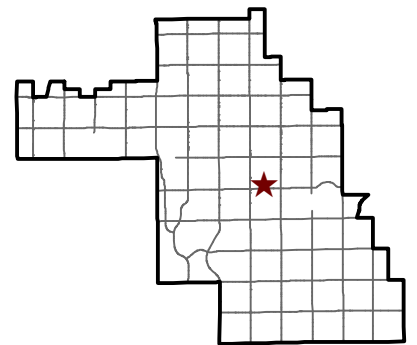
Airport Conflicts Evaluation



PLH21-0058 Germann & Hamilton Industrial Park



Project Details
 PDP for three flex industrial buildings
 18.3 acres



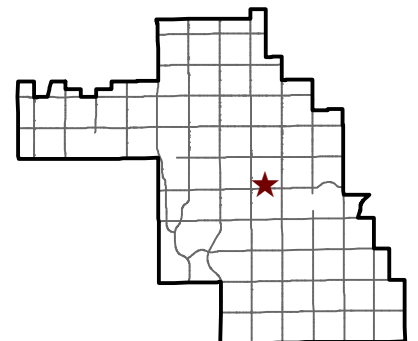
City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



PLH21-0058 Germann & Hamilton Industrial Park



Project Details
 PDP for three flex industrial buildings
 18.3 acres



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>

January 10, 2022

Preliminary Development Plan Review
Project: E Germann Rd & Hamilton St
Chandler, AZ

PROJECT NARRATIVE (Preliminary Development Plan Review)

LGE is excited to propose a new light industrial complex to be located at the Northeast Corner of East Germann and Hamilton Street on a 797,239 s.f. (18.30 net acre) site. The property is currently zoned PAD. The assessors parcel number is **303-28-001M**. The proposed project will contain a total of approximately 301,994 s.f. of building coverage, composed of (3) light industrial / office buildings comprised of 75,256 SF, 108,596 SF, and 118,142 S.F. respectively.

Legal Description:

PRT SE4 SEC 3 DAF COM S4 COR OF SEC 3 TH N 60F TO POB TH CONT N 1264.19F TH E 633.16F TH S 1244.48F TH W 35F TH S 20F TH W 597.02F TO POB EX TH PRT DAF COM S4 COR SD SEC TH N 60F TO POB TH CONT N 35F TH N 88D 57M E 40F TH S 45D 41M E 28.12 TH S 15F TH S 88D 57M W 60F TO POB.

Project Description:

The building use ratio will follow the flex industrial recommendation of 20 percent and 80 percent industrial use. Proposed parking would exceed the base code requirements of (343) required parking stalls and the recommended flex industrial recommendation with (353) parking stalls with a overall parking ratio of (1.17 cars / 1000) to be provided. ADA parking to comprise 5% of total parking at a minimum. Refer to site plan for parking stall calculation for each use. Each building to including truck / trailer loading bays and dedicated storage. Proposed drive access provided on E. Germann Road as a shared driveway with adjacent property, along S. Hamilton Street via (2) drive access locations and E. Armstrong Way via (1) drive access location.

Refuse enclosures will be provided for each building and contained within the screened truck yard respectively.

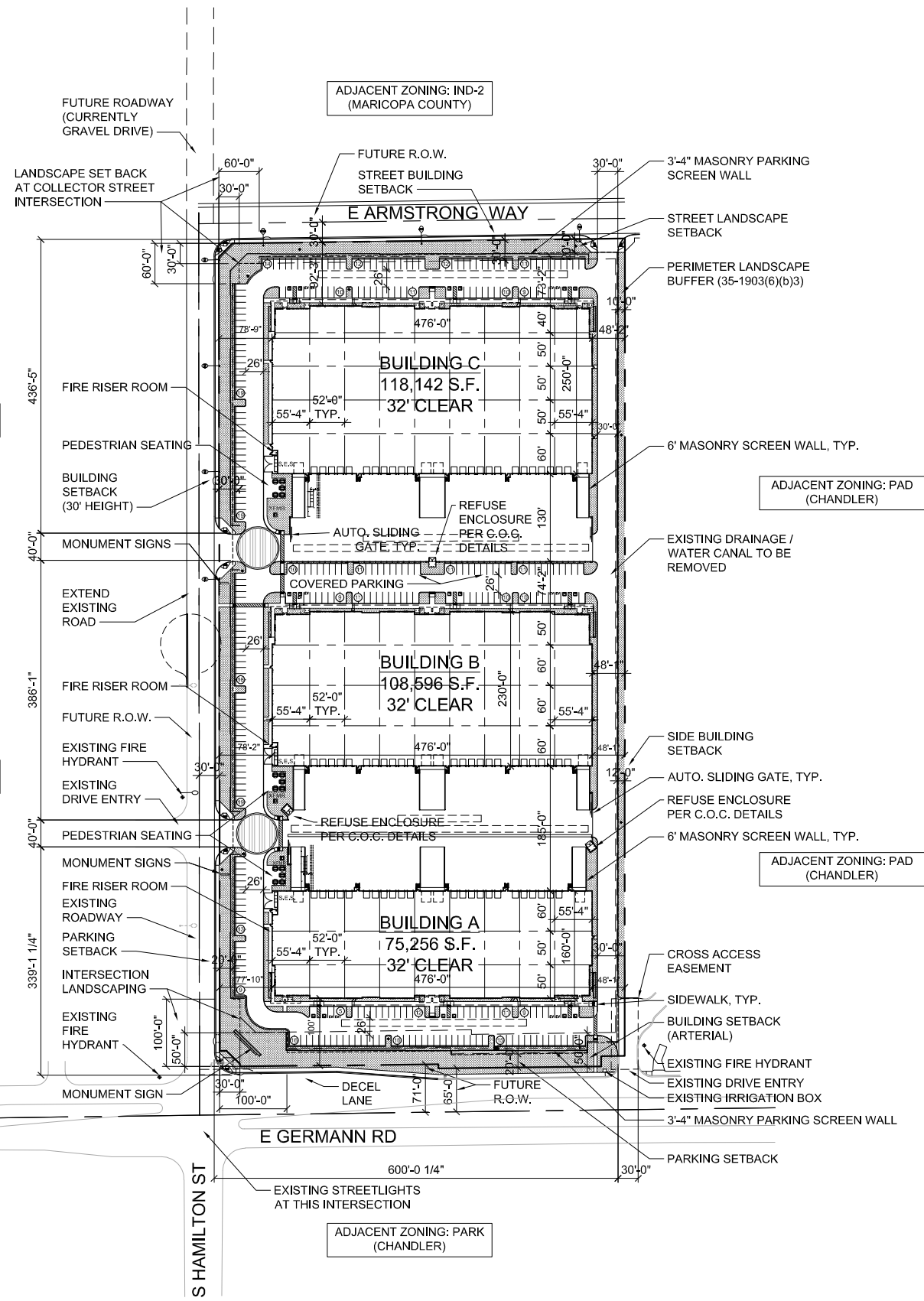
Landscaping would be provided along all rights-of-ways, property boundaries, foundation planting and buffer landscape to be provided at each building accordingly. The proposed

landscaping would be native and complimentary plantings requiring low-water usage, per local ordinances. Site screening would be provided as required, per city ordinance.

A clean, modern aesthetic is intended for the overall building design utilizing colors and materials that are common in the area. The building materials, site, parking, and landscaping are all to be in accordance with code requirements and standards. The parapet heights will allow for roof top screening for all roof top equipment. These units will be access via roof access ladders and hatches internal to the building.

The exterior lighting for the buildings and parking area within the proposed project will be integrally designed as part of the building and outdoor pedestrian spaces. The intent is to provide adequate safety while avoiding glare, hot spots and will comply with the dark sky ordinance. All lighting will be LED lighting.

END OF NARRATIVE



PROJECT DATA:

PROJECT NAME: GERMANN AND HAMILTON
 PROJECT ADDRESS: N.E.C. of GERMANN ROAD AND HAMILTON STREET CHANDLER, AZ

APPLICANT: LGE DESIGN GROUP
 CONTACT: MARK CONE
 1200 NORTH 52ND STREET
 PHOENIX, AZ, 85008
 PHONE: 480-966-4001
 E-MAIL: mark@lgedesigngroup.com

PROJECT SCOPE: THREE NEW 1-STORY MULTI-TENANT OFFICE/WAREHOUSE BUILDINGS

ASSESSOR PARCEL NO.: 303-28-001M
 GENERAL PLAN USE: EMPLOYMENT (TO REMAIN)
 CURRENT ZONING: PAD (CURRENT ZONING TO REMAIN)
 TOTAL SITE AREA: NET: +/- 737,406 S.F. (16.92 ACRES)
 TOTAL LOT COVERAGE: 40.9%
 TOTAL F.A.R.: 0.40
 LANDSCAPE AREA: 98,846 S.F. (13.4% LOT COVERAGE)
 STORIES: ONE STORY

BUILDING AREAS: 301,994 S.F. TOTAL
 BUILDING A: 75,256 S.F.
 BUILDING B: 108,596 S.F.
 BUILDING C: 118,142 S.F.

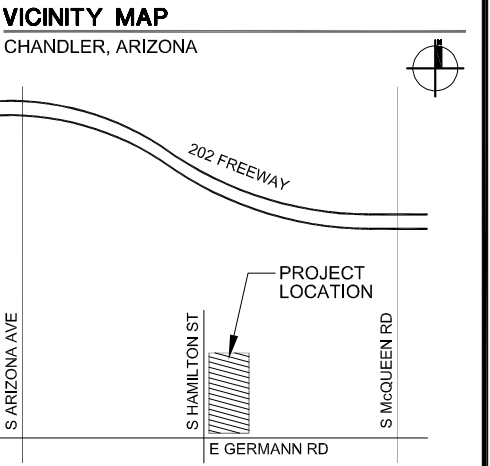
BUILDING USE RATIO:	SQUARE FT.	RATIO
OFFICE	60,000 S.F.	20% (19.9%)
WAREHOUSE (1ST 10K - EACH BLDG)	241,994 S.F.	80% (80.1%)

BUILDING HEIGHTS:
 BUILDING A: +/- 45'-0" TOP OF PARAPET
 BUILDING B: +/- 45'-0" TOP OF PARAPET
 BUILDING C: +/- 45'-0" TOP OF PARAPET

VEHICULAR PARKING CALCS:

USE	SQUARE FT.	FACTOR	TOTAL
OFFICE	+/- 60,000 S.F.	1 / 250 S.F.	240 SPACES
WAREHOUSE (1ST 10K - EACH BLDG)	30,000 S.F.	1 / 500 S.F.	60 SPACES
WAREHOUSE (REMAINING)	211,994 S.F.	1 / 5000 S.F.	43 SPACES
TOTAL PARKING REQUIRED:			343 SPACES
TOTAL PARKING SPACES PROVIDED:			353 SPACES

ACCESSIBLE PARKING: 8 REQUIRED, 18 PROVIDED
 PARKING/BUILDING RATIO: 1.17 CARS PER 1,000 S.F.



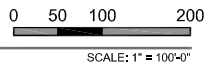
CITY APPROVALS

NUMBER	REVISION	DATE

PRELIMINARY NOT FOR CONSTRUCTION

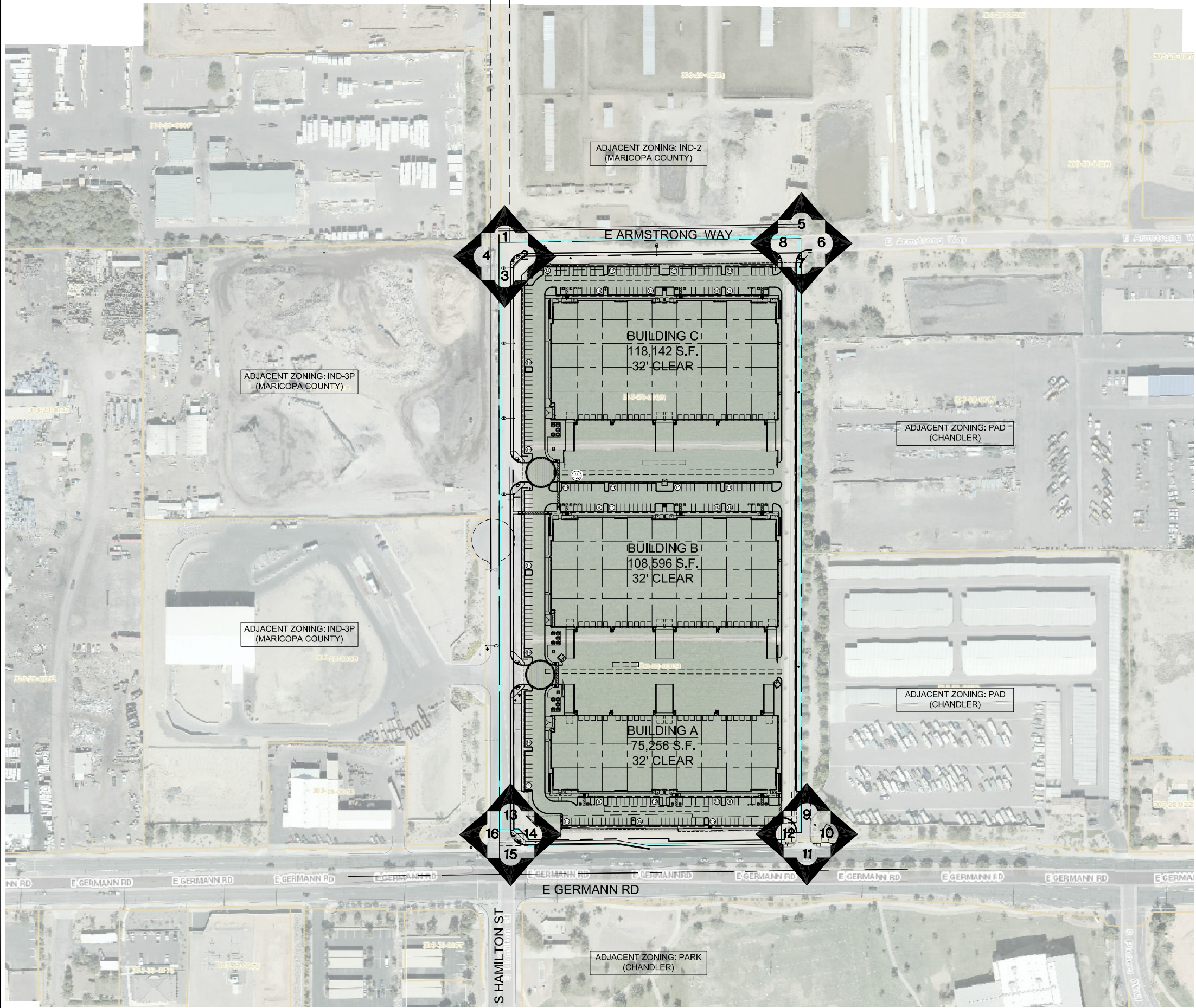
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 ISSUE DATE: 10/05/2022
 DRAWN BY: MM
 CHECKED BY: MM
 PROJECT No.: 10228
 SHEET: A1.1.1

PRELIMINARY SITE PLAN



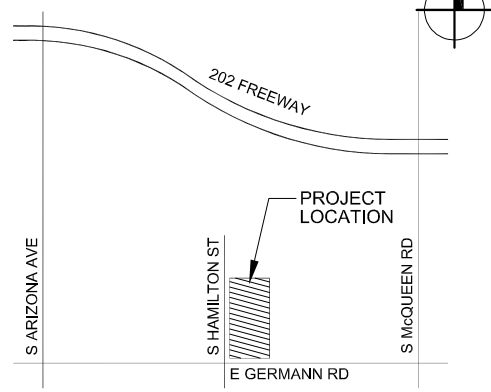
LGE DESIGNGROUP
 1200 N. 52nd Street • Phoenix, AZ • 85008
 P: 480.966.4001
GERMANN AND HAMILTON
 N.E.C. of GERMANN ROAD AND HAMILTON STREET
 CHANDLER, AZ

X REVIEW SUBMITTAL SET 10/05/21



CONTEXT PLAN

VICINITY MAP
CHANDLER, ARIZONA



GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE | DESIGNBUILD

NUMBER	REVISION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:	CONTEXT PLAN
ISSUE DATE:	12/07/2021
DRAWN BY:	AA
CHECKED BY:	
PROJECT No.:	100285
SHEET:	

DESIGN REVIEW RE-SUBMITTAL SET 10/15/21

A1.1.2



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE

CONTEXT PHOTOS

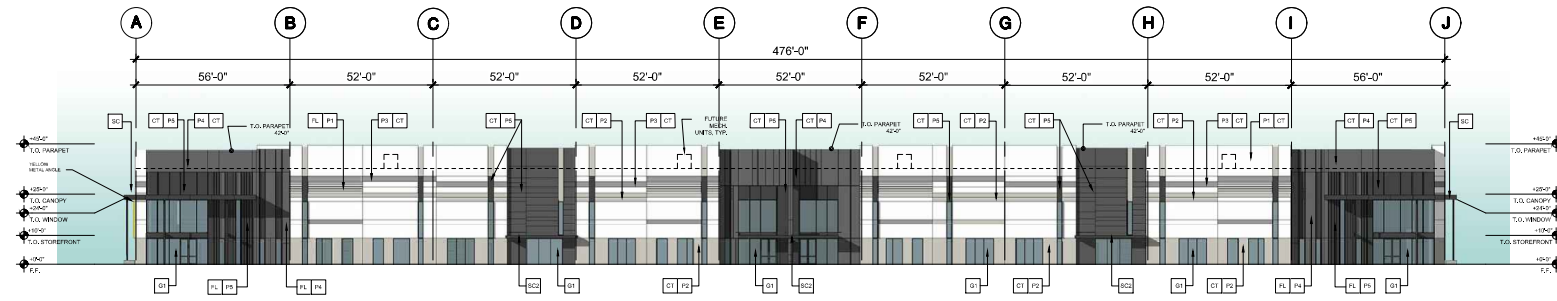
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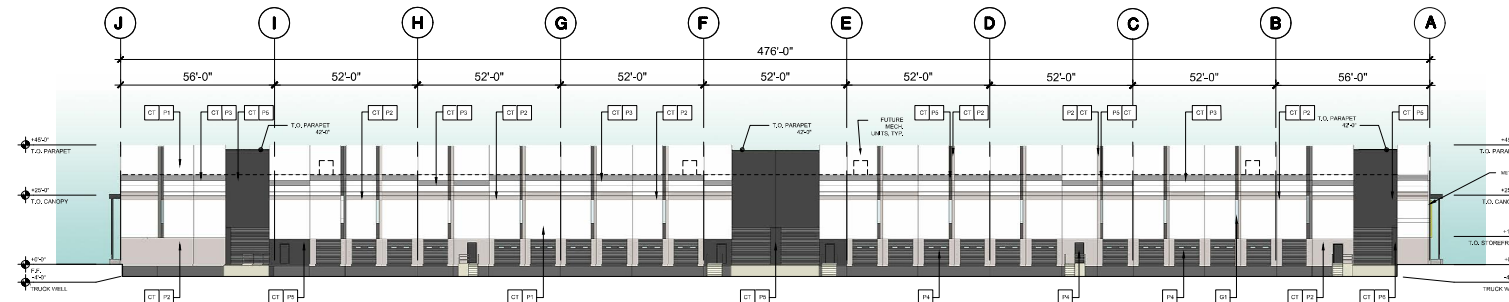
SHEET:



NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

BUILDING A SOUTH ELEVATION

SCALE: 1/32" = 1'-0"

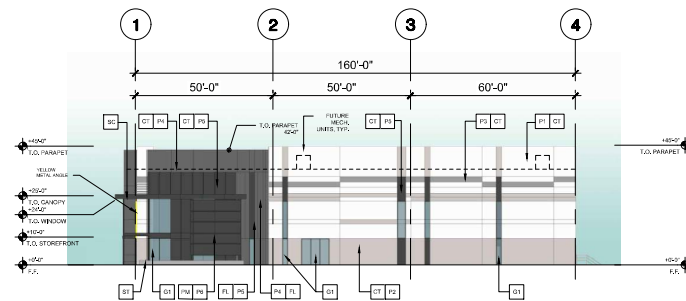


NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

BUILDING A NORTH ELEVATION

SCALE: 1/32" = 1'-0"

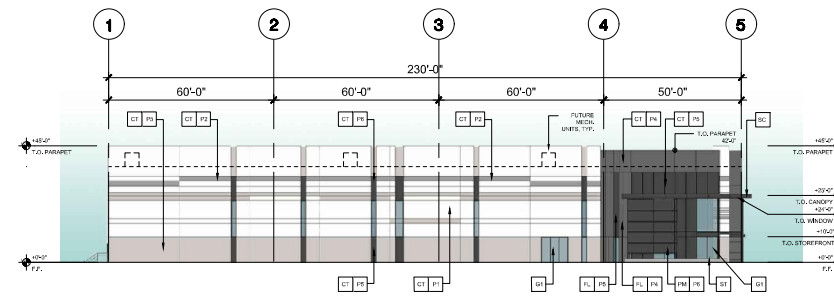
NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING A EAST ELEVATION

SCALE: 1/32" = 1'-0"

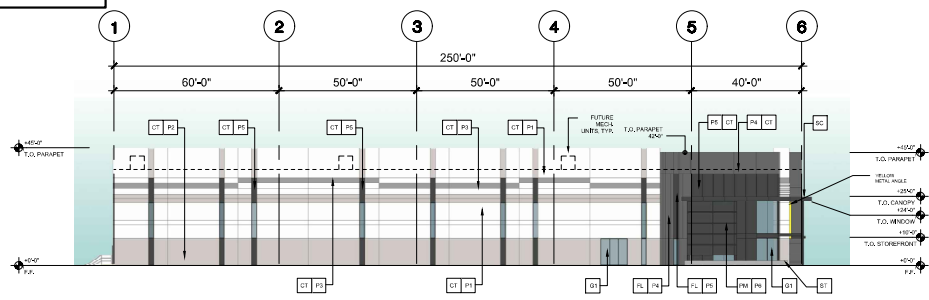
NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING B EAST ELEVATION

SCALE: 1/32" = 1'-0"

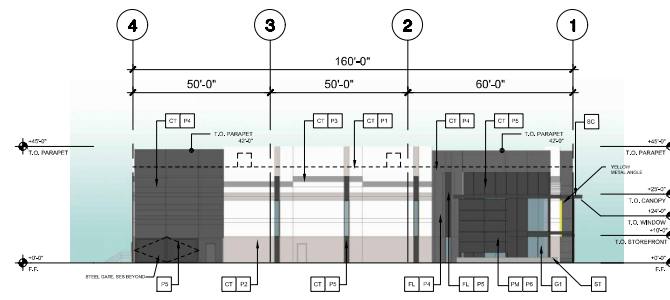
NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING C EAST ELEVATION

SCALE: 1/32" = 1'-0"

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING A WEST ELEVATION

SCALE: 1/32" = 1'-0"

MATERIAL/FINISH SCHEDULE:

- KEY: DESCRIPTION:
- EXTERIOR WALLS:
- CT1 CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" "V" SCORE LINES- PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION
 - FL FORM LINER, SEE COLOR BOARD FOR PATTERN
 - PM MCNICHOLS PERF. METAL CARBON STEEL- 3/8" ROUND, 58" OPEN
 - ST STONE PLANTER- ROCKY MOUNTAIN QUARTZITE - SUNSET GOLD

CANOPY KEY:

- KEY: DESCRIPTION:
- SC METAL CANOPY - 1" SPRAY FOAM WITH CRICKETS TO DRAIN OVER STL. FRAMING W/ AC1 FINISH AT SOFFIT
 - AC1 RMP-METAL PRODUCTS-ALLUMBOARD, MEDIUM CHERRY
 - SC2 OPEN STEEL TRELLIS WITH STEEL ANGLES 6" O.C. PAINTED P6

GLAZING KEY:

- MATERIAL: DESCRIPTION:
- FRAMES ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT VERTS) BLACK ANODIZED (AB-8)
- EXTERIOR GLAZING SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE
- G1

PAINT KEY:

- KEY: DESCRIPTION:
- P1 DUNN EDWARDS (WHITE) 'CASCADING WHITE' #DEW394 (LRV 84)
 - P2 DUNN EDWARDS (NUTRAL PINK) 'GEYSER' #DE6037 (LRV 60)
 - P3 DUNN EDWARDS (GREY) 'GRAY WOLF' #DE6354 (LRV 33)
 - P4 DUNN EDWARDS (DARK GREY) 'BOAT ANCHOR' #DE6377 (LRV 14)
 - P5 DUNN EDWARDS (BLACK) 'BLACK TIE' #DE6357 (LRV 6)
 - P6 DUNN EDWARDS (YELLOW) 'RADIANT SUNRISE' #DE5397 (LRV 58)

LG&E DESIGNBUILD

NUMBER	REVISION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:
EXTERIOR ELEVATIONS

ISSUE DATE: 12/07/2021

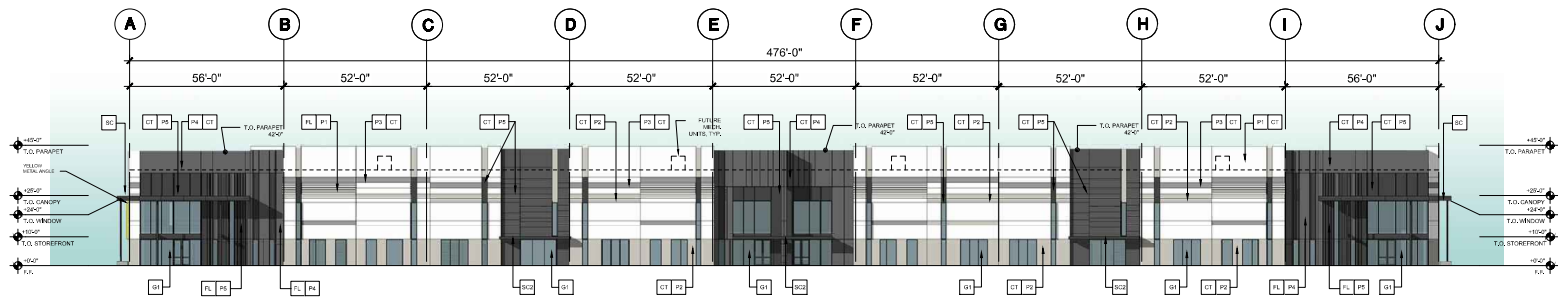
DRAWN BY: AM

CHECKED BY:

PROJECT No.: 100282

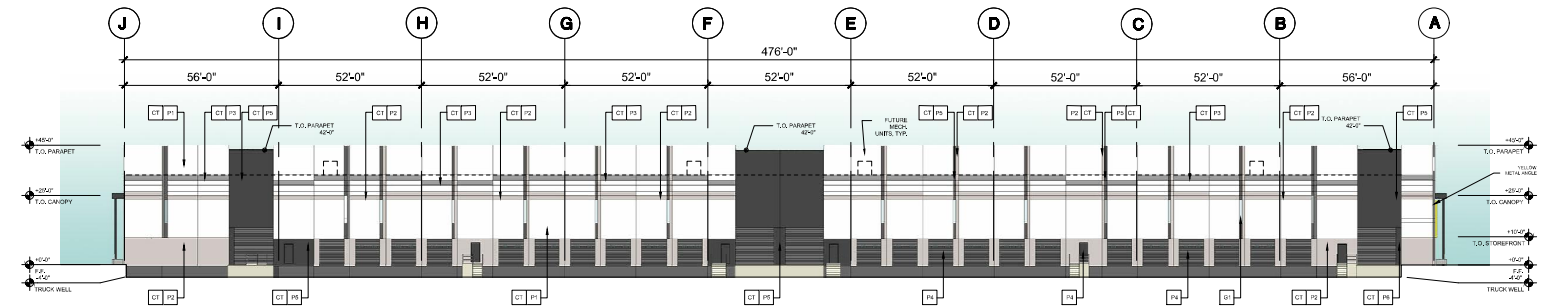
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A4.1.1



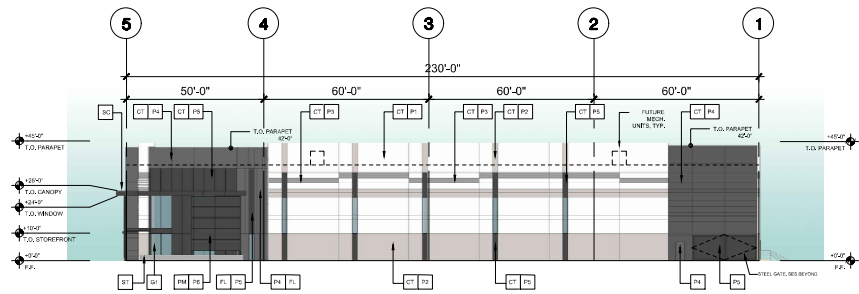
BUILDING B NORTH ELEVATION

SCALE: 1/32" = 1'-0"



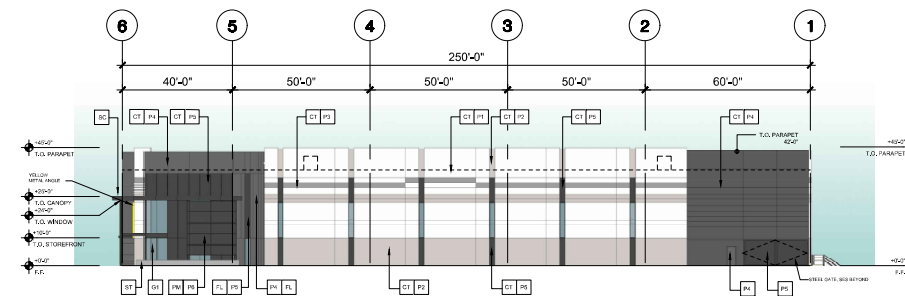
BUILDING B SOUTH ELEVATION & BUILDING C SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



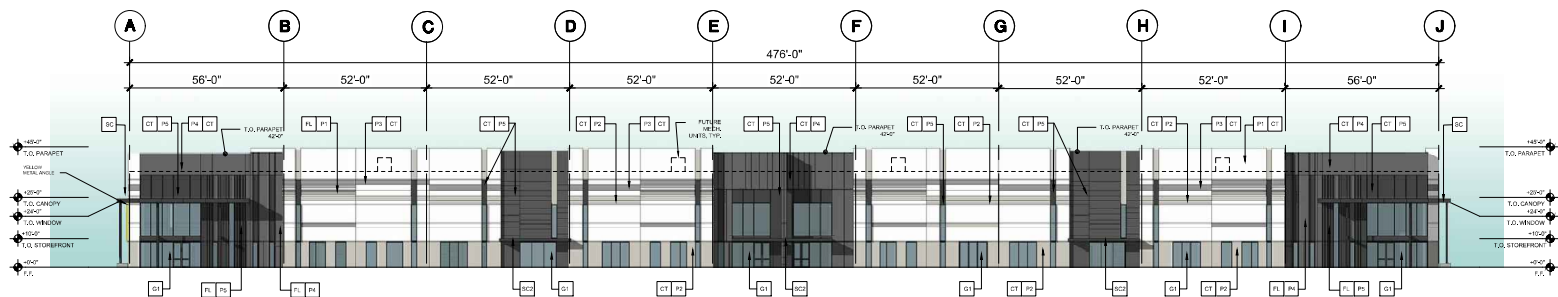
BUILDING B WEST ELEVATION

SCALE: 1/32" = 1'-0"



BUILDING C WEST ELEVATION

SCALE: 1/32" = 1'-0"



BUILDING C NORTH ELEVATION

SCALE: 1/32" = 1'-0"

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
CT1	CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" "V" SCORE LINES- PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION
FL	FORM LINER, SEE COLOR BOARD FOR PATTERN
PM	MCNICHOLS PERF. METAL CARBON STEEL- 3/8" ROUND, 58" OPEN
ST	STONE PLANTER- ROCKY MOUNTAIN QUARTZITE - SUNSET GOLD

CANOPY KEY:

KEY:	DESCRIPTION:
SC	METAL CANOPY - 1" SPRAY FOAM WITH CRICKETS TO DRAIN OVER STL. FRAMING W/ AC1 FINISH AT SOFFIT
AC1	RMP-METAL PRODUCTS- ALLUMBOARD, 'MEDIUM CHERRY'
SC2	OPEN STEEL TRELLIS WITH STEEL ANGLES 6" O.C. PAINTED P6

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT VERTS) BLACK ANODIZED (AB-8)
EXTERIOR GLAZING	SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLUE

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS (WHITE) 'CASCADING WHITE' #DEW394 (LRV 84)
P2	DUNN EDWARDS (NUTRAL PINK) 'GEYSER' #DE6037 (LRV 60)
P3	DUNN EDWARDS (GREY) 'GRAY WOLF' #DE6354 (LRV 33)
P4	DUNN EDWARDS (DARK GREY) 'BOAT ANCHOR' #DE6377 (LRV 14)
P5	DUNN EDWARDS (BLACK) 'BLACK TIE' #DE6357 (LRV 6)
P6	DUNN EDWARDS (YELLOW) 'RADIANT SUNRISE' #DE5397 (LRV 58)

PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE:	EXTERIOR ELEVATIONS
ISSUE DATE:	12/07/2021
DRAWN BY:	AM
CHECKED BY:	
PROJECT No.:	10028
SHEET:	

A4.1.2







LGE | DESIGNGROUP

Germann & Hamilton

Chandler, Arizona
2021 . 10 . 15

CONCEPT RENDERING VIEW - TENANT ENTRY- BLDG 'A'
This artist rendering is for conceptual design only and should not be referred to as a construction document.

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

LGE | DESIGNBUILD



LGE | DESIGNGROUP

Germann & Hamilton

Chandler, Arizona
2021 . 10 . 15

CONCEPT RENDERING VIEW - SW CORNER - BLDG 'A'
This artist rendering is for conceptual design only and should not be referred to as a construction document.

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LGE | DESIGNBUILD



LGE | DESIGNGROUP

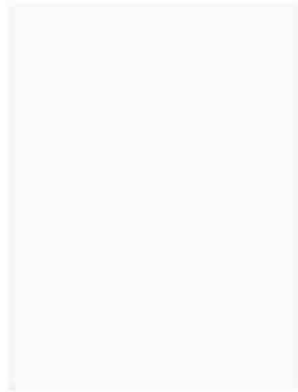
Germann & Hamilton

Chandler, Arizona
2021 . 10 . 15

CONCEPT RENDERING VIEW - NW CORNER- BLDG 'A'
This artist rendering is for conceptual design only and should not be referred to as a construction document.

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LGE | DESIGNBUILD



P1 - DEW394 "CASCADING WHITE"
Dunn Edwards



P2 - DE6037 "GEYSER"
Dunn Edwards



P3 - DE6354 "GRAY WOLF"
Dunn Edwards



P4 - DE6377 : BOAT ANCHOR"
Dunn Edwards



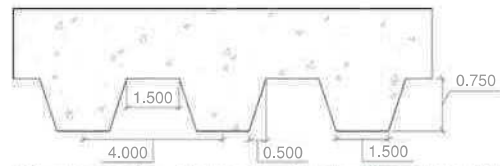
P5 - DE6357 "BLACK TIE"
Dunn Edwards



P6 - DE5397 "RADIANT SUNRISE"
Dunn Edwards



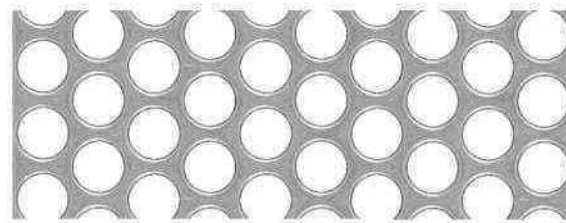
AC1 - Medium cherry Textured RMP METAL PRODUCTS



Concrete Panel - Formliner Pattern



Rocky Mountain Quartzite Sunset Gold (Stone Planters & Signage Backsplash)



PM - McNichols Perf. Metal Carbon Steel - 1/4" Round, 58% Open



G1 - Solarcool Solarblue Glazing



Rendering View

P6

STONE

CITY OF CHANDLER LANDSCAPE NOTES:

1. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
2. NO OBSTRUCTIONS TO VIEW SHALL BE ERRECTED, CONSTRUCTED OR PARKED WITHIN THE SIGHT VISIBILITY AREA. ALL TREES WITHIN THE LINE OF SIGHT WILL MAINTAIN A CANOPY HEIGHT ABOVE 6', ALL SHRUBS IN THIS AREA MAY NOT A MATURITY HEIGHT OVER 24".
3. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATED OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIAL, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
4. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER THE TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM DATE OF REPLACEMENT.
5. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLANS. SEE SECTION 1902 (6)(H).
6. PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET. SEE SECTION 1903 (6)(G)(C)(4), ZONING CODE.
7. ALL LANDSCAPE AREAS SHALL BE GRADED SO THAT FINISHED GRADE SURFACES OF ALL NONLIVING MATERIALS (I.E. DECOMPOSED GRANITE, CRUSHED ROCK, MULCH ETC.) ARE ONE AND ONE HALF (1 1/2) INCHES BELOW CONCRETE OR OTHER PAVED SURFACES. SEE SECTION 1903(6)(C)(11), ZONING CODE
8. TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS SHRUBS MUST BE AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT, P.I.V. OR FDC. SEE SECTION 1903 (6)(J)(1), ZONING CODE
9. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR SEE SECTION 1903 (6)(H), ZONING CODE
10. THERE SHALL BE NO OBSTRUCTION OF SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH MUST BE RELOCATED, CORRECTED BEFORE THE FIELD INSPECTOR WILL ACCEPT, PASS THE SIGN IN THE FIELD OR ISSUE AN CERTIFICATE OF OCCUPANCY FOR A PROJECT
11. ALL TRANSFORMER BOXES, METER PANELS AND ELECTRIC EQUIPMENT, BACK FLOW DEVICES OR ANY OTHER UTILITY EQUIPMENT NOT ABLE OR REQUIRED TO BE SCREENED BY LANDSCAPING OR WALLS SHALL BE PAINTED TO MATCH THE BUILDING COLOR.
12. ALL WALLS OVER 7' IN HEIGHT, SITE LIGHTING, SIGNAGE, RAMADAS, AND SHADE STRUCTURES REQUIRE A SEPARATE SUBMITTAL AND PERMITS.

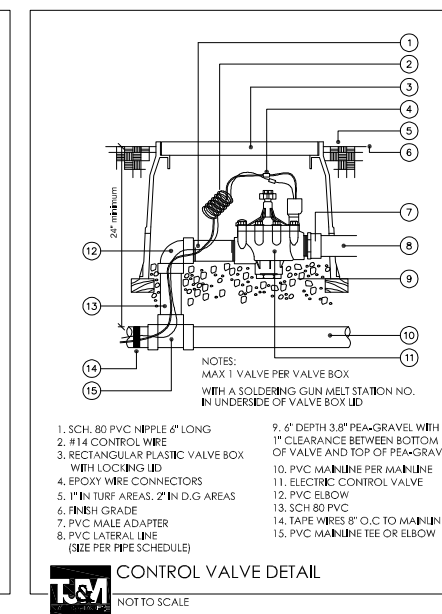
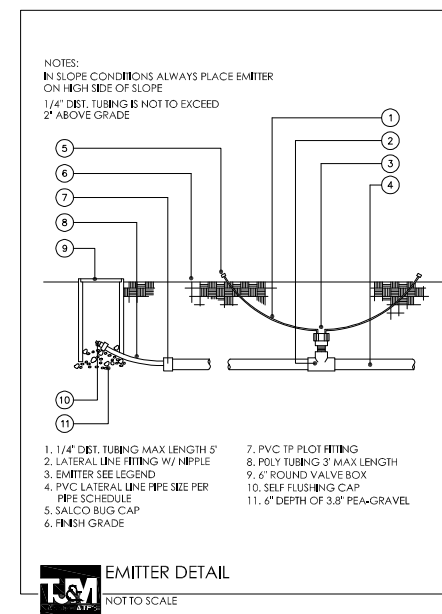
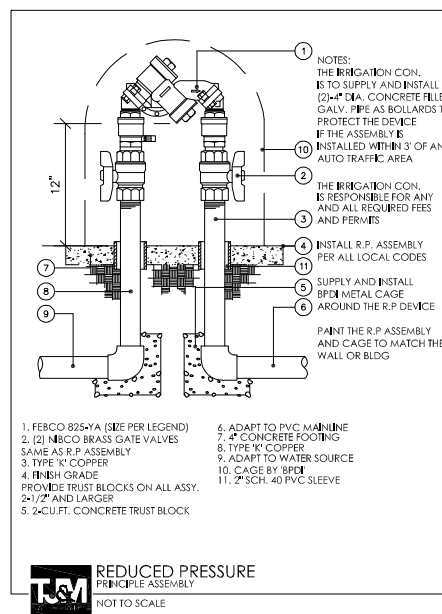
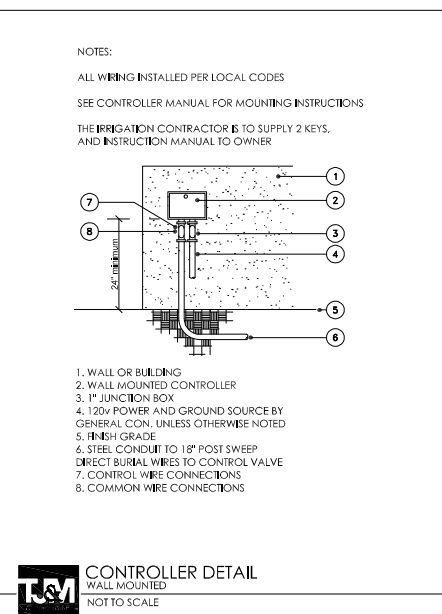
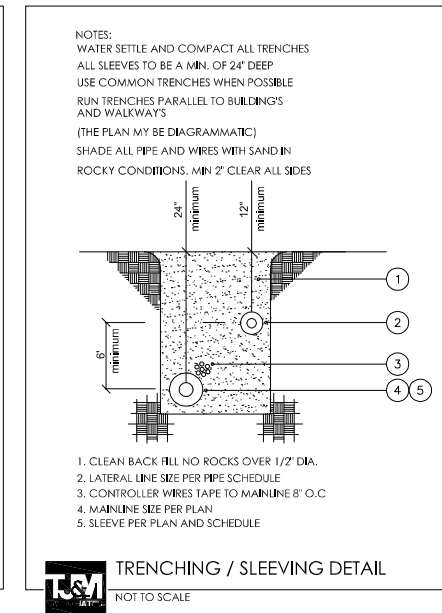
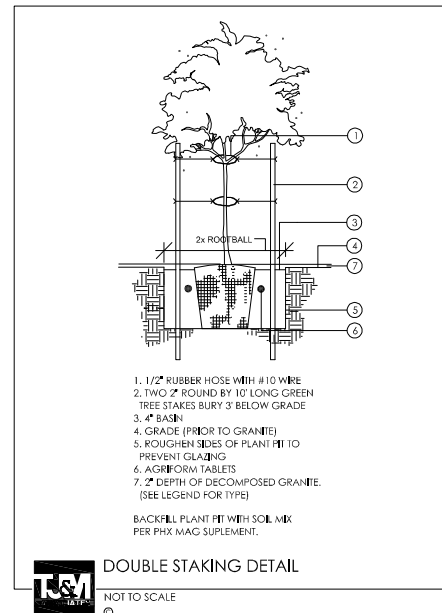
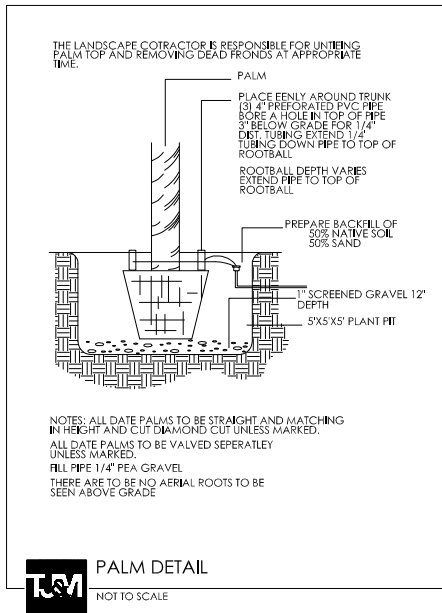
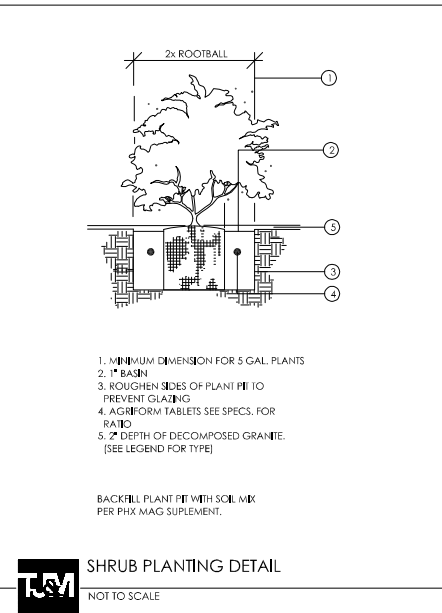
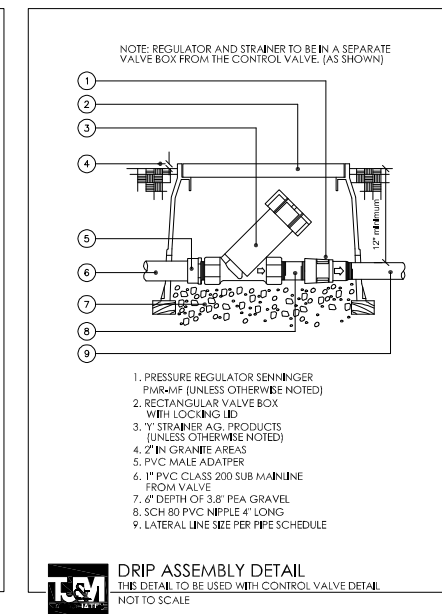
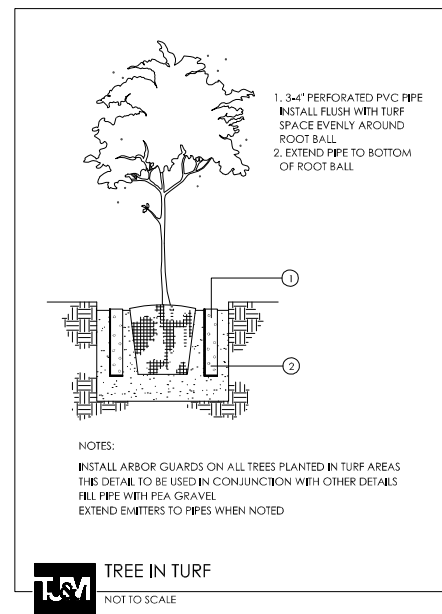
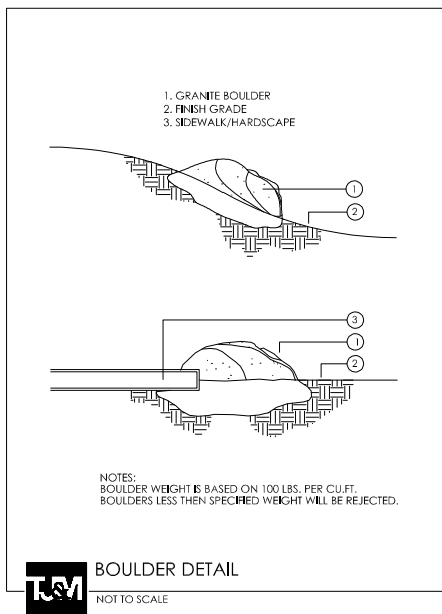
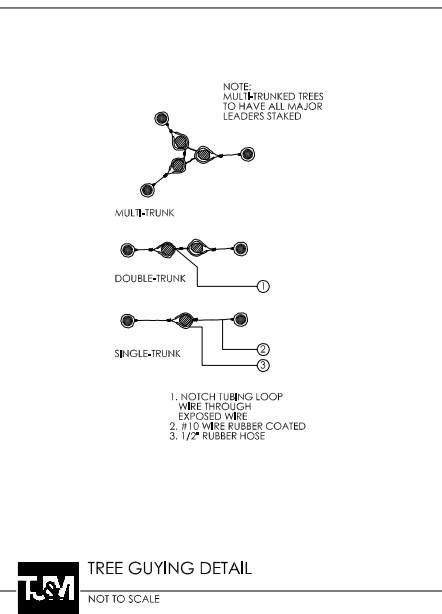
I HEREBY CERTIFY THAT NO TREE OR BOULDER IS DESIGNED CLOSER THAN SIX (6) FEET TO THE FACE OF STREET CURB.

 11.18.21
REGISTERED LANDSCAPE ARCHITECT DATE

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA:	46,499	SQ.FT.	1.06	AC (LIMITS OF CONSTRUCTION)
TOTAL BUILDING AREA:	9,372	SQ.FT.	20	% OF SITE AREA
TOTAL LANDSCAPE AREA:	11,120	SQ.FT.	23	% OF SITE AREA
TOTAL PARKING AREA:	22,260	SQ.FT.	48	% OF SITE AREA
LANDSCAPE IN PARKING AREA:	2,449	SQ.FT.	11	% 10% MIN. OF PARKING LOT INTERIOR SURFACE AREA SHALL BE LANDSCAPED
TOTAL TURF AREA:	0	SQ.FT.	0	% OF LS AREA
SHRUBS / GROUNDCOVERS:	9,674	SQ.FT.	87	% OF LS AREA
INORANGIC GRANITE:	11,120	SQ.FT.	100	% OF NON TURF LS AREA

DECOMPOSED GRANITE IS TO EXTEND UNDER ALL PLANTINGS




















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

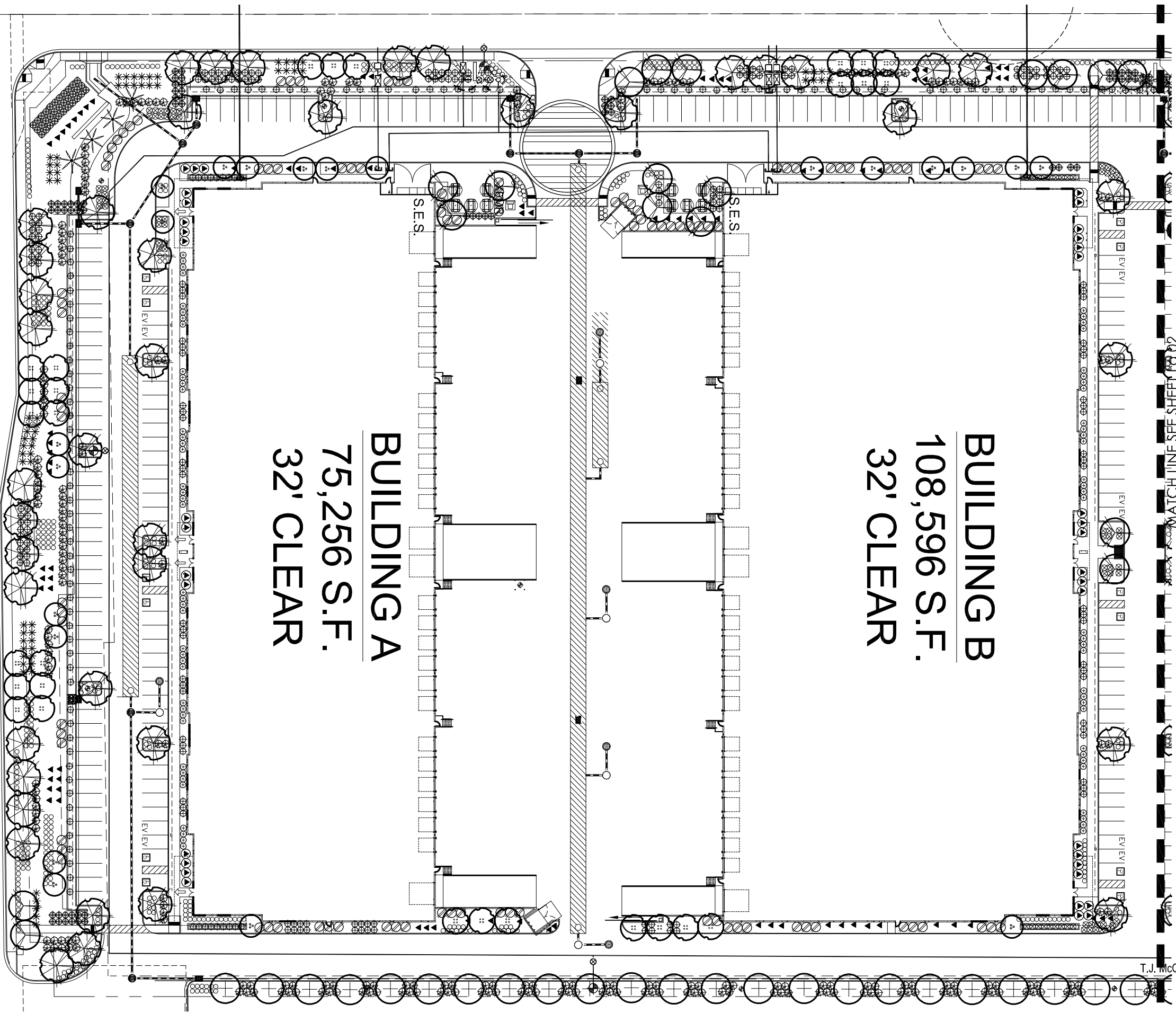


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ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION RECOMMENDED TREE SPECIFICATIONS. SEE SECTION 1903(6)(a) ZONING CODE.

LANDSCAPE LEGEND

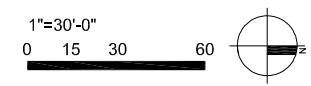
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DATE PALM (MATCHING)
20" T.F. STRAIGHT, DIAMOND CUT (15)
 -  CERCIIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (74)
 -  ACACIA SALICINA
WILLOW ACACIA
24" BOX (40)
 -  CAESALPINIA CACALACO
CASCALOTE
36" BOX (46)
 -  SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX (MULTI TRUNK) (42)
 -  PISTACHE 'RED-PUSH'
RED PUSH PISTACHE
48" BOX (36)
 -  PACHYCEREUS MARGINATUS
MEXICAN FENCE POST
3'TALL MIN, 3 TRUNK MIN. (62)
 -  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (156)
 -  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON (588)
 -  DASYLIRION WHEELERII
DESERT SPOON
5 GALLON (158)
 -  HESPERALOE PARVIFOLIA
YELLOW YUCCA
5 GALLON (105)
 -  LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (404)
 -  MUHLENBERGIA RIGENS
DEER GRASS
5 GALLON (72)
 -  BOUGAINVILLEA 'TORCH GLOW'
BUSH BOUGAINVILLEA
5 GALLON (128)
 -  AGAVE WEBBERII
WEBBER'S AGAVE
5 GALLON (121)
 -  LANTANA MONTEVIDENSIS
'GOLD MOUND'
5 GALLON (609)
 -  LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (104)
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2' DEPTH IN ALL LANDSCAPE AREAS



BUILDING A
75,256 S.F.
32' CLEAR

BUILDING B
108,596 S.F.
32' CLEAR

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LANDSCAPE ARCHITECTURE
URBAN DESIGN
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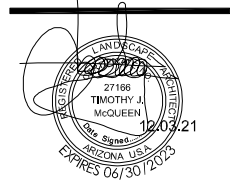
GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

1200 N. 52nd Street Phoenix, AZ 85008
P: 480.966.4001



NUMBER	REVISION	DATE



SHEET TITLE: _____

ISSUE DATE: 10/08/2021

DRAWN BY: _____ MM

CHECKED BY: _____

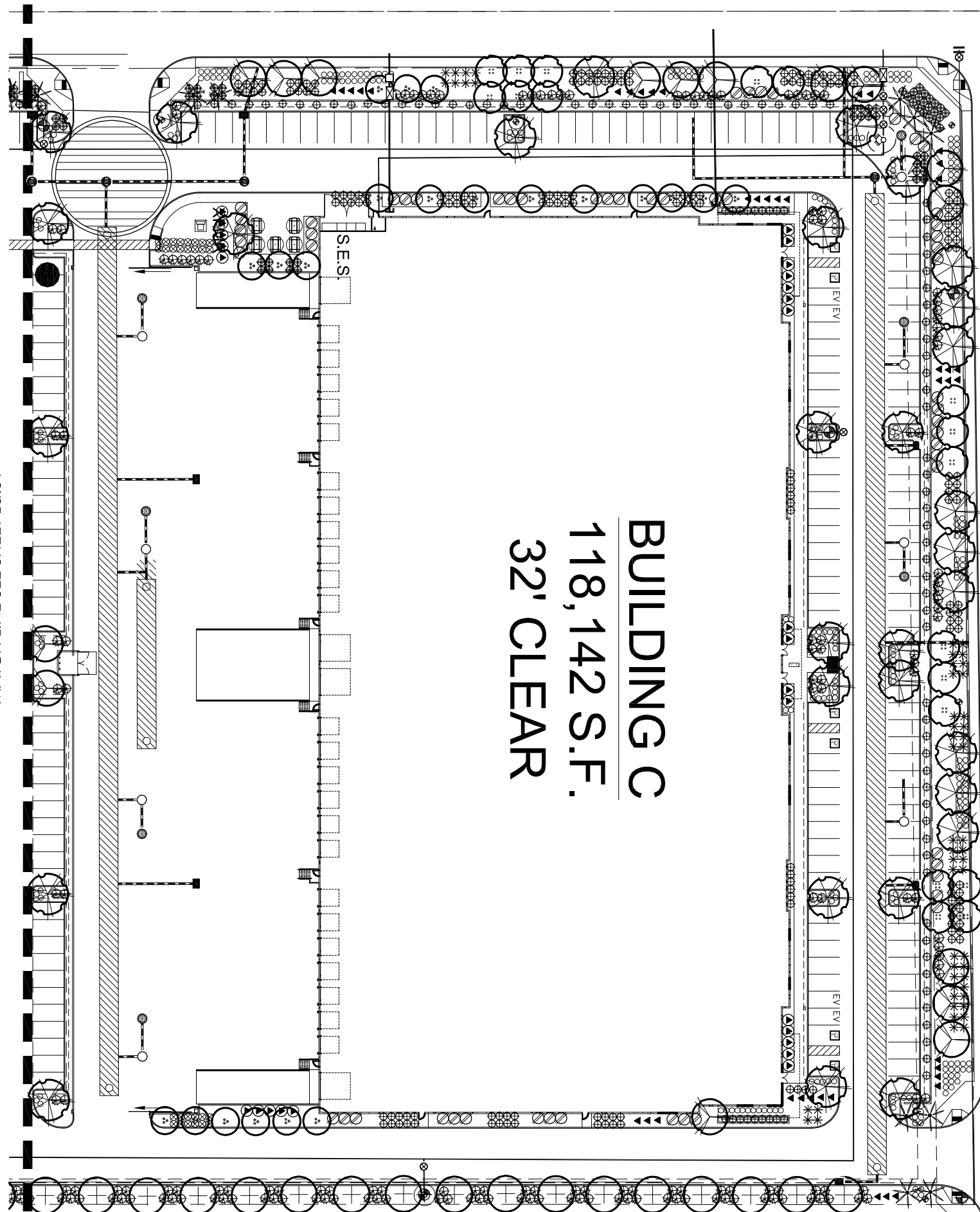
PROJECT No.: 100288

SHEET: _____

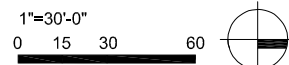
La.01

DESIGN REVIEW RE-SUBMITTAL SET 10/08/21


















MATCH LINE SEE SHEET La.01



BUILDING C
118,142 S.F.
32' CLEAR



LANDSCAPE LEGEND

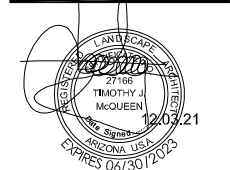
-  PHOENIX DACTYLIFERA
DATE PALM (MATCHING)
20' T.F. STRAIGHT, DIAMOND CUT (15)
 -  CERCIIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX (74)
 -  ACACIA SALICINA
WILLOW ACACIA
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 -  CAESALPINIA CACALACO
CASALOTE
36" BOX (46)
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TEXAS MOUNTAIN LAUREL
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LGE | DESIGNBUILD

NUMBER	REVISION	DATE



SHEET TITLE:
 ISSUE DATE: 10/08/2021
 DRAWN BY: MM
 CHECKED BY:
 PROJECT No.: 100288
 SHEET:

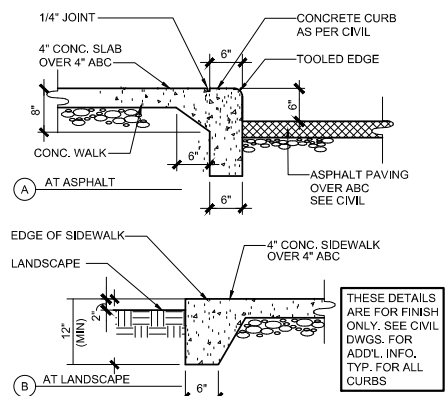
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GERMANN AND HAMILTON

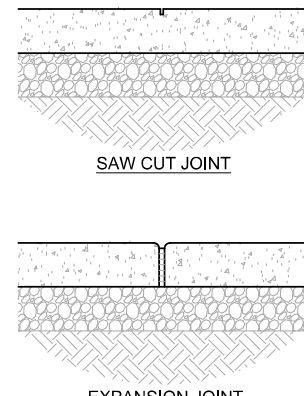
N.E.C. of GERMANN ROAD AND HAMILTON STREET
 CHANDLER, AZ

1200 N. 52nd Street ■ Phoenix, AZ 85008
 P: 480.966.4001

DESIGN REVIEW RE-SUBMITTAL SET 10/08/21



17 TYPICAL CURB @ SIDEWALK
SCALE: 3/4\"/>

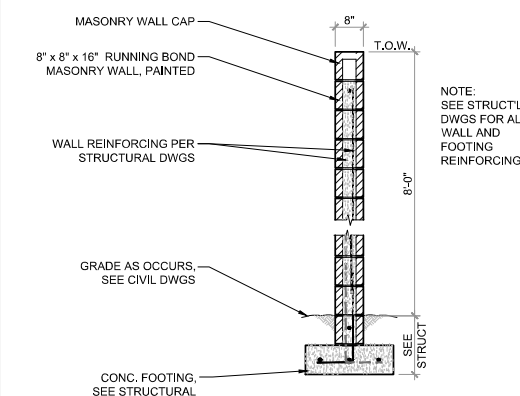


13 TYPICAL HARDSCAPE JOINTS
SCALE: 1 1/2\"/>

HARDSCAPE FINISH:
CONCRETE WITH
SALT FINISH U.N.O.

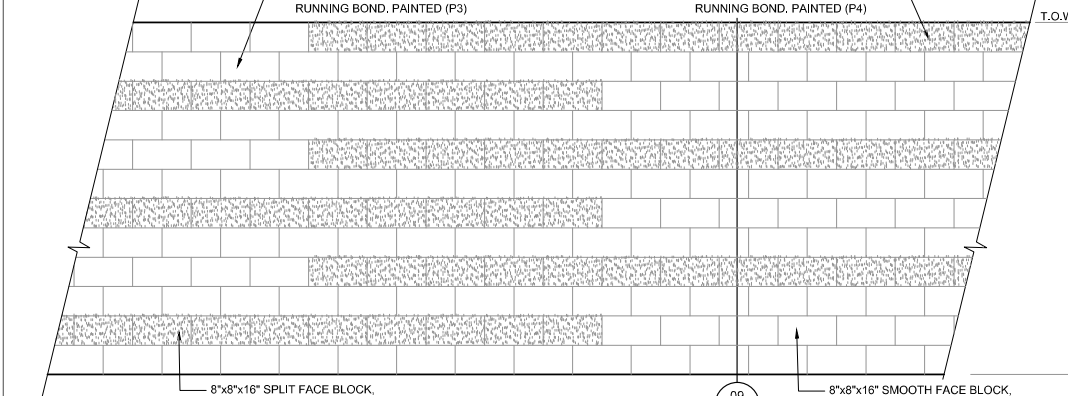
SAW CUT JOINTS:
1/4\"/>

EXPANSION JOINTS:
1/2\"/>

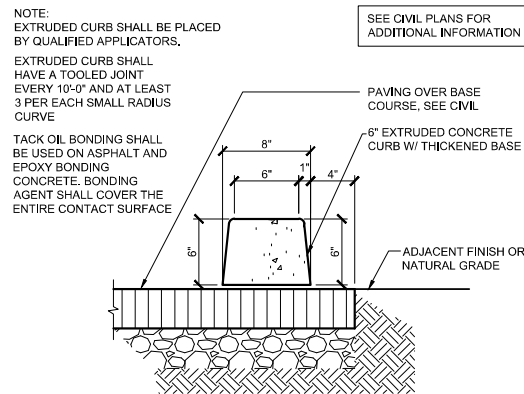


09 TYP. 8-FOOT MASONRY WALL
SCALE: 1/2\"/>

NOTE:
SEE STRUCTL
DWGS FOR ALL
WALL AND
FOOTING
REINFORCING.



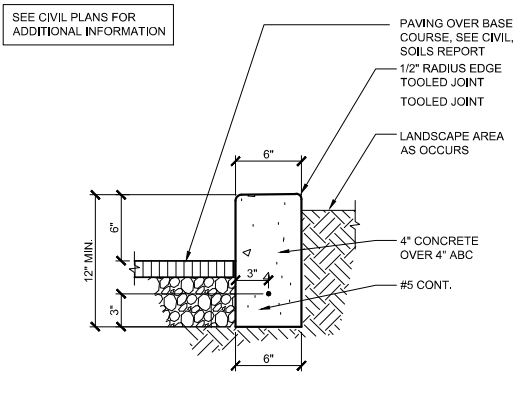
05 ELEVATION - TYP. 8-FOOT MASONRY WALL
SCALE: 1/2\"/>



18 TYPICAL EXTRUDED CURB
SCALE: 1 1/2\"/>

NOTE:
EXTRUDED CURBS SHALL BE PLACED
BY QUALIFIED APPLICATORS.
EXTRUDED CURBS SHALL
HAVE A TOOLED JOINT
EVERY 10'-0\"/>

SEE CIVIL PLANS FOR
ADDITIONAL INFORMATION



14 TYPICAL CAST-IN-PLACE CURB
SCALE: 1 1/2\"/>

SEE CIVIL PLANS FOR
ADDITIONAL INFORMATION

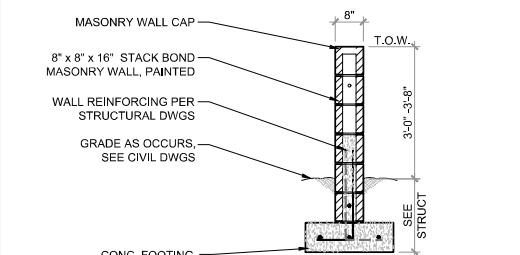
PAVING OVER BASE
COURSE, SEE CIVIL,
SOILS REPORT

1/2\"/>

LANDSCAPE AREA
AS OCCURS

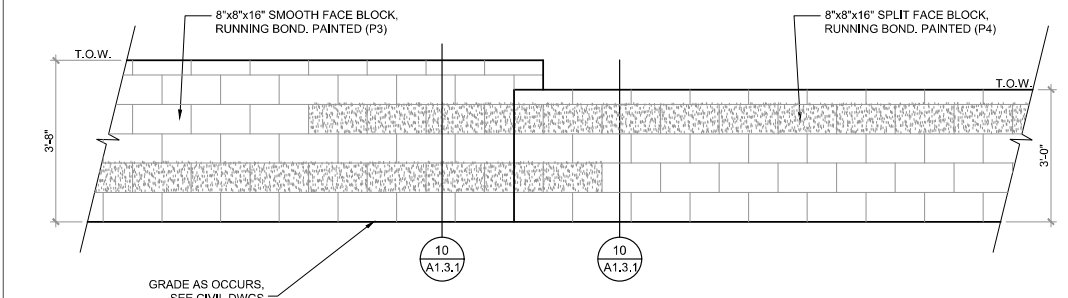
4\"/>

#5 CONT.

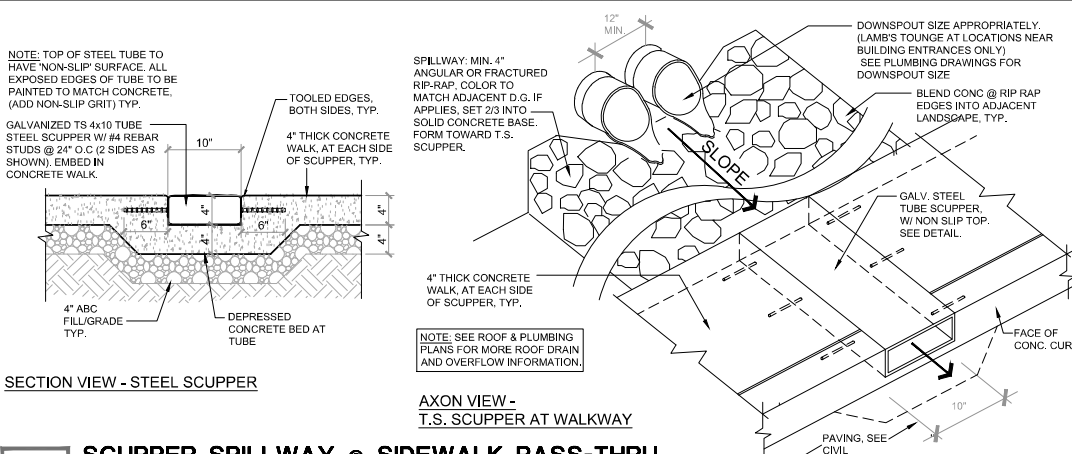


10 TYP. 3' - 3'-8\"/> MASONRY WALL
SCALE: 1/2\"/>

NOTE:
SEE STRUCTL
DWGS FOR ALL
WALL AND
FOOTING
REINFORCING.



06 ELEVATION - TYP. 3' - 3'-8\"/> MASONRY WALL
SCALE: 1/2\"/>



19 SCUPPER SPILLWAY @ SIDEWALK PASS-THRU
SCALE: 1\"/>

NOTE: TOP OF STEEL TUBE TO
HAVE NON-SLIP SURFACE. ALL
EXPOSED EDGES OF TUBE TO BE
PAINTED TO MATCH CONCRETE.
(ADD NON-SLIP GRIT) TYP.

GALVANIZED TS 4x10 TUBE
STEEL SCUPPER W/ #4 REBAR
STUDS @ 24\"/>

TOOLED EDGES,
BOTH SIDES, TYP.

4\"/>

SPILLWAY: MIN. 4\"/>

DOWNSPOUT SIZE APPROPRIATELY.
(LAMB'S TONGUE AT LOCATIONS NEAR
BUILDING ENTRANCES ONLY)
SEE PLUMBING DRAWINGS FOR
DOWNSPOUT SIZE

BLEND CONC @ RIP RAP
EDGES INTO ADJACENT
LANDSCAPE, TYP.

GALV. STEEL
TUBE SCUPPER,
W/ NON SLIP TOP.
SEE DETAIL.

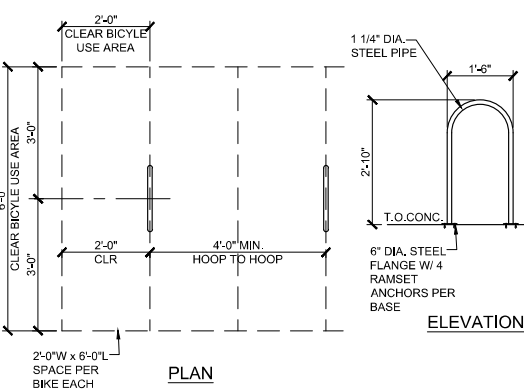
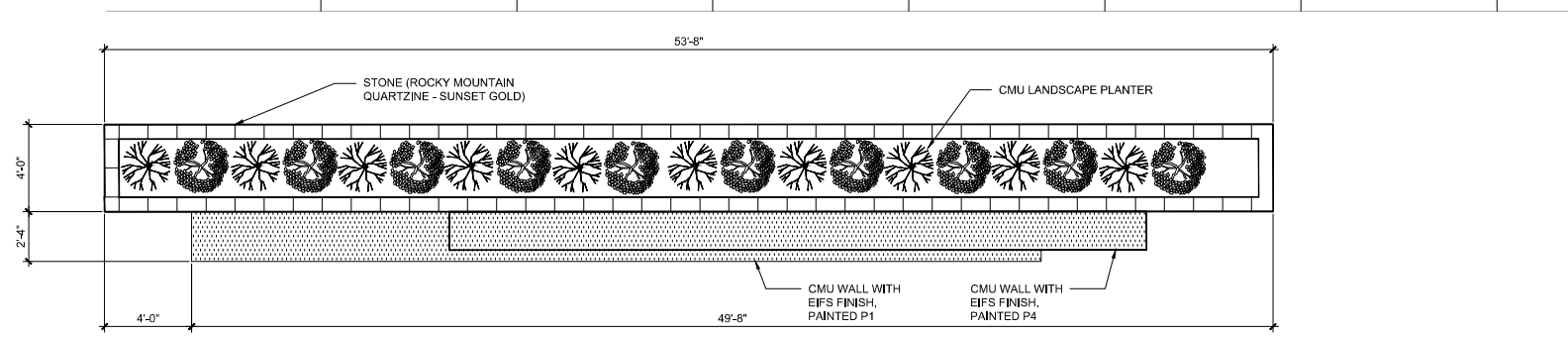
4\"/>

NOTE: SEE ROOF & PLUMBING
PLANS FOR MORE ROOF DRAIN
AND OVERFLOW INFORMATION.

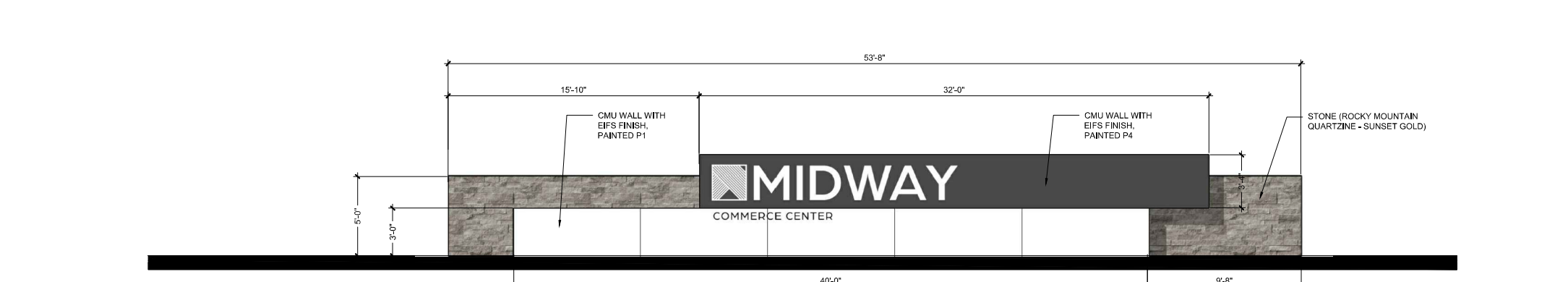
FACE OF
CONC. CURB.

PAVING, SEE
CIVIL.

11 SITE SIGNAGE - ENLARGED PLAN
SCALE: 1/4\"/>



20 BICYCLE PARKING RACK
SCALE: 1/2\"/>



16 SITE SIGNAGE - ELEVATION
SCALE: 1/4\"/>

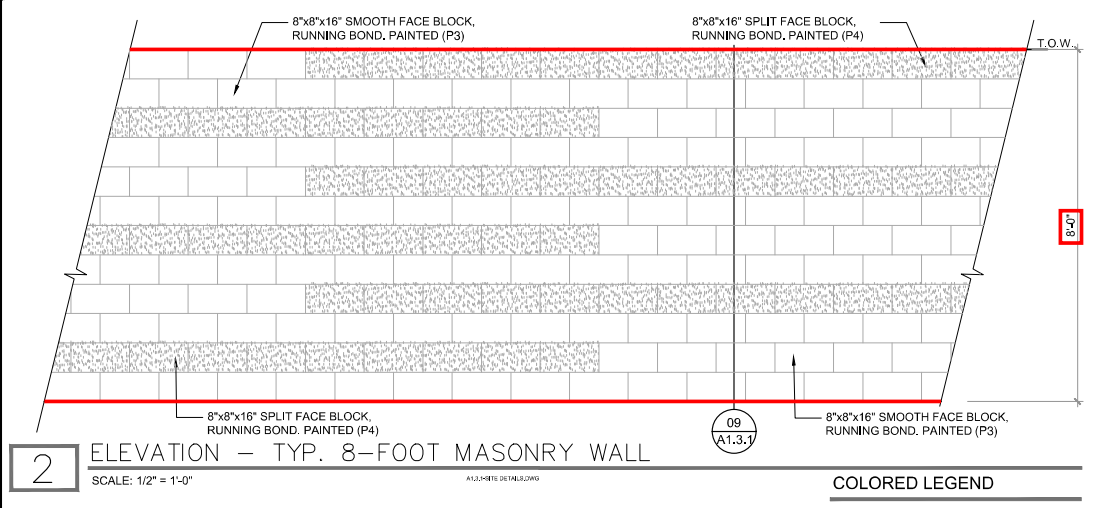
NUMBER	REVISION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

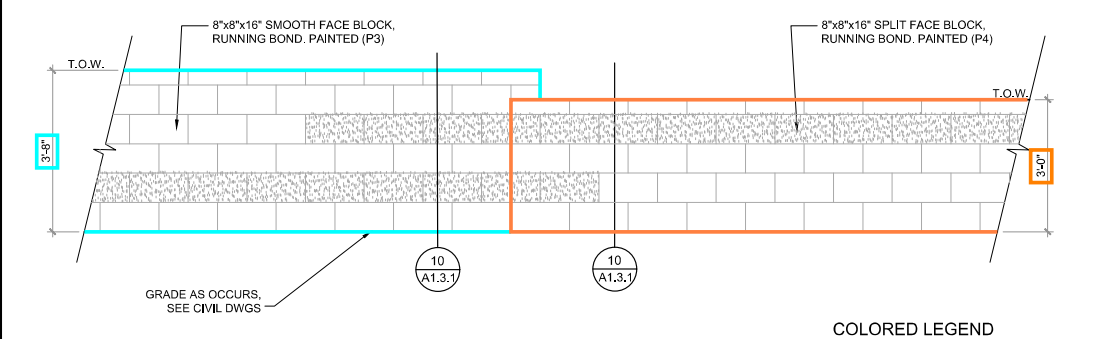
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SITE DETAILS	
ISSUE DATE:	12/07/2021
DRAWN BY:	AA
CHECKED BY:	
PROJECT No.:	100288
SHEET:	

A1.3.1

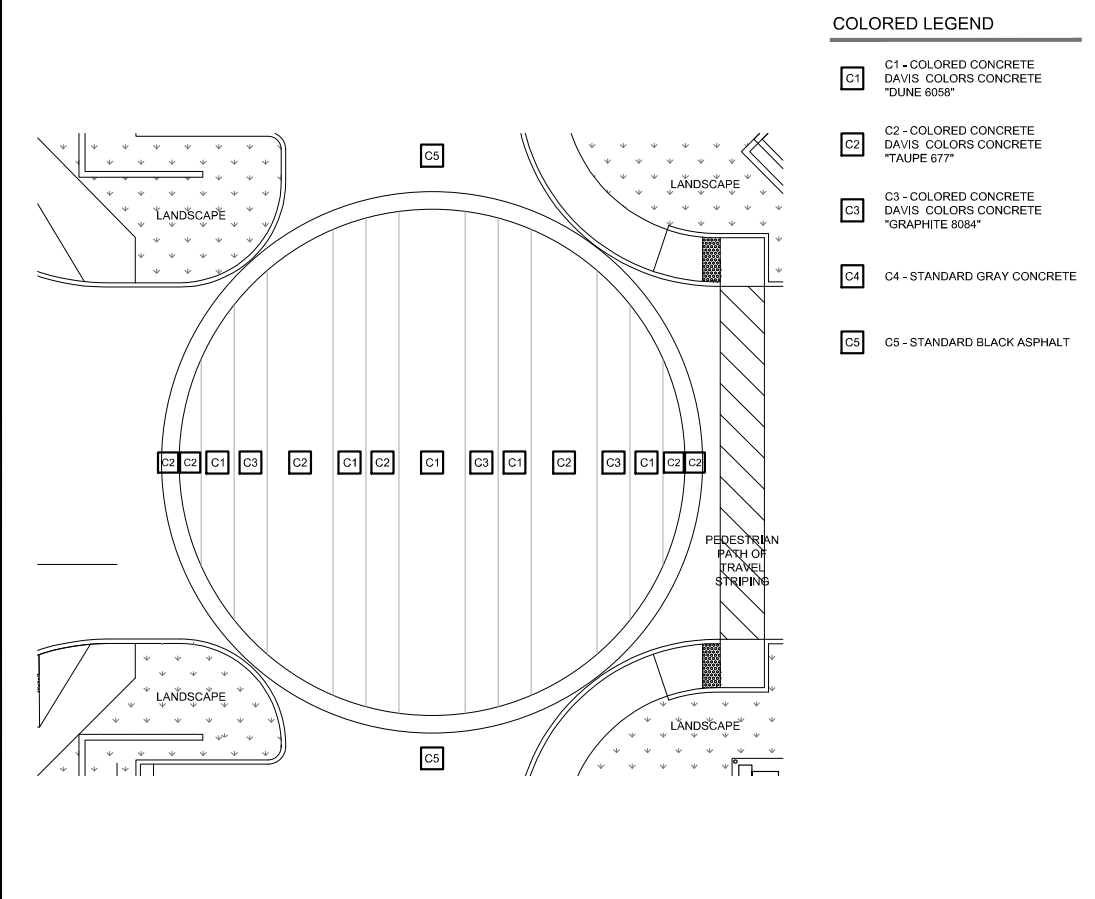
DESIGN REVIEW RE-SUBMITTAL SET 10/15/21



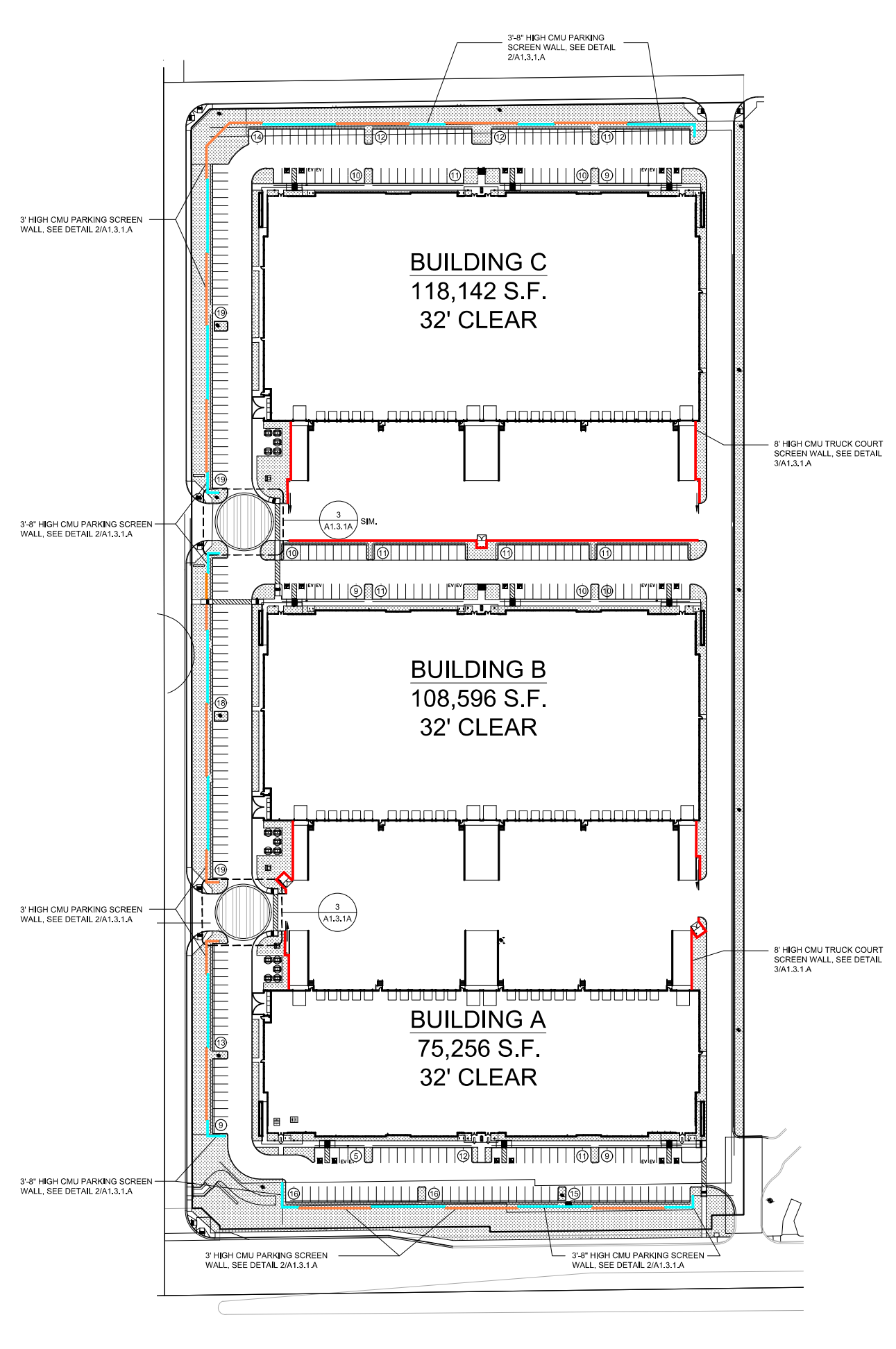
2 ELEVATION – TYP. 8-FOOT MASONRY WALL
SCALE: 1/2" = 1'-0"
COLORED LEGEND
REFER TO MATERIAL BOARD



3 ELEVATION – TYP. 3' – 3'-8" MASONRY WALL
SCALE: 1/2" = 1'-0"
COLORED LEGEND
REFER TO MATERIAL BOARD

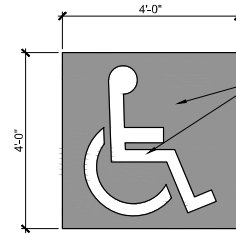


4 PRELIMINARY SITE PLAN – WALL/FENCE PLAN AND ENHANCED PAVING EXHIBIT



1 PRELIMINARY SITE PLAN – WALL/FENCE PLAN AND ENHANCED PAVING EXHIBIT

PRELIMINARY
NOT FOR
CONSTRUCTION

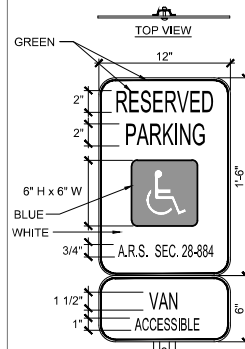


THERMOPLASTIC PAVEMENT MARKING SHALL BE 4" WHITE SYMBOL ON CONTRASTING BLUE SQUARE

NOTE: PER CITY OF PHOENIX STANDARD DETAIL

09 ACCESSIBLE STALL SYMBOL

SCALE: 1/2" = 1'-0"



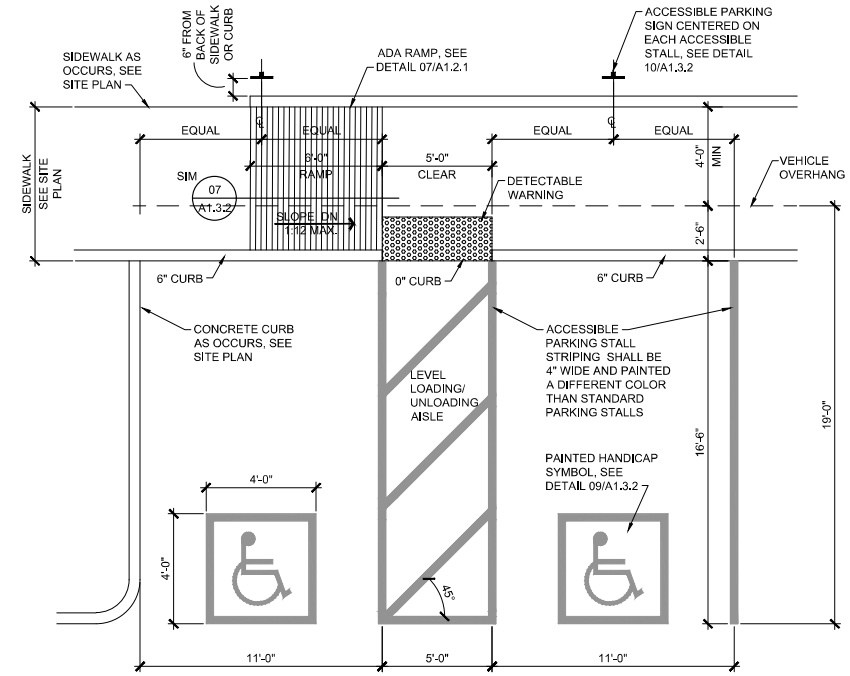
- NOTES:
1. THE "ACCESSIBLE" SIGN TO BE MUTCD R7-8, THE "VAN" SIGN TO BE MUTCD R7-8a. SEE SITE PLAN FOR VAN STALL LOCATION(S).
 2. THE SIGN FACE SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH GREEN LETTERING AND BORDER, SYMBOL TO BE A BLUE BACKGROUND. SEE THE CITY APPROVED DETAIL LIST FOR SPECIFIC MATERIAL REQUIREMENTS.
 3. ALL ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN ON A CITY APPROVED STATIONARY POST OR APPROVED WALL LOCATION. THESE SIGNS SHALL NOT BE OBSCURED FROM VIEW.
 4. THE BOTTOM OF THE SIGN SHALL BE LOCATED 5'-0" ABOVE THE GRADE (PARKING LOT SURFACE) AND SHALL BE VISIBLE DIRECTLY IN FRONT OF THE PARKING SPACE.
 5. ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR PHYSICALLY DISABLED BY A SIGN SHOWING THE INTERNATIONAL WHEELCHAIR SYMBOL.

NOTE: PER CITY OF CHANDLER STANDARD DETAIL C-611

ACCESSIBLE PARKING SIGN POST STANDARD 2" OR IN 6"x24" CONC POSTHOLE

10 ACCESSIBLE STALL SIGNAGE

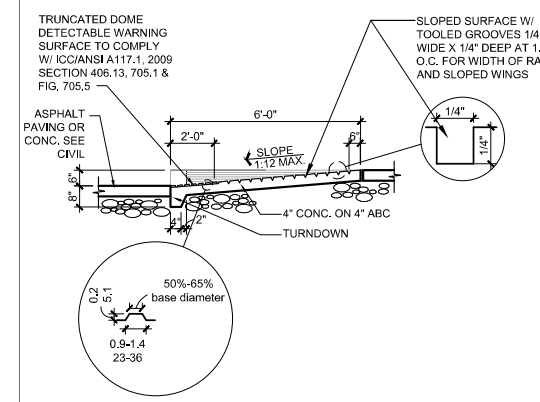
SCALE: 1 1/2" = 1'-0"



1. 4% OF THE REQUIRED PARKING SPACES MUST BE ACCESSIBLE.
2. OF THE TOTAL ACCESSIBLE SPACES 1 IN 8 SPACES MUST BE VAN ACCESSIBLE.
3. MAXIMUM SLOPE OF PARKING AND MANEUVERING AREAS IS 1:50.
4. WHEN A SINGLE ACCESSIBLE PARKING SPACE IS INSTALLED, THE AISLE SHALL BE ON THE DRIVER'S SIDE FOR A STANDARD ACCESSIBLE PARKING SPACE, OR ON THE PASSENGER'S SIDE OF A VAN ACCESSIBLE PARKING SPACE.

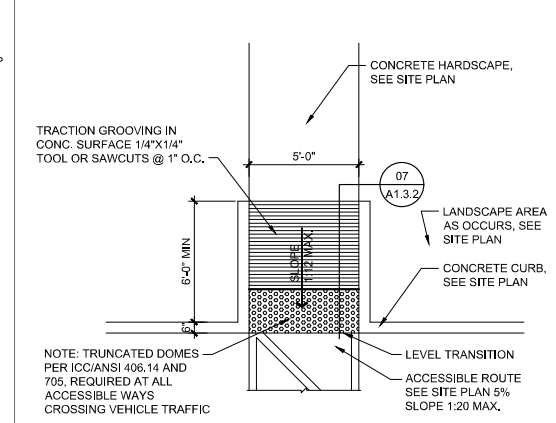
06 TYPICAL ACCESSIBLE PARKING STALL PLAN

SCALE: 1/4" = 1'-0"



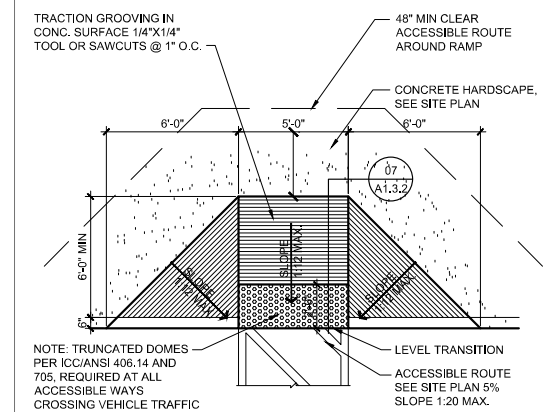
07 ACCESSIBLE RAMP SECTION

SCALE: N.T.S.



03 STRAIGHT ACCESSIBLE CURB RAMP

SCALE: 1/4" = 1'-0"



04 FLARED ACCESSIBLE CURB RAMP

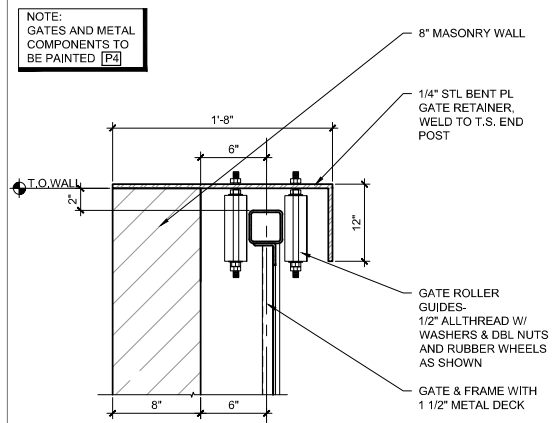
SCALE: 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

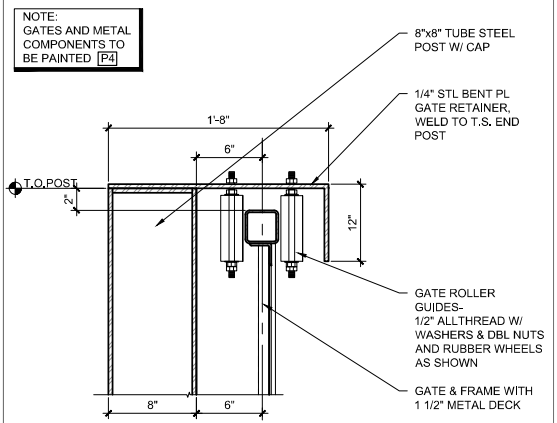
SHEET TITLE: SITE DETAILS
ISSUE DATE: 12/07/2021
DRAWN BY: AA
CHECKED BY:
PROJECT No.: 100288
SHEET:

A1.3.2

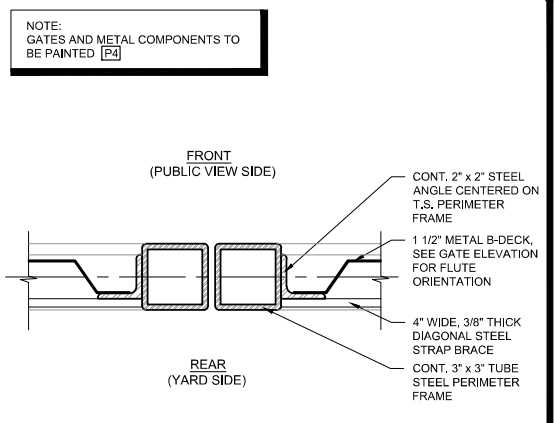
DESIGN REVIEW RE-SUBMITTAL SET 10/15/21



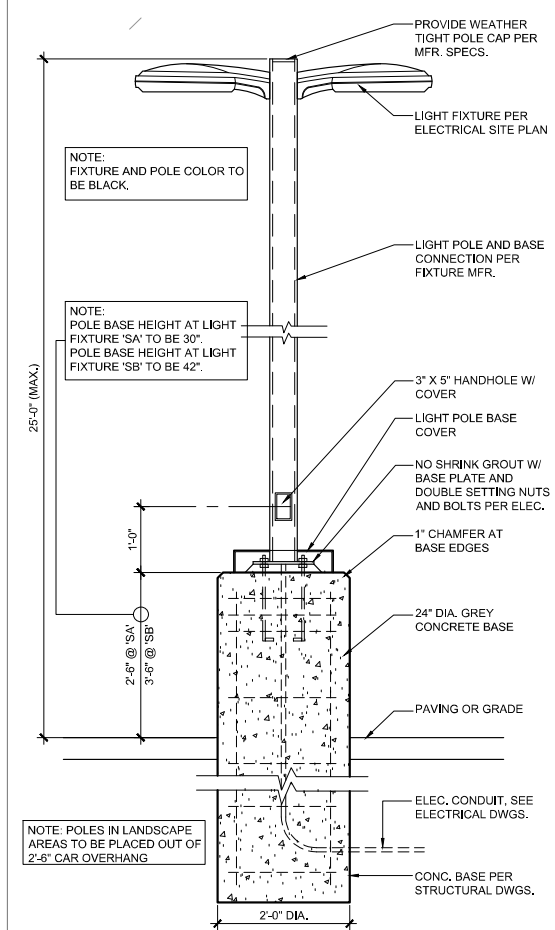
09 ROLLING GATE GUIDE @ WALL
SCALE: 1 1/2" = 1'-0"



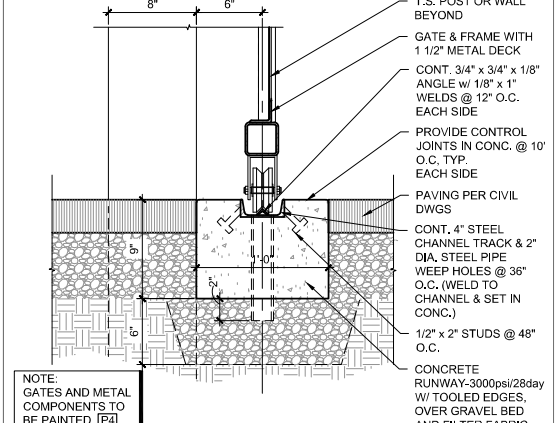
05 ROLLING GATE GUIDE @ POST
SCALE: 1 1/2" = 1'-0"



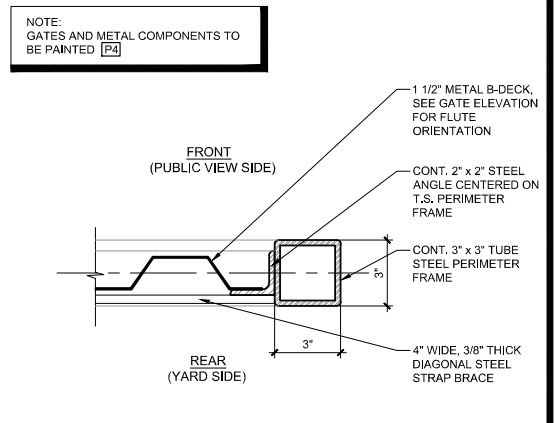
01 TYP. ROLLING GATE ASTRAGAL
SCALE: 3" = 1'-0"



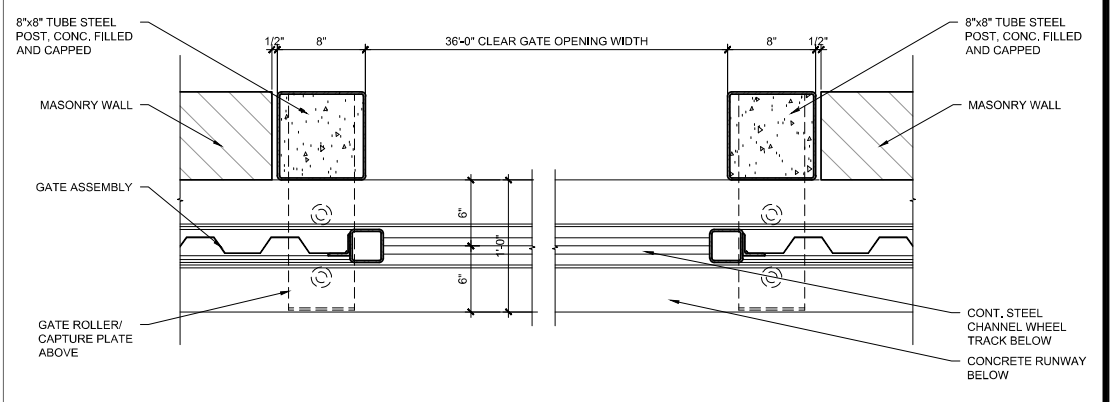
11 TYP. LIGHT POLE
SCALE: 3/4" = 1'-0"



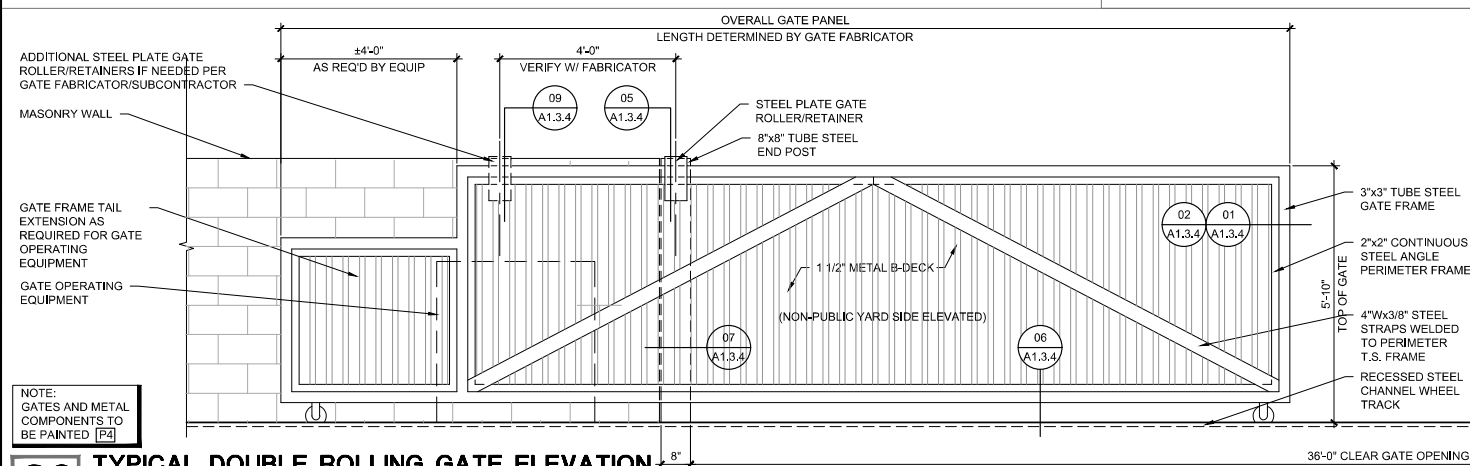
06 TYPICAL ROLLING GATE WHEEL
SCALE: 1 1/2" = 1'-0"



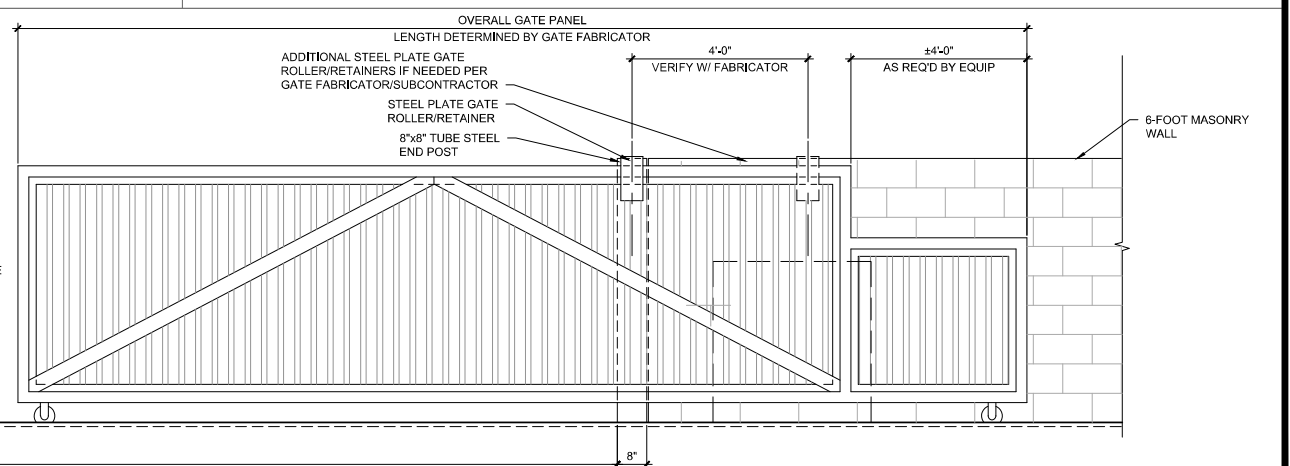
02 TYP. ROLLING GATE FRAME
SCALE: 3" = 1'-0"



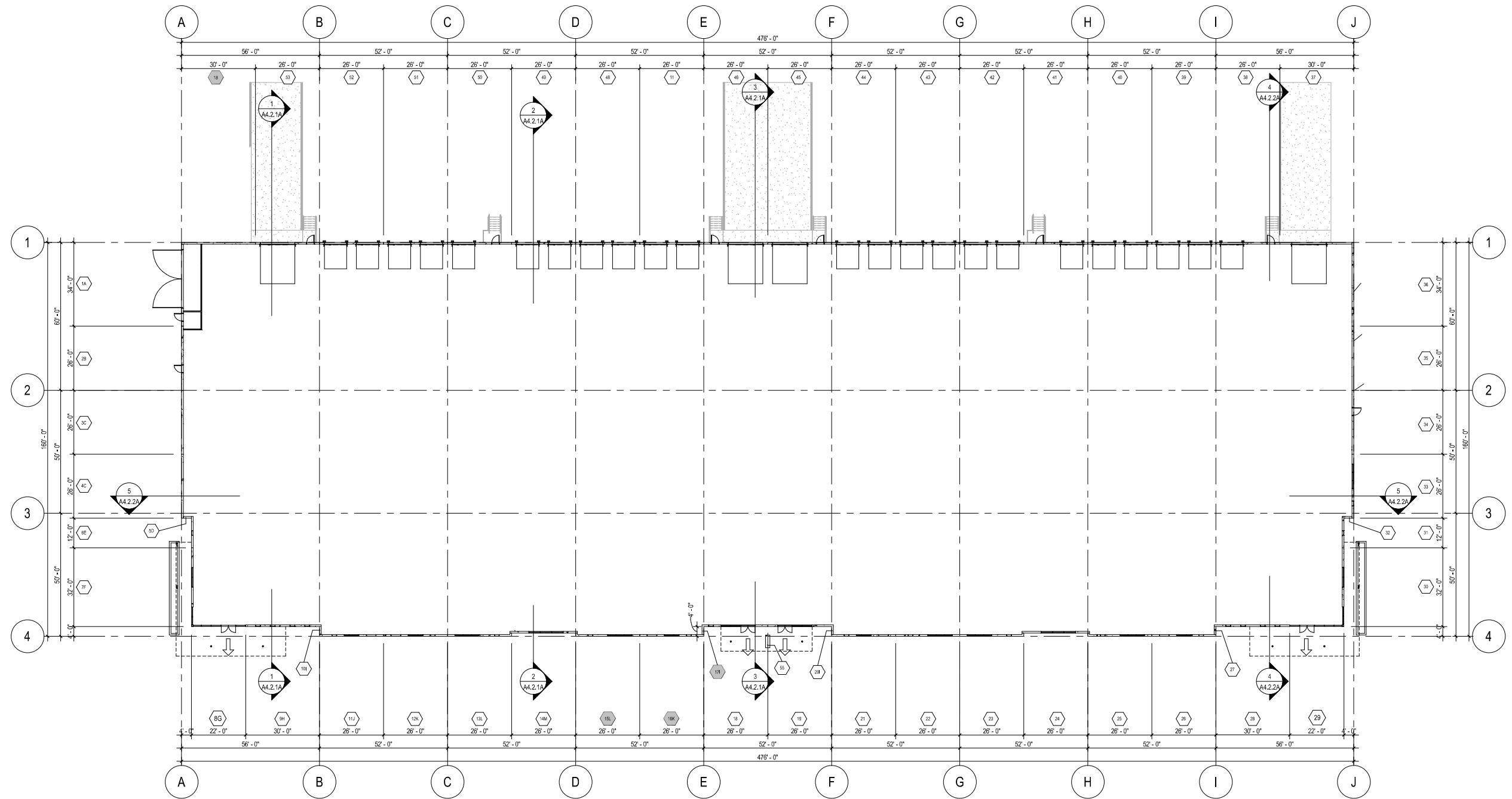
07 TYPICAL ROLLING DOUBLE GATE JAMB
SCALE: 1 1/2" = 1'-0"



20 TYPICAL DOUBLE ROLLING GATE ELEVATION
SCALE: 1/2" = 1'-0"



20 TYPICAL DOUBLE ROLLING GATE ELEVATION
SCALE: 1/2" = 1'-0"



1 BUILDING A - FLOOR PLAN
3/64" = 1'-0"



REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A1.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
- D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
- E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
- F. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
- G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.

NUMBER	REVISION	DATE

SHEET TITLE:
BUILDING A - GROUND LEVEL FLOOR PLAN

ISSUE DATE: 12/07/2021

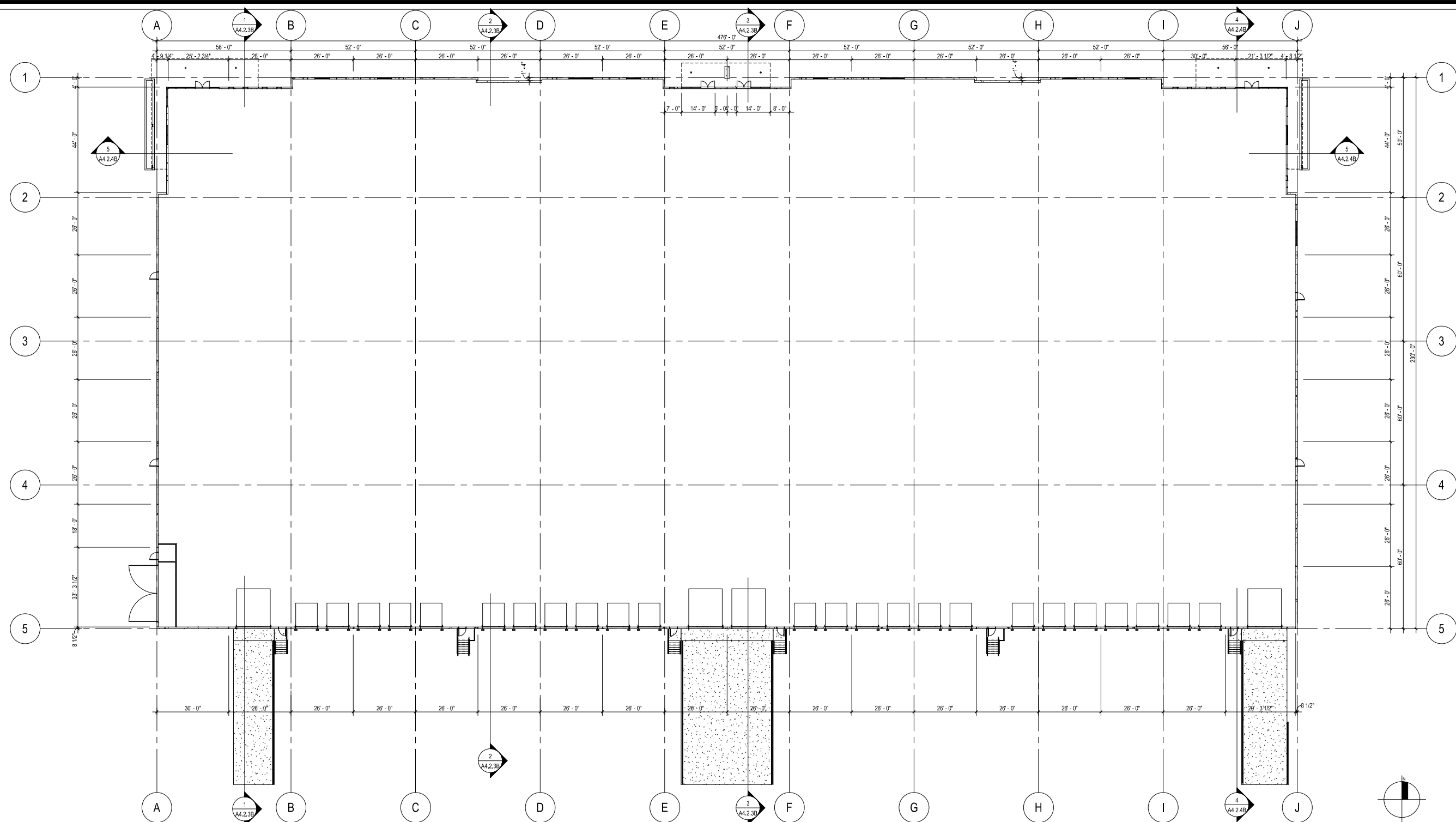
DRAWN BY: START Sheet

CHECKED BY: Checker

PROJECT No: 100288

A2.1.1

BLUELINES - 1ST CITY SUBMITTAL - 02.19.19



1 BUILDING B - FLOOR PLAN
1" = 20'-0"

REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
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- G. REFER TO THE 'AI' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.

Germann and Hamilton BLD B

N.E.C. OF GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

NUMBER	REVISION	DATE

SHEET TITLE:
BUILDING B - GROUND LEVEL FLOOR PLAN

ISSUE DATE: 12/07/2021

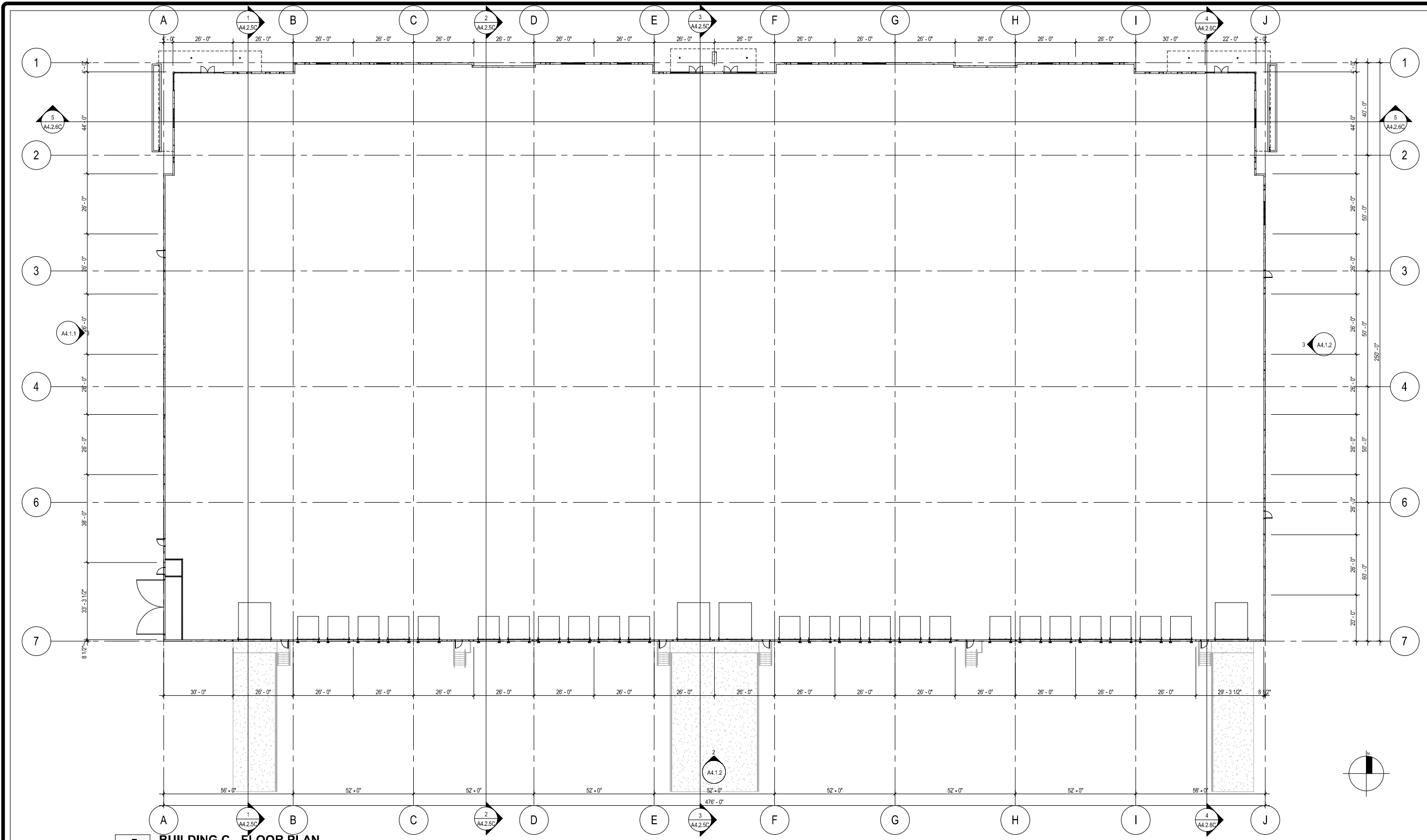
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PROJECT No: 100288

A2.1.1

BLUESLINES - 1ST CITY SUBMITTAL - 02.19.19



1 BUILDING C - FLOOR PLAN
1" = 20'-0"

REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
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- C. REFER TO THE A3.X SERIES SHEETS FOR THE REFLECTED CEILING PLANS.
- D. REFER TO THE A9.2.X SERIES SHEETS FOR PARTITION SYSTEMS TYPES AND DETAILS.
- E. REFER TO THE A9.3.X SERIES SHEETS FOR THE INTERIOR OPENING SCHEDULE(S), TYPES, AND DETAILS.
- F. REFER TO THE 'AF' SERIES SHEETS FOR INTERIOR FINISH INFORMATION.
- G. REFER TO THE 'H' SERIES SHEETS FOR INTERIOR FURNISHING INFORMATION.

Germann and Hamilton BLD C
N.E.C. OF GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

NUMBER	REVISION	DATE

SHEET TITLE:
BUILDING C - GROUND LEVEL FLOOR PLAN

ISSUE DATE: 12/07/2021

DRAWN BY: START Sheet

CHECKED BY: Checker

PROJECT No: 100288

A2.1.1

BLUESLINES - 1ST CITY SUBMITTAL - 02.19.19

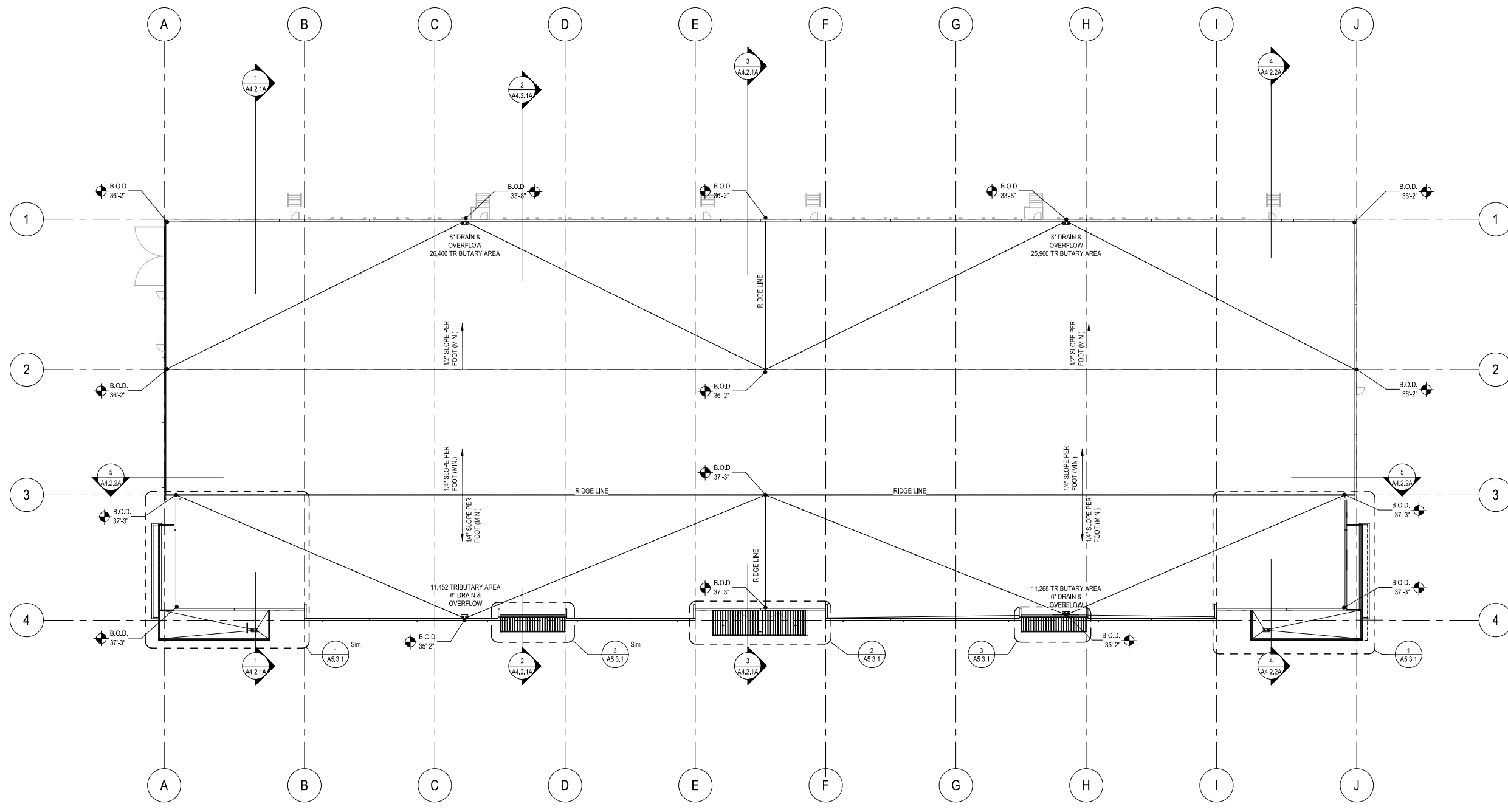
MIDWAY BUILDING A
 N.E.C. OF GERMANN ROAD AND HAMILTON STREET
 CHANDLER, AZ

NUMBER	REVISION	DATE

SHEET TITLE: BUILDING A - ROOF PLAN
 ISSUE DATE: 12/07/2021
 DRAWN BY: START Sheet
 CHECKED BY: Checker
 PROJECT No: 100288

A2.2.1

BLUELINES - 1ST CITY SUBMITTAL - 02.19.19



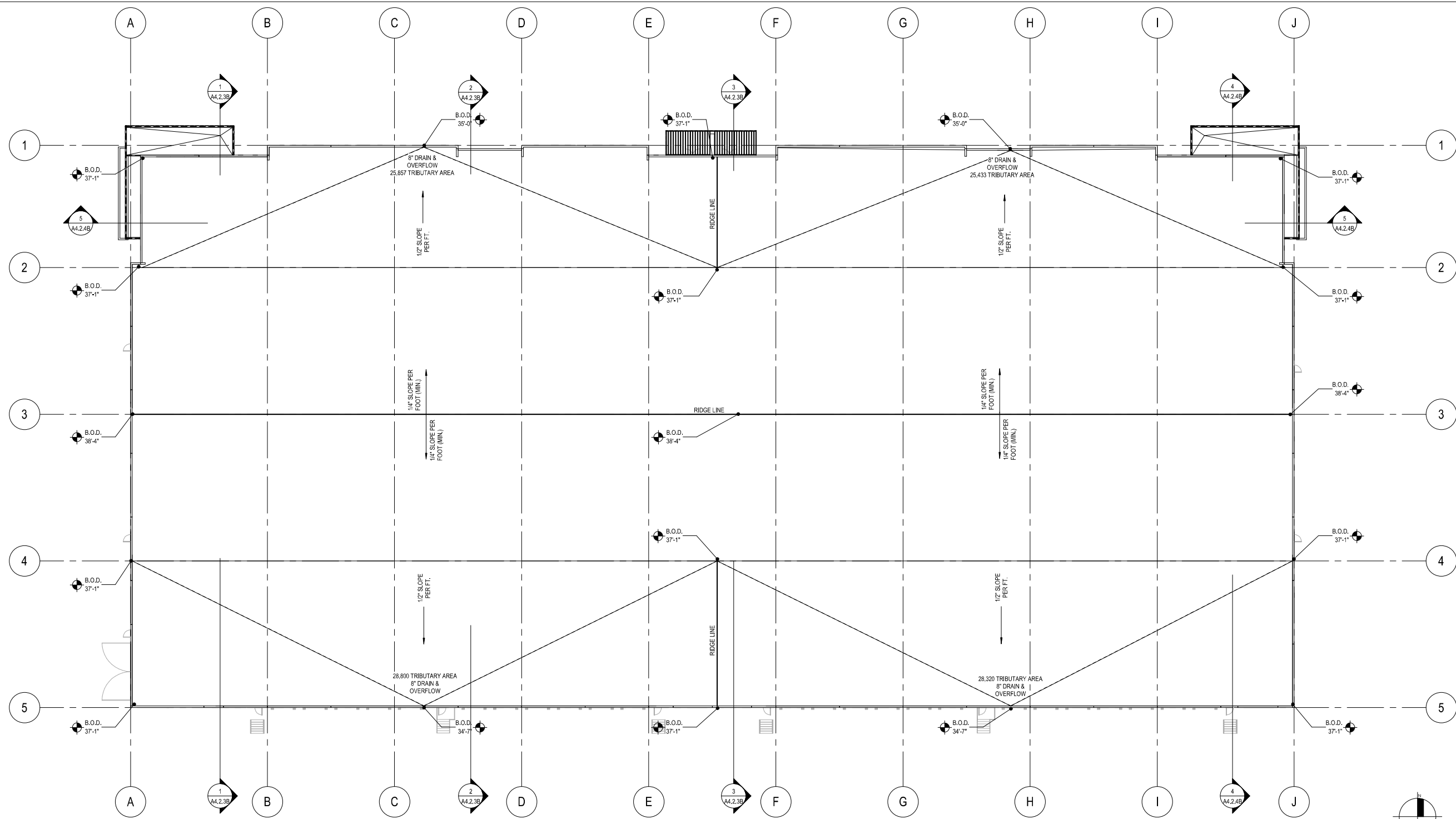
1 BUILDING A - ROOF PLAN
 3/64" = 1'-0"



REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- D. REFER TO THE 'REFERENCE ELEVATION DEFINITIONS' LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.
- E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.
- F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.



1 BUILDING B - ROOF PLAN - BUILDING B
1" = 20'-0"

REFERENCE KEYNOTES

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
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- C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE G2.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.
- D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.
- E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.
- F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.

Germann and Hamilton BLD B
N.E.C. OF GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

NUMBER	REVISION	DATE

SHEET TITLE: BUILDING B - ROOF PLAN

ISSUE DATE: 12/07/2021

DRAWN BY: START Sheet

CHECKED BY: Checker

PROJECT No: 100288

A2.2.1

BLUELINES - 1ST CITY SUBMITTAL - 02.19.19

Germann and Hamilton BLD C

N.E.C. OF GERMANN ROAD AND HAMILTON STREET
 CHANDLER, AZ

NUMBER	REVISION	DATE

SHEET TITLE: BUILDING C - ROOF PLAN

ISSUE DATE: 12/07/2021

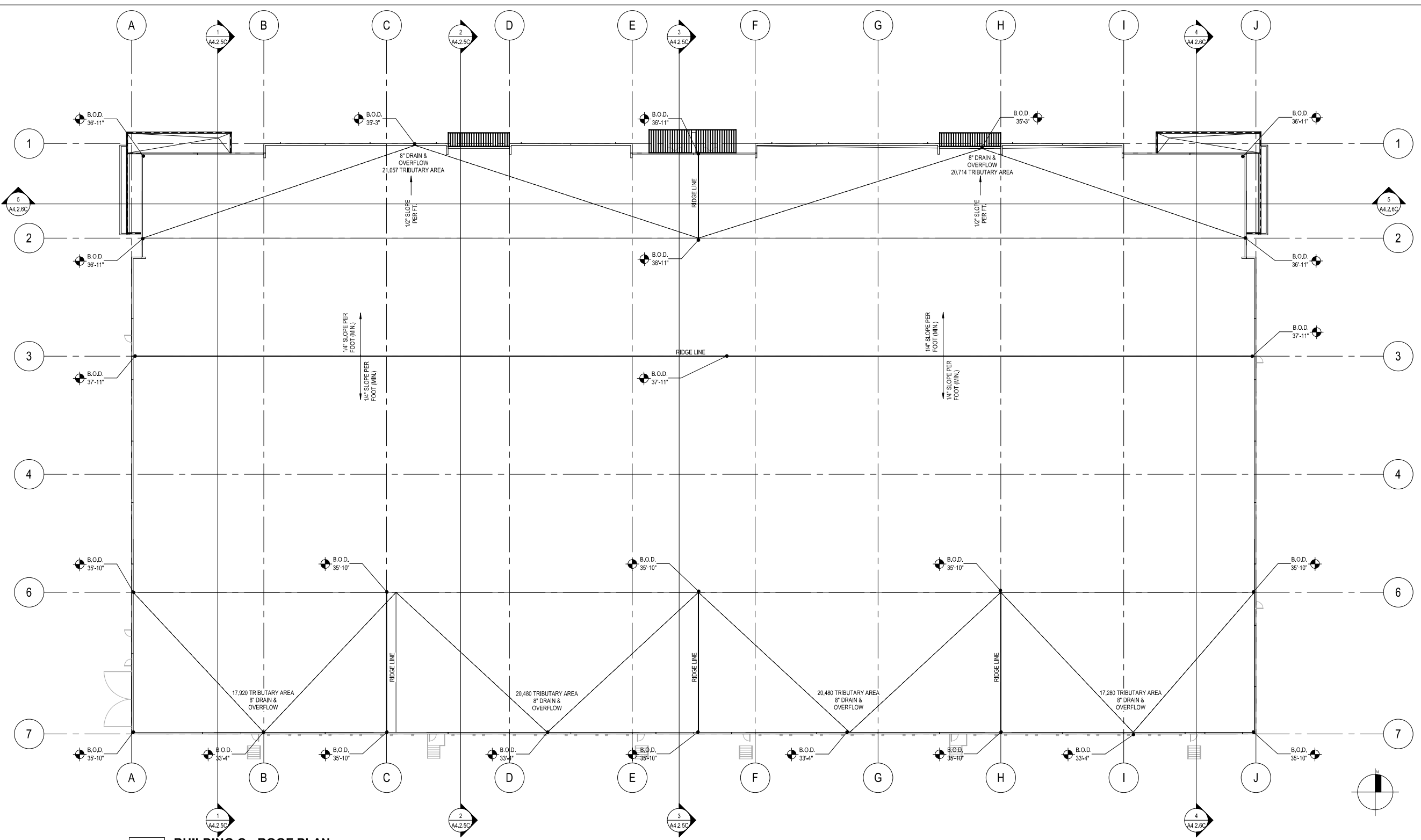
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PROJECT No: 100288

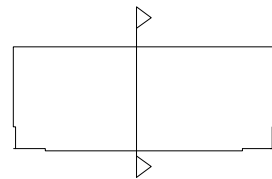
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BLUELINES - 1ST CITY SUBMITTAL - 02.19.19

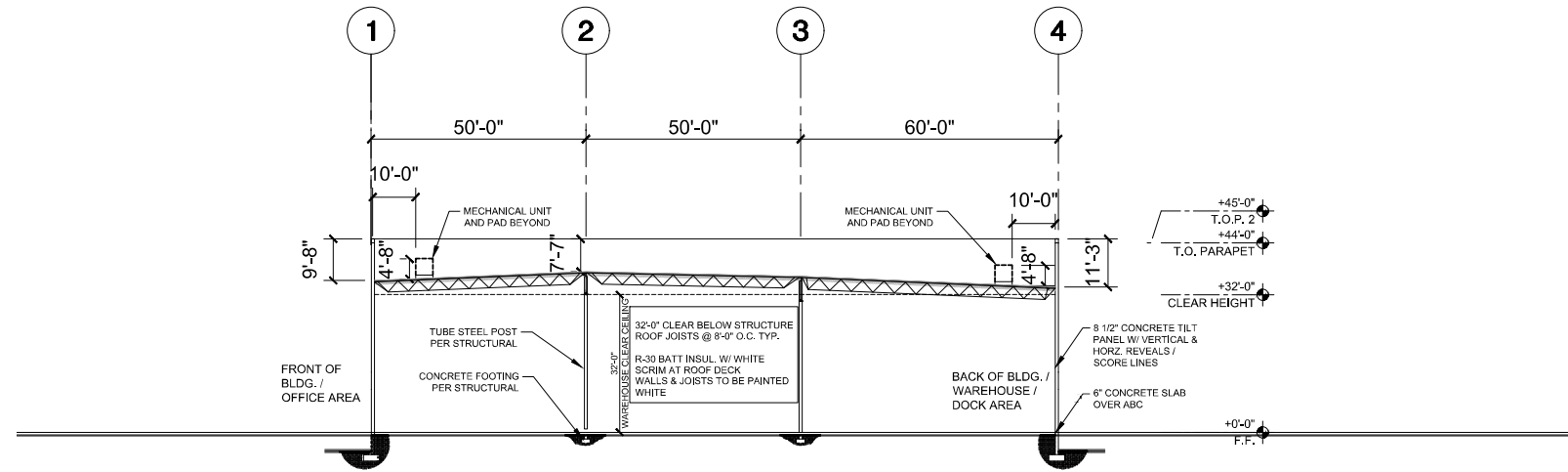


1 BUILDING C - ROOF PLAN
 1" = 20'-0"

REFERENCE KEYNOTES	GENERAL SHEET NOTES
	<p>A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.</p> <p>B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.</p> <p>C. FOR BASIC LIFE SAFETY AND CODE INFORMATION APPLYING TO THIS PROJECT, REFER TO THE 02.X SERIES SHEETS LOCATED PER THE PROJECT SHEET INDEX.</p> <p>D. REFER TO THE "REFERENCE ELEVATION DEFINITIONS" LOCATED IN THE A0.X SERIES SHEETS FOR ROOF ELEVATION DEFINITIONS.</p> <p>E. REFER TO THE A5.X SERIES SHEETS FOR ROOFING DETAILS.</p> <p>F. ROOF ASSEMBLIES SHALL BE MINIMUM OF CLASS B FIRE CLASSIFICATION, OR AS SPECIFIED IN THE PROJECT MANUAL.</p>



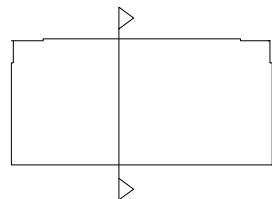
BUILDING SECTION LOCATION - BUILDING A



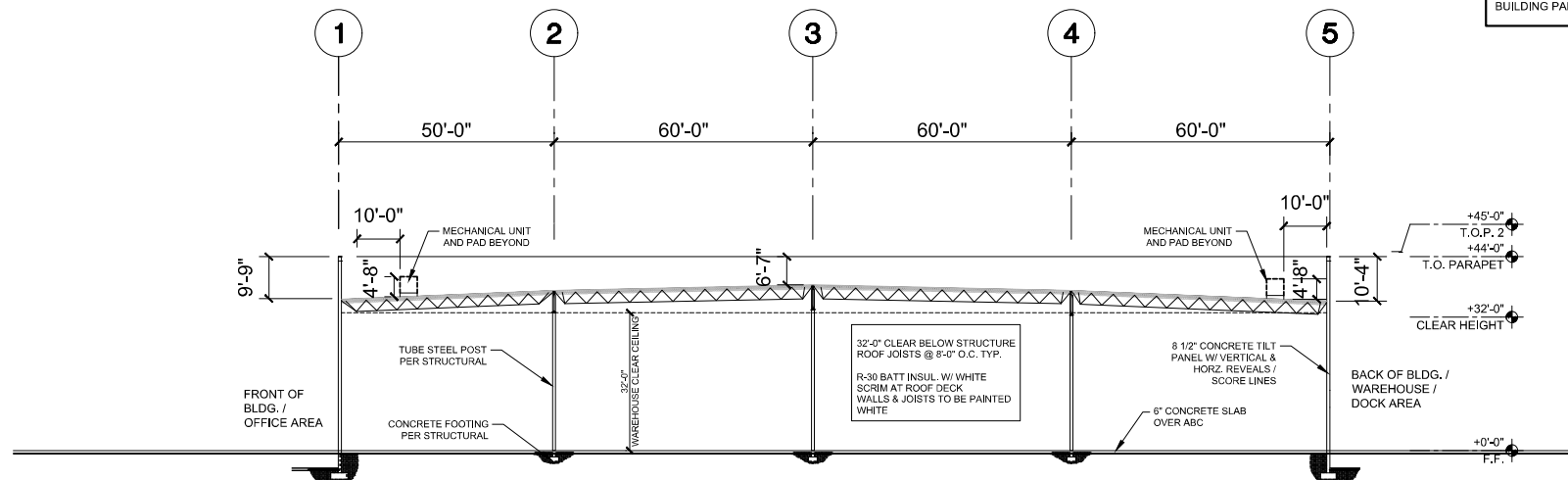
BUILDING SECTION - BUILDING A

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

SCALE: 1" = 20'-0"



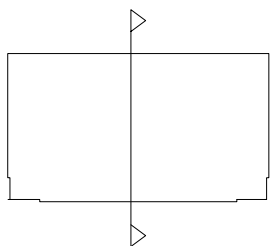
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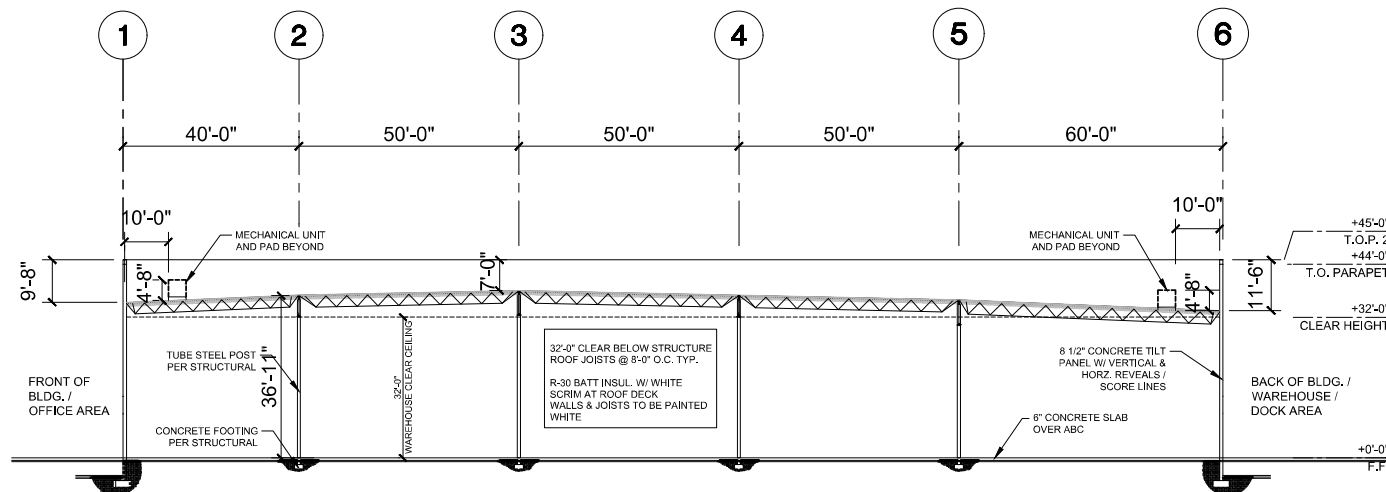
BUILDING SECTION - BUILDING B

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

SCALE: 1" = 20'-0"



BUILDING SECTION LOCATION - BUILDING C



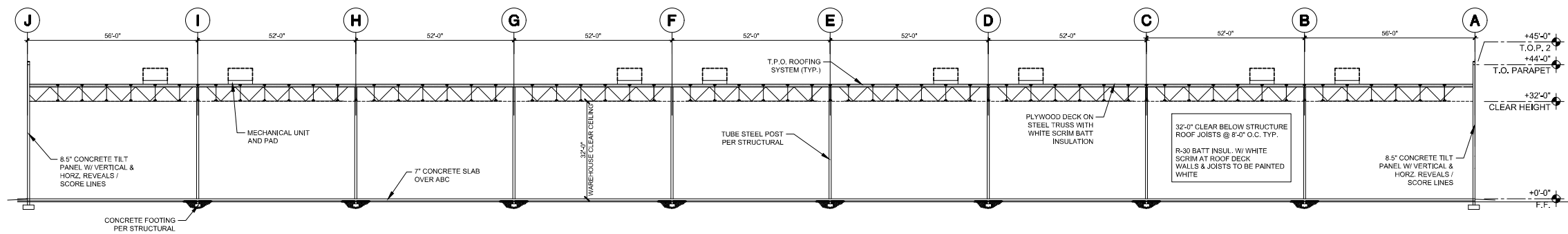
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NOTE:
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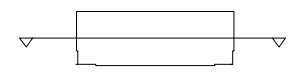
NUMBER	REVISION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET TITLE:	BUILDING SECTIONS
ISSUE DATE:	12/07/2021
DRAWN BY:	AK
CHECKED BY:	
PROJECT No.:	100288



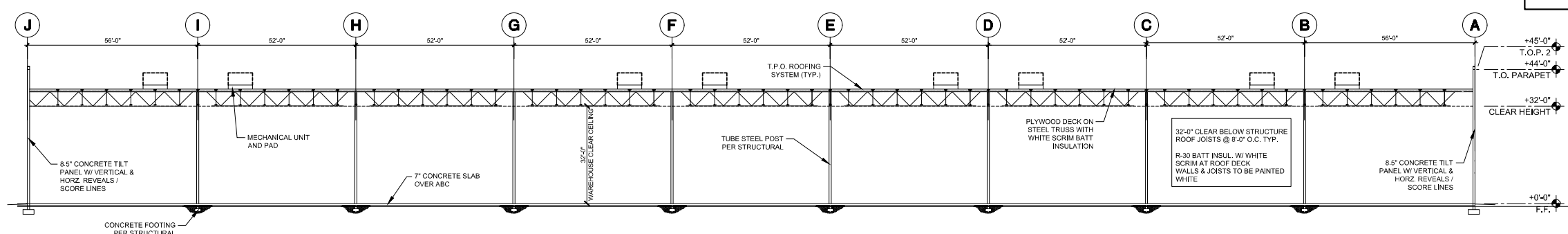
NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
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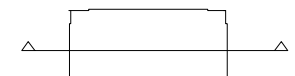
BUILDING SECTION LOCATION - BUILDING A

BUILDING SECTION - BUILDING A

SCALE: 1" = 20'-0"



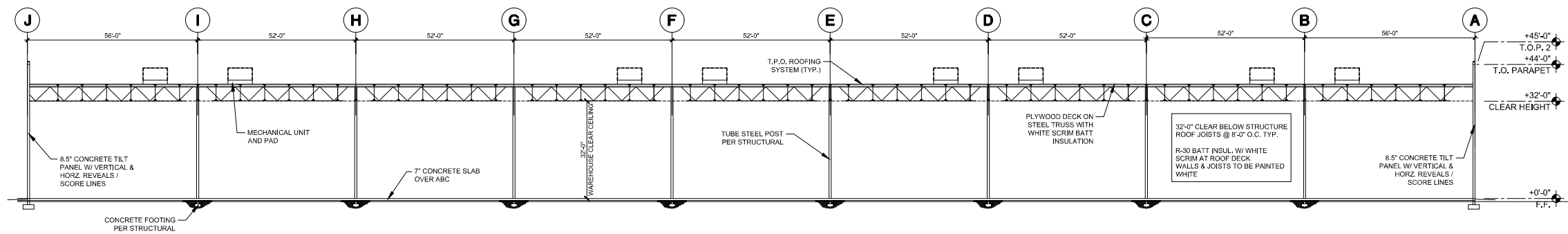
NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING SECTION LOCATION - BUILDING B

BUILDING SECTION - BUILDING B

SCALE: 1" = 20'-0"



NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING SECTION LOCATION - BUILDING C

BUILDING SECTION - BUILDING C

SCALE: 1" = 20'-0"

NUMBER	REVISION	DATE

**PRELIMINARY
NOT FOR
CONSTRUCTION**

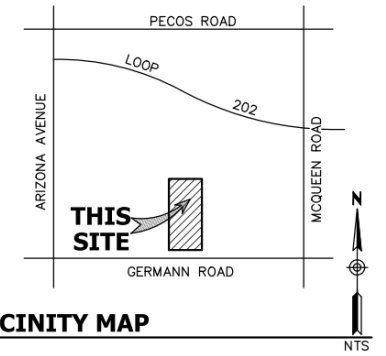
SHEET TITLE:	BUILDING SECTIONS
ISSUE DATE:	12/07/2021
DRAWN BY:	AA
CHECKED BY:	
PROJECT No.:	100288

SHEET:
A4.2.2

DESIGN REVIEW RE-SUBMITTAL SET 10/15/21

PRELIMINARY PLAT FOR GERMANN RD. & HAMILTON ST. N.E.C. OF GERMANN RD. & HAMILTON ST. CHANDLER, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH,
RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA



NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: MTR
CHECKED BY: LT

HUNTER
 ENGINEERING
 CIVIL AND SURVEY
 10450 NORTH 74TH STREET, SUITE 200
 SCOTTSDALE, AZ 85258
 P 480 991 3985
 F 480 991 3986



**COVER SHEET
FOR
GERMANN RD. & HAMILTON ST.
N.E.C. OF GERMANN RD. & HAMILTON ST.
CHANDLER, ARIZONA**

CONTACT ARIZONA BE AT LEAST 2 HOURS
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
ARIZONA811
 CALL 811 OR CLICK ARIZONA811.COM

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

**PROJECT NAME:
GERMANN RD.
AND
HAMILTON ST.**

HE NO.: LGEC288
SCALE: NTS

SHEET:
PP1

DEVELOPER

LGE DESIGN BUILD
1200 N 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 996-4001
CONTACT: BLAKE WELLS
EMAIL: BWELLS@LGEDESIGNBUILD.COM

ARCHITECT

LGE DESIGN GROUP
1200 N 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 996-4001
CONTACT: JOHN MOCARSKI
EMAIL: JMOCARSKI@LGEDESIGNGROUP.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: LARRY TALBOTT
EMAIL: LTALBOTT@HUNTERENGINEERINGPC.COM

FEMA CLASSIFICATION

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2739M (EFFECTIVE REVISED DATE NOVEMBER 4, 2015), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ONE AH

ZONE: AH IS DEFINED AS FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED.

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
04013C	2739	M	11-4-2015	ZONE X & AH	N/A

BENCHMARK

BENCHMARK IS SOUTH QUARTER CORNER SECTION 3, T.2S.,R.5E. FND 3" CITY OF CHANDLER BRASS CAP IN HANDHOLE.
NAVD 88 EL = 1249.40'

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP

SITE AREAS

NET SITE AREA: 16.23 AC
GROSS SITE AREA: 19.22 AC

CURRENT ZONING: PAD

SHEET INDEX

COVER SHEET	PP1
PRELIMINARY PLAT	PP2
PRELIMINARY PLAT	PP3
CONCEPTUAL COVER SHEET	C1
CONCEPTUAL GRADING AND DRAINAGE PLAN	C2-C3
CONCEPTUAL UTILITY PLAN	C4-C5

EXISTING LEGEND

CENTERLINE	—————
RIGHT OF WAY	—————
PROPERTY LINE	—————
EASEMENT	—————
MAJOR CONTOUR	-----1175-----
MINOR CONTOUR	-----1170-----
SANITARY SEWERLINE	-----SS-----
WATERLINE	-----W-----
UNDERGROUND ELECTRIC	-----UGE-----
UNDERGROUND GAS	-----UGG-----
UNDERGROUND TELEVISION	-----UGTV-----
STORM PIPE	=====18"SD=====
STREET LIGHT	⊙
TRAFFIC SIGN	⊕
SANITARY SEWER MANHOLE	⊙
WATER VALVE	⊗
FIRE HYDRANT	⊕
STORM DRAIN MANHOLE	⊙

PROPOSED LEGEND

CENTERLINE	—————
RIGHT OF WAY	—————
PROPERTY LINE	—————
CONTOUR	-----76-----
SEWER LINE	-----S-----
WATER LINE	-----W-----
BACKFLOW DEVICE	⊗
WATER METER	⊕
FIRE HYDRANT	⊕
TAPPING SLEEVE & VALVE	⊕
WATER VALVE	⊗
STORM DRAIN MANHOLE	⊙
EXISTING ALLEY ROW TO BE ABANDONED	▨
ABANDONED PROPERTY LINE	-----

RETENTION CALCULATIONS

ON-SITE AREA: 16.93 AC
OFF-SITE AREA: 1.27 AC

RETENTION REQUIRED:
 $VR = (1.1) * (C) * (D / 12) * (A)$, D=2.2
 $VR(OFFSITE) = (1.1) * (0.95) * ((2.2 / 12)) * (1.27) * 43560 = 10,599$ CU.FT.
 $VR(ONSITE) = (1.1) * (0.90) * ((2.2 / 12)) * (16.93) * 43560 = 133,851$ CU.FT.
TOTAL REQUIRED = 144,450 CU.FT.

RETENTION PROVIDED:
 $1,840LF - 10' UG$ RETENTION 144,514 CU.FT.
 TOTAL PROVIDED 144,514 CU.FT.
 TOTAL REQUIRED 144,450 CU.FT.
 TOTAL EXCESS 64 CU.FT.

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN HANDHOLE MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 3 FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, 2640.00 FEET, SAID LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 41 MINUTES 33 SECONDS EAST 60.00 FEET ALONG THE NORTH-SOUTH MID-SECTION LINE TO THE NORTHWEST CORNER OF THAT PARCEL CONVEYED TO THE CITY OF CHANDLER IN WARRANTY DEED RECORDED IN DOCUMENT NO. 95-0733880, RECORDS OF MARICOPA COUNTY, ARIZONA, AND THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 41 MINUTES 33 SECONDS EAST, 1264.49 FEET, CONTINUING ALONG SAID MID-SECTION LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 3;

THENCE SOUTH 89 DEGREES 59 MINUTES 43 SECONDS EAST, 633.16 FEET, ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 44 MINUTES 39 SECONDS WEST, 1244.48 FEET, TO THE NORTH LINE OF THE SOUTH 80.00 FEET OF SAID SOUTHEAST QUARTER AND THE NORTHERLY LINE OF THAT CERTAIN IRRIGATION EASEMENT AS DESCRIBED IN DOCUMENT NO. 2003-1464759, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, 35.00 FEET, ALONG SAID NORTH LINE;

THENCE SOUTH 00 DEGREES 44 MINUTES 39 SECONDS WEST 20.00 FEET ALONG THE NORTH LINE OF THE SOUTH 60.00 FEET OF SAID SOUTHEAST QUARTER AND THE NORTHERLY LINE OF THAT PARCEL CONVEYED TO THE CITY OF CHANDLER IN WARRANTY DEED RECORDED IN RECORDING NO. 95-0733880, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 597.02 FEET ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF CHANDLER IN DOCUMENT NO. 2009-0000495, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 AT WHICH A BRASS CAP IN HANDHOLE WAS FOUND, AND FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 3 BEARS NORTH 88 DEGREES 57 MINUTES 51 SECONDS EAST A DISTANCE OF 2644.44 FEET, AND AT WHICH A BRASS CAP IN HANDHOLE WAS FOUND;

THENCE NORTH 00 DEGREES 20 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 20 MINUTES 48 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 35.00 FEET;

THENCE NORTH 88 DEGREES 57 MINUTES 51 SECONDS EAST ALONG A LINE 95.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.00 FEET;

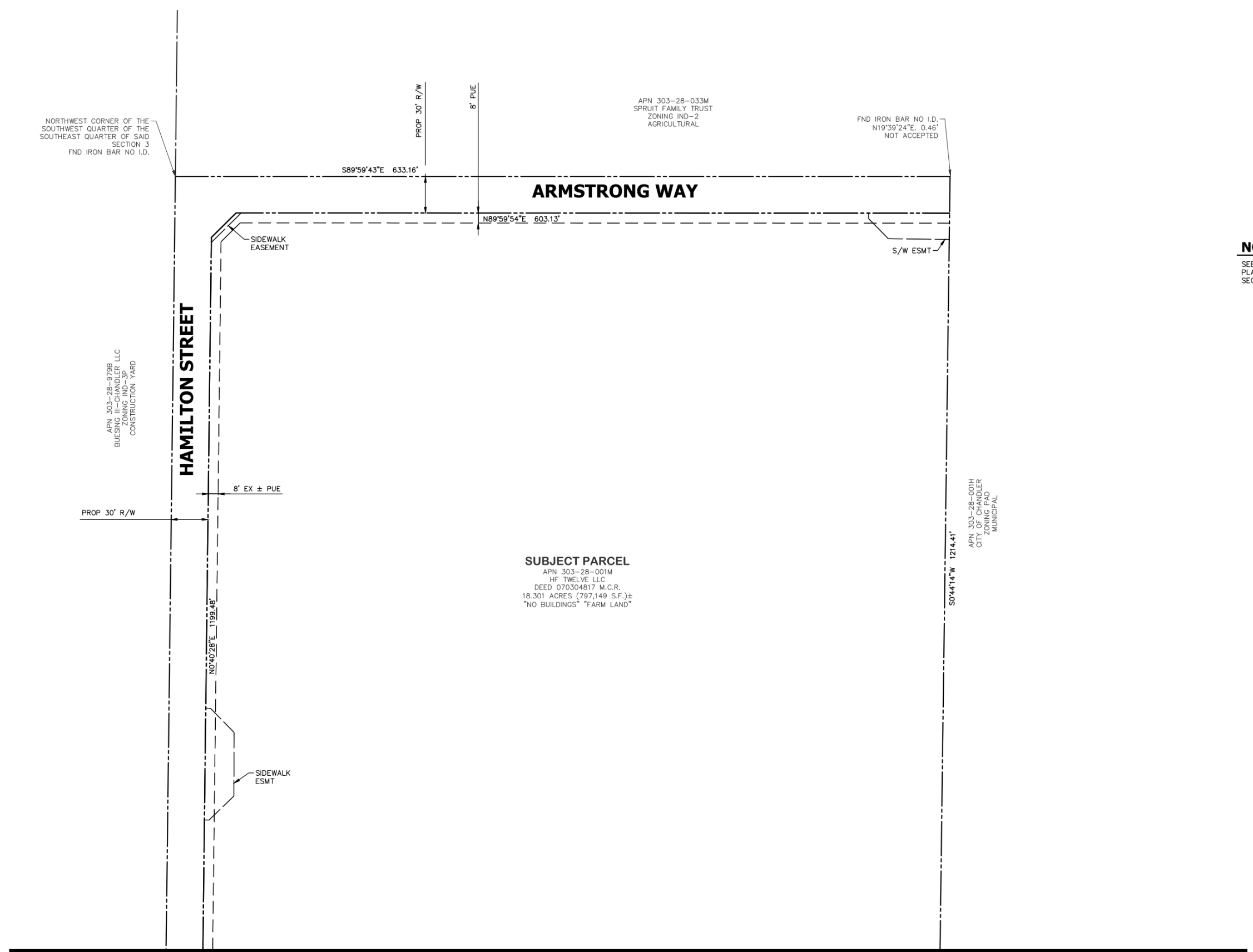
THENCE SOUTH 45 DEGREES 41 MINUTES 28 SECONDS EAST, A DISTANCE OF 28.12 FEET;

THENCE SOUTH 00 DEGREES 20 MINUTES 48 SECONDS EAST ALONG A LINE 60.00 FEET EAST OF AND PARALLEL WITH SAID WEST LINE, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 88 DEGREES 57 MINUTES 51 SECONDS WEST ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

NOTES

- ALL EXISTING DRY UTILITY REMOVALS AND/OR RELOCATIONS TO BE COORDINATED WITH UTILITY OWNER.
- THIS SUBDIVISION IS WITHIN CHANDLER MUNICIPAL AIRPORT IMPACT OVERLAY DISTRICT. AN AVIATION OR AVIGATION EASEMENT SHALL BE PROVIDED AT THE TIME OF FINAL PLATTING.
- THE IMPROVEMENTS SHOWN ON THIS PLAT WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OR ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE IMPROVEMENTS SHOWN ON THE SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.
- THE FINAL PLAT FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.
- VISIBILITY EASEMENT RESTRICTIONS: ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING(MATURE) OVER 24" IN HEIGHT IS NOT ALLOWED WITHIN THE EASEMENT EXCEPT TREES TRIMMED TO NOT LESS THAN 6' ABOVE THE GROUND. TREES SHALL BE SPACED NOT LESS THAN 8' APART.



NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SAID
SECTION 3
FND IRON BAR NO I.D.

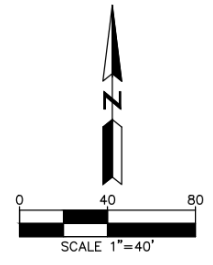
APN 303-28-979B
BUESING III-CHANDLER LLC
ZONING IND-3P
CONSTRUCTION YARD

SUBJECT PARCEL
APN 303-28-001M
HF TWELVE LLC
DEED 070304817 M.C.R.
18.301 ACRES (797,149 S.F.)±
"NO BUILDINGS" "FARM LAND"

APN 303-28-033M
SPRUIT FAMILY TRUST
ZONING IND-2
AGRICULTURAL

FND IRON BAR NO I.D.
N19°39'24"E, 0.46'
NOT ACCEPTED

APN 303-28-001H
CITY OF CHANDLER
ZONING PAD
MUNICIPAL



NOTE:
SEE CONCEPTUAL GRADING AND DRAINAGE
PLANS FOR ADDITIONAL INFORMATION AND
SECTIONS.

NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: MTR
CHECKED BY: LT

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
P 480 991 3986
F 480 991 3986



**PRELIMINARY PLAT
FOR
GERMANN RD. & HAMILTON
N.E.C. OF GERMANN RD. & HAMILTON ST.
CHANDLER, ARIZONA**



THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

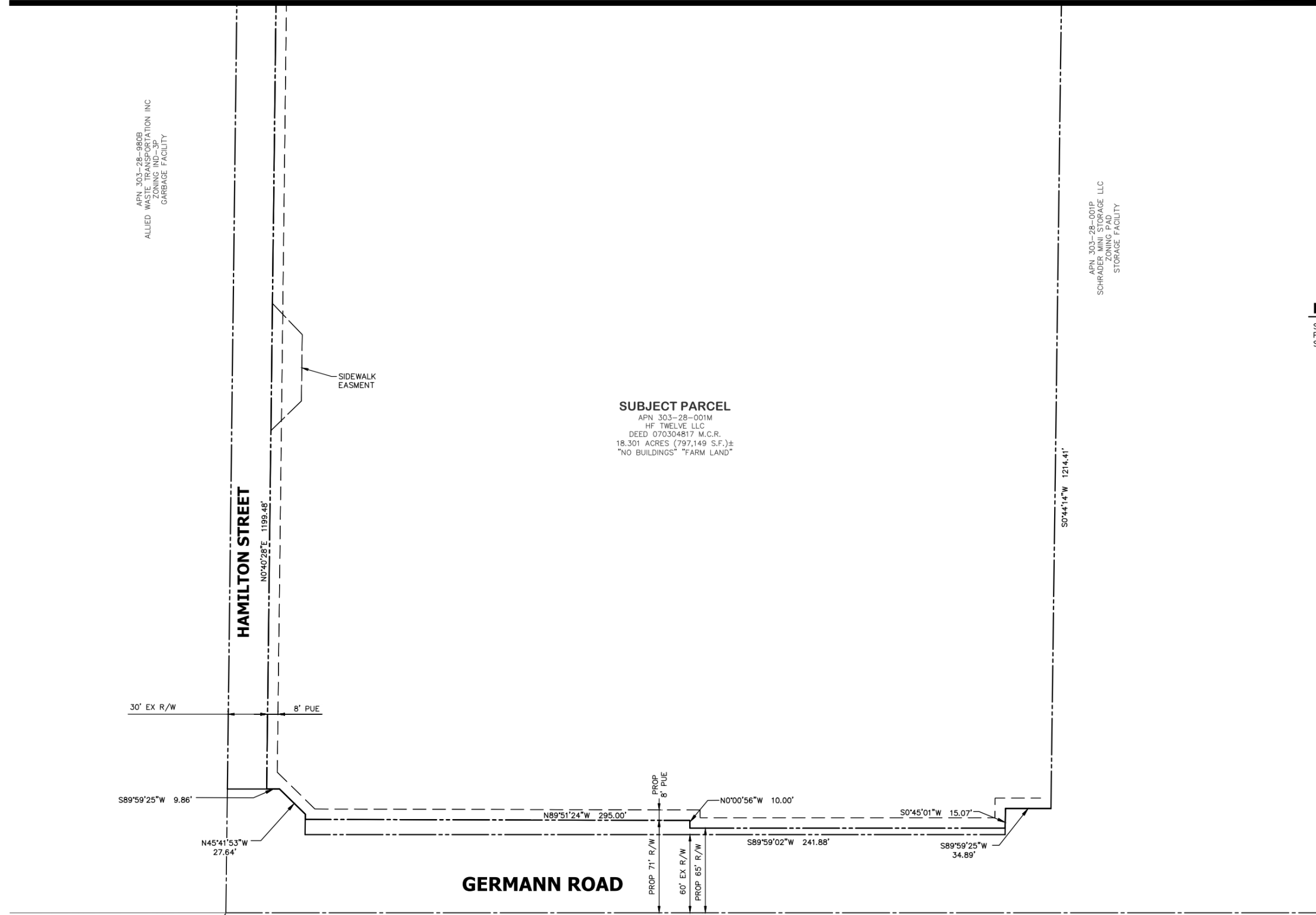
PROJECT NAME:
GERMANN RD.
AND
HAMILTON ST.

HE NO.: LGEC288
SCALE: 1"=40'

SHEET:
PP2

MATCH LINE SEE SHEET PP3

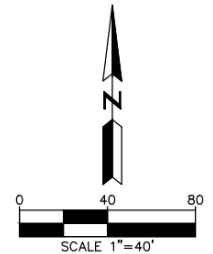
MATCH LINE SEE SHEET PP2



APN 303-28-0808
ALLIED WASTE TRANSPORTATION INC
ZONING IND-3F
GARBAGE FACILITY

APN 303-28-001P
SCHRADER MINI STORAGE LLC
ZONING PAD
STORAGE FACILITY

SUBJECT PARCEL
APN 303-28-001M
HF TWELVE LLC
DEED 070304817 M.C.R.
18.301 ACRES (797,149 S.F.)±
"NO BUILDINGS" "FARM LAND"



NOTE:
SEE CONCEPTUAL GRADING AND DRAINAGE
PLANS FOR ADDITIONAL INFORMATION AND
SECTIONS.

NO.	DATE	REVISION	BY

DESIGN BY: LT
DRAWN BY: MTR
CHECKED BY: LT

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
P 480 991 3986
F 480 991 3986



**PRELIMINARY PLAT
FOR
GERMANN RD. & HAMILTON
N.E.C. OF GERMANN RD. & HAMILTON ST.
CHANDLER, ARIZONA**

SOUTH QUARTER CORNER
OF SECTION 3, T.2S., R.5E.
FND CITY OF CHANDLER BRASS
CAP IN HANDHOLE



THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

**PROJECT NAME:
GERMANN RD.
AND
HAMILTON ST.**

HE NO.: LGC288
SCALE: 1"=40'

SHEET:
PP3

ORDINANCE NO. 3229

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, REZONING A PARCEL FROM AG-1 TO PAD – PLANNED AREA DEVELOPMENT (DVR00-0028 GERMANN COMMERCE CENTER) 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:

A portion of Section 3, Township 2 South, Range 5 East, Gila and Salt River Base and Meridian, records of Maricopa County, Arizona, being more particularly described as follows:

Commencing at the Southeast Corner of Section 3;
Thence South 88 degrees 54 minutes 48 seconds West, along the South line of the Southeast Quarter of said Section, 1322.24 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of said Section;
Thence North 00 degrees 21 minutes 33 seconds West, 33.00 feet to the northerly right-of-way line of Germann Road, and marking the Point of Beginning;

Thence South 88 degrees 54 minutes 48 seconds West, along said northerly right-of-way line, 42.97 feet to the beginning of a non-tangent curve, curve of said curve bears North 02 degrees 20 minutes 18 seconds East, 2805.00 feet;
Thence westerly, along said northerly right-of-way line, and along said curve to the right, through a central angle of 00 degrees 14 minutes 23 seconds, for an arc length of 11.74 feet;

Thence North 87 degrees 25 minutes 19 seconds West, along said northerly right-of-way line, 317.42 feet to the beginning of a curve, said curve having a radius of 2925.00 feet to the left;

Thence westerly, along said northerly right-of-way line, and along said curve, through a central angle of 03 degrees 39 minutes 53 seconds, for an arc length of 187.09 feet;

Thence South 88 degrees 54 minutes 48 seconds West, along said northerly right-of-way line, 763.54 feet;

Thence North 00 degrees 24 minutes 46 seconds West, 1264.37 feet;

Thence North 88 degrees 54 minutes 15 seconds East, 633.21 feet;

Thence South 00 degrees 21 minutes 30 seconds East, 662.24 feet;

Thence North 88 degrees 54 minutes 32 seconds East 690.28 feet;

Thence South 00 degrees 21 minutes 33 seconds East, 629.30 feet to the Point of Beginning.

Said parcel is hereby zoned PAD (Planned Area Development) subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Germann Road and Hamilton Street, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
3. Undergrounding, if applicable, of all overhead electric (under 69KV), communications and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
4. Completion of the construction, where applicable 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.
5. Construction shall commence above foundation walls within two (2) 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.
6. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Principles and Development Team for Germann Commerce Center" kept on file in the City of Chandler Planning Services Division, in File No. DVR00-0028, except as modified by condition herein.

7. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner.
8. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
9. At the time of receiving necessary building permits and construction is about to proceed, the developer shall erect a 4' x 8' sign identifying what is being built and its estimated date of completion (this information may be incorporated with the contractor's sign or the "Coming Soon" sign).
10. 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.
11. All signs shall be located below the fascia or parapet wall of the primary building.
12. Preliminary Development Plan approval does not constitute Final Development Plan approval. Compliance with the details by all applicable codes and conditions of the City of Chandler and this Rezoning shall apply.
13. The exhibits and representations submitted herein are found to be in compliance with the requirements for Preliminary Development Plan approval for the Proposed Retail Development. However, this does not constitute approval of the PAD Final Development Plan (Site Development Plan) by the Zoning Administrator.
14. Grading and Drainage plans shall comply with City storm water retention requirements.
15. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
16. Electrical service entrance section (SES) shall be located inside the building.
17. Any roof access ladders shall be located inside the building.
18. All roof drainage shall be interior roof drains.

19. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.
20. All transformer boxes, meter panels and electric equipment, back-flow valves and any other utility equipment shall be painted to match the building color.
21. All trees planted along the south and east property lines shall be 24" box at the time of planting and spaced at 20' on center.
22. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas.
23. In the event the owner sells or otherwise transfers the development to another person or entity; the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the development shall use treated effluent to maintain open space, common areas, and landscape tracts.
24. There will be no public address, telephone or other amplified sound emitters.

- 25. Uses in the Germann Commerce Center shall be limited to those found in the I-1, Planned Industrial District, and restaurants. Restaurants featuring drive-thru, drive-in, or drive-up facilities shall be prohibited.
- 26. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance the applicant shall post a 4' x 8' sign on the property, conspicuous to the (existing or prospective) single family residences that adjoins this site, advising the following: "This property has been zoned for other than single family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, 782-3000".
- 27. The developer shall be required to install landscaping in the arterial street medians adjoining this project. In the event that the landscaping already exists within such medians, the developer shall be required to upgrade such landscaping to meet current City standards.
- 28. The Perimeter walls shall be stained colored block.

SECTION II. Except where provided, nothing contained herein shall be construed to be and 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.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 25th day of January 2001.

ATTEST:

Carolyn Duran

 CITY CLERK



Jay DeBerry


 MAYOR

PASSED AND ADOPTED by the City Council this 8th day of February 2001.

ATTEST:

Carolyn Duran

 CITY CLERK



Jay DeBerry

 MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3229 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 8th day of February 2001, and that a quorum was present thereat.


CITY CLERK

APPROVED AS TO FORM:


CITY ATTORNEY

PUBLISHED:

2/14/01
2/21/01



MEMORANDUM

DATE: January 13, 2022

TO: Kevin Mayo

FROM: Chris Andres

SUBJECT: Airport Conflict Evaluation
Midway – Germann and Hamilton
Northwest Corner of Germann Road and Hamilton Street

At their January 12, 2022 meeting, the Chandler Airport Commission ("Commission") discussed the proposed Midway – Germann and Hamilton development located at the northwest corner of Germann Road and Hamilton Street.

Finding: The Commission determined the proposed development **does not constitute a conflict** with existing or planned airport uses.

Conflict(s) Cited: None. Please note that the final building height (including rooftop equipment) must not impact the departure surfaces from the Airport's two runways.

The Commission voted 7-0 to forward a report to the Planning Administrator indicating the finding noted above.

cc: Ryan Reeves
David De La Torre
Lauren Schumann

Attachment: Airport Conflict Evaluation – Germann and Hamilton



MEMORANDUM

Airport - Memo No. 22-003

Date: January 12, 2022
To: Chandler Airport Commission
From: Airport Planning Administrator
Subject: Airport Conflict Evaluation
Midway- Germann and Hamilton
North of the Northeast Corner Germann Road and Hamilton Street

Recommendation

Staff recommends the Airport Commission ("Commission") present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Midway- Germann and Hamilton development.

Background

The approximately 18.30 +/- net acre site is located north of the northeast corner of Germann Road and Hamilton Street (*Exhibit A - Vicinity Map, Exhibit B - Property Location*) and is zoned Planned Area Development (PAD). Adjacent land uses include industrial uses under County jurisdiction to the north and west; industrial uses to the east; and Tumbleweed Park to the south.

The site is approximately 1 mile to the northwest of the Airport and is not located within of the 55ldn noise contour (*Exhibit A- Vicinity Map, Exhibit B- Property Location*).

The proposed project is three light industrial buildings totaling approximately 302,000 square feet (SF) (*Exhibit C - Site Plan*).

The City of Chandler General Plan designates the property for Employment. The 2021 Chandler Airpark Area Plan (CAAP) designates the property Innovation District (*Exhibit D - Chandler Airpark Area Plan Land Use Plan*).

Analysis

The proposed development is consistent with the CAAP. Commercial and industrial land uses are generally compatible with airport operations. The property will experience daily overflights from aircraft in the normal traffic pattern (*Exhibit E - Flight Tracks*).

Based on the maximum allowable building heights, the proposed development does not appear to pose a hazard to flight safety or be an airspace obstruction. The proposed

building height does not appear to impact the approach and departure surfaces for either runway. Final building structures, including all rooftop objects, must not impact the approach and departure surfaces for the Airport's runways.

The proposed project does not indicate the use of rooftop solar panels. If solar panels are anticipated to be installed, the owner/applicant must complete a solar study and coordinate with Airport Administration to ensure that glare will not interfere with aircraft on approach or takeoff.

Due to the site's proximity to the Airport, the developer must file a Notice of Proposed Construction (FAA Form 7460-1) with the Federal Aviation Administration (FAA) for (1) the final structure heights, including all rooftop antennas, parapets, light poles, and other equipment and (2) temporary construction equipment. The form may be submitted online at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA-assigned numbers for all evaluation cases should be provided to Airport Administration.

The proposed project's building design does not appear to create reflectivity issues with aircraft in the traffic pattern (*Exhibit F - Building Elevations*). The use of non-reflective glazing and non-reflective paint is encouraged.

Findings

No Conflict

Low Conflict

Moderate Conflict

High Conflict

Specific Area(s) of Conflict: **Not applicable.**

Recommended Corrective Actions: **Not applicable.**

Public Notice/Meetings

No neighborhood meeting was held due to the absence of residential units within 600 feet of the site; however, a notice to neighbors was transmitted.

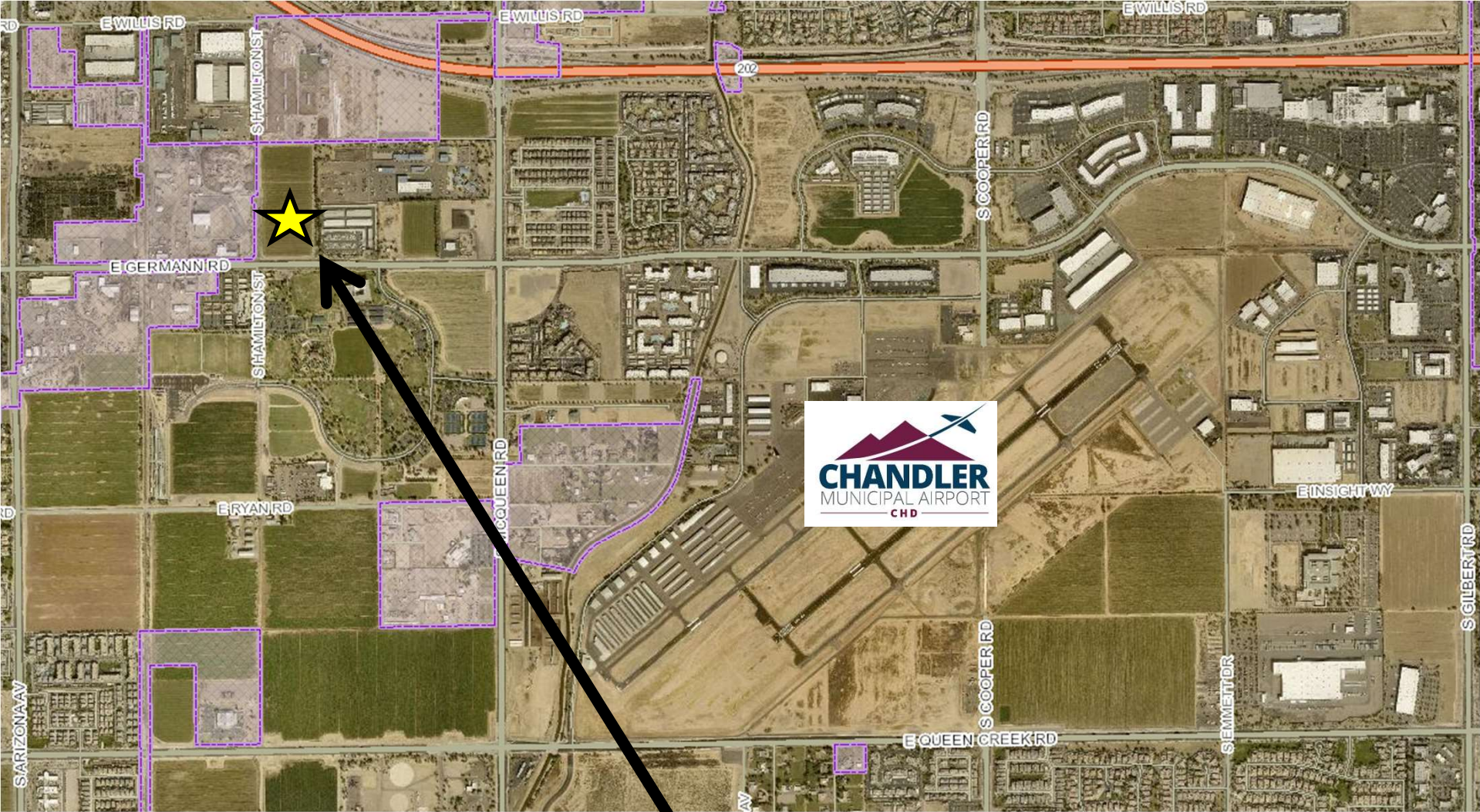
Proposed Motion

Move to present an Airport Conflict Evaluation (ACE) report to the Zoning Administrator and City Council with a finding of "no conflict with airport uses" for the proposed Midway-Germann and Hamilton development.

Attachments

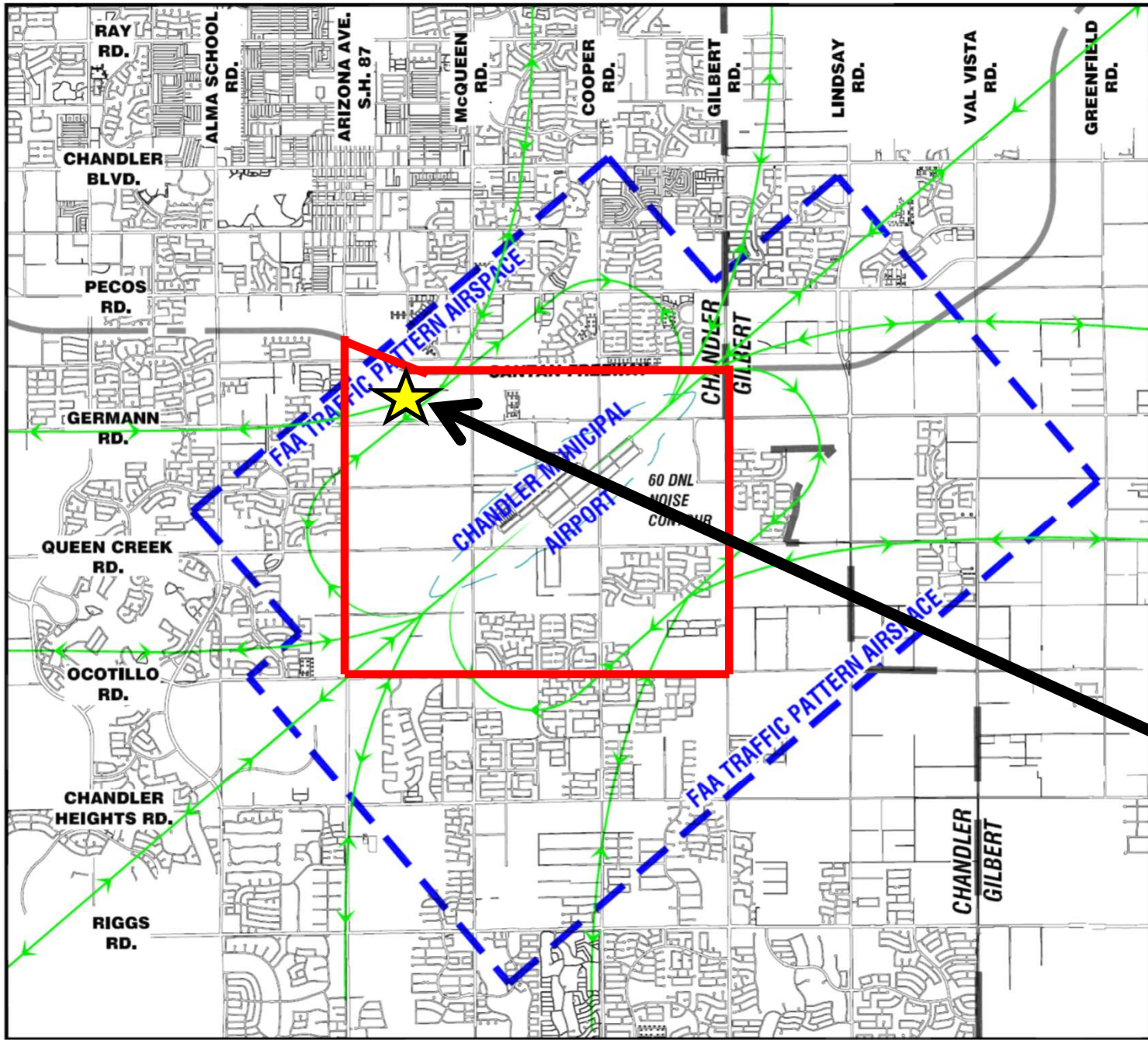
- A. Vicinity Map
- B. Property Location
- C. Site Plan
- D. Chandler Airpark Area Plan Land Use Plan
- E. Flight Tracks
- F. Building Elevations

Exhibit A: Vicinity Map



Property Location

Exhibit B: Property Location



GENERAL FLIGHT TRACK
TRACKS CAN VARY BY 1/2 MILE OR MORE ON EITHER SIDE

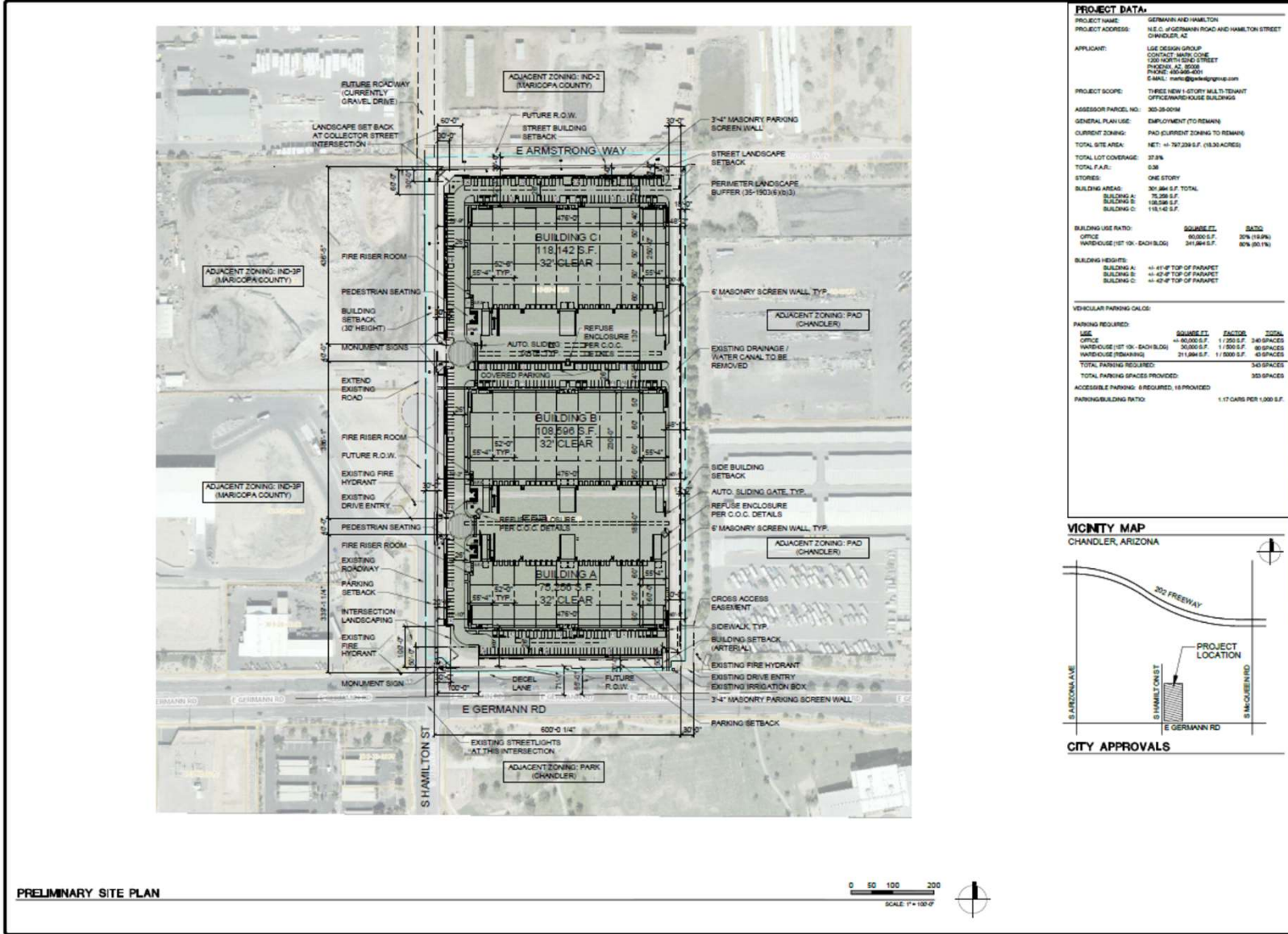
FAA TRAFFIC PATTERN AIRSPACE

CITY OF CHANDLER PLANNING AREA BOUNDARY

★ Property Location
— Airpark Area

Property Location

Exhibit C: Site Plan



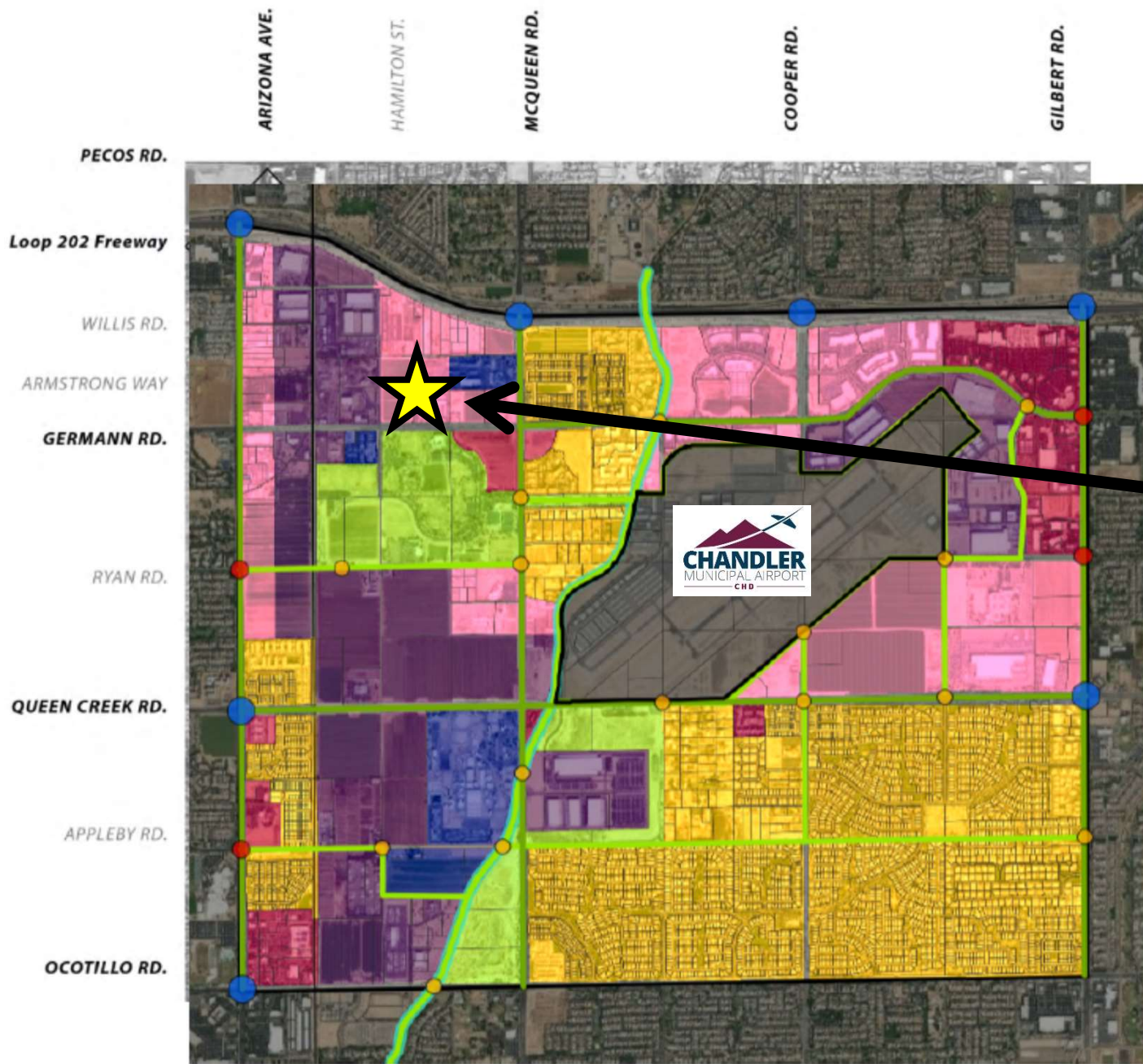
LGE DESIGN GROUP
 1200 N. 15th Street • Phoenix, AZ • 85006
 P: 480.966.4001

GERMANN AND HAMILTON
 N.E.C. OF GERMANN ROAD AND HAMILTON STREET
 CHANDLER, AZ

LGE DESIGN GROUP
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 DESIGN REVIEW RE-SUBMITTAL SET 10/15/21

A1.1.1

Exhibit D: Chandler Airpark Area Plan – Land Use Plan



Airpark Area Land Use Element

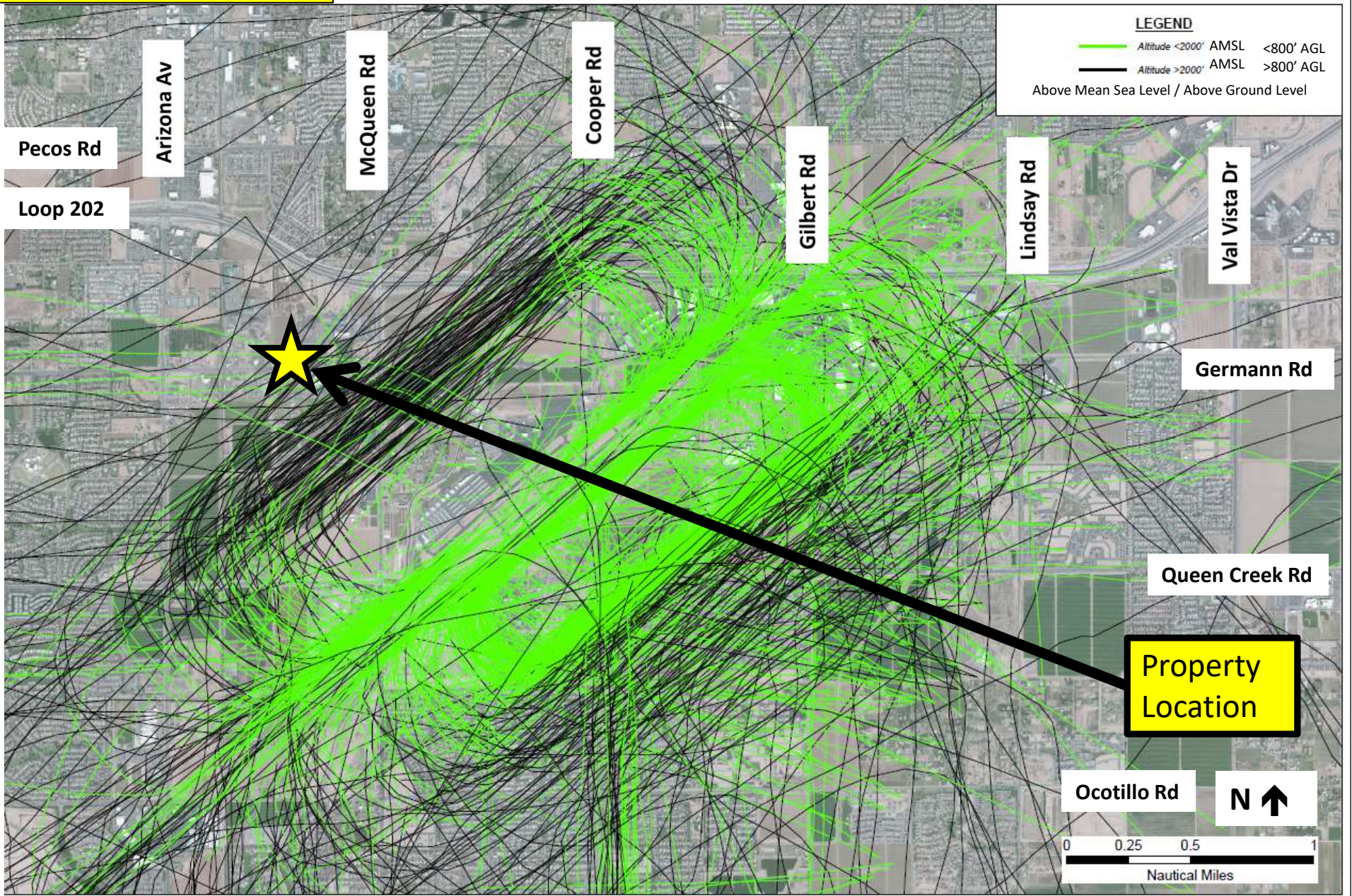
The Airpark Area Land Use Plan map identifies six types of land use districts appropriate to the Airpark Area:

- Innovation District ■
- Commercial-Office District ■
- Industrial District ■
- Residential District ■
- Civic District ■
- Park District ■

Property Location

Exhibit E: Flight Tracks

CHANDLER MUNICIPAL AIRPORT - 2/5/13 All Operations



LEGEND

- Altitude <math><2000'</math> AMSL <math><800'</math> AGL
 - Altitude >math>>2000'</math> AMSL >math>>800'</math> AGL
- Above Mean Sea Level / Above Ground Level

Property Location

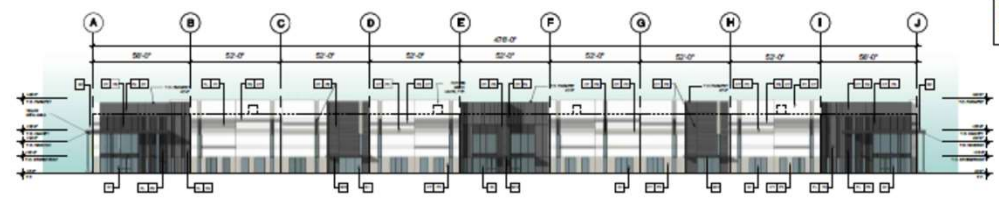
Ocotillo Rd

N ↑

0 0.25 0.5 1

Nautical Miles

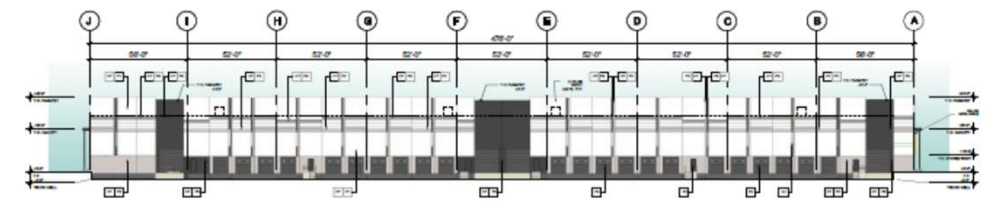
Exhibit F: Building Elevations



BUILDING B NORTH ELEVATION

SCALE: 1/32" = 1'-0"

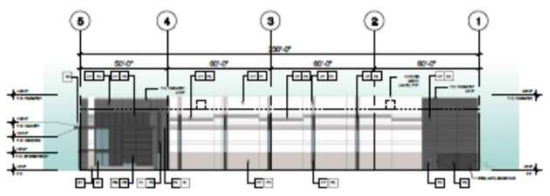
NOTE: ALL FUTURE ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED BY BUILDING PARAPET.



BUILDING B SOUTH ELEVATION & BUILDING C SOUTH ELEVATION

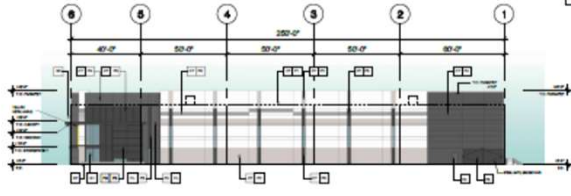
SCALE: 1/32" = 1'-0"

NOTE: ALL FUTURE ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED BY BUILDING PARAPET.



BUILDING B WEST ELEVATION

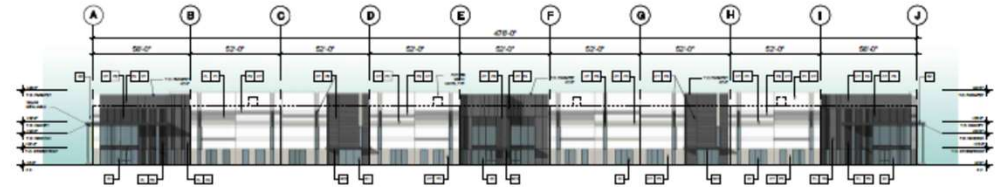
SCALE: 1/32" = 1'-0"



BUILDING C WEST ELEVATION

SCALE: 1/32" = 1'-0"

NOTE: ALL FUTURE ROOF TOP MECHANICAL UNITS TO BE FULLY SCREENED BY BUILDING PARAPET.



BUILDING C NORTH ELEVATION

SCALE: 1/32" = 1'-0"

MATERIAL/FINISH SCHEDULE

- KEY: DESCRIPTION
- EXTERIOR WALLS:
 - CT1 CONCRETE TILT PANEL W/ VERTICAL 1/2" X 1/2" DEEP REBARS & 1/2" X 1/2" SCORE LINES- PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION
 - FL FORM LINER/USE COLOR BOARD FOR PATTERN
 - FL2 MCM O-HOLS PERF. METAL CARBON STEEL- 2" ROUND. SP. DRYS
 - FL3 STONE PLANTER-ROCKY MOUNTAIN QUARTZITE- SUNSET GOLD

CANOPY KEY

- KEY: DESCRIPTION
- CC1 METAL CANOPY - 1" SPRAY FOAM WITH CORNETS TO DRAIN OVER STL. FRAMING W/ ACI FINISH AT GORITTT
 - CC2 RAMP-METAL PRODUCTS-ALUMINUM-CLAD-MEDIUM CHERRY
 - CC3 OPEN STEEL TRUSS WITH STEEL ANGLES @ P.O.C. PAINTED PR

GLAZING KEY

- MATERIAL DESCRIPTION
- FRAMES ALUMINUM STOREFRONT- 4 1/2" (SEALANT JOINT VERT) BLACK ANODIZED (AS-B)
- EXTERIOR GLAZING:
 - GL1 SOLARBAN 60
 - GL2 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARBLE

PAINT KEY

- KEY: DESCRIPTION
- PR1 DUNN EDWARDS (WHITE) CASCAING WHITE #0020H (LTV 94)
 - PR2 DUNN EDWARDS (PAINTAL PINK) GEYSER #0032P (LTV 83)
 - PR3 DUNN EDWARDS (GREY) GRAY WOLF #0056A (LTV 53)
 - PR4 DUNN EDWARDS (DARK GREY) BOAT ANCHOR #0057T (LTV 14)
 - PR5 DUNN EDWARDS (BLACK) BLACK TE #0063T (LTV 8)
 - PR6 DUNN EDWARDS (YELLOW) TRACANT SUNBURST #0063P (LTV 55)

LGE DESIGNGROUP

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GERMANN AND HAMILTON

N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE DESIGNBUILD

DATE	REVISION	DATE

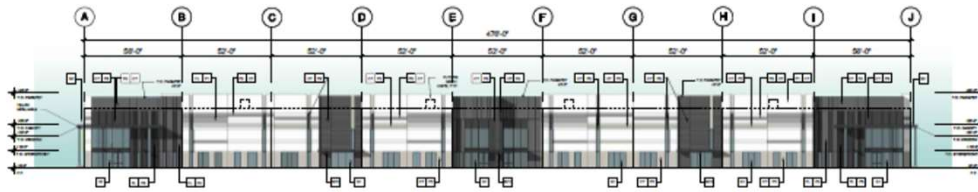
PRELIMINARY NOT FOR CONSTRUCTION

SHEET TITLE: EXTERIOR ELEVATIONS
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 0000

A4.1.2

DESIGN REVIEW RE-SUBMITTAL SET 10/15/21

Exhibit F: Building Elevations



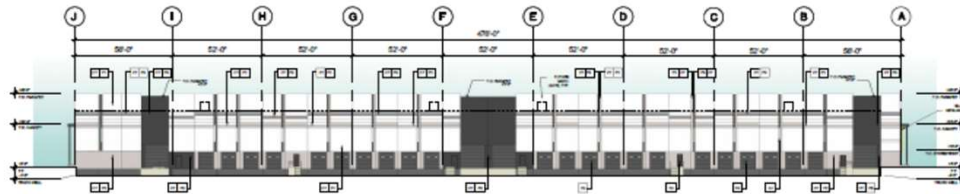
BUILDING A SOUTH ELEVATION

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

MATERIAL/FINISH SCHEDULE

- KEY: DESCRIPTION
- EXTERIOR WALLS:
- 17 CONCRETE TILT PANEL, W/ VERTICAL 1/2" X 1/2" DEEP REVEALS & 1/2" V" SCORE LINES- PAINTED. REFER TO LAYOUT FOR THICKNESS INFORMATION
 - 18 FORM LINER, SEE COLOR BOARD FOR PATTERN
 - 19 MICROBOLTS PERIF. METAL CARBON STEEL- 2" ROUND, 90° CRUSH
 - 20 STONE FLANTER-ROCKY MOUNTAIN QUARTZITE- SUNSET GOLD
- CANOPY KEY:
- KEY: DESCRIPTION
- 21 METAL CANOPY- 1" SPRAY FOAM WITH CONCRETE TO DRAIN OVER G.L. FRAMING W/ ACI FINISH AT GORFFIT
 - 22 RWP METAL PRODUCTS-ALUMINUM, MEDIUM CHERRY
 - 23 OPEN STEEL TRUSS WITH STEEL ANGLES P.O.C. PAINTED IN

SCALE: 1/32" = 1'-0"



BUILDING A NORTH ELEVATION

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

GLAZING KEY

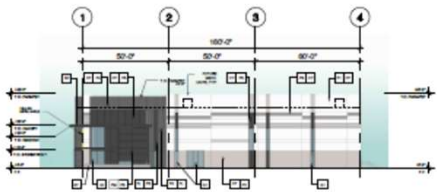
- MATERIAL DESCRIPTION
- FRAMES ALUMINUM STOREFRONT- 4 1/2" GASKET JOINT VERTS BLACK ANODIZED (S-8)
- EXTERIOR GLAZING SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARLELE

PAINT KEY

- KEY: DESCRIPTION
- 17 DUNN EDWARDS (WHITE) 'CASCADING WHITE' #06304 (S-1) S8
 - 18 DUNN EDWARDS (MUTUAL PINK) 'GE' #06307 (S-1) S8
 - 19 DUNN EDWARDS (GREY) 'GRAY WOLF' #06304 (S-1) S8
 - 20 DUNN EDWARDS (DARK GREY) 'SOFT ANCHOR' #06307 (S-1) S8
 - 21 DUNN EDWARDS (BLACK) 'BLACK TIE' #06307 (S-1) S8
 - 22 DUNN EDWARDS (YELLOW) 'TANGENT SUNRIP' #06304 (S-1) S8

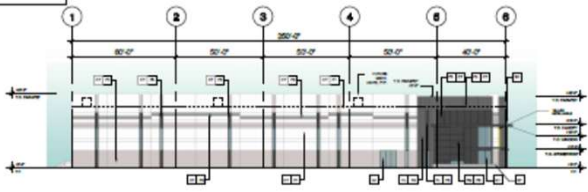
SCALE: 1/32" = 1'-0"

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



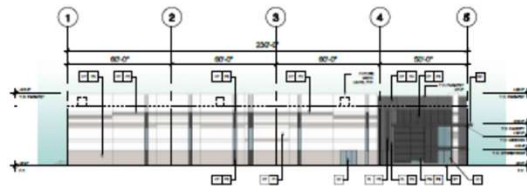
BUILDING A EAST ELEVATION

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.



BUILDING C EAST ELEVATION

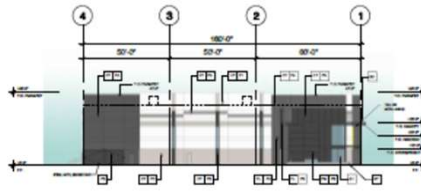
SCALE: 1/32" = 1'-0"



BUILDING B EAST ELEVATION

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

SCALE: 1/32" = 1'-0"



BUILDING A WEST ELEVATION

NOTE:
ALL FUTURE ROOF TOP MECHANICAL
UNITS TO BE FULLY SCREENED BY
BUILDING PARAPET.

SCALE: 1/32" = 1'-0"

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GERMANN AND HAMILTON
N.E.C. of GERMANN ROAD AND HAMILTON STREET
CHANDLER, AZ

LGE DESIGNBUILT
DATE: 08/18/21
BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: 10000
SHEET TITLE: EXTERIOR ELEVATIONS
SHEET NO.: 11
DESIGN REVIEW RE-SUBMITTAL SET 10/15/21

A4.1.1



**Planning & Zoning Commission Memorandum Development Services Memo No.
PZ22-002**

Date: 01/19/2022
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: David De La Torre, Planning Manager
Subject: PLH21-0068 Sunrise Faith Community Church
Request: Use Permit extension to continue the utilization of an existing modular classroom building.
Location: 800 W Galveston Street, generally located east of the northeast corner of Galveston Street & Alma School Road
Applicant: Evangeline Colbert

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit PLH21-0068 Sunrise Faith Community Church to continue the utilization of an existing modular classroom building, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Single-family District (SF-8.5)
- 1994; Use Permit for a modular building was first approved to be used as classrooms and other church related activities
- Use Permit has been extended 5 times since 1994 (including for 2 previous churches; Tempe Korean Presbyterian and First Christian)
- Last extension was approved on January 22, 2015 for a period of 5 years
- Current Use Permit expired in January 2020

Surrounding Land Use Data:

North	Single-family Residential (SF-8.5)	South	Single-family Residential (SF-8.5)
East	Single-family Residential (SF-8.5)	West	Multi-family Residential (MF-3)

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Size of modular building	1,391 square feet
# of classrooms	3
Use of classrooms	Instructional purposes; Head start classes, adult training workshops, & ministry meetings
Head start class hours	Monday – Friday: 7:30am – 5:30pm

Review and Recommendation:

The church has an ongoing need to use the modular building for classes and ancillary activities and does not have funding currently available to construct a permanent building. The educational and instructional activities are compatible with the church's operation and with neighboring single family residences. Having been in place for 28 years (since 1994), staff is recommending approval without any further timing stipulation as the building is appropriately integrated aesthetically into the church's campus, presents itself as a permanent component with landscaping and other permanent site improvements, and does not present any detriments to neighboring properties that would prompt the need to remove or replace the structure in the future. As such, Planning staff finds the request to be consistent with the General Plan and applicable zoning, and recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on November 16, 2021. A total of 9 people were present: 3 residents, 2 city representatives, and 5 church representatives.
- Residents in attendance asked if there would be an on-site meal program or an overnight program for homeless people. The church representatives responded that there will not be such programs.
- The neighborhood meeting invitation was mailed to property owners within 600-feet of the site and was posted on social media via NextDoor
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.
- Included in the attachments is a statement by two of the neighbors.

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits for the modular building (site plan and narrative) shall void the Use Permit and require re-application to and approval by the City of Chandler.
2. The modular building and overall site shall be maintained in a clean and orderly manner.
3. All landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. This Use Permit does not include a specified timing condition. This includes relief of the one (1) year timing condition specified in City Code section 35-305.1.D

Attachments

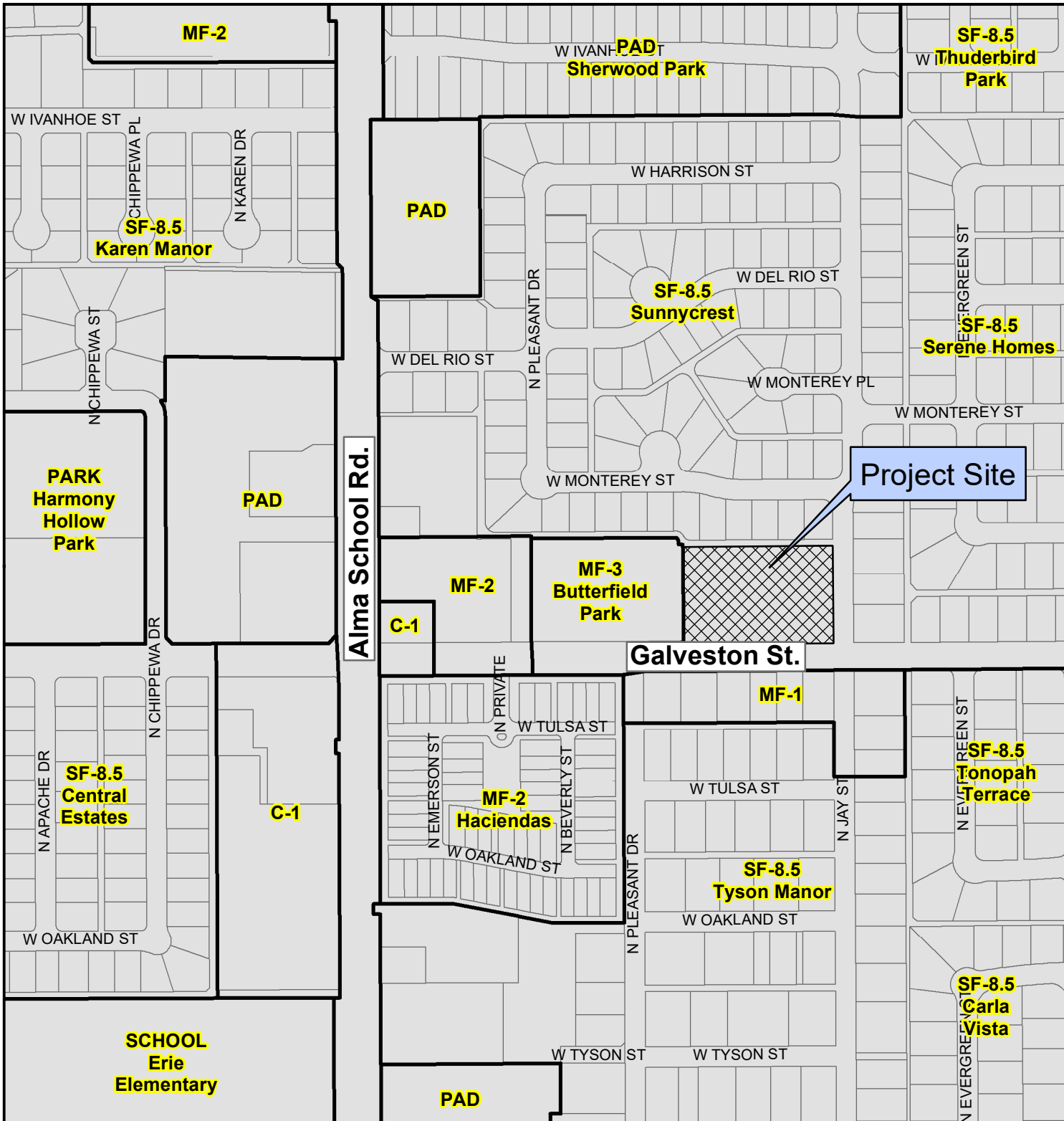
Vicinity Maps

Aerial Photo and Site Plan

Narrative

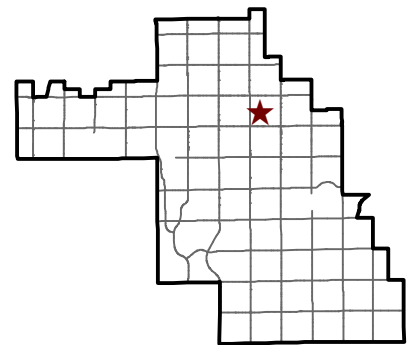
Site Photos

Email Correspondence

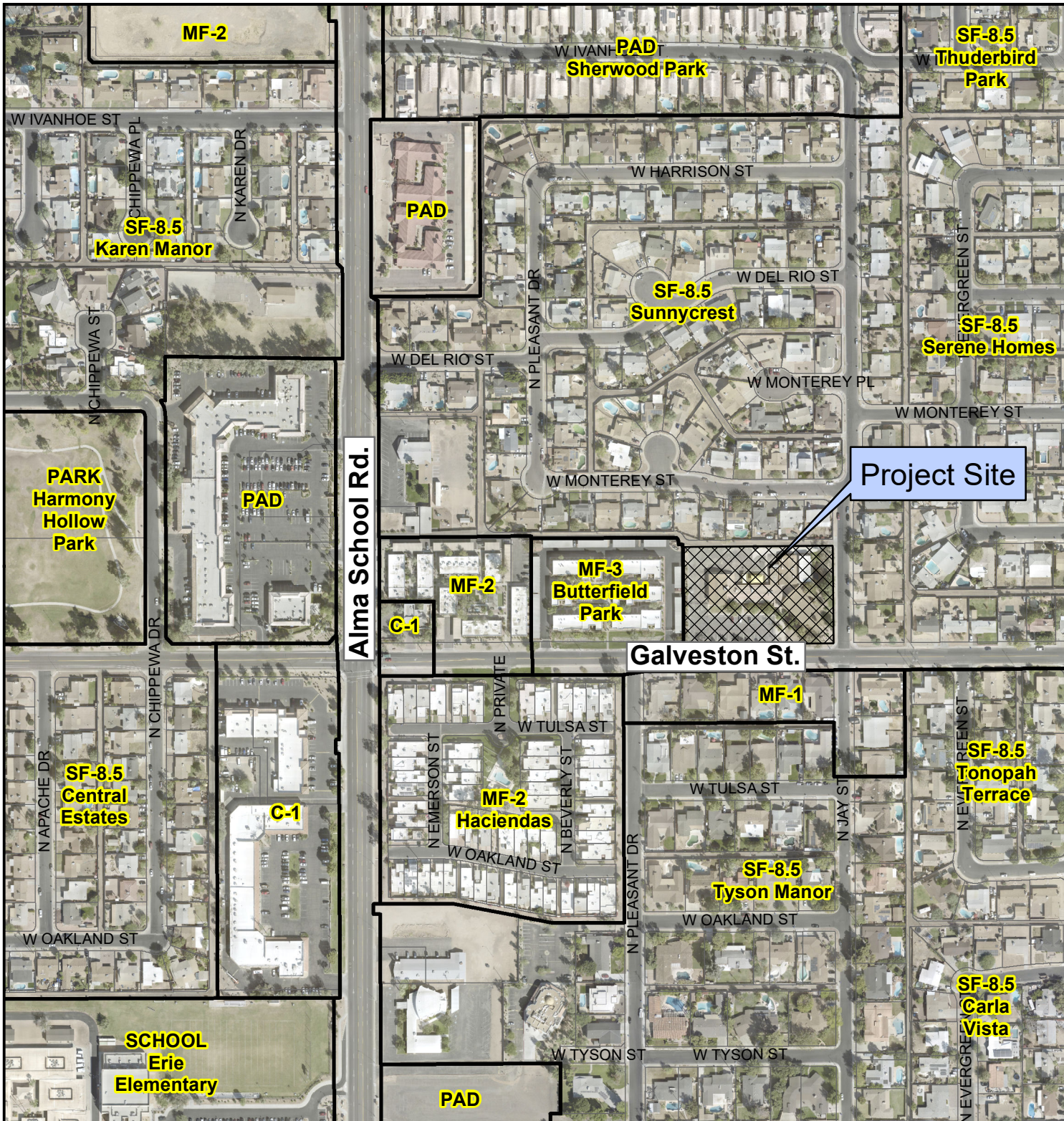


 **PLH21-0068 Sunrise Faith Community Church**

Proposed Project Details
 800 W. Galveston St.
 Request Use Permit extension to continue the utilization of an existing modular classroom building

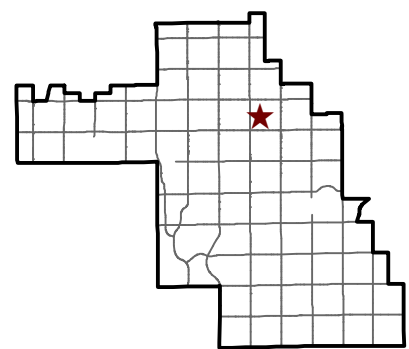


City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



 **PLH21-0068 Sunrise Faith Community Church**

Proposed Project Details
 800 W. Galveston St.
 Request Use Permit extension to continue the utilization of an existing modular classroom building



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>

PLH21-0068 Sunrise Faith Community Church



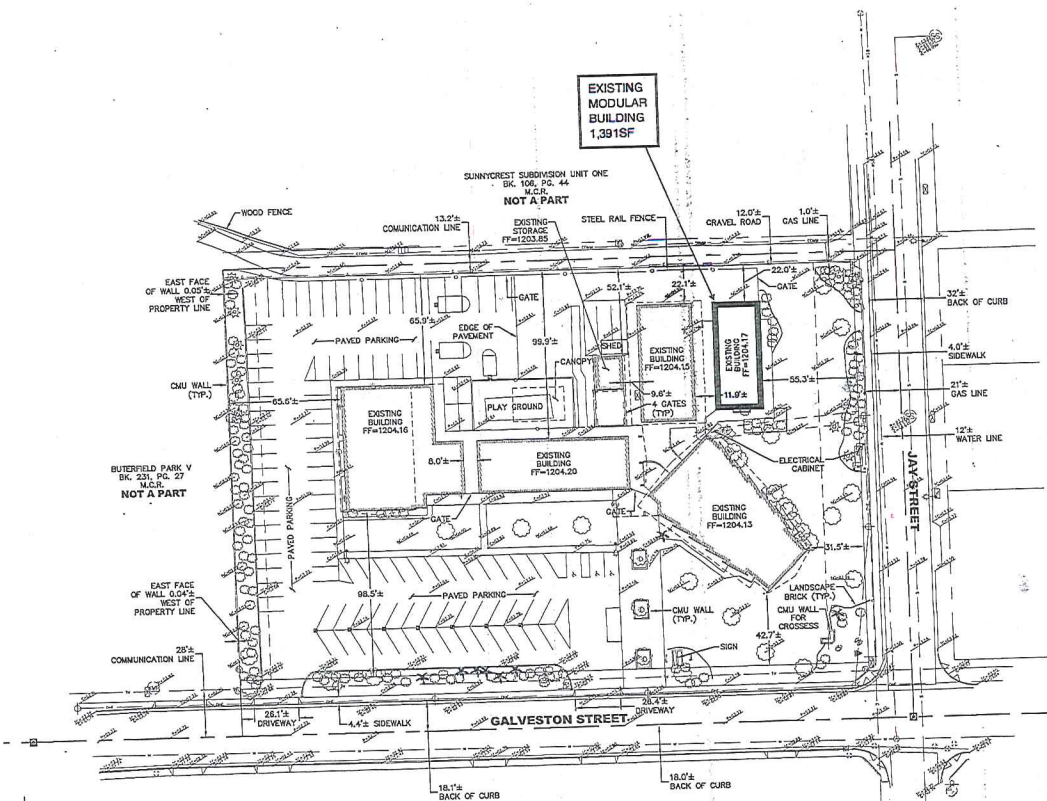
Existing
Modular
Building



Jay Street

Galveston Street





- LEGEND**
- SET 1/2" REBAR WITH #15 35633
 - FOUND BRASS CAP FLUSH
 - ◻ FOUND BRASS CAP IN HANDHOLE
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - CABLE TV RISER
 - IRRIGATION VALVE
 - FIRE HYDRANT
 - △ SIGN
 - ▽ CATCH BASIN
 - ▽ AIR RELIEF VALVE
 - FLOOD LIGHT
 - ELECTRIC METER
 - ELECTRICAL JUNCTION BOX
 - LIGHT POLE WITH MAST
 - SANITARY SEWER MANHOLE
 - BOLLARD
 - AIR CONDITIONING UNIT
 - GAS METER
 - UTILITY POLE
 - TREE
 - PINE TREE
 - SHRUB
 - PALM TREE
 - POST
 - HANDICAPPED SYMBOL
 - HESC RB
 - TELEPHONE RISER
 - FIRE DEPARTMENT CONNECTION
 - TOP OF CURB AND GUTTER ELEVATION
 - TOP OF CURB ELEVATION
 - NATURAL GROUND ELEVATION
 - PAVEMENT ELEVATION
 - CONCRETE ELEVATION
 - BOUNDARY LINE
 - CENTER LINE
 - - - BUILDING OVERHANG
 - CABLE TV LINE
 - BLUE STAKE WATER LINE
 - SEWER LINE
 - WATER LINE
 - EASEMENT LINE
 - OVERHEAD ELECTRIC
 - STEEL RAIL FENCE
- R/W RIGHT OF WAY
 (M.C.R.) MARICOPA COUNTY RECORDS
 BK. PG. BOOK AND PAGE MARICOPA COUNTY RECORDS
 FF= FINISH FLOOR ELEVATION
 DKT. DOCKET
 BK. BOOK
 PG. PAGE

SIG
 SURVEY INNOVATION
 GROUP, INC.
 Land Surveying Services
 1614 NORTH 81ST ST., STE. 102
 SCOTTSDALE, AZ 85257
 PHONE (480) 952-0180
 FAX (480) 952-0181

ALTAJACSM LAND TITLE SURVEY
TEMPE KOREAN
PRESBYTERIAN CHURCH
CHANDLER, ARIZONA



REVISIONS:	
△	
△	
△	

DRAWING NAME:
 72-19AS03
 JOB NO. 2007-219
 DRAWN: JAW
 CHECKED: RMH
 DATE: 1-24-08
 SCALE: 1"=30'
 SHEET: 3 OF 3

August 8, 2021

To: City of Chandler - Planning and Development Department

From: Sonrise Faith Community Center
800 W. Galveston St., Chandler, AZ
Evangeline Colbert, Trustee
480-235-1338; evcolbert@msn.com

Subject: Request for an extension of the Use Permit approval for the existing modular classroom building

Our church would like to request an extension on the use permit for our modular building on our campus at 800 W. Galveston St., Chandler.

This would help us in supporting educational activities. We have recently done some improvements on the exterior of the building so that it remains in good repair and is color-coordinated with the rest of the campus.

It is important that we be able to continue to use this building in order to support activities for our members, particularly our youth.

Intended Use:

The building is divided into three classrooms. They will be used for instructional purposes (primarily for youth on weekends and possibly for Head Start classes - 7:30am-5:30pm M-F) , ministry meetings, and for adult training workshops, some of which will be open to the Chandler community.

PLH21-0068 Sunrise Faith Community Church

Photographs of Existing Modular Building



PLH21-0068 Sonrise Faith Community Church

Photographs of Existing Modular Building



PLH21-0068 Sunrise Faith Community Church

Photographs of Existing Modular Building



PLH21-0068 Sunrise Faith Community Church

Photographs of Existing Modular Building



Re: Zoom meeting November 16th at 6:00 p.m.

Zachary Werdean <Zachary.Werdean@chandleraz.gov>

Wed 11/17/2021 1:11 PM

To: Linda Sawyer <lindasawyer7@yahoo.com>; Evangeline Colbert <evcolbert@msn.com>
Cc: Joshua Wright <Joshua.Wright@chandleraz.gov>; Mayor and Council <Mayor.andCouncil@chandleraz.gov>; David De La Torre <David.DeLaTorre@chandleraz.gov>; Kevin Mayo <Kevin.Mayo@chandleraz.gov>

Hello Linda,

It is great to hear you were able to communicate with Ms. Colbert directly and that you are comfortable with the explanation of use.

The property located at 800 W Galveston St is zoned SF8.5 with an allowed use for a church on the property. The church has been there since 1975. The property in the future can only continue to be a church or single-family 8,500 sq ft lot houses. Any other use on the property would require the property to be rezoned or receive a use permit, both actions go through the public hearing process. The future intention for the City for the property is for it to continue as it is today.

I will save written correspondence.

Best regards,

-Zach

Zachary Werdean, City Planner

City of Chandler, Development Services Dept. Planning Division

(480)782-3052

Zachary.werdean@chandleraz.gov

Chandleraz.gov

From: Linda Sawyer <lindasawyer7@yahoo.com>

Sent: Wednesday, November 17, 2021 12:21 PM

To: Evangeline Colbert <evcolbert@msn.com>; Zachary Werdean <Zachary.Werdean@chandleraz.gov>

Cc: Joshua Wright <Joshua.Wright@chandleraz.gov>; Zachary Werdean <Zachary.Werdean@chandleraz.gov>; Mayor and Council <Mayor.andCouncil@chandleraz.gov>

Subject: Re: Zoom meeting November 16th at 6:00 p.m.

Hello Zachary,

Mary and I were not able to get into the Zoom meeting, but we had the opportunity to Zoom with Ms. Colbert directly after the meeting. Mary and I felt comfortable with the explanation of use, but we would like to request that all written correspondence be in the planning file when moving forward. Additionally, we would like to have, in writing, what the future intentions of use for the property. We want to fully support our neighbor, SonRise Faith Community Church. Unfortunately, with our past dealing with the city we feel that it's necessary to have everything discussed in writing. It is very unfortunate that many residents have developed this type of rapport with some city staff and departments especially since we rely on city to look out for our best interests.

Thank you in advance for your assistance in processing our request, Linda and Mary

On Nov 16, 2021, at 7:40 PM, Linda Sawyer <lindasawyer7@yahoo.com> wrote:

Mary and I were disappointed that we could not log into the meeting until after it ended, so we were glad that we did get the opportunity to zoom with you this evening. We hope that you understand why we had reservations and needed clarification due to the ongoing issues in our neighborhood. My address is 1158 W Linda Lane, Chandler, AZ 85224. I will send you Marys address once I have her mailing address.

We both felt that you have a such a beautiful and kind manner. Please let us know if we can be of help to you with anything in the future. We will be glad to donate if you need snacks or items for your youth program.

Our best,
Linda and Mary

On Nov 15, 2021, at 7:34 PM, Evangeline Colbert <evcolbert@msn.com> wrote:

The scope of "community at large" would primarily be the neighborhood surrounding the church. We are planning to have a Christmas caroling event at the church in December and will invite residents from the neighborhood to join us.

Evangeline Colbert
May the God of hope fill you with all joy and peace as you trust in Him. Romans 15:13

<Screen Shot 2020-08-13 at 11.22.39 AM.png>

www.EvangelineColbert.com

www.BooksByEvangeline.com

<Screen Shot 2020-08-13 at 11.28.29 AM.png>

On Nov 15, 2021, at 3:47 PM, Linda Sawyer <lindasawyer7@yahoo.com> wrote:

Hello Evangeline,

First, it sounds like you do amazing work that touches many lives. Myself, as well as other neighbors, would never want to hinder the services you provide to church members, youth, and Head Start programs. However, we do still have reservations about the scope of community at large outreach. Please clarify your answer with specificity regarding the current and future community at large programs you currently host or plan to host in the future?

Thank you, Linda

On Nov 15, 2021, at 9:30 AM, Evangeline Colbert <evcolbert@msn.com> wrote:

Ms. Sawyer,

Thanks for your input about the SonRise Use Permit with the City of Chandler.
I'm sorry for not replying sooner. I've been involved with coordinating a wedding since 11/10/21 through the weekend and was not able to followup on emails.

SonRise Faith Community Center has been the owner of this property since late 2014.
Our church's goal is to serve others in a spirit of the love we share in Jesus Christ.
We intend to be caring neighbors and do our part in maintaining a clean and safe neighborhood.

Your concerns are valid. I hope that the feedback you received from Zachary addressed those concerns.
Below is the response to the question that Zachary did not have information for:

What type of community programs will be hosted on property that are open to the public?

We recently held a shoe giveaway for families that was coordinated by Head Start. Additional programs will be primarily geared toward family fun (Christmas program activities, Vacation Bible School, etc.) and Community Fairs that empower people in the areas of health, career-building, etc.

The programs that we've hosted and plan for the future promote the well-being of our church members, the Head Start families, **and** the community at large.
Please be assured, we will continue to keep the health and safety of the neighbors in mind.

Let us know if you have additional questions. The Zoom meeting link is below.

Sincerely,

Evangeline Colbert
May the God of hope fill you with all joy and peace as you trust in Him. Romans 15:13

<Screen Shot 2020-08-13 at 11.22.39 AM.png>

www.EvangelineColbert.com

www.BooksByEvangeline.com

<Screen Shot 2020-08-13 at 11.28.29 AM.png>

SONRISE ZOOM MEETING LINK FOR 11/16/19:

Topic: SRFCC Zoning
Time: Nov 16, 2021 06:00 PM Arizona

Join Zoom Meeting
<https://us02web.zoom.us/j/81189452613>

Meeting ID: 811 8945 2613
One tap mobile
+12532158782,,81189452613# US (Tacoma)
+13462487799,,81189452613# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)
 +1 346 248 7799 US (Houston)
 +1 669 900 9128 US (San Jose)
 +1 301 715 8592 US (Washington DC)
 +1 312 626 6799 US (Chicago)
 +1 646 558 8656 US (New York)

Meeting ID: 811 8945 2613

Find your local number: <https://us02web.zoom.us/j/kee99Tlj0>

On Nov 12, 2021, at 9:30 AM, Zachary Werdean <Zachary.Werdean@chandleraz.gov> wrote:

Hello Linda,

I am available all day on Monday.

The reason for the use permit is because the City of Chandler does not allow temporary buildings on property without a use permit. The use permit is for the modular structure.

Is Head Start Program currently ongoing on Property?

The head start program is a child education/day-care/school readiness program. Education has been occurring on this property within the modular building since 1994.

How many days a week does the applicant host youth programs, youth ministry, and Head Start Programs?

Head start classes are Monday through Friday from 7:30am to 5:30pm. On the weekends the building is used for church youth activities. The church plans to use the building seven days a week. The modular building contains three classrooms. Each classroom accommodates approximately 15 people.

If they occur on alternate days and times why is the additional space needed?

There is no additional space being added to the site. They are looking to continue their programs with the space that they have had with the modular building.

Have the programs expanded to require more space ?

No additional space is being proposed. They are looking to continue using the space they have currently been using in the past.

What has the modular building been used for in the past?

The modular building has been used for education purposes since 1994. Education has included children's arts and crafts, Korean language class, bible study, and ministry meetings for adult and youth. These uses have been approved for this modular building in the past in 1994, 2006, 2009, 2015. The reason for the modular building is because they cannot afford a permanent building. Their goal is to build a permanent building in the future so they do not need the modular building or to go through the use permit approval process.

What type of community programs will be hosted on property that are open to the public?

I will CC Evangeline with Sunrise Faith Community Church, she can help answer this one!

Will the programs or ministry be geared to serving meals to individuals experiencing homeless or drug/alcohol?

I have been told that there are no programs or ministry geared to serving meals experiencing homeless or drug/alcohol.

Will there be programs geared to providing overnight lodging to individuals?

No programs providing overnight lodging to individuals.

Attached is their last use permit approval, their proposal now is identical.

Best regards,

-Zach

Zachary Werdean, City Planner

City of Chandler, Development Services Dept. Planning Division

(480)782-3052

Zachary.werdean@chandleraz.gov

Chandleraz.gov

From: Linda Sawyer <lindasawyer7@yahoo.com>

Sent: Thursday, November 11, 2021 12:56 AM

To: Zachary Werdean <Zachary.Werdean@chandleraz.gov>

Cc: Joshua Wright <Joshua.Wright@chandleraz.gov>

Subject: Re: Zoom meeting November 16th at 6:00 p.m.

Hello Zachary,

A neighbor visited the site and said that she observed activity on the property, so they must be having meetings/gatherings, therefore, I'm not sure why a meeting couldn't be held on site. I prefer that you are involved in the conversation, so I will attempt to schedule a meeting. Please provide me with several meeting times that will work for you,

so that I can coordinate with residents. If a meeting can't be scheduled prior to the scheduled Zoom meeting it seems appropriate that the application be placed on hold to afford the opportunity for the residents to express their concerns and receive have questions answered and responded addressed prior use permit approval being granted. Many residents are at a disadvantage in being heard when meetings are held by Zoom. Some residents don't have Internet, computers, or the knowledge of how to use Zoom due to economic circumstances or age.

Meanwhile, a few concerns that we have are what type of other uses would be held on the property? Perhaps you could forward a few questions to applicant and we could receive some responses prior to the meeting, via email prior to the meeting.

Is Head Start Program currently ongoing on Property?

How many days a week does the applicant host youth programs, youth ministry, and Head Start Programs?

If they occur on alternate days and times why is the additional space needed?

Have the programs expanded to require more space ?

What has the modular building been used for in the past?

What type of community programs will be hosted on property that are open to the public?

Will the programs or ministry be geared to serving meals to individuals experiencing homeless or drug/alcohol?

Will there be programs geared to providing overnight lodging to individuals?

Above are a few concerns expressed to me. Additionally, an overwhelming concern expressed is that when programs geared to homeless or drug and alcohol ministry are held in neighborhoods these programs often place health and safety burdens on residents in their own neighborhood. Many times when the programs ends for the day the individuals have no transportation, therefore they remain in the neighborhood. As there are no public restrooms in neighborhoods many residents have had individuals defecate/urinate in their yard/alley. A wide range of issues include; individuals approaching residents in their own yard asking them for money, sleeping in alley, urinating/defecating in yards/alley, and wandering the neighborhood/alley leaving behind empty liquor containers and drug paraphernalia. Needless to say residents are concerned with these on going problems and have a legitimate concern for the health and safety issues that could arise in the neighborhood.

If the permit use is hosting ministry involving the above we ask the city not to grant the permit of use on this property. All Chandler residents deserve clean, healthy, and safe neighborhoods.

Thank you, concerned residents

On Nov 4, 2021, at 3:47 PM, Zachary Werdean <Zachary.Werdean@chandleraz.gov> wrote:s

Hello Linda,

Thank you for reaching our with your concerns.

The neighborhood meeting is being hosted online due to the applicant still being worried about health concerns due to the pandemic. If you do have additional concerns and would like to talk to the applicant about what the site will be used for, please reach out to Evangeline with Sonrise Faith Community Church at (480)-968-8858. She will be happy to talk about the any potential uses of the modular building in addition to the youth programs, ministry, and Head Start program that are looking to continue at the church.

If you or any other residents would like to meet with me in person, I would be happy to also schedule that with you to discuss the project more.

Best regards,

-Zach

Zachary Werdean, City Planner

City of Chandler, Development Services Dept. Planning Division

(480)782-3052

Zachary.werdean@chandleraz.gov

Chandleraz.gov

From: Linda Sawyer <lindasawyer7@yahoo.com>

Sent: Thursday, November 4, 2021 1:42 PM

To: Linda Sawyer <lindasawyer7@yahoo.com>

Cc: Zachary Werdean <Zachary.Werdean@chandleraz.gov>; Joshua Wright

<Joshua.Wright@chandleraz.gov>; Mayor and Council <Mayor.andCouncil@chandleraz.gov>

Subject: Re: Zoom meeting November 16th at 6:00 p.m.

To clarify, residents welcome youth programs, ministry, and even Head Start. It will be what other community activities will be held on site.

On Nov 4, 2021, at 1:27 PM, Linda Sawyer <lindasawyer7@yahoo.com> wrote:

Hello zachary,

I am writing to express my concern over the November 16th, 6:00 p.m. notice of neighborhood meeting scheduled for zoom.

I spoke with a resident that has expressed her concerns on how this meeting will be conducted. I would like to formally request that the meeting be held in the neighborhood, perhaps with the location, so that all the members of this community can participate.

Zoom is not the most appropriate forum for this meeting as many of the residents in this area are elderly, low income, do not have access to the internet or the knowledge of how to participate in a zoom meeting.

11/17/2021

Mail - Zachary Werdean - Outlook

I am therefore requesting that you schedule the meeting at the location site. This is the only way to ensure participation of the community concerned.

Thank you, Linda Sawyer

[Sent from Yahoo Mail on Android](#)

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Planning & Zoning Commission Memorandum Development Services
Memo No. PZ22-003

Date: 01/19/2022
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Harley Mehlhorn, Associate Planner
Subject: PLH21-0092 Celoni Hospitality DBA Recreo
Request: Entertainment Use Permit approval to allow live entertainment and speakers inside and on an outdoor patio.
Location: 28 S. San Marcos Place, generally located ¼ mile south of the southwest corner of Arizona Avenue and Chandler Boulevard
Applicant: Niels Kreipke, Owner

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit case PLH21-0092 Celoni Hospitality DBA Recreo to allow live entertainment and speakers inside and on an outdoor patio, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned City Center District (CCD)
- CCD Zoning code requires Entertainment Use Permit approval for any live entertainment or outdoor speakers for businesses located less than 1,320 feet from the nearest residentially zoned property
- Formerly occupied by El Zocalo, which featured live entertainment on weekends as granted by a previous Liquor Use Permit

Surrounding Land Use Data:

North	Existing commercial building zoned CCD	South	Existing commercial building zoned CCD
East	San Marcos Place	West	An alley, then an existing commercial building zoned CCD

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Hours of entertainment	M-Th 10am-10pm Friday 7am - 2am Saturday 7am - 2am Sunday 7am - 10pm
Building square footage	3,700 sq. ft.
Patio square footage	5,800 sq. ft.
Seats	240

Review and Recommendation:

Recreo is a restaurant that will be located in the space formerly occupied by El Zocalo in downtown Chandler. The restaurant is proposing to offer various types of entertainment, inclusive of DJ's, live amplified bands, outdoor speakers, and dancing. Per Zoning Code section 35-305(4), an Entertainment Use Permit is required when alcoholic beverages are sold or served; there is entertainment activity provided outdoors with the property being located 1,320 feet or less from a residentially zoned property, and/or if there is entertainment provided indoors with the property being located 600 feet or less from a residentially zoned property. The distance is measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject establishment to the closest property line of a residentially zoned property. Residentially zoned property is located approximately 512 feet from Recreo, triggering the need for an Entertainment Use Permit.

The former business in the space, El Zocalo, had a Liquor Use Permit which permitted live entertainment only on weekends until 2:00 a.m. The proposed hours of operation for Recreo reflect this requirement with reduced hours being proposed during weekdays while keeping the weekends consistent with the previous approval. The proposed hours of operation are consistent with other approvals that have been granted within Downtown, inclusive of The Perch and The Stillery, which were approved in 2016 and 2021, respectively. Planning staff has reviewed the request and finds it consistent with the General Plan; the

Planning and Zoning Commission recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on December 30, 2021 at which no neighbors attended
- As of the writing of this memo, Planning staff is not aware of any opposition to this request

Recommended Conditions of Approval

Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Entertainment Use Permit and require new Entertainment Use Permit application and approval.
2. The site shall be maintained in a clean and orderly manner.
3. The hours of live entertainment shall be limited to: Monday - Thursday 10AM to 10PM, Friday 10AM to 2AM, Saturday 7AM to 2AM, and Sunday 7AM to 10PM
4. Entertainment Uses shall be controlled so as to not unreasonably disturb area residents.
5. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve noise complaints quickly and directly.
6. The Entertainment Use Permit shall remain in effect for two (2) years from the date of City Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require re-application and approval by the City Council.

Attachments

Vicinity Maps

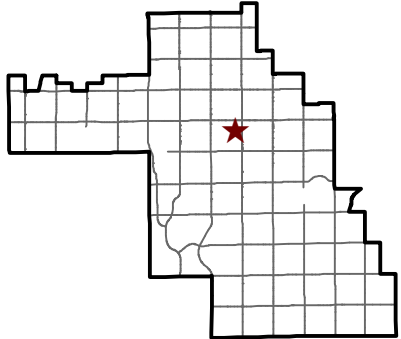
Narrative

Site Plan



 **PLH21-0092 Celoni Hospitality LLC DBA Recreo** 

Proposed Project Details
 28 S. San Marcos Pl.
 Request Entertainment Use Permit approval to
 allow live entertainment and speakers inside
 and on an outdoor patio



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



Project Site

Boston St.

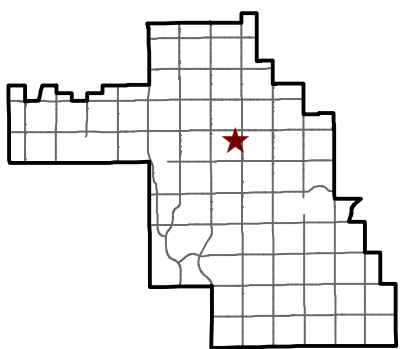
Arizona Ave.

 **PLH21-0092 Celoni Hospitality LLC DBA Recreo**

Proposed Project Details
 28 S. San Marcos Pl.
 Request Entertainment Use Permit approval to allow live entertainment and speakers inside and on an outdoor patio



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



Entertainment Use Permit

12/15/21

Business Entity: Celoni Hospitality, LLC DBA RECREO

Location: 28 S. San Marcos Place, Chandler AZ 85225 (DOWNTOWN CHANDLER)

Business Type: Full-service restaurant and bar with outdoor patio dining

Entertainment Type: Live music and general entertainment (including single person and multi-person bands), Disk Jockey (DJ), movie nights (projection screen with sound), televisions (sports and music videos), stand-up comedy, talent shows, speakers, dancing, games (cornhole, Ping-Pong, etc.)

Hours Requested: Mondays, Tuesdays, Wednesdays and Thursdays - 10am to 10pm
Fridays - 10am to 2am (next day)
Saturdays - 7am to 2am (next day)
Sundays - 7am to 10pm

Square Footage: Indoor +/-3700 sf and patio +/-5800sf

Seats: +/-240

Smoking: Not permitted

Improvements: Addition of outdoor stage, speakers, and TVs plus the expansion of the patio area.

Signage: Neon lit sign on building façade, neon lit sign facing alley, colonnade signs and typical storefront signage

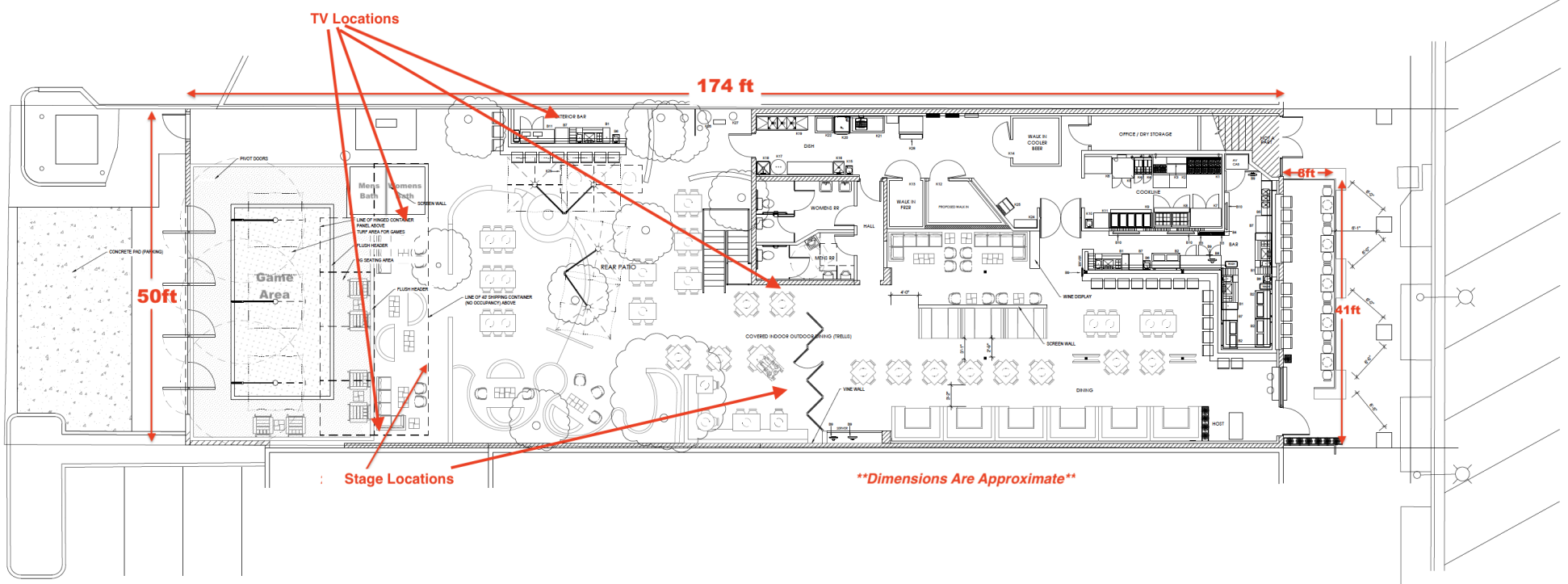
Business Type: Restaurant and Bar – similar to El Zocalos that was there for 25 years. RECREO is a full-service restaurant with a unique menu and design that compliments the downtown area.

Respectfully Submitted:

Celoni Hospitality, LLC DBA RECREO



Niels Kreipke, Mgr.



1 OVERALL PLAN
1/8" = 1'-0"



Planning & Zoning Commission Memorandum Development Services Memo No. 22-003

Date: 01/19/2022
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Susan Fiala, Senior Planner
Subject: PLH21-0087 The Forum
Request: Use Permit expansion of premises for a Series 6 Bar license and an Entertainment Use Permit for live music inside and on an outdoor patio.
Location: 2301 South Stearman Drive
Applicant: Arizona Liquor Industry Consultants, Robert Leavitt

Proposed Motion:

Move Planning and Zoning Commission recommend approval of PLH21-0087 The Forum Use Permit expansion of premises for a Series 6 Bar license and an Entertainment Use Permit for live music inside and on an outdoor patio located at 2301 S. Stearman Drive, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Area Development (PAD) for commercial and retail uses.
- Zoning code requires Use Permit approval for any bar license.
- Zoning code requires Entertainment Use Permits approval for any live entertainment or speakers provided outdoors that is located 1,320 feet or less from a residentially zoned property.
- The closest residential property is approximately 900 feet to the east, across Gilbert Road.
- Liquor Use Permit approved in 2017 for a Series 6 bar license and live music.

Surrounding Land Use Data:

North	Charter School (Great Hearts)	South	Daycare (Kids Incorporated Learning Center)
East	Vacant commercial parcel	West	Industrial (Aero Zone)

Proposed Business Operations (for Use Permit) or Proposed Development (for PDP)

Size of Business	20,214 sq. ft.
Size of Patio	3,361 sq. ft. total (2,181 sq. ft. existing and 1,180 sq. ft. new)
Seating and serving	221 persons
Hours of Business Operation	Monday-Friday: 8 am - 5 pm Saturday: 8 am - 3 pm Applicant proposes to extend business hours to no later than 12:00 am/Midnight on any day of operation (including Sundays) for Third party events. Staff recommends limiting the hours of live entertainment on the patio only to no later than 10 p.m. Sunday through Thursday and no later than 11 p.m. on Friday and Saturday and shall be limited to acoustic and non-amplified instruments.
Type of Live Entertainment	Popular, Blues and Country Western bands (not limited to these genres) Disc Jockeys (DJs) New stage outdoor New outdoor stage Played through indoor and patio speakers
Hours of Live Entertainment	Indoors and Outdoors Monday - Friday: 8:00 am - 5:00 pm Saturday: 8 am - 3 pm Applicant proposes to extend indoor live entertainment to 12:00 am/Midnight, Seven (7) days a week. Staff recommends limiting the hours of live music and entertainment (i.e. dancing) on the outdoor patio to be no later than 10 p.m. Sunday through Thursday and no later than 11 p.m. on Friday and Saturday and shall be limited to acoustic and non-amplified instruments.
Additional Entertainment	7 new TVs on patio, pool table, 8 new outdoor speakers, Disc jockeys and dancing inside and outside.

Review and Recommendation:

Per Zoning Code section 35-305(4), an Entertainment Use Permit is required when alcoholic beverages are sold or served; there is entertainment activity provided outdoors with the property being located 1,320 ft. or less from a residentially zoned property, and/or if there is entertainment provided indoors with the property being located 600 ft. or less from a residentially zoned property. The distance is measured from the closest exterior wall or fence of any indoor or outdoor space occupied by the subject establishment to the closest property line of a residentially zoned property. The nearest single-family residential development is located approximately 900 ft. to the east, across Gilbert Road.

A Use Permit is required for a Series 6 liquor license for bars to operate within a

commercially zoned district. The Forum currently operates with a Series 6 liquor license and is requesting to expand the premises of the bar. In 2017 a liquor use permit was approved for a Series 6 bar license along with limited live entertainment. A time stipulation of one-year was stipulated, however, during that time since expiration, several construction related issues arose which involved delay in the processing of the Entertainment Use Permit. As such, the applicant has addressed the life-safety issues and is proceeding with these requests.

The Forum proposes to expand its indoor and outdoor live entertainment including bands, DJs, and additional outdoor speakers. Business operations of The Forum allow events to occur after regular business hours. The applicant requests indoor live entertainment to extend until 12 am/Midnight, seven days a week. To be consistent with approved Entertainment Use Permits for establishments located in proximity to residential developments, it is recommended to limit the hours of live entertainment during the week. Staff recommends all live entertainment occurring within the outdoor patio, including dancing, speakers, and bands conclude by 10:00 pm, Sunday through Thursday and by 11:00 pm on Friday and Saturday. This proposed stipulation was presented to the applicant and has agreed to limiting hours of live entertainment on the outdoor patio.

The Use Permit does not override any state liquor licensing requirements. The applicant must comply with all State regulations that pertain to the liquor license.

Planning staff has reviewed the request and finds it to be consistent with the General Plan and applicable zoning. Live entertainment is a compatible land use with the surrounding commercial development and the residential development located to the east, across Gilbert Rd. with the proposed stipulations.

Public / Neighborhood Notification

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood notification sign and public hearing sign were posted on the business.
- The neighborhood notification was posted on social media via Nextdoor.
- A neighborhood notification letter was sent out in lieu of a meeting due to the nearest residential being 900 ft. east of the site.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

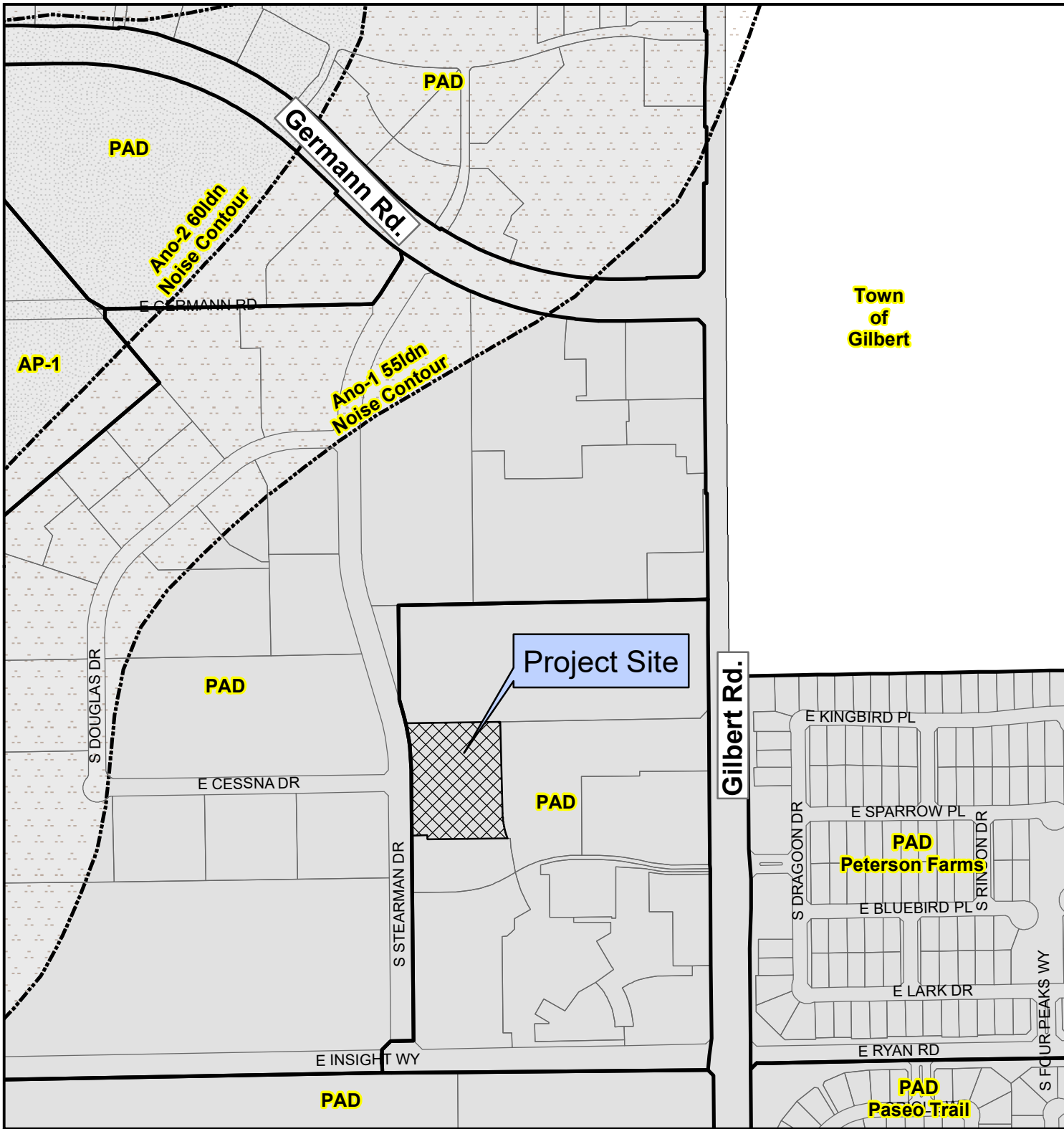
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit and Entertainment Use Permit, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require a new Use Permit application and approval.

2. The Use Permit is non-transferable to any other location.
3. This Use Permit approval is solely for a Series 6 Bar license.
4. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Entertainment Use Permit and require a new Entertainment Use Permit application and approval.
5. The Entertainment Use Permit is non-transferable to any other location.
6. The site shall be maintained in a clean and orderly manner.
7. No noise shall be emitted from external speakers or live entertainment in such a manner that exceeds the general level of noise by uses outside the premises of the business and disturbs adjacent businesses and residential areas.
8. Music shall be controlled so as to not unreasonably disturb area residents and shall not exceed the ambient noise level as measured at the commercial property line.
9. The establishment shall provide a contact phone number for a responsible person (i.e. bar owner and/or manager) to any interested neighbors or property owners to resolve complaints quickly and directly.
10. Live music and entertainment (i.e. dancing) on the patio may occur no later than 10 p.m. Sunday through Thursday and no later than 11 p.m. on Friday and Saturday and shall be limited to acoustic and non- amplified instruments.
11. The Entertainment Use Permit shall remain in effect for two (2) years from the date of Council approval. Continuation of the Entertainment Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
12. The Use Permit does not override any State liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.

Attachments

Vicinity maps
Narrative
Site Plan
Photographs



Town of Gilbert

Project Site

Gilbert Rd.

PAD Peterson Farms

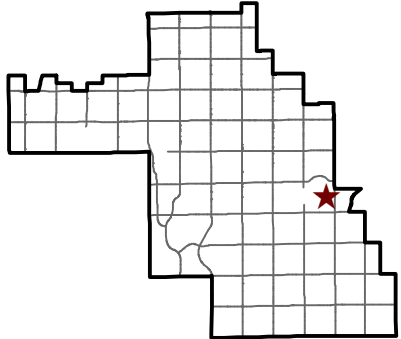
PAD Paseo Trail



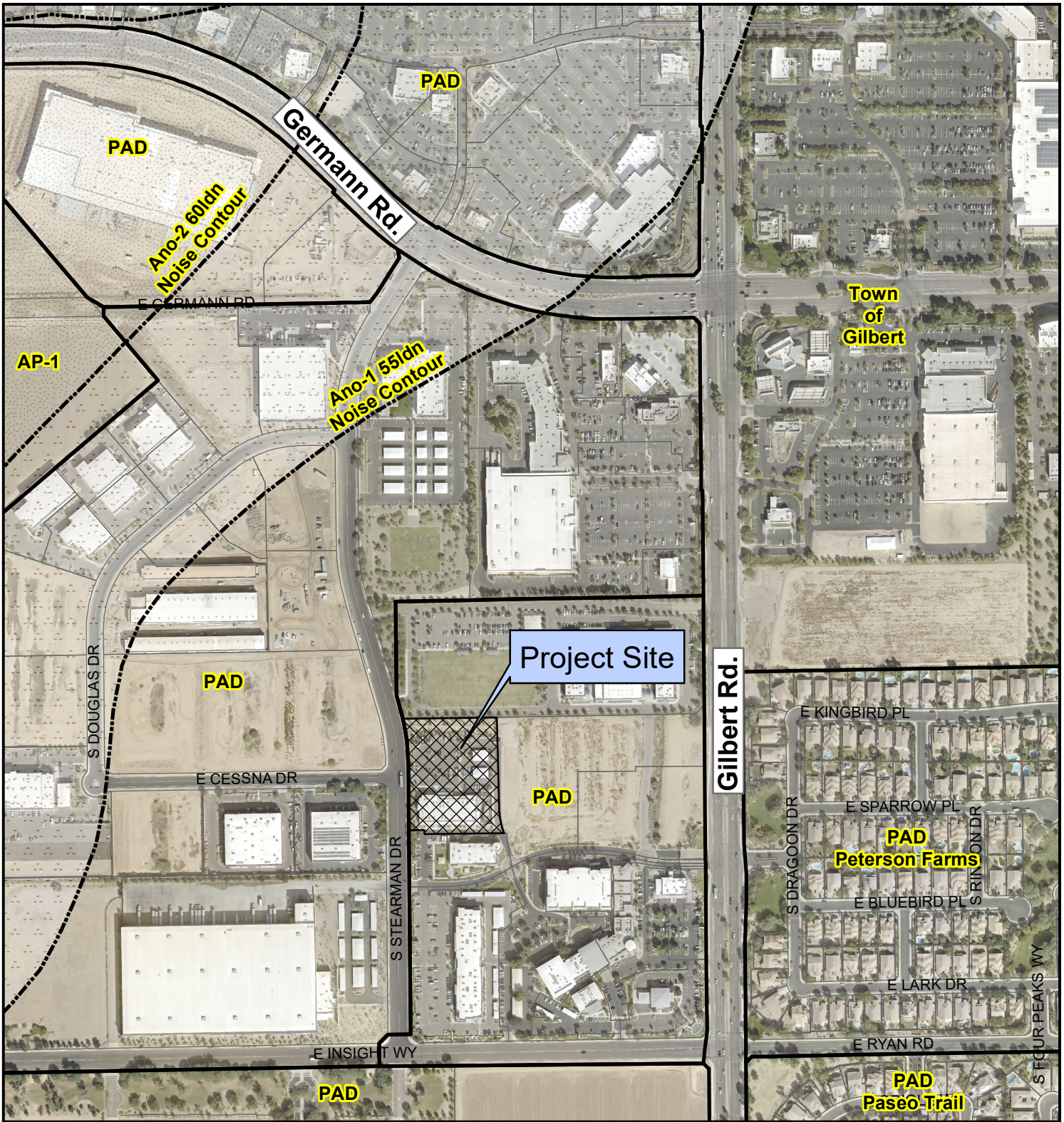
PLH21-0087 The Forum




Proposed Project Details
 2301 S. Stearman Dr.
 Use Permit for Series 6 Bar license &
 Entertainment Use Permit for live
 entertainment indoors and on patio



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>

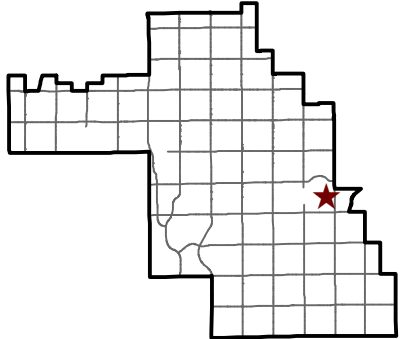


 **PLH21-0087 The Forum**

Proposed Project Details
 2301 S. Stearman Dr.
 Use Permit for Series 6 Bar license &
 Entertainment Use Permit for live
 entertainment indoors and on patio



City of Chandler Planning Division
chandleraz.gov/planning
 For more information visit:
<https://gis.chandleraz.gov/planning>



P.O. Box 2502
Chandler, Arizona 85244
(480) 730-2675 Phone (480) 730-2676 Fax



**ARIZONA LIQUOR
INDUSTRY CONSULTANTS**

**City of Chandler
Planning Department
Attn: Ms. Susan Fiala, Senior City Planner
175 South Arizona Avenue
Chandler, Arizona 85225**

**Re: The Forum
2301 South Stearman Drive
Chandler Arizona 85386
Maricopa County Assessor Parcel: 303-31-381
Legal Description: VERSANTE AT CHANDLER AIRPARK LOT 2 REPLAT MCR
1330-22
Chandler Case: PLH21-0087**

Ms. Susan Fiala:

Our firm is the applicant on behalf of The Forum (as referenced above) seeking approval of the Chandler Use Permit application submitted herewith. The applicant holds a valid Arizona Liquor License Series 6 for a Bar (ADLLC 06070292). The Forum, a long-established member of the Chandler business community is applying for a Use Permit to allow expansion of their existing licensed premises of two thousand one hundred eighty-one (2,181) square feet to include an additional attached outdoor patio of one thousand one hundred eighty (1,180) square feet for a total of three thousand three hundred sixty-one (3,361) square feet. The requested addition will increase the seating and serving capacity from one hundred forty-six persons (146) to two hundred twenty-one (221) persons, thus adding an additional seventy-five (75) persons to the total seating and serving capacity. The additional patio will have eight (8) combination entrances/exits.

Upon approval of the Chandler Use Permit applied for herein, it is the intention of the business to apply to the Arizona Department of Liquor Licenses and Control for an Extension of Premises (original ADLLC 06070292) to expand the licensed serving area of alcoholic beverages to include the additional attached patio area described above.

The business will continue its existing approved hours of operation between 0800 – 1700 hours Monday through Friday and 0800-1500 hours on Saturday.

The Forum contracts from time to time with third party customers who sponsor events which are may be held both indoors and/or outdoors at the discretion of the applicant. The outdoor events will be held in/on the attached outdoor patio as applied for herein.

The Forum further requests the approval to include the applicant's permission to extend at its discretion the regular approved hours of operation (between 8:00 AM-5:00 PM Monday through Friday, and 8:00 AM – 3:00 PM on Saturdays) to no later than 12:00 AM Midnight for any day of operation, (including Sundays) when said contracted third party events are being held.

The business is also seeking approval of an Entertainment Use Permit for the above-described premises to include the following:

- Adding seven (7) Televisions to the outdoor attached patio.
- Adding eight (8) outdoor speakers to be installed on the attached outdoor patio described herein.
- Live musical entertainment both inside and/or outside which will be played through interior and/or outdoor patio speakers.
- Musical entertainment may be provided indoors and/or outdoors between 8:00 AM – 5:00 PM during weekdays and 8:00 AM – 3:00 PM on Saturdays. Such hours of operation may, at the discretion of the applicant, extend to 8:00 AM – 12:00 AM Midnight any day of the week including Saturday and Sunday.
- The type of musical entertainment will include but not be limited to Popular, Blues and Country/Western
- The applicant will provide live entertainment by Disc Jockeys (“DJ’s) and/or live bands both inside and/or outside with optional dancing inside and/or outside at its discretion within the stipulated approved hours of operation and as extended from time to time as described herein.

The business will not add, change or remove the existing building or monument signage. The business does not and will not permit smoking of any type within the existing or the additional attached outside patio as applied for herein. The requested outside attached patio is approximately nine hundred (900) horizontal feet from any residential boundary line.

The property at 2301 South Stearman Drive, Chandler, Arizona 85286 is wholly owned by Stearman Drive, LLC, of which the principal(s) of The Forum is/are the sole Manager and Member of said limited liability company. As such, no third (3rd) party permission is required for the Use Permit applied for herein.

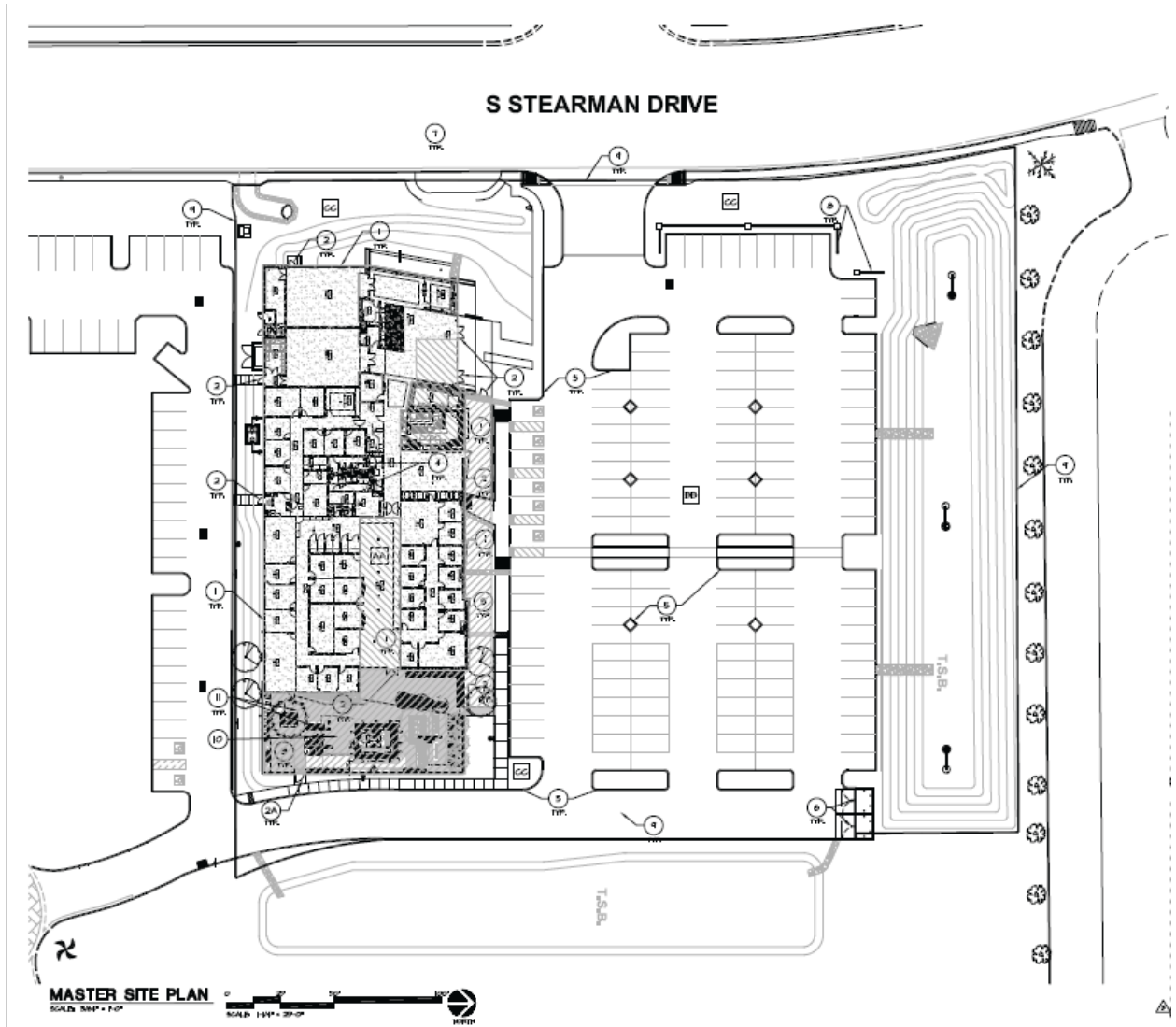
The granting of this Use Permit will not cause any significant change in vehicular and/or pedestrian traffic in the adjacent areas. There exists sufficient vehicular parking in, on and around the applicant's premises, and is in full compliance with the City of Chandler required parking provisions. The surrounding area contains other restaurants and stores, and should not cause any additional nuisances such as odor, dust, gas, vibration, smoke, heat or glare.

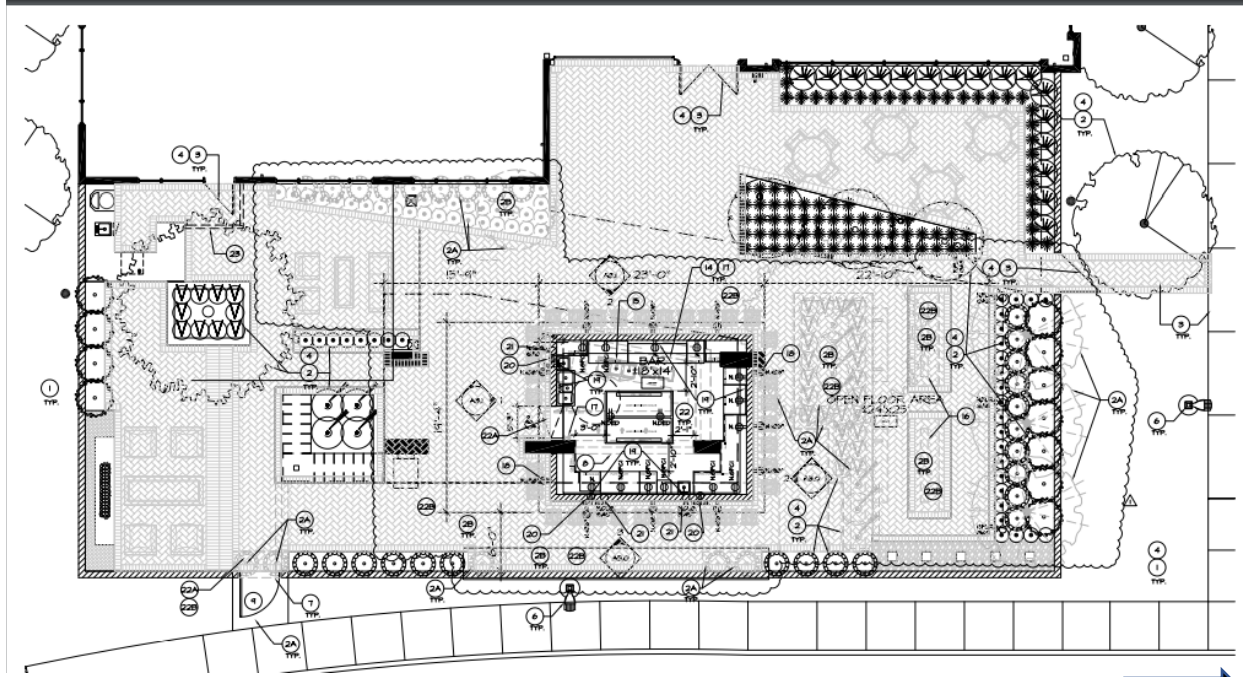
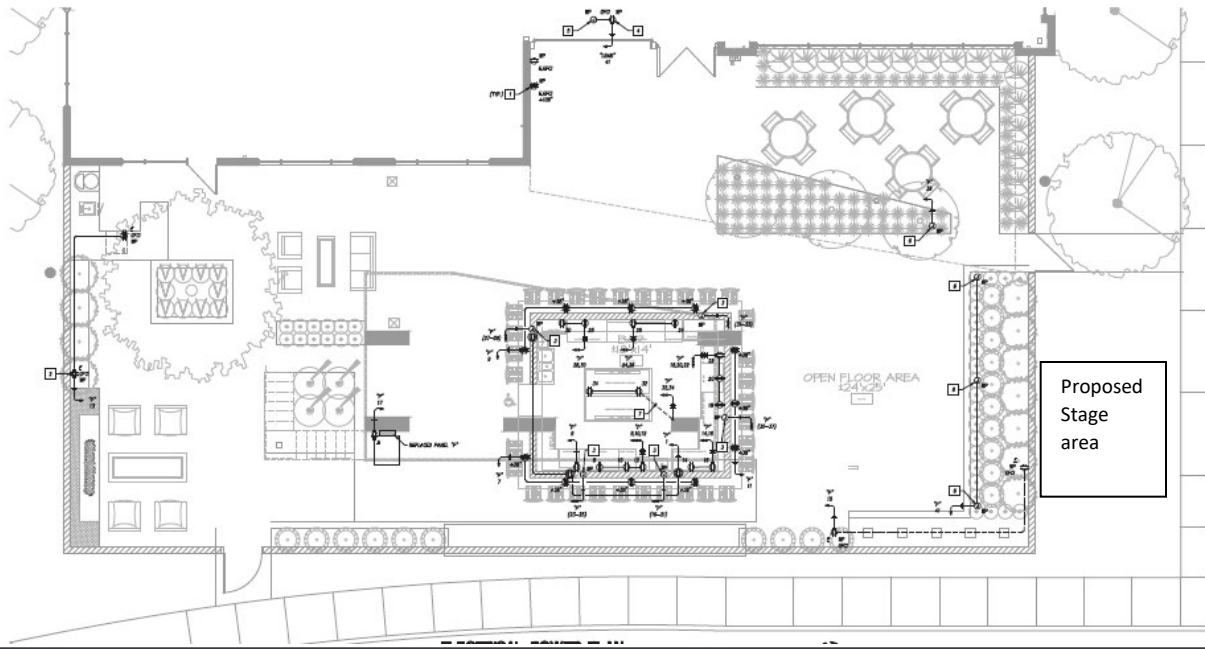
Respectfully submitted, Robert Leavitt

**Robert W. Leavitt, Arizona Liquor Law Compliance Specialist
Arizona Liquor Industry Consultants
1811 South Alma School Road
Suite # 268
Mesa, Arizona 85210
Office: 480-730-2675
Fax: 480-730-2676
Mobile: 480-290-1685**

The Forum
2301 S Stearman Dr.

Site Plan and Patio Plans





North

Applicant Photographs

Outdoor patio, bar, and speaker locations

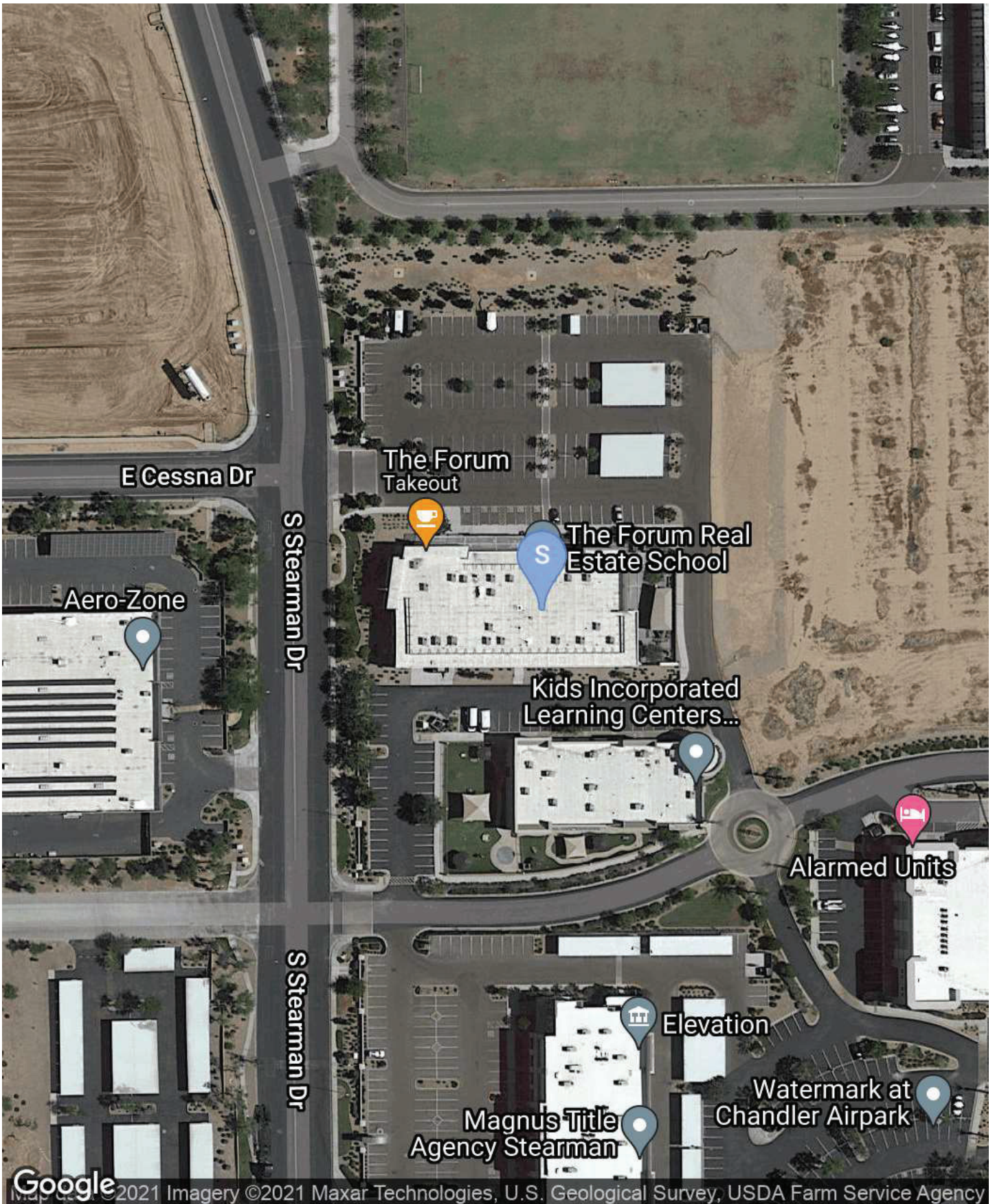














EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



EXTERIOR PROFILE



**Planning & Zoning Commission
PZ22-007**

Development Services Memo No.

Date: 01/19/2022
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Sr Administrative Assistant
Subject: Cancellation of the February 2, 2022, Planning and Zoning Commission Hearing

Proposed Motion:

Move Planning and Zoning Commission cancel February 2, 2022, Planning and Zoning Commission Hearing.
