

Planning and Zoning Commission Regular Meeting

November 20, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler AZ



Commission Members

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Mike Quinn
Commissioner Kyle Barichello
Commissioner Rene Lopez
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer

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 REGULAR MEETING open to the public on Wednesday, November 20, 2024, at 5:30 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

Regular Meeting Agenda - November 20, 2024

Call to Order/Roll Call

Pledge of Allegiance

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. **October 16, 2024, Planning and Zoning Commission Meeting Minutes**

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting Minutes of the Study Session of October 16, 2024 and Regular Meeting of October 16, 2024.

2. **Rezoning, Preliminary Development Plan, and Preliminary Plat, PLH24-0021/PLT24-0007 Chandler 56, 13.9-acre site generally located 1/4 mile north of the northeast corner of 56th Street and Chandler Boulevard**

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning, PLH24-0021 Chandler 56, Rezoning from Planned Area Development (PAD) for automobile storage and salvage yard uses to Planned Area Development (PAD) for Planned Industrial (I-1) type uses and automotive accessory sales and installation uses, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH24-0021 Chandler 56, 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, PLT24-0007 Chandler 56, subject to the condition as recommended by Planning staff.

3. **Use Permit, PLH24-0033 Round 1 Bowling & Arcade, 3177 W Chandler Boulevard in the Chandler Fashion Center, generally located at the southwest corner of Price Road and Chandler Boulevard.**

Move Planning and Zoning Commission recommend approval of PLH24-0033 Round 1 Bowling & Arcade, Use Permit for a Series 6 Bar Liquor License within a new bowling alley and arcade, subject to the conditions as recommended by Planning staff.

4. **Notice of Cancellation of the December 4, 2024, and December 18, 2024, Planning and Zoning Commission Hearings**

Move Planning and Zoning Commission cancel the December 4, 2024, and December 18, 2024, Planning and Zoning Commission Hearings.

Discussion

Member Comments/Announcements

Calendar

5. The next Regular Meeting will be held on January 15, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Information Items

6. Resident Survey
It's that time of year again! The City of Chandler is starting its budget process and encourages residents to provide their thoughts about the community and its future.

Starting Monday, Nov. 25, Chandler residents will be able to find the survey at chandleraz.gov/budget and will be available through Friday, Jan. 10, 2025.

City staff asks residents to answer at least the first six general questions of the survey which should take about two minutes. The remaining questions allow you to provide funding priorities as well as feedback on the Council Strategic Focus Areas. You can share thoughts and ideas on any or all of the topics including open text boxes for comments.

The budget survey results are shared with the Mayor, City Council Members, City Manager and staff to assist in the formulation of the city's financial plan. Please take this opportunity to let us know what is going well, and what could use some additional attention during the next Budget Year.

In addition to the online survey, paper copies will also be available in English, Spanish and Mandarin Chinese, and may be picked up at various city facilities, including libraries, community centers and the lobby of City Hall.

Adjourn



**Planning & Zoning Commission
24-064**

Development Services Memo No. PZ

Date: November 20, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: October 16, 2024, Planning and Zoning Commission Meeting Minutes

Proposed Motion:

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting Minutes of the Study Session of October 16, 2024 and Regular Meeting of October 16, 2024.

Attachments

October 16, 2024 Study Session Minutes
October 16, 2024 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

October 16, 2024 | 5:00 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

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

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer

Absent

Commissioner Rene Lopez – Unexcused

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Darsy Omer, Associate Planner
Taylor Manemann, Associate Planner
Alyssa Siebers, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

CHAIR HEUMANN noted Commissioner Lopez is not present and announced if he does not appear by the Regular Meeting at 5:30 p.m. his absence this date will be deemed unexcused as Commissioner Lopez has not contacted Planning staff.

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 and Discussion

1. September 18, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 18, 2024, and Regular Meeting of September 18, 2024.

CHAIR HEUMANN confirmed there were no questions or comments from the Commission Members.

2. PLH24-0025 CITY CODE AMENDMENTS-STATE HOUSING MANDATES

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the City of Chandler initiative to amend city code Chapter 35 Land Use and Zoning pertaining to state bills signed within the 2024 legislative session relating to backyard chickens, accessory dwelling units, and establishing review timelines for residential zoning applications. The city code amendments include Chapter 14 Animals and 48 Subdivisions, however, Planning and Zoning Commission purview is limited to Chapter 35 Land Use and Zoning.

COMMISSIONER BARICHELLO asked if preliminary plats have always gone before the City Council for approval.

LAUREN SCHUMANN, PRINCIPAL PLANNER responded preliminary plats have always gone before the Planning and Zoning Commission for recommendation then before City Council for approval. She stated final plats only to City Council for approval.

VICE CHAIR KOSHIOL asked if the 30-day and 180-days were counted as business days or calendar days.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY clarified they are counted as calendar days.

COMMISSIONER SCHWARZER asked if there was a minimum lot size for accessory dwelling units (ADUs).

LAUREN SCHUMANN, PRINCIPAL PLANNER stated there is no minimum lot size restriction for ADUs.

COMMISSIONER GOLLA sought clarification on the presented image. She asked with the minimum requirement of stucco and tile roofs if the presented image would not be allowed.

LAUREN SCHUMANN, PRINCIPAL PLANNER confirmed Commissioner Golla was correct and it was staff's intention to set minimum design standards of stucco and a tiled roof to prevent the use of shipping containers without being enhanced.

CHAIR HEUMANN mentioned he spoke to staff earlier and it is his understanding that this will generally not affect HOAs.

LAUREN SCHUMANN, PRINCIPAL PLANNER replied this is correct, this bill should not affect CC&Rs in place with HOAs.

CHAIR HEUMANN pointed out while the state aims to increase housing, it does not restrict short-term rentals, and it defeats the purpose. He further pointed out how short-term rentals are reducing available housing around the world and used Sedona and Scottsdale as examples.

3. PLH24-0036 COMMERCIAL BUILDING ADAPTIVE REUSE POLICY

LAUREN SCHUMANN, PRINCIPAL PLANNER presented details regarding the request for adoption of city policy establishing objective standards to allow multi-family residential development or adaptive reuse of existing commercial, office, or mixed-use buildings on parcels at least one (1) acre in size but not larger than twenty (20) acres without requiring a public hearing, if the developer provides ten (10) percent of the total dwelling units for either moderate-income or low-income housing for at least twenty (20) years. The policy originates from House Bill 2297 signed within the 2024 legislative session.

COMMISSIONER BARICHELLO asked if there was an existing 50,000-square-foot commercial building were to be demolished, would 10% of that square footage be eligible to be rebuilt as multifamily. He asked if the 10% is square footage.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained that 10% of identified buildings could be used under this policy and the whole property could be eligible.

CHAIR HEUMANN clarified it is 10% of eligible buildings citywide.

COMMISSIONER BARICHELLO thanked the Chair and staff for clarifying.

COMMISSIONER SCHWARZER asked if the policy would require developers to demolish existing structures or if they could adaptively reuse existing buildings.

LAUREN SCHUMANN, PRINCIPAL PLANNER stated developers have the option of adaptive reuse or demolish and redevelop the site entirely.

COMMISSIONER SCHWARZER asked if there were any stipulations regarding adaptive reuse.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified there are no such stipulations.

CHAIR HEUMANN asked if the 10% has to be affordable housing and if there is a mechanism for enforcement to prevent rent increases after five years into the future.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY stated the City could require developers to place an enforceable restriction on the property, which would allow the City to initiate enforcement if rents were raised above low-income levels. He further stated the difficulty would be in finding out if this happened, but the City can find a way to make it work.

CHAIR HEUMANN presented concerns of low-income tenant's rent suddenly being increased and asked how this could be enforced by the City and if enforcement is feasible.

THOMAS ALLEN, ASSISTANT CITY ATTORNEY acknowledged that enforcement would be a challenge.

KEVIN MAYO, PLANNING ADMINISTRATOR explained because developers were required to allocate at least 10% for low to moderate income housing, they would likely seek LIHTC financing or other similar financing that would require to partner up with a housing authority. He further explained that there are annual reporting requirements to the housing authority and enforcement could be taken care of that way.

CHAIR HEUMANN presented a scenario of a 100-foot distance between a property and a residential area and asked if a 50-foot landscape setback and 50 feet of parking would meet this requirement and allow five stories of development.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified the 100-foot restriction is not a setback and it is the property line that defines it. She explained if the property falls within 100 feet from residential, they are restricted to two stories.

CHAIRMAN HEUMANN thanked staff for the clarification.

COMMISSIONER GOLLA sought clarification on the 10%, asking if there were two different 10% guidelines. She asked if 10% of eligible buildings meant 272 out of 2,721 buildings and that 10% of the units on these properties needed to be affordable.

LAUREN SCHUMANN, PRINCIPAL PLANNER explained Commissioner Golla's first statement was correct and that any property developed under this policy would have to allocate 10% of units as affordable.

COMMISSIONER BARICHELLO pointed out that the wording states low or moderate and moderate-income housing often did not need subsidies like LIHTC credits.

LAUREN SCHUMANN, PRINCIPAL PLANNER referenced the footnotes that described moderate-income housing as households earning up to 120% of the area median income and mentioned that this could be considered a high threshold for affordability.

COMMISSIONER BARICHELLO pointed out by the bill including moderate, they might not see as much low-income housing as they intended.

CHAIR HEUMANN confirmed there were no further questions or comments from the Commission Members.

5. Notice of Cancellation of the November 6, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel the November 6, 2024 Planning and Zoning Commission Hearing.

Action Agenda Item 4

4. PLH24-0031 SNEAKERHEADZ RESTAURANT AND LOUNGE

Request for Use Permit approval for a Series 6 Bar Liquor License and for an Entertainment Use Permit to allow outdoor patio speakers/TVs for sporting events and live indoor entertainment including DJs, live musical performances, karaoke, and comedy. The new business is located at 3002 N Arizona Ave, Suites 18 and 19, at the northwest corner of Arizona Ave and Elliot Rd.

An Addendum Memo was presented to the Commission with additional items that were received after the staff memo was distributed.

CHAIR HEUMANN announced that Item No. 4 PLH24-0031 Sneakerheadz Restaurant and Lounge, has been pulled to action and there will be a full presentation at the Regular Meeting following the Study Session this date.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, November 20, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 5:31 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chair

Meeting Minutes

Planning and Zoning Commission

Regular Meeting

October 16, 2024 | 5:30 p.m.
Chandler City Council Chambers
88 E. Chicago Street, Chandler, AZ



Call to Order

The meeting was called to order by Chair Heumann at 5:40 p.m.

Roll Call

Commission Attendance

Chair Rick Heumann
Vice Chair Sherri Koshiol
Commissioner Michael Quinn
Commissioner Kyle Barichello
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer

Staff Attendance

Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
Lauren Schumann, Principal Planner
Alisa Petterson, Senior Planner
Darsy Omer, Associate Planner
Taylor Manemann, Associate Planner
Alyssa Siebers, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

Absent

Commissioner Rene Lopez – Unexcused

CHAIR HEUMANN announced Commissioner Lopez absence this date will be deemed unexcused as Commissioner Lopez has not contacted Planning staff.

Scheduled and 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.

CHAIRMAN HEUMANN stated he has received one speaker card in opposition of Item No. 2 PLH24-0025 City Code Amendments-State Housing Mandates and Item No. 3 PLH24-0036 Commercial

Building Adaptive Reuse Policy from DUANE LIDMAN, 23 W. PALOMINO DR. Mr. Lidman confirmed that he wanted his opposition noted for the record and did not want to speak on these items.

Consent Agenda and Discussion

1. September 18, 2024, Planning and Zoning Commission Meeting Minutes

Move Planning and Zoning Commission approve Planning and Zoning Commission meeting minutes of the Study Session of September 18, 2024, and Regular Meeting of September 18, 2024.

2. PLH24-0025 CITY CODE AMENDMENTS-STATE HOUSING MANDATES

The City of Chandler initiative to amend city code Chapter 35 Land Use and Zoning pertaining to state bills signed within the 2024 legislative session relating to backyard chickens, accessory dwelling units, and establishing review timelines for residential zoning applications.

Move Planning and Zoning Commission recommend approval of proposed text amendments to backyard chickens, accessory dwelling units, final plats, and establishing review timelines for residential zoning applications, as recommended by Planning staff.

3. PLH24-0036 COMMERCIAL BUILDING ADAPTIVE REUSE POLICY

The request for adoption of city policy establishing objective standards to allow multi-family residential development or adaptive reuse of existing commercial, office, or mixed-use buildings on parcels at least one (1) acre in size but not larger than twenty (20) acres without requiring a public hearing, if the developer provides ten (10) percent of the total dwelling units for either moderate-income or low-income housing for at least twenty (20) years. The policy originates from House Bill 2297 signed within the 2024 legislative session.

Move Planning and Zoning Commission recommend approval of city policy establishing objective standards to allow multi-family residential development or adaptive reuse of existing commercial, office, or mixed-use buildings on parcels at least one (1) acre in size but not larger than twenty (20) acres without requiring a public hearing, if the developer provides ten (10) percent of the total dwelling units for either moderate-income or low-income housing for at least twenty (20) years, as recommended by Planning staff.

5. Notice of Cancellation of the November 6, 2024, Planning and Zoning Commission Hearing

Move Planning and Zoning Commission cancel the November 6, 2024, Planning and Zoning Commission Hearing.

Consent Agenda Motion and Vote

VICE CHAIR KOSHIOL moved to approve the Consent Agenda of the October 16, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER QUINN.

Action Agenda Item 4 and Discussion

4. PLH24-0031 SNEAKERHEADZ RESTAURANT AND LOUNGE

TAYLOR MANEMANN, ASSOCIATE PLANNER presented details regarding the request for Use Permit approval for a Series 6 Bar Liquor License and for an Entertainment Use Permit to allow outdoor patio speakers/TVs for sporting events and live indoor entertainment including DJs, live musical performances, karaoke, and comedy. The new business is located at 3002 N Arizona Ave, Suites 18 and 19, at the northwest corner of Arizona Ave and Elliot Rd.

An Addendum Memo was presented to the Commission with additional items that were received after the staff memo was distributed.

DAVID DE LA TORRE, PLANNING MANAGER introduced Taylor Manemann to the Commission. He stated Taylor was previously working with Gammage & Burnham has been on the planning team for approximately six months.

CHAIR HEUMANN sought clarification on the entertainment use permit.

TAYLOR MANEMANN, ASSOCIATE PLANNER explained the Applicant is essentially requesting all types of live entertainment included within the city code's definition.

CHAIR HEUMANN asked if staff was able to look into the issues brought up in the addendum memo, specifically regarding other bars owned by the Applicant or if this is something the State Liquor Board would need to review.

DAVID DE LA TORRE, PLANNING MANAGER responded staff had received an email from the daycare the previous day with the information provided and distributed to the Commission. He explained the email indicated the Applicants are owners of an establishment in Mesa that encountered numerous issues, including shootings. He further stated the daycare expressed concern about similar incidents occurring at the current site. He clarified staff has not investigated this matter, as it was not within their purview as a planning function, though it could be something the State Department of Liquor would examine and staff can check with them.

COMMISSIONER SCHWARZER asked what are the operating hours of the daycare.

CHAIR HEUMANN advised he visited the daycare earlier in the day and the operation hours are 7:00 a.m. to 6:00 p.m., with some carryover until about 6:30 p.m.

TAYLOR MANEMANN, ASSOCIATE PLANNER confirmed this information was correct.

CHAIR HEUMANN confirmed there were no further questions or comments from Commission to planning staff. He invited the Applicant to come forward and asked them to provide their name and address for the record. He also asked them to address the daycare's concerns and discuss details about any other establishments they owned.

JERMAINE PRINCE, APPLICANT thanked the Commission for the opportunity to speak and introduced himself. He advised they have made all efforts possible to address the daycare's concerns. He shared that he was a silent partner on the prior bar and that he had pulled his liquor license two days before any issues arose due to disagreements over management choices such as security and he has held onto the liquor license for three years. He explained that he met his partner for Sneakerheadz, Carlos Howard about a year ago and both were athletes, he had played basketball for the Air Force, while Carlos had played football and they decided to partner and create Sneakerheadz. He stated they both had a passion for food, intending to make Sneakerheadz a Caribbean restaurant with healthy lifestyle options like protein shakes and a regular menu. He further stated they wanted to use their influence in sports to bring celebrity athletes to Chandler and hoped to bring comedians, local bands, and karaoke, which was why they were requesting the live entertainment use permit. He explained that it is their intentions to work with the neighborhood and bring additional culture to Chandler.

CHAIR HEUMANN asked if Jermaine and Carlos were involved with the bar in Mesa and if it was their intentions to run it independently from the establishment in Mesa.

JERMAINE PRINCE, APPLICANT clarified that the establishment in Mesa is still in operational but was no longer connected to him or his partner.

CHAIR HEUMANN asked if the Applicants were able to meet with the daycare owner and workout some of their concerns.

JERMAINE PRINCE, APPLICANT advised that he attempted to contact the daycare owner by phone and meet with him on multiple occasions and they do not appear to be open to it. He explained they tried to make necessary adjustments to get the daycare's approval. He stated that they put up curtains, asked staff members to enter the establishment through the back rather than the front, and adjusted staff's uniforms to address concerns brought up by the daycare.

CHAIR HEUMANN mentioned that the daycare has been there for 18 years, and he could understand their intent to protect their operations, especially since children are involved.

COMMISSIONER BARICHELLO commented he noticed that Sneakerheadz made seven adjustments to address the daycare's concerns, and he appreciated the effort. He expressed hope for a resolution and recognized that the Applicant has made a fair effort to respond to concerns.

CHAIR HEUMANN advised that he tried to visit the establishment earlier today, but they were closed. He asked about smoking on the back patio, noting its close proximity to the daycare playground. He stated there are several Chandler establishments who have banned smoking and suggested the possibility of no smoking on the patio to avoid any problems or only allowing it only after daycare is closed at 7:00 p.m.

JERMAINE PRINCE, APPLICANT responded he does not have an issue with restricting smoking to after 7:00 p.m. in the patio. He mentioned that he instructed his employees to smoke on the opposite side of the building to accommodate to the concern raised by the daycare about smoking near their trash cans. He further mentioned these are the trash cans are the location for where the daycare staff smokes.

COMMISSIONER SCHWARZER asked about the building's current occupancy.

JERMAINE PRINCE, APPLICANT responded that the occupancy limit is approximately 350, but he is not entirely certain of the exact number at the moment.

COMMISSIONER SCHWARZER asked if they expect Sneakerheadz to exceed occupancy limits during peak hours and have lines outside the building.

JERMAINE PRINCE, APPLICANT replied they do not expect to exceed occupancy limits, except perhaps during nighttime hours.

COMMISSIONER GOLLA inquired about the parking situation, particularly if there were designated spaces for the daycare versus the bar. She presented concerns about safety for children around an establishment that serves alcohol and asked how they can create the safest environment possible for children.

JERMAINE PRINCE, APPLICANT advised that Sneakerheadz does not have designated parking. He mentioned that the parking lot is shaped like a triangle and that the daycare has signs marking their own parking areas.

CHAIR HEUMANN thanked the Applicant and asked if there was anyone present from the daycare.

HOLBERT MAGID, 3002 N. ARIZONA AVENUE introduced himself and explained that the daycare has operated at this location for 18 years without any issues related to nearby restaurants. He feels this establishment is different, as it is associated with being a bar and nightclub and it's location is so close to a facility for young children. He emphasized their daycare supervises children ranging from infants to 12 years of age, and the presence of liquor, bars, and nightlife activities raised very valid concerns for their staff and the families. He stated that his employees share the same concerns and are worried for their job security if daycare attendance is affected. He advised that some parents voiced worries about the impact on their children and were waiting for the outcome of the public hearing before making decisions about their daycare arrangements. He further stated the advertising and soft opening raised a lot of concerns for parents of the daycare. He explained that he understands that a bar could be a legitimate business, but he worried about the potential effects on his daycare and other businesses in the center. He explained it is hard for them to adjust to what is happening with the addition of the bar and trying to anticipate potential issues. He stated that the daycare is concerned for their clients and as parents as it is imperative to create the best possible environment for children. He stated they are concerned for single mothers and families who are trying to put their children in the best care possible and there is a bar and nightclub near their children. He mentioned the state liquor license prohibits distance from a "school" and does not specify if preschools are included under this category, he explained that the daycare is a preschool and offers programs K-6, which qualified as a school in his understanding, though the daycare is not offered the same protection. He presented concerns regarding the issue of noise and how bars and nightclubs could still become loud and rowdy, he stated that as parents dropped off or picked up their children, they could be exposed to undesirable activities due to the night club such as drugs or smoke, especially since parents with infants pass through the breeze way. He asked that stipulations be added to safeguard the families and children, especially as many of their clients are single mothers. He concluded by reiterating his concern over the potential risks associated with drugs exposure to smoke, and even theft and vandalism.

COMMISSIONER BARICHELLO asked if the daycare is aware of the conditions in place, noting that the one-year permit term could alleviate some of his concerns.

HOLBERT MAGID, 3002 N. ARIZONA AVENUE responded that he is aware of the conditions and appreciated the safeguards in place however, he stills feels uncertain about potential issues. He presented concerns regarding noise, especially during the day since the music can be heard through the walls. He also mentioned concerns with hookah smoking inside and smoking outside.

CHAIRMAN HEUMANN asked planning staff with a Series 6 license, if smoking was prohibited within 25 feet of the facility's front entrance per Arizona's smoke-free law.

KEVIN MAYO, PLANNING ADMINISTRATOR confirmed the smoke-free Arizona law requires a 25-foot no-smoking radius at the front entrance, regardless of the license type.

COMMISSIONER QUINN sought clarification on the entertainment hours, he asked if live entertainment would not occur during daycare hours.

CHAIR HEUMANN asked if planning staff could clarify the hours for Fridays.

TAYLOR MANEMANN, ASSOCIATE PLANNER clarified the hours would be weekdays from 7:00 p.m. to 9:00 p.m. for outdoor patio speakers and weekends from 11:00 a.m. to 11:00 p.m.

CHAIR HEUMANN expressed his understanding of the daycare's need for a safe environment. He mentioned that he had visited the site earlier and acknowledged the significance of having safeguards for both businesses and for safety of the children involved. He presented concerns about smoking in the area and pointed out that state statutes would address this issue. He mentioned the Applicant was willing to take certain actions, such as ensuring the parking lot is cleaned daily. He emphasizes there is a one-year stipulation on this case and if there are significant complaints, that staff has the authority to bring the Applicant in to resolve such issues. He confirmed there were no further questions or comments from the Commission Members for the Mr. Magid and asked if the Applicant could back before the Commission to provide clarification regarding the speaker's statements. He confirmed the Applicant was aware and agreed to the conditions in place, including daily lot maintenance, and asked if they intended on having hookah smoking on the back patio.

JERMAINE PRINCE, APPLICANT stated they intend on having hookah smoking.

CHAIR HEUMANN asked if the hookah smoking would only be taking place at certain times of the day and asked planning staff about the proximity of smoking areas to other businesses. He believed the Smoke Free Arizona restriction for establishments are 40-50 feet away from another business.

DAVID DE LA TORRE, PLANNING MANAGER responded that staff would look into this.

CHAIR HEUMANN stated he believed the patio should be smoke-free during the day, with employees who smoke required to do so away from the building. He emphasized the importance of the Applicant's success, but also protection of neighboring businesses. He asked if the Applicant was aware and comfortable with the stipulations.

JERMAINE PRINCE, APPLICANT confirmed that they are agreeable to the conditions.

CHAIRMAN HEUMANN asked if there were any other members of the audience who wanted to speak on this item.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE introduced himself and stated his wood craft store is located in the same business complex and has been there for 17 years. He advised that his business is separated from Sneakerheadz by a buffer, but he still has concerns. He pointed out the establishment is inconsistent with what is established in the area and there is noting that constitutes the need for a bar. He stated his concerns are the afterhours lounge or nightclub component proposed for the establishment, he presented concerns about the potential for increased vandalism and trash. He stated the bar is a far departure from what is out there, which includes a hair salon, daycare, WIC office, insurance agency, nail salon, two churches, and a Buddhist temple. He pointed out the Applicant has been involved in another business where issues occurred and asked, as a partial owner why he did not step in earlier to prevent issues. He emphasized concerns for his own and surrounding businesses as their clientele are older adults or families and if a violent incident occurred, it could negative impact all the businesses in the area substantially. He further stated that he has reviewed the stipulations and questioned the effectiveness and pointed out the proposed security measures are for "planned events" without the definition of a planned event. He asked if security would only be present for high-profile events leaving other times without security. He pointed out the Applicant spoke about cleanliness, but there is no specific commitment made for daily cleanup of the parking lot or sidewalks. He stated following the soft opening, he found litter in front of his store and cups on top of nearby mailboxes. He emphasized the potential for property damage, such as someone throwing a beer bottle through his store's windows. He clarified that he had no issue with a restaurant, but he opposes the nightclub component of the business.

CHAIRMAN HEUMANN asked the speaker what is his hours of operation.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE advised his business hours are 8:30 a.m. to 7:30 p.m.

VICE CHAIR KOSHIOL asked if they were open seven days a week with the same business hours.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE clarified business hours change on the weekend, Saturday 8:30 a.m. to 6:00 p.m. and Sunday 10:00 a.m. to 4:00 p.m.

CHAIR HEUMANN asked how far away is the speaker's business from Sneakerheadz.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE advised his business is three suites away.

COMMISSIONER GOLLA asked if the speaker happened to know what the hours of the restaurant who was there previously.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE stated he believed the prior business closed at 10:00 p.m.

COMMISSIONER GOLLA asked if the prior business promoted a nightclub vibe.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE stated that the prior business was a family restaurant. He further stated the advertisements for Sneakerheadz originally were very provocative and it was clear that they were going for a different crowd and not providing a family environment.

CHAIR HEUMANN asked if the prior establishment served alcohol until 10:00 p.m.

DWAYNE EARNEST, 3002 N. ARIZONA AVENUE confirmed the prior establishment served alcohol until closing, but there were a few tables where this would occur.

CHAIR HEUMANN confirmed there were no further questions or comments from the Commission Members for the speaker. He confirmed there were no other members of audience who wanted to speak on this item and closed the floor. He acknowledging the legitimate concerns raised by neighboring business owners and expressed appreciation for their input. He also recognized the Applicant's efforts to establish a new business in the area and pointed out that a business's success relies on attracting patrons from different places. He emphasized that unresolved issues could deter customers and affect neighboring businesses and asked if staff could strengthen the language in the stipulations, particularly regarding security, to provide necessary assurances. He questioned the definition of "planned events" and suggested that if the establishment was drawing a different crowd after 7:00 PM, additional security might be essential. He pointed out that most businesses offering entertainment tend to have some form of security, and asked staff if they had recommendations for refining or enhancing these stipulations.

KEVIN MAYO, PLANNING ADMINISTRATOR mentioned the stipulations could include requiring security based on times or any time entertainment is provided. He presented concerns regarding difficulty of enforcing the security measures late at night.

CHAIRMAN HEUMANN responded that a one-year review period would allow intervention if issues arose, and any police incidents could be grounds for reconsideration.

KEVIN MAYO, PLANNING ADMINISTRATOR responded while staff could request the Applicant's security contract to verify the presence of security, having or not having security would not prevent or negate a police report if an incident occurred. He further stated by the end of the one-year review period, any police-reported events associated with the establishment would be recorded and considered, regardless of whether security had been in place.

CHAIR HEUMANN asked if there were any further questions or comments.

COMMISSIONER GOLLA expressed concerns regarding the Liquor Board not considering the daycare as a school, she emphasized a preschool is a school although by the letter of the law it is not considered a school.

COMMISSIONER BARICHELLO presented concerns about the risk of discriminating against a specific use and suggested that this process might be overreaching by adding numerous stipulations. He pointed out this case includes 12 stipulations; additional efforts made by the Applicant to work with the daycare to be a good neighbor; and a one-year timeframe as an opportunity to evaluate. He emphasized that word travels fast, especially complaints and that the businesses within the complex could organize collectively, communicate with each other, and address concerns directly with the Applicant to mitigate issues. He further stated if no resolution was reached, the businesses could collectively sign a petition to engage with the City or code enforcement, providing proof of any violations of the agreement's intent. He concluded by stating he accepted the conditions as they are presented and felt comfortable with them.

CHAIR HEUMANN announced that he agreed and disagreed with Commissioner Barichello's comments. He acknowledged the existing stipulations, but feels they need to be more specific and tightened. He highlighted the businesses in the area have been around for 18 to 20 years and could be significantly impacted within six months and he did not want to jeopardize those long-standing businesses, but also would like this new business to be successful. He pointed out that hearings like this are essential to ensure the Applicant fully understands the conditions, even though there is a one-year timeframe. He pointed out the need for balance and felt that the hearing provided an opportunity for the Applicant to confirm they understand their obligations. He pointed out that if the Applicant failed to uphold their responsibilities, their investment could be at risk, along with the money they were spending on improving the site. He proposed additional stipulations regarding security and more specific information including what constitutes an event and suggested performances like comedians and bands be defined as events. He also asked staff to add a stipulation prohibiting smoking on the property until after 7:00 p.m., due to the proximity of the daycare and the children's playground about 25-30 feet away from the patio. He emphasized the desire for the Sneakerheadz to succeed and the responsibility as Commissioners to safeguard both the City and surrounding businesses.

VICE CHAIR KOSHIOL pointed out the speakers' concerns for litter in other areas such as the breezeways and stated that specifically Stipulation No. 5, which requires the site to be maintained in a clean and orderly manner could be tighten up. She suggested that the stipulation be updated to be more specific by including the parking lot, patio, and breezeway or walkway areas in front of the site, provided that the Applicant is agreeable.

CHAIR HEUMANN agreed with Vice Chair Koshiol stating that this information is in the narrative, but it is important that this information is also reflected in the stipulations. He asked staff to

amend Stipulation No. 5 and for modified or additional stipulations to further restrict smoking on the patio and address security requirements for planned events.

DAVID DE LA TORRE read aloud amended Stipulation No. 5, amended Stipulation No. 10, and added Stipulations No. 13 and No. 14. He sought confirmation that the amended and added stipulations addressed all the Commission Member's concerns.

CHAIR HEUMANN asked if there were any questions or comments from the Commission.

COMMISSIONER BARICHELLO presented concerns regarding the smoking restriction on the patio. He pointed out that if people cannot smoke on the patio, they are going to smoke elsewhere, which can potentially impact neighboring businesses.

CHAIR HEUMANN acknowledged Commissioner Barichello's concerns and stressed the need to protect a nearby daycare from smoke on the patio. He stated that smoking on the patio would be allowed after 7:00 p.m.

COMMISSIONER SCHWARZER asked if the patio could be added to Stipulation No. 5.

DAVID DE LA TORRE, PLANNING MANAGER read aloud amended Stipulation No. 5.

CHAIR HEUMANN asked if the area surrounding the patio could be added to Stipulation No. 5.

DAVID DE LA TORRE, PLANNING MANAGER read aloud amended Stipulation No. 5.

CHAIR HEUMANN confirmed there were no further questions or comments from staff.

Action Agenda Item No. 4 Motion and Vote

Move Planning and Zoning Commission recommend approval of Use Permit and Entertainment Use Permit PLH24-0031 Sneakerheadz Restaurant and Lounge, subject to the conditions as recommended by Planning staff.

Recommended Conditions of Approval:

1. The Use Permit and Entertainment Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit and Entertainment Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

2. Substantial expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and Entertainment Use Permit and require a new Use Permit and Entertainment Use Permit application and approval.
3. The Use Permit and Entertainment Use Permit are non-transferable to other locations.
4. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. persons with disabilities shall have direct access to all indoor and outdoor pedestrian spaces).

Note: Stipulation No. 5 was amended as a result of the Planning and Zoning's discussion during the regular meeting:

5. The site including the pedestrian walkway in front of the shops, the patio and area surrounding the patio and the parking lot, shall be maintained in a clean and orderly manner.
6. No noise shall be emitted from outdoor speakers or live entertainment on the patio(s) in such a manner that exceeds the general level of noise emitted by uses outside the premises of the business and disturbs adjacent businesses and/or residential areas.
7. 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.
8. The establishment shall provide a contact phone number of a responsible person (i.e., bar owner and/or manager) to interested neighbors to resolve noise complaints quickly and directly.
9. The Use Permit does not override any State liquor licensing requirements. The applicant must comply with all regulations that pertain to the liquor license.

Note: Stipulation No. 10 was amended as a result of the Planning and Zoning's discussion during the regular meeting:

10. Live entertainment indoors may occur Monday through Friday from 7:00 p.m. to 2:00 a.m. and Saturday through Sunday 11:00 a.m. to 2:00 a.m. Speakers may be used on the outdoor patio Sunday through Thursday from 7:00 p.m. to 9:00 p.m. and Friday through Saturday from 11:00 a.m. to 11:00 p.m.
11. Live entertainment shall be limited indoors to include disc jockeys (DJs), karaoke, live bands, performers, comedians, and dancing. The outdoor patio shall be limited to speakers and TVs for sporting events.

12.All exterior doors on the outdoor patio and the front of the suite shall remain closed and not be kept open except for when being passed through.

Note: Stipulation No. 13 and No. 14 were added as a result of the Planning and Zoning's discussion during the regular meeting:

13.Smoking shall be prohibited on the outdoor patio prior to 7PM on weekdays

14. Security personnel shall be provided onsite during all events.

CHAIR HEUMANN moved to approve the Action Agenda of the October 16, 2024, Regular Planning and Zoning Commission Meeting with Stipulations presented by staff, amended Stipulations No. 5 and No. 10, and added Stipulations No. 13 and No. 14; Seconded by COMMISSIONER SCHWARZER.

Motion carried (5-1), Commissioner Golla dissenting.

CHAIR HEUMANN announced that the Planning and Zoning Commission is a recommending body to the City Council and PLH24-0031 Sneakerheadz Restaurant and Lounge will be heard before City Council on November 7, 2024; therefore, the public and speakers tonight will have another chance to let their concerns be heard.

Member Comments/Announcements

VICE CHAIR KOSHIOL announced that this Saturday, October 19, 2024, is the Annual For Our City Day. She stated it is a great opportunity to revitalize a neighborhood and it happens every October. She encouraged everyone who has not participated before to do so and if you are not able to attend this year to look for it next year.

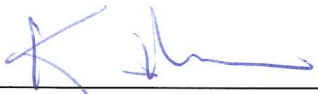
CHAIR HEUMANN echoed Vice Chair Koshiol's statements and explained that For Our City Day is a very cool event with hundreds of volunteers who spruce up yards, paint, and revitalize the community. He also mentioned there are a lot of neighborhood block parties.

Calendar

The next regular meeting will be held on Wednesday, November 20, 2024, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

The meeting was adjourned at 6:36 p.m.



Kevin Mayo, Secretary

Rick Heumann, Chair



Planning & Zoning Commission Memorandum
Memo No. 24-062

Development Services

Date: November 20, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Taylor Manemann, Associate Planner
Subject: PLH24-0021/PLT24-0007 Chandler 56
Request: Rezoning from Planned Area Development (PAD) for automobile storage and salvage yard uses to Planned Area Development (PAD) for Planned Industrial (I-1) type uses and automotive accessory sales and installation uses

Preliminary Development Plan (PDP) approval for site layout and building architecture

Preliminary Plat approval for an industrial development within three lots

Location: 13.9-acre site generally located 1/4 mile north of the northeast corner of 56th Street and Chandler Boulevard

Applicant: Jason Morris, Withey Morris Baugh

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning, PLH24-0021 Chandler 56, Rezoning from Planned Area Development (PAD) for automobile storage and salvage yard uses to Planned Area Development (PAD) for Planned Industrial (I-1) type uses and automotive accessory sales and installation uses, subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan, PLH24-0021 Chandler 56, 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, PLT24-0007 Chandler 56, subject to the condition as recommended by Planning staff.

Background Data:

- Subject site is approximately 13.9 acres and currently consists of two parcels zoned PAD for automobile storage and salvage yard uses
- Both parcels were zoned under separate cases with the southern parcel receiving PAD zoning in 1987, followed by the northern parcel in 1994
- The site is currently used as an industrial storage yard with a warehouse, repair garage, and ancillary structures
- Applicant is proposing a single-phase project consisting of three (3) flex industrial buildings allowing for light industrial uses, research and development, tech-related businesses, and automotive accessory sales and installation uses
- The site is currently owned by Sun Valley Community Church and was previously owned by Valley Christian Schools. Both the church and the school had considered expanding their operations to the site, but decided not to after discovering more about the site's constraints and incompatibility with city adopted plans designating the site as industrial.
- Staff is proposing a stipulation to prohibit church and school uses on the site.

Surrounding Land Use Data:

North	Industrial Uses: Construction Company and HVAC Contractor	South	Industrial Uses: Paving materials supplier
East	Industrial Uses: Asphalt contractor	West	56th Street, then Industrial Uses

General Plan and Area Plan Designations

Plans	Existing	Proposed
General Plan	Employment within the Loop202/I-10 growth area	No Change

Proposed Development

Lot Size	13.9 acres
----------	------------

Building Square Footage	Three buildings totaling approximately 181,040 sq. ft.
Building Height	37'-7" provided 50' maximum allowed under PAD
Building Setbacks	Front (56th Street): 50' Side (North): 10' Side (South): 10' Rear (East): 10'
Landscape Setbacks	Front (56th Street): 20' Side (North): 10' Side (South): 10' Rear (East): 10' Perimeter landscaping is not required within the truck court to the east and south of Building C, given its adjacency to existing industrial uses
Lot Coverage	29% provided 55% maximum allowed under PAD
Proposed Materials	Concrete tilt with formed reveals Steel Canopies with wire mesh soffit at main entrances Color theme of gray tones with blue accents
Parking Spaces Required	363 parking spaces 2 stalls per 1,000 sq. ft.
Parking Spaces Provided	377 parking spaces

Review and Recommendation

The subject site is approximately 13.9 acres and consists of two parcels currently zoned PAD for automobile storage and salvage yard uses. Both parcels were zoned under separate zoning cases with the southern parcel receiving PAD zoning in 1987, followed by the northern parcel in 1994. The site is currently used as an industrial storage yard with a warehouse, repair garage, and ancillary structures.

The proposed development is a single-phase project consisting of three (3) flex industrial buildings allowing for light industrial uses, research and development, tech-related businesses, and automotive accessory sales and installation uses. School uses will be prohibited on the site. There are currently no end-users designated for the three buildings and therefore, the development has been

designed to accommodate a wide array of industrial users. The three buildings have been designed to be divisible per market demand. At this time, Buildings A and B are contemplated as single tenant buildings, while Building C is contemplated to accommodate two tenants.

The primary building material is tilt-up concrete panels and painted gray tones with an accent of blue. The main entrances to each building are visible from 56th Street and feature geometric cast-in concrete reveals and vision glass windows. The Site Plan has been designed around a 60-foot-wide gas easement which runs through the middle of the site. As the possible improvements are limited within this easement area, it will instead be utilized as a fire lane which doubles as a landscaped, pedestrian walkway. The walkway will be constructed with stabilized decomposed granite and landscaped in a way that encourages pedestrian activity and further activates this portion of the site.

Per Zoning Code Section 35-1902(5)(C), the Zoning Administrator may reduce or waive screening requirements for roof mounted equipment if a building is located within an industrial center or business park and roof-mounted equipment will not be visible from an arterial street or residential property. The applicant has provided a sight-line exhibit and roof plan to highlight portions of the roof where equipment cannot be located, to ensure no roof-mounted equipment will be visible from 56th Street. With no roof-mounted equipment visible from 56th Street and no residential property adjacent to the site, staff supports this reduction in screening requirements.

There are three (3) access drives proposed along 56th Street. The middle access drive aligns with Erie Street and provides full movement for predominantly truck traffic. The central drive serves the truck courts for all three buildings, which are oriented internal to the site and screened from public view by 8-foot-tall walls. The other two drives provide right-in / right-out movement to access auto parking and the front of the buildings. This will provide separation between truck and auto traffic. There are 377 auto parking stalls provided, exceeding the City's requirement of 2 stalls per 1,000 square feet. Provisions for future EV charging stations are integrated into the plan so that charging stations can be installed at a future time with tenant demand.

The proposed flex industrial development is compatible land use with the surrounding area and the General Plan Land Use designation. As such, Planning staff recommends approval subject to conditions.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- As the site is not located within 600 feet of any residentially zoned property, a written notice was sent in lieu of holding a neighborhood meeting.
- A public hearing sign was posted on the site.
- As of the writing of this memo, Planning staff is not aware of any concerns or opposition to the request.

Recommended Conditions of Approval:

Rezoning

Planning staff recommends Planning and Zoning Commission move to recommend approval of Rezoning from PAD for automobile storage and salvage yard uses to PAD for Planned Industrial (I-1) type uses and automotive accessory sales and installation uses, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Chandler 56" and kept on file in the City of Chandler Planning Division, in File No. PLH24-0021, 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. Uses permitted on the property shall be those permitted in the I-1 zoning district and automotive accessory sales and installation uses.
3. Schools, churches and other places of worship shall be prohibited.
4. The use of a data center as the primary use shall be prohibited.
5. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
6. Future median openings shall be located and designed in compliance with City-adopted design standards (Technical Design Manual #4).
7. 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.
8. 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.

9. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
10. The landscaping in all open-spaces shall be maintained by the adjacent property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
11. Minimum building setbacks shall be as follows:

Property Line Location	Minimum Building Setback
Front (56th Street)	50'
Side (North Property Line)	10'
Side (South Property Line)	10'
Rear (East Property Line)	10'

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 "Chandler 56" and kept on file in the City of Chandler Planning Division, in File No. PLH24-0021, 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 site shall be maintained in a clear and orderly manner.
3. Landscaping plans (including for open space, rights-of-ways, and street medians) and perimeter walls shall be approved by the Planning Administrator.
4. Landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. Fifty percent of the trees planted along the arterial streets shall be a minimum

of 36-inch box and be a minimum of 12-feet in height at the time of planting.

6. All raceway signage shall be prohibited within the development.
7. The monument sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
8. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
9. 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.
10. 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.

Preliminary Plat

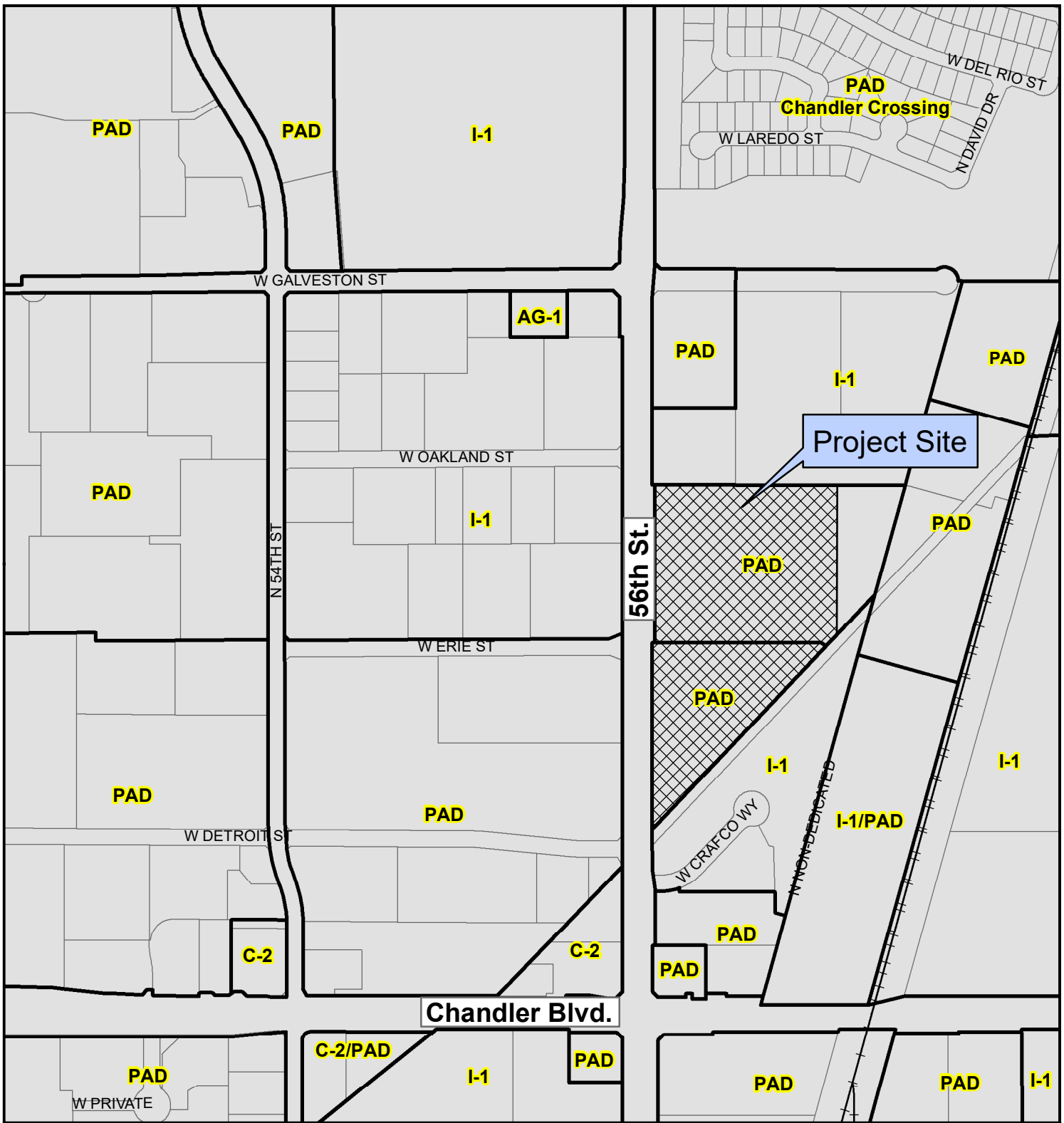
Planning staff recommends the Planning and Zoning Commission move to recommend approval of the Preliminary Plat subject to the following condition:

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

Attachments

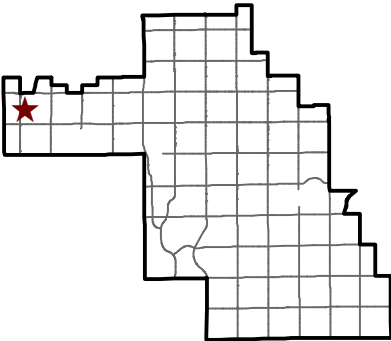
Vicinity Maps

Development Booklet



 PLH24-0021/PLT24-0007 Chandler 56

Project Details
Rezone/PDP/Preliminary Plat
Approx. 13.9 Acres
Proposed Flex Industrial Development



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



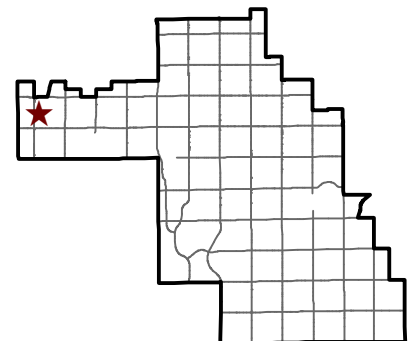
PLH24-0021/PLT24-0007 Chandler 56



Project Details
 Rezone/PDP/Preliminary Plat
 Approx. 13.9 Acres
 Proposed Flex Industrial Development



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



Chandler 56

Rezoning, Preliminary Development Plan and
Preliminary Plat Request

Case Nos. PLH24-0021, PLT24-0007

Final Submittal: October 28, 2024

3rd Submittal: October 11, 2024

2nd Submittal: September 17, 2024

1st Submittal: May 17, 2024



WITHEY
MORRIS
BAUGH

Development Team

Developer:



2555 East Camelback Road, Suite 100
Phoenix, AZ 85016

Legal Representative:

Withey Morris Baugh PLC

Jason Morris / Stephanie Watney, AICP
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

Architect:

Opus AE Group, L.L.C.

10350 Bren Road West Minnetonka, MN
55343-0110 952-656-4444

Civil Engineer:

Kimley-Horn

7740 N. 16th Street, Suite 300
Phoenix, AZ 85020

Landscape Architect:

Studio DPA

P.O. Box 3489
Gilbert, AZ 85299

TABLE OF CONTENTS

I. PAD.....	4
A. PROJECT OVERVIEW	4
B. RELATIONSHIP TO ADJACENT PROPERTIES	4
C. GENERAL PLAN AND ZONING	4
D. PERMITTED USES.....	5
II. PDP	5
A. DEVELOPMENT STANDARDS	5
B. SITE LAYOUT AND DESIGN	6
C. ARCHITECTURAL DESIGN AND THEME	6
D. LANDSCAPING.....	7
E. PARKING	7
F. SIGNAGE.....	7
G. PHASING	7
III. ENGINEERING.....	8
A. GRADING AND DRAINAGE.....	8
B. WATER AND SEWER	8
IV. SUMMARY	8

LIST OF EXHIBITS

AERIAL CONTEXT MAP	A
CONCEPTUAL SITE PLAN	B
PERSPECTIVE RENDERINGS	C
LANDSCAPE PLAN	D
ELEVATIONS	E
COLORS AND MATERIALS PALETTE	F
SITE DETAILS.....	G
PRELIMINARY GRADING AND DRAINAGE PLAN.....	H
PRELIMINARY PLAT	I

I. PLANNED AREA DEVELOPMENT

A. Introduction and Project Overview

On behalf of Opus Development Company, L.L.C, a national developer of high-quality flex light industrial developments, this application is a request for approval of a Planned Area Development (PAD), Preliminary Development Plan ("PDP") and Preliminary Plat for the property located at the northeast corner of W Detroit Street and 56th Street, otherwise commonly known as Maricopa County Assessor's Parcel Numbers 301-68-006U ("South Parcel") and -006S ("North Parcel") (cumulatively, the "Property") (See **Tab A, Aerial Map**). The North Parcel is approximately 8.82 acres and the South Parcel is approximately 5.09 acres, for a total of approximately 14 acres. The Property is currently utilized as an industrial storage yard which features four (4) existing structures including a 5,000 square foot repair garage and 16,000 square foot storage warehouse, a 2,084 residential-type building and a 6,350 canopy structure. The Property is a prime infill industrial property, surrounded by other I-1 type uses.

As detailed herein, the intent of this PAD is to establish site-specific permitted uses, as well development standards and design criteria for redevelopment of the Property as a high-quality flex industrial development which will provide new employment opportunities within a designated growth area. The proposed Project features approximately 181,030 square feet of building area across three (3) buildings. The proposed development is an appropriate land use for the Property given the character of the surrounding area and site encumbrances including a 60' wide gas easement which runs through the middle of the site, which limits the extent of possible improvements within this area.

Ultimately, this PAD is compatible with existing land use patterns in the area and redevelopment of it will help further the City's goals for this growth area.

B. Relationship to Adjacent Properties

The Property is bound by 56th Street to the west; and, along its east boundary is the Kyrene Branch Canal. The area surrounding the Property consists of I-1 and PAD zoning to the north, east, south. To the west, beyond 56th Street, are I-1 and PAD uses.

C. General Plan and Zoning

The City of Chandler General Plan designation for the Property is "Employment". The "Employment" category is intended to strengthen the City's economic base by expanding growth areas and identifying a variety of employment areas for future growth. Major employers, knowledge-based industries, and industrial/business parks are encouraged within the Employment category. Additionally, a compatible mix of supporting commercial uses may be considered.

The Property is also designated as being within the Loop 202/I-10 Growth Area, which supports warehousing and large manufacturing with smaller support businesses. With the amount of traffic that passes by this area and the regional connectivity provided by the freeways, there is an opportunity to

redevelop the Property with new employment uses. The General Plan outlines policies for this Growth Area such as encouraging “business development that can benefit from strategic connectivity to regional, state, and interstate transportation key commerce corridors.” Accordingly, this request conforms to the General Plan.

The North and South Parcel are zoned today with independent Planned Area Development districts for auto-storage and salvage uses. Because the existing PAD’s are specific to auto-storage / salvage uses, a rezoning is required to provide a framework for development of the Property as envisioned. Accordingly, this PAD/PDP is requested to allow flex light industrial uses as permitted at the Property, and to establish site layout and building architecture for the Project, as detailed further below. This request will result in the highest and best use of the Property.

D. Permitted Uses

All uses permitted in the Planned Industrial (I-1) District of the Chandler Zoning Ordinance; research and development; tech-related business; and automotive accessory sales and installation uses. School uses shall be prohibited.

II. Preliminary Development Plan

The PDP establishes the site and building standards for development of the Property.

A. Development Standards

All development standards in the I-1 zoning district of the Chandler Zoning Ordinance shall apply to the Property, except as provided herein. In the event of a conflict between a provision of this application and a provision of the Chandler Zoning Ordinance, the provisions of this PAD shall apply. Refer to **Table 1** for a summary of development standards for this proposal.

Table 1 – Development Standards	
Development Standard	PAD
Building Height	Max. 55 feet
Building Setbacks (Min)	
Front (56 th Street)	50’
Side (North Property Line)	10’
Side (South Property Line)	10’
Rear (East Property Line)	10’
Perimeter Landscape Setbacks (Min)	
Front (56 th Street)	20’
Side (North Property Line)	10’
Side (South Property Line)	10’ (1)
Rear (East Property Line)	10’ (1)
Lot Coverage (Max)	55%

- (1) *Perimeter landscaping is not required within the truck court to the east and south of Building C, given its adjacency to existing I-1 industrial uses and potential for conflicts.

B. Site Layout and Design

The proposed project consists of three flex-industrial buildings totaling approximately 181,030 gross square feet. Refer to **Tab B, Conceptual Site Plan**. The Project is being developed on a speculative basis, without known tenants, and is designed to accommodate a wide array of industrial users.

Three (3) access drives are proposed along 56th Street. The central access drive aligns with Erie Street and provides full movement for predominantly truck traffic. The central drive serves the truck courts, which are oriented internal to the site and screened from public view by 8-foot-tall walls. The outboard drives provide right-in / right-out movement to access auto parking and the front of the buildings. Auto parking is screened from public view by a combination of 32-inch-tall CMU walls and landscaping. The strategy for the access drives and internal vehicular circulation provides separation between truck and auto traffic to improve site function and safety. Pedestrian sidewalks at the north and south of the site connect the main entrances of the buildings to the existing public sidewalk along 56th Street. Approximately 377 auto parking stalls are provided at a ratio exceeding 2 stalls per 1,000 square feet, and thus meets the City's new parking requirements for flex industrial uses. Provisions for future EV charging stations are integrated into the plan so that charging stations can be installed at a future time with tenant demand.

Two (2) gas lines exist within a 60' wide easement which runs through the middle of the site, thus limiting the extent of possible improvements within this area. However, the gas easement area is planned to include a stabilized decomposed granite fire lane which doubles as a walkway and will be landscaped in a way that encourages pedestrian activity as a means of activating this portion of the site.

C. Architectural Design and Theme

The architectural vernacular of the proposed buildings is a modern character, with clean edges and forms provided. The main entrances to each building are visible from 56th Street and they stand out with a prominent geometric form. The entrance architecture is sculpted in a way that provides shade and integrates with the landscape design to provide pedestrian amenities. The primary building material is tilt-up concrete panels, which are embossed with a series of reveals and painted grey tones with an accent of blue. A mid-tone grey band is provided along the base of each building to visually anchor them to the ground and includes pedestrian scaled details. Windows are provided at eye level where potential office space would go, and clerestory windows are provided higher in the walls to allow daylight to penetrate deep into the space. Vertical banding carries across the façade to provide visual interest and uniformity across all buildings. The site is intended to have a campus-like architectural aesthetic. The project buildings are organized with internal truck courts and external auto parking. See **Tab C, Perspective Renderings, Tab E, Elevations, and Tab F, Colors and Materials Palette**.

D. Landscaping and Walls

Landscaping will be provided in accordance with the Zoning Ordinance, unless otherwise modified herein. The landscape architectural design for Chandler 56 will utilize a mix of regionally appropriate hardscape and planting materials that adhere to City of Chandler requirements, as well as fit with the surrounding area. The hardscape design will feature site amenities at each building entry including a low courtyard wall, bench seating, large-boxed shade trees and a boulder garden. The design of these elements is coordinated with the architectural features of the building, including related shade canopies.

Plant selections are based on low water use, durability, year-round color, and appropriateness of commercial sites. Landscape zones were established within the project limits and include Perimeter, Basins, Entries, Parking and Foundation plantings. Each zone is designed to utilize the best characteristics of the materials and maximize efficiency and aesthetics.

A low water use drip system and smart controller with rain sensors will be used for all landscape irrigation within the project site. No turf is being proposed.

The Project's frontage is planned with formal placements of Red Push Pistache, Evergreen Elm and Desert Willow, as well as strong massings of shrubs and accents, resulting in a strong formal streetscape design. Color, texture and massings will create visual interest for people and cars passing by. See **Tab D, Landscape Plan** and **Tab G, Site Details**.

The Property features an existing perimeter wall along the all sides of the Property excluding the street frontage. Perimeter and parking screen walls will be provided, as appropriate, along the 56th Street frontage to screen auto parking areas and truck dock areas.

E. Parking

As noted, there are 362 parking spaces required for the proposed development and 377 parking spaces are provided, exceeding the code minimums. The provided parking includes eleven (11) EV capable spaces and fifteen (15) accessible parking spaces. Bike racks will also be provided at each building entrance.

F. Signage

Signage for the Project will comply with the City's Zoning Code requirements.

G. Phasing

It is anticipated that the Project will be developed under a single phase, subject to market conditions.

III. Engineering

A. Grading and Drainage

Stormwater retention for the 100-year, 2-hour storm will be retained onsite in a combination of surface and underground retention basins. Retention basins will dissipate within 36-hours by the use of surface percolation and drywells. The site will be graded to drain stormwater runoff into these retention basins by the use of surface conveyance and storm drains pipes. **See Tab H, Preliminary Grading and Drainage Plan.** A preliminary plat is also provided herein at **Tab I.**

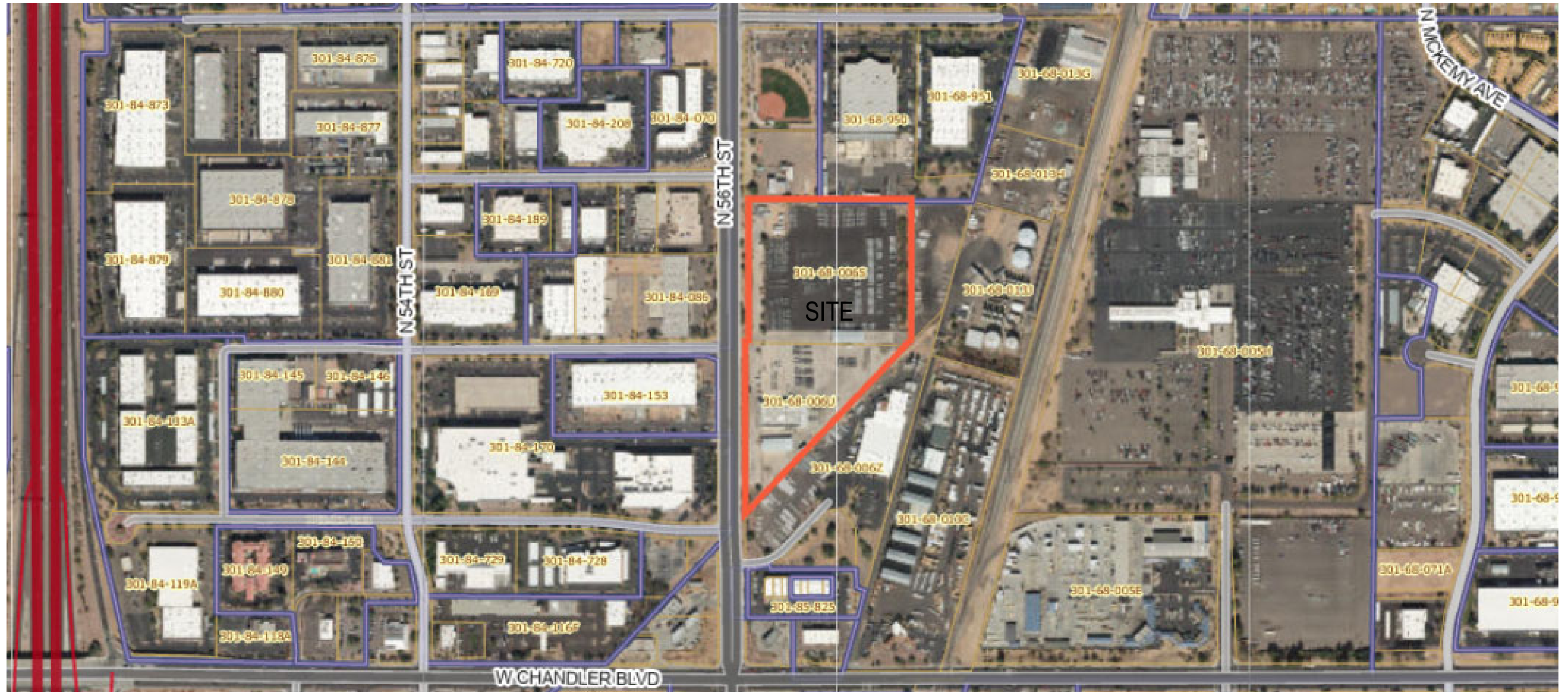
B. Water and Sewer

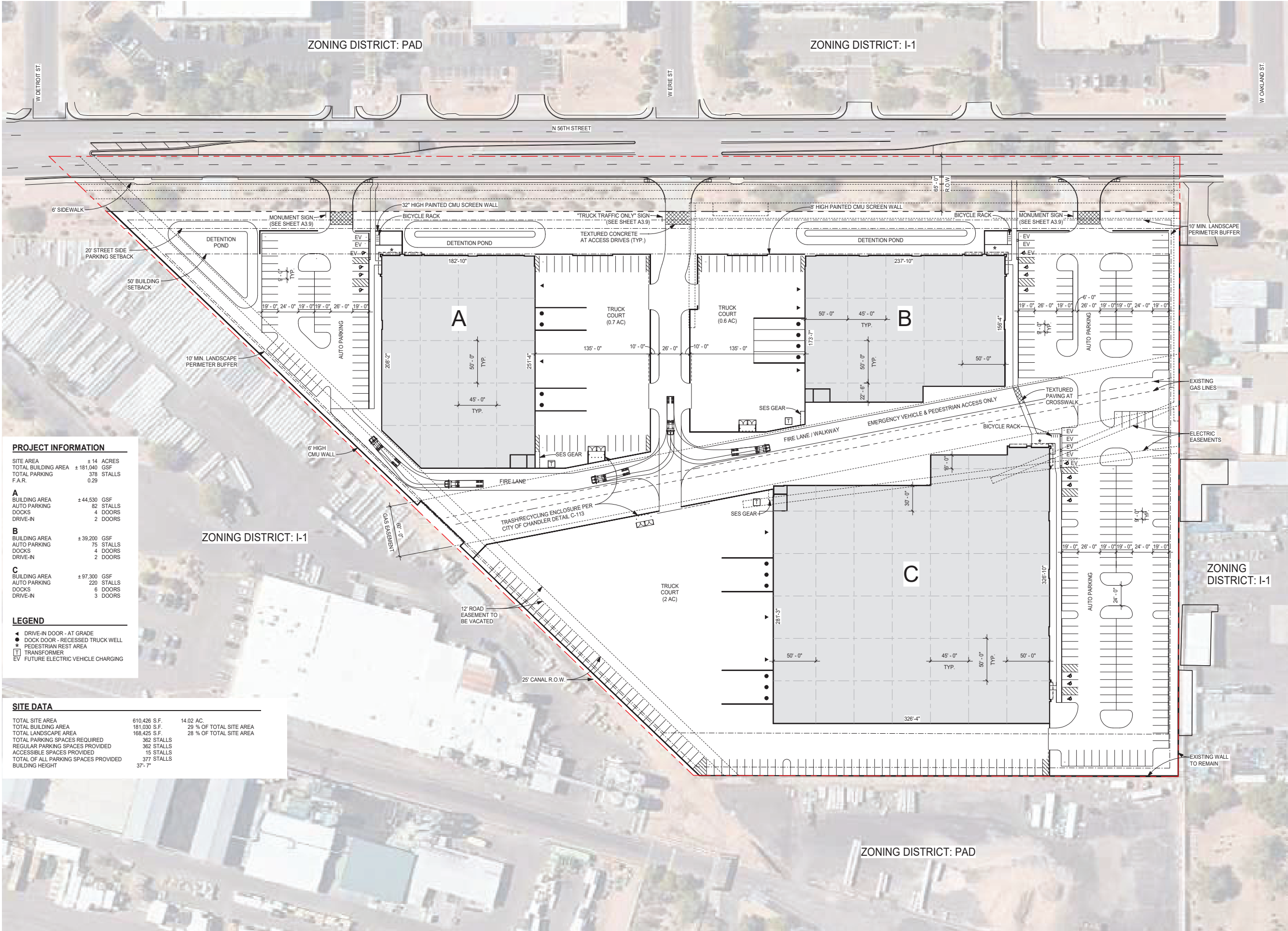
This Property is bound on the west by public right-of-way and existing public water and sewer infrastructure. Each building will have a separate domestic water and sanitary sewer service. For fire protection, a fire line will loop around the site with fire hydrants spaced at 500-foot maximum intervals to meet City of Chandler Fire Department requirements.

IV. Summary

Chandler 56 PAD will provide an attractive, high-quality development that will attract employment users to the area and provide new building inventory for businesses and employers who will contribute to the economic vitality of the City. This flexible project will accommodate a variety of business sizes and types to locate or expand their operations in an identified growth area. The proposed PAD/PDP conforms with and promotes the goals and objectives of the City of Chandler General Plan.

SITE AERIAL MAP





PROJECT INFORMATION

SITE AREA	± 14 ACRES
TOTAL BUILDING AREA	± 181,040 GSF
TOTAL PARKING	378 STALLS
F.A.R.	0.29

A

BUILDING AREA	± 44,530 GSF
AUTO PARKING	82 STALLS
DOCKS	4 DOORS
DRIVE-IN	2 DOORS

B

BUILDING AREA	± 39,200 GSF
AUTO PARKING	75 STALLS
DOCKS	4 DOORS
DRIVE-IN	2 DOORS

C

BUILDING AREA	± 97,300 GSF
AUTO PARKING	220 STALLS
DOCKS	6 DOORS
DRIVE-IN	3 DOORS

LEGEND

- ▲ DRIVE-IN DOOR - AT GRADE
- DOCK DOOR - RECESSED TRUCK WELL
- * PEDESTRIAN REST AREA
- [T] TRANSFORMER
- EV FUTURE ELECTRIC VEHICLE CHARGING

SITE DATA		
TOTAL SITE AREA	610,426 S.F.	14.02 AC.
TOTAL BUILDING AREA	181,030 S.F.	29 % OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	168,425 S.F.	28 % OF TOTAL SITE AREA
TOTAL PARKING SPACES REQUIRED	362 STALLS	
REGULAR PARKING SPACES PROVIDED	362 STALLS	
ACCESSIBLE SPACES PROVIDED	15 STALLS	
TOTAL OF ALL PARKING SPACES PROVIDED	377 STALLS	
BUILDING HEIGHT	37'- 7"	

**OPUS**
THE OPUS GROUP

Opus AE Group, L.L.C.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-656-4444

Opus Design Build, L.L.C.
2555 E Camelback Road, Suite 100
Phoenix, AZ 85016
602-648-5099

PROJECT

Envision 56

PROJECT ADDRESS

Chandler, AZ

PROJECT NUMBER

#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE

10/09/24

PROJECT MANAGER

CL

DRAWN BY

JW

CHECKED BY

DN

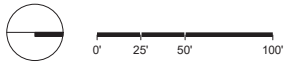
REGISTRATION

SHEET TITLE

Concept Site Plan

SHEET NUMBER

PLOT DATE: 10/9/2024 5:02:30 PM





Envision 56

PROJECT ADDRESS
Chandler, AZ

PROJECT NUMBER
#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

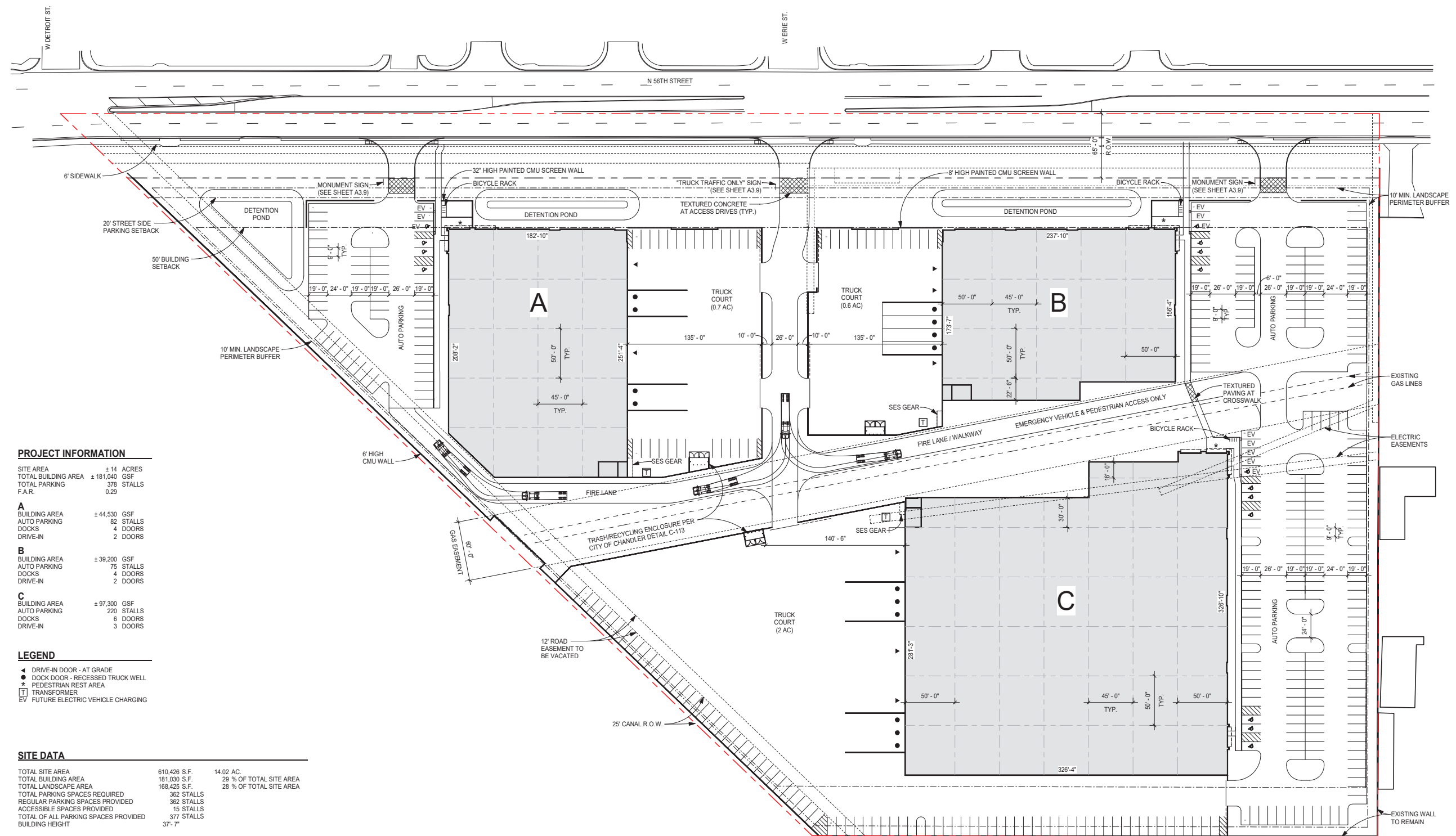
DN

REGISTRATION

Concept Site Plan - B/W

SHEET NUMBER

A1.2



PROJECT INFORMATION

SITE AREA	± 14	ACRES
TOTAL BUILDING AREA	± 181,040	GSF
TOTAL PARKING	378	STALLS
F.A.R.	0.29	

A		
BUILDING AREA	± 44,530	GSF
AUTO PARKING	82	STALLS
DOCKS	4	DOORS
DRIVE-IN	2	DOORS

B		
BUILDING AREA	± 39,200	GSF
AUTO PARKING	75	STALLS
DOCKS	4	DOORS
DRIVE-IN	2	DOORS

C		
BUILDING AREA	± 97,300	GSF
AUTO PARKING	220	STALLS
DOCKS	6	DOORS
DRIVE-IN	3	DOORS

LEGEND

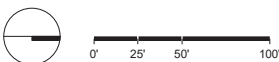
- ◀ DRIVE-IN DOOR - AT GRADE
- DOCK DOOR - RECESSED TRUCK WELL
- * PEDESTRIAN REST AREA
- T TRANSFORMER
- EV FUTURE ELECTRIC VEHICLE CHARGING

SITE DATA

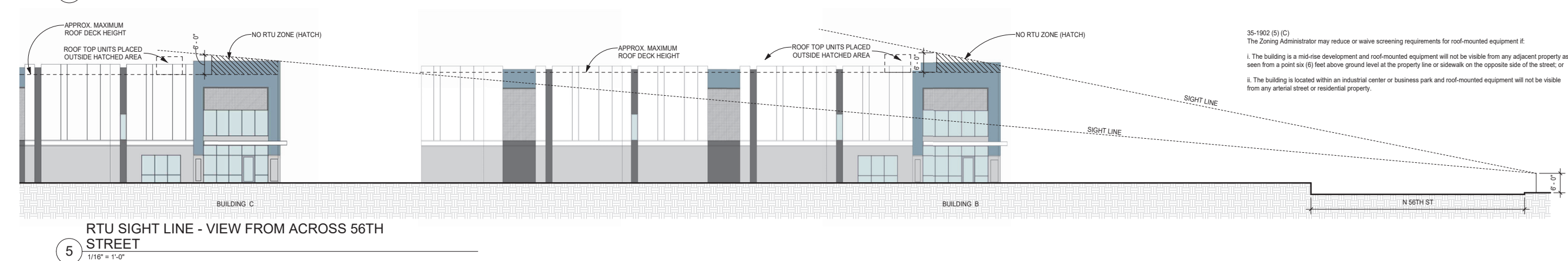
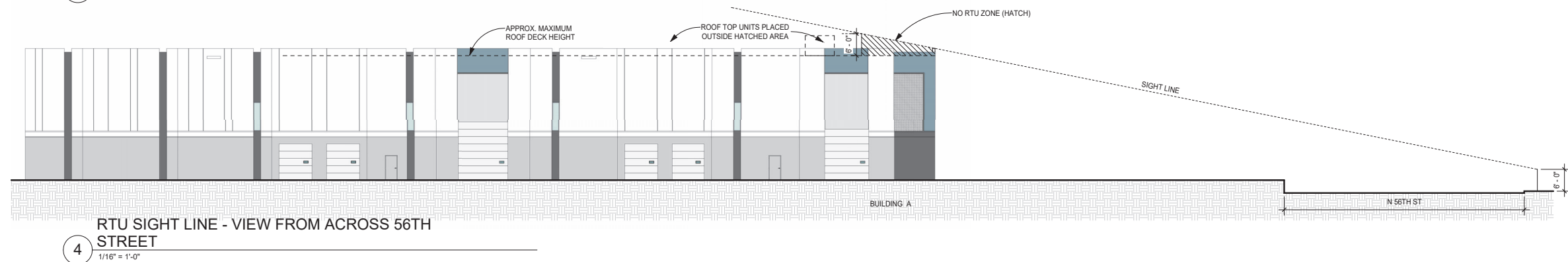
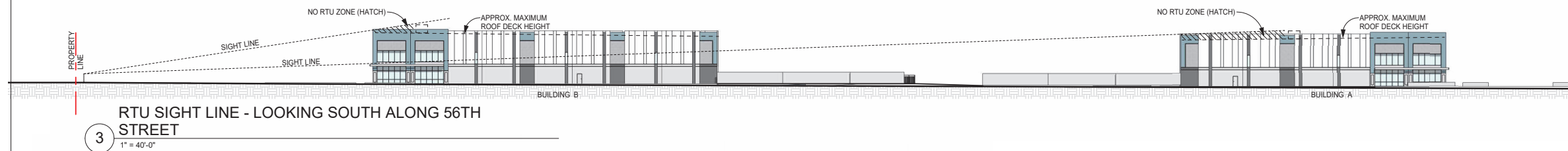
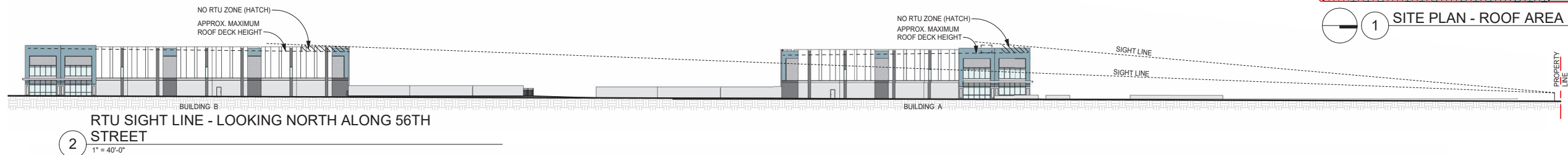
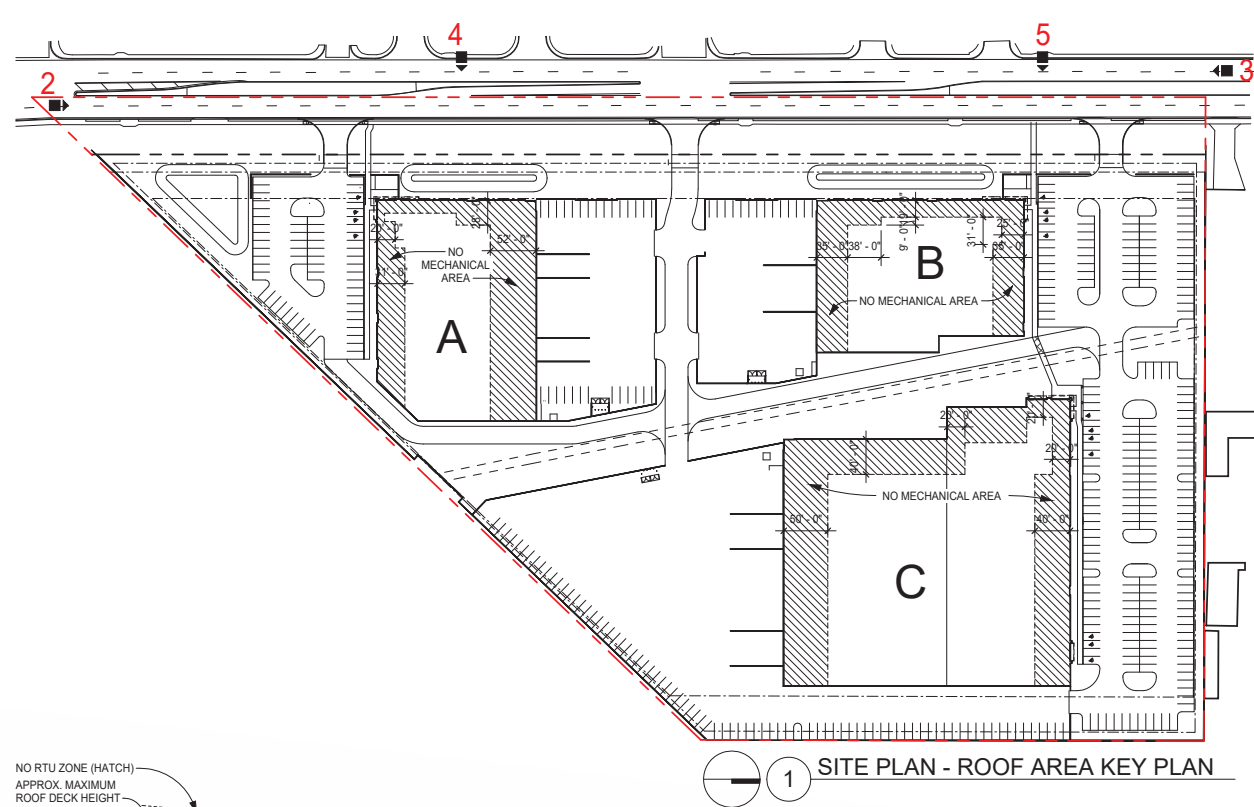
TOTAL SITE AREA	610.426 S.F.	14.02 AC.
TOTAL BUILDING AREA	181,030 S.F.	29 % OF TOTAL SITE AREA
TOTAL LANDSCAPE AREA	168,425 S.F.	28 % OF TOTAL SITE AREA
TOTAL PARKING SPACES REQUIRED	362 STALLS	
REGULAR PARKING SPACES PROVIDED	362 STALLS	
ACCESSIBLE SPACES PROVIDED	15 STALLS	
TOTAL OF ALL PARKING SPACES PROVIDED	377 STALLS	
BUILDING HEIGHT	37'- 7"	

10/9/2024 4:07:34 PM

PLOT DATE:



PLOT DATE: 10/28/2024 11:16:54 AM



35-1902 (5) (C)
The Zoning Administrator may reduce or waive screening requirements for roof-mounted equipment if:
i. The building is a mid-rise development and roof-mounted equipment will not be visible from any adjacent property as seen from a point six (6) feet above ground level at the property line or sidewalk on the opposite side of the street, or
ii. The building is located within an industrial center or business park and roof-mounted equipment will not be visible from any arterial street or residential property.



Opus AE Group, L.L.C.
10350 Glen Road West
Minnetonka, MN 55343-0110
952-656-4444

Opus Design Build, L.L.C.
2555 E Camelback Road, Suite 100
Phoenix, AZ 85016
602-648-5099

PROJECT
Envision 56

PROJECT ADDRESS
Chandler, AZ

PROJECT NUMBER
#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE
10/09/24
PROJECT MANAGER
CL
DRAWN BY
ME
CHECKED BY
DN

REGISTRATION

SHEET TITLE
Concept Site Plan - Roof
Area And Sight Line Views

SHEET NUMBER

A1.3



1 CONCEPT RENDERING

PROJECT

Envision 56

PROJECT ADDRESS

Chandler, AZ

PROJECT NUMBER

#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE	10/09/24
PROJECT MANAGER	CL
DRAWN BY	JP
CHECKED BY	DN
REGISTRATION	

SHEET TITLE

Concept Rendering

SHEET NUMBER



1 BIRDSEYE VIEW



3 SOUTH ACCESS BIRDSEYE VIEW



2 NORTH ACCESS PERSPECTIVE



4 BUILDING 'A' ENTRANCE PERSPECTIVE

PROJECT
Envision 56

PROJECT ADDRESS
Chandler, AZ

PROJECT NUMBER
#32338

ISSUE RECORD

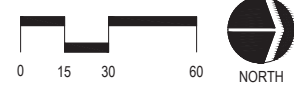
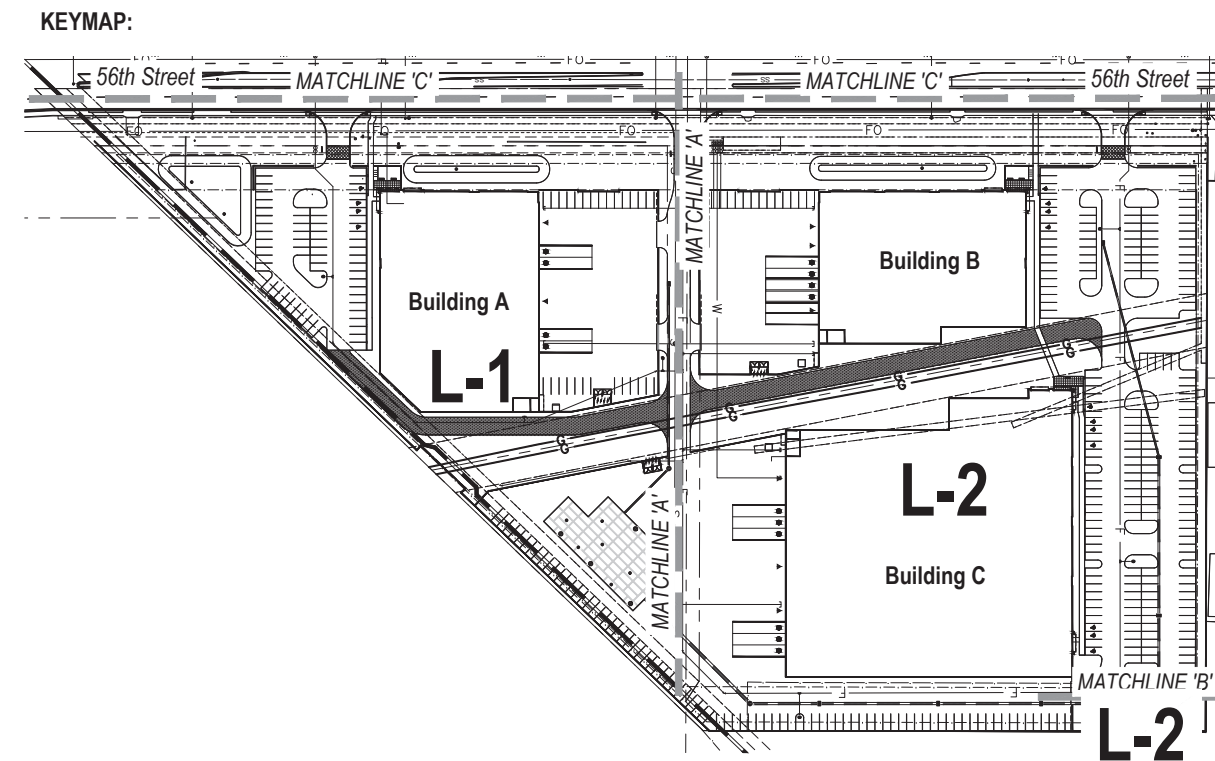
05/16/24	PDP - 1ST SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE
10/09/24
PROJECT MANAGER
CL
DRAWN BY
JW
CHECKED BY
JW

REGISTRATION

SHEET TITLE
Concept Perspectives

SHEET NUMBER



ROCK MULCH

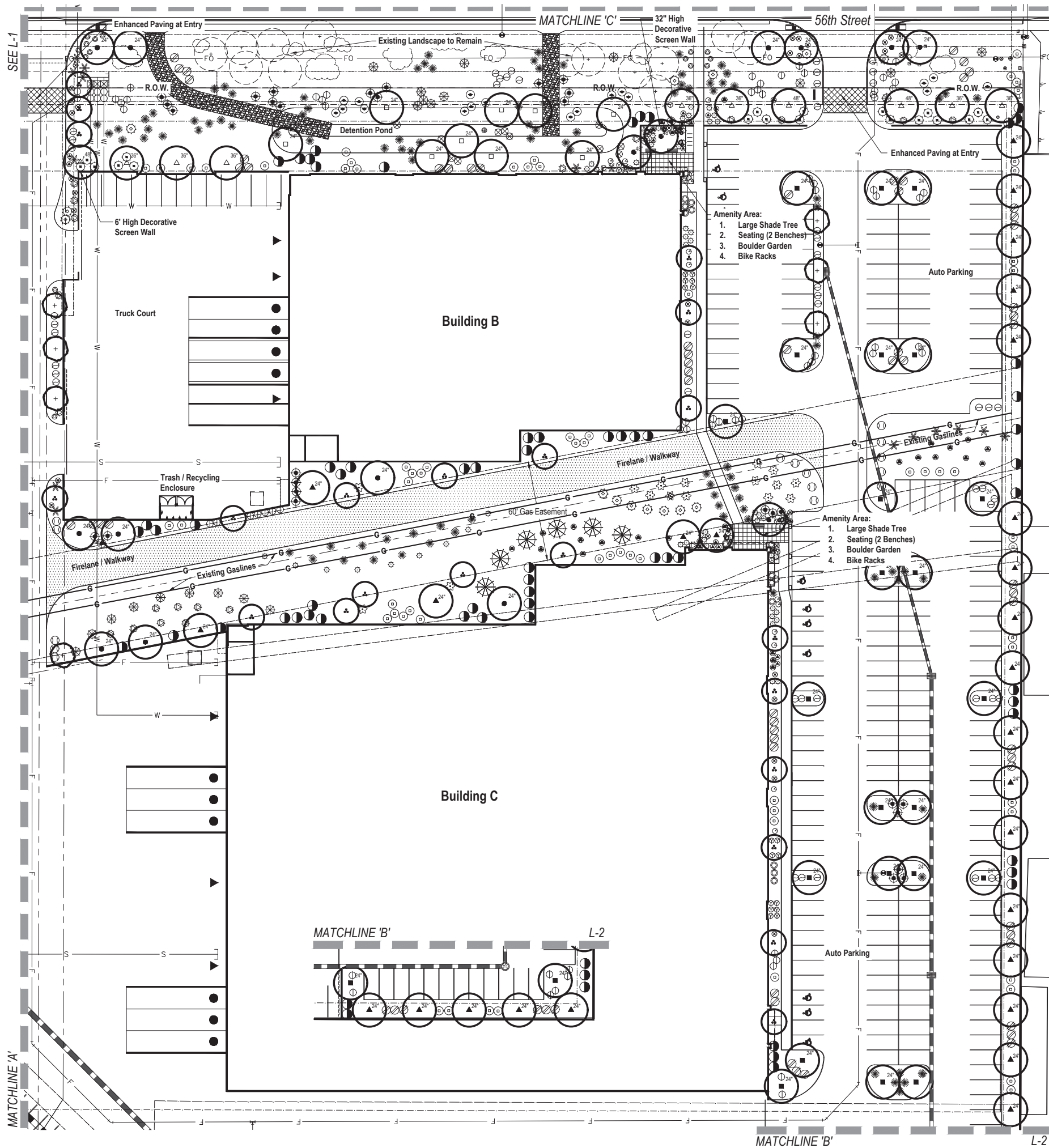
DG



DATE: REVISION:

SHEET 01 OF 04

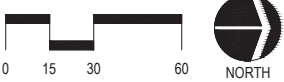
L-1



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:				
COMMON NAME				
	Existing Tree to Remain			
	Existing Shrubs to Remain			
	<i>Uhlmus Parvifolia</i>	36" Box	13	Single Trunk
	Evergreen Elm	48" Box	6	Single Trunk
	<i>Chitalpa tashkentensis</i>	24" Box	32	Single Trunk
	Chitalpa			
	<i>Chilopsis linearis</i>	24" Box	28	Multi-Trunk
	Desert Willow			
	<i>Pistachia chinensis</i> 'Red Push'	24" Box	18	Single Trunk
	Red Push Pistache	48" Box	5	Single Trunk
	<i>Quercus virginiana</i>	24" Box	27	Single Trunk
	Southern Live Oak			
Accent Trees:				
	<i>Caesalpinia mexicana</i>	15 gal	37	Single Trunk
	Mexican Bird of Paradise			
	<i>Acacia aneura</i>	15 gal	13	Single Trunk
	Mulga			
ACCENTS, GRASSES AND CACTI				
	<i>Aloe barbadensis</i> / Aloe Vera	5 gallon	75	
	Aloe (Yellow Blooming Variety)			
	<i>Agave weberi</i>	5 gallon	16	
	Weber's Agave			
	<i>Hesperaloe funifera</i>	5 gallon	42	
	Giant Hesperaloe			
	<i>Asclepias subulata</i>	5 gallon	55	
	Desert Milkweed			
	<i>Fouquieria splendens</i>	10 Cane Min.	12	
	Ocotillo			
	<i>Dasylirion wheeleri</i>	5 gallon	30	
	Desert Spoon			
	<i>Hesperaloe parviflora</i>	5 gallon	85	
	Red Yucca			
	<i>Muhlenbergia rigens</i>	5 gallon	189	
	Deer Grass			
	<i>Opuntia violacea</i> 'Santa Rita'	5 gallon	30	
	Purple Prickley Pear			
	<i>Echinocactus grusonii</i>	5 gallon	18	
	Golden Barrel Cactus			
SHRUBS				
	<i>Bougainvillea</i> spp.	5 gallon	39	
	Bougainvillea			
	<i>Calliandra californica</i>	5 gallon	82	
	Red Fairy Duster			
	<i>Dodonea viscosa</i>	5 gallon	109	
	Hop Bush			
	<i>Justicia californica</i>	5 gallon	35	
	Chuparosa			
	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gallon	116	
	Green Cloud Texas Sage			
	<i>Myrtus communis</i> 'Compacta'	5 gallon	26	
	Compact Roman Myrtle			
	<i>Nerium oleander</i> 'Little Red'	5 gallon	78	
	Dwarf Red Oleander			
	<i>Tecoma</i> x 'Orange Jubilee'	5 gallon	91	
	Orange Jubilee Tecoma Hybrid			
	<i>Simmondsia chinensis</i>	5 gallon	38	
	Jojoba			
	<i>Caesalpinia pulcherrima</i>	5 gallon	29	
	Red Bird of Paradise			
GROUNDCOVERS:				
	Aloe 'Blue Elf'	1 gallon	30	
	Aloe 'Blue Elf'			
	<i>Lantana</i> 'New Gold'	1 gallon	44	
	New Gold Lantana			
	<i>Lantana montevidensis</i>	1 gallon	47	
	Purple Lantana			
	<i>Rosmarinus officinalis</i> 'prostratus'	1 gallon	23	
	Prostrate Rosemary			
	<i>Callistemon viminalis</i> 'Little John'	1 gallon	29	
	Little John Brittle Bush			

ROCK MULCH:		
	DG	
	1/2" Screened, ROCKPROS USA "CARMEL"	150,000 SF
	2" Deep in all Landscape Areas	
	1/4" Minus Stabilized Decomposed Granite	18,425 SF
	Granite Boulders - Surface Select	10, 8, 6
	Small (1'x1'), Medium (1'x2'), & Large (2'x3')	



DATE:
10.22.24

PRELIMINARY LANDSCAPE PLAN

CHANDLER 56

PREPARED FOR: OPUS GROUP

CHANDLER, AZ 85226

DATE: REVISION:

PRELIMINARY
LANDSCAPE

SHEET 02 OF 04

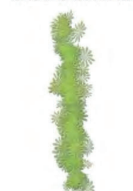
L-2



PLANT MATERIAL SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	COMMENTS
TREES:	COMMON NAME			
	Existing Tree to Remain			
	Existing Shrubs to Remain			
	<i>Ulmus Parvifolia</i>	36" Box	13	Single Trunk
	Evergreen Elm	48" Box	6	Single Trunk
	<i>Chitalpa tashkentensis</i>	24" Box	32	Single Trunk
	Chitalpa			
	<i>Chilopsis linearis</i>	24" Box	28	Multi-Trunk
	Desert Willow			
	<i>Pistachia chinensis 'Red Push'</i>	24" Box	18	Single Trunk
	Red Push Pistache	48" Box	5	Single Trunk
	<i>Quercus virginiana</i>	24" Box	27	Single Trunk
	Southern Live Oak			
	Accent Trees:			
	<i>Caesalpinia mexicana</i>	15 gal	37	Single Trunk
	Mexican Bird of Paradise			
	<i>Acacia aneura</i>	15 gal	13	Single Trunk
	Mulga			
ACCENTS, GRASSES AND CACTI				
	<i>Aloe barbadensis / Aloe Vera</i>	5 gallon	75	
	Aloe (Yellow Blooming Variety)			
	<i>Agave weberi</i>	5 gallon	16	
	Weber's Agave			
	<i>Hesperaloe funifera</i>	5 gallon	42	
	Giant Hesperaloe			
	<i>Asclepias subulata</i>	5 gallon	55	
	Desert Milkweed			
	<i>Fouquieria splendens</i>	10 Cane Min.	12	
	Ocotillo			
	<i>Dasylirotr wheeleri</i>	5 gallon	30	
	Desert Spoon			
	<i>Hesperaloe parviflora</i>	5 gallon	85	
	Red Yucca			
	<i>Muhlenbergia rigens</i>	5 gallon	189	
	Deer Grass			
	<i>Opuntia violacea 'Santa Rita'</i>	5 gallon	30	
	Purple Prickley Pear			
	<i>Echinocactus grusonii</i>	5 gallon	18	
	Golden Barrel Cactus			
SHRUBS				
	<i>Bougainvillea spp.</i>	5 gallon	39	
	Bougainvillea			
	<i>Calliandra californica</i>	5 gallon	82	
	Red Fairy Duster			
	<i>Dodonea viscosa</i>	5 gallon	109	
	Hop Bush			
	<i>Justicia californica</i>	5 gallon	35	
	Chuparosa			
	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gallon	116	
	Green Cloud Texas Sage			
	<i>Myrtus communis 'Compacta'</i>	5 gallon	26	
	Compact Roman Myrtle			

GROUNDCOVERS:



ROCK MULCH:



<i>Nerium oleander 'Little Red'</i>	5 gallon	78
Dwarf Red Oleander		
<i>Tecoma x 'Orange Jubilee'</i>	5 gallon	91
Orange Jubilee Tecoma Hybrid		
<i>Simmondsia chinensis</i>	5 gallon	38
Jojoba		
<i>Caesalpinia pulcherrima</i>	5 gallon	29
Red Bird of Paradise		
<i>Aloe 'Blue Elf'</i>	1 gallon	30
Aloe 'Blue Elf'		
<i>Lantana 'New Gold'</i>	1 gallon	44
New Gold Lantana		
<i>Lantana montevidensis</i>	1 gallon	47
Purple Lantana		
<i>Rosmarinus officinalis 'prostratus'</i>	1 gallon	23
Prostrate Rosemary		
<i>Callistemon viminalis 'Little John'</i>	1 gallon	29
Little John Brittle Bush		
1/2", Screened, ROCKPROS USA "CARMEL"	150,000 SF	
2" Deep in all Landscape Areas		
1/4" Minus Stabilized Decomposed Granite	18,425 SF	
Granite Boulders - Surface Select	10, 8, 6	
Small (1'x1'), Medium (1'x2'), & Large (2'x3')		

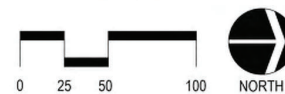
LANDSCAPE NARRATIVE

The landscape architectural design for the Chandler 56 project will utilize a mix of regionally appropriate hardscape and planting materials that adhere to City of Chandler requirements, as well as fit with the surrounding area. The hardscape design will feature site amenities at each building entry including a low courtyard wall, bench seating, large-boxed shade trees and a boulder garden. The design of these elements is coordinated with the architectural features of the building, including related shade canopies.

Plant selections are based on low water use, durability, year-round color, and appropriateness of commercial sites. Landscape zones were established within the project limits and include Perimeter, Basins, Entries, Parking and Foundation plantings. Each zone is designed to utilize the best characteristics of the materials and maximize efficiency and aesthetics. The project site is located along the border of USDA Plant Hardiness Zone 9b and 10a, and Sunset Zone 13. This zone will get occasional frost, but the plant selections for Chandler 56 are generally recognized as being frost tolerant under normal weather conditions.

A low water use drip system and smart controller with rain sensors will be used for all landscape irrigation within the project site. No turf is being proposed.

VICINITY MAP



DATE: REVISION:

COLOR
PRELIMINARY
LANDSCAPE

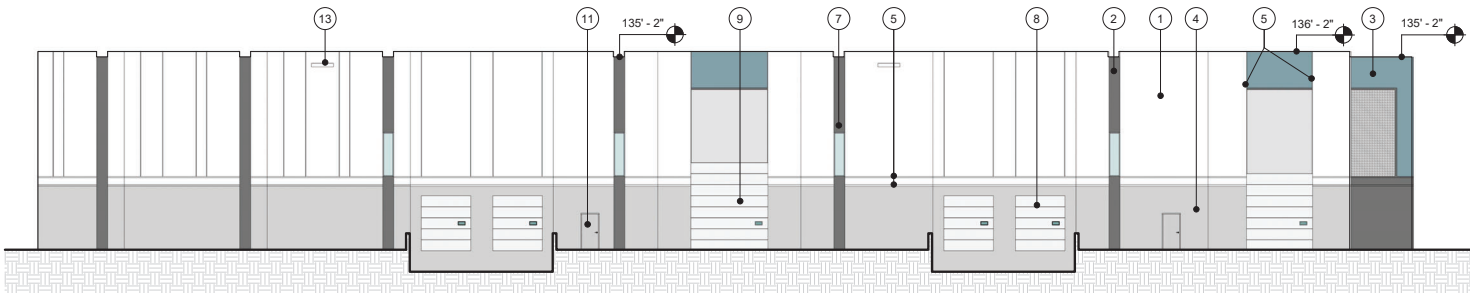
SHEET 04 OF 04

L-4

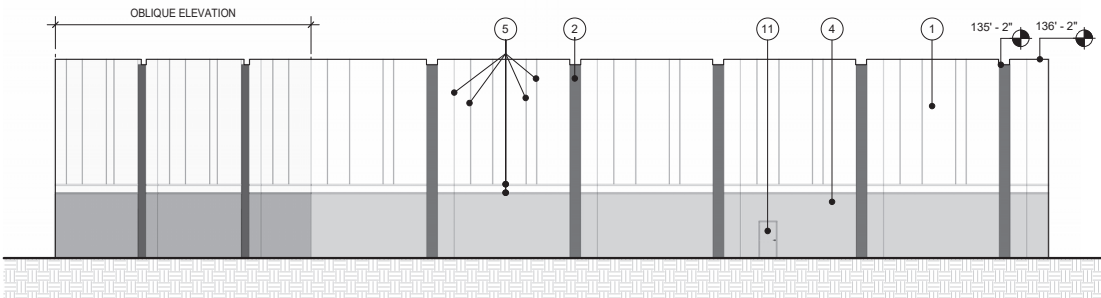


DATE:
10.22.24

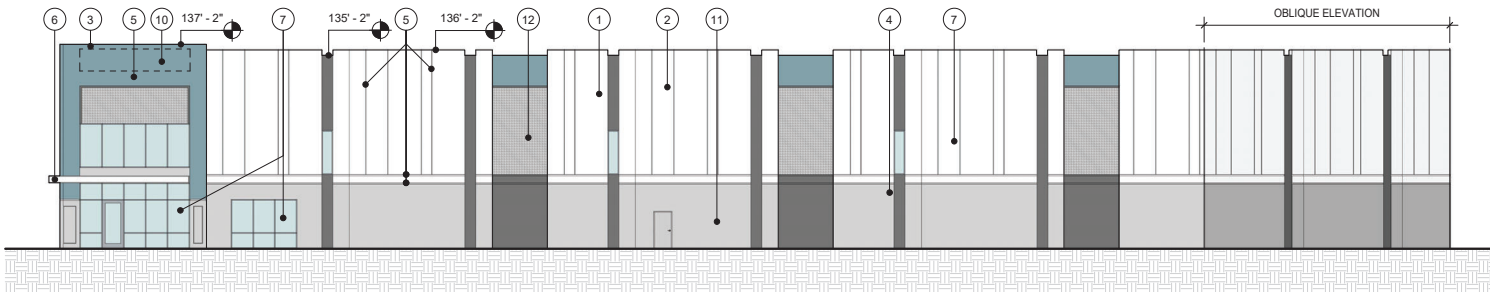
PRELIMINARY LANDSCAPE PLAN
CHANDLER 56
PREPARED FOR: OPUS GROUP
CHANDLER, AZ 85226



1 A - NORTH ELEVATION
1/16" = 1'-0"



2 A - EAST ELEVATION
1/16" = 1'-0"



3 A - SOUTH ELEVATION
1/16" = 1'-0"

KEYNOTE LEGEND
01. CONCRETE PANEL PAINTED COLOR #1
02. CONCRETE PANEL PAINTED COLOR #2
03. CONCRETE PANEL PAINTED COLOR #3
04. CONCRETE PANEL PAINTED COLOR #4
05. REVEAL CAST-IN CONCRETE PANEL
06. STEEL CANOPY WITH WIRE MESH SOFFIT - COLOR #1
07. VISION GLASS WITH ANODIZED ALUMINUM FRAME
08. OVERHEAD DOCK DOOR
09. OVERHEAD DRIVE-IN DOOR
10. TENANT SIGNAGE ZONE
11. FIRE DEPT. ACCESS DOOR
12. FORMLINER CAST-IN CONCRETE PANEL
13. THROUGH-WALL OVERFLOW SCUPPER

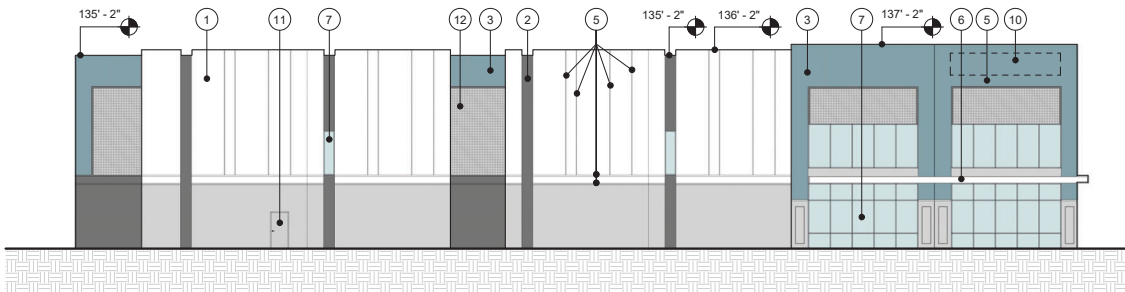
CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES:

02. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

03. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.

04. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.

05. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



4 A - WEST ELEVATION
1/16" = 1'-0"

PROJECT
Envision 56

PROJECT ADDRESS
Chandler, AZ

PROJECT NUMBER
#32338

ISSUE RECORD

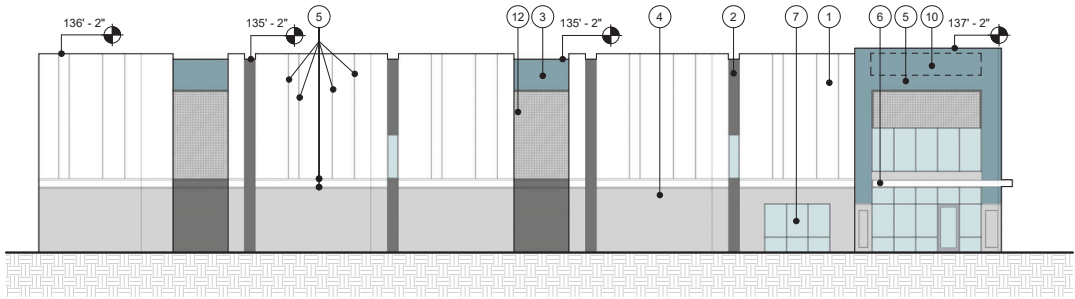
05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE
10/09/24
PROJECT MANAGER
CL
DRAWN BY
JW
CHECKED BY
JW

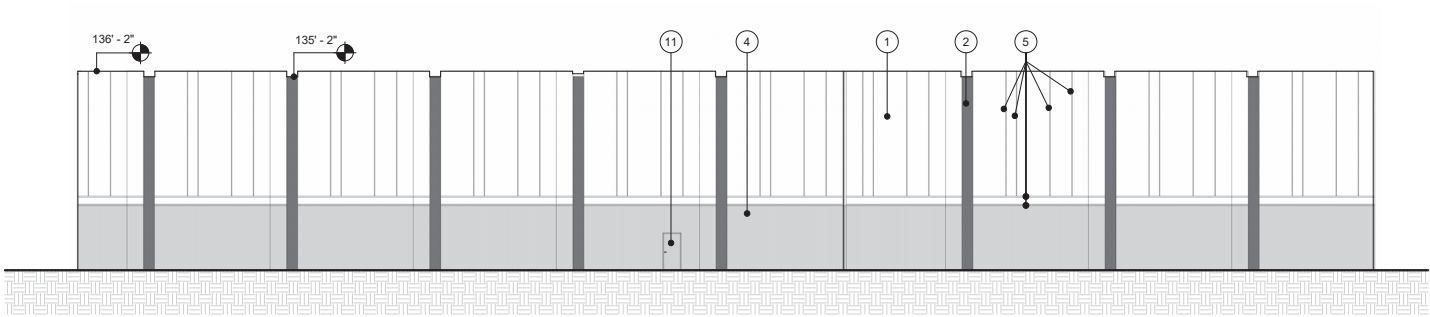
REGISTRATION

SHEET TITLE
**Concept Color Elevations
Building A**

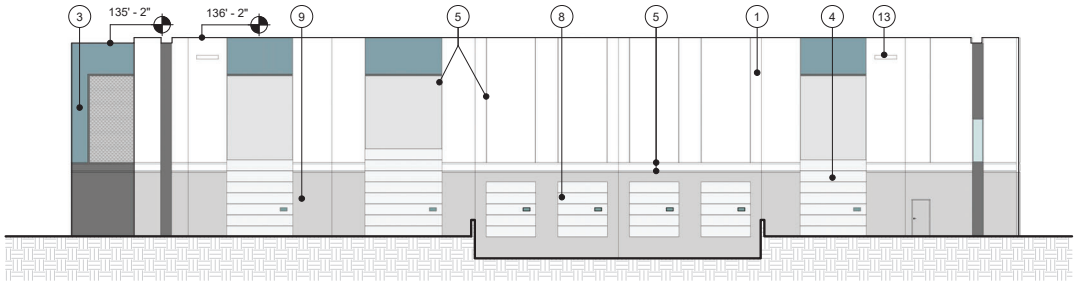
SHEET NUMBER



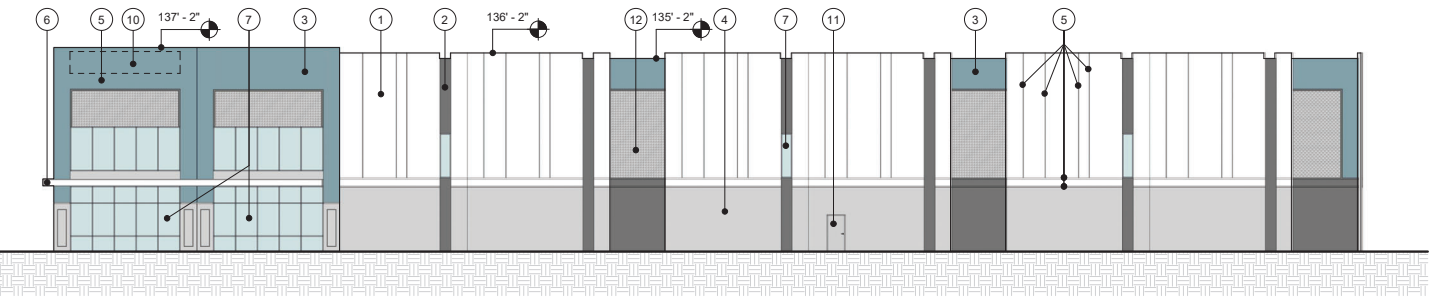
1 B - NORTH ELEVATION
1/16" = 1'-0"



2 B - EAST ELEVATION
1/16" = 1'-0"



3 B - SOUTH ELEVATION
1/16" = 1'-0"



4 B - WEST ELEVATION
1/16" = 1'-0"

KEYNOTE LEGEND
01. CONCRETE PANEL PAINTED COLOR #1
02. CONCRETE PANEL PAINTED COLOR #2
03. CONCRETE PANEL PAINTED COLOR #3
04. CONCRETE PANEL PAINTED COLOR #4
05. REVEAL CAST-IN CONCRETE PANEL
06. STEEL CANOPY WITH WIRE MESH SOFFIT - COLOR #1
07. VISION GLASS WITH ANODIZED ALUMINUM FRAME
08. OVERHEAD DOCK DOOR
09. OVERHEAD DRIVE-IN DOOR
10. TENANT SIGNAGE ZONE
11. FIRE DEPT. ACCESS DOOR
12. FORMLINER CAST-IN CONCRETE PANEL
13. THROUGH-WALL OVERFLOW SCUPPER

CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES:

02. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.
03. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)15, ZONING CODE.
04. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.
05. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

PROJECT

Envision 56

PROJECT ADDRESS

Chandler, AZ

PROJECT NUMBER

#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE

10/09/24

PROJECT MANAGER

CL

DRAWN BY

JW

CHECKED BY

JW

REGISTRATION

SHEET TITLE

Concept Color Elevations
Building B

SHEET NUMBER

PROJECT

Envision 56

PROJECT ADDRESS
Chandler, AZ

PROJECT NUMBER
#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

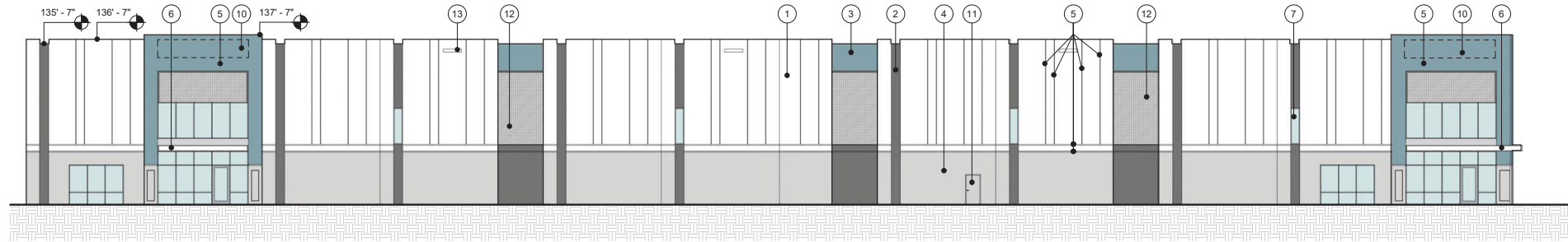
DATE
10/09/24
PROJECT MANAGER
CL
DRAWN BY
JW
CHECKED BY
JW

REGISTRATION

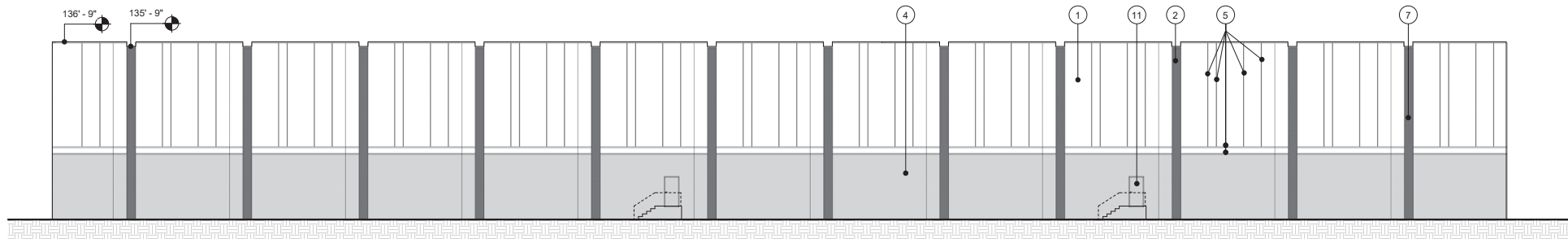
SHEET TITLE
**Concept Color Elevations
Building C**

SHEET NUMBER

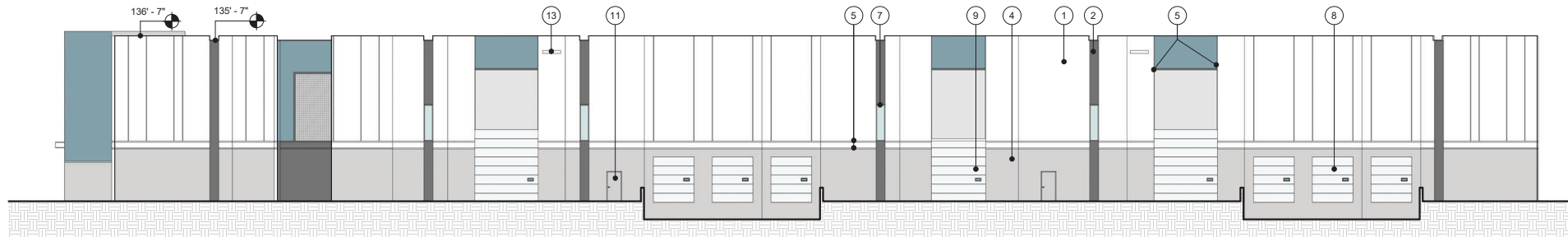
A3.3



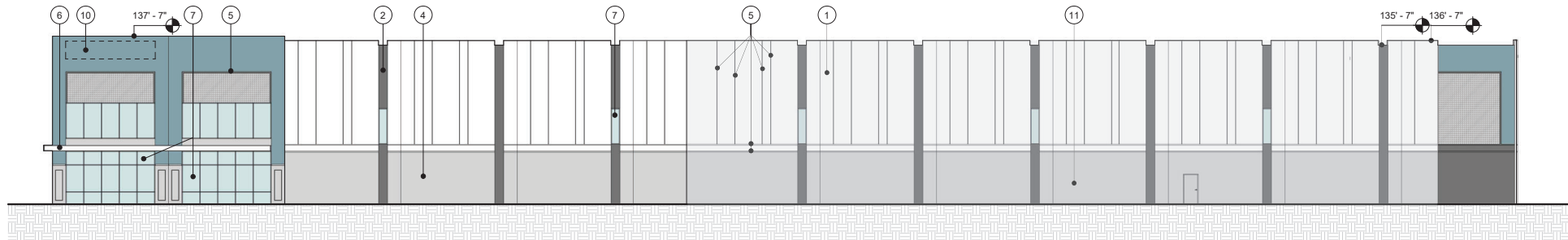
1 C - NORTH ELEVATION
1/16" = 1'-0"



2 C - EAST ELEVATION
1/16" = 1'-0"



3 C - SOUTH ELEVATION
1/16" = 1'-0"



4 C - WEST ELEVATION
1/16" = 1'-0"

KEYNOTE LEGEND

01. CONCRETE PANEL PAINTED COLOR #1
02. CONCRETE PANEL PAINTED COLOR #2
03. CONCRETE PANEL PAINTED COLOR #3
04. CONCRETE PANEL PAINTED COLOR #4
05. REVEAL CAST-IN CONCRETE PANEL
06. STEEL CANOPY WITH WIRE MESH SOFFIT - COLOR #1
07. VISION GLASS WITH ANODIZED ALUMINUM FRAME
08. OVERHEAD DOCK DOOR
09. OVERHEAD DRIVE-IN DOOR
10. TENANT SIGNAGE ZONE
11. FIRE DEPT. ACCESS DOOR
12. FORMLINER CAST-IN CONCRETE PANEL
13. THROUGH-WALL OVERFLOW SCUPPER

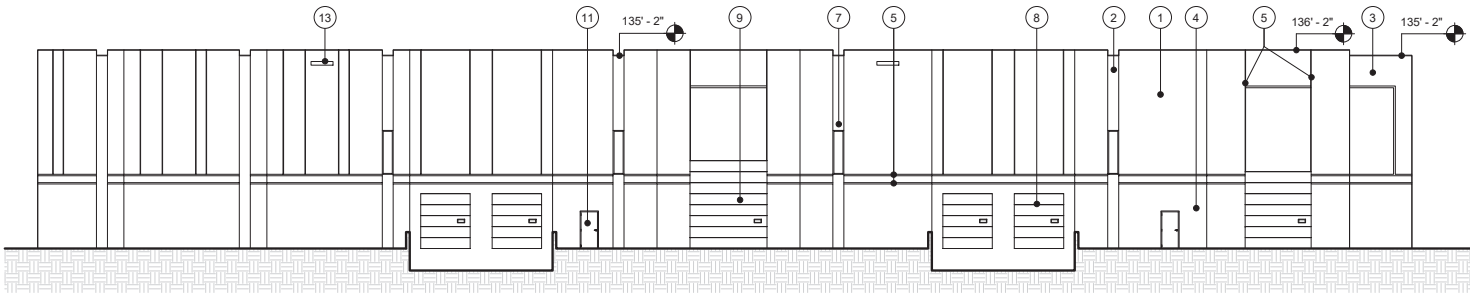
CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES:

02. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

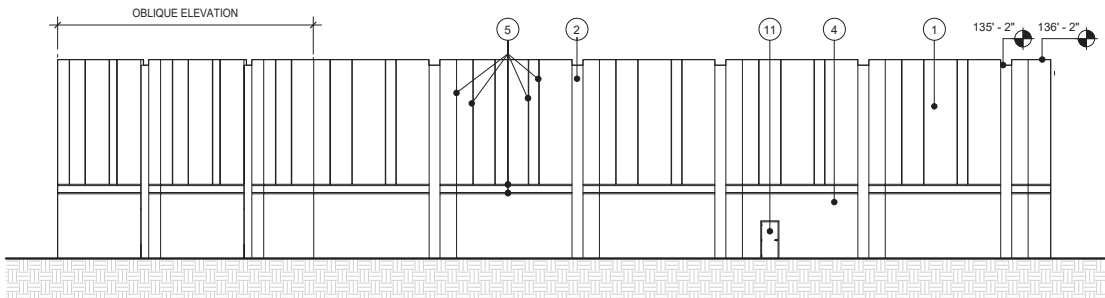
03. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.

04. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.

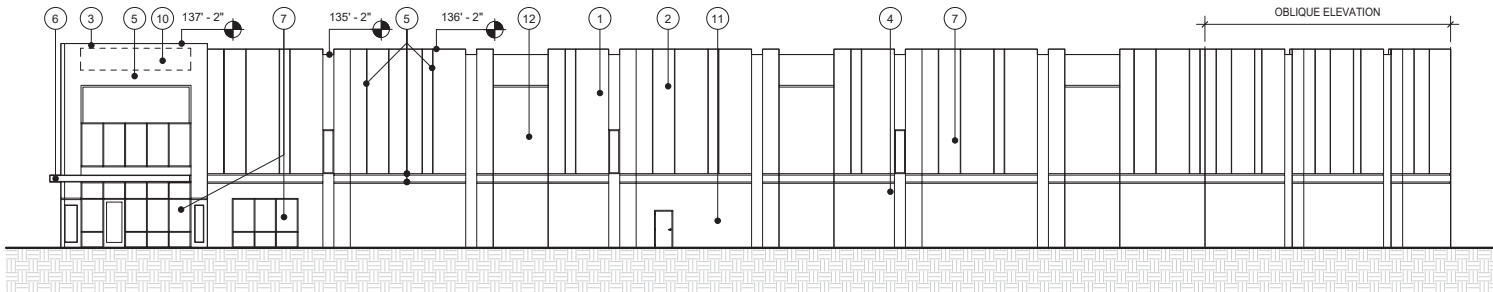
05. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



1 A - NORTH ELEVATION
1/16" = 1'-0"



2 A - EAST ELEVATION
1/16" = 1'-0"



3 A - SOUTH ELEVATION
1/16" = 1'-0"

KEYNOTE LEGEND
01. CONCRETE PANEL PAINTED COLOR #1
02. CONCRETE PANEL PAINTED COLOR #2
03. CONCRETE PANEL PAINTED COLOR #3
04. CONCRETE PANEL PAINTED COLOR #4
05. REVEAL CAST-IN CONCRETE PANEL
06. STEEL CANOPY WITH WIRE MESH SOFFIT - COLOR #1
07. VISION GLASS WITH ANODIZED ALUMINUM FRAME
08. OVERHEAD DOCK DOOR
09. OVERHEAD DRIVE-IN DOOR
10. TENANT SIGNAGE ZONE
11. FIRE DEPT. ACCESS DOOR
12. FORMLINER CAST-IN CONCRETE PANEL
13. THROUGH-WALL OVERFLOW SCUPPER

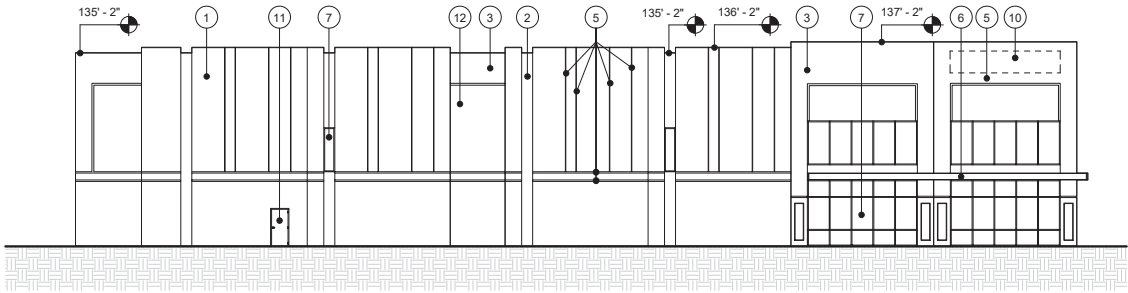
CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES:

02. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

03. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.

04. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.

05. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.



4 A - WEST ELEVATION
1/16" = 1'-0"

PROJECT

Envision 56

PROJECT ADDRESS
Chandler, AZ

PROJECT NUMBER
#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE

10/09/24

PROJECT MANAGER

CL

DRAWN BY

JW

CHECKED BY

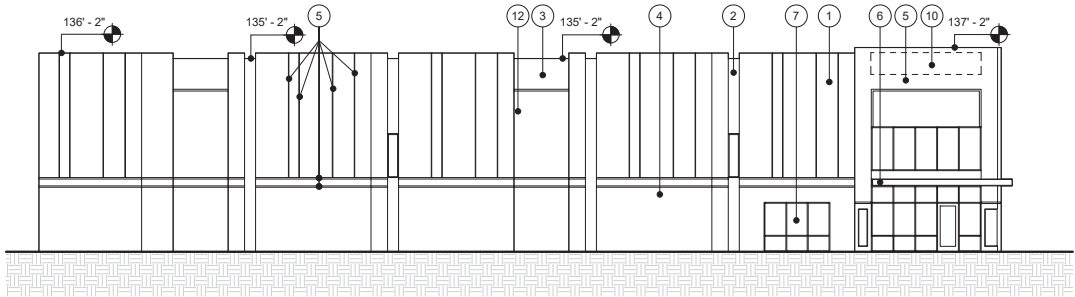
JW

REGISTRATION

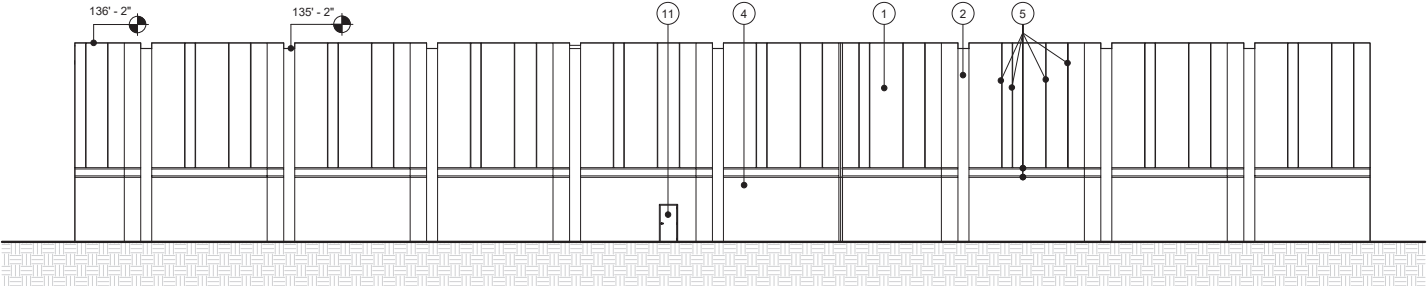
SHEET TITLE

**Concept B/W Elevations
Building A**

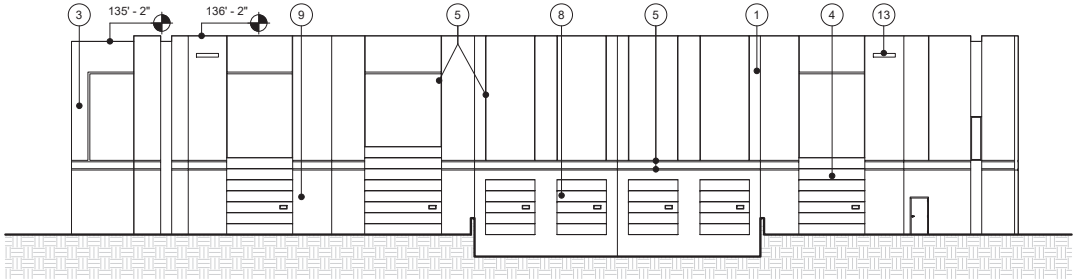
SHEET NUMBER



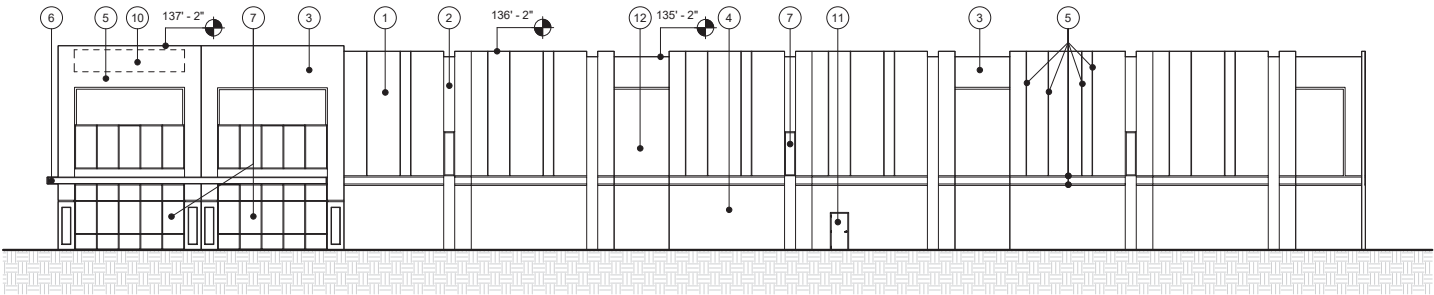
1 B - NORTH ELEVATION
1/16" = 1'-0"



2 B - EAST ELEVATION
1/16" = 1'-0"



3 B - SOUTH ELEVATION
1/16" = 1'-0"



4 B - WEST ELEVATION
1/16" = 1'-0"

KEYNOTE LEGEND
01. CONCRETE PANEL PAINTED COLOR #1
02. CONCRETE PANEL PAINTED COLOR #2
03. CONCRETE PANEL PAINTED COLOR #3
04. CONCRETE PANEL PAINTED COLOR #4
05. REVEAL CAST-IN CONCRETE PANEL
06. STEEL CANOPY WITH WIRE MESH SOFFIT - COLOR #1
07. VISION GLASS WITH ANODIZED ALUMINUM FRAME
08. OVERHEAD DOCK DOOR
09. OVERHEAD DRIVE-IN DOOR
10. TENANT SIGNAGE ZONE
11. FIRE DEPT. ACCESS DOOR
12. FORMLINER CAST-IN CONCRETE PANEL
13. THROUGH-WALL OVERFLOW SCUPPER

CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES:

02. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

03. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.

04. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)(13), ZONING CODE.

05. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

PROJECT

Envision 56

PROJECT ADDRESS

Chandler, AZ

PROJECT NUMBER

#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE

10/09/24

PROJECT MANAGER

CL

DRAWN BY

JW

CHECKED BY

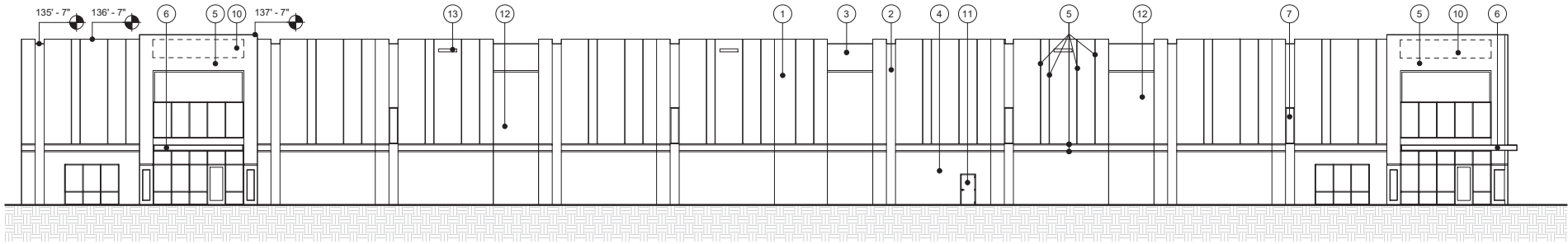
JW

REGISTRATION

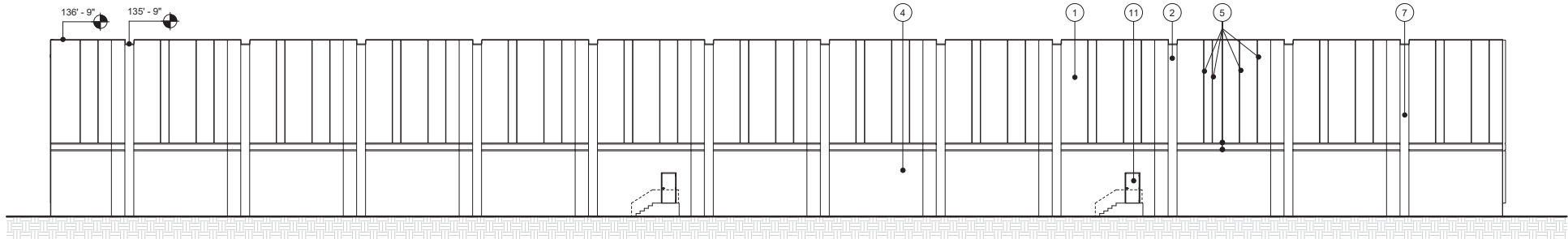
SHEET TITLE

Concept B/W Elevations
Building B

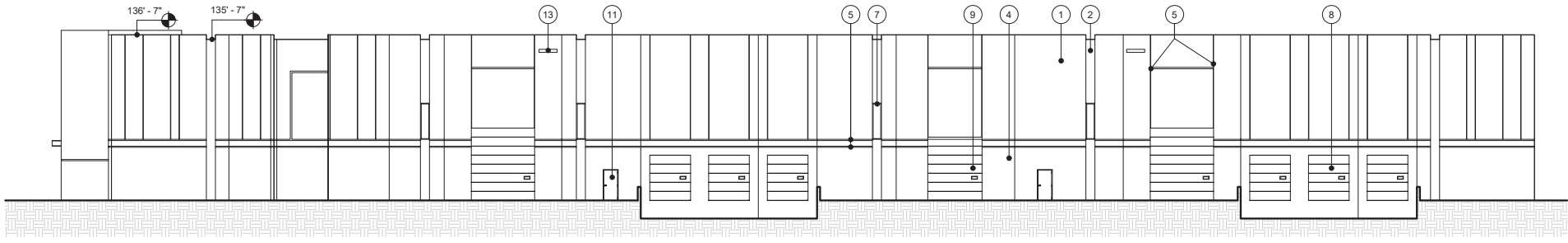
SHEET NUMBER



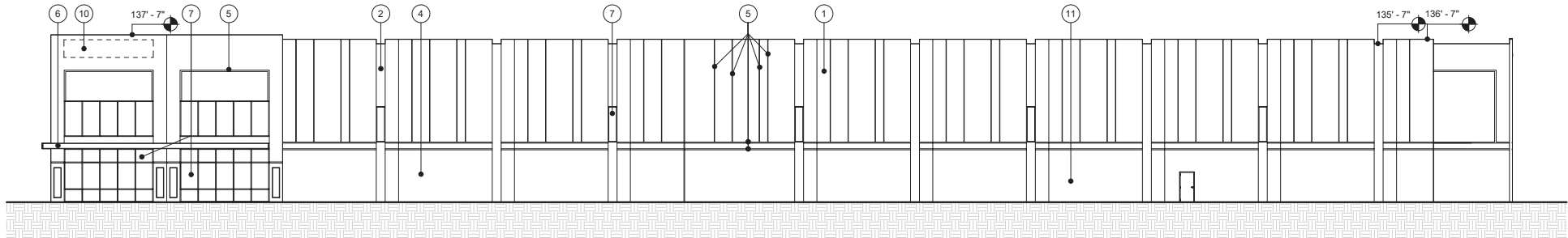
1 C - NORTH ELEVATION
1/16" = 1'-0"



2 C - EAST ELEVATION
1/16" = 1'-0"



3 C - SOUTH ELEVATION
1/16" = 1'-0"



4 C - WEST ELEVATION
1/16" = 1'-0"

KEYNOTE LEGEND

01. CONCRETE PANEL PAINTED COLOR #1
02. CONCRETE PANEL PAINTED COLOR #2
03. CONCRETE PANEL PAINTED COLOR #3
04. CONCRETE PANEL PAINTED COLOR #4
05. REVEAL CAST-IN CONCRETE PANEL
06. STEEL CANOPY WITH WIRE MESH SOFFIT - COLOR #1
07. VISION GLASS WITH ANODIZED ALUMINUM FRAME
08. OVERHEAD DOCK DOOR
09. OVERHEAD DRIVE-IN DOOR
10. TENANT SIGNAGE ZONE
11. FIRE DEPT. ACCESS DOOR
12. FORMLINER CAST-IN CONCRETE PANEL
13. THROUGH-WALL OVERFLOW SCUPPER

CITY OF CHANDLER GENERAL BUILDING ELEVATION NOTES:

02. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT.

03. ANY ROOF ACCESS LADDERS SHALL BE LOCATED INSIDE THE BUILDING. ROOF DRAINAGE SHALL UTILIZE INTERIOR ROOF DRAINS OR BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING DESIGN. ARCHITECTURALLY INTEGRATED ROOF DRAINS SHALL REQUIRE ADDITIONAL ARTICULATION BEYOND PAINT ACCENTS. SECTION 35-1902 (8)(E)(15), ZONING CODE.

04. SCREENING SHALL BE ARCHITECTURALLY INTEGRATED FOR THE SERVICE ENTRANCE SECTION (SES) AND ALL UTILITIES. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A CONCRETE OR MASONRY WALL WITH SOLID GATES, EQUAL TO OR GREATER IN HEIGHT THAN THE MECHANICAL EQUIPMENT. SECTION 35-1902 (8)(E)13, ZONING CODE.

05. SIGNS REQUIRE A SEPARATE SUBMITTAL AND PERMIT.

PROJECT

Envision 56

PROJECT ADDRESS

Chandler, AZ

PROJECT NUMBER

#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

DATE

10/09/24

PROJECT MANAGER

CL

DRAWN BY

JW

CHECKED BY

JW

REGISTRATION

SHEET TITLE

Concept B/W Elevations
Building C

SHEET NUMBER



1 TYPICAL ENTRANCE PERSPECTIVE



01. CONCRETE PANEL
PAINTED COLOR #1
SW 7004
SNOWBOUND



02. CONCRETE PANEL
PAINTED COLOR #2
SW 6278
CLOAK GRAY

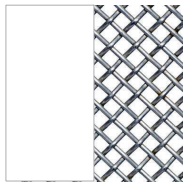


03. CONCRETE PANEL
PAINTED COLOR #3
SW 9140
BLUSTERY SKY

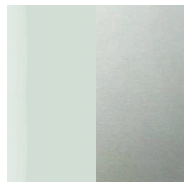


04. CONCRETE PANEL
PAINTED COLOR #4
SW 7652
MINERAL DEPOSIT

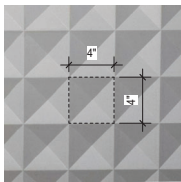
ALL SPECIFIED COLORS SHALL BE
ON AN OR EQUAL BASIS.



06. STEEL CANOPY WITH WIRE
MESH SOFFIT - COLOR #1

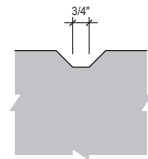


07. VISION GLASS WITH CLEAR
ANODIZED ALUMINUM FRAME

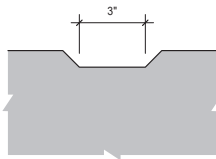


12. FORMLINER CAST-IN CONCRETE
PANEL. PAINTED COLOR #4

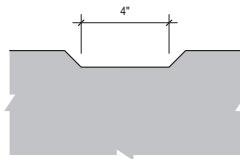
2 MATERIAL PALETTE



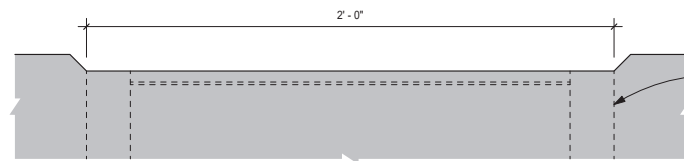
REVEAL TYPE - A



REVEAL TYPE - B



REVEAL TYPE - C



REVEAL TYPE - D

DASHED LINE REPRESENTS CLERESTORY
WINDOW AT SELECT AREAS

3 REVEALS CAST-IN CONCRETE PANELS
3" = 1'-0"

PROJECT
Envision 56

PROJECT ADDRESS
Chandler, AZ

PROJECT NUMBER
#32338

ISSUE RECORD

05/16/24	PDP - 1ST SUBMITTAL
09/11/24	PDP - 2ND SUBMITTAL
10/09/24	PDP - 3RD SUBMITTAL

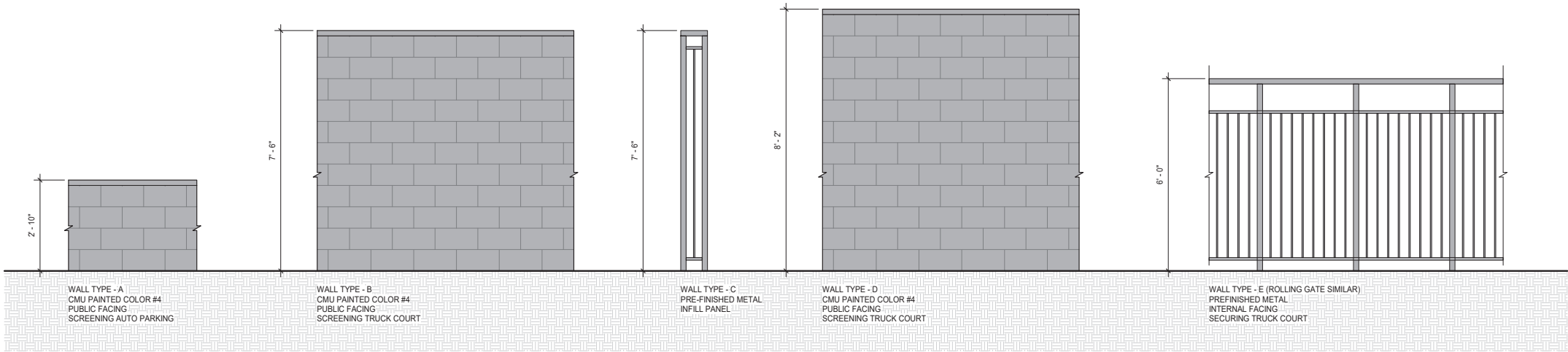
DATE
10/09/24
PROJECT MANAGER
CL
DRAWN BY
JW
CHECKED BY
JW

REGISTRATION

SHEET TITLE
**Concept Materials and
Paint Colors**

SHEET NUMBER

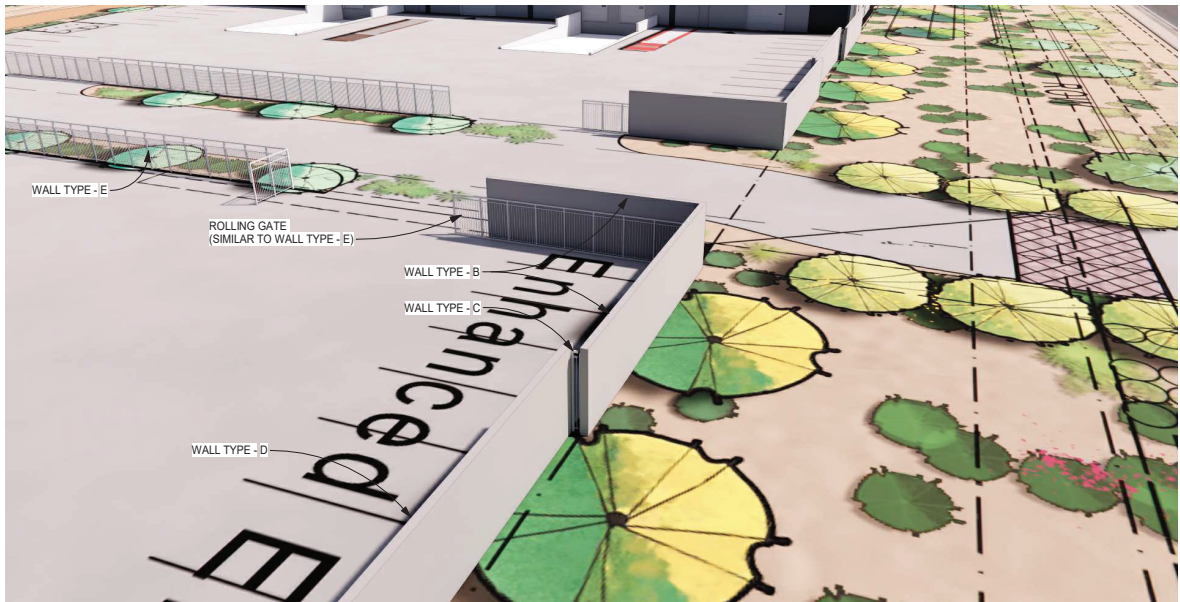
PLOT DATE: 10/9/2024 4:07:45 PM



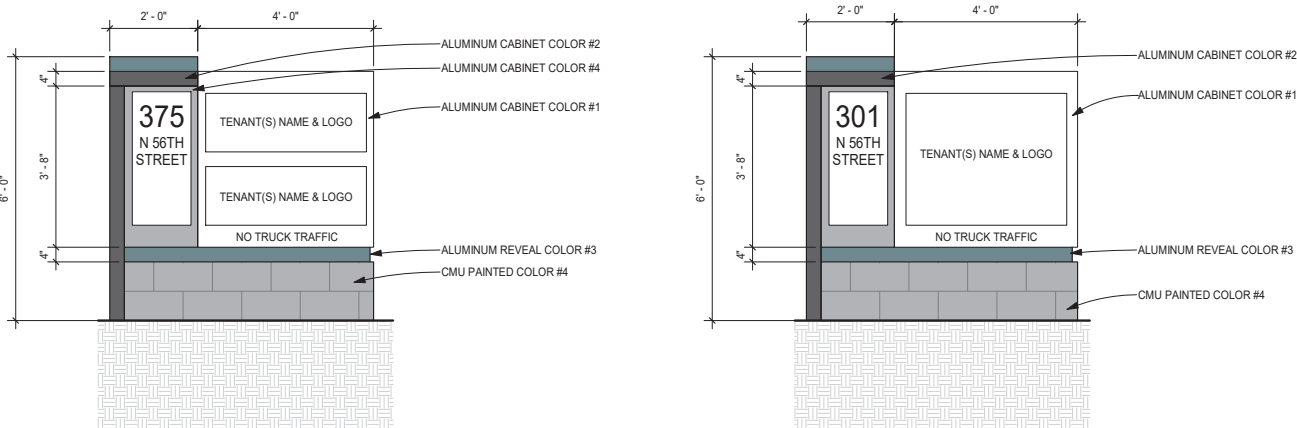
1 SITE WALL TYPES

1/2" = 1'-0"

NOTE: SITE WALLS WILL BE FRONTED BY LANDSCAPING (NOT SHOWN)

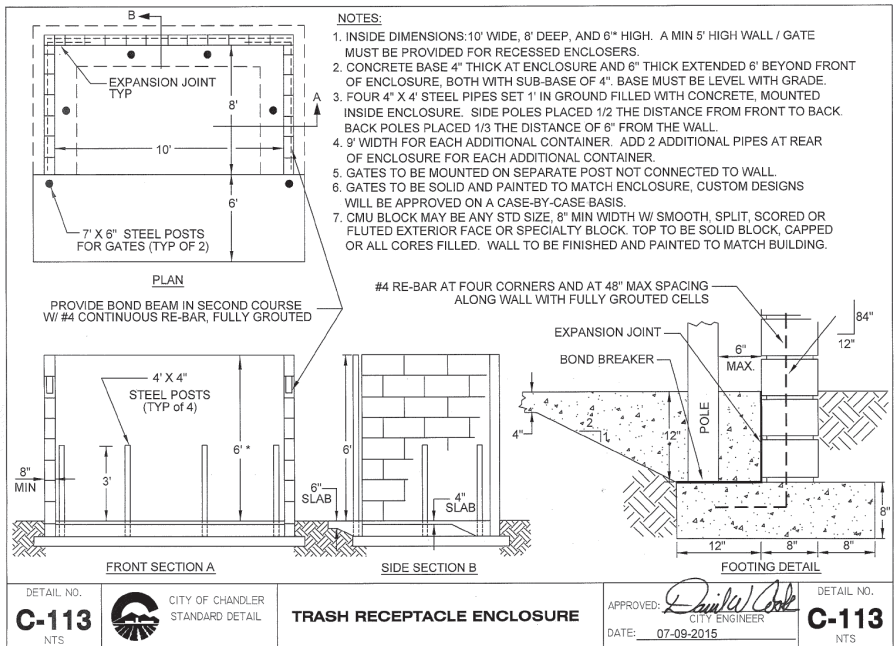


2 WALL & GATE PERSPECTIVE

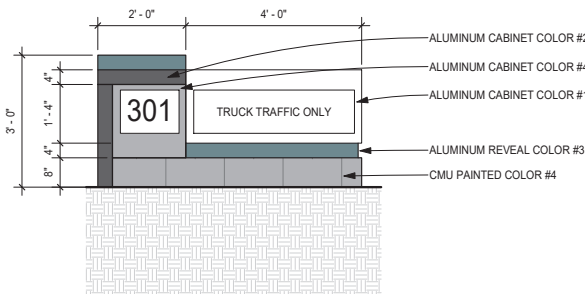


4 MONUMENT SIGN

1/2" = 1'-0"



3 TRASH / RECYCLING ENCLOSURE



5 WAY FINDING SIGN

1/2" = 1'-0"

PROJECT

Envision 56

PROJECT ADDRESS

Chandler, AZ

PROJECT NUMBER

#32338

ISSUE RECORD

10/09/24

PDP - 3RD SUBMITTAL

DATE

10/09/24

PROJECT MANAGER

CL

DRAWN BY

JW

CHECKED BY

JW

REGISTRATION

SHEET TITLE

Concept Site Details

SHEET NUMBER

OWNER
OPUS DEVELOPMENT COMPANY, LLC
2555 E. CAMELBACK ROAD, SUITE 100
PHOENIX, ARIZONA 85016
PH: (602) 648-5077
CONTACT: MATTHEW VISNANSKY
EMAIL: MATTHEW.VISNANSKY@OPUS-GROUP.COM

ARCHITECT
OPUS AE GROUP, LLC
10350 BREN ROAD WEST
MINNETONKA, MN 55343
PH: (952) 656-4563
CONTACT: JOHN WADE, AIA
EMAIL: JOHN.WADE@OPUS-GROUP.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1661 E. CAMELBACK RD, SUITE 400
PHOENIX, ARIZONA 85016
PH: (602) 944-5500
CONTACT: CHARLES WURL, PE
EMAIL: CHUCK.WURL@KIMLEY-HORN.COM

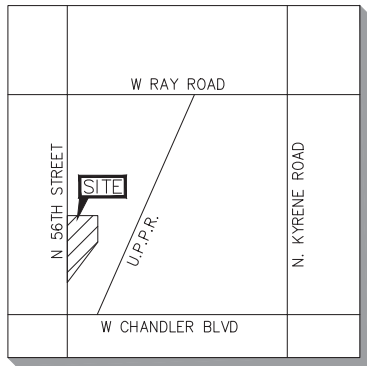
LAND SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 837-5511
CONTACT: CHAD HUBER, RLS
EMAIL: CHAD.HUBER@KIMLEY-HORN.COM

SITE DATA

ADDRESS: 301 & 357 S 56TH STREET
CHANDLER, ARIZONA
EXISTING ZONING: PAD
APN: 301-68-006S & 301-68-006U
PARCEL AREA: 15.819 ACRES, 689,070 SF

PRELIMINARY GRADING PLAN FOR 56TH STREET INDUSTRIAL 375 N. 56TH STREET CHANDLER, ARIZONA 85226

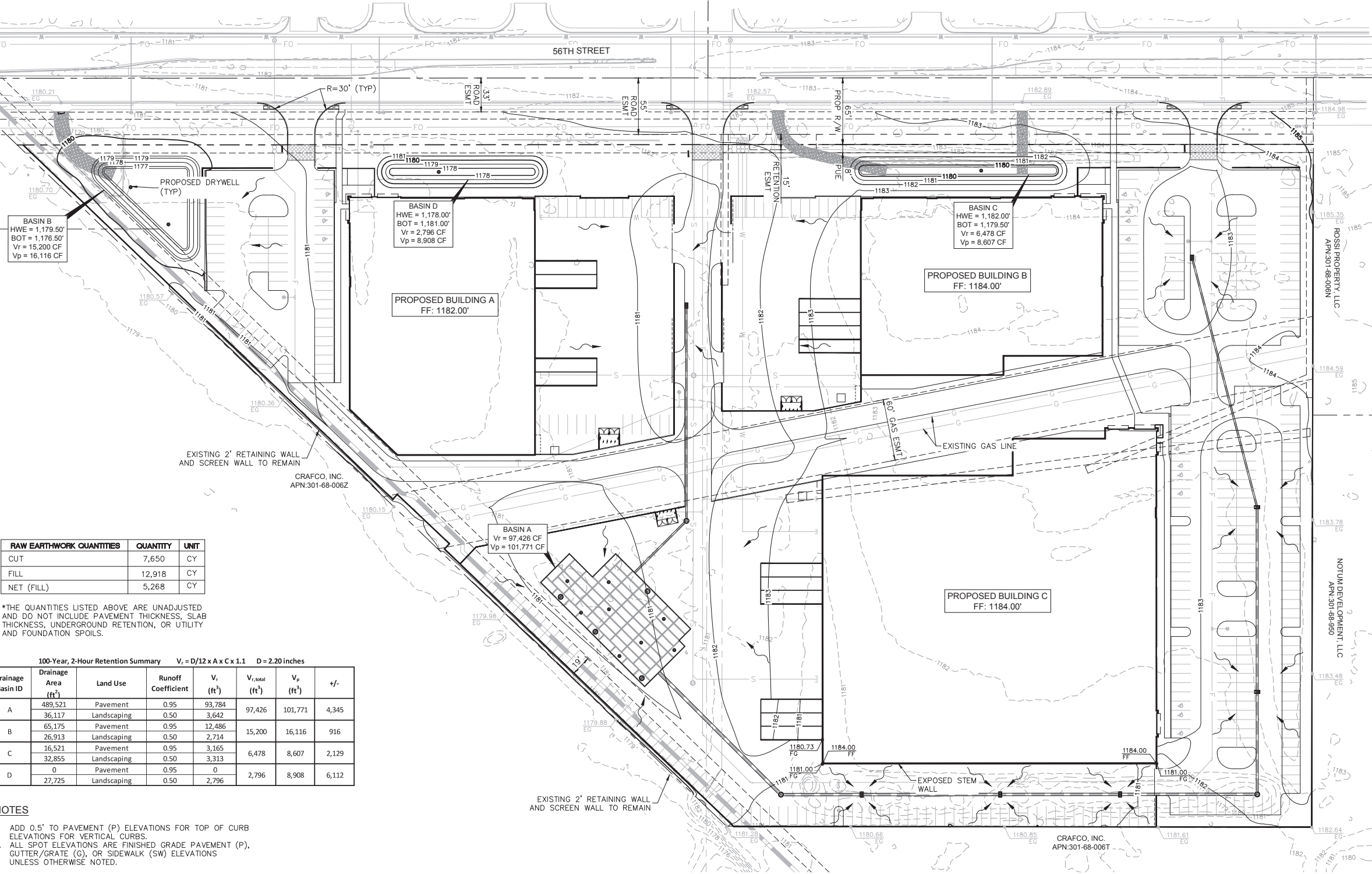
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
CHANDLER, AZ
N.T.S.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- EXISTING SEWER MAIN
- PROPOSED SEWER MAIN
- EXISTING PUBLIC WATER MAIN
- PROPOSED PUBLIC WATER MAIN
- PROPOSED FIRE LINE
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- HIGH POINT
- PROPOSED CONTOUR
- EXISTING CONTOURS
- PROPOSED PAVEMENT SPOT ELEVATION
- EXISTING SPOT ELEVATION
- FLOW DIRECTION
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRYWELL



RAW EARTHWORK QUANTITIES	QUANTITY	UNIT
CUT	7,650	CY
FILL	12,918	CY
NET (FILL)	5,268	CY

*THE QUANTITIES LISTED ABOVE ARE UNADJUSTED AND DO NOT INCLUDE PAVEMENT THICKNESS, SLAB THICKNESS, UNDERGROUND RETENTION, OR UTILITY AND FOUNDATION SPOILS.

100-Year, 2-Hour Retention Summary $V_r = D/12 \times A \times C \times 1.1$ $D = 2.20$ inches

Drainage Basin ID	Drainage Area (ft ²)	Land Use	Runoff Coefficient	V _r (ft ³)	V _{r, total} (ft ³)	V _o (ft ³)	+/-
A	489,521	Pavement	0.95	93,784	97,426	101,771	4,345
	36,117	Landscaping	0.50	3,642			
B	65,175	Pavement	0.95	12,486	15,200	16,116	916
	26,913	Landscaping	0.50	2,714			
C	16,521	Pavement	0.95	3,165	6,478	8,607	2,129
	32,855	Landscaping	0.50	3,313			
D	0	Pavement	0.95	0	2,796	8,908	6,112
	27,725	Landscaping	0.50	2,796			

NOTES

- ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS.
- ALL SPOT ELEVATIONS ARE FINISHED GRADE PAVEMENT (P), GUTTER/GRADE (G), OR SIDEWALK (SW) ELEVATIONS UNLESS OTHERWISE NOTED.

FLOOD ZONE CLASSIFICATION:

THE PARCEL LIES WITHIN FLOOD ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS SHOWN ON FIRM PANEL 04013C2715L WITH A N EFFECTIVE DATE OF OCTOBER 16, 2013.

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

56TH STREET INDUSTRIAL
PRELIMINARY
GRADING PLAN
375 N. 56TH STREET CHANDLER, ARIZONA 85226

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER: C. WURL
PE NO. 817220, DATE 10/24

PROJECT NO.
291591005
DRAWING NAME
PGD

1 OF 1



K:\V\H_Civil\291591005 - Chandler 56 CAD\Drawings\Preliminary Plat.dwg Oct 07, 2024 CHUCK WURL
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PART OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
OF AND NEITHER RELY ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.

OWNER

OPUS DEVELOPMENT COMPANY, LLC
2555 E. CAMELBACK ROAD, SUITE 100
PHOENIX, ARIZONA 85016
PH: (602) 648-5077
CONTACT: MATTHEW VISNANSKY
EMAIL: MATTHEW.VISNANSKY@OPUS-GROUP.COM

ARCHITECT

OPUS AE GROUP, LLC
10350 BREN ROAD WEST
MINNETONKA, MN 55343
PH: (952) 656-4563
CONTACT: JOHN WADE, AIA
EMAIL: JOHN.WADE@OPUS-GROUP.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1661 E. CAMELBACK RD, SUITE 400
PHOENIX, ARIZONA 85016
PH: (602) 944-5500
CONTACT: CHARLES WURL, PE
EMAIL: CHUCK.WURL@KIMLEY-HORN.COM

LAND SURVEYOR

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 837-5511
CONTACT: CHAD HUBER, RLS
EMAIL: CHAD.HUBER@KIMLEY-HORN.COM

LEGAL DESCRIPTION (PER TITLE REPORT):

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING NORTHWESTERLY OF THE CENTER LINE OF THE WESTERN CANAL.

PARCEL NO. 2:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1,327.82 FEET TO A POINT WHICH IS 15.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG THE NORTH FACE OF AN EXISTING BLOCK WALL AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET;

THENCE SOUTH 56 DEGREES 56 MINUTES 33 SECONDS EAST, CONTINUING ALONG SAID NORTH FACE, 27.56 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 696.47 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 3:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 28;
THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 751.95 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, 731.11 FEET;

THENCE SOUTH 00 DEGREES 04 MINUTES 37 SECONDS WEST, ALONG A LINE PERPENDICULAR TO THE LAST COURSE, 571.11 FEET TO A POINT ON THE CENTER LINE OF THE KYRENE CANAL;

THENCE SOUTH 43 DEGREES 44 MINUTES 00 SECONDS WEST, ALONG SAID CENTERLINE, 27.31 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID SOUTH LINE, 14.22 FEET TO A POINT ON THE NORTH FACE OF AN EXISTING BLOCK WALL;

THENCE NORTH 56 DEGREES 56 MINUTES 33 SECONDS WEST, ALONG SAID NORTH FACE, 27.56 FEET;

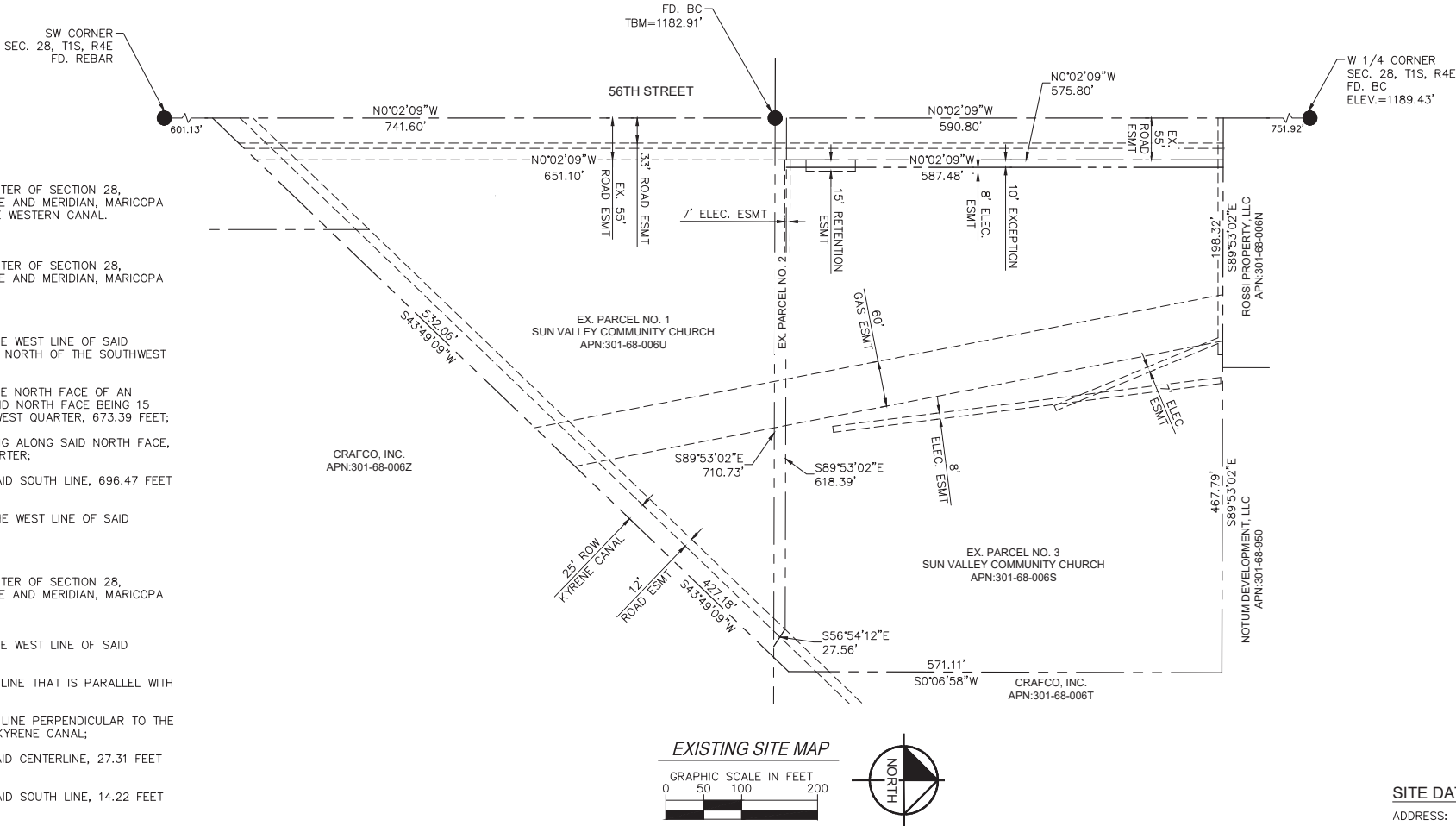
THENCE NORTH 89 DEGREES 55 MINUTES 23 SECONDS WEST, CONTINUING ALONG SAID NORTH FACE AND THE WESTERLY PROLONGATION THEREOF, SAID NORTH FACE BEING 15 FEET NORTH OF, AND PARALLEL WITH, THE SOUTH LINE OF SAID NORTHWEST QUARTER, 673.39 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG SAID WEST LINE, 575.87 FEET TO THE POINT OF BEGINNING;

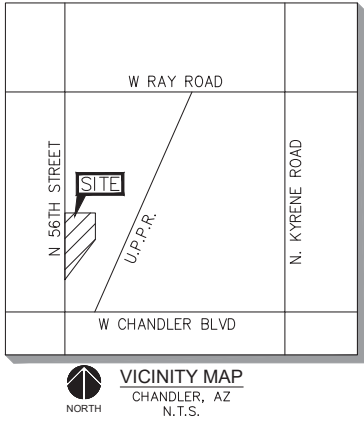
EXCEPT THE EAST 10.00 FEET OF THE WEST 65.00 FEET, THEREOF AS CONVEYED TO THE CITY OF CHANDLER, AN ARIZONA MUNICIPAL CORPORATION IN WARRANTY DEED RECORDED IN DOCUMENT NO. 95-225841 OF OFFICIAL RECORDS AND RE-RECORDED IN DOCUMENT NO. 96-0482329, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

PRELIMINARY PLAT FOR 56TH STREET INDUSTRIAL 375 N. 56TH STREET CHANDLER, ARIZONA 85226

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



EXISTING SITE MAP



NOTE:

THE IMPROVEMENT 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

LEGEND

- | | |
|----------|----------------------------------|
| --- | PROPERTY LINE |
| --- | RIGHT OF WAY LINE |
| --- | STREET CENTERLINE |
| --- | EASEMENT LINE |
| S | EXISTING SEWER MAIN |
| S | PROPOSED SEWER MAIN |
| W | EXISTING PUBLIC WATER MAIN |
| W | PROPOSED PUBLIC WATER MAIN |
| F | PROPOSED FIRE LINE |
| --- | PROPOSED STORM DRAIN |
| --- | EXISTING STORM DRAIN |
| HP | HIGH POINT |
| 12 | PROPOSED CONTOUR |
| 2 | EXISTING CONTOURS |
| 10.00 P | PROPOSED PAVEMENT SPOT ELEVATION |
| 10.00 EG | EXISTING SPOT ELEVATION |
| ~> | FLOW DIRECTION |
| S | EXISTING SANITARY SEWER MANHOLE |
| S | PROPOSED SANITARY SEWER MANHOLE |
| F | EXISTING FIRE HYDRANT |
| F | PROPOSED FIRE HYDRANT |
| SD | EXISTING STORM DRAIN MANHOLE |
| SD | PROPOSED STORM DRAIN MANHOLE |
| C | PROPOSED CATCH BASIN |

SITE DATA

ADDRESS: 375 N 56TH STREET
CHANDLER, ARIZONA
EXISTING ZONING: PAD
PROPOSED ZONING: PAD
APN: 301-68-006S & 301-68-006U
GROSS AREA: 15,950 ACRES, 694,828 SF

FLOOD ZONE CLASSIFICATION:

THE PARCEL LIES WITHIN FLOOD ZONE "X", 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS SHOWN ON FIRM PANEL 04013C2715L WITH A N EFFECTIVE DATE OF OCTOBER 16, 2013.

BENCHMARK:

THE BENCHMARK FOR THIS PROJECT IS A BRASS CAP AT THE WEST QUARTER CORNER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, HAVING AN NAVD 88 ELEVATION OF 1189.43'.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 1 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS N00°02'09"W. THE BASIS OF BEARING IS BASED ON THE MEASURED BEARING BETWEEN FOUND MONUMENTS.

56TH STREET INDUSTRIAL

PRELIMINARY PLAT COVER SHEET
375 N. 56TH STREET CHANDLER, ARIZONA 85226

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER C. WURL
PE NO. 81720 DATE 10/24

PROJECT NO.
291591005
DRAWING NAME
PP-1

1 OF 3



COC LOG NO. PLT24-0007

K:\PHX_Civil\291591005 - Chandler 56\CAD\Exhibits\Preliminary Plat.dwg Oct 07, 2024 CHUCK WURL
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE, AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
OF AND MISPERPETRANCE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

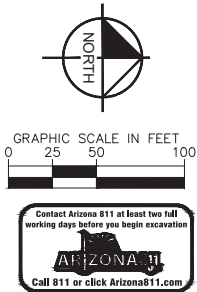
PARCEL DESCRIPTION	AREA (SF)	AREA (AC)
LOT 1	162,380	3.73
LOT 2	149,781	3.44
LOT 3	298,265	6.85
56TH ROW	84,402	1.94
TOTAL	694,828	15.95

CRAFCO, INC.
APN:301-68-006Z
RECORDING#: 14449-0007
EXISTING ZONING: I-1

CRAFCO, INC.
APN:301-68-006T
RECORDING#: 20080924212
EXISTING ZONING: PAD

NOTJUN DEVELOPMENT, LLC
APN:301-68-0500
RECORDING#: 20040434142
EXISTING ZONING: I-1

ROSSI PROPERTY, LLC
APN:301-68-008N
RECORDING#: 200819165
EXISTING ZONING: I-1



56TH STREET INDUSTRIAL

PRELIMINARY PLAT

375 N. 56TH STREET CHANDLER, ARIZONA 85226



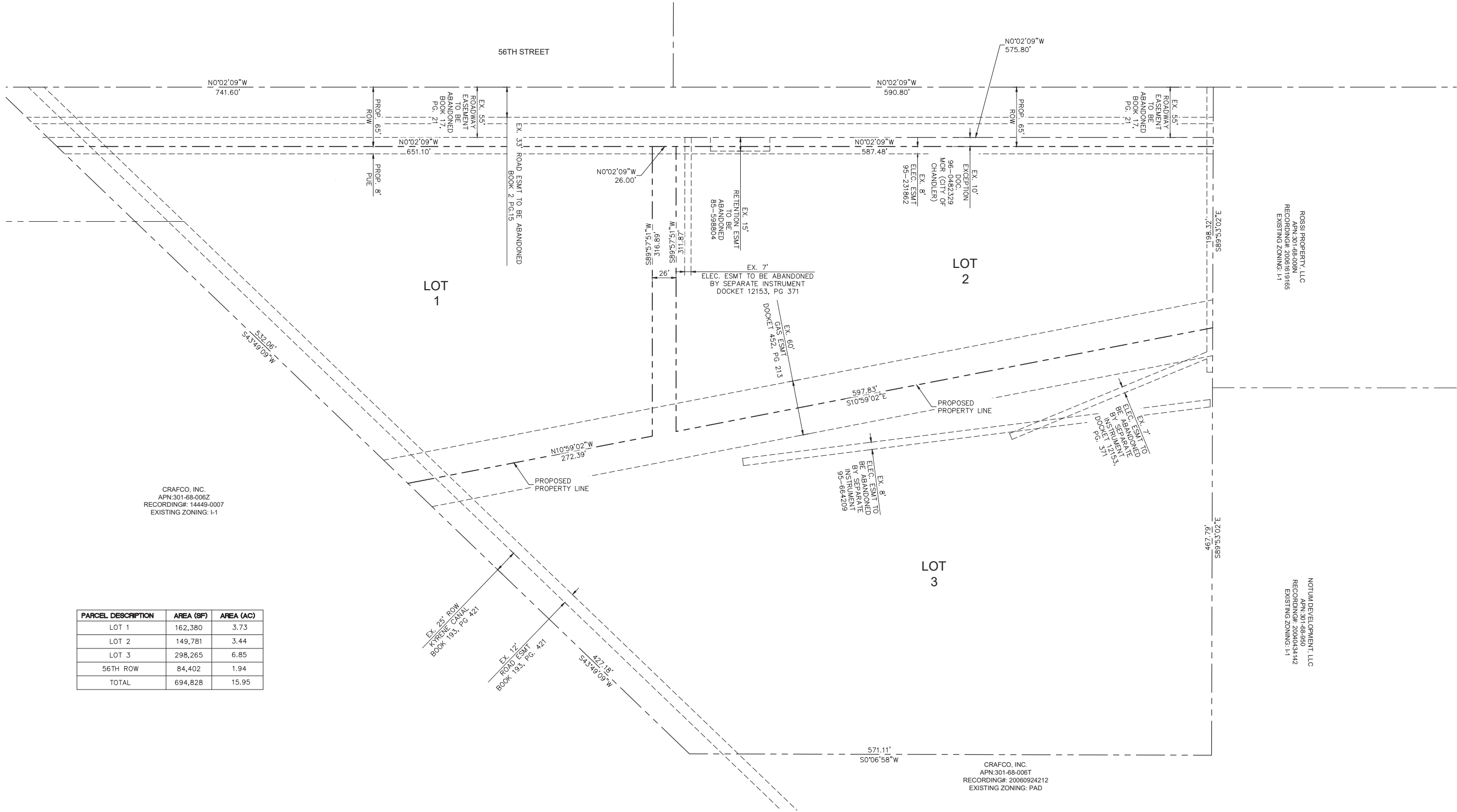
2 OF 3

SCALE (H): 1"=50'
SCALE (V): NONE
DESIGNED BY: CW
DRAWN BY: JHT
CHECKED BY: CW
DATE: 10/07/2024

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

COC LOG NO. PLT24-0007





Planning & Zoning Commission Memorandum
Memo No. 24-063

Development Services

Date: November 20, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
 David de la Torre, Planning Manager
From: Taylor Manemann, Associate Planner
Subject: PLH24-0033 Round 1 Bowling & Arcade
Request: Use Permit for a Series 6 Bar Liquor License within a new bowling alley and arcade.
Location: 3177 W Chandler Boulevard in the Chandler Fashion Center, generally located at the southwest corner of Price Road and Chandler Boulevard
Applicant: Andrea Lewkowitz, Lewkowitz Law Office

Proposed Motion:

Move Planning and Zoning Commission recommend approval of PLH24-0033 Round 1 Bowling & Arcade, Use Permit for a Series 6 Bar Liquor License within a new bowling alley and arcade, subject to the conditions as recommended by Planning staff.

Background Data:

- Zoned Planned Area Development (PAD) for a regional mall.
- Zoning Code requires Use Permit approval for any bar license.
- No Entertainment Use Permit approval required when the principal use is an amusement arcade or bowling alley.

Surrounding Land Use Data:

North	Commercial, Chandler Fashion Center	South	Commercial, Chandler Fashion Center
-------	-------------------------------------	-------	-------------------------------------

East	Commercial, Chandler Fashion Center	West	Chandler Village Drive, then Single-Family Residential
------	-------------------------------------	------	--

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

Suite Square Footage	65,458 square feet
Hours of Operation	10:00am to 2:00am daily
Number of Employees	10 full-time employees 50 part-time employees

Review and Recommendation:

The Round 1 site is located within an existing 65,458 square foot suite on the west side of Chandler Fashion Center. The suite occupies the first level of the space that was previously occupied by Sears. The second level will be occupied by a different user. Access to the Round 1 suite will be provided directly from the parking lot and from inside the mall.

Round 1 will provide customers with a variety of activities including bowling, pickle ball, billiards, arcade games, ping pong, darts, and more. Round 1 will also offer an extensive food and beverage menu with pizza, burgers, sandwiches, chicken wings and tenders, nachos, fries, Japanese-inspired snacks and cuisine, ice cream desserts, specialty alcoholic and non-alcoholic drinks, beer, and wine. There will not be any live music, dancing or outdoor patios. Television viewing will be limited to the dining/bar areas. Separate rooms will be available for private parties and guest karaoke. The average guest stay at other Round 1 locations is 2 to 3 hours. This site will be the third Arizona location for Round 1.

A Use Permit is required for a Series 6 liquor license for bars to operate within a commercially zoned district. No Entertainment Use Permit is required when the principal use of an establishment is either a cinema, performing arts theater, amusement arcade, bowling alley, skating rink, or recreational assembly uses for families and/or children.

Planning staff has reviewed the request and finds it to be consistent with the General Plan and applicable zoning. The bar use is a compatible land use with the surrounding commercial development. As such, Planning staff 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 October 7, 2024. Only the applicant and Planning Staff attended the meeting.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

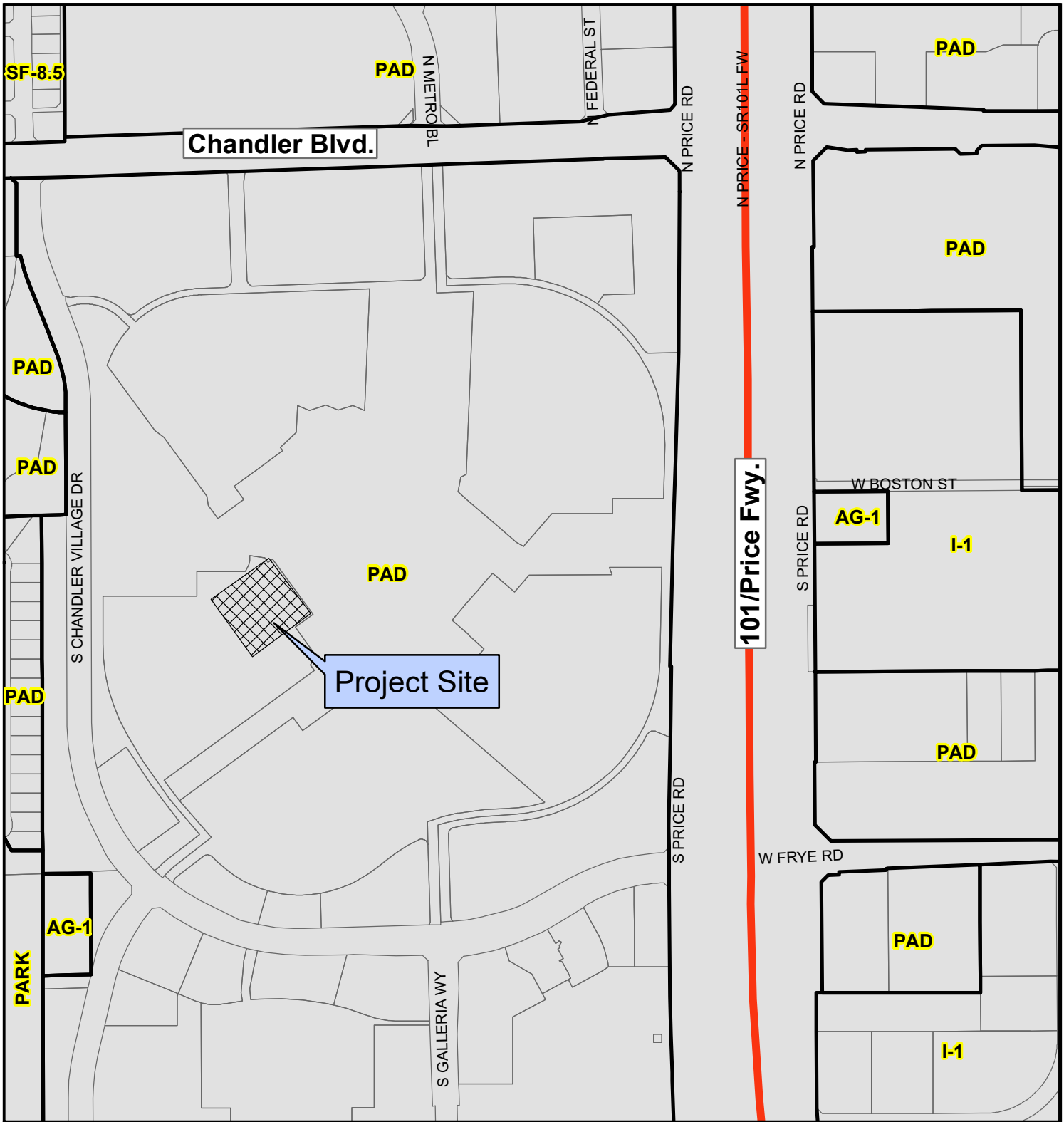
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. The Use Permit shall remain in effect for one (1) year from the date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.
2. The Use Permit is non-transferable to other locations.
3. 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.
4. Use Permit 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 Use Permit shall apply.
5. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. persons with disabilities shall have direct access to all indoor and outdoor pedestrian spaces).
6. The site shall be maintained in a clean and orderly manner.

Attachments

Vicinity Maps

Exhibits



PLH24-0033 Round 1 Bowling & Arcade



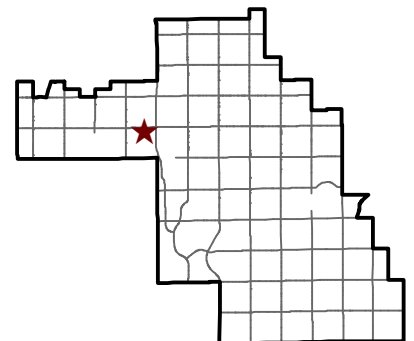
Proposed Project Details

3177 W. Chandler Blvd.

Use Permit approval for a Series 6 Bar License



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





PLH24-0033 Round 1 Bowling & Arcade

Proposed Project Details

3177 W. Chandler Blvd.

Use Permit approval for a Series 6 Bar License

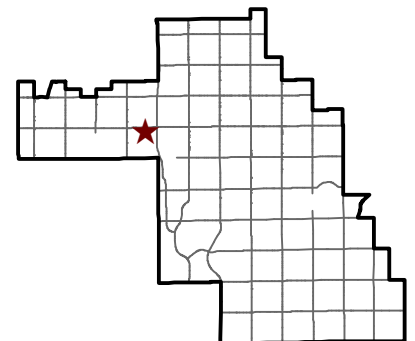


City of Chandler Planning Division

chandleraz.gov/planning

For more information visit:

<https://gis.chandleraz.gov/planning>



PLH24-0033

Round 1 Bowling & Arcade Exhibits

Location:

3177 W Chandler Boulevard in the Chandler Fashion Center
Generally located at the southwest corner of Price Road and
Chandler Boulevard



2600 North Central Avenue
Suite 1775
Phoenix, Arizona 85004
☎ 602.200.7222
www.lewkowitzlaw.com

Andrea D. Lewkowitz
H.J. Lewkowitz

andrea@lewklaw.com

August 30, 2024

City of Chandler, Planning Division
215 E. Buffalo Street
Chandler, AZ 85226

Re: Liquor Use Permit
Round1 Bowling & Arcade | Chandler Fashion Center

Dear Planner:

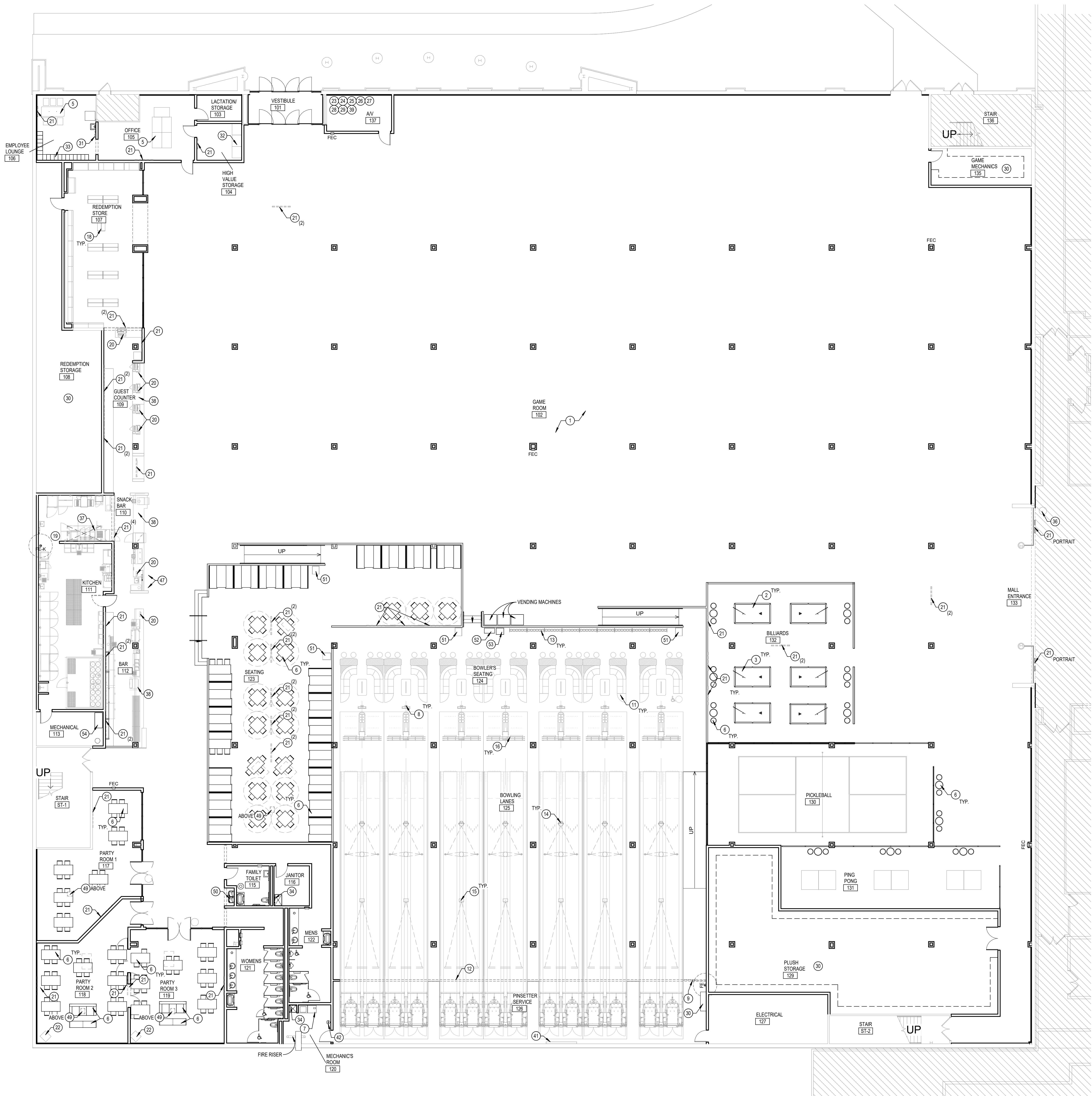
Round One Entertainment, Inc. plans to open its third Arizona location of Round1 Bowling & Arcade ("Round1") at Chandler Fashion Center at 3177 W. Chandler Boulevard in early 2025. Round1 will occupy 65,458 square feet on the first level of the space previously occupied by Sears on the west side of the Center and will have non-exclusive access to the Center's extensive parking lots and structures. Round1 will apply for a series 6 liquor license as an ancillary use to the family-oriented games and activities. Series 6 liquor licenses allow for on- and off-premises sales of beer, wine, and spirits throughout the licensed premises. The property's PAD zoning requires a bar use permit to qualify for the liquor license.

Round1 will offer bowling, pickle ball, billiards, arcade games, ping pong, darts, and more, along with an extensive food and beverage menu with pizza, burgers, sandwiches, chicken wings and tenders, nachos, fries, Japanese-inspired snacks and cuisine, ice cream desserts, specialty alcoholic and non-alcoholic drinks, and beer and wine. There will not be any live music, dancing or outdoor patios, and television viewing will be limited to the dining/bar areas. Separate rooms will be available for private parties and guest karaoke. The average guest stay at other Round1 locations is 2-3 hours.

The business will be open from 10 am – 2 am daily, and will employ approximately ten full-time and 50 part-time employees. Employees involved in the sale and service of alcohol will be trained in responsible alcohol sales and service.

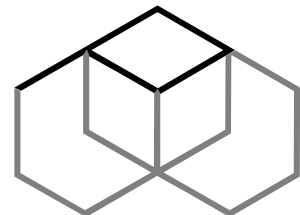
Sincerely,


Andrea D. Lewkowitz



KEYNOTE LEGEND	
LEGEND SYMBOL INDICATOR	
NOTE: OMITTED NUMBERS ARE INTENTIONALLY SKIPPED TO REMOVE NOTES NOT APPLICABLE TO THIS PROJECT.	
1	GAMES SUPPLIED AND INSTALLED BY VENDOR, G.C. TO COORDINATE INSTALLATION & PROVIDE POWER. DRINKS PER ELECTRICAL PLANS - COORDINATE WITH FINAL GAME LAYOUT.
2	BILLIARD TABLES BY BILLIARDS VENDOR
3	PING PONG TABLES BY TENANT
5	FURNITURE BY TENANT
6	FURNITURE BY MILLWORK VENDOR
7	WASHER & DRYER PURCHASED AND INSTALLED BY G.C.
8	BOWLING SCORING CONSOLE / PEDESTAL BY BOWLING VENDOR
9	BI-PARTING BLACK CURTAINS TO THE FLOOR AND CURTAIN TRACKS BY G.C. (FIELD VERIFY WIDTHS) REFER TO 3A-502
11	FURNITURE BY BOWLING VENDOR
12	CUSTOM MASKING UNIT AND FILLER PANELS BY BOWLING VENDOR
13	BOWLING BALL RACKS SUPPLIED BY BOWLING VENDOR
14	COSMIC FIXTURE BY AV VENDOR, FINAL LOCATION TO BE DETERMINED BY TENANT
15	VIDEO PROJECTOR AND MOUNTING HARDWARE BY VENDOR - G.C. TO PROVIDE AND INSTALL 14 GA. (MIN.) UNISTRUT SUPPORT TO STRUCTURE - REFER TO OVERHEAD SCORING MONITORS (TRIPLE LCD CONFIGURATION) BY BOWLING VENDOR, STRUCTURAL SUPPORT BY G.C. REFER TO DETAILS 4A-502 & 5A-502
16	REDEMPTION STORE DISPLAY CONDOUA UNIT BY TENANT VENDOR
19	FOOD SERVICE EQUIPMENT, WALK-IN COOLERS AND CONDENSING UNITS BY FOOD SERVICE VENDOR
20	POINT OF SALE EQUIPMENT BY VENDOR, SEE ELEC.
21	WALL OR CEILING MOUNT T.V. AND MOUNTING BRACKET BY AV VENDOR - REFER TO INTERIOR ELEVATIONS AT 2A-502. PROVIDE BLOCKING OR STRUCTURAL SUPPORT AS REQUIRED, COORDINATE CONDUIT, DATA AND POWER WITH E.C.
22	PARTY ROOM AUDIO / VIDEO EQUIPMENT BY AV VENDOR
23	BOWLING SERVER BY BOWLING VENDOR, COORDINATE POWER
24	KARAOKE SERVER BY VENDOR, COORDINATE POWER
25	SECURITY/SURVEILLANCE SYSTEM BY VENDOR
26	AV EQUIPMENT, RACK BY VENDOR, COORDINATE CONDUIT AND POWER
27	GAME NETWORKING SERVER / SYSTEM LOCATION BY VENDOR
28	SATELLITE OR CABLE SYSTEM EQUIPMENT BY TENANT
29	TELEPHONE BOARD AND PHONE SYSTEM LOCATION
30	STORAGE RACK BY TENANT
31	TIME CLOCK BY TENANT, COORDINATE POWER AND DATA
32	SAFE EQUIPMENT BY TENANT
33	METAL LOCKERS - 12"W x 18"D x 72"H - 5 TIER, (80) LOCKERS TOTAL, REFER TO SPECIFICATIONS
34	UTILITY SHELF WITH MOP RACK
36	MOVEABLE BOWLING PIN SCULPTURE BY TENANT
37	EXHAUST HOOD BY FOOD SERVICE EQUIPMENT VENDOR, SEE MECHANICAL
38	MILLWORK, COUNTER, AND FINISHES BY MILLWORK VENDOR
39	EMBEDDED TERMINAL SERVER BY VENDOR, COORDINATE POWER
41	BOWLING TOOLBOX 96" W x 50" H
42	EYE WASH STATION - REFER TO PLUMBING
47	KIOSK BY TENANT
49	PROJECTOR BY VENDOR
50	DRINKING FOUNTAIN - REFER TO SPECIFICATIONS. REFER TO SHEET A-401 FOR MOUNTING HEIGHT
51	TRASH ENCLOSURE FURNISHED BY VENDOR
52	LANE ASSIST CABINET SUPPLIED BY OWNER
53	SHOE RETURN BIN SUPPLIED BY OWNER
54	LIQUOR CAGE STORAGE
NOTES: 1. GENERAL CONTRACTOR TO COORDINATE REQUIREMENTS AND INSTALLATION WITH ALL VENDOR AND TENANT ITEMS - REFER TO SHEET G-402.	

KEYNOTE FLOOR PLAN
SCALE: 3/32" = 1'-0"
ACTUAL PLAN



PARADIGM DESIGN
ARCHITECTS | ENGINEERS

Grand Rapids | Phoenix | Traverse City
www.paradigmnae.com

PROJECT

ROUND1
CHANDLER
FASHION
CENTER

TENANT
IMPROVEMENT

3177 W. CHANDLER BLVD.
SUITE 04 CHANDLER, AZ 85226

CLIENT

ROUND 1

3070 SATURN ST. STE. 200
BREA, CA 92821

RELEASE DATE

DATE	DESCRIPTION
05-17-24	FOR PERMITS
06-26-24	PLAN REVIEW RESPONSE
07-17-24	FOR BIDS & CONSTRUCTION

PROJECT

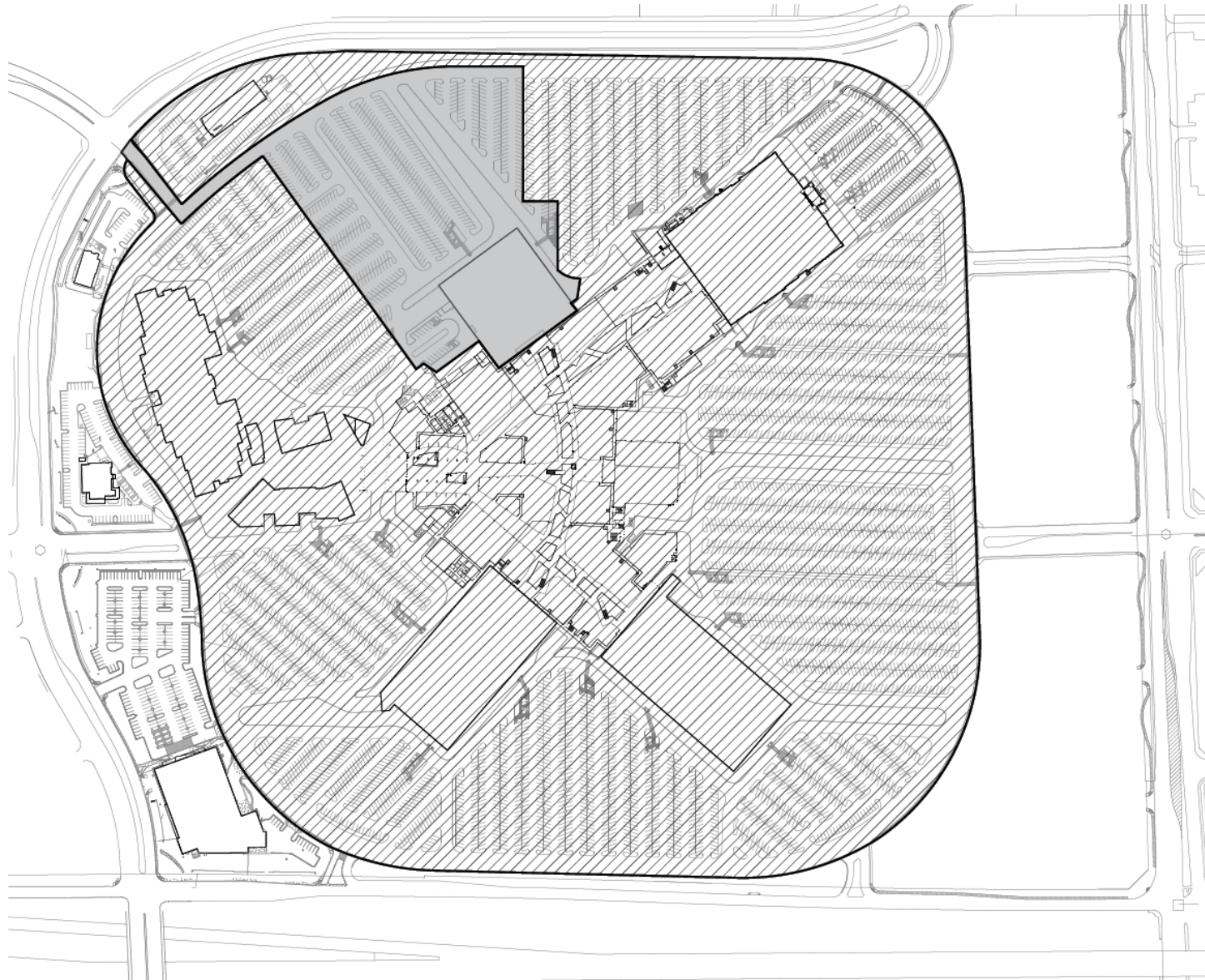
2307113GR

SHEET

KEYNOTE PLAN

A-100

EXHIBIT A
DEPICTION OF CENTER AND ADJACENT CENTER



Mail Address:

CHANDLER FASHION CENTER
3111 W. Chandler Blvd.
Chandler, AZ 85226
Phone: (480) 812-0152
Fax: (480) 812-0002

For Leasing
Information Contact:
Bre Williams
MACERICH
11411 North Tatum Blvd.
Phoenix, AZ 85028
Phone: (602) 953-8432
Fax: (602) 953-1964

For Restaurant
Leasing Contact:
Jessica Janes
MACERICH
401 Wilshire Blvd.
Santa Monica, CA 90401
Phone: (424) 229-3542

 **CENTER**
 **ADJACENT
CENTER**

Note:
This is a schematic plan only
intended to show the general layout
of the shopping center or part
thereof. This plan is not to be scaled.

LAST UPDATED: 10.20.23
BY: MH



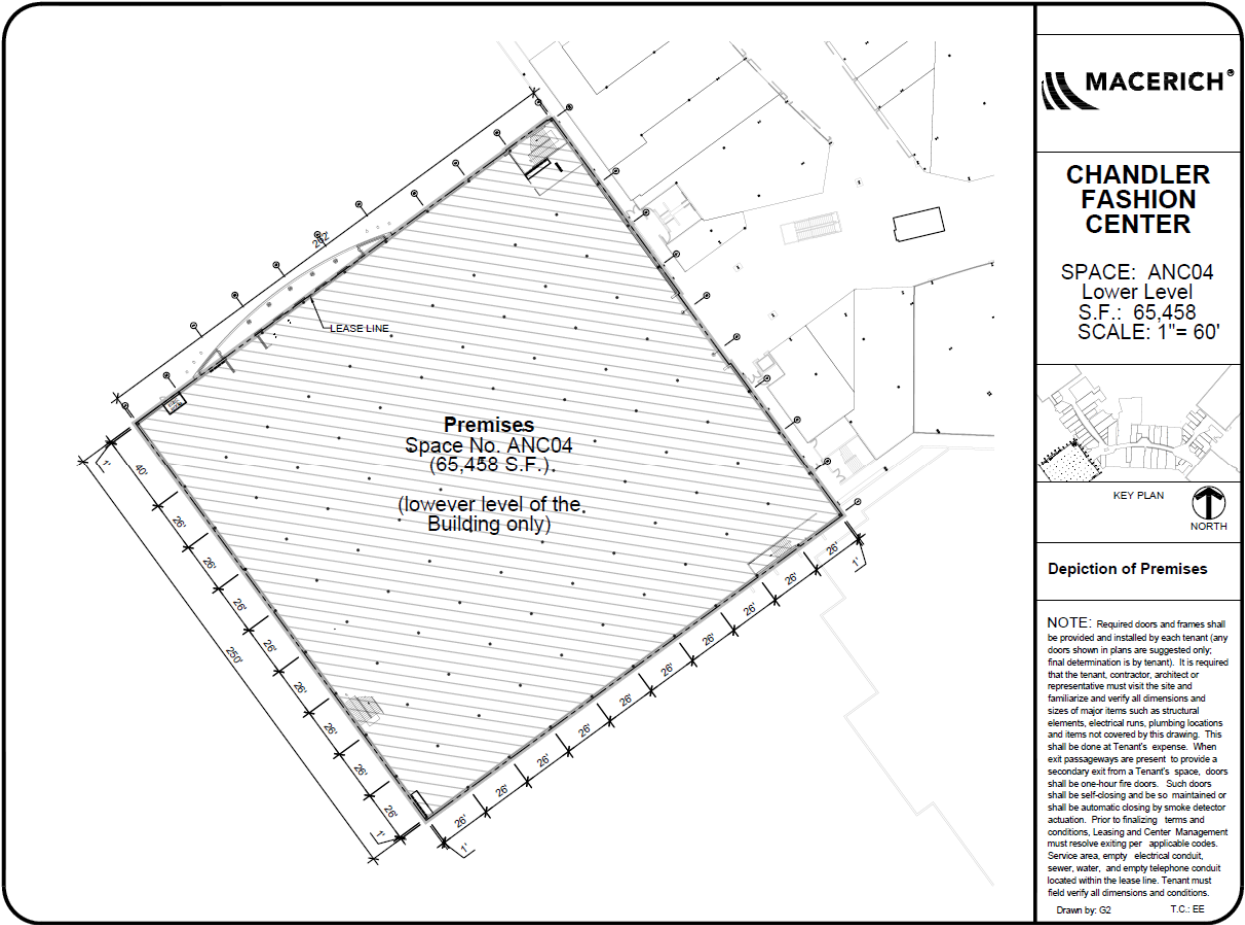
EXHIBIT A

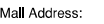


Sears Chandler Fashion Center – ROUND1 BOWLING & ARCADE –
JT 397212_10 - 11.29.23 – t0021120

Retail Mall Gross

EXHIBIT B
DEPICTION OF PREMISES





CHANDLER FASHION CENTER
3111 W. Chandler Blvd.
Chandler, AZ 85226
Phone: (480) 812-0152
Fax: (480) 812-0002

For Leasing
Information Contact:
Dan Williams

Bre Williams
MACERICH
1411 North Tatum Blvd.
Phoenix, AZ 85028
Phone: (602) 953-6432
Fax: (602) 953-1964

For Restaurant
Leasing Contact:
Joanna Jones

Jessica Janes
MACERICH
401 Wilshire Blvd.
Santa Monica, CA 90401
Phone: (424) 229-3542

Note:
This is a schematic plan only
intended to show the general layout
of the shopping center or part
thereof. This plan is not to be scaled.

Last Updated:
NOV 10, 2022



SITE PLAN





**Planning & Zoning Commission
24-065**

Development Services Memo No. PZ

Date: November 20, 2024
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: Notice of Cancellation of the December 4, 2024, and December 18, 2024, Planning and Zoning Commission Hearings

Proposed Motion:

Move Planning and Zoning Commission cancel the December 4, 2024, and December 18, 2024, Planning and Zoning Commission Hearings.

Background/Discussion

Planning staff is recommending the cancellation of the December 4, 2024, and December 18, 2024, Planning and Zoning Commission Hearings due to the management of cases.
