



Preliminary Development Plan

Amendment

For

Costco Chandler Business Center

Located at the Southwest Corner of Pecos Road and Alma School Road

By:

Kimley-Horn and Associates, Inc.

Case No: PLH24-0024

Submitted: January 8, 2025

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PREPARED BY:

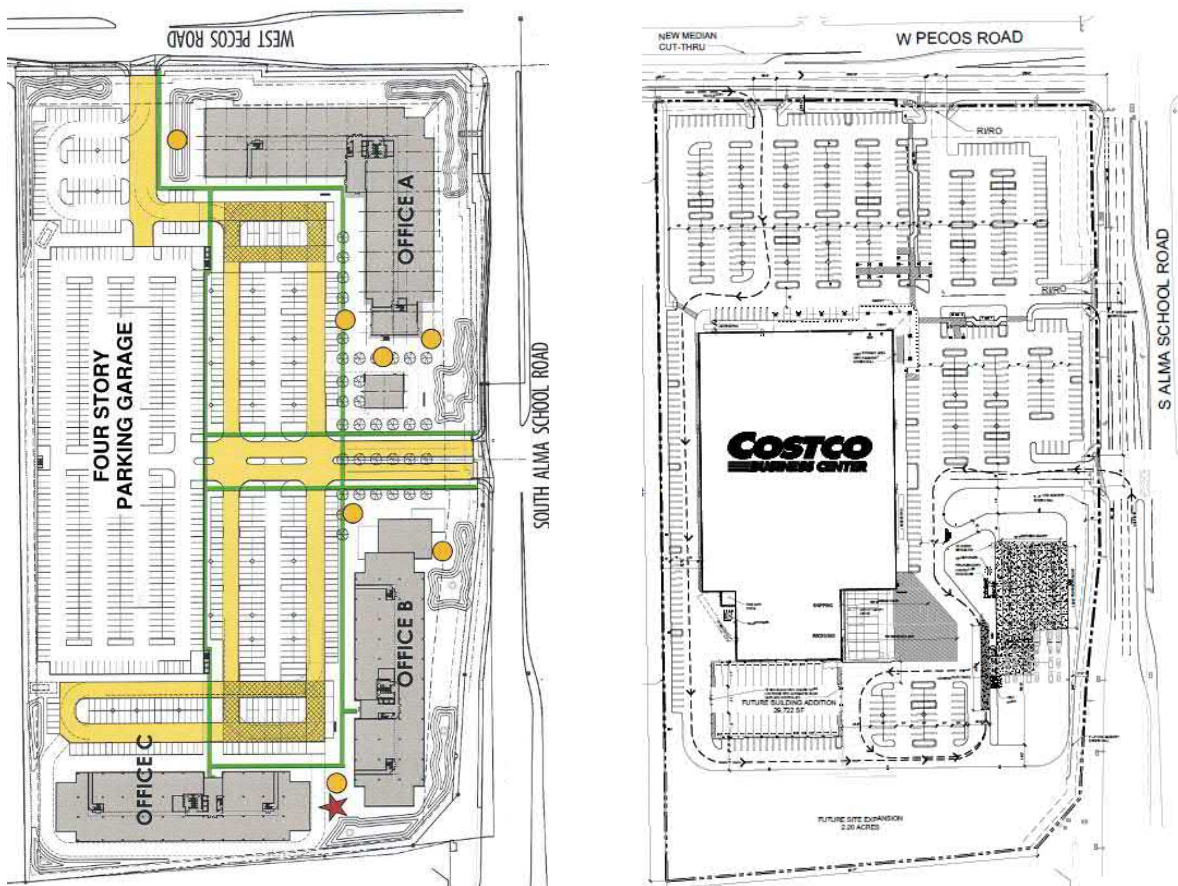
PROJECT TEAM

Developer	Engineering	Representation
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A. INTRODUCTION

Costco Wholesale is the developer and operator of the proposed Costco Chandler Business Center which consists of approximately 170,500 sf of retail development on +/-18.65 gross acres located at the southwest corner of Pecos Road and Alma School Road in Chandler, Arizona. As shown in **Exhibit 1, Site Context**, the project site is made up of one existing parcel APN: 303-26-003P. The property is currently being utilized for agricultural uses. This request is to amend the zoning and preliminary development plan of the subject property from Planned Area Development (PAD) for an office park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building Height up to 75 feet to Planned Area Development (PAD) for the Costco Business Center and Fuel Center based upon the C-2 Community Commercial District.

This use is appropriate for this area and site which is currently zoned for retail use and office space. With the proposed reduced building square footage, removal of the parking garage, and substantial landscaping, this use better suits the area and supports the needs of local small business as well as residents. Approval of this proposal will allow for a new commercial corner that will complement the existing commercial uses, parks, schools, residential, employment and religious uses that surround it.



B. SITE, SURROUNDING AREA, AND EXISTING ZONING

The Site is designated on the City's General Plan as Neighborhoods. The Neighborhood designation allows for a variety of non-residential uses. **See Exhibit 2, Chandler General Plan.** The site is currently zoned PAD and designated for an Office Park with ancillary retail and restaurant uses, including a Mid-Rise Overlay for building Height up to 75 feet. This office park has not been developed and the Site is currently use for agricultural purposes. This request will allow for the development of the site in a manner that is less impactful from a peak hour traffic aspect while also serving local small business and residents through the Business Center and Fuel Center. The Site is bounded by multifamily use Camden Pecos Ranch Apartments to the west, multifamily use The Casitas at San Marcos to the north, the Banner Medical Office complex to the east, and Loop 202 to the south. This location also provides excellent access to the freeway.

C. PROPOSED PRELIMINARY DEVELOPMENT PLAN

1. Site Layout

The proposed Preliminary Development Plan is designed to be mindful of the existing neighbors as well as provide an inviting and convenient destination for local business owners and residents. The proposed building is planned to be approximately 170,500 square feet and be located in the southwest corner of the Site. This is a significant reduction from the Office Park use previously approved that allowed for 400,000 square feet of office space with ancillary retail spaces as well as a four-story parking garage located only 20 feet from the existing multifamily use to the west. The proposed plan provides a 60-foot setback from the western property line to the building face. The proposed use also has a maximum height of 36 feet for buildings. The previously approved use had a maximum height of 75 feet. The location of the Fuel Center was carefully coordinated with city staff to manage queueing for the fuel dispensers. Proper circulation and adequate storage lengths along with the proposed signal improvements were analyzed in the decision of placing the Fuel Center at the southeast corner of the project. The location of the Fuel Center provides appropriate visibility while reducing the potential for traffic conflicts offsite. **See Exhibit 3, Site Plan.**

2. Architecture

The overall theme for the building is a contemporary design focused on clean, simple lines that is attractive and consistent with the design standards for the City of Chandler while also being recognizable as a Costco Business Center. **See Exhibit 4, Building Elevations.** The architecture features undulating roof heights, alternating materials and horizontal relief to break up the massing. Pedestrian elements such as trellis and shade structures at seating areas were incorporated to enhance the pedestrian experience. Variations in the neutral colors including Taupe, Sandstone, and Bronze have been utilized to match the desert background and are consistent and appropriate within the context of the area. See Exhibit X, Color & Materials Board.

3. Landscaping

The landscaping for the project has been designed per the development requirements of the City to create an attractive appearance for the overall development and community. See Exhibit 5, Landscape Plan. The southwest corner of the intersection of South Pecos Road and West Alma School Road will have a 50' landscape buffer consisting of earthen berms, a screening hedge, meandering trees and unique cacti and succulent species. The enhanced landscape corner treatment at South Alma School Road and West Pecos Road will be a palette of palms, accent shrubs and succulents, earthen berms, boulders, and rock creating an impactful landscape statement for the neighborhood. The site landscape design will create appropriate shade and buffer areas within and along the perimeters of the site while providing an attractive appearance for the overall development. The site parking field and perimeter will be planted with a sustainable, colorful, and attractive plant palette to draw interest to and through the Site. The west property line adjacent to the multi-family development, Dissimilar Buffer, will be planted with screening trees at twenty feet (20') on center and interspersed with dense shade trees planter at forty feet (40') on center, creating a dense screen between the proposed development and the adjacent use.

D. DEVELOPMENT STANDARDS

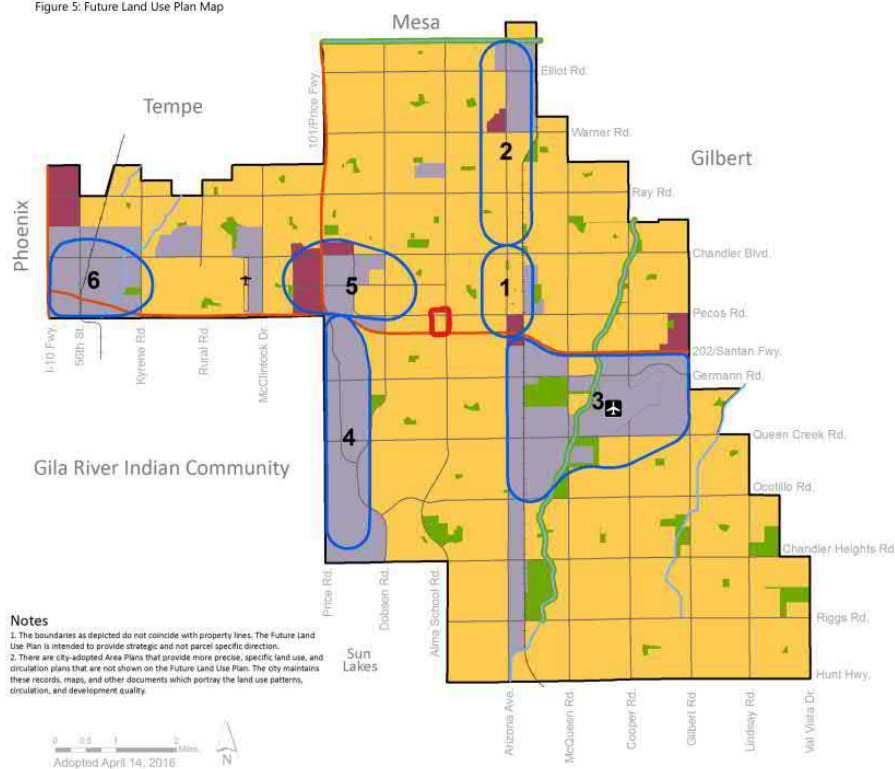
Below are the proposed Costco Chandler Business Center PAD development standards compared to the previously approved (March 31, 2016) Santan Office Campus DVR15-0041.

Table 1 – PAD Comparison

	Previous Approval	2024 Proposal
Proposed Use	Office Park with Mid-Rise Overlay	Costco Business Center
Parcels	303-26-003P	303-26-003P
Acreage	±18.65Acres	±18.65 Acres
Building Height Allowed	75' (4-Stories)	36' (1-Story)
Zoning	PAD	PAD
Underlying Zoning	C-2	C-2
Min. Rear Building Setback	0'	60'

EXHIBIT 2 – CHANDLER GENERAL PLAN

Figure 5: Future Land Use Plan Map



Future Land Use Plan Map

Neighborhoods
This category allows a range of residential densities and a variety of non-residential uses such as commercial, institutional, public facilities, and commercial offices based upon location and other criteria as described in the text of the general plan.

Regional Commercial
Major regional commercial uses such as shopping malls, power centers, large single-use retail, and other commercial centers. As described in the general plan text, these locations are eligible for consideration of urban-style mixed-use developments. Other supportive land uses that may be allowed include large offices and mixed residential densities.

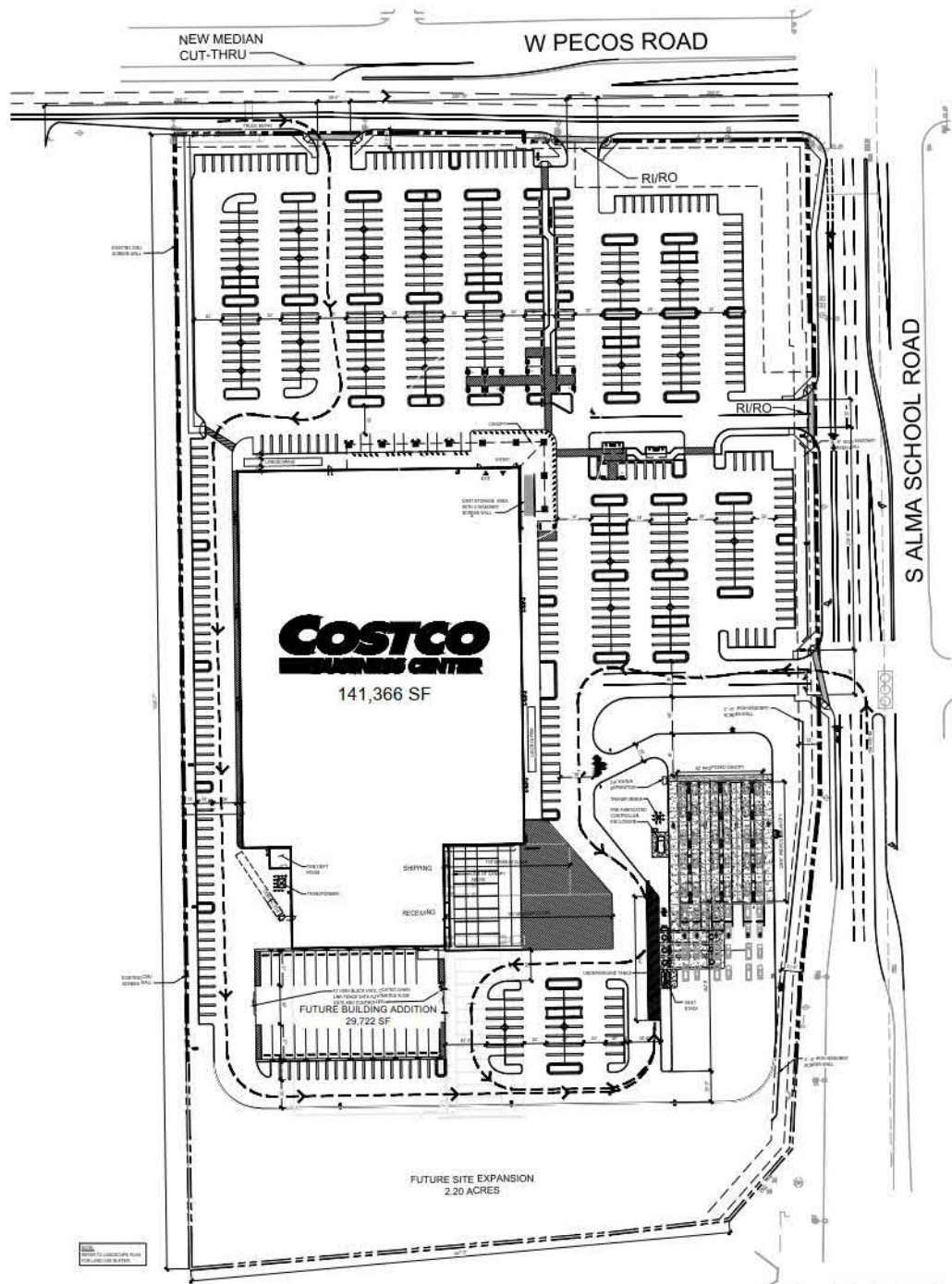
Employment
Major employers, knowledge-based employers, industrial/business parks, and industrial support uses. A compatible mix of supporting commercial uses and residential densities as an integral component may be considered as described in the General Plan text, growth area policies, and area plans.

Recreation/Open Space
Public parks and open spaces shown are greater than approximately five acres. Refer to the Parks and Open Space Map for more information.

Growth Areas
Targeted areas suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support economic growth with a planned concentration of a variety of uses such as residential, office, commercial, tourism, and industrial. A.R.S. §9-461.05

1. Downtown Chandler
2. North Arizona Avenue
3. Chandler Airport
4. South Price Road Corridor
5. Medical/Regional Retail
6. I-10/Loop 202





PROJECT DATA

PROJECT ADDRESS: SWC OF W. PECOS RD & S. ALMA SCHOOL RD CHANDLER, AZ

SITE DATA:

TOTAL SITE AREA: 18.57 ACRES (808,909 SF)
INCLUDES:
SITE AREA: 16.37 ACRES
FUTURE EXPANSION AREA: 2.20 ACRES

JURISDICTION: CITY OF CHANDLER

ZONING: PLANNED AREA DEVELOPMENT

SETBACKS:	REQUIRED	FRONT:	ACTUAL
FRONT:	25'	TBD	
SIDE:	5'	TBD	
REAR:	25'	TBD	

BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED BY MG2 CORPORATION USING A SURVEY BY INNOVATION GROUP, INC DATED 10.26.15

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 140,740 SF

INCLUDES:
WAREHOUSE MAIN LEVEL: 133,686 SF
FUTURE BUILDING ADDITION: 29,722 SF
OPEN CANOPY FOOTPRINT AREA: 6,985 SF

PARKING DATA:

TOTAL PARKING: 903 STALLS

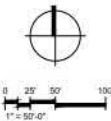
INCLUDES:
10' WIDE STALLS: 579 STALLS
10' WIDE LOADING ZONE STALLS: 12 STALLS
ACCESSIBLE STALLS (2 PER 100): 12 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 4.28 STALLS

TRUCK STALLS: 32 STALLS

JURISDICTIONAL PARKING REQUIRED (1 PARKING STALL PER 250 SF): 536 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



SWC OF W. PECOS RD & S. ALMA SCHOOL RD CHANDLER, AZ



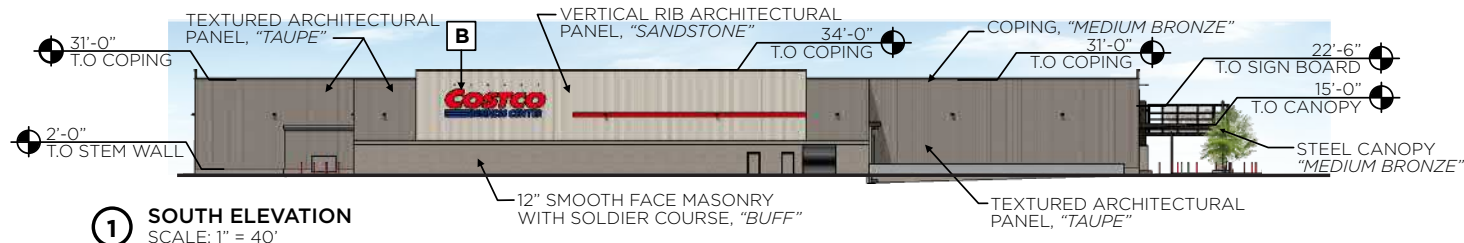
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OCTOBER 2, 2024

PRELIMINARY
SITE PLAN

DD11-12

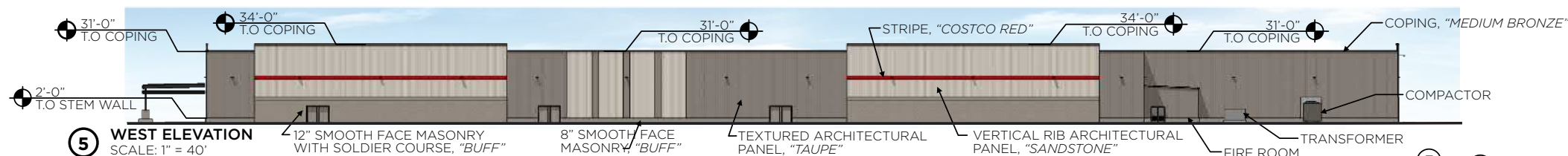
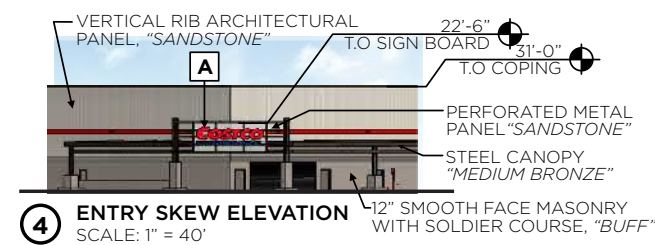
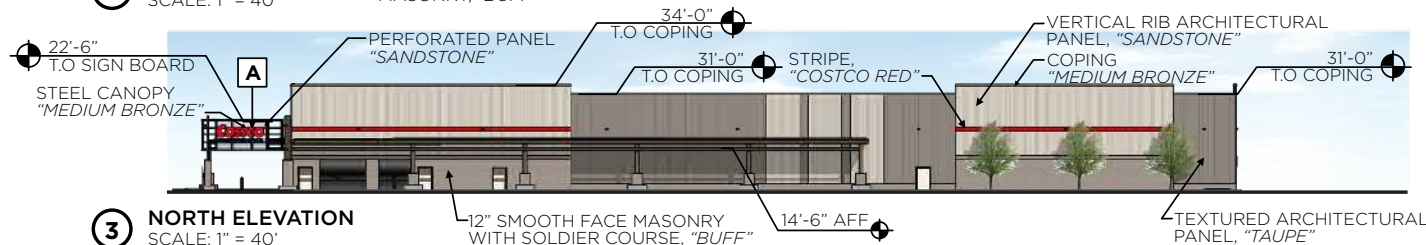
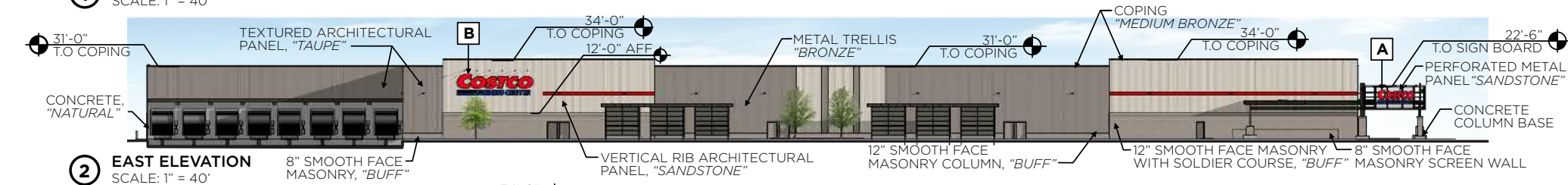
PRELIMINARY SITE PLAN

Exhibit 4 - building elevations



ELEVATION MATERIAL PERCENTAGES			
<i>MATERIAL</i>	<i>ELEVATION</i>		
	WEST	NORTH	SOUTH
SMOOTH FACE CMU "BUFF"	2.918 SF 21%	1.709 SF 18%	2.550 SF 15%
CONCRETE "NATURAL"			1.585 SF 9%
VERTICAL BRICK ARCHITECTURAL METAL PANEL "TAUPE" AND "SANDSTONE"	10.7235 SF 79%	7.636 SF 82%	13.153 SF 79%

* "CALCULATION DOES NOT INCLUDE EXTERIOR DOORS OR TIRE CENTER DOORS"



SIGN TABLE					
IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	1	COSTCO BUSINESS CENTER	4'-0" C	105 SF	105 SF
B	2	COSTCO BUSINESS CENTER	6'-0" C	223 SF	446 SF
			TOTAL SIGN AREA:		551 SF

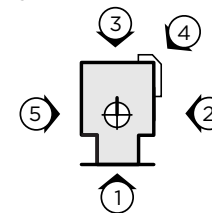
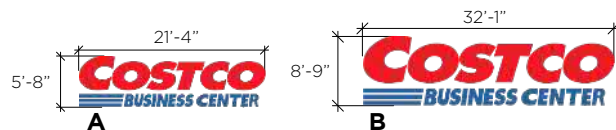


EXHIBIT 5 – FUEL CANOPY ELEVATIONS

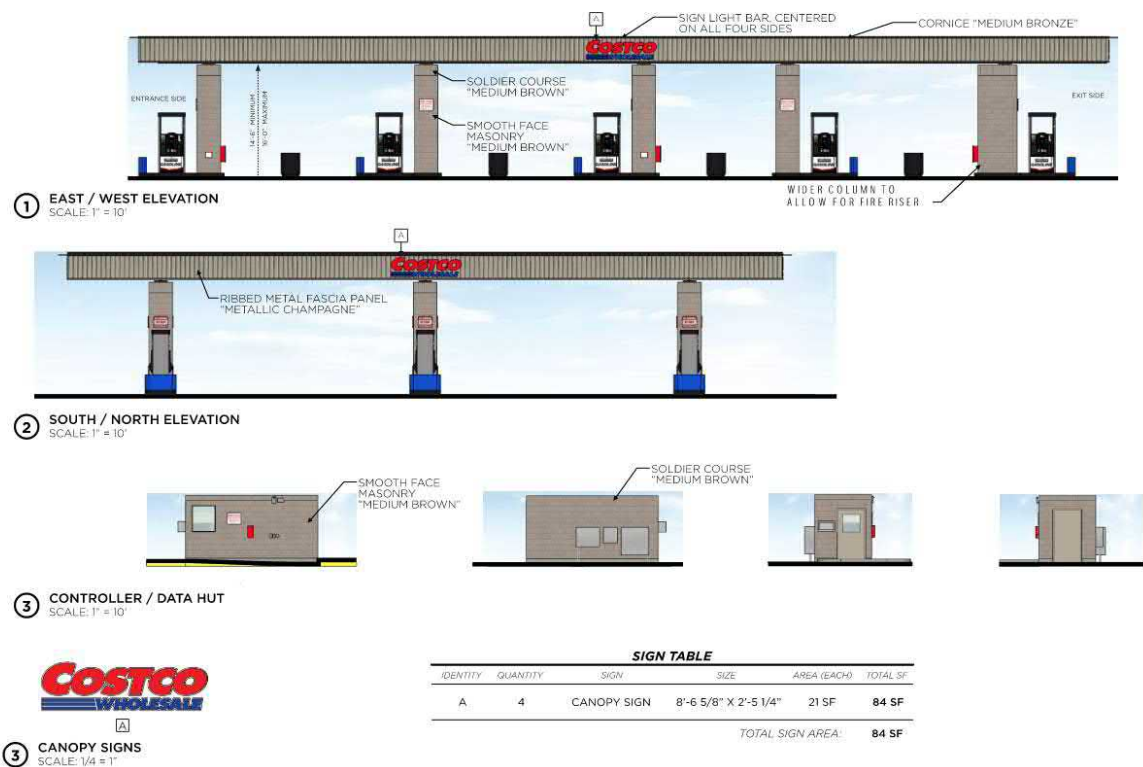


Exhibit 6 - Landscape plan



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CAL	H/W	BOX SIZE	QTY
TREES					
	Acacia aneura / Mulga	1-1/2"		24" Box	61
	Chilopsis linearis / Desert Willow	2-1/2"		36" Box Low Branching	14
	Fraxinus velutina 'Arizona' / Arizona Ash	3"		48" Box	17
	Phoenix dactylifera / Date Palm		12' BT		6
	Pistacia chinensis / Chinese Pistache Multi-Trunk	2-1/2"		36" Box Single Trunk	88
	Tipuana tipu / Tipu Tree	1-1/2"		24" Box	87
	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	1-1/2"		24" Box Single Trunk	101

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	H/W	QTY
SHRUBS					
	Agave americana 'Medio-picta Alba' / Striped Century Plant	5 Gal		Full in Can	20
	Caesalpinia pulcherrima / Red Bird Of Paradise	5 Gal		Full in Can	467
	Dasylirion quadrangulatum / Mexican Grass Tree	5 Gal		Full in Can	54
	Encelia farinosa / Brittlebush	5 Gal		Full in Can	292
	Fouquieria splendens / Ocotillo	3-4 canes 48" tall			40
	Hesperaloe parviflora 'Dwarf Yellow' / Dark Yellow Yucca	5 Gal		Full in Can	357
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 Gal		36"H x 24"W	424
	Leucophyllum langmaniae 'Rio Bravo' TM / Barometerbush	15 Gal		Full in Can	443
	Leucophyllum x 'Rain Cloud' / Rain Cloud Barometerbush	15 Gal		Full in Can	198
	Verbena peruviana 'Balfreitim' / Firehouse™ White Peruvian Verbena	1 Gal		Full in Can	500

ROCK & DECOMPOSED GRANITE

SYMBOL	DESCRIPTION	QTY
	Brown Fractured Rip Rap	721 cy
	Brown Fracture 1-1/4" Screened @ 2.5" depth	782 cy
	Durango Angular Boulders. 6-8" diamter. Decorative Stone solutions or equal.	12
	Stabilized Native Desert Soil. Soilworks SoilTac	61,624 sf

LANDSCAPE AREA

DESCRIPTION	QTY
Site Landscape Area	150,011 sf
Street Frontage Landscape Area	26,666 sf
Street Frontage LF	1,612 lf
Perimeter Landscape LF	147 lf
Dissimilar Land Use Buffer	1,221 lf
Parking Area Landscape	38,502 sf



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OCTOBER 3, 2024

