

Planning and Zoning Commission Regular Meeting

January 15, 2025 | 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 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, January 15, 2025, 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 - January 15, 2025

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. **November 20, 2024, Planning and Zoning Commission Meeting Minutes**
Move Planning and Zoning Commission approve Planning and Zoning Commission meeting Minutes of the Study Session of the November 20, 2024 and Regular Meeting of the November 20, 2024.
2. **Rezoning and Preliminary Development Plan, PLH24-0024 Costco Business Center, located at the southwest corner of Alma School Road and Pecos Road.**
Rezoning
Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0024 Costco Business Center, Rezoning from Planned Area Development (PAD) for an office park with ancillary retail and restaurant uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), subject to the conditions as recommended by Planning staff.

Preliminary Development Plan
Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0024 Costco Business Center for site layout and conceptual building architecture, subject to the conditions as recommended by Planning staff.

3. **Use Permit, PLH24-0037 ZJMKR LLC, 542 W Chandler Boulevard, generally located 1/2 mile west of the northwest corner of Arizona Avenue and Chandler Boulevard.**
Move Planning and Zoning Commission recommend approval of Use Permit, PLH24-0037 ZJMKR LLC, for the continued use of a residential home zoned Single-Family District (SF-8.5) as a general office, subject to the conditions as recommended by Planning staff.
4. **Notice of Cancellation of the February 5, 2025, Planning and Zoning Commission Hearing**
Move Planning and Zoning Commission cancel the February 5, 2025, Planning and Zoning Commission Hearing.

Discussion

Member Comments/Announcements

Calendar

5. The next Regular Meeting will be held on February 19th, 2025, in the Chandler City Council Chambers, 88 East Chicago Street, Chandler, Arizona.

Adjourn



**Planning & Zoning Commission
24-003**

Development Services Memo No. PZ

Date: January 15, 2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
From: Julie San Miguel, Senior Administrative Assistant
Subject: November 20, 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 the November 20, 2024 and Regular Meeting of the November 20, 2024.

Attachments

November 20, 2024 Study Session Minutes
November 20, 2024 Regular Meeting Minutes

Meeting Minutes

Planning and Zoning Commission

Study Session

November 20, 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 Rene Lopez
Commissioner Charlotte Golla
Commissioner Ryan Schwarzer

Staff Attendance

Kevin Mayo, Planning Administrator
Lauren Schumann, Principal Planner
Taylor Manemann, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

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. 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.

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

2. PLH24-0021/PLT24-0007 CHANDLER 56

TAYLOR MANEMANN, ASSOCIATE PLANNER presented details regarding the request for 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, and Preliminary Plat approval. The 13.9-acre site is located approximately a quarter mile north of the northeast corner of 56th Street and Chandler Boulevard.

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

3. PLH24-0033 ROUND 1 BOWLING & ARCADE

TAYLOR MANEMANN, ASSOCIATE PLANNER presented details regarding the request Use Permit approval for a Series 6 Bar Liquor License within a new bowling alley and arcade. The new business is located at 3177 W Chandler Boulevard in the Chandler Fashion Center, generally located at the southwest corner of Price Road and Chandler Boulevard.

COMMISSIONER LOPEZ pointed out the signage appeared to occupy both floors and asked when a tenant occupies the second floor, would this cause conflict or from a different view would the second-floor tenant have their own signage.

TAYLOR MANEMANN, ASSOCIATE PLANNER presented the site plan and clarified while the Applicant's sign would occupy two stories to their frontage, the future second-floor tenant would have their own frontage on the left side of the building.

CHAIR HEUMANN mentioned there was a tenant for the second floor with the a frontage on the left-side.

COMMISSIONER LOPEZ acknowledged the elevated portion of the building and reiterated his concern, asking whether the second-floor tenant would conflict with the first tenant's signage since the second floor was part of the same building.

CHAIR HEUMANN mentioned the second-floor tenant is an Asian seafood restaurant or something similar and asked staff for the name of the business.

LAUREN SCHUMANN, PRINCIPAL PLANNER clarified the second-floor tenant would likely be Seafood City, a Filipino grocery store with associated food courts.

COMMISSIONER LOPEZ mentioned there would likely be no conflicts regarding the signage, as the second-floor tenant would have their own separate frontage. He stated that he was just seeking clarification if there were stipulations in place to ensure there would be no conflicts.

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

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.

Calendar

The next Study Session will be held before the Regular Meeting on Wednesday, January 15, 2025, 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

November 20, 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 5:30 p.m.

Roll Call

Commission Attendance

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

Staff Attendance

Kevin Mayo, Planning Administrator
Lauren Schumann, Principal Planner
Taylor Manemann, Associate Planner
Thomas Allen, Assistant City Attorney
Julie San Miguel, Clerk

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.

Consent Agenda and Discussion

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. 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, and Preliminary Plat approval. The 13.9-acre site is located approximately a quarter mile north of the northeast corner of 56th Street and Chandler Boulevard.

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.

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'

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.

3. PLH24-0033 ROUND 1 BOWLING & ARCADE

Request Use Permit approval for a Series 6 Bar Liquor License within a new bowling alley and arcade. The new business is located at 3177 W Chandler Boulevard in the Chandler Fashion Center, generally located at the southwest corner of Price Road and Chandler Boulevard.

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.

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.

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.

Consent Agenda Motion and Vote

COMMISSIONER BARICHELLO moved to approve the Consent Agenda of the November 20, 2024, Regular Planning and Zoning Commission Meeting with stipulations presented by staff; Seconded by COMMISSIONER QUINN.

Motion carried unanimously (7-0)

Member Comments/Announcements

KEVIN MAYO, PLANNING ADMINISTRATOR announced will not be another Planning and Zoning Hearing until 2025 and wished everyone happy holidays. He expressed gratitude for each Planning and Zoning member for their service and reflected on achievements from 2024, such as, bringing forward a large number of ordinances, the launch of the Downtown Area Plan Update, and the initiation of the General Plan Update. He mentioned the upcoming year would be busy for Lauren Schumann who will be leading the general plan update and thanked everyone again for their contributions and concluded by wishing everyone happy holidays.

CHAIR HEUMANN echoed Kevin Mayo's statements and extended gratitude to the public and staff for their efforts in ensuring meetings ran efficiently. He wished everyone a Happy Thanksgiving, Merry Christmas, and Happy Holidays.

Calendar

The next regular meeting will be held on Wednesday, January 15, 2025, in the Chandler City Council Chambers, 88 E. Chicago Street, Chandler, Arizona.

Adjourn

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



Kevin Mayo, Secretary

Rick Heumann, Chair



Planning & Zoning Commission Memorandum
Memo No. 25-002

Development Services

Date: January 15, 2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Darsy Omer, Associate Planner
Subject: PLH24-0024 Costco Business Center
Request: Rezoning from Planned Area Development (PAD) for an office park with ancillary retail and restaurant uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), as well as Preliminary Development Plan (PDP) approval for site layout and conceptual building architecture for approximately 18.65 acres
Location: Southwest corner of Alma School Road and Pecos Road
Applicant: Bryan Wright, Kimley-Horn

Proposed Motion:

Rezoning

Move Planning and Zoning Commission recommend approval of Rezoning PLH24-0024 Costco Business Center, Rezoning from Planned Area Development (PAD) for an office park with ancillary retail and restaurant uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), subject to the conditions as recommended by Planning staff.

Preliminary Development Plan

Move Planning and Zoning Commission recommend approval of Preliminary Development Plan PLH24-0024 Costco Business Center for site layout and conceptual building architecture, subject to the conditions as recommended by Planning staff.

Background Data:

- Approximately 18.65 acres
- In 2016, the property was rezoned from PAD for commercial retail and hotel to PAD for an office park with a Mid-Rise Overlay for building height up to 75 feet
- In 2019, a time-extension was approved
- The General Plan designation of neighborhoods and the Pecos Ranch Area Plan designation of Commercial allows for the C-2 zoning
- The project consists of a 141,366 square foot building and a fuel station

Surrounding Land Use Data:

North	Pecos Road, then multifamily residential (The Casitas)	South	Santan Loop 202 Freeway
East	Alma School Road, then a medical office building and vacant parcels zoned for commercial and office uses	West	Multifamily residential (Camden Pecos Ranch Apartments)

General Plan and Area Plan Designations

	Existing	Proposed
General Plan	Neighborhoods	No change
Pecos Ranch Area Plan	Commercial	No change

Proposed Development

Total Site Area	18.57 acres
Building Footprint Area	141,366 SF
Building Height	34 feet
Facade Materials	Smooth face CMU, concrete, and metal panels
Number of Fuel Pumps	15 fuel pumps
Parking Spaces Required	536 stalls
Parking Spaces Provided	603 stalls

Review and Recommendation

The subject site is located at the southwest corner of Alma School and Pecos Roads. The site is zoned Planned Area Development (PAD) for office uses with ancillary retail and restaurant. A rezoning is required to allow for warehousing, which is typically allowed in Planned Industrial (I-1), as well as a fuel station requires a use permit under C-2.

In 1983, a master plan rezoned the subject site as commercial and office type uses, and in 1986 the conceptual plan came through designating the same commercial and office-type uses. In 2005, the subject site was rezoned to allow for commercial retail and hotel development with PDP approval. The subject site remained vacant, and again in 2015 the subject site was rezoned to allow for an office park with ancillary uses. In 2019, there was a time extension to continue to allow for the office park with ancillary retail and restaurant uses. The subject site has been vacant since the time of annexation in 1983 other than what appears to be a single-family home until 2004 on the hard corner of Alma School Road and Pecos Road.

Staff received the request for a Costco Business Center in late July 2024, and staff met with the applicant on numerous occasions to work through comments on the site plan and architecture. After multiple meetings, the site and building design have been modified to meet the City's standards and goals to provide sufficient queuing for the fuel station, pedestrian walkways throughout the site and a variety of materials on the building to create an aesthetically pleasing development. Originally, the fuel station was located off of Pecos Road, with two out parcels left over on the hard corner of Alma School and Pecos. The original location and layout would've created onsite circulation conflicts. Upon staff's request, the fuel station was moved to the southeast corner of the site and now provides a better onsite circulation plan. Additionally, the out-parcels were removed to avoid the opportunity of the parcels turning into drive-through pads, which would result in serious onsite traffic circulation issues. Staff also worked with the applicant to get more pedestrian access that leads from the parking lot to the building. Staff worked with the applicant to get a variety of different materials, such as smooth face CMU, concrete, as well as a variety of different-looking metal panels that provides a sustainable alternative to stucco that is longer lasting. Planning staff has reviewed the request and finds it to be consistent with the General Plan and Zoning Code regulations.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on December 4th, 2024. There were 11 people in attendance. Neighbors expressed concerns regarding potential traffic.
- As of the writing of this memo, Planning staff is not aware of any 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 an office park with ancillary retail and restaurant uses to PAD for wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2), subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Costco Business Center Development Booklet" and kept on file in the City of Chandler Planning Division, in File No. PLH24-0024 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 Chandler City Council.
2. Uses permitted on the property shall be those permitted in the Community Commercial District (C-2) zoning district, wholesaling and fuel service station.
3. The following uses shall be prohibited: Drive-through, drive-up, all fast-turnover establishments, auto-related uses including but not limited to the sale, rental, repair, washing or automobiles, motorcycles, trucks, boats, or related accessories uses other than a fuel station, and self-storage establishments.
4. 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.
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. 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.

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 "Costco Business Center Development Booklet" and kept on file in the City of Chandler Planning Division, in File No. PLH4-0024, 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. Preliminary Development Plan does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and the Preliminary Development Plan shall apply.
3. 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.
4. The site shall be maintained in a clean and orderly manner.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. Gasoline tank vent piping shall be screened from arterial streets and public view.

Attachments

Vicinity Maps

PLH24-0024CostcoBusinessCenterDevelopmentBooklet

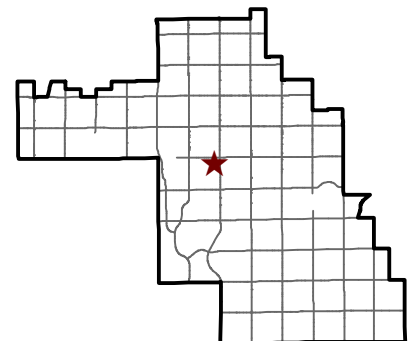


PLH24-0024 Costco Business Center



Proposed Project Details

Request rezoning and preliminary development plan to PAD wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2) on approximately 18.65 acres



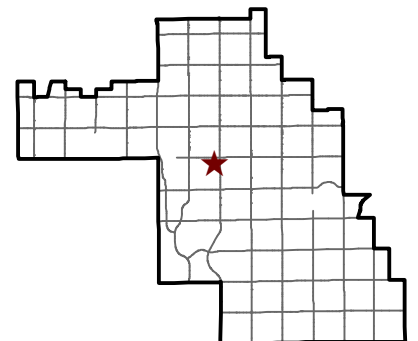


PLH24-0024 Costco Business Center



Proposed Project Details

Request rezoning and preliminary development plan to PAD wholesaling, a fuel service station, and commercial uses permitted under the Community Commercial District (C-2) on approximately 18.65 acres





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

TABLE OF CONTENTS

A. INTRODUCTION	2
B. SITE, SURROUNDING AREA, AND EXISTING ZONING	3
C. PROPOSED PRELIMINARY DEVELOPMENT PLAN	3
1. 3	
2. 3	
3. 4	
D. DEVELOPMENT STANDARDS	4
<i>Exhibit 1 – Site Context</i>	5
<i>Exhibit 2 – Chandler General Plan</i>	6
<i>Exhibit 3 – Site Plan</i>	7
<i>Exhibit 4 – Building Elevations</i>	8
Exhibit 5 - Fuel Canopy Elevations	9
<i>Exhibit 5 – Landscape Plan</i>	10

PREPARED BY:

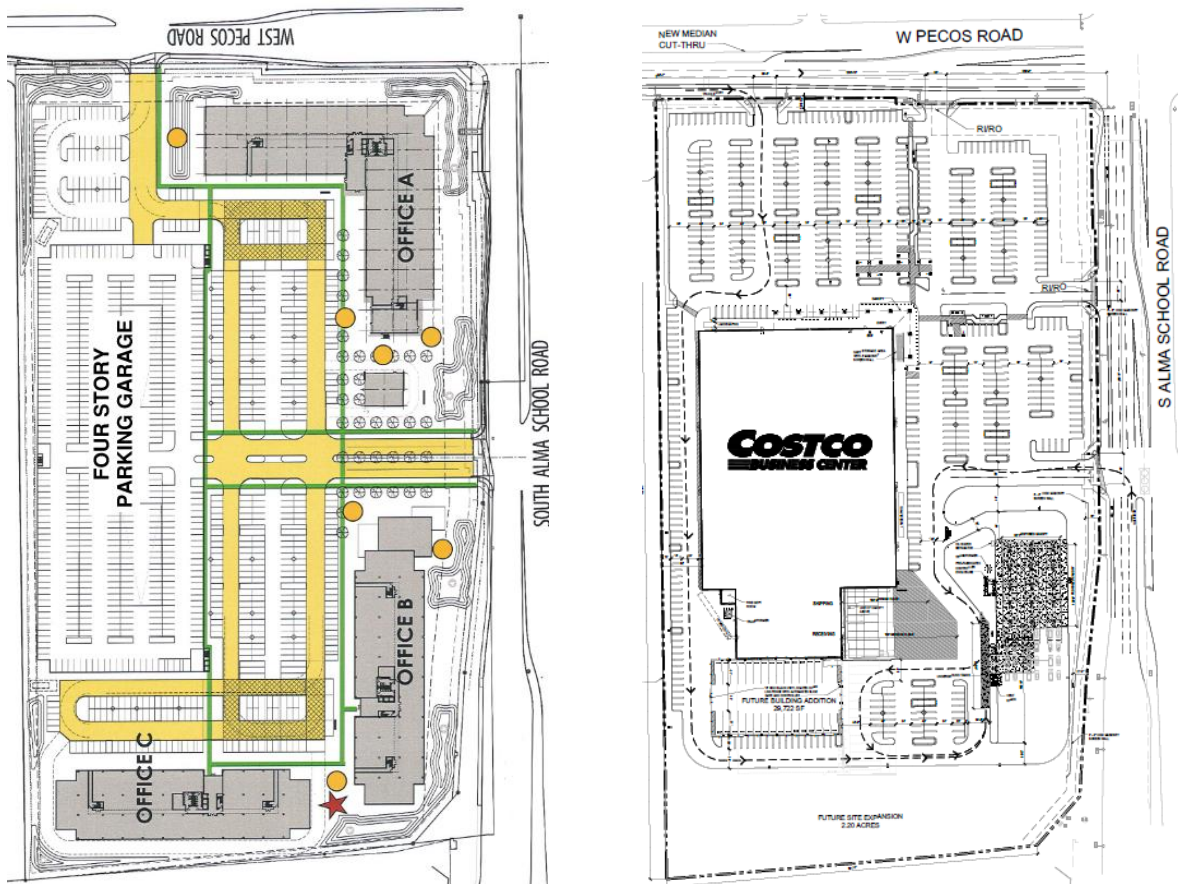
PROJECT TEAM

Developer	Engineering	Representation
Costco	Kimley-Horn	Gallagher & Kennedy
Therese Garcia	Bryan Wright	Rodney Q. Jarvis
730 Lake Drive	1001 W. Southern Ave.,	2575 E. Camelback Road,
	Unit 131	Suite 1100,
Issaquah, WA 98027	Mesa, AZ 85210	Phoenix, AZ 85016
ThereseGarcia@costco.com	Bryan.Wright@Kimley-Horn.com	Rod.Jarvis@gknet.com

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 1 – SITE CONTEXT

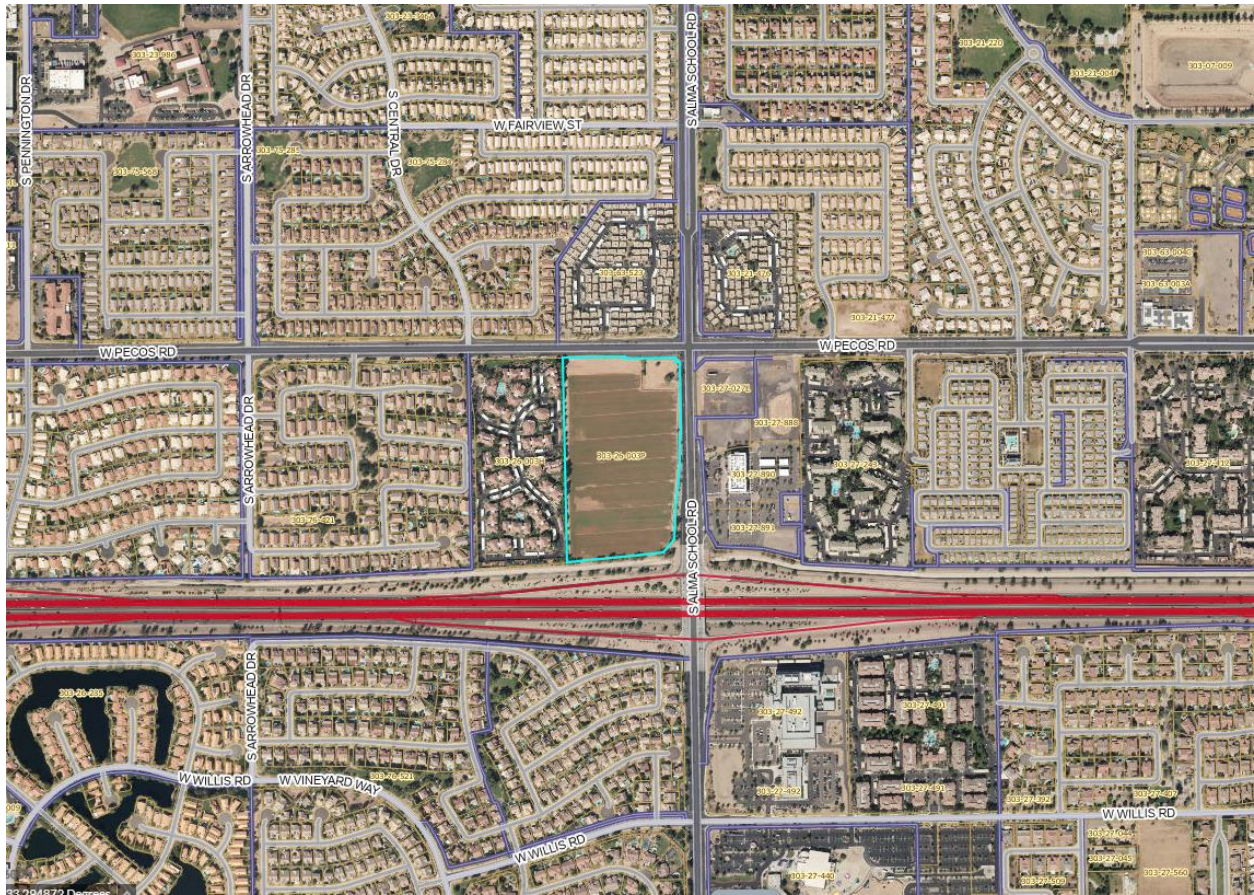
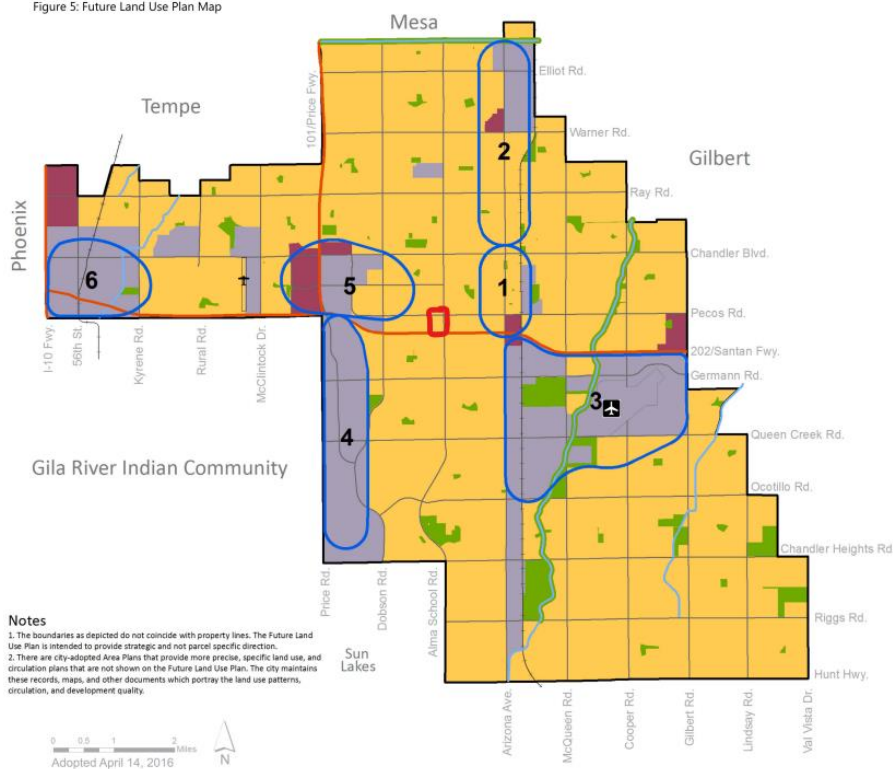


EXHIBIT 2 – CHANDLER GENERAL PLAN

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.

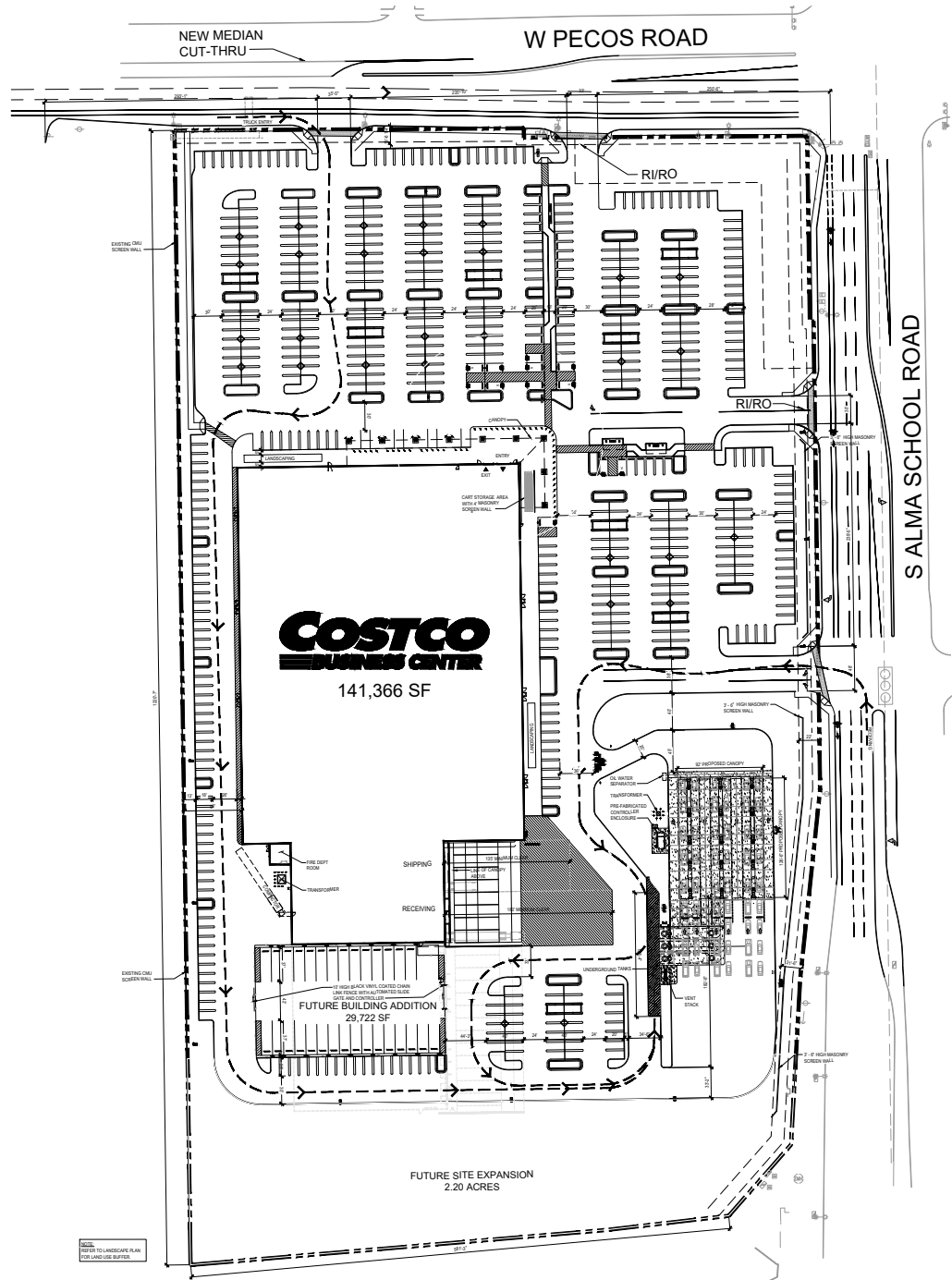
Employment
Major employers, knowledge-based employers, industrial/business parks, and industrial support uses. A compatible mix of supporting commercial uses and residential densities as an integral component may be considered as described in the General Plan text, growth area policies, and area plans.

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

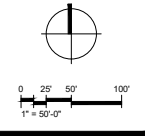




PROJECT DATA	
PROJECT ADDRESS:	SWC OF W. PECOS RD & S. ALMA SCHOOL RD CHANDLER, AZ
SITE DATA:	
TOTAL SITE AREA:	18.57 ACRES (808,909 SF)
INCLUDES:	
SITE AREA:	16.37 ACRES
FUTURE EXPANSION AREA:	2.20 ACRES
JURISDICTION:	CITY OF CHANDLER
ZONING:	PLANNED AREA DEVELOPMENT
SETBACKS:	REQUIRED
FRONT:	50'
SIDE:	5'
REAR:	20'
FRONT:	TBD
SIDE:	TBD
REAR:	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
FUTURE TOTAL:	170,462 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:	603 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



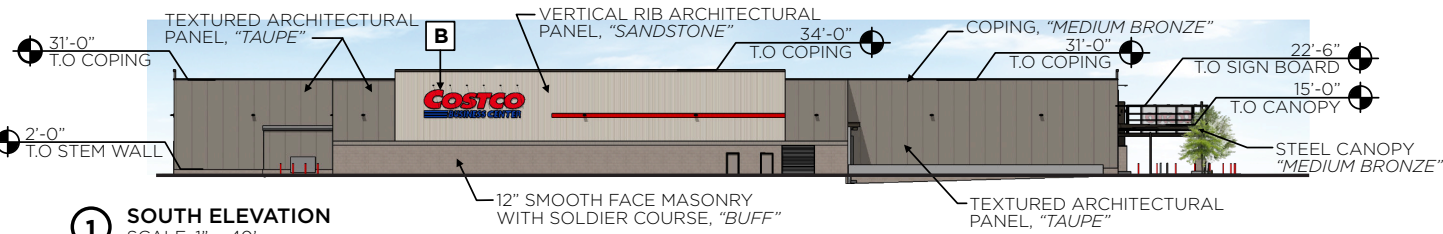
23-5956-01
OCTOBER 2, 2024

PRELIMINARY
SITE PLAN

DD11-12

MG2 is the registered proprietor of the MG2 logo and the MG2 logo is a registered trademark of MG2 Corporation. All other trademarks are the property of their respective owners.

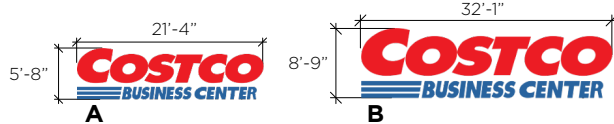
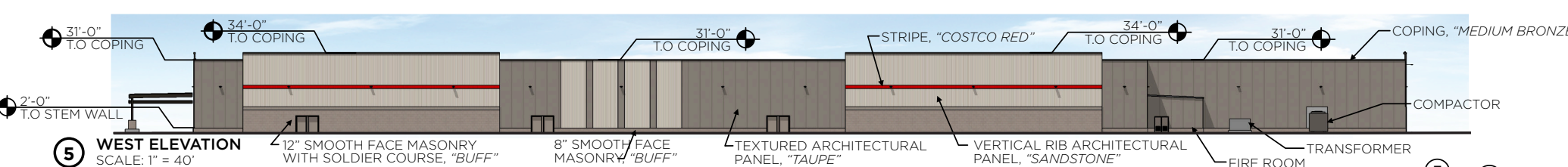
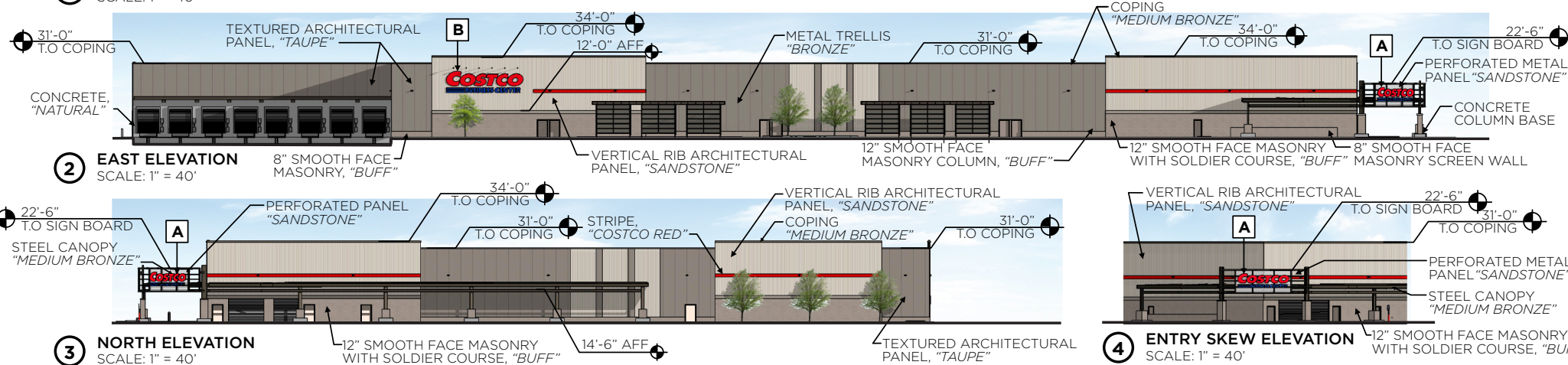
Exhibit 4 - building elevations



ELEVATION MATERIAL PERCENTAGES

MATERIAL	ELEVATION			
	WEST	NORTH	EAST	SOUTH
SMOOTH FACE CMU "BUFF"	2,918 SF 21%	1,709 SF 18%	2,550 SF 15%	2,022 SF 21%
CONCRETE "NATURAL"			1,585 SF 9%	
VERTICAL RIB ARCHITECTURAL METAL PANEL "TAUPE" AND "SANDSTONE"	10,725 SF 79%	7,636 SF 82%	13,153 SF 76%	7,773 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	

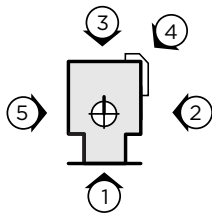
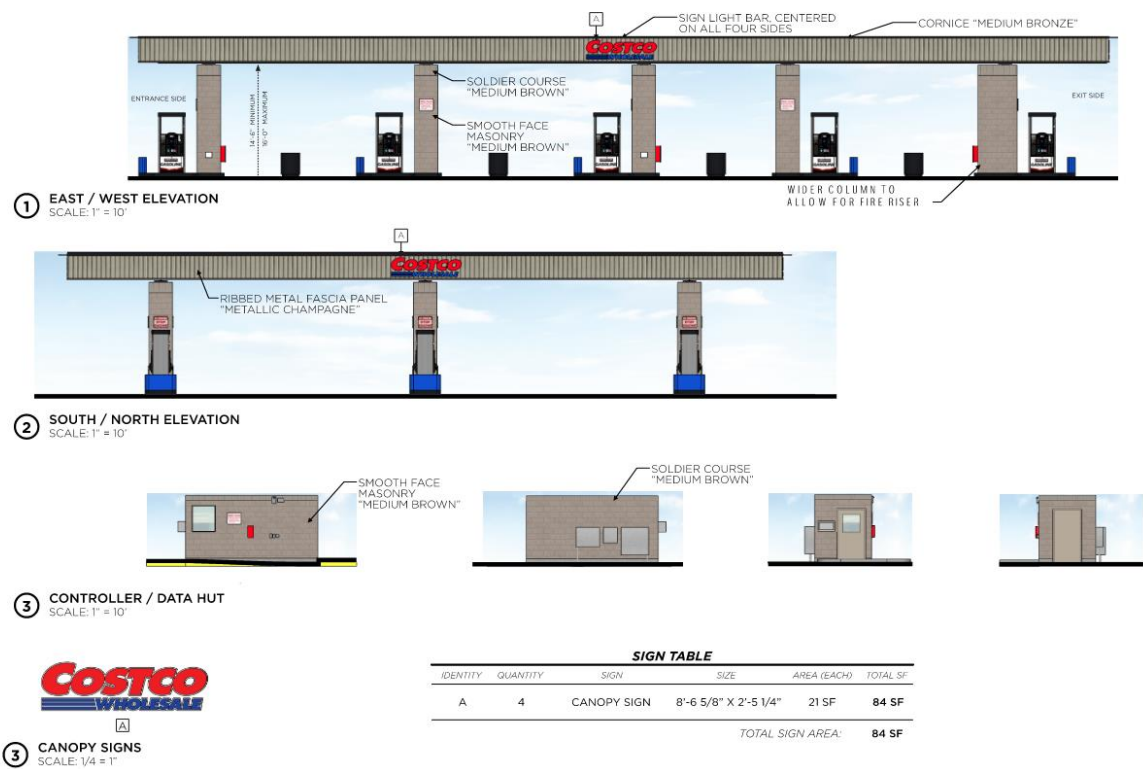
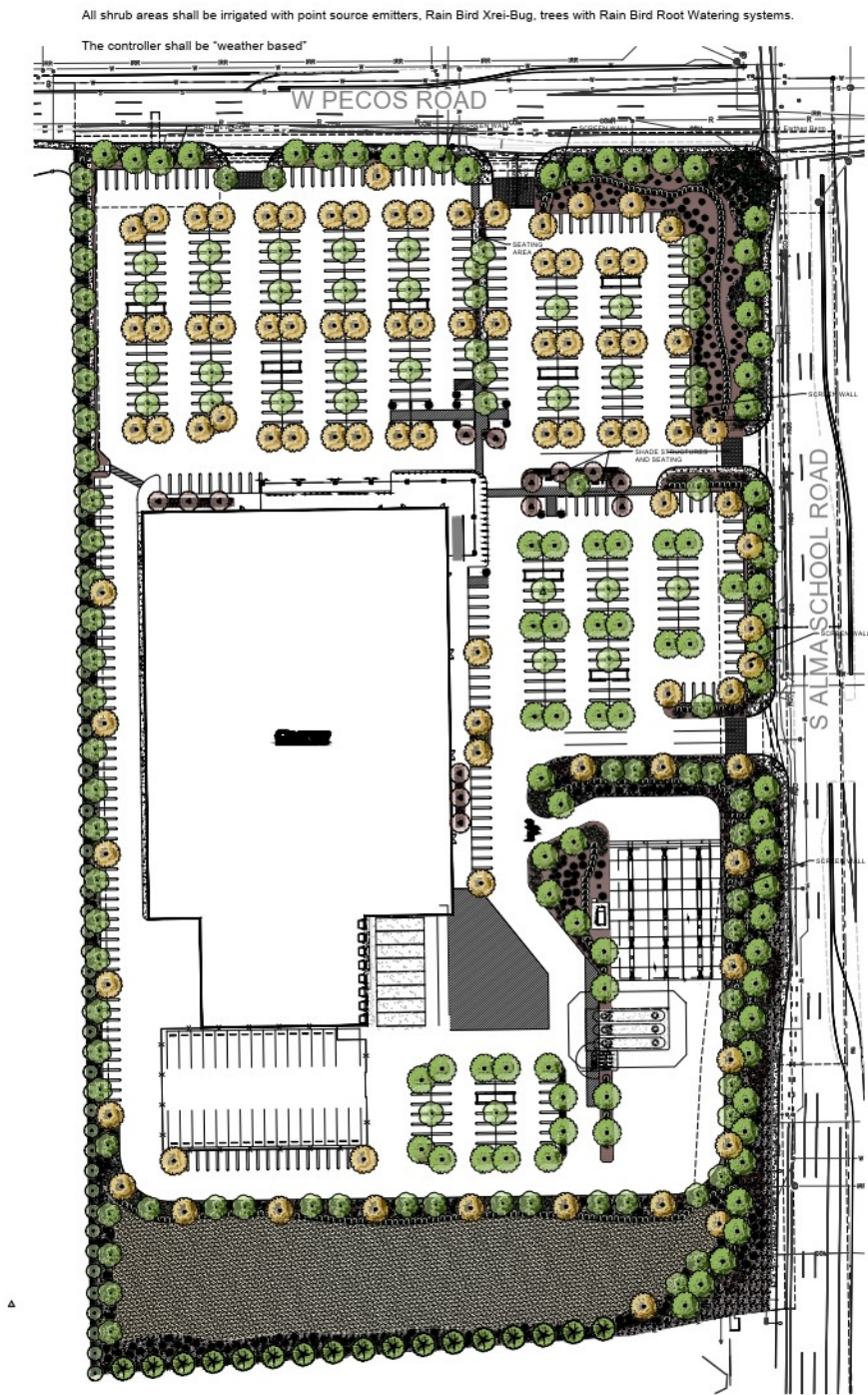






















EXHIBIT 5 – FUEL CANOPY ELEVATIONS



SIGN TABLE					
IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF
A	4	CANOPY SIGN	8'-6 5/8" X 2'-5 1/4"	21 SF	84 SF
TOTAL SIGN AREA:					84 SF

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
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	762 cy			
	Durango Angular Boulders. 6-8" diameter. Decorative Stone solutions or equal.	12			
	Stabilized Native Desert Soil. Soilworks SoilTac	61,824 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				

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

CCA
CURRIE & CURRIE
ASSOCIATES INC.
11111 N. 19TH AVENUE, SUITE 100
DENVER, CO 80202
303.755.1111
www.ccaaz.com

00-0000-00
OCTOBER 3 2024



Planning & Zoning Commission Memorandum
Memo No. 25-001

Development Services

Date: January 15, 2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administrator
David de la Torre, Planning Manager
From: Taylor Manemann, Associate Planner
Subject: PLH24-0037 ZJMKR LLC
Request: Use Permit time extension to allow for the continued use of a residential home zoned Single-Family District (SF-8.5) as a general office.
Location: 542 W Chandler Boulevard, generally located 1/2 mile west of the northwest corner of Arizona Avenue and Chandler Boulevard
Applicant: Eric Thomson; ZJMKR LLC

Proposed Motion:

Move Planning and Zoning Commission recommend approval of Use Permit, PLH24-0037 ZJMKR LLC, for the continued use of a residential home zoned Single-Family District (SF-8.5) as a general office, subject to the conditions as recommended by Planning staff.

Background Data:

- Property is currently zoned Single-Family District (SF-8.5).
- A Use Permit was granted in 2013 for a residential conversion to a general office with a one-year time limit under ZUP12-0030 Desert Viking Office.
- The Use Permit was granted a time extension in 2014 with a five-year time limit under ZUP14-0007 AOK Property Assests, LLC.
- The current office tenant, TTG Health Advisors, has been operating on the property since 2017.

Surrounding Land Use Data:

North	Single-Family (SF-8.5)	South	Chandler Boulevard then office development (PAD)
East	Single-Family (SF-8.5)	West	Office in Single-Family residential home (SF-8.5)

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

Building Square-Footage	Approximately 2,700 sq. ft.
Days of Operation	Monday - Friday
Hours of Operation	8am - 5pm
Number of Employees	9 employees 3-5 employees in office per day due to hybrid work schedules
Parking Spaces	11 parking spaces behind the home Parking is accessed through the carport from the front entrance, not the alley
Client Visits	TTG Health Advisors does not typically have client visitors. Less than once a quarter will a client visit for a meeting.

Review and Recommendation:

The subject site is located 1/2 mile west of the northwest corner of Arizona Avenue and Chandler Boulevard, and is surrounded by single-family homes on the north, west, and east. South, across Chandler Boulevard, is the Focus Corporate Plaza office development. The house directly to the west has Use Permit approval for an insurance office. In addition, along Chandler Boulevard there are several other residential homes that were converted to commercial businesses with Use Permit approval.

The property was initially constructed as a single-family residence in 1950. The parcel is 18,720 square feet with the home initially developed over two lots, which were consolidated into one lot. In 2013, a Use Permit was approved with a one-year time limit allowing the conversion of a 2,613 square foot home into a general office. A Use Permit with a five-year time extension was approved in 2014.

TTG Health Advisors (TTG) is the current tenant and has occupied the building since 2017. TTG provides business consultant services for healthcare providers. TTG collaborates with physicians to equip them with the tools, knowledge, and staff necessary to build a successful Surgery Center or medical

practice. They are not a patient care provider. TTG has 9 employees with 3-5 typically on site at a time due to hybrid work schedules.

Eleven (11) parking spaces are provided on site, including one accessible parking space. The hours of operation of the site are generally, Monday through Friday between 8 a.m. and 5:00 p.m. Since the previous use permit approval, there have been no significant changes to the site. The property has undergone normal maintenance and upgrades including the replacement of the roof, interior finishes, HVAC, perimeter fencing, and windows.

The Residential Conversion Policy (RCP) was established in 1989 to allow single-family homes the opportunity to allow small offices to operate within a residential zoning district with the approval of a Use Permit. Such homes must have direct frontage or access to an arterial street and propose a business compatible with the existing neighborhood. Within the Policy, criteria was established to accommodate the conversion of homes into professional offices or like businesses. Such criteria include the requirement of an improved parking lot, preservation of front yard landscaping for the aesthetic streetscape setting of the home, and buffering from adjacent residences. The request meets the requirements of the RCP.

Planning staff has reviewed the request and finds it to be consistent with the General Plan and applicable zoning. The general office use continues to be a compatible land use with the surrounding development. Planning staff recommends approval subject to conditions. There is no time limit associated with this Use Permit renewal; if approved, it will remain valid without further action by the City Council unless revoked by the City.

Public / Neighborhood Notification

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting sign was posted on the site and on social media via NextDoor.
- A neighborhood meeting was held on December 19th, 2024. No one attended the meeting other than planning staff and the applicant.
- As of the writing of this memo, Planning staff is not aware of any opposition to the request.

Recommended Conditions of Approval

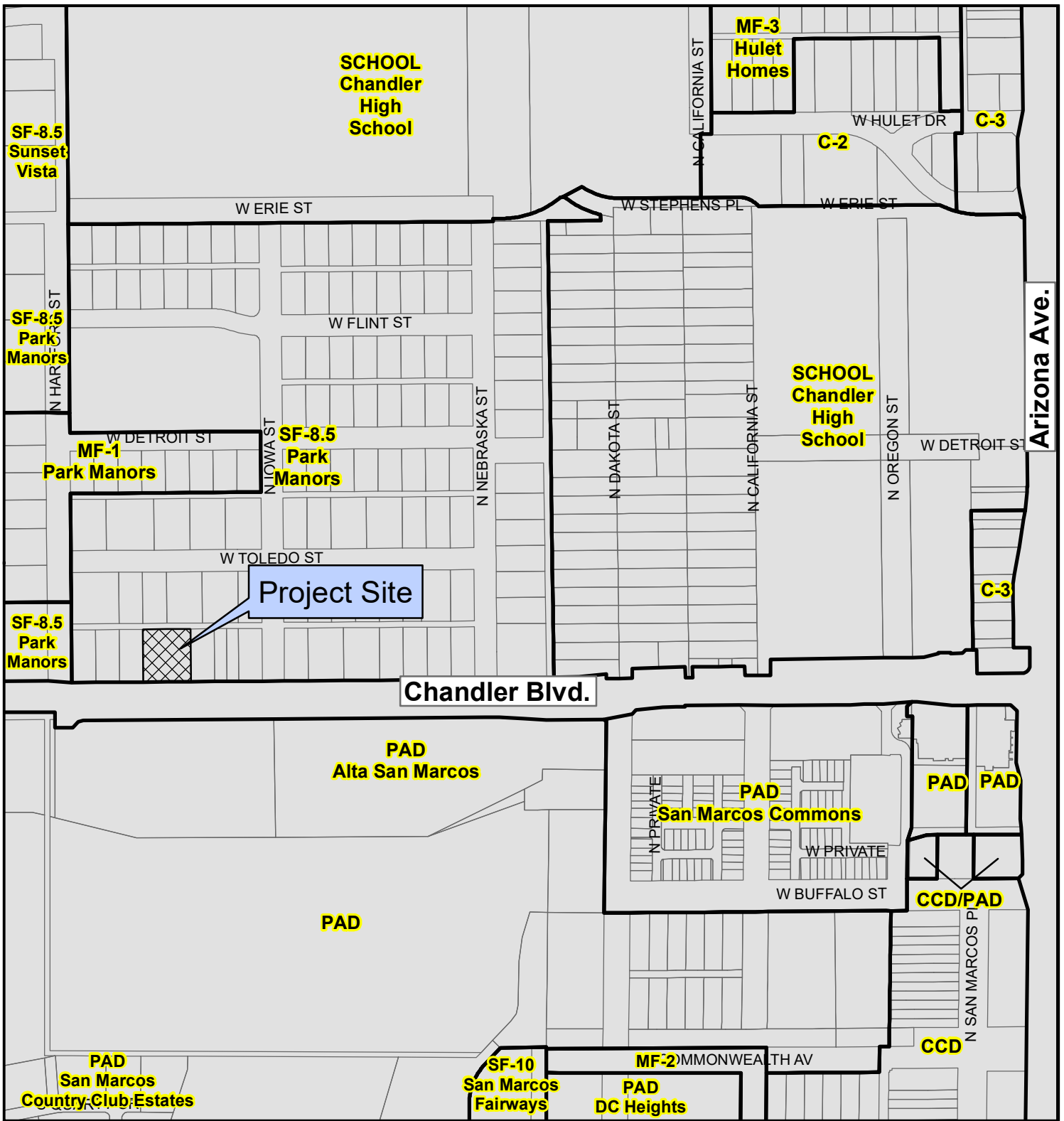
Planning staff recommends Planning and Zoning Commission move to recommend approval of the Use Permit, subject to the following conditions:

1. Substantial expansion or modification beyond the approved exhibits (Narrative, Site Plan, Floor Plan) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other property.
3. Substantial increases in on-site employment over that represented, seven (7), or substantial expansion of the home to provide additional office space, shall require Use Permit amendment and approval by the City of Chandler.
4. The site shall be maintained in a clean and orderly manner.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting in accordance with City approved construction plans.
6. 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

Attachments

Vicinity Maps

Exhibits



PLH24-0037 ZJMKR LLC



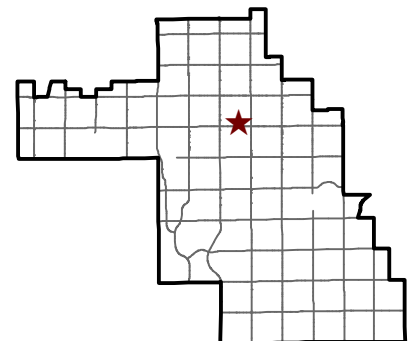
Proposed Project Details

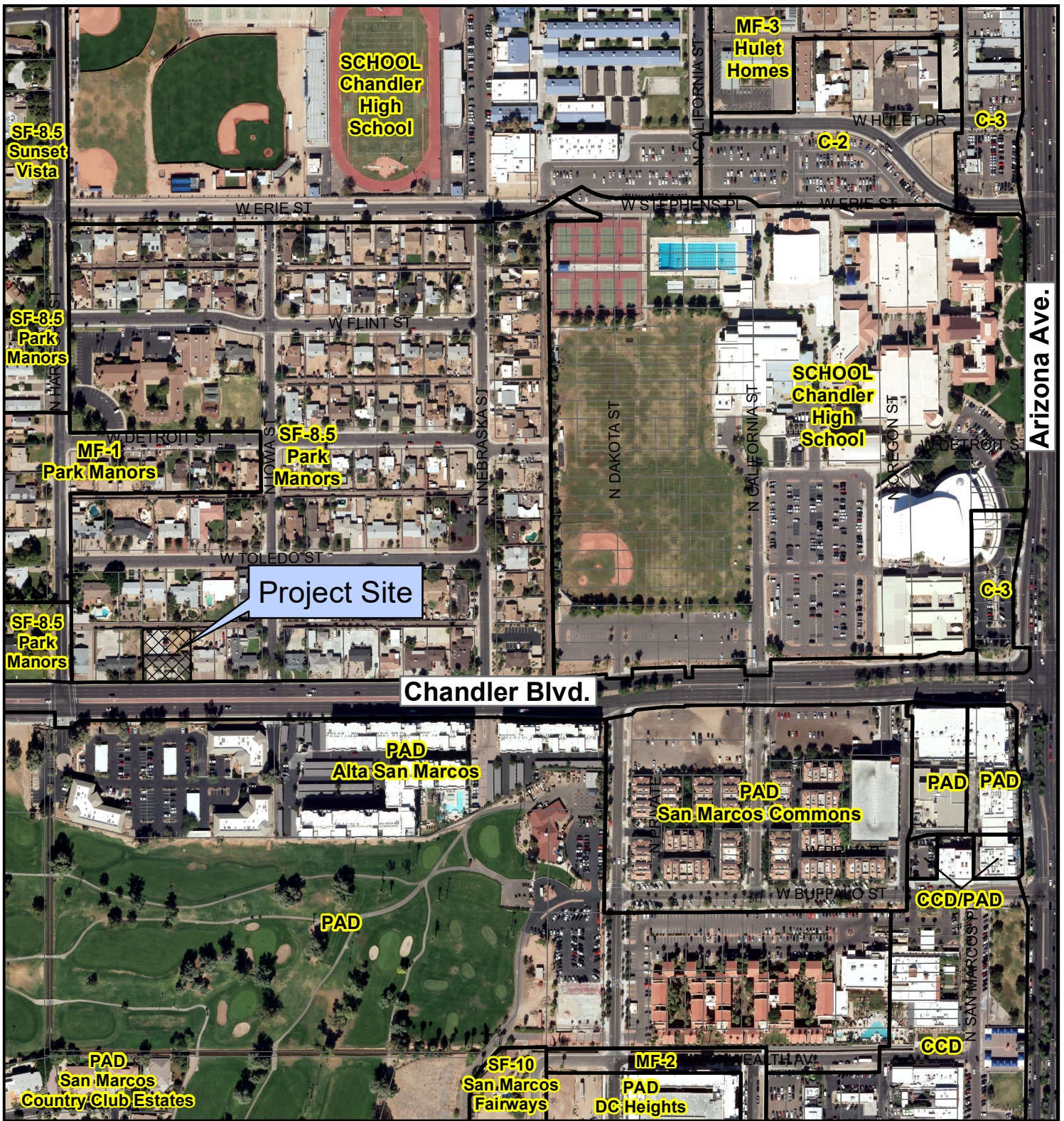
542 W. Chandler Blvd.

Use Permit Extension for continued use of a residential home zoned Single Family District (SF-8.5) as a general office



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





PLH24-0037 ZJMKR LLC

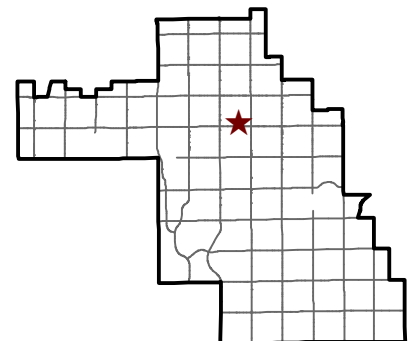
Proposed Project Details

542 W. Chandler Blvd.

Use Permit Extension for continued use of a residential home zoned Single Family District (SF-8.5) as a general office



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



10/11/2024

CITY OF CHANDLER
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

RE: Narrative
General Office use-permit renewal – 542 W. Chandler Blvd.
PLH24-0037 ZJMKR LLC – UP

Attn: Taylor Manemann

ZJMKR, LLC is applying to renew the use permit for the property allowing a general office use. The use permit application has been approved twice before and is consistent with neighboring properties that face Chandler Boulevard that were converted from residential to general office use. A large office complex faces the property on the south side of Chandler Blvd, just East of Hartford.

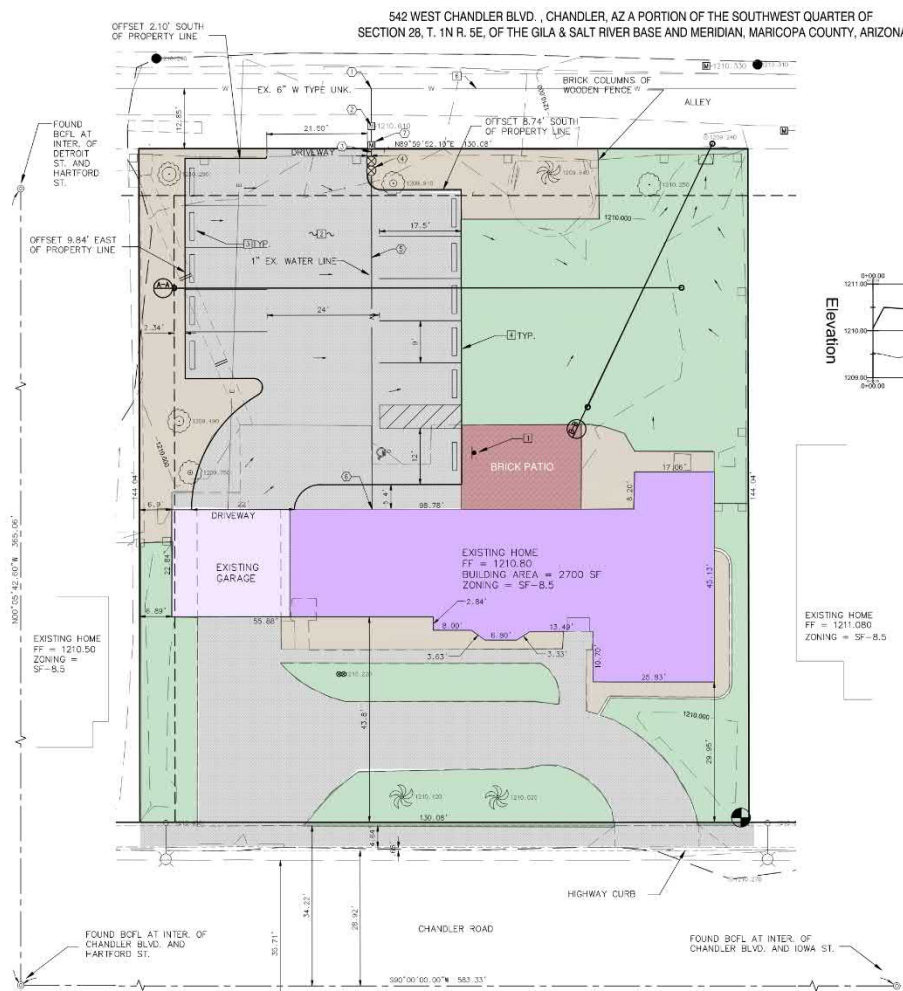
ZJMKR leases the property to a professional services company, TTG Healthcare Advisors. TTG has occupied the building since 2017, and their lease is currently in process. long-time tenant and we anticipate their lease will continue. *Note that they are not a patient care provider, they are a business consultant for healthcare providers.* They provide business and strategic support to their private practice, and small group practice, physician clients. On most days, TTG has 3 – 5 employees at the office. Some days, there are 9 employees at the office.

The building has an area of approximately 2,700 sqft. Refer to the submitted floor plan showing how the spaces are currently utilized. This configuration supports a maximum of 11 staff workstations (3 private offices and 2 shared work areas). The company has a hybrid work policy allowing employees to work from home 2 days per week which reduces the occupant load on any given day. Regular business hours are Monday-Friday, 8am – 5pm. TTG does not typically have client visitors. Occasionally, less than once a quarter, a client will come by the office for a meeting.

Since the last use permit application, the property has undergone normal maintenance and in-kind replacement (roof, interior finishes, HVAC, windows). In the back yard, the wooden fence was replaced last year, with an integral color, concrete block fence, to improve aesthetics and reduce maintenance requirements.



Floor Plan – Furniture Layout (not to scale)



Civil Site Plan – 2014
(not to scale)

The site plan has not changed since the parking was added previously. A copy of the 2012 civil site plan used to add parking has been included in the application for reference. It provides parking for 11, including 1 ADA sized space, in the rear of the property. The parking is accessed through the carport from the front entrance off W. Chandler Blvd. A gate also provides access to the alley, but this is only used for maintenance when needed.

If you have questions or need additional information, you may call me directly to discuss and we will expedite any necessary submissions. Thank you for your assistance.

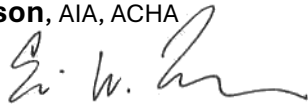
Sincerely,

Eric W. Thomson, AIA, ACHA

ZJMKR, LLC

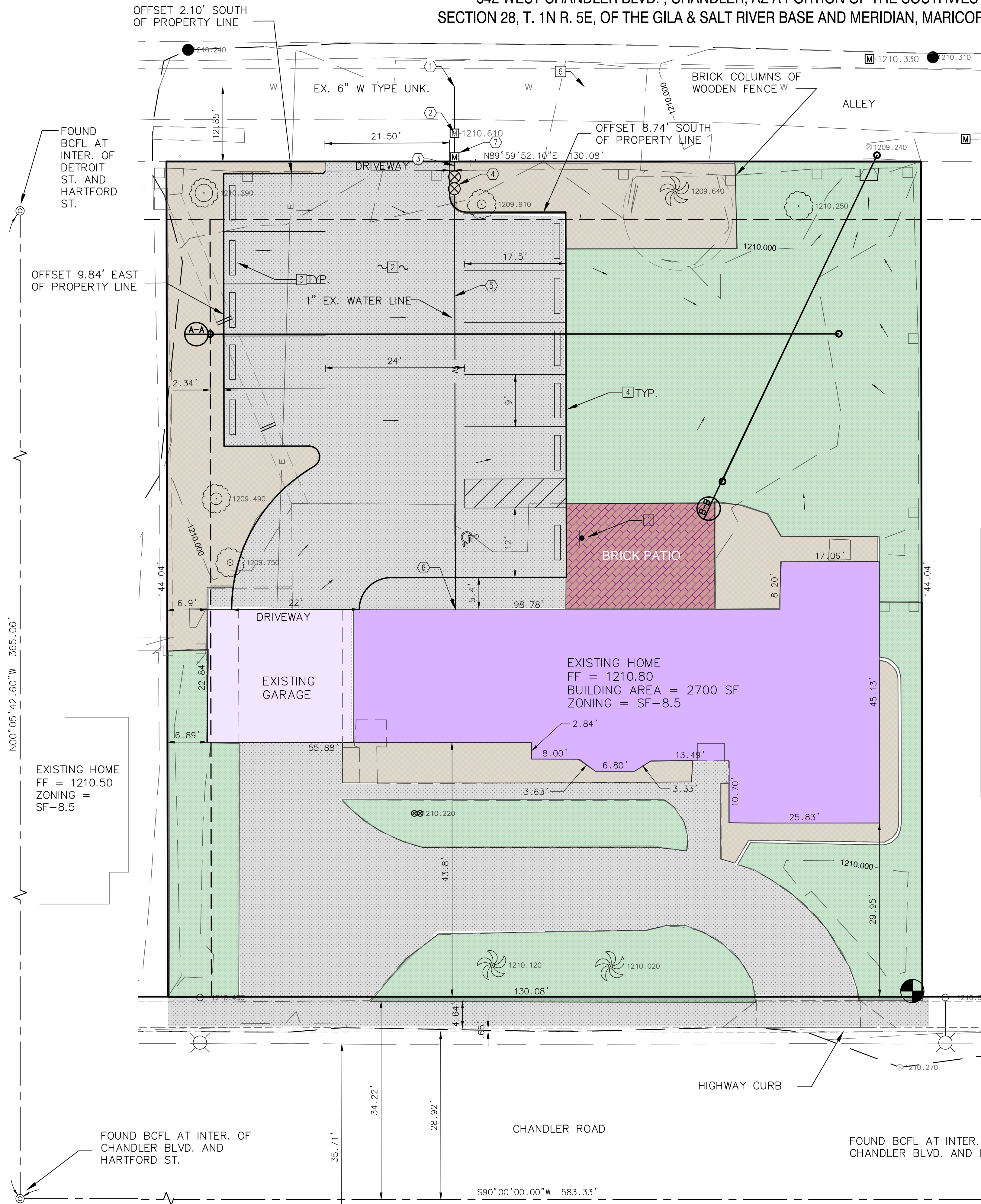
480-467-7037

Ericwt2018@icloud.com

A handwritten signature in black ink, appearing to read "Eric W. Thomson", written over the printed name and company information.

542 WEST CHANDLER BLVD.

542 WEST CHANDLER BLVD. , CHANDLER, AZ A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, T. 1N R. 5E, OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

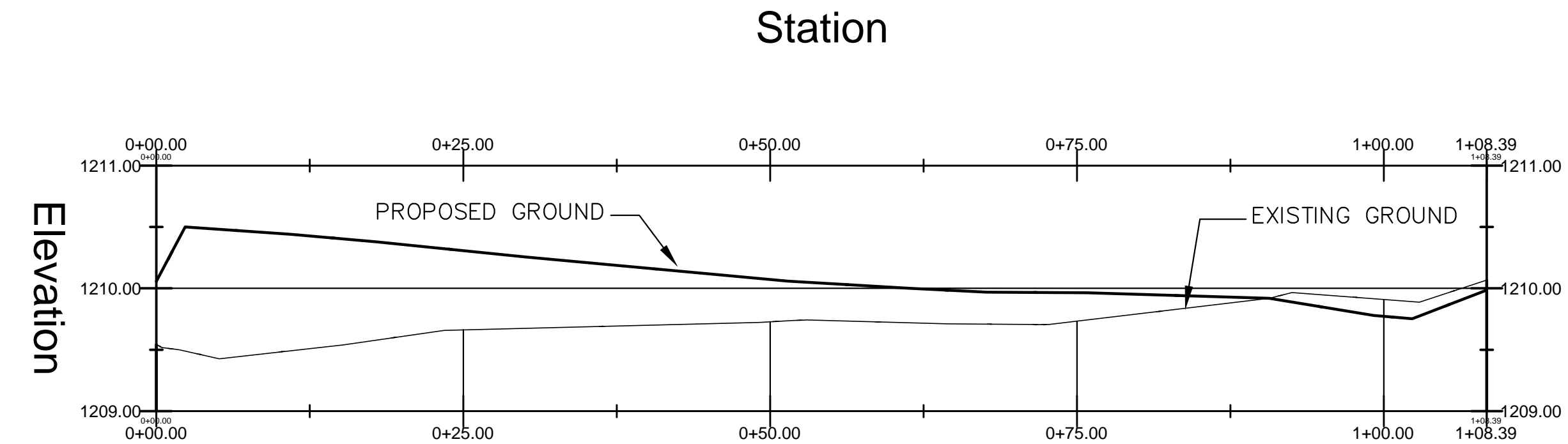


GRADING AND DRAINAGE NOTES:

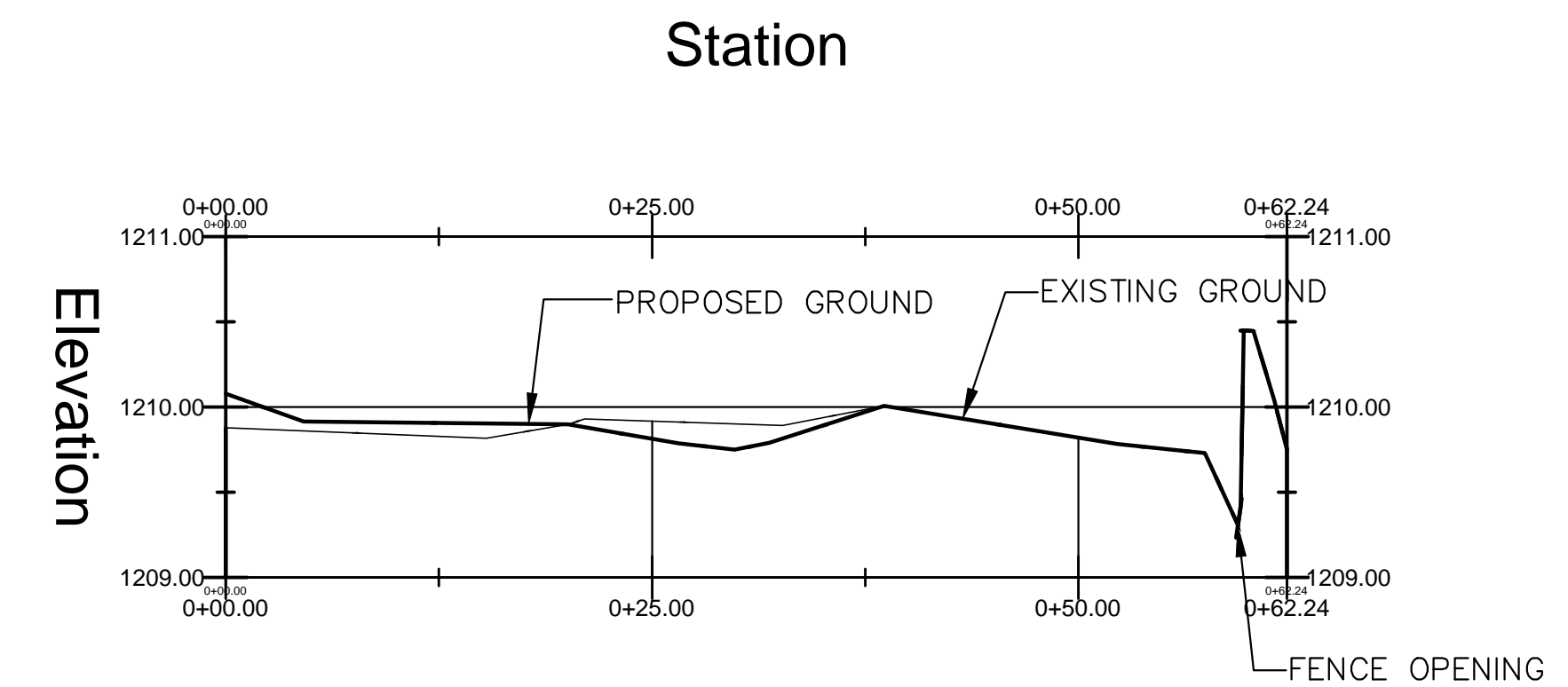
- HANDICAPPED PARKING SIGN INSTALLED PER CITY OF CHANDLER STANDARD DTL. C-611
- CONSTRUCT PAVEMENT 2.5" AC OVER 6" ABC.
- INSTALL 6' X 1' PARKING STOPS FOR EACH PARKING SPACE.
- SEE DTL 1.1 BELOW FOR THICKENED EDGE OF PAVEMENT.
- SERVICE LINES FROM METER TO MAIN MUST BE UPSIZED PER CITY OF CHANDLER DTL C-301.
- EXISTING 6" WATERLINE PER AS BUILT 1-1787 DATED APRIL, 26TH 1984, CONTRACTOR TO FIELD VERIFY BEFORE START OF CONSTRUCTION.

WATER NOTES:

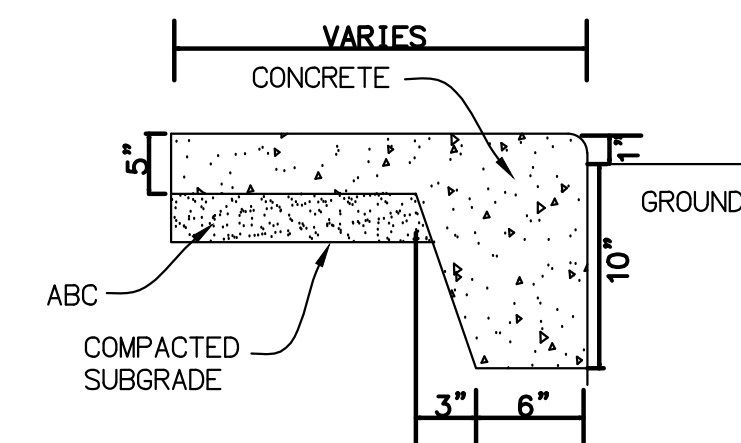
- INSTALL 1" LINE PER COC STD DTL C-301. CONTRACTOR TO REMOVE EX. 5/8" SERVICE AND CAP AT EX. 6" WATER MAIN. CONTRACTOR TO RETURN EXISTING 5/8" METER TO COC WATER DEPT.
- EXISTING METER BOX TO BE RELOCATED TO THE BACK OF R.O.W. AND REUSED.
- INSTALL 4 LF OF 1" COPPER DOMESTIC WATER LINE (TYPE K SOFT) COMPLETE WITH FITTINGS.
- INSTALL 1" DOUBLE CHECK VALVE BACKFLOW PREVENTER PER COC STD DTL C-311.
- INSTALL 72 LF OF SCHEDULE 40 PVC.
- SEE BUILDING PLUMBING PLANS FOR CONTINUATION.
- LOCATION OF RELOCATED WATER METER BOX.



SECTION A-A



SECTION B-B



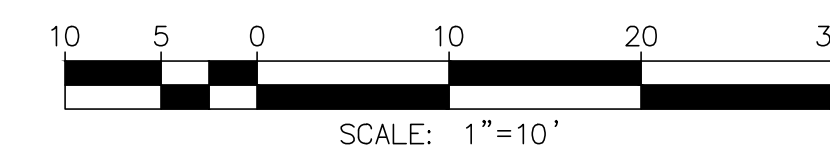
THICKENED EDGE PAVEMENT

AREA

PROPERTY AREA = 18737 SF
TOTAL NET ACREAGE = .43 ACRES

PARKING SPACE CALC.

BUILDING AREA = 2700 SF
1 SPOT NEEDED PER 250 SF.
2700/250 = 10.8 ~ 11 SPOTS



REVISIONS	
DATE	DESCRIPTION

542 WEST CHANDLER BLVD

542 W. CHANDLER BLVD.
CHANDLER, AZ

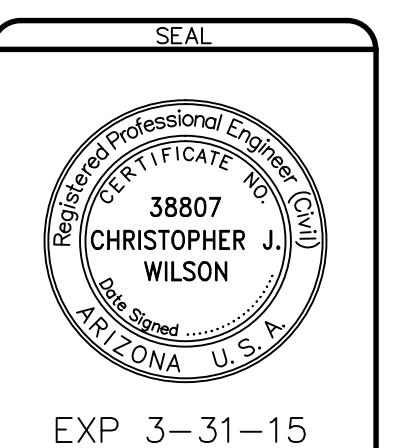
Metro/Land Consultants, LLC

1850 N. CENTRAL AVE., SUITE 625 PHOENIX, AZ 85004 PH. 602-393-2030 FAX 602-393-2031

GRADING AND DRAINAGE PLAN

DESIGN: CJW
CHECKED: CJW

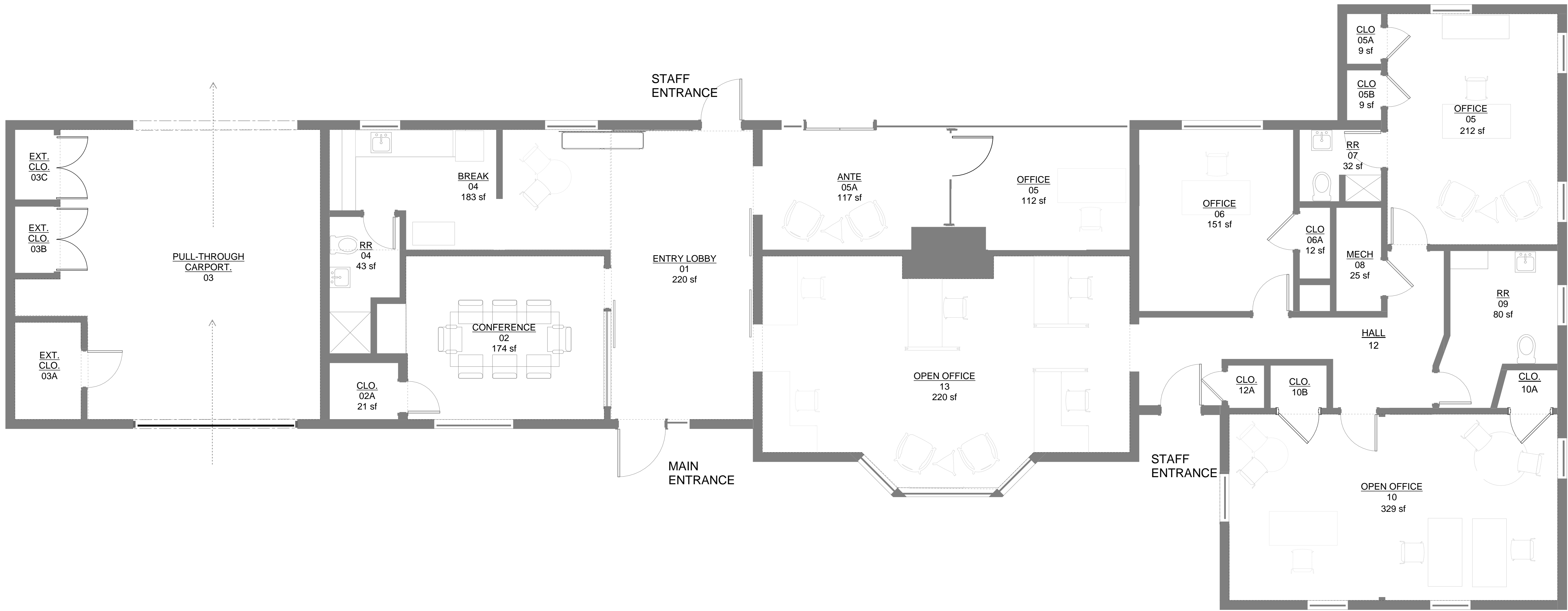
DRAFTING: TTT
DATE: 06/01/2012



Two working days before you dig
CALL FOR THE BLUE STAKES
602-263-1100
Blue Stake Center
CALL COLLECT

JOB NO. 12-020

C-2



FLOOR PLAN

SCALE 1/4" = 1'-0"

ISSUES	
1	
2	
3	
4	
5	
REVISIONS	

ZJMKR
GENERAL OFFICE USE
PERMIT RENEWAL
PLH24-0037
542 W Chandler Blvd,
Chandler AZ 85225

EXTERIOR
PHOTOS

JOB PLH24-0037
DATE 10-14-24
SHEET



WEST ELEVATION - SIDE



SOUTH ELEVATION - FRONT



NORTH ELEVATION - EAST END



NORTH ELEVATION - WEST END



EAST ELEVATION - SIDE



CMU FENCE - REAR YARD



AERIAL VIEW

ISSUES	
1	
2	
3	
4	
5	
REVISIONS	

ZJMKR
GENERAL OFFICE USE
PERMIT RENEWAL
PLH24-0037
542 W Chandler Blvd,
Chandler AZ 85225

EXTERIOR
PHOTOS



**Planning & Zoning Commission
24-004**

Development Services Memo No. PZ

Date: January 15, 2025
To: Planning and Zoning Commission
Thru: Kevin Mayo, Planning Administration
From: Julie San Miguel, Senior Administrative Assistant
Subject: Notice of Cancellation of the February 5, 2025, Planning and Zoning Commission Hearing

Proposed Motion:

Move Planning and Zoning Commission cancel the February 5, 2025, Planning and Zoning Commission Hearing.

Background/Discussion

Planning staff is recommending the cancellation of the February 5, 2025, Planning and Zoning Commission Hearing due to the management of cases.
