



MEMORANDUM **Planning Division – PZ Memo No. 16-068a**

DATE: OCTOBER 5, 2016
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
 KEVIN MAYO, PLANNING MANAGER
FROM: JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM
SUBJECT: PDP16-0005 PRIMROSE SCHOOL OF CHANDLER

- Request: Preliminary Development Plan (PDP) approval for site layout and building design for a preschool/childcare development
- Location: Northwest corner of Chandler Boulevard and Terrace Road, east of Rural Road
- Applicant: Alex Gonzalez, Evergreen
- Project info: Approximately 1.94 acres, a 12,500 square foot one-story building with approximately 25,000 square feet of outdoor recreation space

The request was continued from the September 7, 2016, Planning Commission meeting in order for the building design to be reviewed by the Design Review Committee. The Design Review Committee meeting was held on September 21, 2016.

RECOMMENDATION

Planning Staff, upon finding the request to be consistent with the General Plan, recommends approval subject to conditions.

BACKGROUND

The subject site is located at the northwest corner of Chandler Boulevard and Terrace Road, east of Rural Road and is a part of the Village at Wildtree mixed-use development. The property is bounded on the east by Terrace Road and a single-family residential subdivision. To the south are Chandler Boulevard and a single-family residential subdivision. North of the property is a single-family residential subdivision and northwest are residential condominiums, The Villas at Biagio. To the west is a vacant parcel and Landings Credit Union.

The property is currently zoned Planned Area Development (PAD) for commercial allowing uses permitted by right in the Community Commercial (C-2) zoning district. In 2001, the PAD zoning with a Preliminary Development Plan (PDP) was approved for a multi-family residential development, retail, and offices. A zoning time extension occurred in 2003, extending the PAD zoning for three years. The residential condominiums developed and the commercial parcel remains mostly undeveloped except for Landings Credit Union. Recently, an assisted living/senior living facility was approved for the northeast corner of Chandler Boulevard and Rural Road, Spectrum Assisted Living Community.

The request is for PDP approval of the site layout and building design for a preschool/childcare development that provides early education and childcare on approximately 1.94 acres of a larger 3.64 acre vacant parcel east of the credit union. The building is approximately 12,500 square feet and one-story in height with an architectural tower up to 38 feet high. The development includes approximately 25,000 square feet of outdoor recreation space located on the south, west, and east sides of the building.

The site's primary access is from Chandler Boulevard occurring in conjunction with a new bus bay/right turn deceleration lane. An entrance drive will be developed with a cross access easement for the western vacant parcel. Terrace Road includes an existing "pork chop" median which was installed in conjunction with the residential condominiums construction. The "pork chop" was required through zoning condition limiting vehicular access from the site to Terrace Road as right-in for residential to the north and right-out only to Chandler Boulevard.

The building is within a landscape setting improving the intersection corner and street frontages with various trees and shrubs. The playground fencing is designed with an ornamental fence and decorative columns. The playground area includes several fabric shade structures in desert sand color to match the building's paint colors. A dissimilar land use buffer with Evergreen trees is provided along the north property line adjacent to single-family residential.

Building architecture design elements are taken from The Villas at Biagio development incorporating columns, arch elements, flat roof elements, and color palette, as well as the Landings Credit Union's metal awnings and tower feature. Massing of the building is broken up through the use of incorporating asymmetry in rooflines and wall plane elements. A residential and commercial roofline combination further accentuates the building.

A comprehensive sign package is included in the Development Booklet. Project signage includes one freestanding monument sign along Chandler Boulevard. The sign is located over 300 feet from the existing credit union sign and similarly designed with an arched cap and stacked stone base. The sign is six feet in height and includes a logo and business name which will be routed-out push-through ¾" lettering. The building includes a logo wall sign on the north and south building elevations; only the south elevation along Chandler Boulevard is illuminated.

DESIGN REVIEW COMMITTEE

The PDP was reviewed by the Design Review Committee (DRC). The Committee offered positive comments regarding the adjusted building architecture and its further integration with

the design theme of existing and recently approved buildings adjacent to the site. Planning Commission had requested the building be further integrated with the nearby residential condominium buildings, stating the building has minimal use of materials; only stucco and paint color, and understated windows. Revised building elevations were presented to the DRC to their liking. Building changes included the addition of stone veneer, revised column design, additional tiled roof elements, additional roofline and wall plane variations, and revised tower element. The revised building elevations are included in the Development Booklet.

DISCUSSION

Planning Staff finds the proposed preschool/childcare development's site layout compatible with the surrounding residential and planned commercial to the west, takes care to locate the outdoor recreation areas away from residential, and continues The Village at Wildtree's development plan. The building's architecture furthers The Village at Wildtree's design theme evident in the existing residential condominiums, credit union, and recently approved assisted living facility. The overall streetscape design, architecture, and site design completes this intersection corner which is an entryway to the adjacent residential subdivision.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on August 4, 2016. Two area property owners attended asking questions and conveyed no concerns for the development.
- Planning Staff received a phone message from a resident inquiring if a traffic signal was being installed at Chandler Boulevard and Terrace Road.
- As of the writing of this memo, Planning Staff is not aware of any concerns or opposition.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of PDP16-0005 PRIMROSE SCHOOL OF CHANDLER, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "PRIMROSE SCHOOL OF CHANDLER" and kept on file in the City of Chandler Planning Division, in File No. PDP16-0005, 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 monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
3. Raceway signage shall be prohibited within the development.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.

5. The site shall be maintained in a clean and orderly manner.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. Dissimilar land use buffer trees adjacent to residential shall be a minimum of 12 feet in height at time of planting and planted at a maximum 20 feet on center and shrubs planted at a rate of 4 per 20 lineal feet.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
10. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
11. 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.

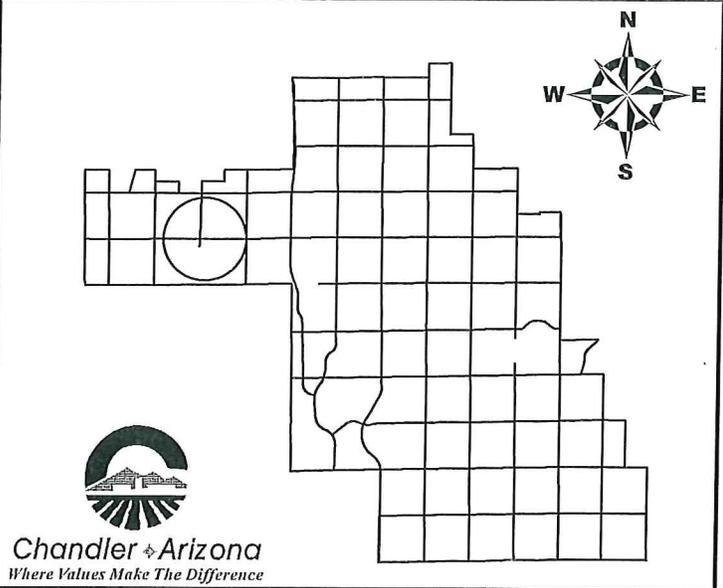
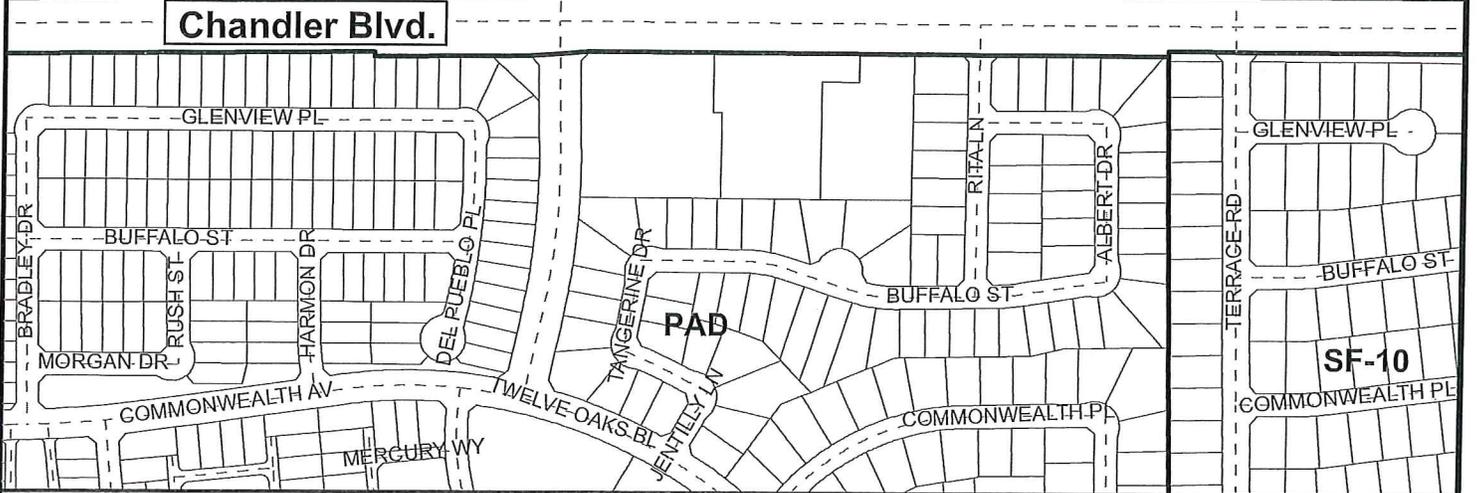
PROPOSED MOTION

Preliminary Development Plan

Motion Planning Commission to recommend approval of Preliminary Development Plan request PDP16-0005 PRIMROSE SCHOOL OF CHANDLER for a preschool/childcare development, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet, Exhibit A



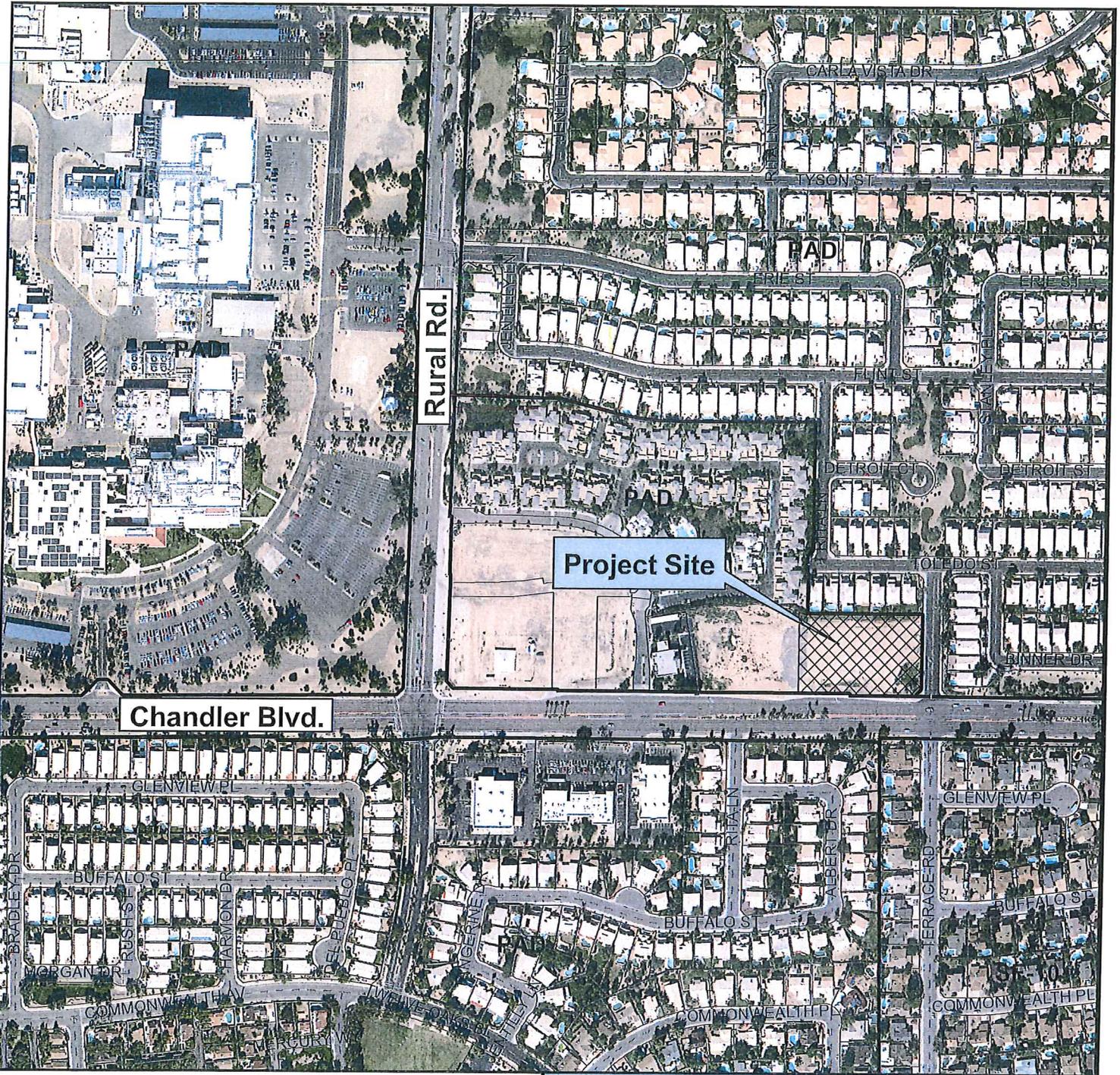
Vicinity Map



PDP16-0005

Primrose School of Chandler

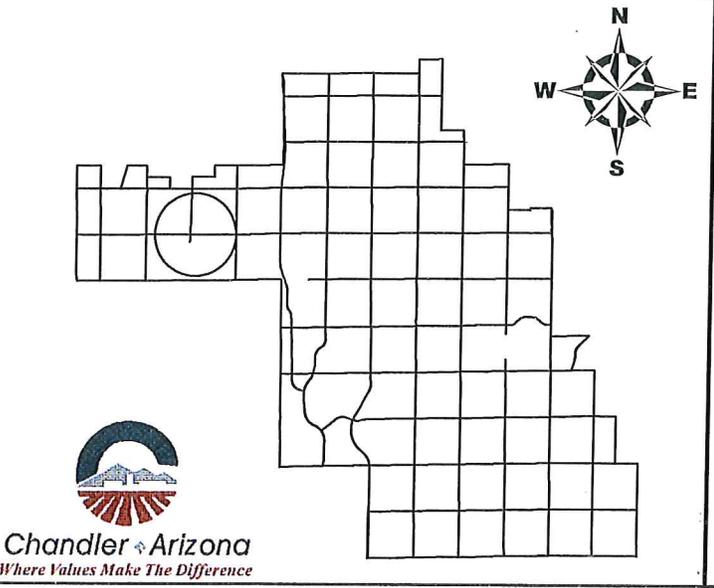
CITY OF CHANDLER 9/16/2016



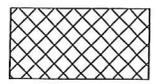
Chandler Blvd.

Rural Rd.

Project Site



Vicinity Map



PDP16-0005

Primrose School of Chandler



PROJECT DIRECTORY

DEVELOPER:
 2380 EAST CAMELBACK ROAD, SUITE 410
 PHOENIX, ARIZONA
 CONTACT: ALEX GONZALEZ
 PHONE: (602)808-8600
 FAX: (602)567-1000
 E-MAIL: agonzalez@evgre.com

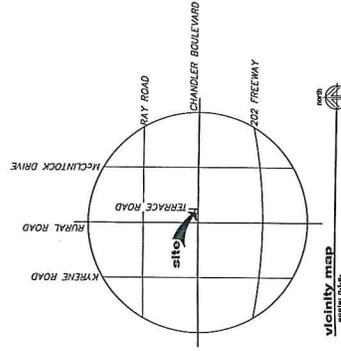
ARCHITECT:
 ROBERT KLUBIEK ARCHITECTS & ASSOCIATES
 2235 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 PHONE: (602)955-2600
 FAX: (602)955-0896
 E-MAIL: rkl@rkaa.com

SITE DATA

EXISTING ZONING:	PAD
NET SITE AREA:	1.94 ACRES (84,323 S.F.)
PROPOSED USE:	DAYCARE
BUILDING AREA:	12,500 S.F.
SITE COVERAGE:	14.8 %
TOTAL PARKING REQUIRED:	42 SPACES
BUILDING (12,500 S.F.)	
LANDSCAPE @ 7500:1 = 2 SPACES	
TOTAL PARKING PROVIDED:	47 SPACES
ACCESSIBLE SPACES REQUIRED:	3 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES

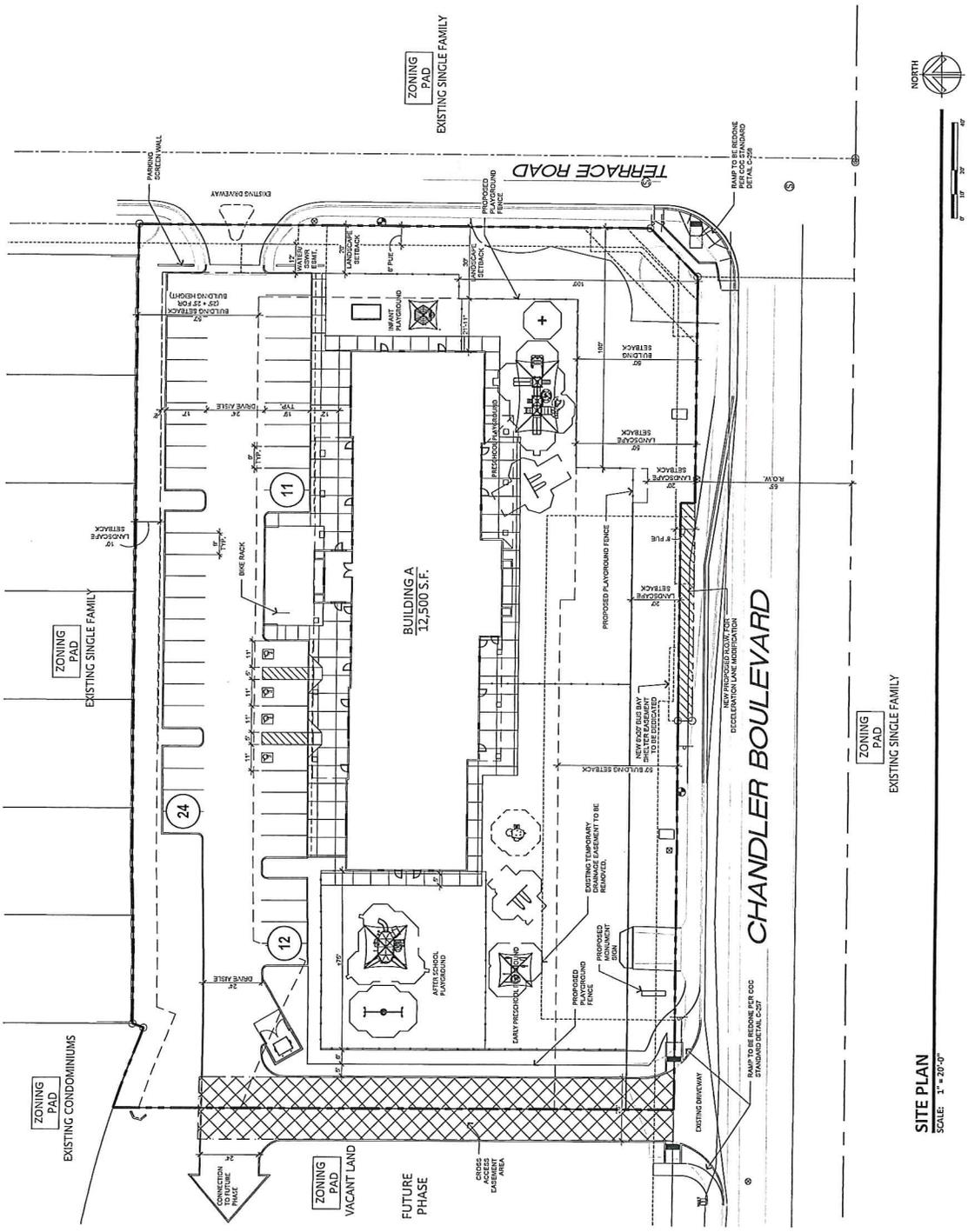
NOTE

- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY.
- FOR WHICH THE LIGHTING IS LOCATED.
- SCREEN ALL ROOF MOUNTED MECHANICAL EQUIPMENT.



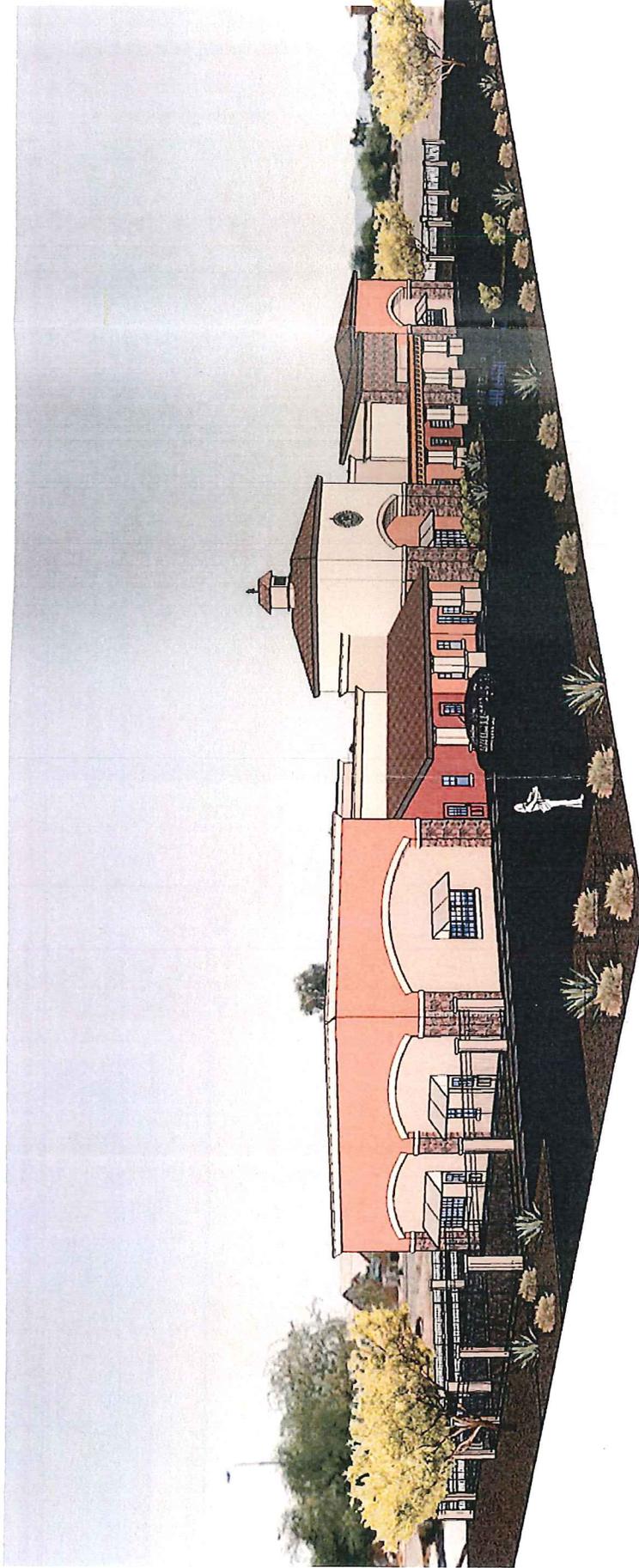
vicinity msp
 COUNTY: AVILA
 SP-1
 #15224.50
 DATE: 09-14-2016

PRIMROSE PRESCHOOLS - EXHIBIT "C1"
 NWC CHANDLER BOULEVARD AND TERRACE ROAD
 CHANDLER, ARIZONA
 DATE: 09-14-2016



SITE PLAN
 SCALE: 1" = 20'-0"

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PRIMROSE SCHOOL - EXHIBIT "E"
NWC CHANDLER BLVD. AND TERRACE RD.
CHANDLER, ARIZONA
DATE: 09-23-2016 (PRELIMINARY)

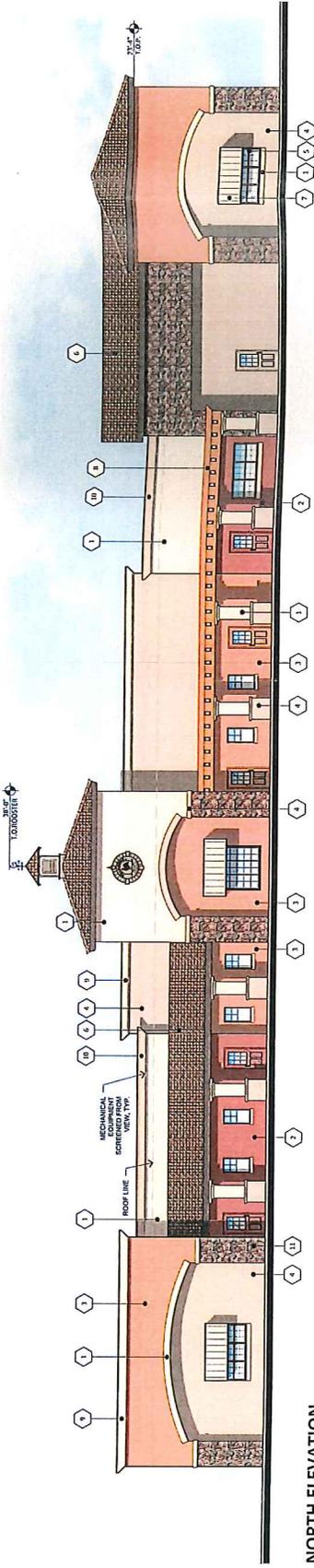
EL-2



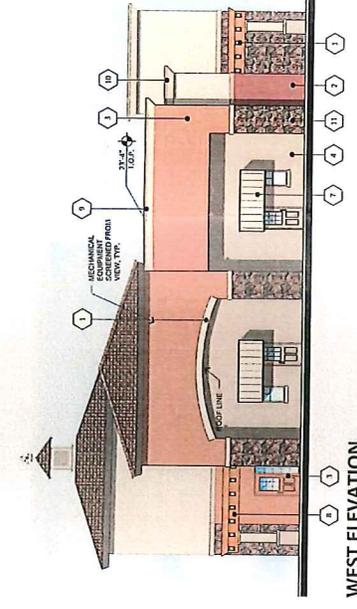
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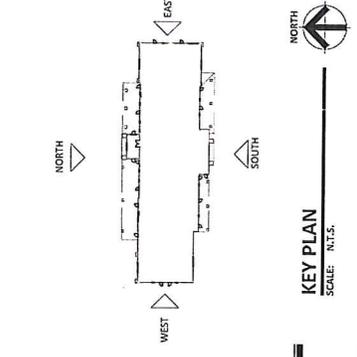
(X)	COLOR MATERIAL SCHEDULE
1	FAUCONIER BEIGE (FINE FINISH) DRAIN EDWARDS
2	CLERIC (MEDIUM BEIGE) DRAIN EDWARDS
3	SMOKE (DARK BROWN) DRAIN EDWARDS
4	SMOKE (DARK BROWN) DRAIN EDWARDS
5	SMOKE (DARK BROWN) DRAIN EDWARDS
6	SMOKE (DARK BROWN) DRAIN EDWARDS
7	SMOKE (DARK BROWN) DRAIN EDWARDS
8	SMOKE (DARK BROWN) DRAIN EDWARDS
9	SMOKE (DARK BROWN) DRAIN EDWARDS
10	SMOKE (DARK BROWN) DRAIN EDWARDS
11	SMOKE (DARK BROWN) DRAIN EDWARDS
12	SMOKE (DARK BROWN) DRAIN EDWARDS



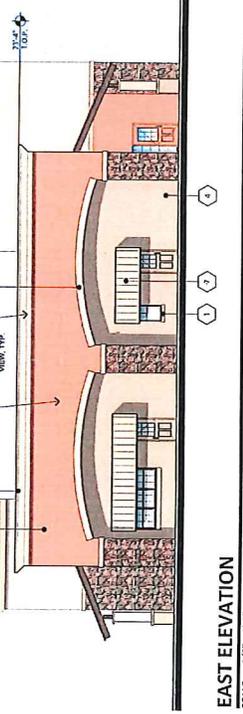
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



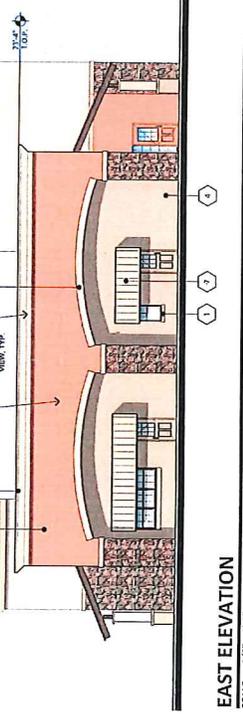
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



KEY PLAN
SCALE: N.T.S.

NOTES

- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT

PRIMROSE SCHOOL - EXHIBIT "F"
NWC CHANDLER BLVD. AND TERRACE RD.
CHANDLER, ARIZONA
DATE: 09-21-16

RKAA
ARCHITECTS, INC.

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#15226.00

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