

#5

JAN 27 2011

CITY OF CHANDLER
CITY CLERK



MEMORANDUM **Transportation & Development - CC Memo No. 11-001**

DATE: JANUARY 11, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, ACTING CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: DVR10-0016 MEDINAH PLAZA
 Introduction and Tentative Adoption of Ordinance No. 4283

Request: Rezoning from Single-Family Residential (SF-8.5) to Planned Area Development, along with Preliminary Development Plan approval for a commercial building

Location: North of the northeast corner of Alma School Road and Erie Street

Applicant: Lonny Braithwaite, Developer
 RLH Associates

RECOMMENDATION

The request is to rezone the subject site from Single-Family Residential (SF-8.5) to Planned Area Development (PAD), along with Preliminary Development Plan (PDP) approval for a commercial building. Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The subject site is located north of the northeast corner of Alma School Road and Erie Street. Directly north are two religious institutions; east, a single-family home and a vacant lot; south, a commercial building and apartments; west, Alma School Road. The subject site is currently vacant.

The request is for rezoning and PDP approval in order to develop a commercial building. Proposed uses will include both general and medical office, and retail and restaurant uses. The overall mix of uses will be dictated by provided parking totals. The site is rectangular and directly fronts Alma School Road. The site is approximately 160-feet wide and spans a depth of about 440-feet, creating a difficult site to develop. An access easement is provided along the north end of the property to allow for vehicular access to the Mosque located northeast of the site. Two access points are provided along Alma School Road; one, where the current access easement is, and the second on the southern end of the frontage along Alma School Road.

The building is located close to the Alma School Road frontage with a minimum number of parking stalls located on the west side of the building in order to keep the building as far removed from the residential homes to the east as possible. Two outdoor plaza areas are provided; one along the western portion of the building and one along the eastern portion of the building. Both outdoor areas provide an artistic water feature. The eastern outdoor area also provides seating, and an enclosed outdoor restroom area.

The two-story building is just less than 14,000 square feet. Due to the site constraints (long and rectangular, and a 24-foot access easement on the northern portion of the site), the building is very symmetrical in design; however, architectural embellishments have been provided to soften the design. Pedestrian movement around the building is all externalized through the uses of wrap around walkways. Due to the second floor having pedestrian access on the outside of the building, shading is naturally created for the ground floor. Two elevators and two stairwells are provided for access to the second floor.

While the building form is rectangular in design, the design team has taken care to try and break-up any monotonous building areas while maintaining an overall symmetrical design. Primary building materials include split-faced CMU and smooth stucco finish; vertical metal elements screen mechanical units, but in a manner that does not detract from the overall design. Split-face CMU is the primary building material for the wrap around walkway and is used on a pedestrian scale on the ground floor. Due to the covered walkway on the ground floor the building appears to step-up. Additionally, similar building materials and paint palette address the screening of the mechanical units on the roof as well as the elevator. Vertical elements on the north and south elevations use the same colors and materials as the mechanical screening, providing visual cohesiveness. Metal shade canopies are provided for all windows on the second-story.

SIGN PACKAGE

The request includes a comprehensive sign package. A single four-tenant monument sign is proposed along the southern entrance off of Alma School Road. Modifications were made to the sign package after the development booklet had been submitted, and the exhibits in the booklet are for representation purposes only. The monument sign will maintain the four tenant panels, halo-illumination, and general design; however, it will be reduced in scale. The overall width of the sign will be reduced from 21'-4" to 15-feet, additionally the height will be reduced from 8'-1" to six feet. A tenant directional sign is also proposed on the eastern portion of the building. Likewise with the monument sign, the directional sign will be reduced from 8'-6" to 7'-6". Illuminated building mounted signage will only occur on the ground floor and consist of reverse

pan channel, halo-illuminated lettering. An exhibit on page 7 of the Comprehensive Sign Package provides possible sign band area. Signage will be restricted to 80% of the storefront width, maintaining consistency with Sign Code. Second floor signage will be limited to vinyl lettering on the suite doors, similar to what would be found on a doctor's office door.

DISCUSSION

Similar to the comprehensive sign package, minor modifications were made to the square footage and uses allocated to the building. The site plan (sheet A1) in the development booklet provides a square footage breakdown of the uses. The square footages have been modified to better accommodate parking. The square footage designated for medical uses and the restaurant uses were reduced; the general office square footages were increased, and the retail component remained the same. The intent of the uses was to provide a retail/restaurant component on the ground floor, and office uses on the second. Parking meets code requirements.

Overall, Planning Commission and Staff find that the building design and site layout provides an attractive addition to an area that is well developed. Additionally, the design took advantage of what could be deemed a difficult site to develop and created a unique building that stands on its own design merit. Planning Commission and Staff, also support the sign package citing that materials used are consistent with those found on the building.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Tuesday, October 19, 2010. The adjacent property owners to the south were in attendance. They were in general support of the request; however, they expressed concerns with some of the parking issues regarding the Mosque to the north. Staff is currently working with the Mosque on the parking issue.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR10-0016 MEDINAH PLAZA, subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

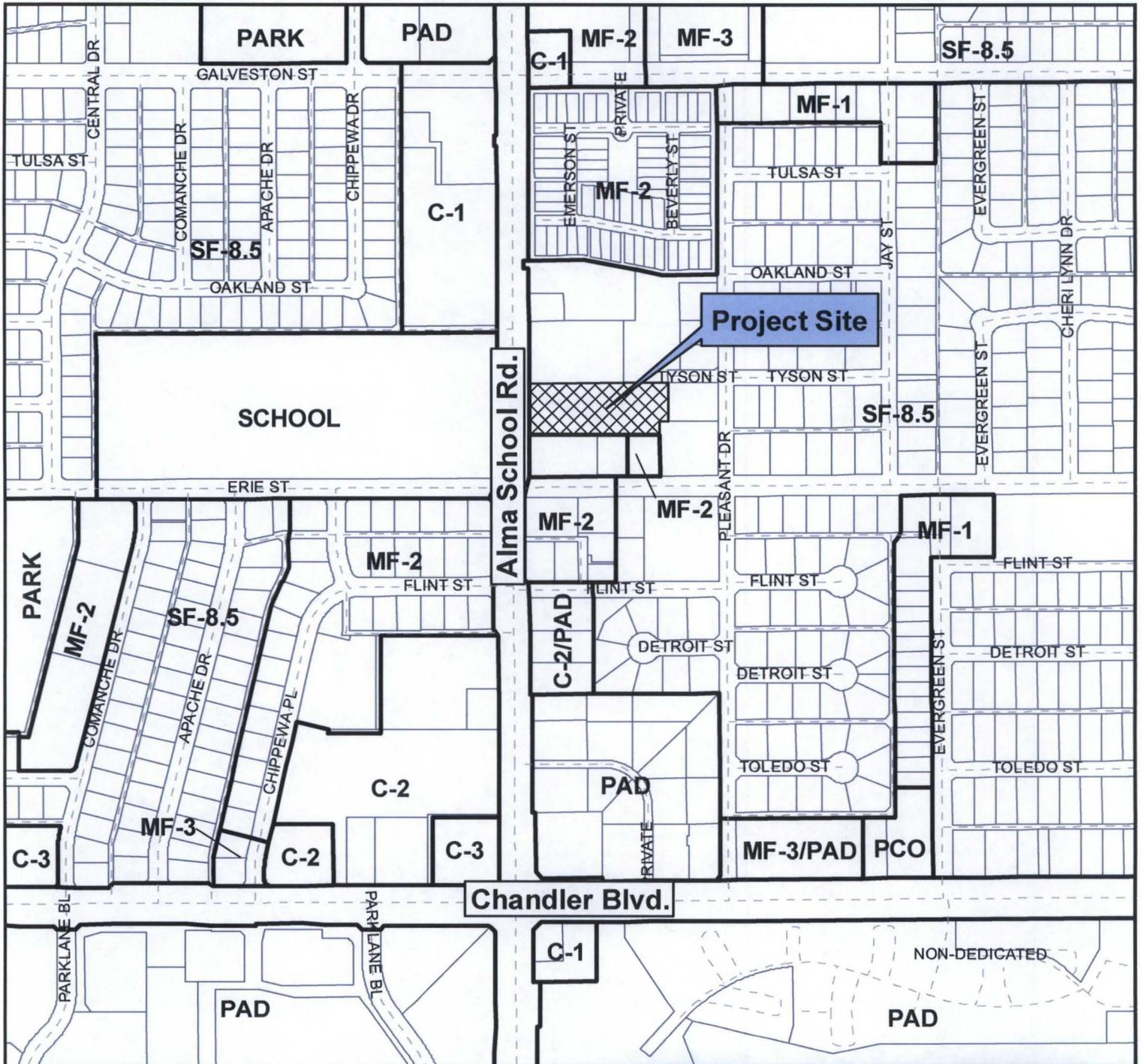
2. Development shall be in substantial conformance with Exhibit 7, Development Booklet, entitled "MEDINAH PLAZA", kept on file in the City of Chandler Planning Division, in File No. DVR10-0016, except as modified by condition herein.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Landscaping shall be in compliance with current Commercial Design Standards.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
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. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4283, approving DVR10-0016 MEDINAH PLAZA, Rezoning and PDP approval for a commercial building, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Building Elevations
5. Ordinance No. 4283
6. Development Booklet

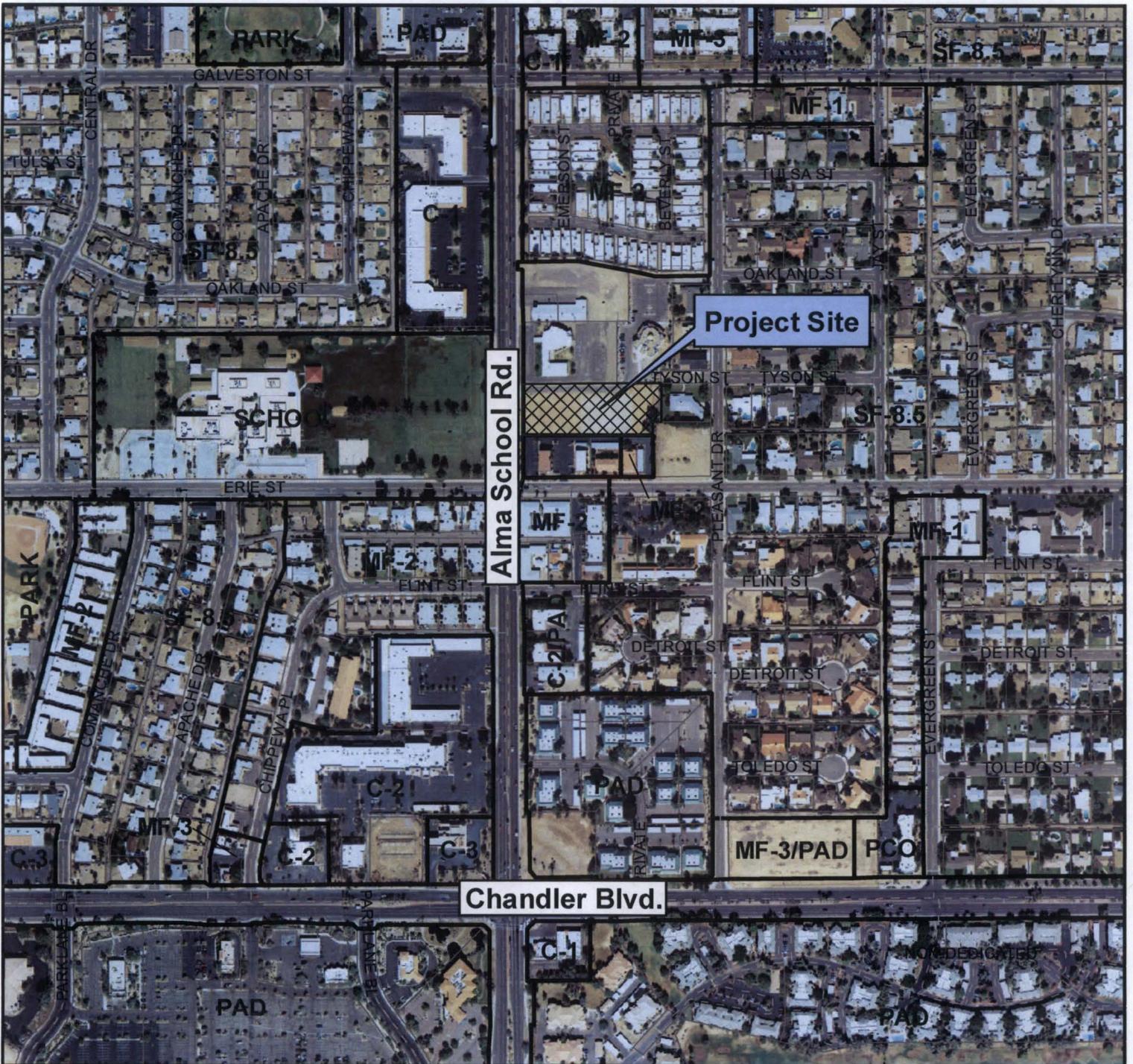


Vicinity Map

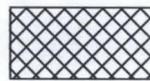


DVR10-0016

Medinah Plaza

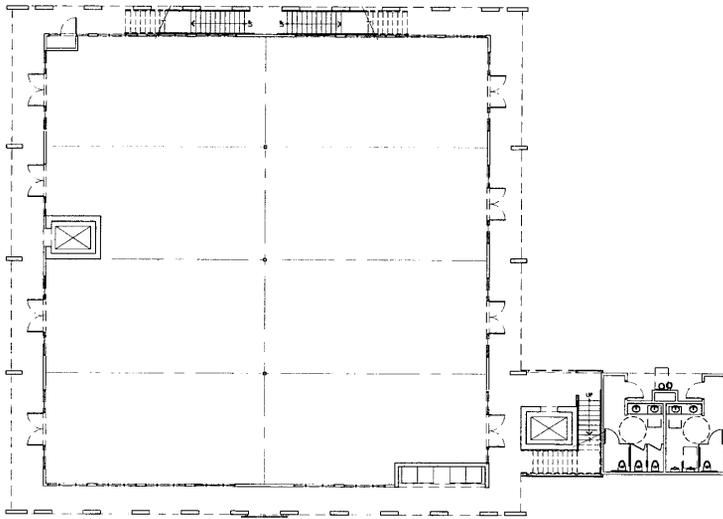


Vicinity Map



DVR10-0016

Medinah Plaza



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 NORTH

PETERSON
ARCHITECTURE
& ASSOCIATES, INC.
 1707 E. McDowell Drive, Suite 8
 Chandler, AZ 85226
 (480) 477-1111
 www.peterson-architects.com

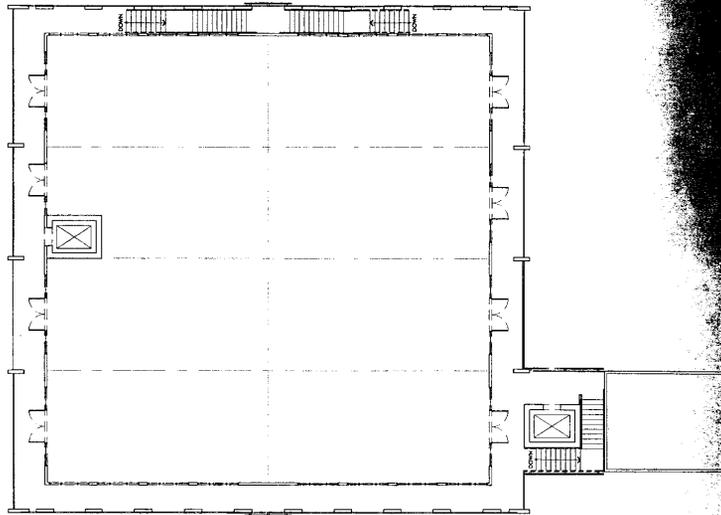
MEDINAH PLAZA
 ALMA SCHOOL ROAD AND ERIE STREET
 CHANDLER, ARIZONA

**NOT FOR
 CONSTRUCTION**

DATE: NOVEMBER 24, 2010
 SCALE: AS SHOWN
 ARCHITECT: PETERSON ARCHITECTURE & ASSOCIATES, INC.
 PROJECT: MEDINAH PLAZA
 DRAWING NO.: 100-0000-01
 SHEET NO.: 100-0000-01-01

FLOOR PLAN
 PLAN
A2.1

FLOOR PLAN



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

**NOT FOR
CONSTRUCTION**

DATE	NOVEMBER 26, 2010
SCALE	AS SHOWN
ARCHITECT	EMR & PETERSON, INC.
PROJECT NO.	100000000
DATE PLOTTED	11/26/10
PROJECT	100000000

FLOOR PLAN
PLAN
A2.2

FLOOR PLAN

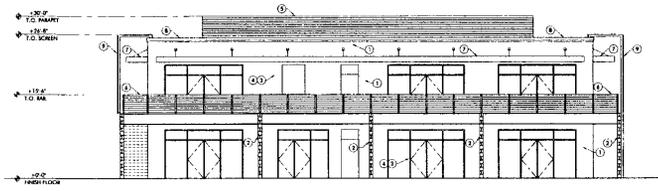
MEDINAH PLAZA
 ALMA SCHOOL ROAD AND ERIE STREET
 CHANDLER, ARIZONA

NOT FOR CONSTRUCTION

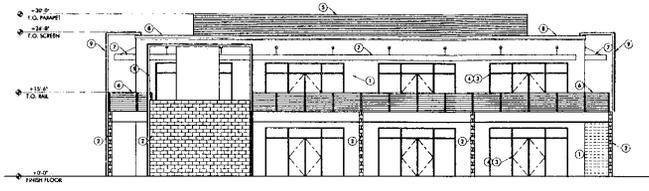
DATE: NOVEMBER 09, 2010
 DRAWN BY: JG
 CHECKED BY: JG & PETERSON, INC.
 PROJECT NO.: 10000
 SHEET NO.: 10000
 SCALE: AS SHOWN
 PROJECT: MEDINAH PLAZA
 BUILDING ELEVATION
A3.1



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



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



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



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

GENERAL NOTES:
 A. SEE COLOR BOARD FOR MATERIAL SAMPLES.
 B. ALL EXTERIOR MOUNTED ELECTRICAL AND/OR MECHANICAL PANELS/BOXES WILL BE PAINTED TO MATCH THE BUILDING.

- KEYNOTES:**
1. SMOOTH-FINISH STUCCO EXTERIOR FINISH SYSTEM. WALL FIELD COLOR PAINTED TO MATCH DUNN EDWARDS "WEATHER BROWN" (BF-3).
 2. SPLIT-FACED CURB WALL. WESTERN BLOCK COLOR "CACTUS ROSE" (BF-2).
 3. CLEAR ANODIZED ALUMINUM WINDOW FRAMING SYSTEM (BF-3).
 4. GLAZING, BRONZE TINT (BF-4).
 5. MECHANICAL/ELECTRICAL EQUIPMENT SCREEN WALLS. PAINTED TO MATCH DUNN EDWARDS DECOR "WEATHER BROWN" (BF-3).
 6. HAND-GUARD RAIL, CLEAR ANODIZED RAILING SYSTEM WITH POSTS PAINTED TO MATCH DUNN EDWARDS DECOR "WEATHER BROWN" (BF-3).
 7. METAL SHADE CANOPY, PAINTED TO MATCH DUNN EDWARDS "WEATHER BROWN" (BF-3).
 8. METAL PARAPET CAP, CLEAR ANODIZED ALUMINUM SYSTEM.
 9. METAL SCREEN WALL, PAINTED "WEATHER BROWN" (BF-3).

ELEVATIONS

ORDINANCE NO. 4283

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM SINGLE-FAMILY RESIDENTIAL (SF-8.5) TO PLANNED AREA DEVELOPMENT (DVR10-0016 MEDINAH PLAZA) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

SEE ATTACHMENT 'A'

Said parcel is hereby rezoned from SF-8.5 to PAD, subject to the following conditions:

1. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

2. Development shall be in substantial conformance with Exhibit 7, Development Booklet, entitled "MEDINAH PLAZA", kept on file in the City of Chandler Planning Division, in File No. DVR10-0016, except as modified by condition herein.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Landscaping shall be in compliance with current Commercial Design Standards.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
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 to not create problems with sign visibility or prompt the removal of required landscape materials.
9. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4283 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2011, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY GAB

PUBLISHED:

EXHIBIT 'A'

PARENT LEGAL DESCRIPTION

That part of the South half of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a point on the West line of said Section 28, which is Southerly 991.56 feet, more or less, from the West quarter corner of said Section, said point being also the Northwest corner of the South half of the Southwest quarter of the Northwest quarter of the Southwest quarter of said Section;

Running thence Easterly along the North line of said South half of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 28, a distance of 673.24 feet, more or less, to the East line of the said Southwest quarter of the Northwest quarter of the Southwest quarter of said Section 28;

Thence Southerly along said East line, a distance of 121.76 feet, more or less, to the Northeast corner of the one-acre tract conveyed by J.M. Herman, et ux to J.R. Miller, et ux, by Deed recorded in Book 143 of Deeds, page 267;

Thence Westerly along the North line of said one-acre tract, a distance of 208.71 feet, more or less, to the Northwest corner thereof;

Thence Southerly along the West line of said one-acre tract, a distance of 43.48 feet, more or less, to the South line of the North half of the said South half of the Southwest quarter of the Northwest quarter of the Southwest quarter;

Thence Westerly along the said South line, a distance of 464.77 feet, more or less, to the West line of said Section 28;

Thence Northerly along the said West line, 165.26 feet to the Point of Beginning.

Except the East 25 feet and the West 50 feet thereof; and

Except that part of the South half of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Commencing at a point on the West line of said Section 28, which is Southerly 991.56 feet, more or less, from the West quarter corner of said Section, said point being also the Northwest corner of the South half of the Southwest quarter of the Northwest quarter of the Southwest quarter of said Section;

Thence Easterly along the North line of said South half of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 28, a distance of 490.07 feet to the Point of Beginning;

Thence continuing Easterly along said North line, 183.00 feet, more or less, to the East line of the Southwest quarter of the Northwest quarter of the Southwest quarter of said Section 28;

Thence Southerly along said East line, a distance of 121.76 feet, more or less, to the Northeast corner of the one-acre tract conveyed by J.M. Herman, et ux to J.R. Miller, et ux, by Deed recorded in Book 143 of Deeds, page 267;

Thence Westerly along the North line of said one-acre tract, a distance of 183.00 feet;

Thence North 00 degrees 17 minutes 07 seconds West, a distance of 121.68 feet to the Point of Beginning.

Except the East 25 feet thereof.