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#9

JUL 28 2011

Chandler



2010

MEMORANDUM

Transportation & Development – CC Memo No. 11-072

DATE: JULY 7, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *[Signature]*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *[Signature]*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *[Signature]*
JEFF KURTZ, PLANNING ADMINISTRATOR *[Signature]*
KEVIN MAYO, PLANNING MANAGER *[Signature]*

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *[Signature]*

SUBJECT: PDP11-0005 RUDY'S RESTAURANT AND COUNTRY STORE

Request: Preliminary Development Plan (PDP) approval for a parking lot which would be developed in association with a planned restaurant and store

Location: West of the northwest corner of 54th Street and Chandler Boulevard

Applicant: Reaction Development, LLC, Gary Meyers

Project Info: Approximately a 0.75 acre site, surface parking lot with approximately 52 parking spaces and 12 partial spaces extending onto adjacent property

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Planning Staff recommend approval subject to conditions.

BACKGROUND

The application requests Preliminary Development (PDP) approval for a surface parking lot, providing approximately 52 spaces. The parking lot will serve employees for a new restaurant with an associated store developing immediately to the east. The parking lot will accommodate parking for the new development as well as support parking and access to the existing Denny's

restaurant pad. Immediately to the west is Denny's restaurant, two hotels are located to the north as well as a camera service company, and to the east is the former Mobil gas station site. East of 54th Street is an unoccupied restaurant pad as part of a larger commercial retail center. South of Chandler Boulevard is a Circle K convenience store and gas station and a Whataburger fast-food restaurant. The southeast corner of 54th Street and Chandler Boulevard is a Super 8 motel.

The subject site is part of a larger industrial business park, Chandler Technology Center, which was originally zoned in 1984 as a mixed use plan for industrial, research and development, warehousing and distribution, office, and commercial use along Chandler Boulevard. The 1984 zoning case was a Conceptual Planned Area Development (PAD) zoning approval with a master plan. An amendment to this conceptual plan was approved in November 1994 allowing for a modification to a hotel site, adding more office/research and development, and replacing office with retail and restaurant uses along Chandler Boulevard. The retail/restaurant component included the subject site and Denny's pad. This zoning case amendment was approved with a condition allowing a single-user without a drive-through, and a two-user pad that is clustered together to appear as one pad with approval through a separate PDP. The integration of the two users would occur around a common open space with seating areas and pedestrian walks and are not separated by vehicular access.

The first user of this pad was Denny's restaurant, which received PDP approval in April 1995. The approval included a condition requiring the adjoining pad to Denny's to be oriented and landscaped in a manner similar and compatible with Denny's site. Key design elements of this two-user pad included a common pedestrian area and pedestrian/vehicular circulation. See attached exhibit. The Denny's plan established the overall design character for the entire pad. In July 1995, the adjacent second user pad received PDP approval for a Waffle House restaurant. However, this pad never developed and has remained vacant.

Rudy's Restaurant and Country Store is based out of Texas and serves BBQ style food. The restaurant also has a country retail store which sells a variety of sauces, meat rubs, and merchandise. The restaurant and store will develop on the former Mobil gas station pad to the east. The site design and building architecture are being administratively reviewed by Planning Staff since the site is hard-zoned C-2, thus does not require a PDP. The development's parking area is provided both on the C-2 parcel west of the building with the majority of parking spaces provided on the subject site proposed for a parking lot. The entire development and parking areas will have access from 54th Street, Chandler Boulevard, and to/from the Denny's site.

The site will include new landscaping along the site's perimeter and interior, removing any existing vegetation. The Denny's restaurant's main entrance, the only entrance, is on the building's east side facing the proposed parking lot. In conformance with the original zoning case approvals, Denny's site includes a concrete common pedestrian area with decorative light poles in front of the main entrance and a landscape area. As was intended in the original zoning cases, a continuation of this common pedestrian area will extend onto Rudy's parking lot site. A 7-foot wide concrete pedestrian walkway with raised landscape planters is being added to the existing area. The concrete's color and scoring will closely match what exists. Parking spaces are

adjacent to this concrete walkway, which will provide parking for both Denny's and Rudy's sites.

DISCUSSION

Planning Commission and Planning Staff find the proposed surface parking lot to be an appropriate use of the vacant pad adjacent to an existing restaurant. The site layout is compatible with the existing development and allows for the redevelopment of a former gas station pad with a commercial restaurant and store to complement the existing industrial business park area. While the intended use of the pad in the mid-90s was another restaurant user, making use of the site for parking in conjunction with a restaurant as part of a site's redevelopment provides an aesthetic improvement to the Chandler Boulevard streetscape, an improved view from the Denny's dining room, and offers a new restaurant for west Chandler, nearby hotel/motel guests, and area employees.

Planning Commission and Planning Staff are including zoning conditions relating to off-site improvements; however, most of these will be accomplished with the development of the restaurant site itself to the east.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held April 28, 2011. No area property owners attended other than the applicant.
- Planning Staff and the applicant corresponded with the adjacent Denny's restaurant owner to get his input on the interface between the Denny's east side and the parking lot. The Denny's owner supports the plan as proposed.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 6 Opposed: 0 Absent: 1(Rivers)

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Commission and Planning Staff recommend approval of PDP11-0005 RUDY'S RESTAURANT AND COUNTRY STORE, subject to the following conditions:

1. Development shall be in substantial conformance with exhibits represented including the Narrative, Site Plan, Landscape Plan, and Grading and Drainage Plan kept on file in the City of Chandler Planning Division, in File No. PDP11-0005, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. 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.
6. 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.
7. Landscaping shall be in compliance with current Commercial Design Standards.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
9. The site shall be maintained in a clean and orderly manner.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

PROPOSED MOTION

Move to approve Preliminary Development Plan case PDP11-0005 RUDY'S RESTAURANT AND COUNTRY STORE, to allow a surface parking lot subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

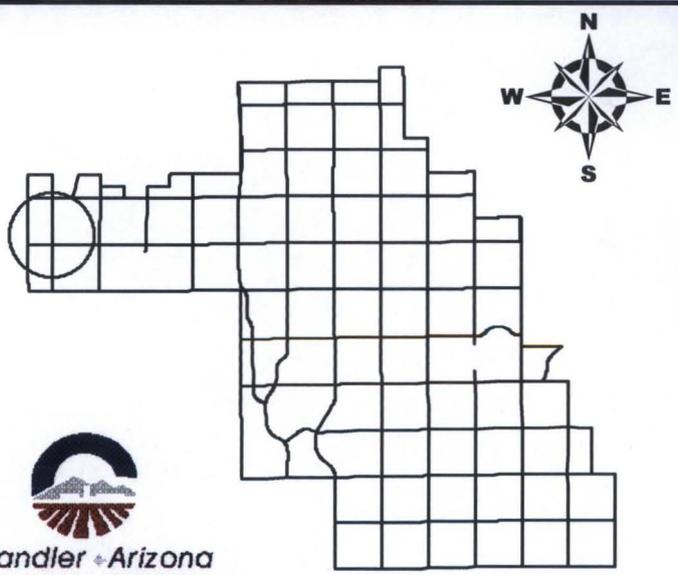
1. Vicinity Map
2. Narrative
3. Site Plan
4. Landscape Plan
5. Grading and Drainage plan
6. Denny's site plan exhibit, Z95-0008
7. Photos



Chandler Blvd.

56th St.

Vicinity Map



PDP11-0005

**Rudy's Restaurant and
Country Store**





Rudy's "Country Store" and Bar-B-Q

May 16, 2011

Preliminary Development Plan (PDP)

Narrative

The following Rezoning/PDP submittal requests a land use adjustment on the currently zoned Planned Area Development (PAD) parcel 301-84-148A currently owned by Exxon/Mobil Corporation. The parcel is generally located just west of the northwest corner of 54th Street and Chandler Boulevard.

The original Waffle House zoning case Z95-0051 for this parcel was approved by Council in July 1995, which also included the Denny's site to the west. The Waffle House was never developed as approved. Exxon/Mobil subsequently acquired the subject parcel in 2002.

Rudy's "Country Store" and Bar-B-Q (Rudy's) is currently under contract to acquire the subject parcel in addition to the adjacent gas station corner (vacant) also owned by Exxon/Mobil. The gas station parcel 301-84-007Q is zoned C-2, and while not a part of this PDP request, is shown on the following site plan and exhibits for reference. At ultimate build-out, the Rudy's structure will occupy only the C-2 former Exxon/Mobil station. The common parking field will subsequently be situated on the PAD zoned subject parcel.

In summary; the sole purpose of this PDP request is for land use approval to provide parking for both the new Rudy's restaurant as well as to improve the parking condition for the existing Denny's on PAD zoned parcel 301-84-147. In order to effectively re-use this site, Rudy's intends to develop the Exxon/Mobil parcels collectively in order to;

- a) provide adequate parking for the proposed restaurant
- b) improve the site circulation, emergency access and parking for the adjacent Denny's restaurant as originally intended in the 1995 zoning case
- c) create a viable new use for this blighted and challenging property

The PDP Site Plan for the Parking Area represents the following:

81,880 SF Net | 110,784 SF Gross

Number of Parking Spaces

Provided 109 (total) 104 standard, 5 accessible

BUILDING AREA

PUBLIC SERVING AREA	4,335 SF
CONV. STORE	587 SF
FOOD PREP AREA	981 SF
<u>ACCESSORY AREAS</u>	<u>1,394 SF</u>
TOTAL	7,297 SF

OUTDOOR PATIO DINING 750 SF

PARKING

STANDARD SPACES	104 SPACES
<u>ACCESSIBLE SPACES</u>	<u>5 SPACES</u>

TOTAL PROVIDED PARKING 109 SPACES

Rudy's "Country Store" and Bar-B-Q

May 16, 2011

Preliminary Development Plan (PDP)



The PDP Site Plan for the Parking Area (continued):

REQUIRED PARKING

PUBLIC SERVING AREA $4335/50=$ 87 SPACES

CONVENIENCE STORE $587/250=$ 2 SPACES

FOOD PREP AREA $981/200=$ 5 SPACES

SPACES REQUIRED FOR BLDG = 94 SPACES

OUTDOOR DINING $750/50=$ 15 SPACES

TOTAL REQUIRED PARKING 109 SPACES

Site Ingress/Egress and Adjacent Connections

One existing drive from both Chandler Boulevard and 54th Street will be maintained in their current locations. The existing driveway location closest to the bus stop will not be utilized and eliminated entirely. The site plan allows for two connection points with the Denny's parcel; each utilizing the existing curb cut locations.

Landscaping Improvements

Landscape designed for low water usage and conformance to City requirements. The interface with Denny's will occur through the use of an expanded concrete common area and hardscape/landscape planters that are designed to enhance the Denny's site and interface with the proposed parking lot.

Construction Schedule

Site development and vertical construction of the restaurant is estimated to occur in approximately December 2011.

DESIGN TEAM CONTACTS

DEVELOPER
 RUDY'S TEXAS BAR-B-Q
 1514 PRIDD SOUTH
 AUSTIN TEXAS
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 FAX: (512) 283-1942
 CONTACT: CHAD PARRISH

ARCHITECT
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 CONTACT: LEN BWARTZ

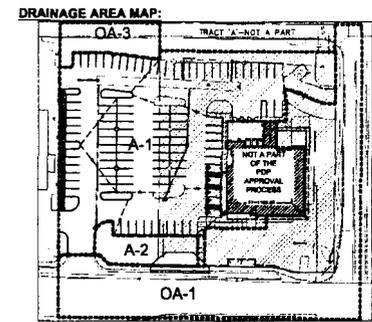
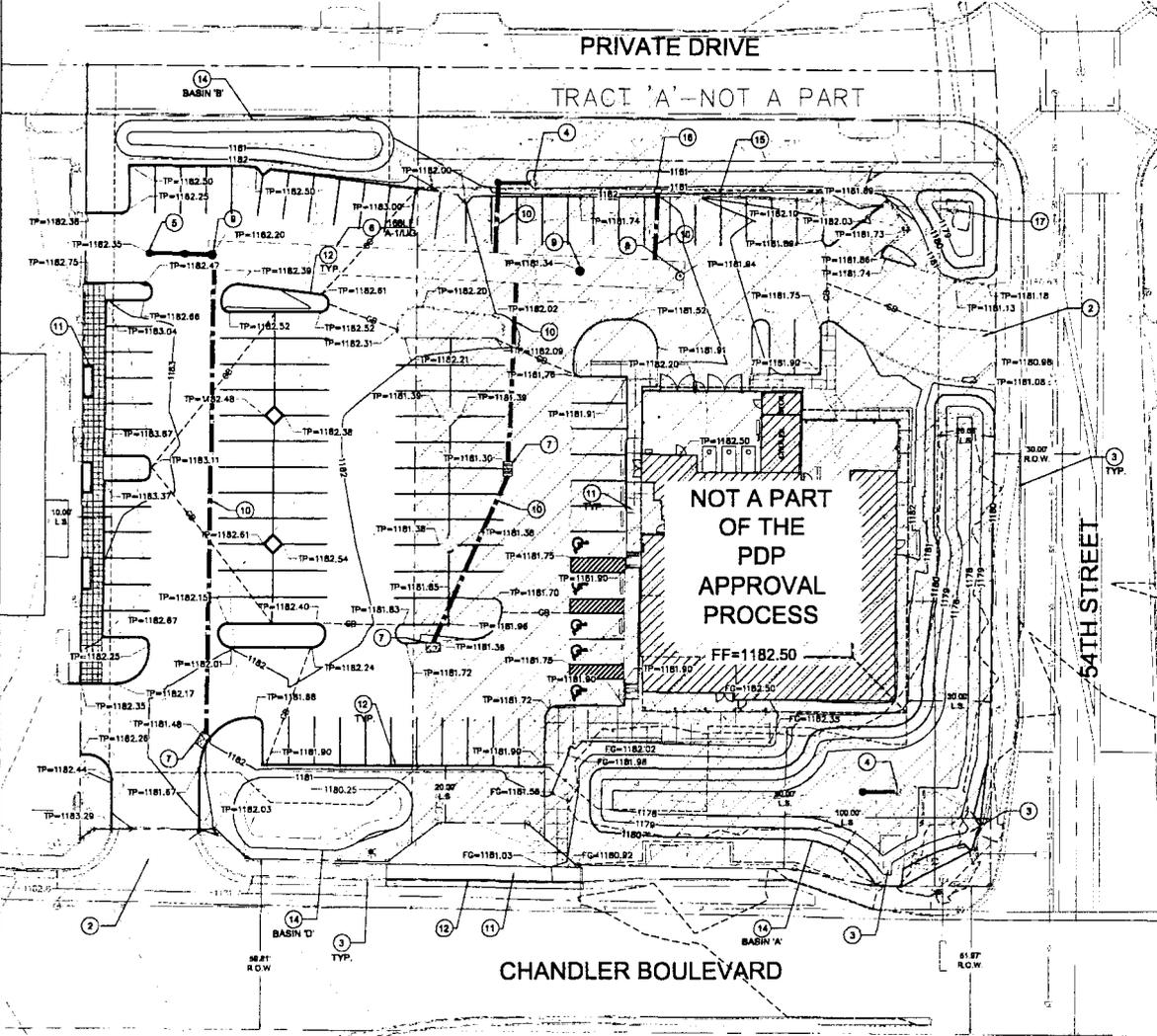
APPLICANT
 REACTION DEVELOPMENT
 8432 E PARKVIEW DRIVE
 SCOTTSDALE, AZ 85267
 PHONE: (480) 703-2148
 FAX: (480) 947-7902
 CONTACT: GARY MEYERS

PRELIMINARY GRADING AND DRAINAGE PLAN
RUDY'S RESTAURANT AND COUNTRY STORE
 A PORTION OF THE SOUTHEAST QUARTER OF SECTION 29,
 TOWNSHIP 1 SOUTH, RANGE 4 EAST, GILA AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

- LEGEND**
- FOUND BRASS CAP FLUSH
 - REBAR W/ CAP
 - FOUND PIPE HALL
 - BRASS CAP HAND HOLE
 - MANHOLE PREVENTER
 - LIGHT POLE
 - FOG
 - WATER VALVE
 - SEWER MANHOLE
 - EXISTING BEWER LINE
 - 1182.15 PROPOSED DRAIN
 - TP: TOP OF PAVEMENT
 - FG: SIDEWALK GRADE
 - CABLE TELEVISION
 - TELEPHONE PEDESTAL
 - FINE HYDRANT
 - TRANSFORMER
 - TEE: LIFT MANHOLE
 - CABLE TV MANHOLE
 - TRAFFIC SIGNAL POLE
 - EXISTING PAVEMENT GRADE
 - PROPOSED GRADE BREAK



- KEY NOTES:**
- 1 EXISTING CURB
 - 2 EXISTING DRIVE
 - 3 EXISTING SLOPPER (TO REMAIN)
 - 4 EXISTING DRYWELL. DRYWELL TO BE TESTED AND INTERCEPTOR CHAMBER TO BE INSTALLED TO MEET CITY OF CHANDLER DRYWELL DESIGN REQUIREMENTS PER C.C. STD. DTI. C-601
 - 5 PROPOSED DRYWELL PER C.C. STD. DTI. C-601
 - 6 PROPOSED 12" CAP UNDERGROUND RETENTION (LENGTH AS NOTED)
 - 7 PROPOSED CATCH BASIN
 - 8 PROPOSED 48" INLET WITH SOLID LID
 - 9 PROPOSED 48" INLET WITH GRATED LID
 - 10 PROPOSED 18" HOPE STORM PIPE
 - 11 PROPOSED SIDEWALK
 - 12 PROPOSED 8" CURB AND GUTTER
 - 13 PROPOSED ASPHALT PAVEMENT
 - 14 PROPOSED RETENTION BASIN
 - 15 EXISTING STORM PIPE (TO REMAIN)
 - 16 PROPOSED STORM MANHOLE
 - 17 EXISTING INLET (TO REMAIN)



DRAINAGE CALCULATIONS:
RUDY'S DRAINAGE AREA COEFFICIENT TABLE

DRAINAGE AREA	DESERT/ROCK LANDSCAPE(SF)	IMPERMEABLE SURFACE(SF)	RETENTION BASIN(SF)	TOTAL AREA	WEIGHTED COEFFICIENT
OA-1	5,658.2	26,191.7	7,057.0	41,906.9	0.90
OA-3	1,002.3	2,008.7	1,399.0	4,409.9	0.98
A-1	7,154.5	53,179.0	0.0	60,333.5	0.90
A-2	2,984.1	0.0	1,363.0	4,347.1	0.98

RETENTION CALCULATIONS:
 V = REQUIRED RETENTION VOLUME (CF)
 D = SURFACIAL DEPTH FOR 100 YR. 2-HR STORM, 2.8 INCH
 A = SITE AREA (SF)
 C = RETENTION COEFFICIENT (WEIGHTED); 0.9 (RETAL. & OFFICE); 0.6 (DESERT & UNPAVED DESERT)
 1.14 ADDITIONAL 10% FACTOR
 V = (Q)(A)(C)(1.14)
 12

RUDY'S BASIN TABLE

Drainage Area	Basin	TOTAL RETENTION REQUIRED (CF)	ABOVEGROUND RETENTION PROVIDED (CF)	Deficit	Area (SF)	Depth
OA-1	A	9,954	9,446	7,007	5,211	2
OA-3	B	916	900	1,386	586	1
A-2	D	983	823	1,363	616	0.78

Basin Calculations:
 V = (A)(d)(3600)/2.8
 Basin D AREA: 425(1,363)(3600)/2.8

RETENTION CALCULATION TABLE

Basin	AREA (SQ. FEET)	AREA (ACRES)	RUNOFF COEFF	DEPTH (FEET)	RETENTION REQUIRED (CF)	ABOVEGROUND RETENTION PROVIDED (CF)	DEFICIT (CF)	AREA (SQ. FEET)	DEPTH (FEET)
A	51,858.3	1.88	0.92	2.8	8,654.1	8,046.1	7,007	5,211	2
B	5,927.0	0.13	0.98	2.8	916	900	1,386	586	1
A-2	90,323.1	2.58	0.98	2.8	12,893.2	12,080.2	13,818.0	11,861	0.78
D	4,347.1	0.10	0.98	2.8	983	823	1,363	616	1
TOTAL	111,982.5	3.23			22,646.3	13,169.3	24,574	20,474	

OLSSON ASSOCIATES

PRELIMINARY

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY GRADING AND DRAINAGE PLAN
RUDY'S RESTAURANT AND COUNTRY STORE
 NWC OF CHANDLER BLVD. AND 54TH STREET
 CHANDLER, ARIZONA

2011

SHEET
GD
 1 of 1

C.O.C. LOG NO. XXXXXXXX

