



The 0.125-acre subject site is part of the Site 8 block bounded by Chicago Street, Arizona Avenue, Frye Road, and Oregon Street in Downtown Chandler that contains the Olde Towne Market Square (Wall Street shops). The Wall Street alley is immediately east of the subject site. The site's historic building was originally constructed in the 1940s to house a welding shop. More recently, the building was split by interior walls into a bead store (south half) and beauty salon (north half). The building is currently vacant. In January 2012, the city agreed to purchase a façade conservation easement that will help pay for the building's renovation while preserving key elements of its historic nature.

In June 2011, the subject site and the rest of Site 8 were rezoned from C-2 to C-2/PAD in order to relax the parking requirements for new construction, expansions, or intensifications on the block that would have otherwise required private parking to be provided. The zoning change allowed parking requirements to be reduced or waived by the Zoning Administrator depending on the availability of nearby public parking to handle the demand. Under this zoning, the Zoning Administrator has already determined that the subject development does not need to provide any private parking because of the sufficient availability of nearby public parking.

The proposal is consistent with the SAZACAP. The SAZACAP designates the site for Cultural & Entertainment uses such as the proposed restaurant use. Though the SAZACAP's design standards do not apply in full because this is a renovation rather than new construction, the proposed development furthers the goals of the design standards in several ways. Primarily, the development helps enhance the pedestrian-oriented street environment by providing a new outdoor dining space adjacent to the public sidewalk. The elimination of C-2 minimum setbacks allows this new dining space to be shaded by a new patio cover structure that extends almost to the west property line. The development's landscaping, architecture, and entry water feature are also in tune with the design standards and further the overarching goal of enhancing the pedestrian-oriented streetscape.

Along Chicago Street, the development's patio will actually extend beyond the existing property line via two instruments: a 5'-wide right-of-way vacation (from the city to the property owner) and an additional 2'-wide encroachment into the city-owned right-of-way. City staff have determined that the 5' vacation is appropriate given the scope of planned sidewalk and street improvements on Chicago Street, which is designated as a main pedestrian corridor by the SAZACAP. Though many details of future Chicago Street improvements have not yet been determined, it has been established that the south side of Chicago Street will have minimum 8'-wide sidewalks, minimum 6'-wide clear path for pedestrians, and shade, all of which are provided by the proposal. The subject development provides approximately 8' from the patio screen wall to the curb and approximately 6' from the proposed trees' trunks to the curb, measurements that are more exactly specified in the recommended conditions of approval. A row of shrubs beyond the trees will likely have to be eliminated in order to abide by the conditions. As required for right-of-way encroachments, the 34"-high screen wall along Chicago Street will be changed (by recommended condition) from a concrete material to metal mesh panels like those used around other portions of the patio.

The subject development involves considerable interior and exterior renovation of the site, nearly all of which (except only the setback encroachments) could be accomplished without the

rezoning. The existing dual north-south building access is maintained, though the north entrance becomes more primary through the planned enhancements. A large new outdoor patio wraps around the building's west and north sides, much of it covered with a new metal canopy and the rest shaded by new trees. The new patio canopy extends to approximately 3'-6" from the west property line. A handicap parking space (perhaps also used for loading) is provided southeast of the building. The building will have new roll-up garage doors on the north and west façades that will blur the distinction between indoor and outdoor space during temperate months. More than a dozen new full-size trees are proposed on this small site, which will contribute to a "garden oasis" type of atmosphere. Three of the trees, a Palo Blanco and two Cathedral Oaks, are placed in the Chicago Street right-of-way and will provide shade to pedestrians on the public sidewalk. The new façade consists mainly of concrete wall board siding and corrugated metal that present a creative, modern appearance. The existing CMU wall along the west property line is to be replaced by a variety of 6'- to 8'-high metal panels and masonry walls that complement the new façades.

The application proposes wall signage on all sides of the building that consists of individual letters affixed directly to the façade. The letters, which are about 2' high, will be either internally illuminated or indirectly illuminated. A logo in the form of a small cabinet might be added to the sign. No monument signage is proposed.

A small water feature to be made out of an existing barrel on the site is proposed adjacent to the Chicago Street entrance. Small, pedestrian-oriented water features are encouraged by the SAZACAP, especially adjacent to business entrances.

### **DISCUSSION**

Planning Commission and Staff support the requested rezoning and PDP, finding the project to be a creative re-use of an existing historic building that embodies many of the goals of the SAZACAP. Clearly, the requested minimum setback relief improves the project and enhances the area.

### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held February 13, 2012 at the Downtown Community Center. One neighbor, who supports the project, attended to view the plans.
- At the time of this writing, Staff is not aware of any opposition to the request.

### **PLANNING COMMISSION VOTE REPORT**

Motion to approve:

In Favor: 6    Opposed: 0    Abstain: 1 (Baron)

### **RECOMMENDED ACTIONS**

#### **Rezoning**

Planning Commission and Staff, upon finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan, recommend approval of the rezoning from C-2/PAD to PAD in case DVR11-0045 COVO CAFÉ subject to the following condition:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Covo Cafe" and kept on file in the City of Chandler Planning Division, in File No. DVR11-0045, 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.

#### **Preliminary Development Plan**

Planning Commission and Staff, upon finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan, recommend approval of the PDP in case DVR11-0045 COVO CAFÉ subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Covo Cafe", kept on file in the City of Chandler Planning Division, in File No. DVR11-0045, except as modified by condition herein.
2. Any portion of the screen wall or other improvements in the right-of-way shall require an encroachment permit and shall abide by the requirements of said permit, including those pertaining to screen wall materials.
3. The subject development shall allow for an 8' separation between the screen wall and the existing curb.
4. The subject development shall allow for a 6'-wide pedestrian path in the right-of-way that is unencumbered by landscaping.

#### **PROPOSED MOTIONS**

##### **Rezoning**

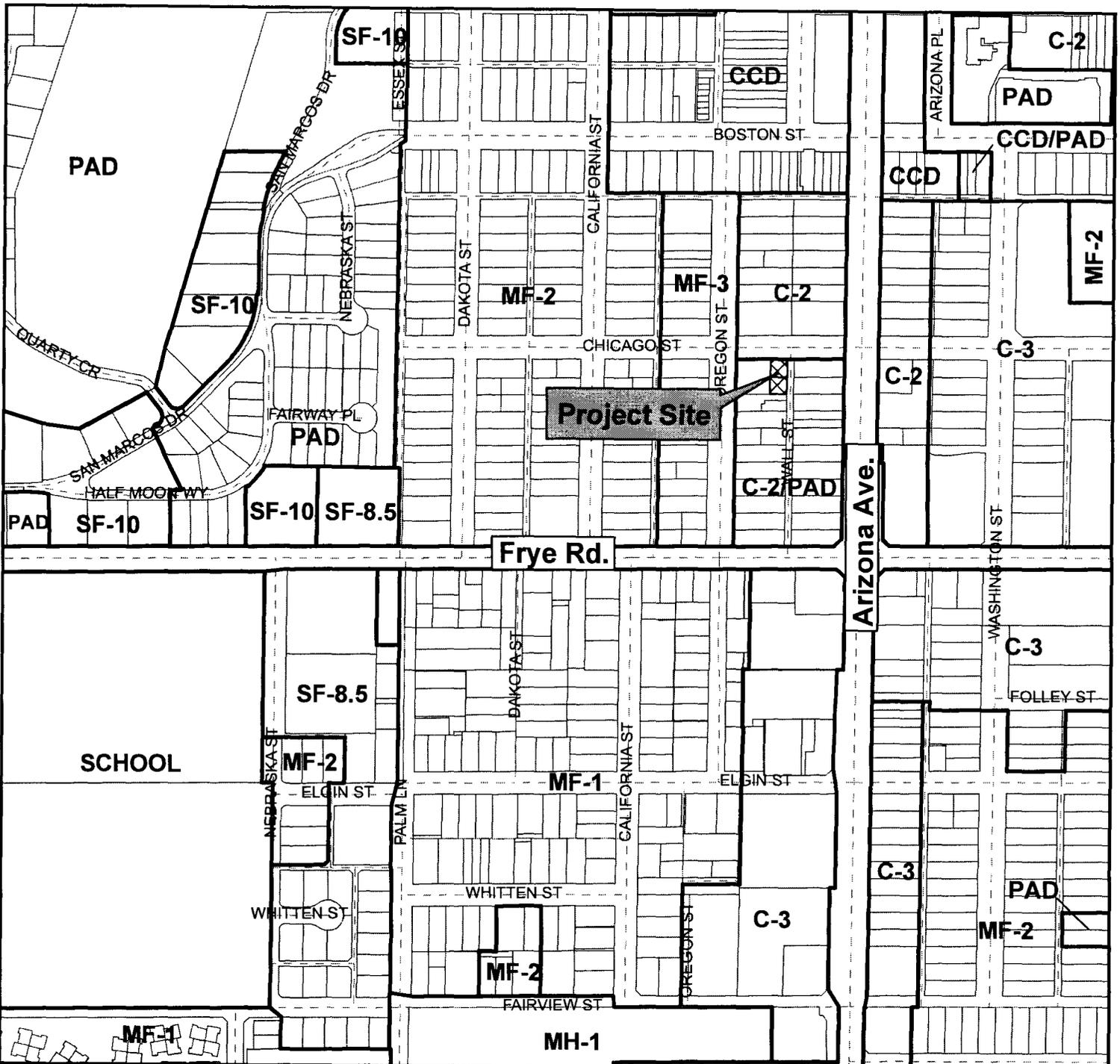
Move to introduce and tentatively adopt Ordinance No. 4355 approving the rezoning in case DVR11-0045 COVO CAFÉ as recommended by Planning Commission and Staff.

##### **Preliminary Development Plan**

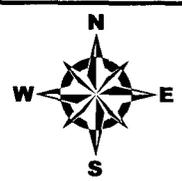
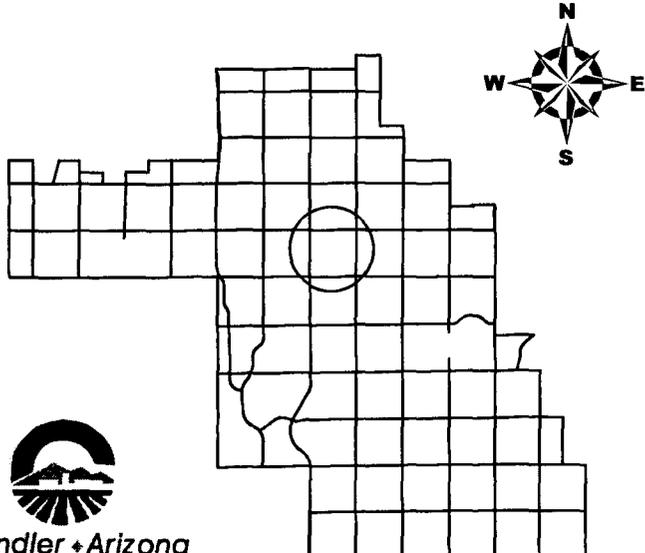
Move to approve the PDP in case DVR11-0045 COVO CAFÉ subject to the conditions recommended by Planning Commission and Staff.

##### **Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Landscape Plan
5. Ordinance No. 4355
6. Exhibit A, Development Booklet



## Vicinity Map



DVR11-0045

Covo Cafe



**Vicinity Map**



**DVR11-0045**

**Covo Cafe**



**PROJECT DATA**

PROJECT: COVO CAFE LOANSE RENOVATION OF EXISTING RETAIL BUILDING 55 WEST CHICAGO STREET CHANDLER, ARIZONA

OWNER: 55 CHICAGO LLC PETER SCAGGA & BEBECCA LAVENE 81 W. BOSTON STREET CHANDLER, ARIZONA 85225 PHONE: (602) 350-8869

ADDRESS: 55 W. CHICAGO STREET CHANDLER, ARIZONA 85225

BUILDING AREA: 2,104 S.F.

COVERED PATIO AREA: 688 S.F.

PATIO AREA: 1,108 S.F.

EXISTING ZONING: C-2

PROPOSED ZONING: PAD

SITE AREA: 5,455 S.F. J23 AC.

LOT COVERAGE: 31%

PARKING REQUIRED: 60% @ 150 S.F. + 40% @ 1200 S.F. 30 SPACES

PARKING PROVIDED: 34 SPACES

OCCUPANCY GROUP: GROUP A-2 RESTAURANT

TYPE OF CONSTRUCTION: V-18 FIRE SPRINKLED FIRE SPRINKLED PER NFPA CHAPTER 13

BUILDING ALLOWABLE AREA: 4,000 S.F. X 3 = 12,000 = 30,000 S.F.

OCCUPANT LOAD: RESTAURANT - 149 S.F. / 15 GROSS = 10 GROSS ELEVATOR - 43 S.F. / 300 GROSS = 2 GROSS TOTAL OCCUPANT LOAD 115 GROSS

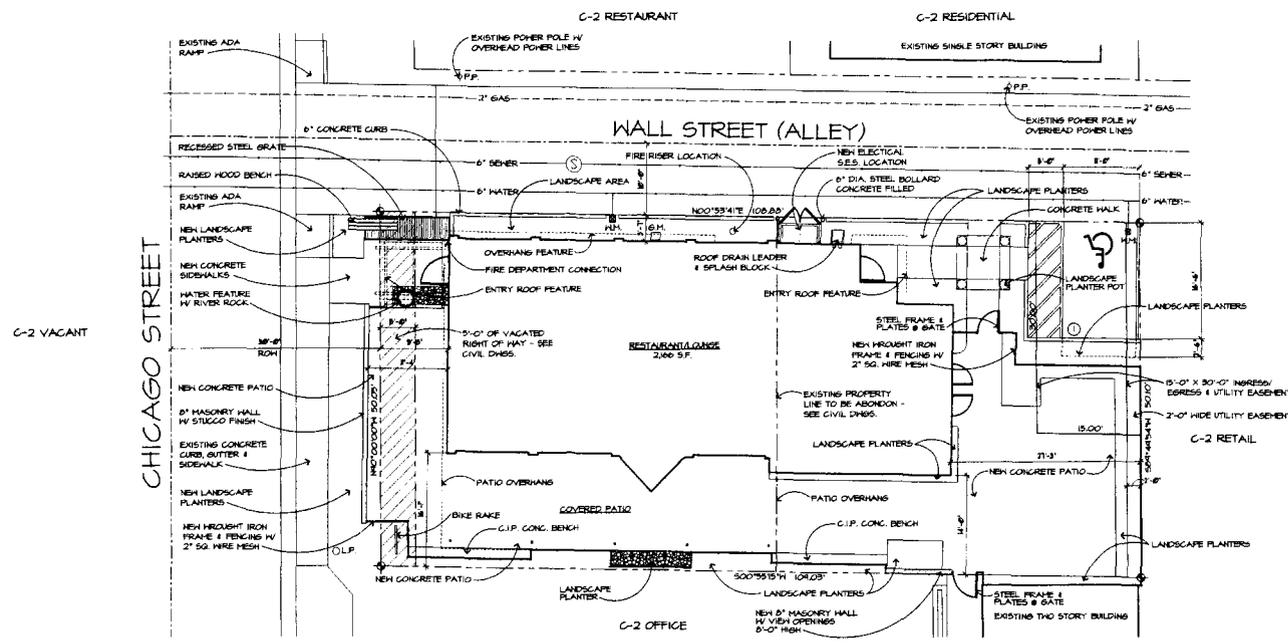
**LEGAL DESCRIPTION (EXISTING)**

LOTS 693 AND 694 BOOK 1 OF CHANDLER ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 11 OF MAPS, PAGE 8, EXCEPT THE WEST 100.00 FEET THERE OF.

APN: 503-04-085 LOT 693 GROSS ACRES: 2,100 S.F.

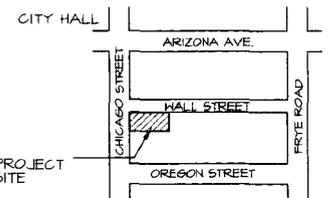
APN: 503-04-086 LOT 694 GROSS ACRES: 2305 S.F.

**LEGAL DESCRIPTION**  
 VACATION OF A PORTION OF WEST CHICAGO STREET, CHANDLER, AZ TO HIT:  
 A PARCEL OF LAND LOCATED IN AND BEING A PORTION OF THE SE1/4 OF SECTION 30, TOWNSHIP 130N, RANGE 9E, BEING OF THE R1A & SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 5 FEET IN WIDTH BEING ADJACENT TO AND EXTENDING THE WIDTH THE NORTH BOUNDARY OF LOT 693 OF BLOCK 1 OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 11 OF MAPS, PAGE 8, EXCEPT THE WEST 100.00 FEET THEREOF AND CONTAINING 250 SQUARE FEET.



**SITE PLAN**

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



**VICINITY MAP**



**COVO CAFE  
 RENOVATION & REMODEL**  
 55 W. CHICAGO STREET  
 CHANDLER, ARIZONA 85225

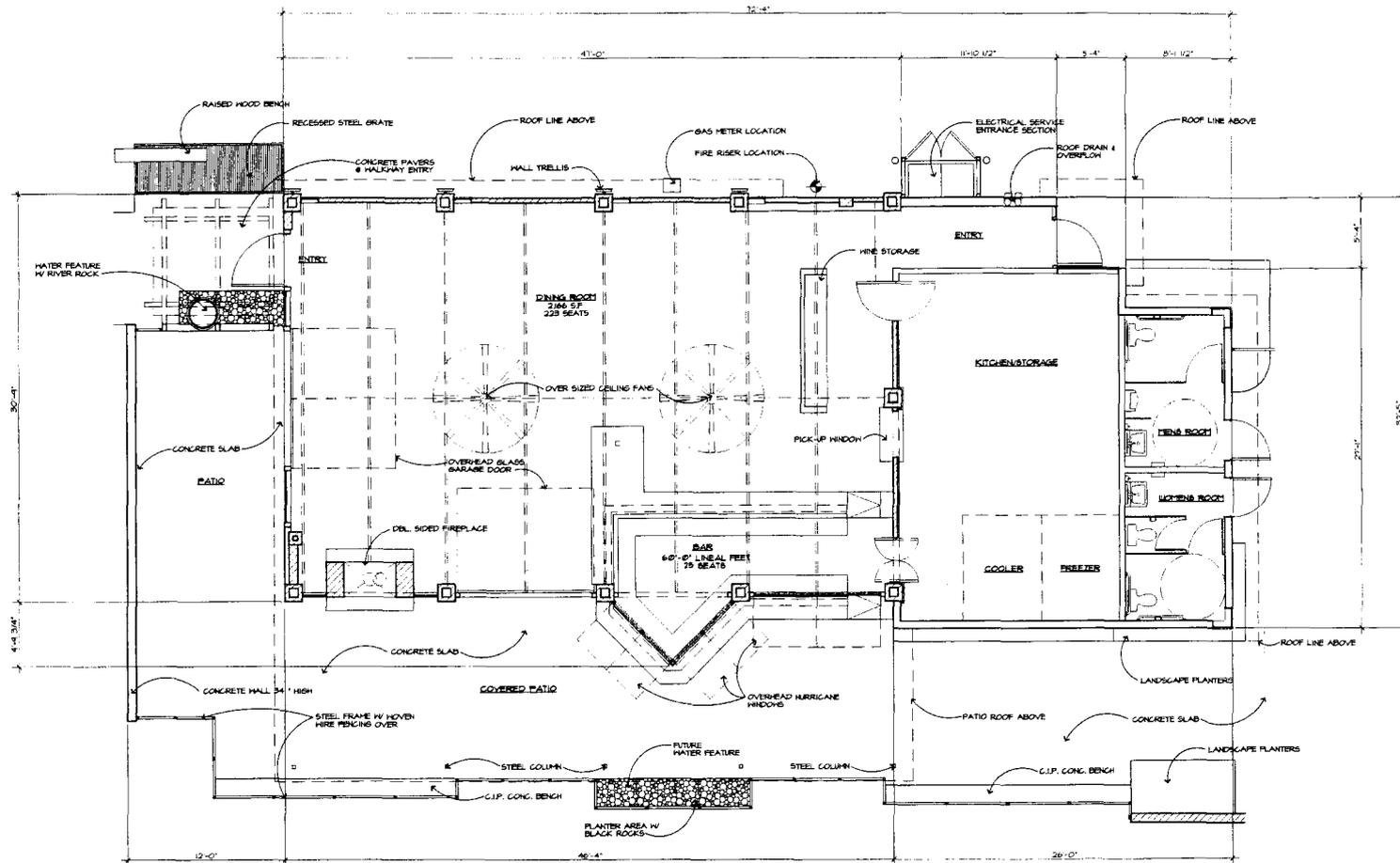
**Michael S. Flanders Architect**

3933 WEST BIRNE DRIVE • CHANDLER, ARIZONA • 85226  
 480 • 357 • 6005 FAX • 480 • 786 • 1035

DATE: 01.14.18  
 PROJECT #: 09-100

• SCHEMATIC - NOT FOR CONSTRUCTION USE  
 • ALL CALCULATIONS ARE APPROXIMATE





FLOOR/SITE PLAN  
 north  
 SCALE: 1/4"=1'-0"

COVO CAFE  
 RENOVATION & REMODEL  
 55 W. CHICAGO STREET  
 CHANDLER, ARIZONA 85225

Michael S. Flanders Architect



DATE: 01.16.11  
 PROJECT #: 09-200

\* SCHEMATIC - NOT FOR CONSTRUCTION USE  
 \* ALL CALCULATIONS ARE APPROXIMATE



**ORDINANCE NO. 4355**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM COMMUNITY COMMERCIAL WITH A PLANNED AREA DEVELOPMENT OVERLAY (C-2/PAD) TO PAD (DVR11-0045 COVO CAFE) 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 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 C-2/PAD to PAD, subject to the following condition:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Covo Cafe" and kept on file in the City of Chandler Planning Division, in File No. DVR11-0045, 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.

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



# LEGAL DESCRIPTION

(EXISTING)

LOTS 893 AND 895, BOOK 1, OF CHANDLER, ACORDING TO THE PLAT OF RECOED IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE;

EXCEPT THE WEST 100.00 FEET THERE OF.

APN: 303-09-085

LOT: 893

GROSS ACREAGED 2,700 S.F.

APN: 303-09-088

LOT: 895

GROSS ACREAGE: 2,505 S.F.

## LEGAL DESCRIPTION

VACATION OF A PORTION OF WEST CHICAGO STREET, CHANDLER, AZ  
TO WIT-

A PARCEL OF LAND LOCATED IN AND BEING A PORTION OF THE SE1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 5 FEET IN WIDTH BEING ADJACENT TO AND EXTENDING THE WIDTH THE NORTH BOUNDARY OF LOT 893 OF BLOCK 1, OF CHANDLER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 9 OF MAPS, PAGE 2;

EXCEPT THE WEST 100.00 FEET THEREOF AND CONTAINING 250 SQUARE FEET.