



MEMORANDUM **Transportation & Development – CC Memo No. 12-101a**

DATE: AUGUST 16, 2012
TO: MAYOR AND CITY COUNCIL
THRU: RICH DLUGAS, 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
FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*
SUBJECT: PDP12-0007 AERO-ZONE SOLAR PARKING COVER

Request: Preliminary Development Plan (PDP) approval to allow a parking canopy cover within the building setback
Location: 2200 S. Stearman Drive, southwest corner of Cessna Drive and Stearman Drive
Applicant: T.J. Parent, Royal Covers/Royal Solar
Project Info: Proposed parking canopy cover over 12 parking spaces to be located less than the required 30-foot building setback on an existing 2 acre industrial warehouse office building site

Planning & Zoning Commission reviewed and acted on this case at their August 15, 2012 hearing. The vote report is as follows:

Motion to Approve.
In Favor: 5 Opposed: 0 Absent: 2 (Donaldson, Rivers)

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Commission and Planning Staff recommend approval subject to conditions.

PROPOSED MOTION

Move to approve Preliminary Development Plan case PDP12-0007 AERO-ZONE SOLAR PARKING COVER to allow a building setback encroachment, subject to the conditions recommended by Planning Commission and Planning Staff.



#12
AUG 16 2012



MEMORANDUM **Transportation & Development – CC Memo No. 12-101**

DATE: AUGUST 2, 2012

TO: MAYOR AND CITY COUNCIL

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

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

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Request: Preliminary Development Plan (PDP) approval to allow a parking canopy cover within the building setback

Location: 2200 S. Stearman Drive, southwest corner of Cessna Drive and Stearman Drive

Applicant: T.J. Parent, Royal Covers/Royal Solar

Project Info: Proposed parking canopy cover over 12 parking spaces to be located less than the required 30-foot building setback on an existing 2 acre industrial warehouse office building site

This zoning case is being acted upon by Planning & Zoning Commission August 15, 2012. The Planning Commission recommendation vote report will be provided to City Council the night of the August 16, 2012 City Council meeting.

RECOMMENDATION

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

BACKGROUND

The subject site is an existing industrial warehouse office building zoned for light industrial use with general office in approximately half of the building. The building is approximately 30,385

square feet in building area. Aero-Zone is an aircraft parts company moving to this site and is installing solar panels on the building. As part of the solar panel system, additional panels are needed and will be provided on top of a parking canopy cover.

Surrounding this property on the north and west are vacant lots also zoned for light industrial use as part of the Chandler Airport Business Center master plan. South of the site is the Cardinal Health medical supplies distribution facility. East of the property is a childcare center as part the Watermark project. The property was zone PAD for light industrial as part of the Chandler Airport Business Park master plan. The site was developed in 2007. In June 2011, a rezoning request was approved to allow general office in addition to light industrial in this building for a specific business; however, the building was never occupied following this zoning action.

The property currently has paved parking along Cessna and Stearman Drives as well as in the rear of the property behind a gated yard. There is no covered parking for shade at this time. In conjunction with a solar panel energy system being installed on the building's roof, additional panels will be located on a single parking canopy cover that will be located over 12 parking spaces along Cessna Drive.

The request is to allow a parking canopy cover to be located less than the required 30 foot minimum building setback from the ultimate right-of-way line/property line. The parking spaces meet Zoning Code and are located 20 feet from the right-of-way line. The parking spaces are designed at 16 ½ feet in length with a 2½ foot area for vehicle overhang equating to a 19 foot long parking space. Parking canopy structures are typically approved administratively by staff upon meeting building setbacks and all other code requirements. However, covering these parking spaces with a canopy structure positions the structure at a 19-foot building setback instead of 30 feet, which is an 11-foot encroachment thus requiring an amendment to the approved Preliminary Development Plan (PDP) to allow a new structure and review its site layout and design. The PDP allows requests for code waivers to be considered.

The canopy cover structure is steel framework, cantilevered, and angling the solar panels for southern sun exposure. At its highest point closest to Cessna Drive, the canopy structure is 13 feet 4 inches and angles down to 8 feet 2 inches adjacent to the interior drive aisle. The structure will be painted to match the building's paint color palette and appear architecturally commensurate with the building. There will be no removal of landscaping to accommodate the new parking canopy cover.

DISCUSSION

Planning staff supports the proposed building setback encroachment finding the addition of a parking shade structure to be compatible with the building and the surrounding area. The canopy serves to provide shade while at the same time provides for solar panels. The streetscape includes existing mature trees and shrubs as well as a low parking area screen wall approximately 3 feet high. While the underside of the canopy faces Cessna Drive, the cross-beam framework with solar panels on top will be partially blocked by existing tree canopies.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 31, 2012. The applicant was the only one at the meeting as there were no attendees.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request. Staff received a phone call from a property owner who received a notice wanting information on the proposal.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and PAD zoning, Planning Staff recommends approval of PDP12-0007 AERO-ZONE SOLAR PARKING COVER, subject to the following conditions:

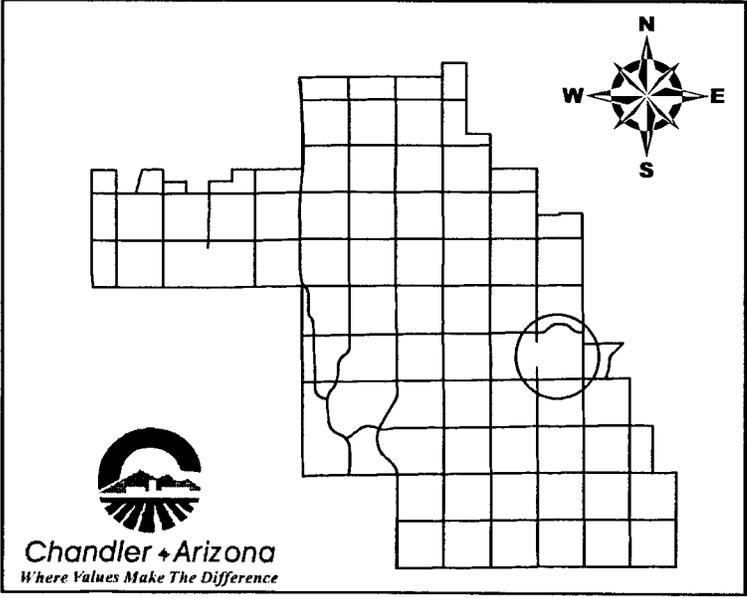
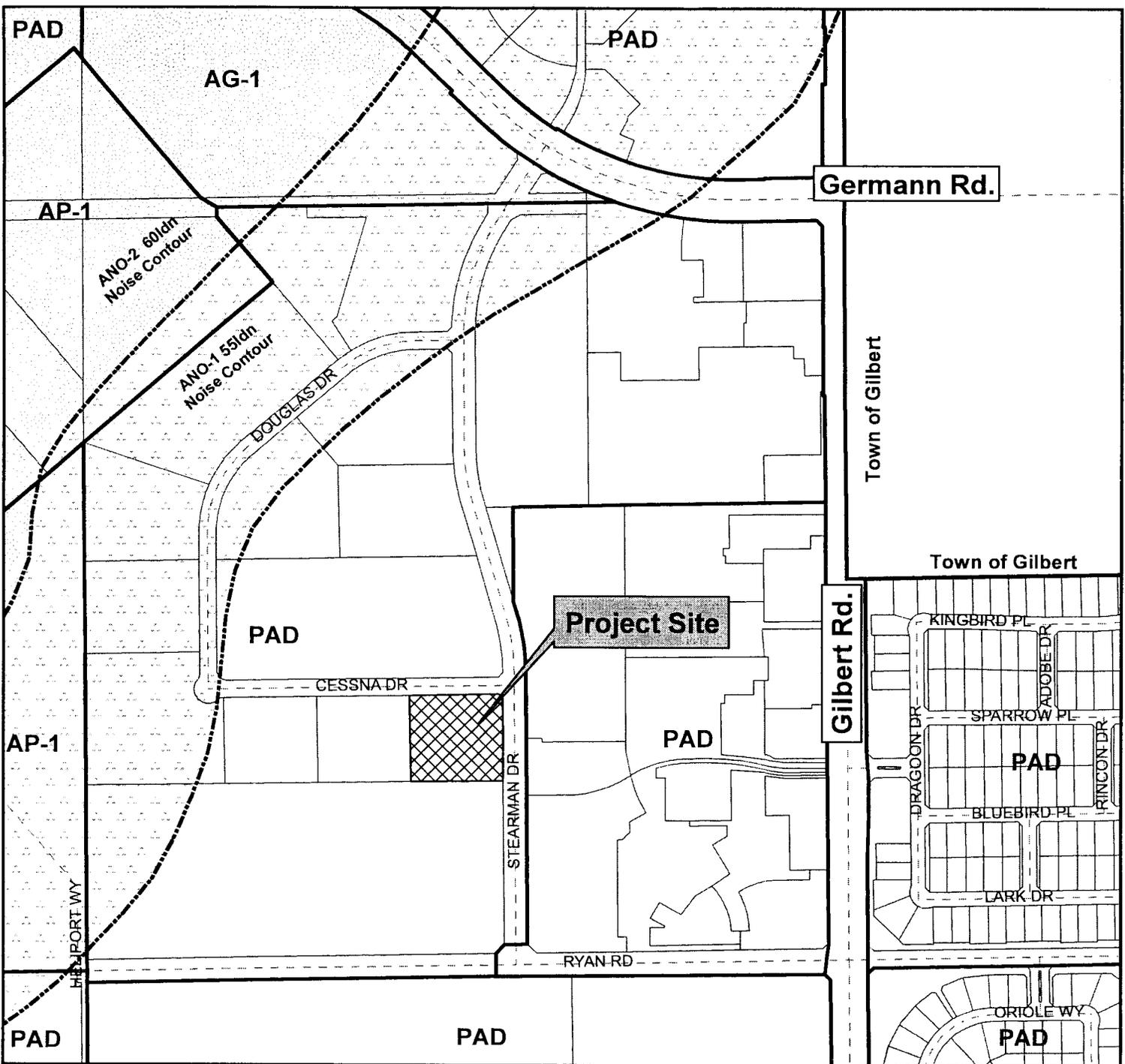
1. Development shall be in substantial conformance with the representations and exhibits presented by the applicant.
2. The parking canopy cover shall be designed with paint colors and materials to be architecturally compatible with the existing building.

PROPOSED MOTION

Move to approve Preliminary Development Plan case PDP12-0007 AERO-ZONE SOLAR PARKING COVER to allow a building setback encroachment, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Canopy Elevation
5. Photos



Vicinity Map



PDP12-0007

**Aero-Zone
Solar Parking Structure**

CITY OF CHANDLER 4/19/2012



Vicinity Map



PDP12-0007

**Aero-Zone
Solar Parking Structure**

948 E. Impala Avenue
Mesa, AZ 85204
480-926-2300
800-228-5809
480-497-5037 Fax
www.RoyalCovers.com
www.RoyalSolarAZ.com



General Residential
License No. 088151 B
General Commercial
License No. 095403 B-2
Dual Electrical
License No. 266228 K-11

Narrative of Solar Carport Project

6/20/2012

Address: 2200 South Stearman Drive

The property was zoned PAD for light industrial use and developed in 2007 but never occupied. The property was rezoned to a new PAD zoning in June 2011 for light industrial use with general office use occurring in approximately half of the 30,385 square foot building (15,192 square feet) in conjunction with providing required parking spaces to accommodate the office use. The property is approximately 2-acres and includes 64 public parking spaces and 3 handicap parking spaces. There are currently lines for an additional 19 parking spaces in the gated private storage area behind the building.

This PDP is being filed because the proposed solar electric carport structure will encroach approximately 11' into the existing building setback and 1' into the existing landscape setback. The posts for the structure will encroach into the existing building setback.

The existing required building/structure setback is 30'; however, this request is to provide a structure at only a 19' building setback.. There is a 20' required landscape area and the overhang of the proposed structure will encroach 1' into this landscape area. The encroachment is on Cessna and this is a collector street.

The proposed structure is a steel solar carport, with a painted steel framework and solar electric modules mounted on top to provide shade and produce electricity.

The structure will have a height of 13'4" at the highest point, and will be approximately 20' deep x 108'4" wide. The top of the structure will be angled at approximately 10 degrees toward the south for solar electricity production purposes. The structure will be 13'4" at the proposed setback line, and will cover 12 parking spaces.

The existing parking spaces are 9' wide by 16'6" long, with an overhang into a landscape area.

The structure will be located within the 2'6" overhang and the overhang of the structure will encroach approximately 1 foot into the landscaping setback.

The structure is being designed and will be painted to match the building's existing architecture. DTM paint to be used. The steel structure will be painted Pittsburgh #315-4 "Pony Tail".

No landscape is proposed to be moved or removed.

CUSTOMER:
Aero-Zone
2200 S. Stearman Dr.
Chandler, AZ 85286

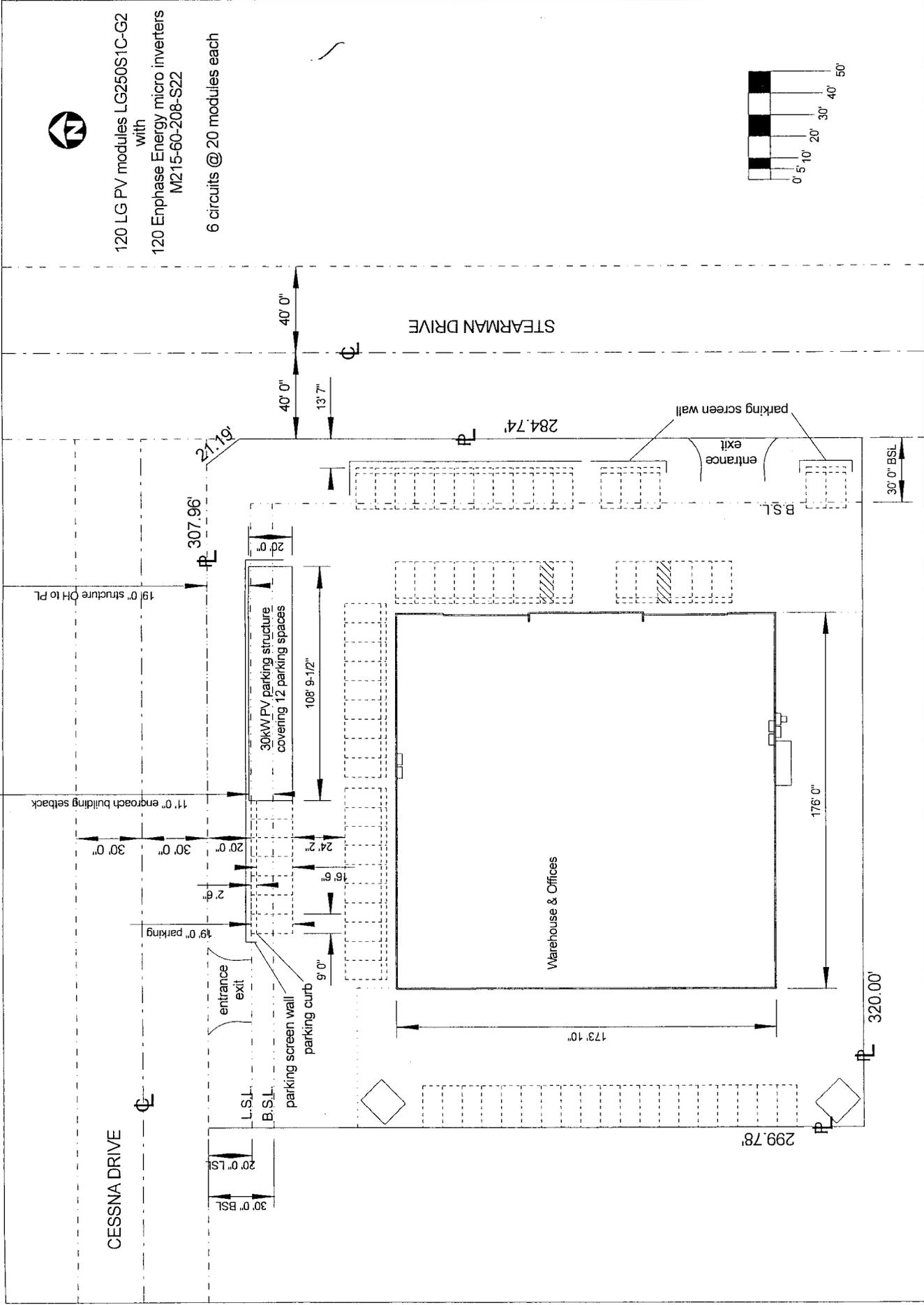
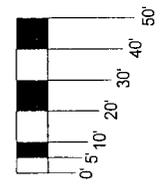
PV Parking Structure Site Plan
scale: 1" = 40'
revised 6/19/12
30KWDC PHOTOVOLTAIC SYSTEM
(this drawing done on 11" x 17" paper)

GENERAL CONTRACTOR:
Royal Covers
948 E. Impala Ave.
Mesa, AZ
480-926-2300
RCC266228 Class K-11
RCC095403 Class B-2

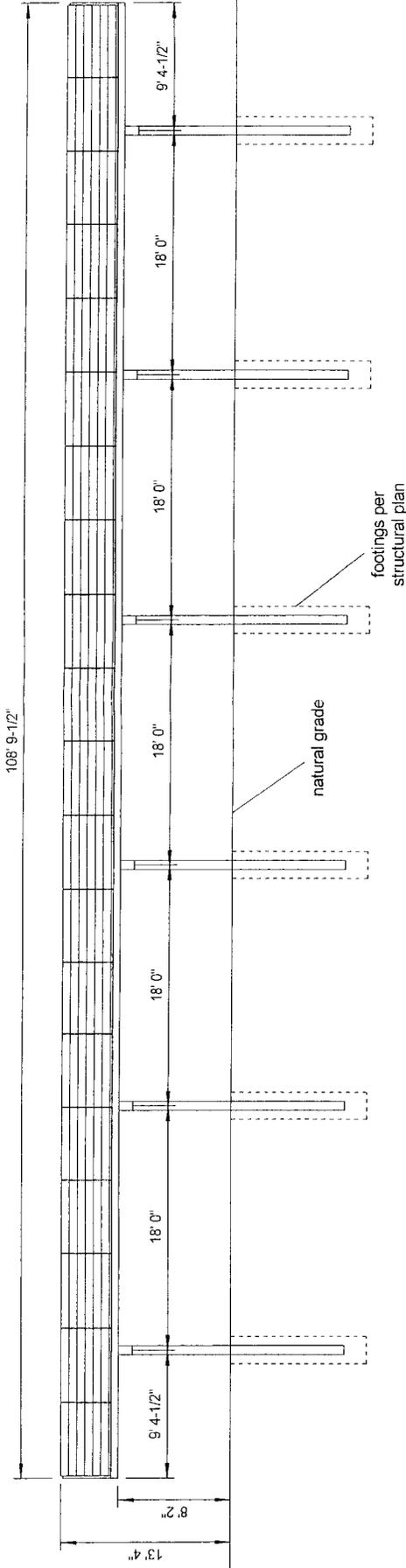
REVISION	DESCRIPTION	DATE



120 LG PV modules LG250S1C-G2
with
120 Enphase Energy micro inverters
M215-60-208-S22
6 circuits @ 20 modules each



South Elevation



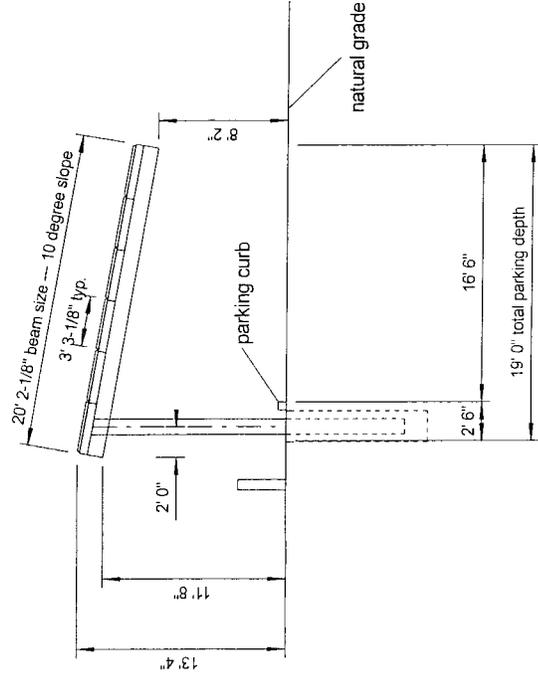
20' 2-1/8" x 108' 9-1/2"
Semi Cantilevered
PV Parking Structure

color: Pittsburgh Paints
#315-Y
Pony Tail

fascia: 3" x 6" x 14ga.
steel "C" purlin



West Elevation



GENERAL CONTRACTOR:
Royal Covers
948 E. Impala Ave.
Mesa, AZ
480-926-2300
ROC095403 Class B-2

ELEVATIONS
1/8" = 1'
revised 5/30/12

CUSTOMER:
Aero-Zone
2200 S. Stearman Dr.
Chandler, AZ 85286

Example solar parking canopy



Site Photos

Street view along Cessna Drive

