



MEMORANDUM Transportation & Development - CC Memo No. 13-060

DATE: JUNE 13, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP12-0025 ALLIANCE BANK

Request: Preliminary Development Plan (PDP) approval for building architecture and site layout for a bank

Location: Southwest corner of Ray Road and the Loop 101 Price Freeway

Applicant: Mike Edwards; Davis Architecture

RECOMMENDATION

The request is for PDP approval for building architecture and site layout for a bank. Planning Commission and Planning Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Ray Road and the Loop 101 Price Freeway, within the Park at San Tan development. The subject site is located at the eastern portion of the development and is adjacent to Ray Road. The subject site is the last remaining pad for the development. West is a drive-thru restaurant with additional retail shops spaces further west of the drive-thru. South is a five-story office building; north and east are street frontages.

The subject site was zoned in mid-2004 for retail and office type uses and then amended to reduce building heights in late 2004; development has been consistent with the zoning. During the 2004 approval process, the subject site was shown as having two pads. With the development of the site as proposed, a future pad would be unable to develop due to size

constraints. At the time of approval it was indicated that future pads would require PDP submittal and approval.

The bank is 25,000 square feet and includes three floors; two above ground and one basement floor. Various bank operations will occupy all of the ground floor, with additional office and storage areas occupying the basement and second-story floor. Based on office occupancy and public open space within the bank, 103 parking stalls are required. Per the site plan, 81 parking stalls are provided. The applicant is requesting the reduction in parking based primarily on business operations. The bank is not planning to have the office components of the building fully occupied for a number of years, but has designed the building to operate as a regional headquarters, at full occupancy, if necessary. Staff is supportive of the reduction in parking based on contingency plans for additional parking being presented. Two parking contingency plans are attached in the event additional parking is needed. The first contingency plan provides the 103 parking stalls by removing two of the three drive-thru lanes. This plan will be utilized if a different bank occupies the building. The second contingency plan provides enough parking stalls in the event the entire building converts strictly to office uses. The bank drive-thru lanes would be completely eliminated and replaced with parking.

The building architecture incorporates a number of design elements that are found on the office building. Rust and buff colored sandstone elements are a predominant feature that bisects the building. Horizontal Exterior Insulation Finishing System (E.I.F.S.), sandstone and glass elements along the east elevation present a look that relates the bank building to the office building. The incorporation of a cornice type detail as a floating element further ties the design to the existing office. Low-walls will screen the drive-thru lanes from Ray Road and will be consistent with the existing screen walls found in the development. Signage will be dictated by the previously approved sign package.

Planning Commission and Planning Staff support the request finding that the use is consistent with the zoning and that the overall design presents a very attractive final addition to the larger Park at San Tan development.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, April 4, 2013; an adjoining business owner was the only attendee.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of PDP12-0025 ALLIANCE BANK, subject to the following conditions:

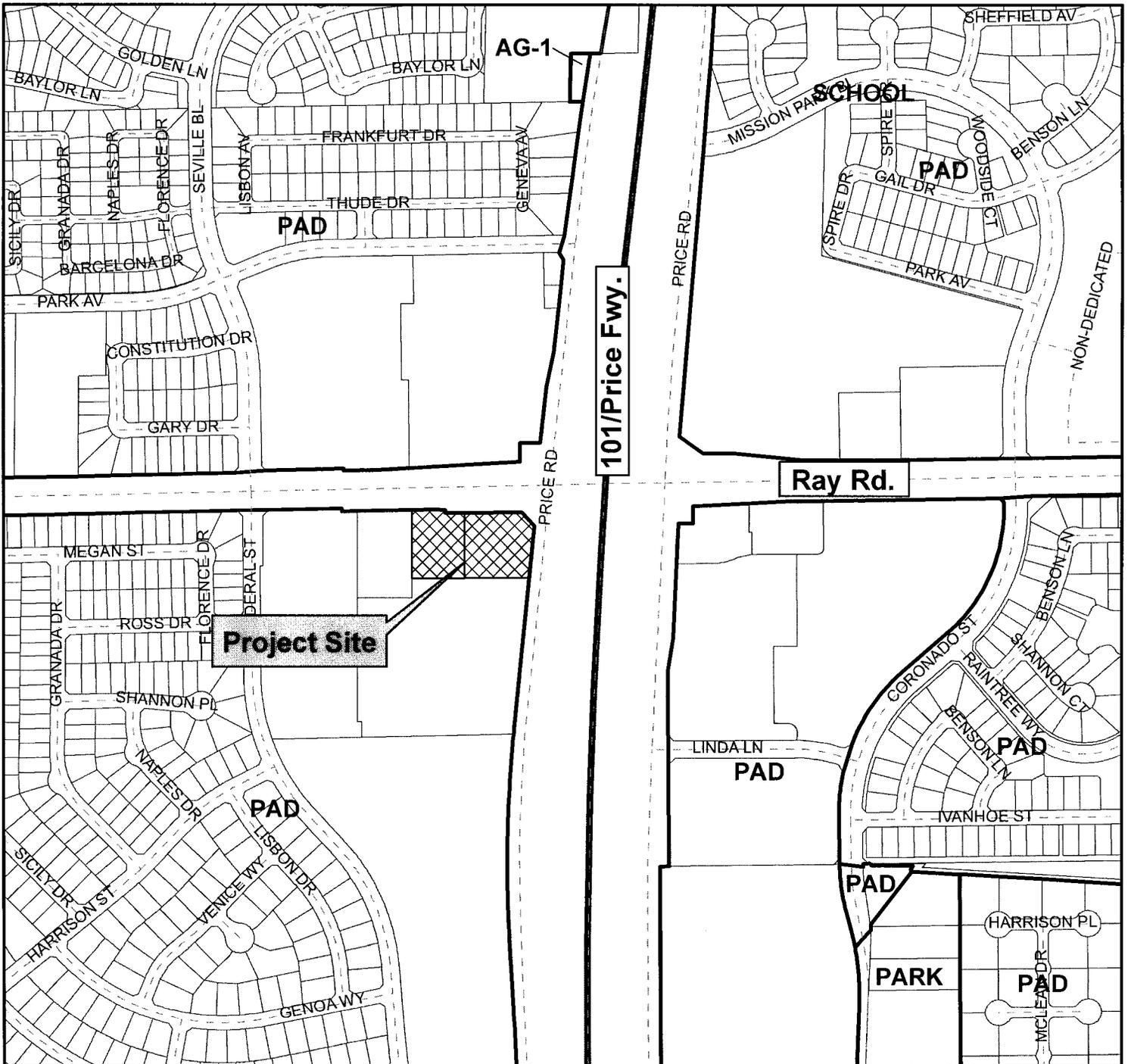
1. Development shall be in substantial conformance with the attached exhibits, kept on file in the City of Chandler Planning Division, in File No. PDP12-0025 ALLIANCE BANK, except as modified by condition herein.
2. Compliance with original stipulation adopted by the City Council in Ordinance No. 3622, in case DVR04-0048 SANTAN MIXED USE AMENDED, except as modified by condition herein.
3. Landscaping shall be in compliance with current Commercial Design Standards.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
6. 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.
7. The site shall be maintained in a clean and orderly manner.
8. The drive-thru pneumatic tubes shall be integrated into the design of the drive-thru columns.
9. At the discretion and by written notice of the Zoning Administrator, the applicant shall implement the 'contingency parking plan' as shown in the attached.

PROPOSED MOTION

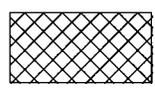
Move to approve PDP12-0025 ALLIANCE BANK, Preliminary Development Plan approval for building architecture and site layout for a bank, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Floor Plan
5. Elevations
6. Contingency Parking Plan 1
7. Contingency Parking Plan 2
8. Ordinance No. 3622

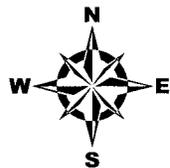
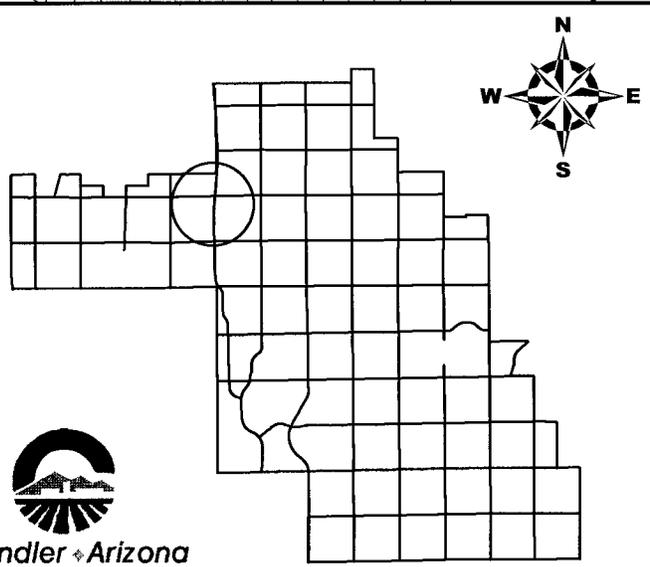


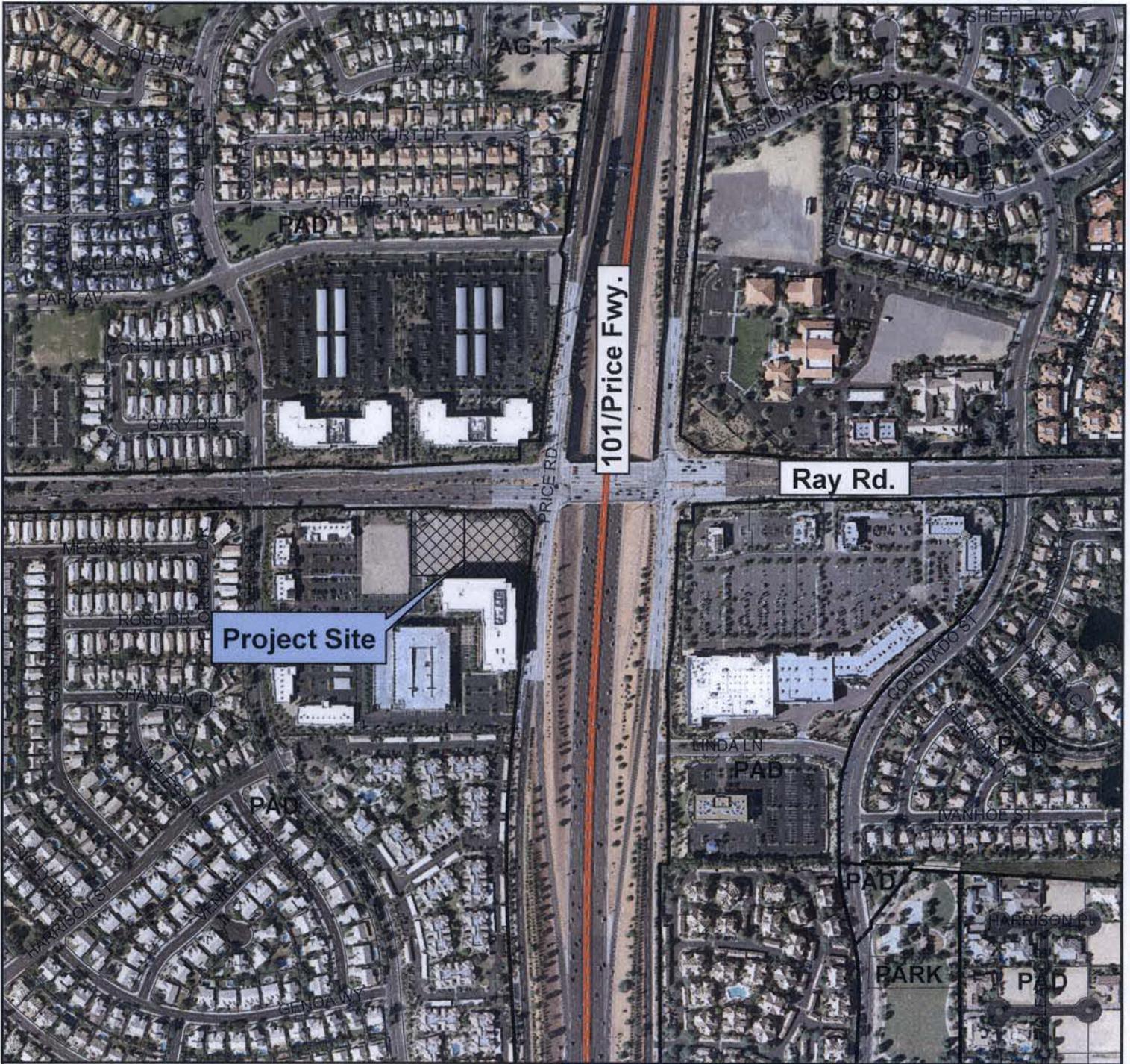
Vicinity Map



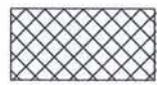
PDP12-0025

Alliance Bank





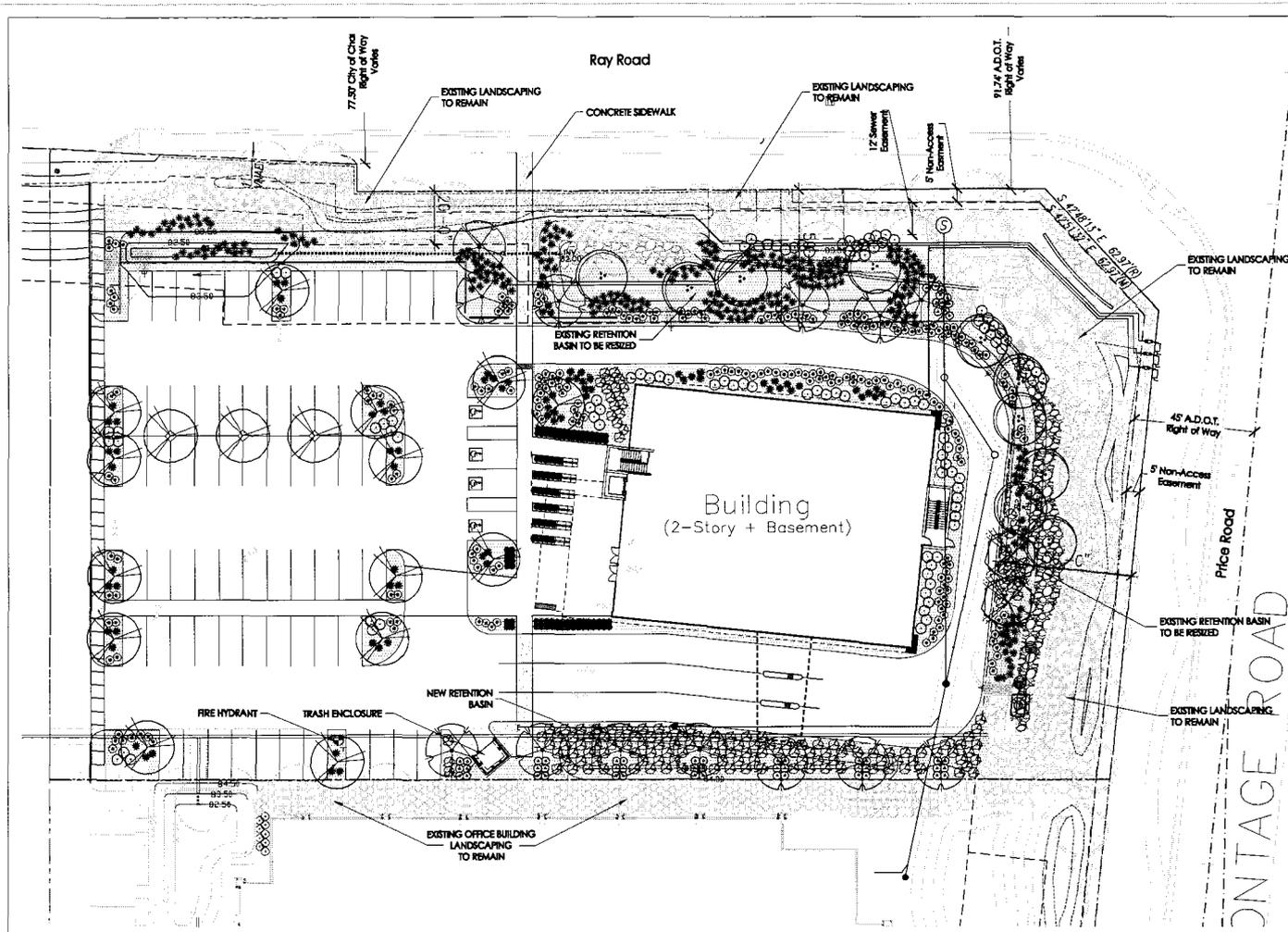
Vicinity Map



PDP12-0025

Alliance Bank





PLANT LEGEND

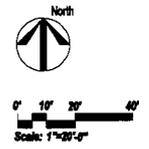
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY	REMARKS
TREES					
⊗	Shag Tree	Quercus laevis	24" Box	14	
⊗	Heritage Live Oak	Quercus virginiana 'Heritage'	24" Box	17	
⊗	Desert Willow	Chilopsis linearis	36" Box	2	PLANTED TO REPLACE EXISTING REMOVED FOR REGRADING
⊗	Swan Hill Fruitless Olive	Olea europaea 'Swan Hill'	48" Box	10	PLANTED TO REPLACE EXISTING REMOVED FOR REGRADING
SHRUBS / ACCENTS					
⊗	Deer Grass	Muhlenbergia rigens	5 Gal.	218	
⊗	Pavane White Cissampelos	Neurtema cissampelos 'Pavane White'	5 Gal.	81	
⊗	Desert Ruellia	Ruellia peninsularis	5 Gal.	58	
⊗	Twin-Flowered Agave	Agave geminata	5 Gal.	81	
⊗	Pam's Agave	Agave parryi	7 Gal.	107	
GROUND COVER					
⊗	New Gold Lantana	Lantana camara 'New Gold'	1 Gal.	199	
⊗	Yellow Dot	Sphagnetocoma intabata	1 Gal.	144	
INERT GROUND COVER					
⊗	1/2" Screened Red Brown Decomposed Stone	Mulch, Min. 2" Depth			
⊗	Rip-rap	Salvage and Replace 1,258 Sq. Ft. per Landscape Plan			

LANDSCAPE DATA

Site Area:	92,100 Sq.Ft. (2.11 Ac.)
Parking Lot Area:	25,032 Sq.Ft.
Parking Lot Landscape Area Required (10%):	2,503 Sq.Ft.
Parking Lot Landscape Area Provided:	3,216 Sq.Ft. (12.8%)
On-Site Landscape Area Provided:	15,544 Sq.Ft. (20.3%)
Landscape Setback Area Provided:	0 Sq.Ft. (Existing)
Total Landscape Area:	18,760 Sq.Ft. (20.3%)
High Water Use Landscape Area:	0 Sq.Ft.
Right-of-Way Landscape Area:	0 Sq.Ft. (Existing)
Total Live Coverage Provided Shrub and Groundcover Area:	9,385 Sq.Ft. (50%)

CHANDLER REQUIREMENTS

Street Frontage Plantings (Commercial)			
Ray Road Frontage:			
Trees:	50	Required 30	Provided 30 (Existing)
Price Road Frontage:			
Trees:	8	Required 22	Provided 22 (Existing)
Corner Setback:			
Trees:	8	Required 24	Provided 24 (18 Existing)
On-Site (Commercial): 15,544 Sq.Ft.			
15,544 / 1,000 Sq.Ft. = 16 Trees / 96 Shrubs			
		Required	Provided
15 Gal. (Min. 50%)	8	8	0
24" Box (Min. 50%)	8	8	16
5 Gal. Shrub/Accents:	96	96	450



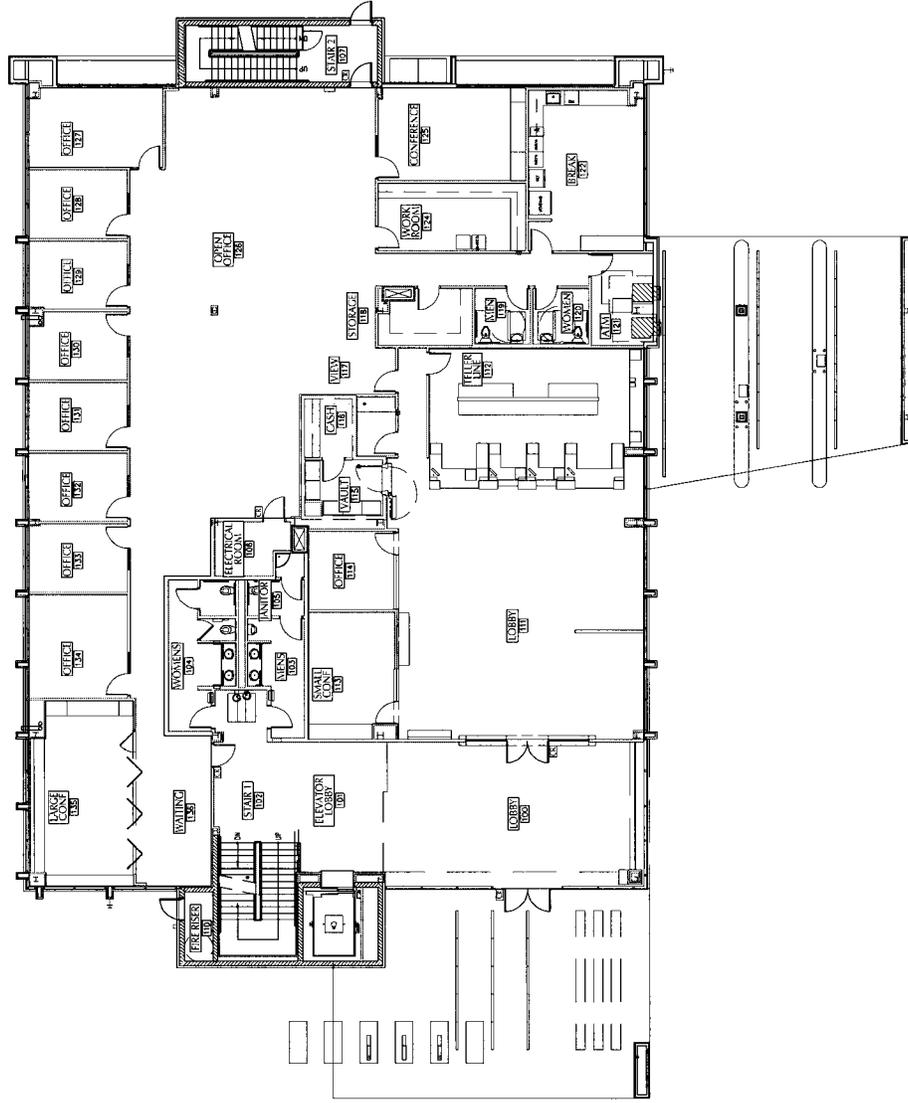
desart
 adaptive
 DESERT ADAPTIVE
 LANDSCAPE
 ARCHITECTURE LLC.
 1903 W. Chandler Blvd., #15-509
 Chandler, AZ 85224
 Phone: (480) 346-1507
 Fax: (480) 372-6434

Allience Bank - Chandler
 SWC of Ray Road and Price Road
 Chandler, Arizona

All information contained in this drawing is Conceptual in Nature

**Preliminary
 Landscape Plan**

Date: December 5, 2012



First Floor

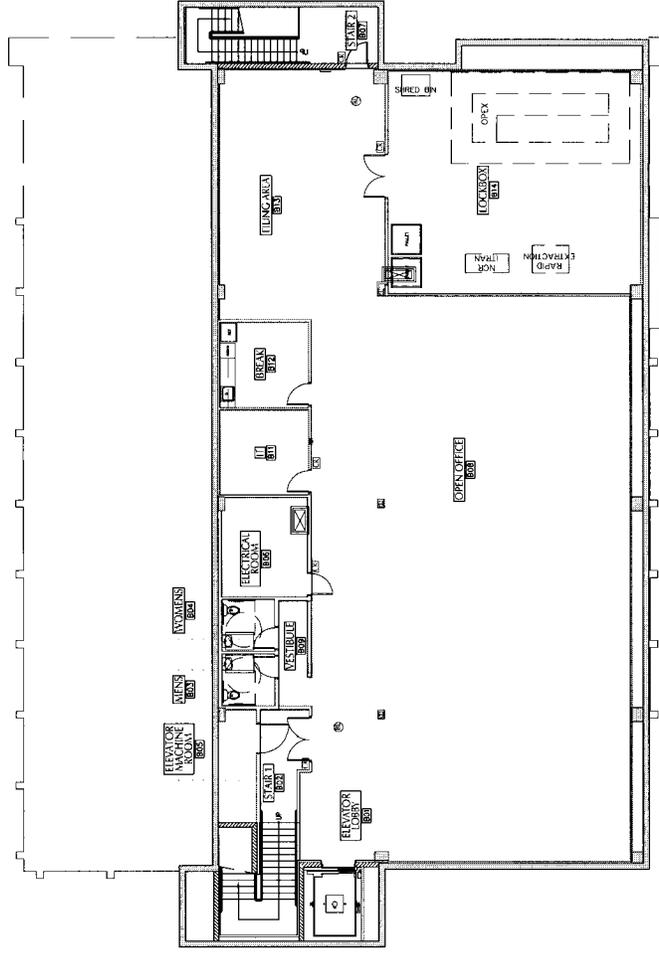


0' 6' 12' 18' 24' 32'

Alliance Bank - Chandler
 Chandler, Arizona
 12.4.2013

architect
 interior architecture
 furniture, fixtures
 and equipment
 400 N. 1st Street
 Phoenix, AZ 85004





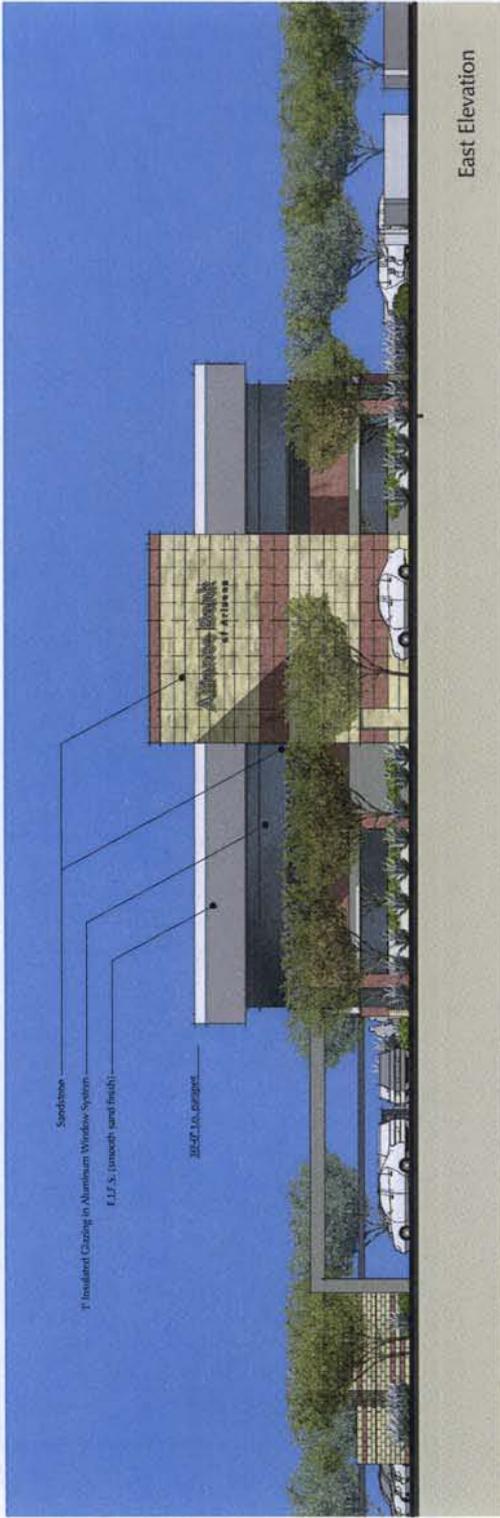
Basement Level

0 | 8 | 16 | 24 | 32 |

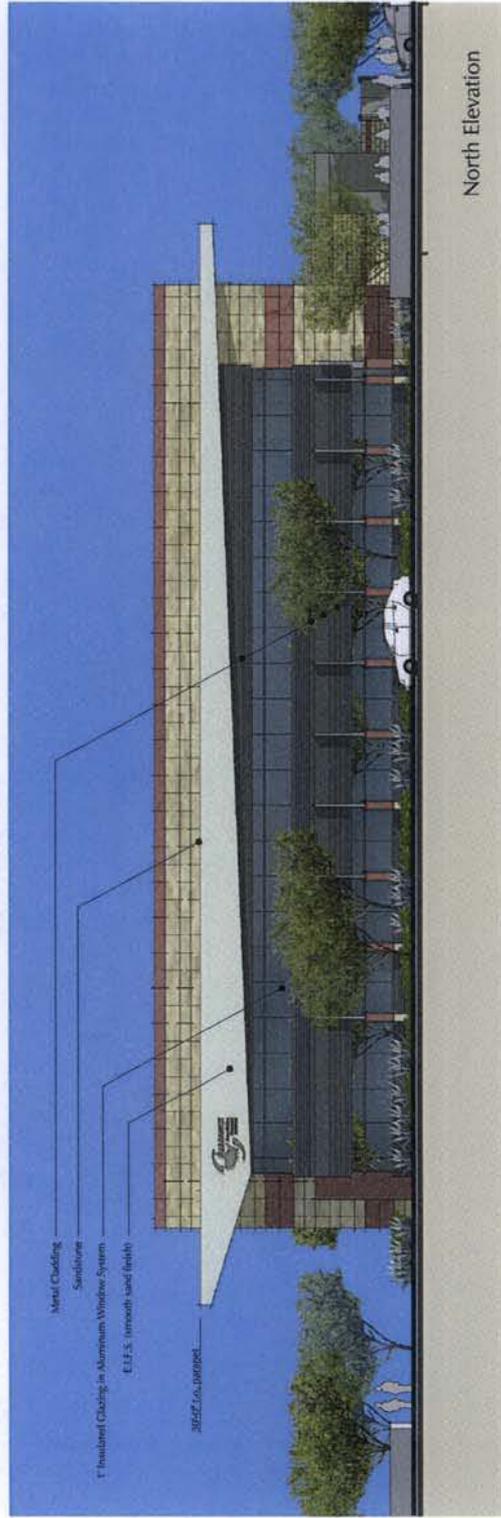
Alliance Bank - Chandler
Chandler, Arizona
12/13/13

ARCHITECTURE
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
LIGHT PLANNING
ART DIRECTION





East Elevation



North Elevation

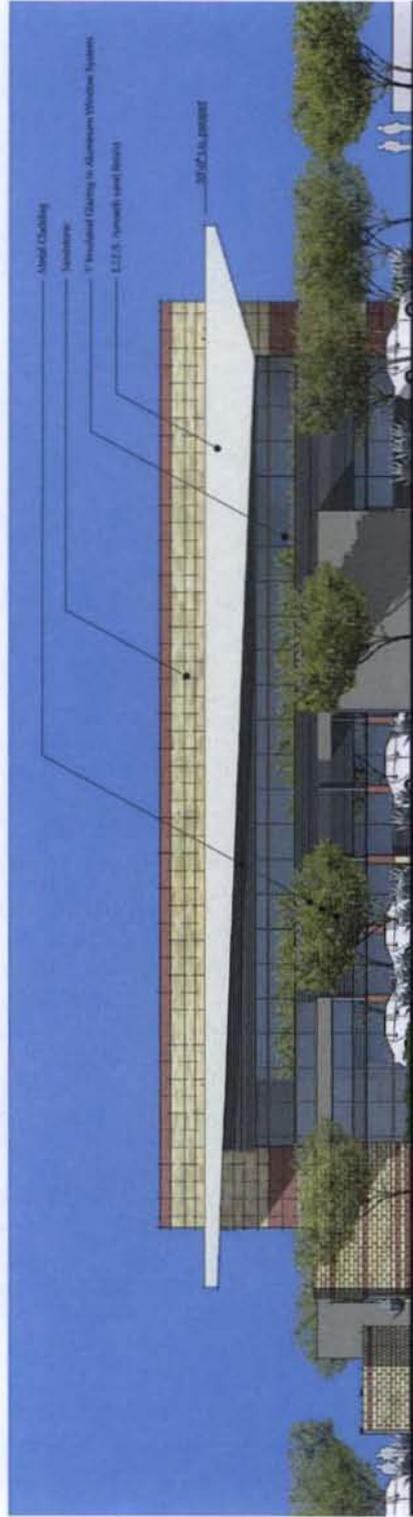
Proposed Elevations

ARCHITECTURE
INTERIOR DESIGN
SPACE PLANNING
FACILITY MANAGEMENT
LANDSCAPE ARCHITECTURE
PERFORMANCE DESIGN





West Elevation



South Elevation

Proposed Elevations

DAVIS
 ARCHITECTURE
 1000
 CHANDLER, ARIZONA
 480.948.8888
 WWW.DAVISARCHITECT.COM

0' 10' 20' 30'

Alliance Bank - Chandler
 Chandler, Arizona
 1000
 12/APR/13



Perspective looking Southeast

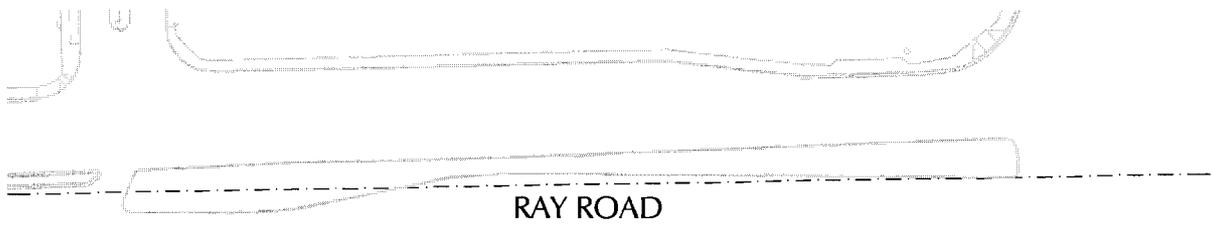
ARCHITECTURE
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
URBAN DESIGN
VISUALIZATION
PROGRAM DESIGN



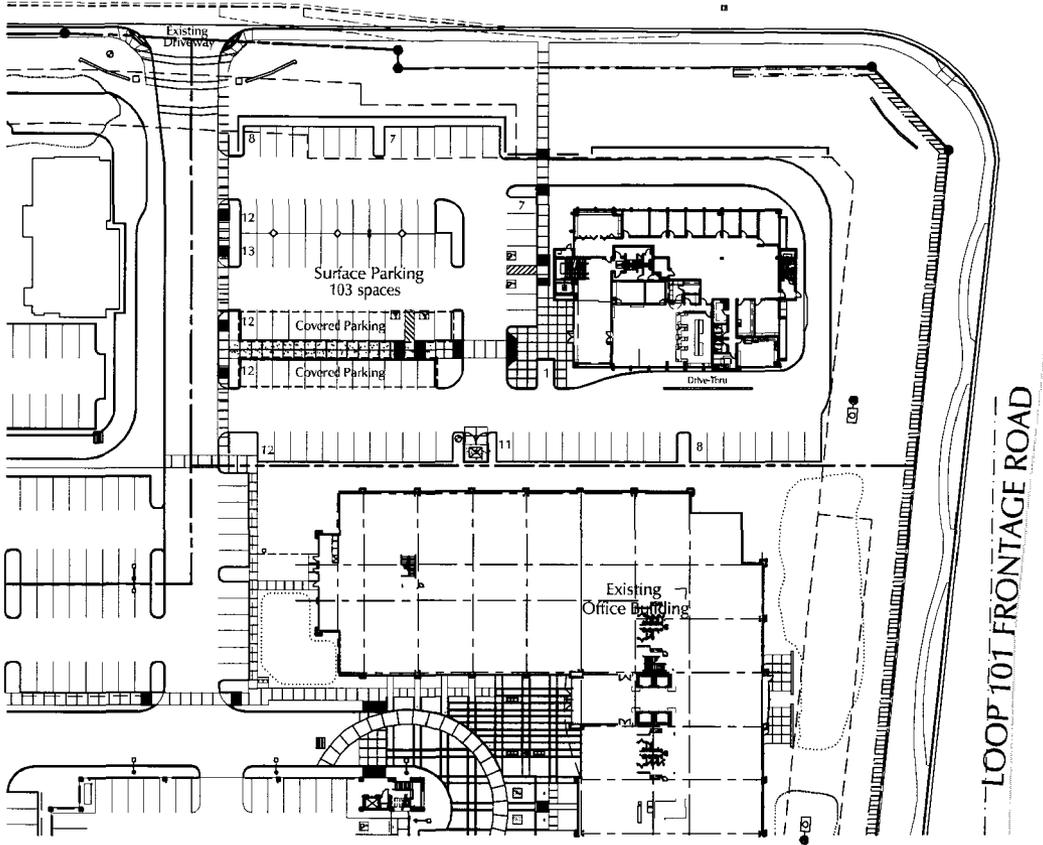
Alliance Bank - Chandler
Chandler, Arizona

2000
12/AP/02





RAY ROAD



LOOP 101 FRONTAGE ROAD

Parking Contingency Plan 1

103 spaces



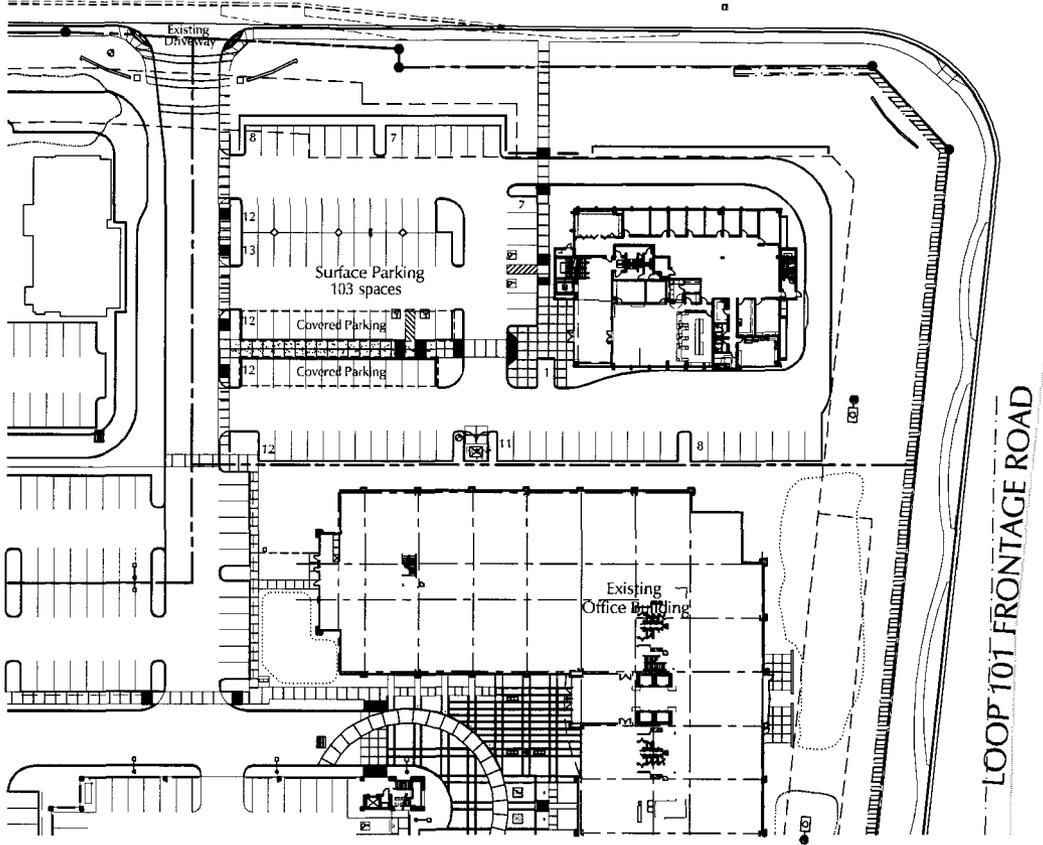
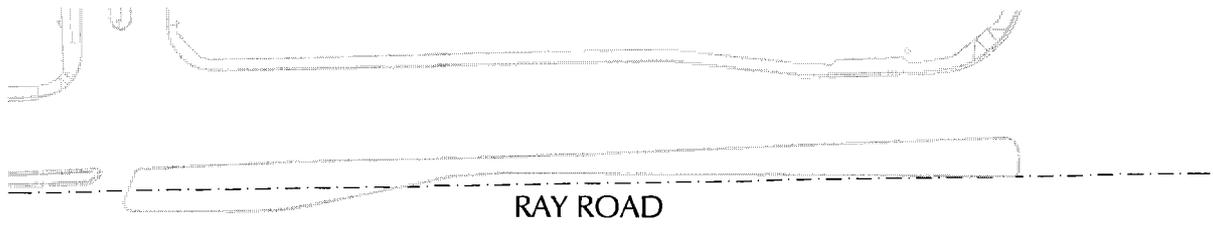
ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 PLANNING
 ENGINEERING
 ENVIRONMENTAL DESIGN
 HISTORIC PRESERVATION
 LIGHTING DESIGN
 SIGNAGE DESIGN
 SUSTAINABLE DESIGN
 VISUALIZATION

0' 30' 60' 90' 120' All dimensions are approximate and subject to change.

Alliance Bank- Chandler
 Chandler, Arizona

12174
 30 MAY 13

ALL RIGHTS RESERVED. THIS DESIGN IS THE PROPERTY OF DAVIS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



Parking Contingency Plan 2 103 spaces



ARCHITECTURE
 INTERIOR ARCHITECTURE
 EXHIBIT & AVISUAL
 FACILITIES MANAGEMENT
 LANDSCAPE ARCHITECTURE
 GRAPHIC DESIGN

0' 30' 60' 90' 120'

All drawings are approximate and subject to change.

Alliance Bank- Chandler
 Chandler, Arizona

12174
 30.MAY.13

Notes: If Right: NOTING: THESE DESIGNS ARE THE EXCLUSIVE PROPERTY OF DAVIS AND ARE TO BE REPRODUCED & PRINTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF DAVIS.



#17

OCT 28 2004

APPROVED BY
CHANDLER CITY COUNCIL

OCT 28 2004

CITY CLERK'S OFFICE

ORDINANCE NO. 3622

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) MIXED USE TO PLANNED AREA DEVELOPMENT (PAD) MIXED USE AMENDED (DVR04-0048 SANTAN MIXED USE AMENDED) 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 PAD Mixed Use to PAD Mixed Use Amended, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "San Tan Mixed Use Amended" kept on file in the City of Chandler Planning Services Division, in File No. DVR04-0048, except as modified by condition herein.

2. Right-of-way dedications to achieve full half width for Ray Road and Federal Street, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. 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.
4. The developer shall be required to install landscaping in the arterial street median 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.
5. 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.
6. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
7. 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.
8. All perimeter landscaping along Federal Street and Ray Road shall be installed as a part of Phase I.
9. Retail A1, Retail A2 and Retail E are shown at a conceptual level only. Future PDP approval for building architecture is required.
10. The proposed median break on Ray Road shall be deleted or as otherwise approved by the Director of Public Works and ADOT.
11. The office building will be limited to five (5) stories in height. The building will be approximately 75-feet in height, with no more than a 10% variance allowed. This height is measured from the finished grade to the top of the roof deck. The building will have approximately the same square-footage as was originally approved in the PAD application of November 2003.

12. The parking structure will be no more than four (4) levels, and no higher than 37.5-feet, measured from the finished grade to the top of the spandrel panel. The stair elements are excluded from this limitation.
13. The parking structure will have no car shade canopies on the fourth (4th) level. This restriction does not apply to the canopies over the stairwells.
14. The parking garage will follow the same architectural theme as was outlined in the PAD document, dated November 2003.
15. A northbound right-turn lane will be installed on Federal Street at Ray Road by the project developer as part of the first phase of the project. The design of this turn lane will be approved by the City.
16. The parking garage will have the same landscape buffer as was contained in the zoning approval of May 13, 2004; case number DVR03-0036.
17. The developer shall post the westbound exit onto Federal Street at Ross Drive as Left-Turn and Right-Turn only.

SECTION II. Except where provided, nothing contained herein shall be construed to be and 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 _____, 2004.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____,
2004.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3622 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2004, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

 D. O.
CITY ATTORNEY

PUBLISHED: