

13

DEC 12 2013

Chandler



MEMORANDUM **Transportation & Development – CC Memo No. 13-150**

DATE: DECEMBER 12, 2013

TO: MAYOR AND COUNCIL

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

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

SUBJECT: PDP13-0010 WINCO FOODS STORE

Request: Preliminary Development Plan (PDP) approval for a new grocery store development

Location: Northwest corner of Arizona Avenue and Willis Road, west end of the San Tan Plaza commercial retail center

Applicant: Gordon Keig, Kornwasser Shopping Center Properties

Project Info: Approximate 9-acre commercial parcel, 85,000 square-foot retail grocery store

RECOMMENDATION

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

BACKGROUND

The request is for Preliminary Development Plan (PDP) approval on 9 acres located on the northwest corner of Arizona Avenue and Willis Roads within the San Tan Plaza commercial retail center. The proposal includes an 85,000 square-foot WinCo Foods grocery store building located west of existing Kohl's store. The subject parcel is on the far west end of the development. The Loop 202 Santan Freeway abuts the northern boundary, the Alma School Place residential subdivision abuts the west property line, existing retail buildings are to the east, and south of the property is Willis Road and a mobile home development.

The San Tan Plaza development was zoned Planned Area Development (PAD) with a Preliminary Development Plan (PDP) in 2002 for a retail shopping center on approximately 27 acres with 210,000 square feet of building area. The first phase of development included a Kohl's department store and M&I Bank pad. Additional inline retail shops along Arizona Avenue were developed later. The subject site was also planned with two 31,000 square foot retail buildings; however, in 2006, a different PDP was approved with four retail buildings totaling 66,000 square feet. The subject 9 acres have remained undeveloped.

The approved development plan for San Tan Plaza created the overall site layout, landscape theme, and architecture. The WinCo Foods site is designed similarly to the original 2002 PDP. The project meets the intent of the Commercial Design Standards; however, due to prior approved design concepts, more current design standards are not applied. The building's position is in alignment with existing buildings along with drive aisle locations, pedestrian walkways, landscaping, retention basins, and parking lot design. As part of the Kohl's development, an 8-foot high wall along the west property line and landscaping on the west and north property lines was installed. The 8-foot wall is in addition to the residential subdivision's perimeter wall. This development will provide additional landscaping and walls. A new 8-foot perimeter screen wall is proposed on the site's north side. This will screen the servicing and loading dock area of the store from the Loop 202 Santan Freeway. Parking screen walls will occur along Willis Road. The site's primary retention basin is located on the north side. Delivery and emergency truck access is on the parcel's east side in between the Kohl's property.

A pedestrian colonnade, bench seating, planters, trellis accents, cantilevered metal shade awnings, and covered cart storage are located along the building's front. The store's main entrance is aligned with the centralized pedestrian connection from Willis Road. This is designed similarly to the one in Kohl's parking area with trees and shrubs creating a sense of arrival to the store. In addition to a central cart storage area near the store's entrance, individual cart corrals are provided throughout the parking lot. The landscape palette includes a variety of low water use desert species matching existing landscaping in the retail center. Additional plant species are provided which complement the retail center's landscape theme. Parking lot landscape planter islands are provided; however, some do not meet code requirements. A zoning condition is included requiring all parking planter islands to remain consistent with the islands within the adjacent Kohl's center.

The grocery building is approximately 30 feet in height including architectural features. The building is setback from the residential property line approximately 57 feet, greater than the required 51 feet. A landscape area approximately 40 feet in width occurs between the existing residential perimeter walls and the new parking lot. Parking lot light poles will match the existing center's light poles. In addition, the development proposes a flag pole for use with only an American flag. The flag pole is located within the handicap accessible parking space area. There are several feet on either side of the flag pole to allow for pedestrian access. The pole will be up lit with flush mounted ground lighting fixtures. The flag pole is proposed at a maximum height of 30 feet.

Building architecture includes four-sided design elements providing a mix of building materials and paint colors similar to existing buildings in the center. Building materials are limited to a maximum of 65 percent of the total area of each building façade. Façades are broken up by incorporating pilasters, vertical relief elements such as columns at various heights, a shed roof element, awning and trellis elements, and the application of paint colors, stucco, and both split face and smooth CMU. Parapet rooflines are varied in height and include a decorative cornice cap element. The rear elevation includes screen walls for loading dock areas and the trash compactor that are integrated with the building's design.

The development requires 340 parking spaces, 371 are provided. A full movement access is located off of Willis Road in addition to shared access points in the retail center. A Traffic Impact Study was submitted and reviewed by City Staff to ensure proper location of ingress/egress and any impacts to Willis Road. Deceleration turn lanes are required along Willis Road to access the site.

Building mounted signage is proposed on two sides of the building. A "WinCo Foods" sign is located on the front and rear building elevations along with a "24 Hour Savings" sign on the front elevation. A comprehensive sign package was approved in 2002 for the retail center. The proposed pan channel internal illuminated lettering and sign band area are consistent with existing sign standards and Sign Code. However, the sign standards limit one wall sign per street frontage. WinCo is requesting a second sign on the front elevation. WinCo will occupy tenant panels on existing freestanding monument signs.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Neighborhood meetings were held on October 8 and 9, 2013. No one attended either meeting other than the applicant and representatives of the development.
- Planning Staff has not received any phone calls or correspondence regarding this case.
- Planning Staff contacted the HOA's property management company who advised that property owners and the Board were notified of this project.
- Planning Staff was first made aware of project concerns a day before the Commission hearing. A resident of Alma School Place, the subdivision immediately west of the site, called and met with Planning Staff to discuss concerns. The resident and his neighbors back up to the project. Concerns included adding more trees to screen the building from homes, building height, potential traffic, 24 hour operation causing noise and security concerns, and property devaluation were discussed. The meeting concluded with the resident wanting additional trees.
- At the Commission hearing, Planning Staff spoke with the applicant and resident agreeing to add Condition No. 6 requiring additional trees along five homes that back up to the west building elevation. The applicant and resident verbally agreed that the developer will replace any missing trees.

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 the Preliminary Development Plan request subject to the following conditions:

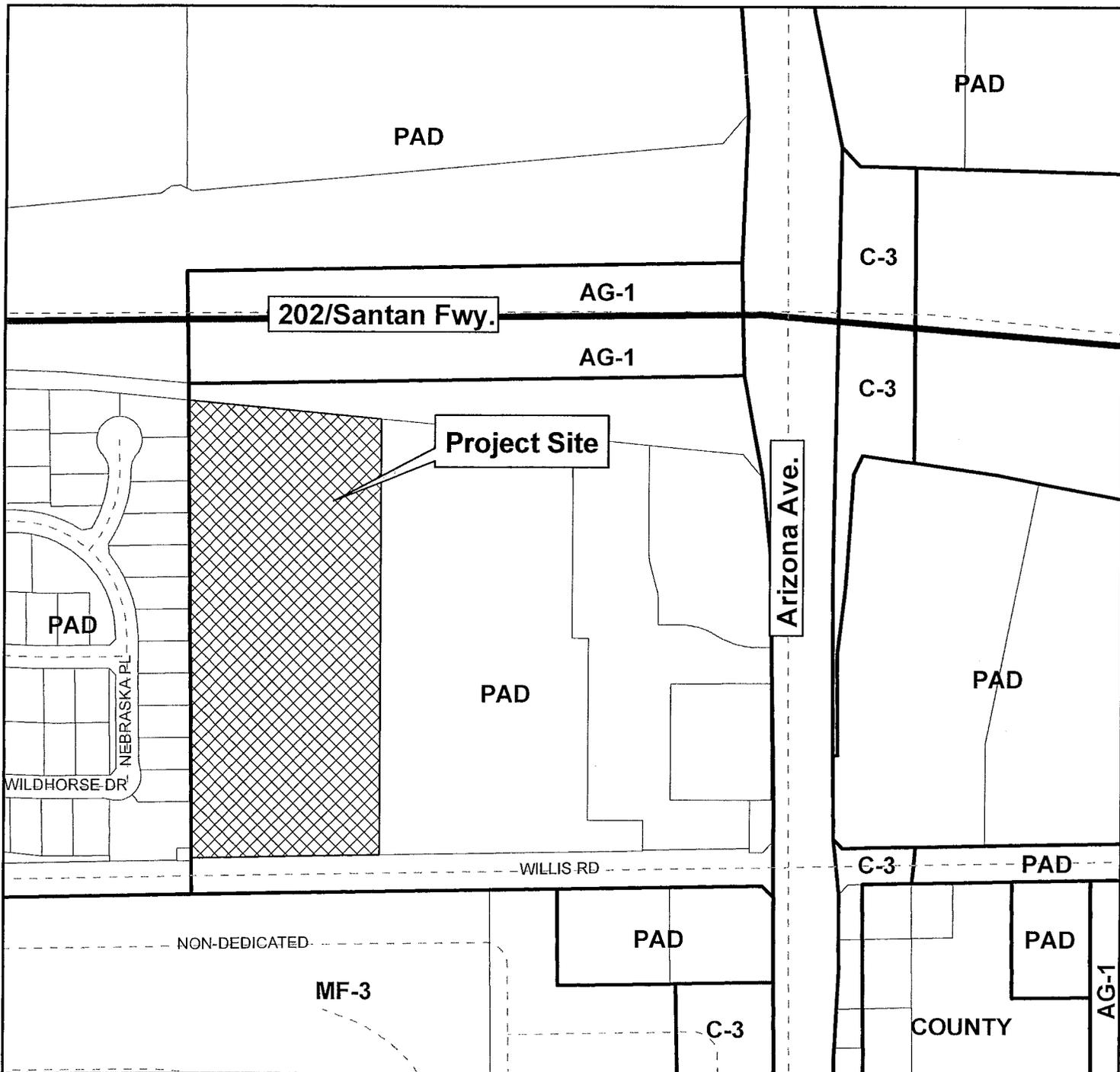
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "WINCO FOODS STORE", kept on file in the City of Chandler Planning Division, in File No. PDP13-0010, except as modified by condition herein.
2. Compliance with original conditions adopted by the City Council as Ordinance No. 3396 in case DVR02-0017 KOHL'S CENTER, except as modified by condition herein.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
4. Raceway signage shall be prohibited within the development.
5. All parking planter islands to remain consistent with the islands within the adjacent Kohl's center.
6. In the landscape tract west of the building adjacent to the five single family lots, install a second row of trees staggered with existing row of trees. The trees shall be placed every 20 feet on center with a minimum of 12 feet in height at time of planting. Trees shall match existing Mondell/Elderica Pine and Sissoo Tree.

PROPOSED MOTION

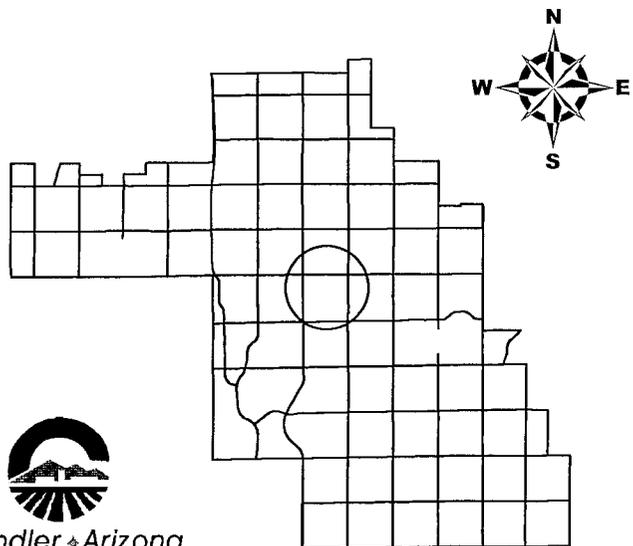
Move to approve Preliminary Development Plan request PDP13-0010 WINCO FOODS STORE for a new grocery store development, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Floor Plan
6. Ordinance No. 3396 in case DVR02-0017
7. Development Booklet, Exhibit 'A'



Vicinity Map

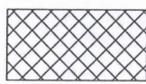


PDP13-0010

Winco Foods Store



Vicinity Map



PDP13-0010

Winco Foods Store



DATE	10/15/2018
PROJECT	WINCO FOODS STORE
CLIENT	WINCO FOODS STORE
ARCHITECT	h/z studio
DESIGNER	h/z studio
DATE	10/15/2018
PROJECT	WINCO FOODS STORE
CLIENT	WINCO FOODS STORE
ARCHITECT	h/z studio
DESIGNER	h/z studio

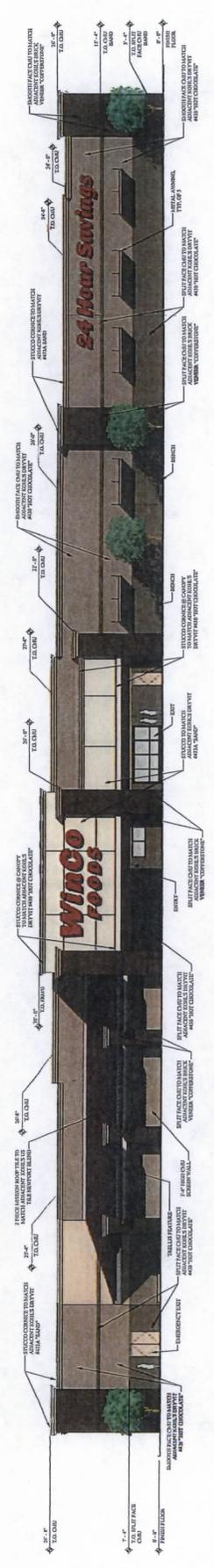
h/z studio
 ARCHITECTURE
 1000 N. CENTRAL EXPRESSWAY, SUITE 100
 PHOENIX, ARIZONA 85004
 TEL: 602.495.1111
 WWW.HZSTUDIO.COM



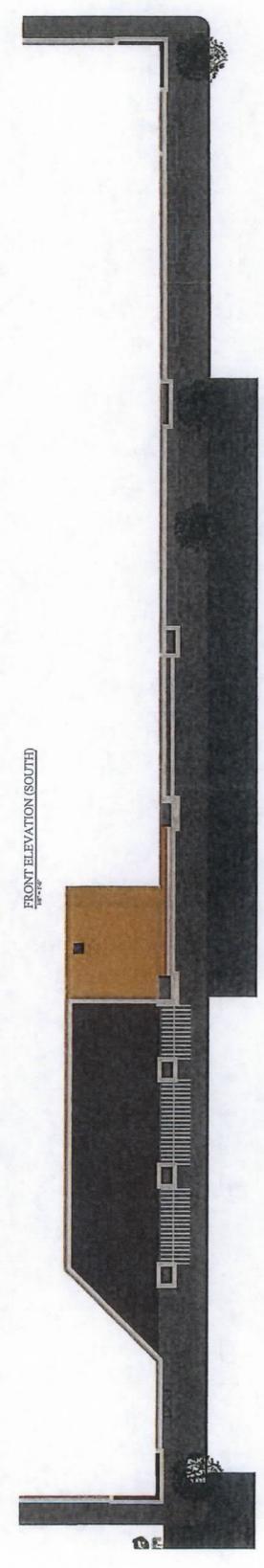
WINCO FOODS STORE
 ARIZONA & WILIS
 CHANDLER, ARIZONA

Winco Foods

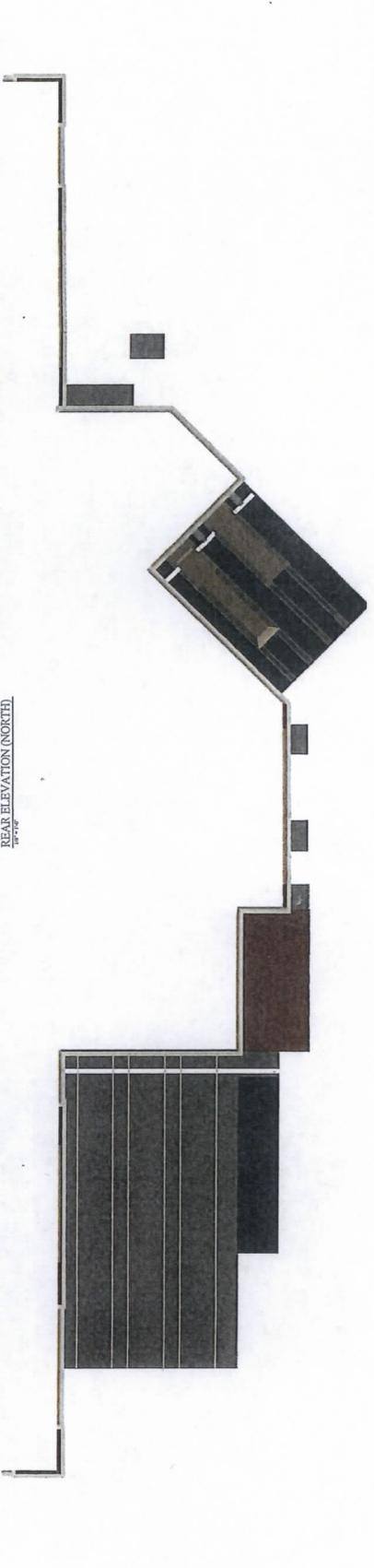
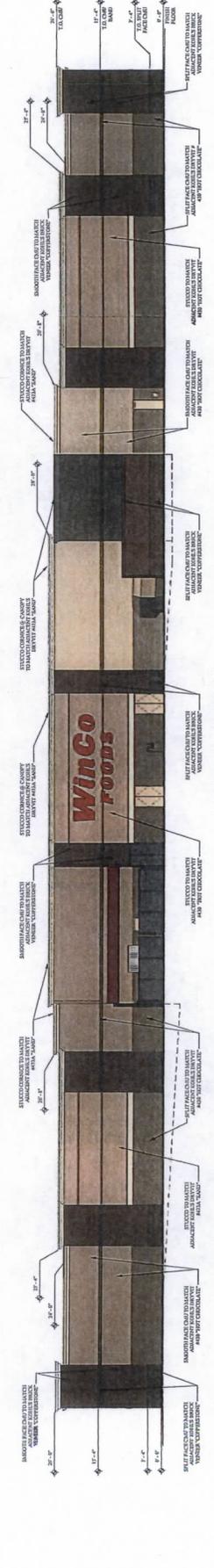
SHEET TITLE
 FRONT AND REAR
 ELEVATIONS
 SHEET
EX-E1



FRONT ELEVATION (SOUTH)
 1/8" = 1'-0"



REAR ELEVATION (NORTH)
 1/8" = 1'-0"



ORDINANCE NO. 3396

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD COMMERCIAL WITH A PRELIMINARY DEVELOPMENT PLAN (DVR02-0017 KOHL'S CENTER) 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 AG-1 to PAD (Commercial) with a Preliminary Development Plan, subject to the following conditions:

1. Right-of-way dedications to achieve full half widths for Willis Road and Arizona Avenue, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Applicant shall participate in the south-half improvements of Willis Road at a 50% contribution for the length of the project.
3. Undergrounding of all overhead electric (under 69KV), communications 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 City adopted design and engineering standards. The above ground 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. Construction shall commence above foundation walls within two (2) 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.
7. A revised Traffic Study shall be submitted and approved prior to issuance of any building permit and all improvements.
8. Development shall participate in the construction of a traffic signal to be located at the intersection of Willis Road and Arizona Avenue and Willis Road and Alma School Road at a level to be determined by the City Engineer.
9. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Kohl's Santan Plaza", kept on file in the City of Chandler Planning Services Division, in File No. DVR02-0017, except as modified by condition herein.
10. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
11. Proposed colored concrete driveway entrances, intersections and building entrances are to utilize a cobblestone pattern or similar pattern to provide traffic calming.
12. Proposed 8-foot high wall along west property line parking area to be relocated to the west property line.
13. The freestanding pads shall carry an architectural level of detail similar to front facades of the main Kohl's/Retail "A" building.

14. 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 Public Works for arterial street median landscaping.
15. 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. Cabinet signs and direct lighting is prohibited.
16. The source of water that shall be used on the open space, common areas, and landscape tracts shall be reclaimed water (effluent). If reclaimed water is not available at the time of construction, and the total landscapable area is 10 acres in size or greater, these areas will be irrigated and supplied with water, other than surface water from any irrigation district, by the owner of the development through sources consistent with the laws of the State of Arizona and the rules and regulations of the Arizona Department of Water Resources. If the total landscapable area is less than 10 acres in size, the open space common areas, and landscape tracts may be irrigated and supplied with water by or through the use of potable water provided by the City of Chandler or any other source that will not otherwise interfere with, impede, diminish, reduce, limit or otherwise adversely affect the City of Chandler's municipal water service area nor shall such provision of water cause a credit or charge to be made against the City of Chandler's gallons per capita per day (GPCD) allotment or allocation. However, when the City of Chandler has effluent of sufficient quantity and quality which meets the requirements of the Arizona Department of Environmental Quality for the purposes intended available to the property to support the open space, common areas, and landscape tracts available, Chandler effluent shall be used to irrigate these areas. In the event the owner sells or otherwise transfers the development to another person or entity, the owner will also sell or transfer to the buyer of the development, at the buyer's option, the water rights and permits then applicable to the development. The limitation that the water for the development is to be owner-provided and the restriction provided for in the preceding sentence shall be stated on the final plat governing the development, so as to provide notice to any future owners. The Public Report, Purchase Contracts, and Final Plats shall include a disclosure statement outlining that the Kohl's Santan Plaza development shall use treated effluent to maintain open space, common areas, and landscape tracts.

17. The development shall provide sound attenuation measures in accordance with ADOT standard details and requirements. Any noise mitigation, if required, is the responsibility of the development.
18. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance, the applicant shall post a 4' x 8' sign for property zoned for commercial use, conspicuous to the (existing or prospective) single-family subdivision that adjoins this site, advising the following: "This property has been zoned for other than single-family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, (480) 782-3000". Sign shall have white background and black lettering.
19. All loading docks shall be recessed and screened from all arterial streets and the Santan Freeway by an 8' high screen wall.
20. Future use of pad sites for fast food shall be approved through a PDP amendment before the Planning Commission and City Council.
21. Trash enclosures shall meet City Standards.
22. The Monument Signs shall provide decorative panels on all unleased future tenant name areas of the sign.
23. Remove note #19 from Landscape Plan.

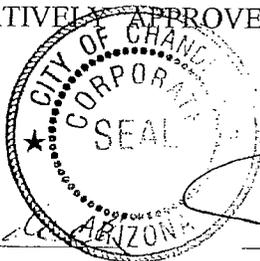
SECTION II. Except where provided, nothing contained herein shall be construed to be and abridgment of any other ordinance of the City of Chandler.

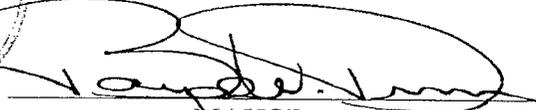
SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 12th day of September 2002.

ATTEST:


CITY CLERK




MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 26th day of September 2002.

ATTEST:

A circular corporate seal for the City of Chandler, Arizona. The seal features a star on the left and right sides. The text around the perimeter reads "CITY OF CHANDLER" at the top, "CORPORATE" on the left, "SEAL" in the center, and "ARIZONA" at the bottom.

Maria Padilla
CITY CLERK

[Signature]
MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3396 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 26th day of September 2002, and that a quorum was present thereat.

Maria Padilla
CITY CLERK

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

PUBLISHED:

EXHIBIT "A"
CONTINENTAL PROPERTIES
ARIZONA AVENUE AND WILLIS ROAD
32 ACRE PARCEL GROSS LEGAL DESCRIPTION

That portion of the Southeast quarter of the Northeast quarter of Section 4, Township 2 South, Range 5 East of the Gila and Salt River Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the southeast corner of said Northeast quarter;

Thence South 89 degrees 04 minutes 27 seconds West, along the south line of said Northeast quarter, a distance of 1312.62 feet to the southwest corner of said Southeast quarter of the Northeast quarter;

Thence North 00 degrees 38 minutes 31 seconds West, along the west line of said Southeast quarter of the Northeast quarter, a distance of 1077.14 feet to the south line of the north 247.50 feet to said Northeast quarter;

Thence North 89 degrees 04 minutes 16 seconds East, along said south line, a distance of 1317.77 feet to the east line of said Northeast quarter;

Thence South 00 degrees 22 minutes 04 seconds East, along said east line, a distance of 1077.25 feet to the **POINT OF BEGINNING**.

EXCEPT That portion thereof described as follows:

BEGINNING at the southeast corner of said Northeast quarter;

Thence South 89 degrees 04 minutes 27 seconds West, along the south line of said Northeast quarter, a distance of 85.00 feet to the west line of the east 85.00 feet thereof;

Thence North 00 degrees 22 minutes 04 seconds West, along said west line, a distance of 148.01 feet to the north line of the south 148.00 feet of said Northeast quarter;

Thence North 89 degrees 04 minutes 27 seconds East, along said north line, a distance of 85.00 feet to the east line of said Northeast quarter;

Thence South 00 degrees 22 minutes 04 seconds East, along said east line, a distance of 148.01 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1,404,097.3918 Sq. Ft. (32.2336 acres) more or less.

Prepared by: CMX
Project No. 6708
July 02, 2002

