

Add info #12

AUG 14 2014

Chandler



MEMORANDUM

Planning Division - CC Memo No. 14-071c

DATE: AUGUST 14, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER <sup>RD</sup>  
MARSHA REED, ASSISTANT CITY MANAGER <sup>MR</sup>  
JEFF KURTZ, PLANNING ADMINISTRATOR <sup>JK</sup>  
KEVIN MAYO, PLANNING MANAGER <sup>KM</sup>

FROM: ERIK SWANSON, SENIOR CITY PLANNER <sup>ES</sup>

SUBJECT: PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER

Request: Preliminary Development Plan (PDP) approval for additional commercial buildings including drive-thrus, as well as an amendment to the existing comprehensive sign package

Location: Northwest corner of Alma School and Queen Creek roads

Applicant: Michael Withey, Withey Morris, PLC

Staff is recommending an additional condition to be added to follow up after Monday's Study Session. Condition no.12 is as follows:

12. Prior to issuance of building permits for Buildings A or B, construction must have commenced on the new colors and building elevations previously approved on Majors A, and the existing buildings located on Parcel 1. Prior to issuance of building permits for Kneaders or its replacement, construction must have commenced on the new colors and building elevations on Major 1 (currently Shopper's Supply) located on Parcel 2.

**PROPOSED MOTION**

Move to approve PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER, Preliminary Development Plan approval for additional commercial buildings including drive-thrus, as well as an amendment to the existing comprehensive sign package, as recommended by Planning Commission and Planning Staff with the additional condition no. 12 as presented in this Supplemental Memo No. 14-071c.



MEMORANDUM Planning Division - CC Memo No. 14-071b

DATE: AUGUST 14, 2014
TO: MAYOR AND COUNCIL
THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER MK
JEFF KURTZ, PLANNING ADMINISTRATOR JK
KEVIN MAYO, PLANNING MANAGER KM
FROM: ERIK SWANSON, SENIOR CITY PLANNER ES
SUBJECT: PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER

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Applicant: Michael Withey, Withey Morris, PLC

The request was withdrawn from the July 10, 2014, City Council meeting for the purpose of readvertising.

RECOMMENDATION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval with conditions.

BACKGROUND

The subject site is located at the northwest corner of Alma School and Queen Creek roads, and encompasses the entire Ocotillo Plaza shopping center. North and west adjacent to the site is property zoned for multi-family residential development; however, is currently operating as a farm. Arterials establish the eastern and southern boundary of the center.

The shopping center was zoned in late 1993 for 22 acres, and expanded in 1995 to 29 acres. At the time of approval in 1995, the building architecture, site layout, and landscape plans were presented and approved for phase 1 (northeast two-thirds of the site) of the commercial center.

Early 1999 brought the approval of phase 2 (southwest one-third of the site) of the Ocotillo Plaza shopping center. With the closing of the Basha's grocery store in late 2009, and the relocation of the Target in mid-2011 has led the center in a downward spin.

The commercial center is largely controlled by two commercial entities with the exception of the bank (Wells Fargo) located at the site's southwest corner, and the two drive-thru establishments (Arby's and Taco Bell). The current request is to allow for the addition of two pads and expand a cluster of buildings to include an additional user, for a total of three new commercial users.

### **DISCUSSION**

Recently, the majority owner of the shopping center contacted Planning Staff to discuss the process for a refresh of the shopping center. While not part of this application, the property owner has submitted and received the necessary approvals for the refresh of the building façade. During the discussion on the façade, the owner indicated a desire to bring some additional small users to the site in an effort to bring new life to the center, which has brought forth this request.

Three commercial buildings are proposed that includes two drive-thrus and a tire shop. One drive-thru is located close to the northern portion of the parking lot within visibility of Alma School Road. The second drive-thru is located along Queen Creek Road and will be adjacent to the landscape buffer along Queen Creek Road. Lastly, the third building will be central to the shopping center located off of the southern entry drive into the center.

As part of the improvement of the site, additional landscaping will be installed along the arterials and entrances, throughout the parking lot to ensure compliance with code requirements, as well as a resurface and restriping of the parking lot.

While the updated architectural design of the center has been reviewed and approved administratively, the additional buildings have been designed to incorporate elements from the approved architectural style theming. The architectural theming is influenced by Santa Barbara style architecture and incorporates various metal detailing and the traditional light color palette.

Lastly, as part of the refresh of the center an updated monument sign package is proposed. Currently, there are two monument signs along Alma School Road, and two signs along Queen Creek Road. The request proposes to refresh the two along Alma School Road by slightly raising the height of one of the monument signs from eight feet to eleven feet at the top of the lettering of the sign, and to increase the number of panels up to four. The second monument sign along Alma School Road will be reduced in height so that both signs are consistent in size and design. Along Queen Creek Road an additional six-foot monument sign will be added, for a total of three, with a height of roughly seven-feet to the top of the sign lettering; four panels will be provided on the smaller signs. The updated monument signs meet the requirements of the recently updated sign code with the exception that code allows for only one sign to be at 14-feet, all others at eight feet. Planning Commission and Planning Staff are supportive of the sign package finding that although one of the monument signs along Alma School Road exceed the allowed height, all other signs are less than the maximum height.

The request was reviewed by the Design Review Committee (DRC) to discuss site layout, landscape improvements, and architectural design. The DRC provided support for the request and is pleased with the anticipated refresh of the site.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday, June 16, 2014; one neighbor attended the meeting and was supportive. Additionally, the applicant has met with the Ocotillo Design Board, with support from the board being provided.

At the time of this writing, Planning Staff has received a number of telephone calls of a general inquiry nature; all callers have responded to the proposal favorably.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 5    Opposed: 0    Absent: 1 (Ryan)    Abstain: 1 (Baron)

#### **RECOMMENDED ACTION**

Move to approve PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER, Preliminary Development Plan approval for additional commercial buildings including drive-thrus, as well as an amendment to the existing comprehensive sign package, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Ocotillo Plaza Shopping Center" and kept on file in the City of Chandler Planning Division, in File No. PDP13-0016, 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.
2. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
3. The applicant shall work with Planning Staff to ensure that decorative metal elements are incorporated into the design of the monument sign.
4. All tenant panel and center identification lettering on the monument signs shall be 1" routed aluminum push-thru lettering.
5. Landscaping shall be in compliance with current Commercial Design Standards.
6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

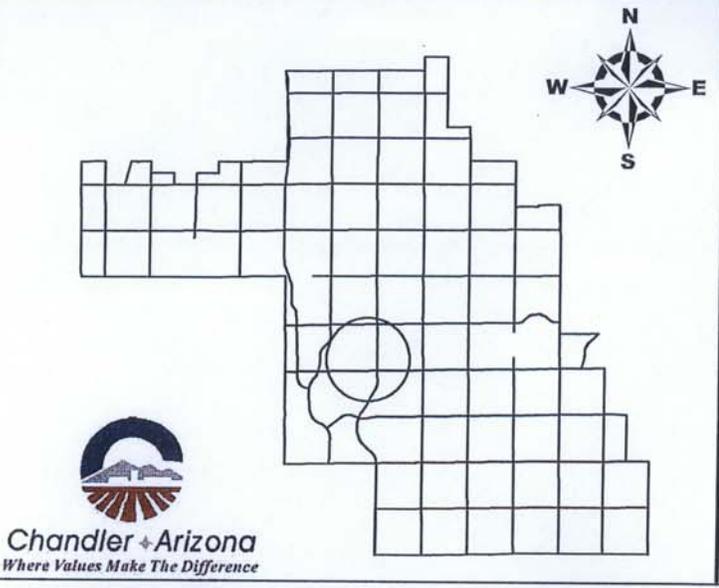
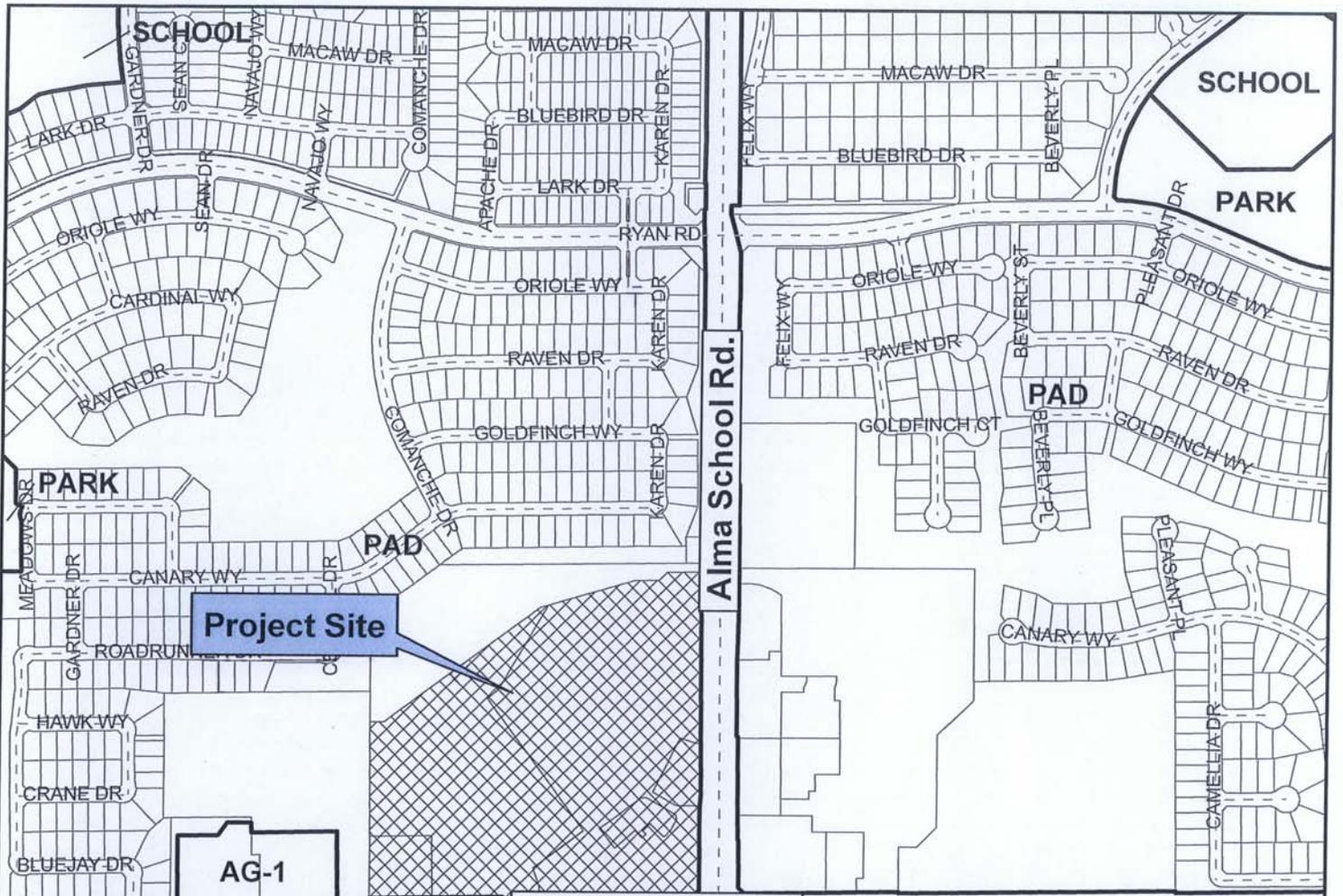
8. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.
9. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
10. The applicant shall work with Planning Staff at time of building permit submittal to ensure that there is cohesiveness between the commercial buildings in the use of colors, materials, accent features, and architectural design.
11. The applicant shall work with Planning Staff to ensure that the drive-thru of Building A meets the queuing requirements as provided in the Zoning Code.

**PROPOSED MOTION**

Move to approve PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER, Preliminary Development Plan approval for additional commercial buildings including drive-thrus, as well as an amendment to the existing comprehensive sign package, as recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Existing Site Plan
3. Proposed Site Plan
4. Elevations
5. Sign Elevations



**Vicinity Map**

**PDP13-0016**

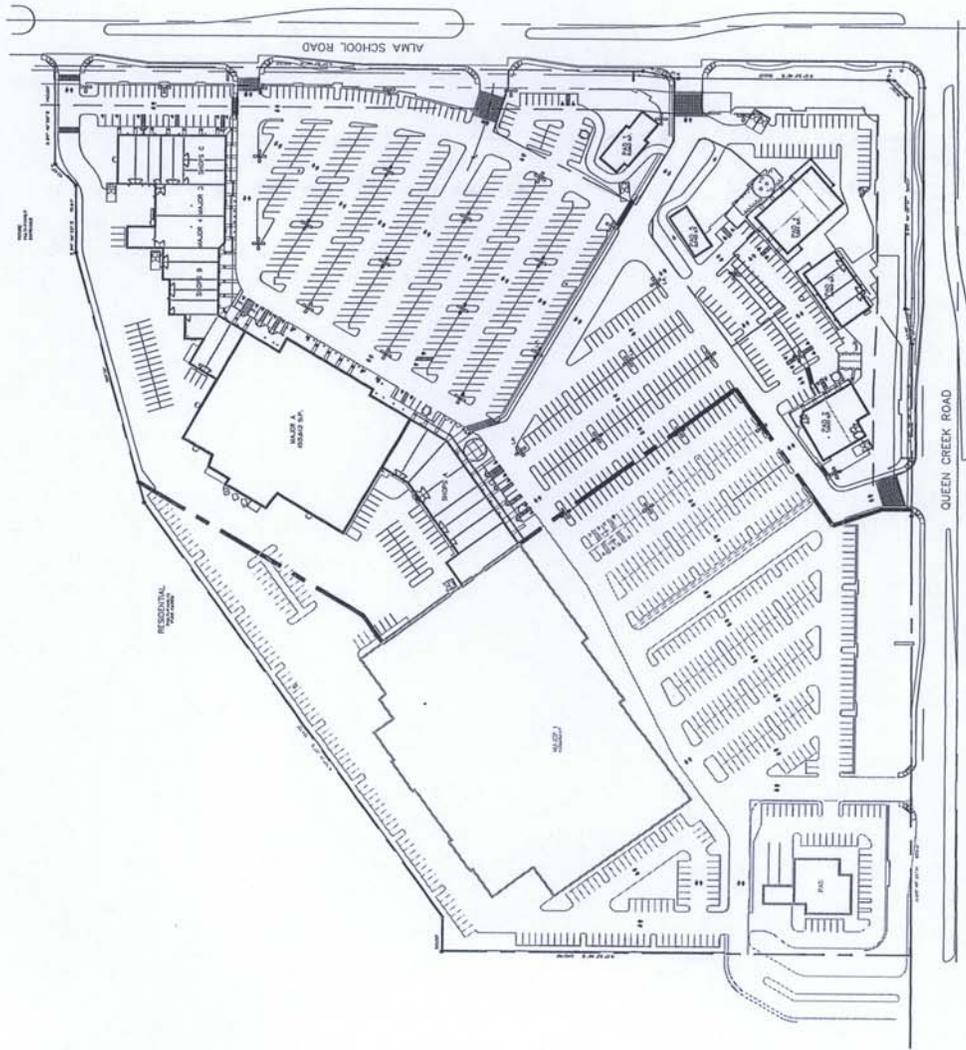
**Ocotillo Plaza Shopping Center**

CITY OF CHANDLER 10/7/2013



EXISTING SITE PLAN

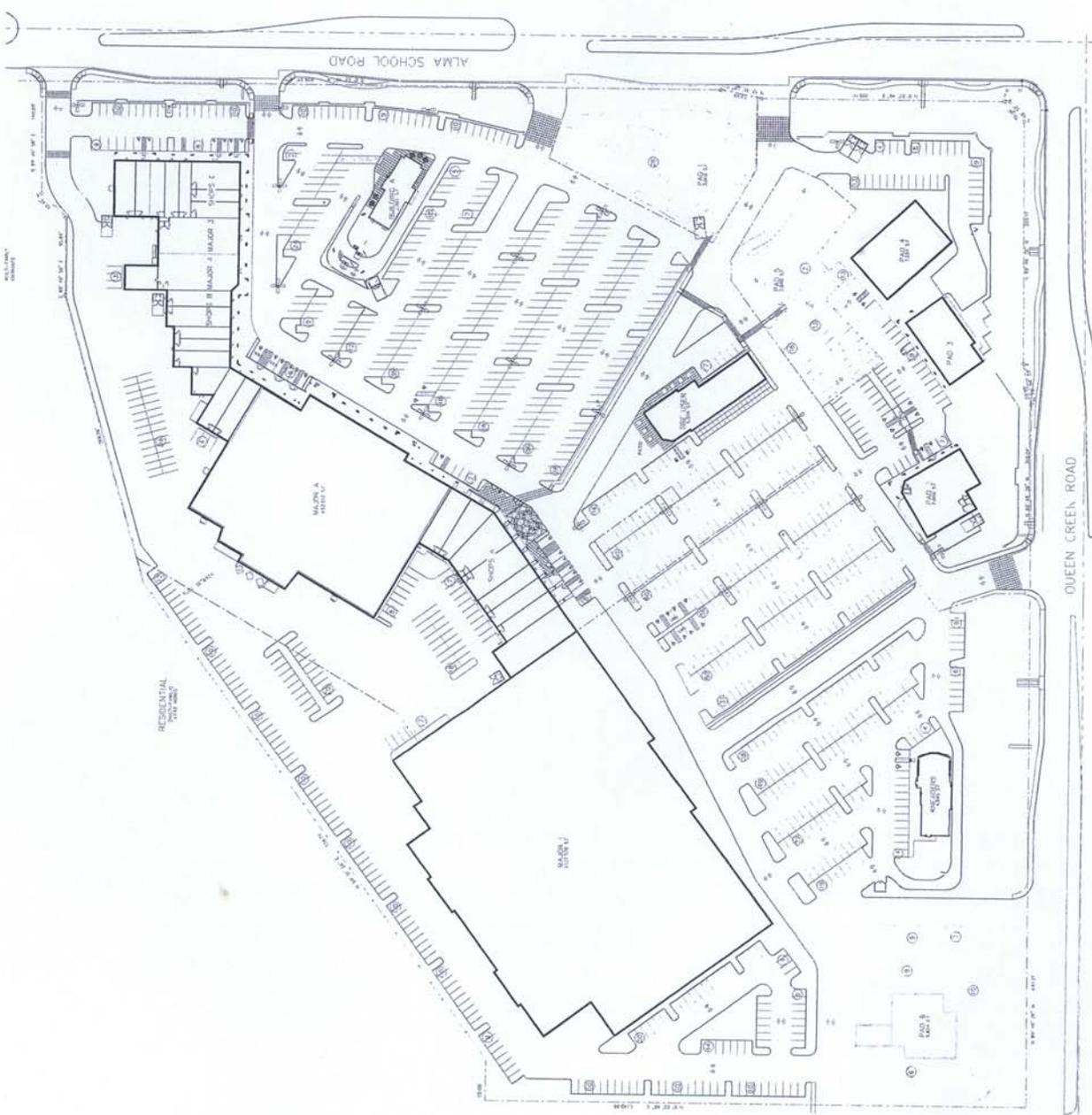
NO.	DESCRIPTION	DATE



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

**EXISTING SITE PLAN**

# PROPOSED SITE PLAN



**SITE DATA**

EXISTING BUILDING AREA

12,570 S.F.	MAJOR 1
6,485 S.F.	MAJOR 2
6,485 S.F.	MAJOR 3
11,075 S.F.	MAJOR 4
11,075 S.F.	MAJOR 5
5,940 S.F.	MAJOR 6
5,940 S.F.	MAJOR 7
7,905 S.F.	MAJOR 8
7,905 S.F.	MAJOR 9
7,254 S.F.	MAJOR 10
7,254 S.F.	MAJOR 11
2,340 S.F.	MAJOR 12
2,340 S.F.	MAJOR 13
2,891 S.F.	MAJOR 14
2,891 S.F.	MAJOR 15
4,245 S.F.	MAJOR 16
4,245 S.F.	MAJOR 17
286,122 S.F.	TOTAL

**NEW BUILDING AREA**

OCOTILLO PLAZA - 79.32 ACRES / 1,277,082 SF

DE RITO PARTNERS, INC.  
 3200 EAST CAMERON ROAD,  
 SUITE 175  
 PHOENIX, ARIZONA, 85018  
 (480) 824-8500  
 WWW.THEPRIVILEGEDATTORNEYS.COM

**GENERAL SITE NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES AND THE CITY OF PHOENIX SUBDIVISION MAP ACT.
2. THIS SUBDIVISION MAP IS A PRELIMINARY APPROVED SUBDIVISION MAP. THE CITY OF PHOENIX MAY REQUIRE CHANGES TO THIS MAP AT ANY TIME.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

**ACCESSIBLE SITE SIGNS:**

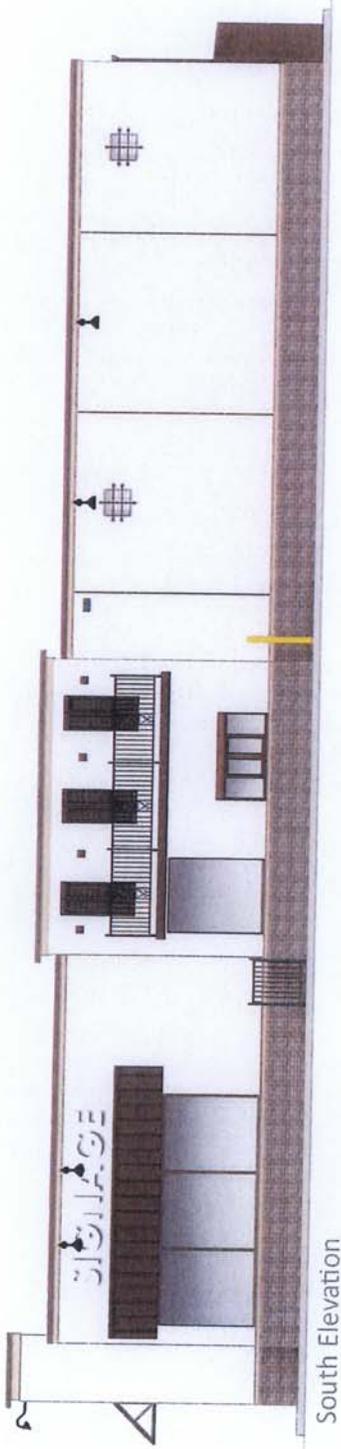
ALL SIGNS SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX SIGNAGE ORDINANCES AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PHOENIX AND THE ARIZONA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION.

**SITE LIGHTING LEGEND:**

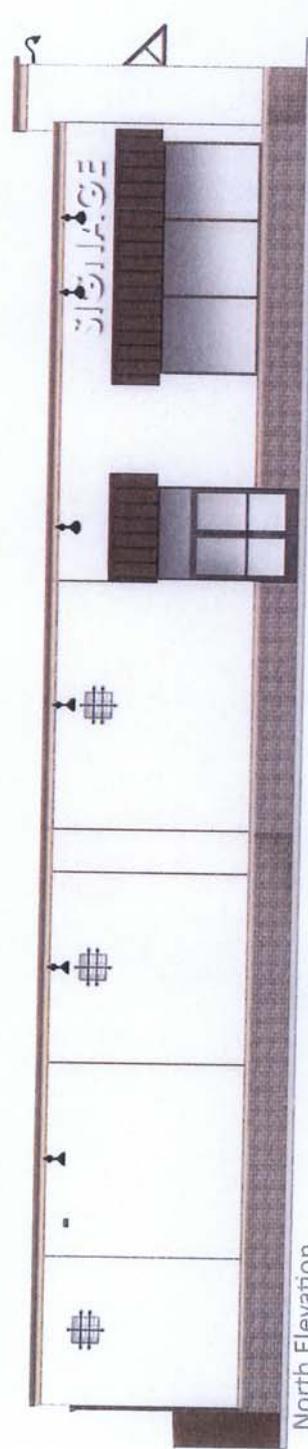
- 1. WALL LIGHT
- 2. STREET LIGHT
- 3. POLE MOUNTED LIGHT
- 4. WALL LIGHT POLE
- 5. STREET LIGHT POLE



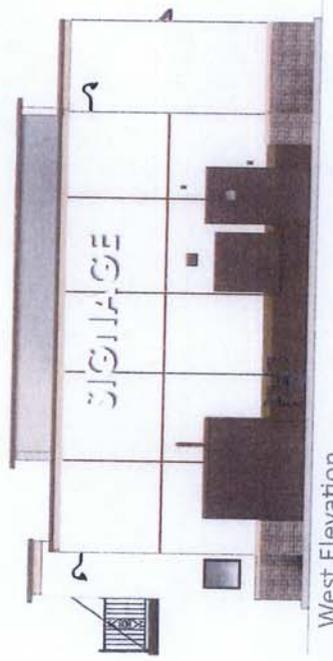
OCOTILLO PLAZA  
 3200 ALMA SCHOOL RD.  
 & QUEEN CREEK RD.  
 CHANDLER, AZ



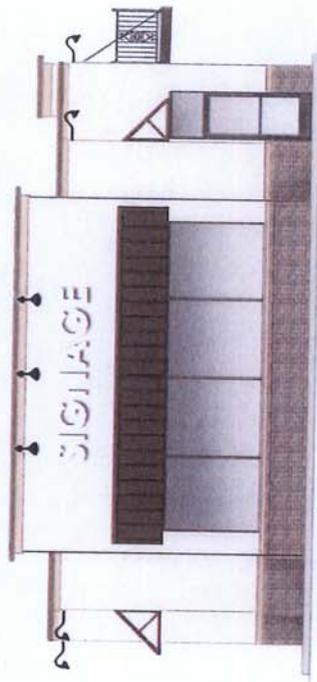
South Elevation



North Elevation



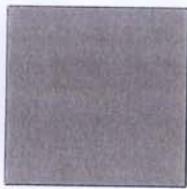
West Elevation



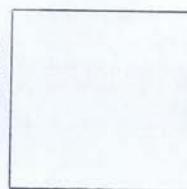
East Elevation



SHERWIN WILLIAMS  
SW2287  
"PIONEER BROWN"



DUNN EDWARDS  
DE6377  
"BOAT ANCHOR"



DUNN EDWARDS  
DE6373  
"PORPOISE"



CORONADO STONE  
"BELGIAN BRICK"  
BEAR CREEK



OCOTILLO PLAZA - BUILDING "A"  
NWC QUEEN CREEK BOULEVARD AND ALMA SCHOOL ROAD  
CHANDLER, ARIZONA  
DATE: 05-19-14 (PRELIMINARY)

PDP/SP

RKAA# 13083

1000 N. GILBERT AVENUE  
SUITE 100  
CHANDLER, AZ 85226  
TEL: 480.754.1000  
WWW.RKAAARCHITECTS.COM

**DE RITO PARTNERS**

Arizona's Retail Experts



DUNN EDWARDS  
DE 6373 "PORPOISE"  
LRV 65 - FLAT



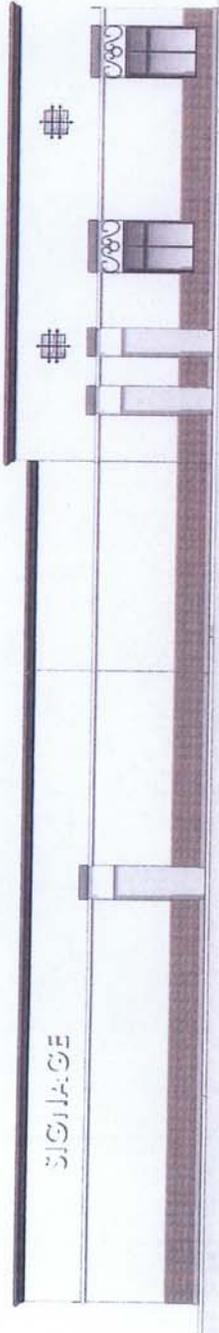
DUNN EDWARDS  
DE 6357 "BLACK TIE"  
LRV 6 - FLAT



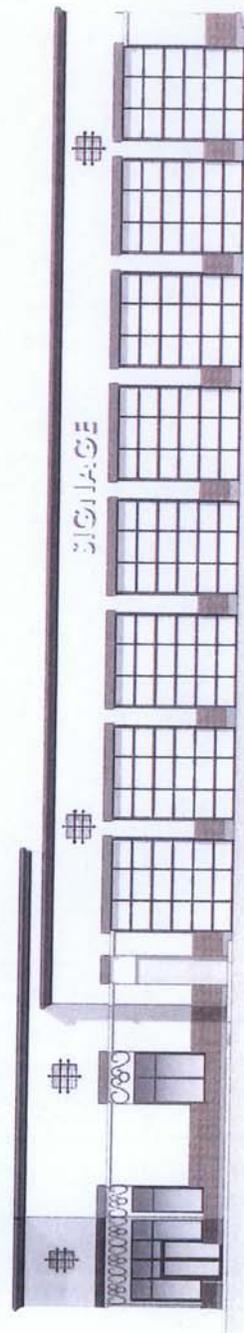
DUNN EDWARDS  
DE 6377 "BOAT ANCHOR"  
LRV 14 - FLAT



CORONADO  
BELGIAN BRICK  
"BEAR CREEK"



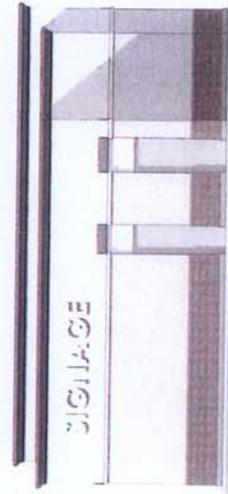
North Elevation



South Elevation



West Elevation



East Elevation



OCOTILLO PLAZA - BUILDING "B"  
NWC QUEEN CREEK BOULEVARD AND ALMA SCHOOL ROAD  
CHANDLER, ARIZONA  
DATE: 05-19-14 (PRELIMINARY)

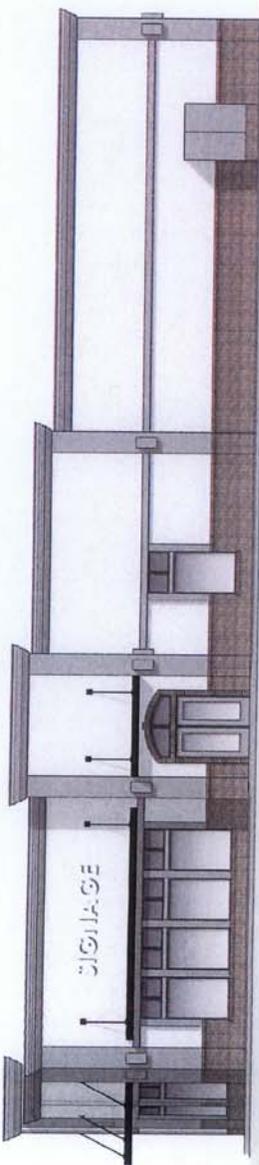
PDP/SP

RKAA# 13083

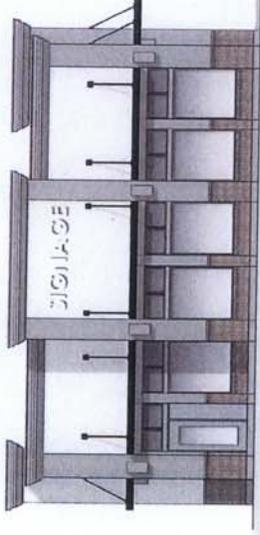


**DE RITO PARTNERS**

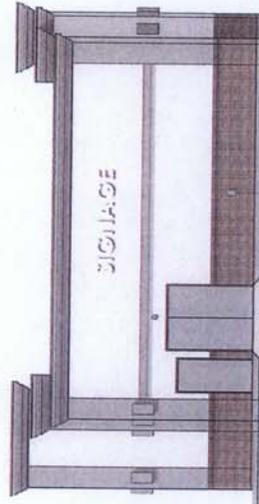
Arizona's Retail Experts



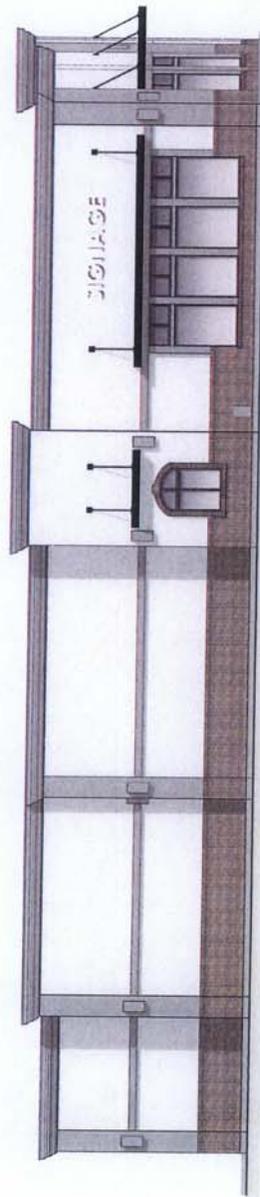
South Elevation



West Elevation



East Elevation



North Elevation

EIFS FIELD  
DUNN EDWARDS  
DE 6373 "PORPOISE"  
LRV 65 - FLAT



STEEL AWNING  
DUNN EDWARDS  
DE 6375 "BLACK TIE"  
LRV 6 - FLAT



EIFS ACCENT 200%  
DUNN EDWARDS  
DE 6373 "PORPOISE"  
LRV 65 - FLAT



CORONADO  
BELGIAN BRICK  
"BEAR CREEK"



**OCOTILLO PLAZA - "KNEADERS"**  
NWC QUEEN CREEK BOULEVARD & ALMA SCHOOL ROAD  
CHANDLER, ARIZONA  
DATE: 06-18-2014 (PRELIMINARY)

PDP/SP

RKAA# 13083



**DE RITO PARTNERS**  
*Arizona's Retail Experts*



SCALE: 3/8" = 1'-0" **SIGN A & B**

SCOPE OF WORK:

- Manufacture & install Two(2) double faced internally illuminated .125 & .090 aluminum construction monument sign.
- Routed panel with shopping center name backed with 3/16" white acrylic.
- Sign will be illuminated with 800ma CW/HO fluorescent lamps.
- Tenant panels will be raised 2" from sign
- Install on standard steel pipes in ASA approved concrete footings.
- Electrical service to installation site should be existing, if not, will be provided by others

All Signs Shall Be Installed In Accordance With N.E.C. Article 600  
 Luminaires Specifications  
 All Signs Fabricated as per A.S.A. Specifications & 2006 I.B.C.  
 Electrical Specifications  
 All Signs Fabricated as per 2005 N.E.C. Specifications

**Colors/Finishes**

Paints and Finishes to Match Existing Building

Concrete Sillars Ingot Brick "Star Cook"

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER.  
 NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT  
 ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING

**BOOTZ & DUKE** **SIGNS**

PROJECT:	Ocotillo Plaza	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
CLIENT:	Queen Creek, AZ	SYMBOL:	www.bootzandduke.com
DESIGNER:	Andy Gibson	PHONE #:	(602) 272-9556
INSTALLER:	Kenney Welker	FAX #:	(602) 272-4608
DATE:	[1]-9-26-2013	DATE:	July 11, 2013
PAGE #:	1 of 4		

SCALE: 3/8" = 1'-0" **SIGN C D & E**  
 SCOPE OF WORK:

- Manufacture & install Three(3) double faced internally illuminated .125 & .090 aluminum construction monument sign.
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All Signs Shall Be Installed In Accordance With N.E.C. Article 600  
 Luminaires Specifications  
 All Signs Fabricated as per A.S.A. Specifications & 2006 I.B.C.  
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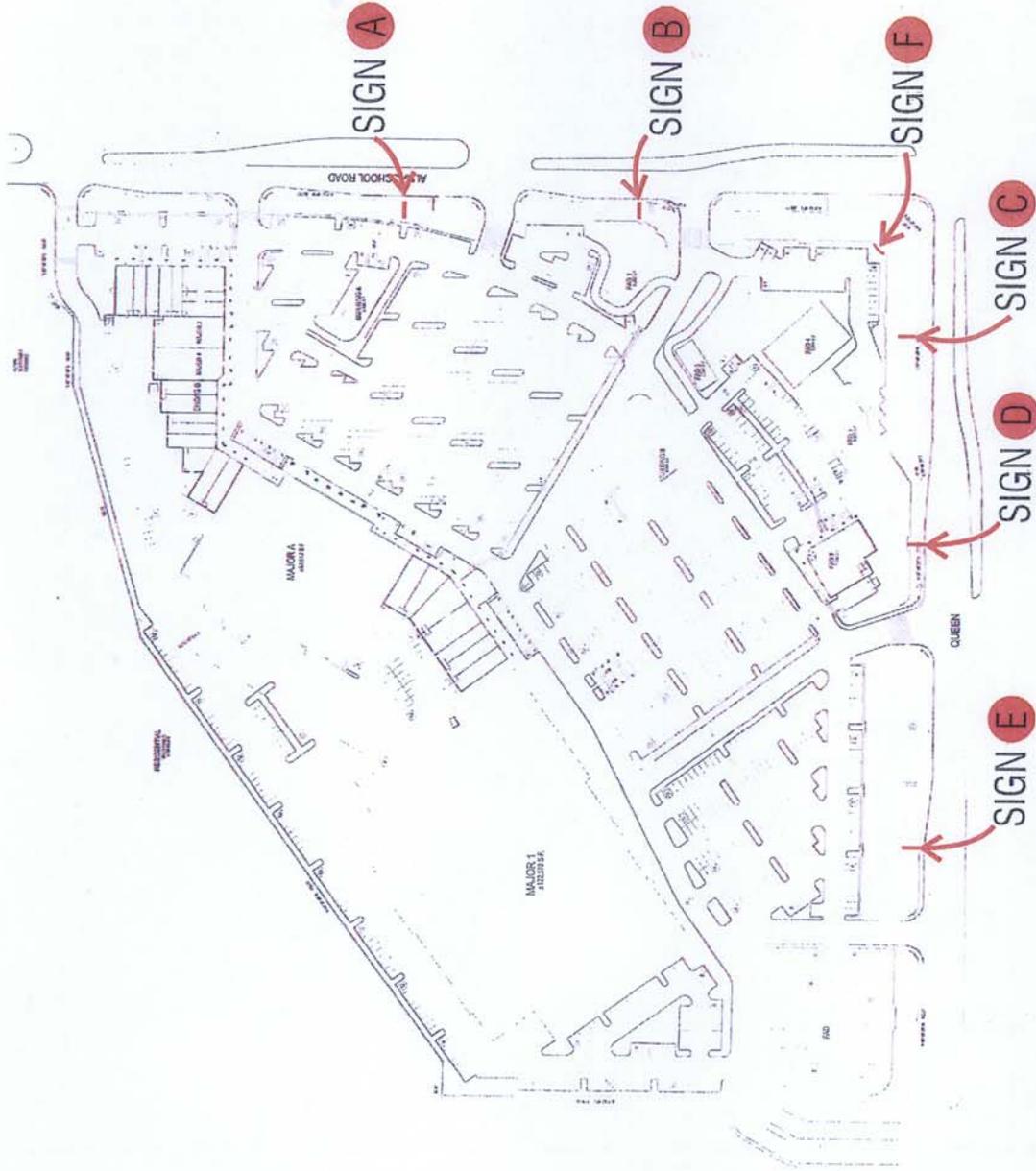
**Colors/Finishes**

- Paints and Finishes in Match Existing
- Paints to Match Building Foot Print
- Concrete Stone
- Polystyrene "Bear Creek"

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PROJECT NAME	Ocotillo Plaza	ADDRESS	4028 W. Whitson Ave. - Phoenix, AZ - 85019
CLIENT	Queen Creek, AZ	WEBSITE	www.bootzandduke.com
DESIGNER	Andy Gibson	PHONE #	(602) 272-9356
INSTALLER	Kenney Walker	FAX #	(602) 272-4608
DATE	K-1690-13	DATE	July 11, 2013



Signs are the property of the architect. Responsibility of BOOTZ & DUKE SIGN CO. to provide, install, maintain, repair, and remove signs is limited to the sign itself. BOOTZ & DUKE SIGN CO. is not responsible for the sign's appearance or performance. ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.



**Signs**

Address	4028 W. Whitton Ave. - Phoenix, AZ - 85019
Client	Queen Creek, AZ
Designer	Audy Gibson
Contractor	Kennedy Walker
Project No.	15-1690-13
Issue No.	01 - 9-26-2013
Date	July 11, 2013
Page	4 of 4