

SEP 11 2014



MEMORANDUM

Planning Division - CC Memo No. 14-090a

DATE: SEPTEMBER 11, 2014

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER RD
MARSHA REED, ASSISTANT CITY MANAGER JMR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER

FROM: SUSAN FIALA, CITY PLANNER SF

SUBJECT DVR14-0007 THE PERCH

Request: Rezoning from Community Commercial (C-2) with a Planned Area Development (PAD) overlay to PAD for commercial and retail with a Preliminary Development Plan for the site and new buildings at an existing bar and restaurant

Location: 232 South Wall Street, north and west of the northwest corner of Arizona Avenue and Frye Road

Applicant: Daniel Istrate, Kontexture, LLC

Following the City Council Study Session of September 8, 2014, a request was made for Planning Staff to provide additional guidance on trash containment and to address the timing of the construction of a trash enclosure. Planning Staff recommends the modification of stipulations and has restated the full list of stipulations along with a restated No. 7 pertaining to the trash enclosure location.

Preliminary Development Plan

Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan request, subject to the following conditions:

- 1. Development shall be in substantial conformance with Exhibit A, the Development Booklet, entitled "THE PERCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0007, except as modified by condition herein.

2. The landscaping shall be maintained at a level consistent with or better than at the time of planting. Dead, dying, or missing landscape shall be replaced.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
4. The site shall be maintained in a clean and orderly manner.
5. Trash shall not accumulate outside the refuse containers.
6. Trash pick-up shall be provided five-days a week.
7. Construction of the on-site trash enclosure shall be completed by January 1, 2015, alternatively, the property owner shall work with City Staff on selection of an off-site location for a shared trash enclosure to be approved by the City. Construction and operation of the off-site trash enclosure shall be completed by January 1, 2015. If the off-site refuse location is removed and no replacement is available, an on-site trash enclosure shall be required.

PROPOSED MOTION

Preliminary Development Plan

Move to approve DVR14-0007 THE PERCH, Preliminary Development Plan, subject to the conditions as recommended by Planning Commission and Planning Staff as presented in this Supplemental Memo No. 14-090a.



Chandler · Arizona
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2

SEP 11 2014



MEMORANDUM

Planning Division - CC Memo No. 14-090

DATE: SEPTEMBER 11, 2014

TO: MAYOR AND COUNCIL

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

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT DVR14-0007 THE PERCH
Introduction and Tentative Adoption of Ordinance No. 4564

Request: Rezoning from Community Commercial (C-2) with a Planned Area Development (PAD) overlay to PAD for commercial and retail with a Preliminary Development Plan for the site and new buildings at an existing bar and restaurant

Location: 232 South Wall Street, north and west of the northwest corner of Arizona Avenue and Frye Road

Applicant: Daniel Istrate, Kontexture, LLC

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the request to be consistent with the General Plan and the South Arizona Avenue Corridor Area Plan (SAZACAP), recommend approval subject to conditions.

BACKGROUND

The subject site is approximately 1/3 of an acre, located at 232 South Wall Street. The Perch is an existing restaurant with outdoor courtyards, patios, and a roof-top bar. The surrounding developments include a two-story office building, various commercial and retail businesses, a parking lot, and single-family residential.

In March 2012, the property was purchased by Lavenue LLC. Several business ventures were undertaken, including a smoothie shop, then “The Courtyard on Wall Street”, and lastly “The Perch” which opened in February 2014. Site and building improvements with amenities were

built and include courtyards, a bird coop, a roof-top bar with seating, indoor dining, office, and the craft beer microbrewery.

The request is for rezoning from Community Commercial (C-2) with a Planned Area Development (PAD) overlay to PAD for commercial and retail with a Preliminary Development Plan for the site and new buildings. Due to site constraints, existing buildings do not comply with the C-2 zoning regulations. Accordingly, the request is to reconcile existing nonconformities related to building height and setbacks.

The site is located within the SAZACAP and designates this site for Cultural and Entertainment land uses. The Perch is also part of Site 8. In May 2011, a City initiated PAD zoning overlay was approved to allow flexibility in the enforcement of parking requirements for properties within Site 8. The inventory found approximately 743 off-street public parking spaces available on nights and weekends that can be shared by Site 8 properties. The parking overlay remains in effect.

The applicant is concurrently processing a Liquor Use Permit application that seeks to expand the premise area for serving liquor.

SITE

The site consists of several buildings, a bird coop, outdoor patios, and courtyards. Three new structures are proposed, including a cooler, expanded storage building, and a pergola. These uses do not require additional parking. Building setbacks are proposed as 10 feet (ft.) front, 2 ft. rear, 0 ft. north side, and 5 ft. south side. Landscape setbacks along the north and south sides would be eliminated with a 10 ft. landscape buffer along the west property boundary.

Briefly noted in the public/neighborhood notification section, trash accumulation is a concern voiced by adjacent business tenants and property owners. Currently, two refuse containers are placed behind the sidewalk within the Oregon St. right-of-way. However, a trash enclosure is required to be sited within the property.

In discussion with the City's Downtown Redevelopment Manager, there are existing shared refuse containers within the downtown business area for use by multiple businesses. This site is not in close proximity to utilize the existing shared refuse containers. Identification of a property for a shared refuse enclosure for this business and others is under assessment.

Until such time that a shared off-site location site is developed, the existing situation needs to be addressed. A trash enclosure is proposed on the subject site and will be south of the current container location to lessen the impact to the adjacent business tenants and residences. The property owner states that refuse pick-up will be scheduled five days a week. When a shared refuse location is available for use by this business, the on-site trash enclosure can be removed. Planning Staff has included conditions of approval to address trash containment.

Additional details can be found within the attached Development Booklet.

ARCHITECTURE

The proposed ancillary buildings are small, ranging in floor area from approximately 180 sq. ft. to 440 sq. ft. Materials palette includes wood siding, decorative corten steel, and gabion columns with river stones to complement the existing buildings. Additional details can be found within the Development Booklet.

DISCUSSION

Planning Staff supports the request finding the project to be a creative redevelopment of the site that furthers the goals of the SAZACAP. The requested setback relief improves the project and allows additional enhancement to the site.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on July 28, 2014. A business owner attended stating their support of the project with the condition that trash is contained on-site. A letter is attached.
- Planning Staff received several emails regarding trash accumulation on Oregon St. Concerns relate to odor, trash piles, insects, grease, and the off-site location.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTIONS

Rezoning

Planning Commission and Planning Staff, upon finding consistency with the General Plan and the South Arizona Avenue Corridor Area Plan (SAZACAP), recommend approval of the Rezoning from Community Commercial (C-2) with a Planned Area Development (PAD) overlay to PAD for commercial and retail, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE PERCH", kept on file in the City of Chandler Planning Division, in File No. DVR14-0007, except as modified by condition herein.

Preliminary Development Plan

Planning Commission and Planning Staff recommend approval of the Preliminary Development Plan request, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, the Development Booklet, entitled "THE PERCH", kept on file in the City of Chandler Planning Services Division, in File No. DVR14-0007, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting. Dead, dying, or missing landscape shall be replaced.

3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner.
4. The site shall be maintained in a clean and orderly manner.
5. Trash shall not accumulate outside the refuse containers.
6. Trash pick-up shall be provided five-days a week.
7. The on-site trash enclosure shall be constructed and remain in place until such time that a permanent off-site refuse location is developed. If the off-site refuse location is removed and no replacement is available, an on-site trash enclosure shall be required.
8. Construction of the on-site trash enclosure shall be completed by January 1, 2015.

PROPOSED MOTIONS

Rezoning

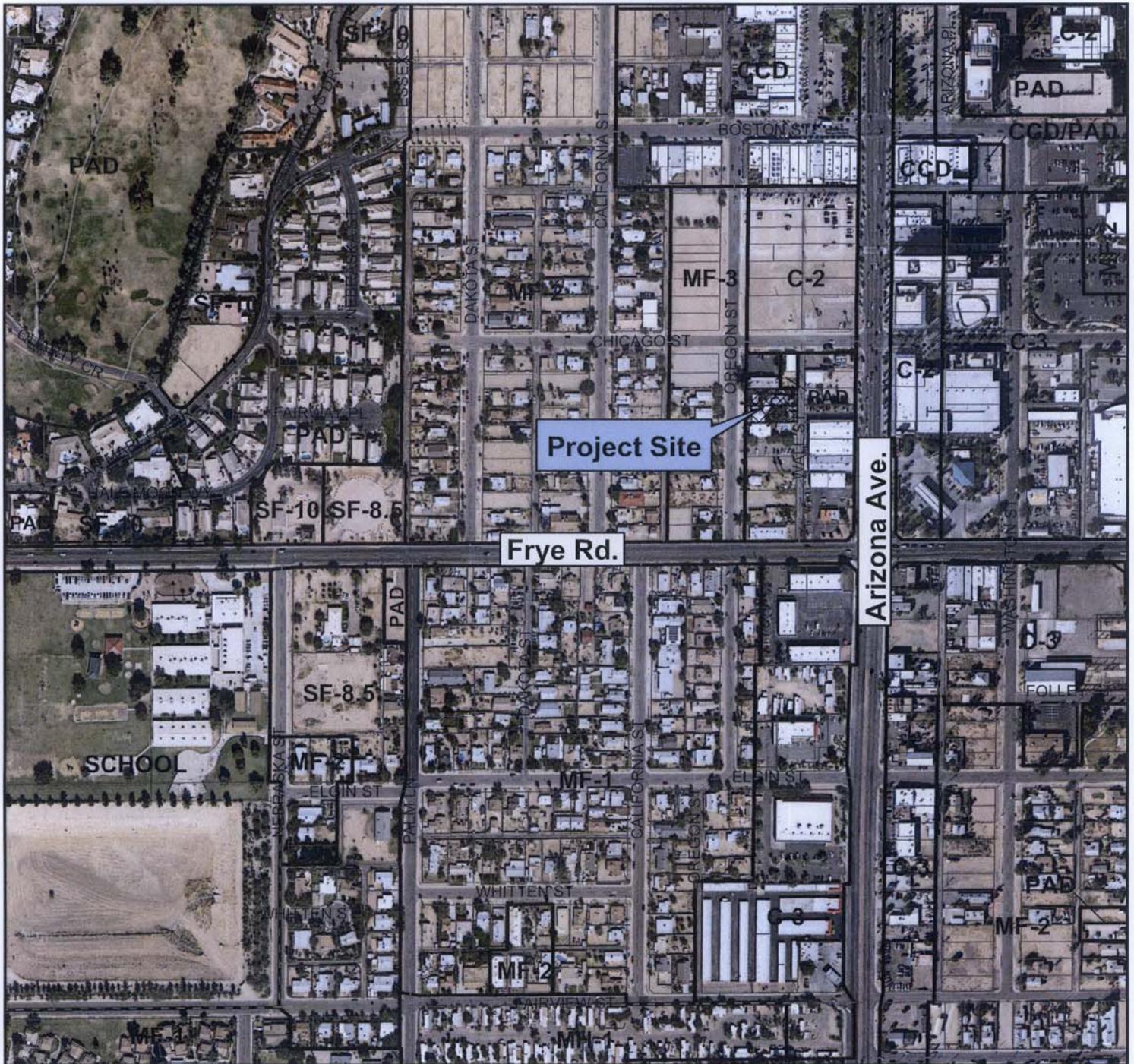
Move to introduce and tentatively adopt Ordinance No. 4564 and approve DVR14-0007 THE PERCH, rezoning from Community Commercial (C-2) with a Planned Area Development (PAD) overlay to PAD for commercial and retail, subject to the conditions as recommended by Planning Commission and Planning Staff.

Preliminary Development Plan

Move to approve DVR14-0007 THE PERCH, Preliminary Development Plan, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Elevations
5. Letter of conditional support with photo
6. Citizen Correspondence and photos
7. Ordinance No. 4564
8. Exhibit A, Development Booklet



Project Site

Frye Rd.

Arizona Ave.

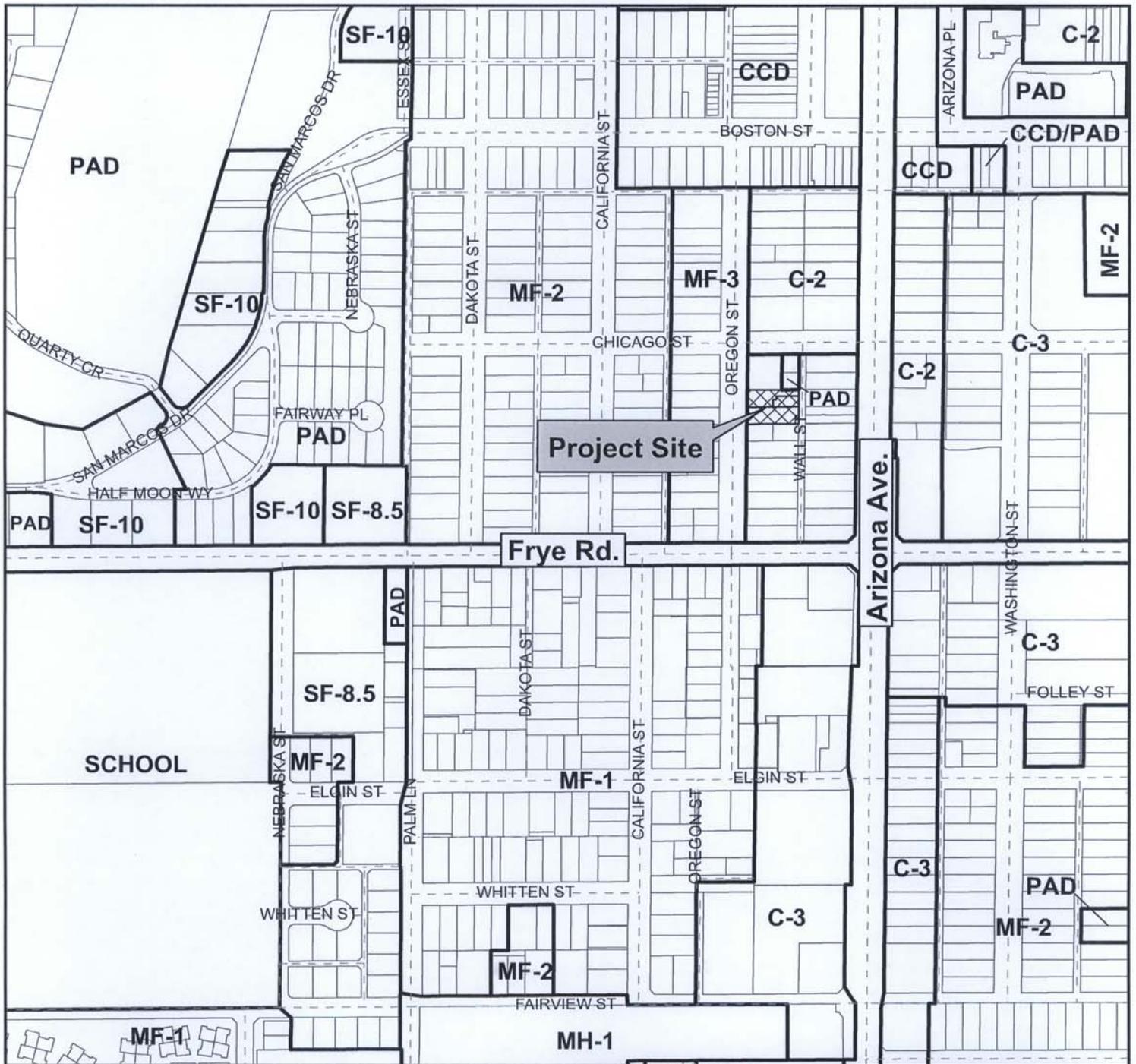
Vicinity Map



DVR14-0007

The Perch





Vicinity Map



DVR14-0007

The Perch



OWNER: REBECCA LAVINNE
KENNETH LAVINNE
222 SOUTH WALL STREET
CHANDLER, AZ 85225
484.277.6943

ARCHITECT: KONTEXTURE
DANIEL STRATE, AIA
AZ REG. 53899
1111 W. CHANDLER DR.
CHANDLER, AZ 85224
602.533.7652

PROJECT DATA:

PROJECT: THE PERCH
ADDRESS: 222 SOUTH WALL STREET
CHANDLER, AZ 85225

PARCEL #: 300-00-168
SUBDIVISION: CHANDLER BLOCK 1 MCR 8-2
ZONING DISTRICT: C-2/PD
SETBACKS REQUIRED: REAR 20' W/ WALL ST.
SIDES 0' & 0' 10' LANDSCAPE 5/8
REAR 24' NORTH 6'
SOUTH 5'3"

SETBACKS PROVIDED: REAR 24' NORTH 6'
SOUTH 5'3"

CONSTRUCTION TYPE: ONE-TWO STORIES 30'
MAXIMUM ALLOWABLE
HEIGHT: 30' OF ROOF ANCHORS 20' 2"

BUILDING HEIGHT: 30' EXISTING TWO STORY OFFICE

BUILDING DATA

BUILDING	STORY	OCCUPANTS	HEIGHT
THE PERCH	2	32	12'-2"
OFFICE SHOP	1	52	11'-0"
STORAGE 2	1	8	9'-0"
STORAGE 3	1	2	9'-0"
BREWERY	1	4	19'-0"
PROPOSED COOLER	1	-	9'-0"
PROPOSED PERCOLA	1	4	11'-0"
TOTAL		164	

LOT COVERAGE

5,828 S.F. - 718 S.F. (SECOND LEVEL) = 5,115 S.F.
5,115 S.F. / 15,061 S.F. = 0.339 X 100% = 34%

PARKING REQUIREMENTS

NO ON SITE PARKING REQUIRED WITHIN CITY CENTER DISTRICT PARKING PROVIDED, 5 PLUS 1 HC 6 TOTAL

SITE PLAN NOTES

A. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHANDLER SPECIFICATIONS FOR ANY BUILDING WITHIN A PHASE.

B. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

C. SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, 8" CONCRETE SHALL BE USED FOR ALL MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED EQUIPMENT.

D. ROOFS REQUIRE SEPARATE PERMIT.

E. ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.

F. THERE SHALL BE NO OBSTRUCTION OF THE SITE DRAINAGE BY ANY CONSTRUCTION. ALL DRAINAGE SHALL BE MAINTAINED AND RELOCATED/CONNECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/PASS THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

G. THE FIRE DEPARTMENT DOUBLE CHECK ASSEMBLY SHALL BE PAINTED TO MATCH ADJACENT WALL COLOR.

PAVING NOTES

ASPHALT CONCRETE PAVEMENT REPLACEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH TYPE A, TOP OF DETAIL CURB SHALL BE 1/2" ABOVE FINISH GRADE AND SHALL BE PAINTED ON THE PLANS AND AS REQUIRED BY SECTIONS 321 AND 710. ASPHALT CONCRETE SHALL BE EVAC MIX. THIS ITEM SHALL INCLUDE THE INSTALLATION OF PAVEMENT MARKING AND REFLECTIVE PAVEMENT MARKING. ALL PAVEMENT SHALL BE SURFACE TO THE CONDITION PRIOR TO CONSTRUCTION.

OWNERSHIP OF DOCUMENTS

THIS SET OF DOCUMENTS IS THE PROPERTY OF KONTEXTURE ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF ANY PART OF THIS SET OF DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KONTEXTURE ARCHITECTS IS STRICTLY PROHIBITED.

DATE: 04.12.2014

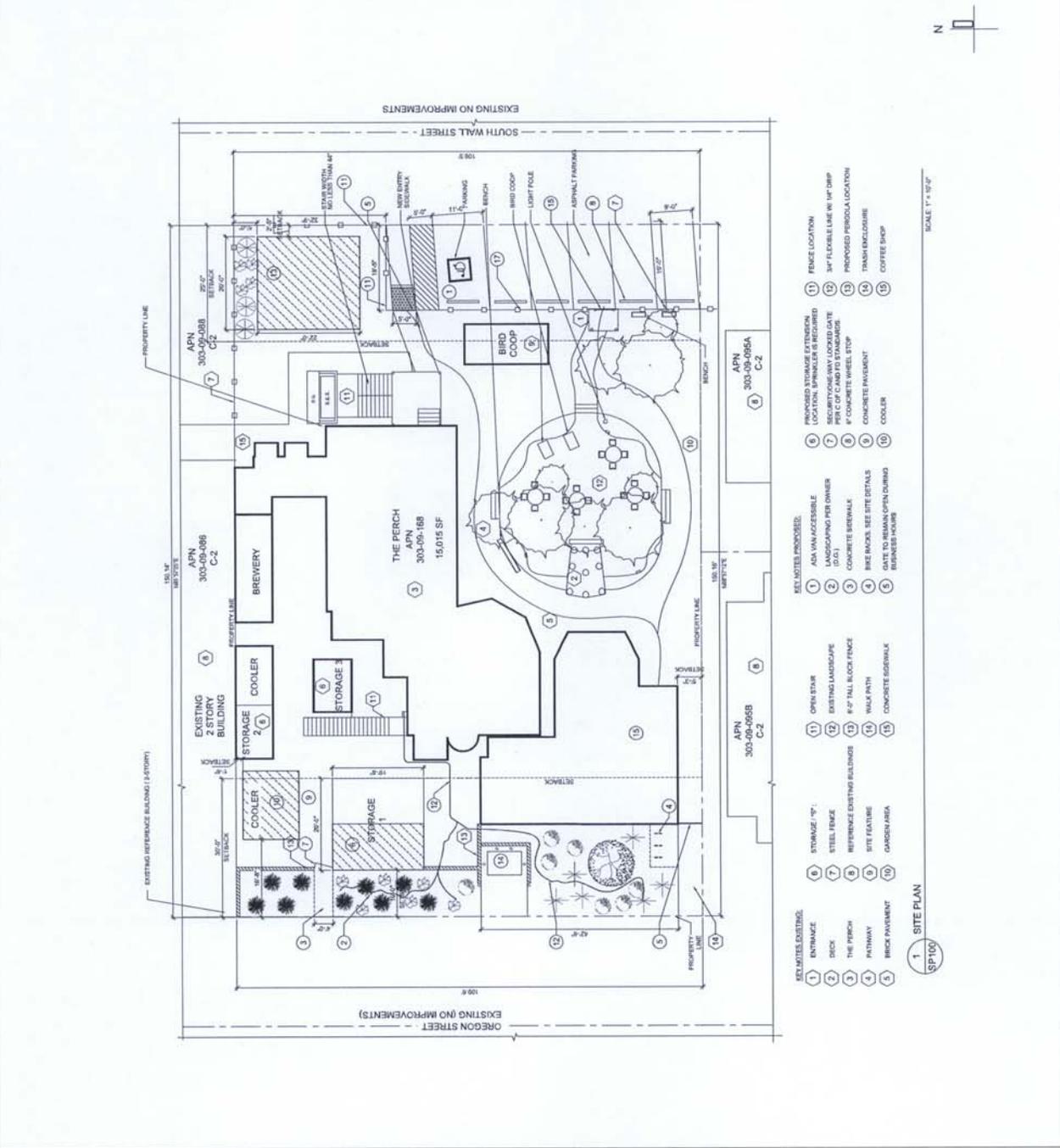
DESIGNED BY: D.L.

CHECKED BY: D.L.

SCALE: 1" = 10'-0"

PROJECT NUMBER: SP-100

TRACING NUMBER:



1 SITE PLAN
SCALE 1" = 10'-0"

LANDSCAPE LEGEND

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS" - SEE SECTION 1903 (R) (4), ZONING CODE.

BLUE PALO VERDE
PARKINSONIA FLORIDA

EXISTING 6

BLUE PALO VERDE
PARKINSONIA FLORIDA

34" BOX 1

CREOSOTE 5 GAL

LARREDA TRIDENTATA 4

CHUPAROSA 5 GAL

JUSTICIA CALIFORNICA 9

BLACKFOOT Daisy 1 GAL

MELAMPYRUM LEUCANTHUM 9

BALA FERRY DUSTER 7

5 GAL

CALLANDRA CALIFORNICA 6

VERBENA 1 GAL

GUANILLARNA GOODENGGII 7

LANDSCAPE PLAN

OWNER: THE PERCH

232 SOUTH WALL STREET
CHANDLER, ARIZONA 85225
802.471.8050

DATE: 08.12.2014

SCALE: 1" = 10'-0"

PROJECT NUMBER: LP-100

DRAWN BY: DANIEL USTRATE

OWNERSHIP OF DOCUMENTS

SHOWN AND SPECIFICATIONS AS INDICATED ON THESE PLANS. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT BEFORE THE PROJECT IS CONSTRUCTED. THE ARCHITECT AND LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECT FROM THE DATE OF THE PROJECT START TO THE DATE OF THE PROJECT COMPLETION. ANY CHANGES TO THE PROJECT MUST BE APPROVED BY THE ARCHITECT AND LANDSCAPE ARCHITECT BEFORE THE PROJECT IS CONSTRUCTED. THE ARCHITECT AND LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROJECT FROM THE DATE OF THE PROJECT START TO THE DATE OF THE PROJECT COMPLETION.

LANDSCAPE PLAN NOTES

A. THERE SHALL BE NO OBSTRUCTION OF THE SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH SIGNAGE WILL BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/ISSUE THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

B. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LEASOR. (SEE SECTION 1903(R)(9), ZONING CODE).

C. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, DRIVEWAYS, AND BUILDINGS. TREES SHALL BE PLACED AT LEAST 10' FROM ALL SIDES OF FIRE HYDRANTS, INDICATE HYDRANT LOCATIONS AND PROVIDE ENTIRE NOTE ON THE LANDSCAPE PLANS. (SEE SECTION 35-1903(R)(4), ZONING CODE).

D. FINISH GRADE LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES. (SEE SECTION 1903(R)(11), ZONING CODE).

E. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL OF THE LANDSCAPE PLAN. THE GUARANTEE SHALL BE VOIDED IF THE CITY ORDER TO OCTOBER 1 OF THE CALENDAR YEAR WHICH THEY ARE INSTALLED. SHALL BE FURTHER GUARANTEED UNTIL MAY 29 OF THE FOLLOWING CALENDAR YEAR.

F. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.

G. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND ACCORDANCE WITH THE ORIGINAL APPROVED LANDSCAPE PLAN AND BE REPLACED WITHIN THE SAME SPECIFICATIONS AND QUANTITIES IN ACCORDANCE WITH THE ORIGINAL APPROVED LANDSCAPE PLAN (SEE SECTION 1902 (R)(9)).

H. IRRIGATION SYSTEM THAT NO THREE (3) INCH OR LARGER IS DESIGNED CLOSER THAN SIXTY (60) FEET TO THE FACE OF PUBLIC STREET CURB.

DANIEL USTRATE 08.12.2014

BUILDING	AREA	STORY	OCCUPANTS (TABLE 100A.1.1)	HEIGHT
THE PERCH	2022 S.F.	2	92	12'-2"
COFFEE SHOP	1715 S.F.	1	52	11'-0"
OFFICE	716 S.F.	1	8	9'-0"
STORAGE 2	94 S.F.	1	2	9'-0"
STORAGE 3	94 S.F.	1	2	9'-0"
BREWERY	272 S.F.	1	4	9'-0"
PROPOSED COOLER	180 S.F.	1	-	9'-0"
PROPOSED STORAGE	395 S.F.	1	4	11'-3"
PROPOSED PERGOLA	448 S.F.	1	-	11'-10"
TOTAL	5,629 S.F.		184	

LOT SITE AREA: 15,091 S.F.

LOT COVERAGE: 5,112 S.F. / 15,091 S.F. = 0.339 X 100% = 34%

TURF CALCULATIONS: 10% ALLOWABLE. NONE PROVIDED.

LANDSCAPE PLAN NOTES

A. THERE SHALL BE NO OBSTRUCTION OF THE SITE SIGNAGE BY LANDSCAPE PLANT MATERIAL, AND THAT SUCH SIGNAGE WILL BE RELOCATED/CORRECTED BEFORE THE FIELD INSPECTION WILL ACCEPT/ISSUE THE SIGN IN THE FIELD OR ISSUE A CERTIFICATE OF OCCUPANCY FOR A PROJECT.

B. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LEASOR. (SEE SECTION 1903(R)(9), ZONING CODE).

C. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, DRIVEWAYS, AND BUILDINGS. TREES SHALL BE PLACED AT LEAST 10' FROM ALL SIDES OF FIRE HYDRANTS, INDICATE HYDRANT LOCATIONS AND PROVIDE ENTIRE NOTE ON THE LANDSCAPE PLANS. (SEE SECTION 35-1903(R)(4), ZONING CODE).

D. FINISH GRADE LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES. (SEE SECTION 1903(R)(11), ZONING CODE).

E. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL OF THE LANDSCAPE PLAN. THE GUARANTEE SHALL BE VOIDED IF THE CITY ORDER TO OCTOBER 1 OF THE CALENDAR YEAR WHICH THEY ARE INSTALLED. SHALL BE FURTHER GUARANTEED UNTIL MAY 29 OF THE FOLLOWING CALENDAR YEAR.

F. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS FROM THE DATE OF REPLACEMENT.

G. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND ACCORDANCE WITH THE ORIGINAL APPROVED LANDSCAPE PLAN AND BE REPLACED WITHIN THE SAME SPECIFICATIONS AND QUANTITIES IN ACCORDANCE WITH THE ORIGINAL APPROVED LANDSCAPE PLAN (SEE SECTION 1902 (R)(9)).

H. IRRIGATION SYSTEM THAT NO THREE (3) INCH OR LARGER IS DESIGNED CLOSER THAN SIXTY (60) FEET TO THE FACE OF PUBLIC STREET CURB.

DANIEL USTRATE 08.12.2014

EXISTING NO IMPROVEMENTS

SOUTH WALL STREET

OREGON STREET

PROPERTY LINE

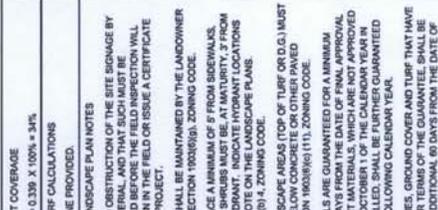
APN 303-09-088 C-2

APN 303-09-086 C-2

APN 303-09-168 15,015 SF

APN 303-09-095A C-2

APN 303-09-095B C-2



- KEY NOTES EXISTING:
- 1 ENTRANCE
 - 2 DECK
 - 3 THE PERCH
 - 4 PATHWAY
 - 5 BRICK PAVEMENT
 - 6 STORAGE (1'-3")
 - 7 STEEL FENCE
 - 8 REFERENCE EXISTING BUILDINGS
 - 9 SITE FEATURE
 - 10 GARDEN AREA
 - 11 OPEN STAR
 - 12 EXISTING LANDSCAPE
 - 13 6'-0" TALL BLOCK FENCE
 - 14 WALK PATH
 - 15 CONCRETE SIDEWALK
- KEY NOTES PROPOSED:
- 1 ADA VAN ACCESSIBLE
 - 2 LANDSCAPING PER OWNER (D.G.)
 - 3 CONCRETE SIDEWALK
 - 4 BIKE HOLES. SEE SITE DETAILS
 - 5 GATE TO REMAIN OPEN DURING BUSINESS HOURS
 - 6 PROPOSED STORAGE EXTENSION
 - 7 PROPOSED BIKE LOCKER DATE PER C & D TO STANDARDS
 - 8 CONCRETE WHEEL STOP
 - 9 CONCRETE PAVEMENT
 - 10 COOLER
 - 11 FENCE LOCATION
 - 12 3/4" FLOUBLE USE 1/2" CRIP
 - 13 PROPOSED PERGOLA LOCATION
 - 14 TRASH ENCLOSURE
 - 15 COFFEE SHOP

LANDSCAPE PLAN

SCALE: 1" = 10'-0"

1 LP 100



1
1/4" = 1'-0"

2
1/4" = 1'-0"

NOTE:
ALL MATERIALS TO MATCH EXISTING.

KONTEXTURE
architecture | interiors | urban planning
10317 W. CASHMAN DR. PEORIA, AZ 85383
623.533.7652 KONTEXTURE.COM

THE PERCH
232 SOUTH WALL STREET
CHANDLER, ARIZONA 85255
602-471-8550

No. Description Date
STORAGE BUILDING

COLOR ELEVATION

Project number	122013
Date	08-12-14
Drawn by	D.I.
Checked by	D.I.

SB 01

Scale 1/4" = 1'-0"



KONTEXTURE
 architecture | interiors | urban planning
 10317 W. CASHMAN DR. PEORIA, AZ 85383
 623.533.7652 KONTEXTURE.COM

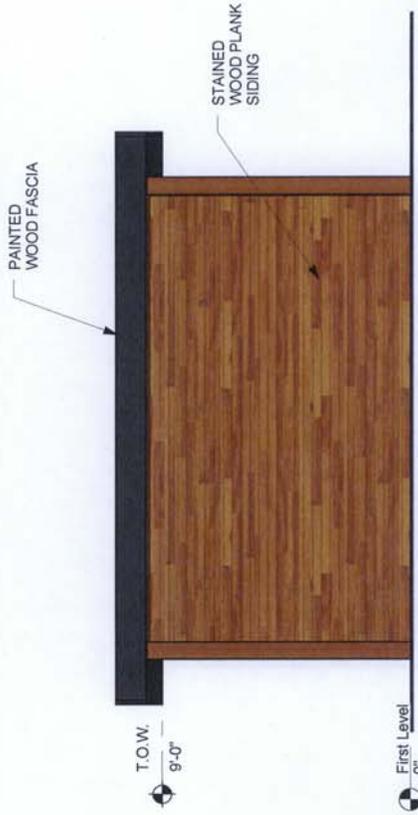
THE PERCH
 232 SOUTH WALL STREET
 CHANDLER, ARIZONA 85255
 602-471-8550

No. Description
PERGOLA

Date

PERSPECTIVES

Project number	122013	P 03	Scale
Date	08-12-14		
Drawn by	D.I.		
Checked by	D.I.		



1 East
1/4" = 1'-0"



2 North
1/4" = 1'-0"

NOTE:
ALL MATERIALS TO MATCH EXISTING.

KONTEXTURE
architecture | interiors | urban planning
10317 W. CASHMAN DR. PEORIA, AZ 85383
623-533.7652 KONTEXTURE.COM

THE PERCH
232 SOUTH WALL STREET
CHANDLER, ARIZONA 85255
602-471-8550

No.	Description	Date
	COOLER BUILDING	

COLOR ELEVATION	
Project number	122013
Date	08-12-14
Drawn by	D.I.
Checked by	D.I.
Scale 1/4" = 1'-0"	
CB 01	

RE: DVR14-0007

July 28th, 2014

To Whom it may concern:

This is a letter of conditional **support** for Rezoning to PAD at 232 South Wall Street (for new storage, cooler, and pergola) CONDITIONAL upon proper containment of trash and grease containers.

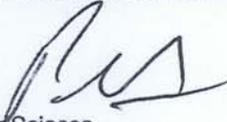
Currently, two large trash containers and a grease trap are placed along the public sidewalk along Oregon street, in the city right of way, exterior of the private property of the applicant.

Per city staff, under building permit DNT130-0025:

"The refuse enclosure for the Perch was approved in a location meeting all City of Chandler code requirements and shown on the approved plans. The owner is in the process of filing a rezoning request to seek relief from zoning code requirements. The Planning department has deferred improvements in the areas requested for relief from zoning code requirements for 6 months from date of C of O. [2/14/20014] The planning department agreed to this request to allow the zoning process to consider the request and not cause the owner to make improvements that would later be removed or relocated. If the Zoning request is denied the improvements will be required to be installed per approved plans."

Restaurant trash attracts more flies and pests and generates unpleasant odors. In addition, the exposed containers are an eyesore for the ongoing re-development efforts in and around downtown Chandler. In addition to neighboring the applicant, I also own properties in downtown and pass the containers daily.

As property owner at neighboring 77 W. Chicago, my seven tenants have made numerous complaints to me, as well as called varied departments in the city. I have asked them to be patient to this date. At times, the flies and odor negatively affect their business and on cooler days can not open the doors to enjoy the weather. The public sidewalk is dark with grease and trash drippings.



Peter Sciacca

Property owner at:

77 West Chicago
251 South Wall Street
261 South Wall Street
81 West Boston Street





[FWD: Trash Issue] for DVR12-0007

peter
to:
susan.fiala
07/31/2014 07:52 AM
Cc:
kevin.mayo, Jodie.Novak
Hide Details
From: <peter@1sourceinc.com>
To: susan.fiala@chandleraz.gov
Cc: kevin.mayo@chandler.gov, Jodie.Novak@chandleraz.gov

for DVR12-0007

----- Original Message -----

Subject: Trash Issue
From: Juanita Encinas <juanitadechandler@yahoo.com>
Date: Tue, July 29, 2014 10:53 am
To: Peter Sciacca <peter@1sourceinc.com>

Hey Peter,

Just wanted to inform you that the smell from the trash/dumpster on the side of the building smells really bad. When you park in the parking lot and walk out of your car, you can smell the garbage and it is very unpleasant. I did call the City about a month a half ago and apparently they were going to send someone out to check on it. However, I see no change. Just wanted to make sure you are aware of the issue and hopefully you can do something. Thanks for your help.

Thank You,
Juanita Encinas
Dulce Encinas
Consultas Y Mas LLC
77 W. Chicago St Ste#2
Chandler, AZ 85225
480-656-9579



DVR12-0007
peter to: susan.fiala

08/04/2014 04:16 PM

From: peter@1sourceinc.com
To: susan.fiala@chandleraz.gov

----- Original Message -----
Subject: for DVR12-0007
From: Michael Lange <mlange28@icloud.com>
Date: Aug 4, 2014 9:15 PM
To: peter@1sourceinc.com
CC:

Peter,

The trash cans on the west side of the building are getting out-of-control I feel the trash belongs in the alley not on the frontage were people walk into our offices have to smell it (including my self) I get complaints every time I have a client in the office if its not the flies its the smell!

Peter not to be a pain in your side but, I feel this is a big enough issue to bring it to your attention (since your the land lord) to take it to to the City or who ever it may concern to have this matter resolved.

Trash cans belong in alleys not on frontage for customers to walk by..

Sincerely,
A&M Motors
Michael lange
77 W Chicago St
Suite #3 85225
(602) 574 8421



[FWD: TRASH] DVR12-0007

peter

to:

susan.fiala

07/31/2014 07:50 AM

Cc:

kevin.mayo

Hide Details

From: <peter@1sourceinc.com>

To: susan.fiala@chandleraz.gov

Cc: kevin.mayo@chandleraz.gov

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

for DVR12-0007

----- Original Message -----

Subject: TRASH

From: Julie Santos <julie.e.santos@gmail.com>

Date: Mon, July 28, 2014 5:34 pm

To: peter@beerglass.us

Peter,

I just wanted to let you know, that the smell from the trash binds around the corner, is getting worse. If we open the office door, all the flies come in. Is there something that you can do?

Thanks



--

Julie S Huante

UMS, LLC

77 W Chicago St Unit 4-5

Chandler, AZ 85225



[FWD: Trash] The Perch (re-zone application)
peter to: susan.fiala

08/04/2014 11:58 AM

From: peter@1sourceinc.com
To: susan.fiala@chandleraz.gov

History: This message has been replied to.

3 attachments

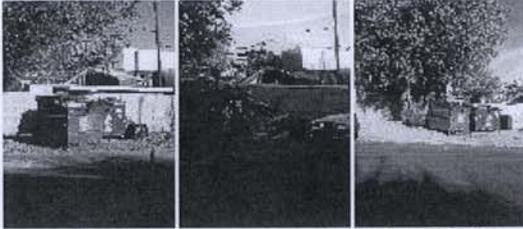


photo 1.JPG

photo 2.JPG

photo 3.JPG

different photos different days

trash is incorrectly placed on city property
it did not exist prior and carries no grandfather rights
the sidewalk is soiled
smell is bad

----- Original Message -----

Subject: Trash

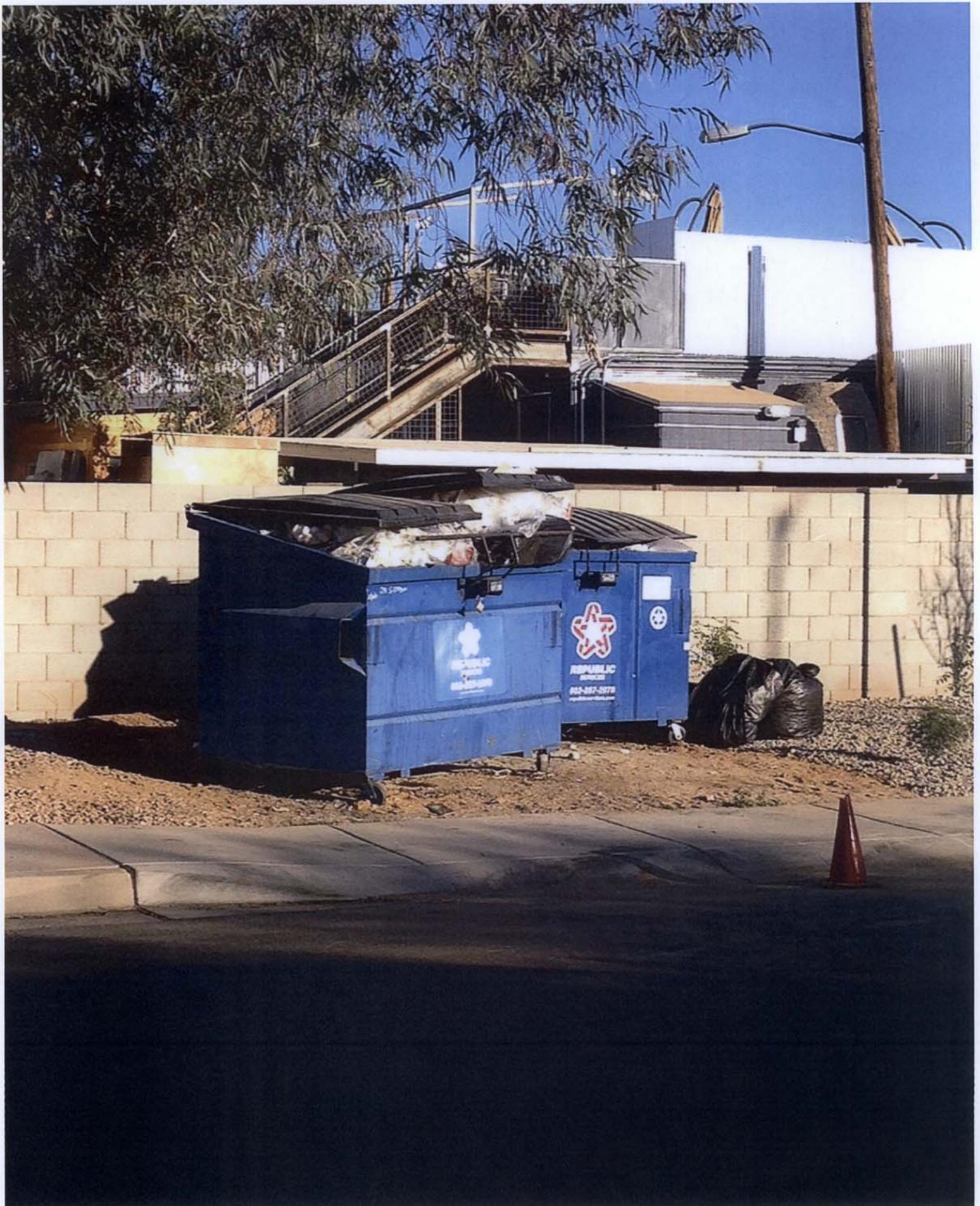
From: Peter Sciacca <peter@1sourceinc.com>

Date: Jul 31, 2014 11:02 PM

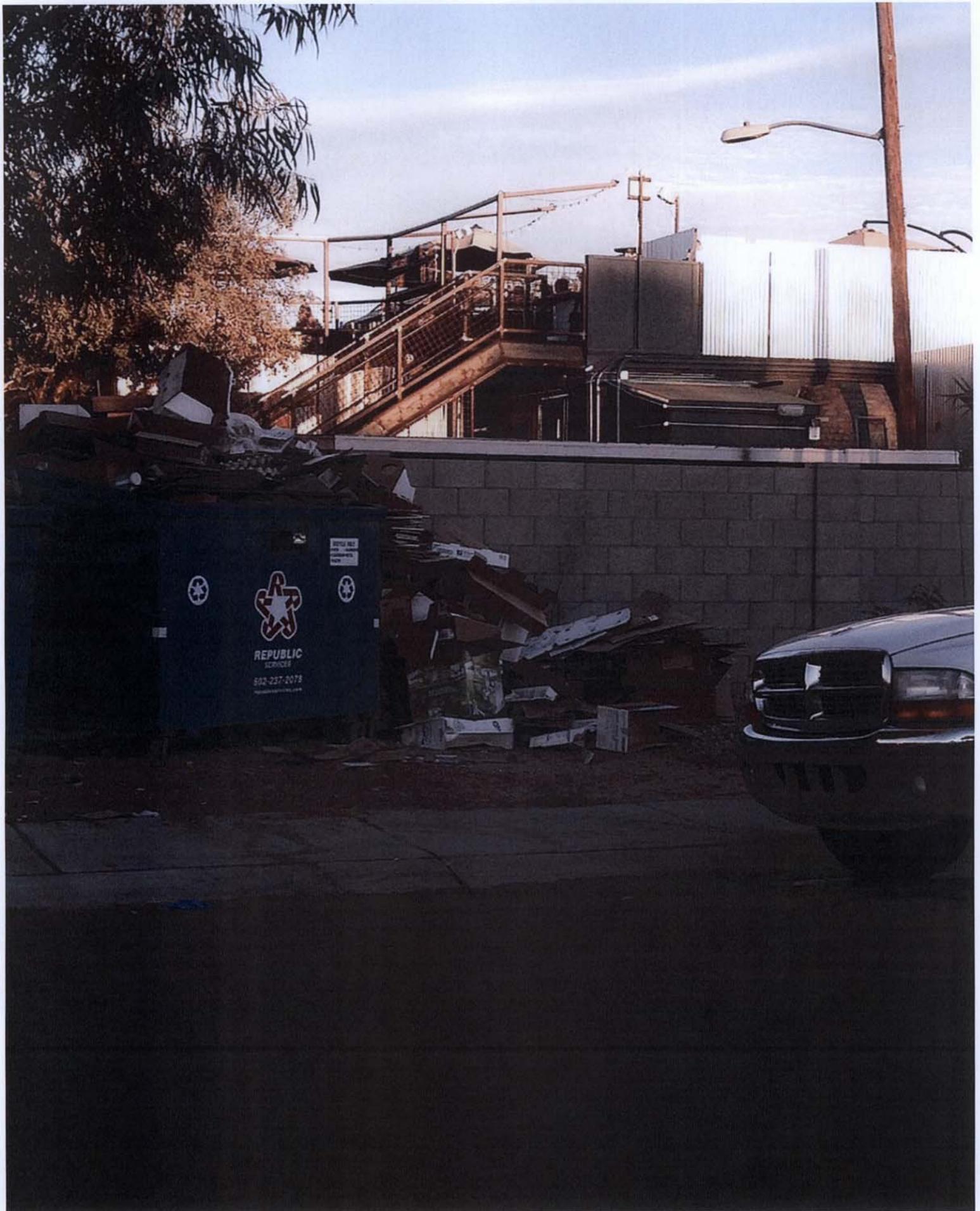
To: "Peter Sciacca" <peter@1sourceinc.com>, "Sigrid Sciacca"
<sigrid@1sourceinc.com>

CC:

Peter Sciacca
T. 480.517.9777
C. 602.330.6888
www.1sourceinc.com







ORDINANCE NO. 4564

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM COMMUNITY COMMERCIAL (C-2) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO PLANNED AREA DEVELOPMENT (PAD) FOR COMMERCIAL AND RETAIL IN CASE (DVR14-0007 THE PERCH) 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:

A PORTION OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 897, BLOCK 1, TOWNSITE OF CHANDLER, ACCORDING TO BOOK 9 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY RECORDS

THENCE ALONG THE NORTH LINE THEREOF, NORTH 89 DEGREES 34 MINUTES 35 SECONDS EAST, A DISTANCE OF 150.14 FEET TO THE NORTHEAST CORNER THEROF;

THENCE ALONG THE EAST LINE OF SAID LOT 897 AND LOT 899, BLOCK 1 OF SAID TOWNSITE, SOUTH 00 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 100.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 899;

THENCE ALONG THE SOUTH LINE THEREOF, SOUTH 89 DEGREES 34 MINUTES 22 SECONDS WEST, A DISTANCE OF 150.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 899 ON THE EAST LINE OF OREGON STREET;

THENCE ALONG THE WEST LINE OF SAID LOTS 899 AND 897 AND THE EAST LINE OF OREGON STREET, NORTH 00 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 100.08 FEET TO THE POINT OF BEGINNING.

Said parcel is hereby rezoned from Community Commercial (C-2) with a Planned Area Development (PAD) overlay to Planned Area Development (PAD) for commercial and retail, subject to the following condition:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "THE PERCH", kept on file in the City of Chandler Planning Division, in File No. DVR14-0007, except as modified by condition herein.

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

SECTION III. The Planning Division 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 of the City of Chandler, Maricopa County, Arizona, this _____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this ____ day of _____, 2014.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4564 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2014, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY KSM

PUBLISHED: