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*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – CC Memo No. 06-319**

**DATE:** December 12, 2006

**TO:** MAYOR AND CITY COUNCIL

**THRU:** W. MARK PENTZ, CITY MANAGER   
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR   
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR 

**FROM:** BOB WEWORSKI, PRINCIPAL PLANNER 

**SUBJECT:** PDP06-0031 CHECKER AUTO / JIFFY LUBE

**Request:** Preliminary Development Plan (PDP) amendment approval for an auto retail and service center.

**Location:** Southwest corner of Arizona Avenue and Ocotillo Road within Fulton Ranch Towne Center

**Project Info:** Approximately 2.15 acres  
6,533 sq. ft. Checker Auto, 2,152 sq. ft. Jiffy Lube  
8,685 sq. ft. total building area

**Applicant:** Phoenix Design Group / Park Gibbs Development Co. LLC.

**RECOMMENDATION**

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

**BACKGROUND**

The application requests to amend the Preliminary Development Plan (PDP) for a portion of the 78-acre Fulton Ranch Towne Center commercial development located at the southwest corner of Arizona Avenue and Ocotillo Road. The subject portion of the commercial center site was represented as an approximate 8,000 sq. ft. freestanding pad building for either a retail store or restaurant. The amendment seeks approval for an auto retail store and auto service center through a revised site layout and building architecture.

The Fulton Ranch mixed-use development received Planned Area Development (PAD) zoning and PDP approval in May 2004. The adopted PDP for the 540-acre site, bounded by Ocotillo Road, Arizona Avenue, Chandler Heights Road, and Basha Road, features single-family and multi-family residential, church, school, park, and commercial parcels.

The subject site (Fulton Ranch Towne Center) was approved to allow C-2 Community Commercial District uses along with a gasoline service station use. The commercial center has a variety of retail stores and restaurants, with a majority of the buildings either under construction or already constructed. While the commercial center plan represented an automotive related use (gas station) to the east of the subject parcel along Ocotillo, a restaurant (Old Chicago) was developed instead.

The subject parcel, located within the commercial center, is bordered by a restaurant (Old Chicago) to the east and a vacant parcel to the south planned for retail shops. A City well site and planned residential subdivision is located to the west. Hamilton High School recreation fields are located to the north, across Ocotillo Road and Fox Crossing residential subdivision to the northwest.

The amendment proposal includes the site layout and building architecture for an auto retail and service center. The two businesses are physically connected, with the Checker Auto store on the site's north end and the Jiffy Lube service center on the south portion. While both businesses operate independently, they are complimentary to each other with shared parking and pedestrian walkways. The building is placed in a landscaped setting along Ocotillo Road, with parking provided on the building's east side. Adequate parking is provided for both auto retail and auto service components. Queuing for the Jiffy Lube can accommodate up to two vehicles in front of each service bay.

Mitigation measures have been taken to minimize any potential negative impacts to the adjacent residential subdivision. The nearest residential property is located approximately 190 feet from the subject building and 250 feet to the service bays. Besides an existing dissimilar use landscape buffer of 12 tall trees, additional 48" box trees are planned along the driveway entrance between the residential area and the commercial building. A six-foot tall block wall will screen the service and loading area. Stipulations have been added to control any potential adverse impacts that may be generated from the auto service facility such as prohibiting outdoor storage or display, prohibiting outdoor audio or intercom systems, and keeping the servicing and equipment inside the facility.

A condition in the original zoning states that freestanding pad buildings shall carry an architectural level of detail similar to front facades of the main building. Staff believes that the building architecture has satisfied the zoning condition and is consistent with the approved pad building representations for Fulton Ranch Towne Center.

Four-sided architecture is emphasized on all building sides through the utilization of varying rooflines and different façade treatments. Covered walkway canopies accommodate pedestrian circulation along the building entrances and a pedestrian seating area at the building's north end.

Building materials include EIFS stucco, stone veneer, steel shade canopies, and storefront window panels. Vine trellis panels help to soften and break up the building facades. All materials and colors will match the approved palette established for Fulton Ranch.

The building signs will be in conformance with the already approved Fulton Ranch sign package. The individual letters are limited to a maximum 45" letter height and must be halo illuminated. Per the zoning stipulation, building signs (West Elevation) oriented toward the residential parcels cannot be illuminated.

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

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood meeting was held on November 1, 2006 with nobody in attendance.
- Fulton Homes is in support of the amended plan.
- As of the date of this memo, Staff is not aware of any opposition or concerns related to this application.

#### **COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

#### **RECOMMENDED ACTION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of Preliminary Development Plan (PDP) amendment, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Lot 8 / Parcel 12 Fulton Ranch Towne Center- Checker Auto / Jiffy Lube Building" kept on file in the City of Chandler Current Planning Division, in file number PDP06-0031, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 3560, in case DVR03-0044 Fulton Ranch, 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.
4. All raceway signage shall be prohibited within the development.
5. All pedestrian walkways shall be A.D.A. accessible and shall not be interrupted by any obstacles preventing circulation (i.e. handicap shall have direct access to all indoor and outdoor pedestrian spaces).
6. All ground-mounted equipment shall be screened from public view by landscaping or a concrete or masonry wall equal to or greater in height than the mechanical equipment.

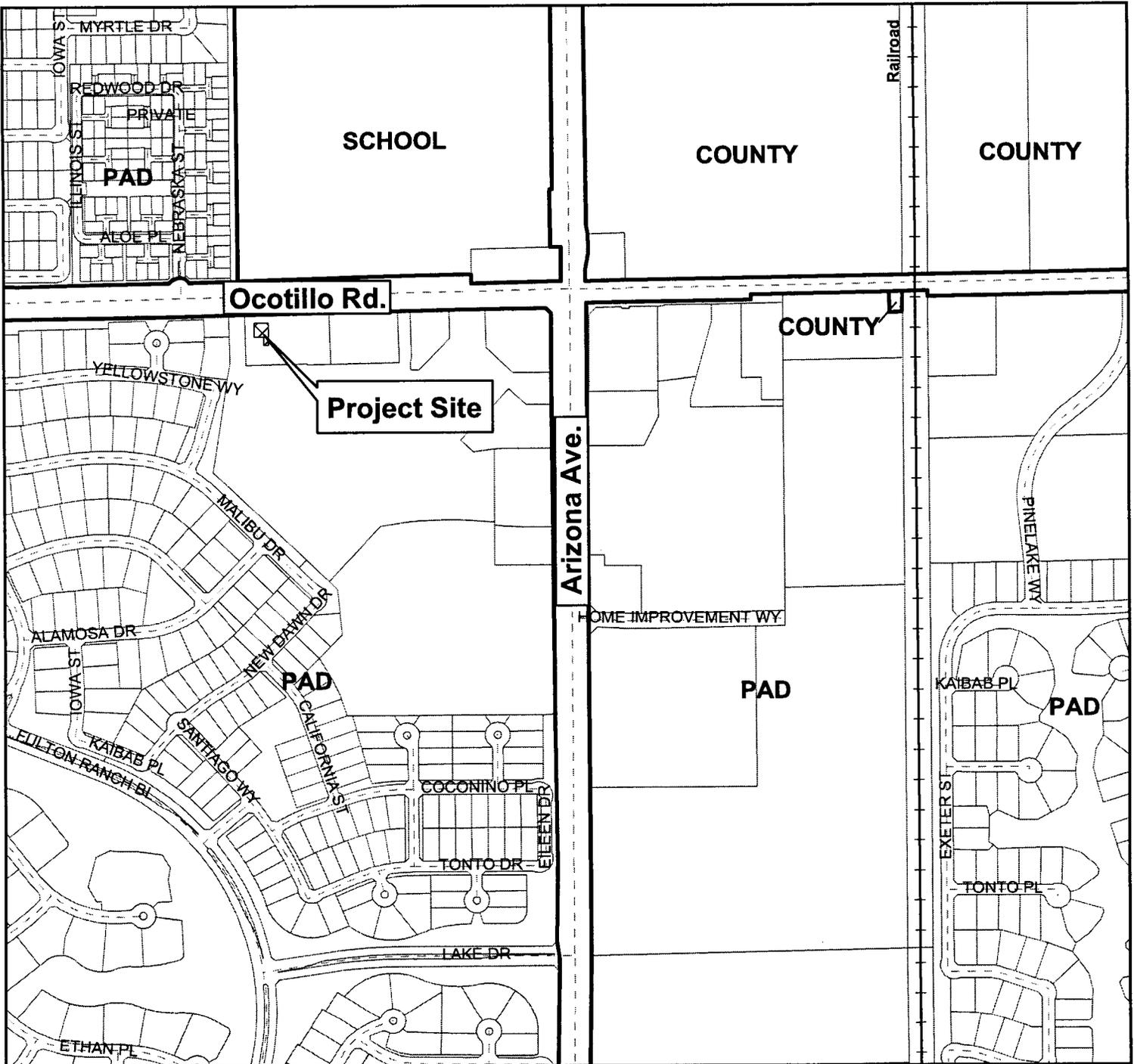
7. All automotive servicing shall be limited to light duty general automotive servicing, such as oil changes, tune-ups, tires, brakes, and wheel alignments. Automotive servicing, such as exhaust systems, radiator and engine repair, etc. on this property must be preceded with rezoning approval by the City of Chandler in accordance with all Zoning Code requirements.
8. Outdoor storage or display shall be prohibited.
9. There will be no public address, telephone or other amplified sound emitters outside the building.
10. All maintenance activity shall be performed inside the building.
11. The air compressors will be installed in an acoustically isolated area.
12. The compressor shall have a remote filter or air intake silencer to lower the compressor sound level.
13. The new trees along the building's west side shall be at 12 feet high at the time of planting.
14. The landscape planter located in front of the Jiffy Lube building entrance shall be widened by approximately 9 feet and include a screen wall device.
15. The applicant shall work with Staff to enhance the north elevation building architecture to provide a larger variety of façade and roof elements.

**PROPOSED MOTION**

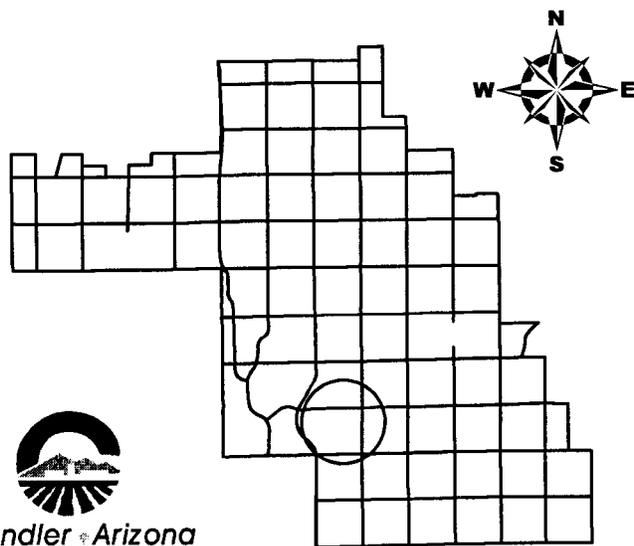
Move to approve Preliminary Development Plan request PDP06-0031 CHECKER AUTO / JIFFY LUBE, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Fulton Ranch Towne Center Site Plan
3. Building Site Plan
4. Building Perspective Rendering
5. Building Elevations
6. Development Booklet, Exhibit 'A'



## Vicinity Map



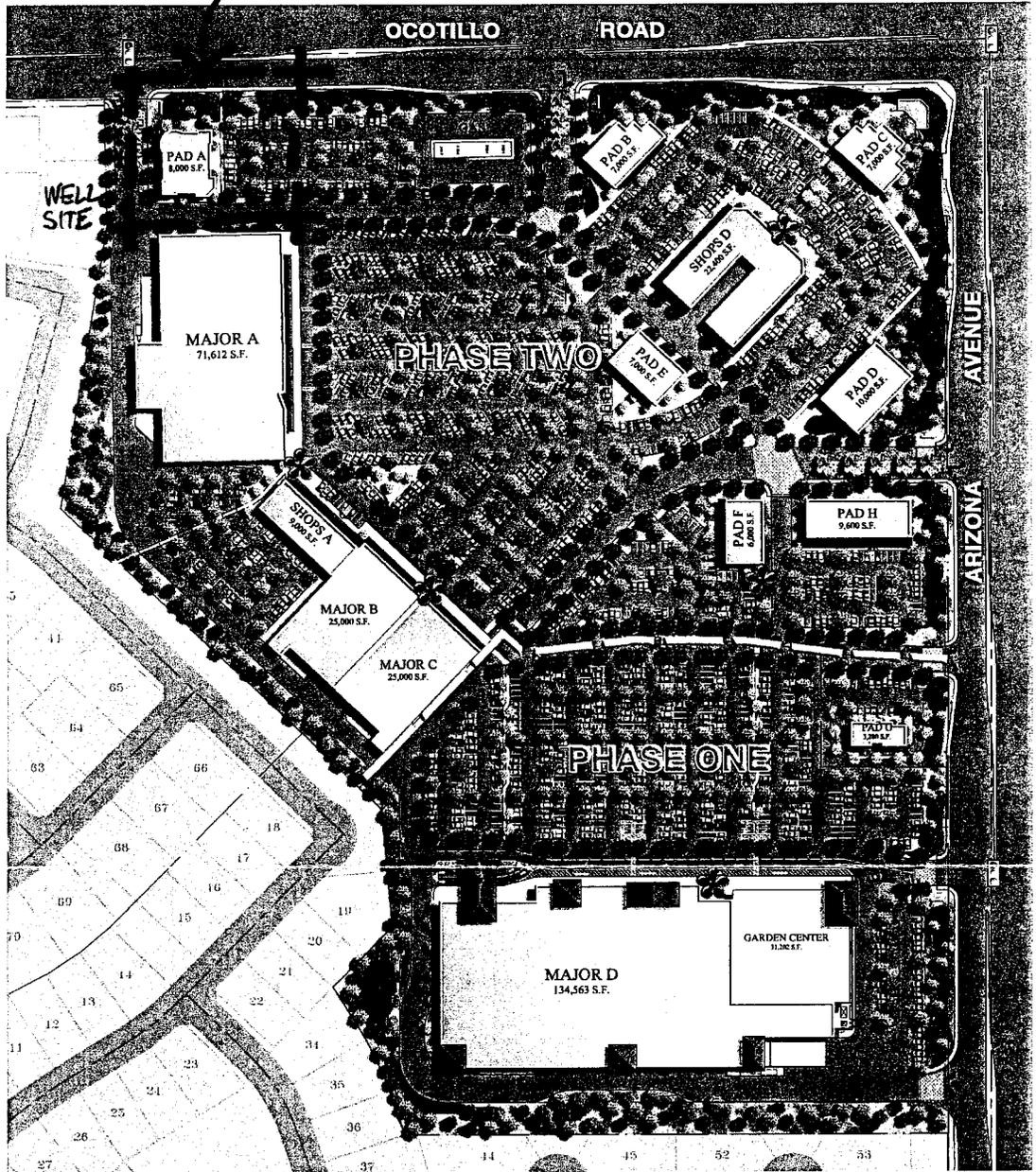
PDP06-0031

Checker Auto/Jiffy Lube



Chandler Arizona  
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# SUBJECT SITE

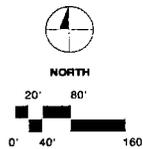


PROPOSED DEVELOPMENT SITE PLAN



## SITE DATA

Gross Site Area	:	2,024,683 S.F.	(46.48 Acres)
Net Site Area	:	1,821,676 S.F.	(41.82 Acres)
Total Building Area (Inc. G.C.)	:	376,727 S.F.	
Building Coverage	:	20.7%	
Parking Required	:	1,507 Spaces	4.00 per 1000
Accessible Parking Provided	:	27 Spaces	
Total Parking Provided	:	1,787 Spaces	4.74 per 1000



FULTON HOMES  
RED DEVELOPMENT

## Fulton Ranch Towne Center

ARIZONA AVENUE AND OCOTILLO ROAD  
CHANDLER, ARIZONA

03119

03-22-04



Butler Design Group, Inc.  
ARCHITECTS & PLANNERS



