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MEMORANDUM **Planning and Development – CC Memo No. 07-167**

DATE: JUNE 22, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
for DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR *DB*
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*
BOB WEWORSKI, PLANNING MANAGER *BW*

FROM: BILL DERMODY, CITY PLANNER *BD*

SUBJECT: UP07-0031 FIRESTONE

Request: Use Permit approval to operate a motor vehicle repair business in a
Planned Industrial (I-1) zoning district

Location: Northeast corner of Chandler Boulevard and 56th Street

Applicant: Earl, Curley & Lagarde, P.C.

RECOMMENDATION

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

BACKGROUND

The request is for Use Permit approval to operate a motor vehicle repair business in a Planned Industrial (I-1) zoning district. The proposal is part of an auto-oriented development that wraps around an existing fuel station (Circle K) at the northeast corner of Chandler Boulevard and 56th Street.

The subject site is surrounded to the east and north by existing industrial uses. The intersection's other corners feature commercial zoning and uses. The vacant parcel to the north of the subject site is part of a separate Use Permit application.

The proposed 8,143 square foot building is oriented with auto service bays in the rear so as to naturally screen them from street view. Street access is provided through existing driveways on the adjacent fuel station parcel.

The subject parcel provides 41 parking spaces compared to a code requirement of 42 spaces. The adjacent parcel to the north, part of the same development and subject to a separate Use Permit request, provides 19 parking spaces more than required by code.

The architecture features a variety of building colors and materials, including EIFS, stone veneer, split-faced cmu, and galvanized metal. Further visual interest is provided by varied parapet heights, staggered facades, lighting fixtures, and curved and slanted metal canopies.

The architecture and landscaping will meet City Code standards. The attached Development Booklet illustrates the proposed architecture and landscaping, which meet City Code with regard to building materials, building massing, and plant species and size. Any site signage will abide by Sign Code regulations.

DISCUSSION

Planning Commission and Staff find the proposed motor vehicle repair use to be compatible with the surrounding area. The subject site and adjacent parcel to the north are integrated into a single, quality development with uniform landscaping and effective cross-access. This use is a natural transition from commercial uses at this intersection to surrounding, lower traffic industrial uses.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 4, 2007 at the Sunset Branch Chandler Library. No citizens attended.
- At the time of this writing, Staff has received no communication from citizens or neighboring property owners opposed to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 6 Opposed: 0 Absent: 1 (Cason)

Planning Commission revised Condition No. 7 to provide guidance on the extent of landscaping expected at the building's base.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP07-0031 FIRESTONE subject to the following conditions:

1. Completion of the construction of all required off-site 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.

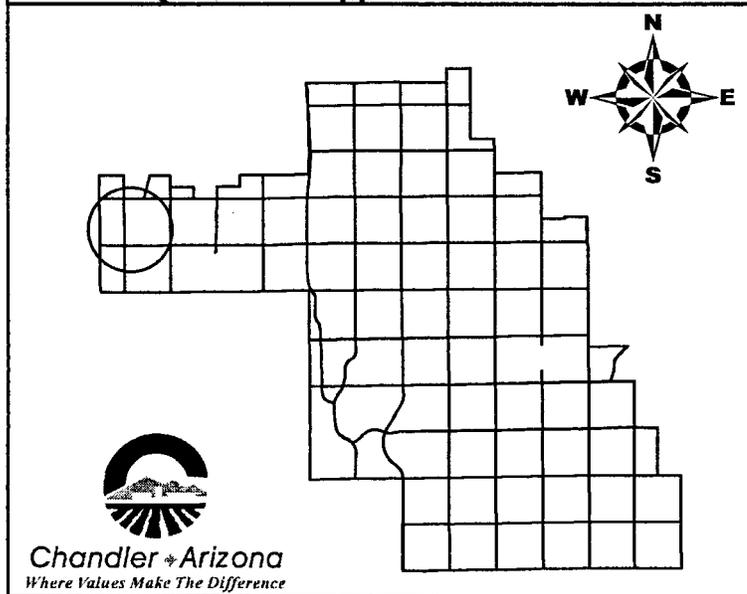
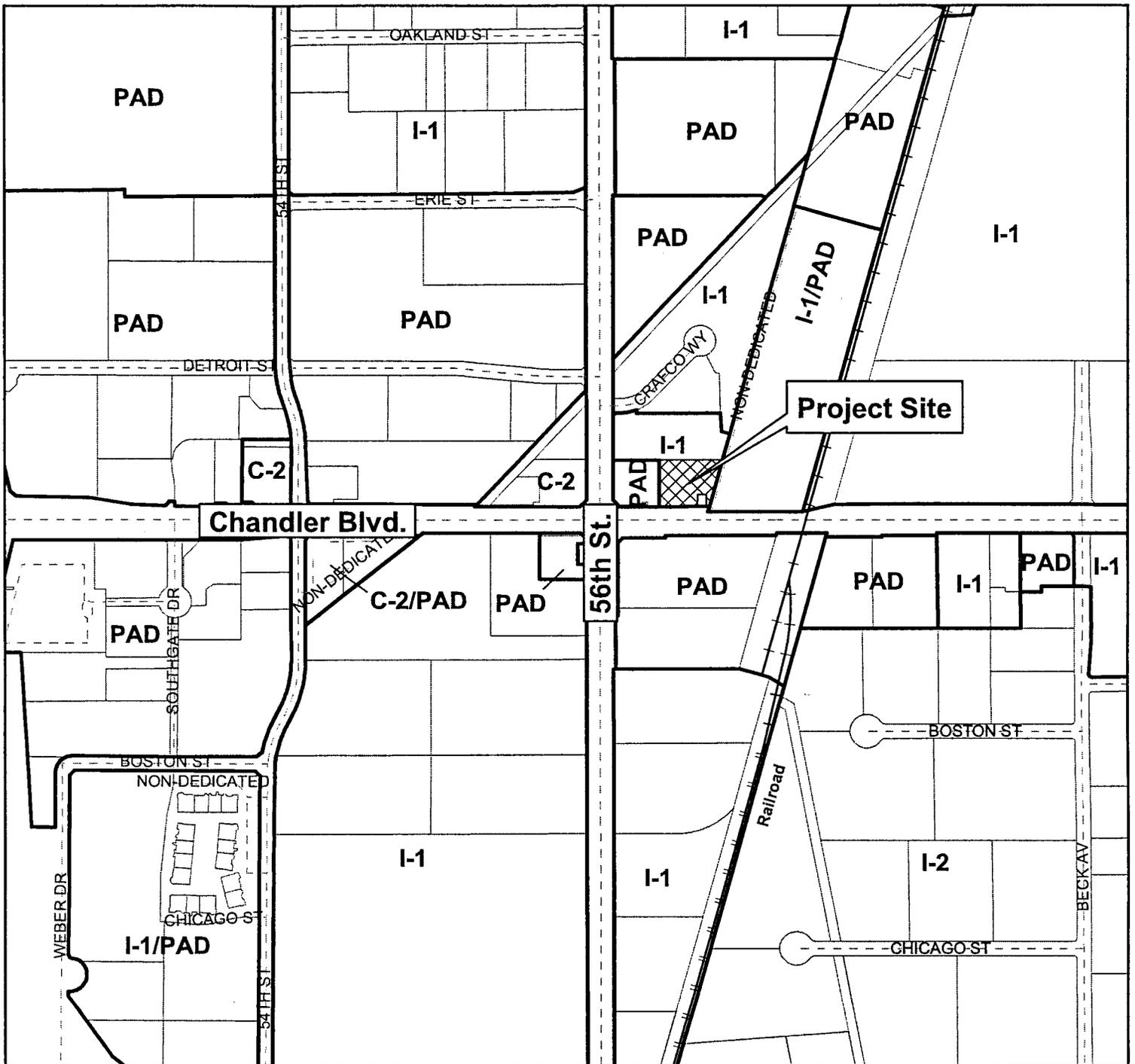
2. Conformance with the application materials (site plan, narrative, etc.).
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
5. 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.
6. All raceway signage shall be prohibited within the development.
7. Foundation landscaping shall be added along the building's southern wall, including green screens. The sidewalk shall be removed to facilitate the landscaping. Details to be worked out with staff.

PROPOSED MOTION

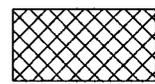
Move to approve Use Permit UP07-0031 FIRESTONE subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Development Booklet, Exhibit A
3. Site Plan
4. Landscape Plan
5. Elevations
6. Perspective View

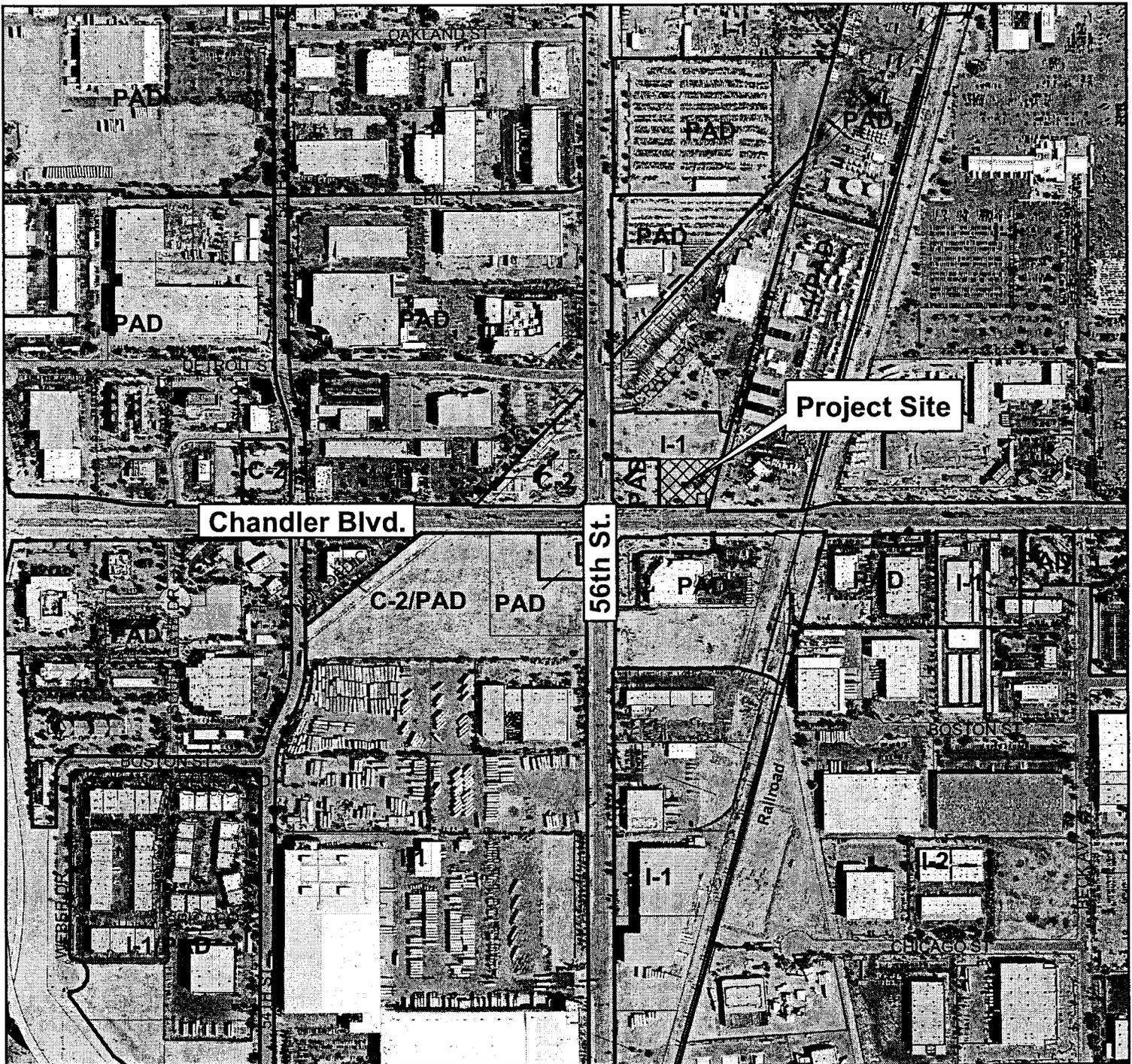


Vicinity Map



UP07-0031

Firestone Complete Auto Care

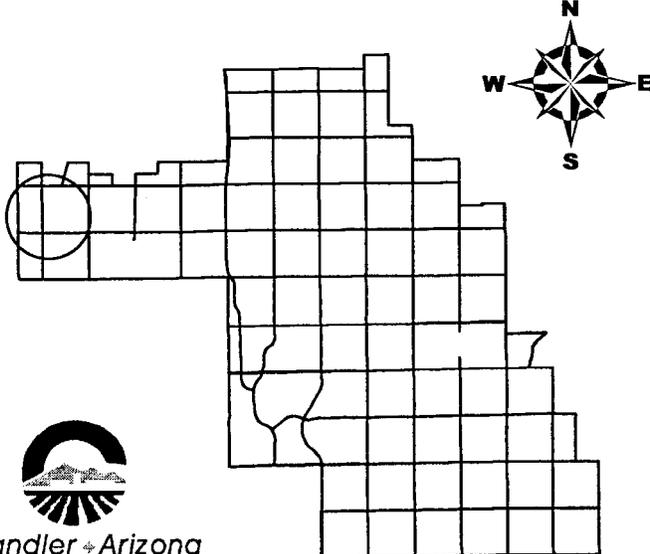


Chandler Blvd.

56th St.

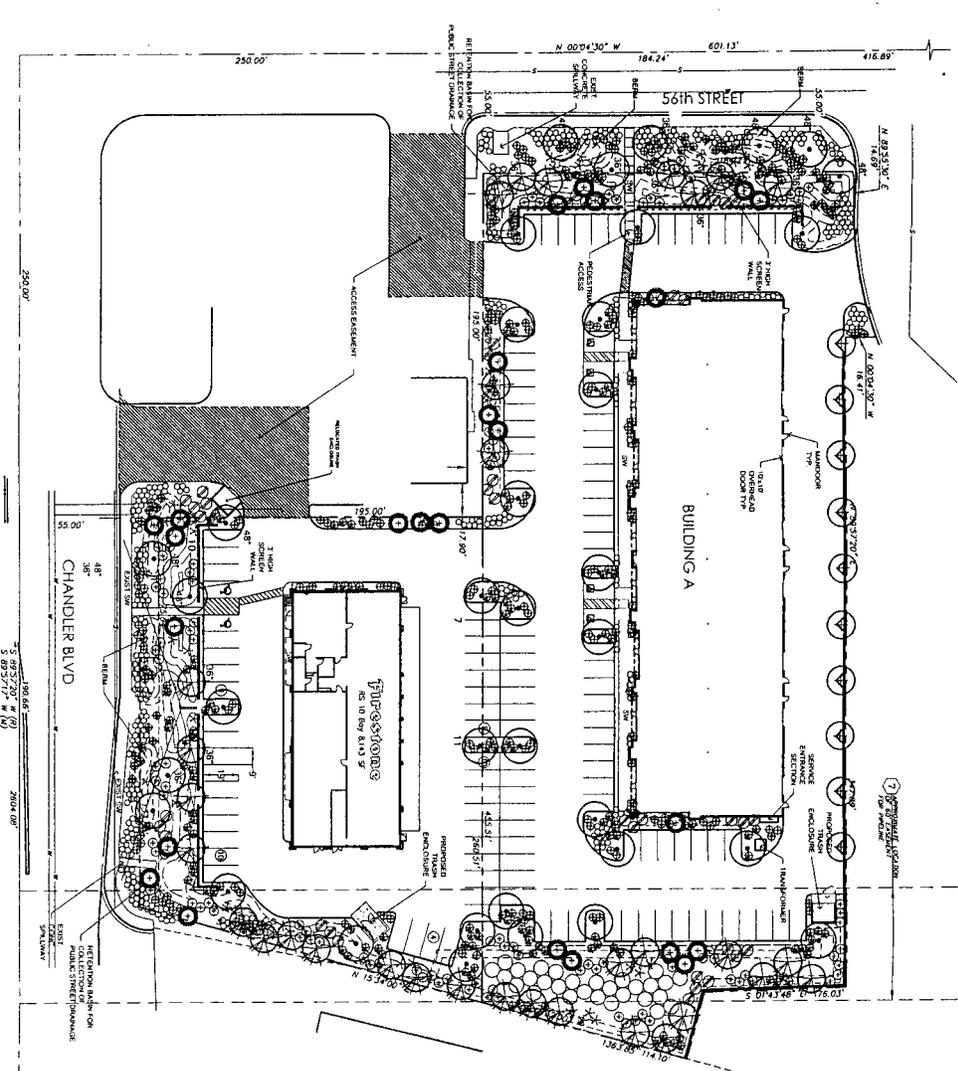
Project Site

Vicinity Map



UP07-0031

Firestone Complete Auto Care



LANDSCAPE LEGEND

SYMBOL	PLANT NAME	HEIGHT	WIDTH	QUANTITY
○	GREYHAWK EBBEN NUTS	1.0	6.00	4.00
○	DESERT MIMBRO	2.0	7.00	4.00
○	24" BOX PALM (CROWN)	2.0	4.00	30
○	48" BOX PALM (CROWN)	2.0	4.00	30
○	AGAVE SANSONIA	1.50	7.00	4.00
○	24" BOX PALM (CROWN)	1.50	7.00	4.00
○	38" BOX PALM (CROWN)	1.50	7.00	4.00
○	SCYPIA SECURIDIFOLIA	1.0	6.00	2.00
○	TEJAS MONTANA LABEL	1.0	6.00	2.00
○	ACICIA STENOPIA	1.5	3.0	2.5
○	15 GALLON ACICIA	1.5	3.0	2.5
○	VEGETA SPANSE ABILITE	5 GALLON		
○	ORANGE JINER	5 GALLON		
○	HEPACALOR PANAVICOLA	5 GALLON		
○	RED YUCCA	5 GALLON		
○	QUANTO UNIVERBER	5 GALLON		
○	DESERT YUCCA	5 GALLON		
○	LEUCOPHYLLUM FRUTICOSA	5 GALLON		
○	GREEN CLOUD	5 GALLON		
○	ACICIA NEPOTES	1 GALLON		
○	DESERT CARPET m	1 GALLON		
○	REBILIA FENESTRULAS	5 GALLON		
○	EVAT MILLEA	5 GALLON		
○	CASAPINA MEXICANA	5 GALLON		
○	AMERICAN BIRD OF PARADISE	5 GALLON		
○	LAVINIA MONTEVIDEOS	5 GALLON		
○	COCCO ROUND	5 GALLON		
○	CONTOURAL GIBBERNA	5 GALLON		
○	BIJOU MORNING GLORY	5 GALLON		
○	ACICIA NEPOTES	1 GALLON		
○	DESERT CARPET m	1 GALLON		
○	1/2" WINGS ANDERSON GOLD	1 GALLON		
○	DESIGNATED LANDSCAPE AREAS	1 GALLON		

CITY OF CHANDLER LANDSCAPE NOTES:

ALL PLANT MATERIALS ARE GUARANTEED FOR A PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS WHICH ARE NOT PLANTED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR FOR WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.

TREES, SHRUBS, GROUND COVER AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.

ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALITY APPROVED LANDSCAPE PLAN.

PARKING LOT TREES ARE TO HAVE A MINIMUM CLEAR CANOPY DISTANCE OF FIVE (5) FEET TO THE FINISH GRADE TOP OF GRANITE IS TO BE 1/2" BELOW THE PAVED SURFACE OF SIDEWALKS OR ANY OTHER PAVED SURFACE.

ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

FINISH GRADE OF LANDSCAPE AREAS (TOP OF TURF OR D.G.) MUST BE GRADED TO 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES.

ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION-REPLANTING AND TREE PLANTING CODES. SEE SECTION 190101 (A) ZONING CODE.

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

DOUBLE ROW PLANTERS ISLANDS (9' X 38') MUST CONTAIN A MIN. OF 2 TREES AND 10 (5) GALLON SHRUBS AND 1 ADDITIONAL SHRUB FOR EVERY 25 FEET.

PARKING LOT TREES MUST HAVE A MIN. CLEAR CANOPY DISTANCE OF 5 FEET FROM THE CURB TO THE FACE OF THE CURB. SEE SECTION 11001 (B) (1) ZONING CODE.

TREES MUST BE PLACED MIN. OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS, SHRUBS MUST BE AT LEAST 3' FROM ALL SIDES OF A FINISH INDICATES HYDRATE LOCATIONS.

ALL SITE IMPROVEMENTS INCLUDING LANDSCAPE AND SITE CLEANUP MUST BE COMPLETED PRIOR TO CERTIFICATE OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.

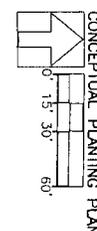
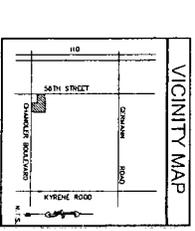
ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR CONTRACTOR MUST SUBMIT A DECOMPOSED GRANITE SAMPLER TO CITY LANDSCAPE ARCHITECT PRIOR TO ORDERING.

PRIOR TO ANY LANDSCAPE OR IRRIGATION CONSTRUCTION IN THE PUBLIC RIGHT OF WAY, THE LANDOWNER MUST OBTAIN A PERMIT FROM THE CITY LANDSCAPE ARCHITECT AT 480.292.3062 AT LEAST 48 HOURS IN ADVANCE OF INSTALLATION WORK.

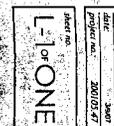
REGISTERED LANDSCAPE ARCHITECT DATE

LANDSCAPE CALCULATIONS:

TOTAL SITE AREA:	138,675 SQ. FT.	3.11 AC.
TOTAL BUILDING AREA:	20,143 SQ. FT.	.46 AC.
TOTAL LANDSCAPE AREA:	118,532 SQ. FT.	2.65 AC.
TOTAL PARKING AREA:	5,700 SQ. FT.	.13 AC.
LANDSCAPE IN PARKING AREA:	4,752 SQ. FT.	.11 AC.
PARKING LOT INTERIOR SURFACE AREA:	948 SQ. FT.	.02 AC.
TOTAL TURF AREA:	0 SQ. FT.	0 AC.
SHRUBS/GROUND COVERS:	69,750 SQ. FT.	1.58 AC.
IRROGATION/GRAVITE:	6,780 SQ. FT.	.15 AC.



T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 1121 East Mission Ave. Phoenix, Arizona 85014
 (602) 253-0520



56TH STREET & CHANDLER BOULEVARD
 56TH STREET & CHANDLER
 CHANDLER, ARIZONA

REGISTERED PROFESSIONAL

REGISTERED LANDSCAPE ARCHITECT

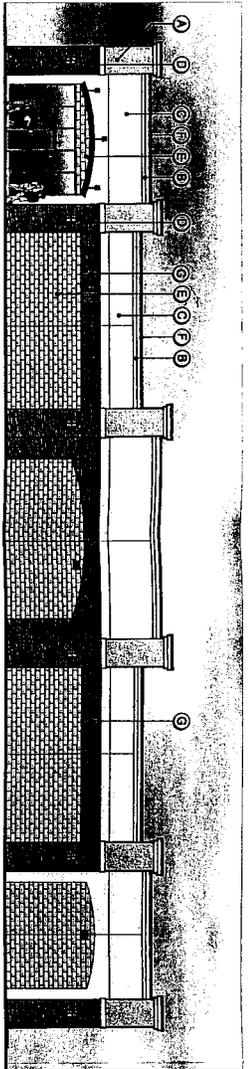
REGISTERED PROFESSIONAL

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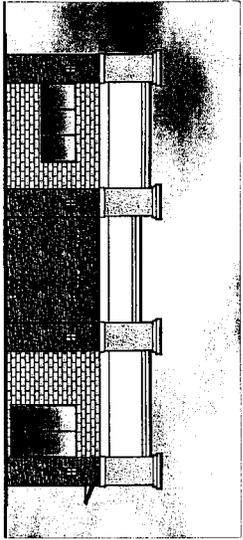
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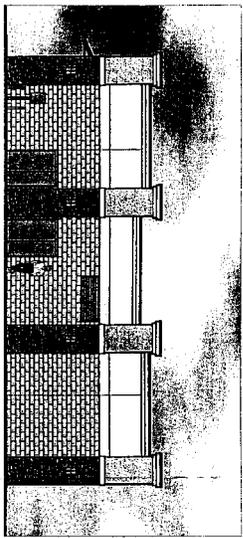




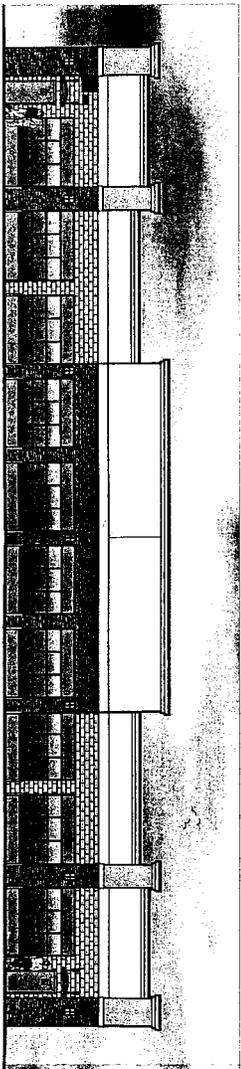
1 FRONT (SOUTH) ELEVATION (STREET SIDE)



2 SIDE (WEST) ELEVATION



3 SIDE (EAST) ELEVATION

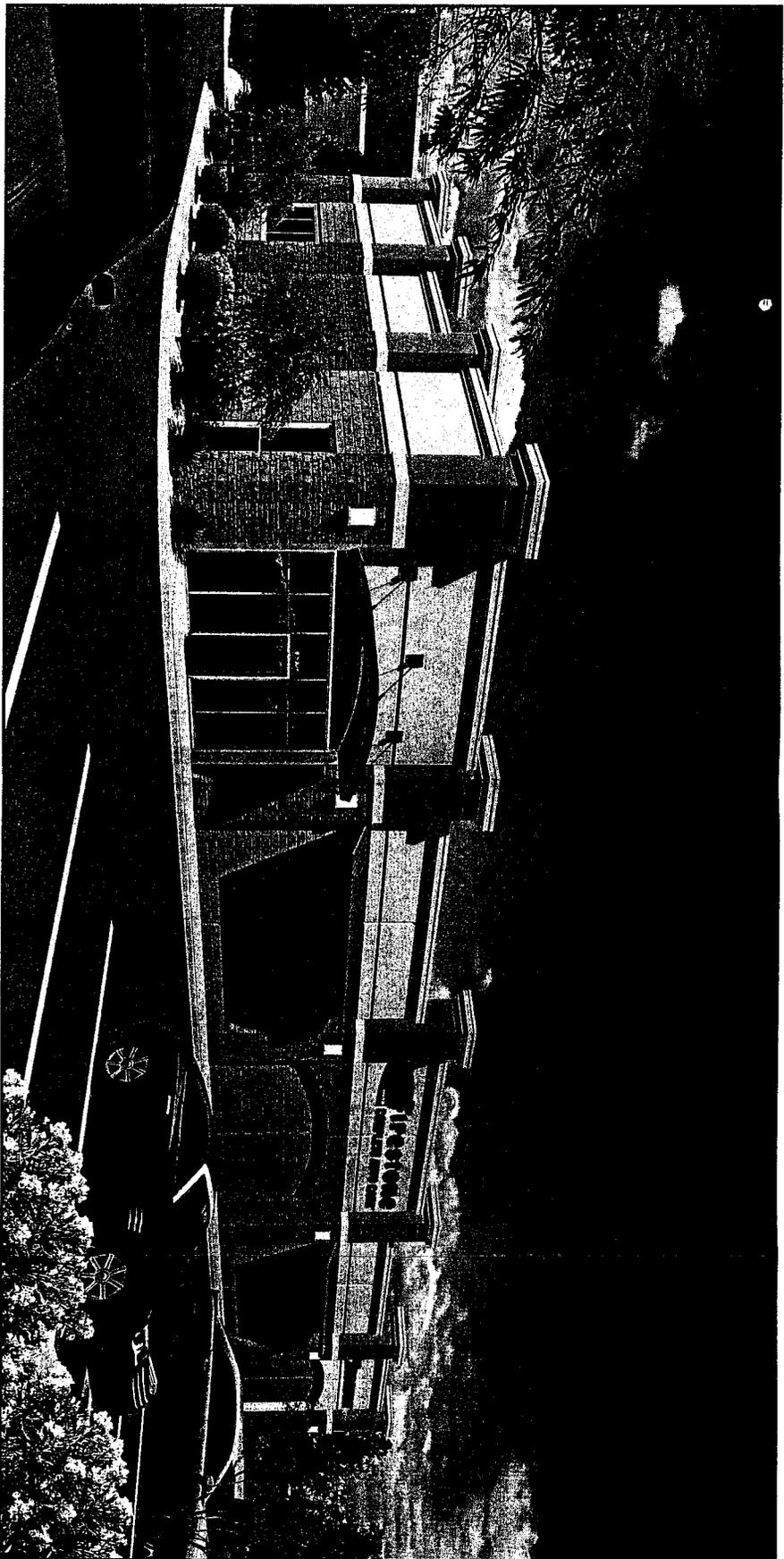


4 REAR (NORTH) ELEVATION (CUSTOMER PARKING SIDE)

- A E.F.S. FINISH TO MATCH SHERWIN-WILLIAMS SW
- B E.F.S. FINISH OVER FOAM SHEEPS TO MATCH SHERWIN-WILLIAMS SW
- C E.F.S. FINISH TO MATCH SHERWIN-WILLIAMS SW
- D STONE VENER "CULTURED STONE" COUNTRY LEDGESTONE #
- E SPLIT FACED CMU PAINTED TO MATCH SHERWIN-WILLIAMS SW
- F GALVANIZED METAL COPING - PAINT TO MATCH SHERWIN-WILLIAMS SW
- G PREFINISHED METAL ROOFING



 COMPLETE AUTO CARE	EMBER GROUP CONSTRUCTION <small>4401 WILLOW CREEK BLVD PHOENIX, AZ 85044-1000 PH: 602.944.4000 FAX: 602.944.4002</small>		56th Avenue at Chandler Boulevard Chandler, Arizona												
Project No.: Site No.: Job No.:	Issue Date: 03-13-2007	File: Allding Scale: AS NOTED Checked By: DM Drawn By: KRM	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">No.</th> <th style="width: 45%;">Description</th> <th style="width: 50%;">Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Description	Date									
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A4	PRELIMINARY NOT FOR CONSTRUCTION														



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