

# 35  
JUL 26 2007



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*Where Values Make The Difference*

**MEMORANDUM**                      **Planning and Development – CC Memo No. 07-168**

**DATE:**            JUNE 22, 2007

**TO:**                MAYOR AND CITY COUNCIL

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

**FROM:**            BILL DERMODY, CITY PLANNER

**SUBJECT:**        UP07-0032 SUNSTATE

**Request:**            Use Permit approval to conduct motor vehicle repair and auto accessory sales in a Planned Industrial (I-1) zoning district

**Location:**            Northeast corner of Chandler Boulevard and 56<sup>th</sup> 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 conduct motor vehicle repair and auto accessory sales 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 56<sup>th</sup> 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 south of the subject site is part of a separate Use Permit application.

The proposed 22,500 square foot building will have street access through existing driveways on the adjacent fuel station parcel and to the north through Crafcro Way. Service bays are located at

the building's rear, facing north toward the adjacent industrial parcel. The subject parcel provides 86 parking spaces compared to a code requirement of 67 spaces.

The architecture features a variety of building colors and materials, including split-faced cmu, center-scored cmu, stone veneer, stucco, and generous storefront windows. Further visual interest is provided by varied parapet heights, staggered facades, and painted accent elements.

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.

From 1998 through 2006, the subject site was zoned Planned Area Development (PAD) for commercial uses (a hotel and a restaurant). The subject site reverted to its former I-1 zoning through City Council action in August 2006.

### **DISCUSSION**

Planning Commission and Staff find the proposed motor vehicle repair and auto accessory sales uses to be compatible with the surrounding area. The subject site and adjacent parcel to the south 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 added Condition Nos. 7 and 8 to better integrate the building's design with the proposed Firestone building to the south.

### **RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP07-0032 SUNSTATE 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.

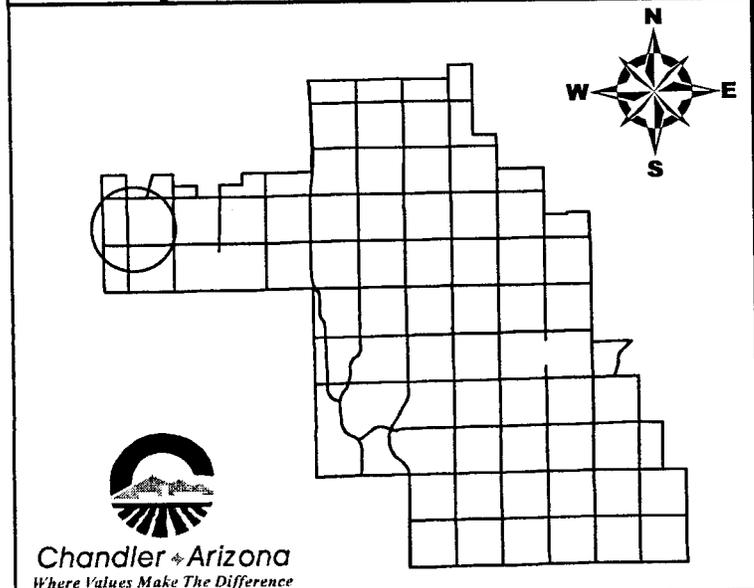
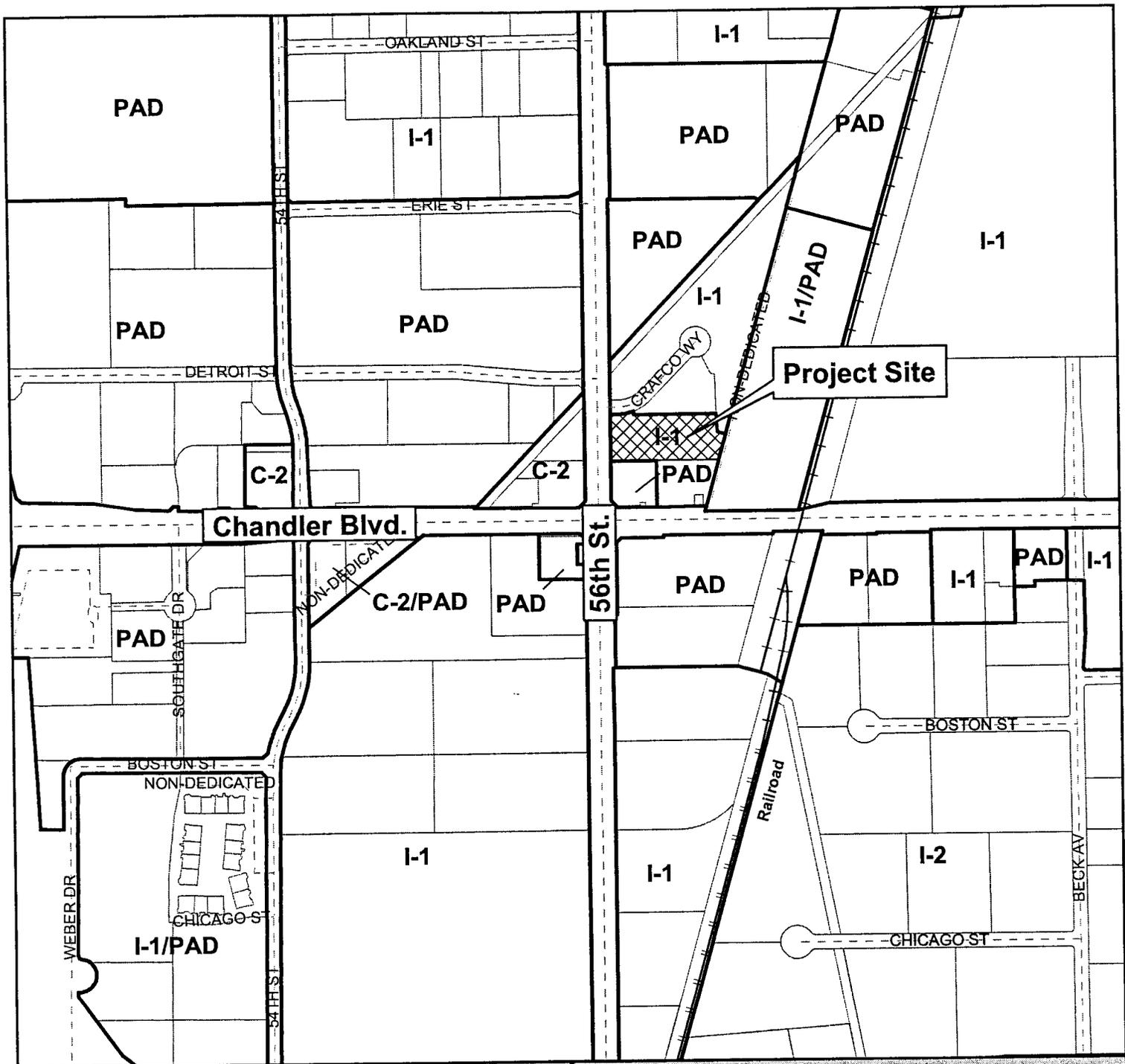
2. Conformance with the application materials (site plan, narrative, etc.).
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. The landscaping shall be maintained at a level consistent with or better than at the 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. The applicant shall work with staff to better match the colors of the proposed building to the south in place of the gray tones shown in the booklet.
8. The building shall incorporate metal awnings of a similar profile and color to the adjacent proposed building.

**PROPOSED MOTION**

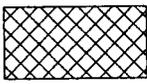
Move to approve Use Permit UP07-0032 SUNSTATE subject to the conditions recommended by Planning Commission and Staff.

**Attachments:**

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

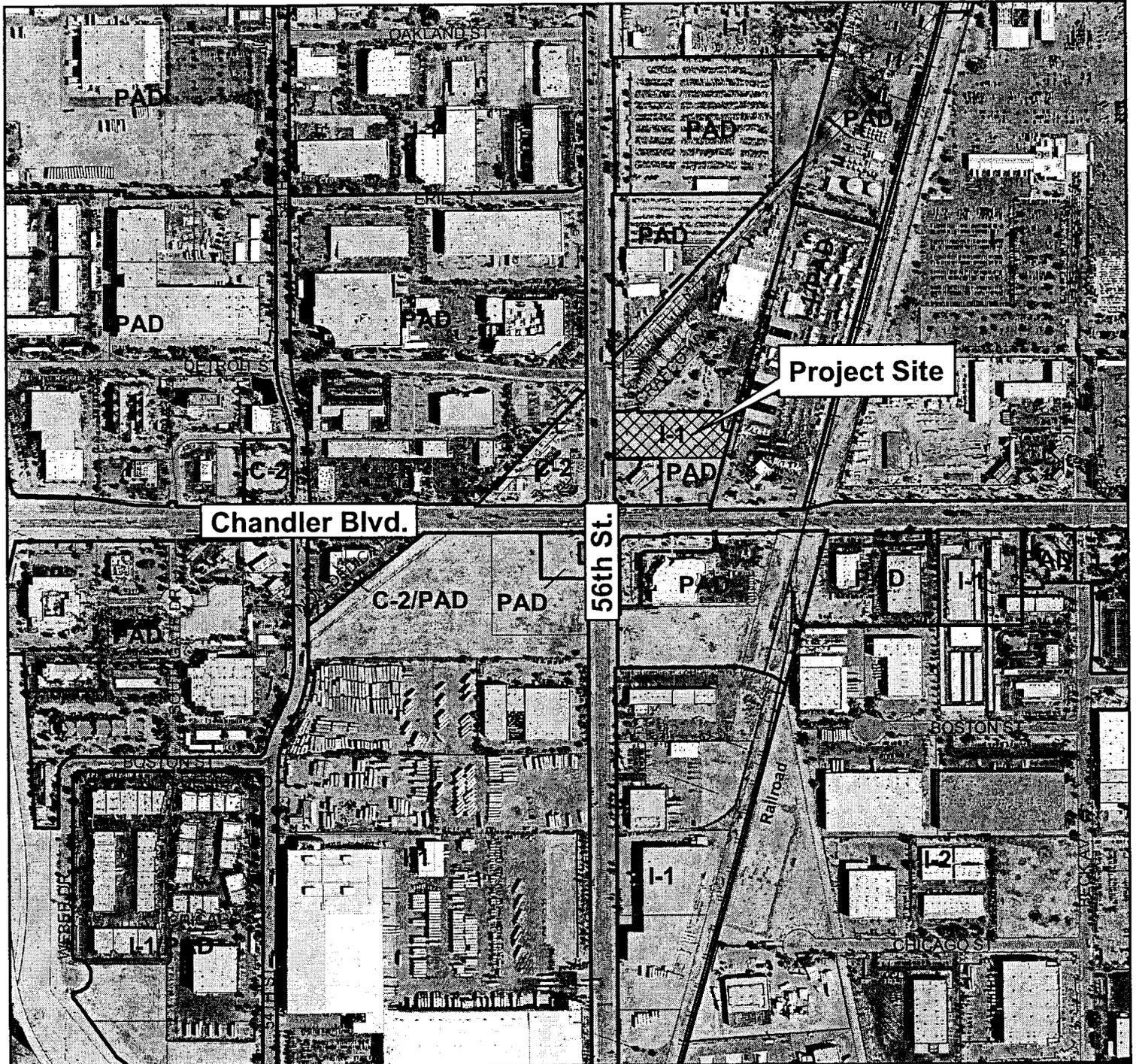


## Vicinity Map



UP07-0032

Sunstate

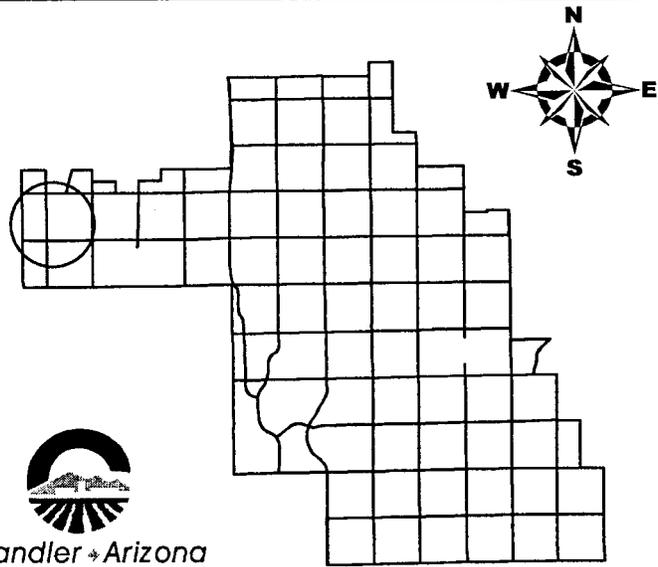


Chandler Blvd.

56th St.

Project Site

Vicinity Map



UP07-0032

Sunstate

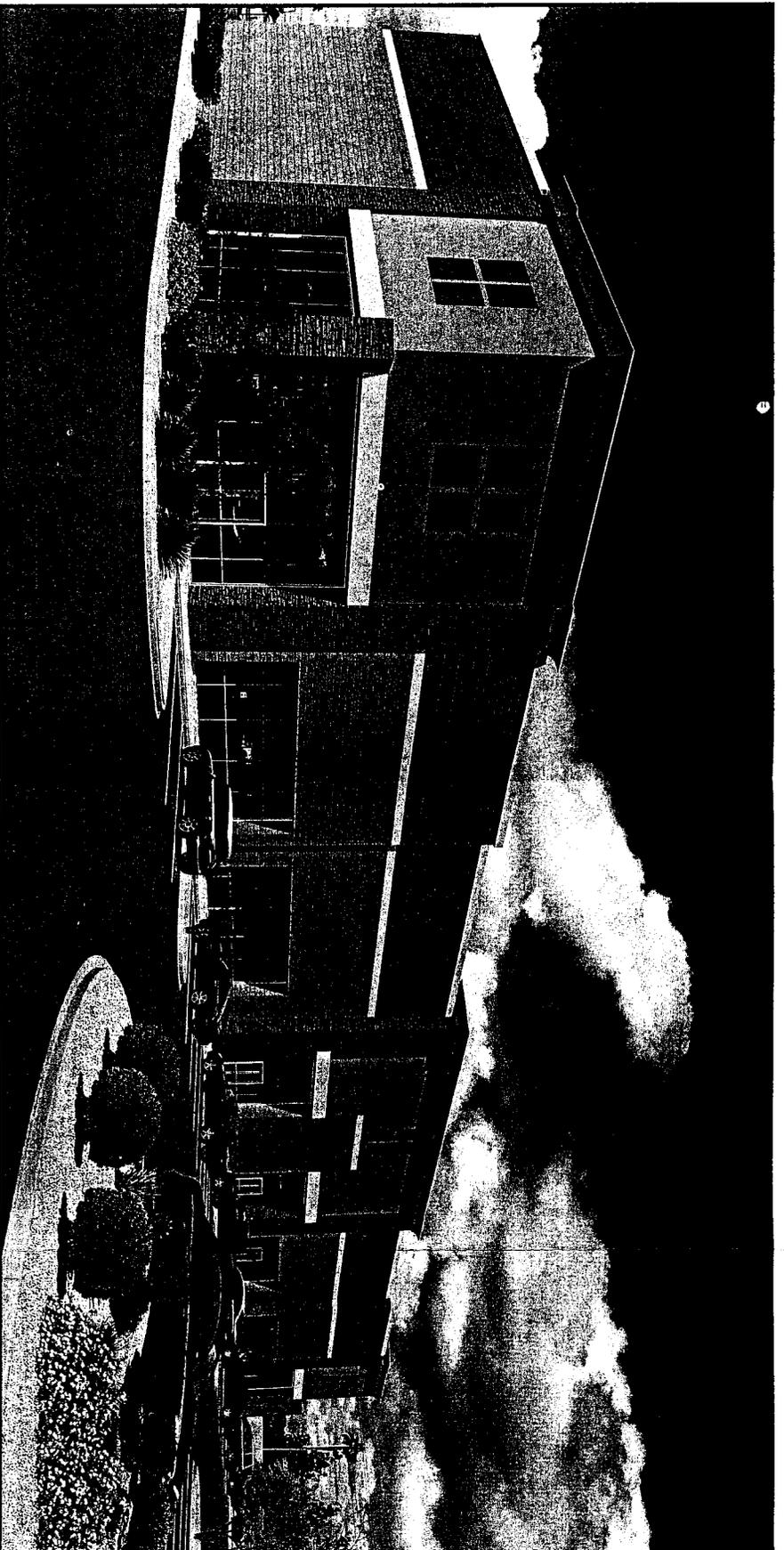


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03.15.07

**56th St. & Chandler Blvd.**

