

#13

OCT 25 2007



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning & Development – CC Memo No. 07-228

DATE: OCTOBER 4, 2007
TO: MAYOR AND CITY COUNCIL
THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER
FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER
SUBJECT: PDP07-0009 SANTAN CROSSING PLAZA

Request: Preliminary Development Plan (PDP) approval including building and site design for a retail development
Location: Southeast corner of Pecos and Cooper Roads
Applicant: Lamb Architects
Project Info: Approximately 5.8 acres, two single-story retail buildings and a freestanding bank pad

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and PAD zoning, Planning Commission and Staff recommend approval of the Preliminary Development Plan (PDP) subject to conditions.

BACKGROUND

The subject property was zoned Planned Area Development (PAD) for future commercial uses in 1997 as a part of the Rio del Verde residential subdivision. In 2006, the eastern 8 acres was rezoned to PAD to allow medical and general offices, which are currently under construction. The remaining 5.8 acres on the west remained PAD for commercial development as permitted under the C-2 (Community Commercial District) zoning district.

The application requests Preliminary Development Plan (PDP) approval for a commercial retail development, which includes two, single-story retail tenant shop buildings and a freestanding bank pad. The development includes two retail buildings totaling approximately 23,082 square feet in size. The bank pad is approximately 5,450 square feet in size.

Through the rezoning and PDP case for the office development, development of the remaining commercial parcel was expected to be compatible with the office condominiums in site design,

architecture, and landscaping. The proposed development is compatible with the adjacent office project.

The development is in compliance with the Commercial Design Standards and incorporates many architectural elements within the Santan Crossing office development adjacent to the site. Buildings match the office buildings by providing the same paint colors, stone, roof tile, EIFS, arch elements, wrought iron accents, varied rooflines, varied building footprints, decorative light fixtures, decorative columns, extended roof overhangs with corbels, and cornice detailed and flared wall planes. Cross access drives between the office and retail developments are provided in two locations. The landscape palette is the same between the developments including Pine trees along the site's perimeter. The development includes textured concrete paving at the main entrances and pedestrian paths, building foundation landscaping, a ramada with bench seating, and staggered parking along street frontages.

The Development Booklet narrative states there are only two freestanding signs; however, four are shown on the sign plan. There are three multi-tenant freestanding monument signs and one center identification sign. The number of monument signs and the sign height are in compliance with Sign Code; however, the application requests 4 tenant panels per sign versus 2 tenant panels allowed by code.

The center identification sign is located at the intersection corner and is 5 feet in height. The sign is designed with a stone base and paint colors to match the development. The lettering is routed-out, push-through acrylic letters internally illuminated. A 14-foot high monument sign with 4 tenant panels is located along Cooper Road. There are two 6-foot high signs one on each arterial street. The signs include 4 tenant panels each. The three multi-tenant freestanding monument signs are designed with routed-out, push-through acrylic letters internally illuminated. The signs are designed with a stone base and paint colors to match the development.

The Development Booklet sign narrative represents signage on the retail shops and bank building, which comply with Sign Code. The signage will meet the five additional quality standards including halo-illuminated reverse pan-channel letters, letter size is limited to 15% of the building height for all wall-mounted signs, corporate logos are limited to 10% of the total allowable sign size, and landscape features are incorporated at the base of each monument sign.

DISCUSSION

Staff believes that the development is fully integrated the proposed retail development with the existing adjacent office complex. There are vehicle and pedestrian access between the developments that create a seamless connection. The buildings match the office buildings by providing the same paint colors, stone, roof tile, other building materials, and detailing.

Staff is of the opinion the request for two additional tenant panels per monument sign is supportable due to the increased quality of each sign. The signs match the building architecture utilizing stone, an arch form at the base, paint colors to match the development, and are well-designed for the arterial street intersection.

Staff recommends the addition of conditions including one that was applied to the office development requiring all trees along the southern property line to be 12' tall at planting, spaced at 20' on center to achieve a dissimilar land use buffer. Another condition prohibits signage on building elevations facing the office development to the east and residential development to the south as the buildings have frontage on two arterial streets for signage and additional tenant panels on monument signs.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held July 19, 2007. One area resident attended. The resident wants to see unique stores and restaurants versus typical chain-retailers like Water N Ice stores and nail salons.
- As of the date of this memo, Staff is not aware of any opposition or concerns with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 4 Opposed: 0 Absent: 2 (Creedon, Rivers)

Planning Commission appreciated the quality of the proposed retail development and its consistency with the adjacent office development. Stipulations were added to further refine the building architecture and provide pedestrian connections to the office development.

RECOMMENDED ACTION

Planning Commission and Staff, finding consistency with the General Plan and PAD zoning, recommend approval of PDP07-0009 SANTAN CROSSING PLAZA subject to the following conditions:

1. Compliance with original stipulations adopted by the City Council as Ordinance No. 2701, in case PL98-0118 RIO DEL VERDE, except as modified by condition herein.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Santan Crossing Plaza " kept on file in the City of Chandler Current Planning Division, in file number PDP07-0009, except as modified by condition herein.
3. Landscaping shall be in compliance with current Commercial Design Standards.
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. The site shall be maintained in a clean and orderly manner.
6. All trees along the southern property line are to be 12' tall at planting, spaced at 20' on center to achieve a dissimilar land use buffer.
7. Signage is not permitted on building elevations facing the office development to the east and residential development to the south.

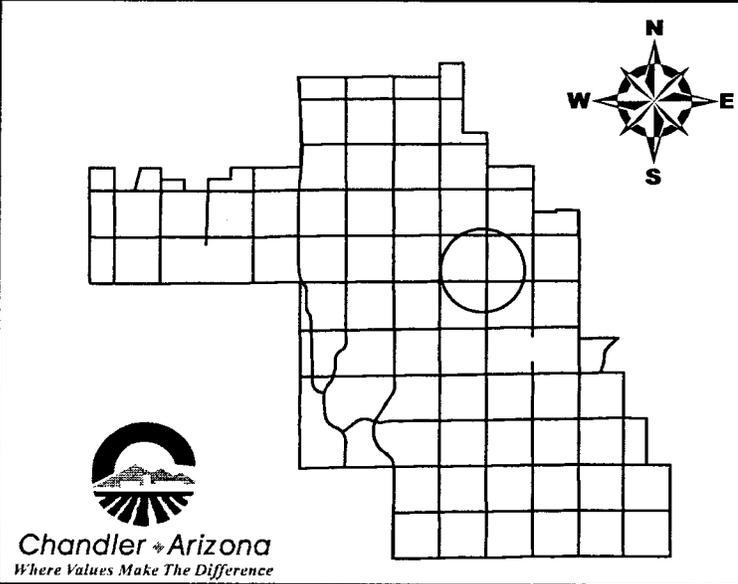
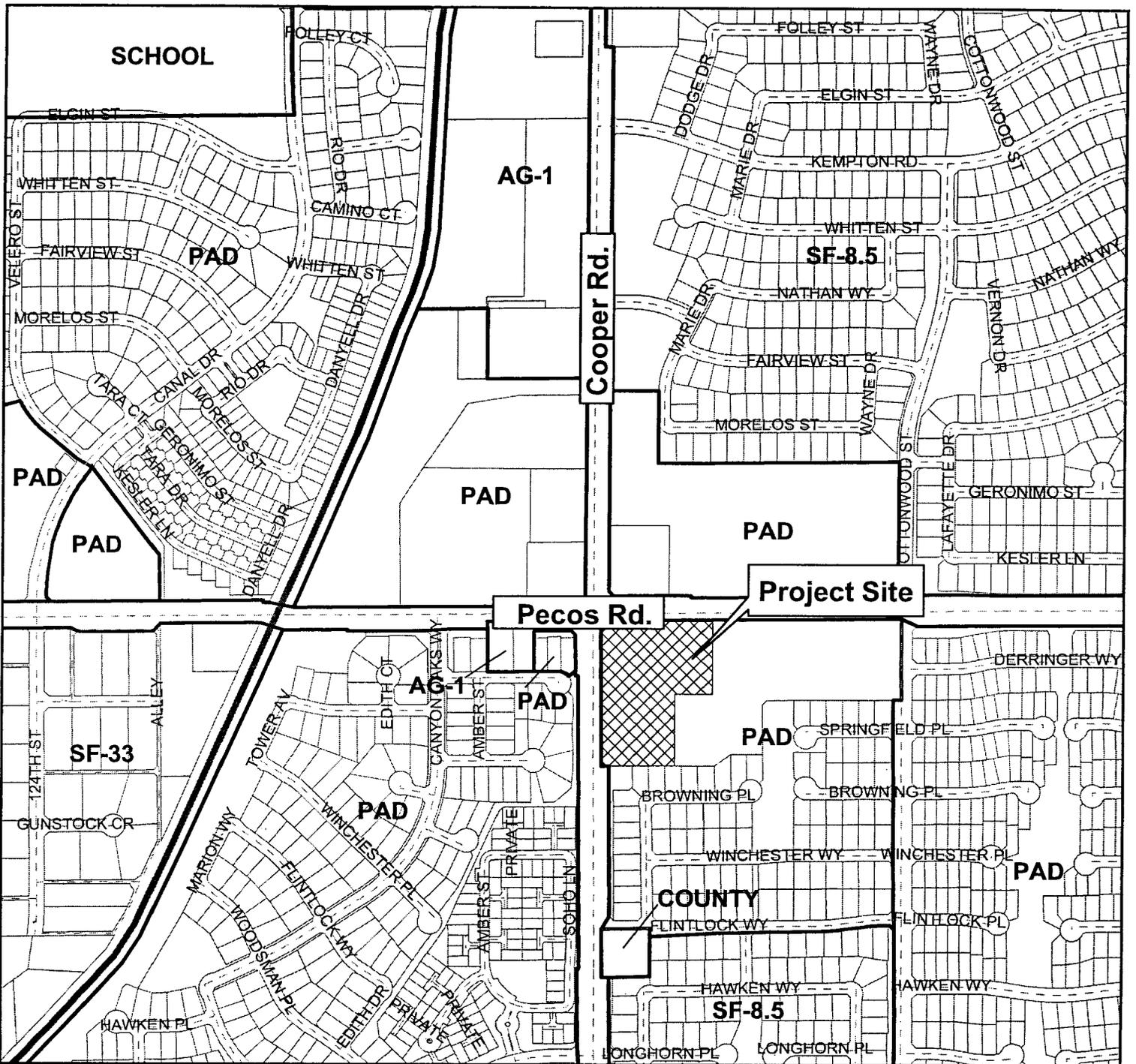
8. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
9. All monument signs shall include internally illuminated routed-out, push-through acrylic lettering. All building signage shall be halo-illuminated reverse pan-channel letters.
10. 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.
11. All raceway signage shall be prohibited within the development.
12. The applicant shall work with Staff to ensure four-sided architecture upon all architectural projections.
13. The applicant shall work with Staff to provide pedestrian connections to the adjacent office development.
14. The applicant shall work with Staff to further develop the architectural detailing of the bank pad.
15. Decorative lights shall match lighting utilized within the adjacent office development.

PROPOSED MOTION

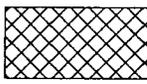
Move to approve Preliminary Development Plan case PDP07-0009 SANTAN CROSSING PLAZA, subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Ordinance No. 2701
6. Development Booklet



Vicinity Map



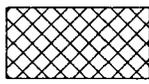
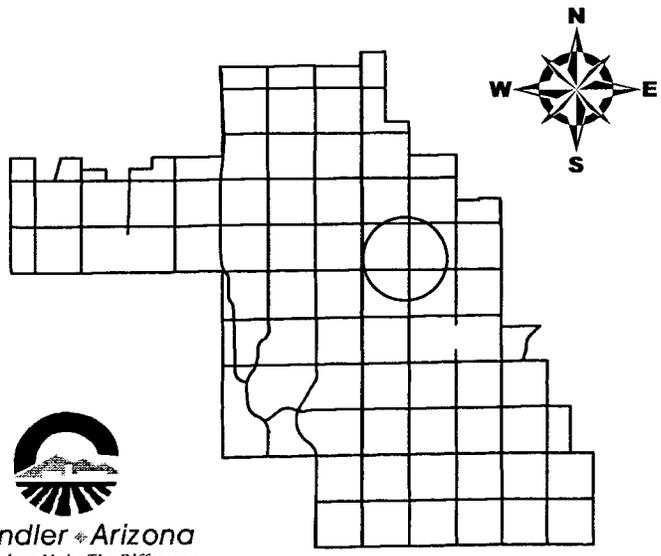
PDP07-0009

Santan Crossing Plaza

CITY OF CHANDLER 3/28/2007

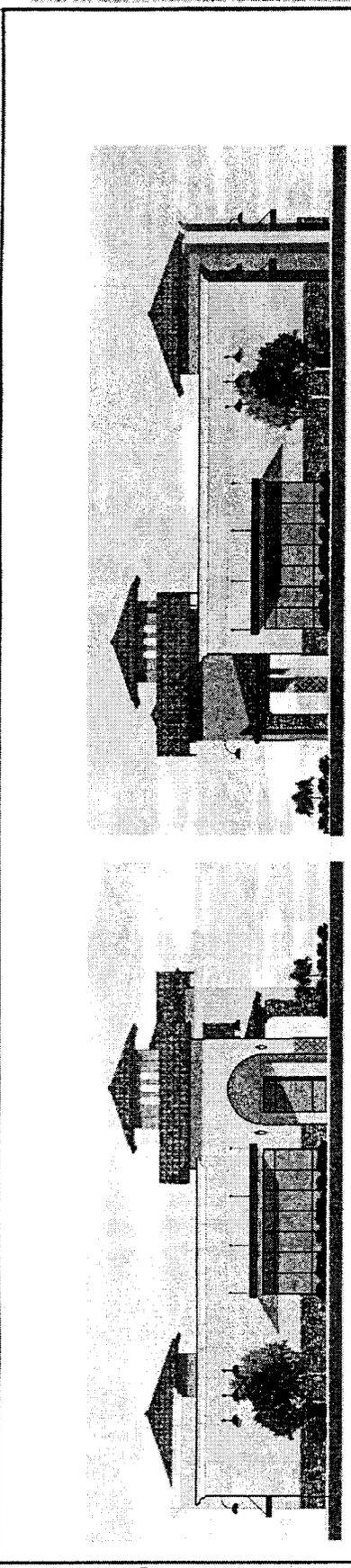


Vicinity Map



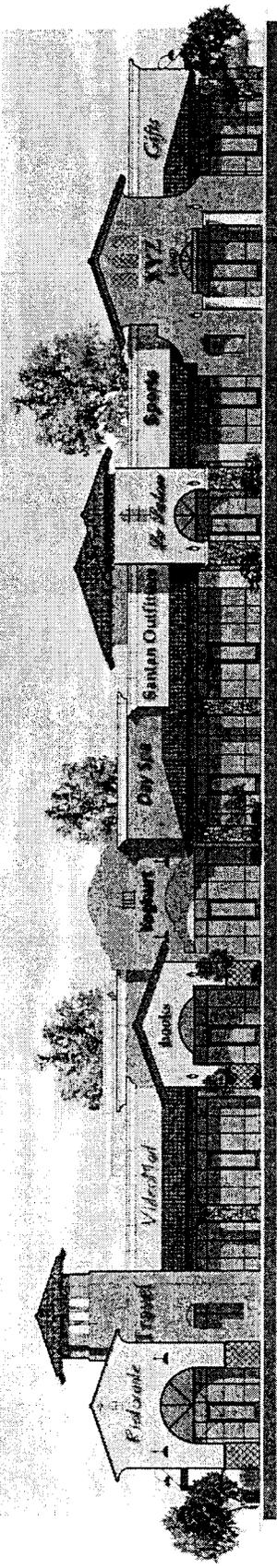
PDP07-0009

Santan Crossing Plaza

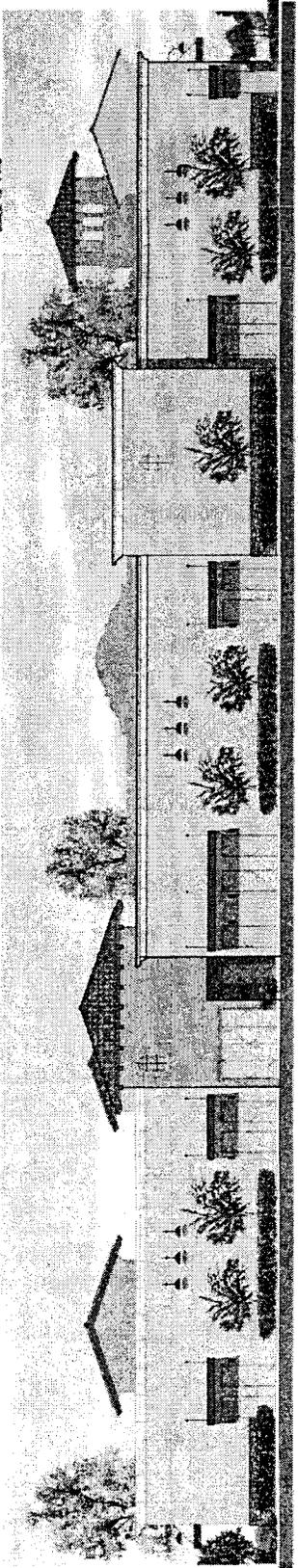


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



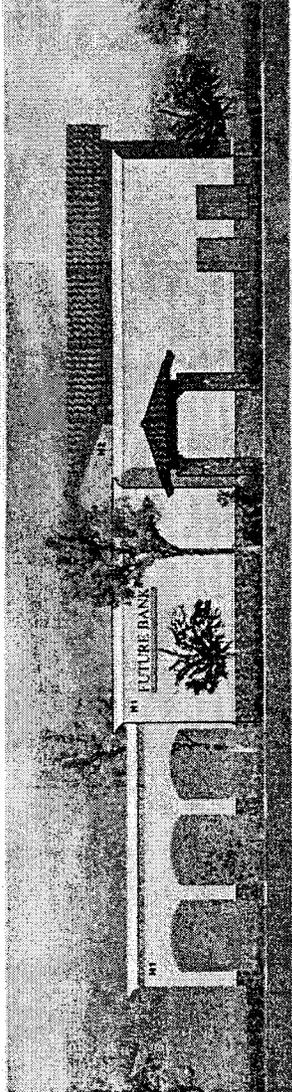
EAST ELEVATION
SCALE: 1/8" = 1'-0"

<p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>LAMB ARCHITECTS 2008 E. MAIN ST. DENVER, CO 80202 TEL: 303.733.1100</p>	<p>3928 Cooper Rd. • Steam Bath, Handlars, etc. <i>San Juan Crossing</i> <i>Spagna</i></p>	<p>BUILDING 1 ARCHITECTURAL ELEVATIONS</p>	<p>A3.0</p>
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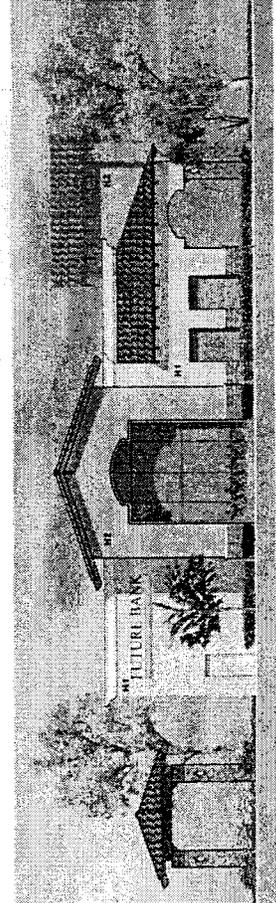
GENERAL NOTES:

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE ARCHITECTURAL SPECIFICATIONS.
3. ALL MATERIALS ARE TO BE OF THE HIGHEST QUALITY AVAILABLE.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
5. ALL UTILITIES ARE TO BE LOCATED AND DEPT. BEFORE ANY CONSTRUCTION.
6. ALL EXISTING UTILITIES ARE TO BE MAINTAINED AND PROTECTED.
7. ALL EXISTING UTILITIES ARE TO BE RELOCATED AS SHOWN ON THE SITE PLAN.
8. ALL EXISTING UTILITIES ARE TO BE RELOCATED AS SHOWN ON THE SITE PLAN.
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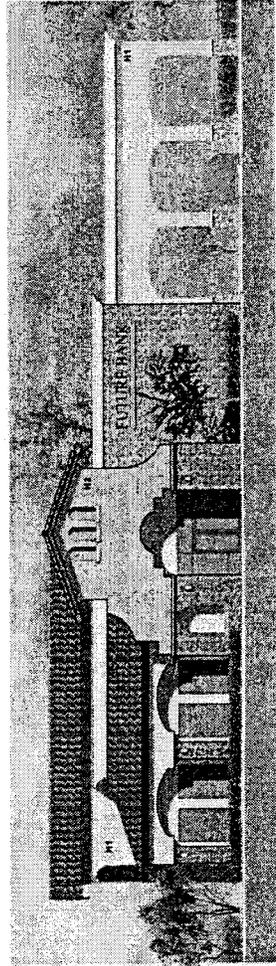
FUTURE BANK - SOUTH ELEVATION



FUTURE BANK - WEST ELEVATION



FUTURE BANK - EAST ELEVATION



FUTURE BANK - NORTH ELEVATION



ORDINANCE NO. 2701

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO PAD COMMERCIAL AND PAD SINGLE FAMILY (PL96-118 RIO DEL VERDE) 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:

Lot four (4) (Sometimes described as the Northeast Quarter of the Northwest Quarter) of Section one (1), Township Two (2) South, Range Five (5) East of the Gila and Salt River Base and Meridian, Maricopa County Arizona.

Said parcel is hereby rezoned from AG-1 to PAD Commercial and PAD Single Family, subject to the following conditions:

1. Dedication of half width right-of-way of 65 feet for Pecos and Cooper roads and 71 feet for any deceleration lanes as required.
2. Construction shall commence above foundation walls on at least two dwelling units within 2 years of the effective date of the ordinance granting this rezoning or the zoning will revert to AG-1.

3. Development shall be in substantial conformance with Exhibit A, Development Booklet, except as modified by condition herein.
4. Approval by the Director of Planning and Development Services of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
6. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
7. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance the applicant shall post a 4' x 8' sign on the commercial property, conspicuous to the (existing or prospective) single family subdivision that adjoins this site, advising the following: "This property has been zoned for other than single family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, 786-2700".
8. A Traffic Impact Analysis shall be approved prior to the recordation of a Final Plat to address access points and median breaks for the Conceptual Commercial parcel.
9. Completion of the construction, where applicable, of all needed off-site street improvements (paving, curb and gutter, sidewalk, street lights, etc.) required to achieve full conformance with the City Code standard details and design manuals.
10. Undergrounding, if applicable, of all overhead utility lines (12KV and under) and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
11. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).
12. In accordance with the applicant's representations, the homes shall have all copper plumbing.

SECTION II.

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

SECTION III.

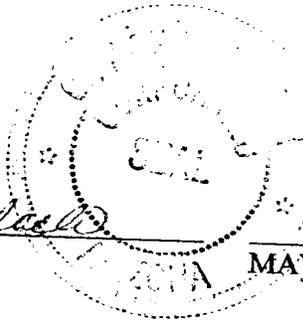
The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 12 day of June, 1997.

ATTEST:

Marla Paddock
CITY CLERK

Wally Johnson
MAYOR



PASSED AND ADOPTED by the City Council this 26 day of June, 1997.

ATTEST:

Marla Paddock
CITY CLERK

Wally Johnson
MAYOR



CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 2701 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 26 day of June, 1997, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dennis M. O'Neill
CITY ATTORNEY

Marla Paddock
CITY CLERK

PUBLISHED: July 3, 1997
July 10, 1997