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OCT 25 2007



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MEMORANDUM Planning & Development - CC Memo No. 07-216b

DATE: OCTOBER 4, 2007

TO: MAYOR AND CITY COUNCIL

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: PDP07-0021 FULL CIRCLE AUTOWASH

Request: Preliminary Development Plan (PDP) amendment approval for the fuel station canopy

Location: 2755 W. Chandler Blvd.
 East of the southeast corner of 101 Price Freeway and Chandler Boulevard

Applicant: John DeRosa, Full Circle Autowash

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) amendment for the fuel station canopy. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning district, recommend approval with conditions.

BACKGROUND

The request was continued from the September 20, 2007 City Council hearing to allow the applicant time to provide more detailed exhibits to Staff and the Planning Commission. The exhibits were to provide more information regarding the intensity and overall appearance of the LED lighting.

The subject site is located east of the southeast corner of the 101 Price Freeway and Chandler Boulevard. North, across Chandler Boulevard is the Chandler Festival commercial shopping

center. East of the subject site is the Countrywide office complex. South and west of the subject site is the San Tan Commerce mini-storage facility.

The subject site was granted zoning and PDP approval in 2000. The subject site is requesting a PDP amendment approval for the updating of the fuel station canopy due to a Chevron Image Refresh program. The carwash facility and canopy will not be affected by this renovation program, and therefore is not a part of the request. Chevron is requesting that all fuel stations bring their signage up-to-date per the refresh program. Depending on the amount of sales that each Chevron fuel-station produces, that fuel station is requested to do a certain amount of refresh work that corresponds with the program. This particular fuel-station is being requested by Chevron to perform the highest level of the refresh program. In doing so, Chevron will assist in the costs associated with the update. Staff has administratively reviewed and approved other Chevron fuel-stations that have contained only minor modifications to the signage.

The refresh program for the subject site would include an updating of the Chevron logos, replacing the existing "Chevron" lettering with larger "Chevron" lettering, replacing the existing north, west and east fascia and including LED down-lighting, and up-dating trash receptacles, fuel dispenser skirts, and illuminated pump spanners. This PDP only applies to the refreshing of the canopy. The trash receptacles, fuel dispenser skirts, and illuminated pump spanners are being administratively reviewed.

The proposed overall look of the canopy will remain similar to the existing canopy. Three faces of the canopy (north, west, and east) will have an LED light strip incorporated into the fascia. Along the north face of the canopy, the LED light strip will be located toward the top portion of the canopy, down-lighting the blue background panel. The existing blue background panel will be refreshed to meet the specifications of the refresh program. Along the west and east face of the canopy, the LED light strips will be located near the bottom portion of the canopy along with a new blue panel. The LED lights will not be visible unless standing directly under the light strip. In addition, the LED lights will not be automated and will have a low-level of intensity.

Both existing Chevron logos will be replaced with an updated logo per the refresh program. The existing logo is approximately 4.7 square feet. The proposed logo will be approximately 3.8 square feet. In addition, the existing "Chevron" lettering will be replaced. The existing lettering is approximately 13.9 square feet. The proposed lettering will be approximately 16 square feet. All other signage as part of the site will remain the same.

DISCUSSION

Since the September 5, 2007 Planning Commission hearing, Staff has met with the applicant to review exhibits and to discuss concerns regarding the LED lighting. Exhibits have been provided to Staff showing greater detail of the LED lighting, and how the LED lighting looks at Chevrons with the updated canopies both during daytime and nighttime hours. After reviewing the attached exhibits, Staff is comfortable with the lighting levels of the LED light strips.

Staff is in support of the PDP amendment request. Staff believes that the proposed amendments to the existing signage are consistent with what was previously approved. The proposed

amendments to the existing signage meet the Commercial Design Standards, as well as current sign code. In addition, Staff believes that the LED lighting does not create a concern for lighting intensities.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Monday August 13, 2007 at the Downtown Community Center. No neighbors were in attendance.

As of the writing of this memo, Staff has received one phone call in support of the request. Staff has received no phone calls or letters of opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 4 Opposed: 0 Absent: 2 (Creedon, Rivers)

Planning Commission recommended the addition of Condition No. 4 addressing the intensity of the LED lighting.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of the PDP amendment subject to the following conditions:

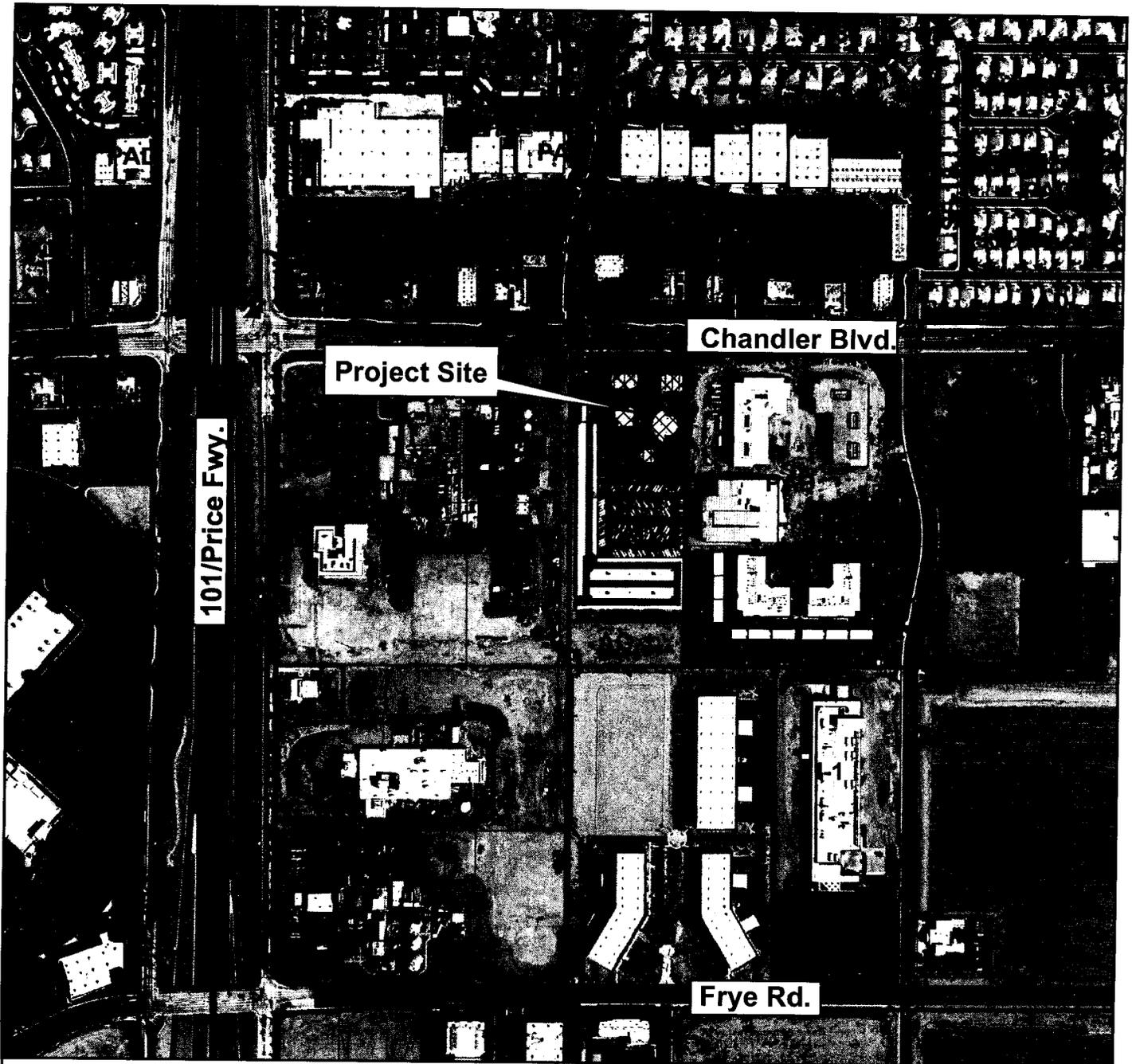
1. Development shall be in substantial conformance with Exhibit A, entitled "CANOPY ELEVATIONS AND DETAILS", kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0021, except as modified by condition herein.
2. All raceway signage shall be prohibited within the development.
3. Any future signage will require separate Preliminary Development Plan approval.
4. The applicant shall work with Staff to monitor the level of intensity for the LED lighting.

PROPOSED MOTION

Move to approve PDP07-0021 FULL CIRCLE AUTOWASH, Preliminary Development Plan amendment for the fuel station canopy, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Exhibit 'A', Canopy Elevations and Details
4. Development Booklet



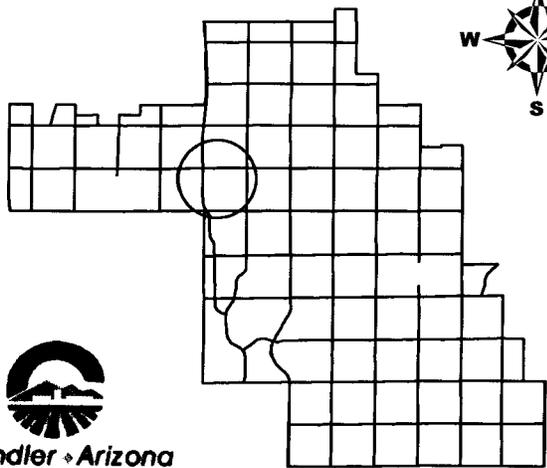
101/Price Fwy.

Project Site

Chandler Blvd.

Frye Rd.

Vicinity Map



PDP07-0021

Full Circle Autowash



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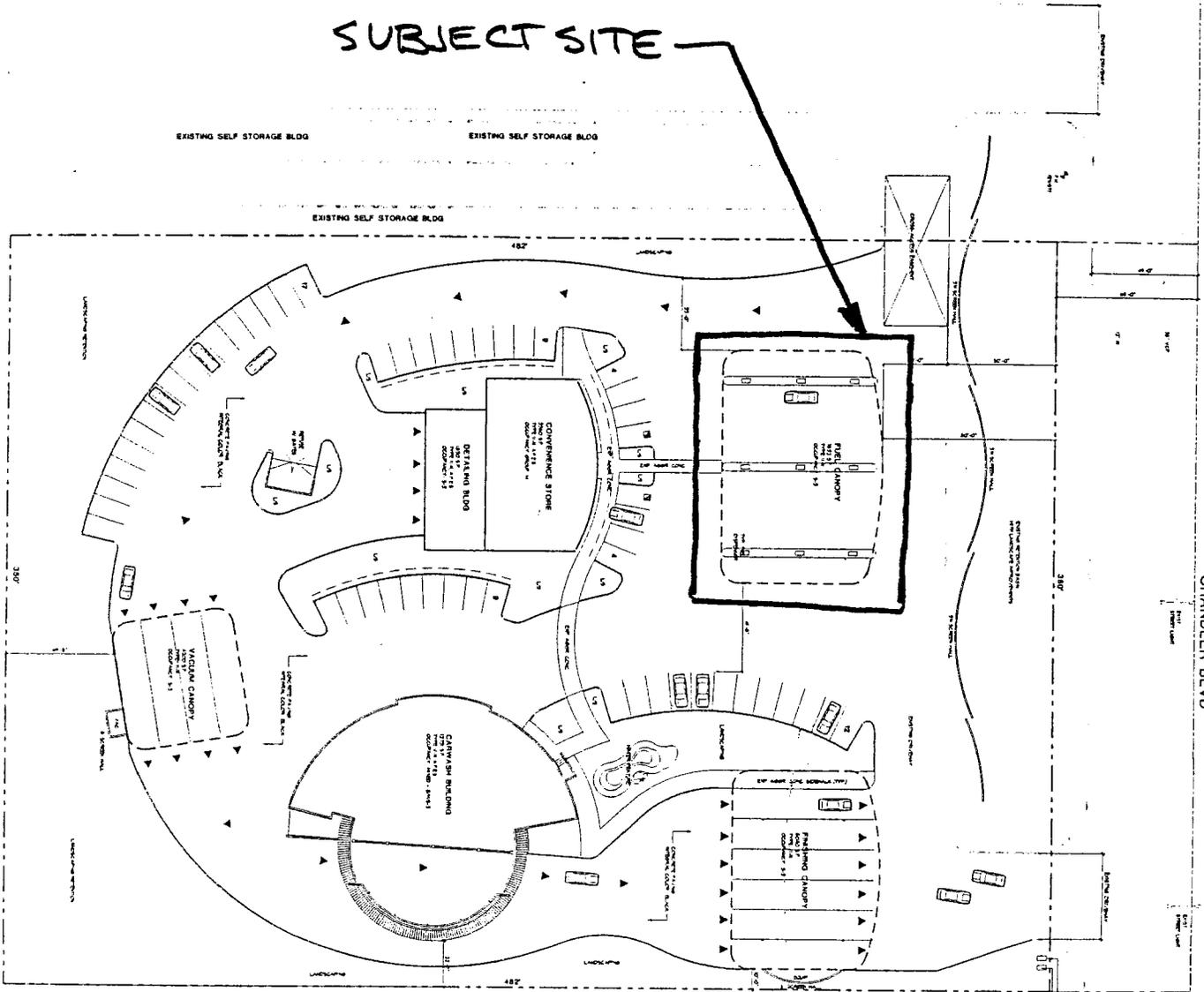
CITY OF CHANDLER 8/27/2007

PRICE ROAD

CHANDLER BLVD

ELLIS STREET

SUBJECT SITE



EXISTING SELF STORAGE BLDG

EXISTING SELF STORAGE BLDG

EXISTING SELF STORAGE BLDG

482

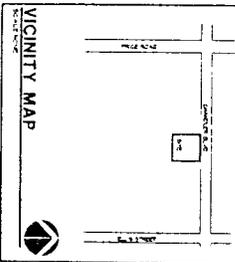
387

387

287

SITE PLAN

PROJECT NO. 1044



VICINITY MAP

LEGEND

▲ Existing building footprint

▲ Existing parking area

▲ Proposed building footprint

▲ Proposed parking area

▲ Proposed site boundary

▲ Proposed easement boundary

▲ Proposed utility easement boundary

▲ Proposed street right-of-way boundary

▲ Proposed street centerline

▲ Proposed street edge of pavement

▲ Proposed street curb

▲ Proposed street gutter

▲ Proposed street sidewalk

▲ Proposed street median

▲ Proposed street shoulder

▲ Proposed street drainage ditch

▲ Proposed street utility easement

▲ Proposed street right-of-way

▲ Proposed street centerline

▲ Proposed street edge of pavement

▲ Proposed street curb

▲ Proposed street gutter

▲ Proposed street sidewalk

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▲ Proposed street curb

▲ Proposed street gutter

▲ Proposed street sidewalk

▲ Proposed street median

▲ Proposed street shoulder

▲ Proposed street drainage ditch

JOHN MAHONEY ARCHITECT



DANNY'S FAMILY CAROUSEL CHANDLER, ARIZONA

PRELIMINARY ONLY NOT FOR CONSTRUCTION

PROJECT NO. 1044

ISSUE DATE: 10/14

A1.0

SITE PLAN

1515 W. GRAPE ST. SUITE 101 TEMPE, ARIZONA 85283-4311

SITE PLAN

