

#8

AUG 14 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – CC Memo No. 08-128

DATE: JULY 17, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER *WMP*
 JEFF KURTZ, ACTING PLANNING & DEVELOPMENT DIRECTOR *JK*
 KEVIN MAYO, ACTING PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *Bill D*

SUBJECT: DVR08-0020 WESTERN STATE BANK
 Introduction and tentative adoption of Ordinance No. 4088

Request: Rezoning from Planned Area Development (PAD) to PAD Amended zoning with Preliminary Development Plan (PDP) approval for a new bank

Location: Northeast corner of Chandler Boulevard and Alma School Road

Applicant: Burch & Cracchiolo, P.A.

Owner: WSA Properties LLC

Project Info: A new 4,755 square foot bank building on approximately 1.0 acres

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval of the rezoning and Preliminary Development Plan (PDP) subject to conditions.

BACKGROUND

The application requests rezoning and PDP approval for a new bank on approximately 1.0 acres at the northeast corner of Chandler Boulevard and Alma School Road. The subject site was developed as a fuel station in 1984 as part of the larger 8.7-acre Chandler Center development that surrounds the site to the north and east and otherwise consists of office uses. The fuel station buildings were recently demolished after having been vacant since early 2007.

The application proposes a 4,755 square foot, L-shaped bank building placed in a landscaped setting adjacent to the arterial street intersection. Parking and a two-lane drive-through are located behind the building with access via existing driveway locations. The drive-through utilizes underground tubes to avoid the need for overhead connections to the main building.

The application requests relief from Code parking requirements. The applicant commissioned a parking study that shows parking need to be less than 1 space per 200 square feet rather than 1 space per 150 square feet as normally provided for banks (24 spaces rather than 32). Staff has reviewed the parking study and found it satisfactory. The parking study uses Institute of Traffic Engineers (ITE) data in combination with ground research of a local personal banking facility to reach its conclusions, finding the parking need to fall under 1 space per 200 square feet. Western State Bank is oriented more toward business accounts than personal accounts, and therefore is anticipated to generate even less peak traffic than the retail bank studied. As an additional measure, the building's north side could accommodate another one or two spaces west of the existing spaces if deemed necessary by the Zoning Administrator in the future.

The one-story, L-shaped building pulls from the surrounding offices' architecture while providing a new, updated look to the corner. The bank uses the split-face block and green, standing seam patina metal roof materials prominently found on the adjacent offices for its curved roof, its curved window canopies, columns along the windows, and a 3'-high base that wraps around the building. New building materials introduced include majority stone veneer façades, an orange-brown colored stucco sign band below the parapet, several white stucco bands, and decorative cement squares on the sign band. Distinctive new forms include the use of arches and a clear second story above the parapet. Substantial visual interest is provided by the clear-story feature, the L-shape of the building, the arches, and the contrasting depth between the stone veneer and the protruding split-faced block. Placed in a landscaped setting, the building presents an attractive street frontage at this arterial street intersection.

The drive-through canopy in the rear of the property uses stone veneer columns set upon split-face block bases with a curved, green patina metal roof drawn from similar forms found on the main building.

The project provides code-required landscaping along the arterial street frontages with Palo Blanco and Mexican Fan Palm trees arranged around a deep existing depression. Fan Palms are usually not a preferred tree species, but in this case they are already the common type of palm at this intersection. Sissoo and Acacia are also provided on the site, including near a pedestrian seating area. Relief from landscaping standards is requested in two areas: the landscape buffer along the northern property line is only 7' wide for part of its length, and one of the landscape islands in the parking lot is only 7' wide.

The application requests approval for monument and building signage. Two monument signs are requested – one along each arterial street. The monument signs feature routed out black letters on an internally illuminated, orange-brown colored aluminum cabinet with a white stucco cap and a stone veneer base that provide a strong design tie to the main building. The building signage includes three tenant signs (on the west, east, and south sides) consisting of 2'-8" high

individually mounted pan-channel letters placed on a sign band below the parapet. A recommended condition would upgrade the building signage to reverse pan-channel letters. One smaller sign with the words "bank-invest-insure" is proposed for the east elevation facing the parking lot.

According to the applicant, building permits will be applied for immediately following zoning and PDP approval.

DISCUSSION

Planning Commission and Staff support the request, finding it to be an attractive and effective re-use of a small vacant parcel. With especially large planned half right-of-ways of 75' on Alma School Road and 80' on Chandler Boulevard, this already small site has been made even smaller to accommodate future traffic needs. The requested landscaping relief allows the site to be viable for a bank while maintaining the aesthetically important 50'-wide landscape setbacks at the intersection corner. The requested parking relief is justified by the commissioned parking study and will not detriment the project or its neighbors.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on July 8, 2008 at the Downtown Community Center. No citizens attended.
- At the time of this writing, Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

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

Planning Commission added conditions to improve the landscape design in order to make it more organized and well planned, and also to upgrade the signage to reverse pan-channel.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR08-0020 WESTERN STATE BANK subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Western State Bank", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0020, except as modified by condition herein.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The

aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.

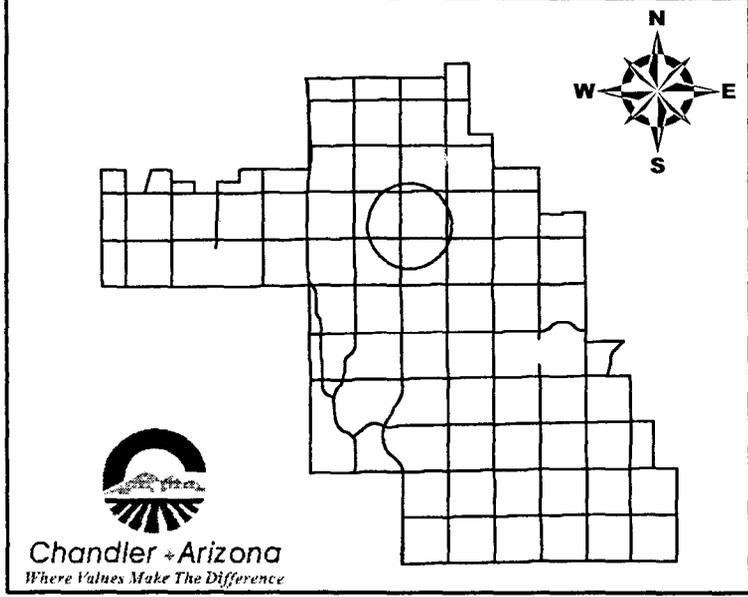
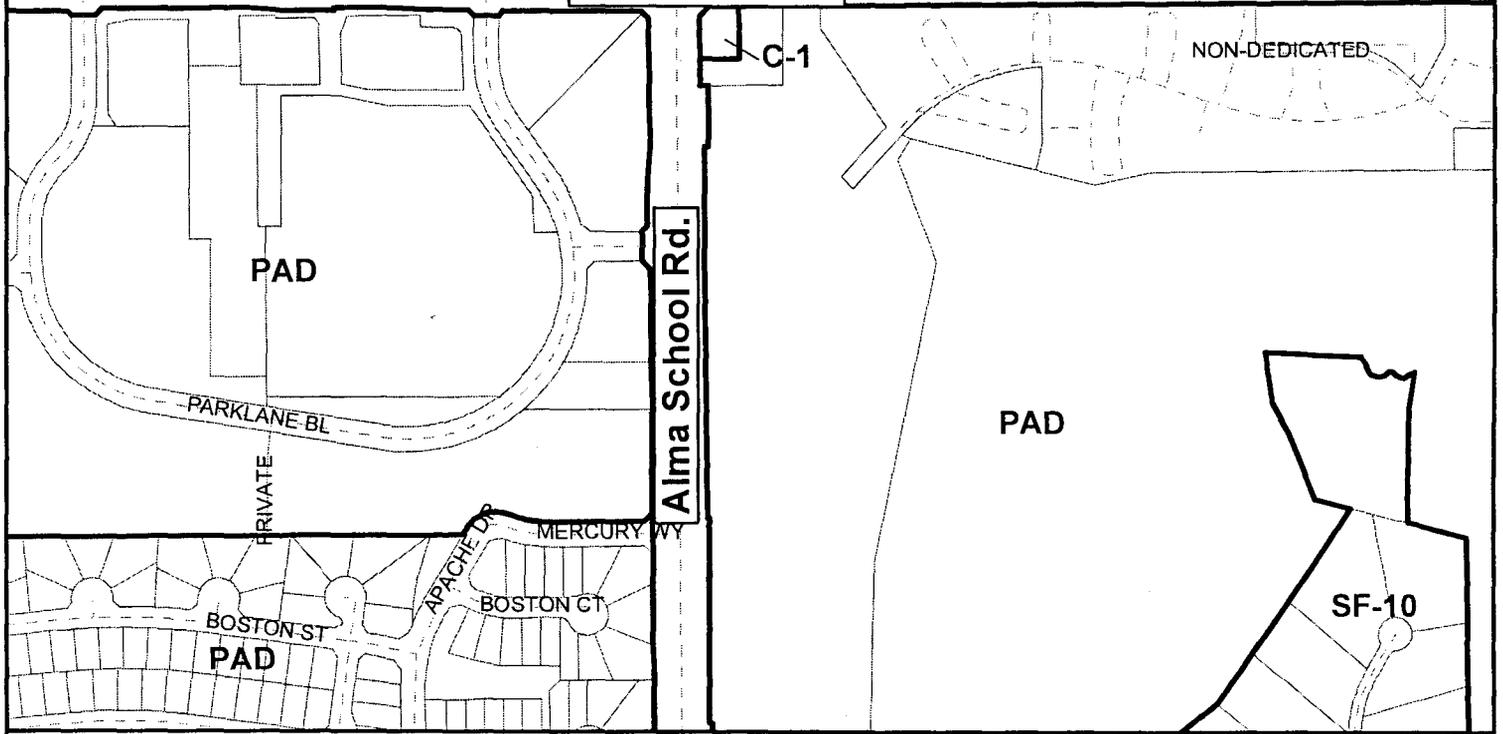
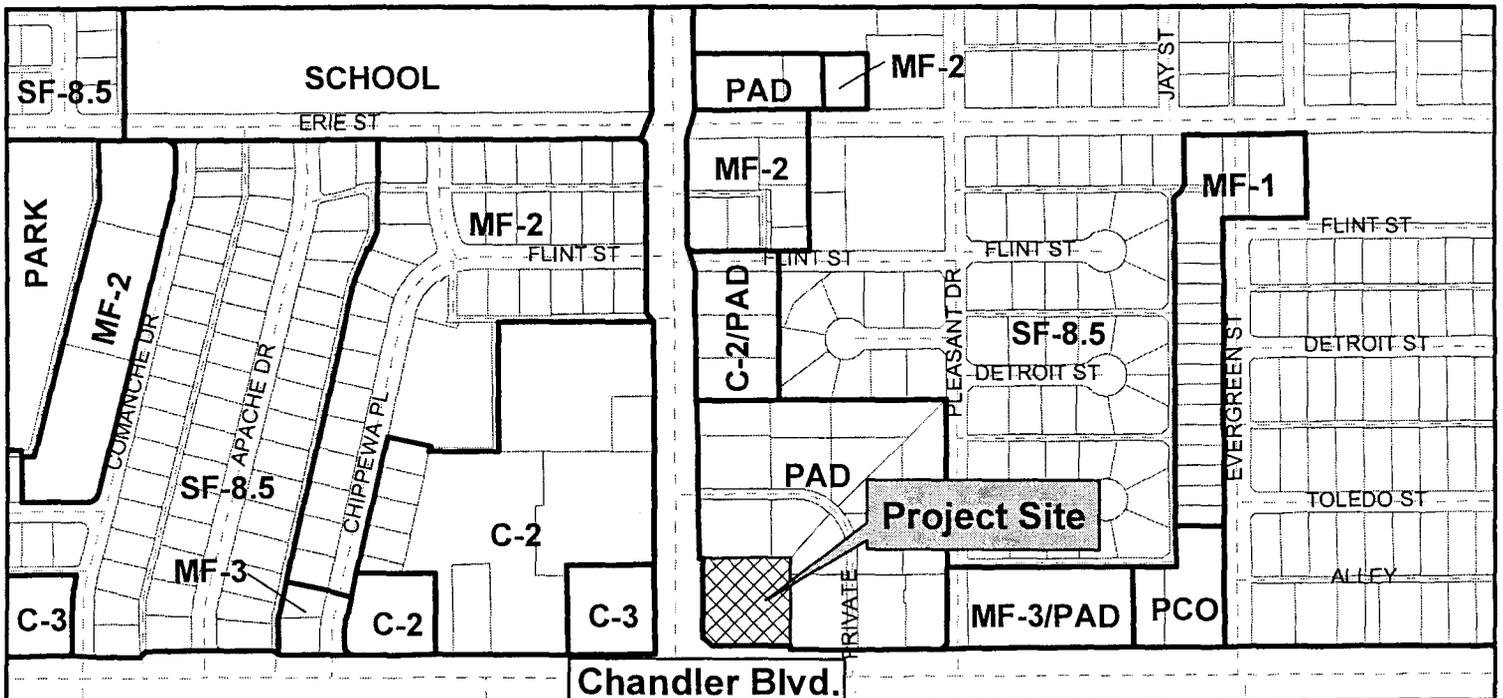
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. 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.
9. The applicant shall work with staff to improve the landscape design near the intersection corner.
10. Landscaping shall comply with the Commercial Design Standards.
11. Building signage shall be reverse pan-channel.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4088 approving Planned Area Development zoning and Preliminary Development Plan in case DVR08-0020 WESTERN STATE BANK subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Sign Plan
6. Neighboring Office Photos
7. Ordinance No. 4088
8. Development Booklet

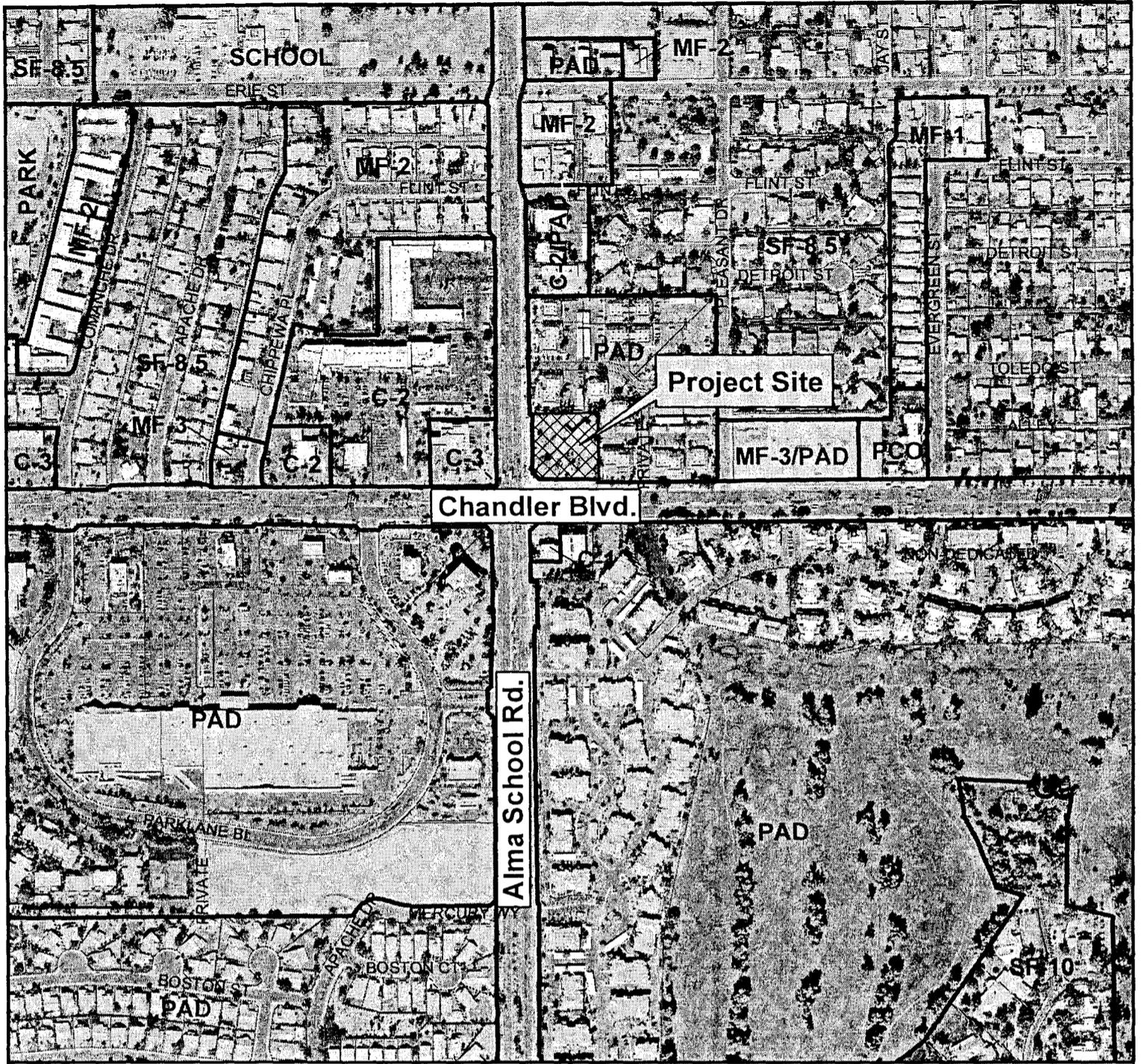


Vicinity Map

DVR08-0020

Western State Bank

CITY OF CHANDLER 4/30/2008

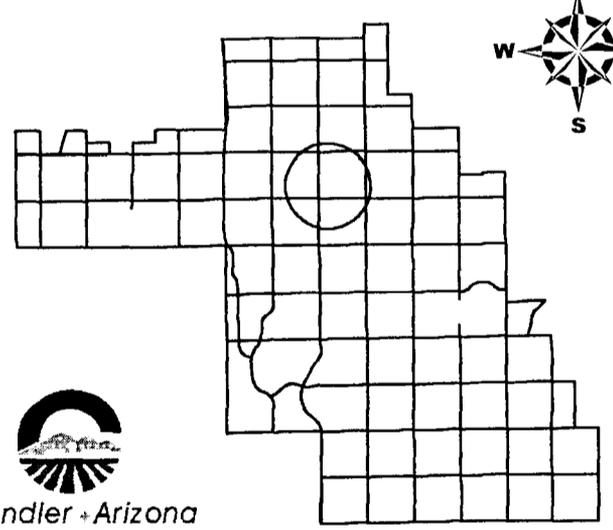


Vicinity Map



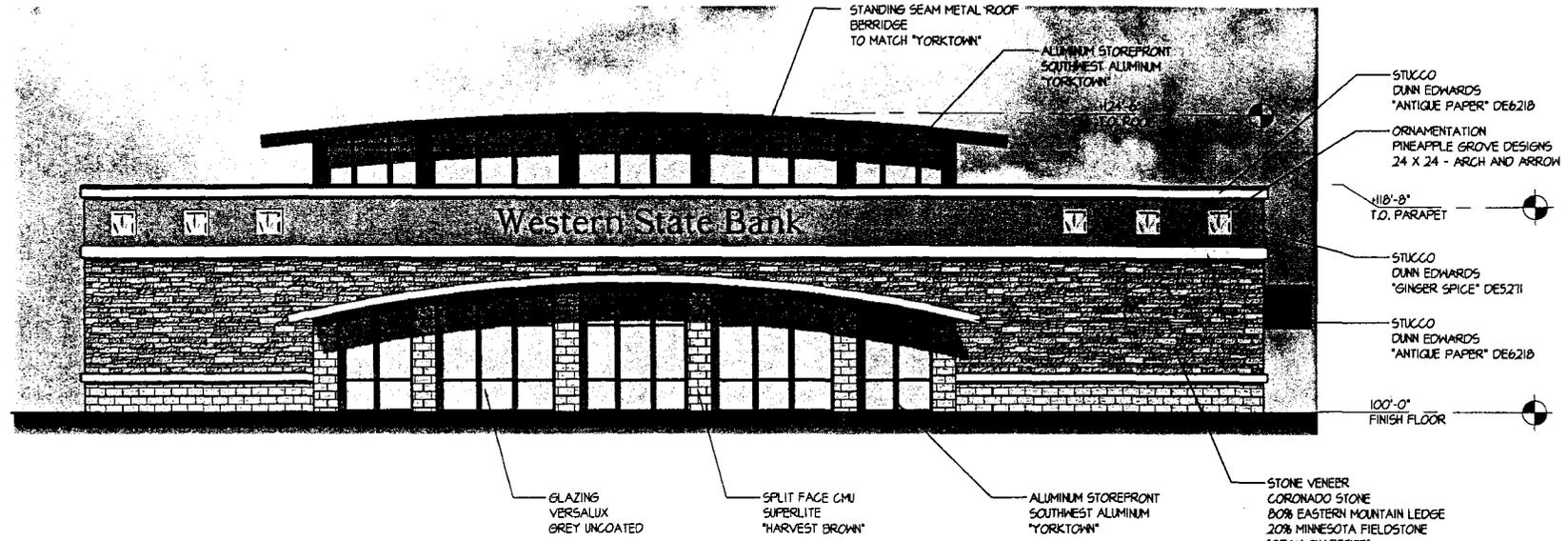
DVR08-0020

Western State Bank

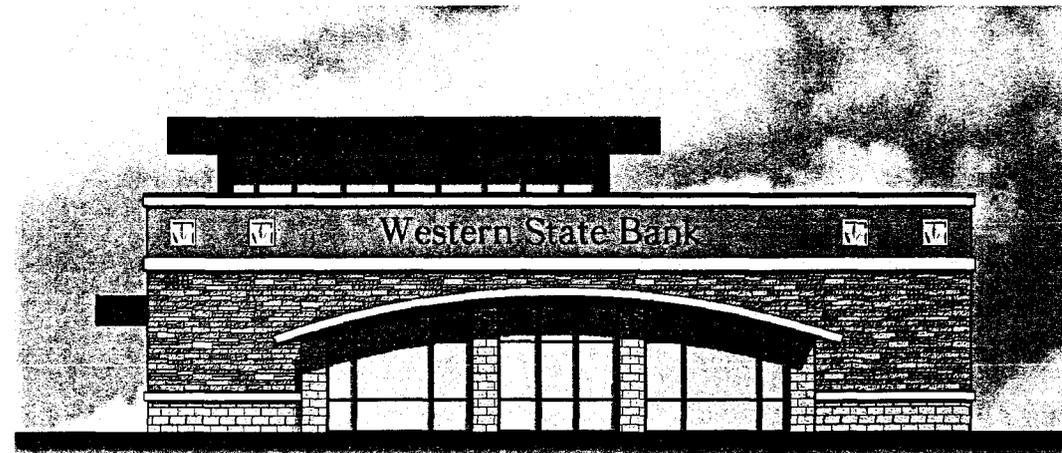


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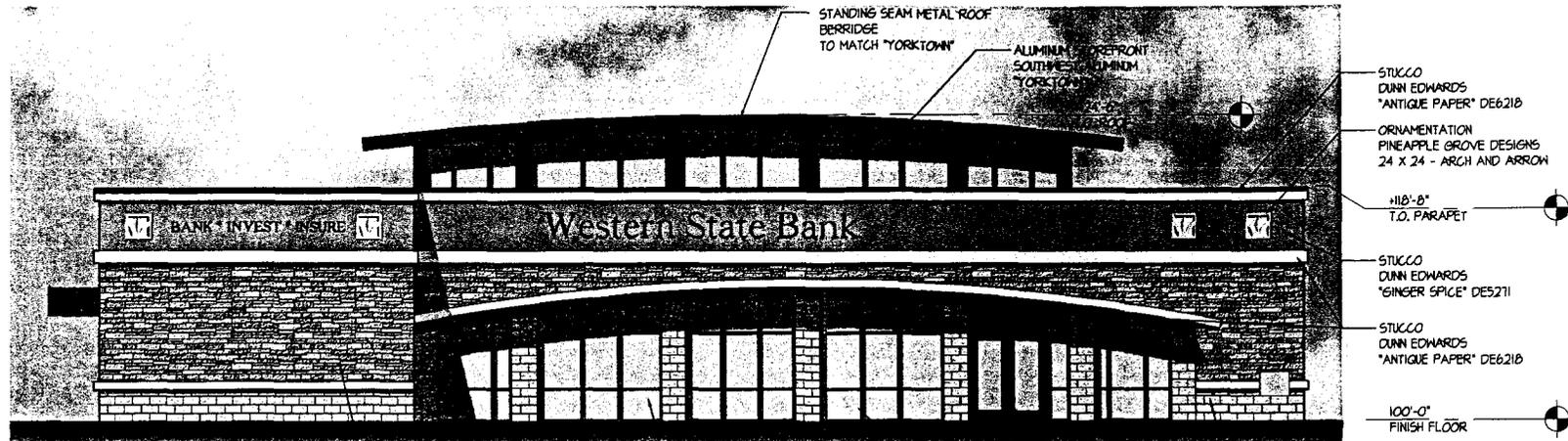
CITY OF CHANDLER 4/30/2008



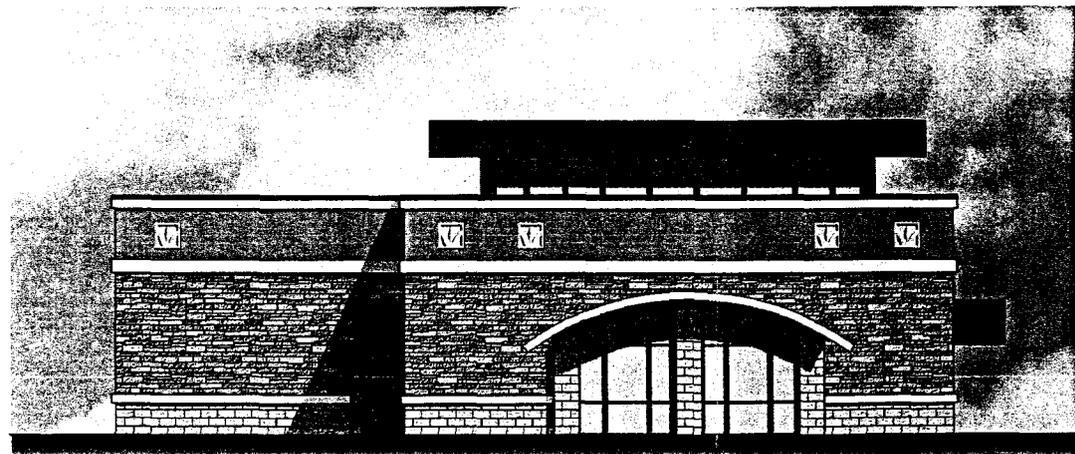
1 WEST ELEVATION (ALMA SCHOOL ROAD)
 CE-2 N.T.S.



2 SOUTH ELEVATION (CHANDLER BLVD.)
 CE-2 N.T.S.



1 EAST ELEVATION
CE-1 N.T.S.



2 NORTH ELEVATION
CE-1 N.T.S.



A

**DOUBLE FACED
MONUMENT DISPLAYS**

Scale:
1/2" = 1'-0"

Fabricate & install two (2) D/F, aluminum construction, internally-illuminated monument displays.
Illumination to be 800ma CW/HO florescent lamps/ballasts.
Address numbers to be 1/4" FCO aluminum; painted semi-gloss Black; stud mounted (flush).

Client:
Western State Bank

Location:
980 W. Chandler Blvd.
Chandler, AZ



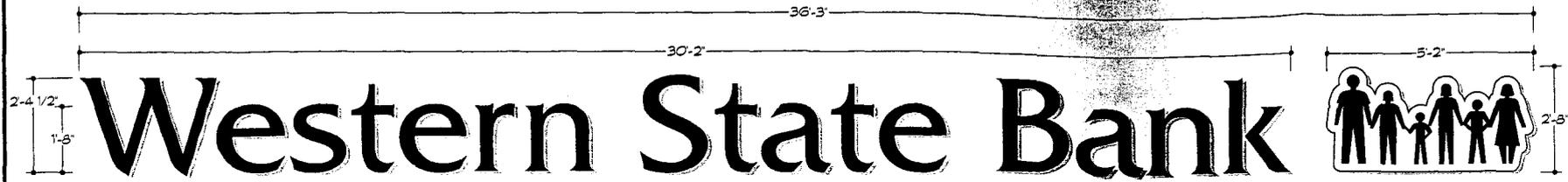
2631 N. 31st Ave.
Phoenix, AZ 85009
802-278-6286
fax: 802-278-0234
E-mail (Art Dept):
royalsign@royalsign.net

08-1214

- 08-1214
- Glen Zwick
- glen@royalsign.net
- 15 APR 08
- RKP
- n/a
- Fritz Quadrata Med.

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Sheet Title
Location
Exterior
Scale:
see drawing
Drawing Number
08-1214



B PAN CHANNEL LETTER DISPLAY Scale:
3/8" = 1'-0"

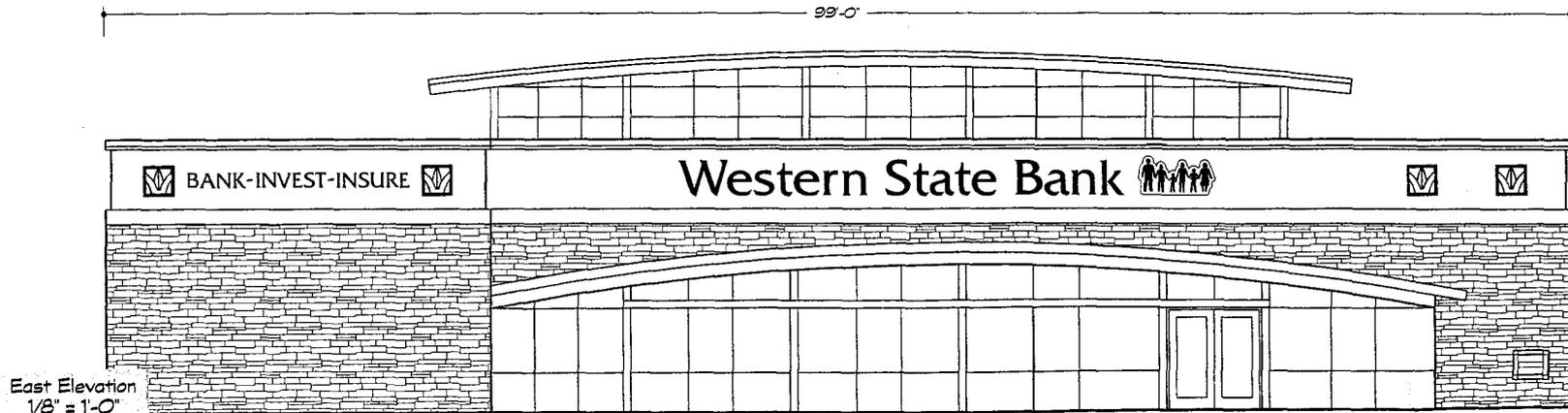
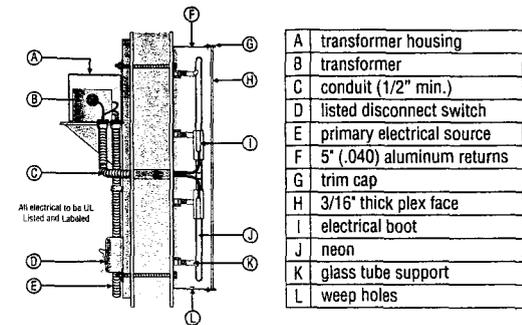
Fabricate & install one (1) set of internally-illuminated, aluminum, pan channel letters. 5" deep returns painted semi-gloss Black (outside), White (inside). Letter faces to be Black/White Plex w/ White vinyl diffuser backing; 3/4" White trim cap. Logo face to be White Plex; overlaid w/ matte Black vinyl (graphics); 3/4" White trim cap. Illuminate w/ 6500 White neon using Electrobrite connectors to remote GFI transformers.



B1 PAN CHANNEL LETTER DISPLAY Scale:
3/8" = 1'-0"

Fabricate & install one (1) set of internally-illuminated, aluminum, pan channel letters. 5" deep returns painted semi-gloss Black (outside), White (inside). Letter faces to be Black/White Plex w/ White vinyl diffuser backing; 3/4" White trim cap. Illuminate w/ 6500 White neon using Electrobrite connectors to remote GFI transformers.

Remote Mounted Letter - Cross Section Detail



Client:
Western State Bank

Location:
980 W. Chandler Blvd.
Chandler, AZ



2831 N. 31st Ave.
Phoenix, AZ 85009
802-278-6286
fax: 802-278-6234
E-mail (Art Dept):
royalsign@royalsign.net

08-1215

Design: Glen Zwick

royalsign.net

15 APR 08

RCP

na

Friz Quadrato Med.

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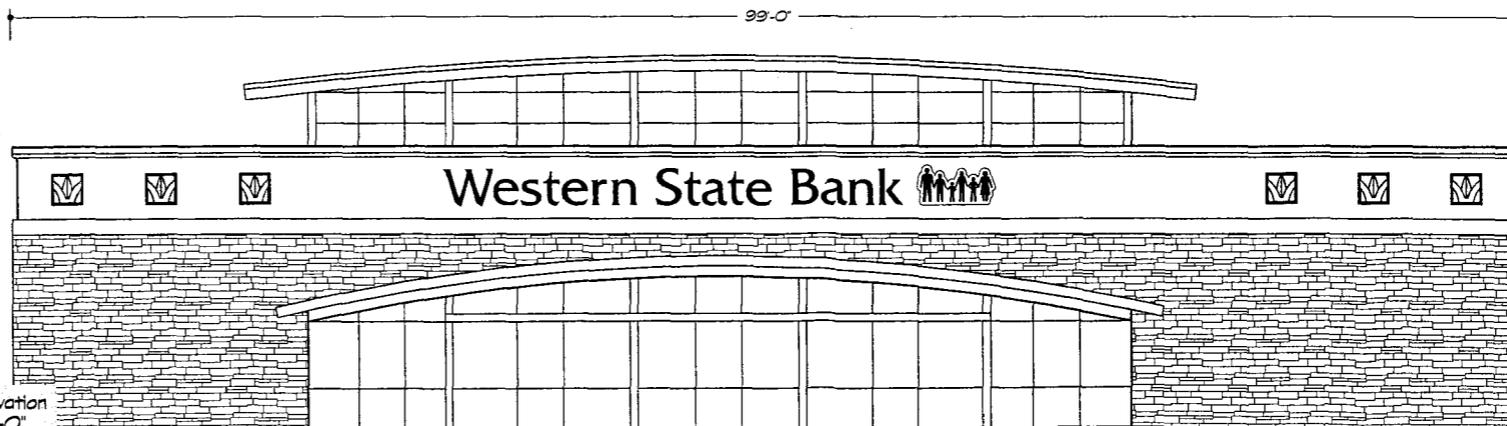
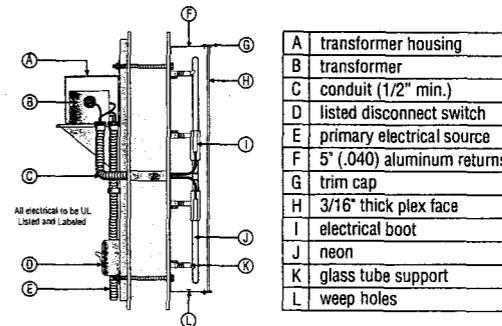
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Location
Exterior
Scale:
see drawing
Drawing Number
08-1215



C PAN CHANNEL LETTER DISPLAY Scale: 3/8" = 1'-0"

Fabricate & install one (1) set of internally-illuminated, aluminum, pan channel letters. 5" deep returns painted semi-gloss Black (outside), White (inside). Letter faces to be Black/White Plex w/ White vinyl diffuser backing; 3/4" White trim cap. Logo face to be White Plex; overlaid w/ matte Black vinyl (graphics); 3/4" White trim cap. Illuminate w/ G500 White neon using Electrobits connectors to remote GFI transformers.

Remote Mounted Letter - Cross Section Detail



West Elevation
1/8" = 1'-0"

Client:
Western State Bank

Location:
980 W. Chandler Blvd.
Chandler, AZ



2631 N. 31st Ave.
Phoenix, AZ 85009
602-278-6288
fax: 602-278-6234
E-mail (Art Dept):
royalsign@royalsign.net

08-1216

Glenn Schwabert
Glen Zwick

glenn@royalsign.net

15 APR 08

RKP

n/a

Fritz Quadrera Med.

Approved by

Approved by

State

Approved by

Sheet Title

Location

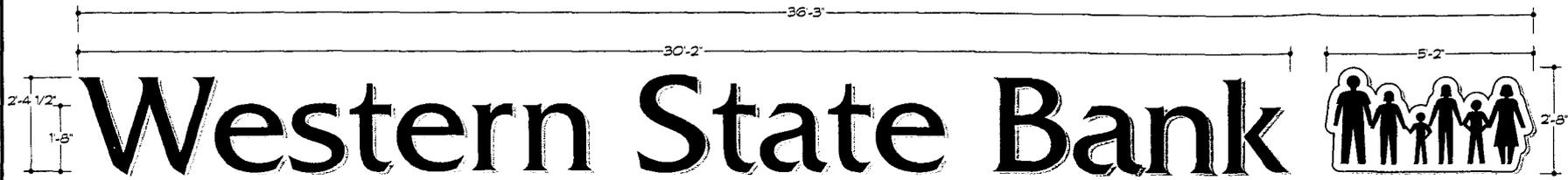
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Scale:

see drawing

Drawing Number

08-1216



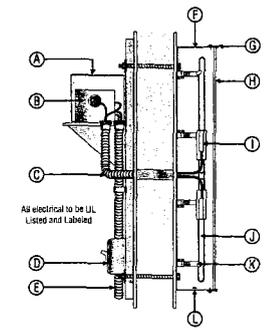
Western State Bank



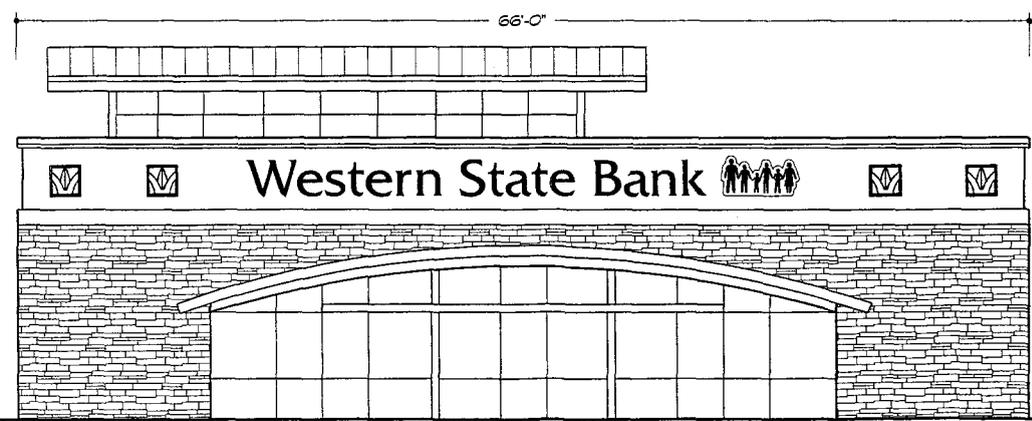
D PAN CHANNEL LETTER DISPLAY Scale: 3/8" = 1'-0"

Fabricate & install one (1) set of internally-illuminated, aluminum, pan channel letters. 5" deep returns painted semi-gloss Black (outside), White (inside). Letter faces to be Black/White Plex w/ White vinyl diffuser backing; 3/4" White trim cap. Logo face to be White Plex; overlaid w/ matte Black vinyl (graphics); 3/4" White trim cap. Illuminate w/ 6500 White neon using Electrobits connectors to remote GFI transformers.

Remote Mounted Letter - Cross Section Detail



A	transformer housing
B	transformer
C	conduit (1/2" min.)
D	listed disconnect switch
E	primary electrical source
F	5" (.040) aluminum returns
G	trim cap
H	3/16" thick plex face
I	electrical boot
J	neon
K	glass tube support
L	weep holes



South Elevation
1/8" = 1'-0"

Client:
Western State Bank

Location:
380 W. Chandler Blvd.
Chandler, AZ

royal sign co.
2831 N. 31st Ave.
Phoenix, AZ 85009
602-278-8286
fax: 602-278-0234
E-mail (Art Dept):
royalsign@royalsign.net

Job Number:
08-1217

Drawn: Glen Zwick
glen@royalsign.net
Checked: RKP
Date: 15 APR 08

Approved: [Signature]
Date: [Signature]

Sheet Title
Location
Exterior
Scale:
see drawing
Drawing Number
08-1217



Looking east



Looking north



Looking northeast



Northern neighbor, looking southeast (subject site is off the right side)

ORDINANCE NO. 4088

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PAD AMENDED (DVR08-0020 WESTERN STATE BANK) LOCATED 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:

See Attachment 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) to PAD Amended subject to the following conditions:

1. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
2. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Western State Bank", kept on file in the City of Chandler Planning Services Division, in File No. DVR08-0020, except as modified by condition herein.

3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
5. Completion of the construction of all required off-site street 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.
6. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
7. Approval by the Director of Planning and Development of plans for landscaping and perimeter walls and the Director of Public Works for arterial street median landscaping.
8. 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.
9. The applicant shall work with staff to improve the landscape design near the intersection corner.
10. Landscaping shall comply with the Commercial Design Standards.
11. Building signage shall be reverse pan-channel.

SECTION II. Except where provided, nothing contained herein shall be construed to be an 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 _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2008.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4088 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2008, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

Superior Surveying Services, Inc.

Professional Land Surveying □ Arizona □ California □ Nevada

21415 North 23rd Avenue □ Phoenix, Arizona 85027
Phone: (623)869-0223 □ Fax: (623)869-0726
info@ssincsz.com

Randy S. Delbridge, President
A. J. Wadsworth, Vice President
David S. Klein, Vice President

Job No.: 270541

February 25, 2008

DESCRIPTION OF 976 W. CHANDLER BOULEVARD, CHANDLER, AZ 85225

A portion of the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of Section 28;
Thence East, an assumed bearing, along the Southerly line of Section 28 for a distance of 55.24 feet;
Thence North for a distance of 65.00 feet to the POINT OF BEGINNING;
Thence North 0 degrees 12 minutes 20 seconds East, parallel with and 55.00 feet East of the West line of said Section 28 for a distance of 220.00 feet to a point;
Thence East, parallel with said South line of said Section 28, for a distance of 220.00 feet to a point;
Thence South 0 degrees 12 minutes 20 seconds West, parallel with the West line of said Section 28 for a distance of 220.00 feet to a point;
Thence West parallel with and 65 feet North of the South line of said Section 28, for a distance of 220.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a portion of land for right-of-way on Alma School Road and Chandler Boulevard situated in the Southwest quarter of the Southwest quarter of the Southwest quarter of Section 28, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southwest corner of said Section 28;
Thence North 00 degrees 11 minutes 10 seconds East along the West line of said Section 28, same being the centerline of Alma School Road, a distance of 65.20 feet;
Thence South 89 degrees 48 minutes 50 seconds East to a point on the East right-of-way line of Alma School Road, a distance of 55.00 feet to the POINT OF BEGINNING;
Thence North 00 degrees 11 minutes 10 seconds East along said 55.00 foot right-of-way line and parallel to the centerline of Alma School Road, a distance of 220.00 feet;
Thence North 89 degrees 58 minutes 50 seconds East, a distance of 10.00 feet;
Thence South 00 degrees 11 minutes 10 seconds West parallel to and 65.00 East of the centerline of Alma School Road, a distance of 190.00 feet;
Thence South 44 degrees 55 minutes 00 seconds East, a distance of 28.23 feet;
Thence North 89 degrees 58 minutes 50 seconds East parallel and 75.00 feet North of its centerline of Chandler Boulevard, a distance of 190.00 feet;
Thence South 00 degrees 11 minutes 10 seconds West to a point on the North 65.00 foot right-of-way line of Chandler Boulevard, a distance of 10.00 feet;
Thence South 89 degrees 58 minutes 50 seconds West along the said 65.00 foot right-of-way line, a distance of 220.00 feet to the POINT OF BEGINNING as conveyed to the City of Chandler, an Arizona Municipal Corporation by Warranty Deed recorded in Document No. 97-0614863, Maricopa County Records.

