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JUN 25 2009



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Where Values Make The Difference

MEMORANDUM

Planning & Development - CC Memo No. 09-061

DATE: JUNE 5, 2009

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER 
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER 
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR 
KEVIN MAYO, ACTING PLANNING MANAGER 

FROM: ERIK SWANSON, CITY PLANNER 

SUBJECT: PDP08-0042 REMUDA RANCH PARKING LOT

Request: Preliminary Development Plan approval for a parking lot

Location: 111 S. Hearthstone Way,
South of the southwest corner of Chandler Boulevard and Chandler
Village Drive

Applicant: Gregg York, Applicant
GIC Companies

RECOMMENDATION

The request is for Preliminary Development Plan approval for a parking lot. Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval with conditions.

BACKGROUND

The subject site is located south of the southwest corner of Chandler Boulevard and Chandler Village Drive. To the north of the subject site is the recently approved Metropolitan mixed-use development. Directly east is a vacant industrial zoned parcel. South is the Hearthstone Unit II single-family residential neighborhood. Directly west of the subject site is the Aspire gymnastic center.

The subject site is a former model home complex that included seven (7) one- and two-story homes. The model home complex was rezoned from I-1 (Planned Industrial) to Planned Area

Development (PAD) 17 years ago to allow the establishment of an extended care residential treatment center for women with eating disorders.

In 1997, City Council granted approval to construct a one-story office building on the southwest corner of Country Club Way and Los Feliz Drive, where the existing gravel parking lot is located. Two years later in 1999, Council granted approval for an additional story on the building. Between 1999 and 2001 the owners of Remuda Ranch decided to hold off constructing the office building and applied for a temporary Use Permit to use the gravel lot for parking purposes until such time that the economics of the additional building were evaluated. After the Use Permit was approved, site drawings were submitted to pave the vacant lot for parking, which received approval in 2004. The gravel lot was not paved and in 2004 a request for an additional two-year Use Permit was granted. The intention was to pave the lot, but due to a rise in maintenance costs and the installation of fire sprinklers the lot was never paved.

Again, in 2007 the Use Permit was extended for an additional year, and subsequently the Use Permit has lapsed. A Use Permit application for an extension of the timing was submitted in 2008, however the property owner was also working on plans for a permanent parking lot. The current application requests Preliminary Development Plan approval for a permanent parking lot.

Currently, there are 12 parking spaces being provided in the driveways of lots one through seven, 19 additional spaces are provided along the vacated Los Feliz Drive, and the existing parking lot can accommodate 12 additional parking spaces. The proposed permanent parking lot will replace the 12 existing parking spaces with 24 parking spaces, bringing the total number of parking spaces to 55. The facility employs approximately 50 full and part-time Staff, with a majority of the Staff (appx. 30) working regular business hours of Monday thru Friday 8 a.m. to 5 p.m.

The parking lot will provide two access points. A one-way drive will be provided off of Los Feliz Drive, where six parking spaces will be provided on one side of the drive aisle. A second access point, providing ingress and egress, will be located on S. Hearthstone Way. All traffic in the parking lot will exit onto S. Hearthstone Way. Currently, the proposed expansion area of the parking lot operates as a retention basin. With the new parking lot all of the retention area will either be maintained underground or in a new basin located at the southeast corner of the site. Landscaping in conformance with our dissimilar land use buffer will be provided where the parking lot is adjacent to homes. Additionally, a parking screen wall will screen the parking lot from street view. It is anticipated that the parking lot will take approximately 4 months to construct after permit approval.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the request was advertised in the newspaper.
- An orange 4' X 8' public hearing sign was posted on the property.

- A neighborhood meeting was held on Tuesday, March 17, 2009. One neighbor attended and was in general support of the request.

At the time of this writing, Staff has received two telephone calls from homeowner's adjacent to the subject site. One of the residents was opposed to the having the parking lot adjacent to their rear fence, and the other was in support of the request so long as there was landscaping separating the parking lot and rear fence.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of PDP08-0042 REMUDA RANCH PARKING LOT, subject to the following conditions:

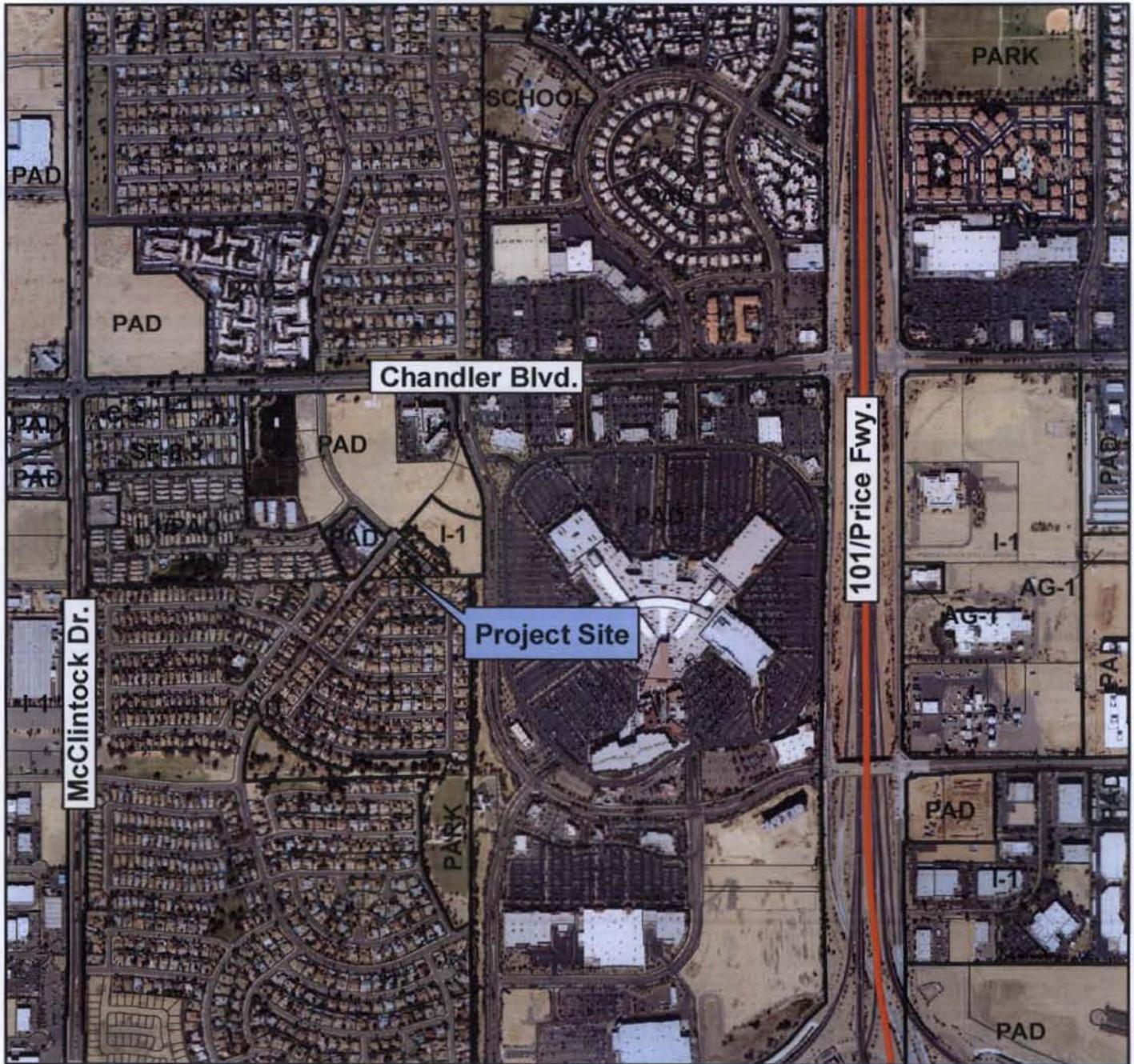
1. Development shall be in substantial conformance with Exhibit A – Site Plan, and Exhibit B - Landscape Plan, kept on file in the City of Chandler Planning Services Division, in File No. PDP08-0042, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
4. The site shall be maintained in a clean and orderly manner.
5. Preliminary Development Plan (PDP) approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this PDP shall apply.

PROPOSED MOTION

Move to approve PDP08-0042 REMUDA RANCH PARKING LOT, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan, Exhibit 'A'
3. Landscape Plan, Exhibit 'B'



Vicinity Map



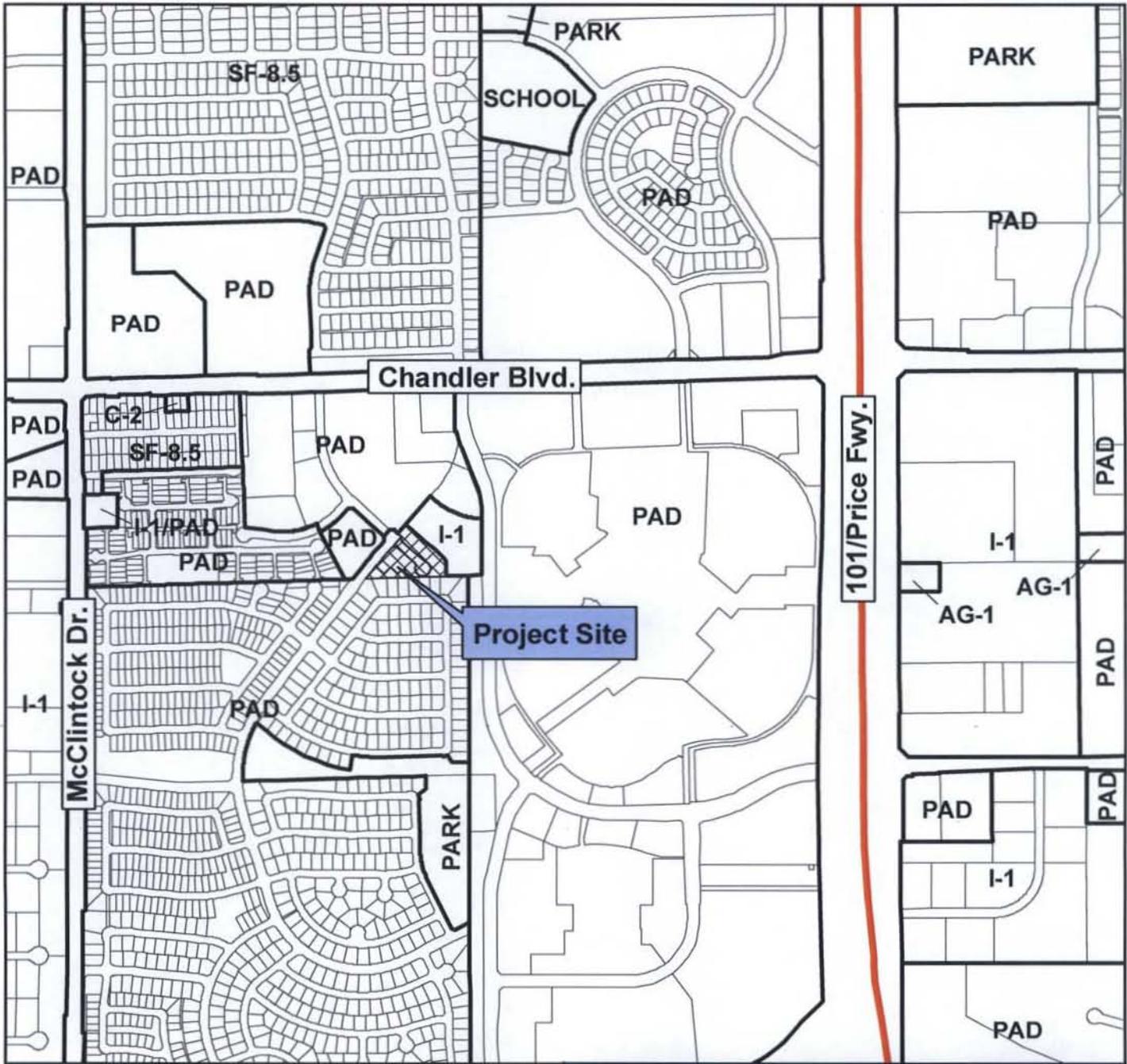
PDP08-0042

Remuda Ranch



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CITY OF CHANDLER 12/3/2008



Vicinity Map



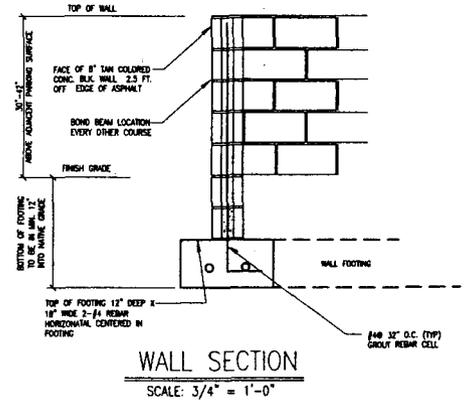
PDP08-0042

Remuda Ranch



- LEGEND**
-  NEW ASPHALT PAVEMENT
SEE DETAIL 5, SHEET C-105
 -  NEW CONCRETE PAVEMENT
SEE DETAIL 4, SHEET C-105

DECORATIVE PARKING SCREEN WALL



GENERAL NOTES:

1. FOR SITE GRADING AND DRAINAGE, SEE SHEET C-103.
2. FOR ELECTRICAL SITE PLAN, SEE SHEET E-101.
3. FOR PAVEMENT STRIPING AND LANDSCAPING PLAN, SEE SHEET C-104.
4. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATION OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.



NO.	DATE	DESCRIPTION OF REVISION OR ISSUE	BY	ADP'D

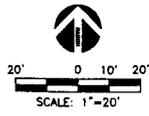
**REMUDA LIFE PROGRAM
PROPOSED PARKING LOT
111 HEARTHSTONE WAY
CHANDLER, ARIZONA**

SITE PLAN



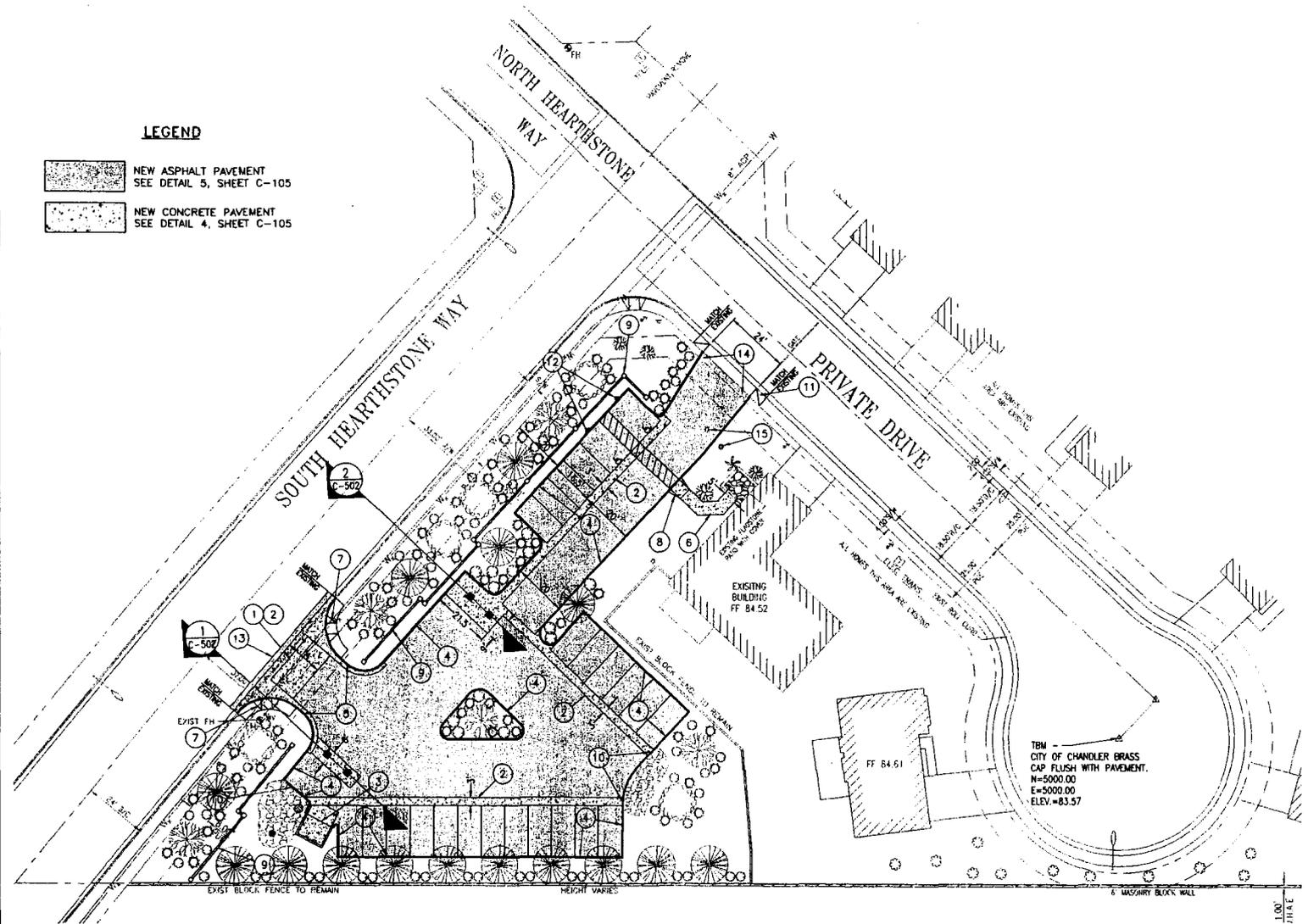
BENHAM
THE BENHAM COMPANIES, LLC
3200 N CENTRAL AVE., STE. 1100
PHOENIX, AZ 85012
602.935.6940
www.benham.com

DESIGNED BY JI	DATE 1/19/06
DRAWN BY PSD	SCALE AS NOTED
CHECKED BY JI	PROJECT NUMBER 6200500200
APPROVED BY	SHEET C-102
	REV 4 OF



KEYED NOTES (THIS SHEET ONLY)

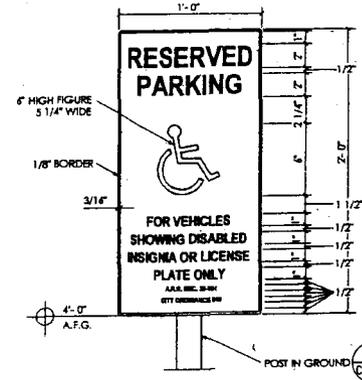
- ① INSTALL 24' DRIVEWAY ENTRANCE PER MAG STD DTL 251 WITH VALLEY GUTTERS IN MAG STD DTL 240.
- ② INSTALL VALLEY GUTTER PER MAG STD DTL 240.
- ③ INSTALL DUMPSTER ENCLOSURE
- ④ INSTALL TYPE 'B' SINGLE CURB PER MAG STD DTL 222.
- ⑤ INSTALL TYPE 'A' CURB & GUTTER PER MAG STD DTL 220.
- ⑥ INSTALL SIDEWALK PER MAG STD DTL 230.
- ⑦ INSTALL TYPE 'B' SIDEWALK RAMP PER MAG STD DTL 234.
- ⑧ INSTALL SIDEWALK RAMP PER CITY OF CHANDLER DTL C-243 (MODIFIED)
- ⑨ INSTALL SITE SCREEN WALL. SEE WALL SECTION THIS SHEET.
- ⑩ INSTALL 3' WIDE CURB OPENING WITH CURB TERMINATIONS PER MAG STD DTL 222.
- ⑪ INSTALL 20' DRIVEWAY ENTRANCE PER MAG STD DTL 250.
- ⑫ INSTALL HANDICAP PARKING SIGN SEE DETAIL, SHEET C-104.
- ⑬ SAW CUT AND REMOVE 2' OF EXISTING ASPHALT. REPLACEMENT TO BE PER CROSS SECTION REMOVED. (MATCH EXISTING PAVEMENT)
- ⑭ INSTALL CURB TERMINATION PER MAG STD DTL 222.
- ⑮ RELOCATE EXISTING YARD LITE.



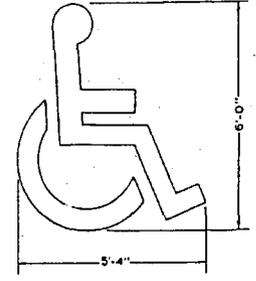
SITE PLAN - EXHIBIT 'A'

KEYED NOTES (THIS SHEET ONLY)

- ① PAINT 4" WHITE STRIPE.
- ② PAINT HANDICAP PAVEMENT MARKING. SEE DETAIL THIS SHEET.
- ③ INSTALL HANDICAP SIGN. SEE DETAIL THIS SHEET.
- ④ AFGHAN PINES ALONG SOUTH BOUNDARY TO BE MINIMUM 12' HEIGHT



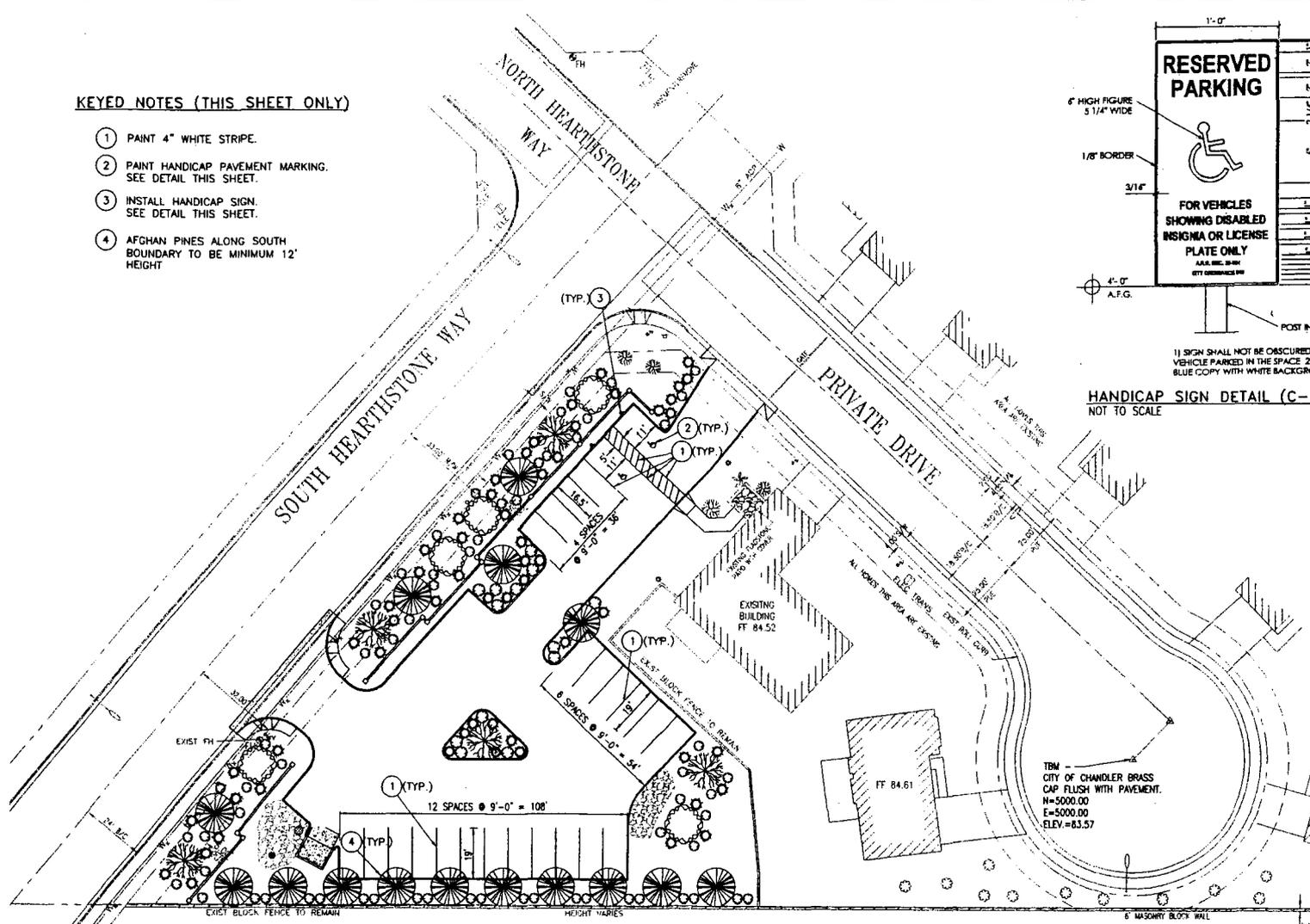
HANDICAP SIGN DETAIL (C-611)
NOT TO SCALE



HANDICAP PAVEMENT MARKING DETAIL
NOT TO SCALE

GENERAL NOTES:

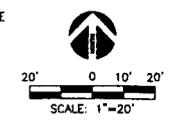
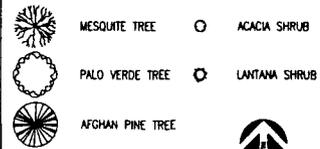
1. ALL PLANT MATERIALS ARE GUARANTEED FOR A MINIMUM PERIOD OF SIXTY (60) DAYS FROM THE DATE OF FINAL APPROVAL BY THE CITY. ANY PLANT MATERIALS, WHICH ARE NOT APPROVED BY THE CITY PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 20 OF THE FOLLOWING CALENDAR YEAR.
2. TREES, SHRUBS, VINES, GROUND COVER AND TURF THAT HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT.
3. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN. SEE SECTION 1902(6)(h).
4. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPE AND SITE CLEANUP, MUST BE COMPLETED PRIOR TO CERTIFICATION OF OCCUPANCY FOR ANY BUILDING WITHIN A PHASE.
5. PARKING LOT TREES MUST HAVE A MINIMUM CLEAR CANOPY DISTANCE OF 5'. SEE SECTION 1903(6)(c)(4), ZONING CODE.
6. TREES MUST BE PLACED A MINIMUM OF 5' FROM SIDEWALKS, PUBLIC ACCESS WAYS. SHRUBS MUST BE, AT MATURITY, 3' FROM ALL SIDES OF A FIRE HYDRANT.
7. ALL LANDSCAPING SHALL BE MAINTAINED BY THE LANDOWNER OR THE LESSOR. SEE SECTION 1903(6)(g), ZONING CODE.



PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES				
5	PROSOPIUS SPP.	MESQUITE	2-15 GALLON, 3-24" BOX	3-24" BOX TO BE PLACED ALONG HEARTHSTONE RIGHT OF WAY
5	PARKINSONIA SPP. (CERODIUM SPP.)	PALO VERDE	3-15 GALLON, 2-24" BOX	2-24" BOX TO BE PLACED ALONG HEARTHSTONE RIGHT OF WAY
15	PINUS ELDARICA	AFGHAN PINE	5-15 GALLON, 10-12' MIN. HEIGHT	12' MINIMUM HEIGHT TREES TO BE PLACED ALONG SOUTHERN BOUNDARY
SHRUBS				
75	ACACIA SPP.	ACACIA	5 GALLON	SEE PLANT LEGEND
56	LANTANA SPP.	LANTANA	5 GALLON	SEE PLANT LEGEND

PLANT LEGEND



NO.	DATE	DESCRIPTION OF REVISION OR ISSUE	BY	APP'D

**REMUDA LIFE PROGRAM
PROPOSED PARKING LOT
111 HEARTHSTONE WAY
CHANDLER, ARIZONA**

STRIPING AND LANDSCAPING PLAN



BENHAM

THE BENHAM COMPANIES, LLC
3200 N. CENTRAL AVE., STE. 1100
PHOENIX, AZ 85012
602.895.8940
www.benham.com

DESIGNED BY JI	DATE 1/19/06
DRAWN BY PSD	SCALE AS NOTED
CHECKED BY JI	PROJECT NUMBER 6200500200
APPROVED BY	SHEET C-104
	REV 4 OF

LANDSCAPE PLAN - EXHIBIT 'B'