

SEP 10 2009



Chandler · Arizona
Where Values Make The Difference

MEMORANDUM Planning & Development - CC Memo No. 09-105

DATE: AUGUST 25, 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: DVR09-0013 1ST BANK

Request: Preliminary Development Plan approval for a bank with a drive-thru

Location: 2025 N. Alma School Road,
 Northeast corner of Alma School and Warner Roads

Applicant: Steve Cooper; Mittelstaedt, Cooper, & Associates, Ltd.

Staff inadvertently advertised the request as a Rezoning request to eliminate a zoning condition prohibiting a drive-thru use. However, Staff has realized the condition prohibiting the drive-thru use was not a part of a zoning ordinance, but rather part of a previous Preliminary Development Plan approval. The request is for Preliminary Development Plan approval only.

RECOMMENDATION

The request is for Preliminary Development Plan (PDP) approval for a bank with a drive-thru. Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the northeast corner of Alma School and Warner Roads, within the Sun Village Fair shopping center. The proposed bank will be located at the northeast corner of the intersection, on the pad currently occupied by a vacant Chili's restaurant. The subject site is part of the larger Sun Village Fair shopping center that is anchored by a Fry's grocery store,

part of the larger Sun Village Fair shopping center that is anchored by a Fry's grocery store, located north of the subject site, and a Wal-Mart Super Center located northeast of the site. Commercial development is located at all four corners of the intersection.

Various rezonings and PDP's have occurred on the Sun Village Fair shopping center site since the 1970's. In 1988, a PDP was approved for the entire shopping center, however a condition was added prohibiting drive-thru's locating at the intersection corner. In 1989, the current layout of the Sun Village Fair shopping center was approved, however details for the subject site was not provided, requiring separate PDP approval. In 1992, the Chili's restaurant was approved through the PDP process. The current request is to demolish the vacant Chili's building and construct a new bank building. The proposed development of this corner meets the Commercial Design Standards.

SITE LAYOUT

The 4,290 square foot single-story bank is designed within a landscape setting, maintaining the former Chili's landscape setting design. While maintaining the landscape setting, the current request is also addressing the pedestrian interaction at the intersection corner. A large paved area with covered pedestrian seating (trellis's) and a sidewalk will provide a pedestrian connection to the bank's entrance located on the building's east side. In addition to the two covered pedestrian seating areas near the intersection corner, two additional benches will be located on either side of the bank entrance.

Stamped concrete will highlight the entry into the bank and extend north along the sidewalk to the north side of the bank, thus providing a pedestrian connection to the parking area north of the bank. The drive-thru is located on the north side to ensure a landscape setting is maintained at the arterial street intersection. The project includes new landscaping and a screen wall that will inhibit views of the drive-thru along Alma School Road. The Warner Road frontage and north parking lot area will also have landscaping brought up to current Code standards.

BUILDING ARCHITECTURE

The bank will utilize various materials including CMU block, founders block, cultured stone veneer, E.F.I.S., standing seam metal roofing, and steel trellis accents. The architecture is contemporary in design and utilizes some of the colors and materials found within the overall shopping center.

A steel arch and cultured stone wall highlight the bank entry. The steel element is provided on all four elevations along with cultured stone, and masonry block. A mix of stepped parapet and pitched roof's with varied orientations provide additional visual interest. Decorative masonry columns are provided in the drive-thru area and provide vertical elements on the bank building.

SIGNAGE

The request includes a sign package. Building mounted signage will be internally illuminated, pan channel letters with white acrylic faces. The proposal also includes a single six-foot monument sign along Warner Road. The monument sign utilizes cultured stone veneer, two masonry block styles, and an aluminum channel element mimicking the steel element found on

the main building. The monument sign will be internally illuminated, routed-out with 3/4" push-thru letters. Code allows for one monument sign along arterial streets. Where there is an excess of 300-feet, an additional monument sign can be provided. The shopping center currently has two monument signs along Warner Road and a wall mounted sign at the carwash. However, the frontage along Warner Road is approximately 1,500 feet and Staff finds the request for the additional monument sign supportable, citing the monument signs' high level of design. Due to the design variety of building and monument signs in the existing commercial center, Staff did not enforce the additional quality standards for the signage and finds the proposed design meets the intent of the additional quality standards.

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.
- Two orange 4' X 8' public hearing signs were posted on the property.
- A neighborhood meeting was held on Tuesday, July 28, 2009. Two neighbors were in attendance and were in support of the request.

At the time of this writing, Staff has received one telephone call from a neighbor opposed to this application, stating there is an existent vacant bank building at the intersection and why could 1st Bank not move to that location.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 5 Opposed: 0 Absent: 2 (McClendon, Veitch)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of DVR09-0013 1st BANK, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit F, Development Booklet, entitled "1st BANK", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-0013, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. 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.
4. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

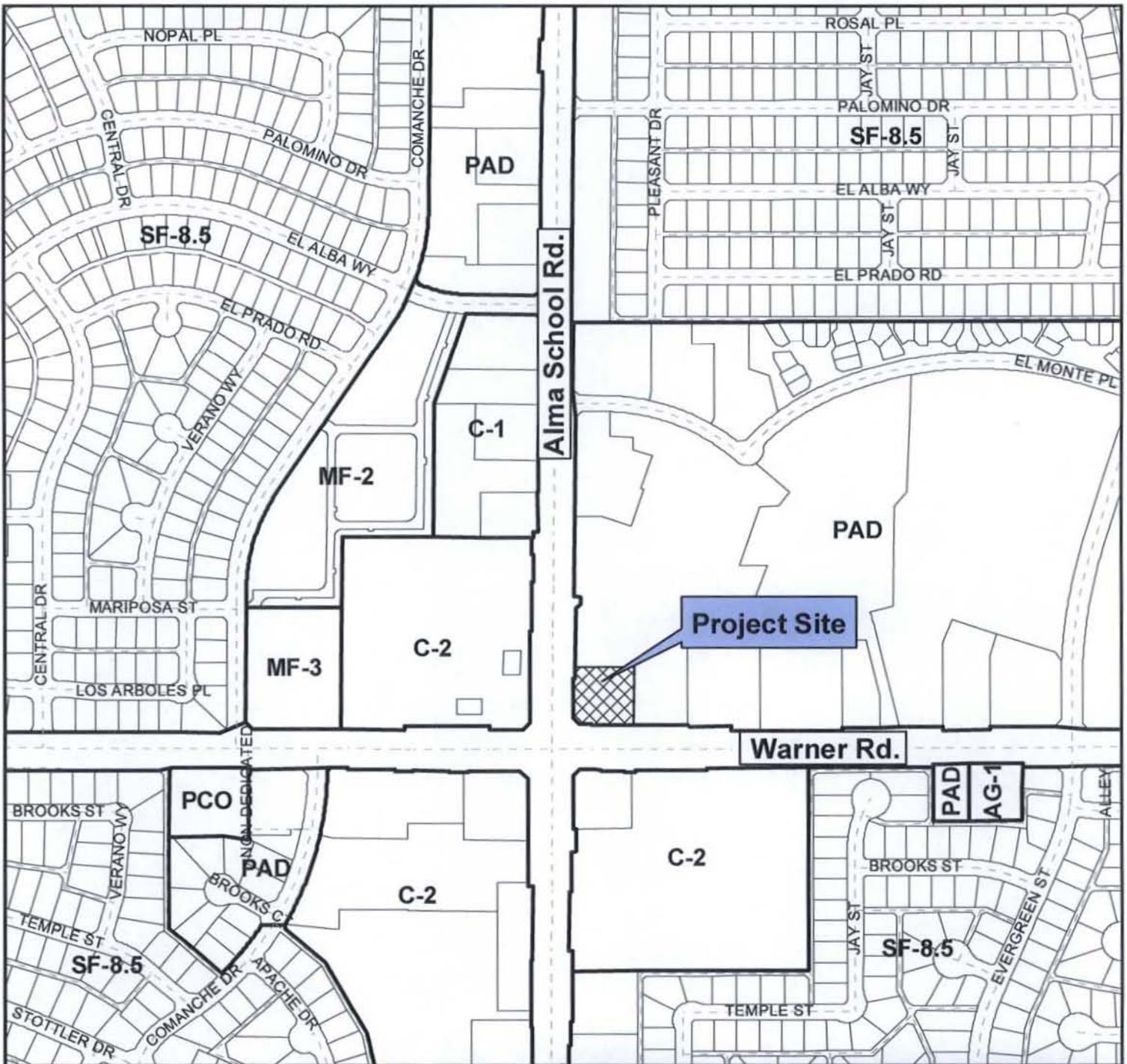
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
6. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
7. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
8. Raceway signage shall be prohibited within the development.

PROPOSED MOTION

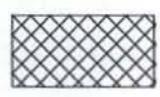
Move to approve DVR09-0013 1st BANK, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Sign Exhibit
6. Development Booklet, Exhibit F



Vicinity Map



DVR09-0013

1st Bank

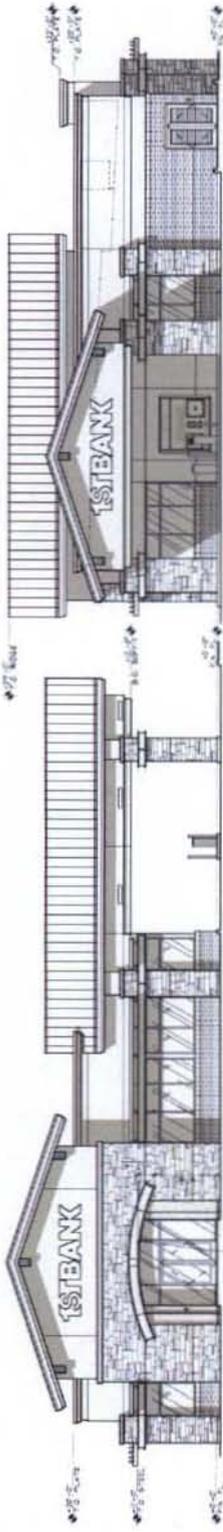


Vicinity Map



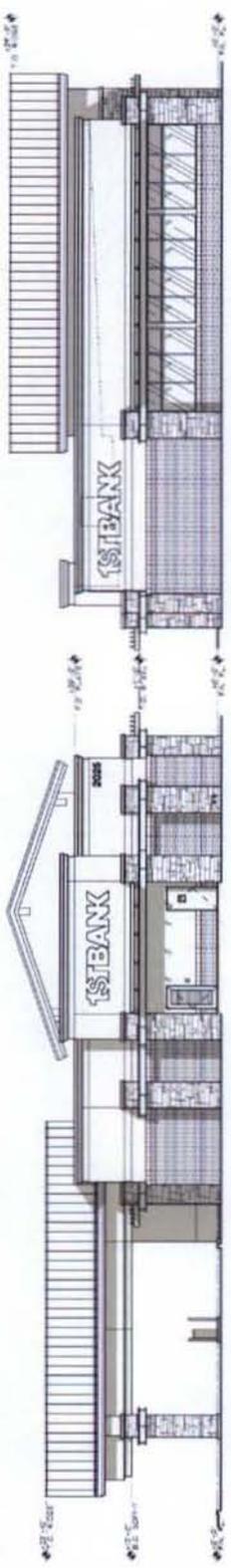
DVR09-0013

1st Bank



① EAST ELEVATION
SCALE 1/8" = 1'-0"

② NORTH ELEVATION
SCALE 1/8" = 1'-0"



③ WEST ELEVATION
SCALE 1/8" = 1'-0"

④ SOUTH ELEVATION
SCALE 1/8" = 1'-0"

MILLERSTADT
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PHOENIX, ARIZONA, 85001
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FAX: 602.254.1101
WWW.MILLERSTADT.COM



DATE: _____
PROJECT: _____
JOB NUMBER: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE FOR: _____

REVISIONS

NO.	DATE	DESCRIPTION

DATE: _____
PROJECT: _____
JOB NUMBER: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE FOR: _____

1ST BANK
HOLDING COMPANY
2025 North Alma School Road
Chandler, Arizona

DATE: _____
PROJECT: _____
JOB NUMBER: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE FOR: _____

B/W ELEVATIONS

EXTERIOR MATERIAL / FINISH SCHEDULE

1. PAINT: EXTERIOR WALLS, TRIM, AND CEILING
2. PAINT: INTERIOR WALLS, TRIM, AND CEILING
3. PAINT: FLOORING
4. PAINT: ROOFING
5. PAINT: SITESIDE FINISHES
6. PAINT: SIGNAGE
7. PAINT: LIGHTING FIXTURES
8. PAINT: FURNITURE
9. PAINT: LANDSCAPING
10. PAINT: UTILITY

GENERAL NOTES:

1. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL INTERIOR FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
3. ALL MATERIALS SHALL BE OF QUALITY AND DURABLE.
4. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
5. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
6. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH THE ARCHITECT'S INTENT.
7. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH THE PROJECT SCHEDULE.
8. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH THE BUDGET.
9. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH THE CLIENT'S REQUIREMENTS.
10. ALL FINISHES SHALL BE APPLIED IN ACCORDANCE WITH THE DESIGNER'S INTENT.



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



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



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



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

COLOR ELEVATIONS

