

#4

OCT 22 2009



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development - CC Memo No. 09-111**

DATE: OCTOBER 2, 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: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: DVR09-0014 SUNSET MARKETPLACE
 Introduction and Tentative Adoption of Ordinance No. 4189

Request: Rezoning from Planned Area Development (PAD) for general automotive services to PAD for a dental office with retail/restaurant shops along with Preliminary Development Plan (PDP) approval for the dental office/retail/restaurant building

Location: East of Pennington Drive on the south side of Chandler Boulevard

Applicant: Nate Richards, Ironwood Studio

Project Info: Approximately 1-acre, a 9,500 square foot building

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Maggio Ranch Master Plan, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The subject site is located within the commercial portion of the Maggio Ranch Master Plan, along the south side of Chandler Boulevard and east of Dobson Road. To the east is an existing self-storage mini-warehouse development. Discount Tire automotive and Cigna Healthcare's medical office are located west of the subject site. The Pueblo at Andersen Springs residential townhome subdivision is located to the north across Chandler Boulevard. In 1983, the site was zoned Planned Area Development (PAD) for retail/shops/office uses. This site was rezoned in 1991 for a rehabilitation hospital but that zoning and development plan lapsed due to lack of development in 1993. The site was again rezoned in 2000 to allow automotive uses along with a Preliminary Development Plan (PDP) for a Winston Tire automotive service facility.

Development of the site never commenced. In 2006, a zoning time extension was approved for three years maintaining the zoning for an automotive service facility. This current application is a request to rezone the site from PAD (automotive service facility) to PAD (dental office with retail/restaurant shops) in conjunction with a PDP for an in-line shops building including a dental office and retail/restaurant space.

The proposed building is approximately 9,500 square feet in size on approximately 1 acre. Uses proposed for the building include a dental office (2,100 sq. ft.) at the building's eastern space and in-line retail and/or restaurant uses (7,400 sq. ft.) divided into a maximum of 5 tenant spaces. Tenant spaces range in size from 1,380 to 1,880 square feet in building area. The dental office intends to be open for business Monday-Friday 7 a.m. to 5 p.m. The other tenant spaces may be open 7 days a week with various hours.

While the proposed building's exterior wall is within 300-feet from existing residential north of Chandler Boulevard, the Late Hour Business Compatibility Policy does not apply because the building is separated by an arterial street (Chandler Boulevard).

The project is for the most part in conformance with the Commercial Design Standards regarding site layout, landscaping, and architecture. However, this is an infill property, which limits some standards from being applied as would be seen on larger commercial projects. These standards include staggered parking along street frontages, access to a collector street, locate pad in a landscape setting, tree-lined boulevard entrances, multiple common pedestrian seating areas, and special features areas. Due to the site's small size and infill nature, Staff does not recommend required public artwork for this site.

The building is one-story ranging approximately between 21 and 25 feet in height. The building is setback from Chandler Boulevard to provide parking in the front and the rear of the building. An angled storefront entrance is provided at the building's northwest corner enhancing the streetscape along the adjacent private street. The building does not provide features for corporate architecture, promotes four-sided architectural design, massing is divided into smaller components, a single building material does not exceed 65% on each façade, pop-outs and pilasters are applied to flat walls, two tower elements break up roofline, entrance areas include covered canopies, a seating area is provided in conjunction with a restaurant use, roof access ladders are internalized, and SES units are integrated with the building. The development will incorporate a character theme for each tenant space's light fixtures.

Construction materials include a combination of brick columns, stucco, metal accent elements, metal covered entry and shade canopies. Brick material is designed to match the brick on the adjacent Discount Tire building as well as parking screen walls, which are brick curved walls along Chandler Boulevard. Pedestrian walkways at the two vehicle entrances/exits are designed with textured colored concrete.

Trees and shade canopies are located in a manner to provide shading on the building's west and south sides. The dental office on the eastern side has patient room windows oriented to a landscape area planned with new shrubs, accent plants, and existing Mesquite Trees. Ground-

PUBLIC / NEIGHBORHOOD NOTIFICATION

- Notification is in accordance with City of Chandler Zoning Code requirements.
- A neighborhood meeting was held July 1, 2009. No one attended other than the applicant.
- As of the date of this memo, Staff is not aware of any opposition with this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 7 Opposed: 0

Commission requested the applicant be in conformance with codes in moving the center identification radius sign out of City right-of-way. The applicant will make this change for construction plan review.

RECOMMENDED ACTION

Upon finding consistency with the General Plan and Maggio Ranch Master Plan, Planning Commission and Staff recommend approval subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Sunset Marketplace", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-0014, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

level planters on both sides of tenant space entrances provide building foundation landscaping on the north, east, and south sides of the building. A pedestrian sidewalk is provided on all building sides. A landscape strip adjacent to the private street includes shade trees, providing shade for a planned restaurant use at the building's western side. The restaurant space includes outdoor dining tables abutting the building and an unobstructed 4'6" wide sidewalk.

A covered parking canopy is provided along the south property line. The canopy is designed of metal and painted to match the building's accent color. South of the parking canopy is a landscape area that serves as a buffer from vacant commercial land. There are no perimeter walls around the site. The existing self-storage development's building wall serves as a buffer on the east side, and Staff recommended elimination of a perimeter wall along the south property line instead providing a landscape area to interface with future development to the south. This is similar to the interface between the Cigna and Discount Tire sites. The landscape area along Chandler Boulevard and the south property line provide some retention. The majority of retention is underground utilizing corrugated metal piping in accordance with City standards.

The site is parked appropriately for one dental office use and in-line retail shops for retail or restaurant use. The dental office and in-line shops are required to provide 45 parking spaces; the site provides 55 parking spaces. The Development Booklet's site plan incorrectly references the inline shops square footage as 7,650 square feet instead of 7,400 square feet; however, the difference in the required parking is 1 parking space and the site is still parked more than required by Zoning Code.

A comprehensive sign package is included with the PDP request for building signage and one freestanding monument sign. Building signage includes lettering and logos that are halo-illuminated or indirectly illuminated reverse pan channel. The lettering is limited to a maximum of 15% of the building height. Logos are limited to 10% of the total allowable sign area. The PDP requests a waiver from Sign Code for the number of panels on the freestanding monument sign. The application request 3 tenant panels; Sign Code permits a maximum of 2 tenant panels. The sign height is 6-feet and in accordance with Sign Code. The sign is illuminated with ground lighting; individual tenant panels are not individually illuminated. Lettering is individual brushed aluminum reverse pan channel letters and logos. The monument sign design incorporates materials and colors matching the building. The sign's base uses materials similar to the parking screen walls.

DISCUSSION

Planning Commission and Staff recommend approval of the Rezoning and PDP finding the proposed uses to be consistent with the Maggio Ranch Master Plan and the development design to be consistent with the Commercial Design Standards. The additional tenant panel on the monument sign is supported for this infill development. The request does not include additional sign height, which is sometimes requested with additional tenant panels. The tenant panels are not individually lit instead the monument sign will utilize ground lighting. The rezoning request to allow a dental office and inline shops is compatible with existing medical office and automotive uses on the south side of Chandler Boulevard as well as the Maggio Ranch Master Plan.

8. Raceway signage shall be prohibited within the development.
9. 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.
10. Landscaping shall be in compliance with current Commercial Design Standards.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Move to introduce and tentatively adopt Ordinance No. 4189 approving case DVR09-0014 SUNSET MARKETPLACE rezoning from PAD to PAD to allow for an office/retail shops development subject to conditions as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Maggio Ranch Master Plan
6. Ordinance No. 4189
7. Development Booklet, Exhibit A



Chandler Blvd.

Project Site

AG-1

PAD

Dobson Rd.

AG-1

PAD

BOSTON
SF 8.5

Vicinity Map



DVR09-0014

Sunset Marketplace



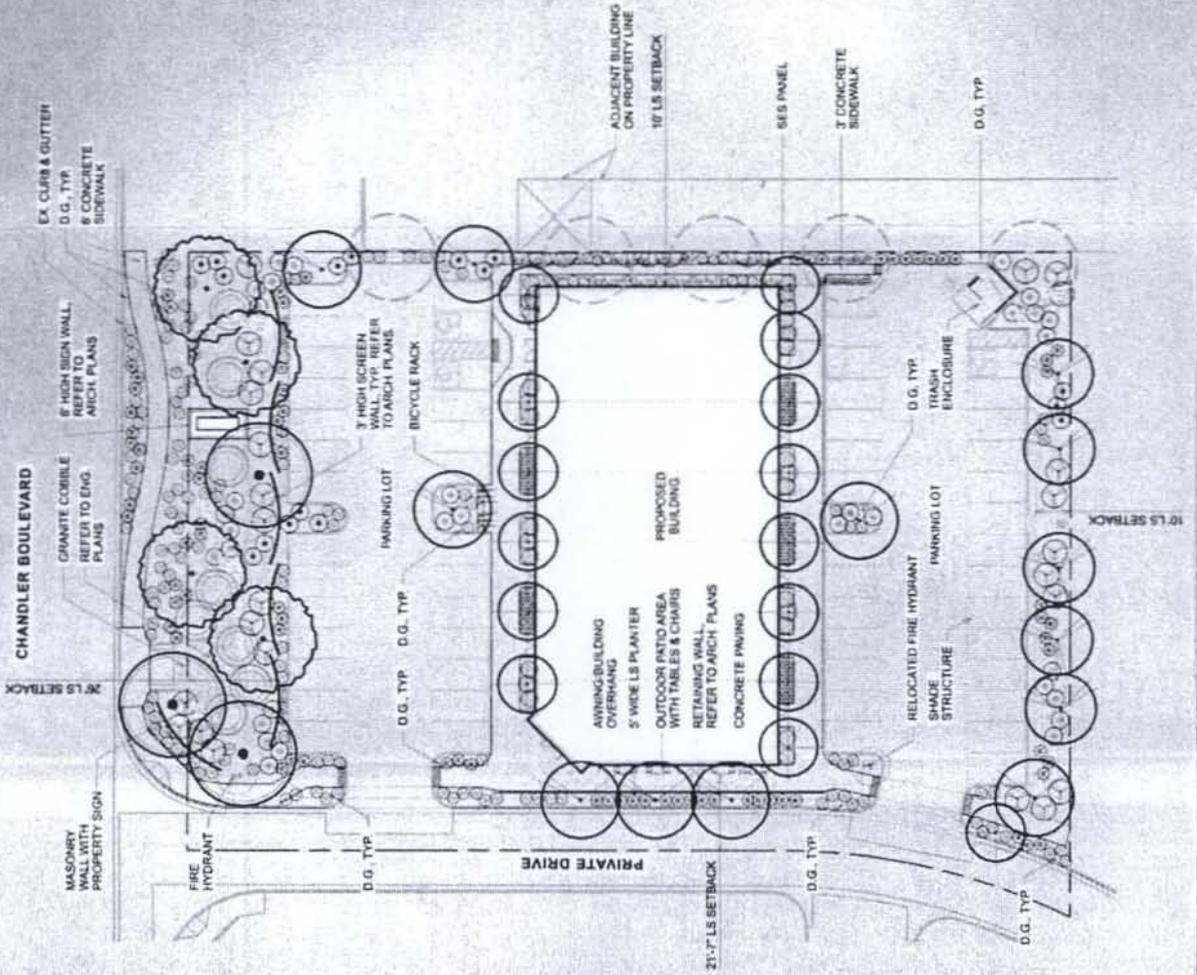
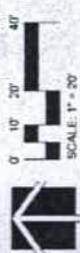
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PLANT LEGEND

BOTANICAL NAME:	COMMON NAME:
<i>Prosopis juliflora</i>	Mesquite
<i>Acacia senecioides</i>	Shoestring Acacia
<i>Cassia tora</i>	Mexican Bird of Paradise
<i>Pereskia selenicarpa</i>	Blue Palo Verde
<i>Prosopis juliflora</i>	Desert Museum Palo Verde
<i>Prosopis juliflora</i>	Phoenix Mesquite
<i>Acacia robusta</i>	Desert Canyon Acacia
<i>Prosopis juliflora</i>	Libby of the Hills
<i>Prosopis juliflora</i>	Red Bird of Paradise
<i>Prosopis juliflora</i>	Jack Vine
<i>Prosopis juliflora</i>	Red Yucca
<i>Prosopis juliflora</i>	Red Blano Sage
<i>Prosopis juliflora</i>	Summer Snow
<i>Prosopis juliflora</i>	Sage Rueda
<i>Prosopis juliflora</i>	New Gold Lantana
<i>Prosopis juliflora</i>	Kalbar Rueda
<i>Prosopis juliflora</i>	Yellow Dot
<i>Prosopis juliflora</i>	Pereskia
<i>Prosopis juliflora</i>	Prosopis hybrid "Phoenix"
SHRUBS & ACCENTS:	
<i>Prosopis juliflora</i>	Desert Canyon Acacia
<i>Prosopis juliflora</i>	Libby of the Hills
<i>Prosopis juliflora</i>	Red Bird of Paradise
<i>Prosopis juliflora</i>	Jack Vine
<i>Prosopis juliflora</i>	Red Yucca
<i>Prosopis juliflora</i>	Red Blano Sage
<i>Prosopis juliflora</i>	Summer Snow
<i>Prosopis juliflora</i>	Sage Rueda
<i>Prosopis juliflora</i>	New Gold Lantana
<i>Prosopis juliflora</i>	Kalbar Rueda
<i>Prosopis juliflora</i>	Yellow Dot
<i>Prosopis juliflora</i>	Pereskia
GROUNDCOVERS:	
<i>Prosopis juliflora</i>	Lantana "New Gold"
<i>Prosopis juliflora</i>	Rueda Irridionna "Kulu"
<i>Prosopis juliflora</i>	Schizanthus luteus
<i>Prosopis juliflora</i>	Vincetoxicum

DECOMPOSED GRANITE:

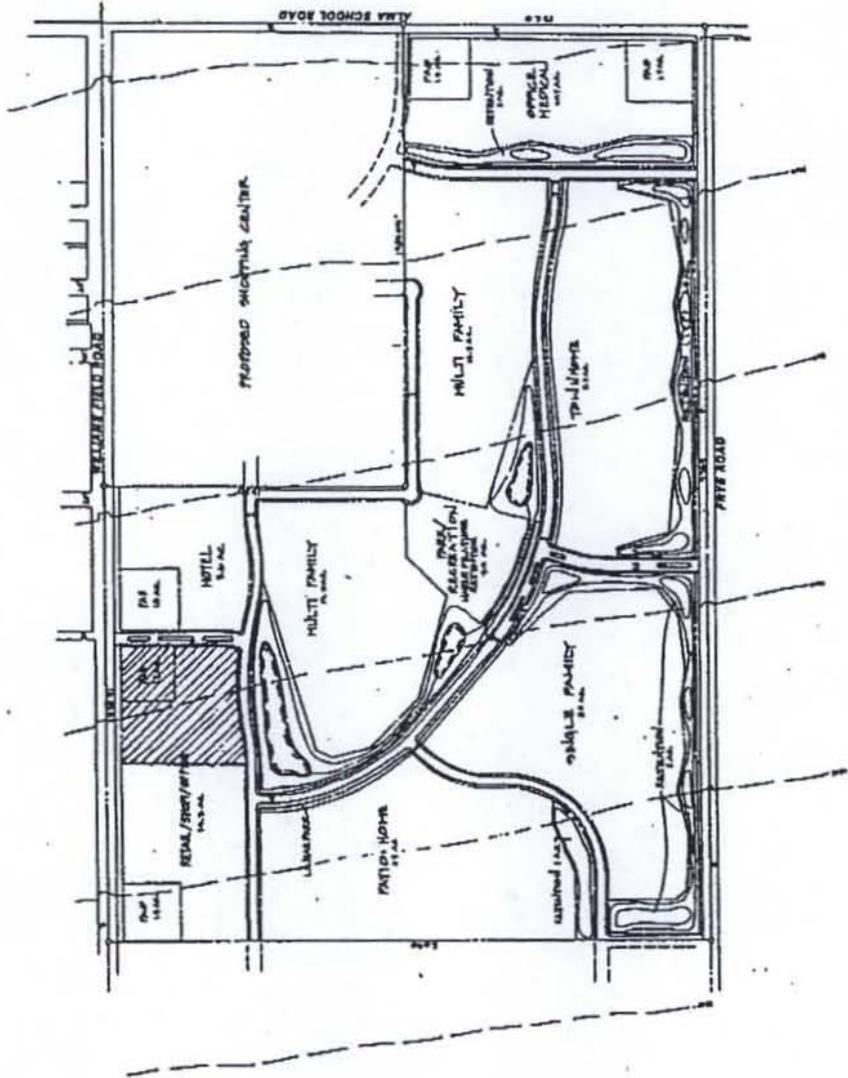
ITEM:	SIZE & DESCRIPTION:
D.G. TYP.	1" x 2" x 4" "Tuscan Gold" granite cobble equal applied at minimum depth of 2"
Granite Cobble	3"-6" dia. "Tuscan Gold" granite cobble



CONCEPTUAL PLAN
 MAGGIO RANCH
 A PLANNED AREA DEVELOPMENT
 by
 COURTY DEVELOPMENT INC./MAGGIO INC.

LAND USE

SYMBOL	DESCRIPTION	AREA (AC)	PERCENT	DATE
[Symbol]	RESIDENTIAL	120.00	100.00%	1983
[Symbol]	COMMERCIAL	0.00	0.00%	1983
[Symbol]	INDUSTRIAL	0.00	0.00%	1983
[Symbol]	OFFICE	0.00	0.00%	1983
[Symbol]	RETAIL	0.00	0.00%	1983
[Symbol]	RECREATION	0.00	0.00%	1983
[Symbol]	UTILITIES	0.00	0.00%	1983
[Symbol]	UNDEVELOPED	0.00	0.00%	1983
[Symbol]	TOTAL	120.00	100.00%	1983



REVIEW
 COPY

Project Name	Maggio Ranch
Client	Courty Development Inc./Maggio Inc.
Scale	1" = 100'
Date	1983
Drawn by	[Name]
Checked by	[Name]
Approved by	[Name]
Project No.	[Number]
Sheet No.	1 of 1

1983 PLAN

ORDINANCE NO. 4189

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD TO PAD (DVR09-0014 SUNSET MARKETPLACE) 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 PAD to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "Sunset Marketplace", kept on file in the City of Chandler Planning Services Division, in File No. DVR09-0014, except as modified by condition herein.
2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

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. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
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.
9. 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.
10. Landscaping shall be in compliance with current Commercial Design Standards.
11. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
12. The site shall be maintained in a clean and orderly manner.

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 _____, 2009.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2009.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4189 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2009, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAP*

PUBLISHED:

LEGAL DESCRIPTION

PARCEL NO. 303-23-981

Section 3, Lot 1A Maggio Ranch AMD