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Chandler
All-America City
2010

MEMORANDUM **Planning Division - PZ Memo No. 14-040c**

DATE: AUGUST 6, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, SENIOR CITY PLANNER ES

SUBJECT: PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER

Request: Preliminary Development Plan (PDP) approval for the addition of two commercial buildings including a drive-thru, as well as an amendment to the existing comprehensive sign package

Location: Northwest corner of Alma School and Queen Creek roads

Applicant: Michael Withey, Withey Morris, PLC

The request was withdrawn from the June 18, 2014, Planning Commission hearing based on some last minute design modifications, and then was continued from the July 16, 2014, Planning Commission hearing so that the request could be reviewed by the Design Review Committee.

RECOMMENDATION

Planning Staff, upon finding consistency with the General Plan, recommends approval with conditions.

BACKGROUND

The subject site is located at the northwest corner of Alma School and Queen Creek roads, and encompasses the entire Ocotillo Plaza shopping center. North and west adjacent to the site is property zoned for multi-family residential development; however, is currently operating as a farm. Arterials establish the eastern and southern boundary of the center.

The shopping center was zoned in late 1993 for 22 acres, and expanded in 1995 to 29 acres. At the time of approval in 1995, the building architecture, site layout, and landscape plans were presented and approved for phase 1 (northeast two-thirds of the site) of the commercial center. Early 1999 brought the approval of phase 2 (southwest one-third of the site) of the Ocotillo Plaza

shopping center. With the closing of the Basha's grocery store in late 2009, and the relocation of the Target in mid-2011 has led the center in a downward spin.

The commercial center is largely controlled by two commercial entities with the exception of the bank (Wells Fargo) located at the site's southwest corner, and the two drive-thru establishments (Arby's and Taco Bell). The current request is to allow for the addition of two pads and expand a cluster of buildings to include an additional user, for a total of three new commercial users.

DISCUSSION

Recently, the majority owner of the shopping center contacted Planning Staff to discuss the process for a refresh of the shopping center. While not part of this application, the property owner has submitted and received the necessary approvals for the refresh of the building facade. During the discussion on the façade, the owner indicated a desire to bring some additional small users to the site in an effort to bring new life to the center, which has brought forth this request.

Three commercial buildings are proposed that includes two drive-thrus and a tire shop. One drive-thru is located close to the northern portion of the parking lot within visibility of Alma School Road. The second drive-thru is located along Queen Creek Road and will be adjacent to the landscape buffer along Queen Creek Road. Lastly, the third building will be central to the shopping center located off of the southern entry drive into the center.

As part of the improvement of the site, additional landscaping will be installed along the arterials and entrances, throughout the parking lot to ensure compliance with code requirements, as well as a resurface and restriping of the parking lot.

While the updated architectural design of the center has been reviewed and approved administratively, the additional buildings have been designed to incorporate elements from the approved architectural style theming. The architectural theming is influenced by Santa Barbara style architecture and incorporates various metal detailing and the traditional light color palette.

Lastly, as part of the refresh of the center an updated monument sign package is proposed. Currently, there are two monument signs along Alma School Road, and two signs along Queen Creek Road. The request proposes to refresh the two along Alma School Road by raising the height of the monument signs to 11-feet at the top of the lettering of the sign, and to increase the number of panels up to four. Along Queen Creek Road, an additional six-foot monument sign will be added, for a total of three, with a height of roughly seven-feet to the top of the sign lettering; four panels will be provided on the smaller signs. The updated monument signs meet the requirements of the recently updated sign code with the exception that code allows for only one sign to be at 14-feet, all others at eight feet. Planning Staff is supportive of the sign package finding that although the two monument signs exceed the allowed height, as presented the two signs along Alma School Road are less than the maximum height.

The request was reviewed by the Design Review Committee (DRC) to discuss site layout, landscape improvements, and architectural design. The DRC provided support for the request and is pleased with the anticipated refresh of the site.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on Monday, June 16, 2014; one neighbor attended the meeting and was supportive. Additionally, the applicant has met with the Ocotillo Design Board, with support from the board being provided.

At the time of this writing, Planning Staff has received a number of telephone calls of a general inquiry nature; all callers have responded to the proposal favorably.

RECOMMENDED ACTION

Motion to recommend approval of PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER, Preliminary Development Plan approval for additional commercial buildings including drive-thrus, as well as an amendment to the existing comprehensive sign package, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Ocotillo Plaza Shopping Center" and kept on file in the City of Chandler Planning Division, in File No. PDP13-0016, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

3. The applicant shall work with Planning Staff to ensure that decorative metal elements are incorporated into the design of the monument sign.

4. All tenant panel and center identification lettering on the monument signs shall be 1" routed aluminum push-thru lettering.

5. Landscaping shall be in compliance with current Commercial Design Standards.

6. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

7. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

8. The freestanding pads shall carry an architectural level of detail similar to front facades of main building.

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. The applicant shall work with Planning Staff at time of building permit submittal to ensure that there is cohesiveness between the commercial buildings in the use of colors, materials, accent features, and architectural design.

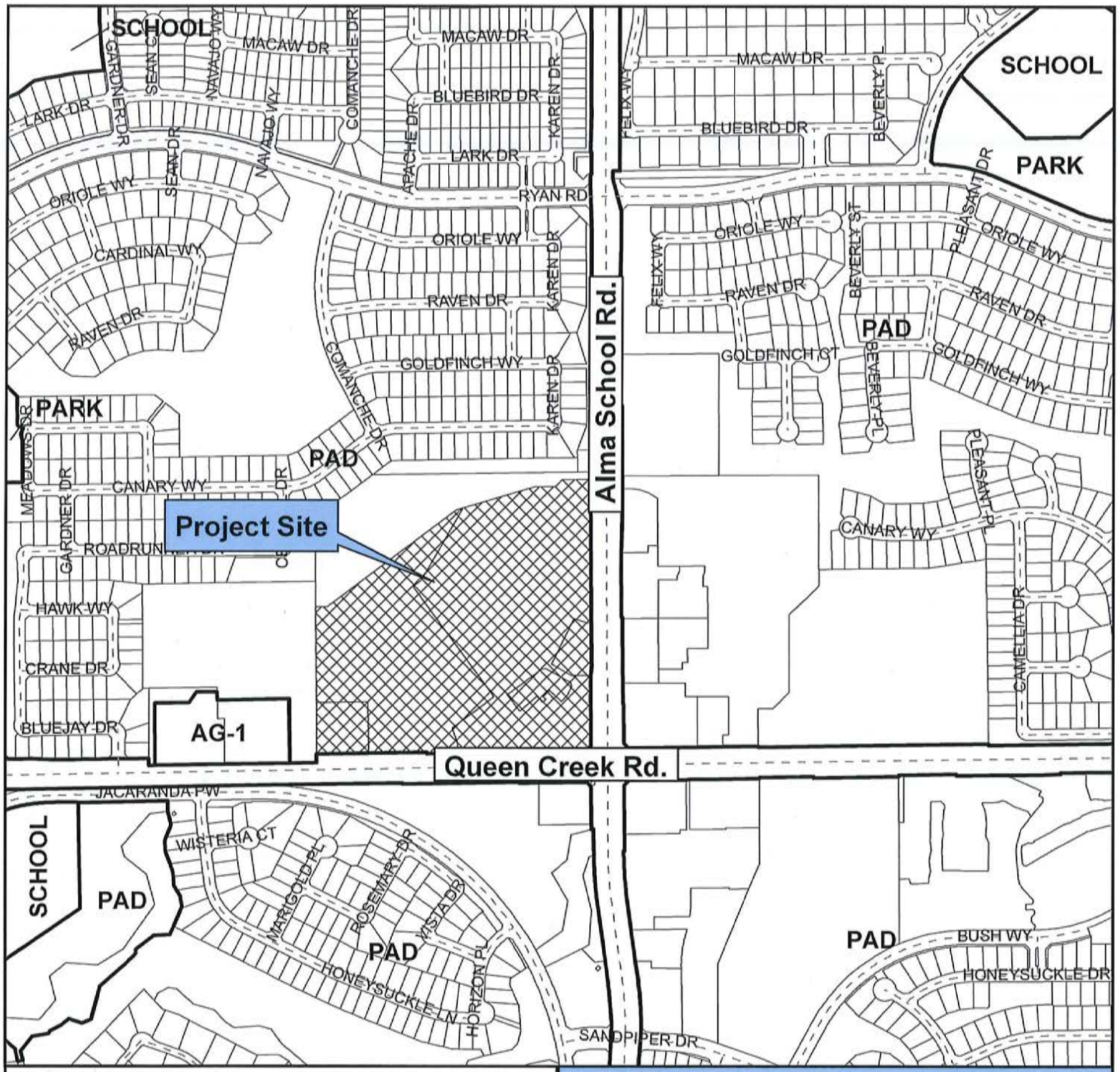
11. The applicant shall work with Planning Staff to ensure that the drive-thru of Building A meets the queuing requirements as provided in the Zoning Code.

PROPOSED MOTION

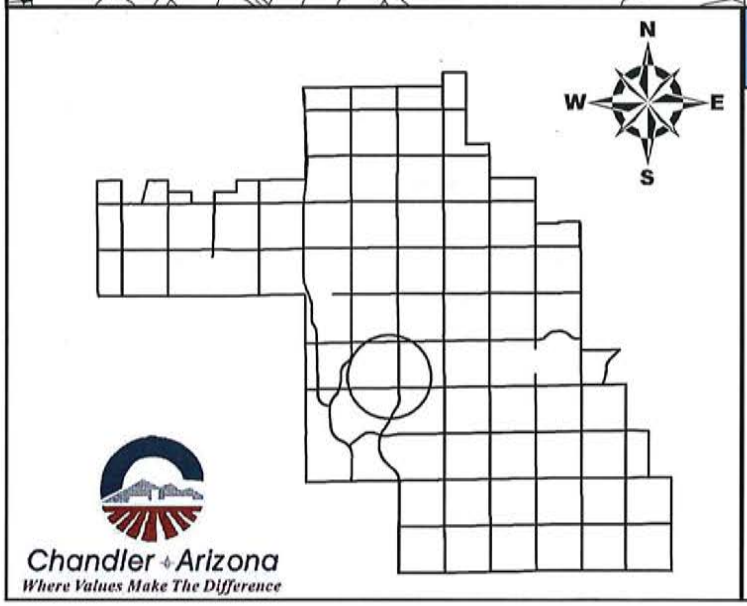
Motion to recommend approval of PDP13-0016 OCOTILLO PLAZA SHOPPING CENTER, Preliminary Development Plan approval for additional commercial buildings including drive-thrus, as well as an amendment to the existing comprehensive sign package, as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Existing Site Plan
3. Proposed Site Plan
4. Elevations
5. Sign Elevations



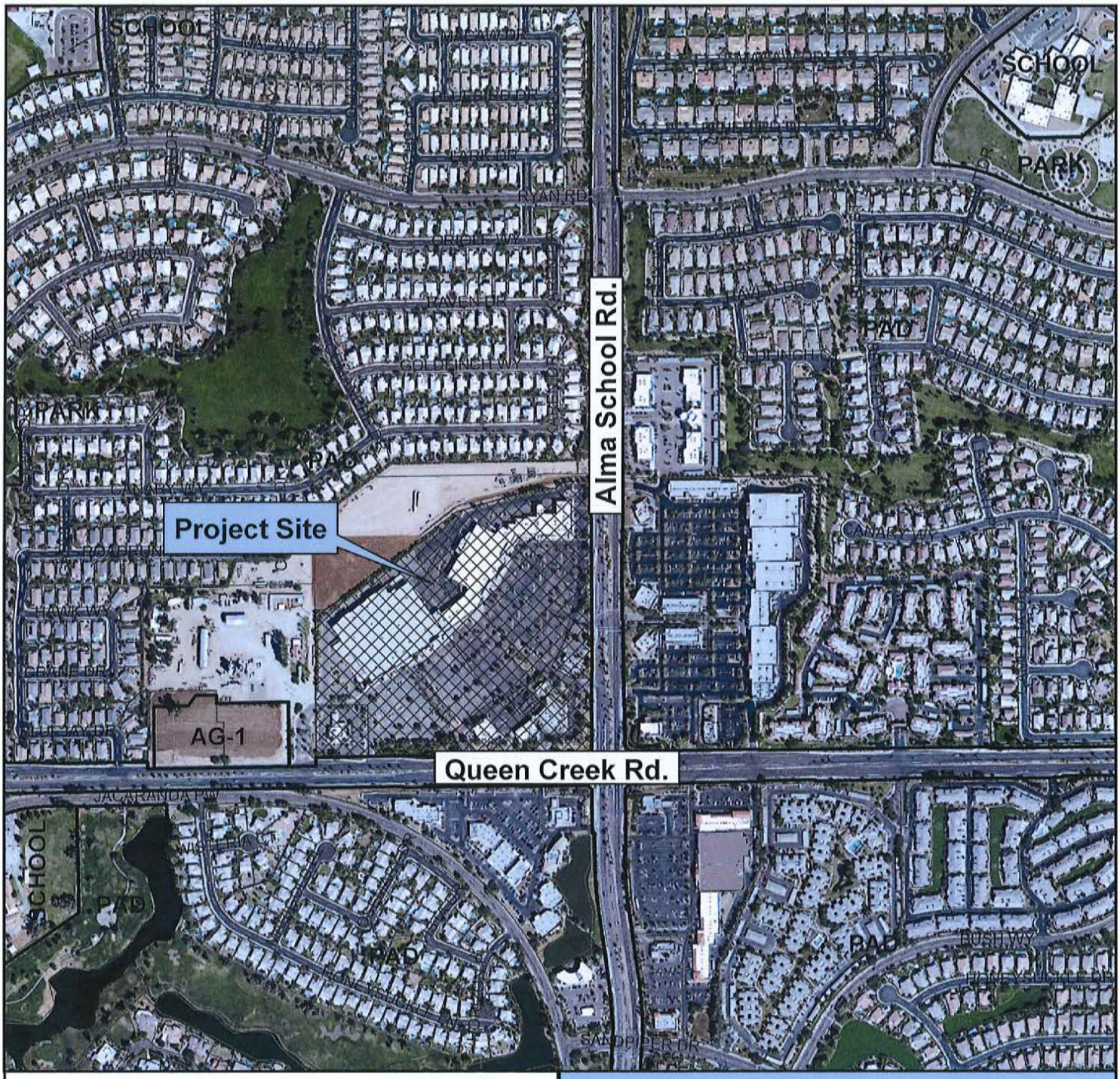
Vicinity Map

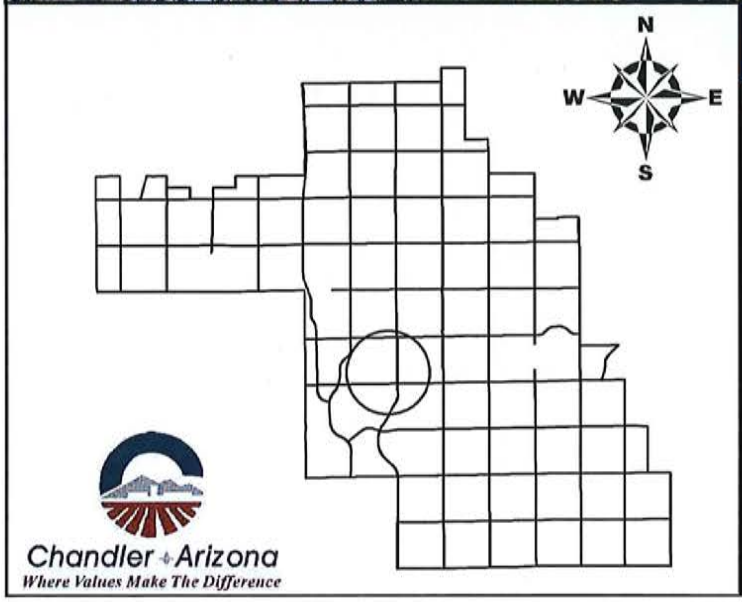


PDP13-0016

Ocotillo Plaza Shopping Center

CITY OF CHANDLER 10/7/2013



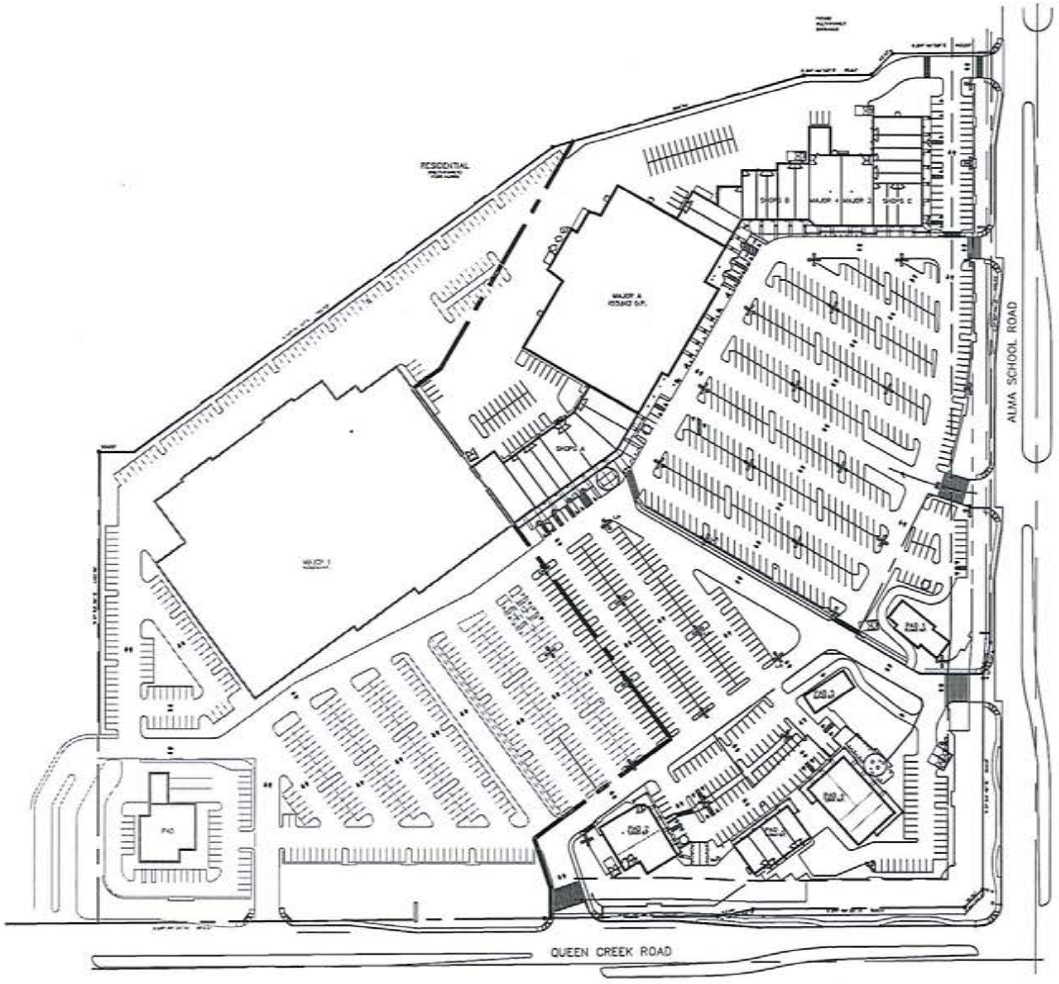


Vicinity Map

PDP13-0016

Ocotillo Plaza Shopping Center

CITY OF CHANDLER 10/7/2013



SITE PLAN
SCALE: 1:80

NORTH

IRKAA
ARCHITECTS INC
2133 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
602.553.3900
IRKAA.com

DATE

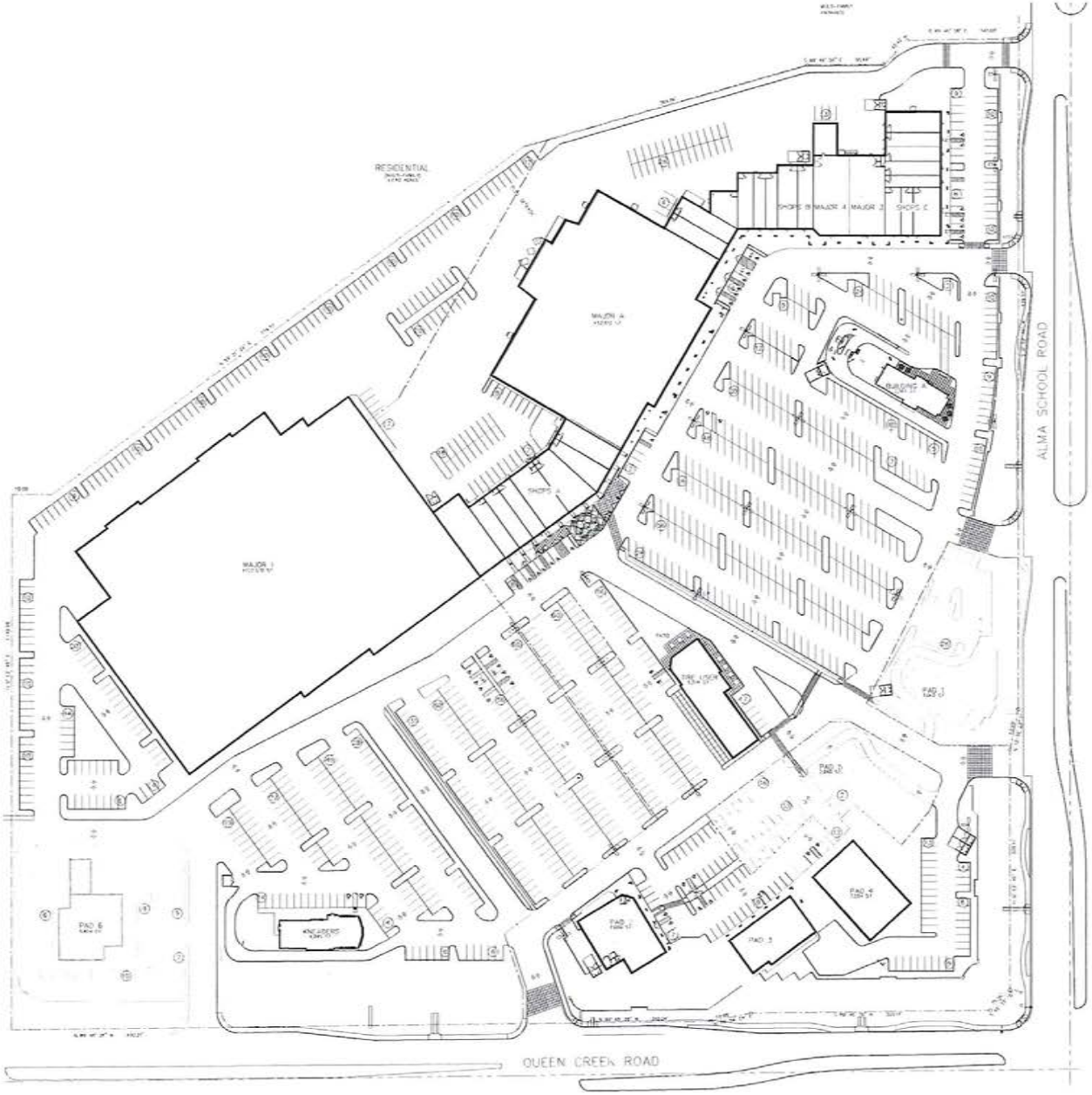
EXISTING SITE PLAN

OCOTILLO PLAZA
NWC QUEEN CREEK BOULEVARD
AND ALMA SCHOOL ROAD
CHANDLER, ARIZONA

design by: RWC
drawn by: XI
checked by: NAF

SP1
project #: 13170

EXISTING SITE PLAN



SITE DATA

EXISTING BUILDING AREA

	102,670 S.F.	MAJOR 1
	53,012 S.F.	MAJOR 4
	4,483 S.F.	MAJOR 2
	4,486 S.F.	MAJOR 4
	14,800 S.F.	SHOPS A
	11,972 S.F.	SHOPS B
	10,830 S.F.	SHOPS C
	7,360 S.F.	PAD 1
	7,300 S.F.	PAD 2
	4,370 S.F.	PAD 3
	7,524 S.F.	PAD 4
	7,240 S.F.	PAD 5
	3,874 S.F.	PAD 6
NEW BUILDING AREA	7,961 S.F.	BUILDING A
	4,514 S.F.	BUILDING B
	8,045 S.F.	ANCHORS
	266,132 S.F.	TOTAL

OCOTILLO PLAZA - 29.33 ACRES / 1,277,593 SF

GENERAL SITE NOTES :

1. ANY LIGHTING WILL BE PLACED 30 HS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS.
2. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
3. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED UPON, OVER OR PLACED WITHIN THE PUBLIC UTILITY EASEMENTS (EXCEPT WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF CHANDLER SHALL NOT BE REQUIRED TO REPLACE ANY DESTRUCTIVE OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF CITY UTILITIES.
4. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 30 FT FROM THE PROPERTY LINE AND 30 ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCE WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF TWO FEET.
5. ELIMINATION STRUCTURES AND LANDSCAPING AT INTERSECTION OF ALL PUBLIC STREETS SHALL CONFORM TO SECTION 1001 A & D.1 & 2 OF THE CITY OF CHANDLER, ARIZONA, DRAINAGE CODE 1979.
6. RETENTION VOLUME PROVIDED FOR A 100 YEAR, 2 HOUR STORM.
7. INTERIM LANDSCAPING, (1 TO BE PROVIDED AT FUTURE BUILDING AND TWO AREAS, LANDSCAPING 1) TO BE DESIGNED TO CONVERT GROUNDCOVER TO MEET WATER NEED AND DUST FREE.

ACCESSIBLE SITE SIGNS :

EACH PARKING SPACE REQUIRED FOR THE OCOTILLO SHALL BE INDENTIFIED BY A PERMANENTLY AFFIXED REFLECTORIZED SIGN CONSTRUCTED OF FOREGLAM ON STEEL BACKED TYPE, OR EQUAL, DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SIGN SHALL NOT BE SMALLER THAN 70 SQ INCHES IN AREA AND SHALL BE CENTERED AT THE INTERIOR END OF THE PARKING SPACE, AT A MINIMUM HEIGHT OF 80 INCHES FROM THE BOTTOM OF THE SIGN TO THE PARKING SPACE FINISHED GRADE.

A SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE, AT EACH ENTRANCE TO THE CITY-STREET PARKING FACILITY NOT LESS THAN 12 INCHES X 12 INCHES IN SIZE WITH LETTERING NOT LESS THAN ONE INCH IN HEIGHT, WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING: "UNAUTHORIZED VEHICLES NOT BEARING RECOGNIZED PLACARDS OR LICENSE PLATES ISSUED FOR PHYSICALLY DISABLED PERSONS MAY BE TOWED AWAY AT OWNER'S EXPENSE".

SITE LIGHTING LEGEND :

- WALL LIGHT
- SINGLE LIGHT POLE
- DOUBLE LIGHT POLE
- TRIPLE LIGHT POLE
- FOUR LIGHT POLE

SITE PLAN

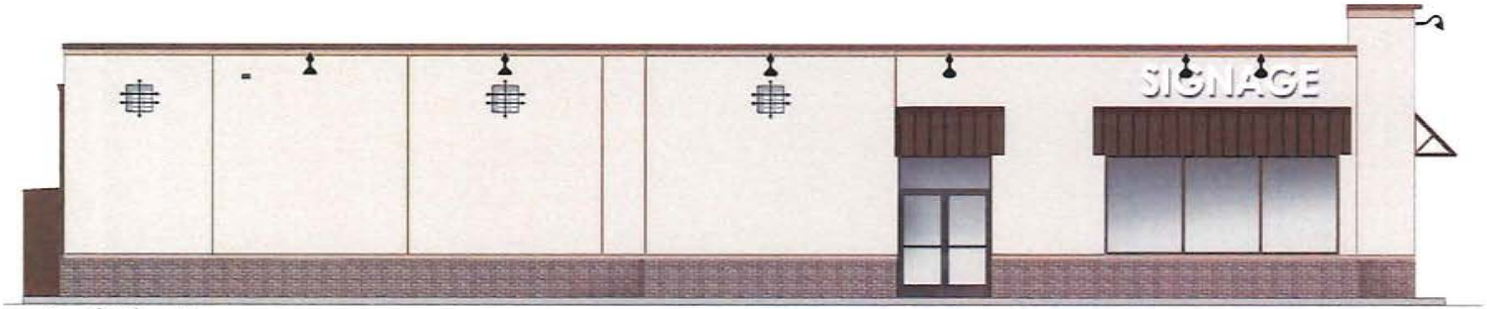
north

DE RITO PARTNERS, INC.
3200 EAST CAMELBACK ROAD
SUITE 175
PHOENIX, ARIZONA, 85018
(480) 834-8500
WWW.THEPAVILIONSATTALKINGSTOK.COM

OCOTILLO PLAZA
NWC ALMA SCHOOL RD
& QUEEN CREEK RD.
CHANDLER, AZ

PROPOSED SITE PLAN

South Elevation



North Elevation

West Elevation

East Elevation

SHERWIN WILLIAMS
SW2287
"PIONEER BROWN"

DUNN EDWARDS
DE6377
"BOAT ANCHOR"

DUNN EDWARDS
DE6373
"PORPOISE"

CORONADO STONE
"BELGIAN BRICK"
BEAR CREEK

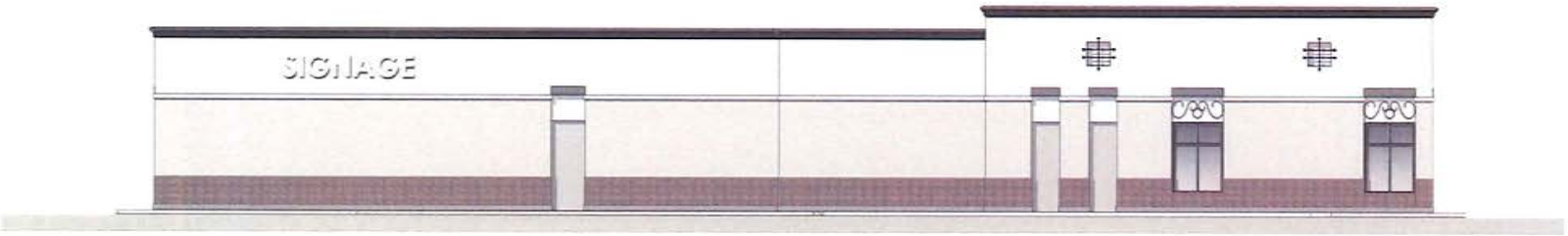
RKAA ARCHITECTS, INC

OCOTILLO PLAZA - BUILDING "A"
NWC QUEEN CREEK BOULEVARD AND ALMA SCHOOL ROAD
CHANDLER, ARIZONA
DATE: 05-19-14 (PRELIMINARY)

PDP/SP

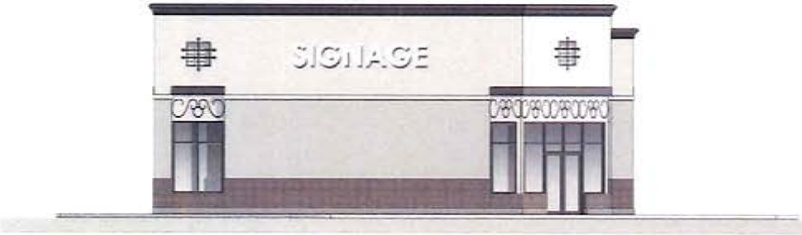
RKAA# 13083

DE RITO PARTNERS
Arizona's Retail Experts



North Elevation

South Elevation



West Elevation

East Elevation

DUNN EDWARDS
DE 6373 "PORPOISE"
LRV 65 - FLAT

DUNN EDWARDS
DE 6357 "BLACK TIE"
LRV 6 - FLAT

DUNN EDWARDS
DE 6377 "BOAT ANCHOR"
LRV 14 - FLAT

CORONADO
BELGIAN BRICK
"BEAR CREEK"

RKAA ARCHITECTS, INC

OCOTILLO PLAZA - BUILDING "B"
NWC QUEEN CREEK BOULEVARD AND ALMA SCHOOL ROAD
CHANDLER, ARIZONA
DATE: 05-19-14 (PRELIMINARY)

PDP/SP

RKAA# 13083

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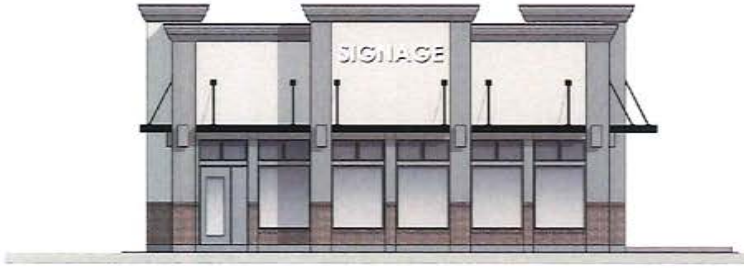
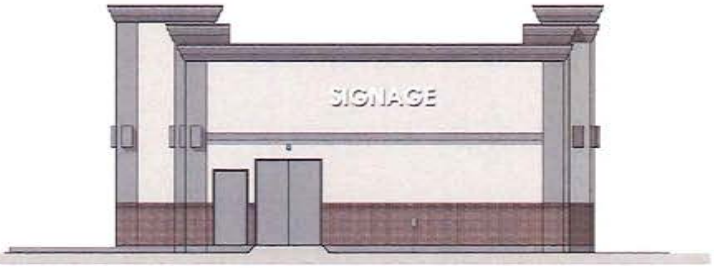
Arizona's Retail Experts

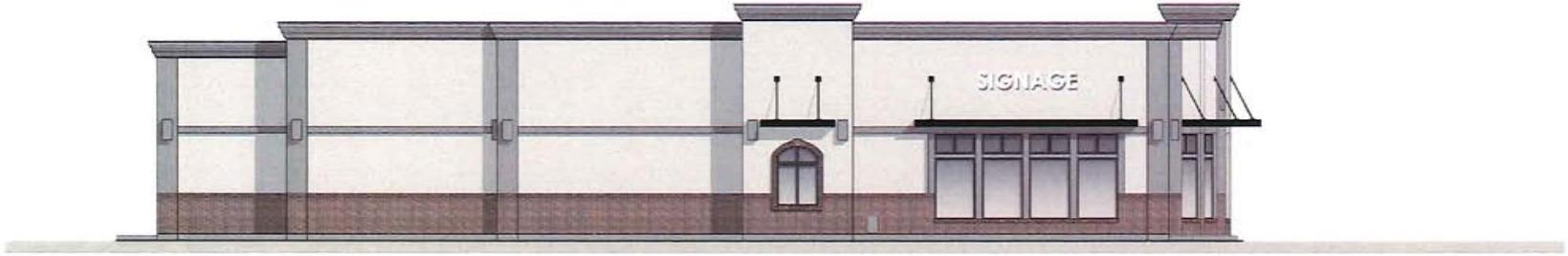
South Elevation



West Elevation



East Elevation



North Elevation

EIFS FIELD
DUNN EDWARDS
DE 6373 "PORPOISE"
LRV 65 - FLAT

STEEL AWNING
DUNN EDWARDS
DE 6375 "BLACK TIE"
LRV 6 - FLAT

EIFS ACCENT 200%
DUNN EDWARDS
DE 6373 "PORPOISE"
LRV 65 - FLAT

CORONADO
BELGIAN BRICK
"BEAR CREEK"

RKAA ARCHITECTS, INC

OCOTILLO PLAZA - "KNEADERS"
NWC QUEEN CREEK BOULEVARD & ALMA SCHOOL ROAD
CHANDLER, ARIZONA
DATE: 06-18-2014(PRELIMINARY)

PDP/SP

RKAA# 13083

DE RITO PARTNERS
Arizona's Retail Experts

SCALE: 3/8" = 1'-0"
SCOPE OF WORK:

SIGN A & B

-Manufacture & Install Two(2) double faced internally illuminated .125 & .090 aluminum construction monument sign.

-Routed panel with shopping center name backed with 3/16" white acrylic.

-Sign will be illuminated with 800ma CW/HO fluorescent lamps.

-Tenant panels will be raised 2" from sign

-Install on standard steel pipes in ASA approved concrete footings.
Electrical service to installation site should be existing, if not, will be provided by others

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2006 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2005 N.E.C. Specifications

Colors/Finishes

Painted and Textured to Match Building

Painted to Match Building Roof Trim

Coronado Stone Belgian Brick "Bear Creek"

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT
ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING

BOOTZ & DUKE Signs

Ocotillo Plaza		ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
Queen Creek, AZ		WEBSITE:	www.bootzandduke.com
Andy Gibson		PHONE #:	(602) 272-9356
Kenney Welker		FAX #:	(602) 272-4608
K-1690-13	REVISION: [1]~ 9-26-2013	DATE: July 11, 2013	PAGE #: 1 of 4

SCALE: 3/8" = 1'-0"
SCOPE OF WORK: SIGN C D & E

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Coronado Stone Belgian Brick "Blue Creek"

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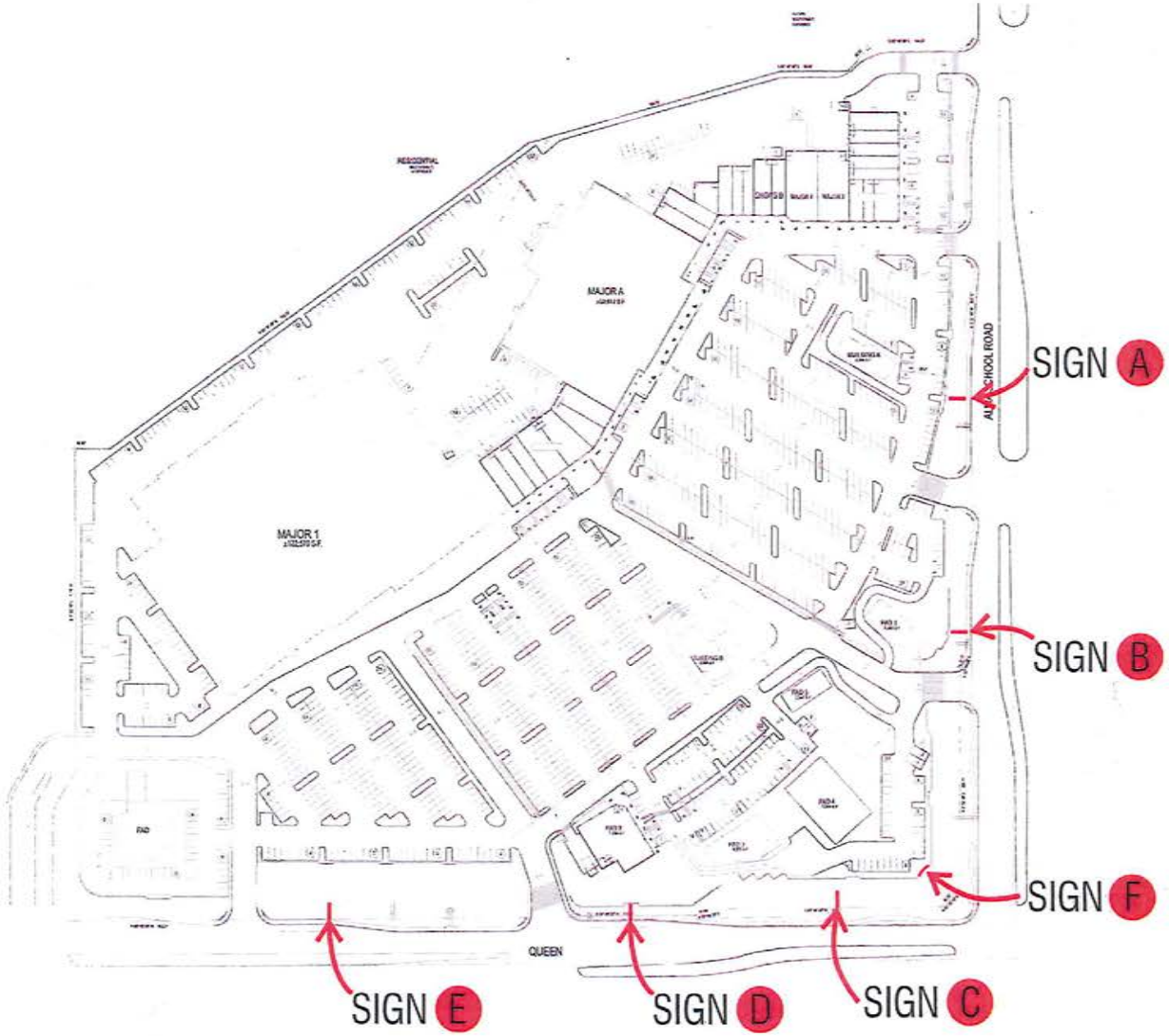

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