



MEMORANDUM **Planning Division – PZ Memo No. 16-032f**

DATE: AUGUST 17, 2016
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*
FROM: ERIK SWANSON, SENIOR CITY PLANNER *ES*
SUBJECT: APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT/DVR16-0010
 QUIKTRIP

Request: Area Plan Amendment to the Peterson Farms (Section 7) Area Plan from Low Density Residential to Commercial, along with rezoning from Agricultural to Planned Area Development for commercial uses including a fuel station for 24-hour uses under the Late Hour Business Policy, and Preliminary Development Plan approval for site layout and building architecture for a fuel station

Location: Northeast corner of Gilbert and Queen Creek roads

Applicant: Charles Huellmantel, Huellmantel & Affiliates

The request was continued from the July 20, 2016, Planning Commission meeting to allow the development team to meet with the leadership team of the adjacent church to the north. Unfortunately an agreement could not be made between the parties and the stated opposition remains.

RECOMMENDATION

Upon finding the request to be consistent with the General Plan, Planning Staff recommends approval subject to conditions.

BACKGROUND

The 4.5 acre subject site is located at the northeast corner of Gilbert and Queen Creek roads. Adjacent along the eastern property line are three residential homes as part of a five lot residential cluster that is currently in the jurisdiction of the County. Directly north is the southwest corner of The Grove church campus. West and south are the arterial streets.

AREA PLAN AMENDMENT

The site is currently zoned AG-1 and is designated as Residential in both the General Plan and the Peterson Farms (Section 7) Area Plan, with a *Low-Density Residential* designation in the Area Plan. The *Low-Density Residential* designation allow for a density of 0-3 dwelling units per acre. The Peterson Farms Area Plan was established in 2000, and encompasses the area bounded by Germann, Queen Creek, Gilbert, and Lindsay roads. The Area Plan affects development in both Chandler and the Town of Gilbert, with development in Gilbert occurring as the Layton Lakes master-planned community. At the time of Area Plan approval the subject site and adjacent Grove church were in the jurisdiction of the County; however, were included in the area plan and given a designation of *Low-Density Residential*. The request is to amend the area plan from *Low-Density Residential* to *Commercial* which is consistent with language provided in the General Plan allowing for commercial to be considered at arterial corners. Planning Staff supports the Area Plan Amendment finding that with the limited size of the site, the surrounding uses, and the location of the site at the intersection of two major arterials, commercial development is appropriate.

SITE LAYOUT AND ARCHITECTURE

The total site area is approximately 4.5 acres, with the proposed development occupying the southern 2.78 acres. Currently QuikTrip is allowing the church to utilize the northern portion of the site as overflow parking, and has granted the church an emergency access easement along QT's northern property line to allow Fire Department access to the building in the event of an emergency. Development for the northern portion of the site will require separate PDP approval.

The development is designed in an angled fashion, opening the front of the site to the intersection, and mimics the lay out that was established with the Circle K fuel station located at the intersection's southwest corner. Due to the angled orientation of the building and fuel canopy, the fuel canopy corners closest to the street frontages are chamfered to maintain the required building setback. To provide the angled orientation, the standard 50'x250' landscape setback along arterial intersections is reduced to accommodate drive aisles around the canopy. Planning Staff supports the reduction in landscaping, as a better designed site plan is provided.

Unique to QuikTrip stores is the location of building entrances being provided not only at the front of the building, but also at each side of the building. The additional entrances allows for patrons to be separated depending on their choice of commodity being acquired, allowing for patrons that do not want fuel to be separated from the fuel station vehicular activities.

Building architecture is greatly enhanced beyond standard fuel station designs. With the inclusion of building entrances on the sides of the buildings, the design team has pushed the entrances out past the wall plan, creating a vestibule styled entrance. Canopies are provided at all entrances, with the main entrance having a canopy slightly higher than the side entrances creating a natural hierarchy. The facades of the building are broken up with both the utilization of the building plane stepping back along the wall planes, and varying parapet heights. The use of two brick veneer types and tile are the main construction materials.

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Two monument signs are provided, one along each frontage. The monument signs are standard in their design with the company name and fuel prices. Planning Staff is recommending the addition of condition no.12 in the Preliminary Development Plan conditions of approval, requiring the base of the sign to use stone veneer in place of the black base that is currently proposed.

DISCUSSION

The design team has taken a number of considerations into account with the development of the site. Early on in the project, the design team met with the adjacent residential neighbors to the east and agreed to provide a wider landscaped area than required (providing approximately 20 feet), and will construct an eight-foot wall along the eastern boundary. Additionally, with the Grove church directly north and the significant presence of Pistache trees on the Grove campus, Pistache trees are incorporated in the project.

In working with the design team, one of the elements that QT has found over the years is that using vertical curbs separating the building from the parking lot has provided concerns with patrons. The request includes eliminating the curbs and providing a flush surface. Parking will be separated from the pedestrian walkway with the use of decorative bollards, elevated landscape planters, and the inclusion of different textured pavement treatments; a color rendering is provided in the development booklet.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 27, 2015 at the adjacent church; eight neighbors directly east of the site and two neighbors northeast of the site attended, all offered general support of the request.
- Planning Staff has attached a letter from The Grove Church stating opposition to the request.

RECOMMENDED ACTIONS

Area Plan Amendment

Planning Staff recommends Planning Commission motion to recommend approval of APL16-0002 PETERSON FARMS AREA PLAN AMENDMENT.

Rezoning

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0010 QUIKTRIP, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "QUIKTRIP" and kept on file in the City of Chandler Planning Division, in File No.DVR16-0010, 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. 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. 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.

Preliminary Development Plan

Planning Staff recommends Planning Commission motion to recommend approval of DVR16-0010 QUIKTRIP, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "QUIKTRIP" and kept on file in the City of Chandler Planning Division, in File No. DVR16-0010, 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. Preliminary Development Plan 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 Preliminary Development Plan shall apply.
3. Gasoline tank vent piping shall be screened from arterial streets and public view.
4. 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.

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5. Approval by the Planning Administrator of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Transportation & Development Director for arterial street median landscaping.
6. The site shall be maintained in a clean and orderly manner.
7. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
8. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
9. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
10. Landscaping shall be in compliance with current Commercial Design Standards.
11. Raceway signage shall be prohibited within the development.
12. The base of the monument signs shall utilize brick veneer consistent with the building elevations.

PROPOSED MOTIONS

Area Plan Amendment

Motion Planning Commission to recommend approval of Area Plan Amendment APL16-0002 PETERSON FARMS AREA PLAN, amending the Area Plan from Low-Density Residential to Commercial, as recommended by Planning Staff.

Rezoning

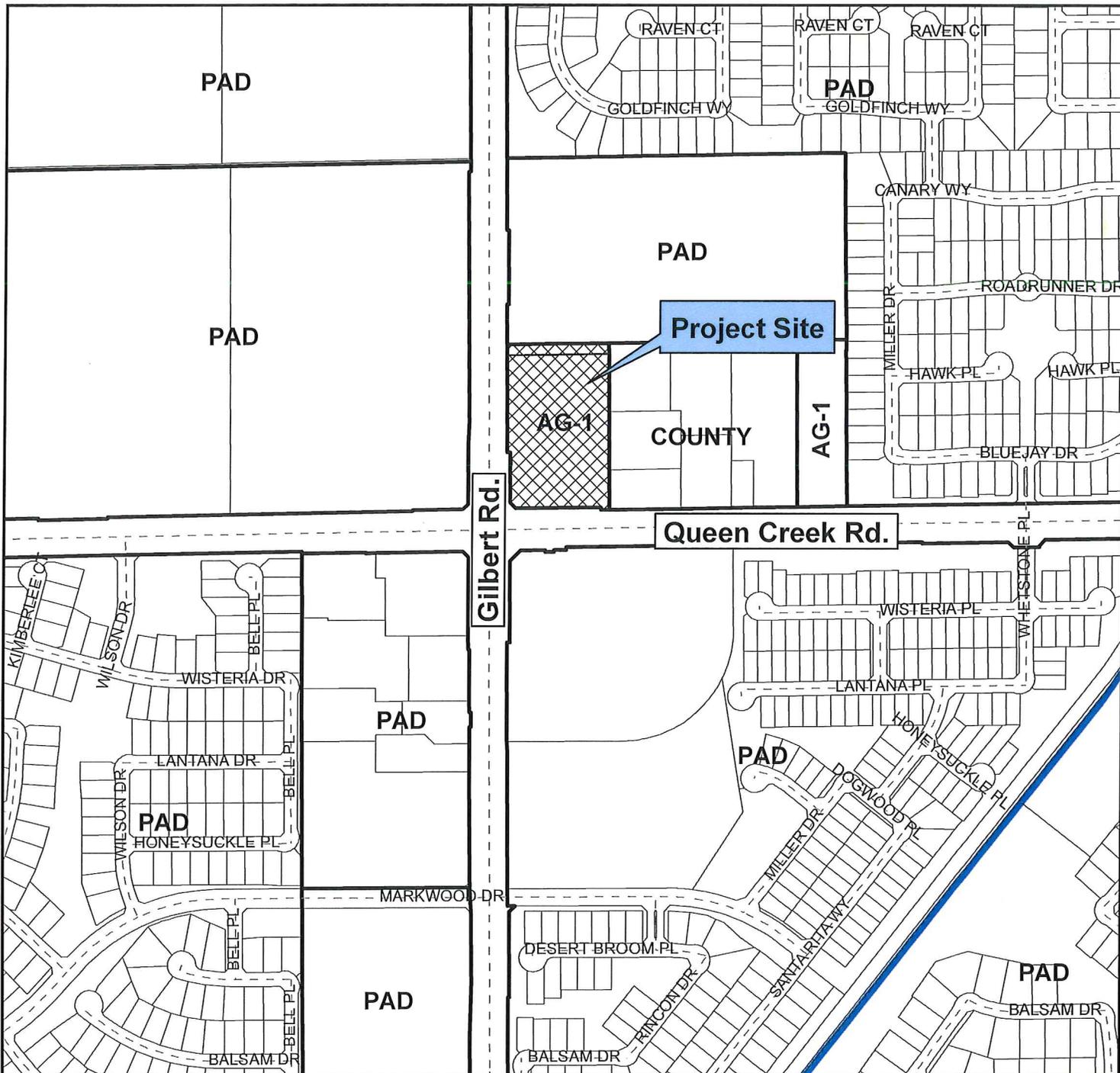
Motion Planning Commission to recommend approval of Rezoning DVR16-0010 QUIKTRIP, Rezoning from AG-1 to PAD, for a fuel station, subject to the conditions recommended by Planning Staff.

Preliminary Development Plan

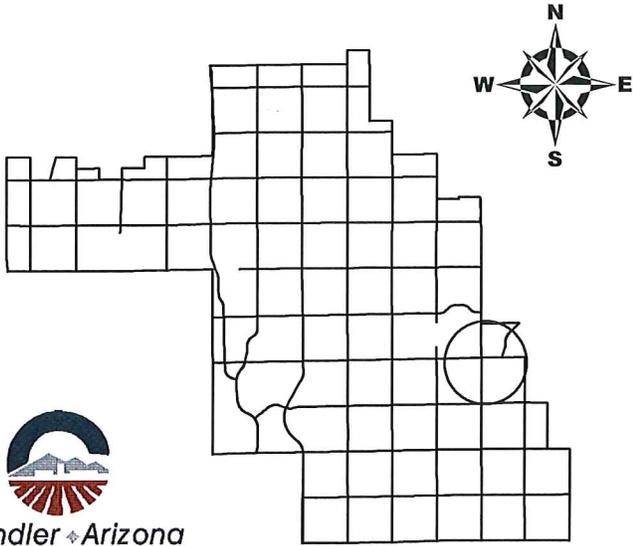
Motion Planning Commission to recommend approval of Preliminary Development Plan DVR16-0010 QUIKTRIP, for site layout and building architecture, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet
6. Letter of Opposition



Vicinity Map

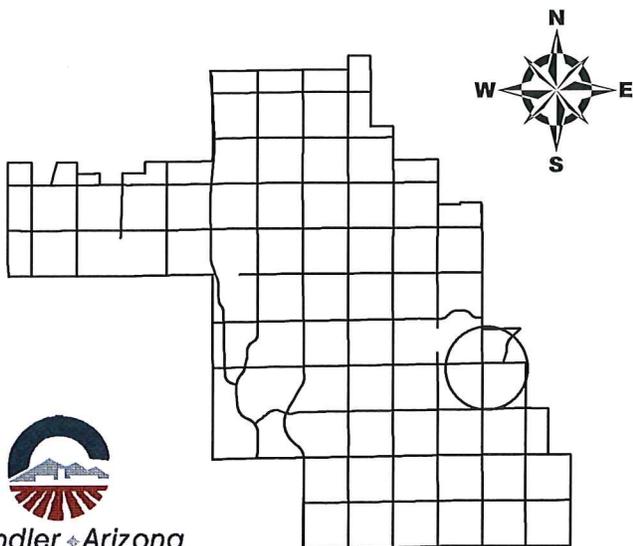


 DVR16-0010

QuikTrip

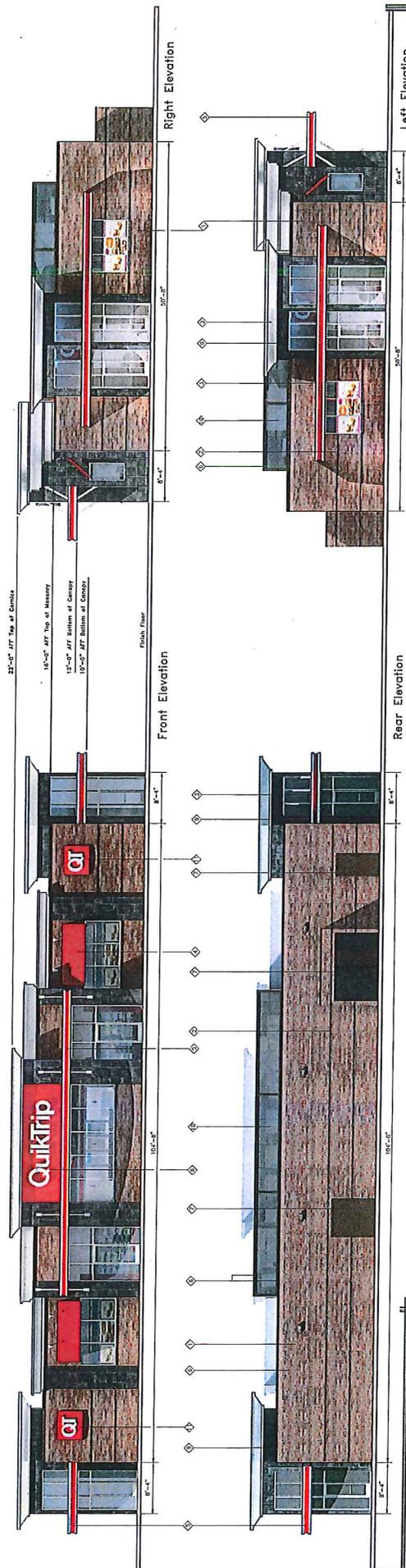


Vicinity Map



DVR16-0010

QuikTrip



FINISH	MANUFACTURER	DESCRIPTION
1	QUICKTRIP	QUICKTRIP SIGNAGE
2	QUICKTRIP	QUICKTRIP SIGNAGE
3	QUICKTRIP	QUICKTRIP SIGNAGE
4	QUICKTRIP	QUICKTRIP SIGNAGE
5	QUICKTRIP	QUICKTRIP SIGNAGE
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7	QUICKTRIP	QUICKTRIP SIGNAGE
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48	QUICKTRIP	QUICKTRIP SIGNAGE
49	QUICKTRIP	QUICKTRIP SIGNAGE
50	QUICKTRIP	QUICKTRIP SIGNAGE

City, State: Chandler, AZ

Address: 20221 S. Gilbert Rd.

Store # 0473 Angled Entry Building Elevations

Serial # 05-0473-BST1

Scale:	1/16" = 1'-0"	Issue Date:	01.25.16
Drawn By:	JK	Rev/Notes:	05-24-13 05-25-13

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Planning and Zoning
City of Chandler
Mail Stop 505
P.O. Box 4008
Chandler, AZ 85244-4008

August 11, 2016

To Mr. Erik Swanson for the City of Chandler Planning & Zoning Committee:

In response to your email, yes, The Grove, its leaders and board members, are absolutely opposed to the sale of alcohol on the parcel adjacent to our church.

We have a multitude of concerns. The greatest concern is that each week we have more than a thousand children, students, and college students on our campus who would be in dangerous proximity to where alcohol is being purchased and consumed; and at risk to the predators who loiter at these kinds of establishments to prey on children and girls. We have grave concern for their safety. For example, we have a children's playground just a few dozen feet from this proposed convince/liquor store that QT nor Chandler Planning and Development has taken into consideration.

And yes, we are also highly opposed to the Rezoning of this parcel from "Agricultural"; we have Chandler's only working pistachio grove that would be encroached on by fuel tanks and fuel pumps; and we are opposed to this site being rezoned for the purpose of a high-traffic gas station / liquor store.

As other members of P&D have already expressed to you, we do not need another gas station on this corner or in this part of Chandler. Circle K already sits catty-corner to this location on the West side of Gilbert Road and a Shell gas station is on the East side just one half mile North.

I would ask that you share this and our other letters of concern with Ms. Reed, the Planning Commission members, and with the City Council members.

Respectfully,

Dr. Palmer Chinchin
Lead Pastor