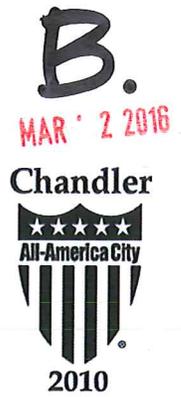




Chandler · Arizona
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MEMORANDUM Planning Division – PZ Memo No. 16-009

DATE: MARCH 2, 2016

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *JK*

FROM: JODIE M. NOVAK, MEP, CPM, SENIOR CITY PLANNER *JMN*

SUBJECT: DVR15-0039 111 W. BOSTON STREET

- Request: Rezoning from City Center District (CCD) to CCD with a Planned Area Development (PAD) overlay, CCD/PAD zoning, for additional building height
- Location: 111 W. Boston Street
- Applicant: Brian Fracasse, Taylor:Fracasse Architecture, Inc.
- Project info: Approximately 0.13 acres, approximately 40 feet high, three level building with two floors and a rooftop deck for a restaurant/bar, a cigar lounge/bar, and a rooftop lounge/bar

RECOMMENDATION

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

BACKGROUND

The property is located west of the southwest corner of Boston Street and Oregon Street, west of Arizona Avenue. The building is currently one-story and approximately 14 feet in height. The building is next to Burst of Butterflies to the west and to the east are Compass Hair Studio and The Religious Store. To the south is a 20 foot wide alley and vacant land referred to as Site 6. Recent tenants of the building included a musical instrument reed store and a hair/beauty salon.

The request is for rezoning from City Center District (CCD) to CCD with a Planned Area Development (PAD) overlay for additional building height to accommodate the redevelopment of a new building. The PAD overlay is required to allow the building height to extend above 30 feet at the building setback lines, the maximum height permitted in the CCD zoning district. The

proposed building is approximately 40 feet tall to the top of parapet; three levels including two floors and a rooftop deck which are represented in the Development Package, Exhibit A. The proposed development features a ground floor restaurant/bar, a second floor cigar lounge/bar, and a third level rooftop lounge/bar. The uses are consistent with those allowed in the CCD zoning. The building's architectural design will be reviewed and approved by the downtown Architectural Review Committee (ARC). A Liquor Use Permit will be processed separately.

The building takes full advantage of the site building to property lines. The total building square footage is approximately 7,616 square feet. The ground level includes an integral patio on the first floor along Boston Street, a rear yard outdoor dining patio, and a recessed niche for an electric transformer box along the alley. The second floor includes a curved open-air patio along Boston Street and a rear outdoor patio along the alley. The third level includes rooftop equipment on the northern end and an open-air rooftop deck with a bar and seating on the southern end.

DISCUSSION

Planning Staff finds the proposed additional building height is appropriate given the site's location within the downtown area, proximity to adjacent and existing businesses, and the design techniques used to mitigate the overall building height and mass. The variation in wall planes and rooflines with outdoor dining components help to transition the building mass at the street level and provide visual diversity. Abutting buildings are one-story in height. There is a two-story 30 foot high building to the west and northeast. South of the property is Site 6 which intends to develop primarily with multi-story office buildings, retail, and a parking garage. The proposed 40 foot high building is complimentary to existing building heights and planned building heights in Site 6. The request is for building height through a PAD overlay. The development's site layout and building design will be reviewed by the ARC board and City staff will review the encroachment permits.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on January 28, 2016. Three persons attended representing two businesses in the immediate area. The discussion focused on the building's design and comments on the architecture. Attendees liked the proposal.
- As of the writing of this memo, Planning Staff is not aware of any opposition or concerns with the request.

RECOMMENDED ACTION

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0039 111 W. BOSTON STREET, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Package, entitled "111 W. Boston Street", kept on file in the City of Chandler Planning Division, in File No. DVR15-0039, except as modified by condition herein.
2. The maximum building height shall be 40 feet as represented in the Development Package, Exhibit A.

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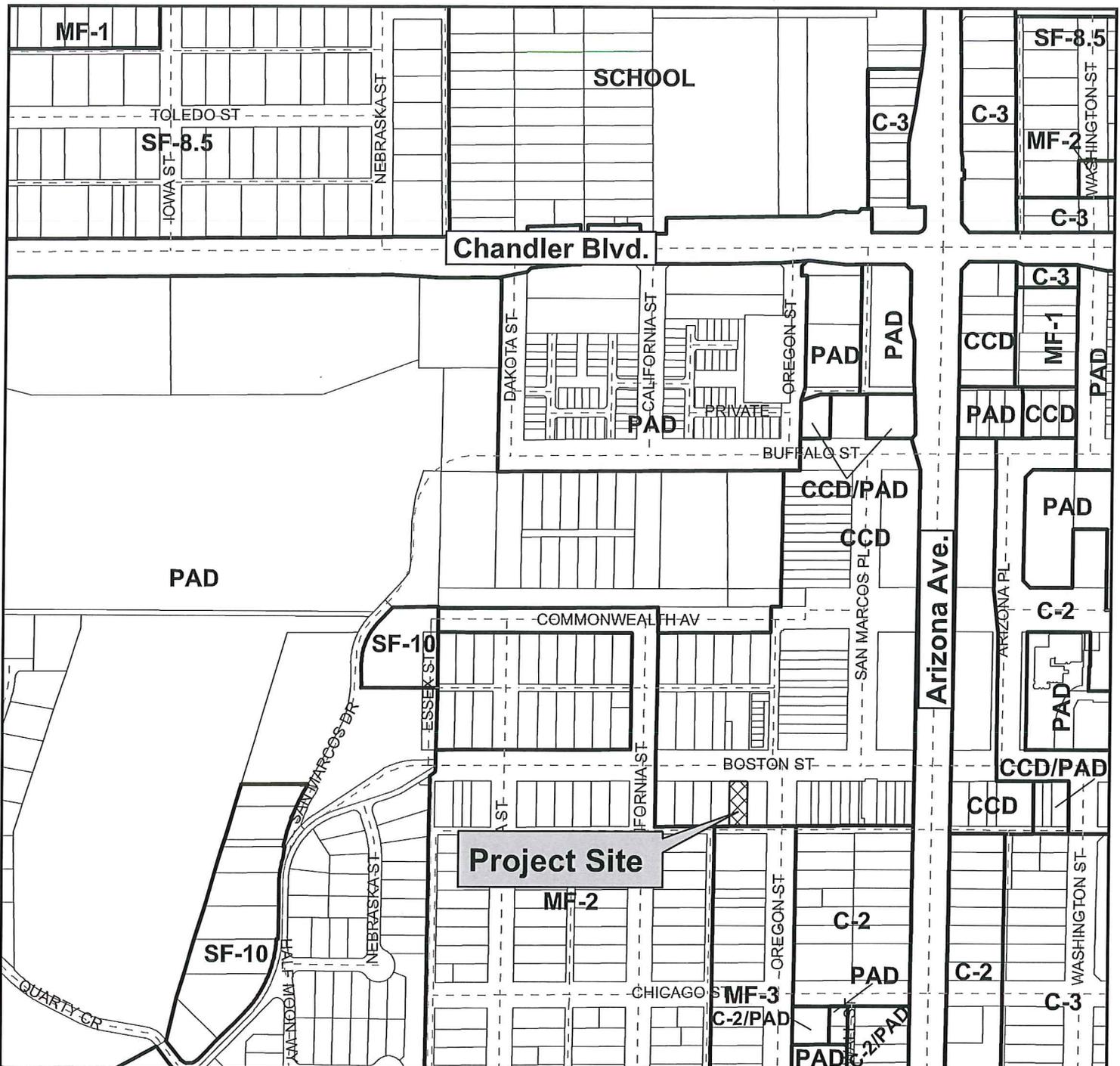
March 2, 2016

PROPOSED MOTION

Motion Planning Commission to recommend approval of rezoning request DVR15-0039 111 W. BOSTON STREET from CCD to CCD/PAD for additional building height, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Development Package, Exhibit A



Project Site

Vicinity Map



DVR15-0039

111 W. Boston Street



taylor:fracasse architecture, inc.
4425 E Agave Lane, Suite #120
Phoenix, AZ 85044
Tel: 480.659.6745

February 22, 2016

City of Chandler, Planning Division
Development Services Department
215 E Buffalo Street
Chandler, AZ 85225

Re: 111 W Boston Street, Chandler, AZ 85225

Zoning Adjustment Narrative
For 111 W. Boston Street
Bar/Restaurant & The Cedar Box Cigar Lounge
Chandler, AZ

To Whom It May Concern:

I am Brian Fracasse, Architect and applicant with Taylor:Fracasse Architecture, Inc. Our zoning case application is a request to rezone the property from City Center District (CCD) to CCD/Planned Area Development (PAD) zoning in order to allow for additional building height beyond that permitted in the CCD zoning, which is 30 feet at the building setback lines. This development project will conform to the (CCD) zoning with the exception of the building height increase, which is why we are requesting the (PAD) as a zoning overlay to achieve the additional building height of 40 feet. The existing building is one-story/floor in height.

The subject property is located at the intersection of W. Boston Street & S. Oregon Street, Lot #515, parcel 303-09-028, and contains a total of .137741 acres. We are proposing to redevelop this property with a two-story building with rooftop deck; which includes a ground floor, as Restaurant/Bar; second floor, as Cigar Lounge/Bar; and rooftop deck, as Lounge/Bar. The total building square footage is 7,616 SF and will be separated as follows: the first floor will be 3,890 SF (102 seats) with a 320 SF front patio (21 seats) and 1,465 SF rear patio (98 seats). The second floor will be 3,726 SF (108 seats) with a 441 SF front patio (29 seats) and 425 SF rear patio (28 seats). The third floor (roof top deck patio) will be 2,116 SF (140 seats); the overall building will be 40'-0" in height. Each of the new establishments will be open (7) days a week for lunch and dinner as well as bar hours; with an estimated number of employees roughly at 25-30 people.

The building design will be consistent with architecture in downtown Chandler with an emphasis on the Mission Revival style with contemporary accents. The site design will incorporate the aforementioned with the new transformer electrical pad, strategically screened.

Thank you,



Brian Fracasse, RA, AIA

Rezoning Package

The subject property is already surrounded by a large number of PAD zoning and the request for the height increase is also consistent with the development plans that the City of Chandler currently has in place, in and around the surrounding Downtown area. The intent is to provide a design that is compatible with the densities and heights that are consistent with the plans for the development of Site-6.

The new building scope of work provisions are to provide a new two-story building with patios at the front and rear as well as a rooftop deck patio. The project scope of work is to demo the existing single story structure, the new building footprint will expand into the rear yard.

The existing main elevation along East Boston Street consists of smooth painted stucco with clear anodized aluminum storefront with clear glazing and glass block windows with transoms, there is a shed roof overhang with wood shake shingles. All of these non-conforming building elements will be removed and replaced with the new building elevation that will more consistently tie in with Historic Downtown Chandler's design theme.

The new main elevation façade will align with the existing at the property line, but will incorporate pop outs providing an interesting architectural relief at the recessed outdoor patio which will tie into the existing dining space which will have operable, stacking glass doors. The façade will incorporate a "reclaimed look" brick veneer at the first level which will be accentuated with cantera stone base and crown trims. There will be a combination of a warm painted smooth stucco accents and vertical wood phenolic panels with copper reveals at the second floor patio overhang, topped off with Mission Revival Style smooth stucco parapets. Tall storefronts with vertical transoms will be utilized and be composed of an anodized bronzed aluminum with a high U value, clear tempered glazing. The storefront surrounds at the street level will showcase a running tile base consistent with earlier design themes. Black iron scrolling patio railings will line the walk way at the first and second floor patios along Boston St. that will subconsciously remind the patrons and passersby's of Chandler's earlier times. Reclaimed rick veneer Planters with cypress and native succulents will wrap the rear patio at the first level and agave planters will gracefully be centered at the second floor and rooftop deck patios lending a touch of southwestern landscape to this palette of raw materials. Oversized light fixtures will be used made from forged natural iron and white glass that will be placed along the façade. Similar chandelier fixtures will be hung at the first and second floor patios allowing for complete illumination of the façade and patios in the evenings. Forged black metal wall sconces with white glass will be placed at the vertical reclaimed look brick pilasters at the main elevation. Additionally, we will use (11) 8-arm glass diffused chain hung light fixtures at the covered patios. Complete building façade illumination will be provided showcasing the architectural components of this new structure.

The new rear elevation at the alley will expand 15'-0" towards the south allowing for the new rear patio at the first level, which will provide a warm welcome for patrons to the future bar that will be shared from the interior and exterior spaces. At the first floor level, there will be a continuation of the "reclaimed look" brick veneer. This first level bar will have an overhead garage door made from anodized bronze aluminum with a high U-value, clear tempered glazing. The second level bar & restaurant will boast its private members only cigar lounge patio, with a radius cantilevered balcony which will provide spectacular views to the south and east for its prestigious members, while also doubling as a sun shade structure for the first level outdoor bar area. An exterior positioned screened egress stair case will also provide access to the roof top deck patio above the second floor bar & restaurant. The required second level egress stair will exit to the south side of the building towards the alley, screening the required trash enclosure and electrical transformer pad.

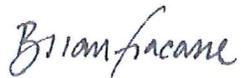
The new side elevations will be of contrasting painted smooth stucco finish with varying parapet heights and will extend upward at each side, the east elevation will receive tall anodized bronze aluminum storefront with a high U-value, clear tempered glazing. The proposed brick veneer, authentic vertical phenolic woods with reveals and rustic metals along with the paint colors will be compatible with the colors of the existing adjacent

buildings on West Boston Street as well as are part of the historic palette. Also, the anodized aluminum with low-e glazing offers a much more efficient envelope rating performance than a wood system and is in compliance with the 2012 Energy Codes. There are multiple Businesses in the existing downtown district area that are already utilizing these aluminum window systems.

Building mounted signage will be placed on the Boston Street Elevation of the new building, and all signage will comply with the City of Chandler signage Ordinance (39-9.18 CCD).

We feel that the proposed zoning and improvements for this property will provide a major contribution to Downtown Chandler. If you have any questions or need any further information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in cursive script that reads "Brian Fracasse".

Brian Fracasse, RA, AIA