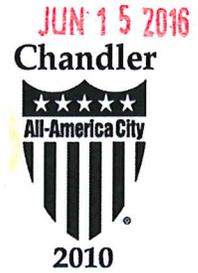




**Chandler · Arizona**  
*Where Values Make The Difference*

B.



**MEMORANDUM**                      **Planning Division – PZ Memo No. 16-042**

**DATE:**            JUNE 15, 2016  
**TO:**                PLANNING AND ZONING COMMISSION  
**THRU:**            JEFF KURTZ, PLANNING ADMINISTRATOR  
                          KEVIN MAYO, PLANNING MANAGER *KA*  
**FROM:**            JODIE M. NOVAK, SENIOR CITY PLANNER – MEP, CPM *JMN*  
**SUBJECT:**        DVR15-0042/PPT16-0003 SANTAN CROSSING PLAZA/VALERO-CORNER STORE

**Request:**        Rezoning from Planned Area Development (PAD) for Community Commercial to PAD (Community Commercial and Gas Service) with Preliminary Development Plan (PDP) for site layout and building design for a commercial development including a gas station, convenience store, inline shops building, and drive-through restaurant, and Preliminary Plat

**Location:**       Southeast corner of Pecos and Cooper roads

**Applicant:**      PM Design Group, Pat Musser/Jesse Macias

**Project info:**    Approximately 5 acres, a total of 25,837 square feet of building area; a 5,730 square foot convenience store, a 3,600 square foot gas canopy, a 2,502 square foot drive-through restaurant, and a 14,005 square foot inline shops building

**RECOMMENDATION**

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

**BACKGROUND**

The subject site is located at the southeast corner of Cooper and Pecos roads. The property is bounded on the east by office condominiums and a single-family residential subdivision to the south. West of Cooper Road is a single-family residential subdivision and north of Pecos Road is an undeveloped neighborhood commercial parcel and a single-family residential subdivision under construction. The request is to rezone the property from PAD for Community Commercial (C-2) to PAD for Community Commercial (C-2) and gas service with a Preliminary Development Plan (PDP) for site layout and building design, and Preliminary Plat.

In 1997, an approximately 11 acre parcel at the southeast corner of Cooper and Pecos roads was zoned Planned Area Development (PAD) for future retail commercial uses, as permitted in the Community Commercial District (C-2) zoning, as part of the adjacent Rio del Verde single-family residential subdivision. In 2006, the eastern 6 acres was approved a PAD zoning amendment to allow medical and general offices in conjunction with planned retail on the site's remaining 5 acres. The offices developed in 2007. In October 2007, a Preliminary Development Plan (PDP) was approved for a commercial retail development which included two, single-story retail shop buildings and a freestanding bank pad with a drive-through. In 2008, a PDP was approved amending the development's phasing and building square footage requirements for construction allowing one 13,320 square foot retail shops building to construct first. The property has not developed.

The proposed commercial development has approximately 25,837 square feet of building area which includes a 5,730 square foot convenience store, a 3,600 square foot gas canopy, a 2,502 square foot drive-through restaurant, and a 14,005 square foot inline shops building. The gas canopy and convenience store are located at the intersection corner and oriented facing Cooper Road along with the inline shops building. The drive-through restaurant pad is along Pecos Road.

While the development includes three individual pad buildings, they are integrated through pedestrian pathways and seating areas as the site's small size, driveway locations, and on-site circulation inhibit pad clustering. Further unifying elements include a landscape design feature at the intersection corner, street frontage landscaping, a dissimilar land use buffer, perimeter landscaping, interior landscape features, and decorative driveway and crosswalk pavement elements.

The proposed development maintains the intended compatibility with the adjacent office component. The commercial development is in compliance with the Commercial Design Standards and incorporates many of the architectural design elements within the offices with the use of building materials, forms, paint colors, placement of design elements, varied rooflines, roof tiles, extended roof overhangs with corbels, cornice detailing, and steel post columns.

The gas canopy design has a lower profile with a metal deck roof, steel beams, and columns. The roofline projects and recesses horizontally into three sections with an undulating beam. The canopy's form reduces massing and provides a low profile scale at the intersection corner. The convenience store building includes a front elevation wall plane that provides screening of goods such as an ice chest. The drive-through restaurant pad and inline shops buildings are designed to match the architectural form, materials, and paint colors on the convenience store building.

Vehicular access is provided from both arterial streets with cross-access to and from the office development. A full-movement access median break is planned along Cooper Road with a right-in and right-out access along both streets. Parking is provided at 1 space per 250 square feet of building area throughout the site with additional parking spaces provided for the convenience store and drive-through restaurant. The inline shops building is placed in a landscape setting on the south and east side which eliminates vehicular access to the office development adjacent to existing residential.

A comprehensive sign package is included in the Development Booklet. Project signage includes creative building sign locations for the gas canopy and convenience store. Gas canopy signs project above the roofline and the convenience store includes a sign atop a cantilevered metal awning. Signage criteria for the drive-through restaurant and inline shops building will conform to Sign Code. The sign package includes four freestanding monument signs. Two signs are for the gas service and convenience store and two for future tenants of the drive-through restaurant and inline shops buildings.

A 14-foot high tenant sign with four tenant panels and a 10-foot high gas service sign are proposed along Cooper Road. An 8-foot high sign for the drive-through restaurant pad and a 10-foot high gas service sign are proposed along Pecos Road. All tenant panels, including the two on the gas service signs, will have three-quarter inch ( $\frac{3}{4}$ ) routed-out push-through lettering.

The development proposes a waiver from Zoning Code's site development standards to allow the gas service and convenience store pad to develop first without additional building square footage in the commercial center. For pads 25,000 square feet or less in building area located within a commercial site less than 10 acres in size, the pad shall be constructed concurrently or subsequently with at least 12,000 square feet of additional building area in the commercial center. The proposed first phase will include a total of 9,330 of building area; a 5,730 square foot convenience store and a 3,600 square foot gas canopy.

As part of the request to build the gas service component first, the development will complete the commercial center's street frontage and perimeter landscaping, all driveways and associated drive aisles, Cooper Road median break, and cross-access drives with associated drive aisles to and from the office condominiums.

### **DISCUSSION**

Planning Staff finds the proposed commercial development with a gas service use appropriate due to its proximity to the Loop 202 Santan freeway, Chandler Municipal Airport area, and surrounding residential areas. The applicant worked with Planning Staff on the project's site design and architecture to ensure integration with the adjacent office condominiums and residential. The overall streetscape design, architecture, and site design amongst the three pads completes this commercial intersection corner.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- Following the applicant's first neighborhood meeting notice mailing, Planning Staff received phone calls from area property owners concerned with the gas station and car wash use. Residents whose properties abut the southern property line expressed concerns for noise emitted by a car wash.
- The first neighborhood meeting was held on March 7, 2016, eleven area property owners attended. Residents expressed concerns about a gas station use with a car wash and need for a convenience store at this location as well as increased vehicular and pedestrian traffic in the area. Residents asked questions and had comments about buffering the development from nearby residential. After this meeting, Planning Staff received a phone call from an area

property owner who expressed concerns with the number of gas stations in the surrounding area, felt there was little buffer from homes on the west side of Cooper Road, prefers a softer land use and one that is not a 24-hour use, and conveyed that residents at the neighborhood meeting were not excited about this project.

- A second neighborhood meeting was held on April 27, 2016, three area property owners attended. Two of the attendees also attended the first meeting. The meeting notice advised that the car wash was eliminated from the proposal. The applicant presented the revised site plan and building elevations. One attendee asked about site lighting, if there was any outdoor music, any odor emissions, and increased traffic. Following the second meeting, Planning Staff received a phone call from a resident who was initially concerned about the development specifically the car wash use. The resident now supports the development stating the developer did a nice job and seems to be conscientious of neighbor concerns. She wants the gas station use to remain at the intersection corner and not be changed later.
- As of the writing of this memo, Planning Staff is aware of a resident concerned about a gas station use while other residents support the development.

## **RECOMMENDED ACTIONS**

### **Rezoning**

Planning Staff recommends Planning Commission motion to recommend approval of DVR15-0042 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SANTAN CROSSING PLAZA/VALERO-CORNER STORE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0042, 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 DVR15-0042 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet, entitled "SANTAN CROSSING PLAZA/VALERO-CORNER STORE" and kept on file in the City of Chandler Planning Division, in File No. DVR15-0042, 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. Raceway signage shall be prohibited within the development.
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.
5. The site shall be maintained in a clean and orderly manner.
6. Landscaping shall be in compliance with current Commercial Design Standards.
7. Dissimilar land use buffer trees adjacent to residential shall be a minimum of 12 feet in height at time of planting and planted at a maximum 20 feet on center and shrubs planted at a rate of 4 per 20 lineal feet.
8. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
9. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.

10. 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.
11. Gasoline tank vent piping shall be internalized within the gas canopy columns.
12. Gas canopy lights shall be flush with the bottom of the canopy.
13. 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.

**Preliminary Plat**

Planning Staff recommends Planning Commission motion to recommend approval of PPT16-0003 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, subject to the following condition:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.

**PROPOSED MOTIONS**

**Rezoning**

Motion Planning Commission to recommend approval of rezoning request DVR15-0042 SANTAN CROSSING PLAZA/VALERO-CORNER STORE from PAD (Community Commercial) to PAD (Community Commercial and Gas Service) for a commercial development, subject to the conditions as recommended by Planning Staff.

**Preliminary Development Plan**

Motion Planning Commission to recommend approval of Preliminary Development Plan request DVR15-0042 SANTAN CROSSING PLAZA/VALERO-CORNER STORE for a commercial center, subject to the conditions as recommended by Planning Staff.

**Preliminary Plat**

Motion Planning Commission to recommend approval of Preliminary Plat PPT16-0003 SANTAN CROSSING PLAZA/VALERO-CORNER STORE, per Planning Staff recommendation.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Preliminary Plat
6. Development Booklet, Exhibit A

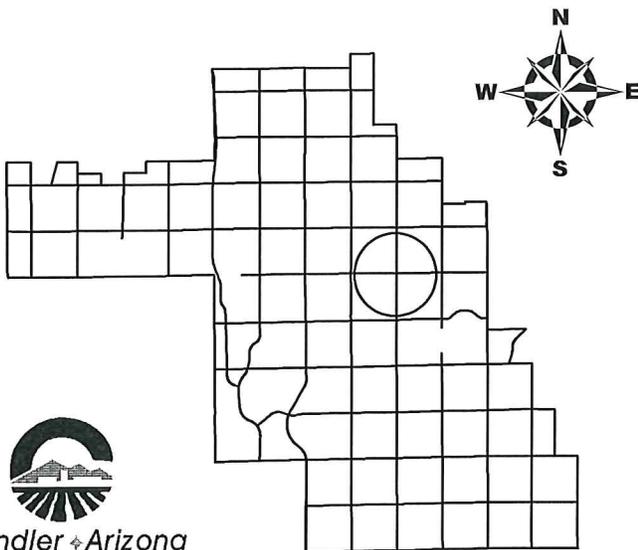


**Pecos Rd.**

**Cooper Rd.**

**Project Site**

## Vicinity Map

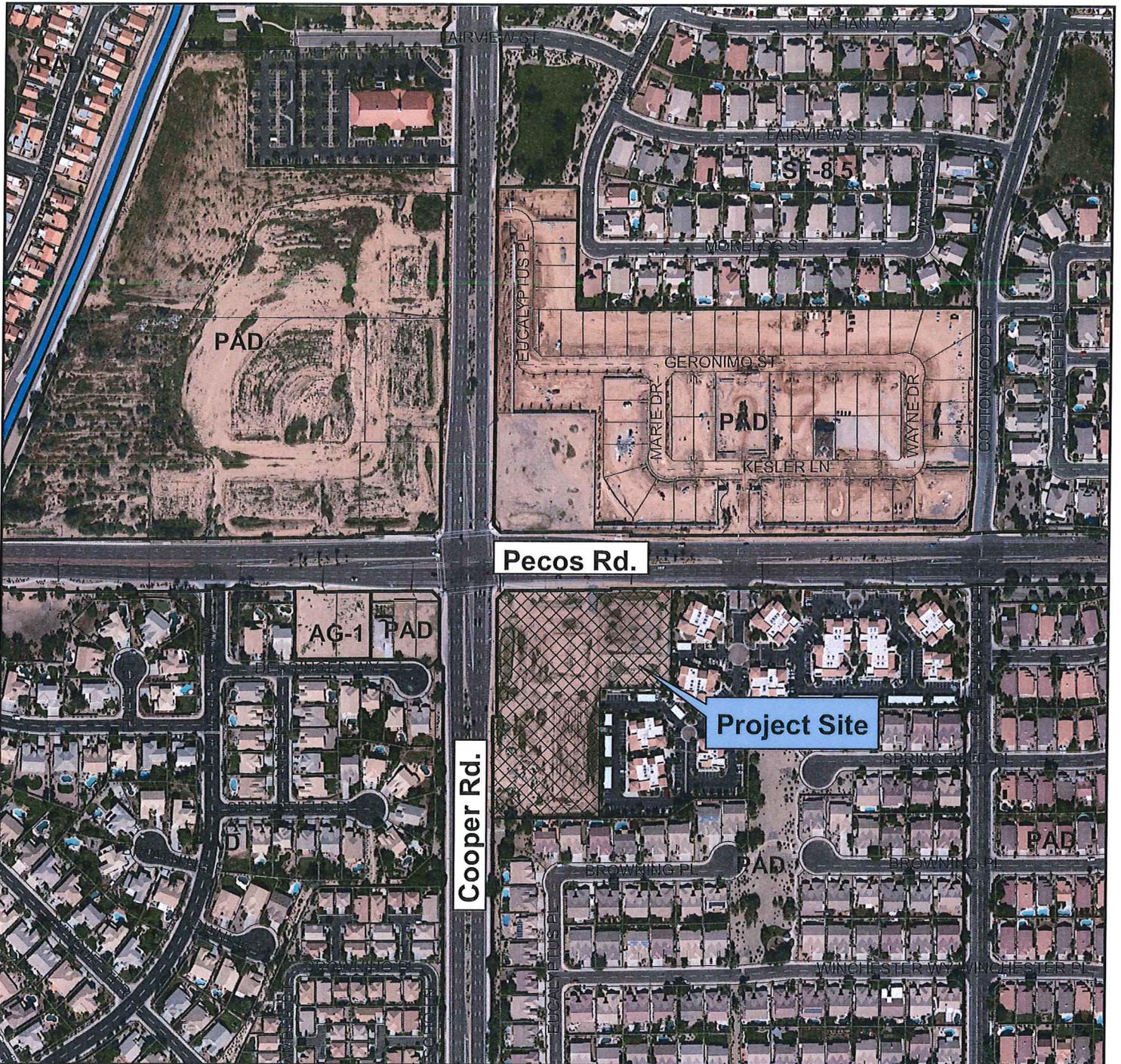


**DVR15-0042**

**Santan Crossing Plaza/Valero-Corner Store**



**Chandler Arizona**  
Where Values Make The Difference



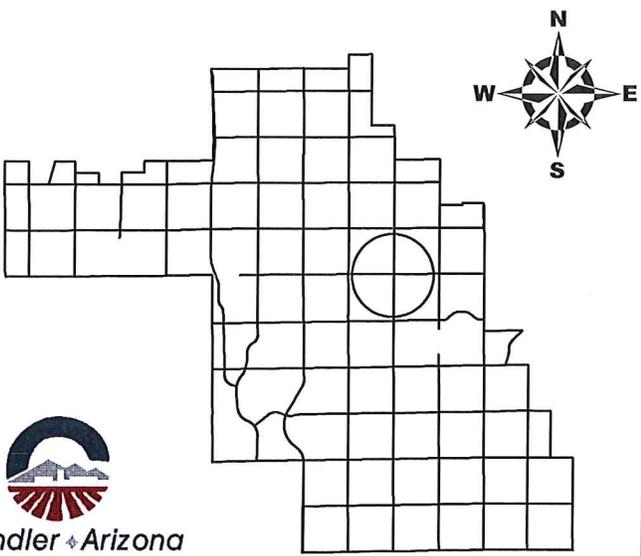
Pecos Rd.

Cooper Rd.

Project Site

AG-1 PAD

Vicinity Map



DVR15-0042

Santan Crossing Plaza/Valero-Corner Store





SHEET TITLE

PROJECT

DATE

PROJECT NO.

SCALE

DATE

BY

CHECKED

APPROVED

REVISIONS

SHEET NO.

**PROJECT DATA**

PROJECT NAME: SANTA ANA CROSSING PLAZA / VALERO CORNER STORE

PROPOSED USE: RETAIL SALES

OWNER: PM DESIGN GROUP

ARCHITECT: PM DESIGN GROUP

CIVIL ENGINEER: J. L. BUCHHEIM & ASSOC., INC.

LANDSCAPE: J. L. BUCHHEIM & ASSOC., INC.

**SITE DATA**

CHURCH SITE AREA: APPROX. 20,000 S.F. / 0.45 ACRES

NET SITE AREA: APPROX. 20,000 S.F. / 0.45 ACRES

CITY SITE AREA: APPROX. 11,300 S.F. / 0.26 ACRES

FUTURE SITE AREA: APPROX. 47,000 S.F. / 1.08 ACRES

FUTURE COVERED AREA: APPROX. 67,700 S.F. / 1.56 ACRES

**MARKET / FUTURE DEVELOPMENT**

MARKET: PHASE 1: 1,000 S.F. / 0.02 ACRES

MARKET: PHASE 2: 1,000 S.F. / 0.02 ACRES

MARKET: PHASE 3: 1,000 S.F. / 0.02 ACRES

MARKET: PHASE 4: 1,000 S.F. / 0.02 ACRES

MARKET: PHASE 5: 1,000 S.F. / 0.02 ACRES

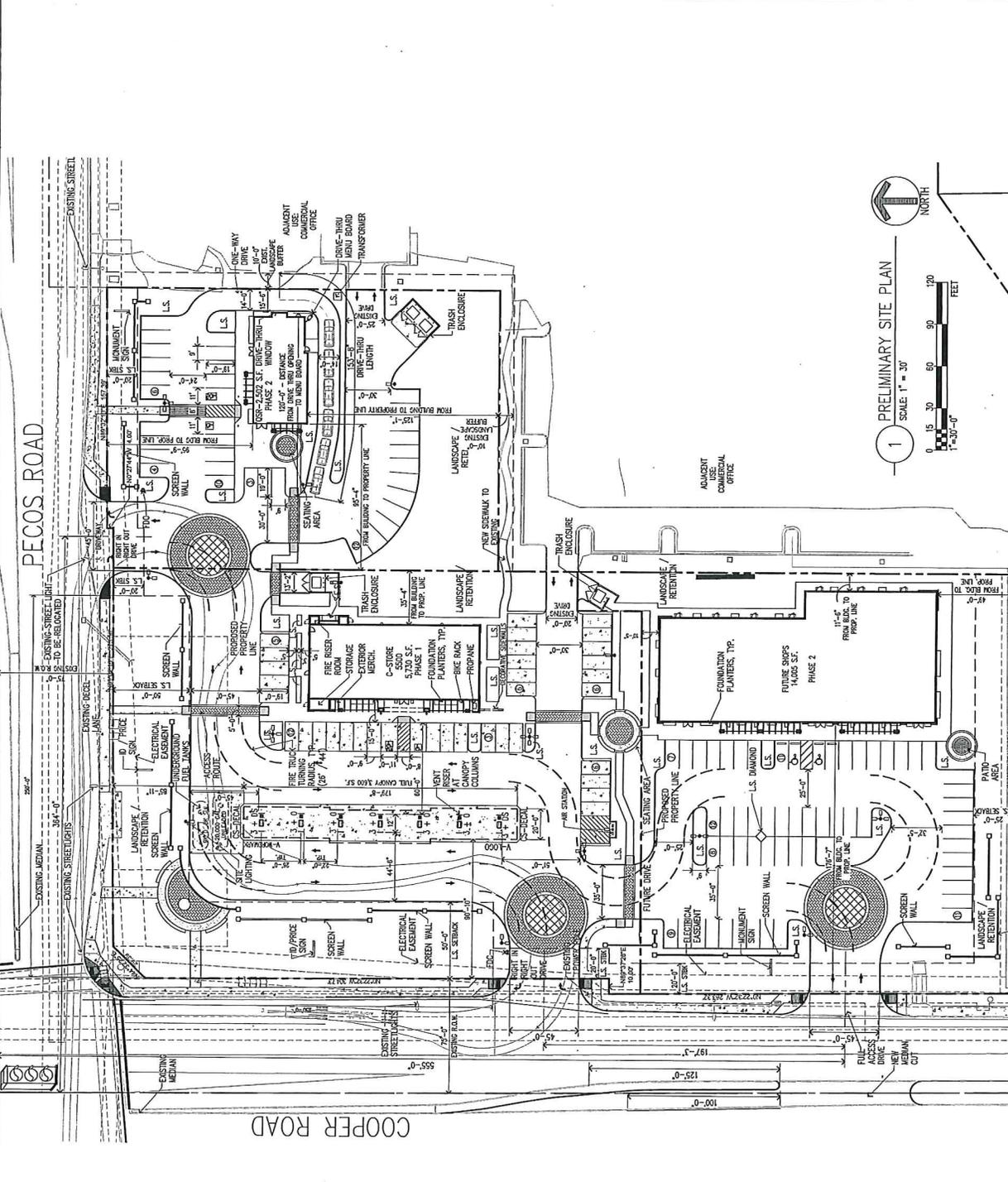
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MARKET: PHASE 7: 1,000 S.F. / 0.02 ACRES

MARKET: PHASE 8: 1,000 S.F. / 0.02 ACRES

MARKET: PHASE 9: 1,000 S.F. / 0.02 ACRES

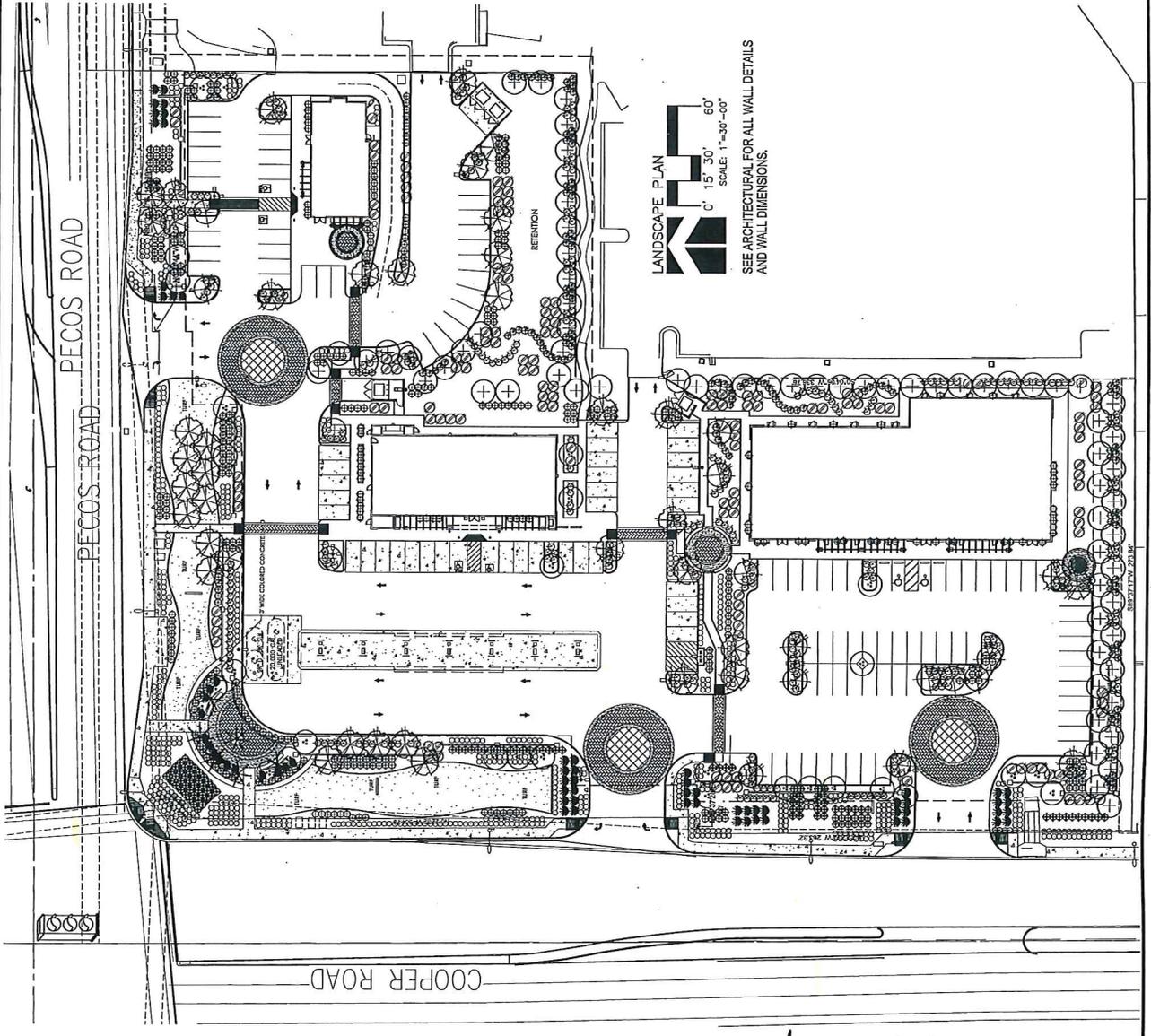
MARKET: PHASE 10: 1,000 S.F. / 0.02 ACRES



Site Plan

**LANDSCAPE LEGEND**

-  FRAXINUS UHDEI
-  SHAMEL ASH
-  36" BOX (MATCHING)
-  8" TALL, 5" WIDE, 2" CALIPER (40)
-  PINUS ELДАРICA
-  MONDEL PINE
-  24" BOX
-  7" TALL, 4" WIDE, 1.5" CALIPER (77)
-  PHOENIX DACTYLIFERA
-  DATE PALM
-  18" TRUNK FT. (MATCHING, DIAMOND CUT)
-  SCHINUS TEREBINTHIFOLIUS
-  BRAZILIAN PEPPER
-  36" BOX
-  6.5" TALL, 4.5" WIDE, 2" CALIPER (31)
-  OLEA EUROPEA 'SWAN HILL'
-  SWAN HILL OLIVE
-  36" BOX
-  6" TALL, 5" WIDE, 3" CALIPER (13)
-  LEUCOPHYLLUM FRUTESCENS
-  GREEN CLOUD SAGE
-  5 GALLON (137)
-  TECOMA 'ORANGE JUBILEE'
-  ORANGE JUBILEE
-  5 GALLON (139)
-  HESPERALOE PARVIFLORA
-  RED YUCCA
-  5 GALLON (430)
-  DASYLIUM WHEELERI
-  DESERT SPOON
-  5 GALLON (100)
-  RUELLIA PENINSULARIS
-  BAJA RUELLIA
-  5 GALLON (293)
-  LANTANA MONTEVIDENSIS
-  'GOLD MOUND' / TRAILING PURPLE
-  1 GALLON (MIXED 50/50) (366)
-  AGAVE WEBBERII
-  WEBBER'S AGAVE
-  5 GALLON (55)
-  1/2" SCREENED EXPRESS ROSE
-  DECOMPOSED GRANITE
-  2" DEPTH IN ALL LANDSCAPE AREAS
-  MID-IRON TURF SOD
-  6" EXTRUDED CURB
-  CONCRETE HEADER
-  SEE DETAIL



**T&M ASSOCIATES**  
T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
1600 East Camel St., Suite 100  
Chandler, Arizona 85226  
P: (480) 248-2000  
WWW.TJMC.COM  
EMAIL: Tjmc@tjmc.com

*Landscape Plan*



**Santan Crossing Plaza /  
Valero Corner Store**  
SEC Cooper Rd. & Pecos Rd.  
Chandler, AZ

5/20/16  
11



*Building  
Elevation -  
Perspective*



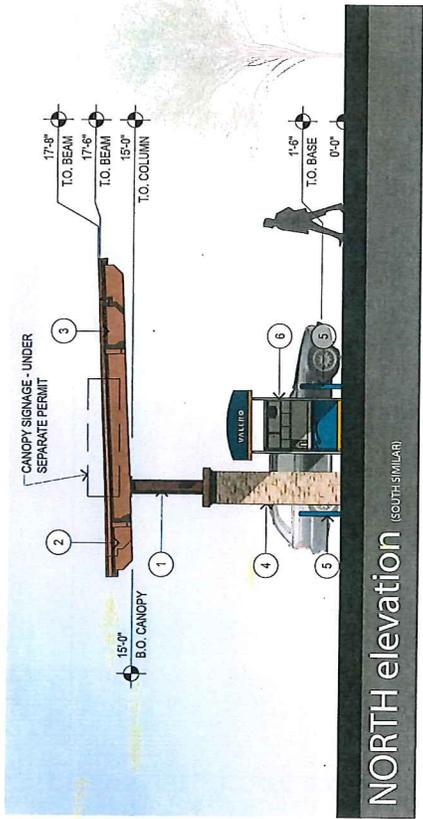
Santan Crossing Plaza /  
Valero Corner Store  
SEC Cooper Rd. & Pecos Rd.  
Chandler, AZ

Building  
Elevation -  
Perspective









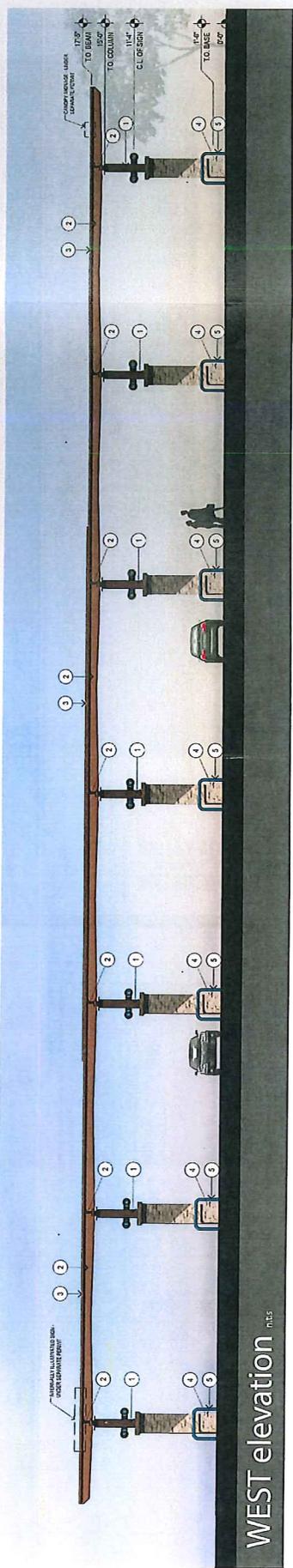
**NORTH elevation** (SOUTH SIMILAR)

**Finish Schedule**

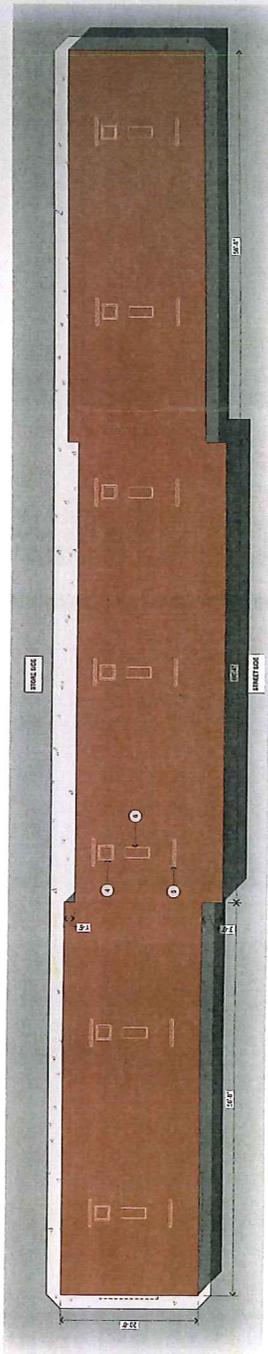
1	STEEL COLUMN	PAINTED FINISH TO MATCH GRANADO STONE "CHESTNUT"
2	STEEL BEAM	PAINTED FINISH TO MATCH GRANADO STONE "CHESTNUT"
3	STEEL TRUSS ROOF	PAINTED FINISH TO MATCH GRANADO STONE "CHESTNUT"
4	STEEL TRUSS	PAINTED FINISH TO MATCH GRANADO STONE "CHESTNUT"
5	BEAMS	PAINTED FINISH TO MATCH GRANADO STONE "CHESTNUT"
6	PAINTED FINISH TO MATCH GRANADO STONE "CHESTNUT"	PAINTED FINISH TO MATCH GRANADO STONE "CHESTNUT"

**Color Legend:**

- GRANADO STONE "CHESTNUT" (Brown swatch)
- VALERO TEAL (Teal swatch)



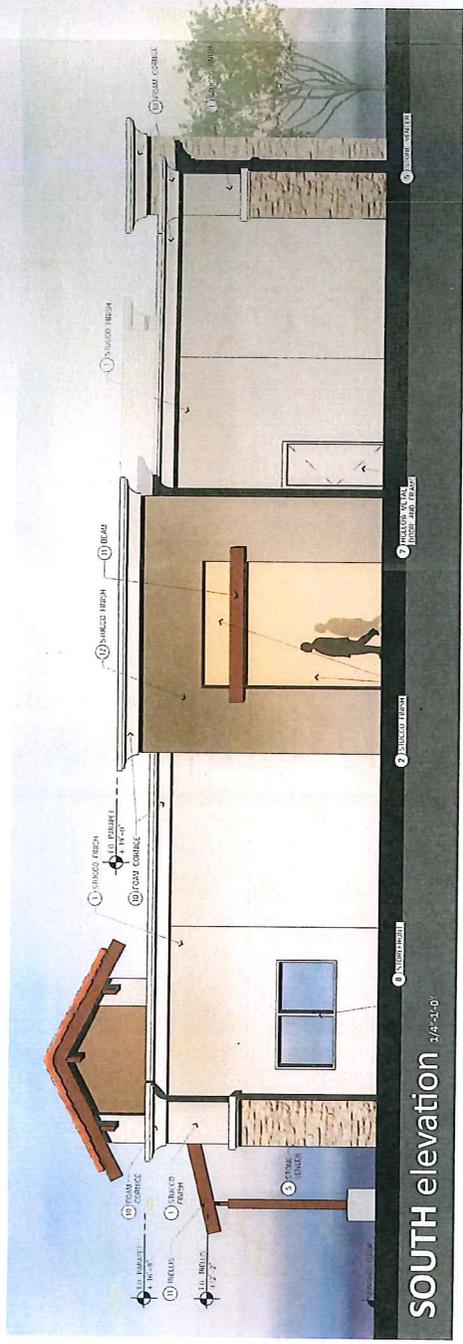
**WEST elevation** (N.E.S)



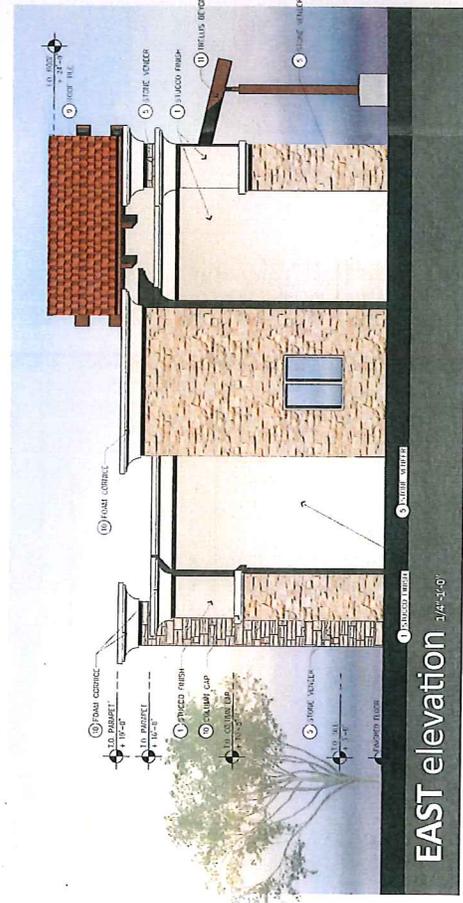
**Canopy floor Plan** (1/8" = 1'-0")

**FUEL CANOPY - CST #1604**  
 Santan Crossing Plaza / Valero Corner Store  
 Chandler, AZ



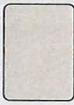
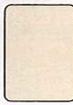
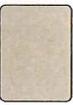


**SOUTH elevation** 3/4"-1'-0"



**EAST elevation** 3/4"-1'-0"

**Color Legend:**

-  **BW22956-30**  
GRANDFATHER CLOCK BROWN
-  **SW6105**  
DIVINE WHITE
-  **SW6070**  
HERON PLUME
-  **CORNADO STONE 'CHESTNUT'**
-  **BM2160**  
OKLAHOMA WHEAT
-  **SW7038**  
TONY TAUIPE
-  **SW6103**  
PORTABELLO

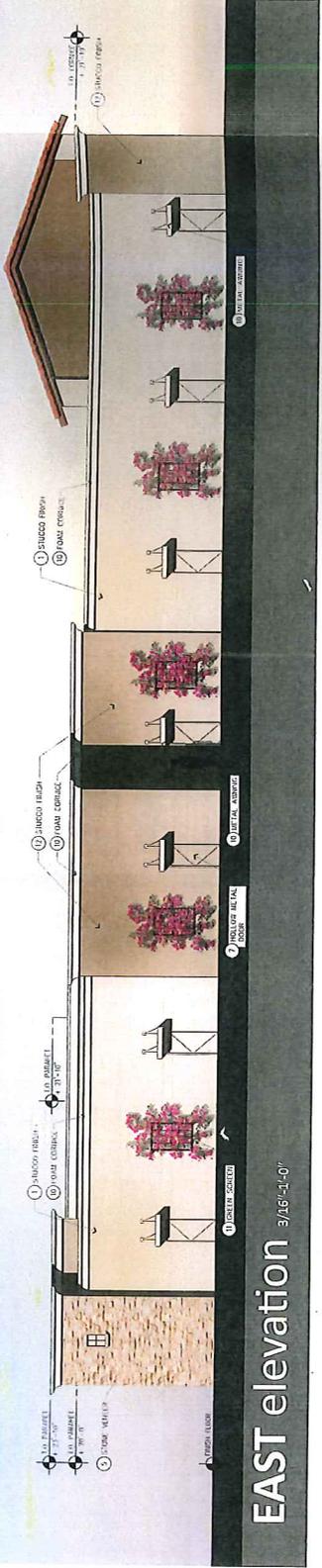
Finish Schedule	
1	SHINGLED FINISH
2	GRANDFATHER CLOCK BROWN
3	DIVINE WHITE
4	HERON PLUME
5	CORNADO STONE 'CHESTNUT'
6	OKLAHOMA WHEAT
7	TONY TAUIPE
8	PORTABELLO

**FUTURE QSR BUILDING**  
Santan Crossing Plaza / Valero Corner Store  
Chandler, AZ



Color Legend:

- BM2056-30 GRANDFATHER CLOCK BROWN
- SW6105 DIVINE WHITE
- SW6070 HERON PLUME
- CORNADO STONE "CHESTNUT"
- BM2160 OKLAHOMA WHEAT
- SW7038 TONY TAUPE
- SW6103 PORTABELLO



**EAST elevation** 3/16"-1'-0"



**SOUTH elevation** 3/16"-1'-0"

**Finish Schedule**

1) STUCCO FRESH	2) CERAM TILE - 12\"/>
3) STUCCO FRESH	4) HERON PLUME
5) STUCCO FRESH	6) PORTABELLO
7) STUCCO FRESH	8) DIVINE WHITE
9) STUCCO FRESH	10) TONY TAUPE
11) STUCCO FRESH	12) CORNADO STONE "CHESTNUT"
13) STUCCO FRESH	14) OKLAHOMA WHEAT
15) STUCCO FRESH	16) GRANDFATHER CLOCK BROWN
17) STUCCO FRESH	18) HERON PLUME
19) STUCCO FRESH	20) DIVINE WHITE
21) STUCCO FRESH	22) TONY TAUPE
23) STUCCO FRESH	24) PORTABELLO

**FUTURE SHOPS BUILDING**  
Santan Crossing Plaza / Valero Corner Store  
Chandler, AZ



