



MEMORANDUM **Transportation & Development – PZ Memo No. 12-074**

DATE: AUGUST 23, 2012

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: PDP12-0010 BANK OF AMERICA ATM

Request: Preliminary Development Plan (PDP) approval for a drive-up ATM

Location: Northeast corner of Ray and Rural Roads

Applicant: Bank of America

Owner: Chandler Sunset LLC

RECOMMENDATION

Staff, finding consistency with the General Plan, recommends approval of the Preliminary Development Plan (PDP), subject to conditions.

BACKGROUND

The application requests PDP approval for a new drive-up ATM in the parking lot of the Chandler Sunset shopping center at the northeast corner of Ray and Rural Roads. The ATM represents the center's fourth pad, one more than previously approved, thereby requiring an amendment to the PDP.

The proposed drive-up ATM is approximately 3' x 6' in size and will displace five (5) parking spaces, including three (3) spaces lined out with paint to provide a buffer for vehicles using the ATM. The ATM itself will be located in an existing landscaped island, but will not displace the island's tree. The pre-fabricated ATM is standard metal construction with a metal canopy. The body of the ATM will be finished with beige stucco painted to match the shopping center

buildings. Adjacent to the ATM will be two (2) light poles for customer convenience and security.

The site continues to provide sufficient parking with 754 spaces provided compared to the Zoning Code requirement of 688 spaces.

A 1'-4" high red, plastic sign band will wrap around the ATM. No additional signage is requested.

DISCUSSION

Staff finds the proposed ATM to be a positive addition to the shopping center with no negative impact. Additional shopping center pad buildings can sometimes obstruct views to the primary buildings or cause traffic flow problems. However, in this case the visual obstruction is negligible (the ATM is small and there is already a tree at this location) and there is no significant effect on traffic flow.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held August 8, 2012 at the Chandler Sunset Library. No neighbors attended.
- At the time of this writing, Staff is not aware of any opposition to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of PDP in case PDP12-0010 BANK OF AMERICA ATM subject to the following conditions:

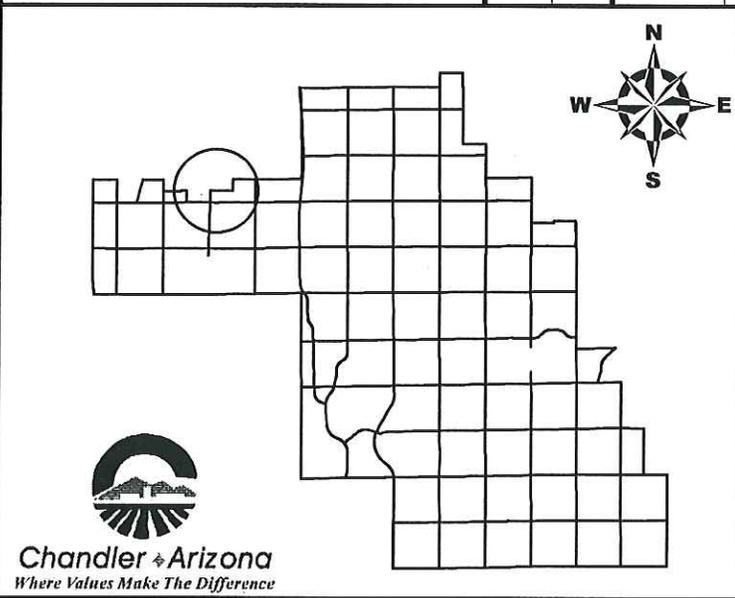
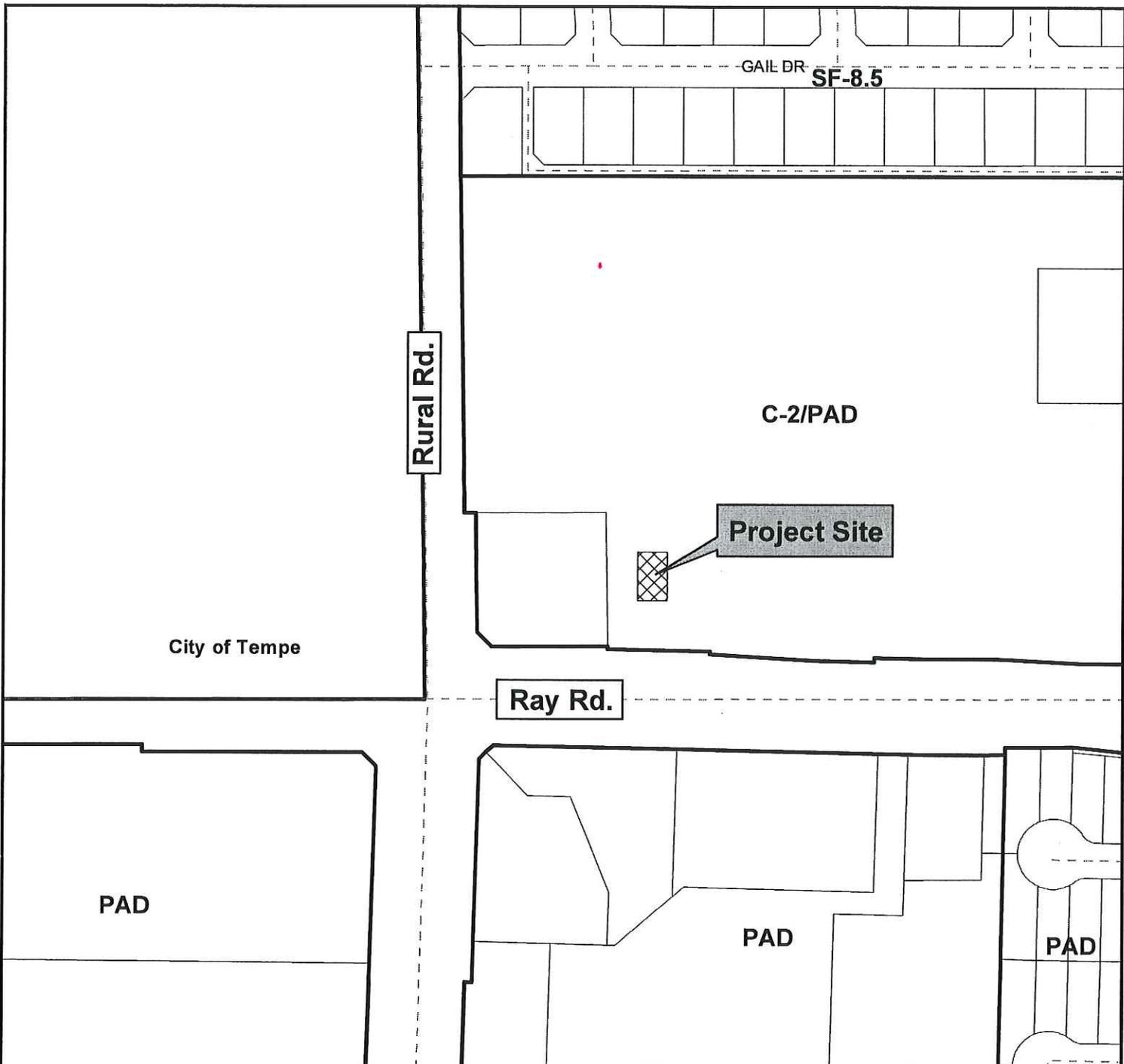
1. Development shall be in substantial conformance with application materials (site plan, elevations, narrative), except as modified by condition herein.
2. Compliance with previous site approvals, except as modified by condition herein.
3. The adjacent existing tree shall be maintained and trimmed in a natural manner.

PROPOSED MOTION

Move to recommend approval of PDP case PDP12-0010 BANK OF AMERICA ATM subject to the conditions recommended by Staff.

Attachments

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Elevations

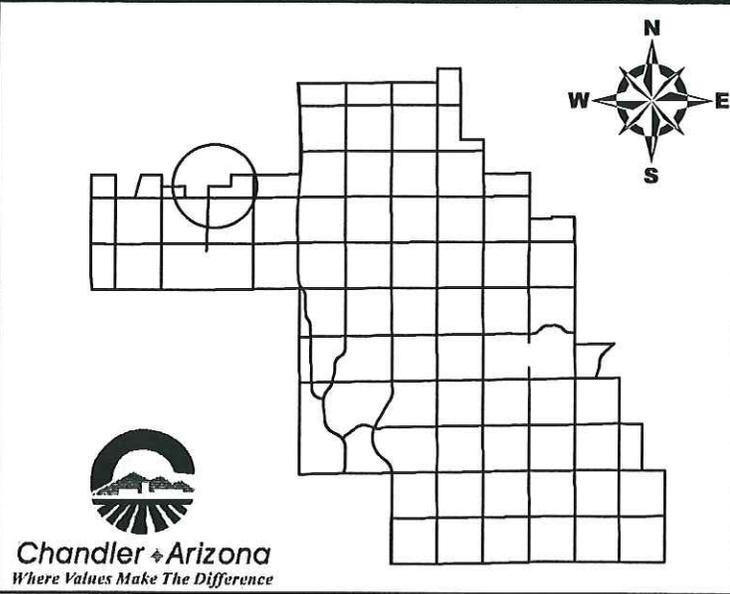


Vicinity Map

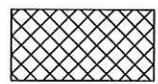


PDP12-0010

Bank of America



Vicinity Map



PDP12-0010

Bank of America



Chandler ♦ Arizona
Where Values Make The Difference



June 19, 2012

Bank of America
Ray and Rural – ATM Drive-Up Kiosk with Canopy
NEC of Ray and Rural
Chandler, AZ

Project Narrative:

- Project consists of a new Pre-fabricated Drive-Up Kiosk building – with a canopy. This structures finish is beige stucco with a metal roof and canopy.
- This project will add (2) new Site Light poles, fixture and bases.
- This kiosk structure is approximately 19 square feet.
- Existing landscaping is native plants - we do not have any added landscaping associated with this project. G.C. will maintain and repair as required.

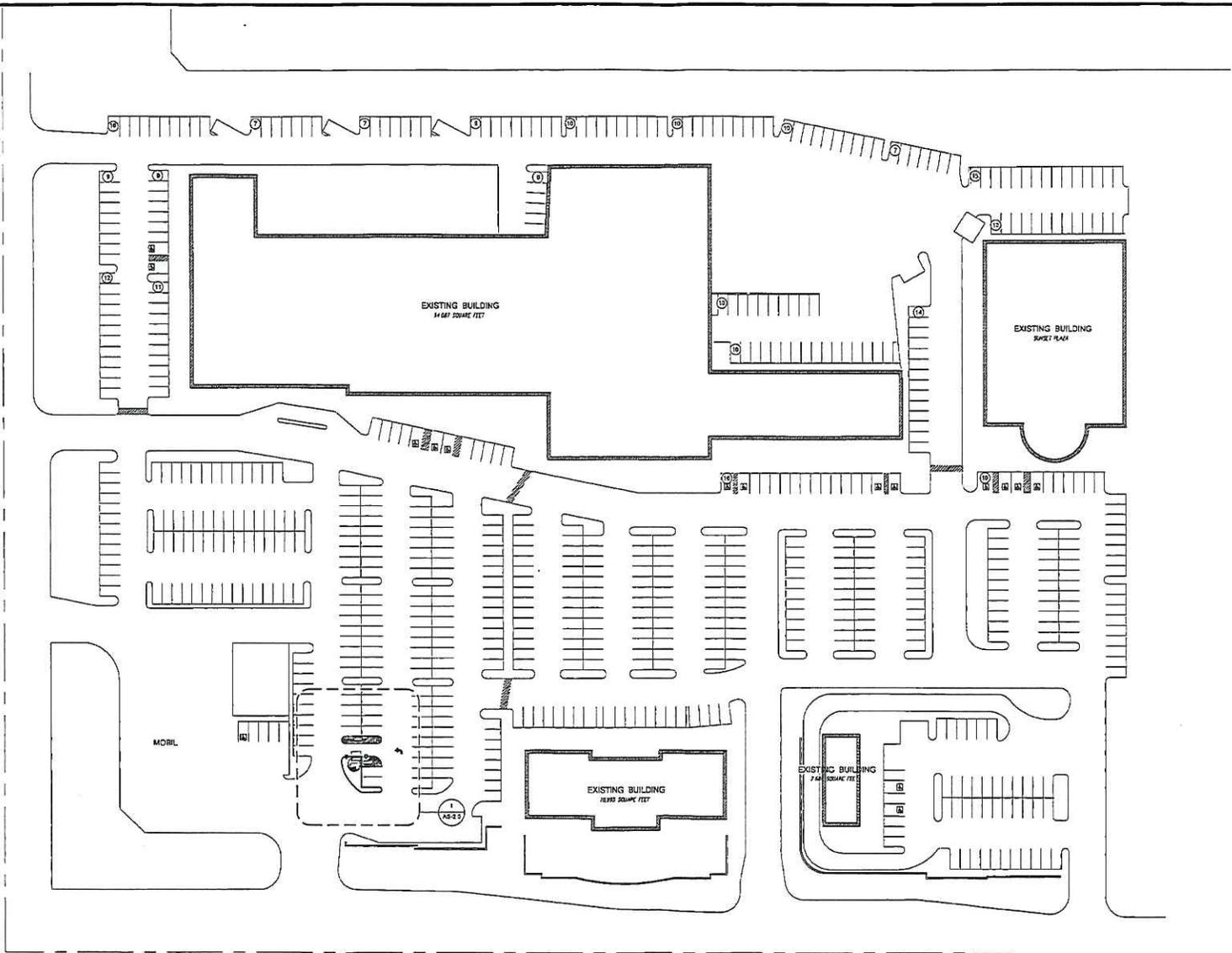
Hours of Operation:

- 24 hours/day, 7 days week.
- No employees except for service.

Existing Site Data:

Net Site Area:	600,182 S.F.
Total Bldg. (Exist.)Area:	125,088 S.F.
% Coverage:	20.84%
Parking Required:	
(@ 55 sp.per 100 sf):	688 Spaces
Provided:	754 Spaces

RURAL ROAD



1 OVERALL SITE PLAN
AS-1.0 SCALE 40'-0" = 1'-0"

RAY ROAD



BANK OF AMERICA

RAY & RURAL
NEC Ray & Rural
CHANDLER, AZ 85284

MANHATTAN ID A23-188
SERIAL NUMBER
NRSP VERSION
BULLETIN

LITTLE

DIVERSIFIED ARCHITECTURAL CONSULTING

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1-16-2012

Issue	Date & Issue Description	By	Checked
00/18/12	1st POP REVIEW	NO	DC

Revisions:

Project Name
BANK OF AMERICA - RAY & RURAL

Project Location

Client Name

Project Title
OVERALL SITE PLAN

Date

AS-1.0

Issue	Date & Issue Description	By	Checked
08/18/12	1st PDP REVIEW	NO	DC

 Date Signature

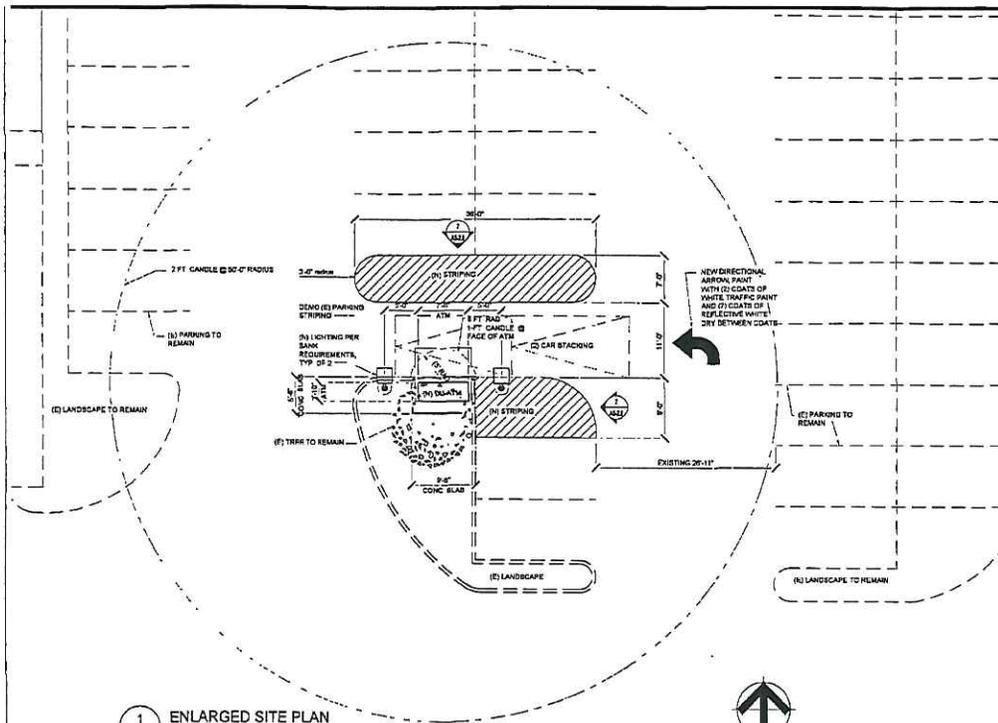
Project Name
 BANK OF AMERICA - RAY & RURAL

 Date Signature

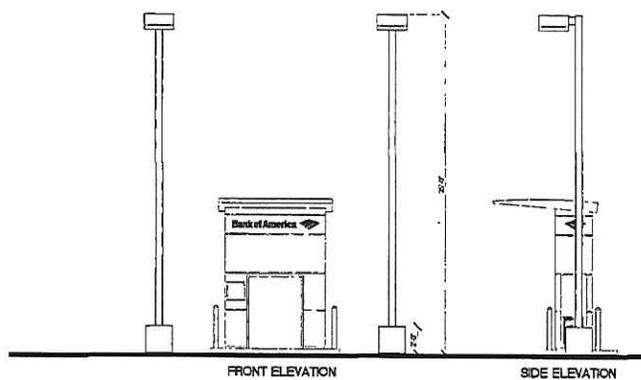
Drawings
 ENLARGED SITE PLAN/PROPOSED ATM ELEV

 Date Signature

AS-2.0



1 ENLARGED SITE PLAN
 AS-2.0 SCALE 1/8" = 1'-0"



2 ATM PROPOSED ELEVATIONS
 AS-2.0 SCALE 1/4" = 1'-0"

