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JUL 17 2013

Chandler

All-America City

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Where Values Make The Difference

MEMORANDUM **Transportation & Development – PZ Memo No. 13-053**

DATE: JULY 17, 2013

TO: PLANNING AND ZONING COMMISSION

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

FROM: SUSAN FIALA, CITY PLANNER SAF

SUBJECT: PDP13-0005 KRISPY KREME DOUGHNUTS

Request:	Preliminary Development Plan (PDP) approval for site layout and sign package for a retail bakery
Location:	1055 West Chandler Boulevard, southwest corner of Chandler Blvd. and Alma School Road
Applicant:	Kevin Kerpan, Kerpan Planning & Design, LLC
Project Info:	1.23 acre site

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and Planned Area Development (PAD) zoning, Planning Staff recommends approval, subject to conditions.

BACKGROUND

The subject site is within the "Park at Chandler" shopping center located at the southwest corner of Chandler Boulevard and Alma School Road. Several of the businesses in the development include Home Depot, Safeway, Staples, Wendy's, and Bank of America. The subject site was formerly the Washington Mutual Bank until Chase Bank took over the bank and the building was no longer needed. A larger Chase Bank exists across Chandler Boulevard. The new business will be a Krispy Kreme Doughnuts.

A condition of approval for the Washington Mutual Bank Preliminary Development Plan (PDP), approved by Council in June, 2003, stated that the drive-thru lanes and windows shall be used for

financial institution purposes only and any other purpose requires a new PDP reapplication and approval. The proposed use of the drive-thru lanes and the drive-up windows will change to accommodate the retail bakery; thus the requested PDP amendment.

The request is for approval of the site plan and sign package for Krispy Kreme Doughnuts. The parcel is irregularly shaped, almost triangular. Given this unique shaped parcel, there are limitations to what can be modified to the site. The applicant re-designed the site in a more 'conventional' layout to accommodate the driver side's direct access to the menu board and the pick-up window.

The modifications to the site plan include reversing the direction of the drive-thru lane from south to north, reconfiguring the parking, increasing the height of select screen walls, and reducing the width of the entry driveway from 40 feet to 30 feet. The queuing length of the drive-thru is extended and a menu board will be installed to coordinate with the building materials and color. Landscape is modified to accommodate the drive-thru lane by removing several shrubs and trees and adding shrubs to screen the drive-thru lane.

The building elevations remain essentially the same with several minor changes that include refreshing the paint to match the approved colors and adding a green accent color to complement the color palette, adding a roll up door for deliveries, and removing one window.

The proposed comprehensive sign package identifies building mounted signage as reverse halo illuminated channel signs with interior exposed neon signs. The applicant requests approval to increase the total allowed sign area from 100 square feet to 115.7 square feet. Two exterior building mounted signs and two interior neon signs are proposed. The minimal increase of 15.7 square feet to the allowable total sign area is appropriate because the signs are proportional to the building elevations and meet the quality standards required for signs within shopping centers. Directional signs and a menu board are also included in the sign package. Exhibit 9 of the Development Booklet illustrates the sign package.

DISCUSSION

Planning Staff supports the request to modify the site layout, building architecture, and sign package finding the revisions to be compatible with the 'Park at Chandler' shopping center while providing the new retail bakery a functional and well-designed site and building. The reversed direction of the drive-thru lane provides adequate vehicular and pedestrian separation through use of curbing, landscape, signage, and pavement striping. Parking maintains Code requirements. Screen wall height is modified from three to four feet in select locations to further conceal the drive-thru lane and parked vehicles.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood notification letter was sent out on June 7, 2013.
- At the time of this writing, Planning Staff has received no phone calls or letters in opposition to this request.

RECOMMENDED ACTION

Preliminary Development Plan

Planning Staff, upon finding consistency with the General Plan, recommends approval of PDP13-0005 KRISPY KREME DOUGHNUTS, Preliminary Development Plan for site layout and sign package of a new retail bakery, subject to the following conditions:

1. Compliance with original conditions adopted by the City Council as Ordinance No. 2629 in case PL96-001 SOUTHWEST CORNER OF ALMA SCHOOL AND CHANDLER BOULEVARD, except as modified by condition herein.
2. Development shall be in substantial conformance with the Development Booklet, entitled "Krispy Kreme Doughnuts", kept on file in the City of Chandler Planning Division, in File No. PDP13-0005, except as modified by condition herein.
3. The site shall be maintained in a clean and orderly manner.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting.

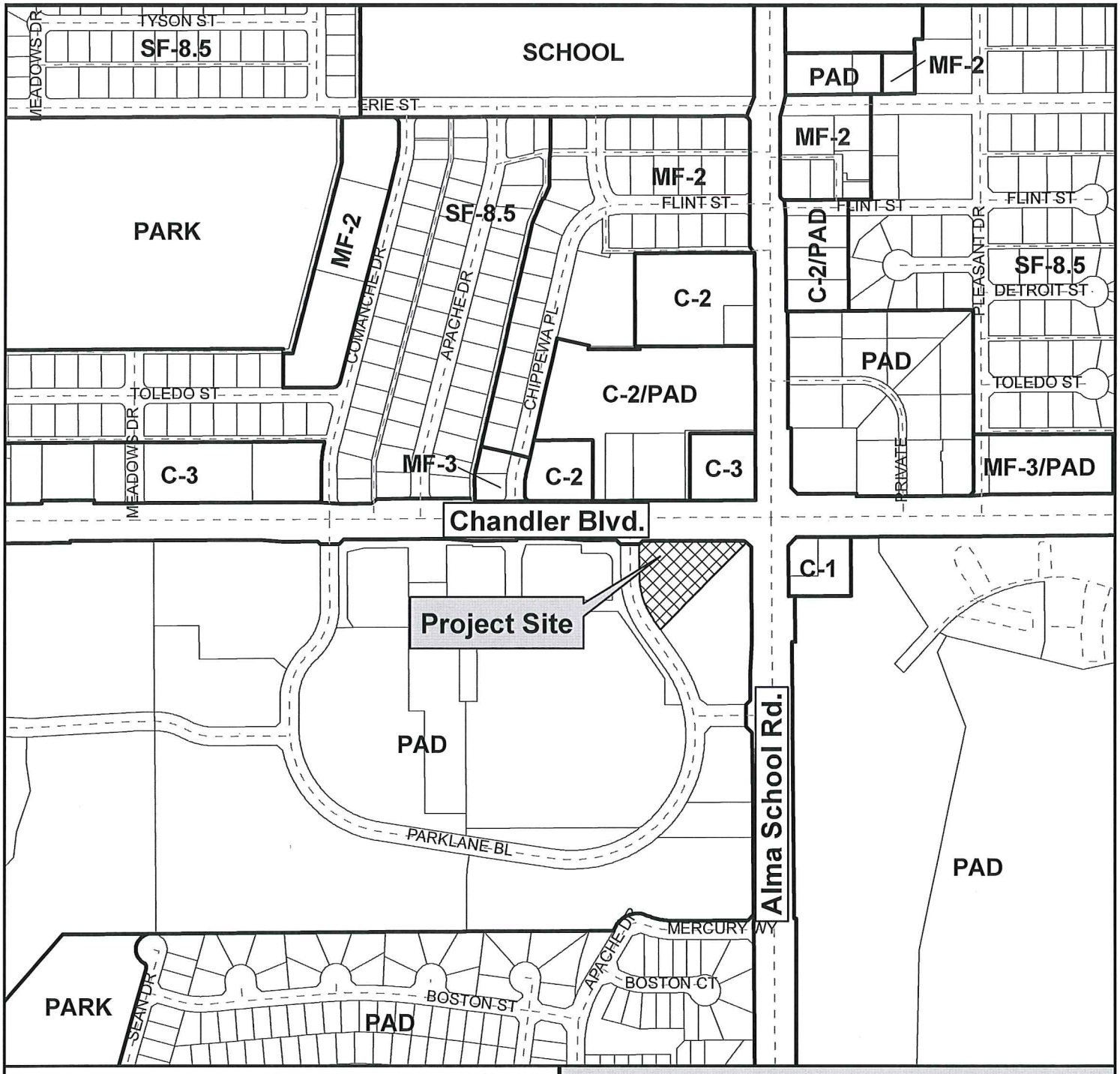
PROPOSED MOTION

Preliminary Development Plan

Motion to recommend approval of PDP13-0005 KRISPY KREME DOUGHNUTS, Preliminary Development Plan for site layout and sign package of a new retail bakery, subject to the conditions as recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Development Booklet



Vicinity Map

PDP13-0005

Krispy Kreme Doughnuts

Chandler Arizona
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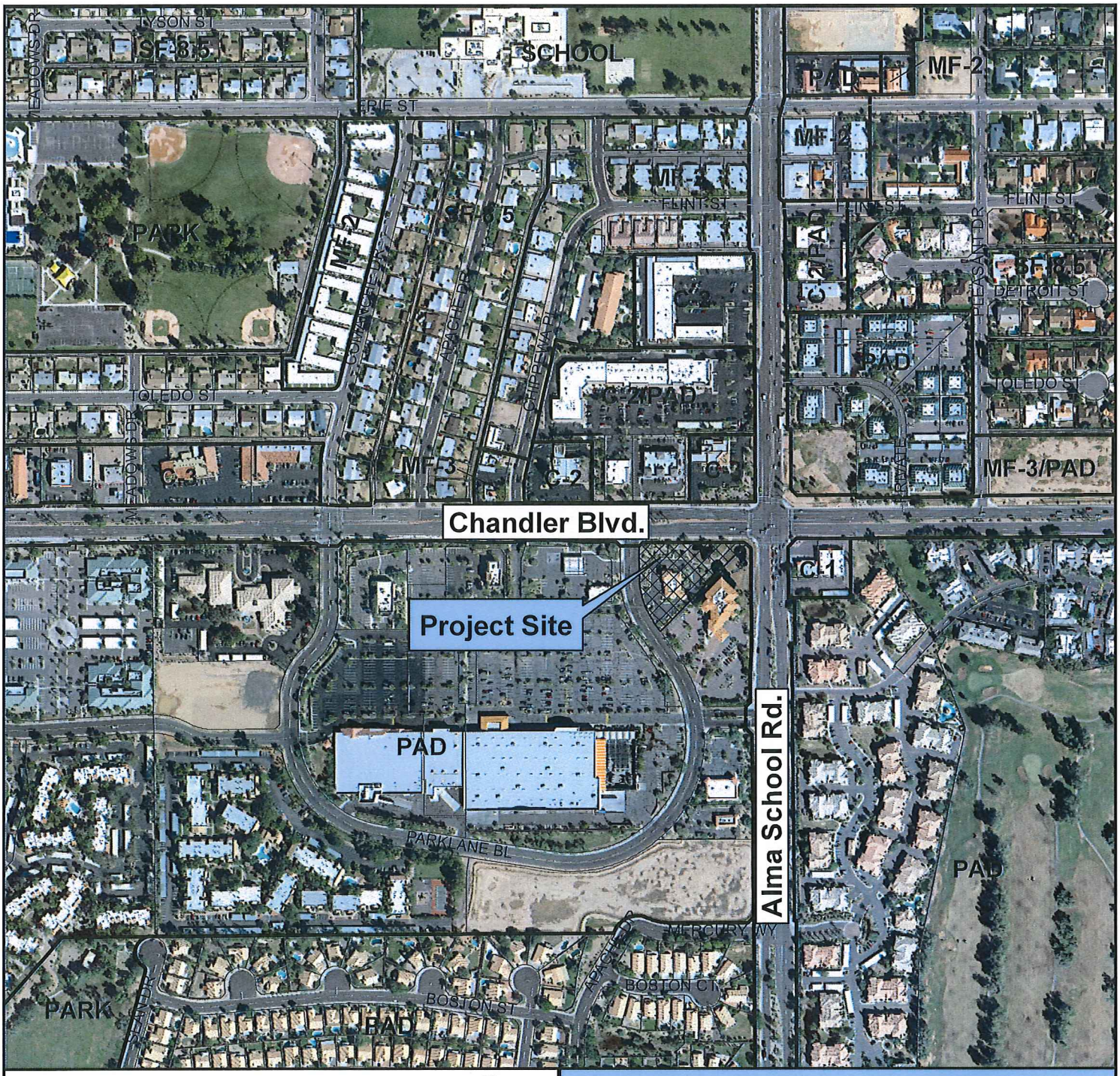
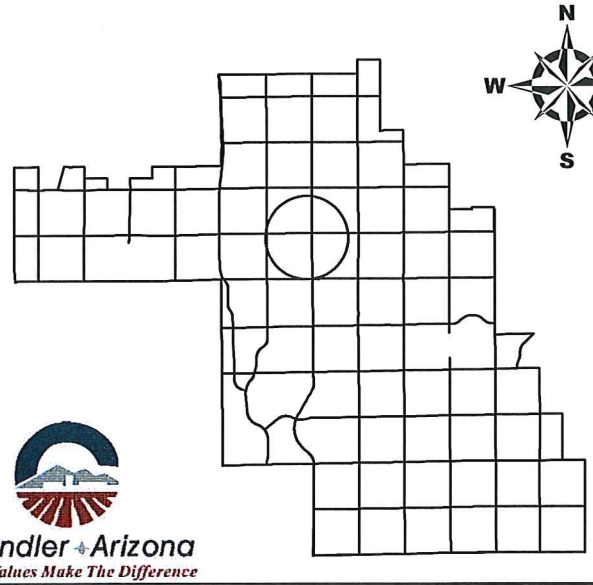
CITY OF CHANDLER 5/20/2013



Vicinity Map

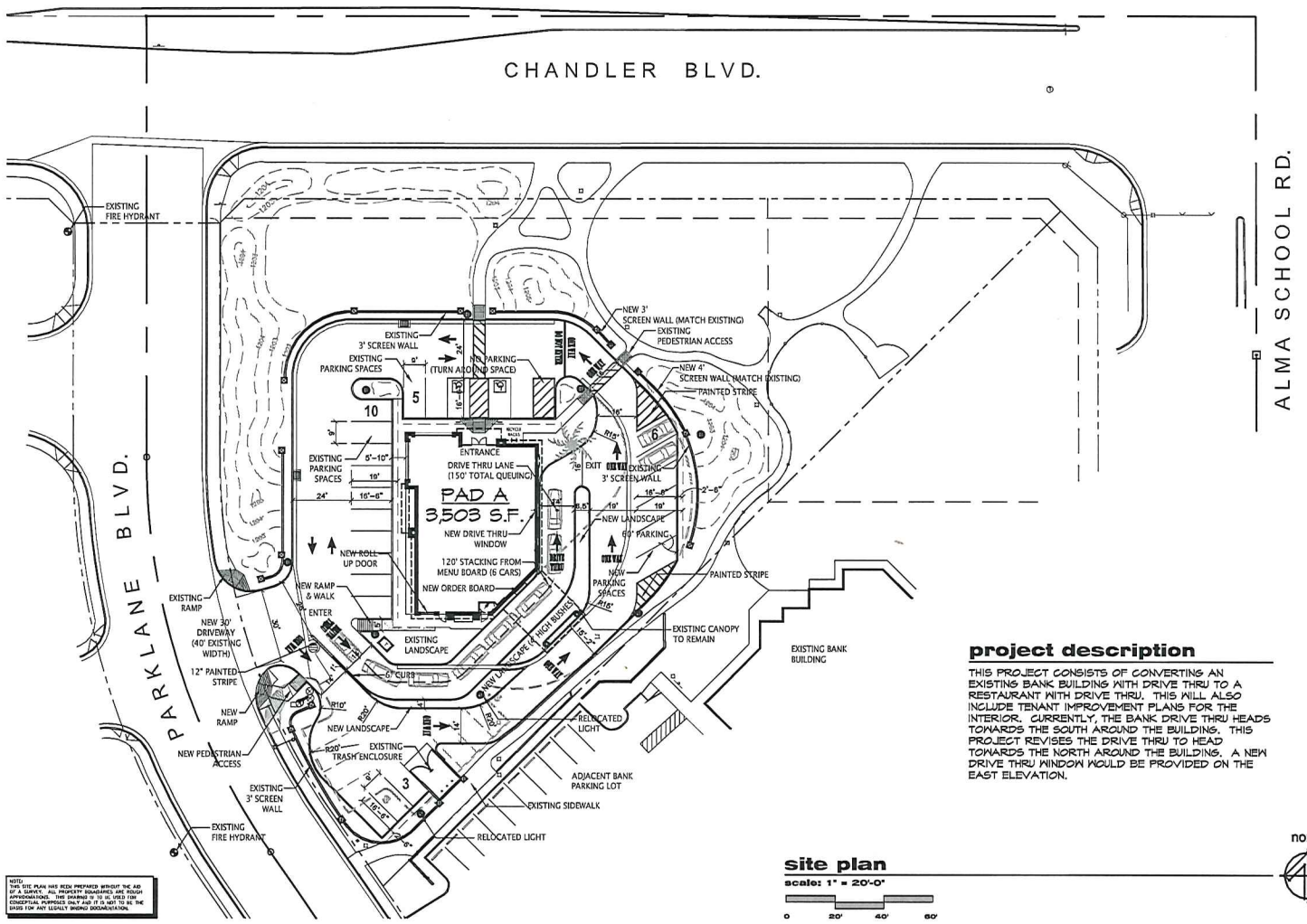


Chandler Arizona
Where Values Make The Difference

PDP13-0005

Krispy Kreme Doughnuts

CITY OF CHANDLER 5/20/2013



NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

site plan

scale: 1" = 20'-0"

0 20' 40' 60'

north

project directory

OWNER:
HOT GLAZED ENCHANTMENT, INC.
C/O WKS RESTAURANT GROUP
2735 CARSON STREET, SUITE 200
LAKEWOOD, CALIFORNIA 90712
CONTACT: PAUL TANNER
PHONE: (562) 354-9227
E-MAIL: paul@wksusa.com

ARCHITECTURAL PLANNING AND DESIGN:
KERPAN PLANNING AND DESIGN, LLC
1374 E. GRAND CANYON DRIVE
CHANDLER, ARIZONA 85249
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanplanningdesign.com

ARCHITECT:
dCHANG ARCHITECTS, LLC
5682 WEST GARY DRIVE
CHANDLER, ARIZONA 85226
CONTACT: DUNCAN J. CHANG
PHONE: (480) 289-0243
E-MAIL: djc@dchangarchitects.com

site data

PARCEL NUMBER:	303-75-573
EXISTING ZONING:	PAD (C-2 USES)
NET SITE AREA:	1.26 ACRES (55,013 S.F.)
EXISTING USE:	BANK
PROPOSED USE:	RESTAURANT WITH DRIVE THRU
BUILDING AREA:	
PAD A:	3,503 S.F.
TOTAL BUILDING AREA:	3,503 S.F.
SITE COVERAGE:	17.2%
TOTAL PARKING REQUIRED:	24 SPACES
RESTAURANT (3,503 S.F.): 400 S.F. (PUBLIC SERVING AREA) @ 1/50 = 8 SPACES; 3,103 S.F. (PREPARATION AREA) @ 1/200 = 16 SPACES	
TOTAL PARKING PROVIDED:	24 SPACES (6.9/1000)
ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	2 SPACES

project description

THIS PROJECT CONSISTS OF CONVERTING AN EXISTING BANK BUILDING WITH DRIVE THRU TO A RESTAURANT WITH DRIVE THRU. THIS WILL ALSO INCLUDE TENANT IMPROVEMENT PLANS FOR THE INTERIOR. CURRENTLY, THE BANK DRIVE THRU HEADS TOWARDS THE SOUTH AROUND THE BUILDING. THIS PROJECT REVISES THE DRIVE THRU TO HEAD TOWARDS THE NORTH AROUND THE BUILDING. A NEW DRIVE THRU WINDOW WOULD BE PROVIDED ON THE EAST ELEVATION.

vicinity map

scale: n.t.s.

Kerpan planning and design
1374 E. Grand Canyon Drive
Chandler, Arizona 85249
Phone: (602) 329-0192
dChangArchitects, LLC
Architecture . Interiors . Planning

Krispy Kreme Doughnuts
1055 West Chandler Boulevard
Chandler, Arizona

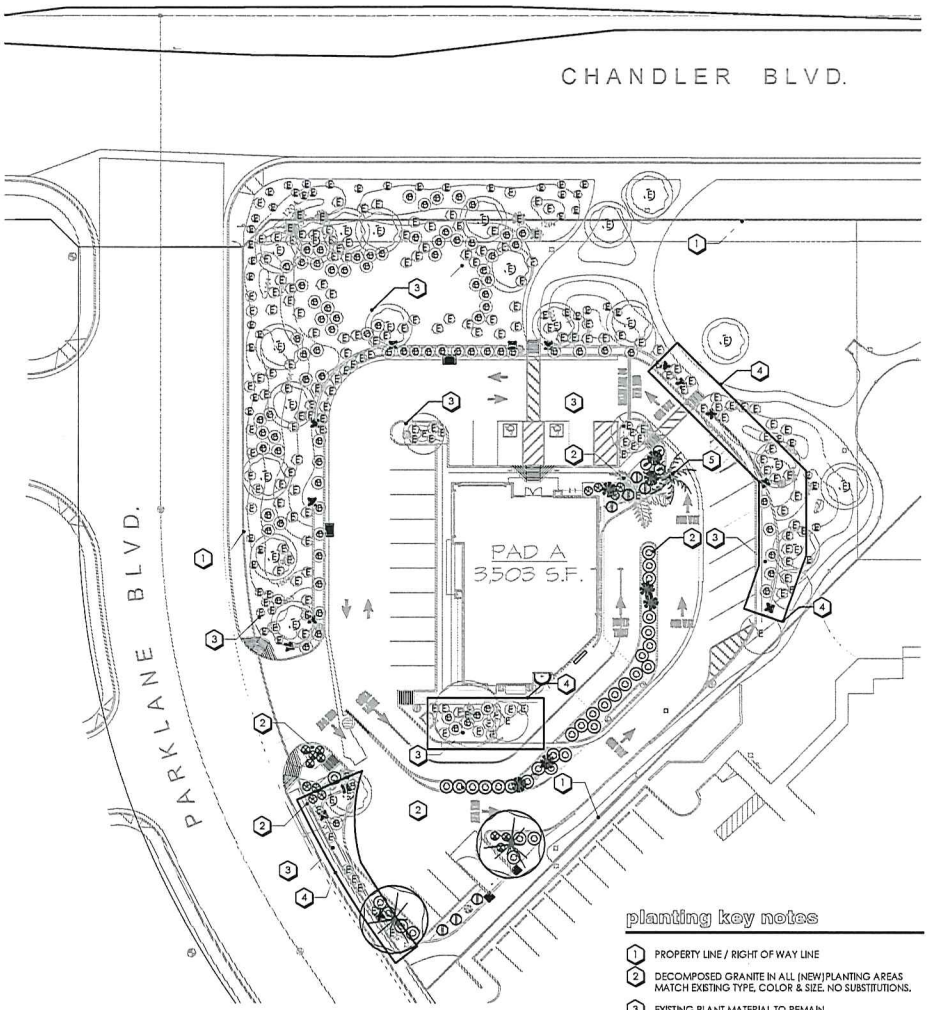
PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Hot Glazed Enchantment, Inc.

Project number: 13003

Date: June 5, 2013

SP-1



planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE
2. DECOMPOSED GRANITE IN ALL (NEW) PLANTING AREAS MATCH EXISTING TYPE, COLOR & SIZE. NO SUBSTITUTIONS.
3. EXISTING PLANT MATERIAL TO REMAIN
4. REPLACE GRANITE & DAMAGED AND/OR AFFECTED PLANT MATERIAL AFTER INSTALLATION OF NEW WALLS AND OR NEW CONSTRUCTION. BOTH EXISTING GRANITE AND PLANT MATERIAL IN THESE AREAS SHALL BE REPLACED WITH THE SAME MATERIAL.
5. REMOVE EXISTING DATE PALM

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

existing landscape & irrigation notes

1. THE GENERAL CONTRACTOR SHOULD USE TRISCAPE LANDSCAPING FOR THE LANDSCAPE WORK ON THIS PROJECT. THEY ARE THE COMMON AREA LANDSCAPE MAINTENANCE CONTRACTOR AND THE CONTRACTOR THAT ORIGINALLY INSTALLED THE IRRIGATION AND LANDSCAPE SYSTEM ON THE SITE. USING THIS CONTRACTOR WILL ELIMINATE WARRANTY ISSUES AFTER CONSTRUCTION WITH PLAN MATERIAL AND IRRIGATION. CONTACT JUSTIN KING AT 602.291.0892 AT THE APPROPRIATE TIME.
2. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION WITHIN 24 HOURS OF THE OBSERVATION
3. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND VERIFY THAT THE SYSTEM IS WORKING PROPERLY.
4. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE(S) THAT DIE DUE TO: LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY THE SAME TYPE OF SPECIES OF, ACCENT, CACTUS, GROUNDCOVER, SHRUB, AND/OR TREE. (MINIMUM 24" BOX) AT NO ADDITIONAL COST TO OWNER. ANY DAMAGED ACCENTS, CACTUS, GROUNDCOVERS, SHRUBS, SHALL BE REPLACED WITH 5 GALLON PLANT MATERIAL.
5. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE THAT MATCHES EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED SIDEWALKS AND /OR HEADERS WITH MATCHING TYPE.
6. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UN-INTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ,ETC. THE CONTRACTOR MAY NEED TO SET UP A TEMPORARY AUTOMATIC CONTROLLER SYSTEM TO OPERATE THE EXISTING SYSTEM UNTIL THE SYSTEMS PERMANENT CONTROLLER IS RELOCATED TO ITS NEW LOCATION SO THERE US NO BREAK IN THE OPERATION OF THE IRRIGATION SYSTEM.
7. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERAL HEADS AND ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER.
8. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW SIDEWALKS. (SEE SLEEVE SCHEDULE FOR SIZE.) THE EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE TO ALL PLANT MATERIAL WITHIN THE SYSTEM.
9. THE LANDSCAPE CONTRACTOR IS TO TIE ALL NEW LANDSCAPE AREAS INTO THE EXISTING IRRIGATION SYSTEM, UTILIZING THE EXISTING MAINLINE, WATER METER, AND IRRIGATION CONTROLLER.

NORTH

0' 20' 40' 60'

SCALE: 1" = 20'-0"

existing plant legend

	botanical name common name	c
existing trees		
	DALBERGIA SISSOO SISSOO TREE	1
	OLEA EUROPAEA SWAN HILL OLIVE	2
	THEVETIA PERUVIANA YELLOW OLEANDER	5
existing palms		
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	5
	PHOENIX DACTYLIFERA DATE PALM	1
existing shrubs		
	NERIUM OLEANDER PETITE PINK OLEANDER	5
	RUELLIA PENINSULARIS BAJA RUELLIA	1
existing groundcover		
	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BOXWOOD BEAUTY NATAL PLUM	3
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	1
	LANTANA 'DALLAS RED' RED LANTANA	4

proposed plant legend

	botanical name common name
trees	
	DALBERGIA SISSOO SISSOO TREE
palms	
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM
shrubs	
	NERIUM OLEANDER PETITE PINK OLEANDER
	RUELLIA PENINSULARIS BAJA RUELLIA
groundcover	
	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BOXWOOD BEAUTY NATAL PLUM
	CONVOLVULUS CNEORUM BUSH MORNING GLORY
	LANTANA 'DALLAS RED' RED LANTANA
inerts	
	DECOMPOSED GRANITE MADISON GOLD

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7501 E. CAMELBACK, #105, SCOTTSDALE, ARIZONA 85251
480.225.7077

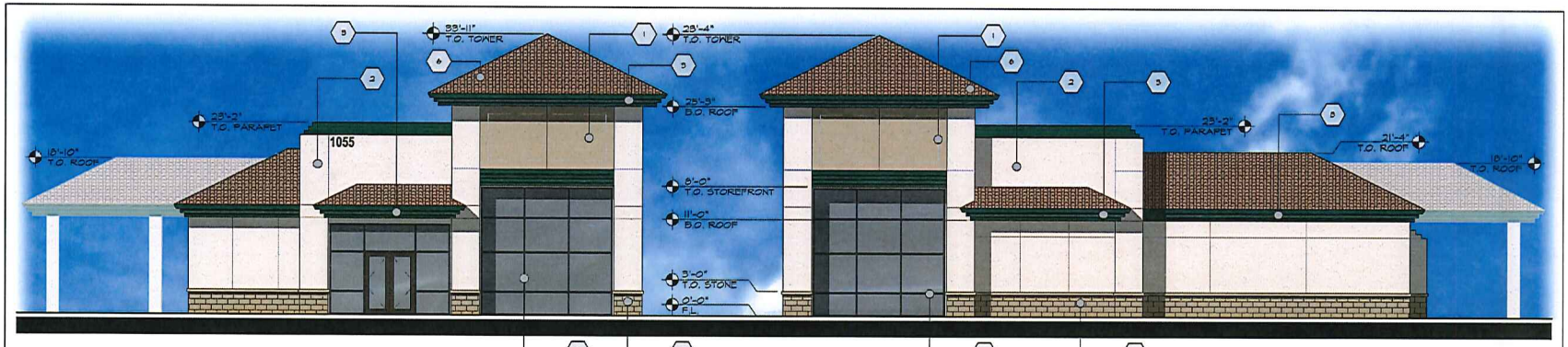
BRADLEY S. PETERSEN
EXPIRATION DATE 12/31/2014
REGISTERED LANDSCAPE ARCHITECT

PROJECT:
KRIPY KREME DOUGHNUTS
1055 WEST CHANDLER BOULEVARD
CHANDLER, ARIZONA

SHEET TITLE:
planting plan

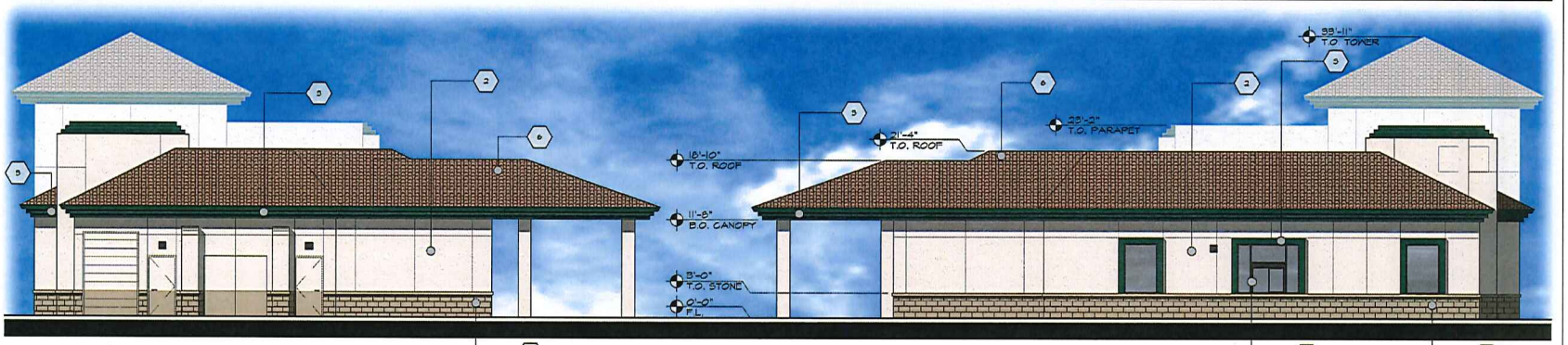
JOB NO: 13-031
DATE:
DRAWN BY: B. PAUL
SUBMITTED: 05.21.2013
REVISED:

SHEET
L.02 of L.08



north elevation

west elevation



south elevation

east elevation

color / materials

notes

1. All signage by seperate permit.
2. Signage area boundary:
3. All roof mounted mechanical equipment shall be fully screened by parapet walls equal to or greater than the highest point on the mechanical equipment.

scale: 3/16" = 1'-0"

0 5' 10' 15'

conceptual elevations

Kerpan planning and design
1374 E. Grand Canyon Drive
Chandler, Arizona 85249
Phone: (602) 229-0133

dChangArchitects, LLC
Architecture . Interiors . Planning

Krispy Kreme Doughnuts
1055 West Chandler Boulevard
Chandler, Arizona

PRELIMINARY
NOT FOR
CONSTRUCTION OR RECORDING

Hot Glazed Enchantment, Inc.

Project number: 13003

Date: May 1, 2013

EL-1

Exhibit 5 - Building Elevations

Krispy Kreme DOUGHNUTS