



MEMORANDUM Planning Division – PZ Memo No. 15-051

DATE: MAY 20, 2015
TO: PLANNING AND ZONING COMMISSION
THRU: JEFF KURTZ, PLANNING ADMINISTRATOR [initials]
KEVIN MAYO, PLANNING MANAGER [initials]
FROM: ERIK SWANSON, SENIOR CITY PLANNER [initials]
SUBJECT: PDP15-0003/PPT15-0008 THE PLANT

Request: Preliminary Development Plan (PDP) approval for site layout, building architecture, and a comprehensive sign package, and Preliminary Plat (PPT) approval for an approximate 8-acre commercial shopping center
Location: Southeast corner of Gilbert and Ocotillo roads
Applicant: Garry D. Hays; Law Offices of Garry D. Hays

RECOMMENDATION

Upon finding consistency with the General Plan and the Southeast Chandler Area Plan (SECAP), Planning Staff recommends approval, subject to conditions.

BACKGROUND

The request is for PDP approval for site layout, building architecture, and a comprehensive sign package for an approximately 8-acre commercial shopping center. Gilbert and Ocotillo roads are adjacent to the site's western and northern boundaries, with vacant land planned for commercial west of Gilbert Road, and the Layton Lakes single-family residential development north of Ocotillo Road. The Roosevelt Water Conservation District (RWCD) canal runs the length of the eastern boundary, with the Quail Springs gated, single-family residential subdivision east of the canal. South of the subject site is vacant land currently planned for commercial development.

The site was rezoned from Agricultural to Planned Area Development for a commercial shopping center in 2008, extended for an additional three years in 2011, and is requesting an additional extension under a separate application. It is important to note that while the entire 18-acre site is requesting an extension for the commercial zoning, the current PDP application only applies to the northern 8 acres of the site. Planning Staff and the developer have worked to

ensure that a conceptual plan for the southern half is provided, easing concerns on how commercial development could occur in the future. The southern half will require future PDP approval.

Four access points are provided; two along each street frontage. The southern drive will be a shared drive with the development to the south. Theming will be incorporated into the future development. Landscape theming is drawn from the agricultural heritage in the area with specific concentration on the intersection corner and at the entrances to the site drawing on the influence of row planting.

Building architecture uses a modern approach to Rural Agrarian architecture as required in the SECAP. Building elements include metal roofing, steel elements, brick veneer, and colored masonry block. The angled roof forms along the pedestrian arcade are reminiscent of greenhouses and stables, with the entry of the Major building designed like a large farmhouse or hayloft. Further discussion on the design theming can be found in the Development Booklet. The Major, Shops A, Shops B, and all offsite improvements will be constructed as the first phase, with an anticipated construction start date by the fall of this year. Administrative review is requested for the pads, with exhibits provided for Pad B to set the level of design expectation. Planning Staff supports the request for administrative review of the pads.

Two monument signs are proposed; one along each frontage. The monument sign design takes cues from standing seam metal roofing, incorporating an agrarian type of material. Both signs are requesting a 14-foot height with five panels. The request is made in lieu of providing an additional monument sign located closer to the eastern property line. Building mounted signage will be consistent with code requirements.

Planning Staff supports the request, finding that the development represents a quality commercial addition at one of the few commercial nodes within the SECAP. Additionally, with the conceptual plan in place for the southern half of the original commercial development, Planning Staff will ensure that any future commercial PDP submittal is consistent with the theming and architectural design of the proposed development.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on May 4, 2015. Approximately 30 neighbors from the adjacent Quail Springs neighborhood attended and shared comments. Planning Staff and the developer met with two HOA representatives separately to discuss design concerns that are outlined in the *Discussion* section below. During the writing of the memo, Planning Staff received an email requesting many of the same items as outlined below. Planning Staff received a phone call from one resident supporting the request and was pleased with the additional items that were included as part of the dialog with the developer. Emails from neighbors addressing their concerns are attached.

Concerns expressed by the adjacent HOA include the following items:

1. Providing light shields on the eastern parking lot lights.
2. Changing the pitched roof color on the rear of the Sprouts from white to a color that would better blend.
3. Incorporating pavement treatments (pavers or stamped concrete) at the entry points to the site.
4. Increase landscaping along the eastern property line by use of trees, berming, green screens, or other measures to provide additional screening of the building from the adjacent canal walkway and Quail Springs neighborhood.

The developer has addressed the first three items of concern; Planning Staff has added condition nos. 12 and 13 addressing the lighting and pavement treatments.

The developer has explored options to address the screening concerns without impacting the current site configuration. Per code, the developer will be providing 12' trees planted every 20' on center, utilizing sage shrubs in an effort to create more of a hedge design. Initially the developer looked at increasing the tract; however due to limitations in the drive-aisle width could not increase the landscaping with the current site plan configuration. The development team also explored providing an elevated tract adjacent to the RWCD, allowing for a higher planted tree height; however, this would require backfilling dirt into the RWCD and posed potential drainage concerns. Green screens were considered on the rear of the building but caused concern based on the long term viability of plant growth.

The HOA representatives have requested that due to the hindrances to increasing landscaping on the eastern property line, that a solution would be to add 50-70 trees within the community open space area, as this would provide additional screening for the length of the development.

RECOMMENDED ACTIONS

Preliminary Development Plan

Planning Staff, upon finding consistency with the General Plan and SECAP, recommends approval of PDP15-0003 THE PLANT, PDP approval for site layout, building architecture, and a comprehensive sign package, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "The Plant", kept on file in the City of Chandler Planning Division, in File No. PDP15-0003 The Plant, except as modified by condition herein.
2. The commercial development standards shall be in accordance with the requirements of the Southeast Chandler Area Plan.
3. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
4. Landscaping shall be in compliance with current Commercial Design Standards.

5. Raceway signage shall be prohibited within the development.
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 freestanding pads shall carry an architectural level of detail similar to front facades of main building.
10. 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.
11. 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.
12. The applicant shall work with Planning Staff to provide enhanced pavement treatments (pavers or stamped concrete) all site entrances.
13. Light shields shall be installed on all light poles located in the rear of the shopping center.

Preliminary Plat

Planning Staff, upon finding consistency General Plan, recommends approval of PPT15-0008 THE PLANT, Preliminary Plat, 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

Preliminary Development Plan

Motion to recommend approval of PDP15-0003 THE PLANT, PDP approval for site layout, building architecture, and a comprehensive sign package, subject to the conditions recommended by Planning Staff.

Preliminary Plat

Motion to recommend approval of PPT15-0008 THE PLANT, Preliminary Plat for an 8-acre commercial retail shopping center, subject to the condition recommended by Planning Staff.

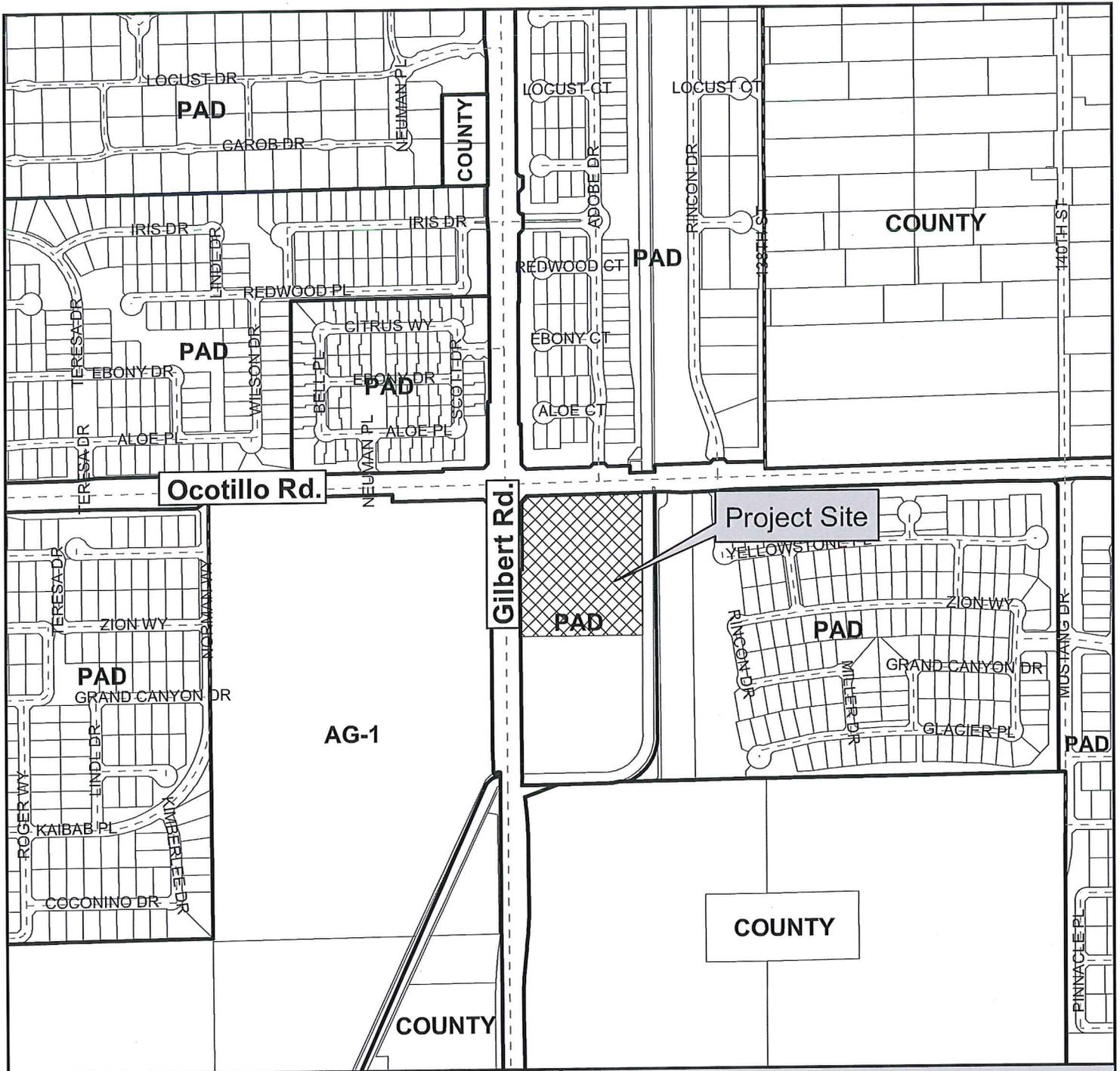
PZ Memo No. 15-051

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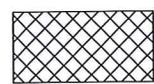
May 20, 2015

Attachments

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

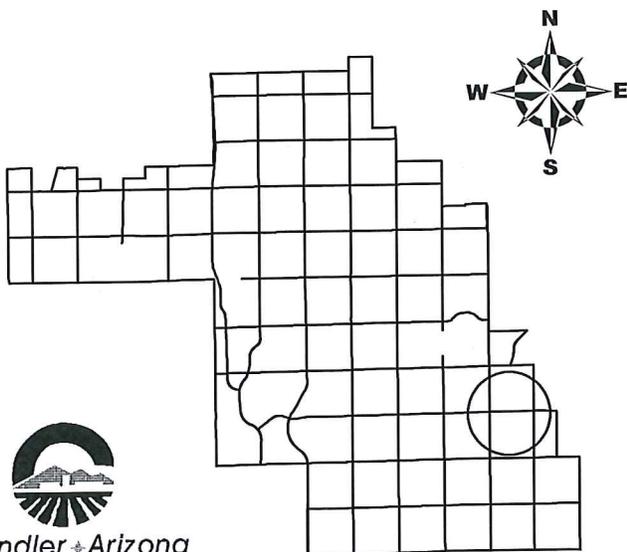


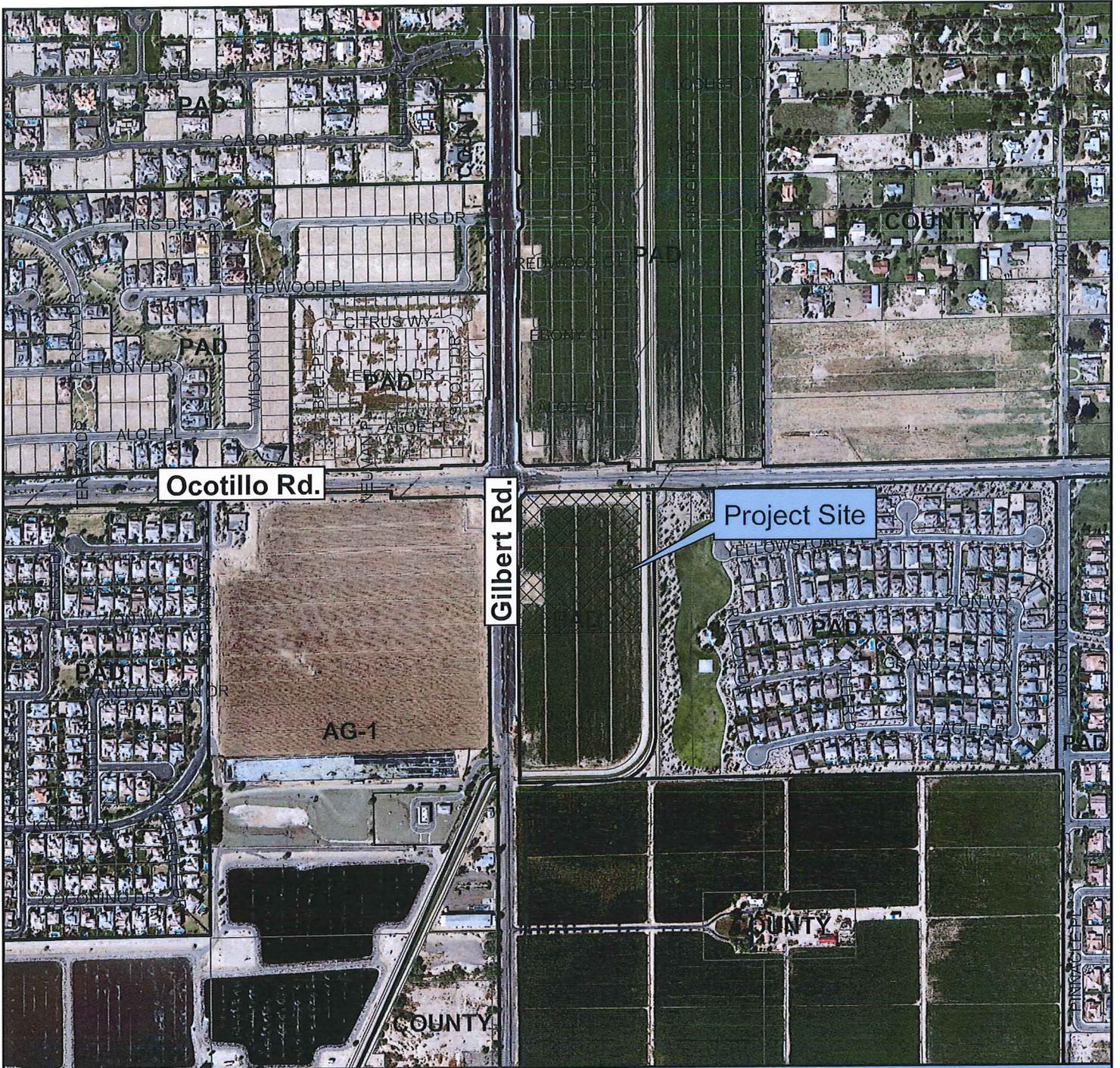
Vicinity Map



PDP15-0003

The Plant





Ocotillo Rd.

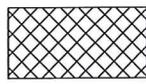
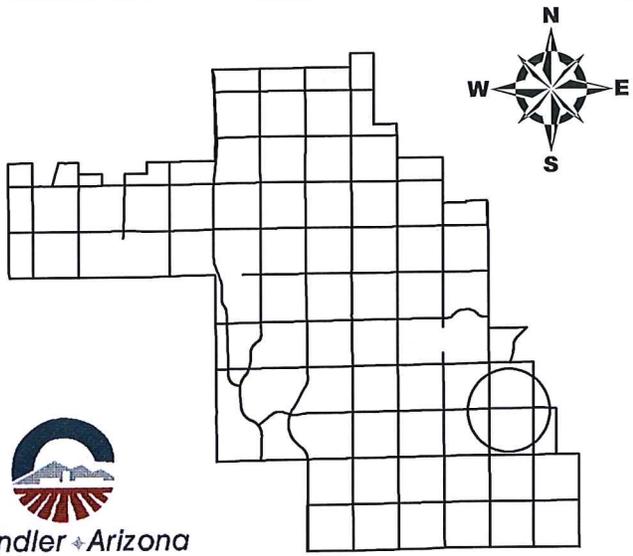
Gilbert Rd.

Project Site

AG-1

COUNTY

Vicinity Map

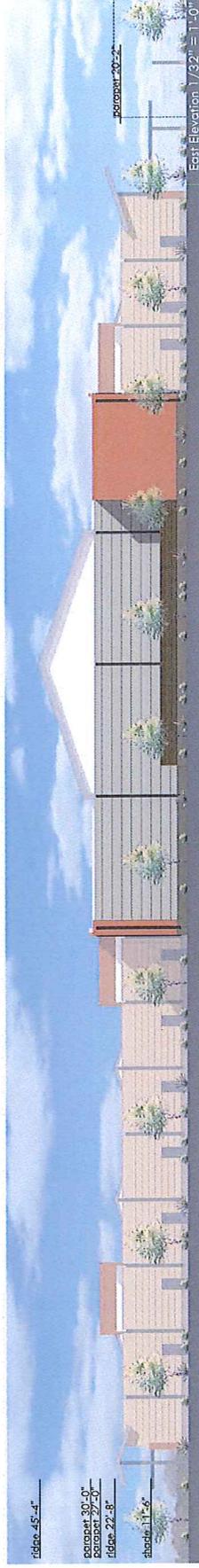


PDP15-0003

The Plant



Chandler, Arizona
Where Values Make The Difference



Overall Elevations THE PLANT

future PAD building with connecting shade structure



West Elevation Shops A



West Elevation Major A



West Elevation Shops B

Enlarged West Elevations **THE PLANT**



Concerns and requests for development at SEC Gilbert and Ocotillo Rd

Bimal Shah

to:
erik.swanson

05/14/2015 07:31 AM

Cc:
samandlisa, Bimal Shah

Hide Details

From: Bimal Shah <bimaldshah@gmail.com>

To: erik.swanson@chandleraz.gov

Cc: samandlisa@cox.net, Bimal Shah <bimaldshah@gmail.com>

History: This message has been replied to and forwarded.

Good Morning Eric -

I am a resident of the Quail Springs community which is right along side the proposed commercial development proposed with Sprouts as the main business. Sam (CC'd) has been very active and has done an excellent job at communicating the concerns and requests from all the residents. I too wanted to convey the same from my side.

I live just one house down from the park and will be seeing the commercial development from my drive way which concerns me even more.

Please consider the requests and the concerns listed below. Appreciate your help.

Thanks,

Bimal

Here are our requests and concerns to the developer and city planner

1. it is our preference that a decorative wall be erected with landscaping with trees and landscaping being on the eastern side of the wall. This is far more attractive along the path and due to the number of years for trees to mature would provide our community immediate screening
2. If a wall is not installed Tree distance as planned does not provide enough screening. Trees should be planted every 15 to 20ft
3. Green screening or large bushes/hedges should be installed between the trees for additional screening
4. Berming should be installed to enhance landscaping aesthetics along the path and to reduce the visibility of the shopping center
5. increase the setback along the canal to match the setbacks along Gilbert rd and Ocotillo. Increase the tree and plant density
6. Increase the tree density along Ocotillo and Gilbert rd
7. install paver or stamped concrete in the entranceways of the shopping center to further differentiate the shopping center from others locally. We would like to see the developer attract higher quality retailers
8. change the color of the roof pitch from white to a neutral or earth tone
9. As a gesture of good will- donate 60 trees to our community for additional screening along our view fencing in the park
10. Provide light screening to reduce light pollution
11. provide us delivery times for trucks (estimated)



RE: Proposed commercial development on the SE corner of Gilbert Road and Ocotillo Road

Joe Ploski

to:

erik.swanson

05/14/2015 02:08 PM

Cc:

samandlisa

Hide Details

From: Joe Ploski <joe.ploski@gmail.com>

To: erik.swanson@chandleraz.gov

Cc: samandlisa@ccomn

History: This message has been forwarded.

To The City of Chandler Planning Commission:

We are residents of the Quail Springs community which is just east of Gilbert Road on Ocotillo Road and have concerns about the proposed commercial development on the Southeast corner of Gilbert Road and Ocotillo Road. Here is an overview of our concerns/requests concerning the proposed commercial development . Our primary concern regarding this commercial development is the eyesore that this commercial development will be. More emphasis is placed on the frontage of a retail/commercial development while less is placed on the rear, which is seen by our residents and for the thousands that use the walking path and equestrian trail. Although we are not real estate experts, there may be some diminished value at least initially with a newly developed shopping center and trees that have not matured providing little screening to reduce sightlines. I have yet to find a shopping center locally that does not have a wall behind it when it neighbors homes. Although there is distance/gap between the proposed development and the community's nearest homes, the sightlines are uninterrupted. Also, I have yet to find a commercial development that borders a park that is used by a community. We ask the city and the developer to take a closer look at how they may be able to align this proposed commercial development that not only serves community but also enhances it.

Thank you for your consideration,

Joe & Patti Ploski

3426 E. Glacier Place

Chandler, AZ 85249

jpploski@gmail.com



Sprouts Ocotillo and Gilbert
Robert Carlson

to:
Erik.Swanson@chandleraz.gov
05/08/2015 12:41 PM

Hide Details

From: ~~Robert Carlson <robert@carlsoncc.com>~~

To: "Erik.Swanson@chandleraz.gov" <Erik.Swanson@chandleraz.gov>

History: This message has been replied to and forwarded.

Hi Erik,

I want to thank you for taking the time to meet with Sam and I the other day to go over the questions we had regarding the new development. You were very generous with your time and explained some of the nuisances that are involved with a project of this size.

So thank you again. The City of Chandler is very lucky to have someone as knowledgeable and concerned with how the city looks moving forward. I as a resident appreciate that.

Sam and I both met with Gary today and we had some small items that were accomplished and other things that will need some work.

The things Garry agreed on was.

- Removing the white from the sprouts building and blending the paint color to be more neutral or earth tone. The paint theme throughout should be more like Chandler Heights Marketplace and no white (Garry said he would do it himself. I would pay to see that happen) LOL
- Shades for the lighting in the parking lot

Things we are still in discussions about.

- In the back the current plan is 50 ft staggering for trees and we feel that is WAY too far apart. We are looking at getting those trees much closer and making sure more shrubs are added to fill in the empty spaces between all of the trees. We also discussed having larger trees size initially planted because the growth time will be 3-4 years.
- We also requested the landscape buffer in the back be more than 10 feet. More like 20 Feet. of landscaping (Garry said there was not any room because of parking and other issues) We then also asked for 60-70 trees for our west exposed side of our park. This would then add to that very short landscape buffer of only 10 feet on their side. If they do not have the room for more buffering landscape in their back then we do and they can supply the trees and we will carry the cost for planting, watering and trimming and maintaining moving forward.
- We also feel some sort of berm would help in providing the privacy separation in the back of their space. We feel this would really help in addition to filling in the spaces between the trees with proper amount of shrubs. Garry currently informed us that it might be an issue for proper drainage and flooding. He is looking into it and if it is an issue then we requested that he send the landscaper/engineer report showing that and the reasons why they could not berm in the back.
- We also talked about green screens for adding privacy and covering of some areas. We feel adding the metal and ivy to the design would add more privacy and enhance it. Garry said it did not go with the design or feel that Brian is trying to create. We disagree.
- We also talked about making the feel more upscale with pavers, stone, or stamped asphalt. Garry felt people were moving away from that and that once again it did not add to this agriculture design they

are trying to achieve. We feel there is enough metal design currently that it would work fine. We disagreed again.

We did mention what we felt would work in this space as far as tenants (I would love to see a Peet's Coffee rather than another Starbucks) and mention our displeasure with cookie cutter and fast food options. (unique retail and food option that currently do not exist in chandler) He agreed but I think that is for a latter discussion since we have more immediate issues at hand which is mostly the back landscaping.

Moving forward Garry said he would get back to us on the last points I mentioned. Our community is very united in making sure there is the proper amount of landscaping done in the back. Currently it is not there yet.

Thanks again Erik.

Robert Carlson

Director of Technology

MCSE 2000/2003/2008, CNE5/6, CCNP, HIPAA Security Certified

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