

# 11  
JUL 26 2007



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

**MEMORANDUM                      Planning and Development – CC Memo No. 07-165**

**DATE:**            JUNE 21, 2007

**TO:**                MAYOR AND CITY COUNCIL

**THRU:**            W. MARK PENTZ, CITY MANAGER  
                         DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR *DKD*

**FROM:**            JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR *JK*

**SUBJECT:**        PDP07-0010 EL POLLO LOCO

**Request:**            Preliminary Development Plan (PDP) approval for a restaurant

**Location:**           Frye Road approximately one-half mile west of Price Freeway  
(Loop 101)

**Project Info:**       1.014-acre parcel, 4,000 square-foot restaurant building with drive-thru

**Applicant:**           David Allen, Alianza Development

**Owner:**            WKS Restaurant Corporation

**RECOMMENDATION**

Upon finding the request to be consistent with the General Plan and Council adopted zoning, Planning Commission and Staff recommend approval.

**BACKGROUND**

This parcel is located within the Chandler Fashion Center regional mall. The property is one of the several parcels that surround the main mall building and is southwest of the Harkins Theater building. The property shares a property line to the east with the regional bus transfer facility and is southeast of and across an access roadway from the Sears Auto repair facility. The property has frontage on Frye Road.

Chandler Fashion Center received Planned Area Development (PAD) zoning approval in 2000. Over the years, the perimeter parcels surrounding the main mall building have received

several parcels combined and individual buildings approved at an administrative level based on approved design objectives.

The proposed development is a 4,000 square-foot restaurant with a drive-thru lane. The 44,161 square-foot site proposes two driveways from the interior mall access drive. The western most driveway allows ingress and egress and aligns with the driveway serving the movie theater. The eastern most driveway functions as a one-way exit serving the drive-thru lane customers. There is no direct access to the parcel from Frye Road or from the mall entrance drive.

On site parking includes 28 stalls located on the site's western portion. Code required parking for the mall properties would dictate that 20 spaces be provided for a building of this size. The site configuration and building placement creates a longer than usual drive-thru lane stacking space that can accommodate an additional 15 cars. A new screen wall will be constructed parallel to Frye Road to screen the drive-thru lane from view.

The parcel's perimeter was landscaped during the mall's construction. The new construction will include additional landscaping augmenting the existing plant material and adding new trees and shrubs around the perimeter and within the parking lot. The plant material will continue the existing pallet.

The building has two entry doors with one being along the northern facade and one along the western facade near the parking field. A small outdoor patio seating area is included. The exterior materials include stucco and stone veneer consistent with those materials used throughout the mall. The roofline is varied featuring towers clad in stone veneer at the doorways. Fabric and steel awnings are used over windows and doorways.

The building signs are individual pan channel letters with a red acrylic face. The letters are internally illuminated. This letter type and lighting style is consistent with the adopted requirement for the mall's comprehensive sign program. Additional signs on site will include a pre-order preview board and menu board located adjacent to the drive-thru lane.

**PUBLIC / NEIGHBORHOOD NOTIFICATION**

This request was noticed according to the provisions of the City of Chandler Zoning Code.

- Notices were mailed to all property owners within a six-hundred (600') foot radius and all Registered Neighborhoods Organization (RNO's) within one-quarter mile.
- The Hearthstone Core Group was advised of the pending application.
- A legal notice was advertised in the newspaper.
- A 4' x 8' public hearing sign was installed on the property.
- A neighborhood meeting was held on May 15, 2007. No neighbors were in attendance.

**COMMISSION VOTE REPORT**

Motion to approve:            In favor: 6            Opposed: 0            Absent: 1 (Cason)

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and Council adopted PAD zoning, recommend approval subject to:

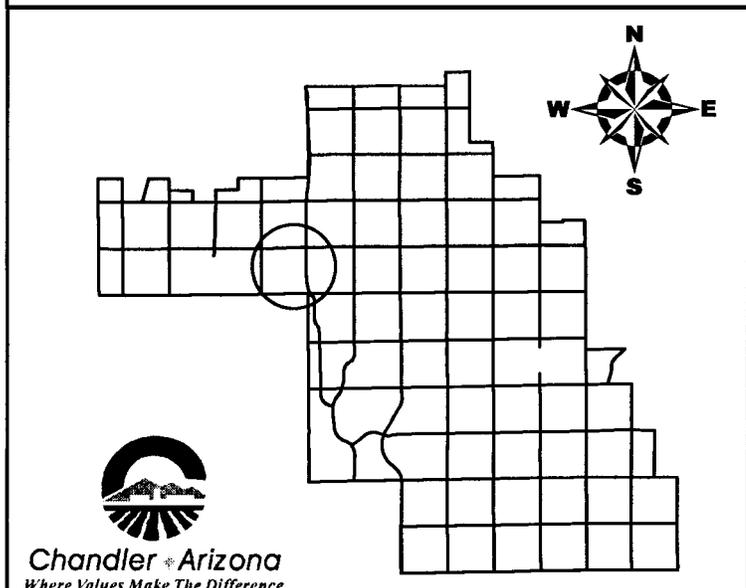
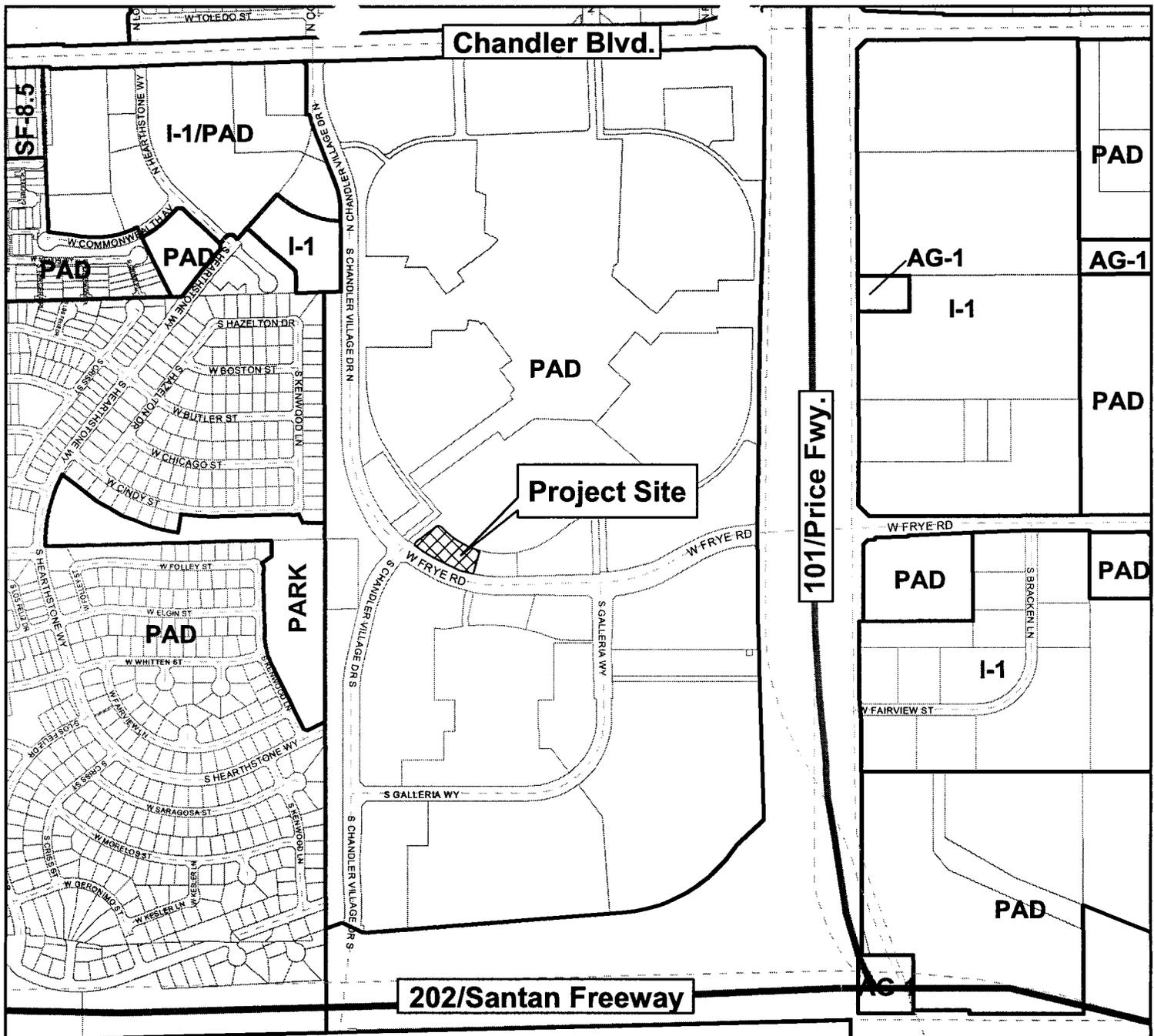
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "El Pollo Loco", kept on file in the City of Chandler Planning Services Division, in File No. PDP07-0010, except as modified by condition herein.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. All raceway signage shall be prohibited within the development.
4. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
5. The landscaping in all open-spaces and rights-of-way shall be maintained by the property owners' association.
6. 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.
7. The eastern most driveway shall be redesigned to allow for right turn exit only.
8. The menu board, speaker boards, and directional signs shall be modified to delete the black colored base and side panels and replaced with a color complementary to the building colors.

**PROPOSED MOTION**

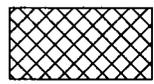
Move to approve the Preliminary Development Plan in case PDP07-0010 EL POLLO LOCO, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Map
2. Site Plan
3. Elevations
4. Revised Landscape Plan
5. Development Booklet, Exhibit A

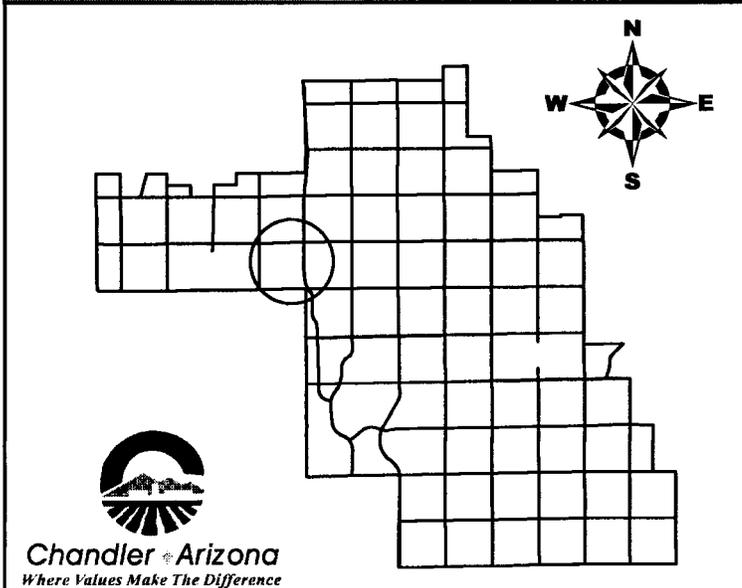
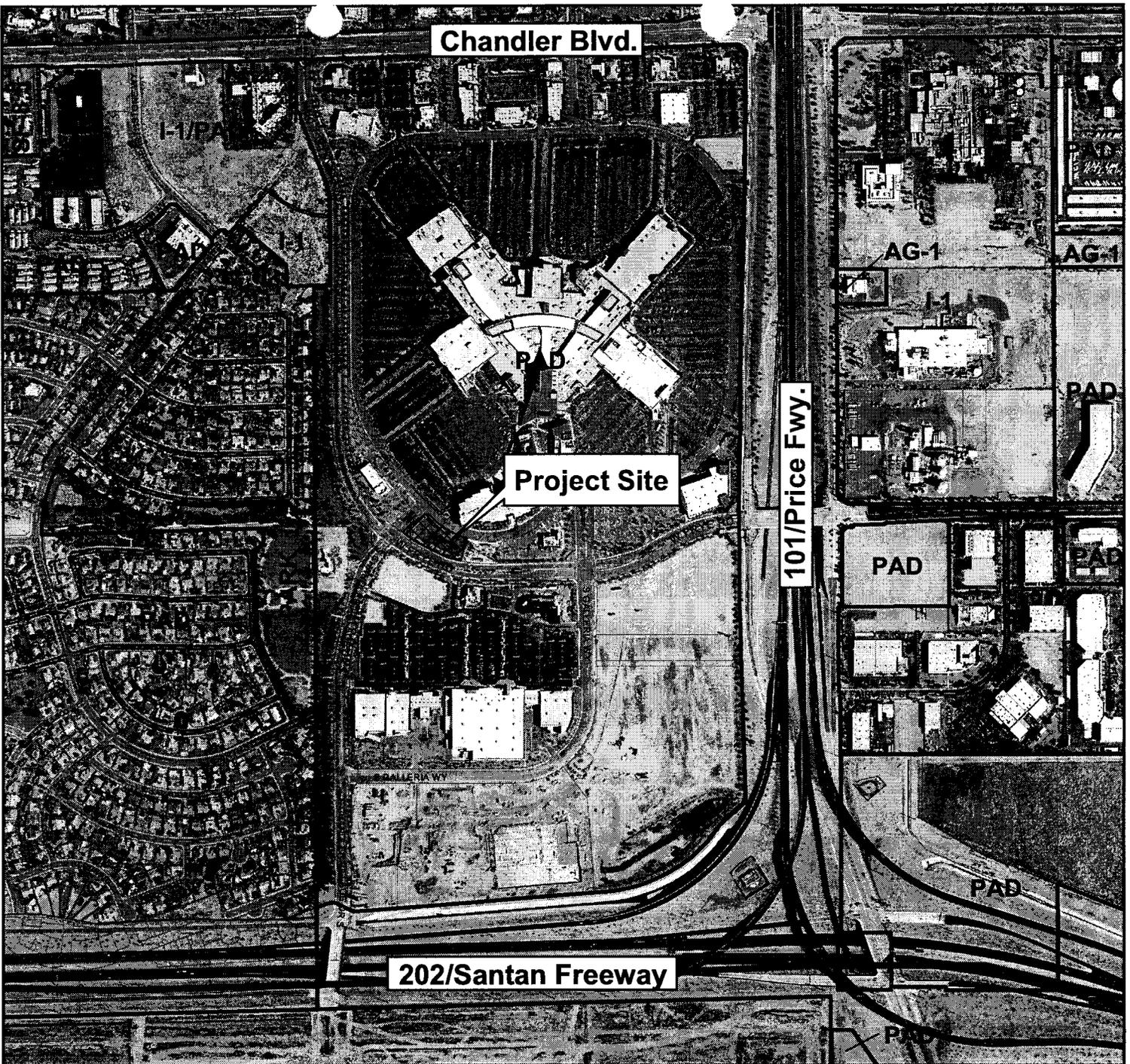


**Vicinity Map**



**PDP07-0010**  
**El Pollo Loco**



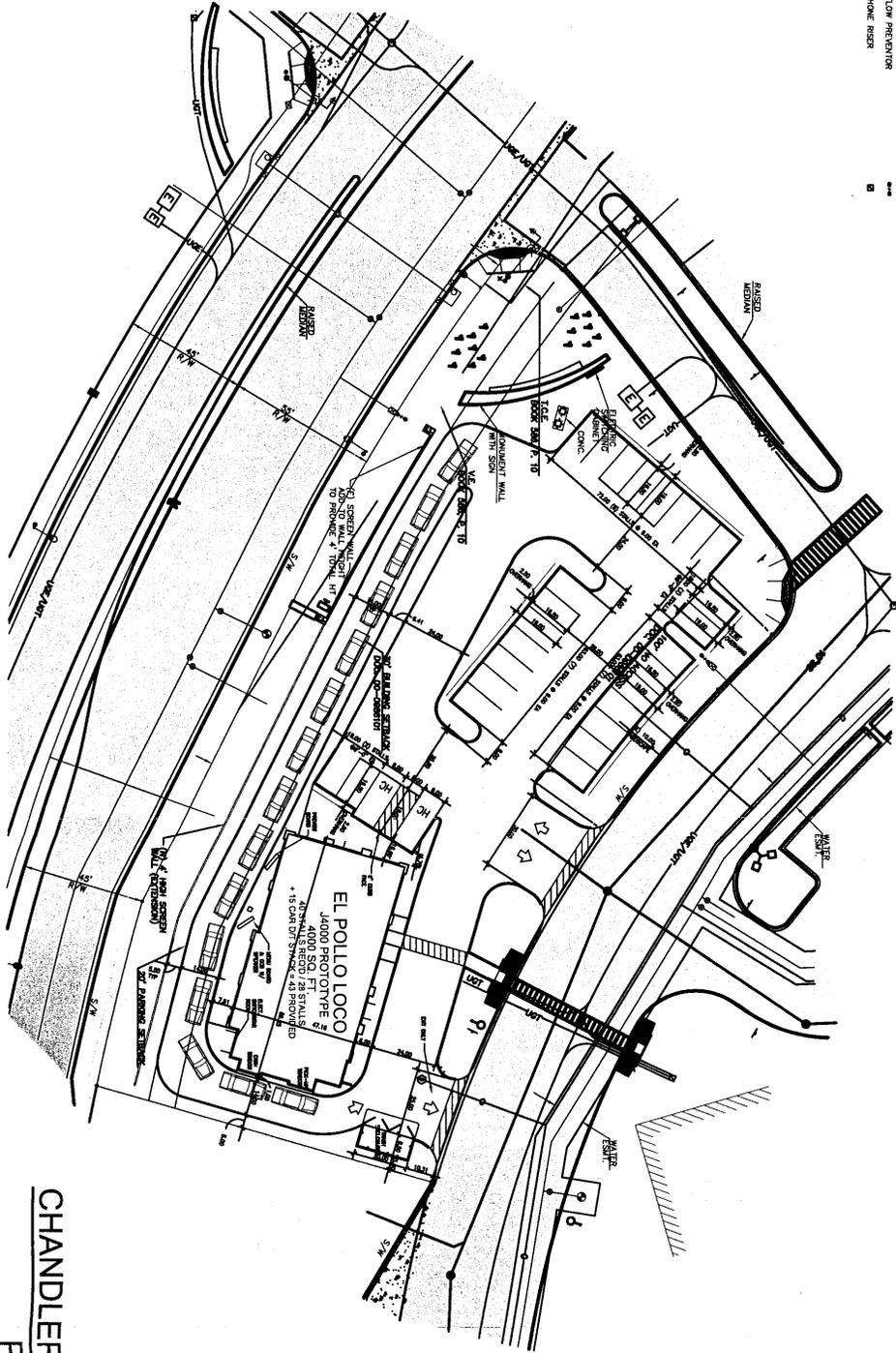


### Vicinity Map



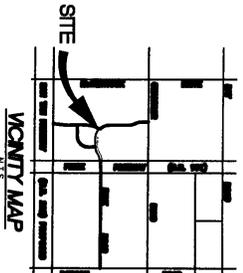
PDP07-0010

El Pollo Loco



- LEGEND**
- PROPERTY LINE W/ CORNER
  - OTHER PROPERTY LINES
  - EASEMENT LINE
  - MONUMENT LINE
  - WATER LINE W/ VALVE
  - WATER SERVICE LINE W/ MANHOLE
  - W/ MANHOLE
  - UNDERGROUND TELEPHONE LINE
  - GAS LINE
  - WATER METERS BOX
  - STREET MONUMENT
  - FIRE HYDRANT
  - BACKFLOW PREVENTER
  - TELEPHONE RISER

- ELECTRIC CABINETS**
- COMMUNICATION WALT
  - SCHEDULE "B" ITEM
  - GAS SERVICE
  - WASTE CONTROL BOX
  - WASTE CONTROL BOX
  - ELECTRIC METERS
  - SQUARE ELECTRICAL
  - ELECTRIC MANHOLE



**PROJECT DATA**

NET SITE AREA	44,161 SQ. FT.
BUILDING AREA	4,000 SQ. FT.
LOT COVERAGE ALLOWED	25.0%
LOT COVERAGE PROVIDED	9%
PARKING REQUIRED:	40 STALLS (1/1,000)
PARKING PROVIDED:	28 STALLS 15 D/T STALLS 43 TOT/AL



**CHANDLER FASHION CENTER  
PARCEL "F"  
PROPOSED SITE PLAN**

C1

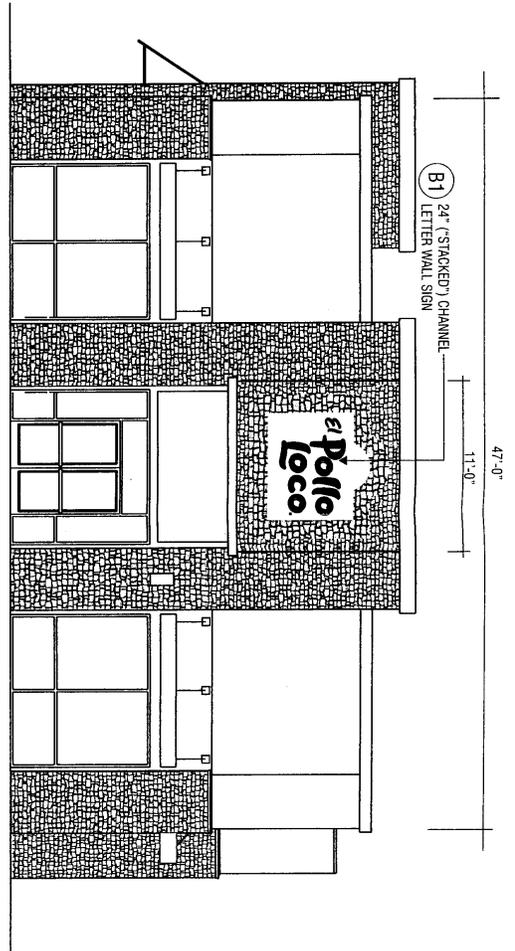
**SITE PLAN**  
**EL POLLO LOCO**  
PROTO: K4000-WKS  
CHANDLER FASHION CENTER - PARCEL "F"  
CHANDLER, AZ

3/15/07  
PND  
08-117

**ARMET DAVIS NEWLOVE & ASSOCIATES AIA ARCHITECTS**  
1330 OLYMPIC BOULEVARD SANTA MONICA CALIFORNIA 90401 310 452-5533 FAX 310 450-4742

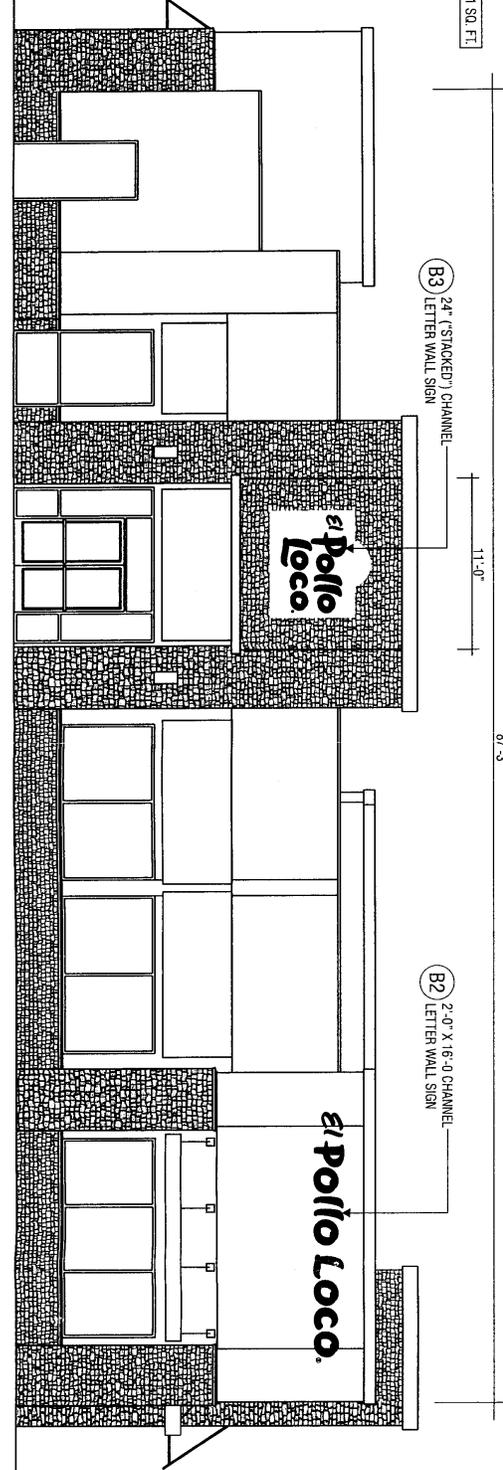
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE FOR WHICH THEY WERE PREPARED AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REUSE OR MODIFICATION OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE USER OF THESE PLANS AND SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

WEST ELEVATION TOTAL SIGNAGE: 22.1 SQ. FT.



WEST / RIGHT ELEVATION  
SCALE: 1/8" = 1'-0"

NORTH ELEVATION TOTAL SIGNAGE: 54.1 SQ. FT.



NORTH / FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

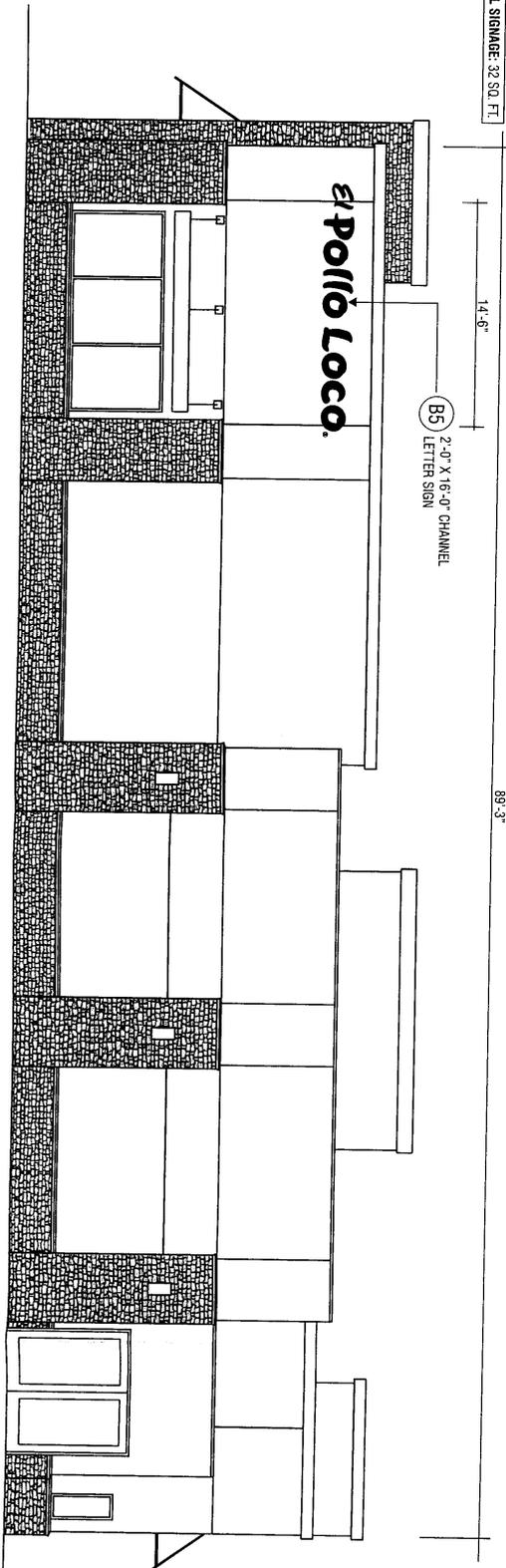
PROJECT	EL POLLO LOCO #3582		DWG #	07-402	PROJECT #	304042	SHEET	2 of 9
LOCATION	CHANDLER VILLAGE, CHANDLER, AZ		JOB #	00000	DATE	5-10-07	SCALE	NOTED
ACCT. REP.	CHRISSEY GIBSON	DESIGNER	ANDY LIBERTO		REVISIONS			
APPROVAL		DATE			R1 5-15-07 JR R2 5-25-07 AL			

WEST ELEVATION TOTAL SIGNAGE: 22.1 SQ. FT.



EAST/LEFT ELEVATION  
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION TOTAL SIGNAGE: 32 SQ. FT.



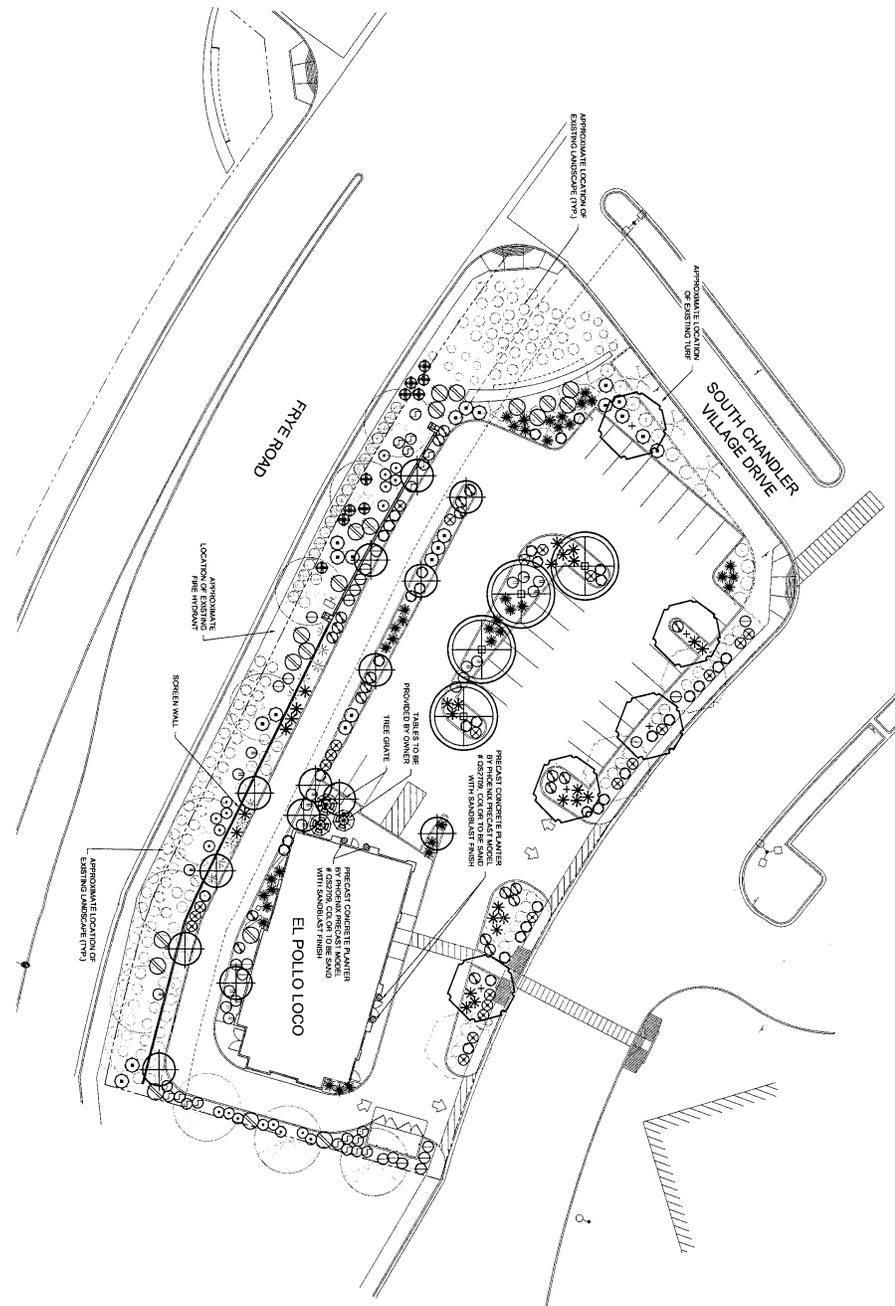
SOUTH/REAR ELEVATION  
SCALE: 1/8" = 1'-0"

PROJECT	EL POLLO LOCO #3582	DWG #	07-402	PROJECT #	304042	SHEET	3 of 9
LOCATION	CHANDLER VILLAGE, CHANDLER, AZ	JOB #	00000	DATE	5-10-07	SCALE	NOTED
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APPROVAL		DATE					

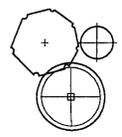
# EL POLLO LOCO - CHANDLER FASHION CENTER

PRELIMINARY LANDSCAPE PLAN

Alianza Development International



## LANDSCAPE MATERIAL SCHEDULE



Item	Size	Quantity	Comments
<i>Chasmodon nictitans</i>	24" box	14	
<i>Medemia bird of Paradise</i>	24" box	4	
<i>Quercus agrifolia</i>	24" box	5	
<i>Quercus agrifolia</i>	24" box	5	

Item	Size	Quantity	Comments
<i>Agave parviflora</i> 1.8' dia	5 gal	20	
<i>Casta pyramidalis</i>	5 gal	19	
<i>Silverleaf Cassia</i>	5 gal	21	
<i>Agave parviflora</i>	5 gal	27	
<i>Agave parviflora</i>	5 gal	19	
<i>Agave parviflora</i>	5 gal	40	
<i>Agave parviflora</i>	5 gal	19	
<i>Agave parviflora</i>	5 gal	20	

Item	Size	Quantity	Comments
<i>Gracilaria</i>	1 gal	23	
<i>Lantana montevidensis</i>	1 gal	24	
<i>Purple Trailing Lantana</i>	1 gal	36	
<i>Romanian officinalis</i>	1 gal	10	

## GENERAL LANDSCAPE NOTES

- All landscape shown on these plans to be installed and maintained by the developer.
- Landscape to be provided with an automatic irrigation system with 100% coverage.
- Landscape and/or landscape structures within sight visibility easements to be maintained with a minimum clear zone between 2'-0" & 6'-0".
- Final plant selection, species, location, and quantities are to be itemized on the final plans and approved by the City of Chandler.
- 2" of decomposed granite top-dressing is to be applied to all planting areas.
- All planting in Right-of-Ways shall adhere to the ADWR Low Water Use Plant List.



DATE: 06/18/07  
 DESIGN INC.

