

Staff Summary Report

Development Review Commission Date: 02/28/12

Agenda Item Number: _____

SUBJECT: Hold a public meeting for a Development Plan Review for Chili's Restaurant located at 801 South Mill Ave

DOCUMENT NAME: DRCr_Chili's_022812


PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **CHILI'S RESTAURANT (PL120018)** (Arizona State University, property owner; Ray Murchison, Royal Sign Company, applicant) consisting of an elevation modification of an exposed LED illumination strip at the top of building. The site is located at 801 South Mill Ave in the MU-ED, Mixed-Use Educational District.

DPR12010 – Development Plan Review of modified building elevations.

PREPARED BY: Sherri Lesser (480-350-8486)

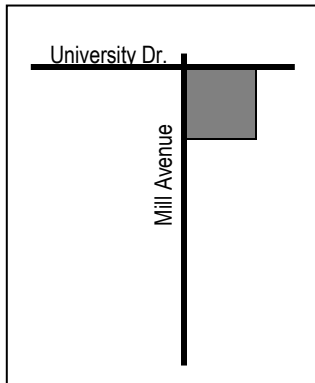
REVIEWED BY: Lisa Collins, Deputy Director/Planning, Community Development Department (480-350-8989) 

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff –Approval

ADDITIONAL INFO:



Current land use	Commercial
Current zoning	MU- Mixed-Use Educational District
Proposed Use of Building	Restaurant
Gross & Net site	33.14 ac

Chili's Restaurant is proposing an elevation modification consisting of the installation of an exposed LED illumination strip to surround the top of the building. A neighborhood meeting is not required with this application.

- PAGES:**
1. List of Attachments
 2. Comments; Reasons for Approval; Conditions of Approval; Code Requirements
 6. History & Facts / Zoning & Development Code Reference

- ATTACHMENTS:**
1. Location Map
 2. Aerial Photo
 3. Front Elevation
 4. Left Elevation
 5. Right Elevation
 6. Photo Simulation

COMMENTS:

This is a request for a Development Plan Review for a building elevation modification. The modification is for the installation of a LED illumination strip to surround the top of the building for Chili's Restaurant located at the southeast corner of Mill Avenue and University Drive.

PROJECT ANALYSIS**DEVELOPMENT PLAN REVIEW****Building Elevations**

The project will consist of an orange exposed LED striping to be installed on the exterior of Chili's Restaurant building. The orange color complements the new corporate image for the restaurant. Attachment 6 is a photo of another Chili's Restaurant with the LED application. The building colors are not representative of the color scheme for Mill Avenue @ University Drive Chili's.

Conclusion

Staff supports the elevation modification as proposed. An exposed LED strip on the elevation will fit in with the character of the downtown area. If applied to another location in the City it may not be as appropriate.

REASONS FOR APPROVAL:

1. The project complies with the development standards required under the Zoning and Development Code.
2. The proposed project meets the approval criteria for Development Plan Review.
3. Materials colors are compatible with the existing building.

CONDITIONS for DPR12010:**Building Elevations**

1. The LED approved for location shown on the elevation in the color "orange".

CODE REQUIREMENTS

THE BULLETED ITEMS REFER TO EXISTING CODES, ORDINANCES AND SUBMITTAL INFORMATION THAT ARE PERTINENT TO THIS CASE. THE BULLET ITEMS ARE INCLUDED TO ALERT THE DESIGN TEAM AND ASSIST IN OBTAINING A BUILDING PERMIT. THESE ITEMS ARE NOT AN EXHAUSTIVE LIST.

- Your drawings must be submitted to the Development Services Building Safety Division for building permit by February 28, 2012 or Development Plan will expire.
- Specific requirements of the Zoning and Development Code are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.

SIGNS:

- Obtain sign permit for any identification signs as well as for internally (halo) illuminated address signs. Directional signs (if proposed) may not require a sign permit, depending on size. Directional signs are subject to review by planning staff during plan check process. Separate Development Plan Review process is required for signs ZDC Part 4 Chapter 9 (Signs).

HISTORY & FACTS:

No history pertinent to this case.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

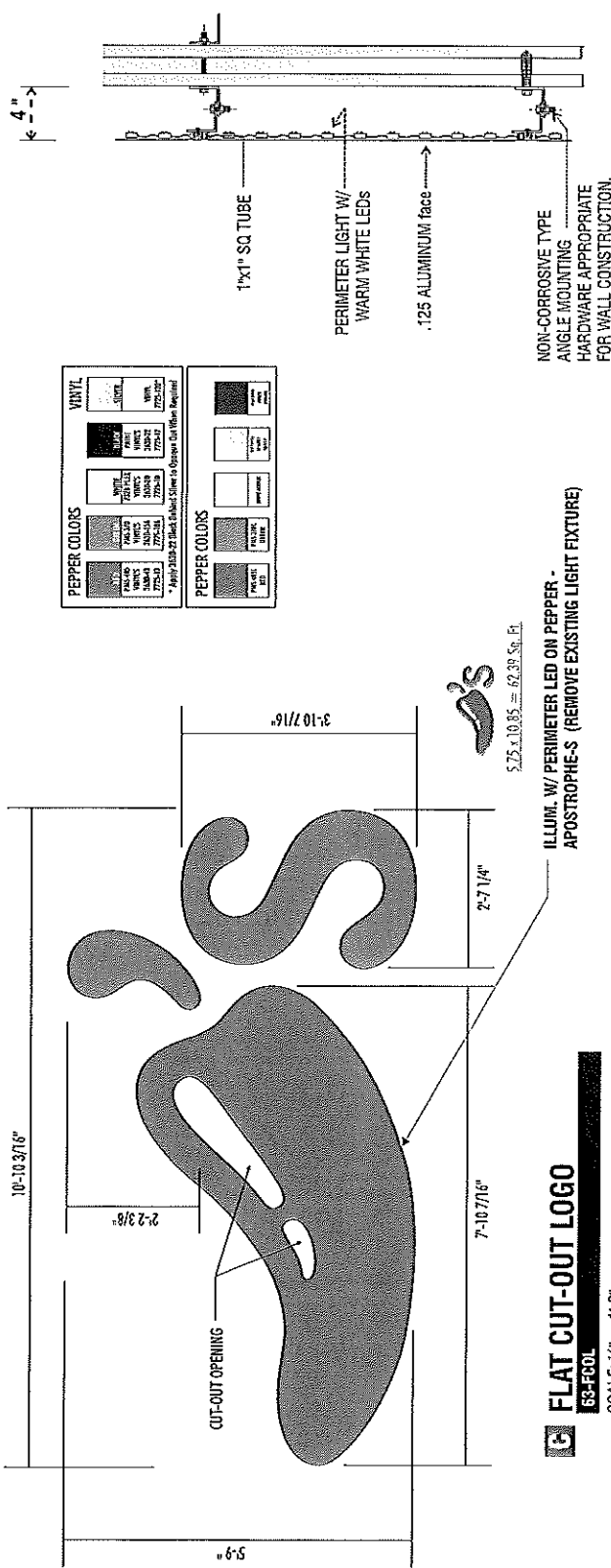
Location Map



CHILI'S RESTAURANT (PL120018)



Chili's Tempe #0170
801 S. Mill Avenue
Tempe, AZ 85281

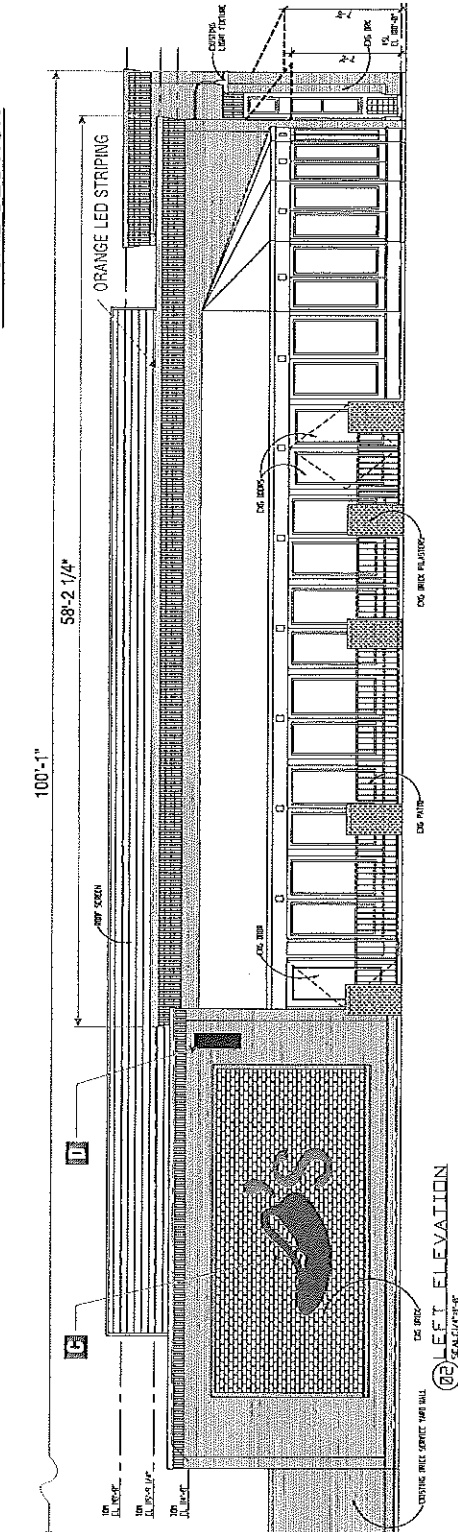


TYPICAL SECTION

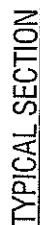
PEPPER COLORS		VINYL	
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ILLUM. W/ PERIMETER LED ON PEPPER - APOSTROPHE-S (REMOVE EXISTING LIGHT FIXTURE)

FLAT CUT-OUT LOGO
SCALE: 1/2" = 1'-0"
ONE (1) REQUIRED



LEFT ELEVATION



SQUARE FOOTAGE:
 $4.58 \times 8.65 = 39.62$



