

Staff Summary Report

Development Review Commission Date: 02/23/10

Agenda Item Number: ____

SUBJECT: Hold a public meeting for a Development Plan Review for Jimmy Johns located at 1861 East 3rd Street.

DOCUMENT NAME: DRCr_JimmyJohns_022310

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Request for **JIMMY JOHNS (PL100025)** (College Park Shopping Center, LLC, property owner; Jon Zamora, Christy Signs, applicant) consisting of an elevation modification for a new tenant within an existing shopping center located at 5128 South Rural Road in the PCC-1, Planned Commercial Center District.

DPR10013 – Development Plan Review of modified building elevations.

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

REVIEWED BY: Lisa Collins, Development Services Planning Director (480-350-8989)

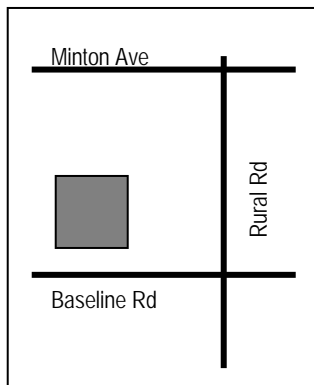


LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Denial

ADDITIONAL INFO:



Current land use	Commercial
Current zoning	PCC-1, Planned Commercial Center
Proposed Use of Building	Restaurant
Gross & Net site	0.63 acres
Tenant Building area	15,000 s.f.

Jimmy John's Restaurant is proposing an elevation modification consisting of the installation of new awnings above their tenant space within the College Park Shopping Center. 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. Site plan
4. South Elevation photo simulation
5. East Elevation photo simulation

COMMENTS:

This is a request for a Development Plan Review for a building elevation modification. The modification is for the installation of new awnings for the Jimmy Johns Restaurant tenant space within the College Park Shopping Center.

PROJECT ANALYSIS

DEVELOPMENT PLAN REVIEW

The site is located at the northwest corner of Baseline Road and Rural Road within the College Park Shopping

Building Elevations

The project will consist of sixteen (16) new awnings to be installed on the exterior of the Jimmy John's Restaurant tenant space. The proposed awning color is black consistent with the corporate colors for Jimmy John's Restaurants. The shape and size will match the existing awnings within the shopping center.

Conclusion

Staff does not support the elevation modification as proposed. The College Park Shopping Center has a strong design character with uniform color and materials. The proposed awning color will detract from the existing color scheme of the center and is not supportable by staff.

REASONS FOR DENIAL:

1. The project does not comply with the development standards required under the Zoning and Development Code.
2. The proposed project does not meet the approval criteria for Development Plan Review.
3. Materials colors are not compatible with the existing building.

SHOULD THE DEVELOPMENT REVIEW COMMISSION ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

Building Elevations

1. The awning materials and colors in the shade of "black" are approved as presented.

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 March 24, 2010 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:

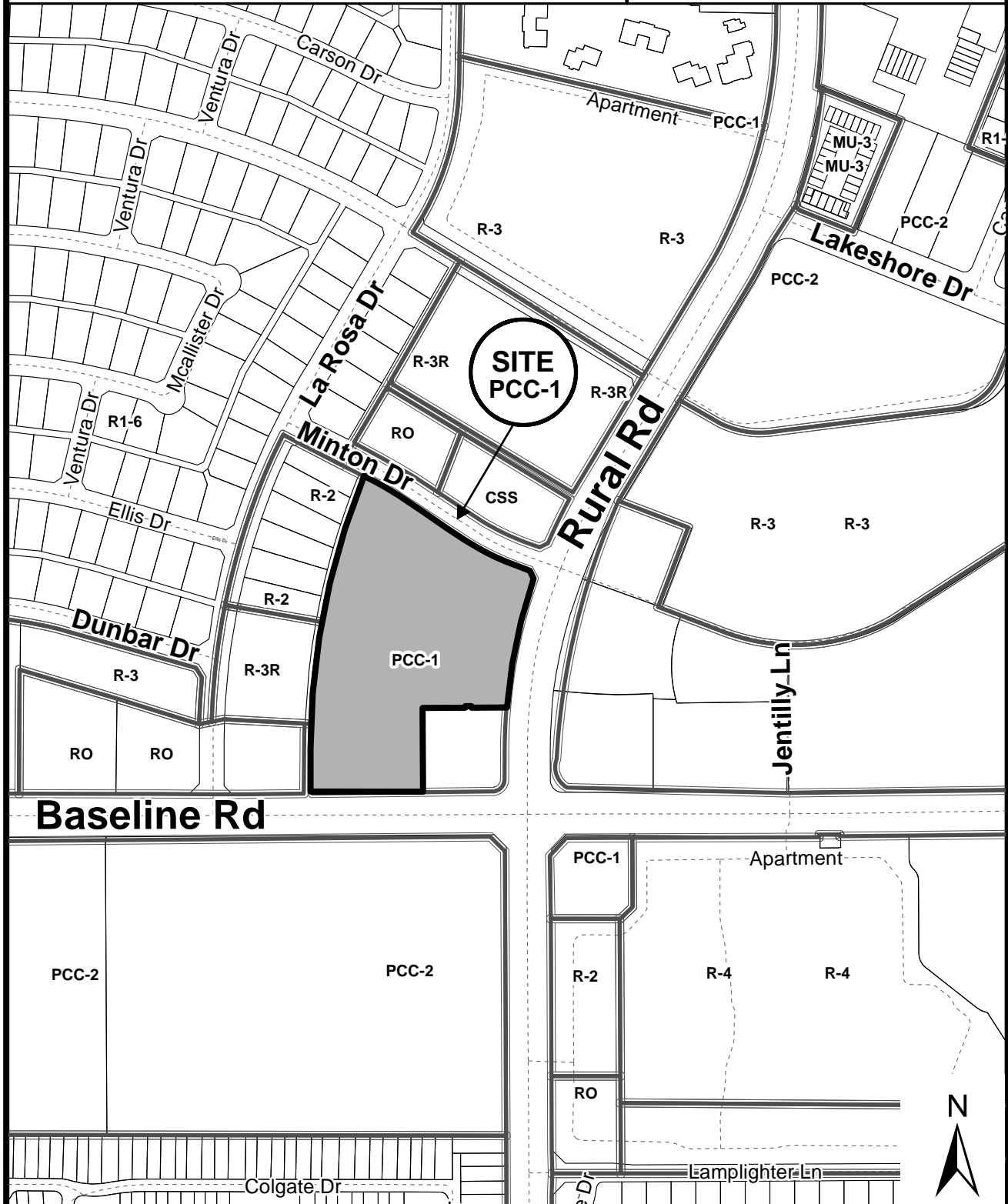
No history pertinent to this case.

ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

JIMMY JOHN'S

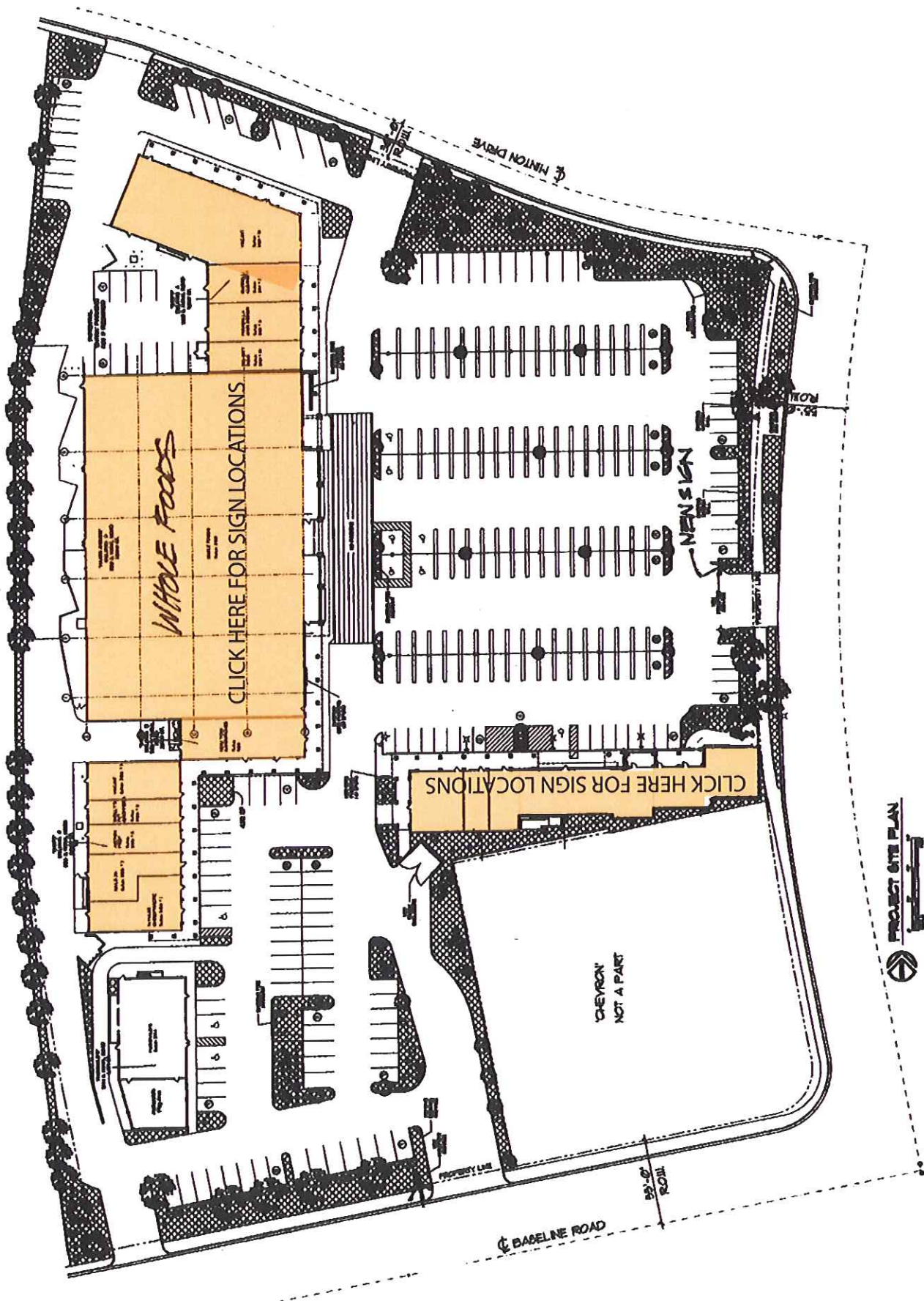
PL100025

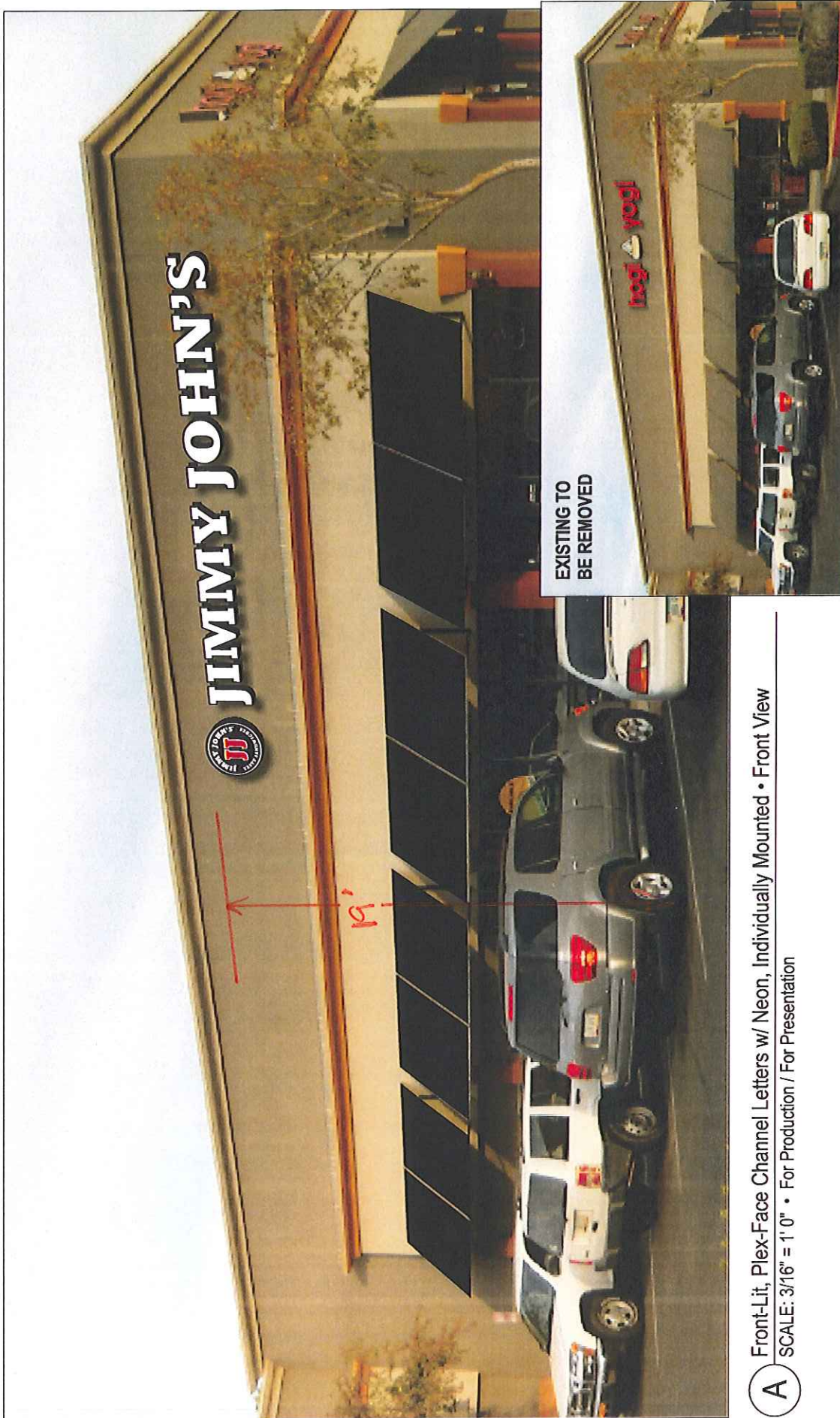


Location Map



JIMMY JOHN'S (PL100025)





A Front-Lit, Plex-Face Channel Letters w/ Neon, Individually Mounted • Front View
SCALE: 3/16" = 1' 0" • For Production / For Presentation

AMERICAN SIGN FACTORY LLC
CHICAGO
123 King Street
Elk Grove Village, IL 60007
T 847.725.8000
F 847.725.8005

MILWAUKEE
4811 W. Woolworth Avenue
Milwaukee, WI 53218
T 414.353.3666
F 414.353.6628

Client Name:
Jimmy John's

Location:
5128 S. Rural Rd.
Tempe, AZ

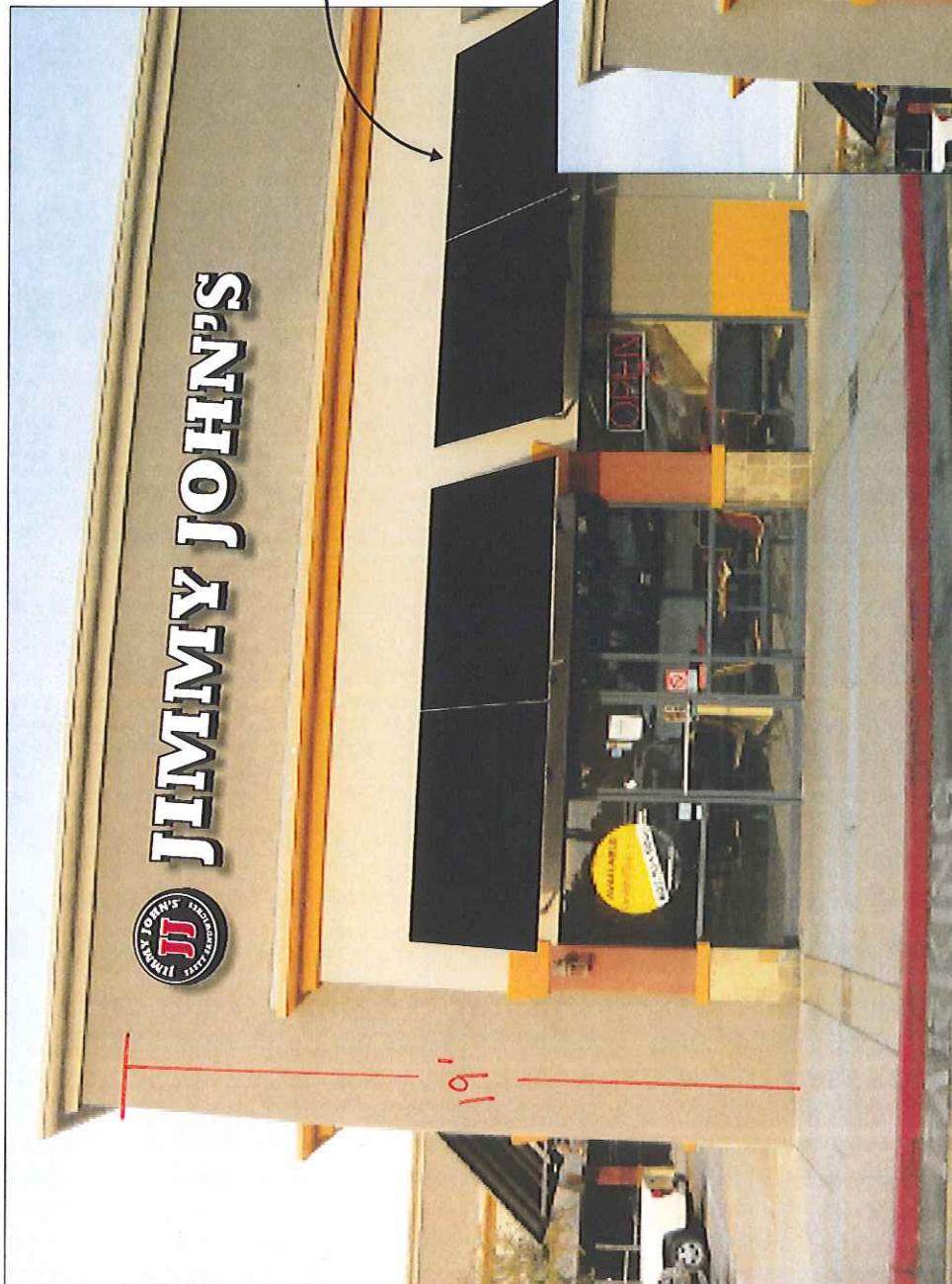
Start Date: 12/04/09
Last Revision: 12/04/09
Job#: 80200
Drawing#: 80200a_v1
Page: 2 of 3

• Client Approval
• Landlord Approval

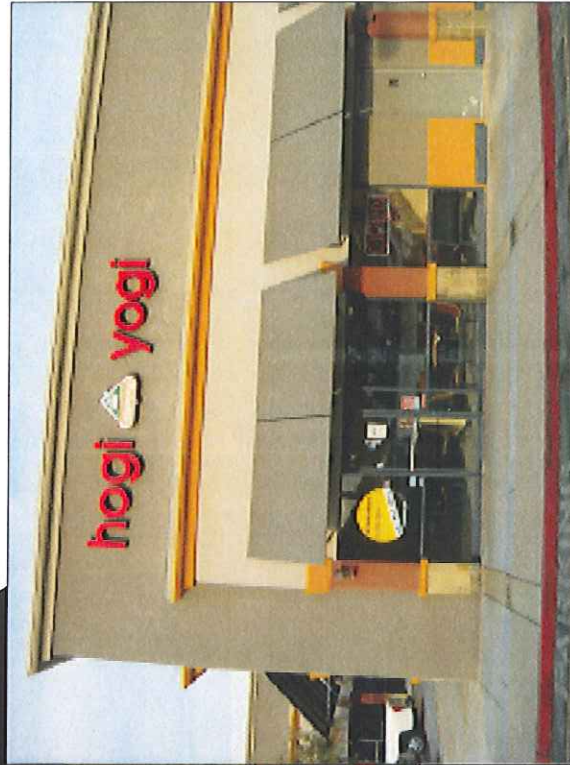
Sales Rep:
HM

Designer:
KM





TOTAL OF SIXTEEN(16) AWNINGS ON TWO ELEVATIONS TO BE RE-SKINNED W/ BLACK SUNBRELLA FABRIC. - APPROX. SIZE = +/-48" X +/-84"



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