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JUN 23 2011



MEMORANDUM **Transportation & Development – CC Memo No. 11-069**

DATE: JUNE 7, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: BILL DERMODY, SENIOR CITY PLANNER *BD*

SUBJECT: DVR11-0011 ARIZONA AVE & WARNER RD
 Introduction and tentative adoption of Ordinance No. 4314

Request: Rezoning from Community Commercial (C-2) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval in order to increase the number of monument sign panels for an existing development

Location: Northeast corner of Warner Road & Arizona Avenue

**Applicant/
Owner:** Koon-Boen, Inc.

Project Info: 1-acre site with an approximately 5,000 square foot multi-tenant retail building

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval of the rezoning and Preliminary Development Plan (PDP), subject to conditions.

BACKGROUND

The request is for rezoning from Community Commercial (C-2) to Planned Area Development (PAD) with Preliminary Development Plan (PDP) approval to increase the number of monument sign tenant panels from two (2) to three (3) per sign face on two (2) existing freestanding monument signs. The rezoning to PAD is necessary to allow consideration of more than two

sign panels per sign face, which is the maximum in allowed per Sign Code C-2 zoning. No changes to the allowed uses, site plan, architecture, landscaping, or building signage are requested by the application. The monument signs will not change in size or overall appearance; the third tenant panel will fit within the existing sign area by splitting a larger tenant panel into two side-by-side panels. See attached photographs of the existing signs.

The subject site is surrounded to the north and east by the Chandler Mercado shopping center (zoned PAD). There is vehicular cross-access between each site. To the west across Arizona Avenue is the East Valley Mall zoned Regional Commercial (C-3). There is a bus shelter along the subject site's frontage on Arizona Avenue. Chandler Mercado has four (4) freestanding monument signs with two along each arterial street having four (4) tenant panels each. Chandler Mercado was also approved for a fifth monument sign with two (2) tenant panels if a pad building were to be constructed along Warner Road. Chandler Mercado's signage was approved in conjunction with a rezoning to PAD approved in 2007.

The subject site was occupied by a fuel station from the late 1980s through 2007. In 2007, the site was redeveloped for multi-tenant retail with WaMu bank taking most of the 5-suite building. The new retail building's design reflects the Chandler Mercado redesign that was also underway in 2007. The two 6'-high, 2-tenant monument signs existing along the street frontages are designed to match the retail building architecture. The signs are internally illuminated with routed-out lettering. The site's current tenants, Dunkin Donuts and T-Mobile, each occupy two suites. One suite is currently vacant.

In the course of the 2007 redevelopment, two 2-panel monument signs were permitted for the project in accordance with the Sign Code, one along each street frontage. These signs included panels for two tenants: a large panel for WaMu and a small panel for T-Mobile. When Dunkin Donuts replaced WaMu in 2010, they opted to take up only half of WaMu's allotted tenant panel on each monument sign. The resulting monument sign appearance, still in place today (see attached photographs), leaves half of the Dunkin Donuts panel vacant, which is an obvious location for a third tenant name.

DISCUSSION

Planning Commission and Staff support the request to add a third tenant panel to the two existing monument signs. The signs' design and size will remain, which are both typical for modern developments. The signs' quality exceeds the minimum Sign Code requirements with their routed-out letters, stacked stone bases, and decorative parapets that were designed to blend with the building architecture. The third tenant panel on each sign does not significantly detract from their appearance nor visually clutter the roadway. The addition of a third tenant panel is appropriate for this site given its location off of Arizona Avenue and adjacency to a large shopping center.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- In lieu of a neighborhood meeting, the applicant sent a letter describing the project to those in the notification area and invited them to call with any questions or concerns. No calls were received.
- As of this writing, Staff is not aware of any opposition.

PLANNING COMMISSION VOTE REPORT

Motion to approve:

In Favor: 5 Opposed: 0 Absent: 2 (Donaldson, Veitch)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of rezoning in case DVR11-0011 ARIZONA AVE & WARNER RD subject to the following conditions:

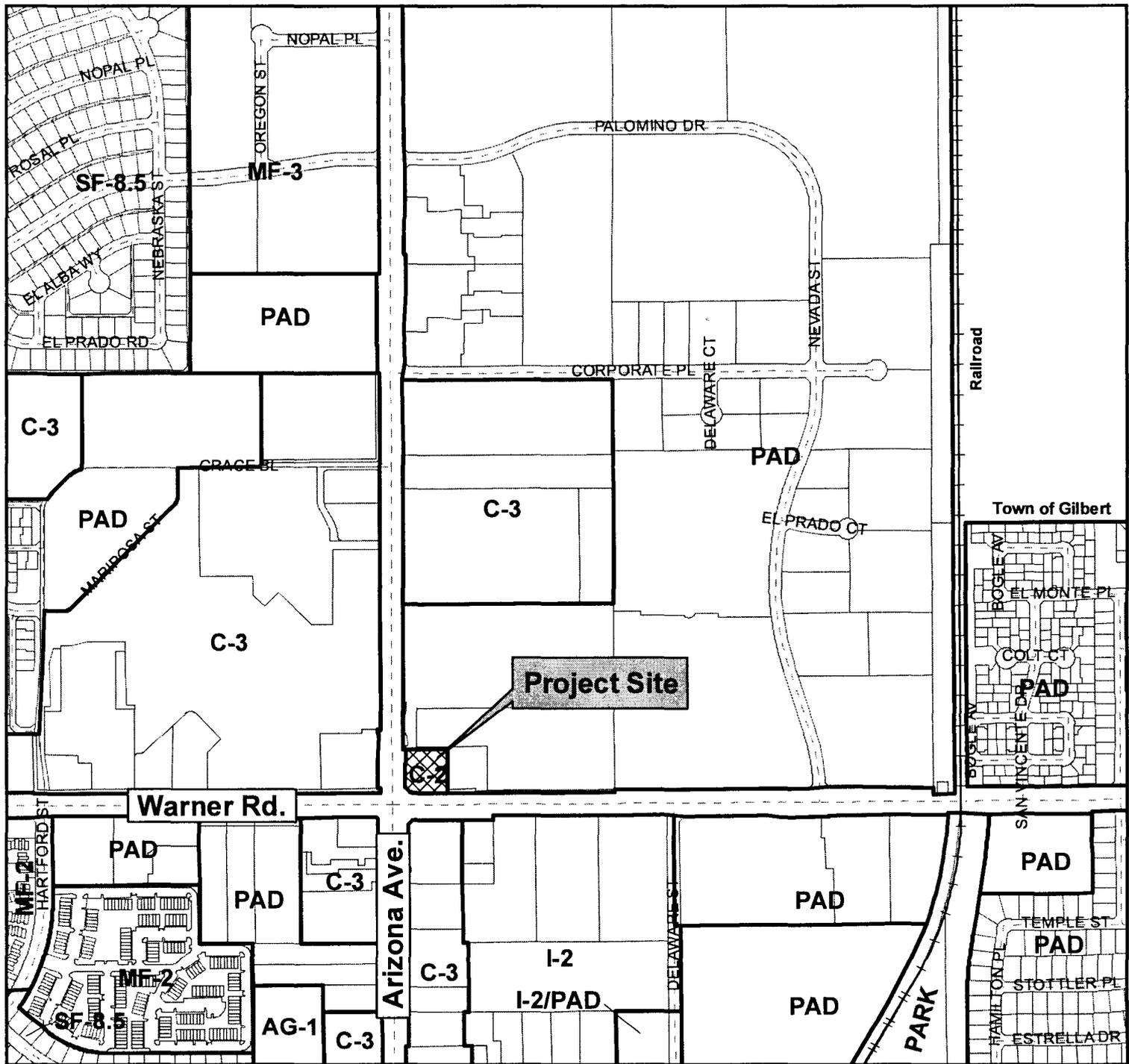
1. Development shall be in substantial conformance with the application materials (narrative, site plan, and sign representations), except as modified by condition herein.
2. The monument signs' sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

PROPOSED MOTION

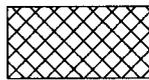
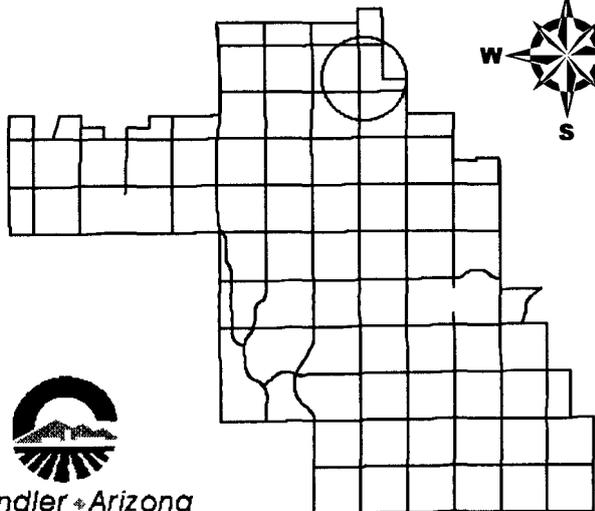
Move to introduce and tentatively adopt Ordinance No. 4314 approving rezoning and PDP in case DVR11-0011 ARIZONA AVE & WARNER RD subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Narrative
4. Existing Monument Sign Photographs
5. Previous Monument Sign Exhibit
6. Ordinance No. 4314



Vicinity Map



DVR11-0011

Arizona Ave. and Warner Rd.



Chandler, Arizona
Where Values Make The Difference



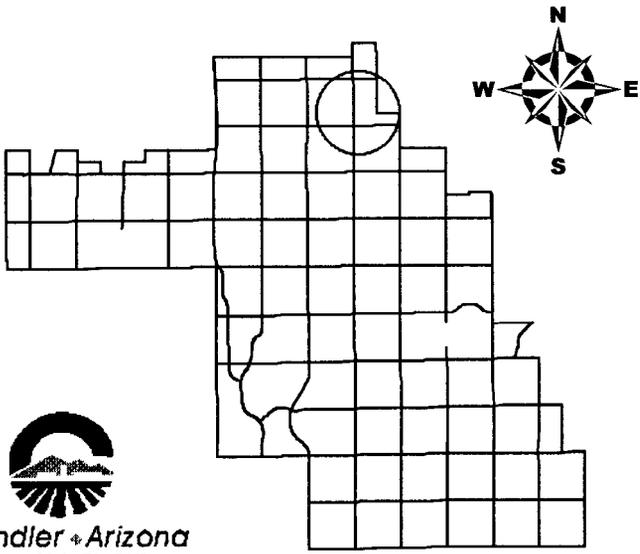
Warner Rd.

Arizona Ave.

Project Site

Town of Gilbert

Vicinity Map



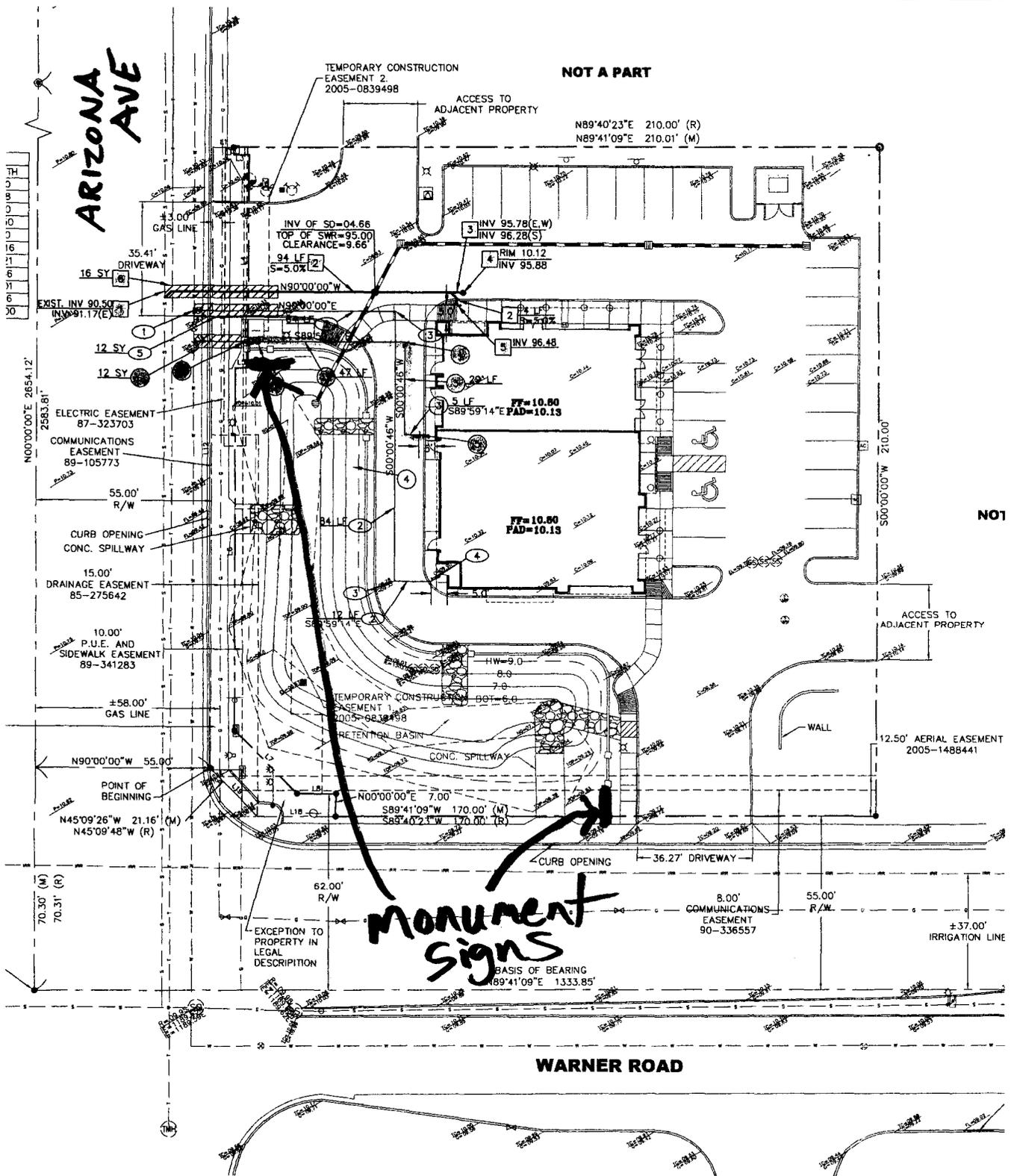
DVR11-0011

Arizona Ave. and Warner Rd.



Chandler • Arizona
Where Values Make The Difference

2001 No. ARIZONA AVENUE



Monument Signs

WARNER ROAD

KOON - BOEN, INC.

P.O. Box 18-2144 • Coronado, CA 92178-2144
(619) 435-6000 • Fax: (619) 435-6002

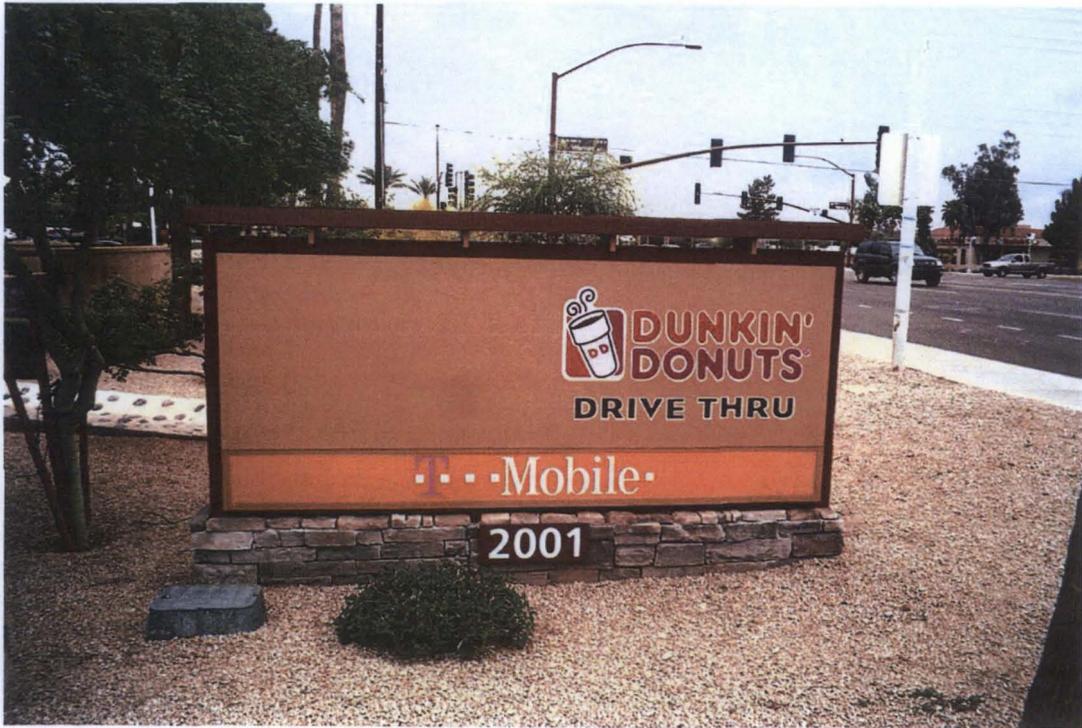
Rezoning PAD Narrative

2001 North Arizona Avenue

Chandler, Arizona

The subject property presently has two tenants T-Mobile and Dunkin Donuts. There remains a vacant suite which will accommodate a third tenant. The building size and surrounding hardscape and landscape will not change. The monument signs (pictures included) will remain as shown in the pictures. We will not be adding overall area to either sign. The third tenant will want to occupy the blank space available on both signs. We would like to accommodate them by being approved as a PAD.

Existing Monument Signs Photographs



Previous Monument Sign Illustration (per permit approval)



ORDINANCE NO. 4314

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM COMMUNITY COMMERCIAL DISTRICT (C-2) TO PLANNED AREA DEVELOPMENT (PAD) (DVR11-0011 ARIZONA AVE & WARNER RD) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. Legal Description of Property:

See Attachment 'A'.

Said parcel is hereby rezoned from C-2 to PAD, subject to the following conditions:

1. Development shall be in substantial conformance with the application materials (narrative, site plan, and sign representations), except as modified by condition herein.
2. The monument signs' sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Planning & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this _____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council this _____ day of _____, 2011.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4314 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2011, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY *GAB*

PUBLISHED:

Exhibit 'A'

2001 N. ARIZONA AVENUE LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH ALONG THE WESTERLY LINE OF SAID SECTION 15, A DISTANCE OF 70.31 FEET; THENCE EAST A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING 55.00 FEET EASTERLY OF THE WESTERLY LINE OF SAID SECTION 15 AND 70.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SECTION 15; THENCE NORTH ALONG A LINE PARALLEL TO SAID WESTERLY SECTION LINE, A DISTANCE OF 195.00 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 23 SECONDS EAST, A DISTANCE 210.00 FEET; THENCE SOUTH, A DISTANCE OF 210.00 FEET TO A POINT 55.00 FEET NORTHERLY FROM THE SOUTHERLY SECTION LINE; THENCE SOUTH 89 DEGREES 40 MINUTES 23 SECONDS WEST ALONG A LINE PARALLEL TO SAID SOUTHERLY SECTION LINE, A DISTANCE OF 195.00 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE 21.15 FEET TO THE POINT OF BEGINNING; EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT WHICH IS 62 FEET NORTH AND 95 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 7 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 23 SECONDS WEST ALONG A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID SECTION 15, A DISTANCE OF 25 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 48 SECONDS WEST TO A POINT WHICH IS 62.00 FEET NORTH OF SAID SOUTH LINE OF SECTION 15; THENCE NORTH 89 DEGREES 40 MINUTES 23 SECONDS EAST ALONG A LINE WHICH IS PARALLEL TO SAID SOUTH LINE OF SECTION 15 TO THE POINT OF BEGINNING; AND EXCEPT THAT PORTION CONDEMNED IN DOCUMENT NO. 2005-839498, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS WEST A DISTANCE OF 70.31 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST A DISTANCE OF 56 FEET TO THE EAST RIGHT OF WAY LINE ARIZONA AVENUE AND POINT OF BEGINNING; THENCE NORTH 00 DEGREES 06 MINUTES 55 SECONDS EAST A DISTANCE OF 195.00 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE NORTH 89 DEGREES 33 MINUTES 33 SECONDS EAST A DISTANCE OF 6.50 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST A DISTANCE OF 2.34 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS EAST 5.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST A DISTANCE OF 66.50 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 05 SECONDS WEST A DISTANCE OF 4.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 55 SECONDS EAST A DISTANCE OF 114.16 FEET; THENCE SOUTH 45 DEGREES 16 MINUTES 41 SECONDS EAST A DISTANCE OF 28.20 FEET TO THE NORTH RIGHT OF WAY LINE OF WARNER ROAD; THENCE SOUTH 89 DEGREES 33 MINUTES 33 SECONDS WEST A DISTANCE OF 19.50 FEET ALONG SAID NORTH RIGHT OF WAY; THENCE NORTH 45 DEGREES 16 MINUTES 41 SECONDS WEST A DISTANCE OF 11.28 FEET TO THE POINT OF BEGINNING.