



MEMORANDUM Transportation & Development - CC Memo No. 13-006

DATE: JANUARY 17, 2013
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: ERIK SWANSON, CITY PLANNER *ES*
SUBJECT: PDP12-0015 CORONA DEL SOL PLAZA

Request: Preliminary Development Plan approval to allow for additional monument sign tenant panels
Location: Southeast corner of Ray and Rural roads
Applicant: Andy Gibson; Bootz & Duke Sign Company

RECOMMENDATION

The request is for Preliminary Development Plan approval to allow for additional monument sign tenant panels. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the southeast corner of Ray and Rural roads, and includes the entire Corona del Sol Plaza. The plaza is anchored by a Fry's grocery store and includes a number of smaller suites. Three pads are located at the intersection corner. Single-family residential subdivisions are located to the site's east and south.

The request is to remove the existing three monument signs along the arterial frontages and replace them with updated signs that include additional panels and increased heights. Currently there is one monument sign along Ray Road and two monument signs along Rural Road. The monument sign along Ray Road is currently 15'-6" tall and has two tenant panels. The new monument sign will be reduced by six inches in height and will increase the number of panels to

a total of five. Two signs are located along Rural Road and are currently at 5'-6" with two tenant panels each. As shown on the attached Sign Location Plan, the northern most sign (Sign B) will be increased up to eight-feet in height and provide five tenant panels. The southern monument sign (Sign C), will be increased up to eight feet in height and provide four tenant panels.

The design of the monument sign along Ray Road will remain virtually the same except for the inclusion of a planter box at the base, and updating the tenant panels to include depth to the lettering and panels; the two signs along Rural Road will be updated to reflect the sign design of the primary monument sign as well as to add depth to the lettering and panels. The tenant panels will be raised two-inches from the sign face; panel lettering will be routed, ½" push-thru. Staff is adding a condition addressing landscaping around the base of the monument signs.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Tuesday, November 6, 2012. No neighbors were in attendance.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of PDP12-0015 CORONA DEL SOL PLAZA, subject to the following conditions:

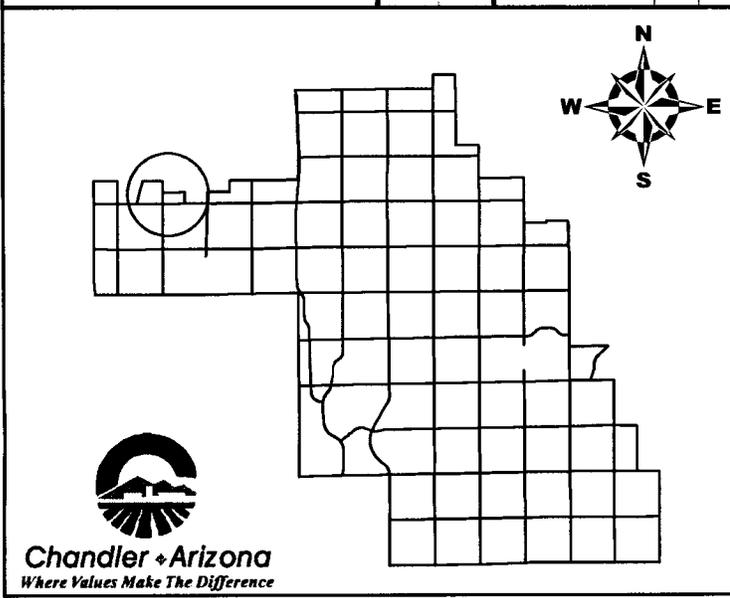
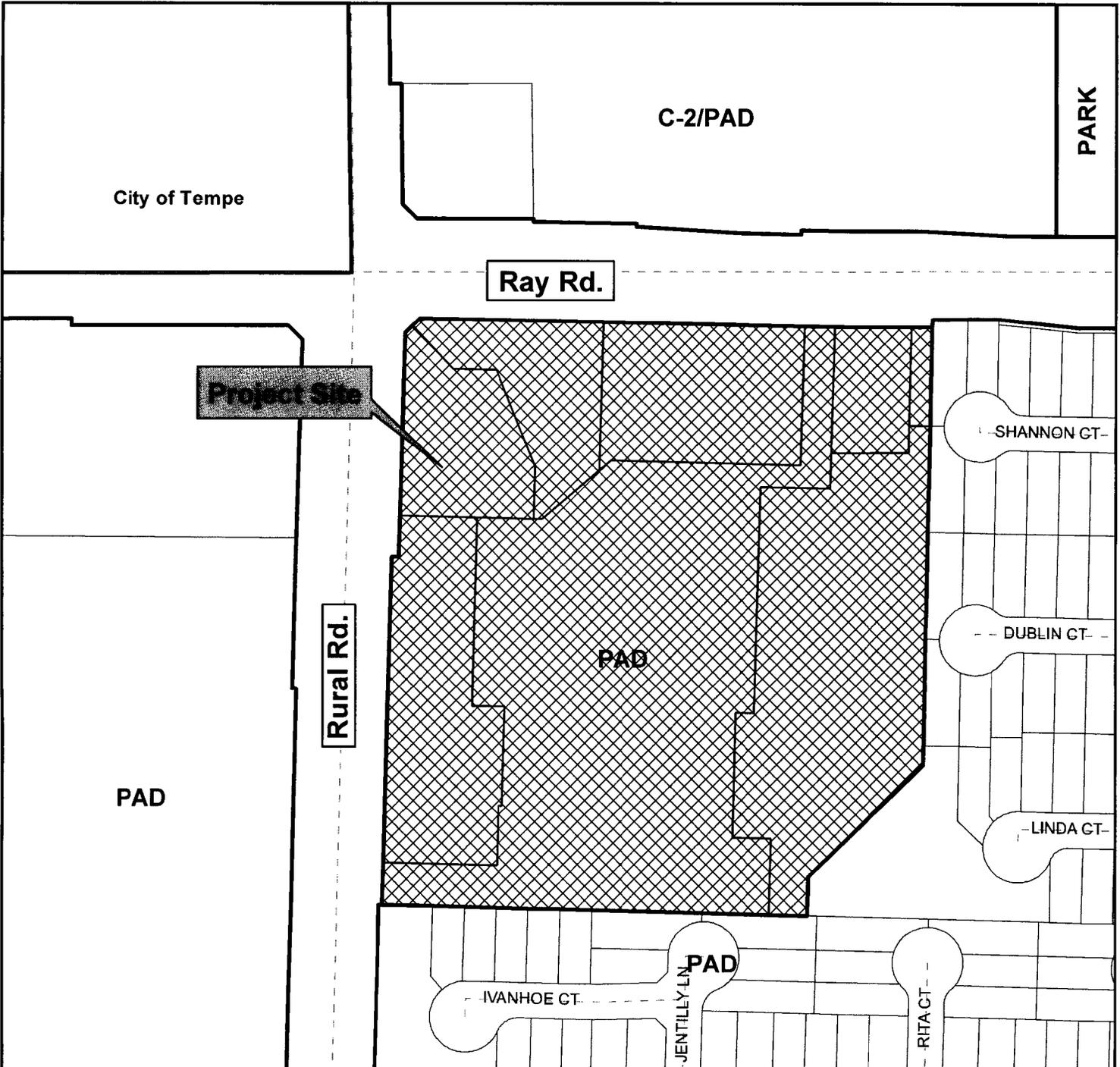
1. The monument sign's sign panels shall have an integrated or decorative cover panel until a tenant name is added to the sign.
2. Landscaping shall be in compliance with current Commercial Design Standards.
3. The applicant shall work with Staff to incorporate additional landscape materials at the base of the monument signs.
4. Monument 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.
5. The monument signs shall be in substantial conformance with the attached site plan and sign elevation exhibits, kept on file in the City of Chandler Current Planning Division, in File PDP12-0015 CORONA DEL SOL PLAZA, except as modified by condition herein.

PROPOSED MOTION

Move to approve PDP12-0015 CORONA DEL SOL PLAZA, Preliminary Development Plan approval to allow for additional monument sign tenant panels, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Sign Location Plan
3. Existing Monument Sign Photos
4. Sign Elevation Plan

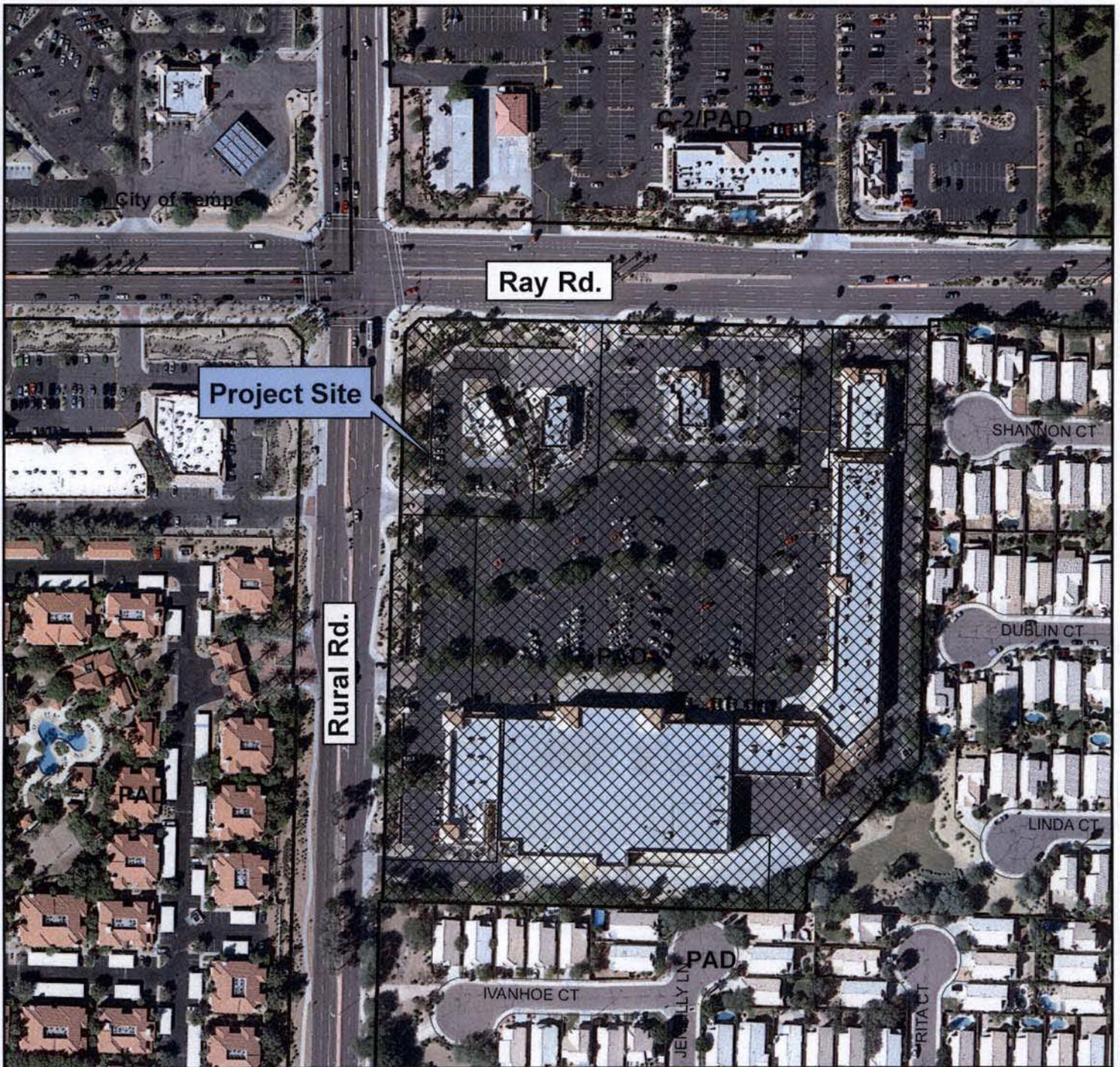


Vicinity Map

 PDP12-0015

Corona Del Sol Plaza

CITY OF CHANDLER 7/16/2012



Vicinity Map



PDP12-0015

Corona Del Sol Plaza



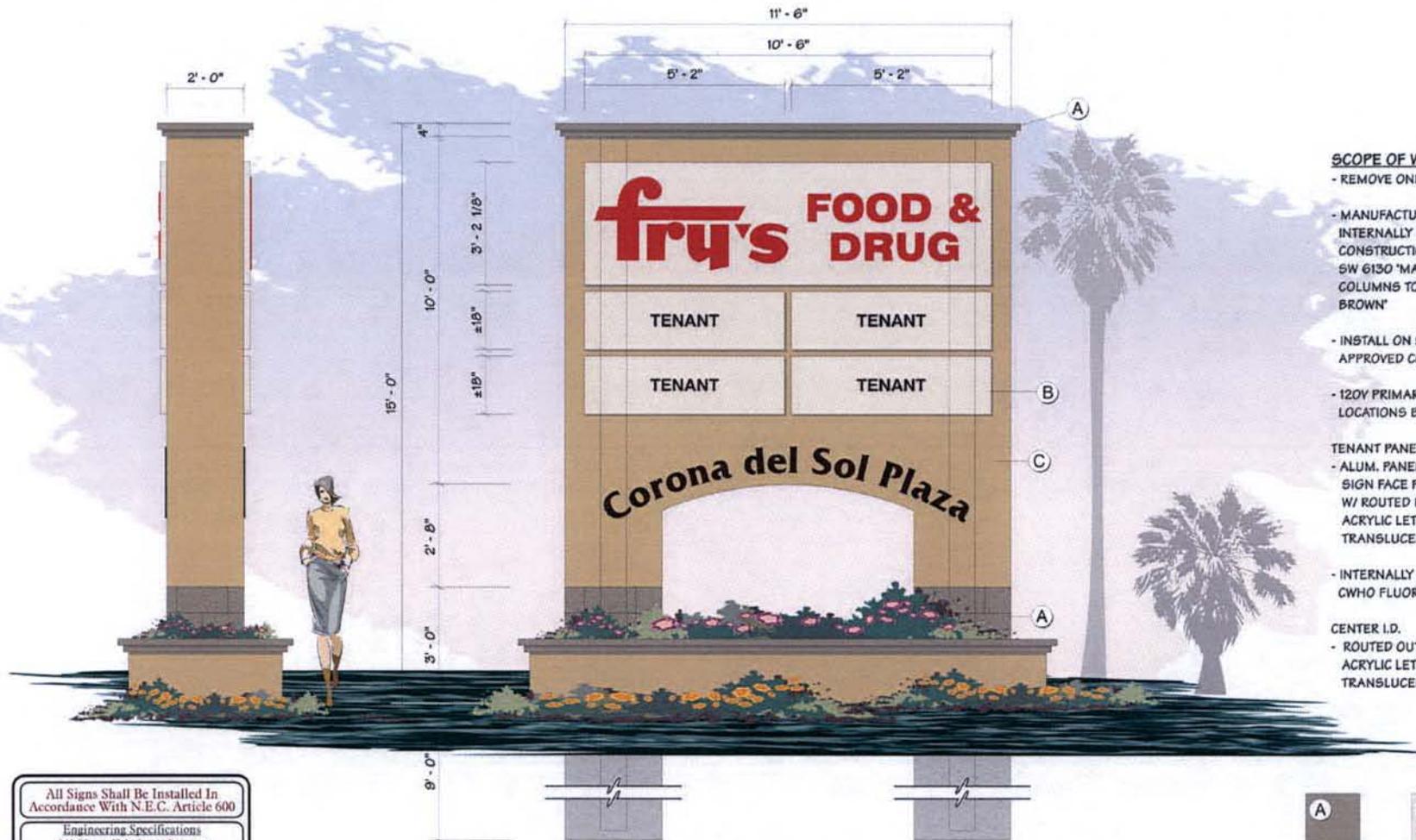
THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.
 NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT
 ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING

OWNER:	Fry's - Corona Del Sol Plaza	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS:	Rural Rd. & Ray Rd.	WEBSITE:	www.bootzandduke.com
DESIGNER:	Andy Gibson	PHONE #:	(602) 272-9356
CLIENT:	R. Adair	CELL #:	(602) 272-4608
PROJECT #:	R-1161-12 RS	DATE:	March 29, 2012
REVISIONS:	[8] - 12-19-12	PAGE #:	8 of 8

SIGN LOCATION PLAN



EXISTING MONUMENT SIGN PHOTOS



SCOPE OF WORK

- REMOVE ONE (1) EXISTING MONUMENT SIGN
- MANUFACTURE & INSTALL TWO(2) DOUBLE FACED INTERNALLY ILLUMINATED .125 & .090 ALUM. CONSTRUCTION MONUMENT SIGN PAINTED SW 6130 'MANNERED GOLD, TOPPER & BLOCK COLUMNS TO BE PAINTED SW 6082 'COBBLE BROWN'
- INSTALL ON STANDARD 8" STEEL PIPE IN ASA APPROVED CONCRETE FOOTINGS.
- 120V PRIMARY POWER TO BE PROVIDED TO SIG LOCATIONS BY CUSTOMER ELECTRICIAN

TENANT PANELS

- ALUM. PANELS TO BE RAISED 2" FROM SIGN FACE PAINTED SW 6126 'NAVAJO WHITE' W/ ROUTED FACES W/ 1/2" PUSH THRU ACRYLIC LETTERS & SURFACE APPLIED TRANSLUCENT VINYL.
- INTERNALLY ILLUMINATED W/ 800MA CWHO FLUORESCENT LAMPS.

CENTER I.D.

- ROUTED OUT W/ 1/2" PUSH THRU ACRYLIC LETTERS & SURFACE APPLIED TRANSLUCENT VINYL.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2006 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2005 N.E.C. Specifications

ONE(1) DOUBLE SIDED MULTI-TENANT MONUMENT SIGN
SCALE: 3/8" = 1' - 0"
SIGN A

A	B	C
SHERWIN WILLIAMS SW 6082 'COBBLE BROWN'	SHERWIN WILLIAMS SW 6126 'NAVAJO WHITE'	SHERWIN WILLIAMS SW 6130 'MANNERED GOLD'

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



CUSTOMER:	Fry's - Corona Del Sol Plaza	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS:	Rural Rd. & Ray Rd.	WEBSITE:	www.bootzandduke.com
SUBMITTER:	Andy Gibson	PHONE #:	(602) 272-9356
DESIGNER:	R. Adair	FAX #:	(602) 272-4608
DESIGN #:	R-1161-12 RS	DATE:	March 29, 2012
REVISION:	[8] - 12-19-12	PAGE #:	1 of 8

SIGN ALONG RAY ROAD



SCOPE OF WORK

- REMOVE ONE (1) EXISTING MONUMENT SIGN
- MANUFACTURE & INSTALL ONE (1) DOUBLE FACED INTERNALLY ILLUMINATED .125 & .080 ALUM. CONSTRUCTION MONUMENT SIGN PAINTED SW 6130 'MANNERED GOLD. TOPPER & BLOCK COLUMNS TO BE PAINTED SW 6082 'COBBLE BROWN'
- INSTALL ON STANDARD 8" STEEL PIPE IN ASA APPROVED CONCRETE FOOTINGS.
- 120V PRIMARY POWER TO BE PROVIDED TO SIGN LOCATIONS BY CUSTOMER ELECTRICIAN

TENANT PANELS

- ALUM. PANELS TO BE RAISED 2" FROM SIGN FACE PAINTED SW 6126 'NAVAJO WHITE' W/ ROUTED FACES W/ 1/2" PUSH THRU ACRYLIC LETTERS & SURFACE APPLIED TRANSLUCENT VINYL.
- INTERNALLY ILLUMINATED W/ 800MA CWHO FLUORESCENT LAMPS.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600
 Engineering Specifications
 All Signs Fabricated as per A.S.A. Specifications & 2005 I.B.C.
 Electrical Specifications
 All Signs Fabricated as per 2005 N.E.C. Specifications

- A** Superior Williams SW 6082 'Cobble Brown'
- B** Superior Williams SW 6126 'Navajo White'
- C** Superior Williams SW 6130 'Mannered Gold'

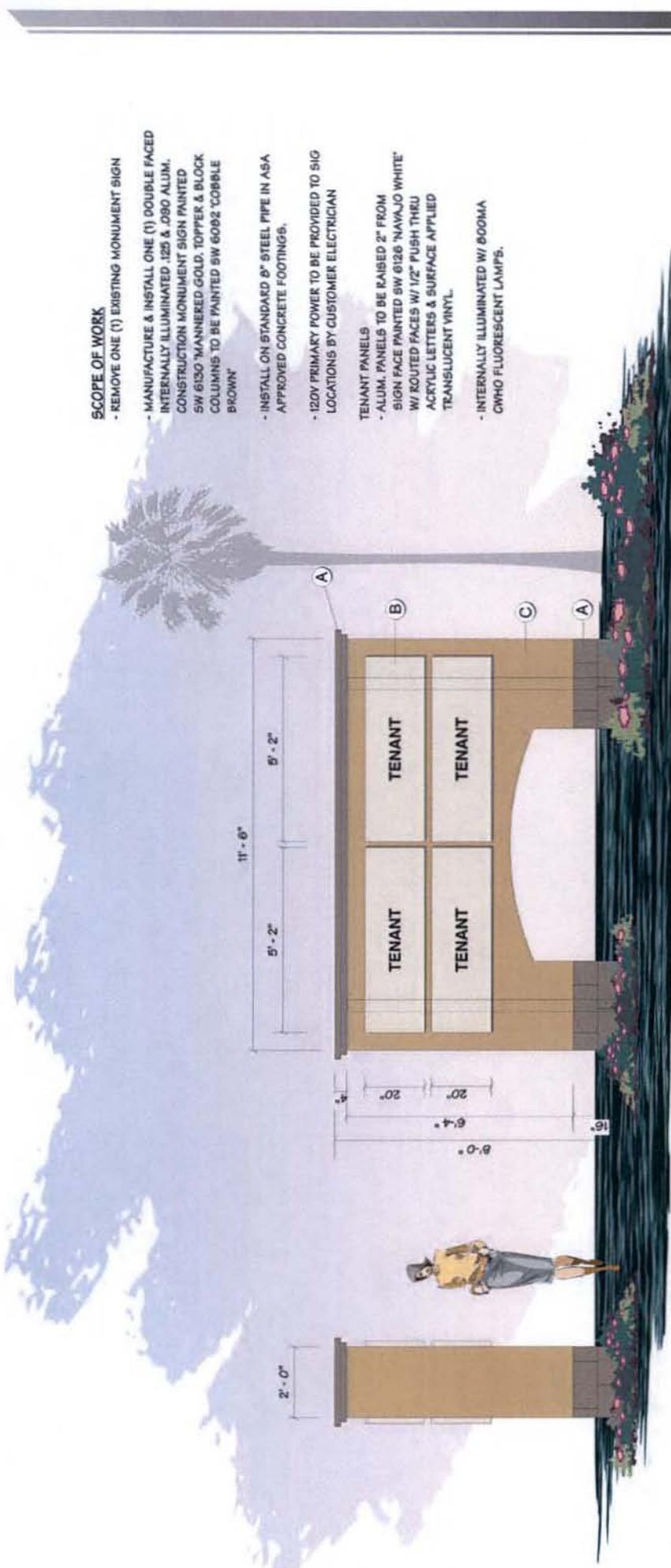
ONE (1) DOUBLE SIDED MULTI-TENANT MONUMENT SIGN
 SCALE: 3/8" = 1'-0"



THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.
 NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING

ADDRESS:	Fry's - Corona Del Sol Plaza	ADDRESS:	4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS:	Rural Rd. & Ray Rd.	WEBSITE:	www.bootzandduke.com
DESIGNER:	R. Adair	PHONE #:	(602) 272-9356
DATE:	12-19-12	FAX #:	(602) 272-4608
DATE:	12-19-12	DATE:	March 29, 2012

NORTHERN SIGN ALONG RURAL ROAD



SCOPE OF WORK

- REMOVE ONE (1) EXISTING MONUMENT SIGN
- MANUFACTURE & INSTALL ONE (1) DOUBLE FACED INTERNALLY ILLUMINATED .125 & .090 ALUM. CONSTRUCTION MONUMENT SIGN PAINTED SW 6130 MANNERED GOLD. TOPPER & BLOCK COLUMNS TO BE PAINTED SW 6082 COBBLE BROWN
- INSTALL ON STANDARD 8" STEEL PIPE IN ASA APPROVED CONCRETE FOOTINGS.
- 120V PRIMARY POWER TO BE PROVIDED TO SIG LOCATIONS BY CUSTOMER ELECTRICIAN

TENANT PANELS

- ALUM. PANELS TO BE RAISED 2" FROM SIGN FACE PAINTED SW 6126 'NAVAJO WHITE' W/ ROUTED FACES W/ 1/2" PUSH THRU ACRYLIC LETTERS & SURFACE APPLIED TRANSLUCENT VINYL.
- INTERNALLY ILLUMINATED W/ BOOMA OWHO FLUORESCENT LAMPS.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600 Engineering Specifications
 All Signs Fabricated as per A.S.A. Specifications & 2000 I.B.C.
 Electrical Specifications
 All Signs Fabricated as per 2005 N.E.C. Specifications

- A** Southern Willcast SW 6082 - Cobble Brown
- B** Southern Willcast SW 6126 - Navajo White
- C** Southern Willcast SW 6130 - Mannered Gold

ONE (1) DOUBLE SIDED MULTI-TENANT MONUMENT SIGN
 SCALE: 3/8" = 1'-0"

OWNER: Fry's - Corona Del Sol Plaza	ADDRESS: 4028 W. Whitton Ave. - Phoenix, AZ - 85019
ADDRESS: Rural Rd. & Ray Rd.	WEBSITE: www.bootzandduke.com
DESIGNER: Andy Gibson	PHONE # (602) 272-9156
DATE: R-1161-12 RB	DATE: March 29, 2012



Signs

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.
 NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING

SOUTHERN SIGN ALONG RURAL ROAD