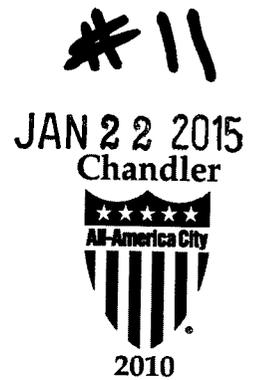




Chandler • Arizona
Where Values Make The Difference



MEMORANDUM

Planning Division - CC Memo No. 15-006

DATE: JANUARY 22, 2015

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: SUSAN FIALA, CITY PLANNER *SF*

SUBJECT PDP14-0013 PORTICO PLACE II

Request: Preliminary Development Plan (PDP) approval to amend the comprehensive sign package for a freestanding monument sign

Location: 2195 W. Chandler Blvd., southwest corner of Chandler Blvd. and Dobson Rd.

Applicant: Gretchen Cherrill, Airpark Signs & Graphics

RECOMMENDATION

Planning Commission and Planning Staff, upon finding the request to be consistent with the General Plan, recommend approval subject to conditions.

BACKGROUND

The property is located at 2195 W. Chandler Blvd., southwest corner of Chandler Blvd. and Dobson Rd. in Portico Place. In 2007, Council approved the rezoning and PDP for commercial, retail, and office uses along with a comprehensive sign package. Portico Place currently contains two multi-tenant office and retail buildings and a pharmacy. A new two story multi-tenant office building will be constructed on the western lot of the development.

The request is for Preliminary Development Plan (PDP) approval to amend the comprehensive sign package for a freestanding monument sign. The approved comprehensive sign package included one 14 ft. tall and three 6 ft. tall freestanding multi-tenant monument signs as well as one intersection corner feature. Two freestanding multi-tenant signs exist on each arterial street frontage.

The proposed freestanding multi-tenant sign would be the third freestanding monument sign located on Chandler Blvd. Two sign location options are proposed within the lot, either the east or west driveway, however, only one sign would be constructed. Overall sign height is 8 ft. with four tenant panels of equal size on the two opposing elevations. The tenant panels will be aluminum with routed out ¾ inch push through acrylic backed lettering. Opaque vinyl is applied to the face of the clear acrylic to simulate reverse pan channel letters. Sign design and architectural elements are similar to the balance of existing freestanding multi-tenant signs, including materials, color, and illumination.

DISCUSSION

Planning Staff supports the request for an 8 ft. tall freestanding monument sign. The height, design, and number of tenant panels are appropriate to identify the future tenants of the new office building proposed within Portico Place.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood notice letter was sent in lieu of a neighborhood meeting. Planning Staff has not received any correspondence since the letters were sent out.
- At the time of this writing, Planning Staff has received no phone calls or letters in opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 6 Opposed: 0 Absent: 1 (Ryan)

RECOMMENDED ACTION

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of PDP14-0013 PORTICO PLACE II, subject to the following conditions:

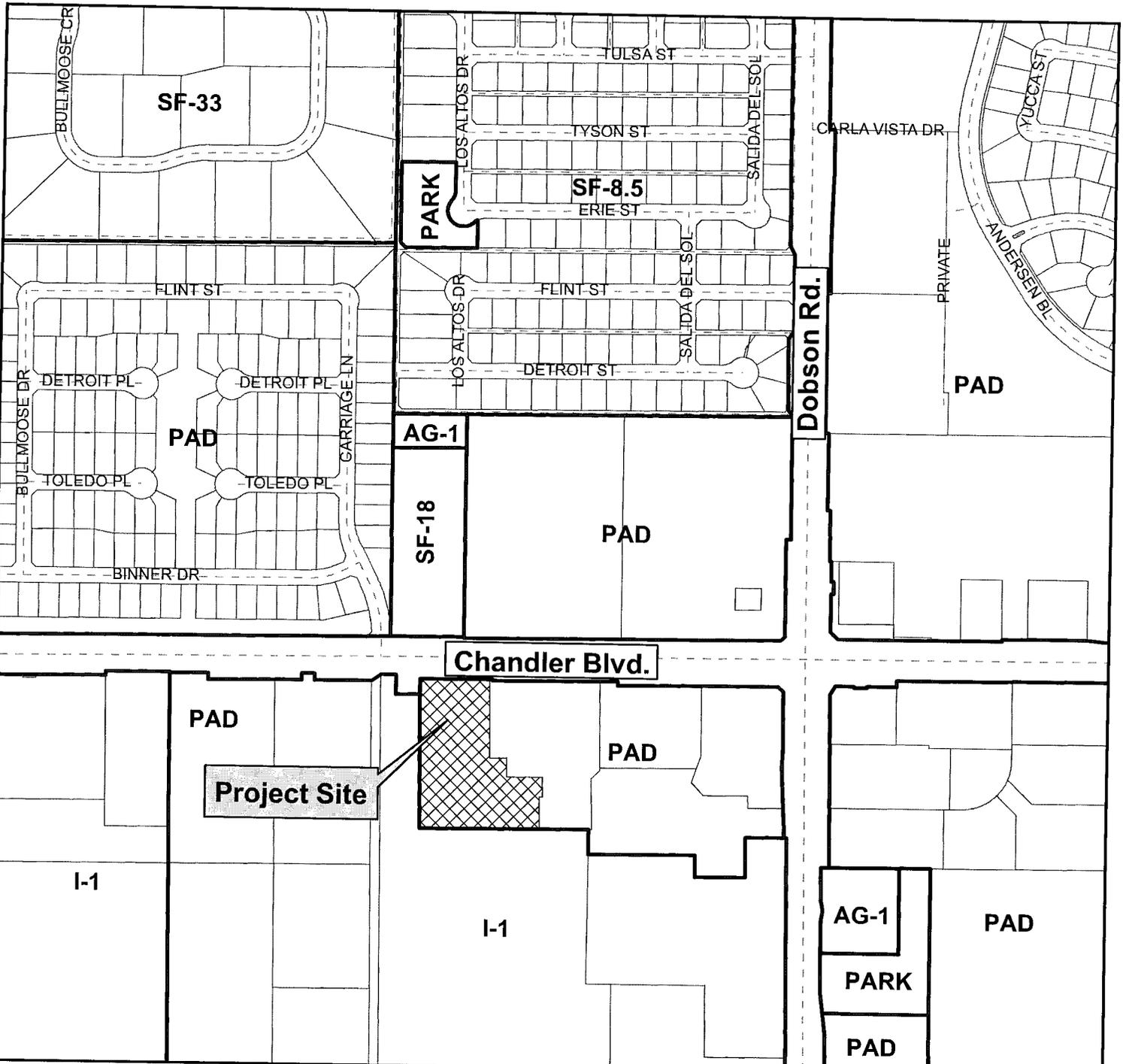
1. Development shall be in substantial conformance with the exhibits as represented by the applicant in case PDP14-0013 PORTICO PLACE II, except as modified by conditions herein.
2. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape 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.

PROPOSED MOTION

Move to approve PDP14-0013 PORTICO PLACE II, subject to the conditions as recommended by Planning Commission and Planning Staff.

Attachments

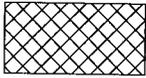
1. Vicinity Maps
2. Narrative
3. Site Plan
4. Sign Elevation



Chandler Blvd.

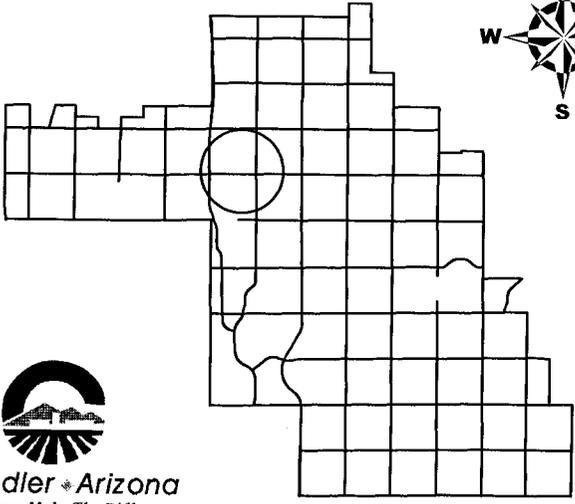
Project Site

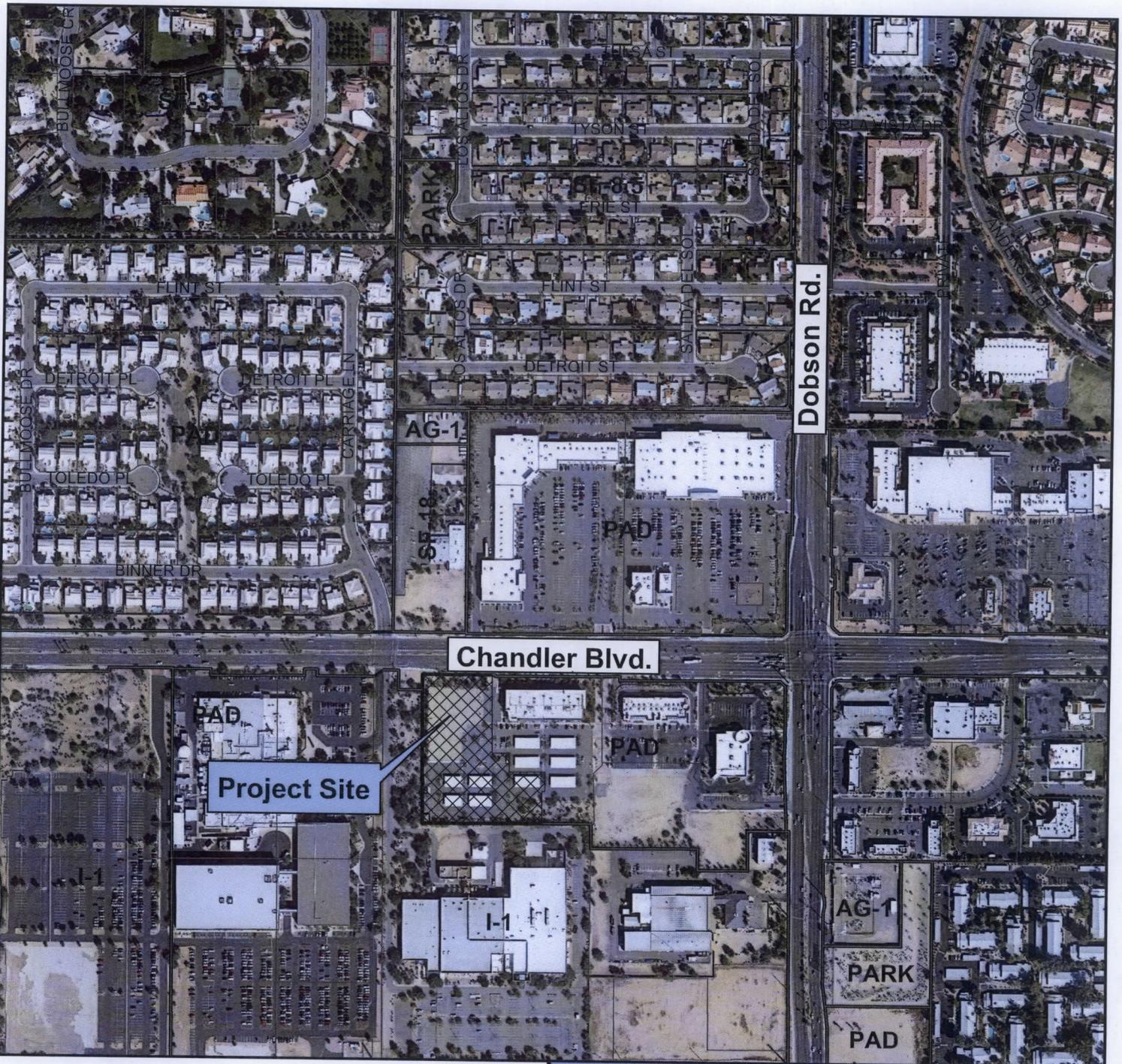
Vicinity Map



PDP14-0013

Portico Place II



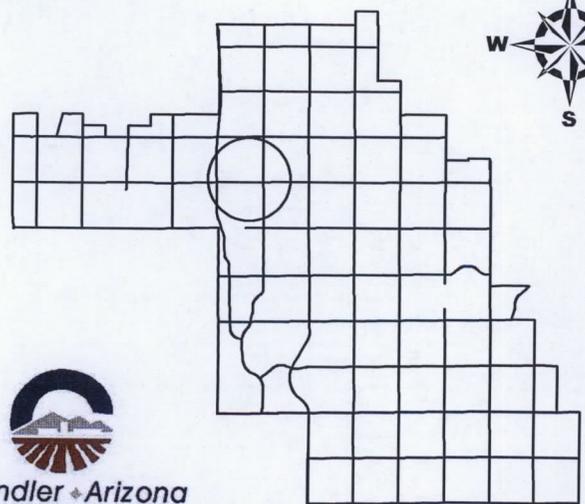


Chandler Blvd.

Dobson Rd.

Project Site

Vicinity Map



PDP14-0013

Portico Place II



December 15, 2014

City of Chandler
Transportation and Development Department Planning Division
215 E. Buffalo Street
Chandler, AZ 85225

Regarding: PDP Amendment – PDP14-0013: Portico Place Sign Amendment

Project Narrative

We would like to request a PDP Amendment to the Comprehensive Sign Plan for Portico Place located on the Southwest corner of Chandler Boulevard and Dobson Road. Due to a new 2-story multi-tenant office building being built just west of the existing office building, a need for another multi-tenant monument has occurred.

Currently, the existing CSP and property has one (1) 14' tall Main Multi-Tenant Monument, three (3) 6' tall Multi-Tenant Monuments, which provide signage opportunities primarily for the retail tenants, and one (1) Intersection Corner Feature to identify the property.

A new multi-tenant monument located in front of the new office building will provide prospective tenants in the new building with signage opportunities, just as the 14' tall monument sign does for the Portico Place Phase I Office Building. The proposed monument will be designed to the same standard as the existing signs and will be built to match exactly. We would like to request that the proposed additional monument is 8' tall instead of 6' tall to better match the 14' tall monument, which is located just east along Chandler Boulevard of the proposed new monument location. Allowing the monument to be 8' tall will also provide a total of four (4) tenant panels on each side, which will better serve prospective tenants and offer more visibility for consumers to locate the tenants' places of business.

Further, the proposed monument will be enhanced with a higher level of design to allow it to be 8' in the following ways: It will match the existing buildings and signs exactly utilizing the "contemporary industrial" style, tenant panel names will be individual three-dimensional letters, and the landscaping will be integrated around the sign to further enhance the area.

Due to probable conflicts with existing utility lines, retention areas, etc., we have provided two (2) options for placement, where only one location may be chosen. This is illustrated on the enclosed site plan.

Please find our request illustrated in the enclosed drawings and site plan. Please do not hesitate to contact us with any questions or comments.

Respectfully,

Digitally signed by Carisa Mowry
DN: cn=Carisa Mowry, o=Airpark Signs
& Graphics, ou,
email=carisa@airparksigns.com, c=US
Date: 2014.12.15 13:42:12 -0700'

Carisa Mowry
Owner's Assistant/Representative

Gretchen Cherrill
President
Airpark Signs & Graphics

1205 North Miller Road
Tempe, Arizona
85281
480.966.6565
480.966.5668(f)
signs@airparksigns.com

DEVELOPMENT DATA

SITE AREA:

BUILDING A:	3 STORY OFFICE 1 47,000 G.S.F. 45,000 R.S.F.	BUILDING B:	3 STORY OFFICE 2 30,000 G.S.F. 28,000 R.S.F.	BUILDING C:	3 STORY OFFICE 3 30,000 G.S.F. 28,000 R.S.F.	BUILDING D:	3 STORY OFFICE 4 30,000 G.S.F. 28,000 R.S.F.
--------------------	--	--------------------	--	--------------------	--	--------------------	--

OFFICE 1:	3 STORY OFFICE 47,000 G.S.F. 45,000 R.S.F.	OFFICE 2:	3 STORY OFFICE 30,000 G.S.F. 28,000 R.S.F.
------------------	--	------------------	--

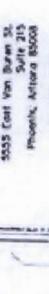


Bd
Butler Design Group
Architects & Planners
555 East Van Buren St.
Phoenix, Arizona 85008
PH: 602-997-1800
FAX: 602-997-1722
Ventura Investment Partners

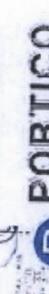
PORTICO PLACE
CWC CHANDLER & DOBSON
CHANDLER, ARIZONA
Armstrong Properties, Inc.

PRELIMINARY

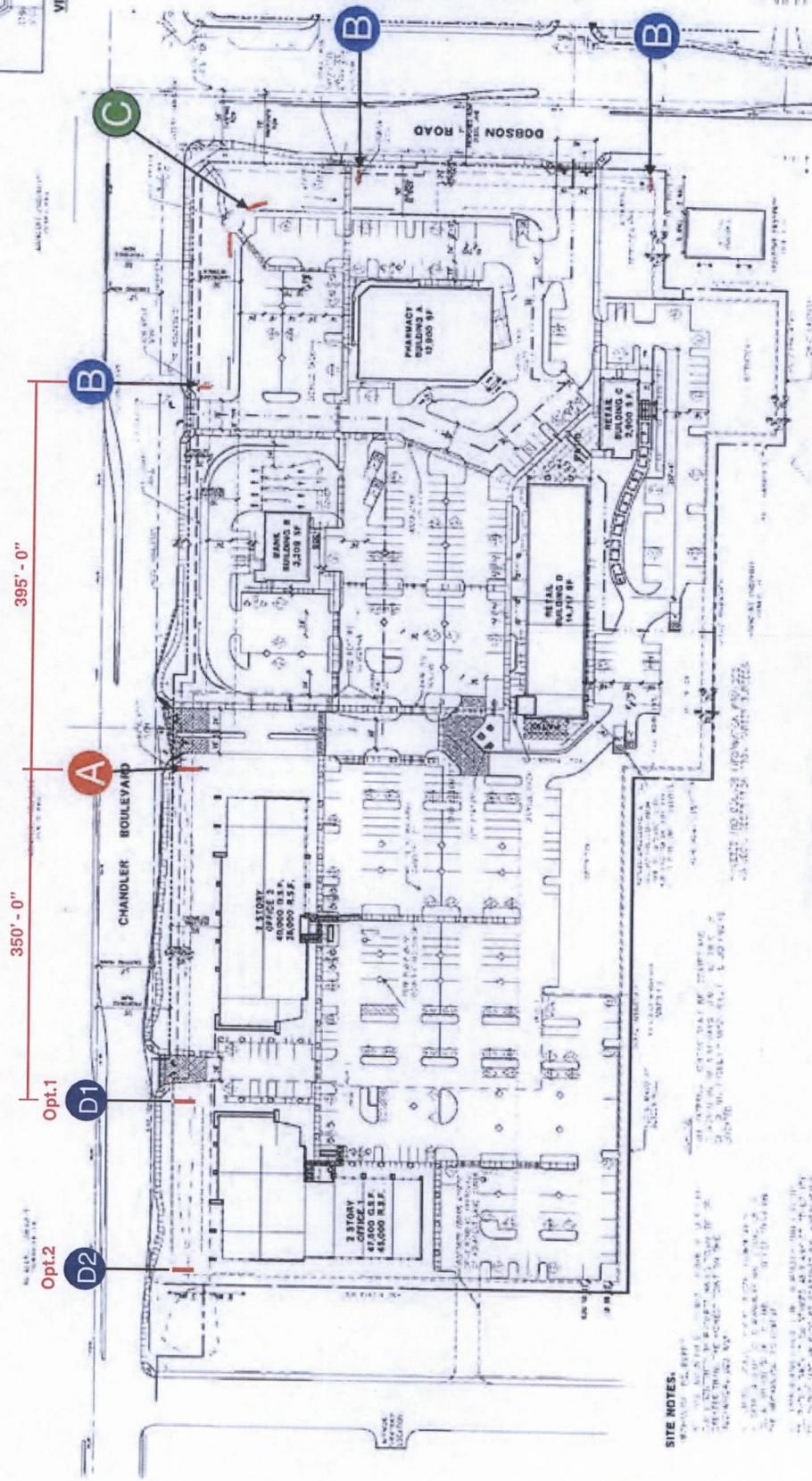
WHITNEYBELL PERRY INC
1111 W. McDowell Ave.
Phoenix, AZ 85027
(602) 997-3131



1.10
SCALE



SITE PLAN
PRELIMINARY



PRELIMINARY SITE PLAN

A One (1) 14' Main Multi-Tenant Monument

B One (1) 6' Multi-Tenant Monument

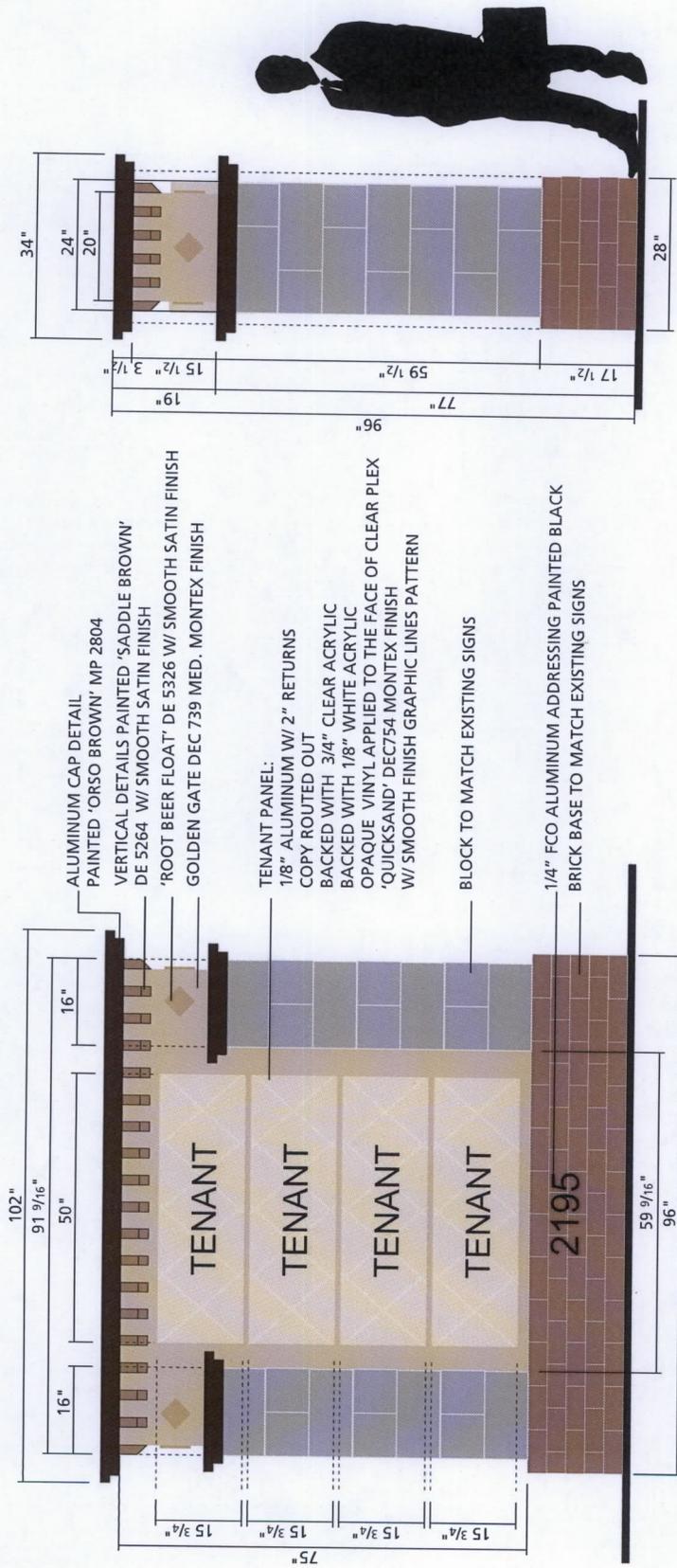
C One (1) Intersection Corner Feature

D1 D2

One (1) 8' Multi-Tenant Monument
Note: Only one option may be chosen

SITE NOTES:

1. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
2. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
3. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
4. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
5. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
6. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
7. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
8. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
9. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.
10. ALL UTILITIES TO BE SHOWN BY THE APPLICANT.



MONUMENT SIGN

SCALE: 3/8" = 1'



Gretchen Cherrill, owner / designer
 1205 N. Miller Road
 Tempe, AZ 85281
 480.966.6565 / 480.966.5668 (f)
 signs@airparksigns.com

PORTICO PLACE
 2195 W Chandler Blvd, Chandler AZ

NOTES:

Approved By: _____

Date: _____

mp
gc

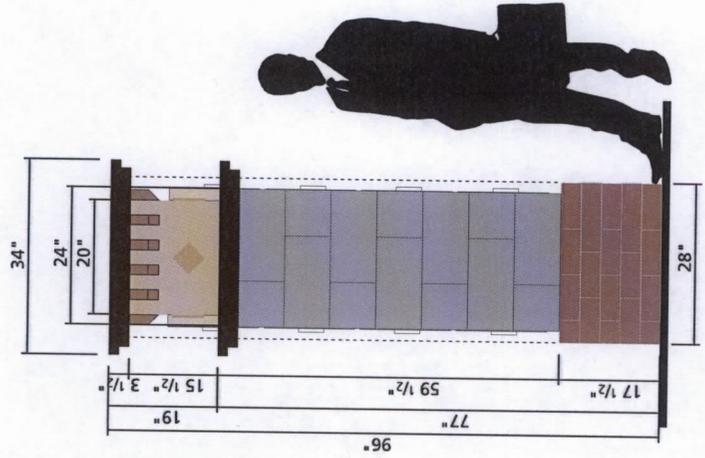
X:\Portico Place\Layouts

Monument Sign 091814

09-18-14

1 / 1
PAGE

All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. Airpark Signs & Graphics will do their best to maintain the design intent of these drawings at all times. If the owner or owner's representative wishes to receive detail drawings on all changes during the fabrication process, Airpark Signs & Graphics must be advised in writing prior to the start of fabrication. This is an original unpublished drawing created by Airpark Signs & Graphics. It is submitted for your personal use in connection with a proposed project being planned for you by Airpark Signs & Graphics. It is not to be reproduced, copied, photographed, reprinted, or used in any fashion without expressed written approval of Airpark Signs & Graphics.



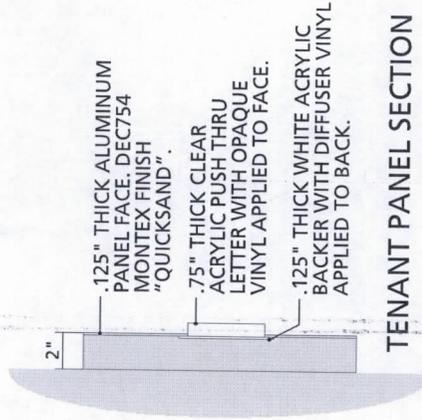
ALUMINUM CAP DETAIL
 PAINTED 'ORSO BROWN' MP 2804
 VERTICAL DETAILS PAINTED 'SADDLE BROWN'
 DE 5264 W/ SMOOTH SATIN FINISH
 'ROOT BEER FLOAT' DE 5326 WITH
 SMOOTH SATIN FINISH
 GOLDEN GATE DEC 739 MED. MONTEX FINISH

TENANT PANEL:
 1/8" ALUMINUM FACE WITH 2" RETURNS.
 COPY ROUTED OUT OF FACE WITH
 3/4" CLEAR ACRYLIC PUSH THRU LETTERS.
 BACKED WITH 1/8" WHITE ACRYLIC
 OPAQUE VINYL APPLIED TO THE FACE
 OF CLEAR PLEX 'QUICKSAND' DEC754
 MONTEX FINISH WITH SMOOTH FINISH
 GRAPHIC LINES PATTERN

BLOCK TO MATCH EXISTING SIGNS

1/4" FCO ALUMINUM ADDRESSING PAINTED BLACK
 BRICK BASE TO MATCH EXISTING SIGNS

MONUMENT SIGN
 SCALE: 3/8" = 1'



TENANT PANEL SECTION

X:\Portico Place\Layouts
 Monument Sign 091814

mp
 gc

NOTES:
 Approved By: _____
 Date: _____

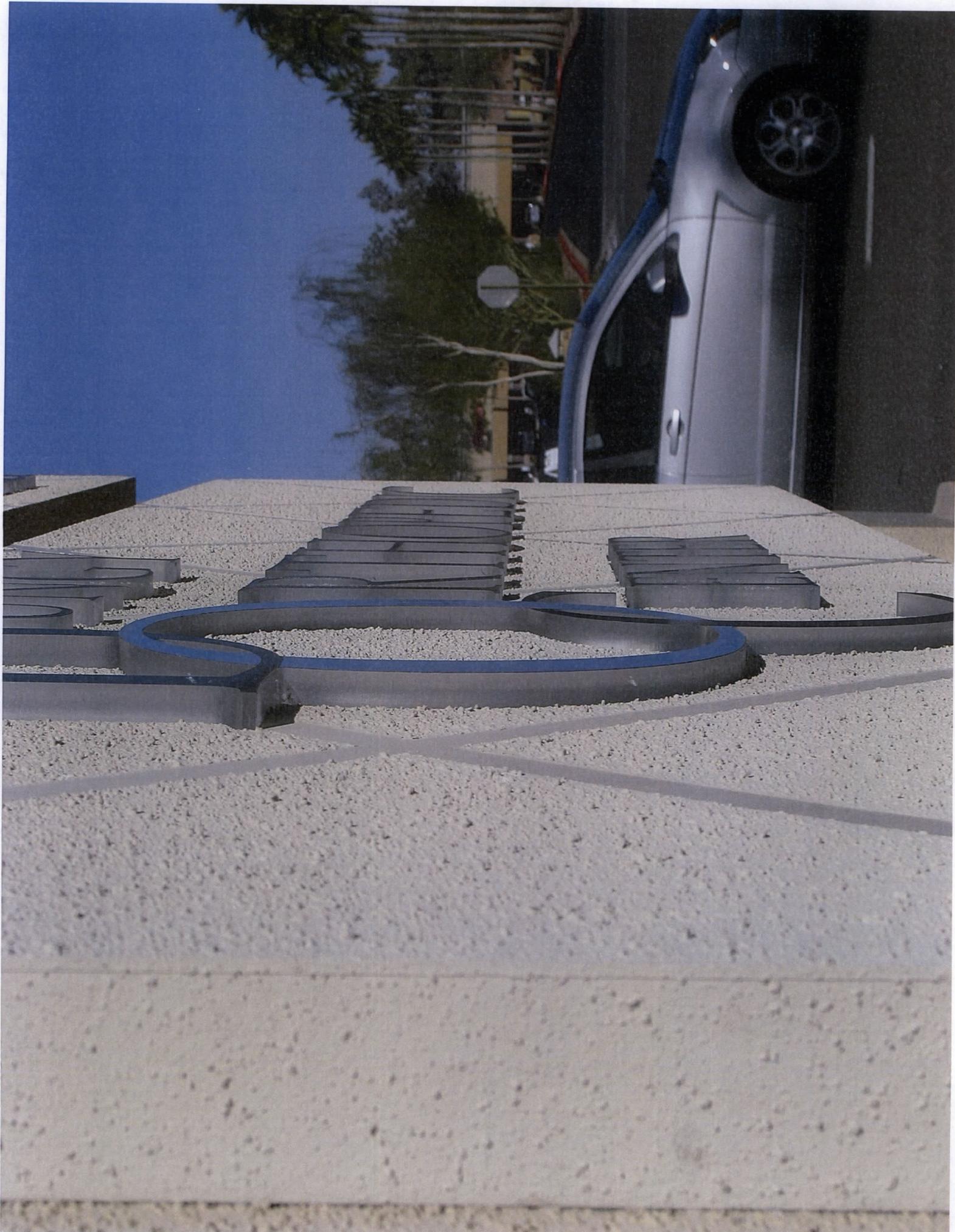
PORTICO PLACE
 2195 W Chandler Blvd, Chandler AZ

Gretchen Cherrill, owner / designer
 1205 N. Miller Road
 Tempe, AZ 85281
 480.966.6565 / 480.966.5668 (f)
 signs@airparksigns.com



All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. Airpark Signs & Graphics will do their best to maintain the design intent of these drawings at all times. If the owner or owner's representative wishes to receive detail drawings on all changes during the fabrication process, Airpark Signs & Graphics must be advised in writing prior to the start of fabrication. This is an original unpublished drawing created by Airpark Signs & Graphics. It is submitted for your personal use in connection with a proposed project being planned for you by Airpark Signs & Graphics. It is not to be reproduced, copied, photographed, exhibited, or used in any fashion without expressed written approval of Airpark Signs & Graphics.





**BlueCross
BlueShield
of Arizona**



**DUNGY
ORTHOPEDIC
CENTER**

2121-2195

